WORKSHOP AGENDA

Planning Commission
May 12, 2026 @ 5:30 PM
For the May 26, 2026 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 14, 2026 Workshop and April 28, 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.

4. Site Plan - 425 Industrial Boulevard - New Building Consisting of 10,800 Square Feet on 4.14 Acres. Property located at 425 Industrial Blvd. (Tax Map 29, Parcel 7.01). GD (Gateway District) Zoning District. Property owned by Sitepro Rentals, Inc. Requested by Dewey Engineering.

NEW BUSINESS

5. Site Plan - Zaxby's - New Restaurant on 0.74 Acres. Property located at 5175 Murfreesboro Road (Tax Map 15, Parcel 2.01). DD (Downtown District) Zoning District. Property owned by Guernsey Holdings ZRC OPCP, LLC. Requested by Carter Engineering.

6. Preliminary Plat - Emrose, Nine Lots on Two Acres. Property located at 111 Irvin Road (Tax Map 18P, Group A, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Kepley Properties, LLC. Requested by SEC, Inc.

7. Final Plat - Arbor Ridge, Sec. 7 - 82 Lots on 23.46 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.

8. Final Plat - Arbor Ridge, Sec. 8 - 21 Lots on 7.56 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.

9. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 14, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on April 17, 2026, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: March 17, 2026 Workshop and March 31, 2026 Regular Meeting,

This item will be considered at the regular meeting on April 28, 2026.

2. Public Comment Period.

No one spoke.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Bill Huddleston, 2115 NW Broad Street, Murfreesboro, Huddleston Steele, Inc., addressed questions regarding staff comments.

No action was taken.

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

Mr. Logan gave his report. A discussion ensued regarding political signs on municipal properties, the City's history in regulating political signs, and legal counsel's recommendation to track State law.

No action was taken.

NEW BUSINESS

5. Concept Plan - Emrose, Nine Lots on Two Acres. Property located at 111 Irvin Road (Tax Map 18P, Group A, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Kepley Properties, LLC. Requested by SEC, Inc.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. John Miner, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, addressed questions regarding whether the development would be single-family homes, mailboxes on the property versus a clustered box, and questions regarding lot 6 on the plans.

No action was taken.

6. Site Plan - 425 Industrial Boulevard - New Building Consisting of 10,800 Square Feet on 4.14 Acres. Property located at 425 Industrial Blvd. (Tax Map 29, Parcel 7.01). GD (Gateway District) Zoning District. Property owned by Sitepro Rentals, Inc. Requested by Dewey Engineering, LLC.

Mr. Logan gave his report.

Mr. Bill Charles, 357 Riverside Drive, Franklin, Dewey Engineering, LLC., addressed questions regarding the need for sidewalks in the project and increasing entranceway size.

No action was taken.

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

Mr. Logan gave his report.

No action was taken.

8. 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 6:00 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 28, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on April 28, 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, Secretary/Alderman Graeme Coates, Mark Molnar, and Justin Greer. Tabatha Howard and Jim Hesemann were absent.

ORDER OF BUSINESS

1. Approve Minutes: March 17, 2026 Workshop and March 31, 2026 Regular Meeting,

A motion, made by Mayor Cole, seconded by Mark Molnar, to approve the minutes of the March 17, 2026 Workshop and the March 31, 2026 Regular Meeting, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

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.

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

NEW BUSINESS

4. Concept Plan - Emrose, Nine Lots on Two Acres. Property located at 111 Irvin Road (Tax Map 18P, Group A, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Kepley Properties, LLC. Requested by SEC, Inc.

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

5. Site Plan - 425 Industrial Boulevard - New Building Consisting of 10,800 Square Feet on 4.14 Acres. Property located at 425 Industrial Blvd. (Tax Map 29, Parcel 7.01). GD (Gateway District) Zoning District. Property owned by Sitepro Rentals, Inc. Requested by Dewey Engineering, LLC.

Mr. Bo Logan announced that this item was deferred.

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

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

7. Bonds/Letters of Credit Update.

Mr. Kyle Brown updated the board on the status of bonds and letters of credit stating that soon staff would resume presenting the board with a printout containing the information regarding the bonds and letters of credit.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:06 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: May 12, 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.**

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)
No further comments.

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

A. Remove the portions of the pavement section that refer to the city standard since this has been modified and no longer matches that standard. I have no comments on the section shown.
B. (Sheet 4.0 of 6) Show 100 foot minimum length and 20 foot minimum width on temporary construction exit.

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

A. Backflow assembly not required for restroom.
B. Remove 8-inch gravity sewer, and install “public 1.5-inch Schedule 40 PVC low-pressure sewer forcemain.” Comment: Installing an 8-inch gravity sewer for a restroom is an expensive asset and maintenance issue for the City.
C. Locate and label “Pressure Sewer Cleanout per City Std Dtl 20.0” at back end of new 1.5” PVC low-pressure sewer forcemain in R.O.W.
D. Locate and label “Private E-One Grinder Pump, WH101, 240Volt per City Requirements.”
E. Locate and label “Pressure Sewer Connection per City Std Dtl 19.0.” in property right-of-way boundary.
F. Locate and label “Low-Pressure Forcemain Discharge to MH Detail.” City Utility Engineer, Scott Tatalovich will email a copy of this detail to the Project Engineer.
G. Show colonial Gas line on plans. Obtain information from gas company on existing gas line depth to determine if the sewer forcemain will cross over or under the gas.
H. Public sewer forcemain extension requires TDEC review/approval. Comment: City will provide a letter to submit to TDEC for review/approval upon completion of construction plans.
I. The sewer pump will require a 240V electrical service. Pump panel can be mounted on pedestal 5 feet above ground or on exterior of building.

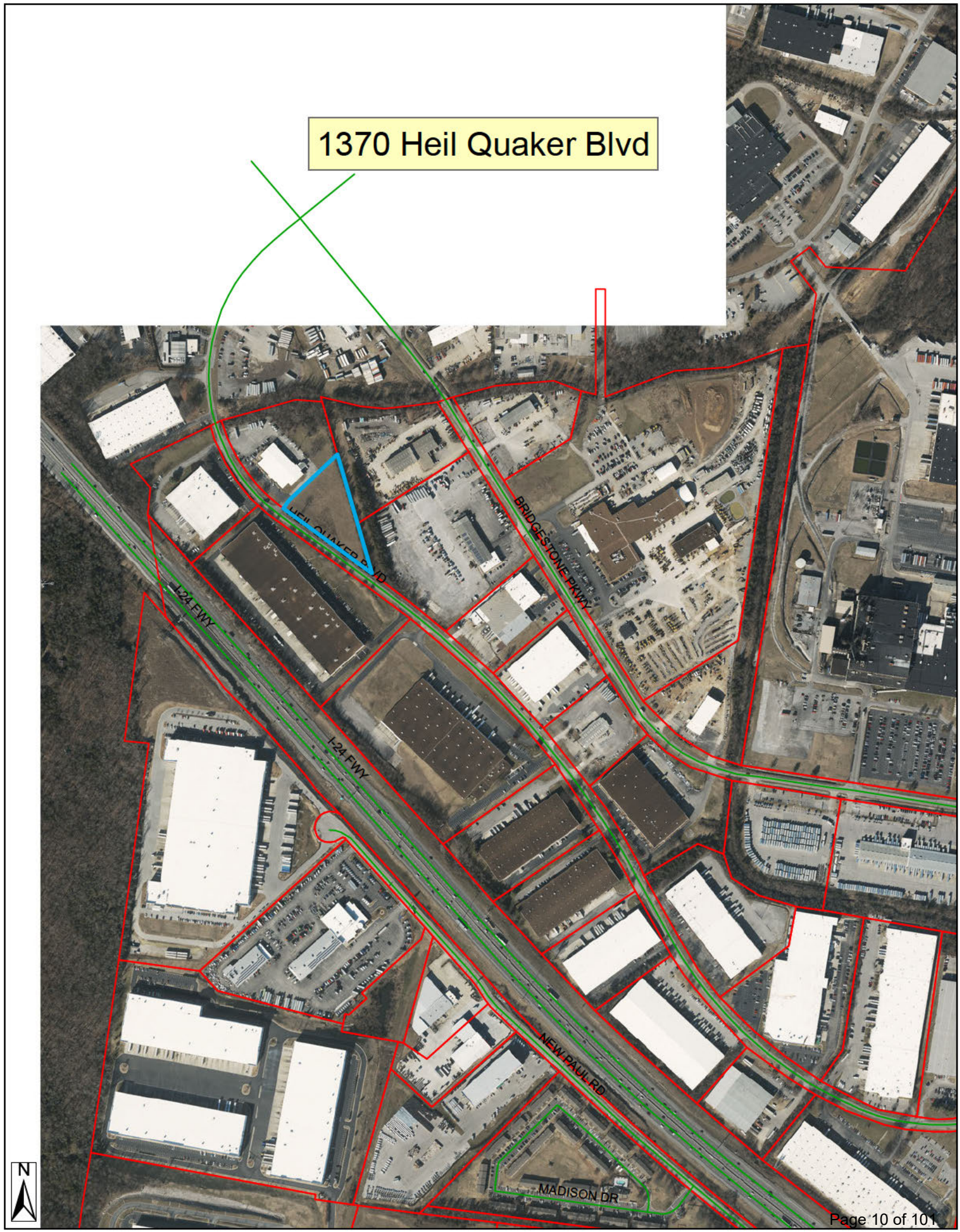
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

TENNESSEE STATE PLANE COORDINATES (NAD 83)
N 610,713.33
E 1,788,020.37

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

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

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

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

LOT 2
109,301 Sq.Ft.
OR
2.51± Ac.

EXISTING PAVEMENT

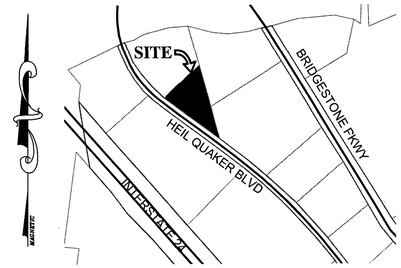
HEIL QUAKER BLVD
(60' ROW)

EXISTING FIRE HYDRANT

PIPE FOUND

25' M.B.S.L.

TENNESSEE STATE PLANE COORDINATES (NAD 83)
N 610,109.43
E 1,788,185.32



LOCATION MAP
N.T.S.

LEGEND

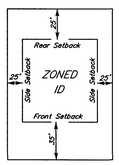
- Ø Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- —GD— Sewer 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

ZONED: ID
FRONT SETBACK: 35'
SIDE SETBACK: 25'
REAR SETBACK: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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 III
REGISTERED LAND SURVEYOR
AGRICULTURAL
TENNESSEE No 2092
LICENSED

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: May, 2026	SCALE: 1"=30'	SH. 1 OF 6

D:\2336\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:04:15 PM, HP 7770 No. 1 Series K

NOTES

1. Underground utilities shown were located using available above-ground evidence, as well as information abstained 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*



** Full-service restroom facilities located inside a building that is stick-built and constructed using traditionally accepted and Code-compliant construction techniques*

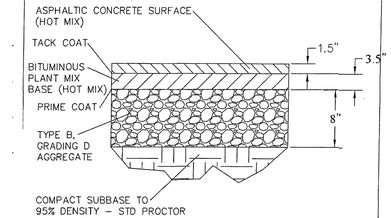
GENERAL NOTES:

1. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
3. CITY INSPECTORS ARE NOT QUALITY CONTROL. THE CONTRACTOR'S QUALITY CONTROL REPRESENTATIVE MUST BE ONSITE DURING ALL REQUIRED INSPECTIONS. CONTRACTOR'S QUALITY CONTROL MUST SIGN-OFF OR APPROVE EACH INSPECTION. CITY INSPECTORS WILL CONFIRM THAT THIS IS DONE BUT WILL NOT PROVIDE APPROVALS.
4. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
7. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 30-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
   a. PAPER (ONE SET)
   b. PDF (THUMB DRIVE OR E-MAIL)
   c. GIS-COMPATIBLE (ONE FILE)
8. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
9. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT A SPECIAL PERMIT:
   a. MONDAY-FRIDAY, 7:00 AM TO 6:00 PM
   b. SATURDAY-SUNDAY, 8:00 AM TO 6:00 PM
10. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO CITY OF LA VERGNE REQUIREMENTS.
11. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
13. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY 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.

TRUCK PARKING STALLS	
# OF STALLS	SIZE
39	70'X12'
7	50'X12'
2	35'X12'
TOTAL: 48	

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

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



STD. PAVEMENT SECTION - PRIVATE PARKING

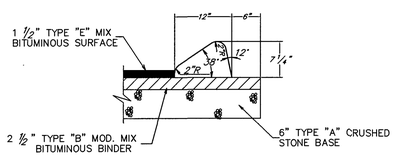
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C005

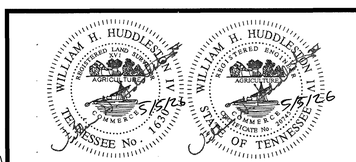
CITY OF LA VERGNE, TENNESSEE



EXTRUDED MOUNTABLE CONCRETE CURB

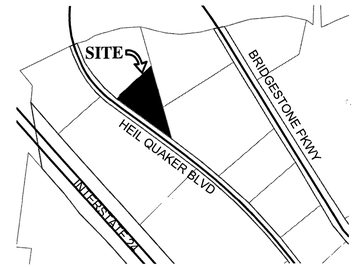
N.T.S.

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



HUDDLESTON-STEELE ENGINEERING, INC.

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



LOCATION MAP

N.T.S.

LEGEND

- Ø *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- *Existing Manhole*
- *Proposed Manhole*
- CD *Sewer Line Check Dam*
- —00— *Existing Contours*
- —00— *Proposed Contours*
- 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*

HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*

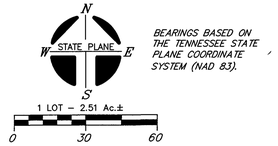
Site Data Chart

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: 81,306 SF.
Pervious surface area: 27,995 SF.
Landscaping area: 17,440 SF.



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.

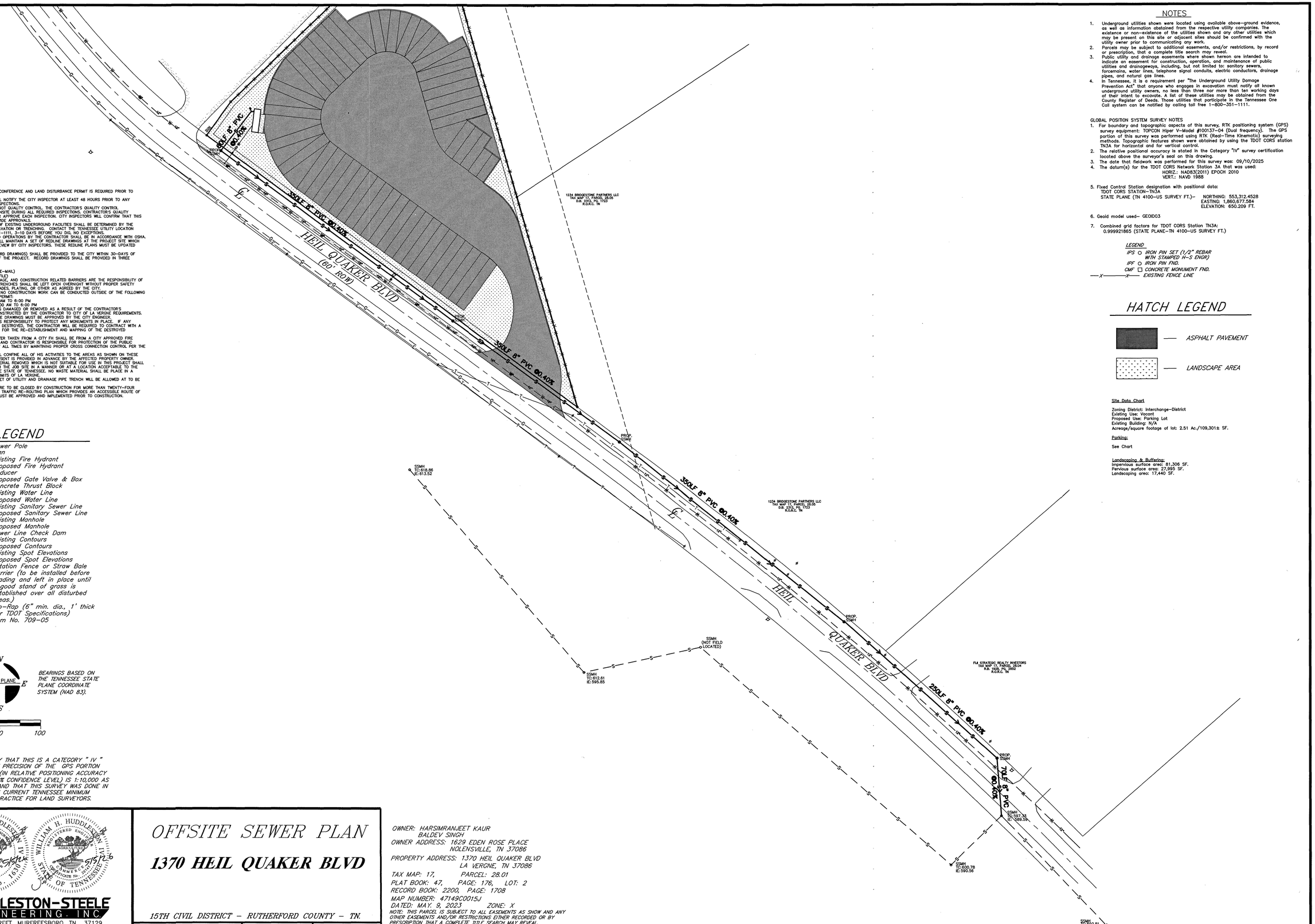
SITE LAYOUT PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	*SCALE: 1"=30'*	*SH. 2.1 OF 6*

G:\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:09:24 PM, KIP 797IX No. 2



GENERAL NOTES:

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

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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- Proposed Manhole
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- Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

N / W STATE PLANE E / S

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

0 50 100

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

WILLIAM H. HUDDLESTON III — REGISTERED LAND SURVEYOR — AGRICULTURAL ENGINEER — TENNESSEE No. 1430 — 5/5/26

WILLIAM H. HUDDLESTON III — REGISTERED ENGINEER — AGRICULTURAL ENGINEER — COMMERCE — CERTIFICATE No. 115126 — STATE OF TENNESSEE — 5/5/26

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

OFFSITE SEWER PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	SCALE: 1"=50'	SH.2.2 OF 6

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.

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

HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

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: 81,306 SF.
Pervious surface area: 27,995 SF.
Landscaping area: 17,440 SF.

J:\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:09:06 PM, KP 7970X No. 2

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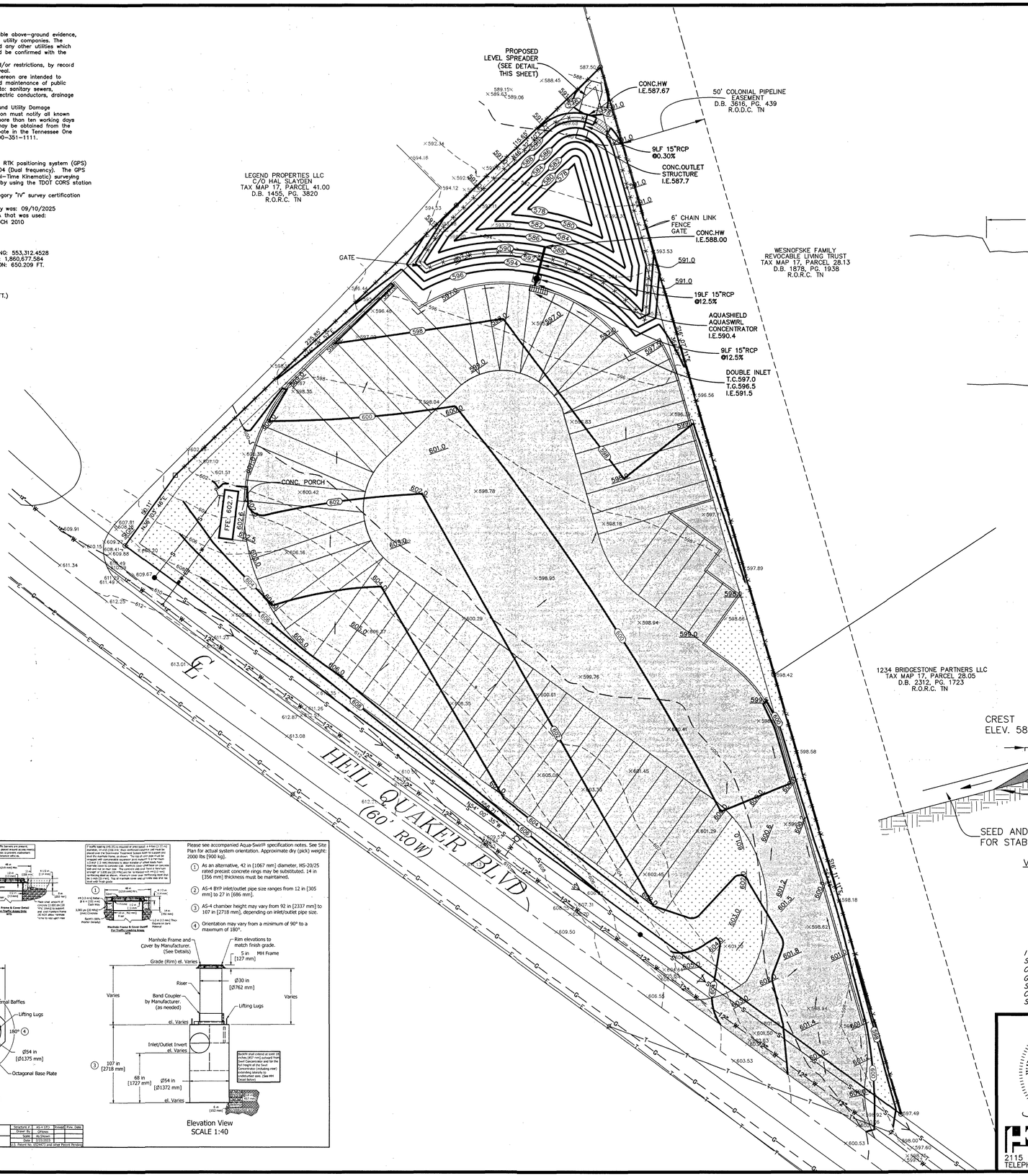
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION- TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.

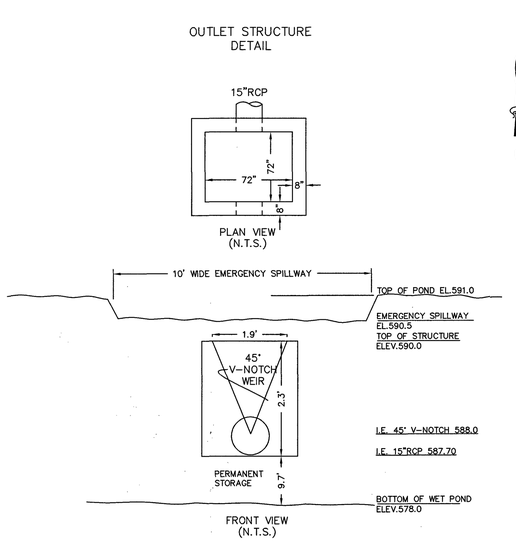
6. Geoid model used- GEOID03

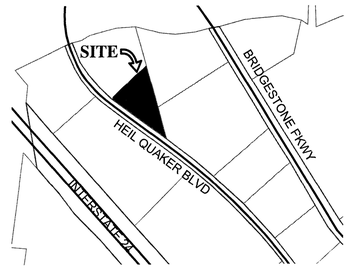
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

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*







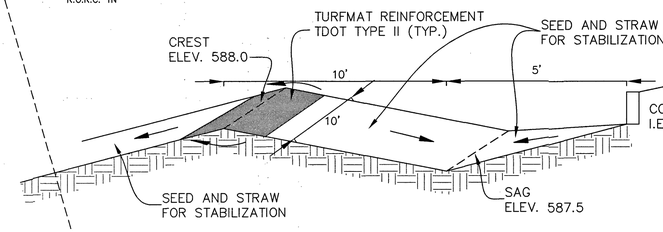
LOCATION MAP
N.T.S.

HATCH LEGEND

ASPHALT PAVEMENT
LANDSCAPE AREA

LEGEND

- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
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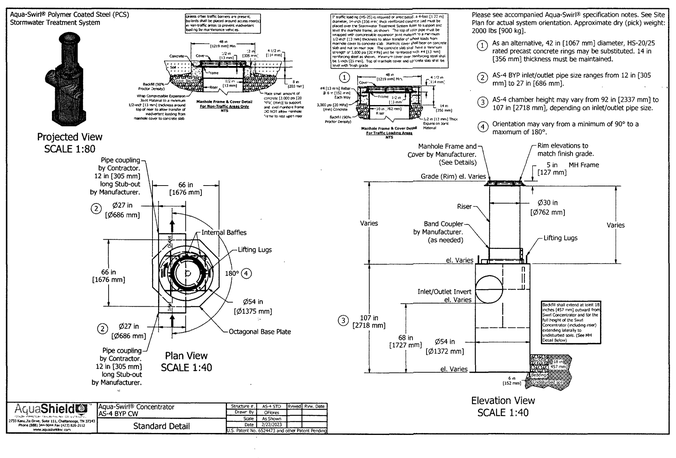
VEGETATED LIP LEVEL SPREADER DETAIL
(NOT TO SCALE)

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
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WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — AGRICULTURAL — SUMNER — STATE OF TENNESSEE — 2152
WILLIAM H. HUDDLESTON IV — REGISTERED ENGINEER — AGRICULTURAL — SUMNER — STATE OF TENNESSEE — 115

TENNESSEE No. 2152

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: May, 2026	*SCALE: 1"=30'*	*SH. 3 OF 6*

3386Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:02:48 PM, KP 7770 No. 1 Series X

NOTES

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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

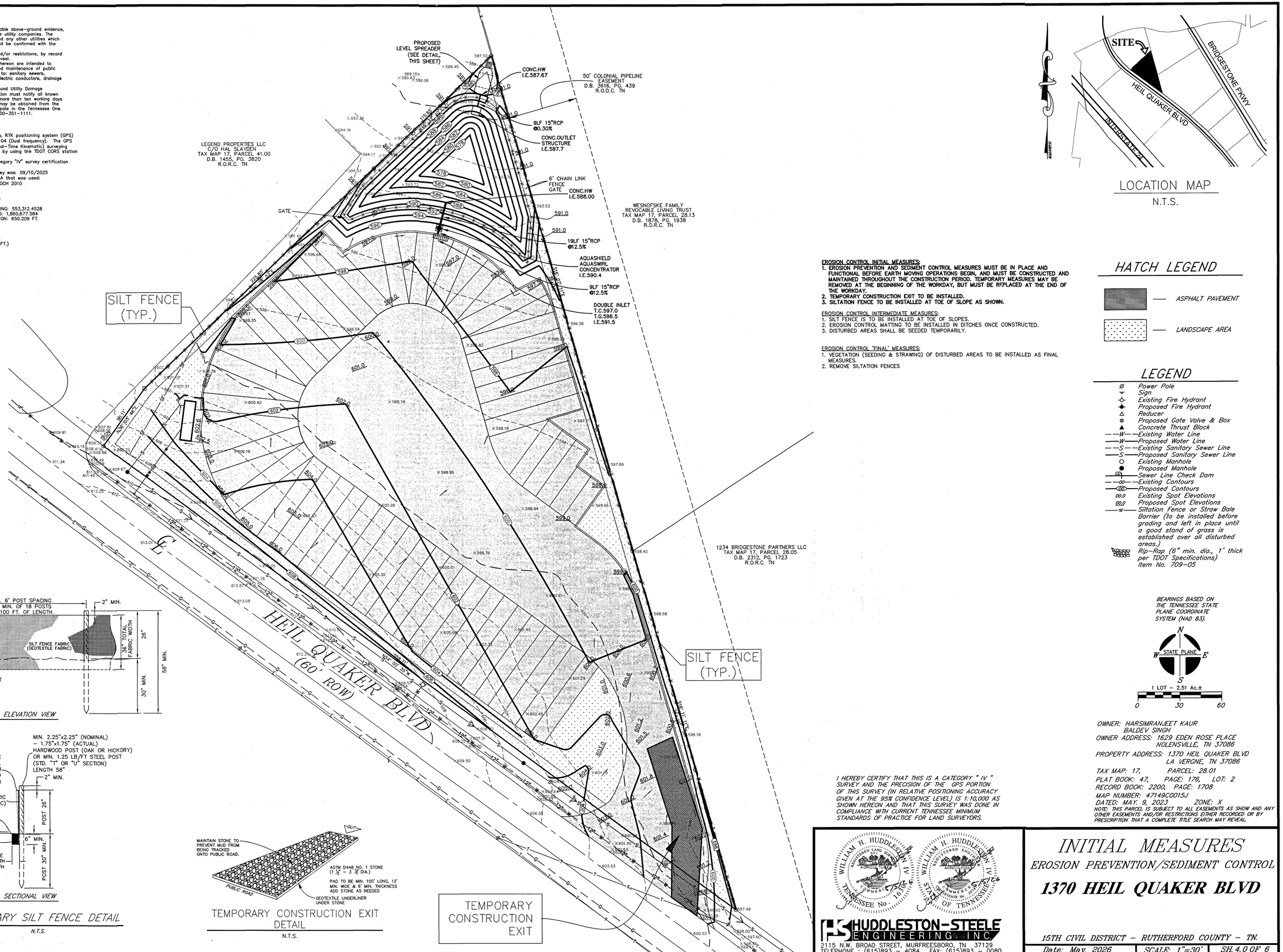
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   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.

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



LOCATION MAP

N.T.S.

EROSION CONTROL INITIAL MEASURES:
1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. TEMPORARY CONSTRUCTION EXIT TO BE INSTALLED.
3. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL INTERMEDIATE MEASURES:
1. SILT FENCE IS TO BE INSTALLED AT TOE OF SLOPES.
2. EROSION CONTROL MATTING TO BE INSTALLED IN DITCHES ONCE CONSTRUCTED.
3. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.

EROSION CONTROL 'FINAL' MEASURES:
1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.
2. REMOVE SILTATION FENCES

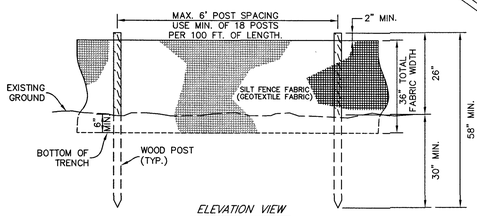
HATCH LEGEND

ASPHALT PAVEMENT

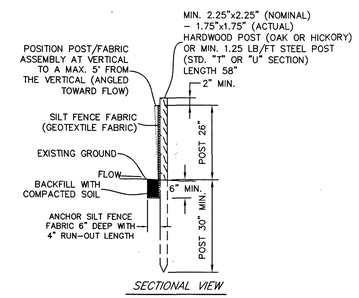
LANDSCAPE AREA

LEGEND

- Power Pole
- Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- —CD— Sewer Line Check Dam
- —00— Existing Contours
- —00— Proposed Contours
- 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



ELEVATION VIEW



SECTIONAL VIEW

TEMPORARY SILT FENCE DETAIL

N.T.S.

TEMPORARY CONSTRUCTION EXIT DETAIL

N.T.S.

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

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

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.

INITIAL MEASURES

EROSION PREVENTION/SEDIMENT CONTROL

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	*SCALE: 1"=30'*	*SH. 4.0 OF 6*

I:\Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:42:30 PM, 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.
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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.
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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

PROPOSED LEVEL SPREADER (SEE DETAIL, THIS SHEET)

CONC.HW I.E.587.67

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

INSTALL TURF MATT REINFORCEMENT AT DISTURBED SLOPES (TYP.)

9LF 15"RCP @0.30%

CONC.OUTLET STRUCTURE I.E.587.7

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

6' CHAIN LINK FENCE GATE CONC.HW I.E.588.00

GATE

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

19LF 15"RCP @12.5%

AQUASHIELD AQUASWIRL CONCENTRATOR I.E.590.4

9LF 15"RCP @12.5%

DOUBLE INLET T.C.597.0 T.G.596.5 I.E.591.5

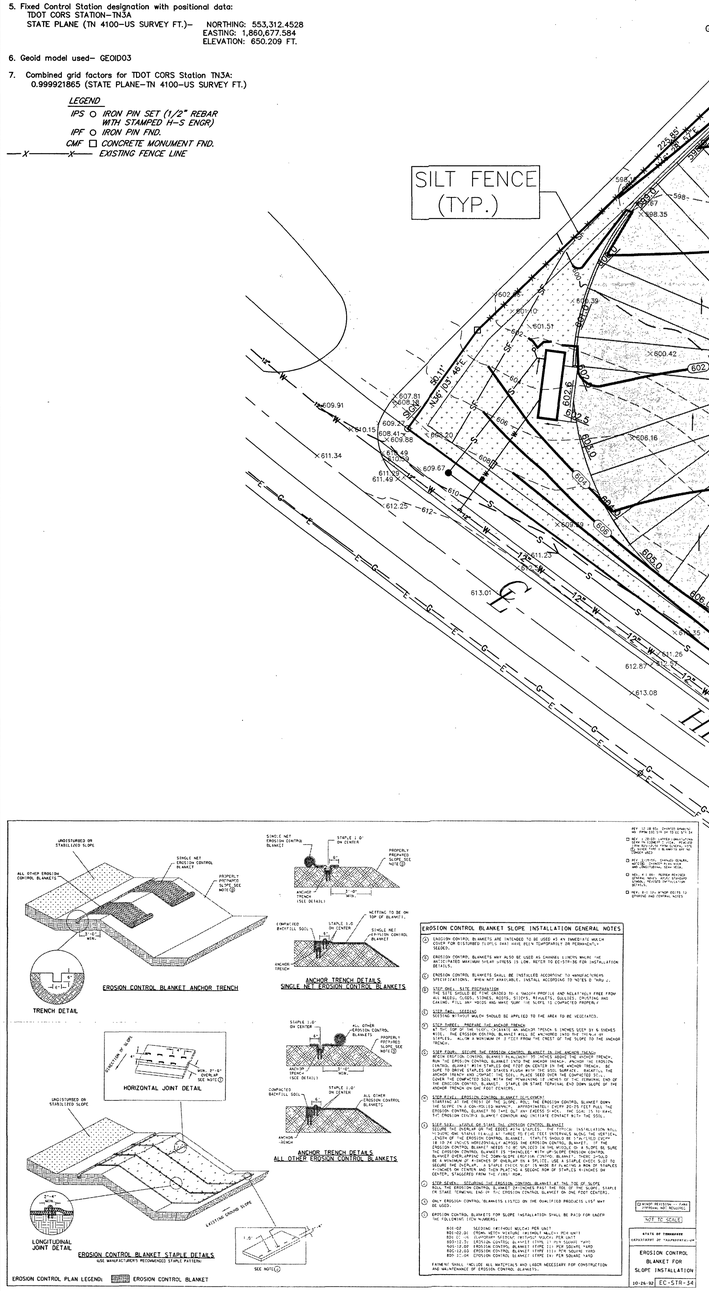
SILT FENCE (TYP.)

TEMPORARY SEEDING AND STRAWING OF ALL DISTURBED AREAS (TYP.)

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

SILT FENCE (TYP.)

HEIL QUAKER BLVD (60' ROW)



EROSION CONTROL BLANKET SLOPE INSTALLATION GENERAL NOTES

① EROSION CONTROL BLANKETS ARE INTENDED TO BE USED AS AN IMMEDIATE MEANS FOR DISTURBED SLOPES THAT WILL REMAIN TEMPORARILY OR PERMANENTLY UNSEEDED.

② EROSION CONTROL BLANKETS MAY ALSO BE USED AS CHANNEL LINING WHERE THE ANTICIPATED MAXIMUM FLOW VELOCITY IS LOW. REFER TO EC-STR-36 FOR INSTALLATION DETAILS.

③ EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. WHEN NOT AVAILABLE, INSTALL ACCORDING TO NOTES ① THRU ⑫.

④ STEP ONE- SITE PREPARATION
THE SITE SHOULD BE FINE GRADED TO A SMOOTH PROFILE AND RELATIVELY FREE FROM ROCKS, CLODS, STUMPS, ROOTS, OR OTHER OBSTRUCTIONS SO THAT THE BLANKETS MAKE FULL AND INTIMATE CONTACT WITH THE SOIL TO COMPLETED PROFILE.

⑤ STEP TWO- SEEDING
SEEDING WITHOUT MULCH SHOULD BE APPLIED TO THE AREA TO BE VEGETATED.

⑥ STEP THREE- PREPARE THE ANCHOR TRENCH
AT THE TOP OF THE SLOPE, EXCAVATE AN ANCHOR TRENCH 6 INCHES DEEP BY 6 INCHES WIDE. THE EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH AT LEAST ONCE. ALLOW A MINIMUM OF 2 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH.

⑦ STEP FOUR- SECURE THE EROSION CONTROL BLANKET IN ONE ANCHOR TRENCH
BEGIN INSTALLATION BY PLACING BLANKETS IN ANCHOR TRENCH AND STAPLING THROUGH BLANKETS IN ANCHOR TRENCH. AFTER STAPLING ANCHOR TRENCH, UNROLL EROSION CONTROL BLANKET WILL BE ANCHORED INTO THE TRENCH AT LEAST ONCE. ALLOW A MINIMUM OF 2 FEET FROM THE CREST OF THE SLOPE TO THE ANCHOR TRENCH. STAPLE BLANKETS IN ANCHOR TRENCH AT 12 INCH INTERVALS. AFTER STAPLING, BACKFILL AND COMPACT THE TRENCH WITH SOIL. ALL BLANKETS SHALL BE STAPLED TO COVER THE COMPACTED SOIL WITH THE REMAINING 12 INCHES OF THE DOWNHILL END OF THE BLANKETS. STAPLE IN STAGGERED DOUBLE OR STAPLE STRIPING, EVE DOWN SLOPE OF THE ANCHOR TRENCH ON 3 FOOT CENTERS.

