WORKSHOP AGENDA

Planning Commission
March 17, 2026 @ 5:30 PM
For the March 31, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: February 10, 2026 Workshop and February 24, 2026 Regular Meeting.

2. Public Comment Period.

OLD BUSINESS

3. 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)**

NEW BUSINESS

4. Final Plat - Resubdivision of 141 Bain Drive, Revision 1 - One Lot of 5.95 Acres. Requested by Kimley Horn. Property located at 141 Bain Drive (Tax Map 17, Parcel 7.01). LI (Innovation) Zoning District. Property owned by Quality Nashville, LLC.

5. Site Plan - 130 Jones Boulevard - New Building Consisting of 69,120 Square Feet on 5.95 Acres. Requested by Kimley Horn. Property located at 130 Jones Blvd. (Tax Map 17, Parcel 7.18). LI (Innovation) Zoning District. Property owned by Hamilton Creek Partners, LLC.

6. Final Plat - Villages at Woodland Hills, Section 8, Phase 1 - 48 Lots on 22.28 Acres. Requested by SEC, Inc. Property located at 927 Waldron Road (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

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

8. Recommendation to the Board of Mayor and Aldermen for Right-of-Way and Roadway Acceptance – Lillian Buchanan Drive and Veterans Memorial Parkway. Property located as portions of Lillian Buchanan Drive and Veterans Memorial Parkway. Requested by Hoss Mousavi.

9. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 2 of the La Vergne Zoning Ordinance Regarding Definitions.

10. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 4 of the La Vergne Zoning Ordinance Regarding Planning Areas.

11. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 5 of the La Vergne Zoning Ordinance Regarding Development Standards.

12. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 8 of the La Vergne Zoning Ordinance Regarding Parking and Driveways.

13. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 11 of the La Vergne Zoning Ordinance Regarding Signs.

14. Recommendation to the Board of Mayor and Aldermen: Amend Chapter 14 of the La Vergne Zoning Ordinance Regarding Administration and Procedures.

15. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON FEBRUARY 10, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on February 10, 2026, in La Vergne City Hall, starting at 5:31 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, Tabatha Howard, and Justin Greer. Mark Molnar 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 February 24, 2026.

2. Public Comment Period.

No one spoke.

Mr. Logan warned applicants of a scam regarding fake invoices stating that applicants should check with staff if an invoice is received by email and that other municipalities had been targeted.

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 gave his report.

Mr. John Minor, 850 Middle Tennessee Boulevard, Murfreesboro, SEC Inc., addressed questions regarding no rentals in the development, vehicles not being allowed to park on the front lawns, and updating the name of the City Recorder on documents.

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 garage door and 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.

This item was deferred. 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 comments from the City's electrical engineer.

Mr. Steven Keller and Mr. Andrew Wolthers, 1524 Williams Drive, Murfreesboro, Catalyst Design Group, answered questions regarding a pump house addition, siding materials, property elevations, trash enclosure access, and road improvements to Lillian Buchanan.

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 gave his report.

Mr. Luke Hoover, 2115 NW Broad Street, Huddleston-Steele, answered questions regarding size of the driveway, and sidewalk connectivity.

Ms. Christine Eldahaby, architect on the project, answered questions regarding the redesign of the existing structure, elevation of the property, and presented a sample board.

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 gave his engineering report.

Mr. Land Deleot, 3201 Trevor Street, STE. 200, Nashville, Equitable Property Company, approached the podium and was available to answer questions.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. John Minor, 850 Middle Tennessee Boulevard, Murfreesboro, SEC Inc., addressed questions regarding correcting street names on the plans, a stub street on lot 381, and sewer clarification.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. John Minor, 850 Middle Tennessee Boulevard, Murfreesboro, SEC Inc., approached the podium and was available to answer questions.

No action was taken.

11. Bonds/Letters of Credit Update.

This item will be updated at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:36 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON FEBRUARY 24, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on February 24, 2026, 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, Vice-Chairman/Mayor Jason Cole, Alderman/Secretary Graeme Coates, Mark Molnar, Jim Hesemann, Tabatha Howard, and Justin Greer.

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

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to approve the minutes of November 25, 2025 Regular Meeting and January 13, 2026 Workshop, were adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - 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 gave his report.

Mr. Lide stated that the developer would need to work with staff on a plan to deal with offsite water and sewer improvements, conduct a traffic study, and make roadway improvements.

A motion, made by Mayor Cole, seconded by Jim Hesemann, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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.

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

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.

This item was deferred. 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 stated that all engineering comments had been addressed and that road improvements for Lillian Buchanan were forthcoming.

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

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.

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

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 and addressed questions regarding adequate parking for a proposed grocery store on the site, stating that all parking requirements have currently been meet and that If a grocery store was to be built, a site plan would need to come before the commission for a vote.

A motion, made by Mayor Cole, seconded by Mark Molnar, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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.

Mr. Logan gave his report.

Mr. John Minor, 850 Middle Tennessee Boulevard, Murfreesboro, SEC Inc., addressed questions regarding lot 438.

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

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.

Mr. Logan gave his report.

A motion, made by Mark Molnar, seconded by Alderman/Secretary Coates, to approve the site plan as submitted, was adopted with all voting AYE.

11. Bonds/Letters of Credit Update.

Ms. Juliet Williams updated the board on the status of bonds and letters of credit.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:45 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 3. **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)

A. Provide a draft Longterm Maintenance Agreement (LTMA) which is completely filled out. Include the Longterm Maintenance Plan (LTMP).

B. Provide a traffic study showing the impact of the truck traffic on Heil Quaker Boulevard during the AM and PM peaks.
C. (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.
D. (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.
E. (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.
F. Provide pavement section for asphalt pavement.
G. (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.
H. (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.
I. 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.
J. (Sheet 2 of 5) Please define and label the groundcover for the areas are that are neither described as "Asphalt Pavement" or "Landscape Area".
K. (Sheet 3.1 of 5) Show EPSC details.
L. (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)

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

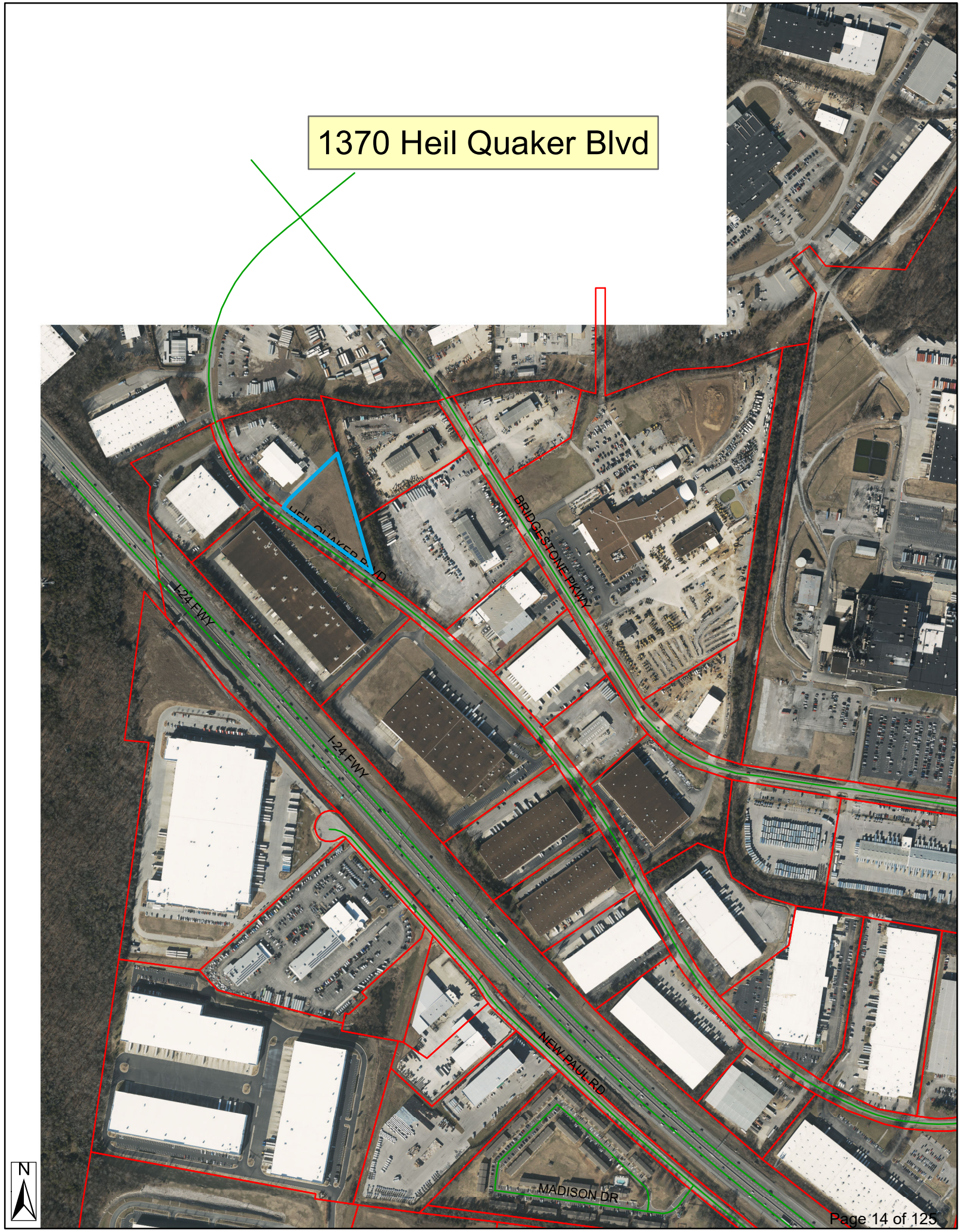
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

***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.


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

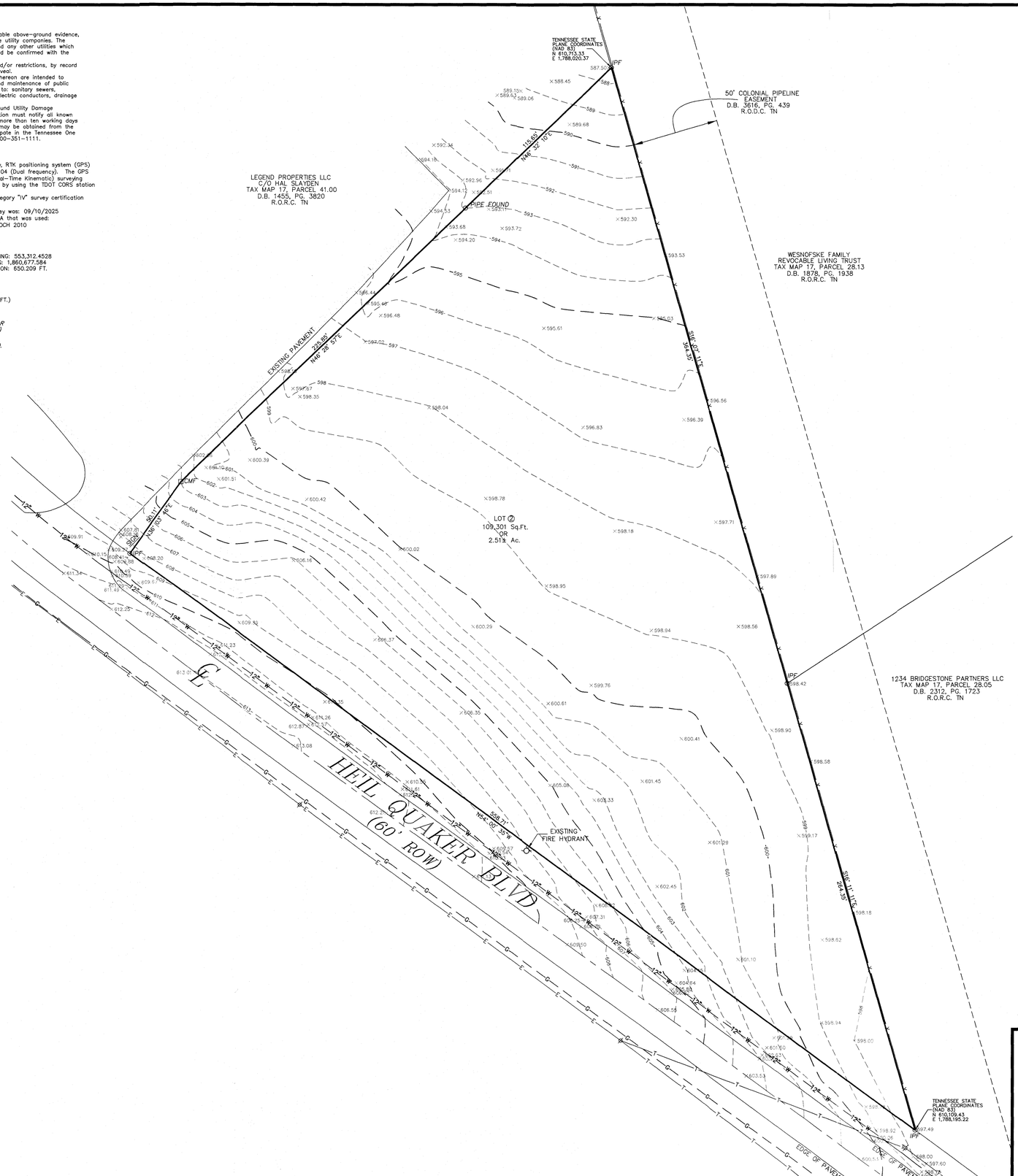
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed 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.

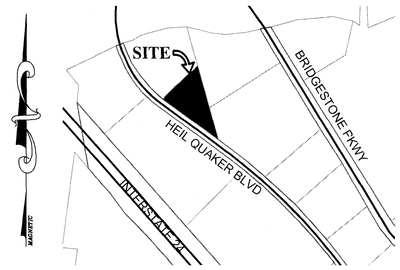
GLOBAL POSITION SYSTEM SURVEY NOTES

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





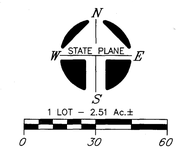
LOCATION MAP

N.T.S.

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*
- —DD— *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: 1629 EDEN ROSE PLACE
NOLENSVILLE, TN 37086
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
AMERICA
TENNESSEE No. 1630

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

EXISTING CONDITIONS

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 12/2/2025 11:20:23 AM, HP 7910K No. 2

NOTES

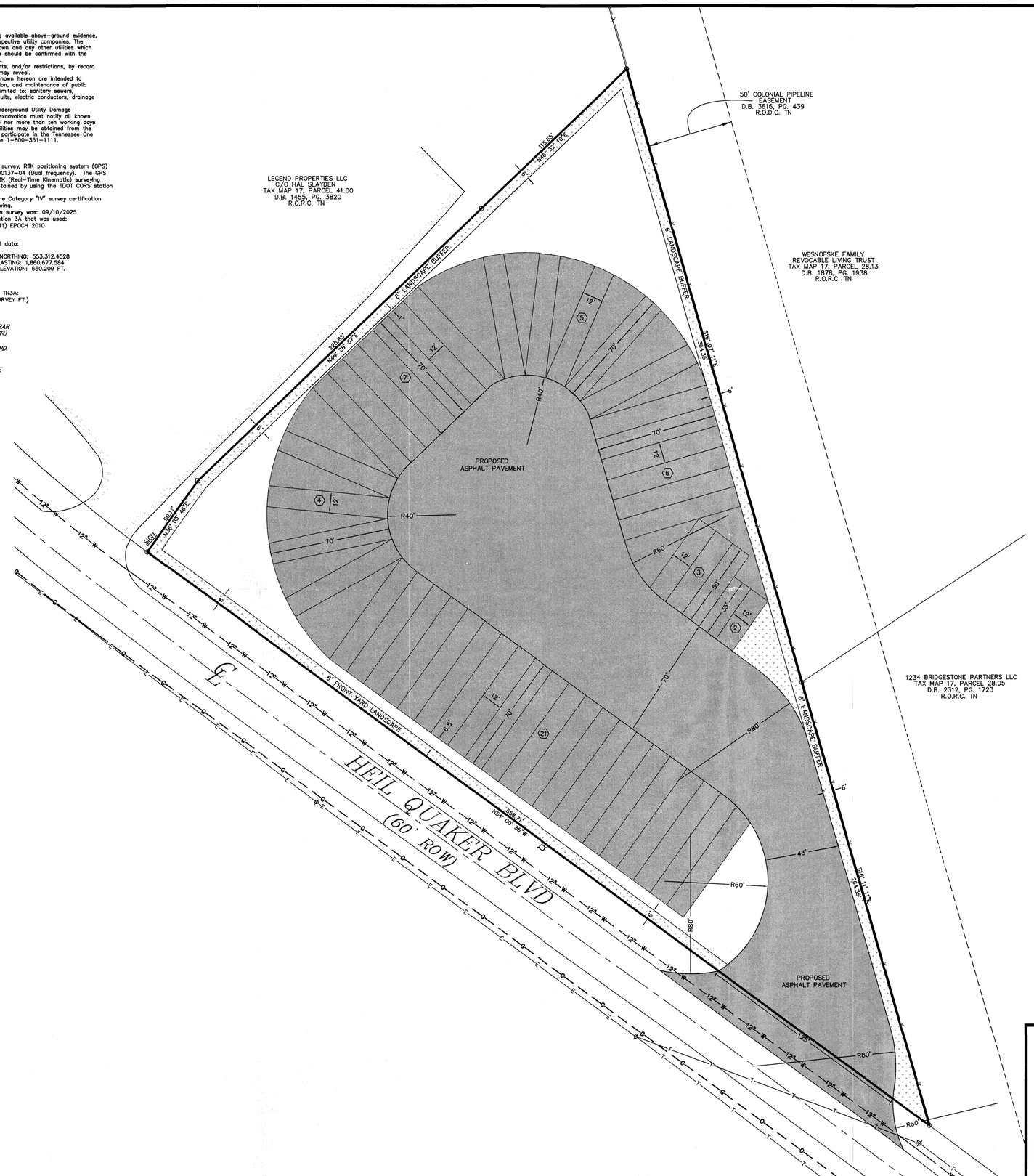
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed 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: 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.)

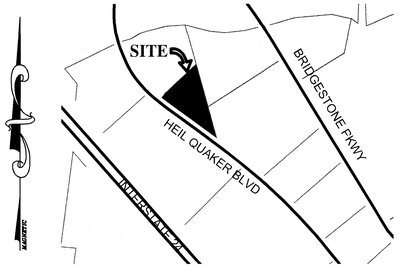
LEGEND

- 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 F.H. 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 MAINTINING 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: 1629 EDEN ROSE PLACE
NOLENSVILLE, TN 37086
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. 1610

WILLIAM H. HUDDLESTON IV REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 – 4084, FAX: (615)893 – 0080

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

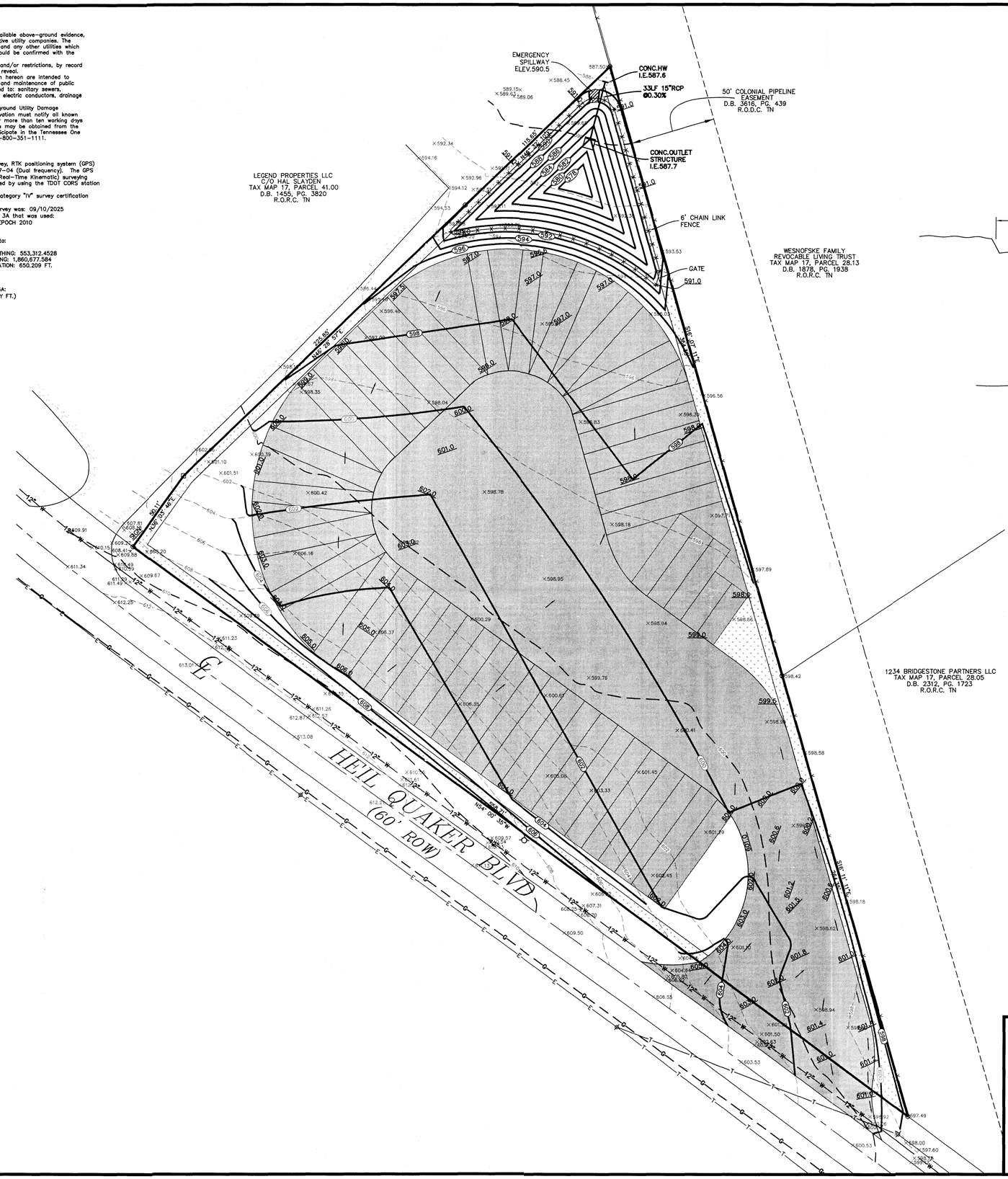
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GLOBAL POSITION SYSTEM SURVEY NOTES

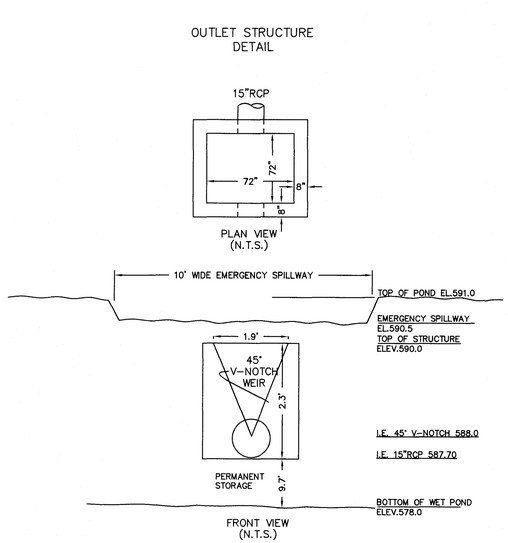
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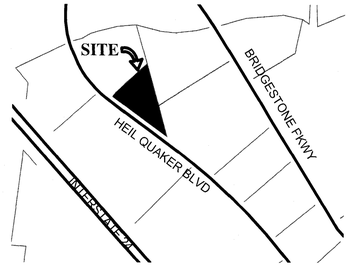
LEGEND

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- IPF ○ IRON PIN FND.
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- —X—X— EXISTING FENCE LINE
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OUTLET STRUCTURE DETAIL





LOCATION MAP
N.T.S.

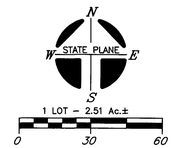
HATCH LEGEND

- 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
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- CD Sewer Line Check Dam
- Existing Contours
- Proposed Contours
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- 000 Proposed Spot Elevations
- —SF— Silitation 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: 1629 EDEN ROSE PLACE NOLENSVILLE, TN 37086
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
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WILLIAM H. HUDDLESTON IV REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE No. 1630 2/24/26
WILLIAM H. HUDDLESTON IV REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 2/24/26

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

GRADING AND DRAINAGE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

I:\038Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD PONG CALCULATIONS REC2025.dwg, GRADING AND DRAINAGE_ACAD2026,

NOTES

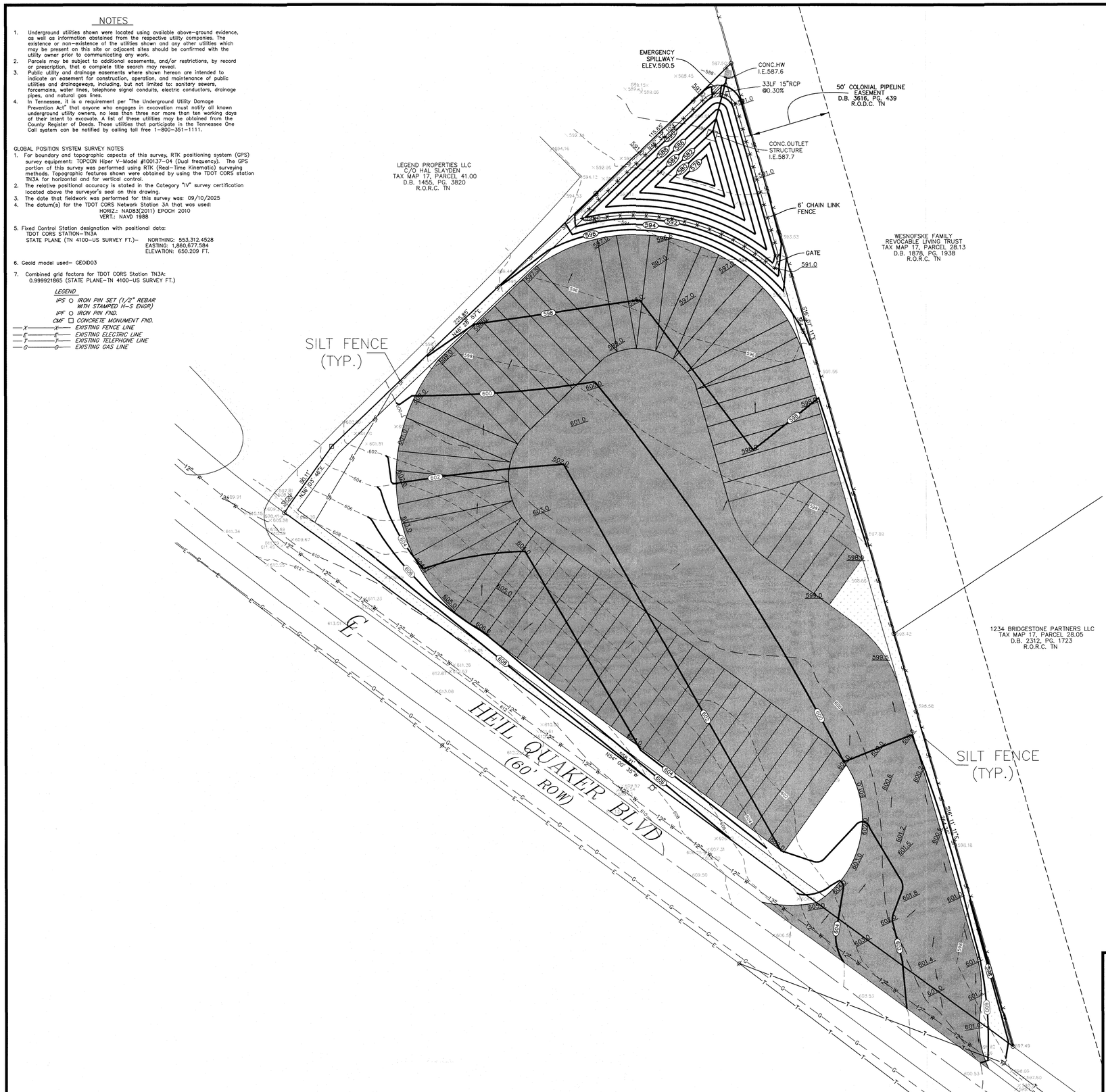
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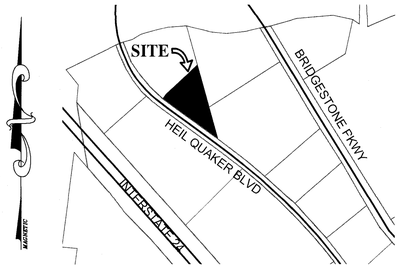
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   ELEVATION: 650.209 FT.
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7. Combined grid factors for TDOT CORS Station TN3A:
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LEGEND

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LOCATION MAP

N.T.S.

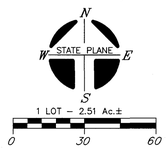
HATCH LEGEND

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- LANDSCAPE AREA

LEGEND

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- Sign
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WILLIAM H. HUDDLESTON IV
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1630

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
AGRICULTURE
CERTIFICATE No. 119125
STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

EROSION CONTROL PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

G:\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

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- CMF □ CONCRETE MONUMENT FND.
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- —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.D.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

115.65'
N49° 52' 10"E

229.80'
N48° 09' 57"E

S50° 07' 11"E
304.15'

S50° 11' 46"E
304.15'

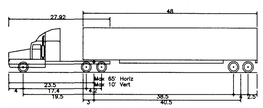
S39° 48' 49"W
358.21'

N39° 48' 49"E
358.21'

N50° 03' 40"E
S50° 11' 46"E

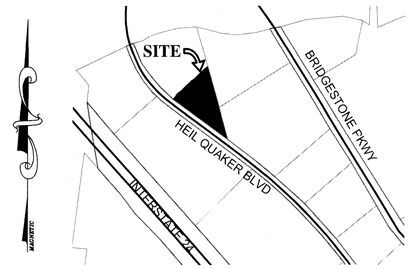
12" W

HEIL QUAKER BLVD
(60' ROW)



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	6.00s
Curb to Curb Turning Radius	45.000ft



LOCATION MAP
N.T.S.

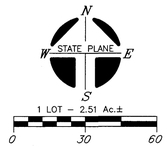
HATCH LEGEND

- 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).



OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: 1629 EDEN ROSE PLACE
NOLENSVILLE, TN 37086
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
CERTIFICATE No. 1630
STATE OF TENNESSEE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

TRUCK TEMPLATE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

3386\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD POND CALCULATIONS DEC2025.dwg, 12/29/2025 9:49:16 AM, KP 7770 No. 1 Series K

NOTES

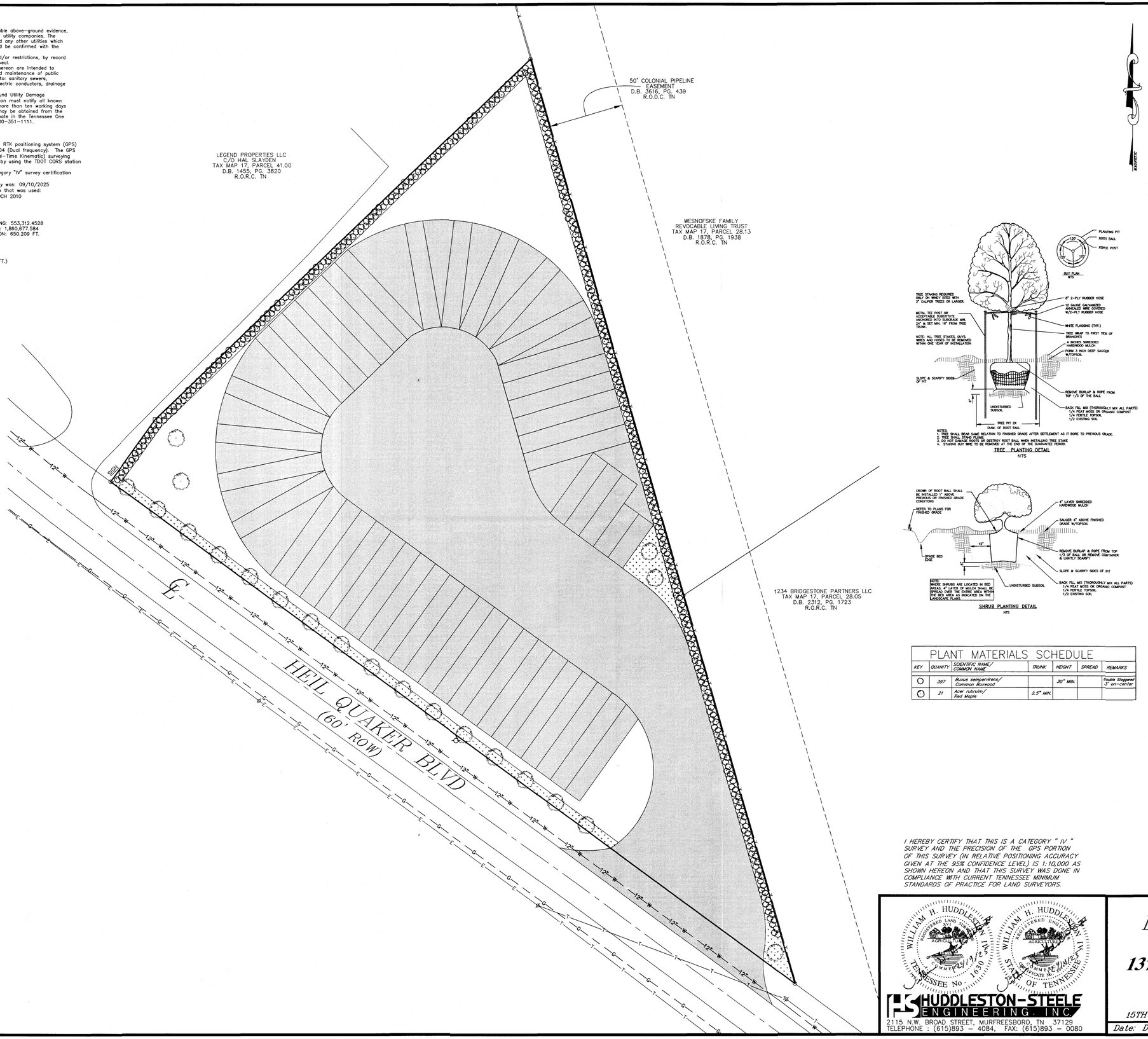
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed 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.

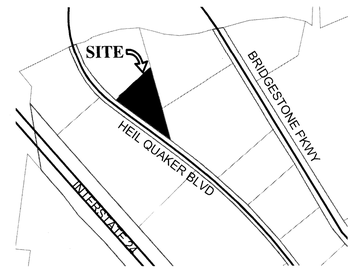
GLOBAL POSITION SYSTEM SURVEY NOTES

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





LOCATION MAP

N.T.S.

TREE PLANTING DETAIL
NTS

SHRUB PLANTING DETAIL
NTS

HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

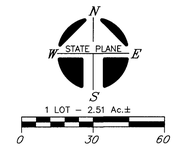
LEGEND

- 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
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- 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
○	397	Buxus sempervirens/ Common Boxwood		30" MIN.		Double Staggered 3' on-center
⊙	21	Acer rubrum/ Red Maple	2.5" MIN.			

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



OWNER: HARSIMRANJEET KAUR
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HUDDLESTON-STEELE ENGINEERING, INC.
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TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

LANDSCAPE PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

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

J:\3380\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: March 17, 2026

City of La Vergne

Item #: 4. **Final Plat - Resubdivision of 141 Bain Drive, Revision 1 - One Lot of 5.95 Acres. Requested by Kimley Horn. Property located at 141 Bain Drive (Tax Map 17, Parcel 7.01). LI (Innovation) Zoning District. Property owned by Quality Nashville, LLC.**

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

Summary:
The applicant is requesting final plat approval for a lot that will contain a future industrial building totaling 69,000 SF. The site is located at 141 Bain Drive.

The major purpose of the plat is to establish the necessary easements for public sewer service.

Multiple drawings have been submitted on behalf of this project.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1. Zoning is displayed incorrectly.

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

1. Based on the pavement layout shown on the site plan, the joint access easement will need to be extended westward along the south boundary of Lot 1 to the west boundary of Lot 1. This will be to provide access for the remainder of (7.01). Call the City Engineer if you need additional clarification.
2. Add the following note: "The Long-Term Maintenance Agreement for the stormwater facilities serving as shown hereon have been recorded in Record Book ____, Page ____, RORCT."
3. Show location of proposed private fire hydrant.
4. Add a Certificate of Approval of Water System as shown in the Subdivision Regulations Section 3-104.3, Item 3.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Modify to reflect any changes to sewer - see utility comments on Site Plan submittal.

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.


PRIVATE
PROPERTY
NO
TRESPASSING



OWNER'S CERTIFICATE

1. THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS AND SETBACK LINES.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 17, RUTHERFORD COUNTY, TENNESSEE.

3. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD AREA AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM INDEX MAP NUMBER 47149C0015J DATED MAY 09, 2023.

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

5. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.

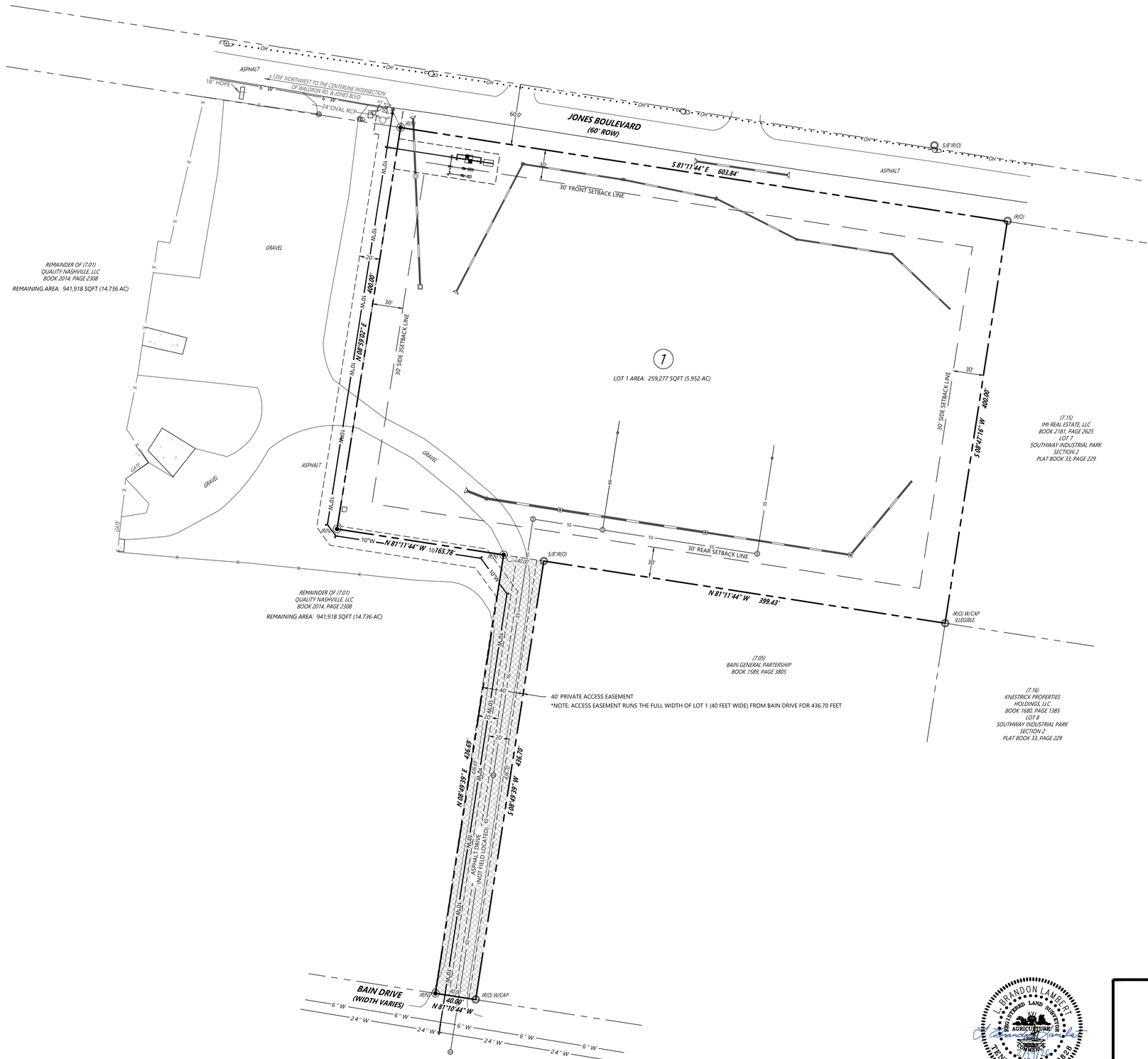
6. THE SITE IS ZONED: I-2 HEAVY INDUSTRIAL

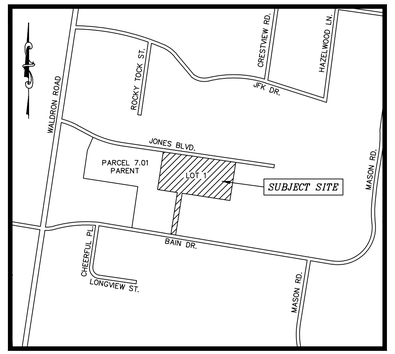
7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXACTION MUST NOTIFY ALL KNOW 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.

8. 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.

9. SURVEY FIELD DATA COLLECTED ON 12/20/2021.

10. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 1 OF RESUBDIVISION OF 141 BAIN DRIVE AS RECORDED IN PLAT BOOK _____, PAGE _____ REGISTER'S OFFICE OF RUTHERFORD COUNTY, RORC.





VICINITY MAP
NOT TO SCALE

T.S.P.C.S.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 feet

LEGEND

PARCEL NO.	(XX)
LOT NO.	XX
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
PROPERTY LINE	
FENCE LINE	X
UTILITY POLE	
FIRE HYDRANT	
WATER VALVE	
SIGN POST	
BOLLARD	
CONCRETE	
OVERHEAD POWER LINE	OH
STORM SEWER LINE	15" S T
EXISTING WATER LINE	8" W
PROPOSED WATER LINE	8"W

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 2014, page 2308, 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

Quality Nashville, LLC
Justin Peterson

Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date

Secretary, Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

2/27/26
Date

L. Brandon Lambert
Tennessee Registered Land Surveyor Number 2828.

RESUBDIVISION OF 141 BAIN DRIVE REVISION 1

FINAL PLAT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
TAX MAP 17, PARCEL 7.01

OWNER:
QUALITY NASHVILLE, LLC
[redacted]
JACKSON, MS 39236

DEVELOPER:
STATE STREET GROUP, LLC
[redacted]

PREPARED BY:

ChastainSkillman
DCCM
[redacted]

L. BRANDON LAMBERT
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 2828

©2021 CHASTAIN SKILLMAN C.A. NO. 262

DATE: 02/27/2026

SHEET 1 OF 1

CSI PROJECT #1017723

DRAWING PATH: P:\1017723\CAD\Survey\1017723_Final Plat Revision 1_02-27-2026.dwg

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 5. **Site Plan - 130 Jones Boulevard - New Building Consisting of 69,120 Square Feet on 5.95 Acres. Requested by Kimley Horn. Property located at 130 Jones Blvd. (Tax Map 17, Parcel 7.18). LI (Innovation) Zoning District. Property owned by Hamilton Creek Partners, LLC.**

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

Summary:

On behalf of their client, Kimley-Horn is requesting approval of the site plan for a new industrial site located on 6.0 ± acres. The purpose of the plan is to show the layout for a new industrial development.

The property is located on Jones Blvd. The proposed layout on the site plan shows one (1) new building is indicated for the parcel. This proposed building will total over 69,000 square feet.

The project will be served via a new internal driveway to be installed by the developer.

Staff Comments / Technical Items:

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

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

1. (Sheet C0-02) Item 4 in the City General Notes does not apply to this project since there are no public roads. Please remove to avoid confusion.
2. (Sheet C2-00) Detailed structural drawings are required for all retaining walls taller than four feet. Making them D/B by the contractor does not relieve the engineer from submitting the detailed structural design demonstrating the required structure, width, and other dimensions of the required wall.
3. (Sheet C2-00) Provide sufficient dimensions to be able to locate the building relative to the property boundary. This can be dimensions off of two different property boundaries at 90 degrees or coordinates matching property boundary coordinates.
4. (Sheet C6-00) FDC shall be a single 5" Storz located 50 feet from building and within 100 feet of a FH, or as approved otherwise by the City Fire Marshall. It cannot be mounted on the building.
5. (Sheet C2-00) A joint access easement will be required for Lot 1 and the remainder of (7.01) for access from Bain Drive.
6. (Sheet C2-00) Make the entry into the parking lot from Jones Blvd three lanes to comply both with the Zoning Ordinance and Standard Drawings.
7. (Sheet C8-10, Detail 11) Since you have provided city standard details for trench/backfill for water, sewer, and stormwater and have a note to adhere to local standards where more stringent, the inclusion of this detail is confusing.
8. (Sheet C2-00) Main parking lot entrance must have a concrete ramp per City Standard Detail C008.
9. (Sheet C2-00) Show pavement types on this drawing indicating which areas are per details 1, 2, 3, 4, or 10 on Sheet C8-10.

10. (Sheet C2-00) Show dimensions from paved areas to property boundaries.
11. (Sheet C4-00) More information is needed (spotshots, sections, or both) to make clear the elevations of the loading dock area and particularly the drive-up ramps.
12. (Sheet C2-00) If a monument sign is proposed, please show location and dimensions.
13. (Sheets C3-10) Change EPSC Phase 1 - Construction Sequence so that Item #1 is the contractor getting the Land Disturbance Permit. Then Item 2 would be the construction entrance and washout and Item 3 would be silt fence and perimeter. The add an Item 4 that would be contact Engineering Department for Initial Erosion Control Inspection (no further work can progress until this is passed), and then finish up with your present items 4 and 5 now being items 5 and 6.
14. (Sheets C3-10, -20, and -30) Label these as Initial, Intermediate, and Final EPSC Plans in order to mesh with city ordinance.
15. (Sheet C2-00) If dumpsters are to be used, show locations and screening details. If not, describe how garbage will be handled.

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

1. Sht C6-00: Point to 8" Water Meter and label it as 8" Water Service, Combined Fire and Domestic, per City Std Dtl W050. City Utility Engineer will email K-H a copy of Std Dtl W050.
2. Sht C6-00: Remove separate domestic and fire line meters, and show piping per Std Dtl W050.
3. Sht C6-00: Point to Backflow preventer locations on the plans and indicate 1) the type of BFP (RPDA for fire water and RPBA for domestic water) and 2) call out per City Std Dtl 070, for the insulated enclosure.
4. Sht C6-00: FDC shall be 50 feet from building and within 100 feet of FH, or as approved otherwise by the City Fire Marshall.
5. Sht C6-00: Private sewer line shall be 4 inch or 6 inch PVC sch 40 with traffic rated cleanouts, where cleanouts are in traffic rated areas.
6. Sht C6-00: Private sewer shall be labeled with the diameter, material, pipe class, and text that it is a "private sewer."
7. Sht C6-00: Connection of sewer at mainline in street shall be with 6" CB sewer saddle by Romac, per City Std Dtls 1.0 and 2.0 with a public cleanout at the right-of-way.
8. Sht C6-00 Informational Comment Only: All buildings must connect to a public sewer line per City Municipal Code, so no future buildings may connect to this sewer line in the future.
9. Adjust all other sheets and the plat, as needed.

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.




MID SOUTH
TRANSPORT

SITE PLAN SUBMITTAL

130 JONES BLVD. INDUSTRIAL

LA VERGNE, TENNESSEE

03/02/2026

SITE PLAN SUBMITTAL: 3/02/2026

SITE DATA TABLE

PROJECT NAME:	130 JONES BLVD INDUSTRIAL
MAP: PARCEL #:	MAP # 017 00718
ADDRESS: CITY: COUNTY: STATE: CIVIL DISTRICT:	130 JONES BLVD LA VERGNE RUTHERFORD TENNESSEE 10TH CIV L DISTRICT
EXIST NG ZON NG: TOTAL ACREAGE OF SITE: TOTAL SQUARE FOOTAGE OF SITE: DISTURBED AREA:	LI, INNOVATION DISTRICT 5.95 ACRES 259,272 SF 6.65 AC. (289,667 SF)
DEVELOPER: ADDRESS: PHONE:	HAM LTON CREEK PARTNERS, LLC [redacted] [redacted]
BU LDING SETBACKS: FRONT: SIDE: REAR:	 30' 30' 30'
BU LDING SQUARE FOOTAGE: BU LDING HEIGHT: MINIMUM LANDSCAPE SURFACE RATIO: PROVIDED LANDSCAPE SURFACE RATIO: MINIMUM PARKING REQUIREMENT:	69,120 SF MAX 4 STORIES SEE LANDSCAPE SHEETS SEE LANDSCAPE SHEETS TOTAL SPACES REQUIRED = 70 (1 SPACE FOR EVERY 1,000 SQUARE FEET)
EXIST NG PARKING: TOTAL PARKING PROV DED:	0 SPACES 71 TOTAL SPACES

NOTES:

1. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UT LITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUD NG TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
2. THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQU REMENTS OF THE CITY OF LA VERGNE STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.
3. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORD NATE SYSTEM, ZONE 5301, FI PZONE 4100 AND NAD 83 DATUM.
4. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY CIVIL & ENV RONMENTAL CONSULTANTS, INC. DATED MARCH 19, 2021. THE INFORMATION PROVIDED SHALL BE F ELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
5. THE CONSULTANT HAS FOUND NO EV DENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
6. NO PROPOSED BUILD NGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47149C0015J, DATED MAY 9, 2023

SITE DATA TABLE

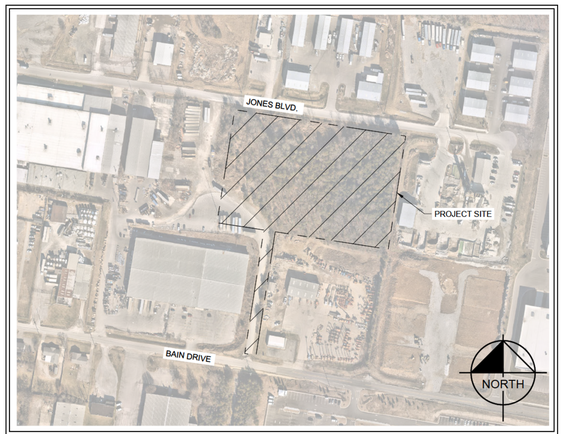
SITE ADDRESS	130 JONES BLVD. LA VERGNE, TENNESSEE 37086	
TAX MAP	MAP 017 PARCEL 00718	
OVERALL AREA	EXIST NG	PROPOSED
SITE AREA	5.95 AC.	5.95 AC.
DISTURBED AREA (ONSITE)	N/A	5.67 AC.
DISTURBED AREA (OFFSITE)	N/A	0.97 AC.
DISTURBED AREA (TOTAL)	N/A	6.64 AC.
DEDICATED R.O.W. AREA	N/A	N/A
MPERVIOUS AREA	0.35 AC	3.61 AC.
PERVIOUS AREA	5.60 AC	2.34 AC.
YARD / BU LDING SETBACKS	REQU RED	PROVIDED
FRONT YARD	N/A	N/A
FRONT BU LDING SETBACK	30 FT	30 FT
SIDE YARD	N/A	N/A
SIDE BUILD NG SETBACK	30 FT	30 FT
REAR YARD	N/A	N/A
REAR BU LDING SETBACK	30 FT	30 FT

PROJECT DESCRIPTION

THE PROPOSED LOT DEVELOPMENT IS TO CONSIST OF A ONE-BUILD NG WAREHOUSE TO BE CONSTRUCTED ON ±5.95 ACRES ALONG JONES BOULEVARD N LA VERGNE, TN, TOTALING APPROXIMATELY 69,000 SF.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	130 JONES BLVD. LA VERGNE, TENNESSEE
MAP AND PARCEL D:	MAP 017, PARCELS 00718
U.S. FEMA FIRM PANEL:	47149C0015J DATED 5/9/2023, ZONE X
EXISTING ZONING: EXISTING LAND USE:	NNOVATION DISTRICT (LI) UNDEVELOPED



VICINITY MAP
1"=250'

CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE

PROJECT DESIGN TEAM

GEOTECH / ENRIONMENTAL
TTL
5010 LINBAR DRIVE
NASHVILLE, TN 37211
CONTACT: LEANNA S. WHITWELL, P.E.
MARK A HERRMANN, P.E.
PHONE: (615) 331-7770

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: DEATON HILDABRAND
PHONE: (615) 564-2701

SURVEY
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
117 SEABOARD LANE, SUITE 100
FRANKLIN, TN 37067
CONTACT: JAMES COOLEY, PLS
PHONE: (615) 333-7797

TRAFFIC
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: KENNEDY ADAMS
PHONE: (615) 564-2701

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITE OF LA VERGNE CODES
1500 E. NIR SHREIBMAN
LA VERGNE, TN 37086
CONTACT: JOE WHITE
PHONE: (615) 287-8605

STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
1500 E. NIR SHREIBMAN
LA VERGNE, TN 37086
PHONE: (615) 287-8703

SANITARY SEWER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
PHONE: (615) 793-9891

ZONING
CITY OF LA VERGNE PLANNING
1500 E. NIR SHREIBMAN
LA VERGNE, TN 37086
CONTACT: BO LOGAN
PHONE: (615) 862-6608

TELEPHONE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

NATURAL GAS
SMYRNA GAS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TN 37167
PHONE: (615) 355-5740

WATER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
PHONE: (615) 793-9891

FIRE
CITY OF LA VERGNE FIRE MARSHAL
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
CONTACT: CURTIS BRINKLEY
PHONE: (615) 287-5832

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
CONTACT: LARRY KELLER
PHONE: (615) 747-3688

CABLE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

OWNER / DEVELOPER

HAMILTON CREEK PARTNERS, LLC
[redacted]

PLANS PREPARED BY

Kimley»Horn
[redacted]

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ENGINEER'S SEAL

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
3/27/2026
STATE OF TENNESSEE

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118646005	C0-00	27

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

   AA. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED TO BE OPEN AT ONE TIME.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT, TWO (2) FOOT, AND FIVE (5) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQU PMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVAT ONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

- D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
- D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
- D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
- D698 METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
- D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. 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 MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEACON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 137204 — STATE OF TENNESSEE

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DESIGNED BY: DJB
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 3/2/2026
K MLEY-HORN PROJECT NO. 118646005

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES Feb 27, 2026 2:28p

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS. THESE ARE AVAILABLE ON THE CITY OF LA VERGNE WEBSITE.
2. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
4. REQUIRED CITY INSPECTIONS FOR ROADS ARE AS FOLLOWS:
a. PROOF ROLL OF SUBGRADE PRIOR TO PLACING AGGREGATE
b. PROOF ROLL OF AGGREGATE PRIOR TO PLACING BINDER COURSE
c. VISUAL INSPECTION OF BINDER COURSE (CITY INSPECTORS WILL WORK WITH CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE TO MARK UNACCPETABLE AREAS THAT MUST BE REMOVED AND REWORKED)
d. FINAL ACCEPTANCE
5. 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.
6. 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.
7. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND RECOMMENDED PRACTICES.
8. 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
9. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE DRAWINGS MUST BE UPDATED WEEKLY.
10. 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 BY THE ENGINEER-OF-RECORD IN THREE FORMATS:
a. PAPER (ONE SET)
b. PDF (THUMB DRIVE OR E-MAIL)
c. GIS-COMPATIBLE (ONE FILE)
11. 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.
47
12. 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.
13. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
14. 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.
15. 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.
16. 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 MAINTINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
17. 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.
18. WHERE WATER AND SEWER LINES CROSS OTHER UTILITIES A MINIMUM OF 12" CLEARANCE SHALL BE MAINTAINED.
19. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAT MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
20. 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.
21. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
22. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
23. COMBINATION AIR RELEASE AND VACUUM VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
24. SEPARATION OF WATER AND SEWER LINES MUST COMPLY WITH STATE OF TENNESSEE REQUIREMENTS.
25. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE STANDARD SPECIFICATIONS.
26. 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.
27. IN THE EVENT THAT TRENCH DEWATERING IS REQUIRED, A DEWATERING PLAN WILL BE SUBMITTED TO THE CITY OF LA VERGNE CITY ENGINEER FOR APPROVAL PRIOR TO BEGINNING DEWATERING OPERATIONS.
28. NO MORE THAN 500 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ONE TIME.
29. ALL SEWERS ARE SUFFICIENTLY DEEP TO SERVE ADJACENT LOTS, BUILDINGS, AND BASEMENTS OR OTHER SOURCES EXCEPT WHERE OTHERWISE NOTED ON THE PLANS.
48
30. 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.
31. 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.

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
3/2/2026
COMMERCE
No. 127314
STATE OF TENNESSEE

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DESIGNED BY:	ZTB
DRAWN BY:	ZTB
CHECKED BY:	DJH
DATE:	3/2/2026

K MLEY-HORN PROJECT NO.
118646005

CITY OF LA VERGNE
NOTES

SHEET NUMBER
C0-02

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EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SLOPE LEGEND

12-20% SLOPE

>20% SLOPE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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AGRICULTURE & COMMERCE
No. 127314
3/2/2026
STATE OF TENNESSEE

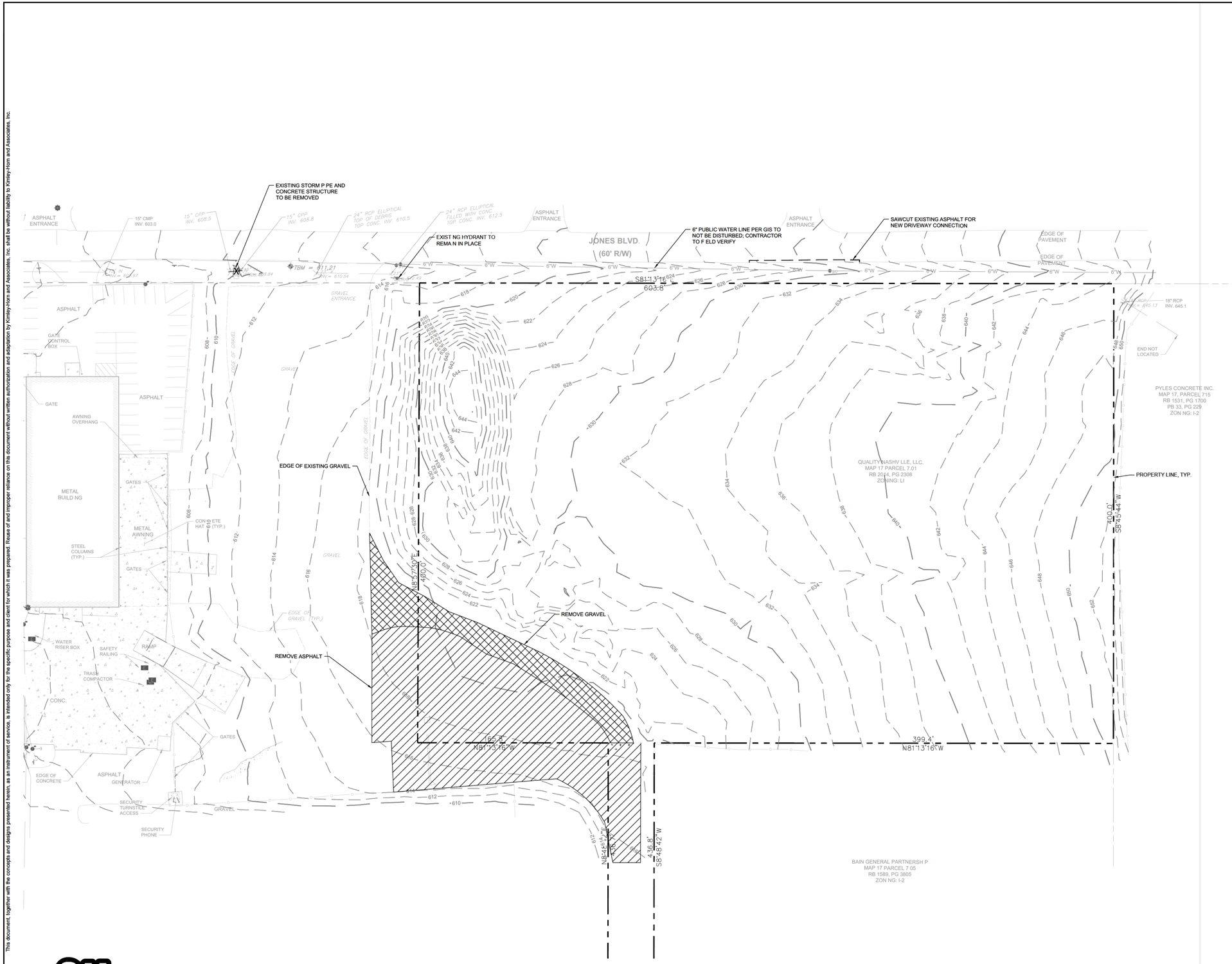
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EXISTING CONDITIONS

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DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIG D PAVEMENT
—#—#—#—	REMOVE LINEAR OBJECT (FENCE/UTILIT ES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SEE DEMOLITION NOTES, SHEET C0-01.

COORDINATES ARE NAD83.
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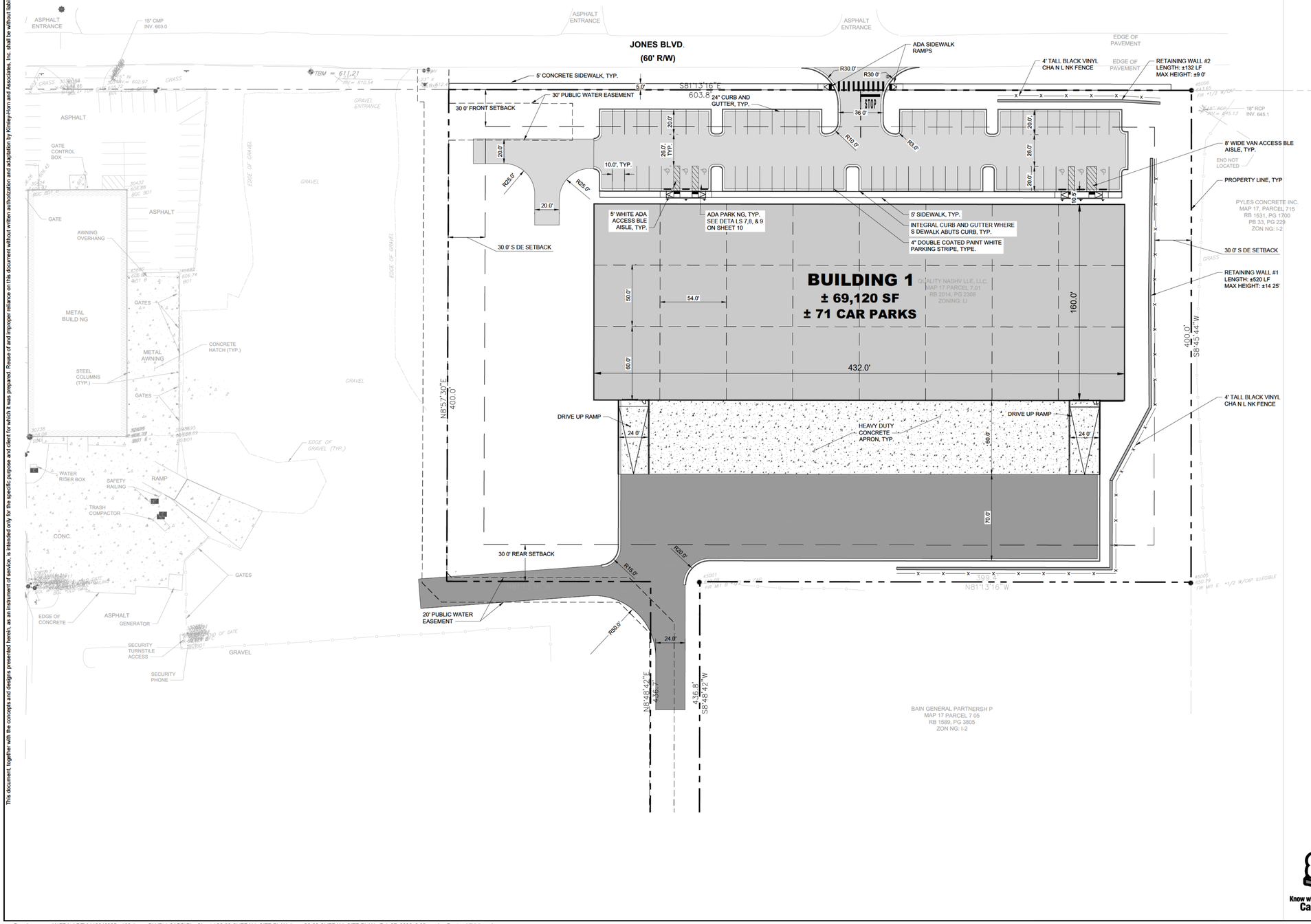
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DEMOLITION PLAN

SHEET NUMBER
C1-10

Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C1-10 DEMOLITION PLAN.dwg C1-10 DEMOLITION PLAN Feb 27, 2026 2:29pm by: Deaton.Hildabrand



SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CU101 FOR LOCATION OF IRRIGATION METER
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
10. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
11. REFER TO GENERAL NOTE SHEETS C0-01.
12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

PAVEMENT LEGEND

- LIGHT DUTY ASPHALT PAVEMENT SEE DETAIL #1, SHEET C8-10
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL #2, SHEET C8-10
- HEAVY DUTY CONCRETE PAVEMENT SEE DETAIL #4, SHEET C8-10
- LIGHT DUTY CONCRETE PAVEMENT SEE DETAIL #3, SHEET C8-10

RETAINING WALL NOTES

1. ALL SITE RETA N NG WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND M N MUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN DRAW NGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED N THE STATE OF TENNESSEE TO THE CIVIL ENG NEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REV EW AND APPROVAL PRIOR TO ORDER NG MATERIALS OR CONSTRUCTION.
3. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 NCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRA L OR FENCE. GUARDRA L SHALL BE N COMPLIANCE WITH LOCAL CODES AND IBC REQU REMENTS.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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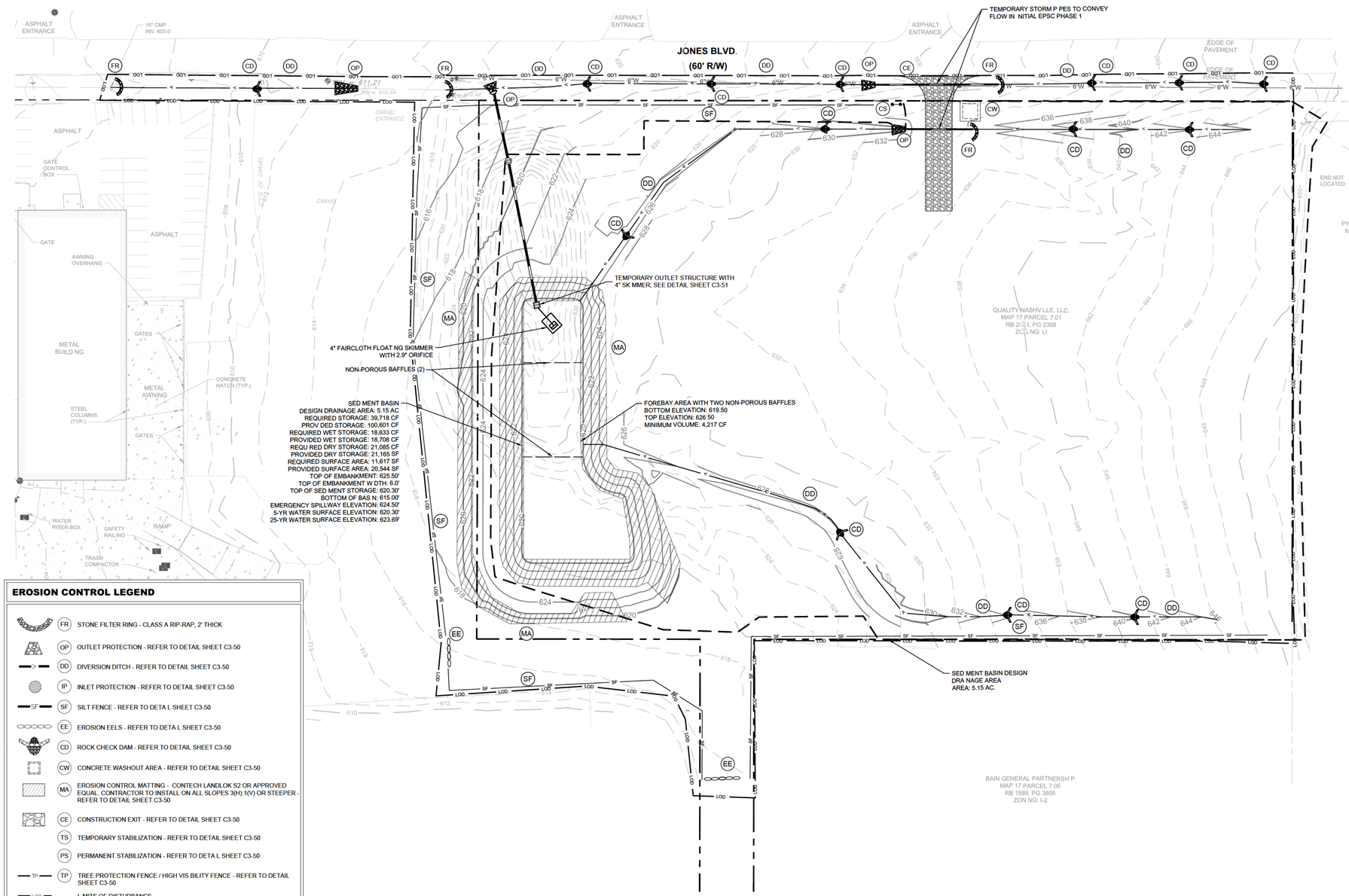
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OVERALL SITE PLAN

SHEET NUMBER
C2-00

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EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SILT FENCE - REFER TO DETA L SHEET C3-50
EE	EROSION EELS - REFER TO DETA L SHEET C3-50
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
PS	PERMANENT STABILIZATION - REFER TO DETA L SHEET C3-50
TP	TREE PROTECTION FENCE / HIGH VIS BILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD	L MITS OF DISTURBANCE
	CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0-01 AND C0-02 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. SEE SHEET C3-50 - C3-52 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SED MENT RUN-OFF WILL NOT CONTAM NATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIB LITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FA LURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY LLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT S LT BARR ERS BEFORE BEG NNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRAD NG IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE NDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STAB LIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STAB LIZED WITH N 7 DAYS OF FINAL GRAD NG.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS D RECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SED MENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARR ERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGN FICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOL D STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN N THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MA NTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STAB LIZATION MEASURES (SEED & MULCH, TR M WHERE INDICATED) SHALL BE NITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT N THE FOLLOW NG TWO CASES.
    10 a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STAB LIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    10 b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DUR NG PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUEL NG IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE MPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENC NG IS TO REMAIN N PLACE UNTIL F NAL NSPECTION AND SIGN-OFF ON THE MASTER BU LDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TDEC NOTE

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND HAS APPLIED FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED ONSITE AREA IS ±6.64 ACRES

TRACK NG NO. TNR TBD

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. NSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. NSTALL SILT FENCE AND PERIMETER EROSION CONTROL.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR NSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRAD NG PERMIT.
4. SEDIMENT BASIN TO BE INSTALLED. NO GRADING TO OCCUR BEFORE COMPLETION OF THE BASIN.
5. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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

GRAPHIC SCALE IN FEET
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NORTH

Kimley»Horn

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
3/2/2026
COMMERCE
No. 137314
STATE OF TENNESSEE

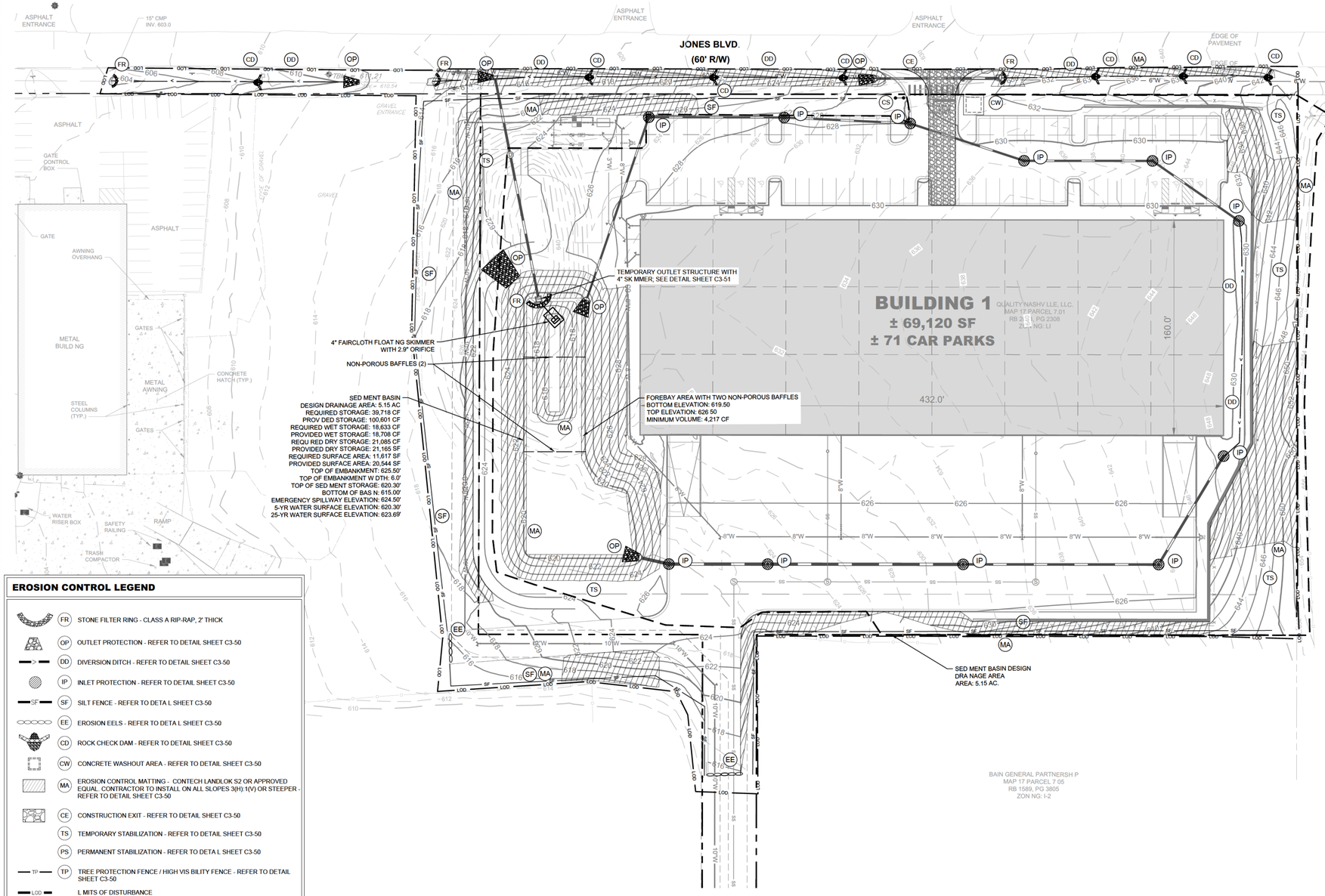
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DESIGNED BY:	ZTB
DRAWN BY:	ZTB
CHECKED BY:	DJH
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10

Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C3.2 INITIAL EPSC - PRE-CONSTRUCTION PLAN.dwg C3.2 INITIAL EPSC Feb 27, 2026 2:30pm by: Deaton.Hildabrand



EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP — INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF — SILT FENCE - REFER TO DETA L SHEET C3-50
- EE — EROSION EELS - REFER TO DETA L SHEET C3-50
- CD — ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS — PERMANENT STABILIZATION - REFER TO DETA L SHEET C3-50
- TP — TREE PROTECTION FENCE / HIGH VIS BILITY FENCE - REFER TO DETAIL SHEET C3-50
- LOD — L MITS OF DISTURBANCE
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0-01 AND C0-02 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. SEE SHEET C3-50 - C3-52 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEG N CLEARING, GRUBBING, AND EXCAVAT NG.
2. CLEAR, GRUB, AND GRADE REMA N NG SITE.
3. INSTALL PROPOSED UTILIT ES INCLUD NG PROPOSED INLETS WITH PROTECTION.
4. CONSTRUCT REMA N NG SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SED MENT RUN-OFF WILL NOT CONTAM NATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIB LITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FA LURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT S LT BARR ERS BEFORE BEG NNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRAD NG IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE NDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STAB LIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STAB LIZED WITH N 7 DAYS OF FINAL GRAD NG.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS D RECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SED MENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARR ERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGN FICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOIL D STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN N THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MA NTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STAB LIZATION MEASURES (SEED & MULCH, TR M WHERE INDICATED) SHALL BE NITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT N THE FOLLOW NG TWO CASES.
    - 10 a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STAB LIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10 b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DUR NG PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUEL NG IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE MPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENC NG IS TO REMAIN N PLACE UNTIL F NAL NSPECTION AND SIGN-OFF ON THE MASTER BU LDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED ONSITE AREA IS ±6.64 ACRES

TRACK NG NO. TNR TBD

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. MODIFY SEDIMENT BASIN TO ACCOUNT FOR PHASE 2 GRADING
2. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
3. CLEAR, GRUB, AND GRADE REMAINING SITE.
4. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
5. SEDIMENT BASIN TO BE CONVERTED TO DETENTION POND.
6. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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

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NORTH

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
3/2/2026
STATE OF TENNESSEE

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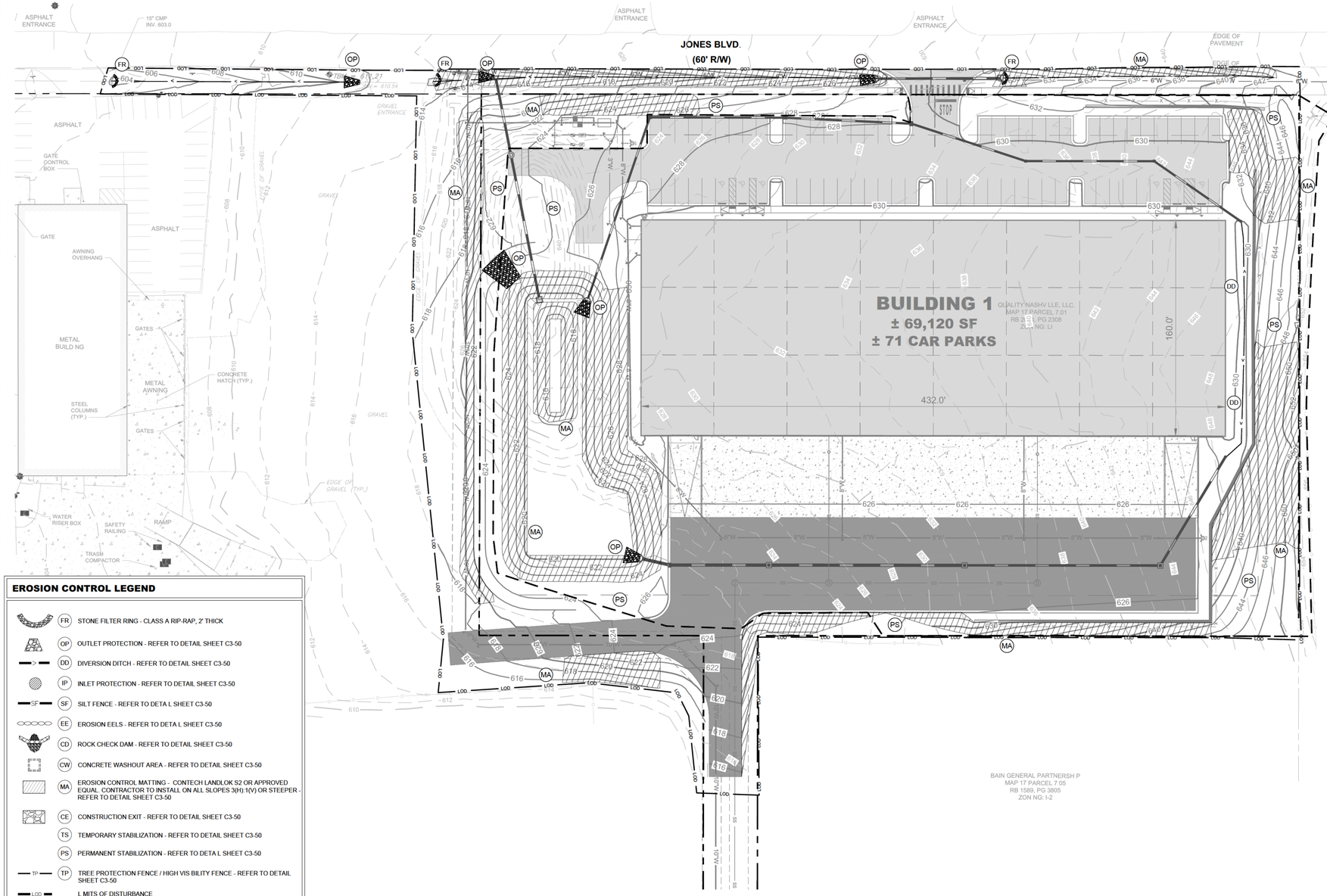
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DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C3-20

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Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C3.2 INITIAL EPSC - PRE-CONSTRUCTION PLAN.dwg C3 3 INTERIML EPSC Feb 27, 2026 2:30pm by: Deaton.Hildabrand



EROSION CONTROL LEGEND

- FR — STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP — OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD — DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
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- CW — CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
- MA — EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
- CE — CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS — TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS — PERMANENT STABILIZATION - REFER TO DETA L SHEET C3-50
- TP — TREE PROTECTION FENCE / HIGH VIS BILITY FENCE - REFER TO DETAIL SHEET C3-50
- LOD — L MITS OF DISTURBANCE
- CONSTRUCTION SIGN

SITE EROSION CONTROL NOTES:

1. SEE SHEETS C0-01 AND C0-02 FOR GENERAL AND SPECIAL NOTES REGARDING DEMOLITION, CONSTRUCTION, AND EROSION PREVENTION AND SEDIMENT CONTROL.
2. SEE SHEET C3-50 - C3-52 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS.
3. THE EPSC MEASURES USED AT THIS SITE ARE DESIGNED TO CONTROL THE STORM RUNOFF GENERATED BY A 5-YR, 24-HOUR STORM EVENT

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON THIS PLAN PER THE CITY OF FRANKL N BMP MANUAL.

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SED MENT RUN-OFF WILL NOT CONTAM NATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
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3. CONSTRUCT S LT BARR ERS BEFORE BEG NNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRAD NG IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE NDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STAB LIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STAB LIZED WITH N 7 DAYS OF FINAL GRAD NG.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS D RECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SED MENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARR ERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGN FICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOL D STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN N THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MA NTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STAB LIZATION MEASURES (SEED & MULCH, TR M WHERE INDICATED) SHALL BE NITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT N THE FOLLOW NG TWO CASES.
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    - 10 b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DUR NG PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUEL NG IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE MPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENC NG IS TO REMAIN N PLACE UNTIL F NAL NSPECTION AND SIGN-OFF ON THE MASTER BU LDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED ONSITE AREA IS ±6.64 ACRES

TRACK NG NO. TNR TBD

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STAB LIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. F NISH INSTALL NG PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Know what's below. Call before you dig.