⑧ STEP FIVE- EROSION CONTROL BLANKET SLOPE INSTALLATION
STARTING AT THE CREST OF THE SLOPE, ROLL THE EROSION CONTROL BLANKET DOWN THE SLOPE IN A GENTLY LOOSE MANNER. APPROPRIATELY SIZED 200 TO 250 FOOT ROLL THE BLANKETS SHALL BE USED. ALLOW BLANKETS TO LAY LOOSELY AND CONFORM TO THE SOIL SURFACE. DO NOT STRETCH EROSION CONTROL BLANKETS. ALWAYS CONTROL AND MAINTAIN CONTACT WITH THE SOIL.

⑨ STEP SIX- ADJACENT BLANKETS SHALL BE INSTALLED
SECURE THE OVERLAP OF THE EDGES WITH STAPLES. THE DOUBLE INSTALLATION WILL HAVE ONE STAPLE STAGGERED EVERY 3 FEET TO FIVE FEET INTERVALS ALONG THE VERTICAL OVERLAP. THE HORIZONTAL OVERLAP WILL HAVE STAPLES EVERY 3 FEET TO 5 FEET. STAPLE 18 TO 24 INCHES HORIZONTALLY ACROSS THE EROSION CONTROL BLANKET. AT THE EROSION CONTROL BLANKET NEEDS TO BE SPLICED IN THE MIDDLE OF A SLOPE, BE SURE TO OVERLAP THE BLANKETS A MINIMUM OF 4 INCHES BEFORE STAPLING.
BLANKET OVERLAPPING THE DOWN-SLOPE EROSION CONTROL BLANKET SHALL BE A MINIMUM OF 4 INCHES OF OVERLAP ON A 3:1 SLOPE, USE A STAPLE CHECK SLOT TO SECURE THE END OF THE BLANKET. STAPLE THE BLANKET ACROSS THE SLOPE AT THE TOP AT 4 INCHES ON CENTER AND TURN PLASTIC A SQUARE ROW OF STAPLES 4 INCHES ON CENTER, STAGGERED FROM THE FIRST ROW.

⑩ STEP SEVEN- INSTALLING THE EROSION CONTROL BLANKETS AT THE TOE OF SLOPE
ROLL THE EROSION CONTROL BLANKET DOWNSLOPE PAST THE TOE OF THE SLOPE. STAPLE BLANKETS IN THE TERMINAL END IN TWO STAGGERED EROSION CONTROL BLANKET ON ONE FOOT CENTERS.

⑪ ONLY EROSION CONTROL BLANKETS LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED.

⑫ EROSION CONTROL BLANKETS FOR SLOPE INSTALLATION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

801-02	SILICONE-METHYL BLOCK PER UNIT
801-02.01	ORGANIC METHYL-METHYL MULCH PER UNIT
801-12.01	EROSION CONTROL BLANKET TYPE 1 PER SQUARE YARD
801-12.31	EROSION CONTROL BLANKET TYPE 311 PER SQUARE YARD
801-12.32	EROSION CONTROL BLANKET TYPE 312 PER SQUARE YARD
801-12.33	EROSION CONTROL BLANKET TYPE 313 PER SQUARE YARD
801-21.04	EROSION CONTROL BLANKET STAPLE 24" PER SQUARE YARD

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF EROSION CONTROL BLANKETS.

GRADING REVISION - CURB RAMP/SIDEWALK, MINOR REVISIONS

NOT TO SCALE

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

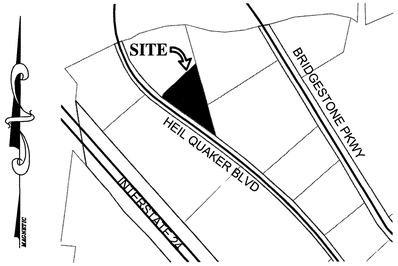
EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-24-19 EC-STR-34

EROSION CONTROL INITIAL MEASURES:
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2. TEMPORARY CONSTRUCTION EXIT TO BE INSTALLED.
3. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL INTERMEDIATE MEASURES:
1. SILT FENCE IS TO BE INSTALLED AT TOE OF SLOPES.
2. EROSION CONTROL MATTING TO BE INSTALLED IN DITCHES ONCE CONSTRUCTED.
3. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.

EROSION CONTROL "FINAL" MEASURES:
1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.
2. REMOVE SILTATION FENCES



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
—∞—Existing Contours
—∞—Proposed Contours
000 Existing Spot Elevations
000 Proposed Spot Elevations
—SF—Siltation Fence or Straw Bale Barrier (to be installed before grading and left in place until a good stand of grass is established over all disturbed areas.)
Rip-Rap (6" min. dia., 1' thick per TDOT Specifications) Item No. 709-05

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

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
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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 — No. 1675 — STATE OF TENNESSEE

WILLIAM H. HUDDLESTON IV — REGISTERED ENGINEER — AGRICULTURE — CERTIFICATE No. 109615 — STATE OF TENNESSEE

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

INTERMEDIATE MEASURES
EROSION PREVENTION/SEDIMENT CONTROL
1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	*SCALE: 1"=30'*	*SH. 4.1 OF 6*

336/Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/7/2026 4:00:22 PM, KIP 7770 No. 1 Series K

NOTES

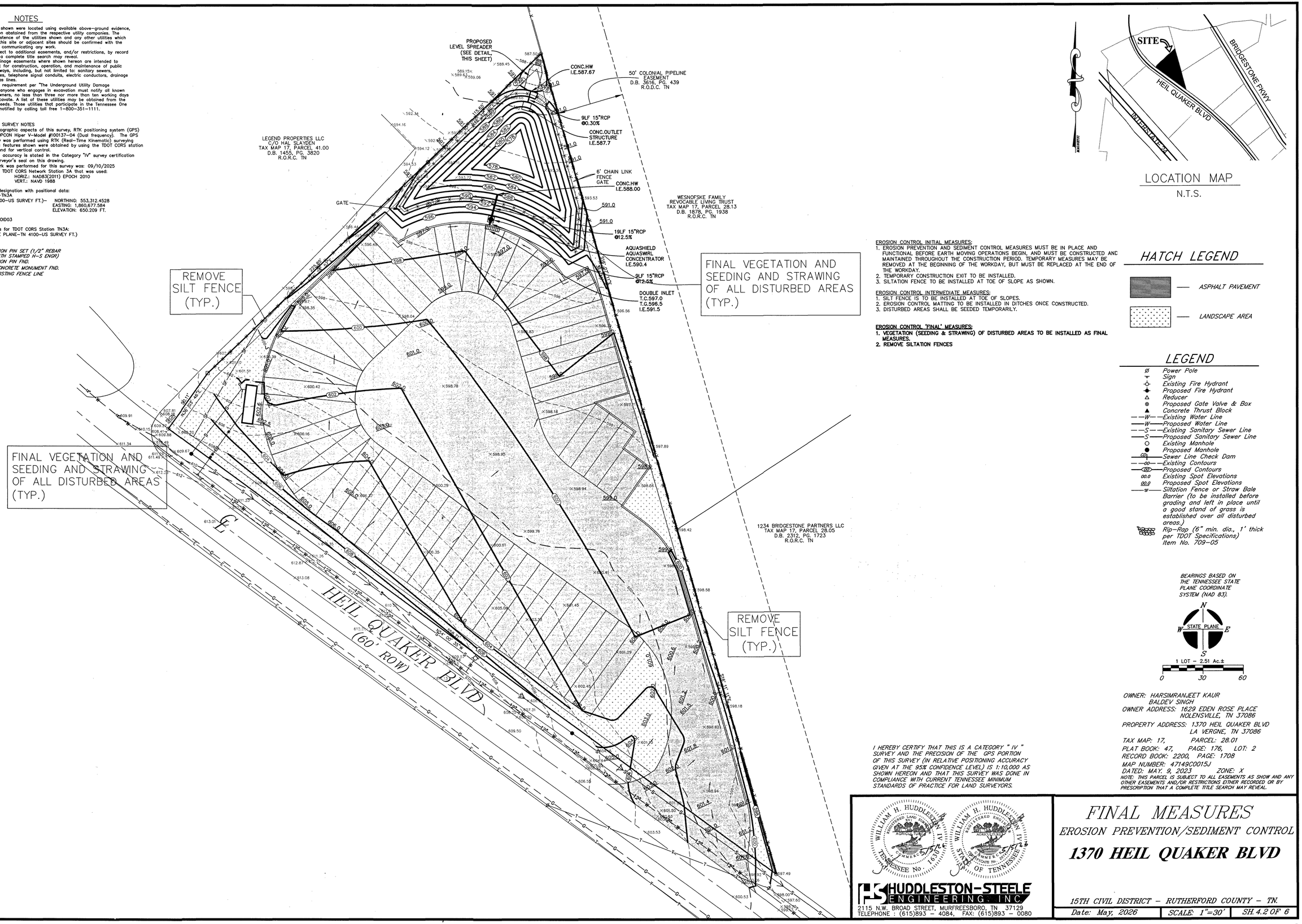
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   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 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



LOCATION MAP
N.T.S.

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HATCH LEGEND

ASPHALT PAVEMENT
LANDSCAPE AREA

LEGEND

Power Pole
Sign
Existing Fire Hydrant
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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

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WILLIAM H. HUDDLESTON III REGISTERED LAND SURVEYOR AGRICULTURE CERTIFICATE No. 1635 STATE OF TENNESSEE

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

FINAL MEASURES

EROSION PREVENTION/SEDIMENT CONTROL

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	*SCALE: 1"=30'*	*SH. 4.2 OF 6*

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NOTES

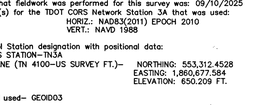
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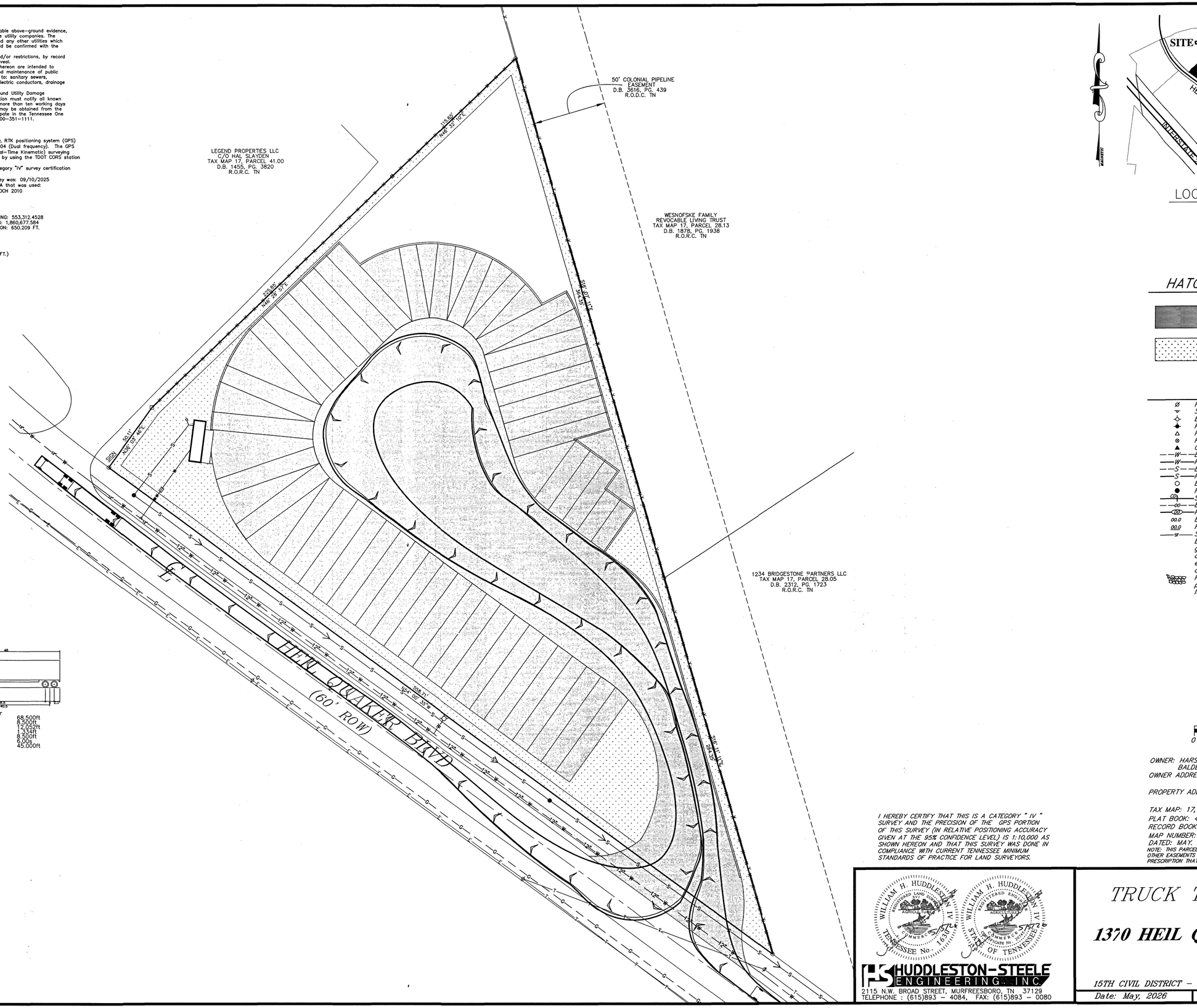
LEGEND

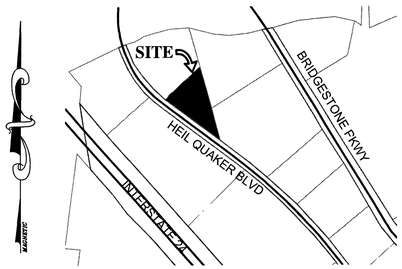
- *IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- *IPF ○ IRON PIN FND.*
- *CMF □ CONCRETE MONUMENT FND.*
- *—X——X— EXISTING FENCE LINE*



WB-62 - Interstate Semi-Trailer

Overall Length	68.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.141ft
Max Track Width	8.500ft
Lock-to-lock time	6.000s
Curb to Curb Turning Radius	45.000ft





LOCATION MAP

N.T.S.

HATCH LEGEND

- *ASPHALT PAVEMENT*
- *LANDSCAPE AREA*

LEGEND

- *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- *—W—Existing Water Line*
- *—W—Proposed Water Line*
- *—S—Existing Sanitary Sewer Line*
- *—S—Proposed Sanitary Sewer Line*
- *Existing Manhole*
- *Proposed Manhole*
- *CD Sewer Line Check Dam*
- *—00—Existing Contours*
- *00 Proposed Contours*
- *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 — TENNESSEE No. 1630 — CERTIFICATE No. 5157 — 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: May, 2026	*SCALE: 1"=30'*	*SH. 5 OF 6*

N:\2026\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:01:28 PM, HP 7770 No. 1 Series K

NOTES

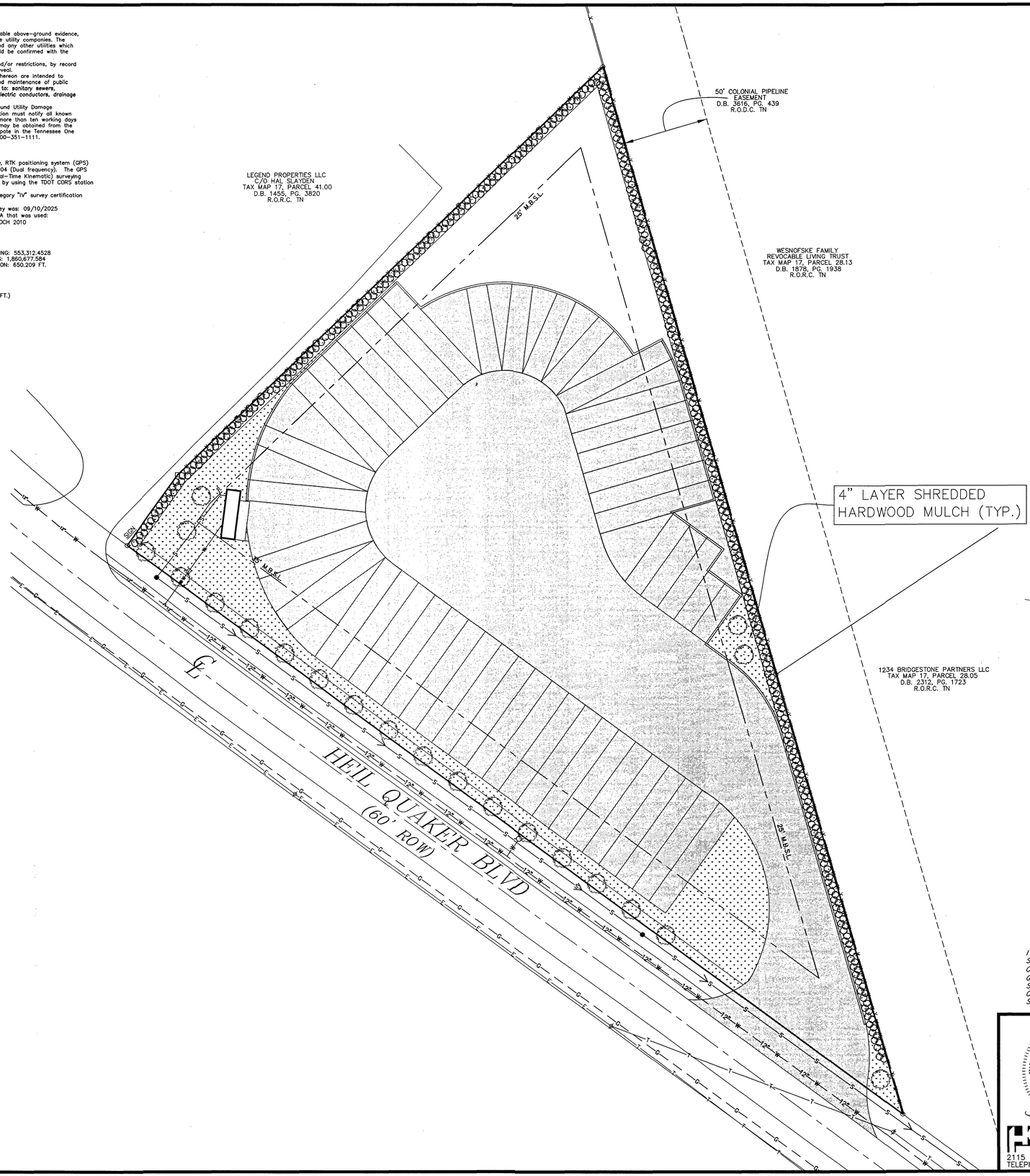
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed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

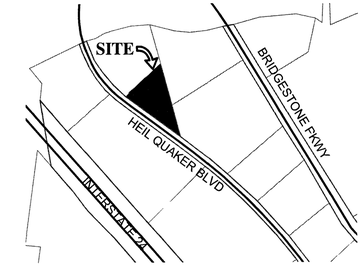
GLOBAL POSITION SYSTEM SURVEY NOTES

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.)

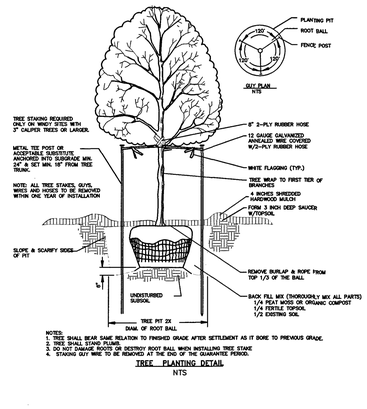
LEGEND

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

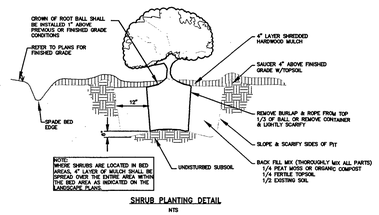




LOCATION MAP
N.T.S.



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

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.			

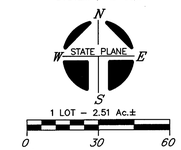
HATCH LEGEND

ASPHALT PAVEMENT
LANDSCAPE AREA

LEGEND

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WILLIAM H. HUDDLESTON III REGISTERED LAND SURVEYOR AGRICULTURE BLVD COMMERCE TENNESSEE No. 1630
WILLIAM H. HUDDLESTON III REGISTERED ENGINEER AGRICULTURE BLVD COMMERCE STATE OF TENNESSEE

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

LANDSCAPE PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: May, 2026	SCALE: 1"=30'	SH. 6 OF 6

D:\SRV\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 5/5/2026 4:01:04 PM, KP 7770 No. 1 Series K

Planning Commission Report
Meeting: May 12, 2026

City of La Vergne

Item #: 4. **Site Plan - 425 Industrial Boulevard - New Building Consisting of 10,800 Square Feet on 4.14 Acres. Property located at 425 Industrial Blvd. (Tax Map 29, Parcel 7.01). GD (Gateway District) Zoning District. Property owned by Sitepro Rentals, Inc. Requested by Dewey Engineering.**

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

Summary:
IN THE NEW ZONING:

Point #1 - Gateway District allows Industrial Services (GD actually functions like a light industrial zone)

Industrial Services means: An establishment engaged in the repair, servicing, or contracting of industrial, business, or consumer machinery, equipment, products, or by-products. These establishments may service consumer goods by providing centralized services for other businesses. Examples include building maintenance services, construction contractors, landscape services, and similar establishments engaged in performance of services off-site. Therefore staff recommendation is that **this bus company falls under "and similar establishments engaged in performance of services off-site."** Naturally nearly all of this bus company's services are off-site so it fits well in GD.

Point #2 - Gateway District allows Industrial Sales

Industrial Sales means: Retail or wholesale sales of bulk materials used for manufacturing, construction, machinery and equipment, or landscape materials, such as mulch or stone.

Staff Interpretation: Buses parked here could not be more intrusive than "bulk materials used for manufacturing, construction, machinery and equipment, or landscape materials, such as mulch or stone.

NOTE ON OUTDOOR STORAGE VS. DISPLAY

1. The display of equipment which is for sale **or rental** such as the Wise coaches and school buses is an integral part of their business, PLUS the new ord says display such as this is NOT included in outdoor storage definition.

Because the Gateway District (GD) actually functions like a light industrial zone that means no architectural standards apply. See page 159.

Staff Comments / Technical Items:
Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) The sidewalk has been added to the site plan.

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

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

1. Sht C3.0 – Locate and label “Pressure Sewer Cleanout per City Std Dtl 20.0” at back end of new 1.5” PVC low-pressure sewer forcemain in R.O.W. (near grinder pump connection). Currently note incorrectly labels this as “Ex Cleanout.”

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

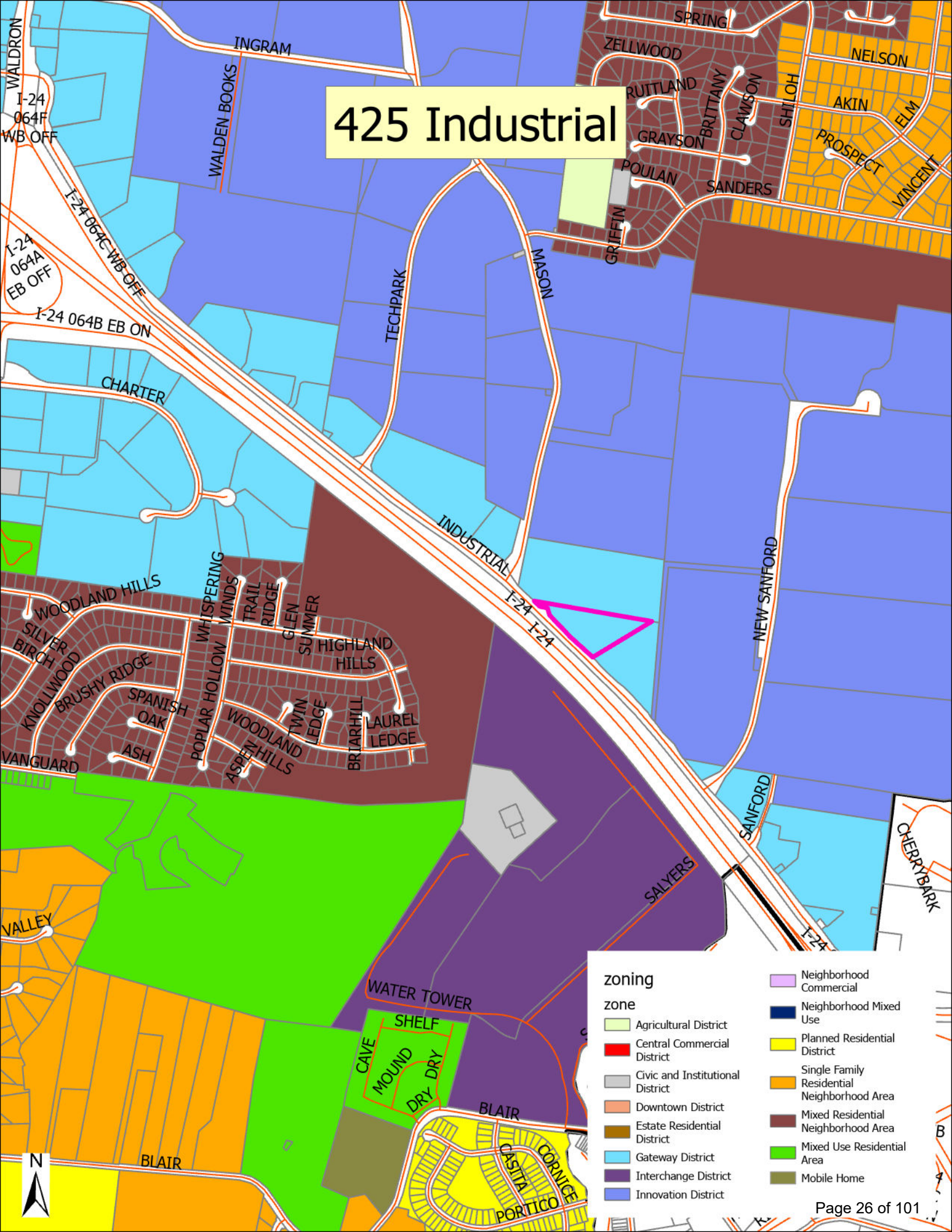
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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


Map 29, Parcel 7.01
TECHPARK DR
MASON RD
NEW SANFORD RD
I-24 FWY
INDUSTRIAL BLVD
MOODLAND HILLS DR
SALYERS DR
I-24 FWY
SANFORD RD
I-24 FWY


Map 29, Parcel 7.01
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY


425 Industrial
WALDRON
I-24 064F WB OFF
INGRAM
WALDEN BOOKS
I-24 064C WB OFF
I-24 064A EB OFF
I-24 064B EB ON
CHARTER
TECHPARK
MASON
SPRING
ZELLWOOD
RUITLAND
BRITTANY
CLAWSON
SHILOH
NELSON
AKIN
ELM
PROSPECT
VINCENT
GRAYSON
POULAN
SANDERS
GRIFFIN
INDUSTRIAL
I-24
I-24
NEW SANFORD
SANFORD
WOODLAND HILLS
SILVER BIRCH
KNOLLWOOD
BRUSHY RIDGE
SPANISH OAK
ASH
VANGUARD
WHISPERING WINDS
TRAIL RIDGE
GLEN SUMMER
HIGHLAND HILLS
POPLAR HOLLOW
WOODLAND HILLS
ASPEN
TWIN LEDGE
BRIARHILL
LAUREL LEDGE
SALYERS
CHERRYBARK
I-24
VALLEY
WATER TOWER
SHELF
CAVE
MOUND
DRY
DRY
BLAIR
BLAIR
CASITA
CORNICE
PORTICO
N
zoning
zone
Agricultural District
Central Commercial District
Civic and Institutional District
Downtown District
Estate Residential District
Gateway District
Interchange District
Innovation District
Neighborhood Commercial
Neighborhood Mixed Use
Planned Residential District
Single Family Residential Neighborhood Area
Mixed Residential Neighborhood Area
Mixed Use Residential Area
Mobile Home


PROLOGIS
For Sale
4.14 Acres of Industrial La
425 Industrial Blvd
For Leasing Information
Griffin Ferris
615.795.0000


EXIT 66B
For Sale
4.14 Acres of Industrial Land
425 Industrial Blvd
For Leasing Information
Griffin Farriss
615.795.0000

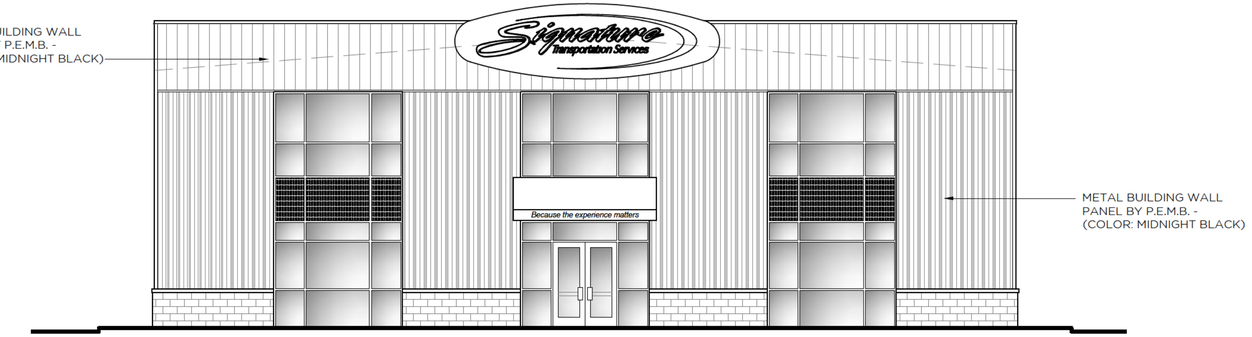




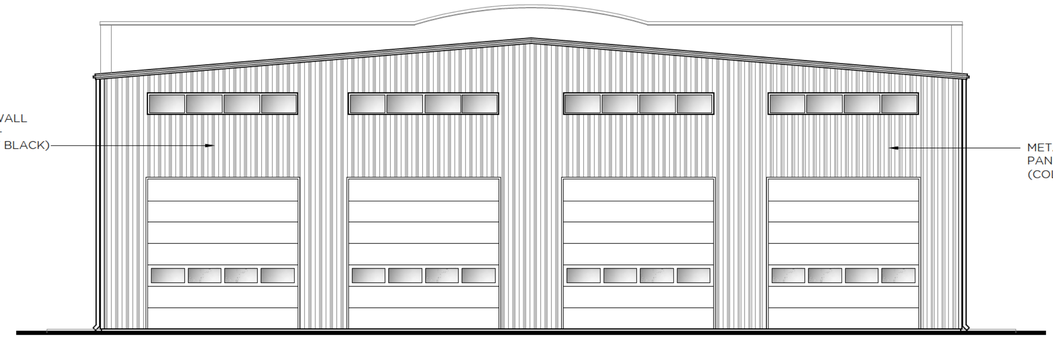
THOMAS L. ANDERSON,
ARCHITECT, INC.
303 SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
PHONE: 615.448.6848

PROPOSED SOUTH ELEVATION FOR SIGNATURE TRANSPORTATION SERVICES

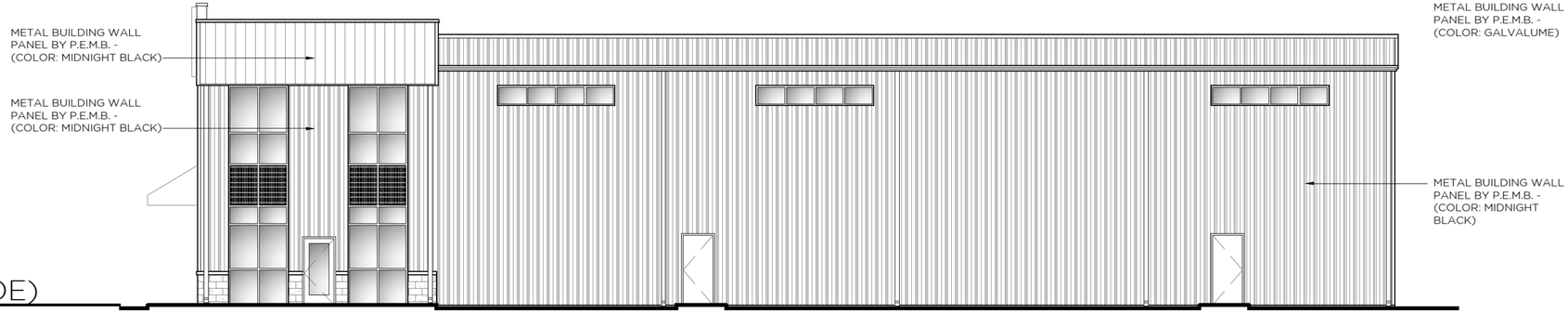
425 INDUSTRIAL BOULEVARD
LAVERGNE, TENNESSEE 37086



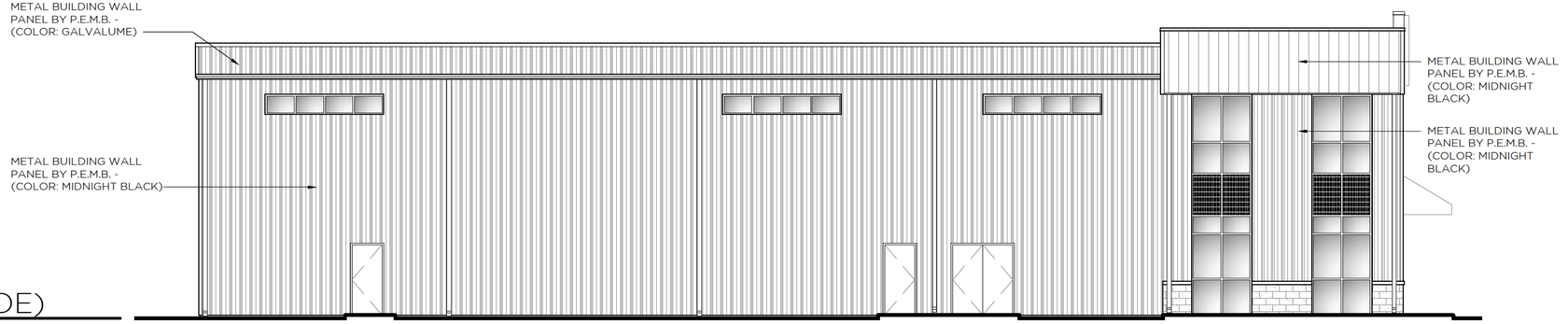
1 A1.3 SOUTH ELEVATION (FRONT)
SCALE: 1/8"=1'-0"



2 A1.3 NORTH ELEVATION (REAR)
SCALE: 1/8"=1'-0"



3 A1.3 EAST ELEVATION (R. SIDE)
SCALE: 1/8"=1'-0"



4 A1.3 WEST ELEVATION (L. SIDE)
SCALE: 1/8"=1'-0"

THOMAS L. ANDERSON, ARCHITECT, Inc.
303-A SOUTH MAIN STREET
GOODLETTSVILLE, TENNESSEE 37072
PHONE: (615) 448-6848
FAX: (615) 448-6850
E-MAIL: info@tla.com

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A NEW FACILITY FOR SIGNATURE ELITE CHARTERS

425 INDUSTRAIL BOULEVARD
LA VERGNE, TENNESSEE 37086
PROJECT NO.: 26030

EXTERIOR ELEVATIONS

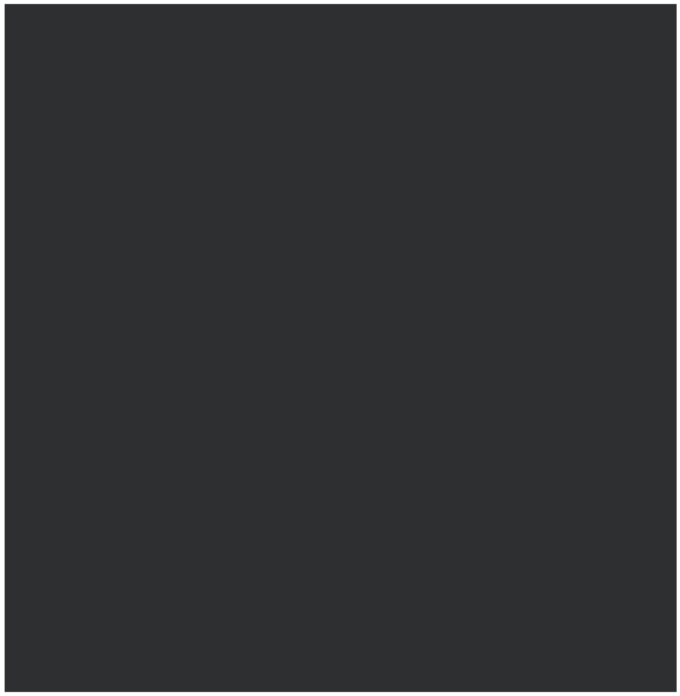
REVISIONS:

DRAWN BY: CHK'D BY:

DATE: --

SHEET:
A1.3

FILE ID =: G: \JobFiles\2026\26030 – SIGNATURE ELITE CHARTERS\1-Construction Documents\26030-A1.3 EXTERIOR ELEVATION.dwg Mar 26, 2026 – 1:37pm
USER =: suprn



METAL PANELS BY P.E.M.B.
COLOR: MIDNIGHT BLACK



SPLIT FACE CMU
COLOR: GRAY

ACTUAL SAMPLES TOP BE ADHERED TO FINAL BOARD

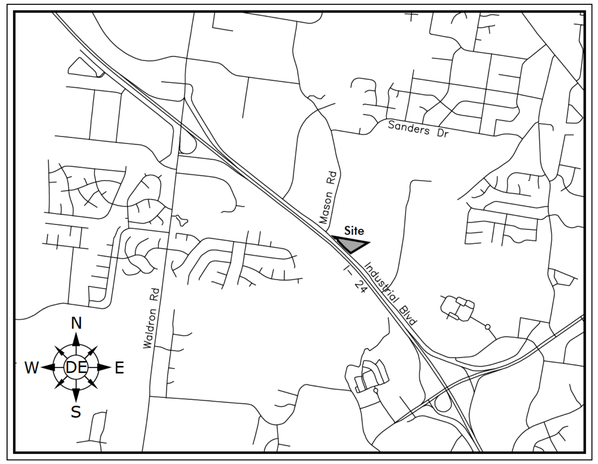
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PHONE: 615.448.6848

COLOR SELECTIONS FOR
SIGNATURE TRANSPORTATION
SERVICES
425 INDUSTRIAL BOULEVARD
LAVERGNE, TENNESSEE 37086

Site Plan
for
425 Industrial Boulevard

Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County, Tennessee

SITE DATA CHART	
ZONING DISTRICT	GD
EXISTING USE	VACANT
PROPOSED USE	INDUSTRIAL SERVICES
DENSITY	NA
SQUARE FOOTAGE OF BUILDING	10,800 SF
FLOOR AREA RATIO	6.0%
ACREAGE/SQUARE FOOTAGE OF LOT	4.14 ACRES/180,343 SF
PARKING	
PARKING REQUIREMENTS	1/1000 SQ FT OF INDUSTRIAL = 10,800/1000 = 11 STALLS
TOTAL PARKING PROVIDED	15 STALLS
LANDSCAPING & BUFFERING	
IMPERVIOUS SURFACE AREA	119,018 SF



Vicinity Map
NTS

Owner
Sitepro Rentals INC
[redacted]

Applicant/Engineer
Dewey Engineering
Contact: Michael Dewey
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Flood Note
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47149C0105J. Dated: May 9, 2023

Project Notes

1. The purpose of this submittal is to obtain approval of the Site Plan for the 425 Industrial Boulevard. The scope of this project is to install a commercial building with parking and private utilities.