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
3/2/2026
STATE OF TENNESSEE

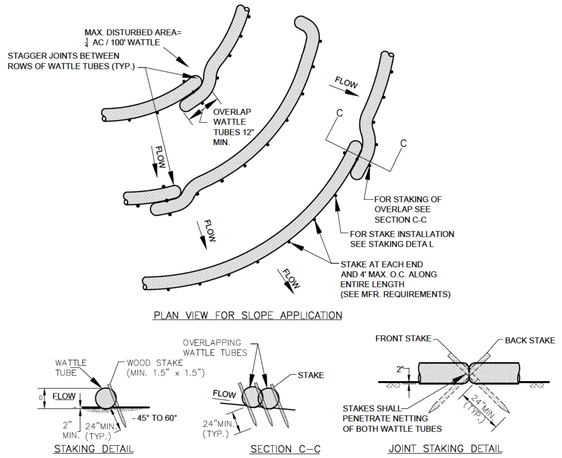
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DRAWN BY:	ZTB
CHECKED BY:	DJH
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

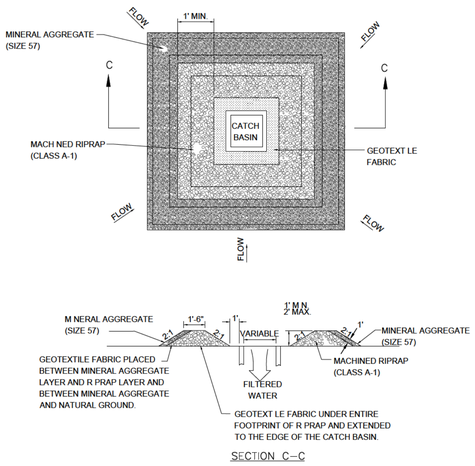
EROSION CONTROL PLAN - PHASE 3

SHEET NUMBER
C3-30

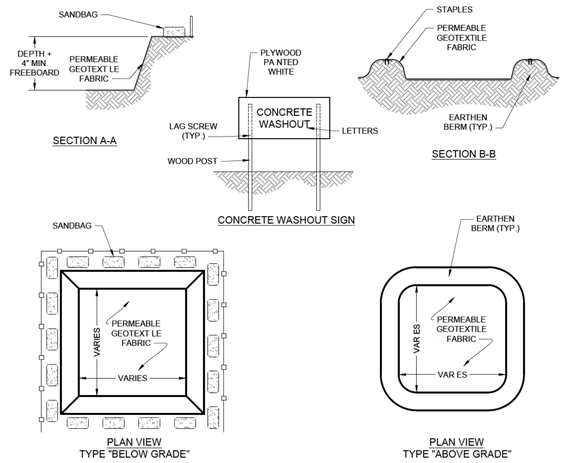
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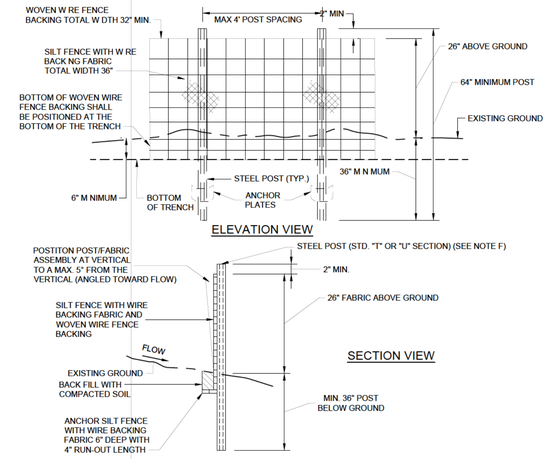
1 EROSION EEL
NOT TO SCALE



2 CATCH BASIN PROTECTION
NOT TO SCALE



3 CONCRETE WASHOUT AREA
NOT TO SCALE



4 WIRE-BACKED SILT FENCE
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES
EAST ABOVE 2500 FEET: FEB. 15 - MAY 15
BELOW 2500 FEET: FEB. 1- MAY 1
M DDLE JAN. 1 - MAY 1
WEST DEC. 1 - APR. 15

MAINTENANCE
REFERT LIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERT LIZE AND MULCH IMMEDIATELY FOLLOW NG EROSION OR OTHER DAMAGE.

FALL PLANTING

SPECIES	RATE (LB/ACRE)
OATS	30
W NTER WHEAT	30

SEEDING DATES
EAST AUG. 15 - DEC. 15
M DDLE AUG. 15 - DEC. 30
WEST AUG. 15 - DEC. 30

MAINTENANCE
REFERT LIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERT LIZE AND MULCH IMMEDIATELY FOLLOW NG EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

SUMMER PLANTING

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

SEEDING DATES
EAST MAY 15 - AUG. 15
MIDDLE MAY 1 - AUG. 15
WEST APR. 15 - AUG. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOW NG EROSION OR OTHER DAMAGE.

ALL SEASON NOTES

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL L MESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.

MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
5 BROWNTOP MILLET (NURSE CROP)	*BEST*	*MARGINAL*
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSEED		
5 SIDEOATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
GREYHEADED CONEFLOWER		

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
5 BROWNTOP MILLET (NURSE CROP)	*BEST*	*MARGINAL*
5 PURPLETOP	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 VIRG NIA W LD RYE		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
GREYHEADED CONEFLOWER		

HIGH MAINTENANCE AREAS - LAWNS, ETC.

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
5 BROWNTOP MILLET (NURSE CROP)	*BEST*	*MARGINAL*
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
45 RED FESCUE		
45 HARD FESCUE		
25 CHEWING FESCUE		

NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SED MENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SED MENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STAB LIZATION PRACTICES AND AREAS TO RECEIVE SOD.

5 TEMPORARY STABILIZATION
NOT TO SCALE

6 PERMANENT STABILIZATION
NOT TO SCALE

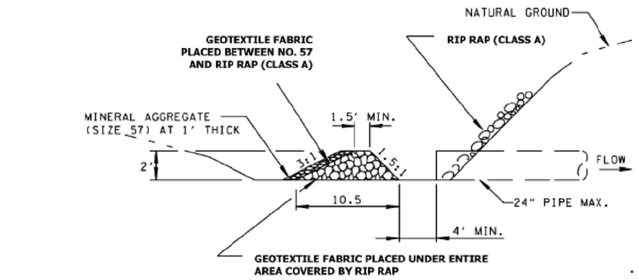
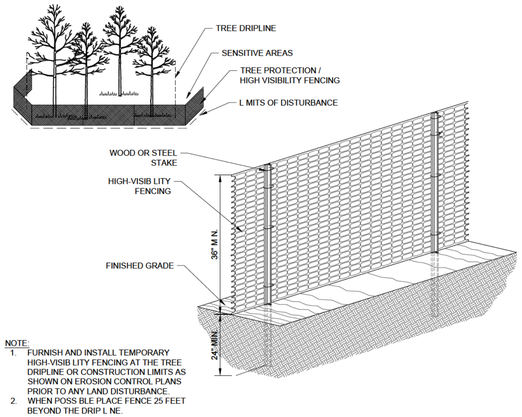


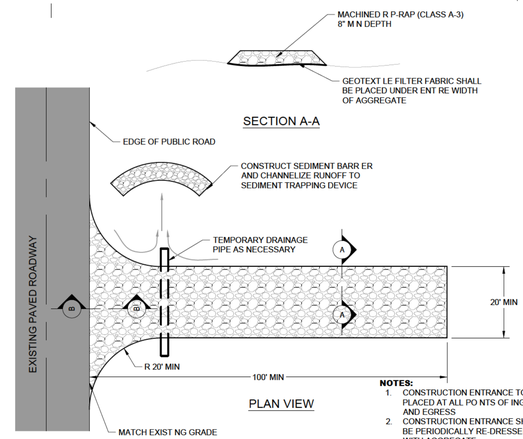
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE



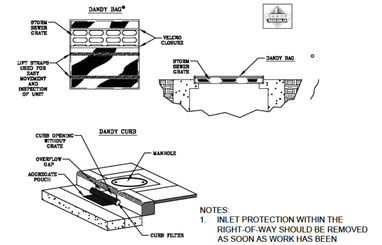
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIB LITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSS BLE PLACE FENCE 25 FEET BEYOND THE DRIP L NE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE
NOT TO SCALE



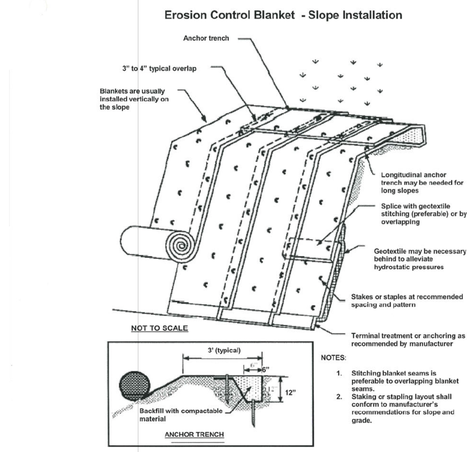
NOTES:
1. CONSTRUCTION ENTRANCE TO BE PLACED AT ALL PO NTS OF INGRESS AND EGRESS.
2. CONSTRUCTION ENTRANCE SHALL BE PERIODICALLY RE-DRESSED WITH AGGREGATE

4 CONSTRUCTION ENTRANCE
NOT TO SCALE



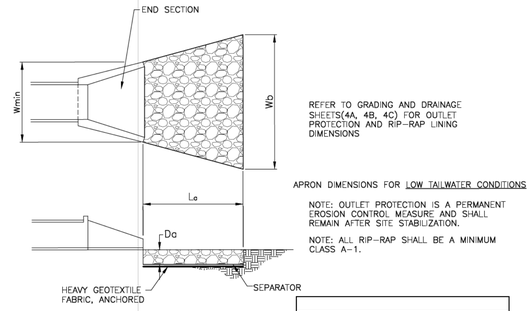
NOTES:
1. INLET PROTECTION WITHIN THE RIGHT-OF-WAY SHOULD BE REMOVED AS SOON AS WORK HAS BEEN COMPLETED AND THE DRA NAGE AREA HAS BEEN STABILIZED.
2. USE DANDY BAGS OR EQUAL AS INLET PROTECTION FOR INLETS LOCATED WITHIN THE RIGHT-OF-WAY.

11 INLET PROTECTION
NOT TO SCALE



NOTES:
1. Stitching blanket seams is preferable to overlapping blanket seams.
2. Staking or stapling layout shall conform to manufacturer's recommendations for slope and grade.

8 EROSION CONTROL MATTING
NOT TO SCALE



PIPE SIZE	La (ft)	Wb (ft)	Da (in)	D(50) (in)
8"	7	8'	14	6
12"	7	8'	14	6
15"	8	9.25'	16	7
18"	9	10.5'	16	7
24"	13	15'	27	12
30"	16	18.5'	34	15

12 OUTLET PROTECTION
NOT TO SCALE

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
2/27/2026
COMMERCE
STATE OF TENNESSEE

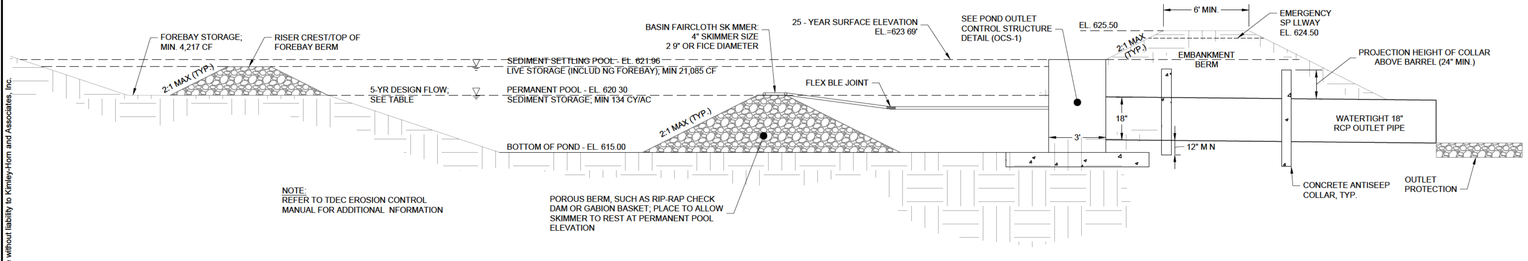
No.	REVISIONS	DATE	BY
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DESIGNED BY: ZTB
DRAWN BY: ZTB
CHECKED BY: DJH
DATE: 3/2/2026
K MLEY-HORN PROJECT NO. 118646005

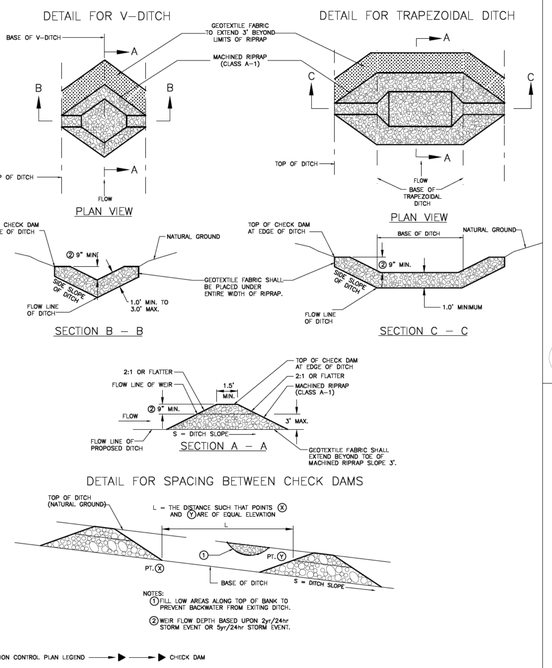
EROSION CONTROL DETAILS

SHEET NUMBER
C3-50

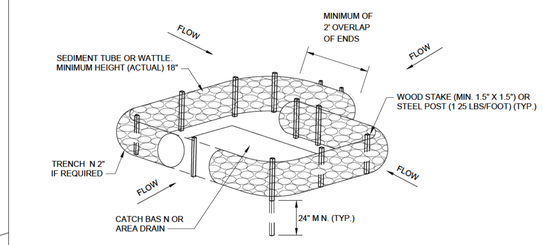
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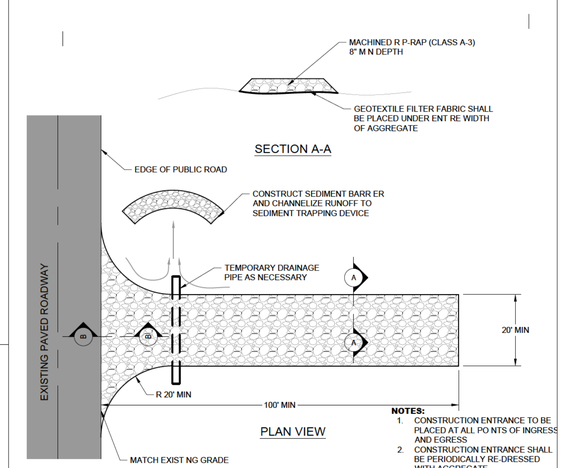
1 SEDIMENT BASIN #1
SCALE:



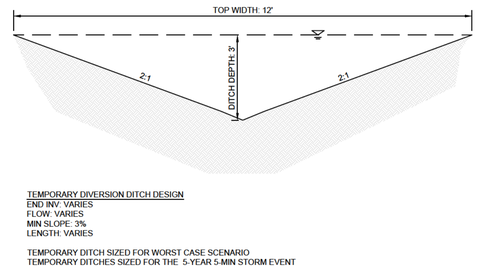
2 CHECK DAM
NOT TO SCALE



3 INLET PROTECTION - PAVED AREA
NOT TO SCALE



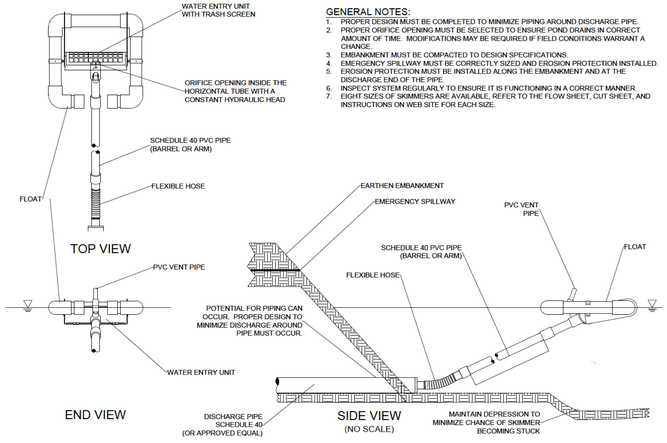
4 CONSTRUCTION ENTRANCE
NOT TO SCALE



TEMPORARY DIVERSION DITCH DESIGN
END INV: VARIES
FLOW: VARIES
MIN SLOPE: 3%
LENGTH: VARIES

TEMPORARY DITCH SIZED FOR WORST CASE SCENARIO
TEMPORARY DITCHES SIZED FOR THE 5-YEAR 5-MIN STORM EVENT

5 PERMANENT ROADSIDE DIVERSION DITCH (TYP.)
SCALE:



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

6 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER
NOT TO SCALE

Kimley»Horn

SEDIMENT BASIN DESIGN CALCULATIONS

Project Information				
Project Name:	130 Jones BLVD Industrial			
KHA Project #:	118646005			
Designed by:	ZTB	Date:	2/25/2026	
Checked by:		Date:		
Revised by:		Date:		

Sediment Basin		
Basin Drainage Area (A) (ac) =	5.15	
Basin DisturbedDrainage Area (A) (ac) =	5.15	
Pre-construction SCS Curve Number (CN) =	79.00	
Construction SCS Curve Number (CN) =	91.00	
Pre-construction Time of Concentration (min) =	19.00	
Construction Time of Concentration (min) =	5.00	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	4.55	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	6.08	
Construction Flow (Q_5) (cfs) =	21.1	from model
Construction Flow (Q_{10}) (cfs) =	26.7	from model
Construction Flow (Q_{25}) (cfs) =	37.0	from model
WET Storage Volume (cf) =	18,633	
DRY Storage Volume (cf) =	21,085	(difference between pre and construction runoff models from mode
Required Total Volume (cf) =	39,718	(WET + DRY Volumes)
Forebay Volume (cf) =	4,217	
Required Surface Area (sf) =	11,617	
Storage Depth "R" (ft) =	10.50	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	6.00	
Minimum Embankment Width =	6.00	

	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	615.00	586	0
	616.00	1,064	825
	617.00	1,601	2,158
	618.00	2,231	4,074
	619.00	3,036	6,707
	619.50	10,110	9,994
	620.50	11,675	20,886
	621.50	13,292	33,370
	622.50	14,980	47,506
	623.50	16,742	63,367
	624.50	18,591	81,033
	625.50	20,544	100,601
Total Basin Volume			100,601 CF
			3,726 CY
			2.31 Ac-Ft

Designed WET Storage Elev =	620.30	
Designed WET Storage Volume (cf) =	18,708	
Designed DRY Storage Elev =	621.96	
Designed DRY Storage Volume (cf) =	21,165	
Designed Total Volume (cf)=	100,601	O.K. > Minimum Required Volume

Skimmer Design					
Dewatering Volume = Dry Storage Volume	21,085	CF	Dewatering Time	43	hrs
Skimmer Flow Rate	0.122	CFS		2.00	days
	10,543	ft³/Day	Head (H)	0.333	ft
			Orifice Area	6.43	in²
Skimmer Size	4	in	Orifice Diameter	2.9	in

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LA VERGNE, TENNESSEE

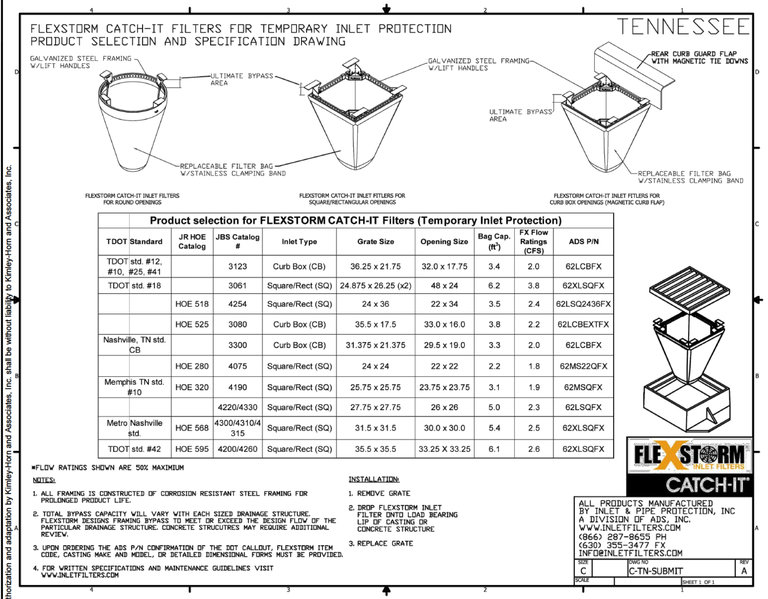
DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE & COMMERCE — 2/27/2026 — No. 127314 — STATE OF TENNESSEE

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DESIGNED BY:	ZTB
DRAWN BY:	ZTB
CHECKED BY:	DJH
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

EROSION CONTROL DETAILS

SHEET NUMBER
C3-51



Product selection for FLEXSTORM CATCH-IT Filters (Temporary Inlet Protection)

TDOT Standard	JR HOE Catalog	JBS Catalog #	Inlet Type	Grate Size	Opening Size	Bag Cap. (ft^3)	FX Flow Ratings (CFS)	ADS P/N
TDOT std. #12, #10, #25, #41		3123	Curb Box (CB)	36.25 x 21.75	32.0 x 17.75	3.4	2.0	62LCBFX
TDOT std. #18		3061	Square/Rect (SQ)	24.875 x 26.25 (x2)	48 x 24	6.2	3.8	62XLSQFX
	HOE 518	4254	Square/Rect (SQ)	24 x 36	22 x 34	3.5	2.4	62LSQ2436FX
	HOE 525	3080	Curb Box (CB)	35.5 x 17.5	33.0 x 16.0	3.8	2.2	62LCBEXTFX
Nashville, TN std. CB		3300	Curb Box (CB)	31.375 x 21.375	29.5 x 19.0	3.3	2.0	62LCBFX
	HOE 280	4075	Square/Rect (SQ)	24 x 24	22 x 22	2.2	1.8	62MS22QFX
Memphis TN std. #10	HOE 320	4190	Square/Rect (SQ)	25.75 x 25.75	23.75 x 23.75	3.1	1.9	62MSQFX
		4220/4330	Square/Rect (SQ)	27.75 x 27.75	26 x 26	5.0	2.3	62LSQFX
Metro Nashville std.	HOE 568	4300/4310/4315	Square/Rect (SQ)	31.5 x 31.5	30.0 x 30.0	5.4	2.5	62XLSQFX
TDOT std. #42	HOE 595	4200/4260	Square/Rect (SQ)	35.5 x 35.5	33.25 X 33.25	6.1	2.6	62XLSQFX

FLEXSTORM INLET FILTERS CATCH-IT

*FLOW RATINGS SHOWN ARE 50% MAXIMUM

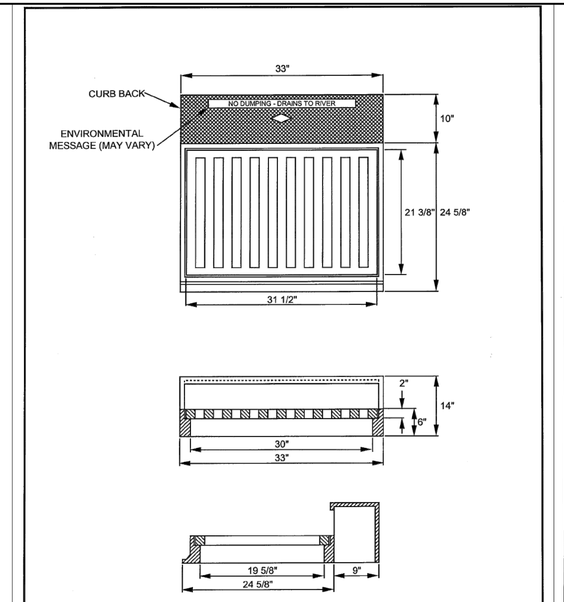
NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCUTRES MAY REQUIRE ADDITIONAL REVIEW.
3. UPON ORDERING THE ABS P/N CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
4. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER UNTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

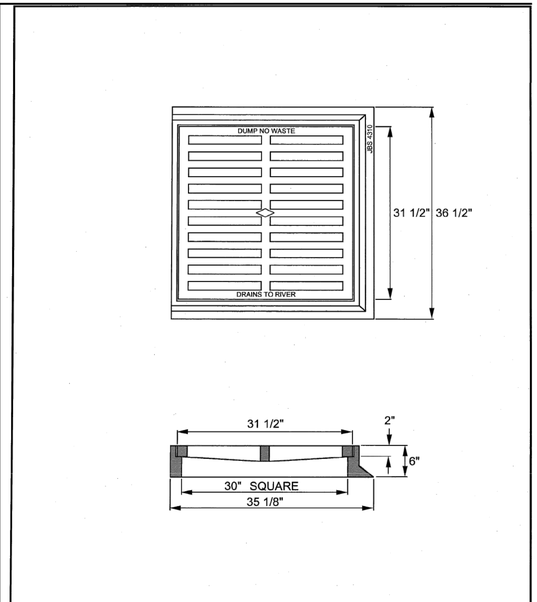
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC
A DIVISION OF ADS, INC.
WWW.INLETFILTERS.COM
(866) 287-8655 PH
(630) 355-3477 FX
INFO@INLETFILTERS.COM

SIZE C | DWG NO C-TN-SUBMIT | REV A
SCALE | SHEET 1 OF 1

7 INLET PROTECTION
NOT TO SCALE



8 JBS 3101 CURB INLET DETAIL
NOT TO SCALE



9 JBS 4310 FRAME AND GRATE DETAIL
NOT TO SCALE

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DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
STATE OF TENNESSEE
3/2/2026

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DESIGNED BY: ZTB
DRAWN BY: ZTB
CHECKED BY: DJH
DATE: 3/2/2026
K MLEY-HORN PROJECT NO. 118646005

EROSION CONTROL DETAILS

SHEET NUMBER
C3-52

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	621.29
A1	COMBINATION INLET W/ __ GRATE	626.52
A2	COMBINATION INLET W/ __ GRATE	627.81
A3	COMBINATION INLET W/ JBS 3101-V	629.49
A4	JBS 4310 FRAME AND GRATE	629.25
A5	JBS 4310 FRAME AND GRATE	629.25
A6	CATCH BASIN W/ JBS 2272	630.00
B0	HEADWALL	621.83
B1	COMB NATION INLET W/ JBS 3101	625.42
B2	JBS 4310 FRAME AND GRATE	625.42

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
B3	JBS 4310 FRAME AND GRATE	625.42
B4	JBS 4310 FRAME AND GRATE	625.42
B5	CATCH BAS N W/ JBS 2272	628.45
C0	HEADWALL	614.82
C1	MANHOLE	623.55
D0	HEADWALL	626.59
D1	HEADWALL	630.28
OCS-1	OUTLET CONTROL STRUCTURE	621 21

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	621 68 (A1)	619.50 (A0)	15"	141'	1 54%	RCP
A2 - A1	623.18 (A2)	621.68 (A1)	15"	101'	1 50%	RCP
A3 - A2	624.11 (A3)	623.18 (A2)	15"	94'	1 00%	RCP
A4 - A3	624 59 (A4)	624.11 (A3)	15"	89'	0 55%	RCP
A5 - A4	625 07 (A5)	624.59 (A4)	15"	96'	0 50%	RCP
A6 - A5	625.46 (A6)	625.07 (A5)	15"	78'	0 50%	RCP
B1 - B0	619 60 (B1)	619.50 (B0)	24"	21'	0 50%	RCP
B2 - B1	619 97 (B2)	619.60 (B1)	24"	74'	0 50%	RCP
B3 - B2	620 69 (B3)	619.97 (B2)	24"	145'	0 50%	RCP
B4 - B3	621.41 (B4)	620.69 (B3)	18"	145'	0 50%	RCP

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
B5 - B4	621 88 (B5)	621.41 (B4)	18"	94'	0 50%	RCP
C1 - C0	614.57 (C1)	613.03 (C0)	18"	57'	2.71%	RCP
D1 - D0	628.48 (D1)	624.80 (D0)	18"	91'	4 09%	RCP
OCS-1 - C1	619.50 (OCS-1)	616.83 (C1)	18"	109'	2.45%	RCP

RETAINING WALL NOTES

1. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION ONLY. CONTRACTOR SHALL DETERMINE WALL TYPE (UNLESS SPECIFICALLY NOTED ON PLANS) AND SHALL VERIFY PROPOSED WALL LOCATIONS AND HEIGHTS.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAW NGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENG NEER LICENSED N THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENG NEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDER NG MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 NCHES (MEASURED FROM TOP OF WALL TO F NISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRA L OR FENCE. GUARDRA L SHALL BE IN COMPLIANCE WITH LOCAL CODES AND BC REQU REMENTS.

SITE GRADING NOTES

1. ALL EXCAVATION IS UNCLASSIF ED.
2. WITH N EASEMENTS CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIM LAR OR EQUAL TO THAT EXIST NG AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
3. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE THE LOCAL MUNIC PALITY.
4. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.
5. ALL P ECS UNDER PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE OR AS DIRECTED BY ON-SITE GEOTECH. ENGINEER.
6. N THE EVENT OF ANY DISCREPANC ES AND/OR ERRORS FOUND IN DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DUR NG CONSTRUCTION, THE CONTRACTOR SHALL NOT FY THE DESIGN ENGINEER BEFORE PROCEED NG WITH WORK.
7. THIS GRADING PLAN IS NOT A GUARANTEE NOR AN INDICATION THAT THE SUBSURFACE CONDITIONS ARE SUITABLE FOR THE WORK DEPICTED HEREON.
8. UNDERGROUND SPRINGS OR SUBSURFACE WATER MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE MEASURES TO ADDRESS SUBSURFACE WATER BY CONSTRUCTION OF UNDERGROUND DRA NS OR OTHER METHODS TO DISCHARGE SUBSURFACE WATER NTO THE DRA NAGE WAYS OF THIS SECTION OR AS DIRECTED BY ON-SITE GEOTECH. ENGINEER.
9. THE CONTRACTOR SHALL OBTAIN A LAND DISTURBANCE PERMIT FROM THE LOCAL MUNICIPALITY PRIOR TO THE COMMENCEMENT OF ANY GRADING OPERATIONS.
10. THE DEVELOPER SHALL REQUEST AN INSPECTION OF NFRASTRUCTURE PRIOR TO RELEASE FOR BUILDING PERMITS. NFRASTRUCTURE MUST MEET THE REQUIREMENTS SET FORTH IN THE LOCAL MUNICIPALITY'S REGULATIONS.
11. CONTRACTOR RESPONS BLE FOR VERIFY NG EXIST NG ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANC ES ARE FOUND.
12. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
13. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
14. DISTURBED AREAS NOT AT FINISHED GRADE LEFT DLE FOR FIVE DAYS MUST BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE INSTALLED ON ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. ALL AREAS TO FINAL GRADE W LL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
15. WHEN HAND PLANT NG, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETA N NG WALLS), AND CUTS AND F LLS WITHIN BUFFERS, SHALL BE STAB LIZED WITH THE APPROPRIATE EROSION CONTROL MATT NG OR BLANKETS.
16. THE LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
17. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND NSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
18. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORD NG TO LOCAL AND STATE REQUIREMENTS AND AS ST PULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTA NED OR REPLACED F SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
19. THE ESCAPE OF SED MENT FROM THE SITE SHALL BE PREVENTED BY THE NSTALLATION OF EROSION AND SED MENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
20. EROSION CONTROL MEASURES W LL BE MA NTAINED AT ALL TIMES. F FULL MPLEMENTATION OF THE PLAN DOES NOT PROV DE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE MPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
21. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT PREPARED BY THE GEOTECHNICAL ENGINEER BEFORE COMMENCING GRAD NG OPERATIONS.
22. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
23. NSTALL SOD OR R PRAP N SWALES AS NDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
24. TOPSOIL ON SITE TO BE STR PPED AND STOCKP LED FOR REUSE N LAWN AREAS.
25. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTA NED AT ALL TIMES DUR NG CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FA LURE TO PROVIDE AND MA NTAIN ADEQUATE DRA NAGE AND EROSIONSED MENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
26. UNDERGROUND UTILITIES HAVE NOT BEEN VER FIED BY THE OWNER, DESIGNER, OR THE R REPRESENTATIVES. BEFORE YOU DIG CALL ONECALL-811 OR 1-800-351-1111. THE CONTRACTOR SHALL DETERM NE THE EXACT LOCATION OF ALL EXISTING UT LITIES BEFORE COMMENC NG WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FA LURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMA N.
27. PROVIDE POSITIVE DRAINAGE AWAY FROM BU LDINGS IN ALL LOCATIONS.
28. CONTRACTOR RESPONS BLE FOR PROVIDING SHOP DRAW NGS OF ALL RETAINING WALLS FOR REVIEW AND APPROVAL BY CLIENT AND ENGINEER.
29. ALL ELEVATIONS LABELED AS 'BW' ARE THE FINISH GRADE ELEVATION AT THE BOTTOM OF THE WALL.

GRADING PLAN LEGEND

476.17	SPOT ELEVATION			
	HP	HIGH POINT	LP	LOW POINT
	TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
	TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
	INV	INVERT	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION			
500	EXISTING CONTOUR			
500	PROPOSED CONTOUR			

ADA COMPLIANCE NOTES

1. ALL SIDEWALKS AND ADA PARK NG AREAS ARE TO BE IN COMPLIANCE WITH ADA SLOPE CRITERIA, UNLESS EXPLICITLY NOTED.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Know what's below. Call before you dig.

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127174
3/2/2026
STATE OF TENNESSEE

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CHECKED BY:	MMc
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

GRADING & DRAINAGE PLAN

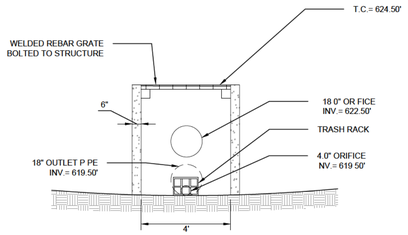
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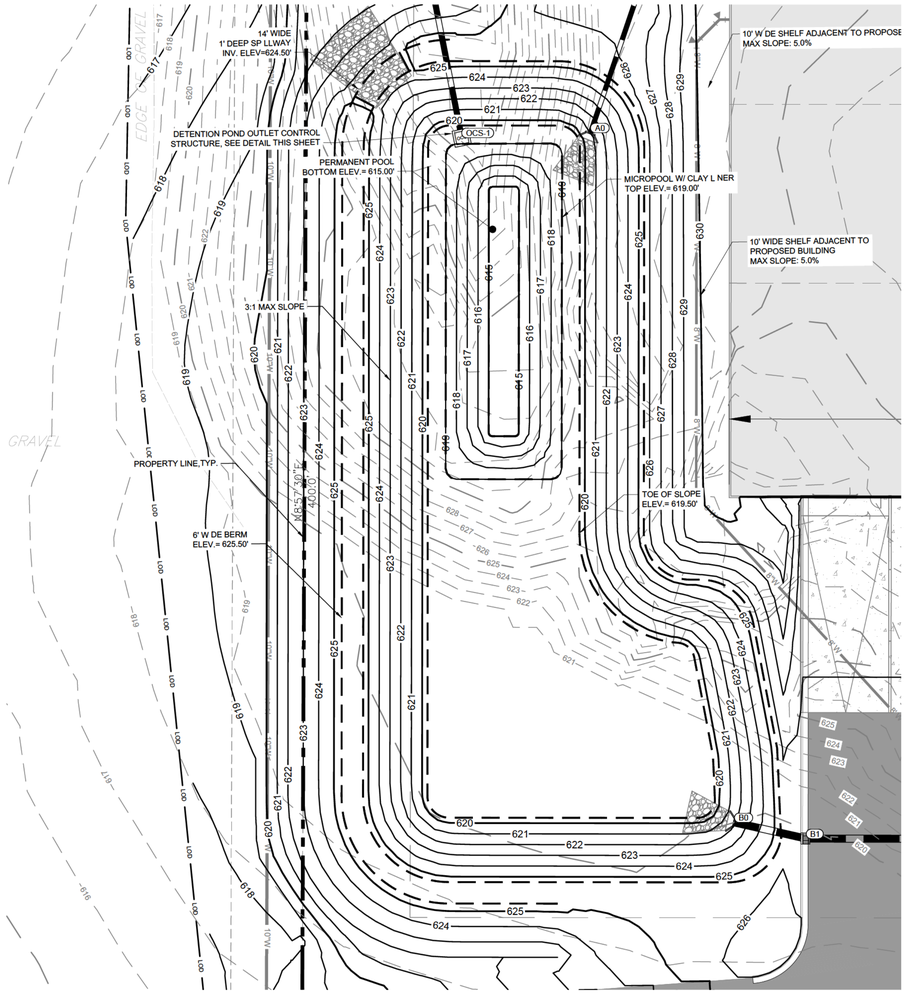
Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C4-00 OVERALL GRAD NG AND DRAINAGE PLAN.dwg C4-00 GRAD NG & DRA NAGE PLAN Feb 27, 2026 2:31pm by: Deaton.Hildabrand

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CONTRACTOR TO PROV DE SHOP DRAW NGS FOR OWNER / ENG NEER APPROVAL



POND OUTLET CONTROL STRUCTURES (OCS-1)
N.T.S.