2. Any excavation, fill or disturbance of the existing ground must be done in accordance with the standards of City of La Vergne.

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Existing Conditions & Initial Erosion Control Plan
3	C2.0	Intermediate Erosion Control Plan
4	C3.0	Overall Layout Plan
5	C4.0	Grading and Drainage Plan
6	C5.0	Details
7	C6.0	Water & Sewer Plans
8	C7.0	Water & Sewer Details
9	L1.0	Landscape Plan
10	L1.1	Landscape Notes

Approval Note:

_____ Date:_____
Gary Lide, Director of Engineering, City of La Vergne





Revisions:

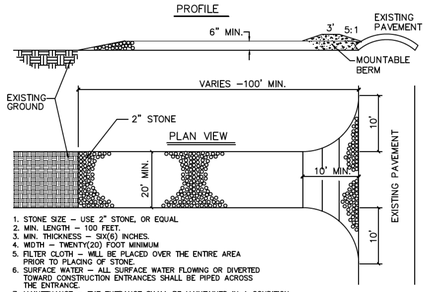
Date: May 1, 2026

425 Industrial Boulevard
Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County, Tennessee

DEWEY ENGINEERING

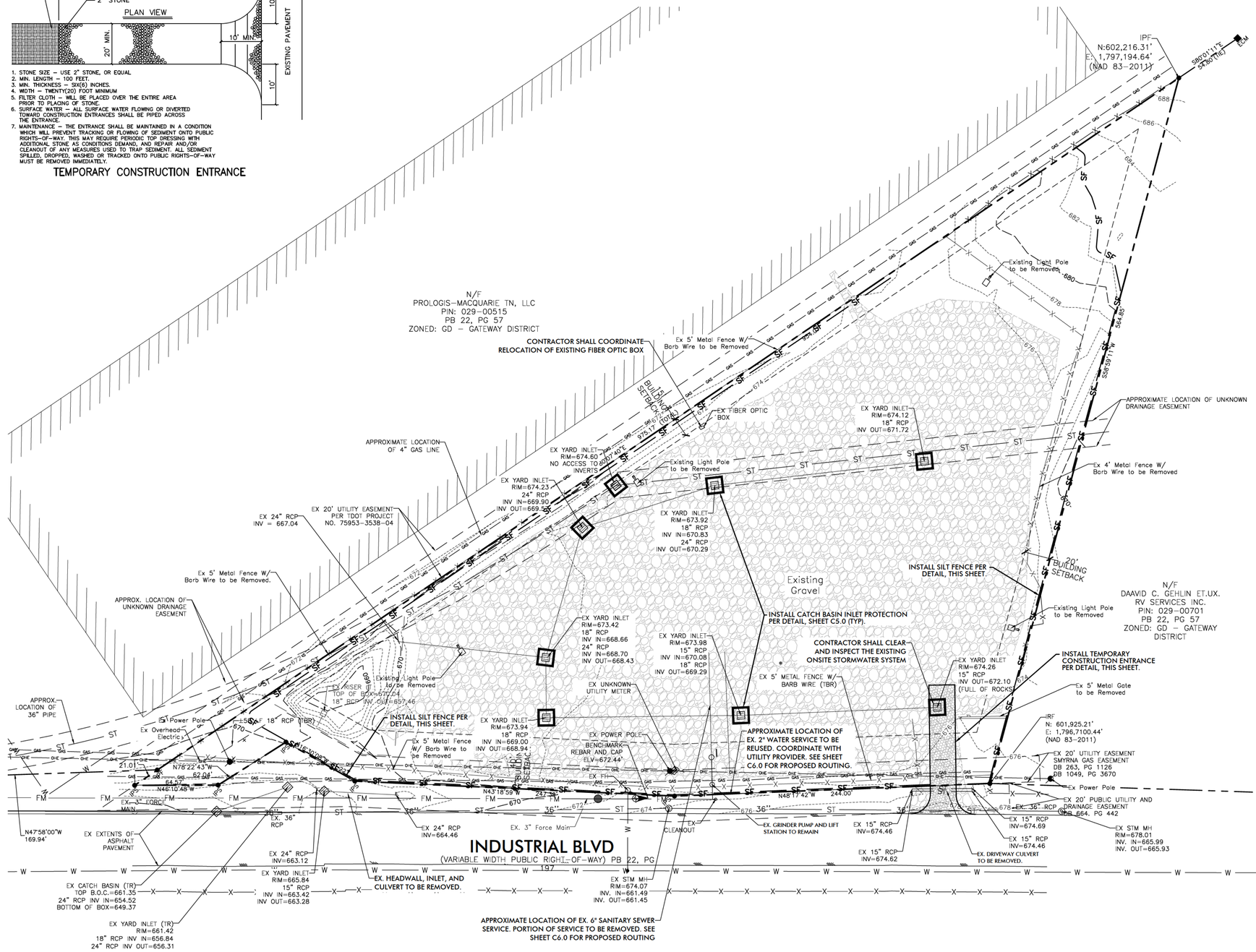
Cover Sheet

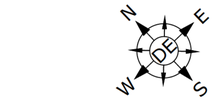
C0.0
1 of 10

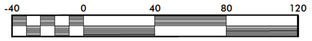


1. STONE SIZE – USE 2" STONE, OR EQUAL
2. MIN. LENGTH – 100 FEET.
3. MIN. THICKNESS – SIX(6) INCHES.
4. WIDTH – TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE





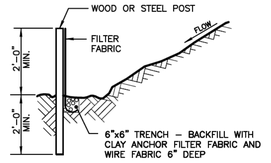


Scale 1" = 40'
Site Area = 4.14 Acres

Owner
Sitepro Rentals INC
Contact:
[redacted]
Phone:
Email:

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

FLOOD NOTE
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47149C0105J.
Dated: May 9, 2023



NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
3. WOOD POSTS SHALL BE 2"x 2" MIN., OAK OR SIMILAR HARDWOOD.
4. POSTS SHALL BE SPACED AT 6' INTERVALS.
5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215. WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO. 40 SIEVE MAX., AS DETERMINED

MAINTENANCE NOTES:
1. INSPECT TWICE WEEKLY, 72 HOURS APART AND AFTER EACH RAINFALL
2. REPAIR WHEREVER FENCE IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
4. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE

SILT FENCE DETAIL
NOT TO SCALE



Revisions:

Drawing Notes:

Date: May 1, 2026

425 Industrial Boulevard

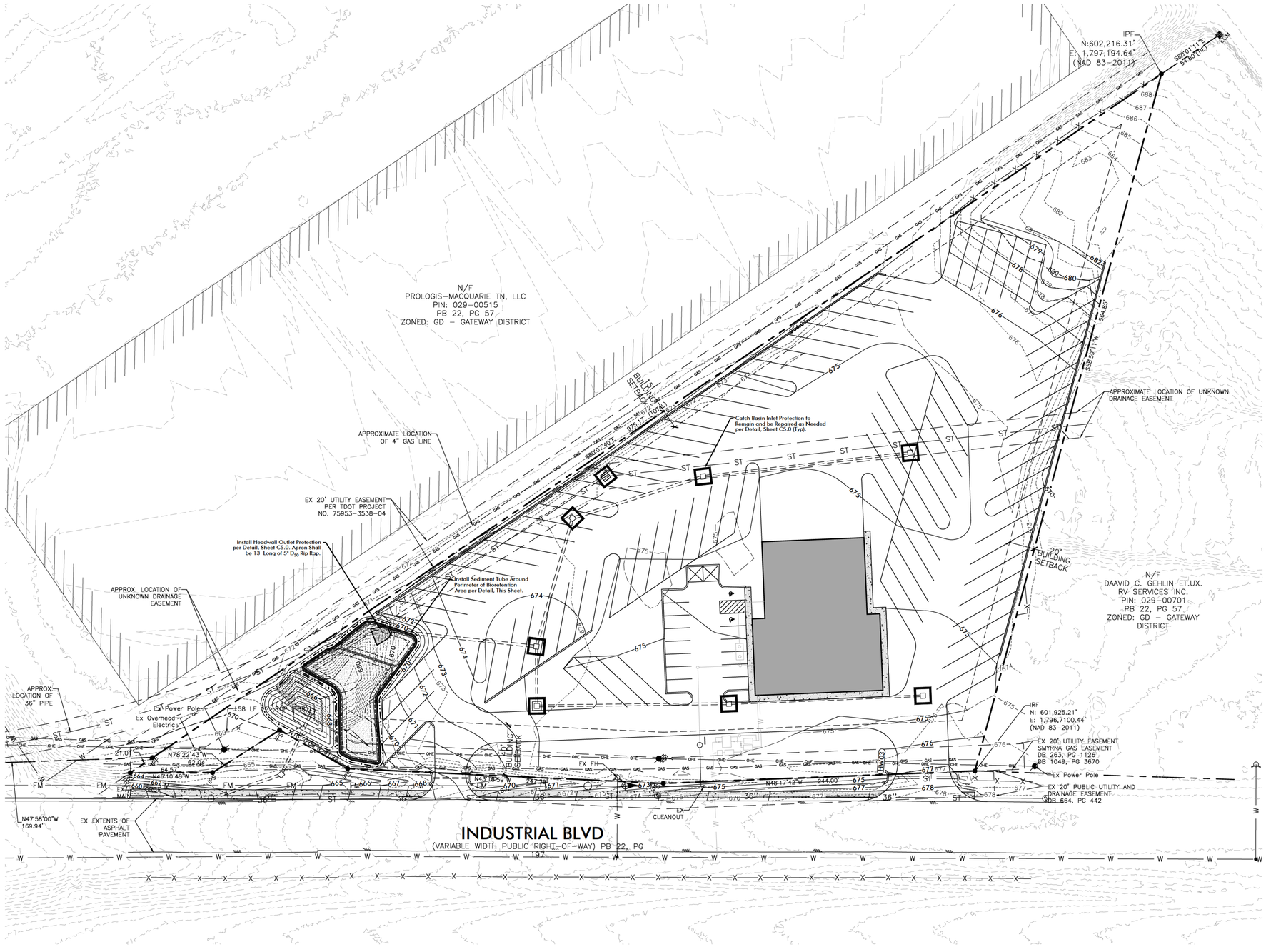
Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County , Tennessee

DEWEY ENGINEERING

Existing Conditions & Initial Erosion Control Plan

C1.0

2 of 10



-40 0 40 80 120

Scale 1" = 40'

Site Area = 4.14 Acres

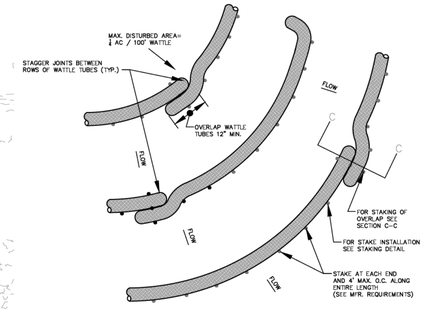
Owner
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Contact:
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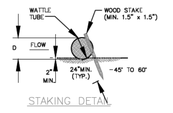
FLOOD NOTE
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47149C0105J.
Dated: May 9, 2023

- Headwall
- Storm Catch Basin
- ST — Storm Pipe
- Fire Hydrant
- 8"—W— Water Main
- Sewer Manhole
- 8"—SA— Sewer Main

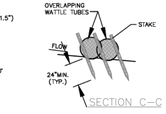
Legend



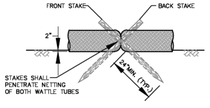
PLAN VIEW FOR SLOPE APPLICATION



STAKING DETAIL



SECTION C–C



JOINT STAKING DETAIL

SEDIMENT TUBE DETAIL (TCP–14)
NOT TO SCALE

RICHARD RANDOLPH DEWEY
REGISTERED ENGINEER
AGRICULTURE
No. 2011-0358
STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: May 1, 2026

425 Industrial Boulevard

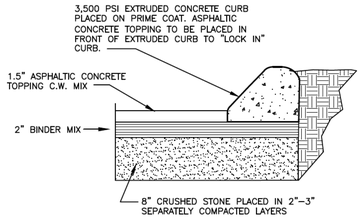
Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County, , Tennessee

DEWEY ENGINEERING

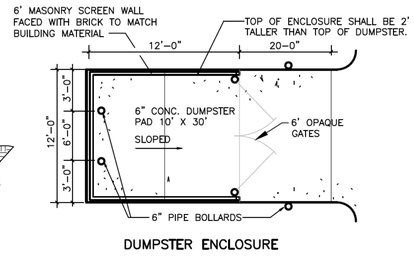
Intermediate Erosion Control Plan

C2.0

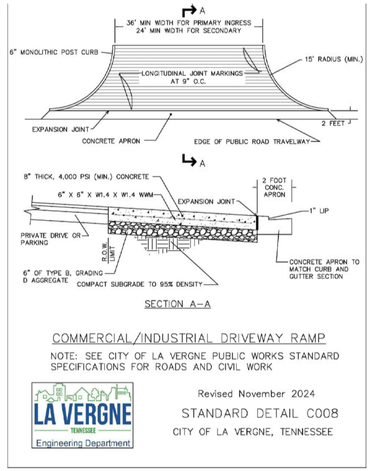
3 of 10



HEAVY–DUTY
PAVEMENT DETAIL



DUMPSTER ENCLOSURE



SECTION A–A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

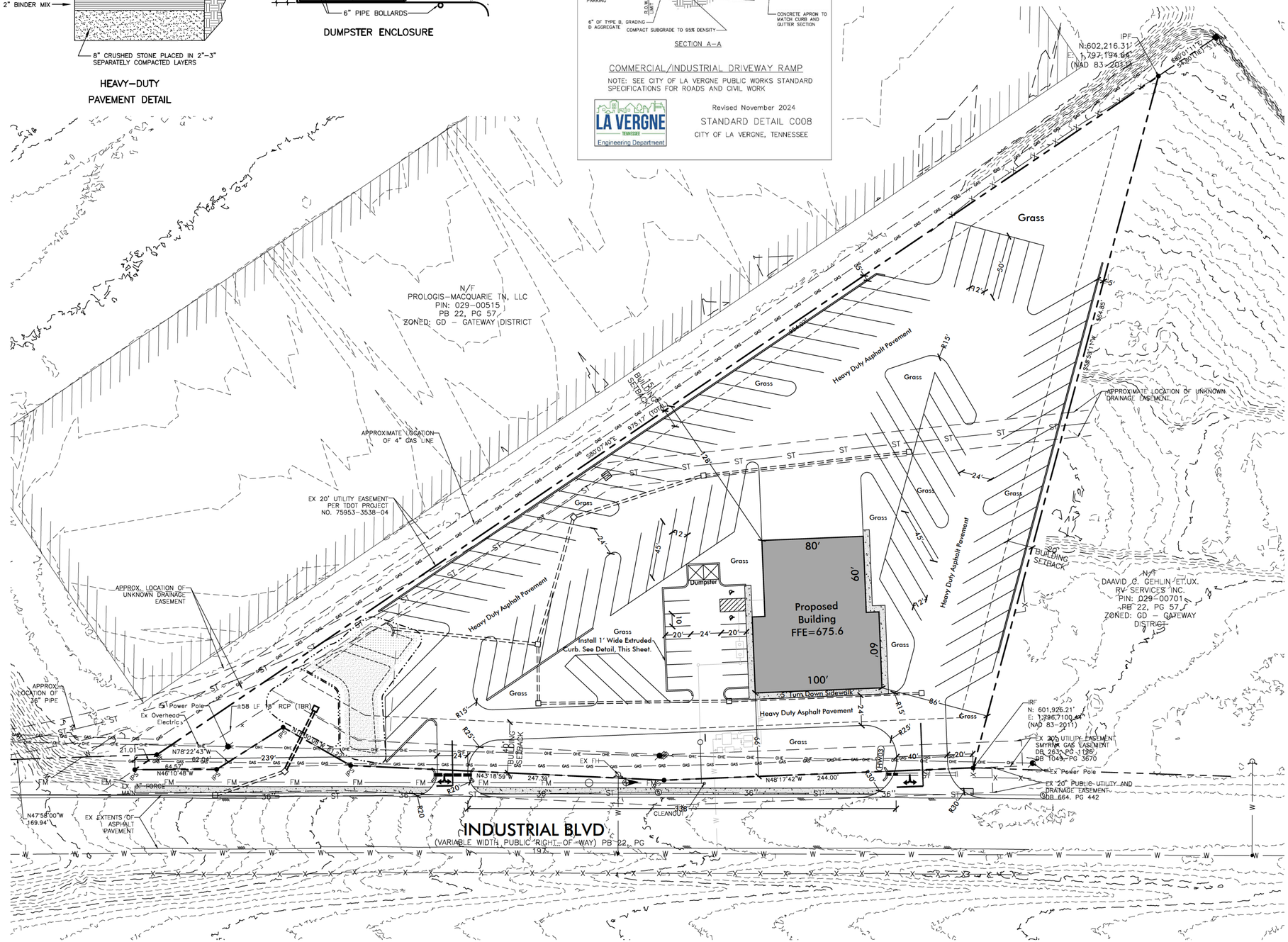
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

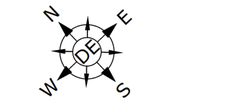
LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C008

CITY OF LA VERGNE, TENNESSEE





Scale 1" = 40'
Site Area = 4.14 Acres

Owner
Sitepro Rentals INC
Contact:
[redacted]
Phone:
Email:

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
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Nashville, TN 37204
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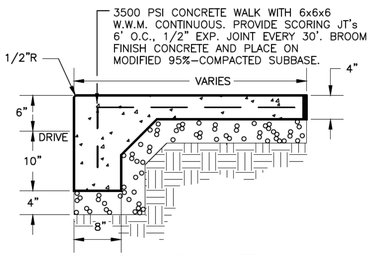
FLOOD NOTE
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- Headwall
- Storm Catch Basin
- ST — Storm Pipe
- Fire Hydrant
- 8"—W— Water Main
- Sewer Manhole
- 8"—SA— Sewer Main

Legend



FLUSH SIDEWALK DETAIL



SIDEWALK DETAIL



Revisions:

Drawing Notes:

Date: May 1, 2026

425 Industrial Boulevard

Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County , Tennessee

DEWEY ENGINEERING

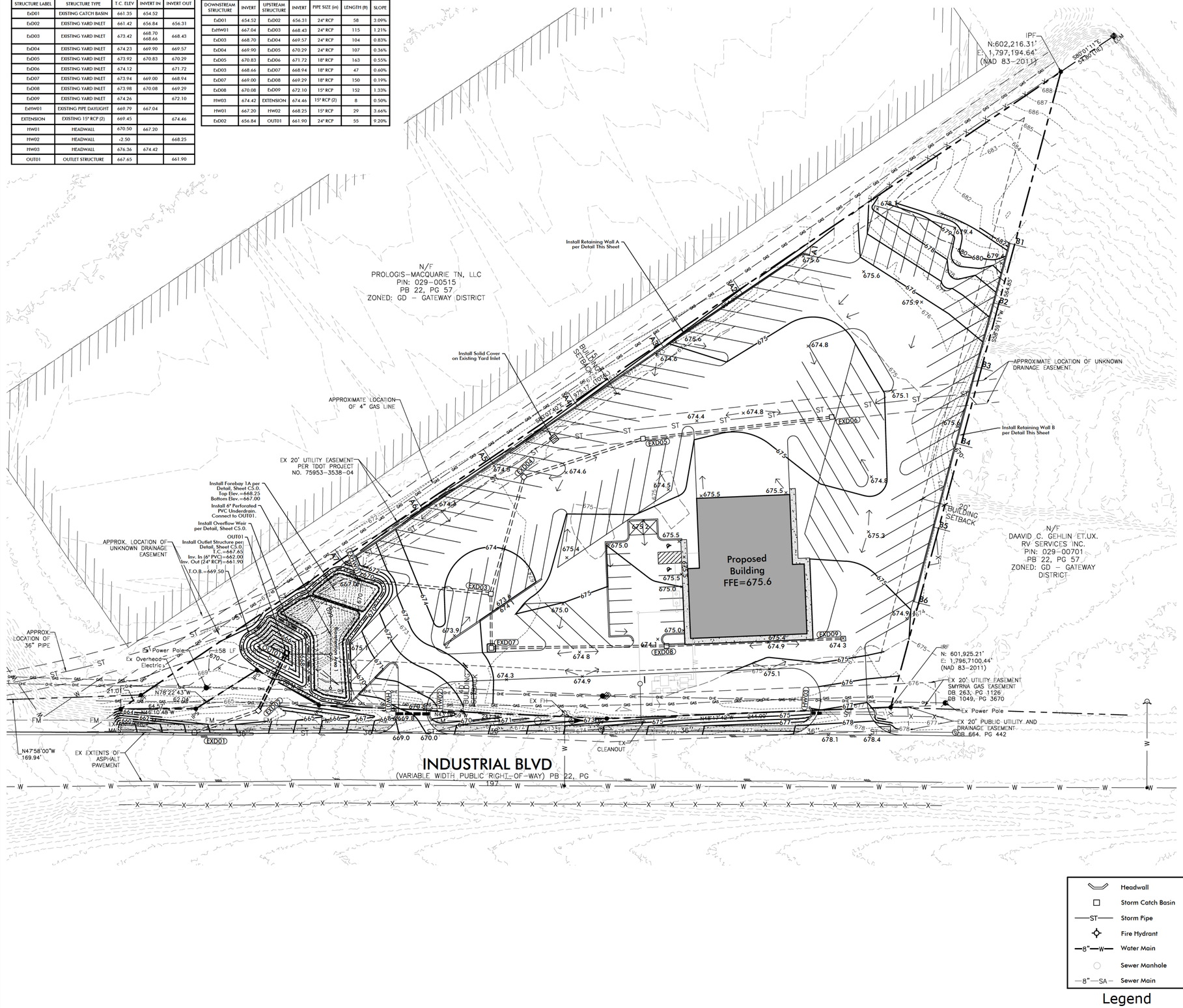
Overall Layout Plan

C3.0

4 of 10

Structure Table				
STRUCTURE LABEL	STRUCTURE TYPE	T.C. ELEV	INVERT IN	INVERT OUT
ExD01	EXISTING CATCH BASIN	661.35	654.52	
ExD02	EXISTING YARD INLET	661.42	656.84	656.31
ExD03	EXISTING YARD INLET	673.42	668.70 668.66	668.43
ExD04	EXISTING YARD INLET	674.23	669.90	669.57
ExD05	EXISTING YARD INLET	673.92	670.83	670.29
ExD06	EXISTING YARD INLET	674.12		671.72
ExD07	EXISTING YARD INLET	673.94	669.00	668.94
ExD08	EXISTING YARD INLET	673.98	670.08	669.29
ExD09	EXISTING YARD INLET	674.26		672.10
ExHW01	EXISTING PIPE DAYLIGHT	669.79	667.04	
EXTENSION	EXISTING 15" RCP (2)	669.45		674.46
HW01	HEADWALL	670.50	667.20	
HW02	HEADWALL	-2.50		668.25
HW03	HEADWALL	676.36	674.42	
OUT01	OUTLET STRUCTURE	667.65		661.90

Pipe Table						
DOWNSTREAM STRUCTURE	INVERT	UPSTREAM STRUCTURE	INVERT	PIPE SIZE (in)	LENGTH (ft)	SLOPE
ExD01	654.52	ExD02	656.31	24" RCP	58	3.09%
ExHW01	667.04	ExD03	668.43	24" RCP	115	1.21%
ExD03	668.70	ExD04	669.57	24" RCP	104	0.83%
ExD04	669.90	ExD05	670.29	24" RCP	107	0.36%
ExD05	670.83	ExD06	671.72	18" RCP	163	0.55%
ExD03	668.66	ExD07	668.94	18" RCP	47	0.60%
ExD07	669.00	ExD08	669.29	18" RCP	150	0.19%
ExD08	670.08	ExD09	672.10	15" RCP	152	1.33%
HW03	674.42	EXTENSION	674.46	15" RCP (2)	8	0.50%
HW01	667.20	HW02	668.25	15" RCP	29	3.66%
ExD02	656.84	OUT01	661.90	24" RCP	55	9.20%





TYPICAL SITE RETAINING WALL

HEIGHT "H"	BASE W	A	B	C	D	REINFORCING BARS B DOWELS	M	N	TEMP.	P	L
UP to 4ft	3'-3"	0'-9"	1'-0"	1'-6"	1'-0"	#5@18" / 24" Lap	#5@18"	#5@18"	#5@18"	#5@18"	#5@18"
4ft to 6ft	4'-3"	1'-3"	1'-0"	2'-0"	1'-0"	#5@18" / 24" Lap	#5@18"	#5@18"	#5@18"	#5@18"	#5@18"
6ft to 8ft	5'-6"	1'-9"	1'-0"	2'-9"	1'-6"	#5@12" / 24" Lap	#5@18"	#5@12"	#5@18"	#5@12"	#5@18"
8ft to 10ft	6'-6"	2'-0"	1'-0"	3'-6"	1'-6"	#6@12" / 30" Lap	#5@18"	#6@12"	#5@18"	#6@12"	#5@18"
10ft to 12ft	7'-9"	2'-3"	1'-0"	4'-6"	1'-6"	#7@12" / 30" Lap	#5@18"	#7@12"	#5@18"	#7@12"	#5@18"
12ft to 15ft	8'-6"	3'-0"	1'-0"	4'-6"	1'-6"	#7@9" / 36" Lap	#5@18"	#7@9"	#5@18"	#7@9"	#5@18"

Retaining Wall Table

Wall 'A' Table			
Label	TOW	BOW	Height (ft)
A1	675.6	675.6	0.0
A2	675.6	673.0	2.6
A3	674.8	672.5	2.3
A4	674.6	672.0	2.6
A5	674.5	671.6	2.9
A6	675.4	671.6	3.8
A7	671.0	671.0	0.0

Wall 'B' Table			
Label	TOW	BOW	Height (ft)
B1	683.0	683.0	0.0
B2	677.5	675.5	2.0
B3	675.7	671.2	4.5
B4	675.6	669.5	6.1
B5	675.5	674	1.5
B6	675.1	675.1	0.0

Headwall
Storm Catch Basin
ST Storm Pipe
Fire Hydrant
8" W Water Main
Sewer Manhole
8" SA Sewer Main

Legend

-40 0 40 80 120

Scale 1" = 40'
Site Area = 4.14 Acres

Owner
Sitepro Rentals INC
Contact: [redacted]
Phone:
Email:

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

FLOOD NOTE
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Revisions:

Drawing Notes:

Date: May 1, 2026

425 Industrial Boulevard

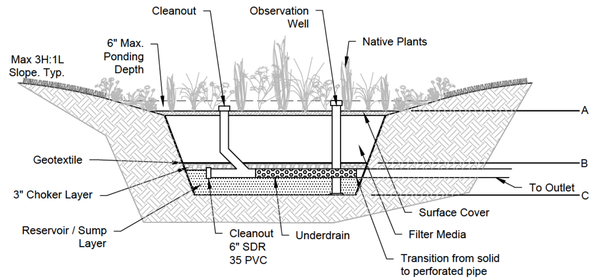
Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County, Tennessee

DEWEY ENGINEERING

Grading & Drainage Plan

C4.0

5 of 10



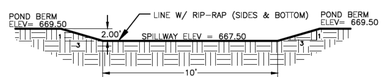
Bioretention Number : 1		
	Design	As-Built
Treatment Volume (Tv), CF	8,347	
Surface Area, SF	2,947	
Top of Bank Elevation	669.50	
Emergency Spillway Elevation*	N/A	
Overflow (TOC) Elevation*	667.50	
(A) GIP Surface Elevation	667.00	
(B) Top of Stone Elevation	664.00	
Underdrain Invert*	662.00	
Outlet Elevation*	662.00	
(C) Subgrade Elevation	661.00	
* N/A if not required		
All elevations shall be NAVD88		

Bioretention With Underdrain Material Specifications		
Material	**Specifications**	**Notes**
Surface Cover	• Shredded hardwood • Hardwood bark • River stone • Coir or jute matting • Turf	Lay a 3 inch layer on the surface of the filter bed in order to suppress weed growth & prevent erosion. Stone shall not comprise more than 50% of the surface area.
Filter Media * Composition	• 70% - 85% sand; • 10%-30% silt + clay, with clay < 10%; and • 5% to 10% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction. Contact staff for testing procedures.
Geotextile	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min./ft^2 (e.g., Geotex 351 or equivalent)	Apply to the sides and above the underdrain (2'-4" wide strip). AASHTO M288-06, ASTM D4491 & D4751
Choker Layer *	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer *	#57 clean washed stone	Meet TDOT Construction Specifications.
Underdrain	6-inch dual wall HDPE or SDR 35 PVC pipe with 3/8-inch perforations at 6 inches on center	AASHTO M 252 Place perforated pipe at base of reservoir layer.
Cleanout	6-inch SDR 35 PVC pipe with vented cap	Provide cleanouts at the upper end of the underdrain.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Number of wells equals the number of test pits required for infiltration testing (see Appendix 1-A)
Sump Layer	#57 clean washed stone	Meet TDOT Construction Specifications.

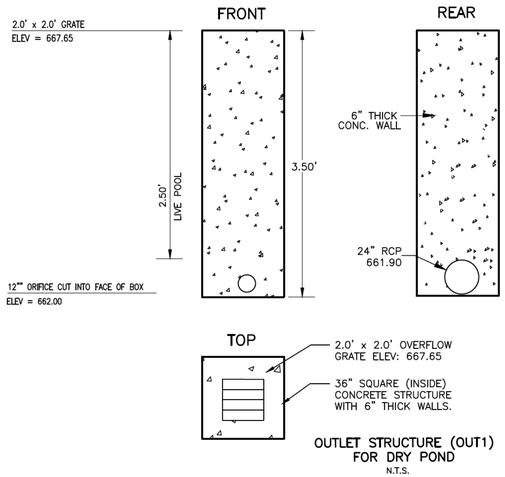
*Item receipts may be required to be included with as-built submittal.

DETAIL NOTE:
- Contractor, Engineer, or Owners Representative shall notify City Staff at least 48 hours prior to the installation of the bioretention filter media.
- Vehicular traffic shall be prohibited on the planting bed in order to prevent compactions.
- Minimum 2' separation between subgrade and water table / bedrock required.

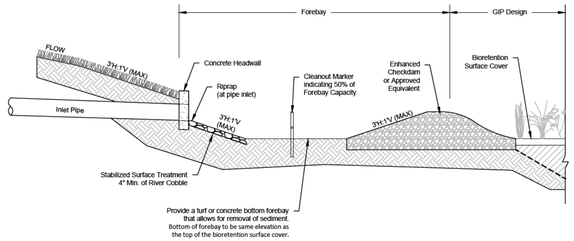
BIORETENTION WITH UNDERDRAIN



BIORETENTION 1 OVERFLOW WEIR



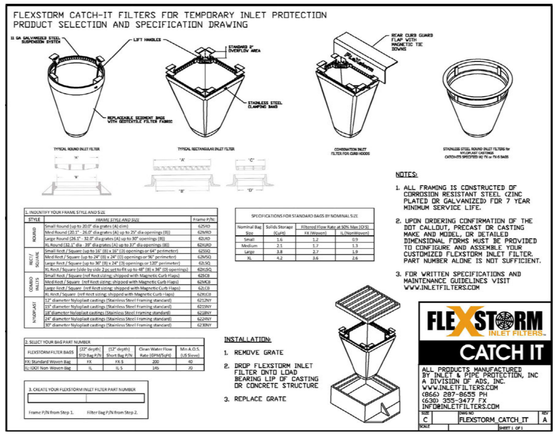
OUTLET STRUCTURE (OUT1) FOR DRY POND
N.T.S.

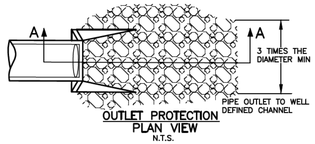


Forebay Number : 1A	
	Design
Top of Bank Elevation	668.50
Top of Check Dam	668.25
Bottom of Forebay	667.00
Surface Area, SF	1,160
Pretreatment Volume, CF	1,151
All elevations shall be NAVD88	

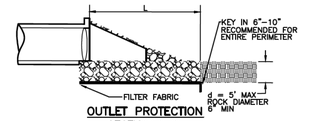
DETAIL NOTES:
- The main goal of pretreatment filtering is to capture floatables, debris, grease, oils, silt and sediment where they can be easily cleaned at the surface of the GIP through regular maintenance, and before they have the opportunity to clog the practice.
- When concentrated flow is directed at a GIP through curb turnouts or pipe outlets, a sediment forebay shall be used to allow material to be captured where it can be easily cleaned.
- A sediment forebay shall be designed so that it is integrated into the GIP.
- Direct maintenance access to the forebay must be provided.
- Exit velocities from the forebay must be non-erosive. Velocities over the weir shall be provided. If high runoff velocity is a potential problem, some type of energy dissipation device must be incorporated.
- Sediment removal in the forebay shall occur in accordance with the long-term maintenance plan.
- A fixed vertical sediment depth marker shall be installed in the forebay to measure sediment deposition over time. The marker shall be made of durable, non-corroding material (not steel). The elevation at which sediment removal is required shall be marked with a line in contrasting color or shade.
- All disturbed areas must be immediately stabilized after construction to minimize erosion.

FOREBAY





OUTLET PROTECTION
PLAN VIEW
N.T.S.



OUTLET PROTECTION
SECTION A–A
N.T.S.

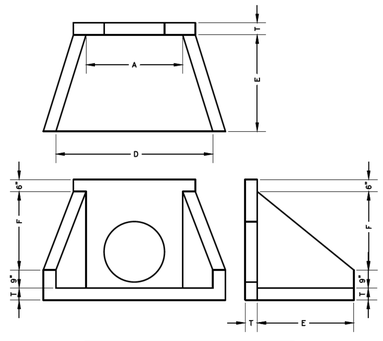
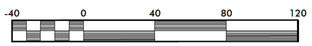


TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"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

NOTES:
1. CONCRETE SHALL BE 4000 PSI @ 28 DAYS REINFORCED WITH NO.4 BARS @ 10"O.C., EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO.5 BARS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.

PRECAST CONCRETE HEADWALL





Scale 1" = 40'
Site Area = 4.14 Acres

Owner
Sitepro Rentals INC
Contact:
[redacted]
Phone:
Email:

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Contact: Michael Dewey, PE
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Dated: May 9, 2023

Revisions:

Drawing Notes:

Date: May 1, 2026

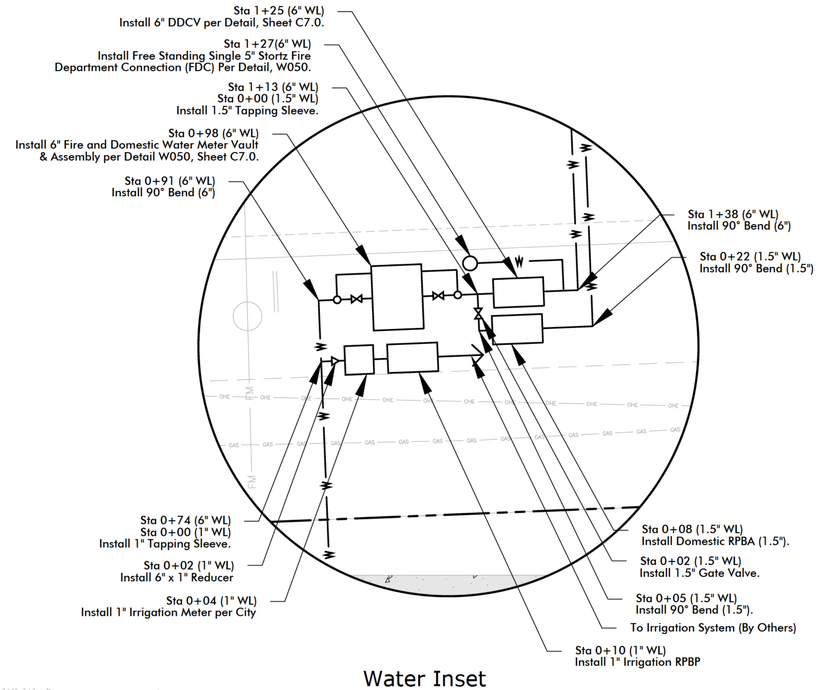
425 Industrial Boulevard

Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County , Tennessee

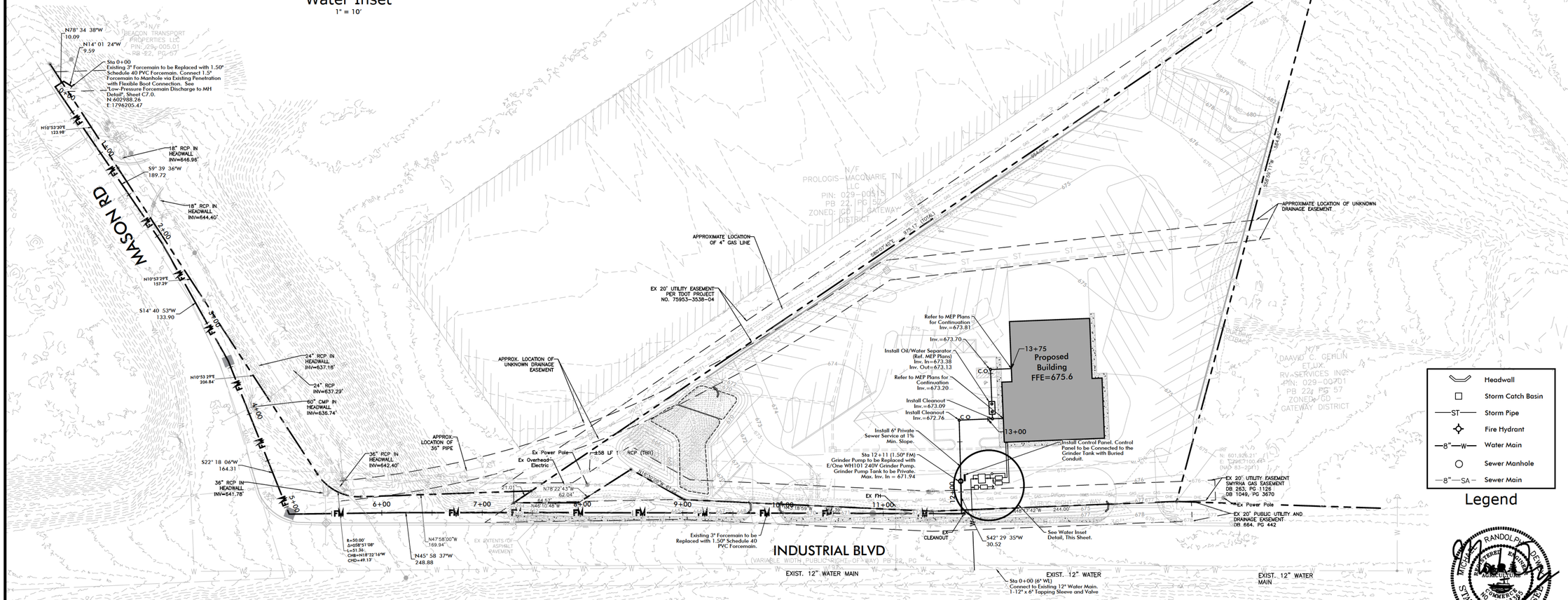
DEWEY ENGINEERING

Details

C5.0
6 of 10



Water Inset
1" = 10'



Scale 1" = 50'
Site Area = 4.14 Acres

Owner
Sitepro Rentals INC
Contact: [redacted]
Phone:
Email:

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

FLOOD NOTE
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47149C0105J.
Dated: May 9, 2023

Legend
- Headwall
- Storm Catch Basin
- ST — Storm Pipe
- Fire Hydrant
- 8"—W— Water Main
- Sewer Manhole
- 8"—SA— Sewer Main

RICHARD RANDOLPH DEWEY — REGISTERED ENGINEER — STATE OF TENNESSEE — COMMERCE & INSURANCE — 0113

Revisions:

Drawing Notes:

Date: May 1, 2026

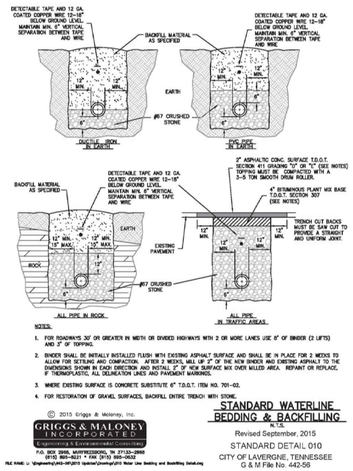
425 Industrial Boulevard

Being Parcel 7.01 on Tax Map 29
La Vergne, Rutherford County, Tennessee

DEWEY ENGINEERING

Water & Sewer Plan

C6.0
7 of 10



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 6" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 3" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 3" 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.

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STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

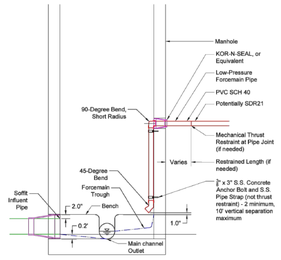
G & M File No. 442-56

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

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

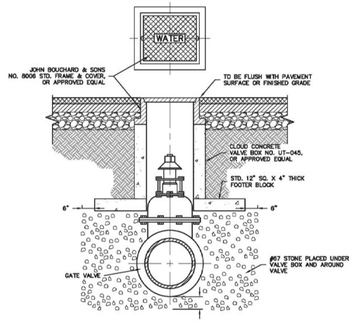
Low-Pressure Forcemain Discharge to MH Detail

Date: 5/29/2024



Notes:

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



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

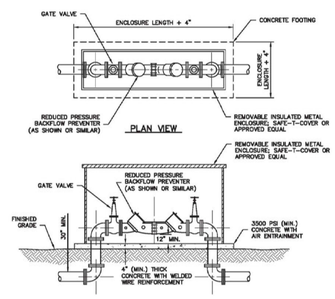
CITY OF LAVERGNE, TENNESSEE

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FILE NAME: L: \Engineering\442–56\2015 Update\Drawings\030 Typical Valve Box Setting.dwg



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

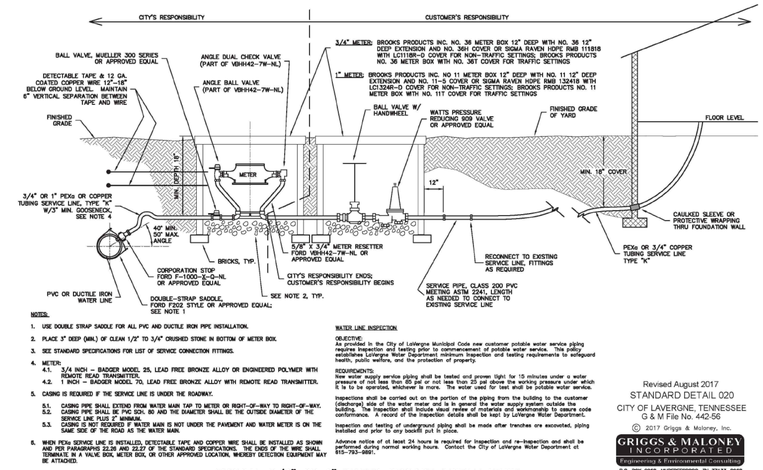
CITY OF LAVERGNE, TENNESSEE

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



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 22.09 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 not less than 65 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is in general the water supply system outside the building. The inspection shall include visual review of materials and workmanship to assure code conformance. A record of the inspection details shall be kept by Lavergne Water Department.

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

Advance notice of at least 24 hours is required for inspection and re–inspection and shall be performed during normal working hours. Contact the City of Lavergne Water Department at 615–793–8897.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

Revised August 2017

STANDARD DETAIL 020

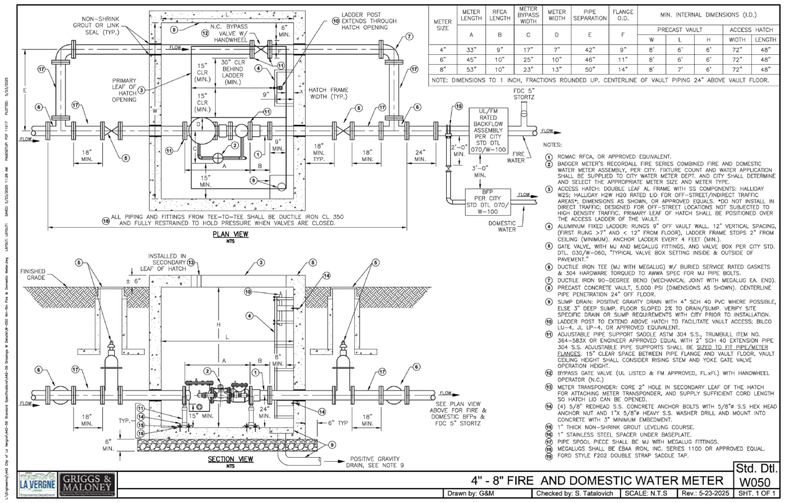
CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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FILE NAME: L: \Engineering\442–56\2015 Update\Drawings\020 Typical Water Service Installation.dwg



METER SIZE	METER LENGTH A	RPCA LENGTH B	METER BYPASS WIDTH C	METER WIDTH D	PIPE SEPARATION E	FLANGE O.D. F	MIN. INTERNAL DIMENSIONS (I.D.) PRECAST VAULT W	L	H	ACCESS HATCH WIDTH	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"	33"	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 RPCA, OR APPROVED EQUIVALENT.
2. BADGER METER'S RECOMMALL 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 W2SI HALLIGHT H2R H2O RATED LO FOR OFF–STREET/INDIRECT TRAFFIC APPLICATIONS. DIMENSIONS AS SHOWN, OR APPROVED EQUALS. YOU NOT INSTALL IN DIRECT TRAFFIC SETTINGS (TO BE ON STREET LOCATIONS) NOT SUBJECTED TO HEAVY BRAKING TRAFFIC. CENTERLINE 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 3" AND < 12" FROM FLOOR), LADDER FRAME STOPS 2" FROM CEILING (MINIMUM), ANCHOR LADDER EVERY 4 FEET (MIN.).
5. GATE VALVE, WITH MJ AND MEGALUG FITTINGS, AND VALVE BOX PER CITY STD. DTL. 030/W–060, "TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT."
6. DUCTILE IRON TEE (MJ WITH MEGALUG) W/ BURIED SERVICE RATED GASKETS & 304 HARDWARE TORQUED TO AWWA SPEC FOR MJ PIPE BOLTS.
7. DUCTILE IRON 90–DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN). CENTERLINE PIPE PENETRATION 24" OFF FLOOR.
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE, ELSE 3" DEEP SUMP, FLOOR SLOPED 2% TO DRAIN/SUMP. VERIFY SITE SPECIFIC DRAIN OR SUMP REQUIREMENTS WITH CITY PRIOR TO INSTALLATION.
10. LADDER POST TO EXTEND ABOVE HATCH TO FACILITATE VAULT ACCESS; BILCO LU–4, LI–1P–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.ATL.) 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 PIECE SHALL BE MJ WITH MEGALUS FITTINGS.
18. MEGALUS SHALL BE EBAA IRON, INC. SERIES 1100 OR APPROVED EQUAL.
19. FORD STYLE F202 DOUBLE STRAP SADDLE TAP.

LA VERGNE | GRIGGS & MALONEY

4" - 8" FIRE AND DOMESTIC WATER METER

Std. Dtl. W050

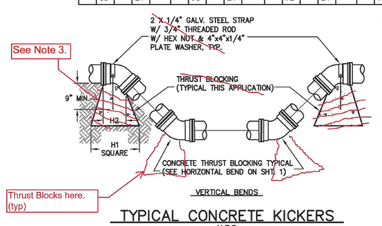
Drawn by: G&M | Checked by: S. Tallaovich | SCALE: N.T.S. | Rev: 5-23-2025 | SHT: 1 OF 1

Note 3:
3. Downward vertical bend pipe restraint shall be by restrained pipe length. Engineered anchor blocks will be considered on a case-by-case basis.

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

TABLE OF DIMENSIONS FOR CONCRETE BLOCKERS

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

3. Add note above.

Revised March 27, 2026

STANDARD DETAIL 081

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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

Sheet 2 of 2

Revisions:

Drawing Notes:

Date: May 1, 2026

425 Industrial Boulevard

Being Parcel 7.01 on Tax Map 29

La Vergne, Rutherford County, Tennessee

DEWEY ENGINEERING

Water & Sewer Details

C7.0

8 of 10

Owner
Sitepro Rentals INC
Contact:
[redacted]
Phone:
Email:

ENGINEER
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

FLOOD NOTE
No Portion of this Property is Located Within a Flood Hazard Area as Designated by "Zone X" on FEMA Map Number 47149C0105J.
Dated: May 9, 2023

9.3 Overall Required Plantings
All Non-Residential Developments shall be required to meet the following requirements for Landscaping.
9.3.1 Street Yard
A. The minimum landscape area must include 1 canopy tree (2.5 Caliper) or 2 understory trees (1.5" Caliper) per each 25 feet of road frontage of the lot.
B. Trees may be clustered to provide vis bility but must be located within the front setback area of each district.
C. All Commercial Developments shall have a minimum of 15 shrubs (minimum 18" high).
- 2 Understory trees provided per 25' of frontage due to overhead utilities
- 546 LF of frontage / 25' = 21.84 x 2 = 44
- < 15 18" Shrubs provided

9.3.2 Parking Areas
A. Landscape Islands
(1) Surface parking areas of 20 spaces or more shall provide landscape islands that:
(a) Are placed at maximum intervals of every ten parking spaces and at the end of each row of parking spaces.
(b) Provide a minimum width of at least eight feet and the same length as adjacent parking spaces.
(c) Contain one canopy tree within a landscape island that spans one parking space length: and
(d) Contain two canopy trees within a landscape island that spans two parking space lengths.
(2) Additionally, surface parking areas of 100 or more spaces shall be organized into a series of smaller modules, no more than four parking bays wide, separated by a landscape island that:
(a) Is a minimum of eight feet wide, or 17 feet wide if accommodating a sidewa k that connects a building main entrance with its associated parking area.
(b) Runs the length of the parking bay.
(c) Contains a minimum of two canopy trees.
- 22 parking lot trees provided in islands

B. Perimeter Landscape
Perimeter landscape shall screen the view of surface parking areas from streets and adjacent properties with an opaque screen, excluding required sight clearances at driveways and ingress/egress locations.
(1) A perimeter planting strip shall:
(a) Be located along the perimeter of a surface parking area and maintain a minimum average width of six feet, as measured from the outer edge of the parking area.
(b) Contain a continuous hedge composed of a double staggered row of evergreen shrubs and deciduous shrubs with a minimum planting height of 30 inches and planted three feet on-center. Up to 25 percent may be deciduous.
(c) Include three canopy trees per 100 linear feet of the perimeter of the total parking area. Clustering is permitted. In areas where overhead utilities prevent the use of canopy trees, understory trees may be substituted.
(2) A perimeter planting strip shall not be required when:
(a) A parking area is contiguous to a required buffer and the screening intent of this Section is met; or
(b) A parking area is contiguous to another parking area that is on an adjacent property.

C. Fences and Walls
The width of a perimeter planting strip may be reduced to three feet when a fence or wall is provided that meets one of the following:
(1) An opaque brick or stone wall of between three and six feet tall shall be located along the perimeter of the parking area adjacent to the right-of-way; or
(2) A decorative metal fence of between three and six feet tall shall be located within the planting strip, supplemented with evergreen shrubs planted between the fence and the property line. The shrubs shall be 30-inches high and planted three feet on-center.
D. Buffers
- N/A

LEVEL 2 BIORETENTION POND (2,948sf)
1 TREE PER 400SF = 8 TREES
SHRUBS, GRASSES, AND PERENNIALS AS PER GIP MANUEL
75% COVERAGE IN 2 YEARS

12 CA
16 IV4
66 PD
8 IV4
72 EG
56 SQ
11 HL
9 DU

EX EXTENTS OF ASPHALT PAVEMENT

615 LF OF 48" HEIGHT BLACK ALUMINUM FENCE
SEE DETAIL L1.1

NORTH
0 30 60 90 feet
SCALE: 1" = 30'

H+B Land Design
hblanddesign.com + 615.376.2421

425 INDUSTRIAL BLVD
LA VERGNE, TENNESSEE

CONNOR L. BAILEY
REGISTERED
LANDSCAPE ARCHITECT
4/30/2021

Job # - 26140

LANDSCAPE PLAN

L1.0

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
12. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
13. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading.
4. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
5. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
6. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
7. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
8. The contractor is solely responsible for the establishment of the areas designated as seed to the final acceptance of the owner and city. The contractor shall plan to overseed areas that do not germinate and/or provide adequate coverage.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All areas of disturbance outside of landscape beds shall be repaired with turf.
15. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

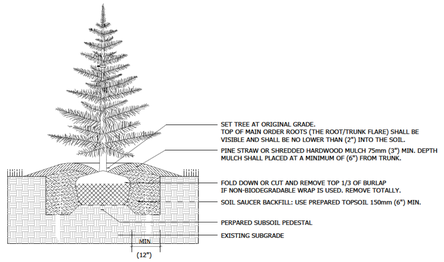
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

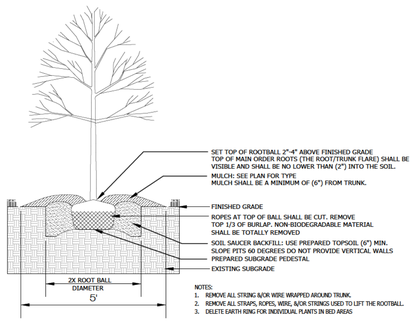
In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

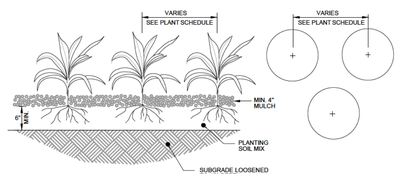


EVERGREEN TREE PLANTING



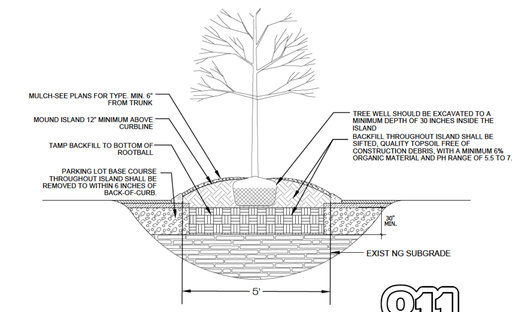
DECIDUOUS TREE PLANTING

P-NO-12



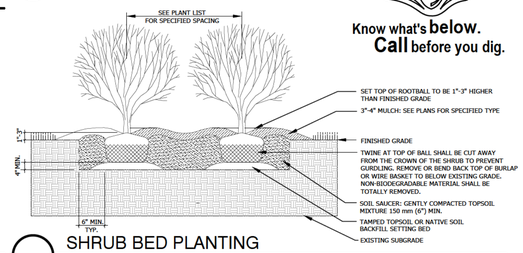
GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS



PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN

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



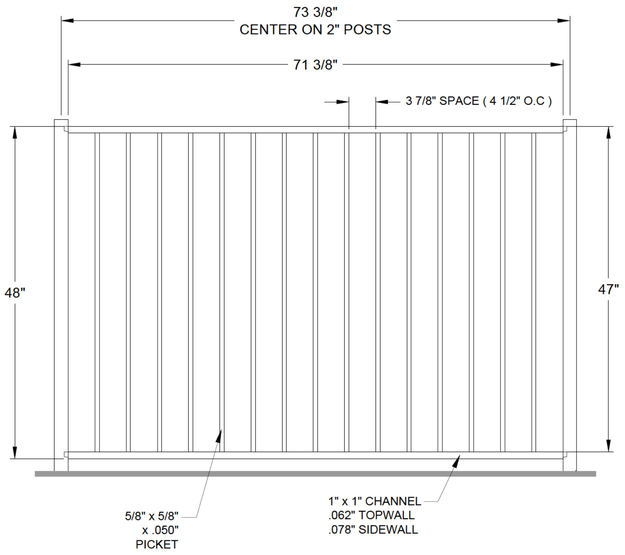
SHRUB BED PLANTING

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
BIORETENTION TREES						
A	A	3	Summer Red Red Maple / Acer rubrum `HOSR` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B		8`-10` HT
B	B	5	Heritage River Birch / Betula nigra 'Heritage' 3 Equal Stem - 1.5" Per Stem Matched Full Rounded Head. See Tree Specifications	B & B	CLUMP	6`-8` HT
PARKING LOT TREES						
L	L	14	Overcup Oak / Quercus lyrata 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
Z	Z	8	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
STREET TREES						
IF	IF	16	Foster No. 2 Holly / Ilex x attenuata `Foster No. 2` Full To Base. Full; Dense Form	B & B	1.5"Cal	6`-8` HT
LNZ	LNZ	9	Natchez Crape Myrtle (MT) / Lagerstroemia x 'Natchez' 3 Equal Stem - 1/2" Per Stem Matched Full Rounded Head. See Tree Specifications	B & B	CLUMP	8`-10` HT
LSF	LSF	6	Sarah's Favorite Crape Myrtle (MT) / Lagerstroemia x 'Sarah's Favorite' 3 Equal Stem - 1/2" Per Stem Matched Full Rounded Head. See Tree Specifications	B & B	CLUMP	8`-10` HT
Y	Y	13	Yoshino Cherry / Prunus x yedoensis 4` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	1.5" CAL	8`-10` HT
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS						
DU	DU	51	Winter Gem Boxwood / Buxus 'Winter Gem' Full; Dense Form. Matched	24" HT		
HL	HL	38	Limelight Hydrangea / Hydrangea paniculata `Limelight` Full; Dense Form	36" HT		
TH	TH	52	Hicks Yew / Taxus x media 'Hicksii' Full; Dense; Well Rooted	30" HT		
GRASSES						
KF	KF	36	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Dense; Well Rooted	#1 Container		
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
BIORETENTION PLANTS						
CA	CA	12	Beautyberry / Callicarpa americana Full; Well Rooted Containers #3 Containers Installed 60" O.C. in Triangular Pattern	#3 Container		
EG	EG	72	Gateway Joe-Pye Weed / Eupatorium maculatum `Gateway` Min. 1Q Containers in Trianglar spacing 18" O.C.	1 Quart		
IV4	IV4	24	Merlot Sweetspire / Itea virginica `Merlot` Full; Well Rooted Containers #3 Containers Installed 48" O.C. in Triangular Pattern	#3 Container		
SG	SG	56	Shenandoah Switch Grass / Panicum virgatum `Shenandoah` Full; Well Rooted Containers #1 Containers Installed 48" O.C. in Triangular Pattern	#1 Container		
PD	PD	68	Prairie Dropseed / Sporobolus heterolepsis Install #1 Containers in Trianglar spacing 24" O.C.	#1 Container		

PLAN NOTES:

1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE BARK MULCH.
2. LANDSCAPE BUFFER SHALL BE ONE CONTINUOUS BED AND MULCHED WITH 3" MIN. DEPTH OF PINE STRAW MULCH
3. LOCATED IN TREE ISLANDS. ALL TREES TO BE INSTALLED 15' FROM ANY LIGHT POLE.
4. ALL AREAS OF DISTURBANCE NOT SPECIFIED AS SOD SHALL BE SEEDED WITH 80% REBEL SUPREME, 20% MERION BLUEGRASS @ 8#/1,000 SF UNLESS OTHERWISE NOTED ON GRADING PLANS
5. NO TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER OR SEWER LINES
6. REQUIREMENTS SHOWN ARE PER THE CITY ZONING ORDINANCE. SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE CITY AND HEIBERT+BALL LAND DESIGN



48" BLACK COMMERCIAL GRADE ALUMINUM FENCE
NOT TO SCALE

H+B Land Design
hblanddesign.com + 615.376 2421

425 INDUSTRIAL BLVD
LA VERGNE, TENNESSEE

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE NUMBER 328
4/30/2021

Job # - 26140

LANDSCAPE NOTES

L1.1

Planning Commission Report
Meeting: May 12, 2026

City of La Vergne

Item #: 5. **Site Plan - Zaxby's - New Restaurant on 0.74 Acres. Property located at 5175 Murfreesboro Road (Tax Map 15, Parcel 2.01). DD (Downtown District) Zoning District. Property owned by Guernsey Holdings ZRC OPCP, LLC. Requested by Carter Engineering.**

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

Summary:
The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 5,821 SF at 5175 Murfreesboro Road. The site is 0.744 acres. Structures will consist of the restaurant, associated parking areas and driveways.

The restaurant needs to submit full-color architectural elevations and the required materials board. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently the former home of the City's Codes, Stormwater and Planning functions.

The driveways on the plan are indicated as 25.90 and 24.00 feet wide. The parking requirements have been met.

Staff Comments / Technical Items:
Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. Setbacks are empty on Sheet C2.0.
2. Height is not shown.
3. The restaurant needs to submit full-color architectural elevations.
4. The required materials board was not submitted. Board must contain actual samples of all exterior materials.

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

1. (Stormwater Calculations and Requirements) For information. Please note that, based on the fact that this site is in the densely developed Murfreesboro Road corridor and drains into a Class 5 injection well, the City Engineer has determined that this site is a “priority construction site” and compliance with the Stormwater Management Ordinance is fully required per Section 14-603(2)(c)(iii) and Section 14-603(2)(e) of the ordinance.
2. (Stormwater Calculations) The plan shows variations between proposed paved area and the existing paved area. Please provide a comparison of existing versus proposed impervious area. If proposed impervious area is greater than existing impervious area, then the water quantity requirements of the Stormwater Management Ordinance must be met. That ordinance can be found at the following link: https://library.municode.com/tn/la_vergne/codes/code_of_ordinances?nodeId=TIT14ZOLAUSCO_CH6STMAOR
3. (Stormwater Calculations) Regardless of the impervious versus pervious calculation above, the stormwater quality requirements of the Stormwater Management Ordinance must be met for all disturbed areas, even if existing impervious is replaced with proposed impervious.
4. (Stormwater Calculations) Provide the calculations required by Section 14-605(5)(c) of the Stormwater Management Ordinance for developments draining into sinkholes.

5. Provide a draft Longterm Maintenance Agreement (LTMA) for water quality and quantity control measures required from the calculations. The city template for the LTMA can be found at the following link: https://www.lavergnetn.gov/DocumentCenter/View/3971/Long-Term-Maintenance-Agreements---La-Vergne
6. Show a Drainage Easement over the existing stormwater swale area to allow for joint maintenance of that area between the owner of this property and the owner of the adjacent property.
7. (For information) A TDOT driveway permit may be required for the driveway onto Murfreesboro Road. Developer must contact TDOT to confirm their requirements. No Land Disturbance Permit from the city can be issued until TDOT has approved the driveway plans.
8. (For information) A Right-of-Way Construction Permit will be required from TDOT for all work within the Strate Right-of-Way of Murfreesboro Road. Developer must contact TDOT to confirm their requirements. No Land Disturbance Permit from the city can be issued until TDOT has approved the plans for this construction.
9. Per the City of La Vergne Standard Detail C008 (See City specifications), at least one of the two entrances must be 36 feet wide (shown as three lanes) to allow for large truck deliveries and garbage removal. City recommends that this entry be the one off of Jackson Square Blvd. The City Specifications can be found at the following link: https://www.lavergnetn.gov/DocumentCenter/View/4672/Public-Works-Standard-Specifications-Section-3---Roads-Bridges-Drainage-and-Grading
10. (Sheet C-5.0) Make asphalt pavement detail match or exceed City Standard Detail C005. That detail is a minimum. Design engineer remains responsible for ensuring that the section as designed meets the requirements of the project.
11. (Sheet C-2.0) The widening of Jackson Square Blvd must be designed and constructed according to City Specifications (see link in item 9 above)
    a. Show City Standard Detail C002 on plans
    b. Provide cross sections of the widening at fifty-foot intervals. Each cross section should show a minimum of from the existing median to the proposed right-of-way
    c. Curb and gutter on the public section will be 6” post curb and gutter as shown on Standard Detail C010.
12. (Sheet C-5.0) Provide a detail showing how the concrete flumes will go under the public sidewalk
13. Provide a detail showing the connection of the proposed sidewalk along Jackson Square Blvd with the modified walk along Murfreesboro Road. Use City Standard Detail C014\
14. (Sheet C-5.0) Add City Standard Detail C013 for all public walks
15. (Sheet C-4.0) Wherever a flume outfalls onto grass, provide riprap or other form of energy dissipation.
16. (Sheet C-2.0) Radius return of drive onto Jackson Square Blvd cannot extend past the property boundary. A smaller radius return will be allowed in that location.
17. (Sheet C-2.0) Show distance of each driveway from the nearest property line.
18. (For information) A traffic study is not being required by staff due to the historical use of this property.
19. (Sheet C-2.0) Show width of striped area between the ADA spaces.
20. (Sheet C-2.0) Label which ADA spaces will be van accessible.
21. (Sheet C-2.0) Label angled parking as 60-degree.
22. (Sheet C-2.0) Most standards for travel aisles behind 60-degree parking are 18’. Justify why 14’ is sufficient in this case.
23. (Sheet C-2.0) While the monument/pole sign will be permitted through the Codes Department, provide the height, dimensions, and materials which will be used on that sign for review by the Planning Commission.
24. (Sheet C-4.0) Provide calculations proving that the proposed 12” PVC drain pipe under the public sidewalk will be sufficient to pass the 25-year/24-hour storm without overtopping the walk.
25. (Sheet C-4.0)) Provide calculations proving that the proposed 15” RCP drain pipe under the drive from Murfreesboro Road will be sufficient to pass the 25-year/24-hour storm. This is in addition to any TDOT requirements.
26. (Sheet C-4.0) Call out the ‘OP’ detail from Sheet C-5.0 for the 15” RCP under the drive from Murfreesboro Road.
27. (Sheet C-5.0) Show the temporary construction entrance detail. The city standard is that the travel entrance must be a minimum of 100-feet long. On sites such as this one, engineer may present an alternative such as a pressure washing station at the construction entrance if the 100-foot requirement cannot be met.
28. (Sheet C-4.1) Provide a check dam completely around the Class 5 Injection Well. Add a note that this will require coordination with the restaurant next door since the well is shown on the property line.
29. (Sheet C-2.0) Show elevation and materials for screen walls and gates around the dumpsters.

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

1. Sht 3/3: 2021 ALTA/NSPS LAND TITLE SURVEY – Needs improvement. 30’ Public Utility Easement per DB450 PG700, specifically states that it stops and does not extend across Parcel 015-002.01, the subject property. It also does not show the Additional 10’ Public Utility Easement for sewer on current day Parcel 015-002.06, per DB501 PG131 (adjacent lot to the east of subject property). Customer is going to have to dedicate a 20-foot public utility easement centered on existing sewer line and extending wider to the frontage of Murfreesboro Road for the existing sewer line and waterline on subject property (provided it doesn’t exist.). City staff couldn’t find an easement for the sewer or waterline across the frontage of this property.
2. Show all existing and proposed easements on the utility sheet.

3. Sht C3.0 – Text for "*Prop 6" Sanitary sewer wye connection. Contractor to locate and verify SS line is clear and free of debris. (notify the engineer of any problem)*," This text should be begin with "***Exist** 6" Sanitary…,*" as the existing sewer connection shall be exposed and reused, where possible.
4. Sht C3.0 – Locate and label "RPBA per City Std Dtl 070," right after the existing water meter.
5. Sht C3.0 – Point to and label "Exist 12" DIP Water."
6. Sht C3.0 – Point to and label "Exist 12" PVC Sewer."
7. Sht C3.0 – Point to and label "Exist 8" PVC Sewer," in Jackson Square Boulevard.

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

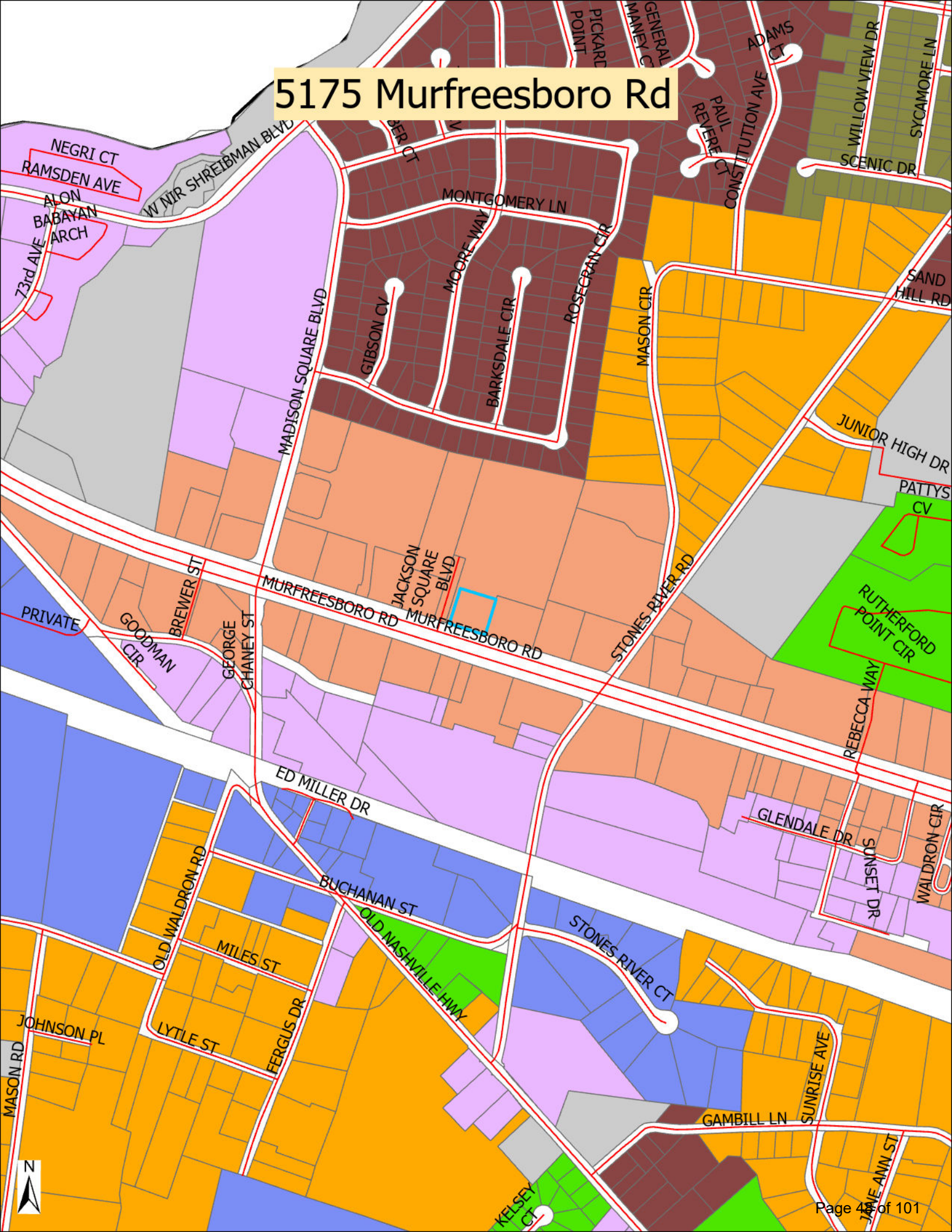
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comment.

Police
No comment.

***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.


5175 Murfreesboro Rd
GIBSON CIR
MOORE CIR
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MADISON SQUARE BLVD
BREWER ST
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
GEORGE CHANEY ST
OLD NASHVILLE HWY
STONES RIVER RD
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
STONES RIVER CT
FERGUS DR
MILES ST
N
Rutherford County GIS/GIT, Microsoft, Maxar


5175 Murfreesboro Rd
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


5175 Murfreesboro Rd
NEGRI CT
RAMSDEN AVE
ALON BABAYAN ARCH
W NIR SHREIBMAN BLVD
73rd AVE
MONTGOMERY LN
MOORE WAY
GIBSON CV
BARKSDALE CIR
ROSECRAN CIR
MADISON SQUARE BLVD
MASON CIR
CONSTITUTION AVE
PAUL REVERE CT
ADAMS CT
WILLOW VIEW DR
SYCAMORE LN
SCENIC DR
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUTHERFORD POINT CIR
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
STONES RIVER RD
BREWER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
REBECCA WAY
ED MILLER DR
GLENDALE DR
SUNSET DR
WALDRON CIR
BUCHANAN ST
OLD WALDRON RD
MILES ST
OLD NASHVILLE HWY
STONES RIVER CT
JOHNSON PL
LYTLE ST
FERGUS DR
MASON RD
SUNRISE AVE
GAMBILL LN
JAVE ANN ST
KELSEY CT
N





SITE DEVELOPMENT PLANS

FOR

ZAXBYS™

PROJECT LOCATION

5175 MURFREESBORO ROAD

LA VERGNE, TN 37086

CONSTRUCTION ENTRANCE

36.020439

-86.574987

PARCEL ID NUMBER

015-002.01-000

PROJECT TRACT 0.74 AC | DISTURBED AREA 0.95 AC



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER

GUERNSEY HOLDINGS ZRC OPCP, LLC

[redacted]

CIVIL ENGINEER

CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA. 30622
CONTACT: 770-725-1200
MARK CAMPBELL, P.E.
MARK@CARTERENGINEERING.COM

ARCHITECT

APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN, VICTOR, NEW YORK 14564
VICTOR, NEW YORK 14564
CONTACT:585-742-0238
N/A OR STEVE PALMERI
SPALMERI@APD.COM

SURVEYOR

POWER OF DESIGN GROUP, LLC
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
CONTACT: 502-437-5252
MARK E. PATTERSON NO. 3010

DESIGN BENCHMARK 100% CONSTRUCTION DOCUMENTS

DRAWING STATUS ISSUE FOR PERMIT

CARTER ENGINEERING

SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-1.2	SURVEY
C-1.3	EXISTING CONDITIONS & DEMO PLAN
C-2.0	SITE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & DRAINAGE PLAN
C-4.1	EROSION CONTROL PHASE I
C-4.2	EROSION CONTROL PHASE II
C-4.3	EROSION CONTROL PHASE III
C-5.0	STANDARD DETAILS
C-6.0	MENU BOARD DETAILS
C-6.1	CANOPY DETAILS
C-6.2	STRIPING DETAILS
C-7.0	ADA ACCESS PLAN
C-7.1	ADA DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	04/24/2026 - ISSUE FOR PERMIT
ISSUE 2	-
ISSUE 3	-
ISSUE 4	-
ISSUE 5	-
ISSUE 6	-
ISSUE 7	-
ISSUE 8	-
ISSUE 9	-
ISSUE 10	-

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GENERAL PLAN SET NOTES

1. THE ENGINEER IS NOT RESPONSIBLE FOR COST CHANGES DURING CONCEPTUAL, PRELIMINARY, OR DESIGN PHASE.
2. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID" ON THE REVISION BLOCK.
3. BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION" ON THE REVISION BLOCK.
4. IF DISCREPANCIES ARE ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE DEVIATION FROM THIS PLAN SET, THE ENGINEER SHOULD BE NOTIFIED FOR UPDATED PLANS AND/ OR FIELD CHANGES.
5. THE ENGINEER IS NOT RESPONSIBLE FOR DESIGN OR CONSTRUCTION COST ASSOCIATED WITH FIELD CHANGES OR DEVIATION FROM THIS PLAN SET DUE TO UNFORESEEN SITE CONDITIONS, CLIENT MODIFICATION REQUEST AND/ OR CONTRACTOR CHANGES.
6. THE ENGINEER IS NOT RESPONSIBLE FOR THE EFFICACY OF FIELD CHANGES OR DEVIATION FROM THIS PLAN SET IN ANYWAY, UNLESS CHANGES ARE DIRECTED BY THE ENGINEER.