SITE GRADING NOTES

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GRADING PLAN LEGEND

476.17	SPOT ELEVATION			
	HP	HIGH POINT	LP	LOW POINT
	TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
	TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
	INV	INVERT	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION			
500	EXISTING CONTOUR			
500	PROPOSED CONTOUR			

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 131111
2/27/2026
STATE OF TENNESSEE

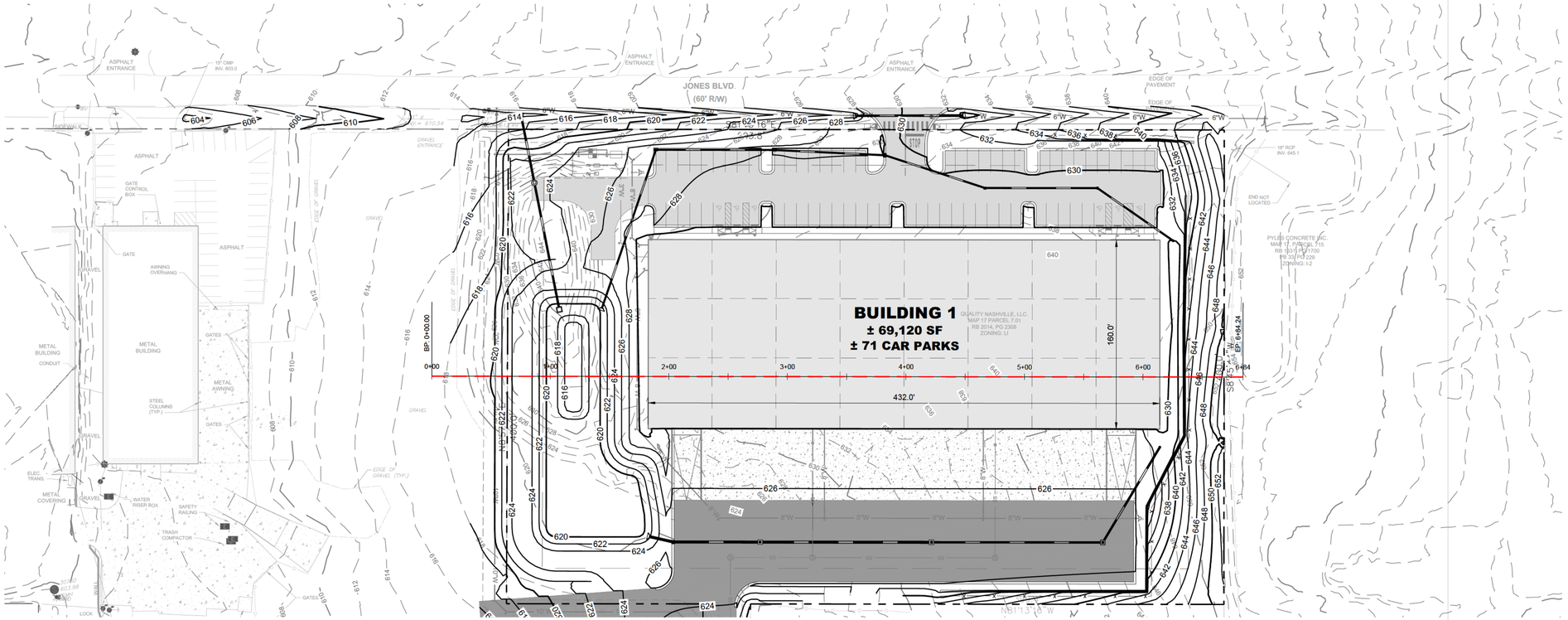
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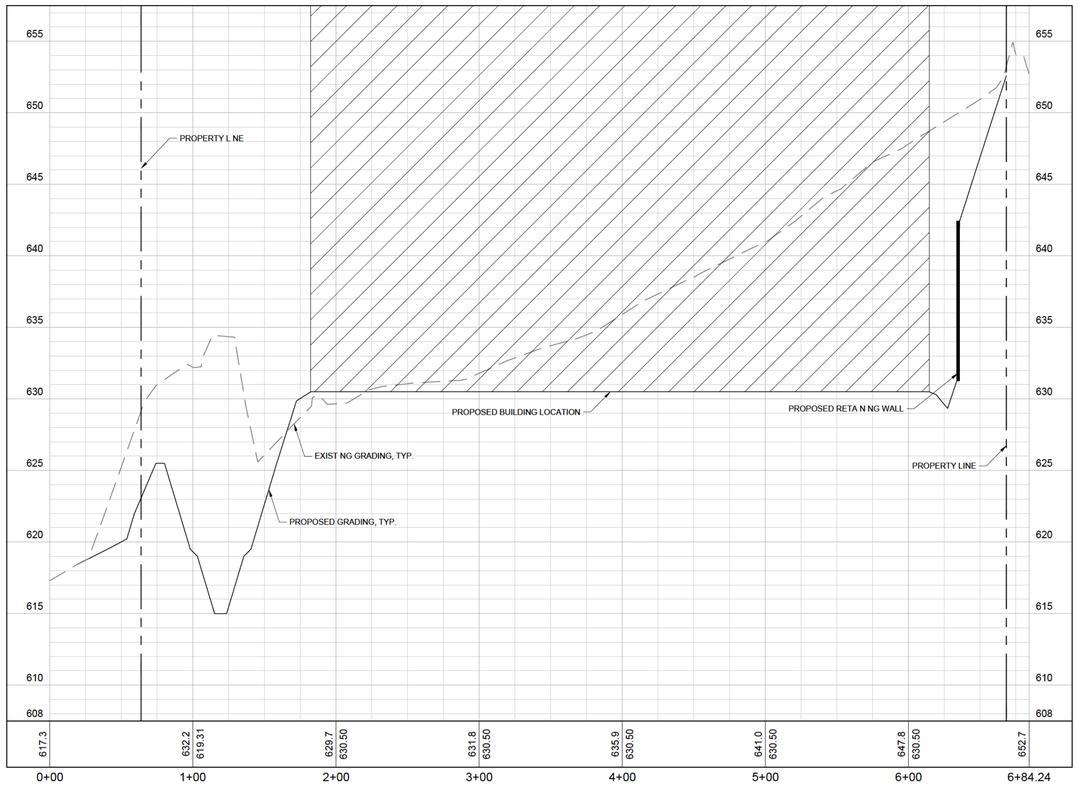
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K MLEY-HORN PROJECT NO. 118646005

POND ENLAGEMENT AND STORM SCHEDULES

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LA VERGNE, TENNESSEE

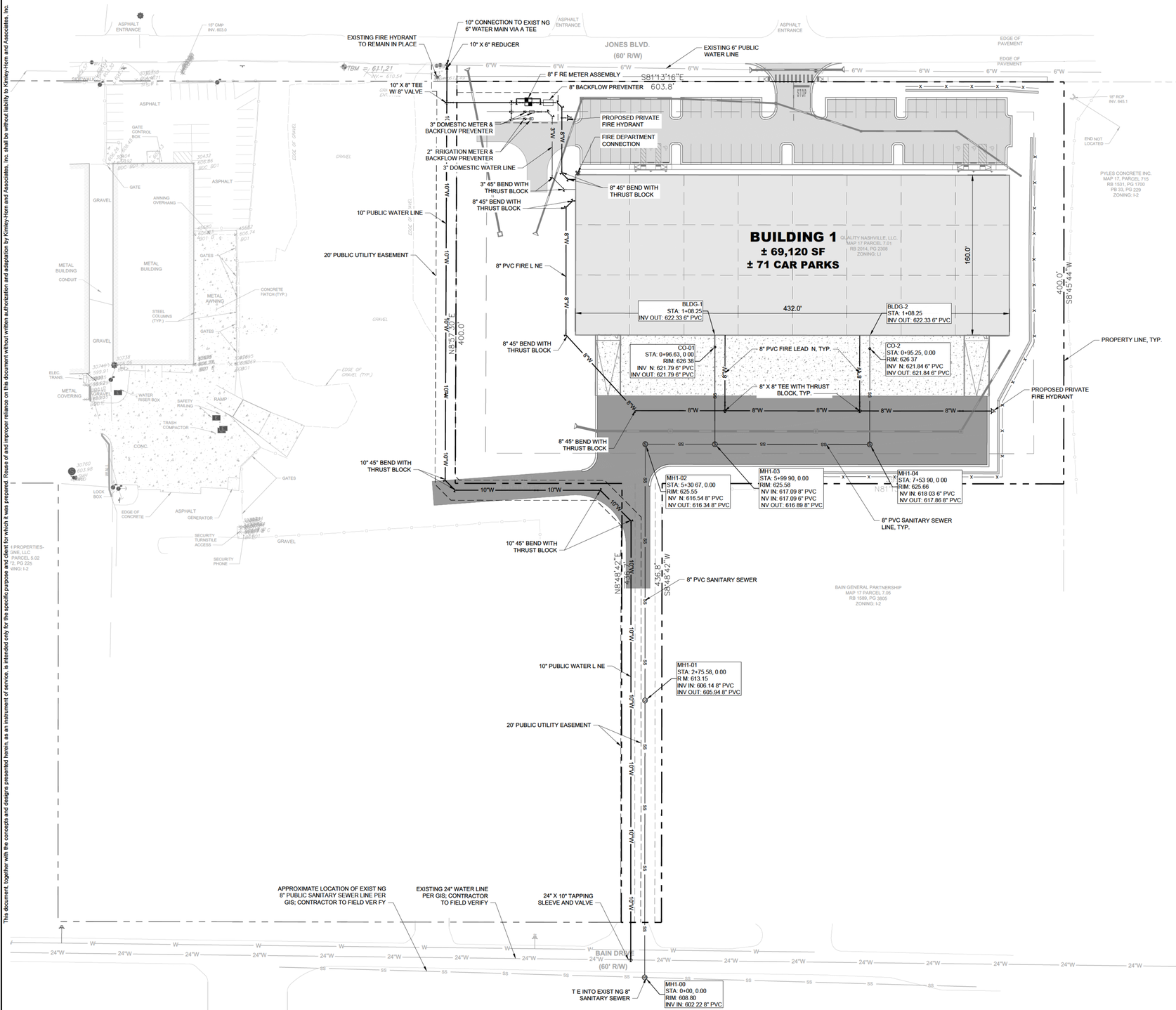
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REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
2/20/26
STATE OF TENNESSEE

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K MLEY-HORN PROJECT NO.	118646005

SITE CROSS SECTION

SHEET NUMBER
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SITE UTILITY NOTES

1. EXISTING UT LITIES SHALL BE VERIF ED IN FIELD PRIOR TO INSTALLATION OF ANY NEW P PE LINES.
2. WHERE WATER PIP NG CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITH N 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 NCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOT FY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILIT ES ARE SHOWN N AN APPROX MATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UT LITIES.
5. CONTRACTOR TO COORD NATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O H.S.A. STANDARDS.
7. ALL P PES UNDER STREETS OR PAVED AREAS N R.O.W. SHALL BE BACKF LLED WITH CRUSHED STONE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR N R.O.W.
9. EXISTING UT LITIES SHALL BE VERIF ED IN FIELD PRIOR TO INSTALLATION OF ANY NEW P PE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE NSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS N FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MA N INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO NSTALL PUBLIC WATER MA NS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP W RE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. PROCEDURES FOR DIS NFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPEC FICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVO D CONFLICTS WITH OTHER UTILITIES.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQU PMENT AS REQUIRED FOR TAPP NG THE EXISTING MA N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPP NG THE EXISTING MA N AND COORDINATE WITH THE CITY OF LA VERGNE AS REQU RED.
26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
28. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED RED.

LEGEND

- SS — SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- WATER METER
- BF — BACKFLOW PREVENTER
- FH — FIRE HYDRANT ASSEMBLY
- FDC — FIRE DEPARTMENT CONNECTION

COORDINATES ARE NAD83.
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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
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No. 137314
2/27/2026
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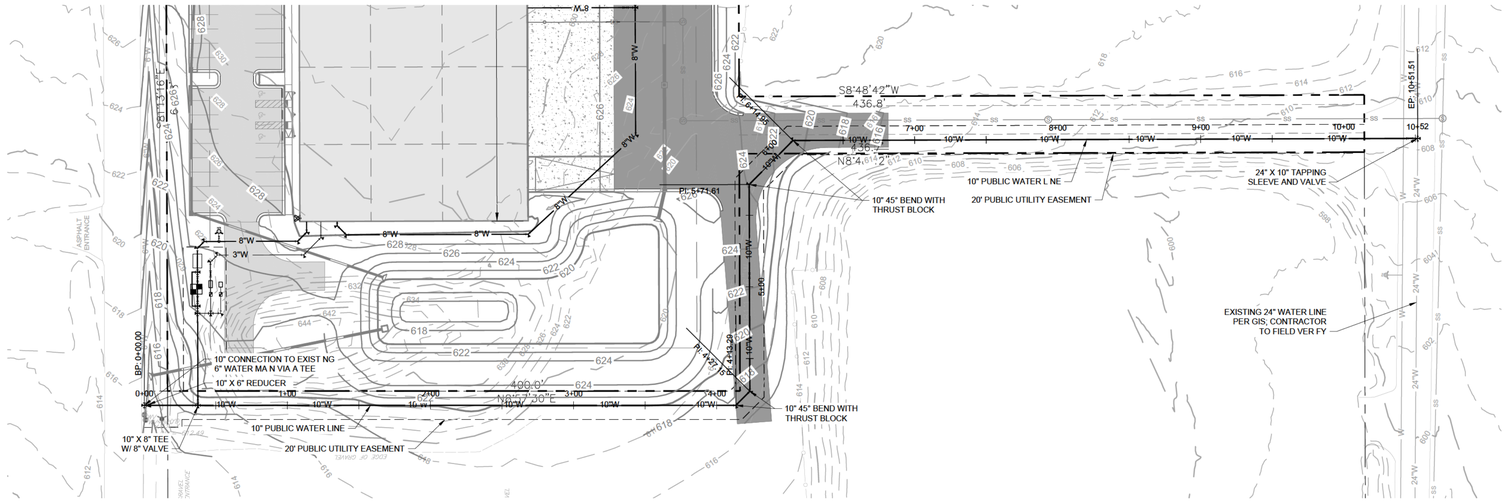
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DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

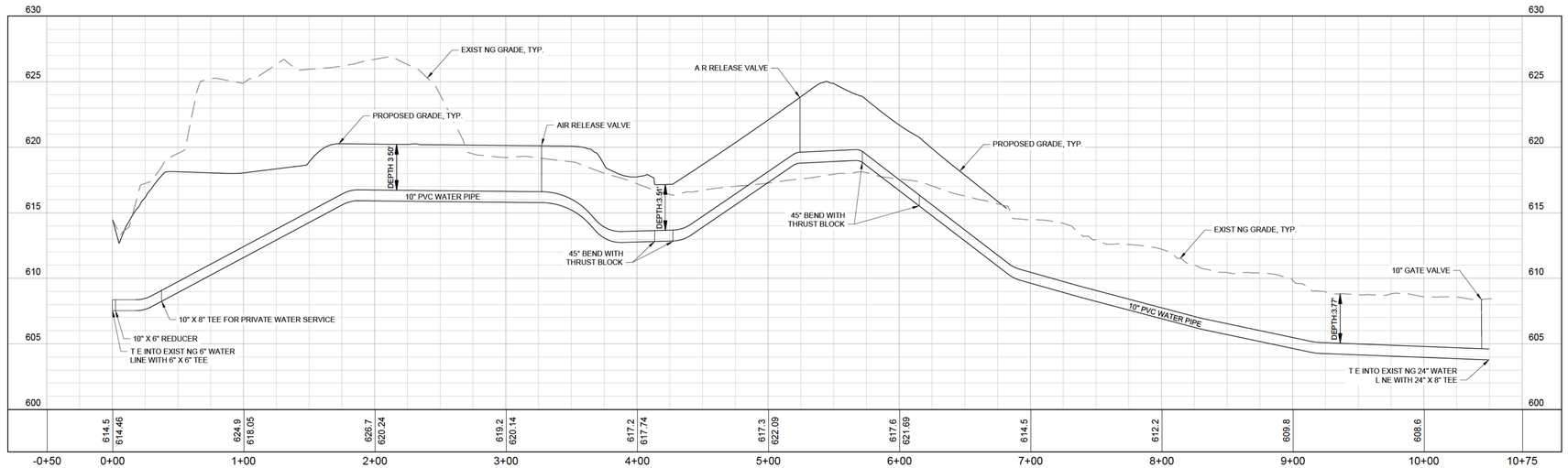
OVERALL UTILITY PLAN

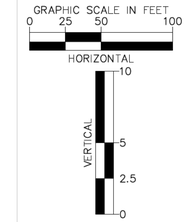
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C6-00

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Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C6-00 OVERALL UTILITY PLAN.dwg C6-00 OVERALL UT LITY PLAN Feb 27, 2026 2 32pm by: Deaton Hildabrand







SITE UTILITY NOTES

1. EXISTING UT LITIES SHALL BE VERIF ED N FIELD PRIOR TO INSTALLATION OF ANY NEW P PE LINES.
2. WHERE WATER PIP NG CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITH N 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 NCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOT FY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILIT ES ARE SHOWN N AN APPROX MATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UT LITIES.
5. CONTRACTOR TO COORD NATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O H.S.A. STANDARDS.
7. ALL P PES UNDER STREETS OR PAVED AREAS N R.O.W. SHALL BE BACKF LLED WITH CRUSHED STONE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR N R.O.W.
9. EXISTING UT LITIES SHALL BE VERIF ED N FIELD PRIOR TO INSTALLATION OF ANY NEW P PE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE NSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS N FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MA N INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO NSTALL PUBLIC WATER MA NS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP W RE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. PROCEDURES FOR DIS NFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPEC FICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVO D CONFLICTS WITH OTHER UTILITIES.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQU PMENT AS REQUIRED FOR TAPP NG THE EXISTING MA N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPP NG THE EXISTING MA N AND COORDINATE WITH THE CITY OF LA VERGNE AS REQU RED.
26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST EDITION.
28. ALL PRIVATE FIRE HYDRANTS TO BE PAINTED RED.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Know what's below. Call before you dig.

Kimley»Horn
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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137311
3/2/2026
STATE OF TENNESSEE

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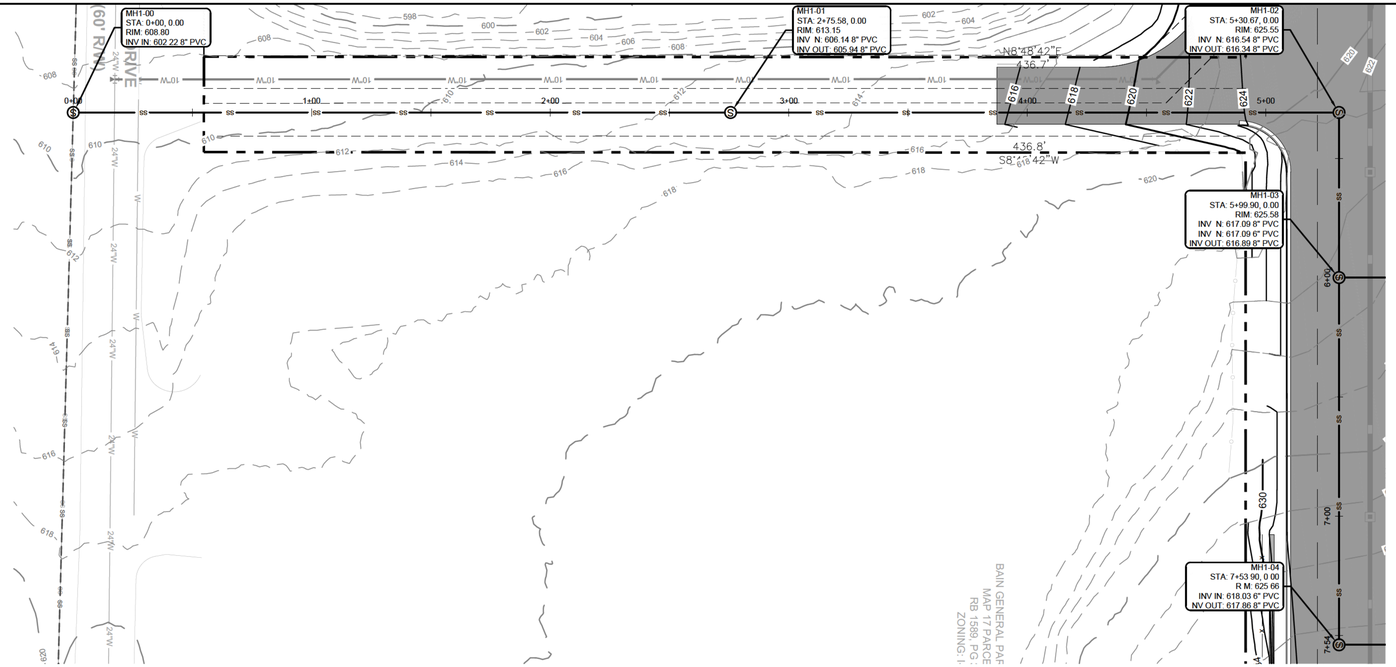
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DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

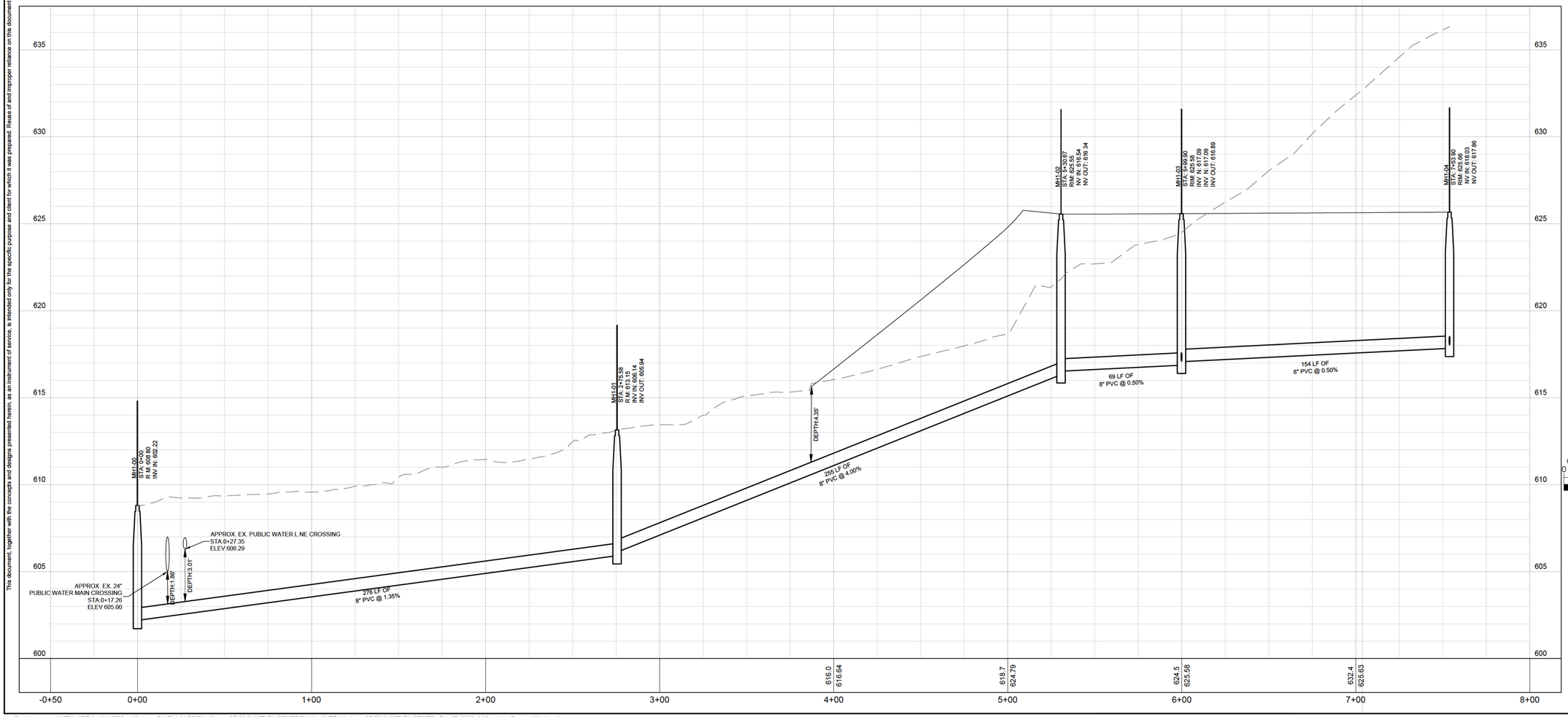
WATER LINE PLAN AND PROFILE

SHEET NUMBER
C6-50

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
3/2/2026
COMMERCE
No. 127314
STATE OF TENNESSEE

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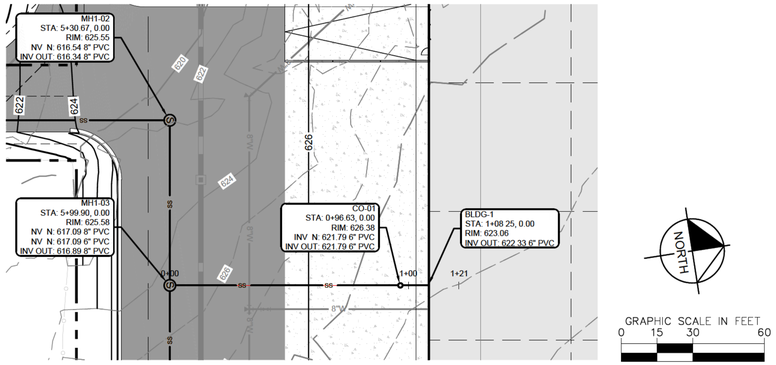
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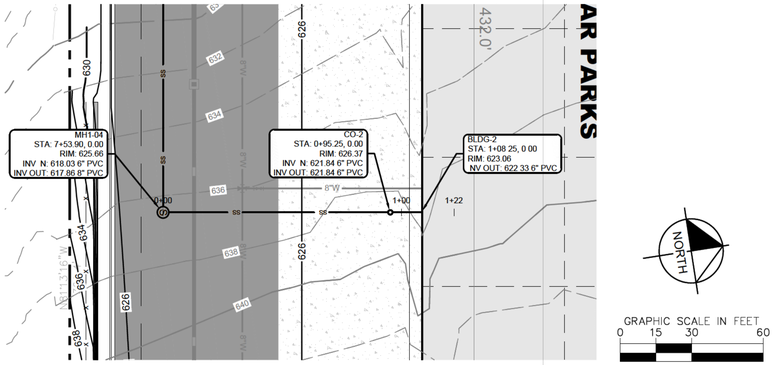
SANITARY SEWER PLAN AND PROFILE

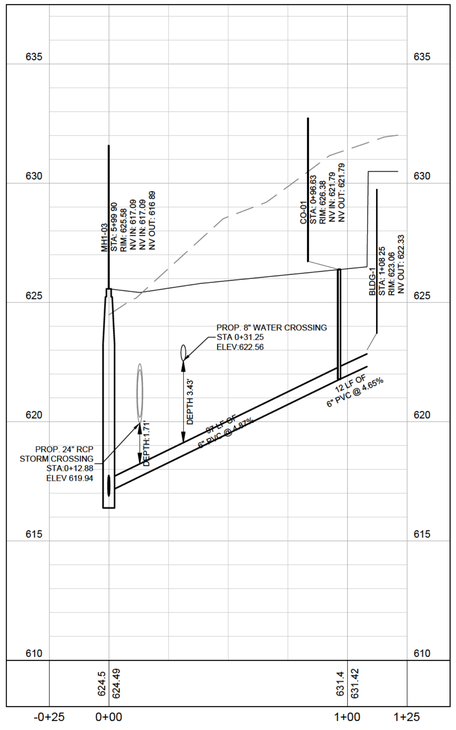
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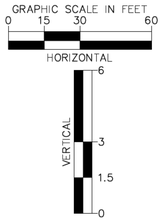
Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C7-00 SANITARY SEWER PLAN - OVERALL.dwg C7-50 SANITARY SEWER Feb 27, 2026 2:32pm by: Deaton Hildabrand

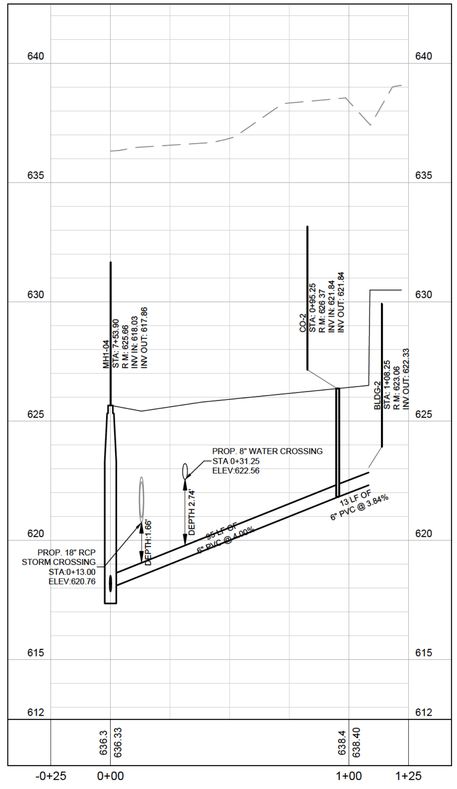
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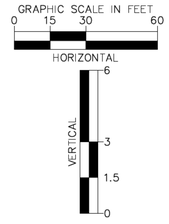












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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

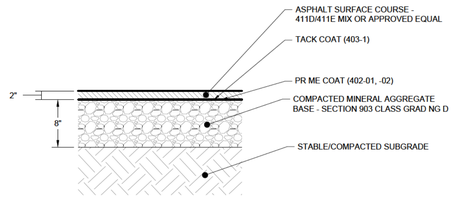


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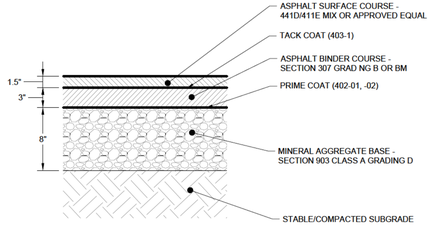
SANITARY SEWER PLAN AND PROFILE

SHEET NUMBER
C7-51



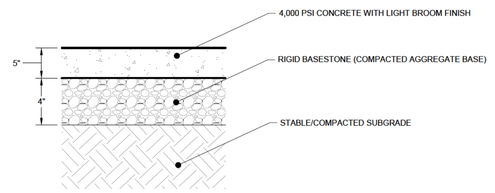
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPEC FICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HERE N ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENG NEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



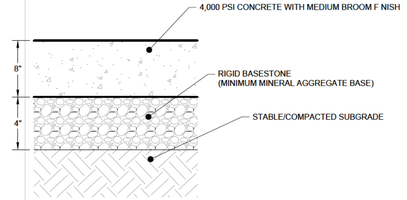
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3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. F NAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



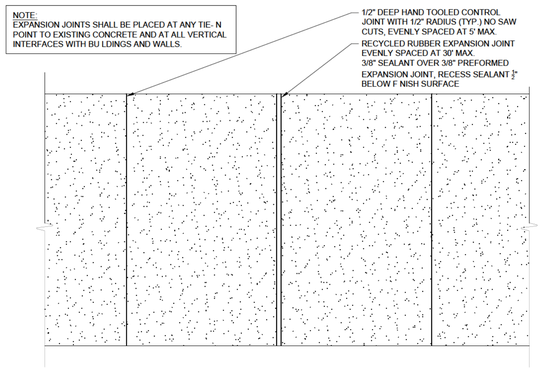
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORC NG CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPEC FICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
4. BROOM F NISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIM NARY. FINAL PAVEMENT DESIGN SHALL BE PROV DED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERT ES FOUND DUR NG CONSTRUCTION.
6. PLACE EXPANSION JO NTS AT A MAXIMUM OF 75' O.C.
7. PLACE CONTROL JOINTS AT A MAX MUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

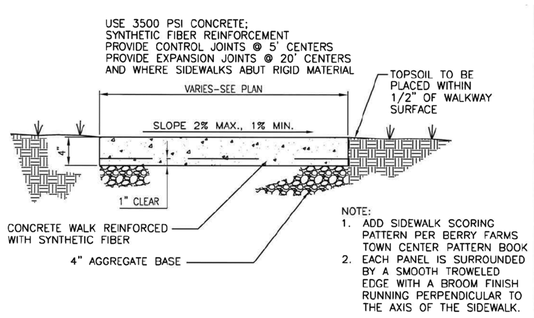


NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH RE NFORC NG CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE W TH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPEC FICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
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6. PLACE EXPANSION JO NTS AT A MAXIMUM OF 75' O.C.
7. PLACE CONTROL JOINTS AT A MAX MUM OF 15' O.C.

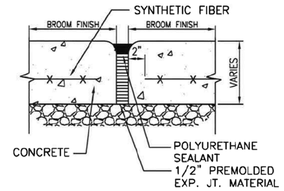
4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:



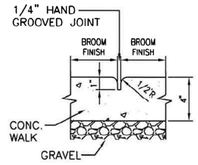
5 LIGHT DUTY CONCRETE JOINT DETAIL
NOT TO SCALE



6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

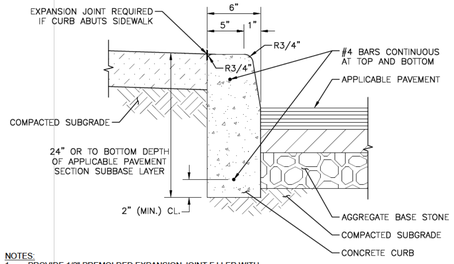


EXPANSION JOINT



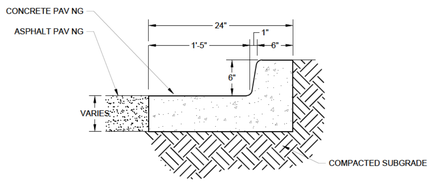
CONTROL JOINT

7 SIDEWALK JOINT DETAIL
SCALE:

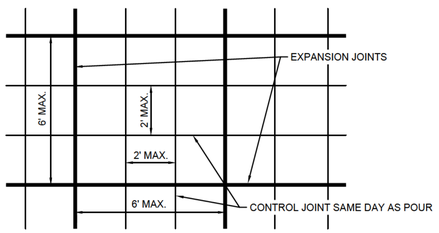


NOTES:
1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT F LLER WITH SEALANT AT MAX MUM NTERVALS OF 20' ON-CENTER.
2. BITUM NOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20
3. CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



9 6" TALL 24" CURB AND GUTTER
NOT TO SCALE

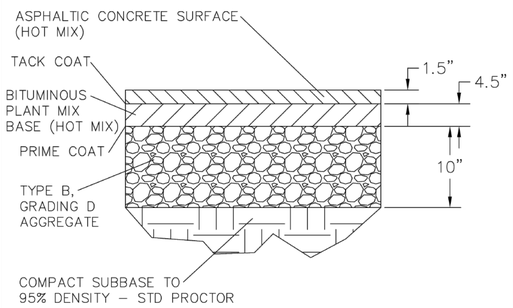


PLAN VIEW

NOTE: EXPANSION AND CONTROL JOINTS SHALL BE SPACED EQUALLY AND CENTERED WITHIN THE PAVEMENT AREA, WHICH MAY REQUIRE LESS THAN THE MAXIMUM ALLOWABLE

9 RIGID PAVEMENT JOINT SPACING DETAIL
NOT TO SCALE

NOTE: THIS SECTION IS A MINIMUM. ENGINEER MUST DESIGN AN APPROPRIATE SECTION FOR THE PROPOSED TRAFFIC. IF IT IS AN EXISTING STREET, AND THE EXISTING PAVEMENT SECTION IS GREATER THAN SHOWN BELOW, THEN THE EXISTING SECTION IS THE MINIMUM.



MINIMUM PAVEMENT SECTION – ARTERIAL STREET OR HEAVY INDUSTRIAL STREET

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

LA VERGNE TENNESSEE Engineering Department

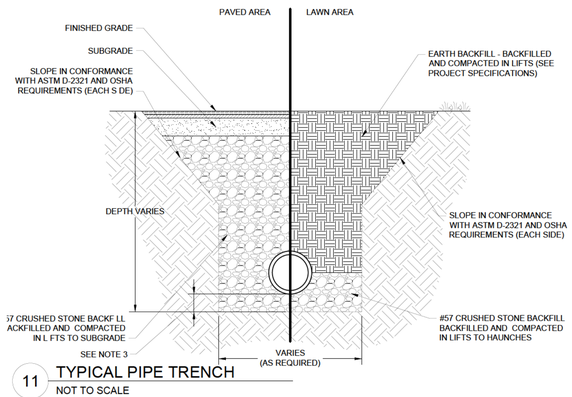
Revised November 2024

STANDARD DETAIL C004

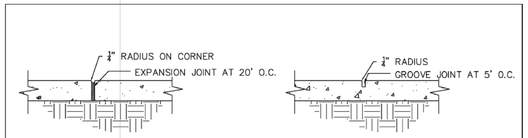
CITY OF LA VERGNE, TENNESSEE

10 CITY OF LA VERGNE - MINIMUM PAVEMENT SECTION - ARTERIAL OR HEAVY INDUSTRIAL STREET
NOT TO SCALE

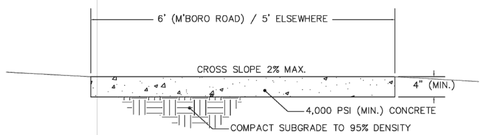
NOTES:
1. SEE LOCAL STANDARD SPECIFICATIONS FOR BACKFILL REQU REMENTS FOR WATER, STORM, AND SANITARY SEWER. THE CONTRACTOR SHALL ADHERE TO LOCAL STANDARD SPECS WHERE MORE STRINGENT.
2. LIMIT TRENCH WIDTH TO O.D. + 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
3. P PE BEDD NG IS TO BE #57 CRUSHED STONE, OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. MINIMUM DEPTH OF BEDDING MATERIAL UNDER P PE IS TO BE ¼ O.D. OF PIPE OR 6" WHICHEVER IS GREATER.
4. P PE IS TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS APPLIED TO THE BELLS.
5. BACKF LL REQUIREMENTS APPLY TO ALL TYPES OF PIPE (HDPE, PVC, CONCRETE, ETC.)



11 TYPICAL PIPE TRENCH
NOT TO SCALE



EXPANSION JOINT CONTRACTION JOINT



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

12 CITY OF LA VERGNE - PUBLIC CONCRETE WALKS
NOT TO SCALE

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
3/2/2026
CONSULTANT
No. 127314
STATE OF TENNESSEE

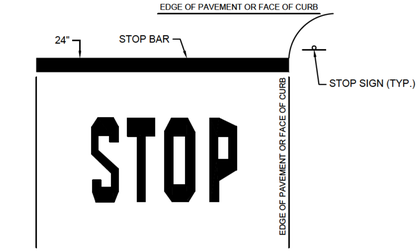
No.	REVISIONS	DATE	BY
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DESIGNED BY: -----
DRAWN BY: -----
CHECKED BY: -----
DATE: 3/2/2026
K MLEY-HORN PROJECT NO. 118646005

SITE DETAILS

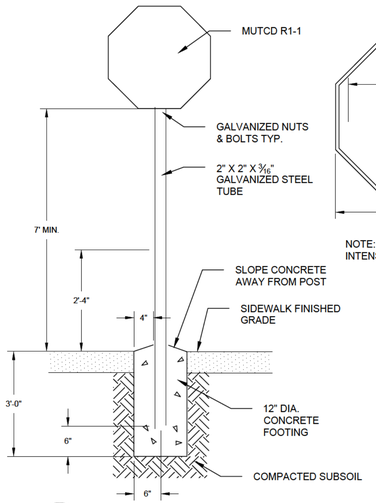
SHEET NUMBER
C8-10

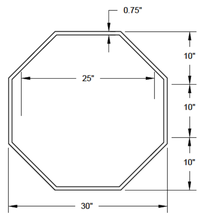
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NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUI REMENTS AS OUTLINED N SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PA NTED REFLECTIVE WHITE.

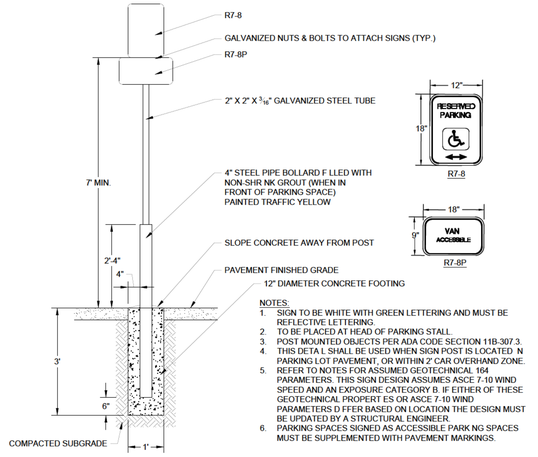
1 TYPICAL STOP BAR DETAIL
NOT TO SCALE





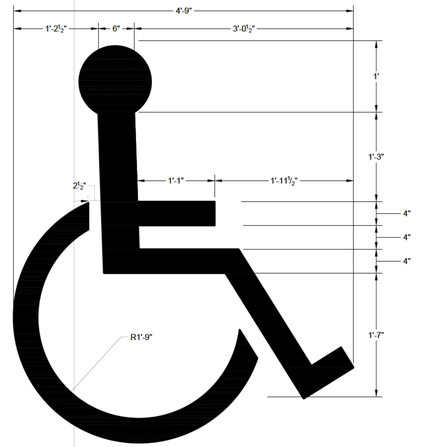
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

2 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

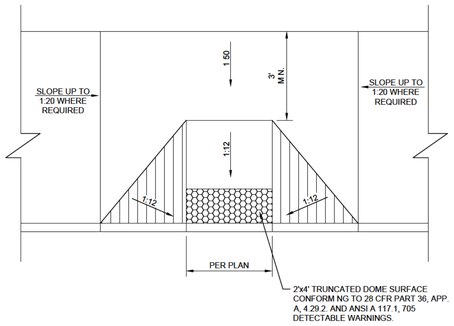


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETA L SHALL BE USED WHEN SIGN POST IS LOCATED N PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL 164 PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERT ES OR ASCE 7-10 WIND PARAMETERS D FFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.
6. PARKING SPACES SIGNED AS ACCESSIBLE PARK NG SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.

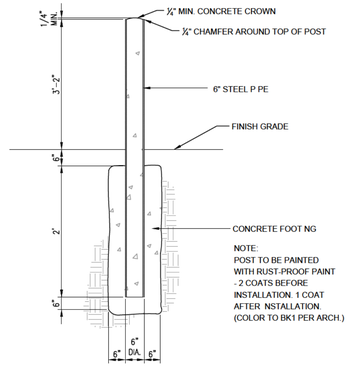
3 ADA PARKING SIGN DETAIL
NOT TO SCALE



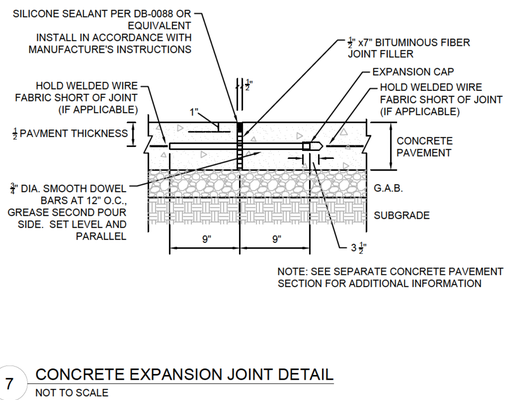
4 ADA PARKING SPACE SYMOL
NOT TO SCALE



5 TYPICAL ADA RAMP
NOT TO SCALE

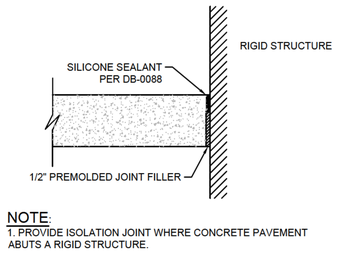


6 6" STEEL BOLLARD
NOT TO SCALE



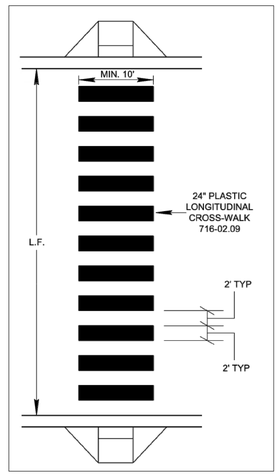
NOTE: SEE SEPARATE CONCRETE PAVEMENT SECTION FOR ADDITIONAL INFORMATION

7 CONCRETE EXPANSION JOINT DETAIL
NOT TO SCALE



NOTE:
1. PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE.

8 CONCRETE ISOLATION JOINT DETAIL
NOT TO SCALE



9 CROSS-WALK (TDOT T-M-4)
NOT TO SCALE

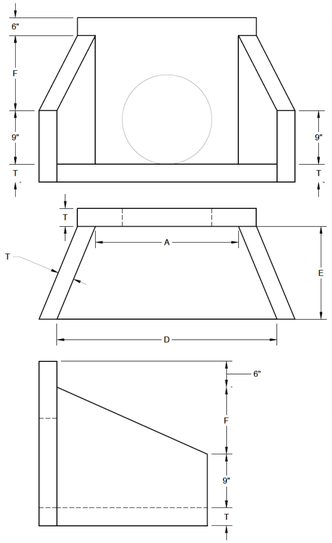
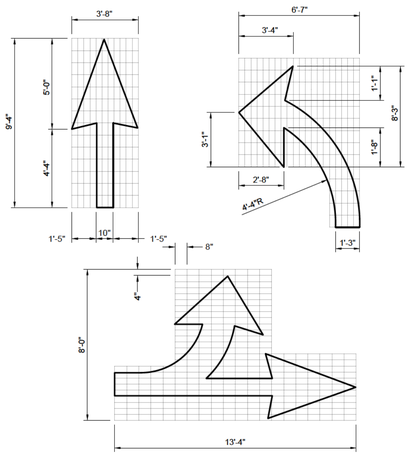
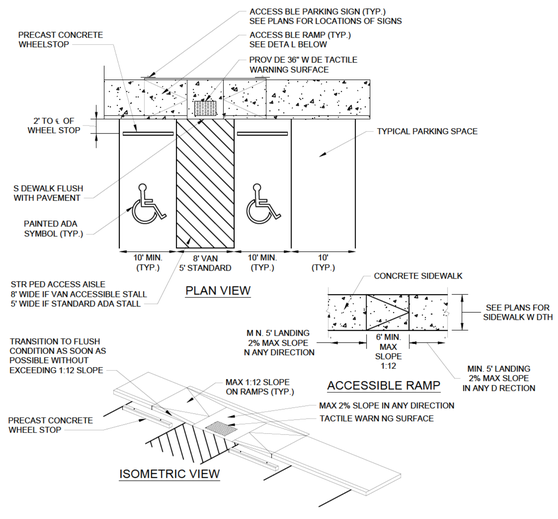


TABLE OF DIMENSIONS					
P PE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-3"	6"
18"	2'-6"	5'-0"	2'-6"	1'-3"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-3"	6"
42"	5'-6"	8'-0"	3'-6"	4'-3"	6"
48"	5'-6"	8'-0"	3'-6"	4'-3"	6"
54"	7'-0"	9'-3"	4'-6"	5'-3"	6"
60"	7'-0"	9'-3"	4'-6"	5'-3"	6"
66"	8'-6"	11'-0"	5'-6"	6'-1"	6"
72"	8'-6"	11'-0"	5'-6"	6'-1"	6"

10 PRECAST CONCRETE HEADWALL
NOT TO SCALE



11 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



12 ADA PARKING STALL LAYOUT
NOT TO SCALE

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HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
3/2/2026

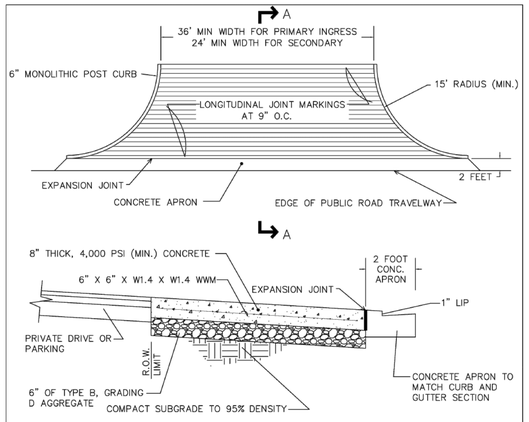
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DESIGNED BY: ----
DRAWN BY: ----
CHECKED BY: ----
DATE: 3/2/2026
K MLEY-HORN PROJECT NO. 118646005

SITE DETAILS

SHEET NUMBER
C8-11

Drawing name: K:\FRA_LDEV\118646005 - 130 Jones BLVD\4-CADD\PlanSheets\C8-10 SITE DETAILS.dwg C8-11 SITE DETAILS Feb 27, 2026 2:33pm by: Deaton.Hildabrand



SECTION A–A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

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

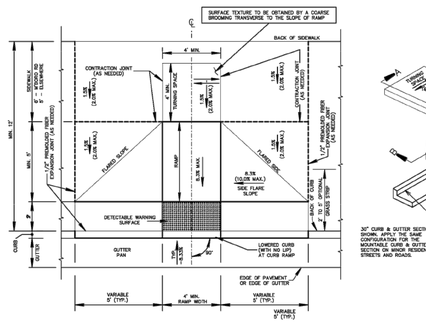
LA VERGNE TENNESSEE Engineering Department

Revised November 2024

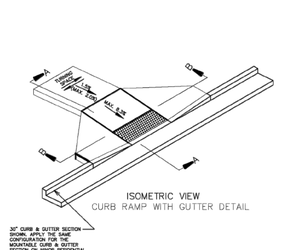
STANDARD DETAIL C008

CITY OF LA VERGNE, TENNESSEE

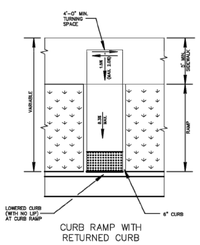
1 CITY OF LA VERGNE
COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP DETAIL
NOT TO SCALE



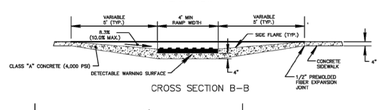
PERPENDICULAR CURB RAMP
PLAN VIEW



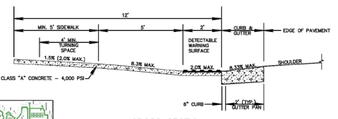
ISOMETRIC VIEW
CURB RAMP WITH GUTTER DETAIL



CURB RAMP WITH
RETURNED CURB



CROSS SECTION B–B



CROSS SECTION A–A
(SHOWN 30" CURB AND GUTTER TRANSITION)
WHEN MOUNTABLE CURB AND 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.