CARTER ENGINEERING
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BOGART, GA. 30622

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F: 770.725.1204
www.carterengineering.com

04/24/2026

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD,LA VERGNE, TN 37086

SHEET TITLE: COVER SHEET

SHEET NUMBER: C-1.0

PROJECT NUMBER: 25104ZAX

DATE: 04/24/2026

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES

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CONSTRUCTION NOTES

1. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE, AND ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE OWNER OR HIS REPRESENTATIVE.
2. NOTIFY THE INSPECTOR OF THE LOCAL GOVERNING AUTHORITY 24 HOURS BEFORE EVERY PHASE OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR, AT HIS EXPENSE, UNLESS ALREADY OBTAINED BY THE OWNER.
4. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBING CURBING, PAVING, AND ALL OTHER UTILITIES.
5. THE EXISTING UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE DRAWINGS. THE UTILITIES SHOWN ARE THOSE LOCATED BY THE SURVEYOR OF RECORD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UTILITIES SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR CONSENT OF THE ENGINEER AND THE MUNICIPALITY MAY CAUSE FOR THE WORK TO BE UNACCEPTABLE.
7. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
8. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
9. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
10. THE CONTRACTOR SHALL PROVIDE SHEETING AND SHORING FOR ALL TRENCH CONSTRUCTION IN ACCORDANCE WITH OSHA GUIDELINES.
11. ALL PIPE LENGTHS SHOWN ARE TO THE CENTERLINE OF THE STRUCTURES UNLESS SPECIFICALLY NOTED.
12. PIPES (STORM AND SANITARY SEWER) SHALL BE LAID ON SMOOTH, CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
13. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUM REQUIRED FOR RELATIVELY DRY STABLE EARTH CONDITIONS. ADDITIONAL BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES TO PROVIDE SUCH ADDITIONAL BEDDING AS REQUIRED TO PROPERLY CONSTRUCT WORK.
14. ALL STORM DRAINAGE INLET STRUCTURES SHALL HAVE METAL RING AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY DIMENSIONS, GRADES, AND EXISTING ELEVATIONS PRIOR TO CONSTRUCTION.
17. CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS SHOWN ON PLANS. MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
18. ALL CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS, WITH A MAXIMUM SLUMP OF FOUR (4) INCHES, UNLESS SPECIFIED OTHERWISE.
19. ALL EXPOSED CONCRETE SHALL HAVE A FINE HAIR BROOMED FINISH.
20. PARKING AND DRIVEWAY BASE COURSE AND ASPHALTIC CONCRETE SURFACE AND PRIME MATERIALS, EQUIPMENT, METHODS FOR CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO STATE D.O.T. STANDARD SPECIFICATIONS.
21. CONTRACTOR TO FIELD VERIFY ALL STORM, SANITARY, WATER AND OTHER UTILITIES LOCATIONS AND INVERTS PRIOR TO INSTALLATION OF ANY UTILITIES. NOTIFY ENGINEER PRIOR TO PROCEEDING WITH ANY WORK IF DISCREPANCIES FOUND.
22. THE USE OF CONCRETE THRUST BLOCKS FOR THE INSTALLATION OF WATER MAINS IS STRICTLY PROHIBITED. PRESSURE PIPE FITTINGS AND OTHER ITEMS REQUIRING RESTRAINT SHALL BE RESTRAINED USING METHODS SPECIFIED AND APPROVED BY COUNTY/CITY TECHNICAL STANDARDS, SPECIFICATIONS AND REGULATIONS. THE PREFERRED METHOD OF RESTRAINT IS THROUGH THE USE OF "MEGA-LUGS" OR "MJR" DEVICES.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING

1. CLEARING AND GRUBBING SHALL CONSIST OF CLEARING THE SURFACE OF THE GROUND OF THE DESIGNATED AREAS OF ALL TREES, LOGS, SNAGS, BRUSH, UNDERGROWTH, HEAVY GROWTH OF GRASS, WEEDS, FENCE STRUCTURES, DEBRIS AND RUBBISH OF ANY NATURE, NATURAL OBSTRUCTIONS SUCH AS OBJECTIONABLE SOIL MATERIAL UNSATISFACTORY FOR FOUNDATIONS. IT SHALL ALSO CONSIST OF GRUBBING OF STUMPS, ROOTS FOUNDATIONS AND DISPOSAL OF ALL SUCH MATERIAL. ALL HOLES REMAINING AFTER THE GRUBBING OPERATION IN EMBANKMENT AREAS AND IN EXCAVATION AREAS LESS THAN TWO (2) FEET IN DEPTH, SHALL HAVE SIDES BROKEN DOWN AND LEVELED IF NECESSARY TO FLATTEN OUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.
2. BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

EXISTING TREES OUTSIDE OF GRADING LIMITS LINE:

1. TREES AND VEGETATION TO BE SAVED SHALL BE PROTECTED FROM DAMAGE BY A FENCE BARRICADE PRIOR TO, OR DURING, CLEARING OPERATIONS. TREES TO BE REMOVED FROM THE AREA OUTSIDE THE LIMITS OF GRADING OR FROM SPECIFICALLY DESIGNATED AREAS WITHIN THE CONSTRUCTION AREAS. IF, IN THE OPINION OF THE ENGINEER, A CONTRACTOR DAMAGES A TREE NOT TO BE REMOVED, THE CONTRACTOR WILL BE FINED A PREDETERMINED AMOUNT FOR EACH DAMAGED TREE. THE CONTRACT SHALL ALSO BE RESPONSIBLE FOR ALL COSTS ASSOCIATED IN REMOVING THE DAMAGED TREE FROM THE SITE.

FILL:

1. ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED VEGETABLE MATTER, RUBBISH, AND OTHER UNSUITABLE MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED SHALL BE STRIPPED OR BE OTHERWISE REMOVED BEFORE THE FILL OPERATION IS STARTED. IN NO CASE SHALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ON VERTICAL TO FOUR HORIZONTAL, ON WHICH FILL IS TO BE PLACED, SHALL BE PLACED, STEPPED OR BENCHED IN SUCH A MANNER THAT THE FILL TO BE PLACED SHALL BE 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. PROOF ROLL THE AREAS TO BE FILLED OR ON WHICH STRUCTURES ARE TO BE PLACED. A LOADED DUMP TRUCK OR OTHER RUBBER TIRED EQUIPMENT SHALL BE USED FOR PROOF ROLLING. OVERLAPPING PASSES OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.
2. ANY YIELDING, PUMPING OR SOFT AREAS SHOULD BE CUT OUT AND REPLACED WITH FILL COMPACTED AS DESCRIBED HEREIN.
3. THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GM, GC, SW, SM, SC, ML AND CL. SOIL CLASSIFIED AS PT, OH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.
4. FILLS AND EMBANKMENTS SHALL BE CONSTRUCTED AT THE LACTATIONS AND TO THE LINES AND GRADES INDICATED ON CONSTRUCTION PLANS. THE SLOPE SHALL NOT EXCEED 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (3 FOOT HORIZONTAL TO 1 FOOT VERTICAL IN THE PUBLIC RIGHT OF WAY). THE COMPLETED FILL SHALL CORRESPOND TO THE SHAPE OF THE TYPICAL SECTIONS INDICATED ON THE CONSTRUCTION PLANS. MATERIAL REMOVED FROM THE EXCAVATION SHALL BE USED IN FORMING THE FILL. FILL MATERIAL SHALL BE REASONABLY FREE FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND STONES HAVING MAXIMUM DIMENSIONS GREATER THAN 6 INCHES (4 INCHES IN TRENCHES FOR UTILITIES). NO FROZEN MATERIAL WILL BE PERMITTED IN THE FILL. STONES HAVING A MAXIMUM DIMENSION OF 4 INCHES WILL NOT BE PERMITTED IN THE UPPER SIX INCHES OF FILL OR EMBANKMENT OR UTILITY TRENCH. THE MATERIAL SHALL BE PLACED IN SUCCESSIVE HORIZONTAL LAYERS NOT MORE THAN 8 INCHES THICK, UNLESS OTHERWISE NOTED, IN LOOSE DEPTH FOR THE WIDTH OF THE CROSS-SECTION AND SHALL BE COMPACTED TO AT LEAST 97 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (ASTM D-698, AASHTO T-99). MOISTURE SHALL BE WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE TOP 12 INCHES OF THE PAVING, PARKING AND/OR ROADWAY SUB-GRADE SHALL BE COMPACTED TO 97 PERCENT OF THE MAXIMUM DRY DENSITY (STANDARD PROCTOR). EACH LIFT SHALL BE ROLLED WITH A VIBRATORY ROLLER, A SHEEPSFOOT ROLLER, OR A LOADED RUBBER TIRED DUMP TRUCK, SCRAPER OR LOADER. IF THE SOIL IS TOO DRY, A WATER TRUCK WITH SPREADER BAR OR SPRAY HOSE SHALL BE USED TO BRING THE SOIL TO THE PROPER MOISTURE RANGE. THE WATER SHALL BE THOROUGHLY AND PROPERLY MIXED WITH THE SOIL PRIOR TO COMPACTION.
5. STORM DRAIN PIPES SHALL BE PLACED ON FIRM BOTTOM AND HAND TAMPED TO SAFE UP THE PIPE. A CUSHION OF SOIL SHALL BE TAMPED ABOVE THE CROWN OF THE PIPE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS SO THAT THE HEAVIER COMPACTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.
6. IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

1. UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN CONVENIENT STOCKPILES FOR LATER USE AS A TOPSOIL BLANKET ON THE NEW GRADED AREAS SPECIFIED HEREIN, OR AS DESIGNATED. TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINED AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO AFFORD PROPER DRAINAGE. WHEN GRADING OPERATIONS PERMIT, INSTEAD OF STOCKPILING, THE TOPSOIL SHALL BE HAULED AND SPREAD DIRECTLY ON THE AREAS DESIGNATED TO RECEIVE TOPSOIL.

ROCK EXCAVATION:

1. IF ROCK IS ENCOUNTERED, CLEAR AWAY EARTH TO EXPOSE MATERIAL. NOTIFY OWNER AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO EXCAVATION. REMOVE ROCK TO A DEPTH OF 6 INCHES BELOW AND 8 INCHES ON EACH SIDE OF PIPES IN TRENCHES. A MEASUREMENT OF EXTENT OF ROCK TO BE REMOVED SHALL BE MADE. ROCK EXCAVATION SHALL BE PAID FOR IN ACCORDANCE WITH AGREEMENT WITH THE OWNER.

DEMOLITION NOTES

EXISTING STRUCTURES & FACILITIES:

1. THE LOCATIONS OF ALL EXISTING FACILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER / LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
2. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT, AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.
3. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIM/HERSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES PROPOSED TO BE INSTALLED AND DEMOLISHED ARE INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.
4. THE FOLLOWING LIST OF STRUCTURES REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE DRAWINGS INDICATE THE SCOPE OF THE DEMOLITION WHERE DEMOLITION IS REQUIRED (SEE CORRESPONDING PLANS):
   - 4.1. DEMOLITION AND REMOVAL OF EXISTING ON-SITE ASPHALT, CONCRETE, PAVING, AND CURBING TO LIMITS OF DISTURBANCE/DEMOLITION AS SHOWN ON THE CORRESPONDING PLANS. CONTRACTOR TO VERIFY AND COORDINATE ANY DISCREPANCIES AND/OR CONCERNS WITH ENGINEER/LANDSCAPE ARCHITECT ACCORDINGLY.
5. ALL ON-SITE UNDERGROUND STRUCTURES AND PIPING MUST BE COMPLETELY REMOVED AND OVER-EXCAVATED BY A MINIMUM OF 12" BENEATH THE STRUCTURES. CONTRACTOR SHALL USE APPROVED FILLING MATERIAL FOR FILLING THESE AREAS. FILL SHALL BE CLEAN WITH LESS THAN 50% PASSING THE #200 SIEVE, PLASTICITY INDEX LESS THAN 10, WITH MAXIMUM PARTICLE SIZE OF 1.25 INCHES, AND SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T99).
6. ALL EXISTING STRUCTURES, PAVEMENTS, SLABS, FOUNDATIONS, STEPS AND OTHER EXISTING FEATURES INDICATED ON THE DRAWINGS TO BE REMOVED SHALL BE DEMOLISHED AND REMOVED BY THE CONTRACTOR. REMOVE NO STRUCTURE SUBSTANTIALLY AS A WHOLE. DEMOLISH COMPLETELY ON THE PREMISES.
7. ALL EXISTING SEWERS, PIPING, UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
8. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR PERSON AND PROPERTY AT ALL TIMES. HE OR SHE SHALL EXECUTE THE WORK IN A MANNER THAT AVOIDS HAZARDS TO PERSONS AND PROPERTY AND THAT PREVENTS INTERFERENCE WITH THE USE AND ACCESS TO ADJACENT PROPERTIES, BUILDINGS, AND ADJACENT STREETS. STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.
9. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION AND/OR EXCAVATION PROCESS.

DISPOSAL:

10. REMOVE AND LEGALLY DISPOSE OF ALL OTHER RUBBISH, RUBBLE, AND DEBRIS. ALL REFUSE AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DIPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH ANY AND ALL APPLICABLE LAWS, STANDARDS, AND REGULATIONS SET FORTH BY LOCAL, STATE, AND FEDERAL OFFICIALS THAT GOVERN THE DISPOSAL OF WASTE AND DEBRIS.

PAVEMENT REMOVAL:

11. WHERE EXISTING PAVEMENT IS TO BE REMOVED, CONTRACTOR SHALL SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH THE MINIMAL DISTURBANCE POSSIBLE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.
12. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY OR VALLEY GUTTER IS TO BE REMOVED FOR THE PURPOSE OF CONSTRUCTION OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., THE SAID OR PROPOSED STRUCTURE SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND ANY OTHER NECESSARY EQUIPMENT AS REQUIRED BY PROJECT AND SITE REQUIREMENTS.

ACCESS:

13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE DEMOLITION PROCESS OF THE EXISTING FACILITIES AND SITE.

PERMITTING:

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM THE RESPONSIBLE AUTHORITIES AND REGULATIONS AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING OF DEMOTION WORK.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LEAD ENGINEER/ARCHITECT PRIOR TO BID SUBMITTAL.
16. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING AND APPROVED BY OFFICIALS.
17. ALL OTHER EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO STORM DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND WATER & SEWER SHALL BE PRESERVED AND PROTECTED AT ALL TIMES AS NEEDED AND AS REQUIRED.

STAKING AND SURVEYING NOTES

STAKING:

1. THE CONTRACTOR SHALL PERFORM ALL CONSTRUCTION STAKING AND CONSTRUCTION ACTIVITIES BASED ON THE LATEST APPROVED DESIGN PLANS AND/OR DESIGN FILE(S) AS PROVIDED AND AS WARRANTED BY CLIENT AND PROJECT NEEDS.
2. PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SURVEYOR SHALL CONFIRM WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHO'S RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN FILE(S) ARE BEING UTILIZED.
3. THE ENGINEER/LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR OWNERS, CONTRACTORS OR SURVEYORS STAKING OR PERFORMING CONSTRUCTION ACTIVITIES BASED ON OUT-OF-DATE DESIGN PLANS AND/OR DESIGN FILES.
4. CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING FILES, NOTES, AND/OR DRAWINGS.

TOLERANCES & DISCREPANCIES:

5. IF, DURING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, SURVEY DISCREPANCIES ARE ENCOUNTERED WITH REGARD TO THE DESIGN PLANS OR DESIGN FILE, WORK SHOULD CEASE AND THE LEAD ENGINEER/LANDSCAPE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY TO RESOLVE THE ISSUE OR ISSUES. THE ENGINEER / LANDSCAPE ARCHITECT CAN NOT BE HELD RESPONSIBLE OR LIABLE FOR ISSUES THAT THEY HAVE NOT RECEIVED NOTIFICATION.
6. THE CONSTRUCTION TOLERANCES SHOWN IN THE CORRESPONDING DRAWINGS, NOTES, AND/OR FILES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT DETERMINED THAT CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO NOT ADVERSELY AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DEVIATE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASIS. IF IT IS DETERMINED THAT THE CERTAIN DEVIATED CONSTRUCTION ACTIVITIES DO ADVERSELY AFFECT THE DESIGN REQUIREMENTS, FUNCTIONALITY, AND INTENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REPAIRING ALL ITEMS TO THE PLANS AND SPECIFICATIONS AS DETERMINED AND REQUIRED BY DESIGN PROFESSIONAL, AT THE CONTRACTOR'S EXPENSE.

CIVIL ENGINEERING DESIGN TOLERANCES FOR PROJECT:

GENERAL GRADING:	±0.10 FEET	RETAINING WALLS:	±0.05 FEET
ALL PIPE/CONDUITS:	±0.05 FEET	SITE FEATURES (SPOT ELEV., ETC.)	±0.05 FEET
DRAINAGE STRUCTURES:	±0.05 FEET	UTILITY ELEVATIONS:	±0.10 FEET
SANITARY SEWER STRUCTURES:	±0.05 FEET	EROSION CONTROL BMPS:	±0.05 FEET
STORMWATER POND FEATURES:	±0.05 FEET		

AS-BUILT & SPECIFICATIONS:

7. THE ENGINEER/LANDSCAPE ARCHITECT SHOULD BE PROVIDED WITH AN AS-BUILT SURVEY OF THE PROJECT FOR REVIEW AND APPROVAL AFTER THE PROJECT IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR COORDINATING EFFORTS WITH DESIGN PROFESSIONAL.
8. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL SITE SPECIFIC REQUIREMENTS REGARDING CONSTRUCTION, MATERIALS, TESTING, AND CERTIFICATIONS.

PROJECT GEOGRAPHICAL INFORMATION

PROJECT PROJECTION & DATUM:

HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BOUNDARY SURVEY:

SURVEYOR FIRM: POWER OF DESIGN GROUP, LLC
SURVEYOR NAME: MARK E. PATTERSON NO. 3010
DATE OF SURVEY: 09/10/2025
TRACT OR PARCEL: 015-002.01-000
HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

TOPOGRAPHIC SURVEY:

SURVEYOR FIRM: POWER OF DESIGN GROUP, LLC
SURVEYOR NAME: MARK E. PATTERSON NO. 3010
DATE OF SURVEY: 09/10/2025
TRACT OR PARCEL: 015-002.01-000
HORIZONTAL DATUM: NAD83 TENNESSEE STATE PLANE ZONE, US FOOT
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

GEOGRAPHICAL INFORMATION SYSTEMS (GIS) DATA UTILIZED:

TOPOGRAPHIC DATA: N/A
PARCEL DATA: N/A
ADDITIONAL DATA: N/A

SURVEY NOTE:

THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM SURVEY TYPE PROVIDED BY POWER OF DESIGN GROUP, LLC DATED 09/10/2025 AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	04/24/2026 - ISSUE FOR PERMIT
2	-
3	-
4	-
5	-
6	-
7	-
8	-

JAMES J. CARTER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
04/24/2026

CARTER ENGINEERING

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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
GENERAL NOTES

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-1.1

PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ISSUE FOR PERMIT

1-2026

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

Situated in the 3rd Civil District, in the City of Lavergne, Rutherford County, Tennessee

1" = 20'
GRAPHIC SCALE
0 10' 20' 40'

PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)

(TRACT 10A OF P.B. 26, PG. 55)

(TRACT 12 OF P.B. 21, PG. 23)

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8

40' BUILDING SETBACK
P.B. 20, PG. 8

15' BUILDING SETBACK
P.B. 20, PG. 8

14'x125' SIGN. ESMT.
P.B. 20, PG. 8

30' UTILITY ESMT.
D.B. 450 PG. 700

ASPHALT PARKING LOT

ACCESS

PARKING STRIPE (TYP.)

BUILDING "B"
1 STORY FRAME
1,367.974± SQ.FT.
EXTERIOR FOOTPRINT
BUILDING HEIGHT
12.4' AGL
(ROOF PEAK)

SHED

WOOD DECK

COVERED WOOD DECK & PATIO AREA

DOCK PLATE

WOOD RAILING

COVERED

DITCH

TRENCH DRAIN

BUILDING "A"
1 STORY FRAME
5,820.679± SQ.FT.
EXTERIOR FOOTPRINT

BUILDING HEIGHT
15.0' AGL
(ROOF PEAK)

CONCRETE FLUME

DUMPSTER ENCLOSURE & METAL FENCE

CONC. MEDIAN

GRASS MEDIAN

ASPHALT SHOULDER

ASPHALT SURFACE

PAINTED LANE DIVIDER (TYP.)

12" CLAY TILE

6" CLAY TILE

12" PLASTIC PIPE

15" CONC. PIPE

15" CORRUGATED METAL PIPE

24" CONC. PIPE

FOUND MAG NAIL
S80°42'27"E 0.24'
FROM CORNER

FOUND 1/2" REBAR WITH
A RED PLASTIC CAP
STAMPED "H&S ENGR"
N57°17'54"E 0.17'
FROM CORNER

FOUND 1/2" REBAR WITH
A YELLOW PLASTIC CAP
STAMPED "S.E.C. INC"
S14°00'00"W 19.94'(M)
20.00'(P.B. 26, PG. 55)

FOUND 1/2" REBAR WITH
A RED PLASTIC CAP
STAMPED "H&S ENGR"

P.O.B. (R)
FOUND 1/2" REBAR
WITHOUT A CAP

S76°00'00"E 180.00'(M&R)

N14°00'00"E 180.00'(M&R)

S14°00'00"W 180.00'(M&R)

(HELD BEARING) N76°00'00"W 180.00'(M&R)

N76°00'W 652.3'(R)

PARCEL ID: 015-002.01-000
CITY OF La VERGNE,
TENNESSEE
R.B. 904, PG. 2621
32,400.000 SQ.FT.
0.744 ACRES

PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)

U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8

LEGEND

- CONCRETE SURFACE
- NO PARKING AREA
- PARKING COUNT
- SIGNIFICANT OBSERVATIONS
- (OLD) FOUND MONUMENT AS NOTED
- HANDICAP PARKING SPACE
- SIGN "AS NOTED"
- AC2 AIR CONDITIONING UNIT & COUNT
- UTILITY POLE
- GUY ANCHOR
- WM WATER METER
- FIRE HYDRANT
- P.O.B. POINT OF BEGINNING
- SQ.FT. SQUARE FEET
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- TYP. TYPICAL
- AGL ABOVE GROUND LEVEL
- R.B. RECORD BOOK
- PG. PAGE
- P.B. PLAT BOOK
- CI CURB INLET
- CONC. CONCRETE
- SI SURFACE INLET
- HW CONCRETE HEADWALL
- BC BOTTOM OF CURB
- TC TOP OF CURB
- TG TOP OF GRATE
- EP EDGE OF PAVEMENT
- C CONCRETE
- SW SIDEWALK
- MH MANHOLE
- SAN. SANITARY SEWER
- INV INVERT
- FFE FINISHED FLOOR ELEVATION
- ADJOINER LINES
- BOUNDARY
- BUILDING
- EASEMENT LINE
- BUILDING SETBACK
- OHU OVERHEAD UTILITY LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- METAL HANDRAIL
- WOOD PANEL FENCE
- CHAIN LINK FENCE
- DITCH OR FLOW LINE
- INTERMEDIATE CONTOUR LINE
- -555- INDEX CONTOUR LINE & ELEVATION LABEL

BENCHMARK
#1 SET 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "POD TRAVERSE"
NORTH: 614,688.2804
EAST: 1,798,455.5735
ELEVATION: 551.12'

BENCHMARK
#2 SET 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "POD TRAVERSE"
NORTH: 614,446.4296
EAST: 1,798,401.7572
ELEVATION: 554.40'

2021 ALTA/NSPS LAND TITLE SURVEY

5175 Murfreesboro Rd
SITE ADDRESS
5175 Murfreesboro Road
La Vergne, TN 37086
Rutherford County

PARTNER PROJECT NUMBER: 25-512720.1

COORDINATED BY

PARTNER
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS		DRAWN BY: DAP	DRAWING SCALE: 1" = 30'
09.26.2025	Comments / Zoning	BY:DAP	CHECKED BY: MEP	JOB NO.: 25-186664
09.29.2025	Revised Easement	BY:DAP	FILENAME: 25-512720.1 - 5175 Murfreesboro Rd	
02.26.2026	Table A, Item 5	BY:DAP		

SURVEYED BY

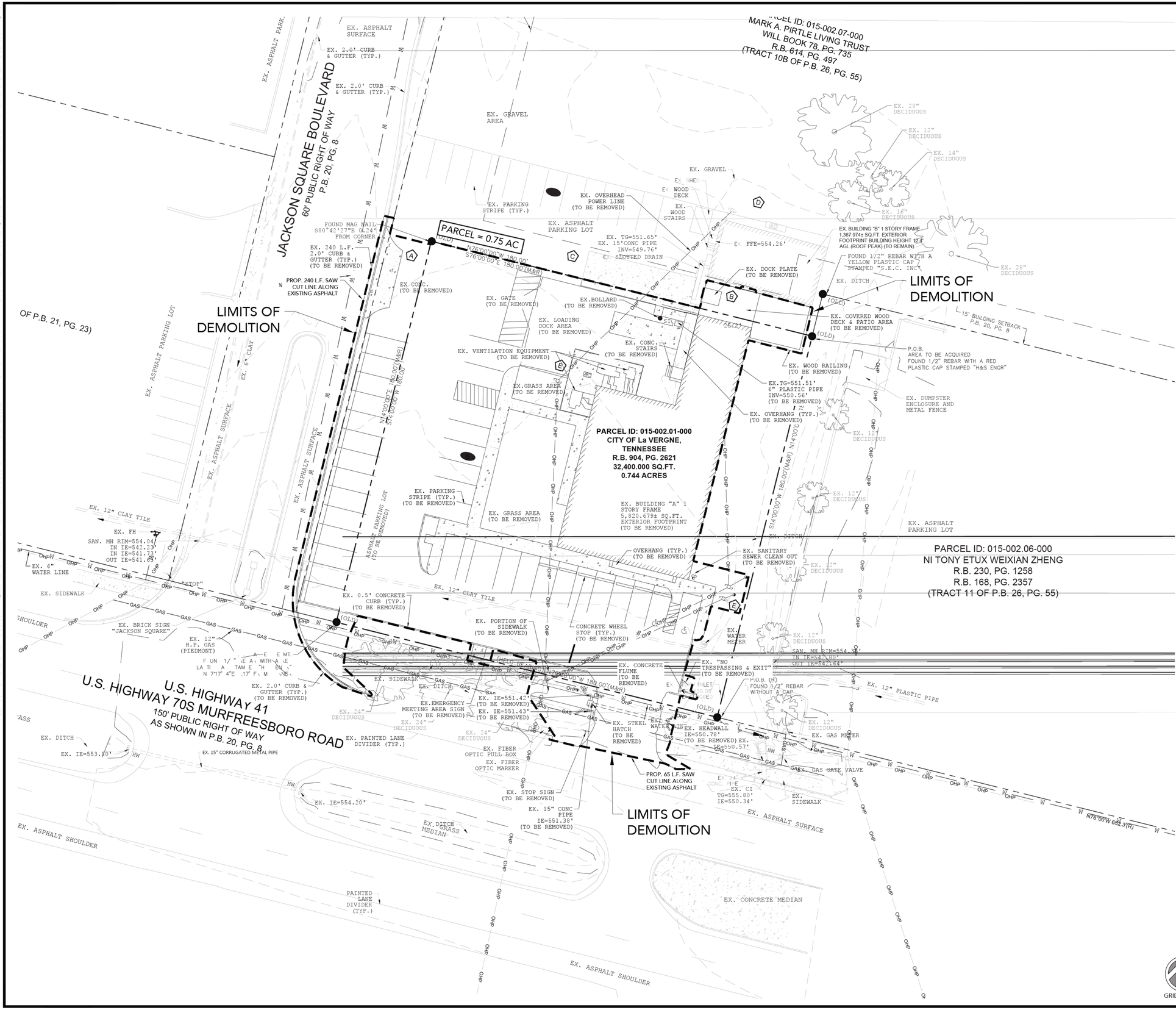
POD
POWER OF DESIGN
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
P: 502-437-5252
F: 866-671-2070
info@podgrp.com

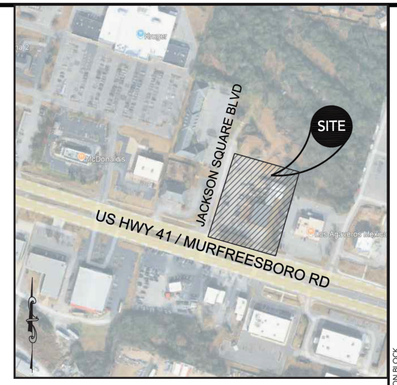
SHEET 3 OF 3

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

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SITE LOCATION MAP
NOT TO SCALE

REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
1	04/24/2026 - ISSUE FOR PERMIT	
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER
CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE, BOGART, GA 30622 CONTACT: MARK CAMPBELL, P.E. PHONE: 770-725-1200	GUERNSEY HOLDINGS ZRC OPCP, LLC 1816 WALL STREET FLORENCE, SC 29501 CONTACT: GEORGE THISTLE 803-239-7670
MARK@CARTERENGINEERING.COM	GTHISTLE@GHZAXBYS.COM

SITE INFORMATION

JURISDICTION	CITY OF LA VERGNE
PROPERTY LOCATION	5175 MURFREESBORO ROAD LA VERGNE, TN 37086
PARCEL NUMBER	015-002.01-000
CURRENT ZONING	DD (DOWNTOWN DISTRICT)
PROPOSED ZONING	DD (DOWNTOWN DISTRICT)
OVERLAY DISTRICT	OVERLAY DISTRICT
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: XX' SIDE: XX' REAR: XX'
MAXIMUM LOT COVERAGE	N/A
MINIMUM LANDSCAPE	N/A
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE PROVIDER	CITY SEWER
WATER SERVICE PROVIDER	CITY WATER
FEMA FLOOD INSURANCE RATE MAP NO.	47149C0015J
FEMA FIRM DATE	05/09/2023
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

DEMO NOTE:

ALL EXISTING ABOVE GROUND STRUCTURES INCLUDING THE EXISTING BUILDING, UTILITIES, STRUCTURES, AND LIGHT POLES SHALL BE REMOVED. ALL EXISTING ASPHALT, CONCRETE AND CURB WITHIN THE LIMITS OF DEMOLITION AND DISTURBANCE SHALL BE REMOVED. REMOVAL OF EXISTING UTILITIES OR CAP AND FILL SHALL BE AS NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE FULL OPERATION OF MURFREESBORO ROAD AND JACKSON SQUARE BLVD DURING CONSTRUCTION PER PROPER LOCAL AND STATE TRAFFIC CONTROL STANDARDS.

GRID NORTH

GRAPHIC SCALE
20' 10' 0 20' 40' 60'
SCALE: 1" = 20'

ISSUE FOR PERMIT

NATHAN J. CAMPBELL
TENNESSEE
REGISTERED
ENGINEER
NO. 140,373
04/24/2026

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR
BOGART, GA. 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
EXISTING CONDITIONS & DEMO PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-1.3

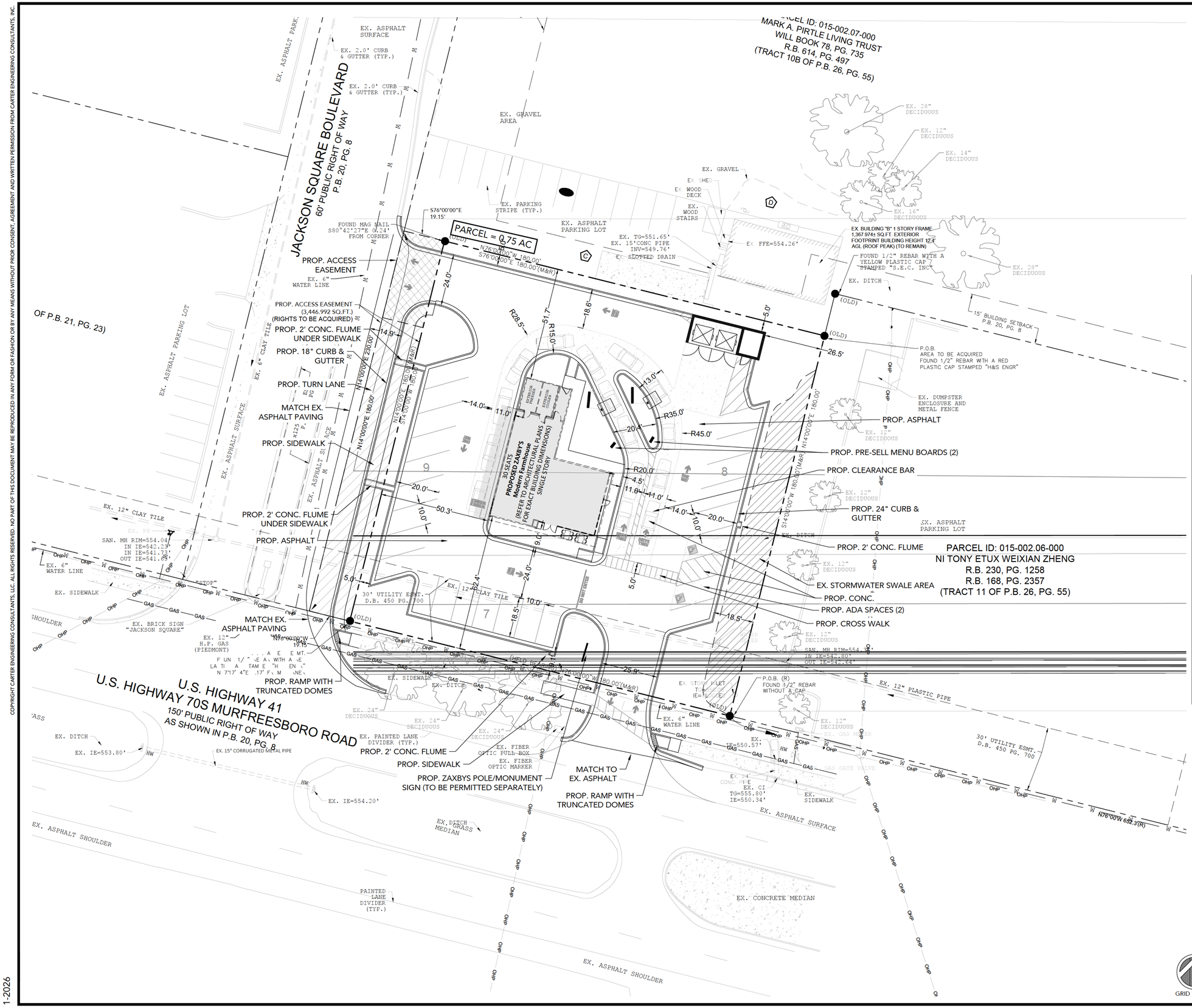
PROJECT NUMBER:
25104ZAX

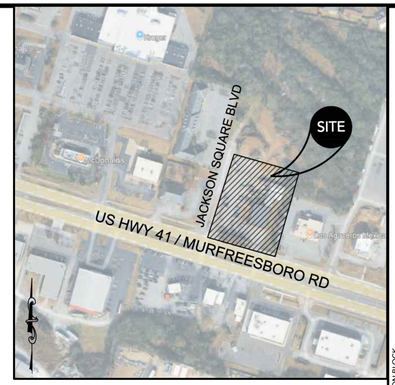
DATE:
04/24/2026

ENGINEER/DESIGNER IS NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

1-2026

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SITE LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION	
DRAWING SET PREPARED BY:	OWNER/DEVELOPER
CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE, BOGART, GA 30622 CONTACT: MARK CAMPBELL, P.E. PHONE: 770-725-1200 MARK@CARTERENGINEERING.COM	GUERNSEY HOLDINGS ZRC OPCP, LLC 1816 WALL STREET FLORENCE, SC 29501 CONTACT: GEORGE THISTLE 803-239-7670 GTHISTLE@GHZAXBYS.COM

SITE INFORMATION	
JURISDICTION	CITY OF LA VERGNE
PROPERTY LOCATION	5175 MURFREESBORO ROAD LA VERGNE, TN 37086
PARCEL NUMBER	015-002.01-000
CURRENT ZONING	DD (DOWNTOWN DISTRICT)
PROPOSED ZONING	DD (DOWNTOWN DISTRICT)
OVERLAY DISTRICT	OVERLAY DISTRICT
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: XX' SIDE: XX' REAR: XX'
MAXIMUM LOT COVERAGE	N/A
MINIMUM LANDSCAPE	N/A
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE PROVIDER	CITY SEWER
WATER SERVICE PROVIDER	CITY WATER
FEMA FLOOD INSURANCE RATE MAP NO.	47149C0015J
FEMA FIRM DATE	05/09/2023
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
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REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
1	04/24/202x - ISSUE FOR PERMIT	
2		
3		
4		
5		
6		
7		
8		