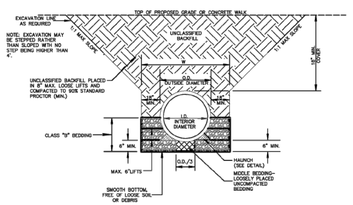
LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C014

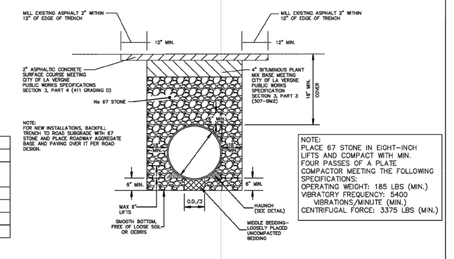
CITY OF LA VERGNE, TENNESSEE

2 CITY OF LA VERGNE
ADA ACCESS RAMP (H/C RAMP)
NOT TO SCALE



STANDARD TRENCH INSTALLATION
OUTSIDE OF PUBLIC ROADWAY
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH

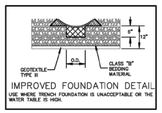
TABLE A	
REINFORCED CONCRETE PIPE	
FILL HEIGHT	CLASSIFICATION (AASHTO M170)
≤ 16	III
> 16 TO ≤ 24	IV
> 24 TO ≤ 38	V
> 38	SPECIAL DESIGN



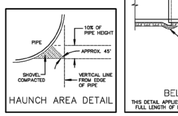
NOTE:
PLACE 67 STONE IN EIGHT-INCH LIFTS AND COMPACT WITH MIN. FOUR PASSES OF A PLATE COMPACTOR MEETING THE FOLLOWING SPECIFICATIONS:
OPERATING WEIGHT: 185 LBS (MIN.)
VIBRATORY FREQUENCY: 5400 VIBRATIONS/MINUTE (MIN.)
CENTRIFUGAL FORCE: 3375 LBS (MIN.)

STANDARD TRENCH INSTALLATION
UNDER PUBLIC ROADWAY
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH

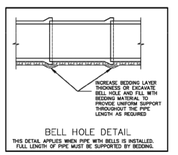
LEGEND
I.D. = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY
CLASS "B" BEDDING UNCOMPACTED
HAUNCH AREA, SHOVEL COMPACTED
UNCLASSIFIED BACKFILL (FINE COMPACTABLE SOIL)



IMPROVED FOUNDATION DETAIL
USE WHERE TRENCH FOUNDATION IS UNACCEPTABLE OR THE WATER TABLE IS HIGH.



HAUNCH AREA DETAIL



BELL HOLE DETAIL
THIS DETAIL APPLIES WHEN PIPE WITH BELLS IS INSTALLED. FULL LENGTH OF PIPE MUST BE SUPPORTED BY BEDDING.

CONCRETE STORM PIPE INSTALLATION

Revised November 2024

STANDARD DETAIL S001

CITY OF LA VERGNE, TENNESSEE

3 CITY OF LA VERGNE
CONCRETE STORM PIPE INSTALLATION DETAIL
NOT TO SCALE

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HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137314
2/3/2026
STATE OF TENNESSEE

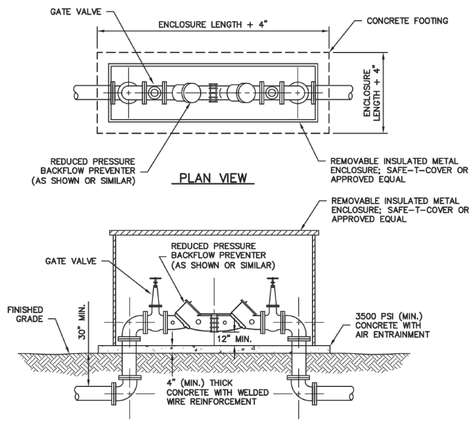
No	REVISIONS	DATE	BY
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DESIGNED BY:	ZTB
DRAWN BY:	ZTB
CHECKED BY:	DJH
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

SITE DETAILS

SHEET NUMBER
C8-12

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REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

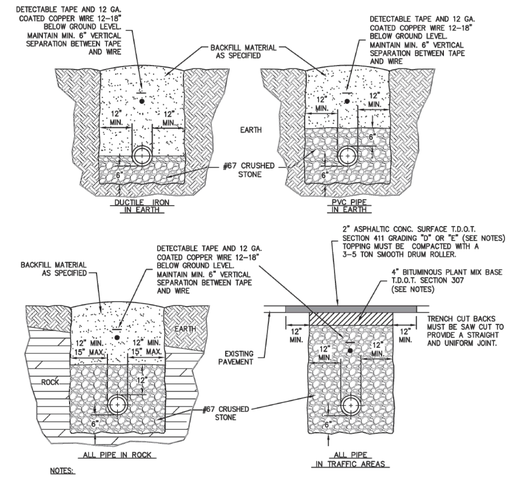
CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

© 2017 Griggs & Maloney, Inc.

[redacted]

FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



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.

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

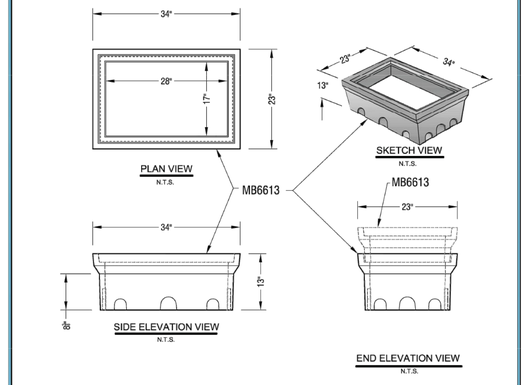
CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

© 2015 Griggs & Maloney, Inc.

[redacted]

FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

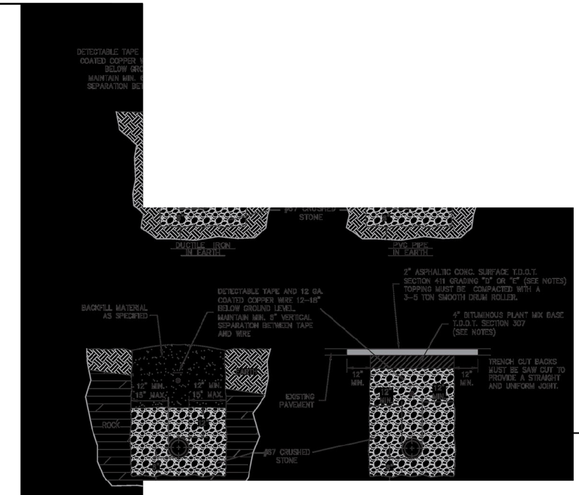


General Notes:

Products manufactured in accordance with CSA A23.4
Designed for Boulevard (Off-Road) Use - H-20 Static Loading
Site Installation, Backfilling & Suitability for Use is the responsibility of others.

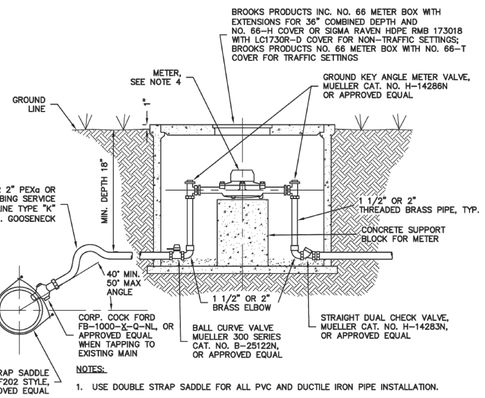
ESTIMATED WEIGHT - 135 LBS.

NOTES: NOT FOR USE IN TRAVELLED PORTIONS OF ROADWAY	[redacted]	DRAWN BY: RJH.	DATE: OCT. 01/13	PRODUCT: METER BOXES	CATALOG NUMBER: MB6613
		APPROVED:	LOAD RATING		
MATERIAL SPECIFICATION: CONCRETE		REV. DATE:	REV. NO.	DESCRIPTION: #66 METER BOX GROOVE W/KO 13"H	DWG. NO.
		SCALE: N.T.S.			SHEET NO. 1 OF 1



[redacted]

FILE NAME: L: \Engineering\



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. FITTINGS: TUBING-PEXa OR TYPE "K" COPPER SERVICE LINE.
4. METER:
   - 4.1. 1 1/2 INCH – BADGER MODEL RCDL-120, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL.
   - 4.2. 2 INCH – BADGER MODEL RCDL-170, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL.

1 1/2" OR 2" DISC METER WATER SERVICE ASSEMBLY

N.T.S.

Revised August 2017

STANDARD DETAIL 021

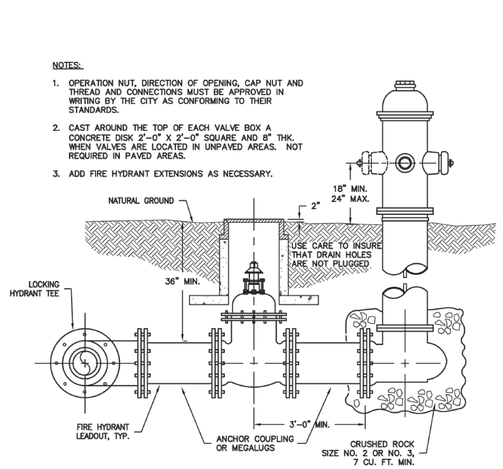
CITY OF LAVERGNE, TENNESSEE

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\021 Disc Meter Water Service Assembly.dwg



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

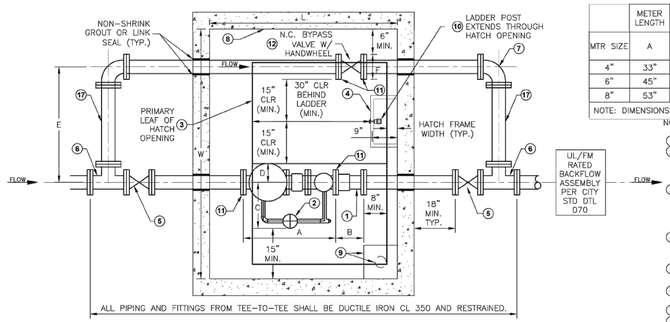
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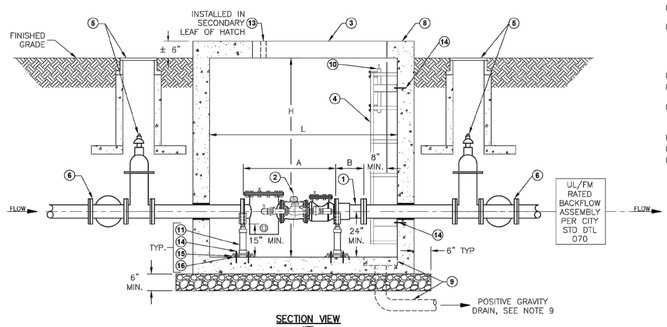
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\040 Drawings\FH Hydrant Setting.dwg



PLAN VIEW
NTS



SECTION VIEW
NTS

MTR SIZE	METER LENGTH A	RFCA LENGTH B	METER BYPASS WIDTH C	METER WIDTH D	PIPE SEPARATION E	FLANGE O.D. F	MIN. INTERNAL DIMENSIONS (I.D.) 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"

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 x FL) 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

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L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\023 Fire Water Assembly in Vault for domestic and fire service Rev1-6-23.dwg LAYOUT: MODEL SAVED: 3/1/2023 8:56 AM PAGESETUP: ----- PLOTTED: 3/1/2023

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DEACON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — 3/1/2026 — STATE OF TENNESSEE

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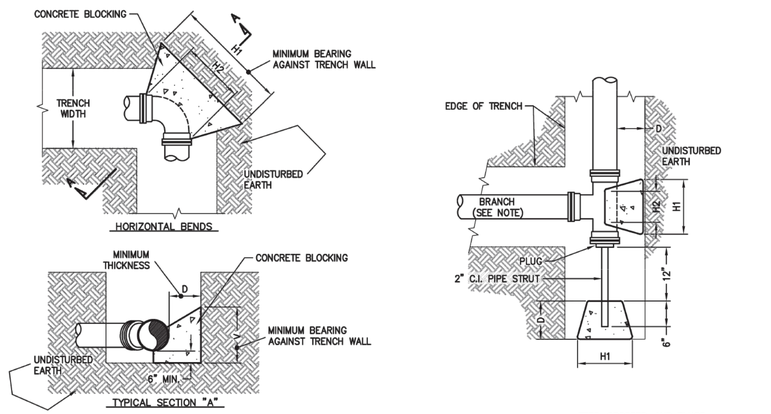
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DATE: 3/2/2026

K MLEY-HORN PROJECT NO. 118646005

UTILITY DETAILS

SHEET NUMBER

C8-20



TEES, CROSSES, AND PLUGS
NOTE: DIMENSIONS ARE CONTROLLED BY DIAMETER OF BRANCH MAIN.

TYPICAL CONCRETE KICKERS
N.T.S.

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

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\081 Typical Concrete Kickers.dwg

Revised September, 2015

STANDARD DETAIL 081

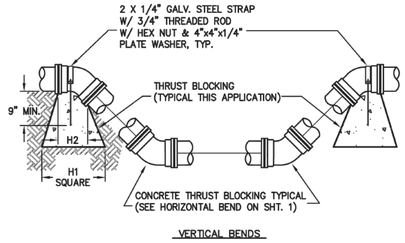
CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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"	18"	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"



TYPICAL CONCRETE KICKERS
N.T.S.

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.

Revised September, 2015

STANDARD DETAIL 081

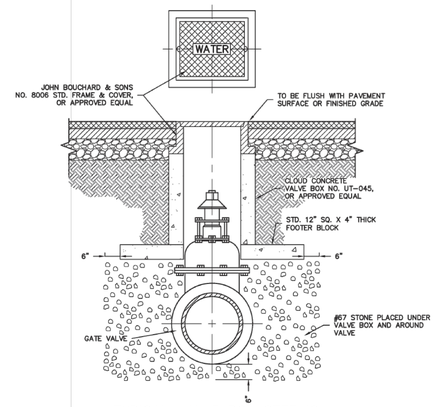
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TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT
N.T.S.

Revised September, 2015

STANDARD DETAIL 030

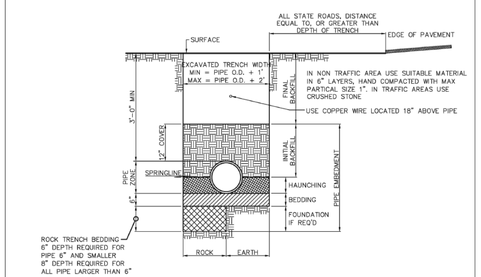
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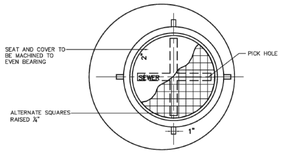
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PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

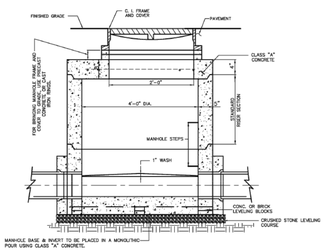
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615-793-8891



PLAN



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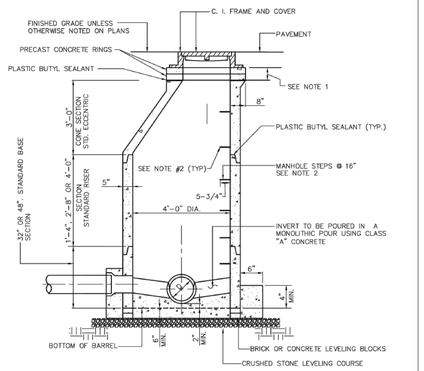
4.0

STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0"
NOT TO SCALE

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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.

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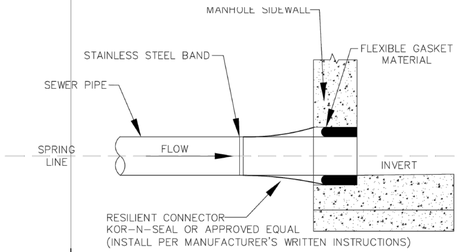
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PRECAST CONCRETE MANHOLE
NOT TO SCALE

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REGISTERED ENGINEER
AGRICULTURE
3/2/2026
COMMERCE
No. 127314
STATE OF TENNESSEE

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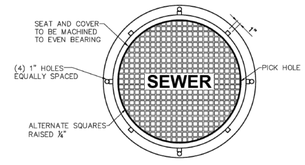
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STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

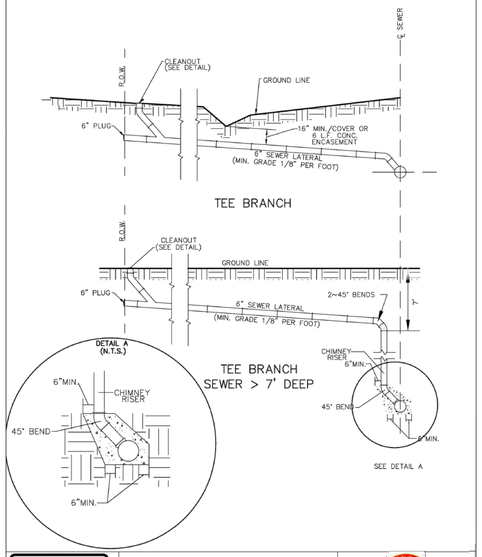
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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

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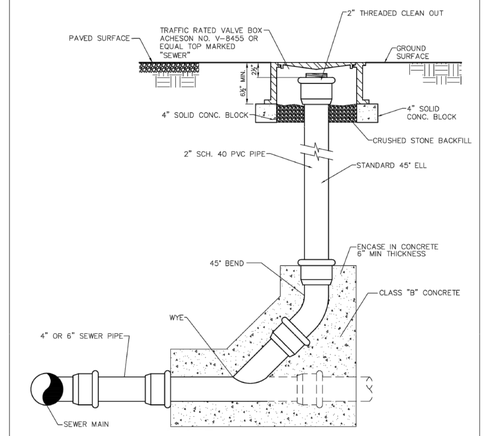


2.0
SANITARY SEWER LATERALS
NOT TO SCALE

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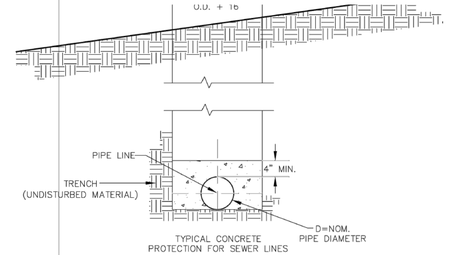


12.0
CLEAN OUT WITH TRAFFIC BOX
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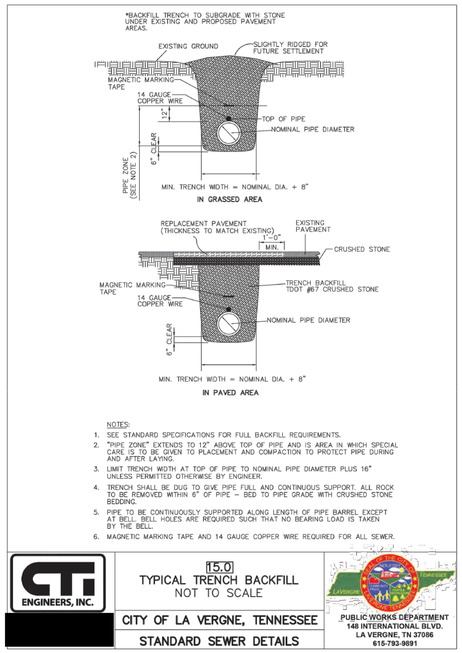
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TYPICAL CONCRETE PROTECTION FOR SEWER LINES



NOTES:

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

ENGINEERS, INC.

15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

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UTILITY DETAILS

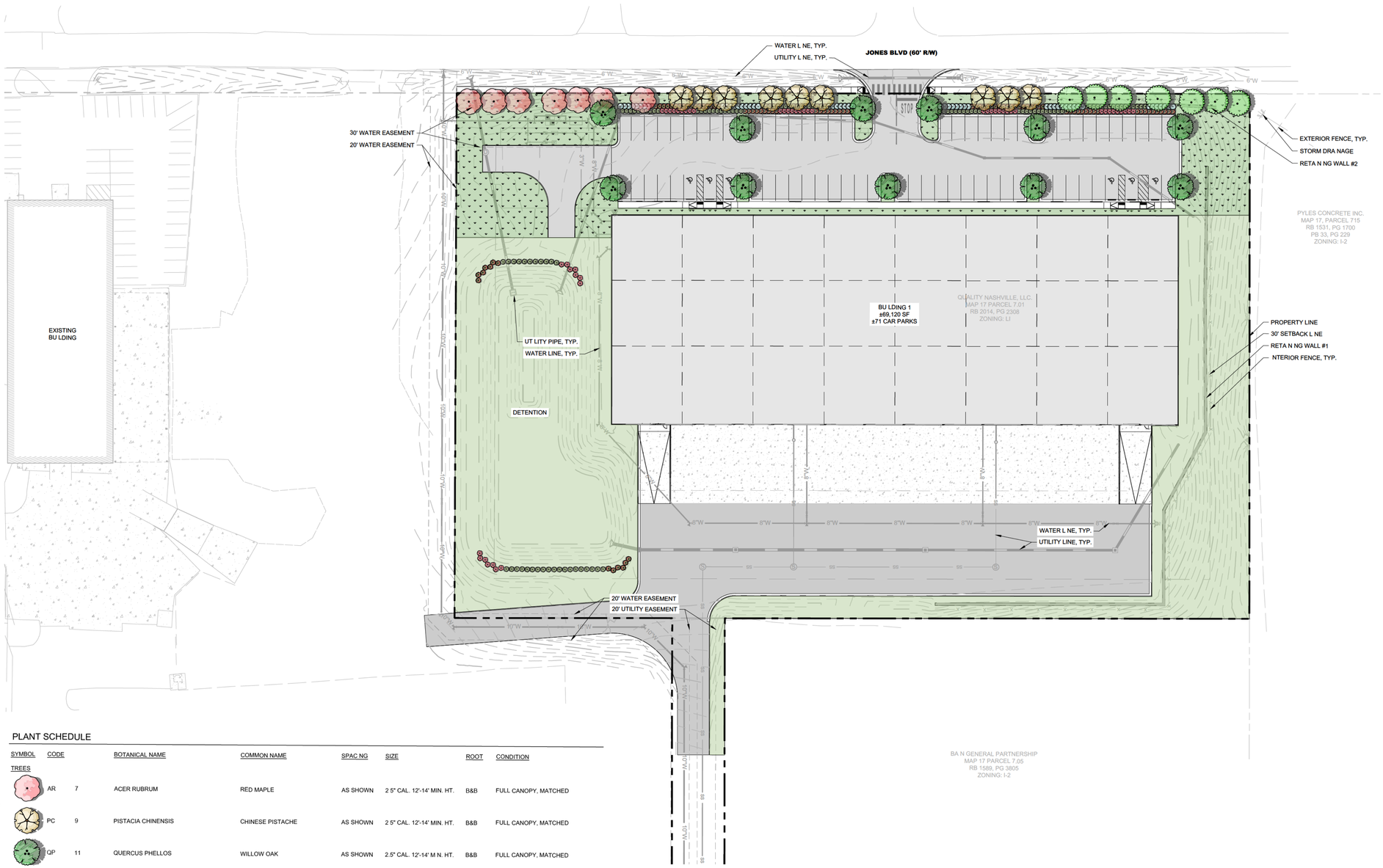
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LANDSCAPE DATA TABLE

PROJECT NAME:	130 JONES BLVD. INDUSTRIAL
PROPERTY ADDRESS:	130 JONES BLVD. LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 017 PARCEL 00718
EXIST NG ZONING:	NNOVATION DISTRICT (LI)
EXIST NG LAND USE:	UNDEVELOPED
SITE AREA (AC):	5.95 AC
BU LDING AREA (SF):	±69,120 SF

LANDSCAPE REQUIREMENTS

LANDSCAPE SURFACE AREA (LSA)
20% MINIMUM
REQUIRED 51,836 SF
PROVIDED 84,036 SF

STREET FRONTAGE
THE MINIMUM LANDSCAPE AREA MUST INCLUDE:
1 CANOPY TREE (2.5" CALIPER) PER EACH 25 FEET OF ROAD FRONTAGE
JONES BLVD (662 LF)
REQUIRED 23 CANOPY TREES
PROVIDED 23 CANOPY TREES

INTERIOR PARKING AREA
SURFACE PARKING AREAS OF 20 SPACES OR MORE SHALL PROVIDE LANDSCAPE ISLANDS THAT:
CONTA N A 1 CANOPY TREE WITH N A LANDSCAPE ISLAND THAT SPANS 1 PARK NG SPACE LENGTH
11 LANDSCAPE ISLANDS
REQUIRED 11 CANOPY TREES
PROVIDED 11 CANOPY TREES

PERIMETER PARKING SCREENING
CONTA N A CONTINUOUS HEDGE COMPOSED OF A DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS AND DEC DUOUS SHRUBS WITH A M N MUM PLANTING HEIGHT OF 30 INCHES AND PLANTED 3 FT ON-CENTER (UP TO 25% MAY BE DECIDUOUS).
REQUIRED 218 SHRUBS
PROVIDED 50 DECIDUOUS (21%) AND 190 EVERGREEN = 240 TOTAL SHRUBS

LANDSCAPE BUFFER
LANDSCAPE BUFFERS ARE NOT REQUIRED

PLANT SCHEDULE

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPAC NG	SIZE	ROOT	CONDITION
TREES								
	AR	7	ACER RUBRUM	RED MAPLE	AS SHOWN	2 5" CAL. 12'-14' MIN. HT.	B&B	FULL CANOPY, MATCHED
	PC	9	PISTACIA CHINENSIS	CHINESE PISTACHE	AS SHOWN	2 5" CAL. 12'-14' MIN. HT.	B&B	FULL CANOPY, MATCHED
	QP	11	QUERCUS PHELLOS	WILLOW OAK	AS SHOWN	2.5" CAL. 12'-14' M N. HT.	B&B	FULL CANOPY, MATCHED
	ZS	7	ZELKOVA SERRATA	JAPANESE ZELKOVA	AS SHOWN	2.5" CAL. 12'-14' M N. HT.	B&B	FULL CANOPY, MATCHED
SHRUBS								
	HQ	50	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	3' O.C.	30" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IC	50	ILEX CORNUTA	CHINESE HOLLY	3' O.C.	30" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	IJ	109	ILEX CRENATA	JAPANESE HOLLY	3' O.C.	30" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	PY	88	PRUNUS LAUROCERASUS 'OTTO LUYKEN	OTTO LUYKEN ENGLISH LAUREL	3' O.C.	30" M N. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
GROUND COVERS								
	SEED	62,394 SF	TALL FESCUE SEED MIX	TALL FESCUE SEED MIX	AS SHOWN			
	SOD	21,642 SF	TALL FESCUE SOD	TALL FESCUE SOD	AS SHOWN			

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Kimley»Horn

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JONES BLVD INDUSTRIAL
HAMILTON CREEK PARTNERS, LLC
LA VERGNE, TENNESSEE

HAMILTON H. HAMILTON
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
No. 1199
3/2/2026

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
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7			
8			
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10			

DESIGNED BY:	HNL
DRAWN BY:	HNL
CHECKED BY:	MHH
DATE:	3/2/2026
K MLEY-HORN PROJECT NO.	118646005

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1 01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIF ED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANT NG AREAS UNT L CERT FICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINN NG OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTA NED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1 02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BU LDINGS, WALKS, WALLS, PAV NG, P ING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULT NG FROM NEGLIGENCE SHALL BE REPA RED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORD NG TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVIT ES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILIT ES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONS BILITY FOR REVIEW NG AND CHECK NG ALL SUCH INFORMATION AND DATA, FOR LOCAT NG ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULT NG FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION W LL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UT LITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINN NG CONSTRUCTION.

1 03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXIST NG OR OTHERWISE, CAUSED BY CARELESS EQU PMENT OPERATION, MATERIAL STOCKP L NG, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DR P-L NE AND SPILLING OIL, GASOL NE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALAT NG SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUD NG FOUR (4) NCHES IN CAL PER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1 04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPEC ES AND SIZE SHALL CONFORM TO THOSE NDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING N ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS N THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE MMEDIATE TERMINAL GROWTH. PLANTS LARGER N SIZE THAN THOSE SPECIFIED N THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED N PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED N WRIT NG BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1 05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSO L MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPAR NG SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSO L, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" N ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SO L TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED N THE EXIST NG NATIVE SOIL ON SITE, UNLESS DETERM NED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT NSTALLATION OPERATIONS COMMENCE.

1 06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTA N ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTA NED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. F SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1 07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SO L TYPE, PLANT NSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1 08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPL ED AT A DEPTH OF THREE (3) NCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1 09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZ NG AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DUR NG TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE F BROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVO D DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS NDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPEC FIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPEC ES SHALL BE CONTA NER GROWN.

C. ALL CONTA NER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTA NER N WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROW NG CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED NTO A CONTA NER AND GROWN N THAT CONTAINER SUFFIC ENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTA NER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAW NGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY EST MATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPEC FIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF F NAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUD NG A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTA NED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRA N SYSTEMS. AREAS ADJACENT TO BU LDINGS SHALL SLOPE AWAY FROM THE BUILD NGS. REFER TO CIVIL ENGINEER'S PLANS FOR F NAL GRADES, F APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEAN NG UP BEFORE COMMENC NG WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH W LL N ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL MMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONS BILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXIST NG AND MPORTED L MEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. F LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UT LIZE PLANTING DETA L THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY L NES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UT LITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UT LITIES.

D. FURNISH NURSERY'S CERT FICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPEC FIED AND REQU RED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROW NG SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MA NTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED N FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH RRIGATION WORK TO ASSURE AVAILAB LITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANT NG PITS SHALL BE EXCAVATED TO SIZE AND DEPTH N ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAW NGS, AND BACK FILLED WITH THE PREPARED PLANT NG SOIL MIXTURE AS SPEC FIED N SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRA NAGE PERCOLATION IS AVA LABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO MPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD N POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED NTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANT NG SHALL BE PERFORMED BY PERSONNEL FAM LIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIF ED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVO D DAMAGE TO BU LDINGS AND BUILD NG STRUCTURES WHILE NSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPEC FIED N SECTION 1.05 OF THESE SPEC FICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN W LL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SO L MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMP NG).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAW NGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A M N MUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER NSTALLATION.

L. TREE GUY NG AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTA N TREES IN AN UPRIGHT POSITION. F THE CONTRACTOR AND OWNER DEC DE TO WAIVE THE TREE GUYING AND BRAC NG, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMN FY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT N THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNT L FINAL ACCEPTANCE OF WORK. IF D RECTED BY THE OWNER, "ROUND-UP" SHALL BE APPL ED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANT NG AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO F NAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODD NG

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DUR NG THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE F LLED WITH ADDITIONAL SO L, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNT L PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) NCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT L MITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOL D SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGA NST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. MMEDIATELY FOLLOWING SOD LAY NG, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMAR LY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. F, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO F LL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT NCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UN FORMLY SPREAD OVER THE ENT RE SURFACE OF THE SOD AND THOROUGHLY WATERED N. FERTILIZE NSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DUR NG THE PLANT NG OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRY NG AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MA NTENANCE

1. WITH N THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODD NG OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNT L CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (NCLUDING RE-GRADING F NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISH NG AND MA NTA N NG SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE F NAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT N A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING NCLUDED UNDER THIS CONTRACT SHALL BE MA NTAINED BY WATERING, CULTIVATING, SPRAY NG, AND ALL OTHER OPERATIONS (SUCH AS RE-STAK NG OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNT L CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 F NAL NSPECTION AND ACCEPTANCE OF WORK

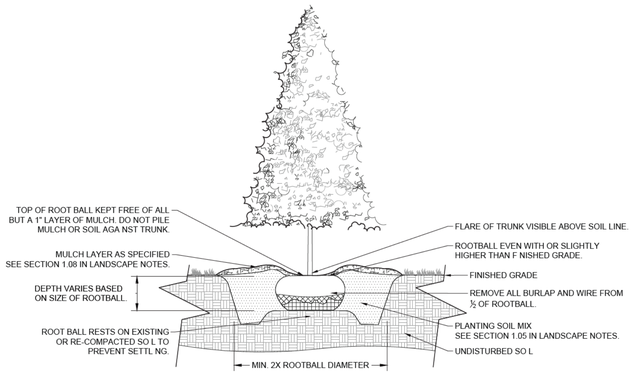
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIF ED BY THE LANDSCAPE ARCHITECT OR OWNER N WRITING) BEGINN NG WITH THE T ME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HERE N DESCR BED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANT ED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

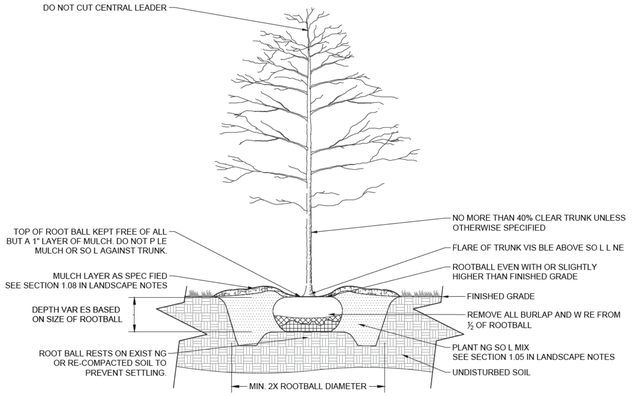
B. REPLACEMENT: ANY PLANT NOT FOUND N A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPEC FIED N THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MA NTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRIT NG OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



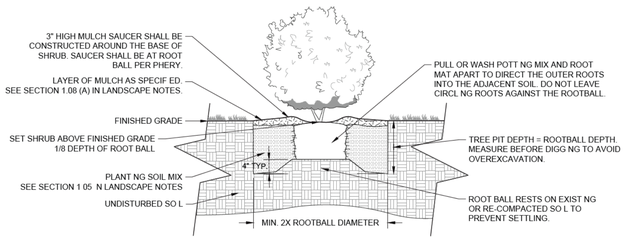
1 EVERGREEN TREE PLANTING

NOT TO SCALE



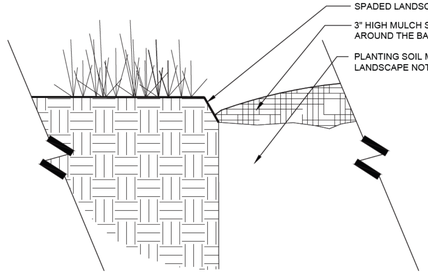
2 B&B TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE



3 SPADED EDGE

1 1/

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 6. **Final Plat - Villages at Woodland Hills, Section 8, Phase 1 - 48 Lots on 22.28 Acres. Requested by SEC, Inc. Property located at 927 Waldron Road (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.**

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 the Villages at Woodland Hills, Section 8 located on 22 ± 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 48 new lots with common areas. Also shown on the plat 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)

1. Change the street name from "Thomas Broeker Drive" to "Josiah Jaden Broeker Drive" in all locations.
2. (For Information) Please note that the city will not sign the plat for recording until the Longterm Maintenance Agreement with Longterm Maintenance Plan has been recorded.
3. Add the following note: "The Long-Term Maintenance Agreement for the stormwater facilities serving as shown hereon have been recorded in Record Book ____, Page ____, RORCT."
4. Provide a performance bond amount meeting the requirements of the Subdivision Regulations. These requirements are listed on Checklist C05 in the "Permitting and Construction General Information and Requirements"available on the city website
5. (Sheet 1 of 2) Correct the title block. This is Section 8, Phase 1.
6. (Sheet 1 of 2) Correct the sheet number. This is sheet 1 of 3.
7. (Sheet 2 of 3) Correct the title block. This is Section 8, Phase 1.
8. (Sheet 3 of 3) Correct the title block. This is Section 8, Phase 1.
9. (Sheet 2 of 3) Provide bearings for western property line of Lot 451.
10. (All sheets) Add professional stamp on all sheets.

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

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

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

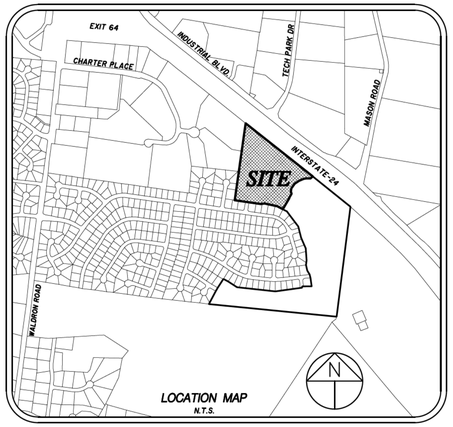
Police
No comments.

***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.




M/I HOMES
SWPPP & SAFETY GUIDELINES
CAUTION
AUTHORIZED PERSONNEL ONLY
CONSTRUCTION AREA
NO TRESPASSING
VOLVO
FX4





LOCATION MAP
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 2030, PAGES 2197, 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 _____

MAP 29, P/O PARCEL 23.00
RECORD BOOK 2030, PAGE 2197

PHIL DODD, AUTHORIZED AGENT
FOR BOB PARKS, OWNER

CERTIFICATE OF ACCURACY

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

DATE_____ _____

REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "VILLAGES AT WOODLAND HILLS, SECTION 8, PHASE I" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "VILLAGES AT WOODLAND HILLS, SECTION 8, PHASE I" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ 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 _____ _____

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

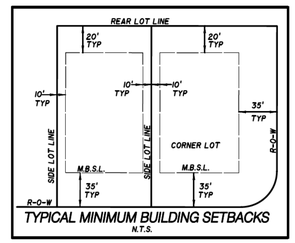
I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE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

DATE _____ NAME _____

north

0 200 400 600

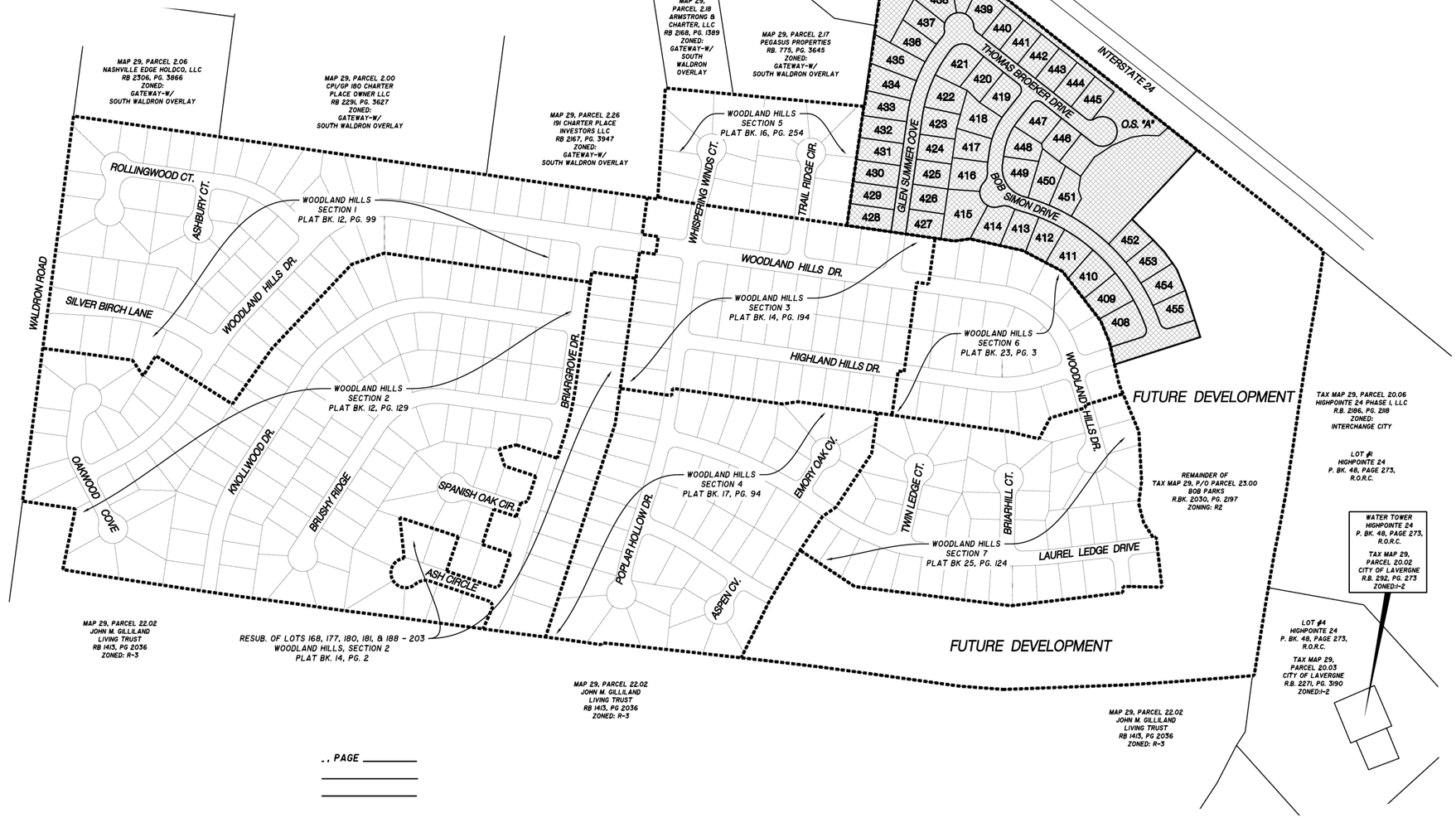
feet



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

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



., PAGE _____

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 48 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, 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 R2 (RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 35 FT. - SIDE = 10 FT. - REAR = 20 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

OWNER/DEVELOPER:
BOB PARKS
8119 ISABELLA LANE
BRENTWOOD, TN 37027

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, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

48 LOTS
TOTAL LAND AREA: 22.28± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

FINAL PLAT

SECTION 1, PHASE 1
VILLAGES AT WOODLAND HILLS SUBDIVISION

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.23	03-02-26 REV:	SECTION 8 PH 1 FINAL PLAT	ATS	1" = 200'	1 OF 2



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	30°17'59"	525.00'	277.63'	N 23°14'14" E	274.41'
C2	30°03'12"	475.00'	249.15'	S 23°06'05" W	246.30'
C3	90°14'47"	50.00'	78.75'	N 83°51'50" E	70.86'
C4	48°11'23"	25.00'	21.03'	N 14°11'32" E	20.41'
C5	186°22'46"	50.00'	162.65'	N 83°23'14" E	99.85'
C6	48°11'23"	25.00'	21.03'	S 27°51'05" E	20.41'
C7	90°00'00"	25.00'	39.27'	S 06°36'46" E	35.36'
C8	90°00'00"	25.00'	39.27'	N 83°23'14" E	35.36'
C9	250°53'44"	50.00'	218.63'	S 03°07'22" W	81.65'
C10	70°37'44"	25.00'	30.77'	N 86°52'38" W	28.87'
C11	30°17'59"	275.00'	145.43'	N 23°14'14" E	143.74'
C12	30°16'5"	225.00'	118.9'	S 23°14'48" W	117.53'
C13	82°57'09"	100.00'	144.60'	S 33°19'11" E	132.33'
C14	12°27'55"	150.00'	32.63'	S 01°51'18" W	32.57'
C15	46°34'03"	50.00'	40.64'	S 18°54'22" W	39.53'
C16	15°02'48"	50.00'	13.18'	S 33°19'58" E	96.82'
C17	46°34'03"	50.00'	40.64'	S 65°34'17" E	39.53'
C18	12°27'55"	150.00'	32.63'	S 68°50'13" E	32.57'
C19	55°27'34"	675.00'	653.37'	N 47°20'59" W	628.16'
C20	53°18'46"	625.00'	602.28'	S 47°08'47" E	579.24'
C21	88°28'46"	25.00'	38.6'	S 63°31'35" E	34.88'
C22	91°46'27"	25.00'	40.04'	S 26°20'49" W	35.90'
C23	173°31'51"	50.00'	151.43'	S 42°32'12" W	99.84'

LOT AREA TABLE

LINE	BEARING	DISTANCE
L1	S 48°05'58" W	43.15'
L2	N 88°10'43" W	50.46'
L3	S 81°13'42" W	40.95'
L4	S 6°7'33"08" W	71.00'
L5	S 56°31'50" W	73.31'
L6	S 35°47'31" W	79.61'
L7	S 08°44'43" W	48.57'
L8	S 20°46'43" E	28.50'
L9	S 29°54'52" W	69.46'
L10	N 62°13'04" W	86.52'
L11	S 82°13'02" W	53.01'
L12	N 08°06'23" E	37.31'
L13	S 08°05'15" W	37.08'
L14	S 36°23'14" W	17.27'
L15	N 13°59'56" W	16.76'

LOT AREA TABLE

AREA	SQ. FEET	ACRES
408	12,116	0.28
409	13,027	0.30
410	16,448	0.38
411	13,243	0.30
412	11,085	0.25
413	11,074	0.25
414	12,468	0.29
415	19,926	0.46
416	12,288	0.28
417	10,861	0.25
418	13,397	0.31
419	11,279	0.26
420	10,846	0.25
421	13,407	0.31
422	12,320	0.28
423	10,860	0.25
424	10,200	0.23
425	10,200	0.23
426	10,200	0.23
427	10,916	0.25
428	11,301	0.26
429	11,276	0.26
430	11,276	0.26
431	11,276	0.26
432	11,276	0.26
433	11,888	0.27
434	12,596	0.30
435	14,911	0.34
436	10,873	0.25
437	10,878	0.25
438	12,249	0.28
439	11,886	0.27
440	10,010	0.23
441	10,010	0.23
442	10,010	0.23
443	10,010	0.23
444	10,010	0.23
445	10,863	0.24
446	10,132	0.23
447	12,510	0.29
448	10,071	0.23
449	11,756	0.27
450	13,142	0.30
451	10,955	0.25
452	10,800	0.25
453	11,533	0.27
454	11,651	0.27
455	11,264	0.26
TOTAL	970,572	22.28

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

OWNER/DEVELOPER:
BOB PARKS
819 ISABELLA LANE
BRENTWOOD, TN 37027

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, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

48 LOTS
TOTAL LAND AREA: 22.28± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

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

north
0 50 100 150
feet

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

FINAL PLAT

PHASE 1
VILLAGES AT WOODLAND HILLS SUBDIVISION

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

SEC, Inc.
WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

PROJ. #	DATE: 03-02-26 REV:	FILE: PHASE I FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 3
86398.39					



CURVE TABLE

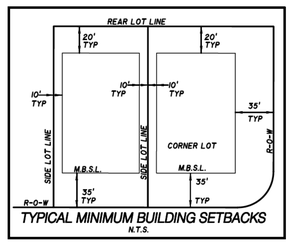
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C15	46°34'03"	50.00'	40.64'	S 18°34'22" W	39.53'
C16	159°02'42"	50.00'	138.81'	S 33°19'56" E	96.82'
C17	46°34'03"	50.00'	40.64'	S 85°34'17" E	39.53'
C18	12°27'55"	150.00'	32.63'	S 68°53'13" E	32.57'
C19	55°27'34"	675.00'	653.37'	N 47°00'59" W	628.16'
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LOT AREA TABLE

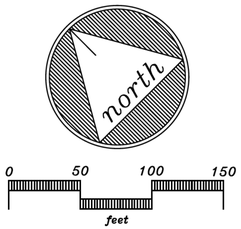
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13,243	0.30
11,085	0.25
11,074	0.25
12,468	0.29
19,926	0.46
12,288	0.28
10,861	0.25
13,397	0.31
11,213	0.26
10,845	0.25
13,407	0.31
12,320	0.28
10,860	0.25
10,200	0.23
10,200	0.23
10,200	0.23
10,216	0.23
11,301	0.26
11,276	0.26
11,276	0.26
11,276	0.26
11,276	0.26
11,888	0.27
12,916	0.30
14,981	0.34
10,873	0.25
10,873	0.25
12,249	0.28
11,816	0.27
10,010	0.23
10,010	0.23
10,010	0.23
10,010	0.23
10,010	0.23
10,683	0.24
10,132	0.23
12,509	0.29
10,071	0.23
11,756	0.27
13,142	0.30
10,955	0.25
10,800	0.25
11,533	0.27
11,651	0.27
11,264	0.26
TOTAL 970,572	22.28



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



OWNER/DEVELOPER:
BOB PARKS
8119 ISABELLA LANE
BRENTWOOD, TN 37027

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, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

48 LOTS
TOTAL LAND AREA: 22.28± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

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

LEGEND

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

FINAL PLAT

PHASE 1
VILLAGES AT WOODLAND HILLS SUBDIVISION

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
WWW.SEC-CIVIL.COM

PROJ. #	DATE: 03-02-26 REV:	FILE: PHASE 1 FINAL PLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 3 OF 3
86398.39					

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

March 2, 2026

Gary Lide
City of La Vergne Planning Department
1500 E Nir Shreibman
La Vergne, Tennessee 37086

RE: Villages at Woodland Hills Phase 1
Opinion of Probable Cost for City Bonding
SEC No.86398

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	3-quotes for pavement average (on site)	$138,759.13
2.	SEC, Inc. Cost for As-Builts	$5,000
3.	General Erosion Control Maintenance	$10,000
4.	General Water and Sewer Maintenance	$10,000
5.	20% Contingency	$32,752

Total opinion of probable cost = $196,511.13

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,

John Miner

John Miner, P.E.
SEC, Inc.





PROPOSAL # 26-320095

DATE: 2/06/2026

ESTIMATING	SCHEDULING
Finn DuBois	**Desiree' Scott**
Estimator	Project Coordinator
[redacted]	[redacted]

TENNESSEE GENERAL CONTRACTOR'S LICENSE NUMBER 52196. Unlimited; HRA, HRA-B, MU-C, MU-D
EMR=0.86

AMI"s mission is to glorify God by performing hassle-free projects of the highest quality while establishing long lasting relationships in a safe and positive environment.

PROJECT SUMMARY

PROJECT NAME: Woodland Hills

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- New Pave - Topping

PROJECT DETAILS

NEW PAVE - TOPPING (Phase 1: 9,380 SY):

- We will apply tack oil to the existing asphalt to help the new asphalt bond to the existing asphalt.
- We will pave with 1.5" of 411 E-mix asphalt and roll for compaction.
- We have included (3) equipment mobilizations per phase.

THE AMI ADVANTAGE

FULLY INSURED:

- General liability coverage of $1,000,000.00 for each occurrence, $2,000,000.00 general aggregate, and $5,000,000.00 excess umbrella
- We carry worker's compensation insurance: You won't have to worry about paying for employee injuries that occur on your property. All company employees are covered under worker's compensation policy with $1,000,000.00 for each accident.
- Automobile coverage of $1,000,000.00 for each accident with $5,000,000.00 excess umbrella

PROFESSIONAL COMPANY:

- Member of the Nashville Chamber of Commerce
- Member of the Wilson County/Lebanon Chamber of Commerce
- Member of the Rutherford County Chamber of Commerce
- Member of the Better Business Bureau with an A-plus rating
- Member of the Greater Nashville Apartment Association (GNAA)
- Industry partner of the Institute of Real Estate Management (IREM)
- Courteous, customer-oriented employees
- No worry about who is around your facility

PRICING BREAKDOWN

We propose to complete the above work in accordance with the above specifications for the sums provided below. If you wish to select individual scopes of work, please indicate so with a check mark next to the scope below.

	PHASE 1	QUOTE
✓	PAVING	QUOTE
	TOPPING	$ 114,627.30

Payment to be made in cash or by check within **30 days from completion of work** unless otherwise stated below.

AREA OF WORK


Phase 1
Mail Kiosk
Existing Pond
Detention ±0.30 Ac
Detention ±0.71 Ac
Property
, Parcel 217
ED:I-2
Glen Summer Cove
Thomas Forrester Drive
Bob Simon Drive
Chris Palmer Drive
Highland Hills Dr
Woodland Hills Drive
Woodland Hills
Section VI
Zoned: R2
ROW

PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

- Owner/owner agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to arrival are outside of AMI's control and will cause delays in the ability to meet the originally planned schedule. In the event that the property is not cleared prior to arrival and the job is delayed from starting on time, Owner/owner agent will be charged for ruined, spoiled, and/or wasted materials and an additional fee of $500.00 for the first hour of delay or $2,500.00 for waits longer than one (1) hour.
- Any vehicles remaining on the property are to be towed at the expense and direction of others. AMI shall provide a list of towing companies upon request, but will not contact towing companies on the Owner/owner agent's behalf.
- Owner will ensure that sprinklers do not operate in the jobsite area on days that work is being performed, including prior to the arrival of AMI crews. If sprinklers come on during the project, Owner/owner agent acknowledges that such action will cause delays in the work and can cause damage to the end product. Any delays or additional work needed to remedy any issues due to sprinklers coming on during the project will be billed accordingly.
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, approval may be required from local authorities. AMI assumes no responsibility in submitting for or acquiring approval.
- The work area, which includes where all employees, equipment, and trucks are being used or located, must remain clear of all vehicle and pedestrian traffic. Owner/owner agent is required to make arrangements with tenants, deliveries, and other vendors that normally need access to the area to ensure that they comply with this requirement. The safety of owner/owner agent's employees, tenants, customers, and AMI employees is the top priority. As a result, this policy is strictly enforced.
- AMI's normal business hours are Monday through Friday, 6am to 5pm Central Standard Time. Work performed outside of stated hours is considered "outside of business hours" for the legal purposes of this Agreement. If Owner/owner agent requires work outside of AMI's business hours after an Agreement is made, Owner/owner agent is subject to overtime labor charges on the invoice.
- AMI Construction, Inc. (AMI) provides a limited warranty for work performed that covers any defects in materials and workmanship, including installation. This limited warranty covers all work performed by AMI and any of its subcontractors and starts on the date of installation and lasts for one calendar year. Anything outside of normal wear and tear for light duty automobile traffic is excluded from this warranty, including but not limited to the following: damage caused by snow removal practices, damage due to any chemical spills or applications, damage due to oil spillage or dripping, damage due to outriggers of any kind, damage due to the placement of any dumpsters onto the pavement or concrete, damage due to any vehicles or trailers with excessive weight, damage due to abuse or neglect, damage due to acts of God or abnormal weather.
- To avoid late fees, payments must be received by the due date described in Payment Terms below. Except as may be otherwise provided by written contract, all past due balances will be assessed at a 1.5% late fee per month (18% per year), with a minimum fee of $15.00 per month.
- To the extent not prohibited by applicable law, Owner/owner agent agrees to pay all attorney fees, collection costs, and expenses associated with the collection of this debt and enforcement of this Proposal.
- All asphalt suppliers adjust pricing at the first of every month based on the State of Tennessee's Bituminous Index as published at https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf . Due to the volatility in the current market, we must pass on the escalation costs in materials at the time of increase. Therefore, this proposal is valid until the end of the calendar month at the date of the proposal as shown above.
- If Owner/owner agent desires to reschedule, suspend, or in any way delay work on a scheduled project, Owner/owner agent must provide advanced notice via email to the AMI contact by 2:00 PM CST the business day before any AMI service is scheduled to occur. Failure to do so will cause AMI to incur unnecessary costs. As such, should Owner/owner agent fail to provide such notice, Owner/owner agent is responsible to AMI for any such costs and will additionally pay to AMI, as invoiced, a charge of $2,500.00 for each occurrence of delay of scheduled work. For example, if Owner/owner agent and AMI have scheduled an 8:00 Monday morning service, and Owner/owner agent calls AMI on that Monday at 7:00 AM to postpone or otherwise reschedule that day's scheduled work, Owner/owner agent will be charged $2,500.00 at the time of billing. This charge is not punitive but is rather an estimated total of costs AMI will actually incur due to Owner/owner agent's untimely lack of advanced notice.
- If the Owner/owner agent desires to cancel the contract, they must notify AMI in writing at least 30 days before the project is projected or scheduled to begin. If the contract is canceled by the Owner/owner agent, the Owner/owner agent agrees to pay 5% of the total signed contract value to AMI (due within 5 days of contract cancellation), with a minimum charge of $750, unless otherwise agreed to by both parties in writing. This charge is not punitive, but rather an estimated value of overhead and other costs associated with planning and preparing to begin the project.
- AMI shall be excused from its performance for a reasonable period of time to the extent that it is prevented, hindered, or delayed by a force majeure occurrence. This is inclusive of any COVID-19 related delays.
- Payment terms for all new customers are subject to credit approval. Upon our receipt of approval of the proposed work, all new customers will receive a Credit Application. After AMI receives that application and reviews the results of the credit check, they will notify the customer of their credit terms and execute the proposal. As an alternative to completing the credit application, the customer can choose to prepay. Existing customers with satisfactory and established credit history with AMI Construction will continue to have NET 30 payment terms, unless otherwise agreed to in writing. Under the Net 30 terms, total payment is required no later than thirty (30) days from the date of completion of the project as indicated by the invoice date. Payments should be made via cash, via company check (payable to AMI Construction, Inc., 107 Bay Court, Lebanon, TN 37087), or via ACH Wire Transfer. Credit Card payments are accepted for an additional 3.5% processing fee.

- This proposal constitutes the entire agreement between the parties, and all previous agreements and negotiations, whether written or verbal, relating to the subject matter herein, are declared to be null and void except as herein stated. No amendment to this proposal hereinafter made between parties shall be binding unless reduced to writing and signed by an officer or authorized representative of both parties.
- Owner/owner agent may request modifications to this proposal so long as required changes are within the general scope of this Agreement. In addition to Owner-initiated changes, AMI may require changes based on, but not limited to, environmental, structural, or logistical findings within the course of work. The proposal sum and the amount of time required to perform the project shall be adjusted as necessary, but agreement as to the amount of the adjustment must be reached before AMI commences said change or additional work, or expends any costs necessitated by said changes. Execution of a written change order is a condition precedent to performing the work and completing the project, except for work performed in emergency situations at the direction of and verbal agreement by Owner/owner agent.
- In the event work is temporarily or permanently paused, halted, restricted, stopped, or in any way impeded by a government entity, including but not limited to boards, HOAs, localities, cities, municipalities, counties, states, federal or other agencies acting on behalf of a government entity, Owner/owner agent will notify AMI Construction, Inc. immediately of the stoppage order. Should a government agency indicate or notify AMI's onsite crew, supervisor, or staff of a stoppage, AMI will notify Owner/owner agent immediately and will remove itself and equipment from the jobsite. Stoppage of work for any reason or amount of time will trigger a "progress payment" requirement. Owner/owner agent agrees to pay AMI Construction, Inc. for the progress made up to and including the date of stoppage. Terms for the progress payment will be "Due Upon Receipt" and should be paid immediately upon receiving the progress payment invoice from AMI. Once work resumes on the job and the project is completed, AMI will invoice for the remaining balance of the project, with terms as agreed upon in the original contract (typically Net 30 days from project completion date).
- In the event of a significant delay and/or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Subcontractor, the contract sum, time of completion, and/or contract requirements shall be adjusted accordingly by change order. A change in the price of an item of material, equipment, or energy will be considered.
- AMI maintains its Right to Cure. The Owner/Owner's Agent is responsible for notifying AMI in writing of any workmanship defects or warranty concerns within three (3) business days of the occurrence. AMI will then have ten (10) business days (or such time as is relatable to the severity of the workmanship defect) to remedy the defect before the Owner/Owner's Agent may issue a back charge or any other punitive action against AMI. AMI will not be responsible for any back charges or workmanship defects that AMI was not alerted to and given the opportunity to cure based on the parameters listed in this section
- Pricing is based on AMI having uninterrupted and unrestricted access to the job site and/or job phases as outlined in the Project Details above. If the work takes longer than AMI has included in their Proposal due to AMI's labor performance, AMI's material availability, etc., additional costs resulting from the delay will be absorbed by AMI. If the owner/owner agent/general contractor causes any delay by altering the conditions of the site or by restricting AMI's access to the site causing AMI to have additional demobilizations/mobilizations and/or additional labor days on site above what is included in the Project Details above, the owner/owner agent/general contractor agrees to issue a change order and pay AMI for the additional cost as outlined in the table below. Labor will be billed in ½ day increments, with ½ day being the minimum charge.

Crew	Amount	Unit of Measure
If the Base Stone crew has time on the job extended	$1,960.00	Per crew, per ½ day
If the Base Stone equipment has to be removed or delivered to the site more than the number or times included on the proposal	$1,776.80	Per each removal or delivery to the site
If the Concrete crew has time on the job extended or if the minimum access to curb is not met	$3,473.63	Per crew, per ½ day
If the Milling crew has time on the job extended	$2,173.50	Per crew, per ½ day
If the Paving crew has time on the job extended	$3,750.00	Per crew, per ½ day
If the Paving equipment has to be removed or delivered to the site more than the number or times included on the proposal	$1,776.80	Per each removal or delivery to the site
If the Sealcoating crew has time on the job extended	$1,634.75	Per crew, per ½ day
If the Striping, Signage, Misc crew has time on the job extended	$616.00	Per crew, per ½ day
If the Traffic Control Crew has time on the job extended	$770.00	Per crew, per ½ day

SPECIFIC TERMS & CONDITIONS:

- Subgrade must be within +/- .10 before base stone application.
- Subgrade under curbing must be within +/- .10 before curb application.
- All pricing is based on civil plans provided by others.
- Any extra mobilizations over what was included in our proposal will be an additional charge.
- We have assumed that we can have access to our whole scope of work at one time. If smaller sections are required there will be additional charges.
- Traffic control not included in the proposal.
- Owner and/or his agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to our arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to our arrival are outside of our control and will cause delays in our ability to meet the originally planned schedule. In the event that the property is not cleared prior to our arrival and we are delayed in our starting on time, you will be charged an additional fee of $500.00 per hour of delay. Any vehicles remaining on the property are to be towed at the expense of others *(unless an authorization form has been signed for AMI to perform towing services, in which the owner/representative is responsible for reimbursing AMI for services rendered.)*
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- We have no knowledge as to the stability of the base underneath the existing asphalt. We are assuming that the base is firm and unyielding and will handle the load of full sized dump trucks, a milling machine, and a large paving machine. AMI is not responsible for any damage caused by driving any of our equipment on the existing parking lots at your facility. If we find that the base is not firm and fails with the load of our equipment, we will notify you immediately and present options to you for moving forward. You will be responsible for any costs associated with any work needed to the subgrade or base stone.
- Pricing is based on the TDOT Bituminous index of December 2024. Pricing is to be adjusted to the index at the time of actual material purchase.
- AMI will provide safety cones around the work area to prevent pedestrian traffic. AMI is not responsible for guarding the new concrete after it has been put in place. AMI is not responsible for any damage done to the concrete immediately after the pour and during the curing process including but not limited damage done by writing, walking, or driving on the new concrete.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, you could be required to get approval from your local authorities. AMI is assuming no responsibility in submitting for or acquiring approval.
- All testing is excluded from this proposal.
- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Sub contractor, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% between the date of this contract and the date of installation. Contractor agrees to change orders of actual cost plus 10%.
- The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.

ACCEPTANCE OF ESTIMATE

The above specifications and prices are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn by us if not accepted within 30 days from the date of the proposal as shown above

YOUR SIGNATURE: _____ **DATE:** _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER: ☐

First time customers will receive a link to complete a credit check, which needs to be completed before documents will be executed and before the project can be scheduled. If a new customer wishes to bypass the credit application process, they can pay in full before the work is scheduled.

****IF A VENDOR PORTAL IS REQUIRED FOR PAYMENT, PLEASE LIST THE NAME OF THE PORTAL, ANY REQUIRED FEES ASSOCIATED WITH THE USE OF THE PORTAL, & ANY PERTINENT INFORMATION REGARDING THE PORTAL BELOW:**

_____

_____

RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC. **DATE:** 2/27/2026

FOUR STAR PAVING

[redacted]

DATE: 02/17/26 **PROPOSAL #** _____

FROM: *Zach Wright*
JOB: **Woodland Hills Ph 1 Topping Budget**

LOCATION: **La Vergne**

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving-				
Tack & Surface 1.5"	9,515	SY	$13.75	$130,831.25
Bituminous Index (February 2026)-Reference Only	1	LS	$0.00	$0.00
		TOTAL		**$130,831.25**

Notes:
No concrete flatwork.
This proposal must become part of any contract.

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.
11. Pricing good thru January 2027. Any work performed after subject to reprice.

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.

2/17/26

FOUR STAR PAVING

[redacted]

DATE: 02/17/26 **PROPOSAL #** _____

FROM: *Zach Wright*
JOB: Woodland Hills Ph 1

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving-				
Base 8"/Prime/Binder 2"	9,515	SY	$34.75	$330,646.25
24" X 8" Mountable C&G	5,810	LF	$22.75	$132,177.50
Extruded Curb (Min Charge Approx 175 LF)	1	LS	$3,000.00	$3,000.00
Bituminous Index (February 2026)-Reference Only	1	LS	$0.00	$0.00
		TOTAL		**$465,823.75**

Notes:
No concrete flatwork.
This proposal must become part of any contract.

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.
11. Pricing good thru January 2027. Any work performed after subject to reprice.

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.

2-17-26

ROGERS GROUP INC.

Proposal

PROJECT

Woodland Hills - LaVergne

DATE

02/09/2026

*Prices Valid for thirty (30) days.

Rogers Group, Inc.

[redacted]

TO: Connor Kelly
MI Homes of Nashville

[redacted]

Bid Item	Description	Quantity	UOM	Unit Price	Ext Price
1010	HEAVY DUTY PAVING (8" PUG / 2" BM)	15,065.000	SY	$ 26.00	$391,690.00
1020	ALT 24" CURB & GUTTER	9,115.000	LF	$ 24.15	$220,127.25
				Base Stone, Curb & Binder	**$611,817.25**
1030	SWEEP & CLEAN	15,065.000	SY	$ 0.80	$12,052.00
1040	TACK COAT	754.000	GL	$ 5.77	$4,350.58
1050	1.5" E SURFACE	15,065.000	SY	$ 10.25	$154,416.25
				Surface	**$170,818.83**
1060	ALT PRIME & CHIP	15,065.000	SY	$ 2.70	$40,675.50
				Alternate Prime & Chip Base Stone	**$40,675.50**
Grand Total:					**$823,311.58**

Special Conditions:

Exclusions

1. Price does not include cost for permits, inspections by governing authorities, bonding, removal, demo, excavation, layout, engineering, backfill, nor anything unstated above.
2. Price does not include undercutting of subgrade due to failure.
3. No permanent traffic control is included in our price.
4. Price does not include elevation adjustments to manholes, inlets, valve boxes, nor any other utility.
5. This quote does not include street signage unless otherwise stated in the proposal.
6. This quote does not include temporary or permanent striping unless otherwise stated in the proposal.
7. Any budgetary pricing is based on current AC index, fuel, equipment, and labor rates. Prior to material placement, price shall be updated based on current monthly rates.
8. The asphalt paving industry recommends grade for proper drainage of asphalt surface is at least 2%. Designed grades of less than 2% will increase chances of water ponding, and RGI will not guarantee
9. If GPS machine control is required, all required files for Trimble shall be provided to Rogers Group, Inc at no

Scott Mergen 2/27/26

Villages at Woodland Hills
LaVergne, TN
Page 1 of 3

cost.

10. Price does not include prime & chip.
11. Price does not include traffic control. We will work behind lane closures and traffic control that is setup, maintained, and removed by others.

Miscellaneous Notes

12. Price is based on all work to be done during 2026 construction season.
13. Rogers Group, Inc. will do no paving work in January or February of any year.
14. TDOT Special Provision 109B for liquid AC Adjustment is in effect for this proposal. Proposal price is based on: February 2026 AC Index $580.77.
15. Price is based on pavement placed directly following placement of base stone with all phases / work areas ready for stone upon mobilization.
16. Subgrade, by others, shall be within +/- .1' and accepted by RGI prior to starting work.
17. After pavement placement and acceptance, RGI will not be responsible for failures caused by the construction activities of others.
18. Price is based on Lump Sum contract.
19. Concrete pricing is based on Unit Pricing, payable per ticketed ton or as measured in the field.
20. Rogers Group, Inc requires 2' offset stakes every 25 feet with grades before mobilization to the project. RGI will layout it's work off these stakes.
21. This proposal shall be included in any contract signed by Rogers Group, Inc.
22. Price given above is based on mutually agreeable contract between Rogers Group, Inc. and General Contractor / Owner.
23. Rogers Group, Inc. will not pave on any other base stone other than RGI-produced stone.
24. All base stone to be installed to the correct grade and compaction, by others, prior to our mobilization.
25. Rogers Group will not place surface course on areas where sediment filter bags are still in use in drains, catch basins, and other drainage structures.

Quotation prepared by: Scott Nerger

To accept this quotation, sign here and return: _____

Name: _____

Title: _____

Date: _____

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.

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

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 7. **Site Plan - 164 Chaney Boulevard - Seven Townhomes on 0.96 Acres. Property located at 164 Chaney Boulevard (Tax Map 18P, Group E, Parcel 4). R-3 (High Density Residential) Zoning District. Property owned by Fahim Eryan. Requested by Morley Corp.**

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

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

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

The property is located off Chaney Blvd. The proposed layout on the plan shows 7 proposed dwelling units in two (2) new buildings. One building will contain 4 units and the other 3. Each building will be 2 stories tall.

The City's parking requirements are 21 spaces (3 per unit). The applicant is showing 28 proposed parking spaces. That number includes 2 HC spaces.

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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





164 Chaney Blvd.

Site Plan
LaVergne,
Rutherford County, TN



Site Location Map

Scale 1" = 500'

Sheet List Table

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

City General Notes:

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

Resource List

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

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

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

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

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

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

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

AT&T
Phone: (800) 620-6000

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

General Notes:

1. Contractor shall comply with all local, state and federal codes, ordinances, rules, regulations, orders and other legal requirements of municipal authorities which bear on the performance of the work.
2. The contractor is cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of various utility companies, and where possible measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must contact the appropriate utility company at least 72 hours before any excavation to request exact field location of utilities.
3. Tennessee Underground Utility Locate Service Phone: 811. Call shall be made 3 days before digging.
4. The contractor shall verify all measurements and be responsible for any mistakes they may make as a result. If the contractor discovers any discrepancies in figures on the drawings, he/she shall report same to the Engineer before proceeding with any work affected by the discrepancy, and shall be held responsible for results should he/she fail to make such effort.
5. Local, state, and national laws and guidelines shall take precedence over design information if in conflict. Contractor shall inform client and Morley and Associates, Inc. in writing if any conflicts arise.
6. Material specifications shall be in conformance with applicable portions of the City of LaVergne Standard Specifications, (latest edition), memorandums and supplements unless specifically stated otherwise on these plans, contract documents or local code.
7. Contractor shall be familiar with all plans associated with the project as it relates to the preparation and construction of all improvements, such as architectural, structural, MEP, and landscape plans.
8. Bearings shown are based on the Tennessee State Plane Zone, US Foot Coordinate System (NAD83). Elevations are based on NAVD-1998.

Site Summary

Property Information	
Proposed Use	= Multifamily Residential Units (Townhouses)
Existing Use	= Vacant
Current Address	= 164 Chaney Blvd. LaVergne, TN 37086
Parcel ID.	= 018P-E-004.00
Lot Area	= ± 0.96 Acres (±41,758 SF)
Zoning Information	
Current Zoning Classification	= R3 - High Density Residential
Building Setbacks	= Front: 35'
	Side: 10'
	Rear: 20'
Building Information	
Proposed Buildings Gross Floor Area	= 5,355 SF (13%)
Max. Building Height	= 36'
Proposed Building Stories	= 2
Site Information	
Number of Units	= 7
Gross Density	= 7 units per acre
Pervious Area	= 17,505 SF (42%)
Impervious Area	= 24,253 SF (58%)
Lot Coverage	= 58%
Proposed Building Coverage	= 5,355 SF
Parking Information	
Required Parking Spaces	= 28 (4 per unit)
Total Available Parking Spaces	= 28
Required ADA Parking Spaces	= 2 (1 Van-Accessible)
Total Provided ADA Parking Spaces	= 2 (1 Van-Accessible)
Landscape	
Required Landscape	= 3 canopy trees (2.5" caliper) per acre = 3
	= 3 understory (1.5" caliper) per acre = 3
	= 15 shrubs (18" high) per acre = 15
Proposed Landscape	= 24 canopy trees
	= 13 understory trees
	= 116 shrubs

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125885
STATE OF TENNESSEE

Surveyor

Dale and Ass
[redacted]

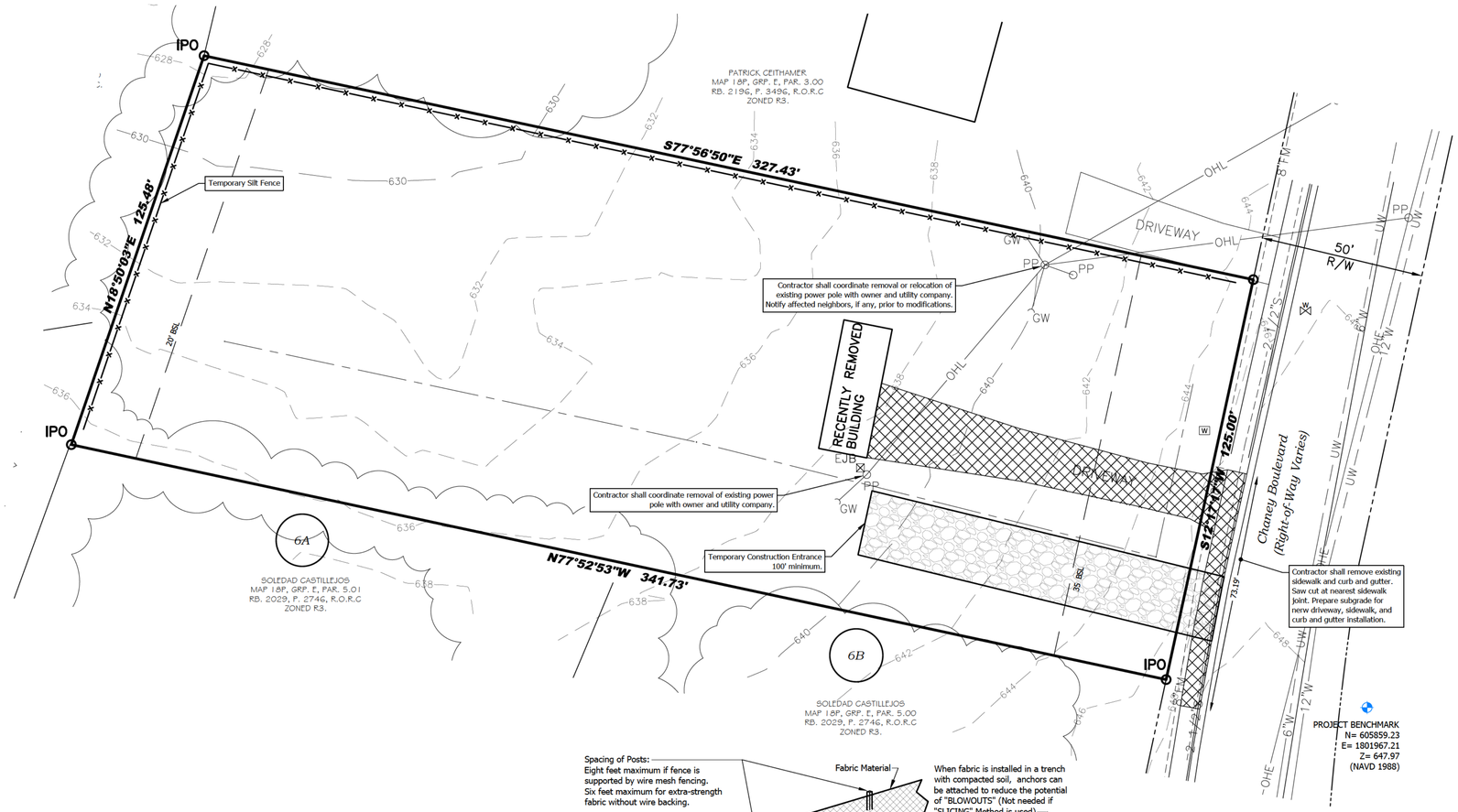
Owner/Developer

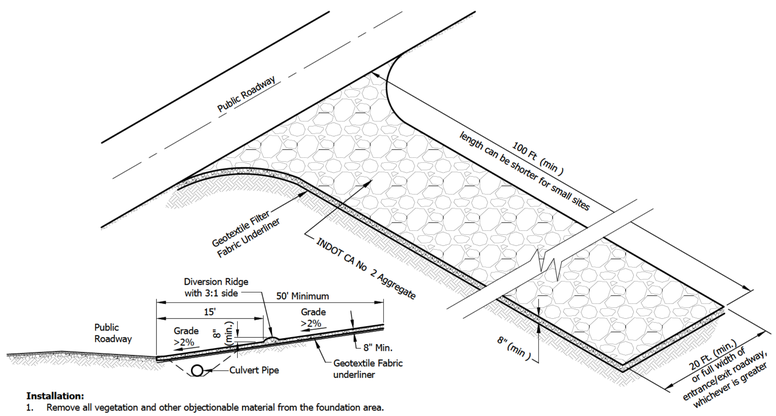
Fahim Er
[redacted]

Civil Engineer

MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
[redacted]

13233.4.001-A 164 Chaney Blvd.



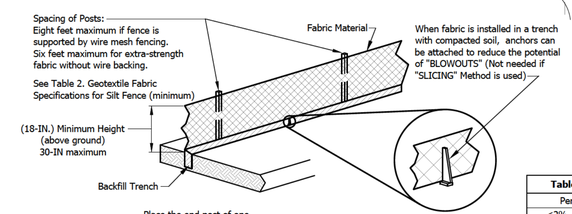


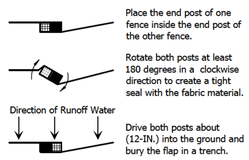
Installation:

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

Temporary Construction Ingress / Egress Pad

No Scale





ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

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

Table 1: Slope Steepness Restrictions

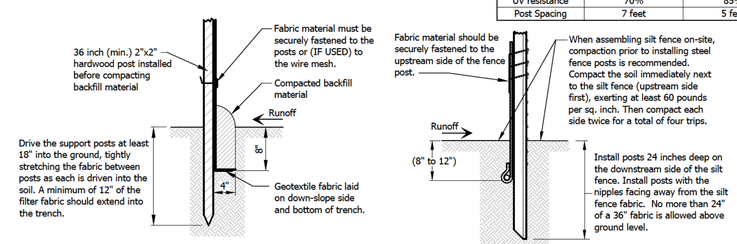
Percent Slope		Maximum Distance
<2%	<50:1	100 feet
2%-5%	50:1 to 20:1	75 feet
5%-10%[1]	20:1 to 10:1	50 feet
10%-20%[1]	10:1 to 5:1	25 feet
>20%[1]	>5:1	15 feet

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

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

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

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



Silt-Fence Installation

No Scale



Proposed Legend

- Temporary Construction Ingress / Egress Pad
- Demolition Area
- Sediment Fence

Existing Legend

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

Erosion Notes

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

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125554
STATE OF TENNESSEE
Alejandro Mojica Cadario 03-03-26

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ARCHITECTS | ENGINEERS | SURVEYORS

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.
If differences exist between electronic files and the signed and sealed hard copy drawings, the hard copy shall govern.