MARK J. CAMPBELL
GEORGIA
PROFESSIONAL ENGINEER
04/24/2026

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: SITE PLAN

PROJECT NAME: ZAXBYS

SHEET NUMBER: C-2.0

PROJECT NUMBER: 25104ZAX

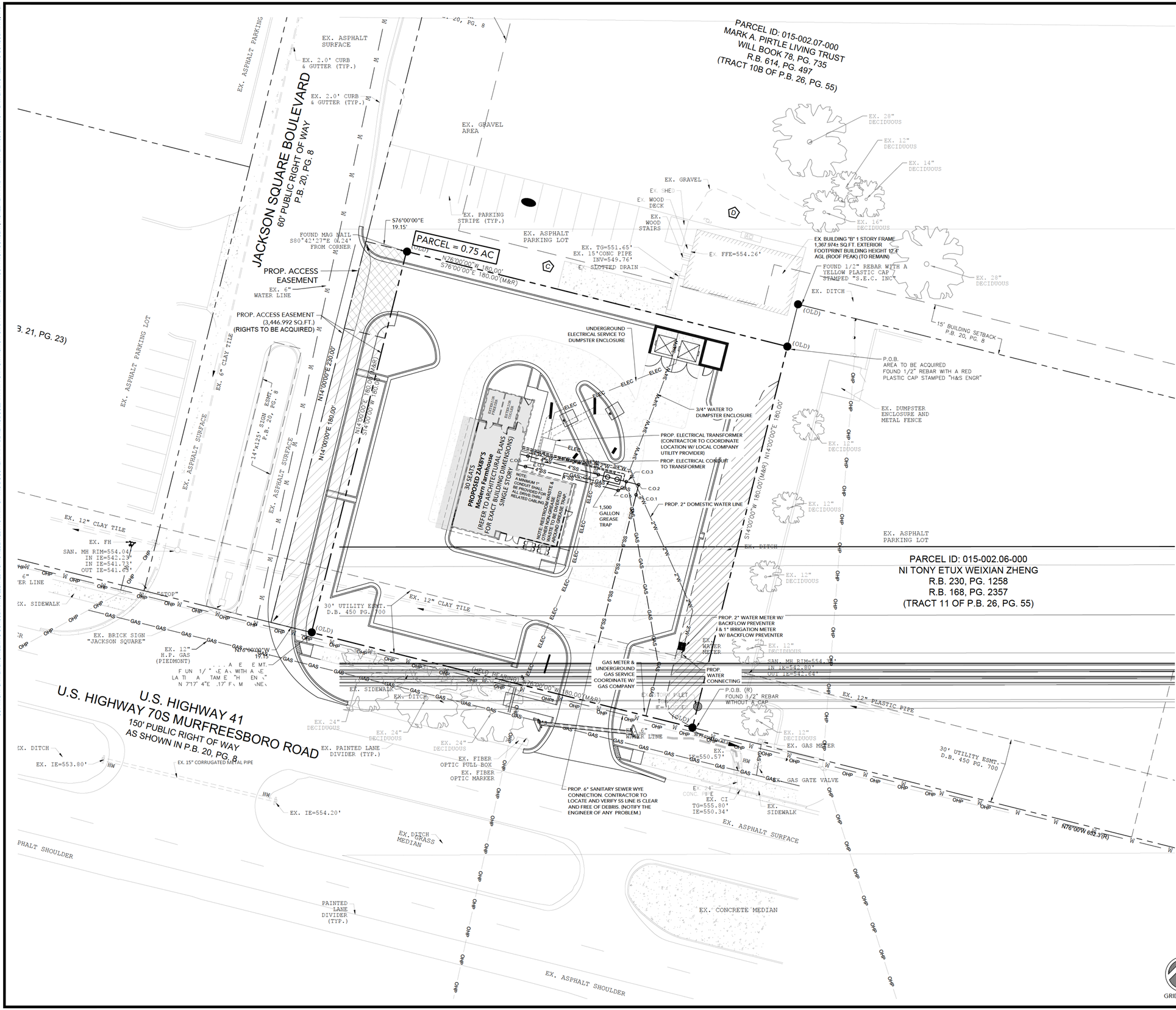
DATE: 04/24/2026

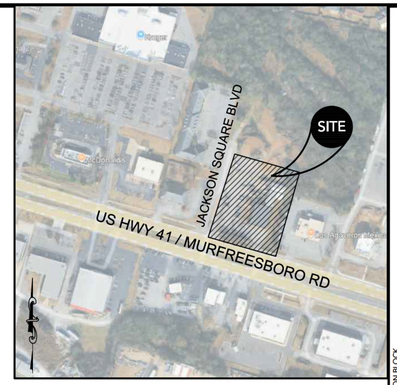
ISSUE FOR PERMIT

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1-2026

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SITE LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE, BOGART, GA 30622 CONTACT: MARK CAMPBELL, P.E. PHONE: 770-725-1200	GUERNSEY HOLDINGS ZRC OPCP, LLC 1816 WALL STREET FLORENCE, SC 29501 CONTACT: GEORGE THISTLE 803-239-7670
MARK@CARTERENGINEERING.COM	GTHISTLE@GHZAXBYS.COM

SITE INFORMATION

JURISDICTION	CITY OF LA VERGNE
PROPERTY LOCATION	5175 MURFREESBORO ROAD LA VERGNE, TN 37086
PARCEL NUMBER	015-002.01-000
CURRENT ZONING	DD (DOWNTOWN DISTRICT)
PROPOSED ZONING	DD (DOWNTOWN DISTRICT)
OVERLAY DISTRICT	OVERLAY DISTRICT
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: XX' SIDE: XX' REAR: XX'
MAXIMUM LOT COVERAGE	N/A
MINIMUM LANDSCAPE	N/A
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE PROVIDER	CITY SEWER
WATER SERVICE PROVIDER	CITY WATER
FEMA FLOOD INSURANCE RATE MAP NO.	47149C0015J
FEMA FIRM DATE:	05/09/2023
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
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REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
1	04/24/2026 - ISSUE FOR PERMIT	
2	- - -	
3	- - -	
4	- - -	
5	- - -	
6	- - -	
7	- - -	
8	- - -	

TIMOTHY J. CAMPBELL
TENNESSEE
REGISTERED
ENGINEER
04/24/2026

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: UTILITY PLAN

PROJECT NAME: ZAXBYS

SHEET NUMBER: C-3.0

PROJECT NUMBER: 25104ZAX

DATE: 04/24/2026

ISSUE FOR PERMIT

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

1-2026

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JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8

U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8

PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)

PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)

PARCEL = 0.75 AC

PROP. ACCESS EASEMENT

PROP. ACCESS EASEMENT
(3,446.992 SQ.FT.)
(RIGHTS TO BE ACQUIRED)

PROPOSED ZAXBY'S
Modern Farmhouse
30 SEATS
(REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS)
SINGLE STORY
FFE = 554.5

EX. BUILDING "B" 1 STORY FRAME
1,367.974± SQ.FT. EXTERIOR
FOOTPRINT BUILDING HEIGHT 12.4'
AGL (ROOF PEAK) (TO REMAIN)

FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP "STAMPED "S.E.C. INC."

P.O.B.
AREA TO BE ACQUIRED
FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "H&S ENGR"

FOUND MAG NAIL
S80°42'27"E 0.24'
FROM CORNER

S76°00'00"E 19.15'

N76°00'00"W 180.00'

S76°00'00"E 180.00'(MEAS)

N14°00'00"E 180.00'

S14°00'00"W 180.00'(MEAS)

N76°00'00"W 19.15'

N76°00'00"W 692.37(R)

30' UTILITY ESMT.
D.B. 450 PG. 700

15' BUILDING SETBACK
P.B. 20, PG. 8

MAX 1.5% SLOPE IN H/C AREA

DRAIN PIPE
12.0 L.F. - 12" PVC
SLOPE = 1.0%
(6 INCHES OF COVER)

PIPE No. 1
42.5 L.F. - 15" Ø RCP
SLOPE = 1.0%

EX. DRAIN
TG = 550.08
2" REBAR & CAP

EX. GRAVEL AREA
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. ASPHALT SHOULDER
EX. CONCRETE MEDIAN
EX. GRAVEL
EX. SHED
EX. WOOD DECK
EX. WOOD STAIRS
EX. PARKING STRIPE (TYP.)
EX. TG=551.65'
EX. 15"CONC PIPE INV=549.76'
EX. SLOTTED DRAIN
EX. FFE=554.26'
EX. DITCH
EX. DUMPSTER ENCLOSURE AND METAL FENCE
EX. 28" DECIDUOUS
EX. 12" DECIDUOUS
EX. 14" DECIDUOUS
EX. 16" DECIDUOUS
EX. 24" DECIDUOUS
EX. 15" DECIDUOUS
EX. 6" WATER LINE
EX. 6" CLAY TILE
EX. 12" CLAY TILE
EX. 12" PLASTIC PIPE
EX. 15" H.P. GAS (PIEDMONT)
EX. BRICK SIGN "JACKSON SQUARE"
EX. SIDEWALK
EX. PAINTED LANE DIVIDER (TYP.)
EX. 15" CORRUGATED METAL PIPE
EX. FIBER OPTIC PULL BOX
EX. FIBER OPTIC MARKER
EX. FH
SAN. MH RIM=554.04'
IN IE=542.29'
IN IE=541.73'
OUT IE=541.63'
EX. 12" PLASTIC PIPE
EX. GAS METER
EX. GAS GATE VALVE
EX. WATER METER
EX. 12" DECIDUOUS
SAN. MH RIM=554.80'
OUT IE=544.64'
EX. STORM INLET
TG=555.80'
IE=550.57'
EX. CI
TG=555.80'
IE=550.34'
EX. 14" CONC PIPE
EX. SIDEWALK
EX. DITCH GRASS MEDIAN
PAINTED LANE DIVIDER (TYP.)
PROP. 2' FLUME ELEV. = 552.60
PROP. 2' FLUME ELEV. = 553.32
PROP. 2' FLUME ELEV. = 552.96
PROP. 2' FLUME ELEV. = 552.54
PROP. HW A-2
I.E. (1) = 551.52
PROP. HW A-1
I.E. (1) = 551.10
I.E. = 552.40
I.E. = 552.50
EX. IE=553.80'
EX. IE=554.20'
EX. DITCH
RIDGE
14'x125' SIGN ESMT. P.B. 20, PG. 8
30' UTILITY ESMT. D.B. 450 PG. 700

GRID NORTH

GRAPHIC SCALE
SCALE: 1" = 20'
20' 10' 0 20' 40' 60'

ISSUE FOR PERMIT



SITE LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION

DRAWING SET PREPARED BY:	OWNER/DEVELOPER:
CARTER ENGINEERING CONSULTANTS, INC. 1010 COMMERCE DRIVE, BOGART, GA 30622 CONTACT: MARK CAMPBELL, P.E. PHONE: 770-725-1200	GUERNSEY HOLDINGS ZRC OPCP, LLC 1816 WALL STREET FLORENCE, SC 29501 CONTACT: GEORGE THISTLE 803-239-7670
MARK@CARTERENGINEERING.COM	GTHISTLE@GHZAXBYS.COM

SITE INFORMATION

JURISDICTION	CITY OF LA VERGNE
PROPERTY LOCATION	5175 MURFREESBORO ROAD LA VERGNE, TN 37086
PARCEL NUMBER	015-002.01-000
CURRENT ZONING	DD (DOWNTOWN DISTRICT)
PROPOSED ZONING	DD (DOWNTOWN DISTRICT)
OVERLAY DISTRICT	OVERLAY DISTRICT
EXISTING USE	RESTAURANT
PROPOSED USE	RESTAURANT
BUFFERS REQUIRED	N/A
REQUIRED BUILDING SETBACKS	FRONT: XX' SIDE: XX' REAR: XX'
MAXIMUM LOT COVERAGE	N/A
MINIMUM LANDSCAPE	N/A
MAXIMUM BUILDING HEIGHT	N/A
SANITARY SEWER SERVICE PROVIDER	CITY SEWER
WATER SERVICE PROVIDER	CITY WATER
FEMA FLOOD INSURANCE RATE MAP NO.	47149C0015J
FEMA FIRM DATE	05/09/2023
FEMA SFHA ZONE	ZONE X

UNDERGROUND UTILITY DISCLAIMER:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD INFORMATION AND/OR EXISTING DRAWINGS. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. CARTER ENGINEERING DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE OWNER, HIS/HER EMPLOYEES, CONSULTANTS AND CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE CARTER ENGINEERING IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES PRIOR TO COMMENCING WORK AND NOTIFY ENGINEER IF A DISCREPANCY IS FOUND. SPECIFICALLY, THE CONTRACTOR SHALL VERIFY THE INVERT ELEVATIONS OF ALL EXISTING STORM AND SANITARY SEWER STRUCTURES PRIOR TO COMMENCEMENT OF STORM AND SANITARY SEWER CONSTRUCTION.

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	04/24/2026 - ISSUE FOR PERMIT
2	
3	
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8	

JAMES MARK CAMPBELL 34160 REGISTERED PROFESSIONAL ENGINEER
04/24/2026

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

P: 770.725.1200
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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
GRADING & DRAINAGE PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.0

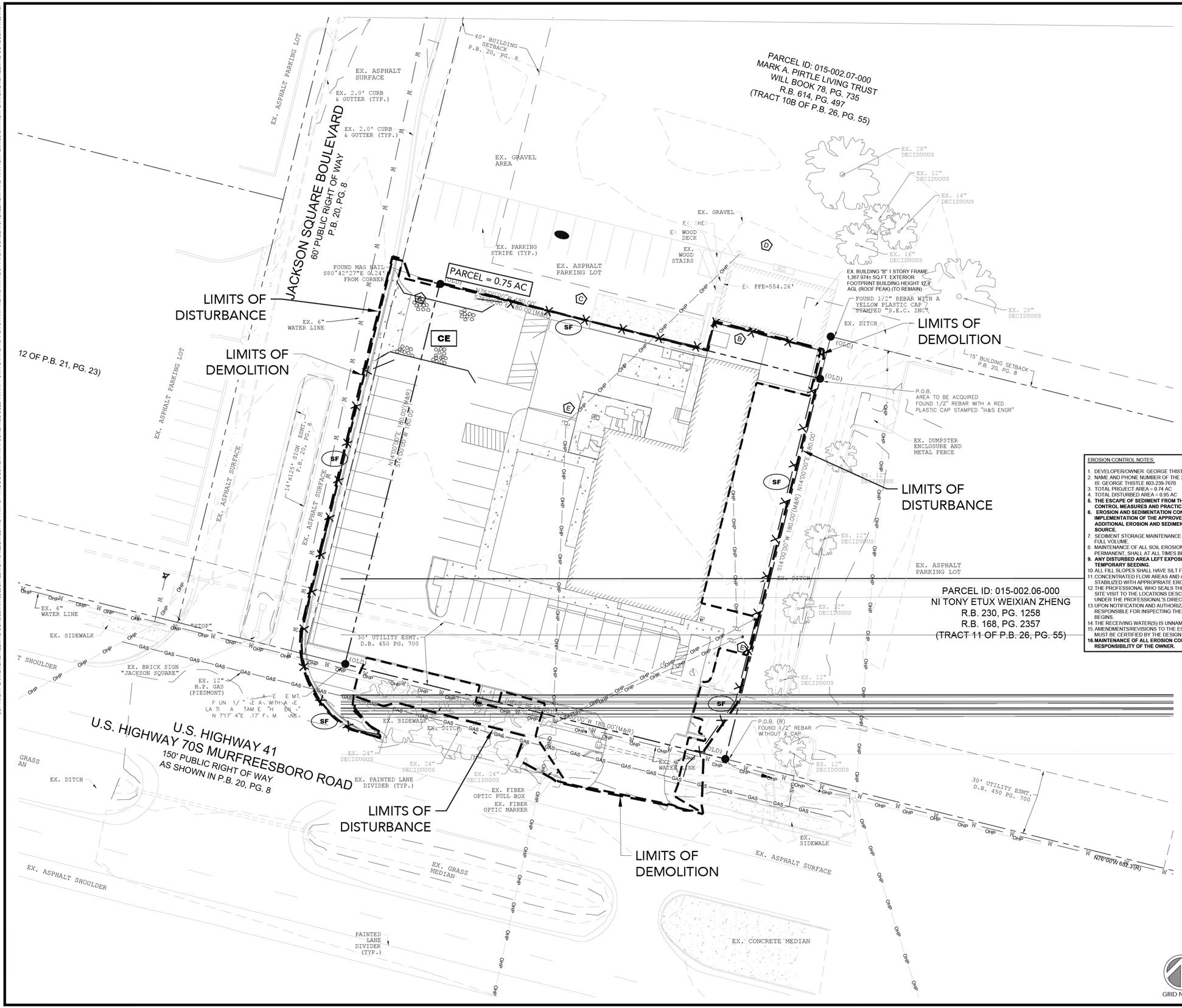
PROJECT NUMBER:
25104ZAX

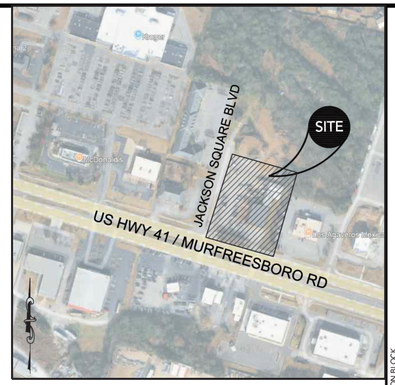
DATE:
04/24/2026

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1-2026

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SITE LOCATION MAP
NOT TO SCALE

LEGEND

MU	TEMPORARY MULCHING
SOD	SOD - PERMANENT GROUND COVER
IP-B	SILT SACK
PS	PERMANENT SEEDING
CE	CONSTRUCTION ENTRANCE
SF	SILT FENCE
	LIMITS OF DISTURBANCE

EROSION CONTROL NOTES:

1. DEVELOPER/OWNER: GEORGE THISTLE, GUERNSEY HOLDINGS ZRC OPCP, LLC,1816 WALL STREET, FLORENCE, SC 29501
2. NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT PERSON FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS IS: GEORGE THISTLE 803-239-7670
3. TOTAL PROJECT AREA = 0.74 AC
4. TOTAL DISTURBED AREA = 0.95 AC
5. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
6. **EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
7. SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES, INDICATING THE ½ FULL VOLUME.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIMES BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.**
10. ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
11. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
12. THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL OR THE PROFESSIONAL'S AUTHORIZED AGENT, UNDER THE PROFESSIONAL'S DIRECT SUPERVISION.
13. UPON NOTIFICATION AND AUTHORIZATION OF THE OWNER, THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THE BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITIES BEGINS.
14. THE RECEIVING WATER(S) IS UNNAMED TRIBUTARY TO HURRICANE CREEK.
15. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMP'S WITH HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
16. **MAINTENANCE OF ALL EROSION CONTROL MEASURES, WEATHER TEMPORARY OR PERMANENT, SHALL AT ALL TIME BE THE RESPONSIBILITY OF THE OWNER.**

GRID NORTH

GRAPHIC SCALE
SCALE: 1" = 20'
20' 10' 0 20' 40' 60'

ISSUE FOR PERMIT

REVISION BLOCK

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1	04/24/2026 - ISSUE FOR PERMIT
2	-
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8	-

JAMES A. CARTER, JR. TENNESSEE REGISTERED LANDSCAPE ARCHITECT
04/24/2026

CARTER ENGINEERING
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BOGART, GA. 30622

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
EROSION CONTROL PHASE I

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.1

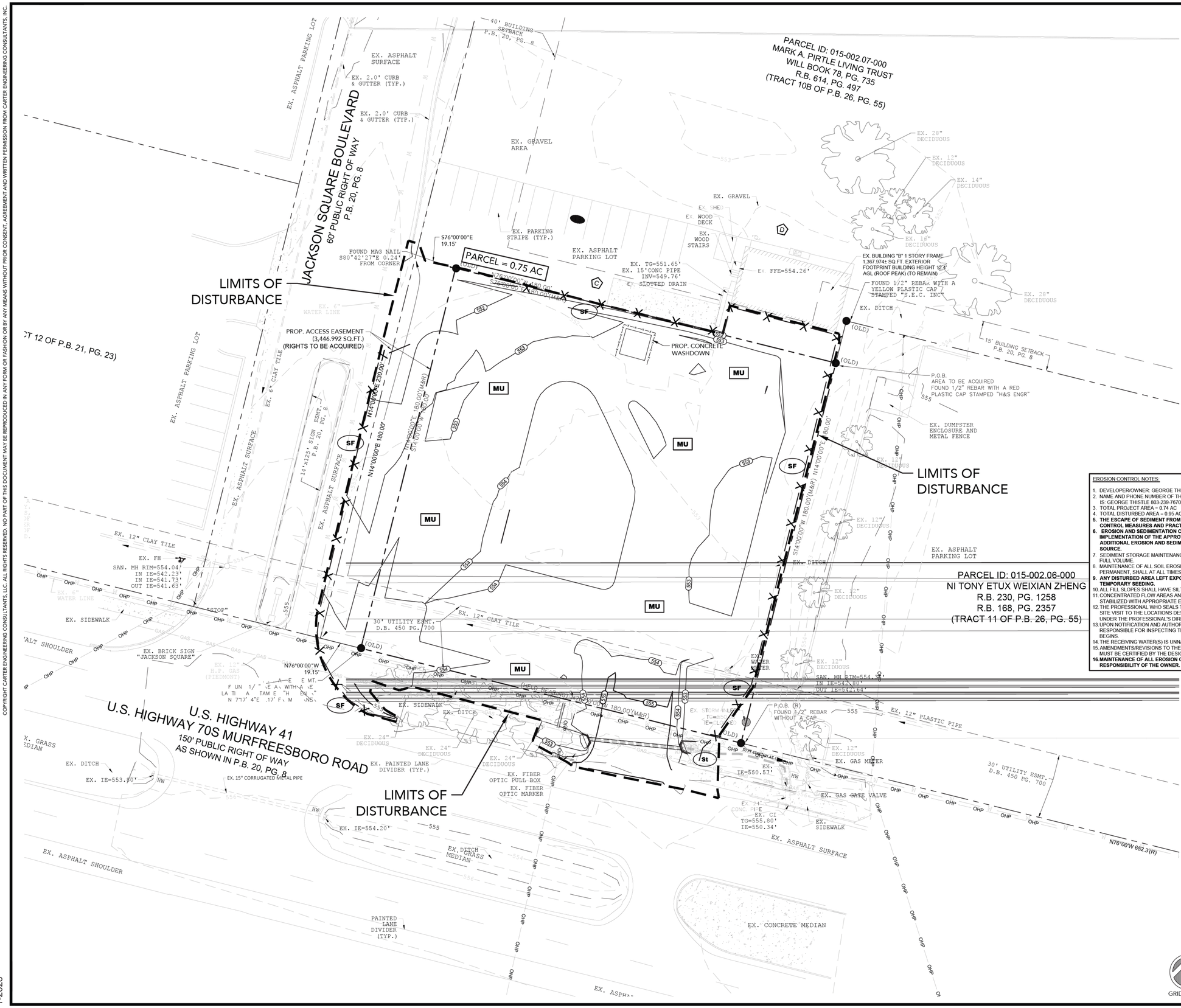
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

1-2026

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SITE LOCATION MAP
NOT TO SCALE

LEGEND

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SOD	SOD - PERMANENT GROUND COVER
IP-B	SILT SACK
PS	PERMANENT SEEDING
CE	CONSTRUCTION ENTRANCE
SF	SILT FENCE
St	STORM DRAIN OUTLET PROTECTION
	LIMITS OF DISTURBANCE

EROSION CONTROL NOTES:

1. DEVELOPER/OWNER: GEORGE THISTLE, GUERNSEY HOLDINGS ZRC OPCP, LLC,1816 WALL STREET, FLORENCE, SC 29501
2. NAME AND PHONE NUMBER OF THE 24-HOUR CONTACT PERSON FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS IS: GEORGE THISTLE 803-239-7670
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GRID NORTH

GRAPHIC SCALE
SCALE: 1" = 20'
20' 10' 0 20' 40' 60'

ISSUE FOR PERMIT

REVISION BLOCK

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1	04/24/2026 - ISSUE FOR PERMIT
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JAMES A. CARTER, JR. TENNESSEE LICENSED PROFESSIONAL ENGINEER
04/24/2026

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www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
EROSION CONTROL PHASE II

PROJECT NAME:
ZAXBYS

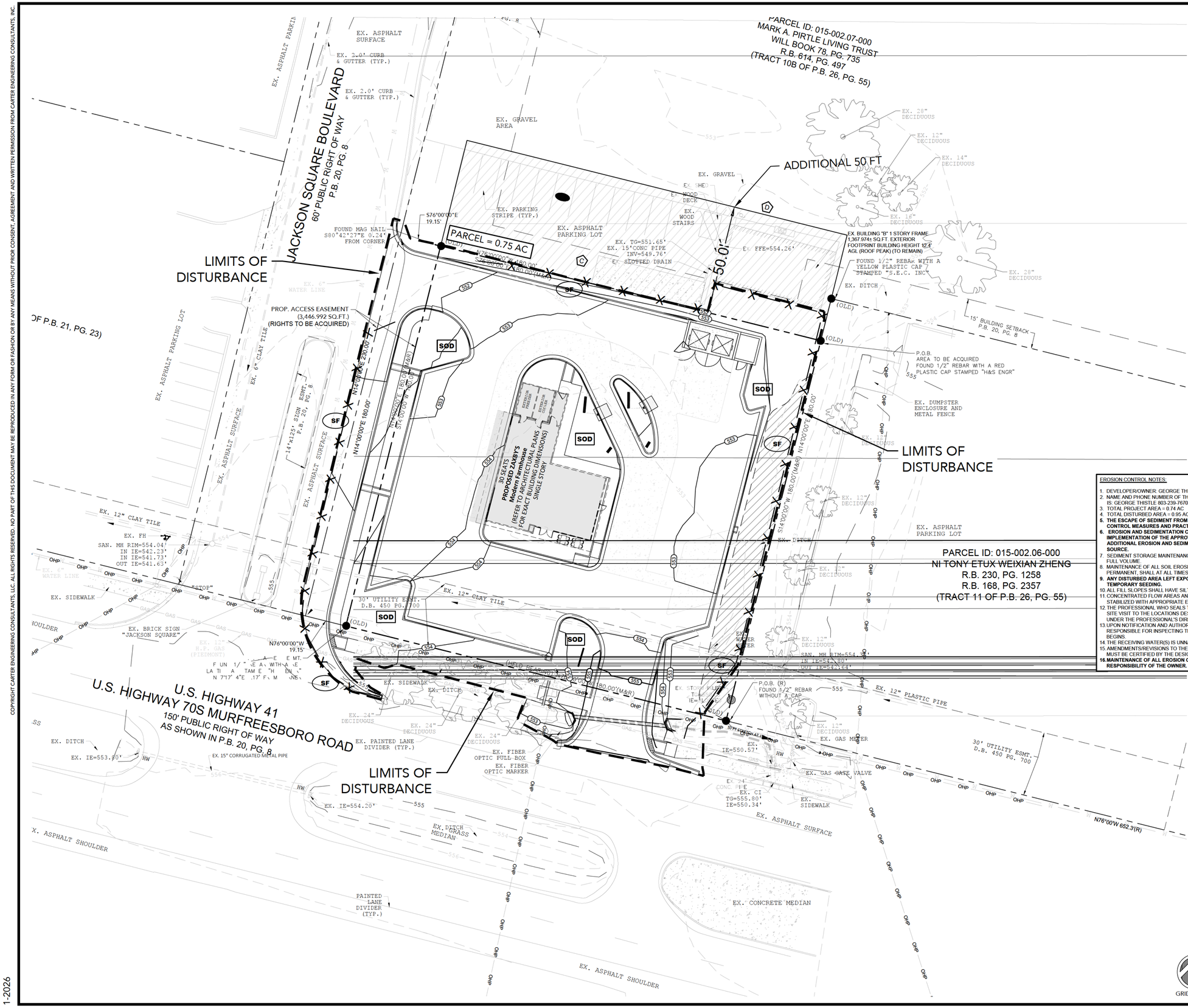
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C-4.2

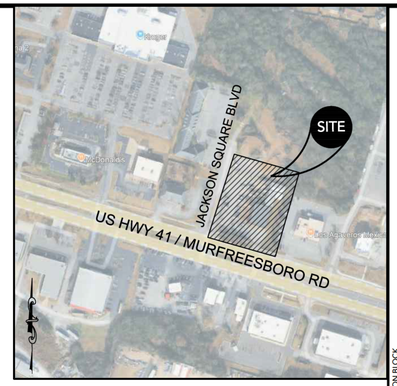
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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SITE LOCATION MAP
NOT TO SCALE

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IP-B	SILT SACK
PS	PERMANENT SEEDING
CE	CONSTRUCTION ENTRANCE
SF	SILT FENCE
St	STORM DRAIN OUTLET PROTECTION
	LIMITS OF DISTURBANCE

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ISSUE FOR PERMIT

GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
1	04/24/2026 - ISSUE FOR PERMIT	
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TIMOTHY J. JARRETT 15760 REGISTERED PROFESSIONAL ENGINEER
04/24/2026

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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
EROSION CONTROL PHASE III

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.3

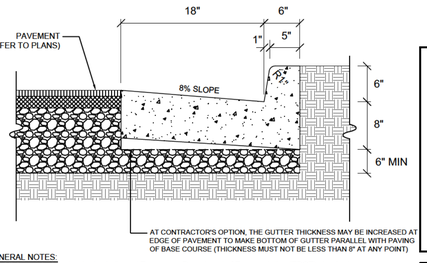
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

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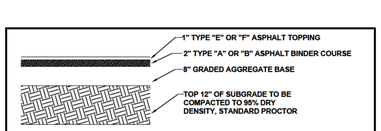
STANDARD DETAILS



GENERAL NOTES:

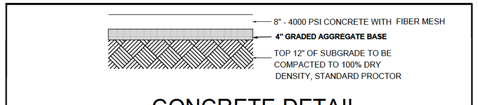
1. Minimum design standards shall meet Tennessee Department of Transportation (TDOT) standard specifications and details.
2. Concrete curb and apron shall shall have a minimum 28-day compressive strength of 3,000 pounds per square inch (P.S.I.).
3. 1/2" Expansion Joints or premolded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 100' in the remainder of the curb and gutter.
4. Aggregate material used as base course must comply with the gradation requirements established by the TDOT. Aggregate material should be compacted to at least 100 percent of the maximum dry density obtained in accordance with ASTM D-1557, Modified Proctor Method.
5. A minimum 4 inches of compacted graded aggregate base should be placed beneath all rigid concrete pavements.
6. Refer to geotechnical report for further details.

24" CURB & GUTTER
NTS



ASPHALT PAVING

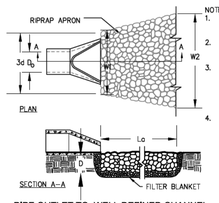
The intent of this specification is to provide heavy duty asphalt in all applicable areas. If a geotechnical report is provided or different specification is typical in the subject area, then follow the site specific recommendations.



CONCRETE DETAIL

EROSION CONTROL DETAILS

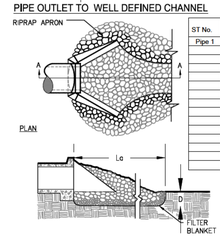
PIPE OUTLET TO FLAT AREA – NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL–DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

$W1 = 3 * D_b$
$W2 = D_b + L_a$
$dmax = 1.5 * d_{50}$
$D = 1.5 * dmax$

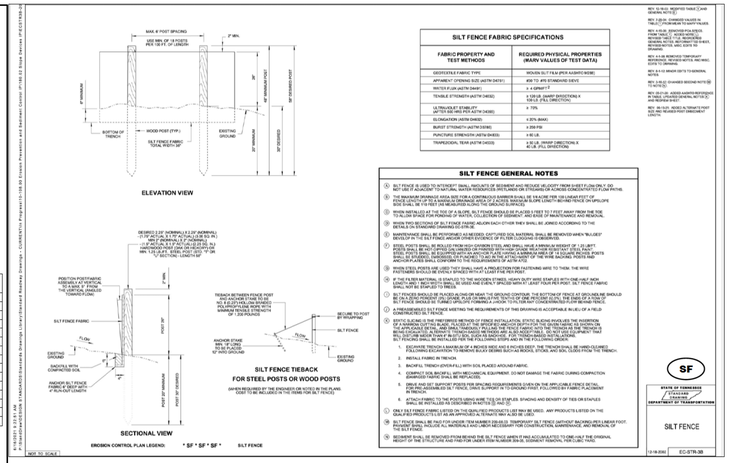
PIPE OUTLET TO WELL DEFINED CHANNEL

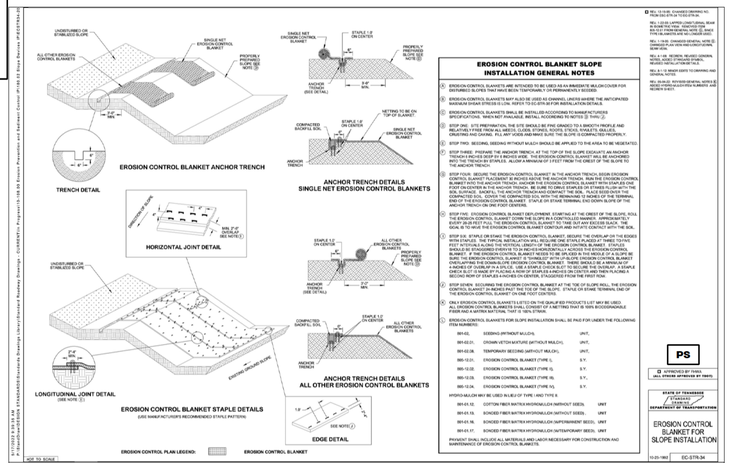


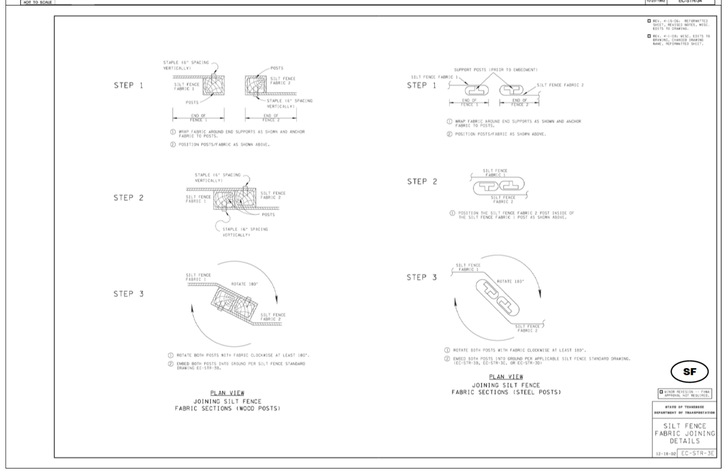
ST No.	PIPE Ø (D_0)	La	W1	W2	d50	D	Q25 (cfs)	V (fps)
Pipe 1	18"	9.0'	4.5'	10.5'	4"	0.75	0.32	2.15

RIPRAP OUTLET PROTECTION

OP







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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: STANDARD DETAILS

PROJECT NAME: ZAXBYS

SHEET NUMBER: C-5.0

PROJECT NUMBER: 25104ZAX

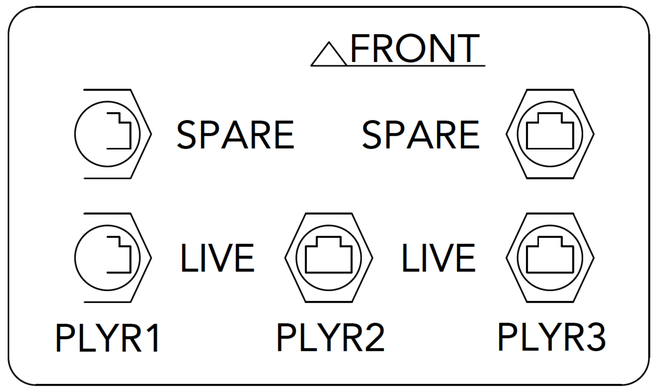
DATE: 04/24/2026

ISSUE FOR PERMIT

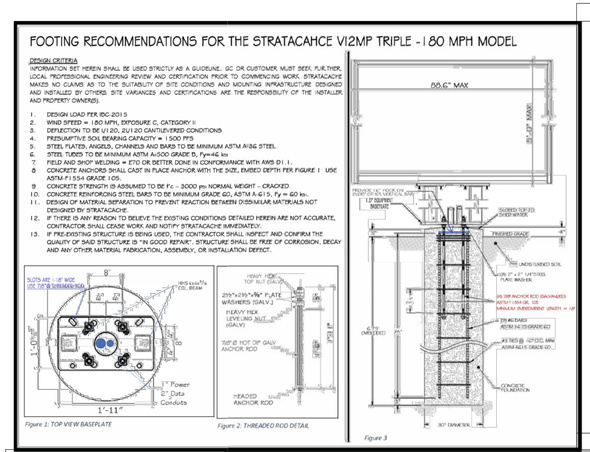
ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION"

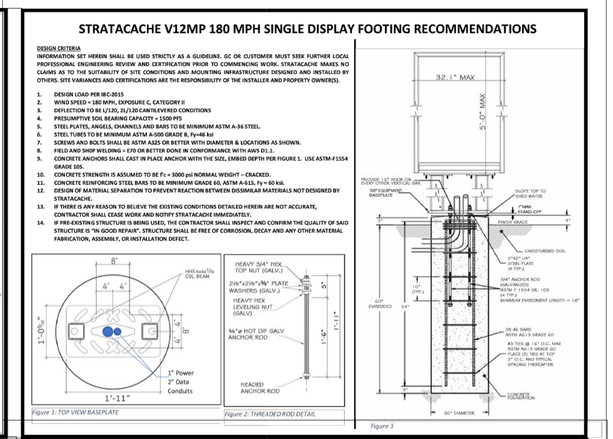
1-2026

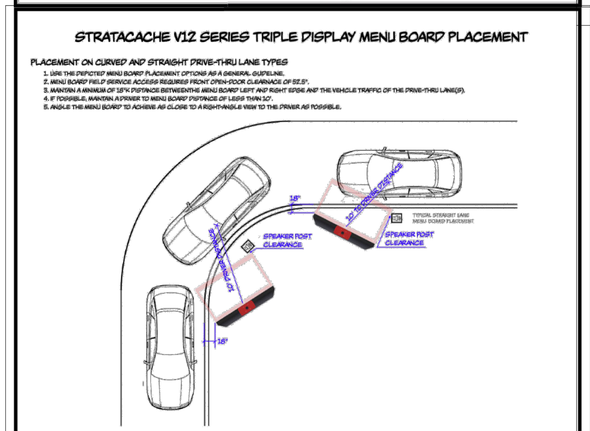
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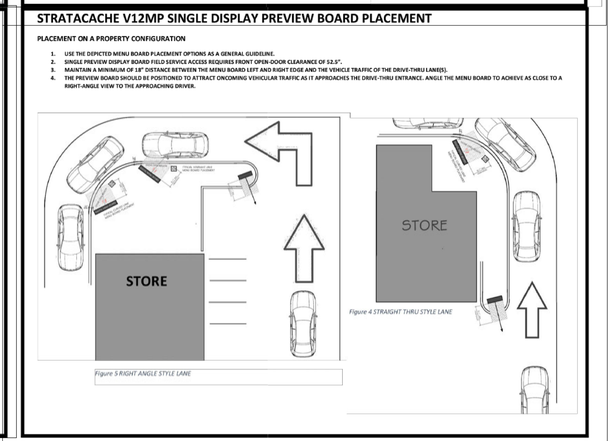