[redacted]
Fax

164 Chaney Blvd.
LaVergne, TN 37086

Existing Conditions / Erosion Control Plan

No.	By	Date

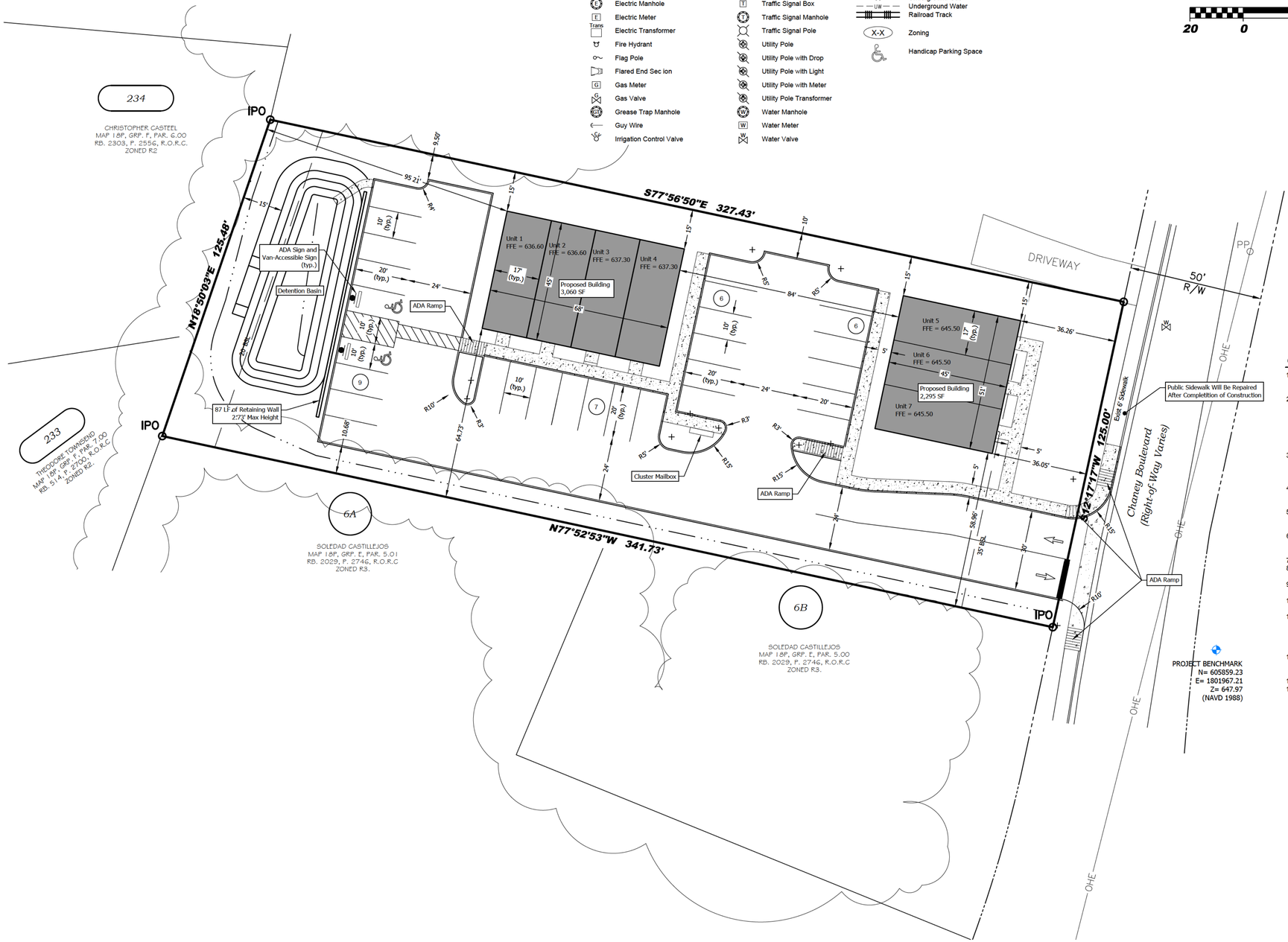
Revisions

Scale: 1" = 20'

Designed By: AMC	Job Number: 13233.1.001-A
Drawn By: KPR	Date: 03/02/2026
Filename: 13233 Civil Base	
Sheet Number: **C100**	

Existing Legend

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







Location Map
Scale" 1" = 250'

Proposed Legend

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

General Notes:

1. Contractor shall comply with all local, state and federal codes, ordinances, rules, regulations, orders and other legal requirements of municipal authorities which bear on the performance of the work.
2. The contractor is cautioned that the location and/or eleva ion of existing utilities as shown on these plans is based on records of various u ility companies, and where possible measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must contact the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities.
   Tennessee Underground Utility Locate Service
   Phone: 811
3. The contractor shall verify all measurements and be responsible for any mistakes they may make as a result. If the contractor discovers any discrepancies in figures on the drawings, he/she shall report same to the Engineer before proceeding with any work affected by the discrepancy, and shall be held responsible for results should he/she fail to make such effort.
4. Local, state, and na ional laws and guidelines shall take precedence over design information if in conflict. Contractor shall inform client and Morley and Associates, Inc. in writing if any conflicts ar se.
5. Material specifications shall be in conformance with applicable portions of he TDOT Standard Specifications, (latest edi ion), memorandums and supplements unless specifically stated otherwise on these plans, contract documents or local code.
6. Any existing unconsolidated fill and/or utility trenches shall be tested for compaction prior to paving and/or slab construction. Excavation of unconsolidated material and compaction of new material in hese areas may be required to prevent future settlement.
7. Al surfaces shall be graded to drain.
8. The contractor shall repair and/or replace all existing utilities, sidewalks, curbs or other existing infrastructure damaged as a result of this project.
9. The contractor shall be responsible for no ifying all occupants of interruption to heir utilities that wi l be caused by this project.
10. The contractor shall maintain the road right-of-way which has been disturbed. Maintenance shall meet the approval of the governing engineer.
11. Contractor shall erect and maintain all necessary barricades, detour signs, warning signals and lights (in conformance with the Manual on Uniform Traffic Control Devises - latest edition) and TDOT Standard Specifications, memorandums and supplements required to direct traffic safely over or around he place where work is being done, that in any way interferes wi h traffic or pedestrians.
12. The contractor shall be responsible for pot-holing to locate all existing underground utilities at all locations where construction activities are to be conducted. Contractor shall document and mark all underground utilities locations, depths and routing.
13. Al dimension are from face of curb unless noted otherwise.
14. No construction shall take place until a pre-construction meeting has taken place with appropriate authori ies and permission has been granted.

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
AGRICULTURE
No. 125854
STATE OF TENNESSEE
COMMERCE 03-0-20

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Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and Morley and Associates, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.
If differences exist between electronic files and the signed and sealed hard copy drawings, the hard copy shall govern.

812.464.2514 Fax
164 Chaney Blvd.
LaVergne, TN 37086

Site Plan

No.	By	Date

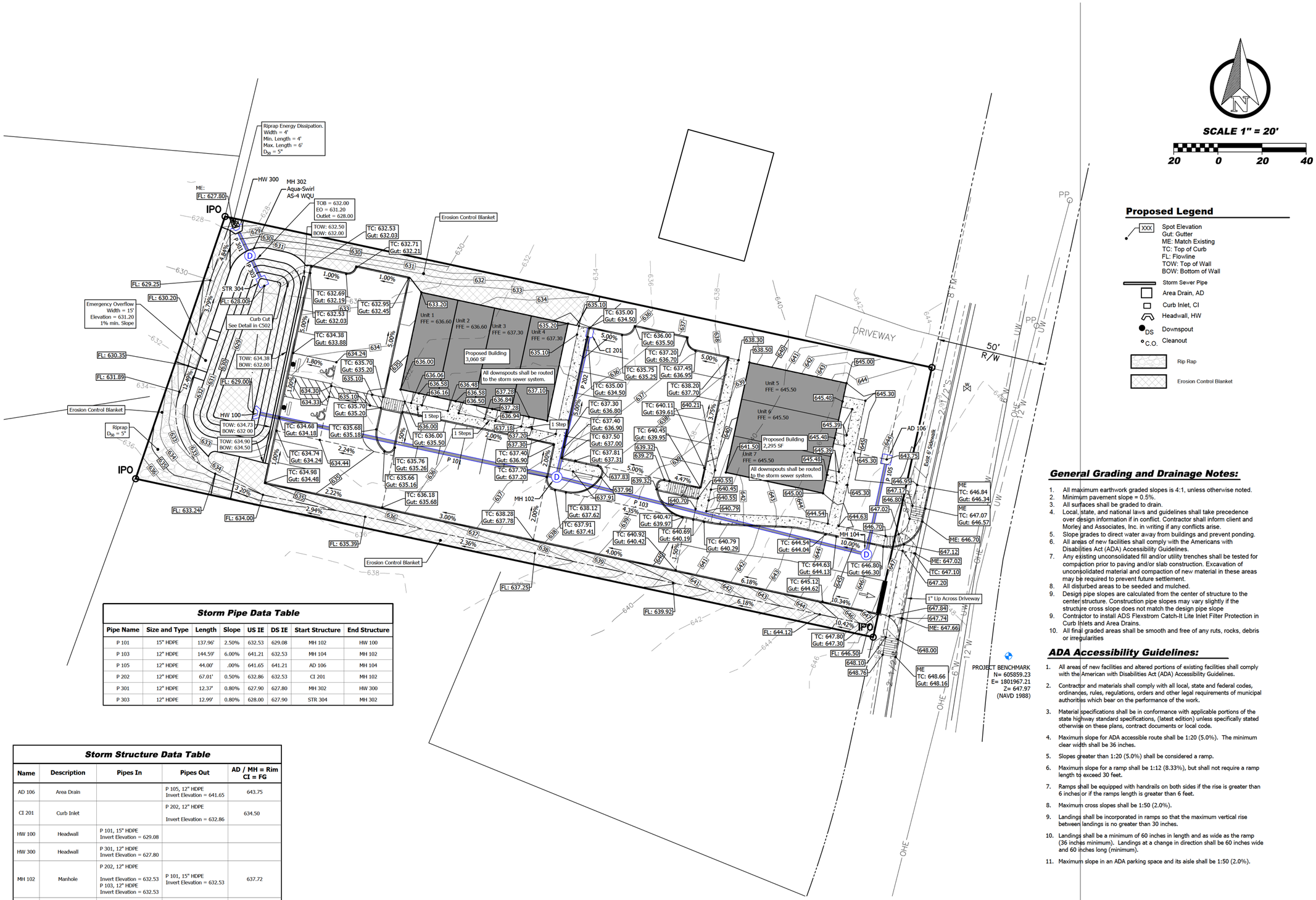
Revisions

Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.4.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

Sheet Number: **C101**



Storm Pipe Data Table

Pipe Name	Size and Type	Length	Slope	US IE	DS IE	Start Structure	End Structure
P 101	15" HDPE	137.96'	2.50%	632.53	629.08	MH 102	HW 100
P 103	12" HDPE	144.59'	6.00%	641.21	632.53	MH 104	MH 102
P 105	12" HDPE	44.00'	.00%	641.65	641.21	AD 106	MH 104
P 202	12" HDPE	67.01'	0.50%	632.86	632.53	CI 201	MH 102
P 301	12" HDPE	12.37'	0.80%	627.90	627.80	MH 302	HW 300
P 303	12" HDPE	12.99'	0.80%	628.00	627.90	STR 304	MH 302

Storm Structure Data Table

Name	Description	Pipes In	Pipes Out	AD / MH = Rim CI = FG
AD 106	Area Drain		P 105, 12" HDPE Invert Elevation = 641.65	643.75
CI 201	Curb Inlet		P 202, 12" HDPE Invert Elevation = 632.86	634.50
HW 100	Headwall	P 101, 15" HDPE Invert Elevation = 629.08		
HW 300	Headwall	P 301, 12" HDPE Invert Elevation = 627.80		
MH 102	Manhole	P 202, 12" HDPE Invert Elevation = 632.53 P 103, 12" HDPE Invert Elevation = 632.53	P 101, 15" HDPE Invert Elevation = 632.53	637.72
MH 104	Manhole	P 105, 12" HDPE Invert Elevation = 641.21	P 103, 12" HDPE Invert Elevation = 641.21	645.71
MH 302	Aqua-Swirl AS-4 WQU	P 303, 12" HDPE Invert Elevation = 627.90	P 301, 12" HDPE Invert Elevation = 627.90	632 00
STR 304	See Sheet C502		P 303, 12" HDPE Invert Elevation = 628.00	630.85

Proposed Legend

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

General Grading and Drainage Notes:

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

ADA Accessibility Guidelines:

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

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03-02-26

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Grading, Drainage and Final Erosion Control Plan

No.	By	Date

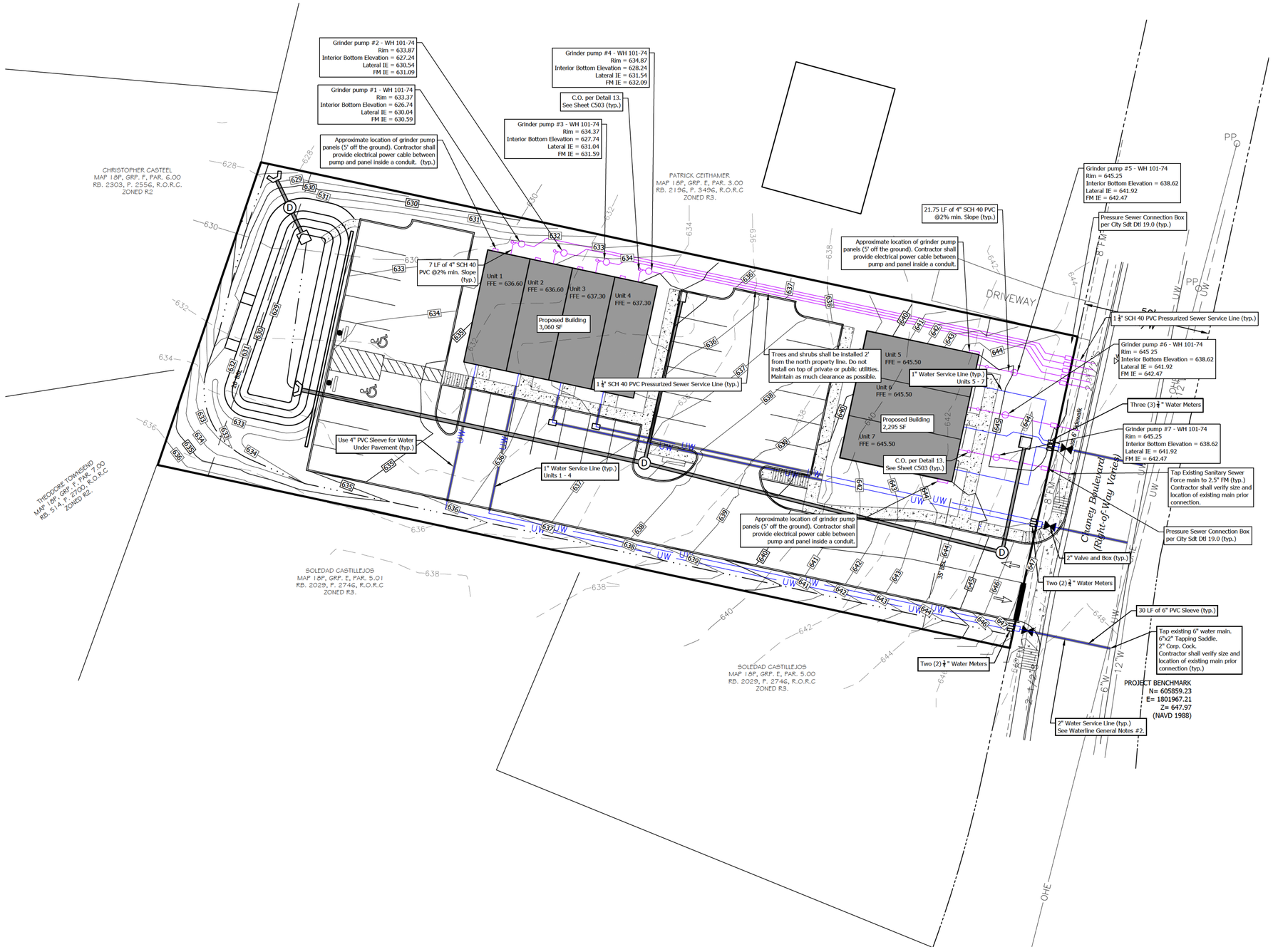
Revisions

Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.4.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

Sheet Number: **C102**



Proposed Legend

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

Sanitary Sewer General Notes:

1. All material and construction methods of the water and sewer facili ies shall conform to City of La Vergne requirements and specifications.
2. Minimum of 18" vertical and 10' horizontal clearance between potable waterlines and proposed sanitary and storm sewers.
3. All lateral services must have a cleanout installed wi hin 5' of the exterior of the building being serviced.
4. All sanitary sewer cleanouts in concrete or pavement areas shall be in compl ance with City of La Vergne requirements.
5. Contractor shall notify City of La Vergne 48 hours prior to starting construction.
6. See building plumbing plans for exact location of sewer service entering the building.

Waterline General Notes:

1. All material and construction me hods of the water and sewer facilities shall conform to City of La Vergne requirements and specifications.
2. Public waterlines less than 3" shall be PVC, SDR 21.
3. Contractor shall coordinate location of tap with City of La Vergne.
4. Use fittings as necessary to prevent over-deflection of pipe.
5. Separation between potable waterlines and sewer lines shall be 10' horizontally and 18" vertically measured from outside edge of pipe.
6. Tracer wire shall be installed along all water services and mains.
7. See building plumbing plans for exact location of water services entering the building.

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03-02-26

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Utility Plan

No.	By	Date

Revisions

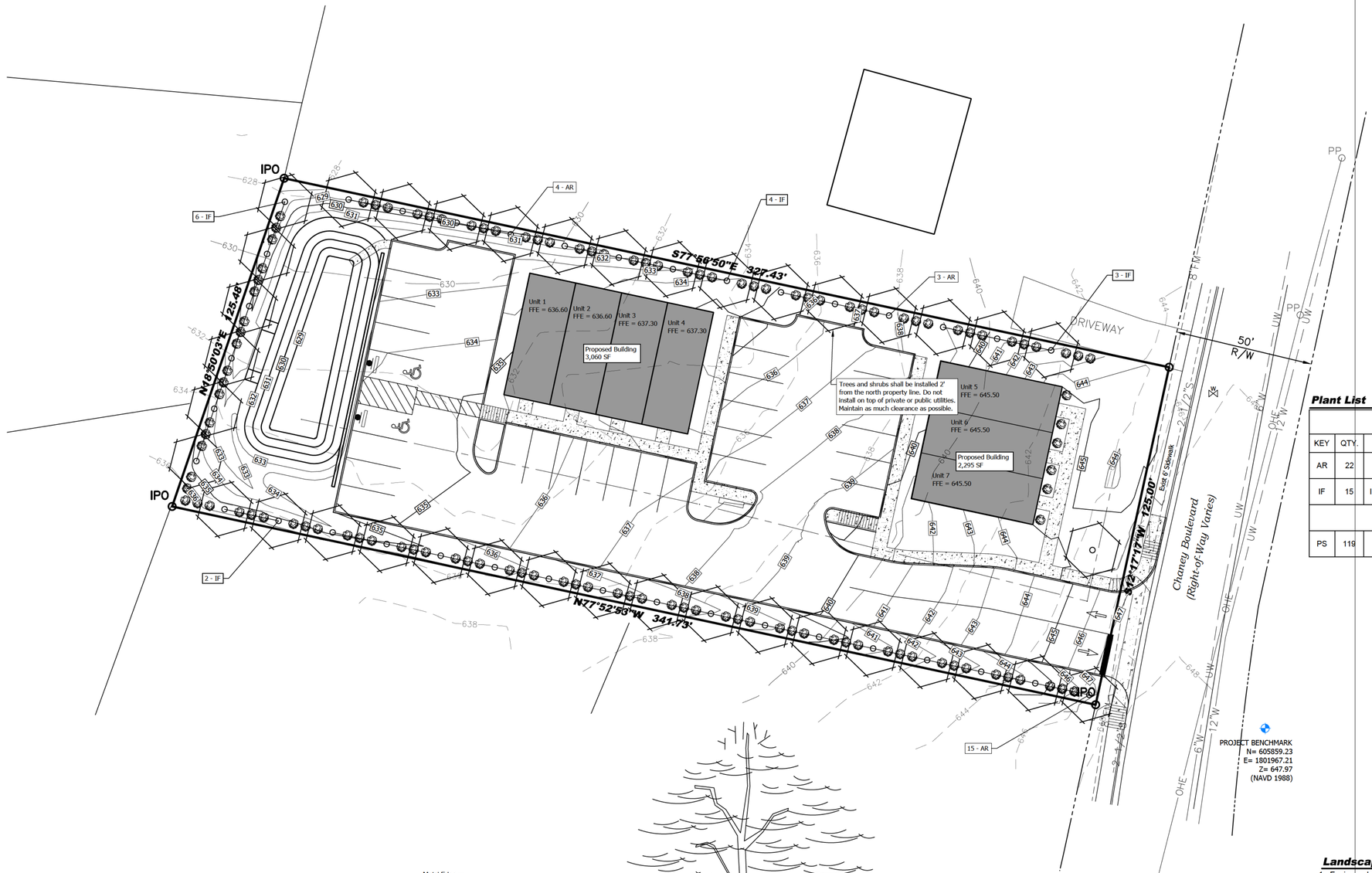
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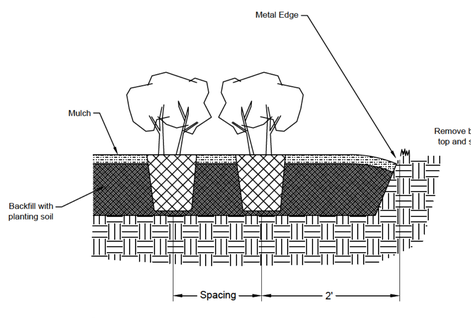
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AMC	13233.4.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

Sheet Number:

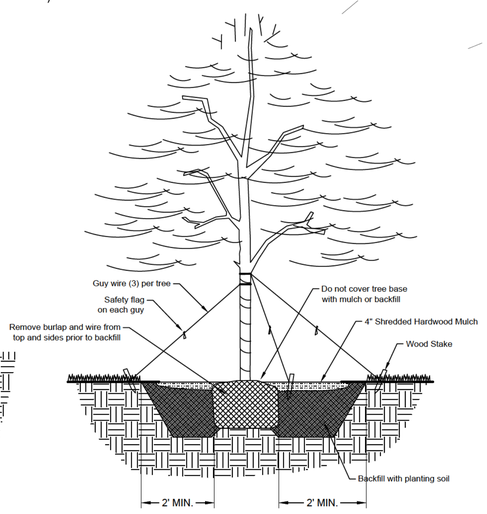
C103





Shrub Planting Detail

No Scale



Tree Planting Detail

No Scale

SCALE 1" = 20'

20 0 20 40

Proposed Legend

- Building Footprint
- Concrete Sidewalk
- Shrubs
- Trees

Plant List

TREES					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COND.
AR	22	ACER RUBRUM AND CULTIVARS	RED MAPLE	2.5" CAL. AT DBH	B&B
IF	15	ILEX ATTENAUTA "FOSTERI"	FOSTER HOLLY	1-1/2" CAL. AT DBH	B&B
SHRUBS					
PS	119	PRUNUS LAUROCERASUS	OTTO LUYKEN & SCHIP LAUREL	18"	CONT.

Landscape Requirements

Current Zoning Classification	= R-3
Area of Development	= 0.96 Ac.
Required Landscape	= 3 canopy trees (2.5" caliper) per acre = 3 = 3 understory (1.5" caliper) per acre = 3 = 15 shrubs (18" high) per acre = 15
Proposed Landscape	= 22 canopy trees = 15 understory trees = 119 shrubs

Landscape Notes:

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

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Landscape Plan

No.	By	Date

Revisions

Scale: 1" = 20'

Designed By:	Job Number:
AMC	13233.4.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

Sheet Number: **C104**

Existing Legend

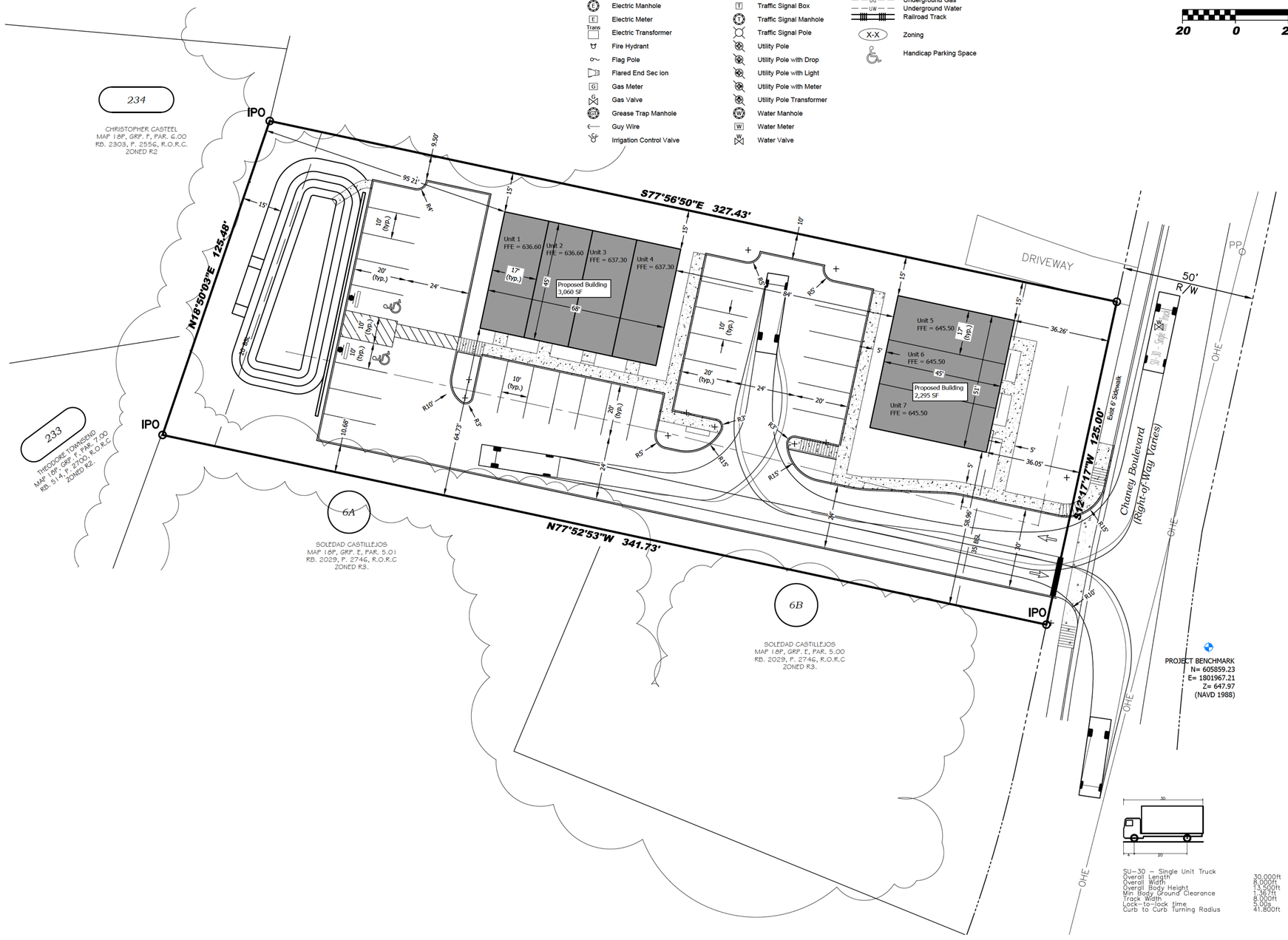
Air Conditioner Unit	Light Pole	Building Se back Line
Area Drain	Mail Box	Center Line
Catch Basin	Pipe Bollard	Easement Line
Cleanout	Power Pole	Fence Line
Communication Junction Box	Sanitary Sewer Manhole	Flow Line
Communication Manhole	Sign	Property Boundary Line
Curb Inlet	Soil Boring	Right-of-way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

SCALE 1" = 20'

20 0 20 40

Proposed Legend

- Building Footprint
- Concrete Pavement / Sidewalk



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STATE OF TENNESSEE
03-03-26

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Truck Turn Analysis

No.	By	Date

Revisions

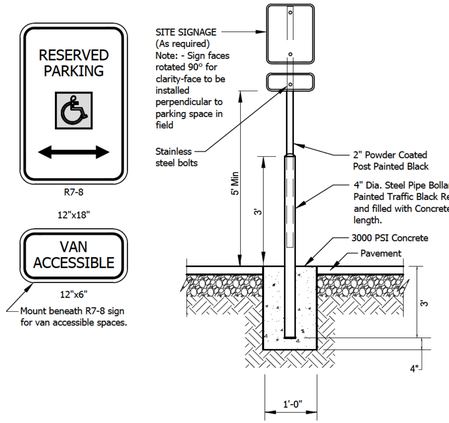
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AMC	13233.1.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

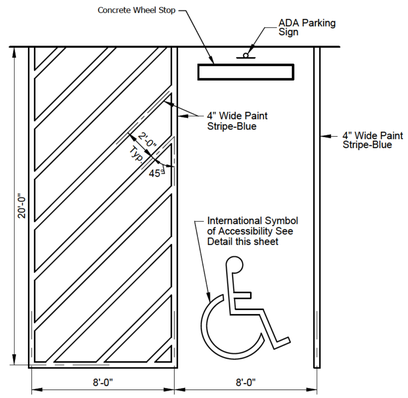
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C301



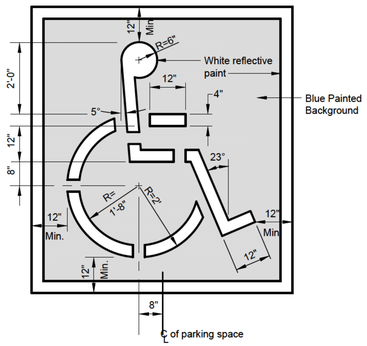
ADA Signage w/ Pipe Bollard

No Scale



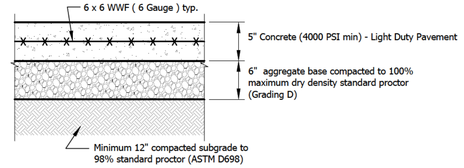
Standard ADA Parking Space

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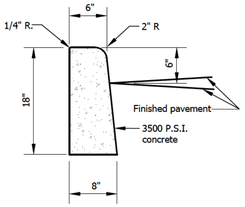
ADA Symbol

No Scale



Concrete Pavement Section

No Scale

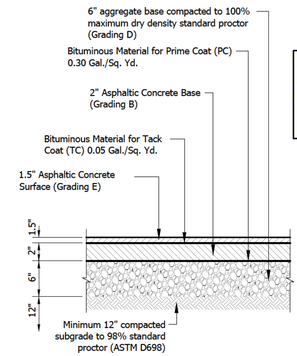


Notes:

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

Standing Curb Detail

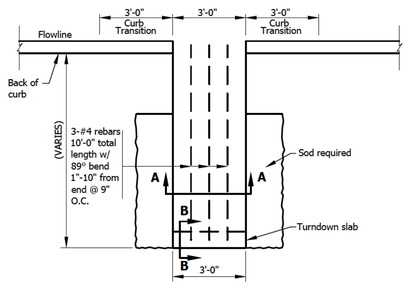
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Standard Pavement

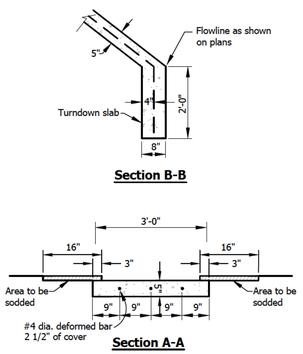
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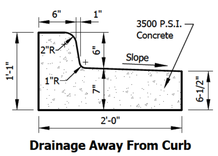
NOTE: Pavement sections shown shall be reviewed and approved by the geotechnical engineer for this site. If pavement sections were provided per a geotechnical investigation then those sections shall have precedence over those shown on this plan.



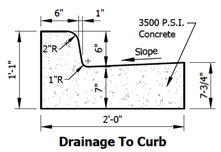
Curb Turnout

No Scale





Drainage Away From Curb

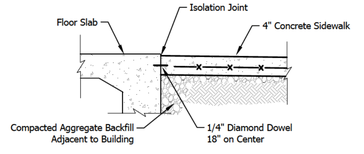


Drainage To Curb

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

Straight Curb and Gutter Drain Toward & Away From Curb

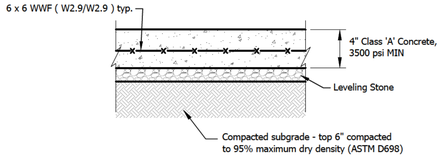
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Concrete Sidewalk at Door

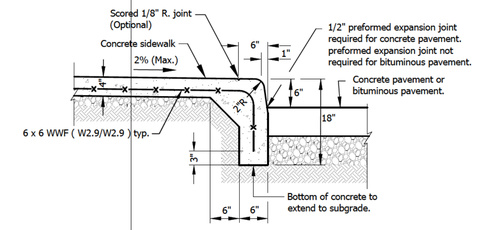
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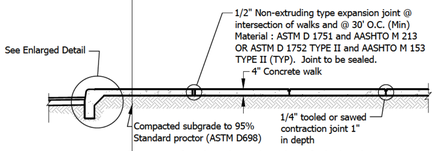
Notes:
1. Sidewalks shall conform to Tennessee Department of Transportation.
2. Expansion joint material shall conform to the requirements of the Tennessee Department of Transportation specifications.
3. Concrete materials and placement methods shall be in accordance with the materials and methods specified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



Concrete Sidewalk Section

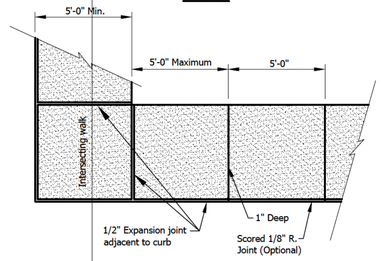
No Scale





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

Section



Plan

Concrete Sidewalk w/ Monolithic Curb

No Scale

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Site Details

No.	By	Date

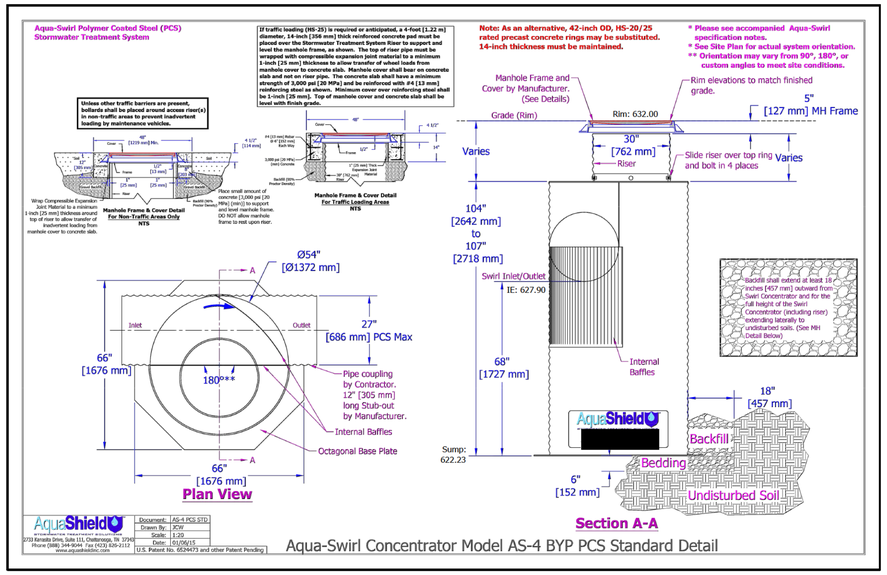
Revisions

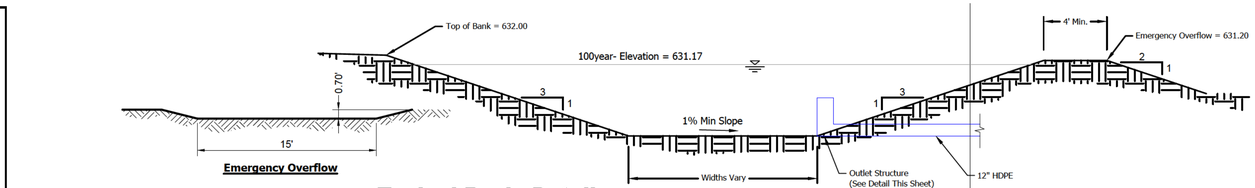
Scale: As Shown

Designed By:	Job Number:
AMC	13233.1.001-A
Drawn By:	Date:
KPR	03/02/2026

Filename: 13233 Civil Base

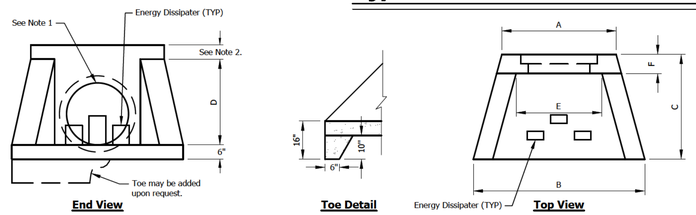
Sheet Number: **C501**





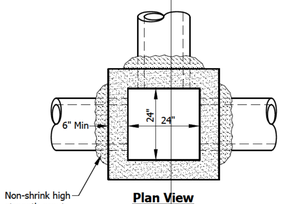
Typical Basin Details

No Scale



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

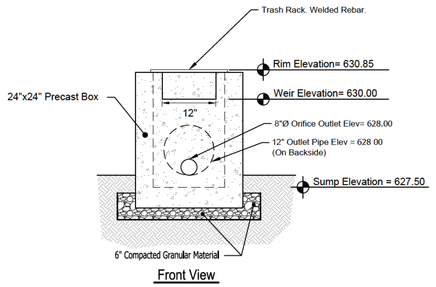
Notes:
1. Pipe opening in face of wall will equal pipe I.D. for 12"-36" dia. pipe.
2. 0" for AW Headwall.
   6" for BW and CW Headwall.
   6" to 27" for DW Headwall.
3. AW and BW require no reinforcement per SCDI Design.
4. Reference: Forterra Dwg. #ET-200 or Approved Equal
5. Provide energy dissipater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



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

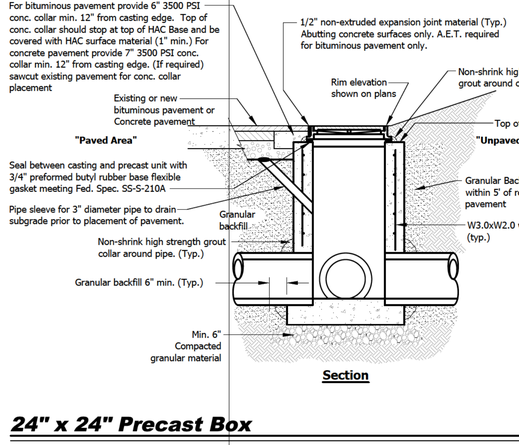
Precast Concrete Headwall

No Scale



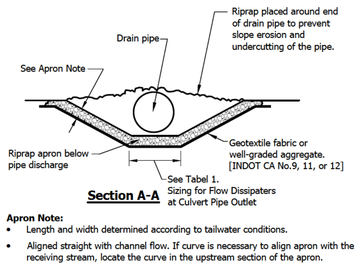
Outlet Structure STR304

No Scale



24" x 24" Precast Box

No Scale



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

Table 1. Sizing for Flow Dissipaters at Culvert Pipe Outlets

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

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

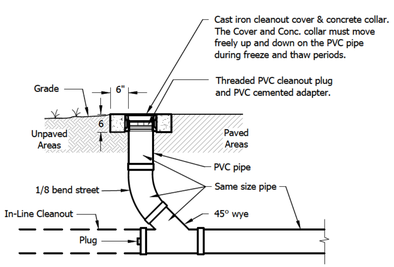
Riprap
- Hard, angular, highly weather resistant.
- Specific gravity of at least 2.5.
- Size and gradation that will withstand velocities of storm water discharge flow design.
- Well-graded mixture of stone with 50 percent of the stone pieces, by weight, larger than the d_{50} size and diameter of the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



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

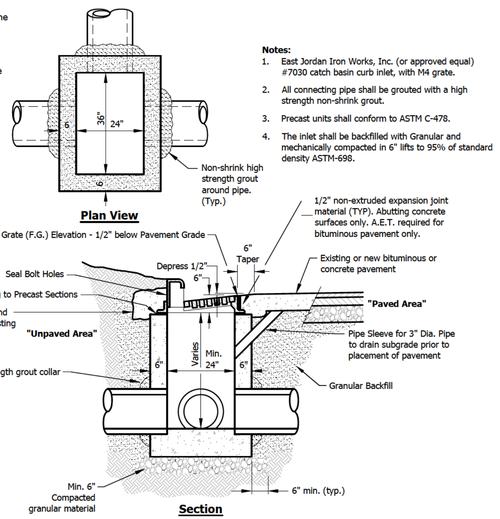
Outlet Protection and Grade Stablilization

No Scale



Cleanout

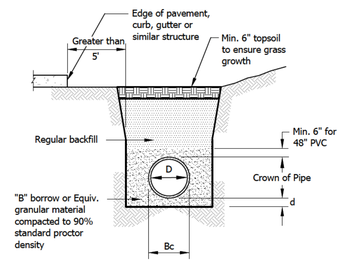
No Scale



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

24" x 36" Curb Inlet

No Scale



Greater Than 5' From Edge Of Pavement

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

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

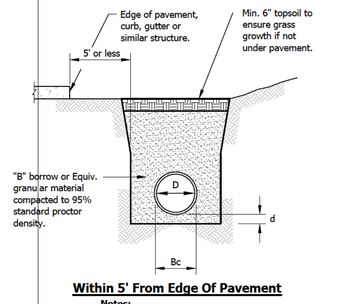
Legend
Bc = Outside Diameter
D = Inside Diameter
d = Depth of Bedding Material Below Pipe

Depth of Bedding Material Below Pipe

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

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

No Scale



Within 5' From Edge Of Pavement

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

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

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

Depth of Bedding Material Below Pipe

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

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

No Scale

ALEJANDRO MOJICA CADARIO
REGISTERED ENGINEER
AGRICULTURE
No. 125854
COMMERCE
STATE OF TENNESSEE
MORLEY
ARCHITECTS | ENGINEERS | SURVEYORS
164 Chaney Blvd. LaVergne, TN 37086

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

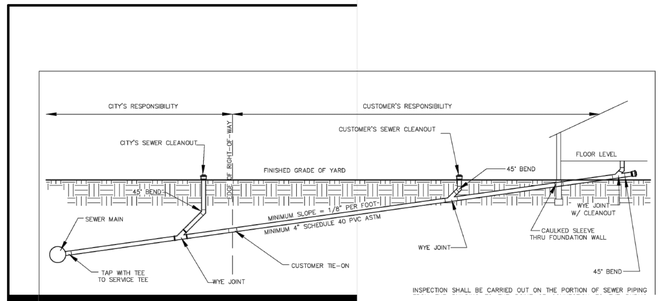
Grading and Drainage Details

No.	By	Date

Revisions

Scale: As Shown

Designed By: AMC
Job Number: 13233.1.001-A
Drawn By: KPR
Date: 03/02/2026
file ame: 13233 Civil Base
Sheet Number: **C502**



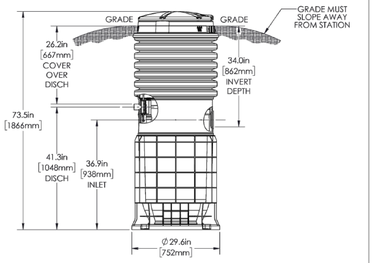
OBJECTIVE:
AS PROVIDED IN THE CITY OF LA VERGNE MUNICIPAL CODE AND THE SEWER USE ORDINANCE, [illegible]
SEWER PIPING REQUIRES INSPECTION AND TESTING PRIOR TO COMMENCEMENT OF SANITARY SE[illegible]
THIS POLICY ESTABLISHES LA VERGNE SEWER DEPARTMENT MINIMUM INSPECTION AND TESTING [illegible]
TO SAFEGUARD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

REQUIREMENTS:
NEW SEWER SERVICE PIPING (BUILDING SEWER) SHALL BE WATER TESTED WITH NOT LESS THAN 10[illegible]
WATER AND SHALL PROVE TIGHT. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST[illegible]
BEFORE INSPECTION STARTS AND UPON INSPECTION SHALL REMAIN AT CONSTANT ELEVATION FOR[illegible]
ALTERNATIVELY, AN AIR TEST OF 3 PSI GAUGE PRESSURE CAN BE HELD FOR A PERIOD OF [illegible]
WITHOUT INTRODUCTION OF ADDITIONAL AIR.

TYPICAL GRAVITY SE[illegible]
NCT 0[illegible]
CITY OF LA VERGN[illegible]
STANDARD SEWE[illegible]

NA0057P04

WH101-74

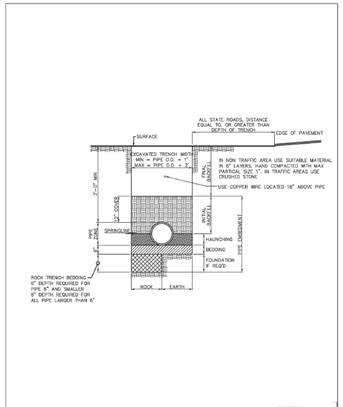


JVL	JCJ	9/14/2023	F	1:16
DR BY	CH'CD	DATE	ISSUE	SCALE

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

e one
SEWER SYSTEMS

MODEL WH101-74
CUT SHEET
NA0057P04

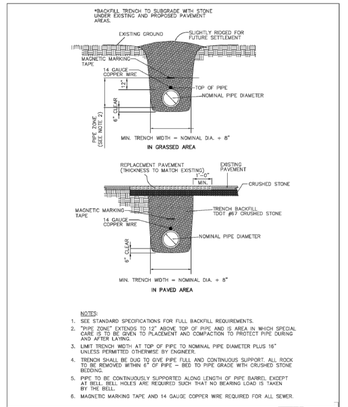


CTI ENGINEERS, INC.

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
146 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-6091



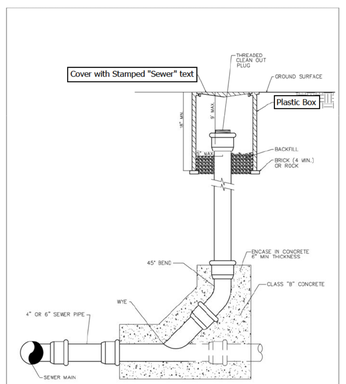
NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS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

CTI ENGINEERS, INC.

15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
146 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-6091

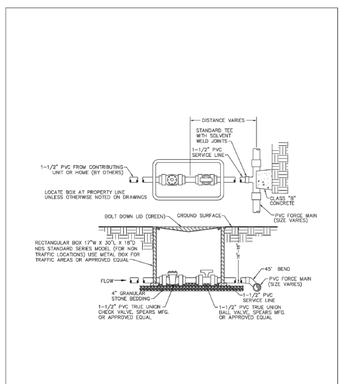


CTI ENGINEERS, INC.

13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
146 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-6091

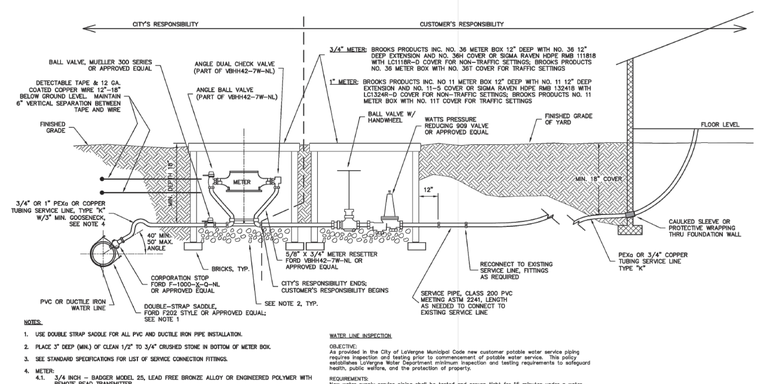


CTI ENGINEERS, INC.

19.0
TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
146 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-6091



NOTES:
1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   4.1. 3/4 INCH – BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
   4.2. 1 INCH – BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
   5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
   5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.28 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

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

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of 150 PSI or 1.5 times the working pressure, whichever is more, before backfilling trench. It is to be operated, whichever is more. The water used for test shall be potable water service.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The inspection shall determine that the piping has been installed according to code conformance. A record of the inspection details shall be kept by LaVergne Water Department.

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

Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615-793-6091.

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

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

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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting

FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\020 Typical Water Service Installation

03/02/2026

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 8. **Recommendation to the Board of Mayor and Aldermen for Right-of-Way and Roadway Acceptance – Lillian Buchanan Drive and Veterans Memorial Parkway. Property located as portions of Lillian Buchanan Drive and Veterans Memorial Parkway. Requested by Hoss Mousavi.**

Reviewed By:
Gary Lide, City Engineer

Summary:
Recommendation to the Board of Mayor and Aldermen for Right-of-Way and Roadway Acceptance – Lillian Buchanan Drive and Veterans Memorial Parkway. Property located as portions of Lillian Buchanan Drive and Veterans Memorial Parkway. Requested by Hoss Mousavi.

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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

CURVE DATA CHART						
CURVE	DELTA	RADIUS	ARC	CHORD	CHDBRG	TAN
C-1	37°41'59"	43.00'	28.29'	27.79'	N32°02'06"E	14.68'
C-2	37°05'15"	43.00'	27.83'	27.35'	S05°21'31"E	14.42'

MAP 14, PARCEL 72.01
CITY OF LAVERGE
VETERANS MEMORIAL PARK
DEED BOOK 560, PAGE 285, R.O.R.C., TN.

VETERANS MEMORIAL PARK DRIVE
(EXISTING PUBLIC STREET)

MAP 14, PARCEL 72.06
CAMBRIDGE COURT
PLAT BOOK 41, PAGE 220, R.O.R.C., TN

50' Private R.O.W. Easement
Plat Book 29, Page 198

S76°18'06"E 50.00'

CURRENT ZONING: R-3
CURRENT ZONING: C-2

R.O.W. DEDICATION
BY THIS PLAT
21,626 S.F OR 0.50 AC.
1,797 S.Y. OF PAVEMENT

80' R.O.W.

MAP 14, PARCEL 72.03
VILLAS OF CENTRAL PARK - PHASE 2
PLAT BOOK 29, PAGE 198, R.O.R.C., TN.
PARTIALLY DEVELOPED SITE
CURRENT ZONING; R-3
10.3 AC.

MAP 14, PARCEL 72.02
VILLAS OF CENTRAL PARK, PHASE 1
PLAT BOOK 26, PAGE 78, R.O.R.C., TN.
DEVELOPED SITE
CURRENT ZONING; R-3
10.58 AC.

R.O.R.C, TENNESSEE

(PLAT BOOK 21, PAGE 156)

GEORGE BUCHANAN DRIVE (PRIVATE DRIVE)

R. G. BUCHANAN DRIVE (PRIVATE DRIVE)

LILLIAN BUCHANAN DRIVE
(PROPOSED PUBLIC ROAD 50' R.O.W.)

N13°41'54"E 435.34'
S3°41'54"W 429.71'

50' Private R.O.W. Easement, Plat Book 26, Page 78

MAP 14, PARCEL 72
LOT 3
CENTRAL PARK COMMERCIAL SUBDIVISION
PLAT BOOK 40, PAGE 117, R.O.R.C., TN

CURRENT ZONING: R-3
CURRENT ZONING: C-2

S82°43'47"E 50.27'

N82°43'52"W
50.31'

R.O.W. DEDICATION
BY THIS PLAT
32,159 S.F OR 0.74 AC.
2,575 S.Y. OF PAVEMENT

MAP 14, PART OF PARCEL 72.04
RICHLAND SOUTH, LLC
RECORD BOOK 1346, PAGE 3700, R.O.R.C., TN.
LOT 1
CENTRAL PARK COMMERCIAL - PHASE 2
PLAT BOOK 43, PAGE 261, R.O.R.C., TN
CURRENT ZONING: C-2

329.11'

384.94'

DETENTION POND

50' R.O.W.

EASY STREET (50' R.O.W.)

FLOYD MAYFIELD DRIVE (80' R.O.W.)

MAP 14, PARCEL 72.05
UNITED STATES POSTAL SERVICE
LAVERGNE POST OFFICE
DEED BOOK 726, PAGE 1875, R.O.R.C., TN.
PLAT BOOK 31, PAGE 104, R.O.R.C., TN

LILLIAN BUCHANAN DRIVE
(EXISTING PUBLIC ROAD 50' R.O.W.)
(Plat Book 31, Page 104, R.O.R.C., TN)

MAP 14, PART OF PARCEL 72.04
RICHLAND SOUTH, LLC
RECORD BOOK 1346, PAGE 3700, R.O.R.C., TN.
CURRENT ZONING: C-2

VETERANS MEMORIAL PARKWAY
(PROPOSED PUBLIC ROAD 50' R.O.W.)
N13°41'07"E 611.05'
S13°41'07"W 611.20'

288.26'

94.92'

MIRACLE BAPTIST CHURCH

MAP 14, PART OF PARCEL 72.04
RICHLAND SOUTH, LLC
RECORD BOOK 1346, PAGE 3700, R.O.R.C., TN.
LOT 2
CENTRAL PARK COMMERCIAL - PHASE 2
PLAT BOOK 43, PAGE 261, R.O.R.C., TN
CURRENT ZONING: C-2

MAP 14, PARCEL 72.07
LOT 1
CENTRAL PARK COMMERCIAL
PHASE ONE
P.B. 40, PG 117,
R.O.R.C., TN

MAP 14, PARCEL 72.07
LOT 2
CENTRAL PARK COMMERCIAL
PHASE ONE
P.B. 40, PG 117,
R.O.R.C., TN

20' UTILITY EASEMENT
D.B. 560, PG. 754

15' UTILITY EASEMENT
D.B. 338, PG. 630

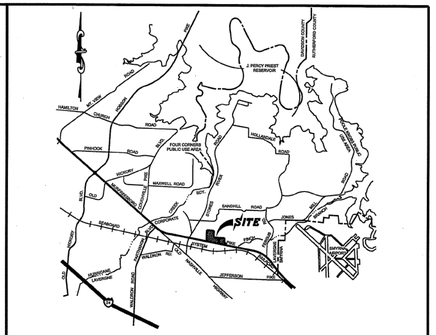
12' F.M.

N 76°18'06" W 704.45'

N76°18'06"W
67.68'

150' R.O.W.

MURFREESBORO PIKE (150' R.O.W.)



VICINITY MAP
NOT TO SCALE

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 (see below) , Page (see below) , 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.

Veterans Memorial Parkway, part of Villas of Central Park, Phase 1 and being part of parcel 72.02 on map 14.

Record Book 167, Page 203, R.O.R.C., TN
Record Book 178, Page 383, R.O.R.C., TN
Record Book 237, Pages 1130 thru 1179, R.O.R.C., TN
Plat Book 26, Page 78, R.O.R.C., TN

Name: Amnon Shreibman Date: 8/24/2020
Amnon Shreibman

Lillian Buchanan Drive, part of Villas of Central Park, Phase 2 and being part of parcel 72.03 on map 14.

Record Book 167, Page 203, R.O.R.C., TN
Record Book 564, Pages 3479 thru 3480, R.O.R.C., TN
Plat Book 29, Page 198, R.O.R.C., TN

Name: Amnon Shreibman Date: 9-24-2020
Amnon Shreibman

CERTIFICATE OF ACCURACY

I Certify That This Plat and the Survey on Which it is Based Were Made on the Ground Under My Direct Supervision In Accordance with the 2011 Minimum Standards of Practice For Land Surveyors Pursuant to Tennessee Code Annotated Section 62-18-105(d) and 62-18-106(c) Chapter 0820-03-.05 Established by the Tennessee Board of Examiners of Land Surveyors Effective March 17, 2011.

Aug. 20, 2020
Date

James D. Wamble
Registered Surveyor

CERTIFICATE OF APPROVAL FOR RECORDING

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

9/3
Date, 2020

Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

9/1
Date, 2020

City of La Vergne - City Engineer

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 9/21/2020 JLC 12mm
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

LEGEND

- WATER METER
- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- W — WATER LINE
- S — SEWER LINE
- E — OVERHEAD ELECTRIC LINE
- FENCE LINE
- SEWER MANHOLE
- IRON ROD (OLD)
- IRON ROD (NEW)
- FIRE HYDRANT
- STORM CATCH BASIN
- R.O.W. DEDICATION AREA

PLAT BOOK _____ , PAGE _____

GENERAL NOTES

1. The sole purpose of this plat is to dedicate public right-of-way for a portion of Veteran's Memorial Parkway and Lillian Buchanan Drive, as shown hereon.
2. The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned C-2 & R-3 as shown hereon.
3. Bearings shown hereon based on Final Plat of Villas of Central Park - Phase One as of record in Plat Book 26, Page 78, R.O.R.C., Tennessee.
4. This survey meets the requirements of a category 1 urban land survey as per standards of practice as adopted by the Tennessee State Board of Examiners for Land Surveyors.
4. This property is located totally within an area designated as Zone "X", areas determined to be outside the 0.2% annual floodplain as shown on FEMA Firm Community Panel No. 47149C0020J, effective date October 16, 2006.
5. The recording of this plat voids, vacates and supercedes the recording of a portion of Veterans Memorial Parkway as a private road on the plat of Villas of Central Park - Phase One as of record in Plat Book 26, Page 78 R.O.R.C., TN., and the recording of a portion of Lillian Buchanan Drive as a private drive on the plat of Villas of Central Park - Phase Two of record in Plat Book 29, Page 198, R.O.R.C., TN
6. All private road shown hereon shall be maintained by the Villas of Central Park Homeowners Association, Inc.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1072732
Rec'd: 15.00 Instrument #: 2306332
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 9/24/2020 at 3:23 PM
Total: 17.00 in
Plat Cabinet 44 Pgs 205-205

JAMES D. WAMBLE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1,2,3,0,2,0

REV: MARCH 23, 2020
REV: FEBRUARY 4, 2020
REV: JULY 29, 2014
REV: JULY 23, 2014
DATE: JUNE 26, 2014

FINAL PLAT
PUBLIC RIGHT-OF-WAY DEDICATION OF A PORTION OF
LILLIAN BUCHANAN DRIVE
AND
VETERANS MEMORIAL PARKWAY

THIRD CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

100' 0' 100' 200'
SCALE IN FEET

SURVEYOR:
WAMBLE & ASSOCIATES
Civil Engineering • Land Surveying • Land Planning

W&A FILE NO.: 871-0116

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 9. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 2 of the La Vergne Zoning Ordinance Regarding Definitions.**

Reviewed By:
Bo Logan, City Planner

Summary:
Under the definition or "Retail, Secondary" on page 54, the term Restaurant has been lumped in with Retail, Secondary. Restaurant needs to be separated out from Retail, Secondary so that it is a stand-alone definition. Of course restaurants are not defined as Retail and especially not secondary retail. See below.

The North American Industry Classification System (NAICS) is the primary system used across the United States, Canada, and Mexico to classify business establishments. Under NAICS, traditional retail businesses are grouped within Sector 44-45, designated as Retail Trade. Restaurants and related establishments are explicitly excluded from this sector. The food service industry, including full-service restaurants and limited-service eating places, is categorized under NAICS Sector 72, Subsector 722, which covers Accommodation and Food Services. This official classification establishes that restaurants are defined as part of the broader service industry, recognizing the labor-intensive service and on-site production that characterizes their model.

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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

Redevelopment
The demolition and reconstruction of a building or a portion of a building.

Refuse Area
Area containing dumpsters, trash compaction, garbage or recycling collection, and other similar service areas.

Regulatory Flood
A flood representative of large floods reasonably characteristic of what can be expected to occur on a particular stream, with an average recurrence interval of 100 years, determined from an analysis of floods on a particular stream and other streams in the same general region. Religious Institution: A church, synagogue, temple, mosque, or other place of religious worship, including any customary accessory use or structure, such as a school, daycare center, or dwelling, located on the same lot.

Research Laboratory
A facility equipped for basic and applied research or experimental study, testing, or analysis in the natural sciences, including any educational activities associated with and accessory to such research, but not including a medical, dental, optical, or veterinary clinic.

Residential Care Facility
A staffed premise (not a single-family dwelling) with paid or volunteer staff that provides full- time care to more than 6 individuals. Residential care facilities include dependent and independent living facilities, group homes, nursing homes, residential child-care facilities, assisted living residences, adult care homes, retirement housing, congregate living services, assisted living services, continuing care retirement centers, skilled nursing services, and orphanages. This term excludes residential/family care homes and halfway houses.

Retail, Primary
Uses in which the principal purpose is the sale of goods, products, merchandise, or services directly to the consumer. Retail establishments promote high walk-in customer counts, are shopping destinations, provide visual interest, and create active street life but are not detrimental to the district in which they are located. Uses include but are not limited to: alcoholic beverage retail sales; bar/tavern/nightclub, beer or wine shops, or brewpubs; clothing, shoe, dry goods, or notions store; cosmetic and beauty supply store; department, furniture, home furnishings and small appliances; drugstore; electronics store; grocery store; hardware, paint, hobby, or handcraft store; indoor movie theater with six screens or fewer; interior decorating store (with incidental interior consulting); music/ video sales or rental; optical/auditory store (with incidental exam); pet shop; vintage or consignment shop; sporting goods store; and variety store. This definition does not include convenience stores.

Retail, Secondary
Art or antique shop, including art supplies and framing materials; book, stationery, card store, or newsstand; florist, flower or plant store; gift shop; restaurant, coffee shop, or delicatessen;

specialty food store, including bakery, fruit, vegetable, fish, or meat market. Restaurant: A retail business selling ready-to-eat food and/or beverages for on or off-premise consumption. Customers may be served from an ordering counter (i.e., cafeteria or limited-service restaurant); at their tables (full-service restaurant); and, at exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter but do not include mobile food service (food trucks) or vending carts. This definition does not include convenience stores.

Ridgeline
The topmost point of a roof pitch, excluding chimneys, antennas or utility equipment.

Roof Line
The highest point of a flat roof or mansard roof, and the lowest point of a pitched roof, excluding any minor projections or ornamentation.

Rezoning
A change in the district assigned to a lot pursuant to a public hearing before the Board of Commissioners and a subsequent decision by the Board. (Also called a “Rezoning” or a “Map Amendment”.)

Right-of-Way (ROW)
An area owned or maintained by the City, County, the State of Tennessee, the federal government, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities, or railroads.

Riparian Buffer
The area of natural or planted vegetation adjacent to a natural watercourse as measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams, rivers, lakes, ponds, or wetlands which is intended to remain undisturbed.

Riverine
Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Roof Forms
The type, arrangement of ridges or parapet walls, or materials used on a roof.

Roof Line
The highest point of a flat roof or mansard roof and the lowest point of a pitched roof, excluding any cupolas, chimneys, or other minor projection.

Roof Sign
An attached sign wholly or partially dependent upon the roof of any building for support.

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 10. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 4 of the La Vergne Zoning Ordinance Regarding Planning Areas.**

Reviewed By:
Bo Logan, City Planner

Summary:
Staff has discovered a discrepancy in the zoning ordinance concerning auto repair.

Near the top of page 118 one can see that vehicle repair is allowed only in LI and HI districts (industrial zoning). This table is correct restricting auto repair to industrial districts while allowing auto service only to remain in some commercial zoning, something the City started doing 8 years ago in 2018.

Then under Central Commercial (CC) on page 97 (about the middle of Page 97) vehicle repair is listed in that table as a use allowed with additional requirements (AR).

The two (2) tables are in conflict with each other.

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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

items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

residential, and high-density residential with structured parking. Provisions for pedestrians, bicyclists, and transit riders are essential to the success of the Central Commercial District.

B. Permitted Uses

The following table establishes the permitted uses for this District. For uses not listed in the table, please see 4.1.3 Additional Requirements are set out in Chapter V, Development Standards.

Table 4.2.9 (1) Central Commercial District Use Table

(P = Permitted; or AR = Permitted with Additional Requirements)

Residential Uses	
• Bed and Breakfast Establishment	P
• Multi-Family Residential	P
• Multiplexes	P
Commercial/Office/Retail Uses	
• Alternative Financial Services	AR
• Bank / Credit Union / Financial Services	P
• Bar / Tavern	P
• Commercial Primary Uses	P
• Commercial Recreation	P
• Commercial Secondary Uses	P
• Commercial Services Uses	P
• Convenience Stores	AR
• Day Care Centers	P
• Drive-in / Drive-through Facilities	P
• Drive-in / Drive-through Restaurants	P
• Event Venues	P
• Funeral Homes	P
• Garden Centers	P
• Gas Stations	P
• Home Occupation	P
• Hotel / Motel / Inn	P
• Indoor / Outdoor Animal Services	AR
• Animal Hospital / Veterinary	P
• Micro-Brewery	P
• Mobile Service Provider Office	P
• Offices	P
• Personal Services	P
• Quick Service Restaurant	P
• Restaurants	P
• Retail Establishment	P
• Retail, Primary	P

• Retail, Secondary	P
• Showrooms	P
• Theaters	P
• Vehicle Sales and Rental	P
• Vehicle Service Facilities	AR
• Wholesale Sales	P
Civic/Education/Institutional Uses	
• Carnival	AR
• Charitable, Fraternal or Social Organizations	P
• Churches	AR
• Civic Building	AR
• Clinics	P
• Continuum of Care Facilities	P
• Education Facilities	P
• Group Homes	P
• Independent Living Facility	P
• Parking Structure	P
• Places of Public Assembly	P
• Rehabilitation Centers	AR
• Residential Care Facility	P
Industrial / Wholesale / Storage	
• Data Centers	P
• General Warehousing	AR
• Vehicle Repair Facilities	AR
Infrastructure Uses	
• Educational Services	P
• Essential Services	P
• Hospitals	P
• Mailbox Delivery Facilities	P
• Telecommunication Towers and Antennas	AR
• Transportation Facilities	AR
Accessory Uses	
• Accessory Structure	P
• Minor Accessory Structure	P
Parks and Open Space Uses	
• Active Recreation	P
• Campgrounds	AR
• Golf Course	P
• Green Space	P
• Greenway	P
• Neighborhood Amenities	P
• Open Space	P

• Outdoor Recreation Facility	P
• Passive Parks	P
• Playground	P
• Plaza	P
• Sports Courts / Sports Fields	P
• Trails	P

C. Permitted Building Types
The following Table establishes the permitted building types for this District. Building Types not listed in the Building Type Table are presumed to be prohibited.

Table 4.2.9 (2) – Central Commercial District Building Type Table

(P = Permitted; R = Required with approval of the Design Review Board)

Building Types	Allowance	Design Review	Height	
			Minimum	Maximum
Attached House		R	1 Story	2 Stories
Multi-Family	P		2 Stories	4 Stories
Mixed Village Housing	P		1 Story	4 Stories
Live/Work		R	1 Story	4 Stories
Workplace	P		1 Story	3 Stories
Storefront	P		1 Story	3 Stories
Commercial	P		1 Story	4 Stories
Industrial		R	1 Story	4 Stories
Institutional	P		1 Story	3 Stories
Accessory Structure	P		1 Story	2 Stories

D. Site Design Standards
The following Table establishes the minimum and maximum setbacks for buildings on lots within this district.

Table 4.2.9 (3) - Central Commercial District Site Design Standards Table

Building Types	Front Setback		Side Setback		Rear Setback	
	Min.	Max.	Min.	Max.	Min.	Max.
Attached House	25 ft	n/a	10 ft	n/a	15 ft	n/a
Multi-Family	25 ft	n/a	15 ft	n/a	20 ft	n/a
Mixed Village Housing	25 ft	n/a	15 ft	n/a	20 ft	n/a
Live/Work	30 ft	n/a	15 ft	n/a	20 ft	n/a
Workplace	30 ft	n/a	15 ft	n/a	20 ft	n/a
Storefront	30 ft	n/a	15 ft	n/a	20 ft	n/a
Commercial	40 ft	n/a	20 ft	n/a	25 ft	n/a
Industrial	40 ft	n/a	20 ft	n/a	25 ft	n/a
Institutional	40 ft	n/a	20 ft	n/a	25 ft	n/a
Accessory Structure	25 ft	n/a	10 ft	n/a	10 ft	n/a

Principal Use Table

(P = Permitted; or AR = Permitted with Additional Requirements)

Principal Use	**Planning Area Districts**												
Residential	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Bed and Breakfast Establishment	AR	AR											
Condominiums					P		AR	AR	P		P	P	
Duplexes					P		P						
Mobile Home	AR	AR	AR	AR	AR	P	AR	AR	AR	AR	AR	AR	AR
Multi-Family Residential					P		AR	AR	P		P	P	
Multiplexes					P		AR	AR	P				
Single Family Residential	P	P	P	P	P			AR					
Townhouses					P		P	AR					
Commercial/Office/Retail	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Alternative Financial Services							AR	AR	AR		AR	AR	AR
Bank/Credit Union/Financial Services							AR	P	P		P	P	P
Bar/Tavern							AR	AR	P		P	AR	P
Commercial Primary Uses							P	P	P		P	AR	AR
Commercial Recreation							AR	P	P		P	AR	AR
Commercial Secondary Uses							P		P		P	P	P
Commercial Services Uses							P	P	P		P	P	P
Commercial, Restricted												AR	AR
Convenience Stores									AR			AR	
Day Care Centers							P		P			P	
Drive-in/Drive-through Restaurants								P	P	P	P	P	
Event Venues	AR							AR	P			P	
Funeral Homes							P	P	P			P	P
Garden Centers									P			P	P
Gas Stations					AR		AR	P	P			P	P
Home Occupation	AR	AR	AR	AR	AR		P	P	P				
Hotel/Motel/Inn								P	P		AR		
Indoor/Outdoor Animal Services	P								AR			P	P
Indoor Animal Services	P						AR	P	P	P		P	P
Micro-Brewery							AR	P	P		P	P	P
Mobile Service Provider Office								P	P	P		P	P
Offices							P	P	P	P	P	P	P

Commercial/Office/Retail	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Outdoor Sales	AR											AR	
Outdoor Storage	AR											AR	AR
Personal Services							P	P	P	P	P	P	P
Quick Service Restaurants							P	P	P			P	P
Restaurants							P	P	P		P	P	P
Retail Establishment							AR	P	P		P	P	P
Retail, Primary									P			P	P
Retail, Secondary							P	P	P		P	P	P
Short-Term Vacation Rentals	P	AR	AR	AR	AR		AR				P		
Showrooms								P	P			P	P
Theaters							AR	P	P	P	P	P	P
Vehicle Sales and Rental									AR			AR	
Vehicle Service Facilities									AR			AR	AR
Wholesale Sales								P				P	P
Civic/Educational/Institutional	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Carnival									AR	AR			
Cemeteries	P	P	P	P	P							AR	AR
Charitable, Fraternal or Social Organizations	AR			AR	AR		P	P	P	P	P	P	P
Church	AR	AR	AR	AR	P		P	P	P	P	P	P	
Civic Building				AR	AR		AR	AR	P	P	P	AR	AR
Clinics/Medical Uses									P	P		P	
Continuum of Care Facilities									P	P		P	
Educational Facilities							AR	P				AR	AR
Group Homes									P	AR			
Independent Living Facility				AR	AR		AR	P	P	P		P	P
Parking Structure							AR	AR	P	P	P	P	P
Places of Public Assembly	AR	AR	AR	AR	AR		AR	P	P	P	P	P	P
Rehabilitation Centers									AR			AR	
Residential Care Facility									P	AR		P	
Industrial/Wholesale/Storage	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Adult Oriented Establishments													AR
Data Centers									P	AR		P	P
General Warehousing								AR				P	P
Heavy Industrial Uses													P
Industrial Sales								P				P	P

Industrial/Wholesale/Storage	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Industrial Services												P	P
Junk Yard/ Salvage Yard													AR
Light Industrial Uses								AR				AR	AR
Manufacturing, Assembly and Repair Facilities								AR				P	P
Quarry													AR
Self-Storage Facilities												P	P
Vehicle Repair Facilities												AR	AR
Wrecker Service												AR	AR
Agriculture	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Agriculture Structures	P	AR	AR										
Community Gardens	P	P	P	P	P		AR						
Greenhouses	P	AR	AR										
Horse Farm	P	AR											
Kennel-Commercial	P							AR				P	P
Infrastructure Uses	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Correctional Facilities												AR	AR
Educational Facilities							GD	P				P	
Essential Services	P	P	P	P	P		P	P	P	P	P	P	P
Hospitals								AR				P	P
Jail												AR	
Mailbox Delivery Facilities	P	P	P	P	P		P	P	P	P	P	P	P
Recycling Drop-off Center	AR											P	P
Refuse Area	AR											AR	AR
Telecommunication Towers & Antennas								AR				AR	AR
Transportation Facilities								AR				P	P
Accessory Uses	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Accessory Structure	P	AR	P	P	P			P				P	P
Minor Accessory Structure	P	P	P	P	P		AR					P	P
Shed	P	AR	AR	AR	AR		AR					P	P
Park & Open Space Uses	**AG**	**ER**	**R-1**	**R-2**	**R-3**	**R-4**	**NCD**	**GD**	**CC**	**CI**	**DD**	**LI**	**HI**
Active Recreation	P	AR	AR	AR	AR		P	P	P	P		AR	AR
Campgrounds	P											AR	
Golf Course	P	P	AR	AR	AR		AR	AR	P	P			

Park & Open Space Uses	AG	ER	R-1	R-2	R-3	R-4	NCD	GD	CC	CI	DD	LI	HI
Green Space	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenway	P	AR	AR	P	P	P	P	P	P	P	P	P	P
Neighborhood Amenities	P	P	P	P	P	P	P	P	P	P		P	P
Open Space	P	P	P	P	P	P	P	P	P	P		P	P
Outdoor Recreation Facility	P	AR	AR	AR	AR	AR	AR	AR	P	P		P	P
Passive Parks	P	P	P	P	P	P	P	P	P	P	P	P	P
Playground	P	P	P	P	P	P	P	P	P	P		AR	AR
Plaza	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Courts/Sports Fields	P	AR	AR	AR	AR	AR	AR	AR	P	P		P	AR
Trail	P	AR	AR	P	P	P	P	P	P	P		P	P

Planning Commission Report
Meeting: March 17, 2026

City of La Vergne

Item #: 11. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 5 of the La Vergne Zoning Ordinance Regarding Development Standards.**

Reviewed By:
Bo Logan, City Planner

Summary:
Some recent discussions have mentioned making changes to allow up to 10 chickens on any residential lot.

Any changes in zoning need to also be in harmony with LMC Title 10. This could add enforcement issues because of the requirements in LMC Title 10 for running at large or keeping the pen or enclosures clean.

The workshop discussion for this item on March 17th will determine other details.

Staff Comments / Technical Items:

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

No comments.

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

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

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

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

Police
No comments.

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or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

C. Home occupations shall:
   (1) Be located entirely within the principal building and not exceed 25 percent of the total floor area of the principal building. Swim lessons and small-scale childcare home occupations may have outdoor activities that take place in side or rear yards only.
   (2) Be owned and operated by the person residing in the principal building.
   (3) Employ no more than one person who does not reside on the premises.
   (4) Not create traffic or parking congestion, noise, vibration, odor, glare, fumes, or electrical or communications interference that can be detected by the normal senses off the premises.
   (5) Cause no change in the exterior appearance of the existing dwelling or other structures on the premises.
   (6) Not include more than one vehicle not customarily found in a residential district parked on the premises overnight.

5.2.37 Horse Farm

Must be located on no less than 3 acres.

5.2.38 Hospitals

A. Hospitals located in the Neighborhood Commercial District shall not be more than 20- bed facilities.
B. Hospitals located in the Gateway District shall provide a master plan that must be approved by the La Vergne Planning Commission.

5.2.39 Independent Living Facility

Independent Living Facilities within the Mixed Residential Neighborhood Area or the Neighborhood Commercial district shall be limited to 20 beds or less.

5.2.40 Indoor Animal Services

The building footprint for indoor animal services shall not be located within 200 feet of a property line of a residential lot but may be reduced to 10 feet if the building is soundproofed.

5.2.41 Indoor/Outdoor Animal Services

A. The outdoor portion of any indoor/outdoor animal services for:
   (1) Companion animals shall not take place within 50 feet of a property line of a residential lot; and
   (2) Farm animals shall not take place within 100 feet of a property line of a residential lot.
B. The building footprint for any indoor portion of animal services shall not be located within 200 feet of a property line of a residential lot but may be reduced to 100 feet if the building is soundproofed.
C. Outdoor runs, kennels, and storage areas shall not be visible from streets or adjacent properties.

5.2.42 Jail

A. Jails shall be no less than 1,000 feet from any residential district.

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Meeting: March 17, 2026

City of La Vergne

Item #: 12. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 8 of the La Vergne Zoning Ordinance Regarding Parking and Driveways.**

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

Summary:
This will be a discussion on the wording of Section 8.4.1, Item M regarding the suitable paving materials. This is specific to the phrase "include but are not limited to" to the list.

Staff Comments / Technical Items:

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)
Discussion on the wording of Section 8.4.1, Item M regarding the suitable paving materials. This is specific to the phrase "include but are not limited to" to the list.
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Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

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

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

Police
No comments.

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	For each dwelling unit with 2 or more bedrooms, 1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number.
Commercial (excluding retail)	4 spaces per 1000 square feet of commercial use
Retail	4 spaces per 1000 square feet of commercial use
Civic/Institutional	2 spaces for every 8 seats in the main assembly area
Schools	2 spaces per classroom
Industry/Wholesale/Storage	1 space for every 1,000 square feet

8.3.2 Exceptions to Parking Requirements

A. Where motor vehicle access is provided between adjoining non-residential sites and the operating hours of adjoining uses do not significantly overlap, the uses may share up to 50 percent of required parking spaces. Shared use of motor vehicle parking shall be guaranteed by a contract or other legally binding document.
B. Off-site parking is allowed wherever Parking as a Principal Use is permitted. Off-site parking must be 1/4 mile or less, measured along the pedestrian access route, from the primary structure requiring the parking.

8.4 Parking Lot Design Standards

8.4.1 General Design Principles

Off-street parking areas should be designed to minimize breaks in the pedestrian environment along the public street and create safe and comfortable passage for pedestrians. The following standards shall therefore be met.

A. Curb cuts must be minimized in width and number.
B. Parking Lots should be placed behind buildings when possible.
C. Uninterrupted areas of parking lot shall be limited to 36 spaces. Large parking lots shall be broken by buildings and/or landscape features.
D. To maintain pedestrian comfort and to calm the speed of entering traffic, driveways to parking areas should not exceed 24 feet in width (two lanes) or 14 feet in width (one lane), except those with turn lanes.
E. Adjoining parking lots serving non-residential and multi-family buildings shall be interconnected.
F. Parking, loading, and other vehicular access shall occur at mid-block of secondary streets or via an alley, to the extent practical.
G. Parking areas shall not abut pedestrian-oriented street intersections or institutional buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.
H. Off-street parking areas shall be designed to facilitate adequate movement and access by sanitation, emergency, and other public service vehicles without posing a danger to pedestrians or impeding the function of the parking area.

I. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.
J. All paved parking areas shall be curbed using a standard curb meeting City of La Vergne Public Works Standard Specifications. Curbs and lowered curbs may be used with the approval of the City Engineer to permit sheet flow drainage into rain gardens or other bioretention areas as part of an alternative engineered storm water retention system.
K. All parking lots, regardless of surfacing, shall retain stormwater on-site or drain to a catch basin in a public street. Low impact stormwater management devices (such as pervious paving, bioretention areas, vegetated landscape islands, and the use of absorbent landscaping) are encouraged for all parking areas. Parking areas should be organized to provide consolidated landscape areas as opportunities for passive stormwater management.
L. Parking may not interfere with sightlines for vehicles or pedestrians.
M. Suitable paving materials for off-street parking areas include but are not limited to, asphalt, porous asphalt, concrete, porous concrete, and paving blocks.
N. See Section 8.5 for additional standards regulating driveways to off-street parking areas.

8.4.2 Structured Parking

A. When above-ground structured parking is located along a road right-of-way, the first two floors adjacent to the right-of-way shall be lined with a permitted building type for the planning area in which it is located. If the structured parking fronts multiple rights-of-ways or pedestrian ways, the Planning Director may determine a hierarchy and the extent to which buildings shall line each.
B. All structured parking should be screened so as not to be visible from a public street or park/open space. Locating structured parking at the interior of the block, surrounded by buildings, is the preferred method.

8.4.3 Parking Space Dimensions

Each parking space shall be no less than 10 ft wide and 20 ft long.

8.4.5 Pedestrian Access

Parking lots shall be designed to allow pedestrians to safely move from their vehicles to the building. On small lots (thirty-six spaces or less), this may be achieved by providing a sidewalk at the perimeter of the lot. On larger lots, parking rows shall be oriented perpendicular to the main building entrance(s) and corridors within the parking area should channel pedestrians from the car to the perimeter of the lot or to the building. These corridors shall be delineated by a paving material that differs from that of vehicular area. The use of small posts or bollards is encouraged to provide additional separation of pedestrian and vehicular corridors.

8.4.6 Parking Lots

Adjoining parking lots serving non-residential and multifamily uses shall be interconnected according to the following standards:

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City of La Vergne

Item #: 13. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 11 of the La Vergne Zoning Ordinance Regarding Signs.**

Reviewed By:
Bo Logan, City Planner

Summary:
This will be a discussion on the regulations of political signs on City owned property or on right-of-ways. The current version of the Sign Ordinance does not include any regulations for political signs, the previous version regulated:

- where and how many could be placed.
- when signs can go up and when they must be taken down.

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

Definitions:

Political Signs. Signs erected by political candidates or groups, for the purpose of advertising a candidate or regarding an issue on which there will be a public vote.

Exempt Signs:

14. Political Signs.

a. There shall be a maximum of two (2) signs per property for a candidate on any individual parcel designated as a polling place. Signs shall not be displayed until two (2) months prior to the corresponding election day, and removed within one (1) month after the corresponding election day. Signs shall be a maximum of thirty-six (36) square feet each, and ten (10) feet in height.

b. Notwithstanding the foregoing provision (14. a.), no Political Signs may be placed on City of La Vergne property.

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City of La Vergne

Item #: 14. **Recommendation to the Board of Mayor and Aldermen: Amend Chapter 14 of the La Vergne Zoning Ordinance Regarding Administration and Procedures.**

Reviewed By:

Summary:

Chapter 14, Sections 14.9.2 and 14.9.3 on Page 252 and 253 contain a conflict. Exempted site plans are judged by 3% of square footage, then judged again by 10% in the very next section. This concerns additions to existing buildings being exempt from site plan at planning commission.

Section 14.9.3 is correct, so 14.9.2 (D) needs to be amended as follows:

Delete #2 which includes the 3% of total square footage.
Delete #3 because it directly conflicts with 14.9.3 which exempts parking areas in (C.).

Staff Comments / Technical Items:

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

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

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

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

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

Police
No comments.

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or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.

14.8.4 Design Review Board Final Action

A. The Planning Department shall review the application and make a presentation to the Design Review Board.
B. The DRB shall review the application within 30 days following the availability of sufficient information; however, the timeframe may be extended by mutual agreement.
C. The DRB shall review the certificate of appropriateness application at a public meeting and vote for:
   (1) Approval;
   (2) Approval with conditions;
   (3) Denial with grounds stated in writing; or
   (4) Deferral for continued review of the application.
D. Following the DRB approval of a certificate of appropriateness, the Planning Department shall issue a written certificate of appropriateness. A building permit or other required application then may be processed.
E. Following the DRB disapproval of a certificate of appropriateness, the applicant shall be notified in writing by the Planning Department.

14.8.5 Expiration of a COA

COAs shall expire two years from the date of issuance, except as outlined below. One six-month extension may be granted by the Planning Director for the approved scope of work. Requests must be made in writing prior to the COA expiration date.

14.8.6 Appeals

The DRB shall have jurisdiction relating to design guideline matters. Anyone who may be aggrieved by the final order or judgment of the DRB may have the order or judgment reviewed by the courts by the procedures set forth in T.C.A. § 27-9-101 et seq.

14.9 Site Plan

14.9.1 Purpose

The purpose of a site plan is to ensure site development compliance with all applicable standards in this Ordinance and to develop a site construction plan set.

14.9.2 Applicability

A. All developments that require a building permit must submit a Site plan, except single-family residential.
B. Site plans shall comply with the specific review procedures in this Section.
C. Site plan approval shall be required for development prior to the issuance of a grading permit or building permit, unless exempted by Subsection 14.9.3 Exemptions.
D. All site plans shall be submitted for approval by the LMPC unless all of the following is met:
   (1) Not located within an overlay district.
   (2) An addition of less than 3% of the principal buildings' total square footage.

(3) No change in parking or traffic circulation.

14.9.3 Exemptions

The following development shall be exempt from site plan review, but shall comply with all standards of this Ordinance and any other City requirements prior to issuance of a building permit:

A. Plans for a single house or duplex and associated accessory structures;
B. Plans for nonresidential additions that do not exceed ten percent of the square footage of the building. A stormwater permit or grading permit may still be required by the appropriate departments, but these additions remain exempt from site plan review.
C. Plans for parking areas, open spaces, or accessory structures. A stormwater permit or grading permit may still be required by the appropriate departments, but these plans remain exempt from site plan review.
D. The internal construction or change in floor area of a development that does not increase gross floor area, increase the intensity of use, or affect parking requirements on a site that meets all development and site design standards of this Ordinance; and
E. Temporary uses and Structures. A stormwater permit or grading permit may still be required by the appropriate departments, but these plans remain exempt from site plan review.

14.9.4 Unified Site Plan

A. Nonresidential uses with two or more lots may be submitted as a unified site plan.
B. Multifamily residential, where permitted as part of the overall building square footage of a development, shall be submitted as a unified site plan that includes the entire development site.
C. Requirements for unified site plans shall be determined based on the perimeter lot lines of the overall site, regardless of the location, ownership, size, or quantity of the interior lots.
D. Unified site plans shall comply with the following:
   (1) Bulk requirements to be considered in aggregate shall include buffers, building setbacks, open space, landscape surface area, tree protection, parking, and stormwater requirements;
   (2) Site development for all lots shall be depicted on the unified site plan;
   (3) The unified site plan shall serve as the preliminary plat in the platting process;
   (4) The final plat shall be required to contain perpetual maintenance agreements for shared responsibility of site improvements.

14.9.5 Application Submittal

The applicant shall submit a site plan application in accordance with the requirements of the Planning Department.

14.9.6 Staff Review

In accordance with the submittal schedule posted in the Planning Department:

A. The Planning Department shall review the application;