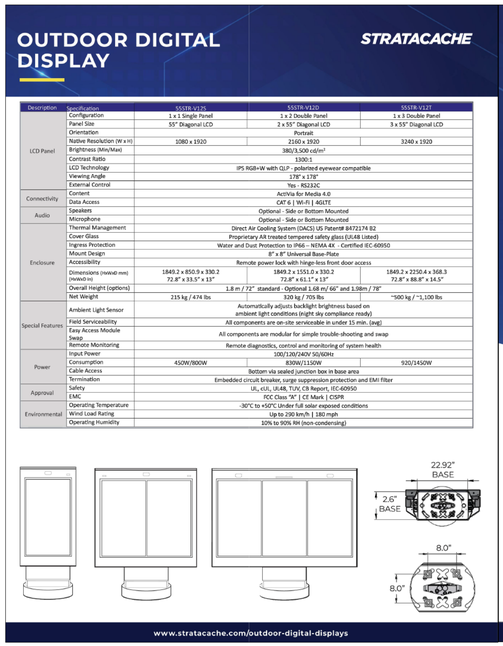
5 NETWORK CABLE SCHEMATIC
NOT TO SCALE













REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
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7	-	
8	-	

JEREMY J. CARTER
TENNESSEE
REGISTERED
LICENSED PROFESSIONAL ENGINEER
04/24/2026

CARTER ENGINEERING
CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

ISSUE FOR PERMIT

SHEET TITLE:
MENU BOARD DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-6.0

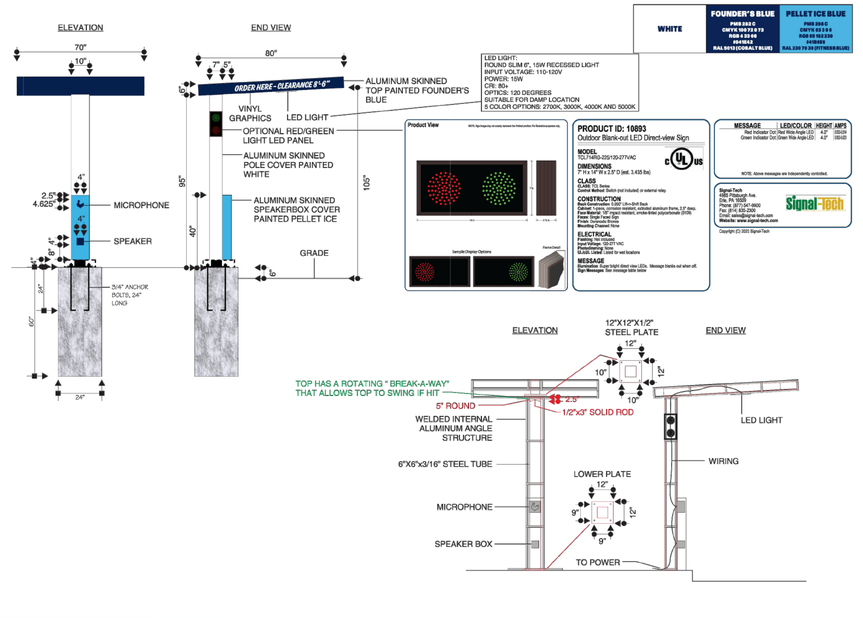
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIM/ANY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

1-2026

MASTER PACKAGE



FILE: ZAXBY'S/1 ZAXBY'S REIMAGE
2024/ DTOC OPTIONS
DATE: 1/7/26

LANG SIGNS "Serving The Southeast Since 1920"

scale: 1/4"-1'

CEO: RICHIE ROSEBUSH
DESIGN: NEIL TANNER

REVISION BLOCK

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1	04/24/2026 - ISSUE FOR PERMIT
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BOGART, GA. 30622

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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
CANOPY DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C-6.1

PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

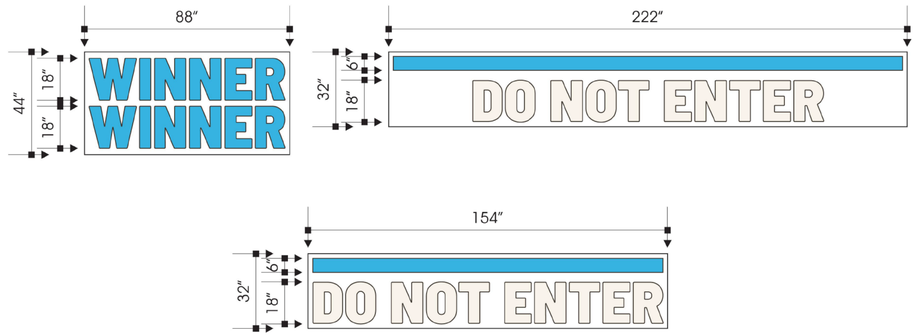
ISSUE FOR PERMIT

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NOT TO SCALE

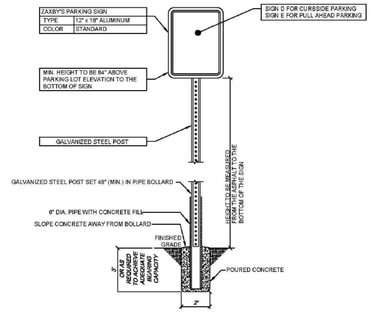
SPECIFICATIONS:

ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE



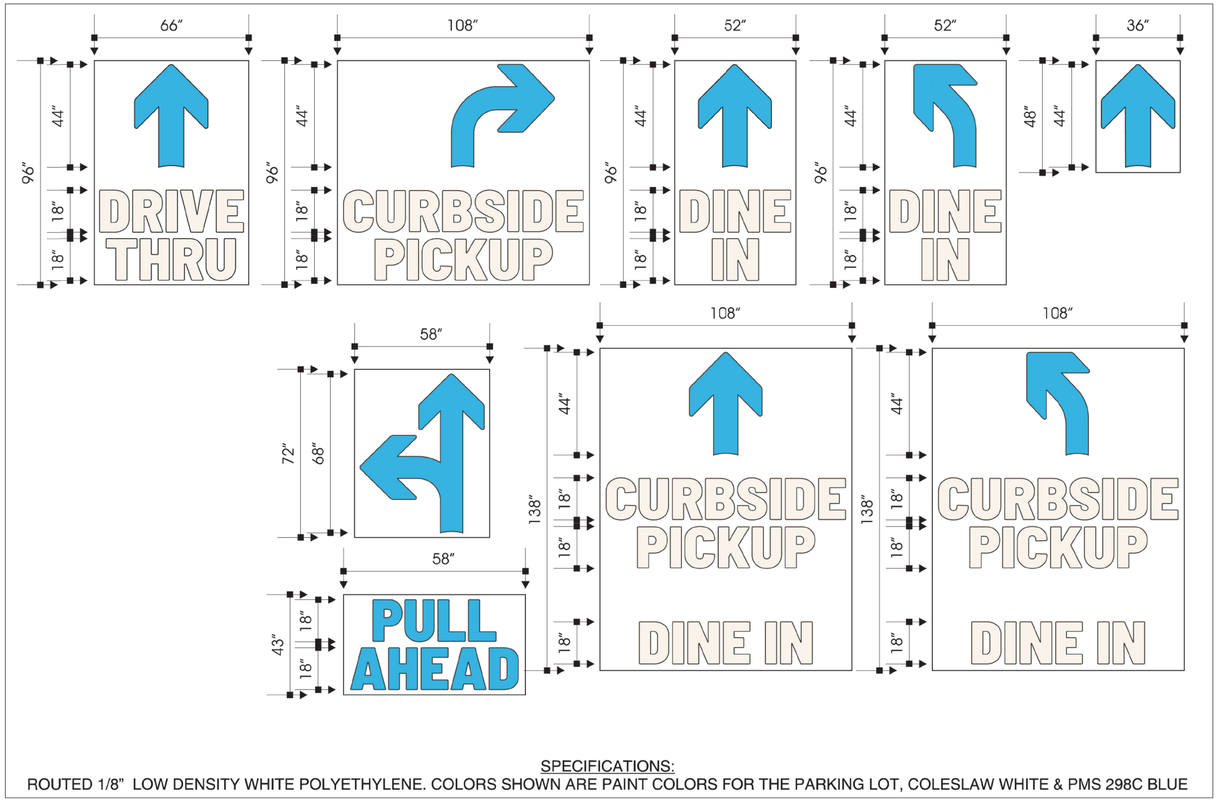


Note: Sign design may be different than depicted above. Signage vendor to provide curbside and pull ahead signage. GC to install steel post and signage provided by the signage vendor at designated curbside and pull ahead parking stalls.



ZAXBY'S SIGN POST DETAIL

NOT TO SCALE



SPECIFICATIONS:

ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE

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7	-
8	-

JAMES J. CARTER 29199 REGISTERED PROFESSIONAL ENGINEER GEORGIA

04/24/2026

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

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F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
STRIPING DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-6.2

PROJECT NUMBER:
25104ZAX

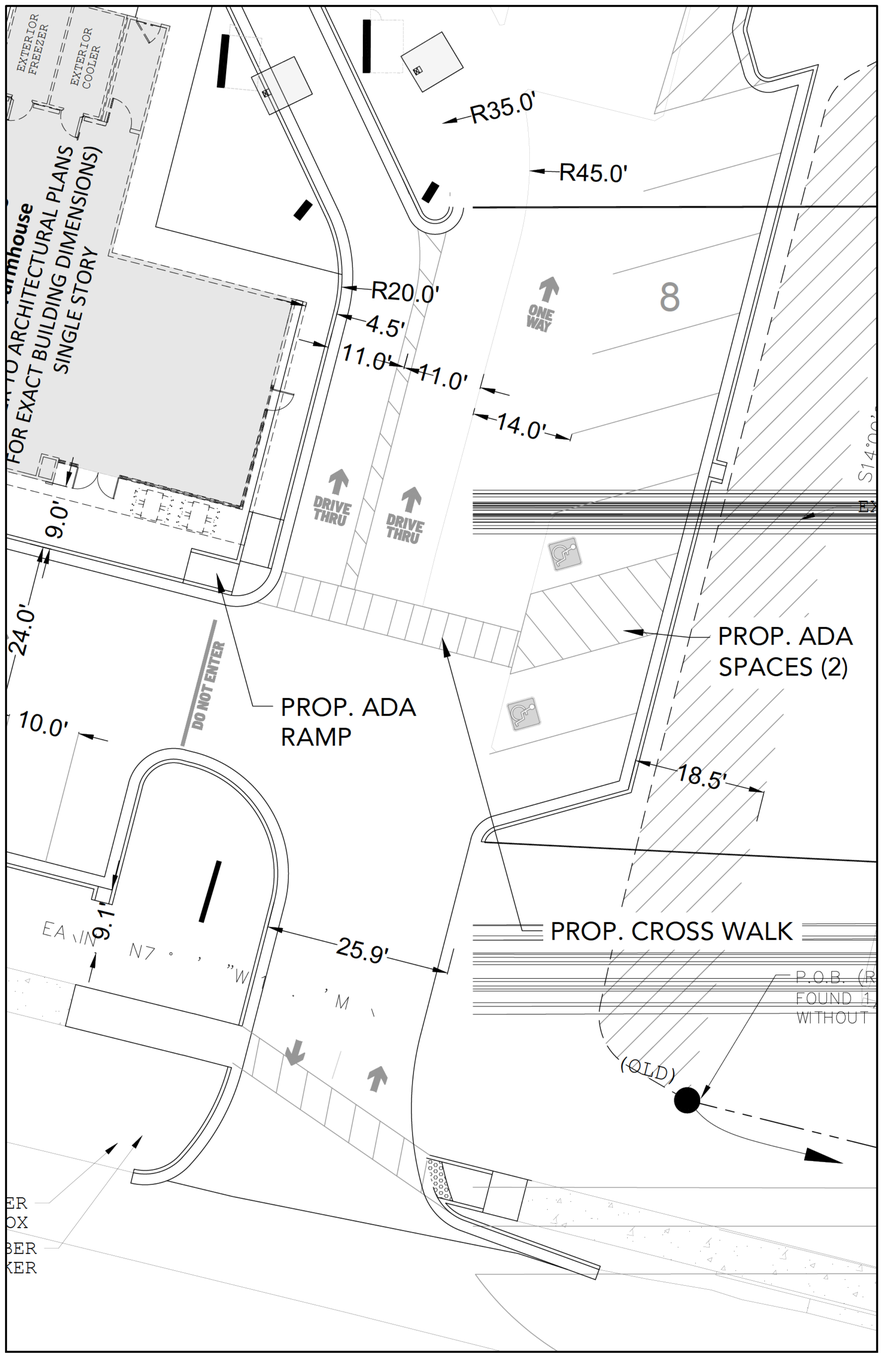
DATE:
04/24/2026

ISSUE FOR PERMIT

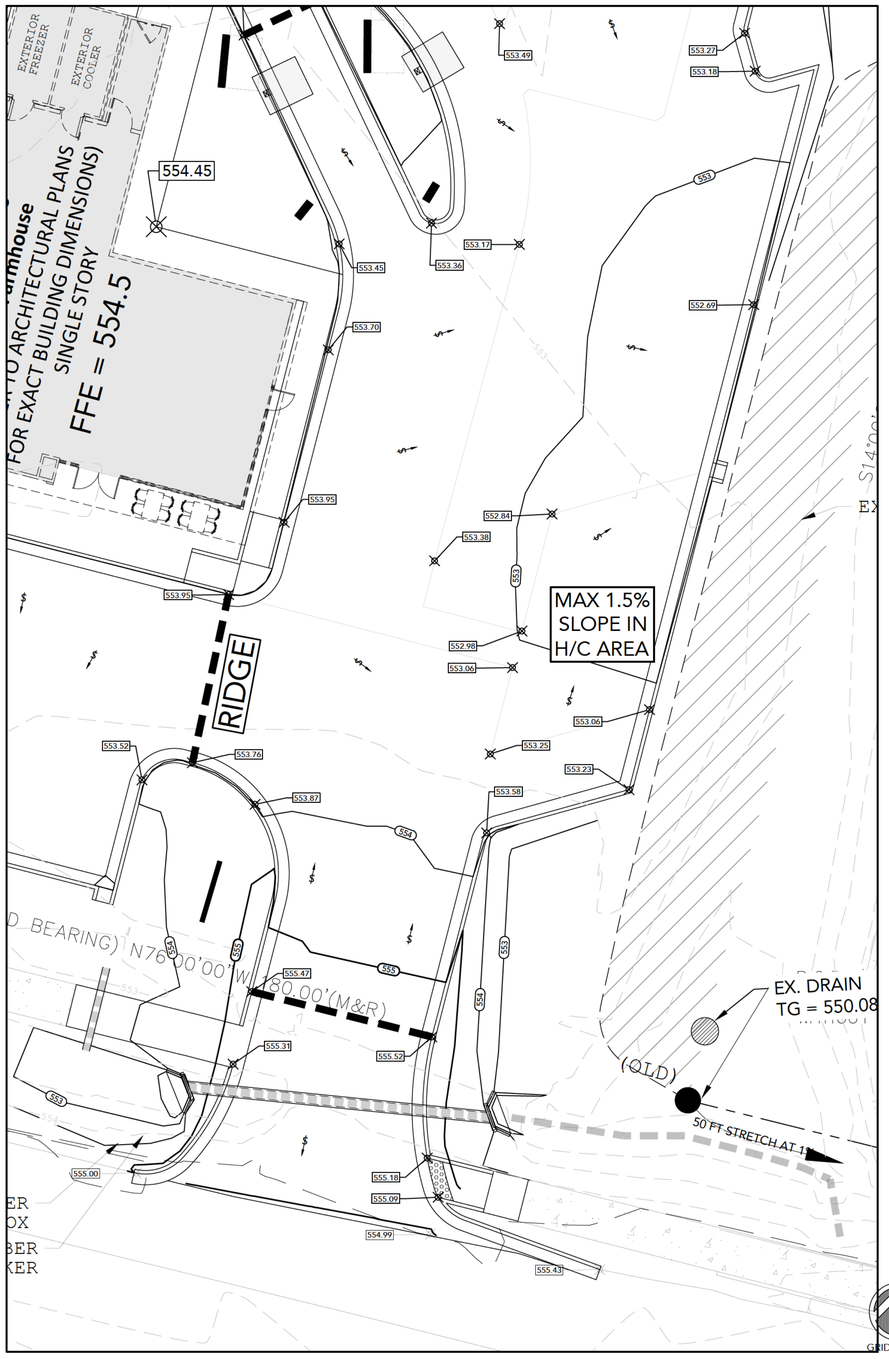
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SITE



GRADING





SITE LOCATION MAP
NOT TO SCALE

GRID NORTH

10' 5' 0 10' 20' 30'
GRAPHIC SCALE
SCALE: 1" = 10'

ISSUE FOR PERMIT

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TENNESSEE LICENSED PROFESSIONAL ENGINEER
04/24/2026

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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
ADA ACCESS PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-7.0

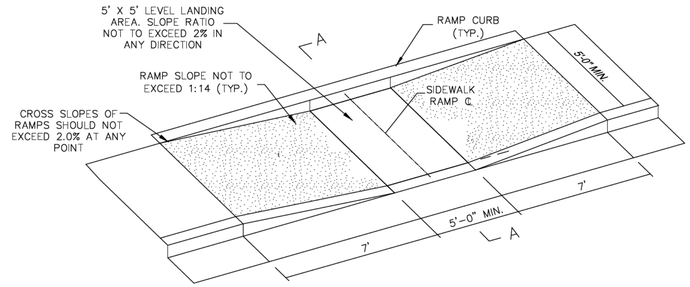
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

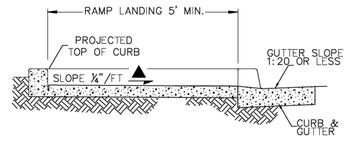
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ISOMETRIC VIEW OF RAMP

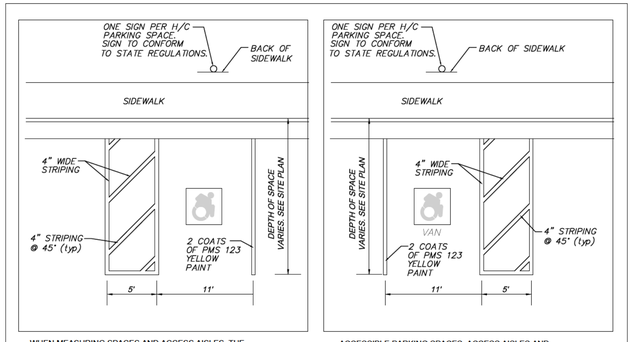


SECTION A-A

NOTES:

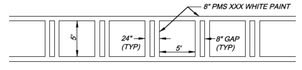
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE REQUIREMENTS OF 2010 ADA AND THE 2004 ADAAG
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.

STANDARD CONSTRUCTION DETAIL
HANDICAP RAMP TYPE I

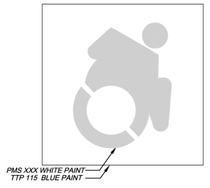


WHEN MEASURING SPACES AND ACCESS AISLES, THE MEASUREMENT SHOULD BE TAKEN FROM THE CENTER OF THE OUTSIDE STRIPE ON THE SPACE OR ACCESS AISLE TO THE CENTER OF THE INSIDE STRIPE ON THE SPACE OR ACCESS AISLE.

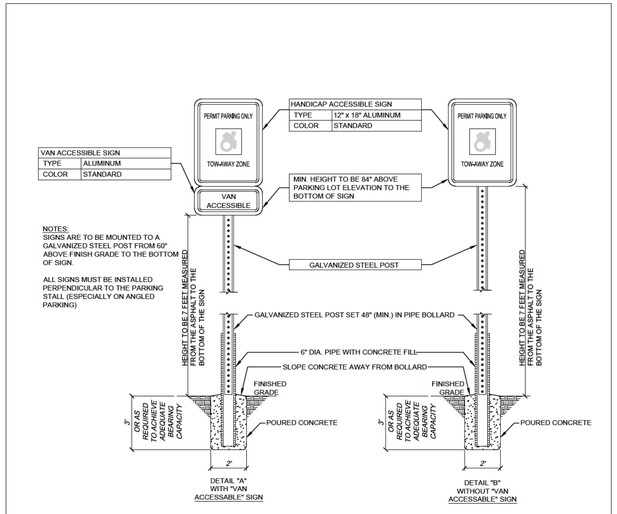
ACCESSIBLE PARKING SPACES, ACCESS AISLES AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:50 (2.0%) IN ANY DIRECTION.



CROSS WALK STRIPING



PAINTED HANDICAPPED PARKING SPACE & SYMBOL
NOT TO SCALE



"HANDICAP PARKING ONLY" SIGNS
NOT TO SCALE

REVISION BLOCK

ISSUE	REVISION DATE & DESCRIPTION
1	04/24/2026 - ISSUE FOR PERMIT
2	-
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JAMES J. CARTER TENNESSEE REGISTERED PROFESSIONAL ENGINEER
04/24/2026

CARTER ENGINEERING
CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622
P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
ADA DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-7.1

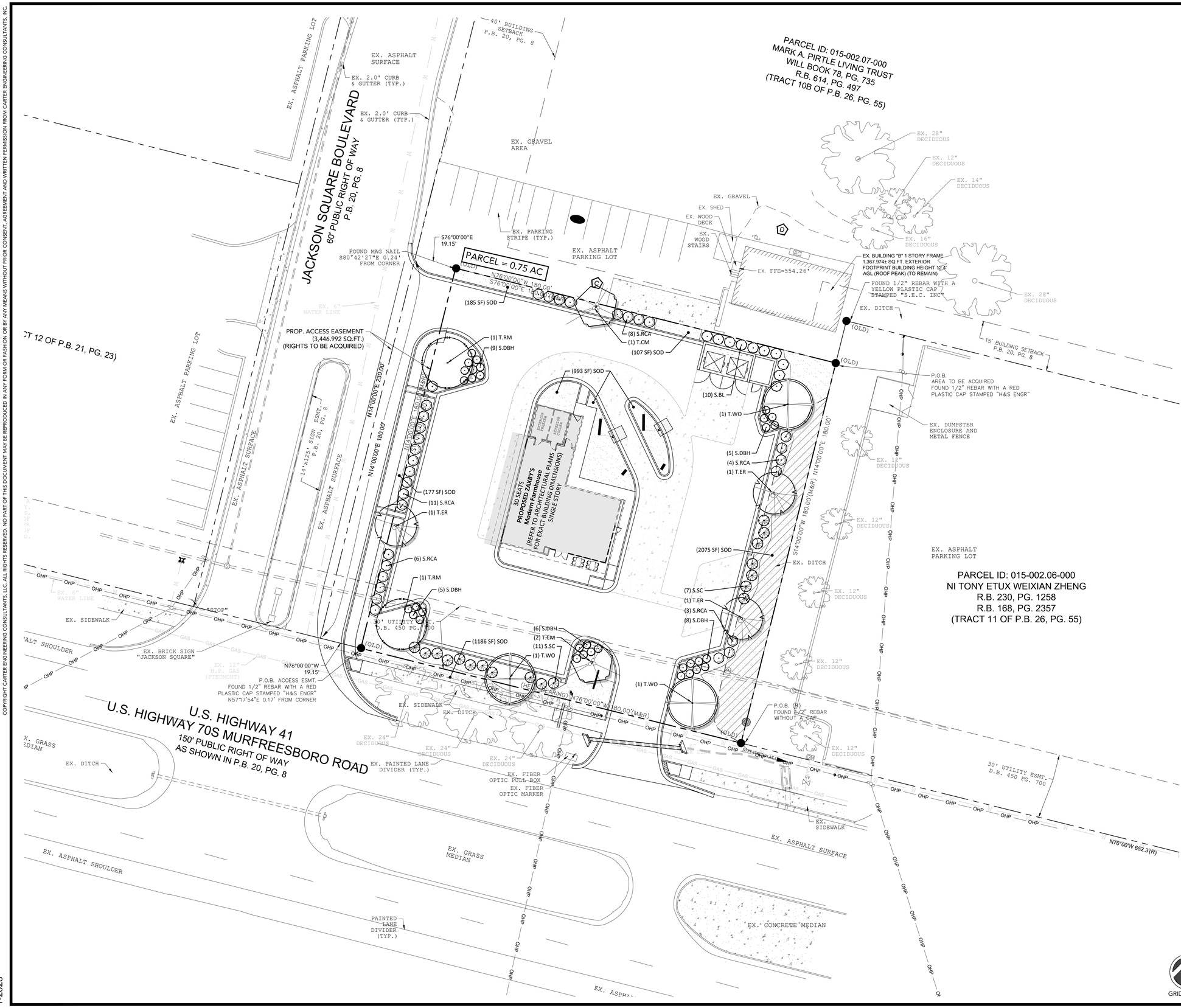
PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ISSUE FOR PERMIT

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PREL/INNARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

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SITE LOCATION MAP
NOT TO SCALE

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TENNESSEE LICENSED PROFESSIONAL ENGINEER
04/24/2026

CARTER ENGINEERING

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BOGART, GA. 30622

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F: 770.725.1204
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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
L-1.0

PROJECT NUMBER:
25104ZAX

DATE:
04/24/2026

ISSUE FOR PERMIT

GRID NORTH

20' 10' 0 20' 40' 60'
GRAPHIC SCALE
SCALE: 1" = 20'

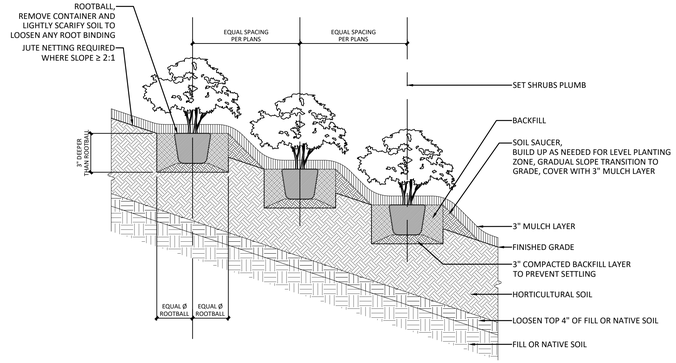
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1-2026

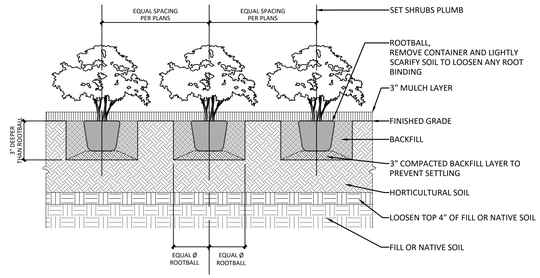
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PLANTING NOTES:

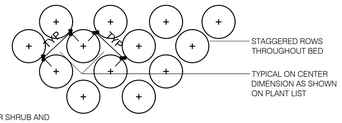
1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF HIS WORK.
3. THE CONTRACTOR SHALL STAKE ALL TREE LOCATIONS IN THE FIELD AND THE STAKED LOCATIONS SHALL BE REVIEWED AND APPROVED BY CARTER ENGINEERING. CARTER ENGINEERING MAY MAKE MINOR ADJUSTMENTS TO THE LAYOUT WITHOUT INCURRING ADDITIONAL COSTS TO THE PROJECT.
4. MULCH ALL PLANT AREAS FOR TREES AND SHRUBS WITH 3" LAYER OF DOUBLE GROUND SHREDDED HARDWOOD MULCH.
5. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE WITH PLANTS WITH EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER COLOR, LEAF COLOR, FRUIT COLOR, AND TIME OF BLOOM, AS APPROVED BY CARTER ENGINEERING.
6. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO CARTER ENGINEERING FOR APPROVAL. CARTER ENGINEERING SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR.
7. TREES: PROVIDE SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GENUS, SPECIES, CULTIVAR AND BRANCHING CONFIGURATION INDICATED. THE ROOT SYSTEM OF EACH SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS OF PLANT SHALL BE MOIST AND SHOW ACTIVE GREEN CAMBIUM WHEN CUT. THEY SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE. ALL PLANTS TO BE MOVED BALLED AND BURLAPPED, MUST BE MOVED WITH THE ROOT SYSTEMS AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH UNTREATED BURLAP. FIRMLY HELD IN PLACE BY A STOUT CORD OR WIRE, DRUM LACED, BOXED, OR IN CONTAINERS.
8. PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORT'S 'AMERICAN STANDARD FOR NURSERY STOCK' TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING DESIGN TEAM. RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT ALTER SHAPE AND DO NOT CUT LEADERS. REMOVE ALL DEAD WOOD, SUCKERS, BROKEN OR BRUISED BRANCHES, AND CROSSING BRANCHES.
9. STAKES AND GUYS: TO BE ROUND CEDAR POSTS.
10. THE CARTER ENGINEERING REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL AT THE NURSERY OR AT THE SITE.
11. THE TRUNK FLARE (AT THE BASE OF THE TREE) SHALL BE PROPERLY EXPOSED FOR ALL PLANTINGS.
12. KEEP ROOT BALLS INTACT PRIOR TO AND DURING PLANTING OPERATIONS. PLANTS WITH BROKEN OR DAMAGED ROOT BALLS SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. KEEP ROOT BALLS DAMP AND PROTECTED FROM DAMAGE DUE TO SUN AND WIND. DO NOT SHAVE ROOT BALLS.
13. PLANT SOIL MIXTURE WILL BE USED TO BACKFILL THE PLANTING AREA. INSTALL PLANTS SIMULTANEOUSLY WITH INSTALLATION OF PLANTING SOIL MIXES.
14. TREE PLANTING: SEE TREE PLANTING DETAIL AND SPECIFICATION NOTES HEREIN FOR ADDITIONAL INFORMATION RELATED TO PLANTING PIT DIMENSIONS, PLANTING OPERATIONS, BACKFILLING, AND STAKING OF TREES.
15. CONTAINER STOCK PLANTING: PLANT CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
16. SOIL SHALL BE FREE OF ALL DEBRIS, CONSTRUCTION MATERIAL, AND SLURRY. LANDSCAPE AREAS SHALL BE BACKFILLED WITH PLANTING SOIL MIXTURE PER DETAILS AND SPECIFICATIONS.
17. OBSTRUCTIONS: IF OBSTRUCTIONS OR OTHER CONDITIONS DETRIMENTAL TO HEALTHY PLANT GROWTH ARE ENCOUNTERED, NOTIFY CARTER ENGINEERING IMMEDIATELY AND REQUEST ADDITIONAL INSTRUCTIONS.
18. WATERING AND DRAINAGE: FILL EXCAVATIONS WITH WATER AND ALLOW WATER TO PERCOLATE OUT BEFORE PLANTING. IF PLANTING PITS DO NOT PERCOLATE OR DRAIN PROPERLY, NOTIFY THE CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINING PLANTING PITS; POORLY DRAINING PLANTING PITS MAY HOLD WATER AND DROWN PLANTS.
19. FLOOD ALL PLANTS WITH WATER TWICE WITHIN THE FIRST 24 HOURS AFTER PLANTING.
20. ALL PLANT MATERIAL SHALL BE MULCHED AFTER PLANTING. BACKFILL TO ALLOW ROOM FOR MULCH AFTER SETTLING, AND PLACE MULCH IN DISH AFTER FIRST WATERING AND WITHIN ONE WEEK OF PLANTING. SEE PLANTING DETAILS FOR MULCH THICKNESS.
21. ALL PLANTS SHALL BE PLUMB VERTICALLY AFTER SETTLING OR AS DIRECTED BY CARTER ENGINEERING.
22. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS.
    - SPRING PLANTING (SHRUBS, GROUNDCOVER, PERENNIALS) - MARCH THROUGH MAY
    - FALL PLANTING SHRUBS (SHRUBS, GROUNDCOVER, PERENNIALS) - SEPTEMBER THROUGH NOVEMBER)
    - TREE PLANTING - SEPTEMBER THROUGH APRIL
23. INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP OR GROWTH WITHIN 12-MONTHS OF SUBSTANTIAL COMPLETION. FAILURES INCLUDE, BUT ARE NOT LIMITED TO:
    - DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM THE LACK OF ADEQUATE MAINTENANCE BY OWNER
    - STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER.
24. THE CONTRACTOR SHALL VERIFY THE QUANTITIES LISTED IN THE PLANT LEGEND. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANTS SHOWN ON PLANTING PLANS. IN CASE OF DISCREPANCIES CARTER ENGINEERING SHOULD BE CONTACTED.
25. ALL GROUNDCOVER QUANTITIES SHALL BE DETERMINED USING THE INFORMATION PROVIDED IN THE GROUNDCOVER QUANTITY AND SPACING CHART ON THIS SHEET.



SHRUB PLANTING ON A SLOPE



SHRUB PLANTING AT LANDSCAPE



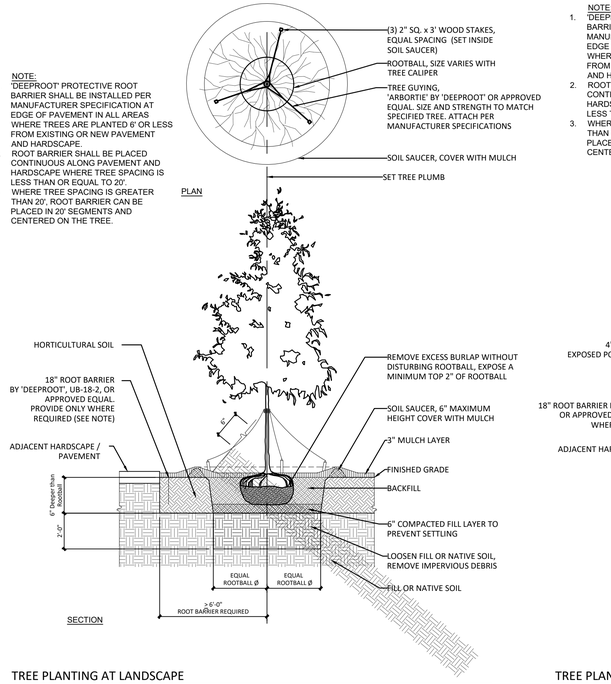
NOTES:

1. SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
2. ROWS SHALL BE STRAIGHT AND PARALLEL.
3. SEE PLANTING SCHEDULE FOR GROUNDCOVER SPACING AND QUANTITIES.

SHRUB & GROUNDCOVER SPACING

1 SHRUB PLANTING DETAILS

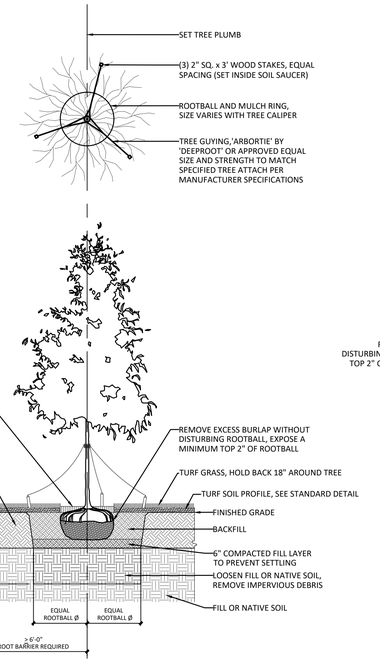
½" = 1'-0"



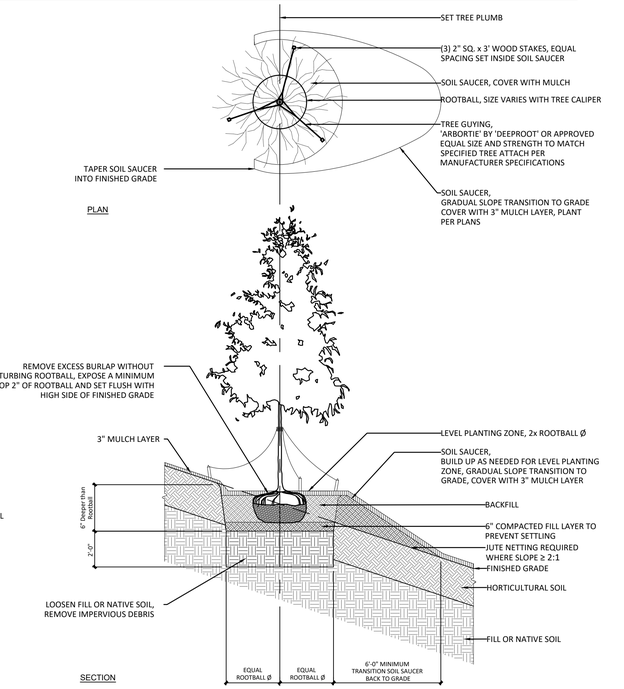
TREE PLANTING AT LANDSCAPE

NOTE:

1. 'DEEPROOT' PROTECTIVE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER SPECIFICATION AT EDGE OF PAVEMENT IN ALL AREAS WHERE TREES ARE PLANTED 6' OR LESS FROM EXISTING OR NEW PAVEMENT AND HARDSCAPE.
2. ROOT BARRIER SHALL BE PLACED CONTINUOUS ALONG PAVEMENT AND HARDSCAPE WHERE TREE SPACING IS LESS THAN OR EQUAL TO 20'.
3. WHERE TREE SPACING IS GREATER THAN 20', ROOT BARRIER CAN BE PLACED IN 20' SEGMENTS AND CENTERED ON THE TREE.



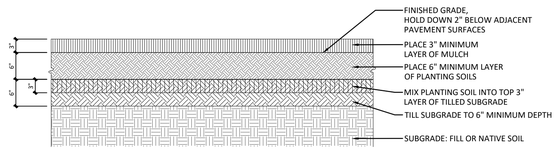
TREE PLANTING AT LAWN



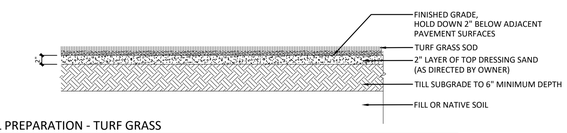
TREE PLANTING ON A SLOPE

2 TREE PLANTING DETAILS

¼" = 1'-0"



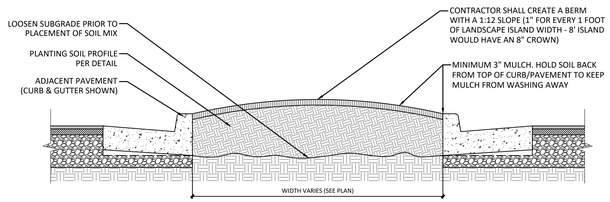
SOIL PREPARATION - PLANTING BEDS



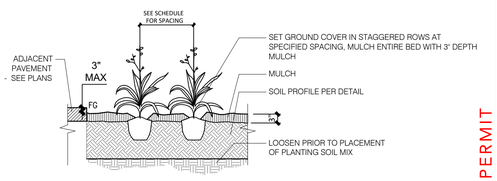
SOIL PREPARATION - TURF GRASS

4 SOIL PREPARATION DETAILS

¾



PARKING ISLAND AND ADJACENT PAVEMENT PROFILE



GROUNDCOVER, GRASS, AND PERENNIAL PLANTING

5 GROUNDCOVER AND PLANTING BED DETAILS

NTS

REVISION BLOCK			
ISSUE	REVISION DATE & DESCRIPTION		
1	04/24/2026 - ISSUE FOR PERMIT		
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

04/24/2026

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

P: 770.725.1200
F: 770.725.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: LANDSCAPE DETAILS

PROJECT NAME: ZAXBYS

SHEET NUMBER: L-2.0

PROJECT NUMBER: 25104ZAX

DATE: 04/24/2026

ISSUE FOR PERMIT

ENGINEER/DESIGNER NOT RESPONSIBLE FOR COST CHANGES DURING PRELIMINARY PHASE. BIDS & QUOTES SHALL BE BASED ON PLAN SETS LABELED "ISSUE FOR BID". BIDS & QUOTES SHALL BE REVISED BASED ON PLANS LABELED "ISSUE FOR CONSTRUCTION".

1-2026

Planning Commission Report
Meeting: May 12, 2026

City of La Vergne

Item #: 6. **Preliminary Plat - Emrose, Nine Lots on Two Acres. Property located at 111 Irvin Road (Tax Map 18P, Group A, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Kepley Properties, LLC. Requested by SEC, Inc.**

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

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

The property is located off Irvin Road. The proposed layout shows 9 new lots with common areas. Also shown on the plan is the layout of a new street.

All streets should show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1. Driveway placement for Lot 6 looks good. It is far away from corner.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
1. (Sheet C2.0) Show existing contours (minimum 2' interval)
2. Show existing vegetation per Subdivision regulation standards

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

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

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

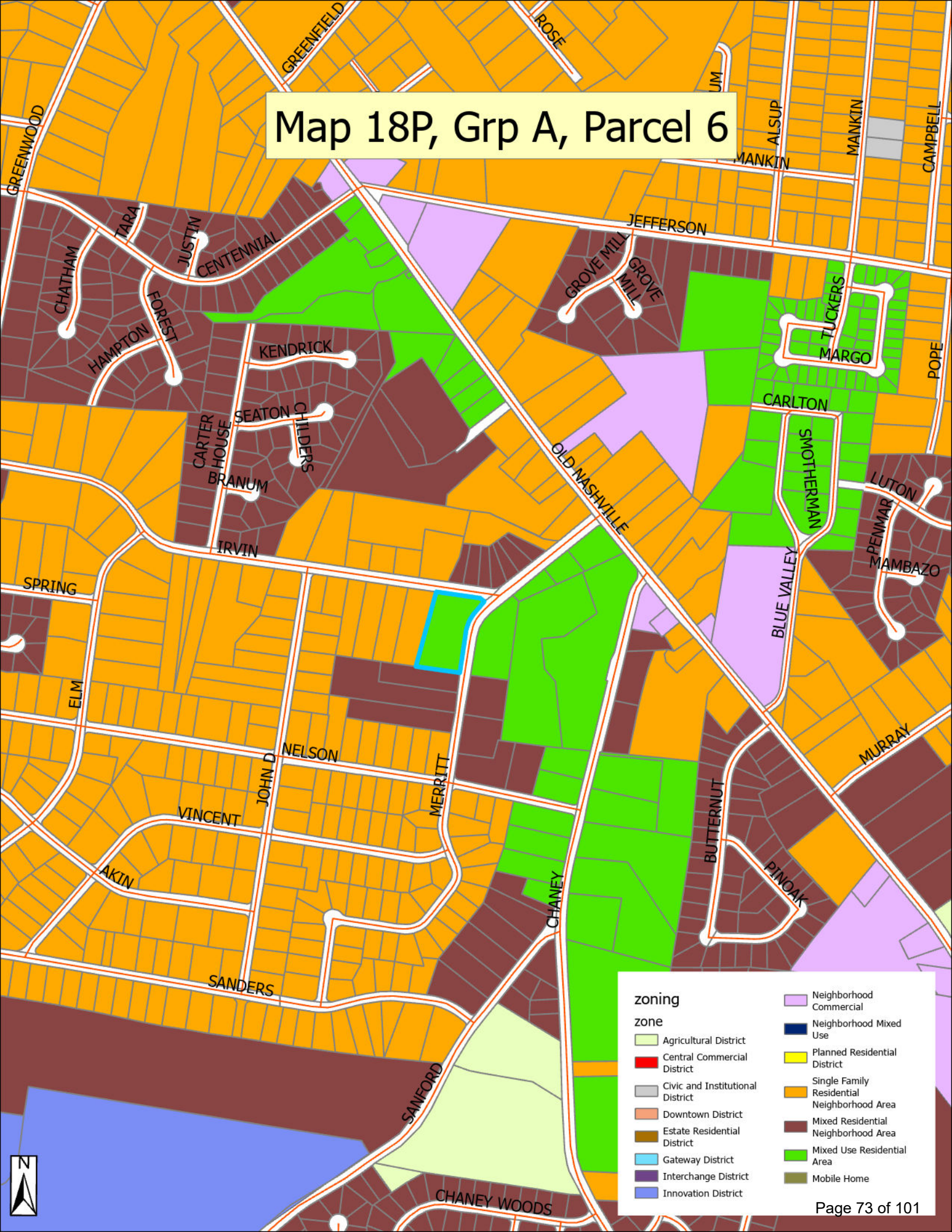
Police
(Technical items go here)

***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items

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


Map 18P, Group A, Parcel 6.00
SEATON CT
CHILDERS CT
OLD NASHVILLE HWY
MERRITT DR
IRVIN RD
NELSON DR
JOHN D ST
CHANEY BLVD
VINCENT LN


Map 18P, Group A, Parcel 6.00
IRVIN RD
MERRITT DR


Map 18P, Grp A, Parcel 6
GREENFIELD
ROSE
GREENWOOD
ALSUP
MANKIN
CAMPBELL
JEFFERSON
TARA
JUSTIN
CENTENNIAL
CHATHAM
FOREST
HAMPTON
KENDRICK
GROVE MILL
GROVE MILL
TUCKERS
MARGO
POPE
CARLTON
SEATON
CHILDERS
CARTER HOUSE
BRANUM
OLD NASHVILLE
SMOTHERMAN
LUTON
PENMAR
MAMBAZO
IRVIN
SPRING
BLUE VALLEY
ELM
NELSON
JOHN D
MERRITT
MURRAY
VINCENT
BUTTERNUT
AKIN
PINOAK
CHANEY
SANDERS
SANFORD
CHANEY WOODS
N
zoning
zone
Agricultural District
Central Commercial District
Civic and Institutional District
Downtown District
Estate Residential District
Gateway District
Interchange District
Innovation District
Neighborhood Commercial
Neighborhood Mixed Use
Planned Residential District
Single Family Residential Neighborhood Area
Mixed Residential Neighborhood Area
Mixed Use Residential Area
Mobile Home



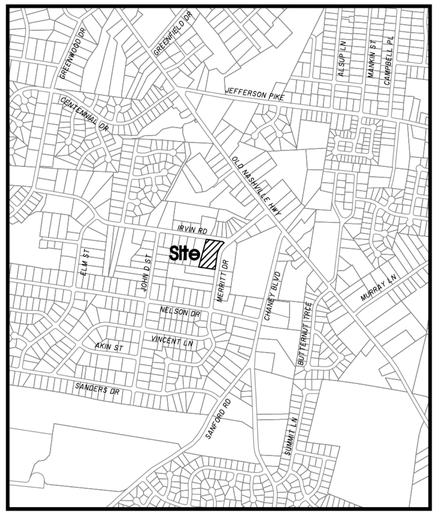




111 Irvin Road
"Emrose Village"
La Vergne, Tennessee
Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1-0.2	General Notes And Information
C2.0	Preliminary Plat
C2.1	Waterline Plan
C2.2	Sewer Plan



Site Location Map
Not To Scale

Owner/Developer:
Kepley Properties LLC.
[redacted]

Deed Reference:
Tax Map 18P Group A, Pa
R.BK. 2581, Page 3255

Yard Requirements:
Front: 15'
Side: 5'
Rear: 15'

Land Use Data:
Zoning: R3
9 Lots on 2.00± Acres
Min. Lot Size = 3,000 Sq.F

Floodplain Note:
This site lies within Zone X
chance flood plain. FEMA

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7001 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2026

By:_____ Date:_____
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER
REGISTERED ENGINEER
No. 122194
STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Watershed: Finch Branch (Not Supporting)
EPsC: 5-yr, 24-hr Storm Event
Disturbed Area: 2.53 ± Ac.

General Plan Notes:

1. Prior to starting construction, the Contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence, unless specifically noted otherwise on the plans. The Contractor shall notify the Construction/Project Manager and the Engineer of any discrepancy between the soils report, these plans, the specifications, etc. in writing.
3. Upon receipt of point coordinate data, the Contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the Engineer prior to any construction.
4. The locations of underground facilities shown on the plan are based on field surveys and City/County records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the Contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.
5. All work within the right-of-way (ROW) shall be in accordance with the Authorities Having Jurisdiction (AHJ) and the specifications.
6. The Contractor shall coordinate any maintenance of traffic with the Owner's representative and the local jurisdiction prior to construction.
7. The Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.
8. Upon completion of the project, the Contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the City/County, the Engineer, and/or the Construction/Project Manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and legally removed from the site at the Contractor's expense.
9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.
10. These project construction documents shall not constitute a contractual relationship between the Engineer and the Contractor.
11. The Engineer shall not be responsible for construction of safety means, methods, techniques, sequences, or procedures utilized by the Contractor or his/her subcontractors.
12. The Contractor shall coordinate with the City/County Traffic Engineering Department prior to commencement of any work in the public right-of-way in this area to avoid damage to traffic signal devices.
13. A separate ROW Excavation Permit issued from the City/County Street Department shall be required for any excavation or construction in the public R.O.W.
14. Solid waste shall be provided by private collection services.
15. The soils survey information shown hereon is taken from the National Resources Conservation Service (NRCS) web soil survey.
16. A compaction letter will be required for lots in excess of two (2) feet of fill to be submitted to City/County Engineering Department prior to recording of the final plat.
17. As-Built surveys and certifications will be required for detention ponds, public storm infrastructure, and cut/fill on lots prior to release of building permits.
18. Any Mail Kiosk installed is required to be inspected for completion before building permits are issued in subsequent section(s)/phase(s).
19. Geotechnical reports are required for lots with sinkholes prior to the signing of the final plat.

Storm Water Pollution Prevention Plan (SWPPP) Notes:

Before starting construction operations, refer to the Construction SWPPP.

1. The Contractor is responsible for establishing and maintaining suitable erosion protection and sediment control devices onsite during construction as required to prevent silt from leaving the site. Silt will not be allowed beyond construction limits.
2. Erosion protection and sediment control shall be provided for all cut and fill operations within the limits of the construction site, and throughout the construction period, to provide the site with maximum protection from erosion at all times.
3. Erosion protection and sediment control measures are to be installed prior to any demolition and/or grading onsite, and are to be maintained in place until stabilization of erodible soils has been accomplished.
4. The Contractor shall provide erosion protection and sediment control to minimize erosion in all areas being disturbed in accordance with the City/County regulations.
5. The Contractor is responsible for removing silt from the site if not reusable onsite and assuring plan alignment and grade in all ditches at completion of construction.
6. The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention/Protection and Sediment Control (EPSC) Plan, and should be followed during all phases of construction (bidding, site work, final stabilization, etc.).
7. Any graded or disturbed areas shall have a minimum of four (4") inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is obtained unless otherwise noted on plans. The restoration shall closely follow construction.
8. The construction drawings shall be made available onsite at all times and must be presented upon request. If unforeseen Storm Water Pollution Prevention is encountered, additional Storm Water Pollution Prevention (SWPP) measures may be requested by the Owner, City/County engineer, Engineer, or soil conservation service representative at anytime. Such requests shall be implemented immediately at the Contractor's expense.
9. All Storm Water Pollution Prevention items shall be installed as shown or noted on this sheet.
10. Apply temporary seeding and mulching in all areas that shall be inactive for 15 days or more. All disturbed and eroded earth shall be regraded and seeded within seven (7) days with seeding, as defined above and as shown on the table below to establish stability and provided sediment control.

Seeding Dates	Seed Type	Application Rate Per 1,000 Sq.Ft.
March 1 – August 15	Oats Perennial Rye Grass Or Tall Fescue	3#
August 16 – November 1	Rye, Wheat or Perennial Rye Grass Tall Fescue	1#
After November 1	Straw or Hay Mulch	2–3 Bales
Seed Bed Preparation	Lime 10–10–10 or 12–12–12 Fertilizer	100# 12–15#

11. Permanent vegetation shall be installed within seven (7) days at the completion of any graded area, weather permitting.
12. At such time rough grading or the site grading is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
13. Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains, etc. Install rock check dams for ditching and/or headwall inlets for storm water pollution prevention.
14. Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
15. The Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.
16. Silt barriers, construction exits, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. The Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within ten (10) calendar days.
17. Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the Contractor for inspection, lofting shall be at least weekly and after rain storms. Written reports shall be submitted to the Owner and the Engineer.
18. Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details, permit, and notes.
19. The total area of disturbance for this project is 2.53 Acres. All areas with over one (1) acre disturbed shall be permitted, and the permit shall be renewed until the project is completed and accepted.
20. All storm water pollution prevention practices shall be installed before any other demolition and/or earth moving occurs.
21. The Contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
22. The following storm water pollution prevention and erosion protection and sediment control measures will be used on this site:

    22.1. Silt fence.
    22.2. Filter fabric inlet protection.
    22.3. Construction exit.
    22.4. Check dams.
    22.5. Temporary seeding.
    22.6. Erosion control blanket.
    22.7. Permanent seeding or sodding.

23. Sediment shall be removed from the erosion protection and sediment control measures as necessary, but at least when the design capacity of the erosion protection and sediment control measures has been reduced by 50 percent.

Site Clearing and Demolition Notes:

1. Before starting demolition operations, refer to at least the Existing Conditions, Demo, and Initial EPSC Plan(s).
2. Demolition includes the following within the property/boundary lines:
    2.1. Transfer benchmark control(s) to new location(s) outside the disturbed area prior to commencing demolition operations (when applicable).
    2.2. Install initial erosion protection and sediment control (EPSC) measures.
    2.3. Provide temporary barricades and other forms of protection as required to protect Owner's personnel property and general public from injury due to the demolition work.
    2.4. Demolition and removal of site improvements.
    2.5. Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).
3. Promptly remove waste materials, unsuitable and/or excess topsoil, and other clearing debris from Owner's property and legally dispose of off-site.
4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.
5. Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.
6. Removal includes digging out stumps and roots. Remove all stumps, roots over four (4") inches in diameter and matted roots within the limits of grubbing to the minimum depths below the bottom of the proposed feature(s) as follows:
    6.1. Footings: 18 inches
    6.2. Walks: 12 inches
    6.3. Roads: 18 inches
    6.4. Parking Areas: 12 inches
    6.5. Lawn Areas: 18 inches
    6.6. Fills: 12 inches
7. As noted, remove, salvage, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage salvaged and reinstalled items in locations out of harm's way.
8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving, and curbs against damage from vehicular or foot traffic.
    8.1. Protect improvements on adjoining properties and on the Owner's property.
    8.2. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction, and at the Contractor's expense.
9. The Contractor shall schedule demolition activities with the Construction Project Manager.
10. Comply with applicable requirements of Federal, State, and local laws, regulations, and codes of the Authorities Having Jurisdiction (AHJ) for the legal disposal of trees, shrubs, and other cleared material.
11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks, or other occupied or used facilities without permission from Authorities Having Jurisdiction (AHJ).
12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available onsite.
13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
    13.1. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by the Engineer and the Authorities Having Jurisdiction (AHJ). Provide temporary services during interruptions to existing utilities, as acceptable to the Owner and to the Authorities Having Jurisdiction (AHJ).
    13.2. The Contractor shall coordinate with appropriate utility owner(s) when disconnecting, removing, or relocating existing utility services.
14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
    14.1. Erect temporary protection, barricades, etc. as per local governing authorities.
    14.2. Protect existing site improvements and appurtenances to remain.
15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, or skinning of roots, skinning or bruising of bark, smothering of trees by stockpiling construction materials, or excavated materials within the drip line, excess foot or vehicular traffic or parking of vehicles within the drip line. Provide temporary guards to protect trees and vegetation to remain in place.
    15.1. Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials, or drainage from stored materials. Protect root systems from compaction, flooding, erosion, or excessive wetting.
    15.2. Engage a qualified tree surgeon to remove branches and/or roots from trees, if required, to clear for new construction. Where pruning is required, this tree surgeon shall cut branches and roots with sharp pruning instruments; do NOT break or chop.
16. ~~Explosives: Use of explosives will not be permitted.~~
17. Remove and legally transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
18. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition and/or grading operations. Return adjacent areas to at least the existing condition before the end of construction.
19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the Contractor's expense.
20. Remove existing above-grade and below-grade improvements necessary to permit proposed construction and other work as indicated.
21. General: Promptly legally dispose of all demolished materials. Do NOT allow demolished materials to accumulate onsite.
22. Do NOT burn or bury materials onsite without the written approval of the Owner, the Engineer, and the Authorities Having Jurisdiction (AHJ).
23. The Contractor will full depth sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three (3) nor more than ten (10) working days, prior to their intended excavation. A list of these utility owners may be obtained from the County Register of Deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111, or 811.
25. Utilities shown are based on visual observations and utility markings. The Contractor shall call Tennessee One Call and confirm locations prior to starting work.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD88) and North American Datum 83 (NAD83).
2. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0105J Dated May 9, 2023.
3. Call 811 before you dig.
4. Contact the City of La Verge Public Utilities Department at 615-793-9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities onsite with contact number, e.g.
   Onsite Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–736–6900
   Water– City of La Verge 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5,000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act (ADA) standards and specifications.
9. Contact the City of La Vergne Fire Marshal at 615–287–5832 for fire code information and compliance.
10. All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These specifications give required standards and materials. The City of La Vergne reserves the right to require test results, mix designs, and tickets which demonstrate compliance with the specifications as a condition of City acceptance of the road.

CITY OF LA VERGNE GENERAL NOTES (REVISED 10 JUNE 2025):

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 unacceptable 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.
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 reconstruct 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 maintaining 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 lo 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.
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.

Electrical Notes:

1. Construction And Materials Provided By The Electric Company:
   - Connect to Main.
   - Furnish and install mainline extension, including transformer(s), pedestals, poles, guy wires, trenching and backfilling, etc.
   - Furnish and install meter.
   - Coordinate all work with Nashville Electric Servicer
2. Construction and Materials Provided By The Contractor:
   - Furnish and install service lateral, including all trenching and backfilling.
   - The Contractor shall include all permits, fees, etc. required by the electric company to provide a complete working service.

Site Plan Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies found between these plans, the architectural plans, and/or the field conditions prior to construction.
2. Apparent errors, discrepancies, or omissions on the drawings shall be brought to the attention of the Owner prior to any bid submittal. The Contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The Architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
3. The Contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the Contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. A digital file shall be provided.
4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The Contractor shall furnish and install the work complete and ready for operation.
5. After the completion of construction, the Contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The Contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
6. The Contractor is responsible for the protection and replacement of all property pins on this site.
7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the Professional Engineer's seal. The Owner shall hold harmless and indemnify the Engineer and the Architect from and against any and all claims of any nature whatsoever arising from such use.
8. Coordinates referenced are for construction staking purposes only and are site assigned. They should be considered local coordinates for this project only.
9. All parking space striping and markings on site shall be four (4") inches wide white painted stripes. Other markings shall be as shown.
10. All dimensions and radii are given to the face of curbing, unless otherwise noted.
11. Asphalt paving: Do not apply prime and tack coats when temperature is below 50° F, or when the base is wet. Apply asphalt paving only when temperature is above 40° F and rising, and when the base is dry.
12. Materials:
    12.1. Subgrade: Cohesive subgrade shall be compacted to a minimum of 96 percent compaction. Cohesion less subgrade shall be compacted to a minimum of 100 percent compaction.
    12.2. Subbase: Unless otherwise noted on these plans, the subbase shall consist of water bonded limestone, crushed rock, or DGA (dense graded aggregate).
    12.3. Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over the base, with temperature time of placement shall be a minimum of 225° F.
13. Cast–in–place concrete: All concrete work shall conform to all requirements of the American Concrete Institute ACI 301 (latest edition) and applicable sections of ASTM C–94 (latest edition) for ready mixed concrete.
14. All concrete shall be in–transit mixed concrete, five (5%) percent air–entrained, and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.
15. Slump: Maximum allowable slump will be five (5") inches.
16. Concrete Materials:
    16.1. Portland cement: Gray Portland cement, ASTM C–150 (latest edition) Type 1. All concrete shall contain not less than five (5) bags of cement per cubic yard.
    16.2. Aggregates: ASTM C–33 (latest edition).
    16.3. Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust, or organic matter.
    16.4. Water: Clean, potable, free from oil, acids, alkali, organic matter, and other deleterious substances.
    16.5. Admixture: Air type to meet ASTM C–260 (latest edition).
17. Related Materials:
    17.1. Curing Compound: "Horncure 300" as manufactured by A.C. Horn Company, (800) 654–0402. This product is not to be used on the interior floor slab.
18. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease, and other deleterious matter. Install No. 4 Bars @ 16 inches O.C. both ways. Joints to be sawed at 15 foot centers for transverse and longitudinal joints, unless otherwise noted.
19. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.
20. Weather Requirements:
    20.1. Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and approved by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding, and protecting in–place concrete during hot weather shall be in accordance with ACI 305 (latest edition). Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the Contractor's option.
    20.2. Cold Weather Placing: Do not mix or place concrete when the atmospheric temperature will fall below 40° F, or when conditions indicate the temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest edition) for cold weather protection.
    20.3. The Contractor shall not delay hot/cold weather placing. Hot/cold weather placing should not be considered an extra for the contract.
21. Concrete tests shall be authorized by the Owner, and on an as needed basis.
22. All exterior curb shall have expansion joints at no more than 100'–0" O.C., and construction joints at no more than 10'–0" O.C. (unless otherwise specified on the Detail sheets).
23. All concrete shall have a medium transverse [broom] finish.
24. Subgrade shall be free of extraneous materials. Proof–roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.
25. Surface preparation, spreading and laying, and compacting and rolling operations shall conform with Asphalt Institute recommended specifications.
26. Inspect the area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. A finished surface shall not vary more than one–eighth (1/8") inch in ten (10') feet when tested with a straight edge applied parallel with, or at right angle, to the centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the Contractor's expense.
27. All sidewalk shall be five (5') feet wide with a two (2') foot grass strip behind the back of curbing, unless otherwise noted.
28. In residential developments, the sidewalk on each lot shall be constructed by the respective home builder; and the sidewalk along common areas shall be shall be constructed by the infrastructure contractor.

Notes:

All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These Specifications give required standards and materials. The City of La Vergne reserves the right to require test results, mix designs, and tickets which demonstrate compliance with the specifications as a condition of City acceptance of the road.

UTILITY PROVIDERS:

SEWER: CITY OF LA VERGNE

WATER: CITY OF LA VERGNE

ELECTRIC: NASHVILLE ELECTRIC SERVICES

TN One Call 1-800-351-1111

Survey Datum Statement:

North American Vertical Datum of 1988 (NAVD88)
North American Horizontal Datum of 1983 (NAD83)

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

Legend:

☐	EXISTING CONCRETE MONUMENT	✣	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXISTING SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	→	PROPOSED SIGN POST
◯	EXISTING MANHOLE (SEWER AND PHONE)	•	CONCRETE BOLLARD
▨	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXISTING WATER/GAS VALVE	⋰⋰	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═══	EXTRUDED CURB
G	EXISTING GAS RISER	═══	CURB AND GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXISTING WATER METER	➡	TURN LANE ARROWS
◌	EXISTING UTILITY POLE	◭	REVISION NUMBER
◌	EXISTING FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	#	DRAINAGE PIPE DESIGNATION
◩	BLOW–OFF VALVE	⚙⚙	RIPRAP
▭	REDUCER	➡	RUNOFF FLOW ARROW
⌐⌐	FIRE DEPTARTMENT CONNECTION (FDC)	⌐⌐	INLET FILTER PROTECTION
⊰	REMOTE FIRE DEPT. CONNECTION	63.25 ×	PROPOSED SPOT ELEVATION
▶	CONCRETE THRUST BLOCK	(63.25) ×	EXIST. SPOT ELEVATION
▬	DOUBLE DETECTOR CHECK VALVE	>	SEWER/STORM FLOW DIRECTION
▶	FIRE HYDRANT	▩	CATCH BASIN
⊗	GATE VALVE AND BOX	▩	CURB INLET
W	WATER METER	●	AREA DRAIN
⊣⊢	CHECK VALVE	▬	HEADWALL
▥	MULTIPLE WATER METERS	⌣	WINGED HEADWALL
G	GAS METER	⋰⋰	CONCRETE SWALE
⊠	GREASE TRAP	⊠	TYPE– X– HEADWALL
○	EXTERIOR CLEANOUT ECO	⋰⋰	CONCRETE SWALE
◯	MANHOLE	MH	ELECTRICAL MANHOLE
#	PROPOSED LOT NUMBER	P	PRIMARY PULLBOX
T	TRANSFORMER w/ TELECOM HANDHOLE	▯	SINGLE PHASE TRANSFORMER
E	ELECTRIC PULLBOX w/ TELECOM HANDHOLE	▭	#"x#" HANDHOLE (COMM., SIGNALS, ETC.)
☼	EXISTING STREET LIGHT	✹	PROPOSED STREET LIGHT
3S	3 PHASE SECTOR CABINET	V	COMMERCIAL VAULT

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	———
EASEMENTS	– – – – –
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	⌒⌒⌒
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	▬ ▬ ▬
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	###
PREVIOUS SECTION CONTOUR LINES	###
PROPOSED CONTOUR LINES	###
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	▬ ▬ ▬
FLOODWAY	FW FW
100–YR FLOOD ELEVATION	100YR
BASE FLOOD ELEVATION	⌇⌇⌇
ELECTRICAL CONDUIT – SEE UTILITY PLAN NOTES	UGE UGE UGE
EROSION BLANKET	▨

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JOHN F. MINER III — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

111 Irvin Road
Emrose Village
La Vergne, Tennessee

REVISED: 4–20–2026: PC Comments

DRAWN: SJA/CFB3
DATE: 3–2–2026
CHECKED: MAT
FILE NAME: 25364project
SCALE: None
JOB NO. 25364

General Notes

SHEET: C0.1

Sanitary Sewer Notes:

1. The contractor must notify City of LaVergne for sewer inspection prior to starting work.
2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial
3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.
4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.
5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 6" above finished grade.
6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches.
7. Contractor shall comply with all requirements of the latest edition of the "Standard Technical Specifications and Detail Drawings for the Installation of Sanitary Sewer Mains and Appurtenances" of the City of LaVergne.
8. Sanitary sewer wyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.
9. Sewer construction must be in accordance with all City of LaVergne Public Works specifications and drawings.
10. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
11. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.
12. A maximum of 2–6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2–6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
13. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via in–line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.
14. No more than 500 linear feet of open utility or stormwater pipe trench will be allowed at one time.

Waterline Notes:

1. Restraints such as kickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.
2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.
3. The minimum cover on water mains shall be 30".
4. All water mains shall be hydrostatically tested and disinfected before acceptance.
5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.
8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.
9. No more than 500 linear feet of open utility or stormwater pipe trench will be allowed at one time.

General Utility Notes:

1. The Contractor shall contact all utility companies immediately after the bid is awarded and ensure the utility companies have the essentials required for complete service installation. The Contractor shall notify the Construction Manager and the Engineer of any time frames established by utility companies which will not meet the milemarker and/or the opening date.
2. Existing utility lines shown are approximate locations only. The Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see Utility Plan(s)), prior to any construction. The Contractor will ensure existing utilities are in good condition and free flowing (if applicable). Any deviations from the design locations of at least elevations, size, or location differ from what is shown on sheet, the Contractor shall notify the Engineer immediately, and in writing.
3. The Contractor shall provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor shall be required to furnish such equipment, shoring, etc. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.
4. The Contractor shall notify each individual utility owner of his/her plan of operation in the area of the utilities. Prior to commencing work, the Contractor shall contact the utility owner(s) and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of any operations around the utility.
5. The Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie–ins/connections to their facilities.
6. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, gas, irrigation sleeves, and any other miscellaneous utility), shall be in–place prior to the placement of base course material.
7. The utility contractor shall be responsible for all tap and tie on fees required, as well as the cost of underground service connections.
8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.
9. The Contractor shall provide a suitable office near the site for his/her use, and at which copies of the specifications and drawings shall be kept. The Contractor shall also designate to the Owner a person to be notified in case of emergencies other than during working hours and on holidays and weekends.
10. The site shall be graded to the subgrade before water lines and sanitary sewers are installed.
11. The Contractor shall comply with all requirements of the latest edition of Consolidated Utility District's (CUD's) specifications.
12. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three (3) nor more than ten (10) working days, prior to their intended excavation. A list of these utility owners may be obtained from the County Register of Deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1–800–351–1111, or 811.
13. Where cleanouts, castings, valve boxes, fire hydrants, etc. are encountered and are to remain in use, in areas where elevations are to change or be paved, those features are to be adjusted to match proposed finished grades.
14. The Developer is responsible for the installation of street lights, unless otherwise noted. street lights shall be located no more than 300 feet apart.

Grading And Drainage Plan Notes:

1. The Contractor shall coordinate the installation of all underground utilities with his/her work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in–place prior to the placement of base course material.
2. The Contractor shall full depth sawcut existing pavement as necessary to assure a smooth fit and continuous grade.
3. The Contractor shall verify the horizontal and vertical locations of all existing sewer and water structures, pipes, and all utilities prior to construction.
4. Clearing and grubbing limits shall include all areas disturbed by grading operations.
5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he/she deems appropriate to assure himself/herself that the design of the proposed foundation, slabs, pavement, etc. is adequate.
6. This site lies within Zone X, area determined too be outside the 0.2% annual chance flood plain. F.E.M.A. FIRM map No. 47149C0015J Dated May 9, 2023.
7. Before starting grading operations, see at least Sheet C1.0 Existing Conditions, Demo, and Initial EPSC plan notes and details.
8. ~~Before starting grading operations, see the Landscape Plan and the Geotechnical Engineering report for treatment of existing grade.~~
9. The Contractor is responsible for removing silt from the site if not reusable onsite and assuring plan alignment and grade in all ditches at completion of construction.
10. The Contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc. prior to the completion of this project, and/or the individual lots.
11. Prior to site construction activity, the Contractor shall install all SWPPP measures to protect existing drainage facilities. The Contractor shall prevent siltation from leaving the site at all times.
12. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be legally removed from the site at the Contractor's expense. ~~See Geotechnical Engineering report for stripping and topsoil requirements.~~
13. Topsoil stockpile location may change, however the stockpile must be wrapped in silt fence at end of each construction day.
14. It is the responsibility of each [residential] builder to design and construct in accordance with a suitable grading and drainage plan which will convey surface water, without ponding in the lot or under the building, from his/her building site to the drainage system constructed by the subdivision developer.
15. ~~The proposed contours are shown to indicate the general intention of the grading. All lots shall have at least 15,000 square feet of the lot above the 100 year flood elevation for that lot. Each lot shall be sloped to drain at one (1%) percent minimum slope.~~
16. Site grading shall be performed in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report referenced in this plan set~~. The Contractor shall be responsible for removing all soft, yielding, or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.
17. The Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report~~. Notify the Project Engineer, in writing, if any unsuitable soils are found.
18. Compaction testing is mandatory for at least the subgrade under paved areas, building slabs, and foundations.
19. Fill under paved areas and slabs on grade shall be compacted per the specifications ~~and Geotechnical Engineering report~~. Deposit fill material in horizontal layers as recommended by Geotechnical Engineer and compact each layer with a mechanical tamper. Base course pavement shall be compacted to 100 percent standard proctor.
20. It is the Contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in–place density. Scarifying and drying operations should be included in the Contractor's price and should not be considered and extra for the contract. ~~The Contractor shall review the Geotechnical Engineering report and be aware of all moisture concerns and soil remediation requirements.~~
21. Any graded or disturbed areas shall have a minimum of four (4") inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.
22. Following grading of subsoil to subgrade elevations The Contractor shall place topsoil to a depth as specified on the Landscaping Plans in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than one (1") inch in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off–site.
23. After fine grading topsoil, the Contractor shall stabilize per the Landscaping Plans, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.
24. Elevations given are at the bottom face of curb and/or finished pavement grade, unless otherwise specified on the Grading Plan(s). All pavement shall be laid on a straight, even, and uniform grade with a minimum of one (1%) percent slope toward the collection points unless otherwise specified on the grading plan. Do not allow negative grades or ponding of water. Ensure positive drainage away from all buildings.
25. The Contractor shall provide butt end joints to meet existing pavement in elevation and alignment at drive returns, street connections, etc. and ensure positive drainage.
26. NO fill shall be allowed within any floodway. Compensatory storage may be required.
27. All cut and fill work shown on lots must be completed prior to issuance of any building permits.
28. Grading on any lots which have fill material over two (2') feet in depth must be completed and compaction reports must be submitted on each of these lots prior to the issuance of any building permits.
29. A compaction letter will be required for lots in excess of two (2') feet of fill to be submitted to the City/County Engineering Department. prior to recording of final plat.
30. The Lots must be stabilized or EPSC (Erosion Protection Sediment Control) protected along with public infrastructure prior to the final plat being signed.
31. Minimum Pad Elevations (MPE's) are due to Local Drainage.
32. As–built surveys and certifications shall be required for detention ponds, public storm infrastructure, and cut/fill on lots prior to release of building permits.

Survey Datum Statement:

North American Vertical Datum of 1988 (NAVD88)
North American Horizontal Datum of 1983 (NAD83)

TN One Call 1-800-351-1111

811

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

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☐	EXISTING CONCRETE MONUMENT	⊕	BENCHMARK
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⊸	EXISTING SIGN POST	⊸	HC SIGN
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○	EXISTING MANHOLE (SEWER AND PHONE)	●	CONCRETE BOLLARD
▥	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXISTING WATER/GAS VALVE	⋰⋱	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═══	EXTRUDED CURB
G	EXISTING GAS RISER	═══	CURB AND GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXISTING WATER METER	➡	TURN LANE ARROWS
○	EXISTING UTILITY POLE	⚠	REVISION NUMBER
○	EXISTING FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	(#)	DRAINAGE PIPE DESIGNATION
◩	BLOW–OFF VALVE	⊙⊙	RIPRAP
▭	REDUCER	➡	RUNOFF FLOW ARROW
⊸	FIRE DEPTARTMENT CONNECTION (FDC)	⌜⌟	INLET FILTER PROTECTION
⊸	REMOTE FIRE DEPT. CONNECTION	63.25 ×	PROPOSED SPOT ELEVATION
▶	CONCRETE THRUST BLOCK	(63.25) ×	EXIST. SPOT ELEVATION
▬	DOUBLE DETECTOR CHECK VALVE	>	SEWER/STORM FLOW DIRECTION
▶●	FIRE HYDRANT	▩	CATCH BASIN
⊗	GATE VALVE AND BOX	▩	CURB INLET
W	WATER METER	●	AREA DRAIN
⊸	CHECK VALVE	▬	HEADWALL
▤	MULTIPLE WATER METERS	◡	WINGED HEADWALL
G	GAS METER	⋰⋱	CONCRETE SWALE
⊠	GREASE TRAP	⊠	TYPE– X– HEADWALL
○	EXTERIOR CLEANOUT ECO	⋰⋱	CONCRETE SWALE
○	MANHOLE	MH	ELECTRICAL MANHOLE
(#)	PROPOSED LOT NUMBER	P	PRIMARY PULLBOX
⊸	TRANSFORMER w/ TELECOM HANDHOLE	T	SINGLE PHASE TRANSFORMER
⊸	ELECTRIC PULLBOX w/ TELECOM HANDHOLE	▭	#"x#" HANDHOLE (COMM., SIGNALS, ETC.)
☼	EXISTING STREET LIGHT	✹	PROPOSED STREET LIGHT
3S	3 PHASE SECTOR CABINET	V	COMMERCIAL VAULT

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	###
PREVIOUS SECTION CONTOUR LINES	###
PROPOSED CONTOUR LINES	###
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	
FLOODWAY	FW FW
100–YR FLOOD ELEVATION	100YR
BASE FLOOD ELEVATION	
ELECTRICAL CONDUIT – SEE UTILITY PLAN NOTES	UGE UGE UGE
EROSION BLANKET	

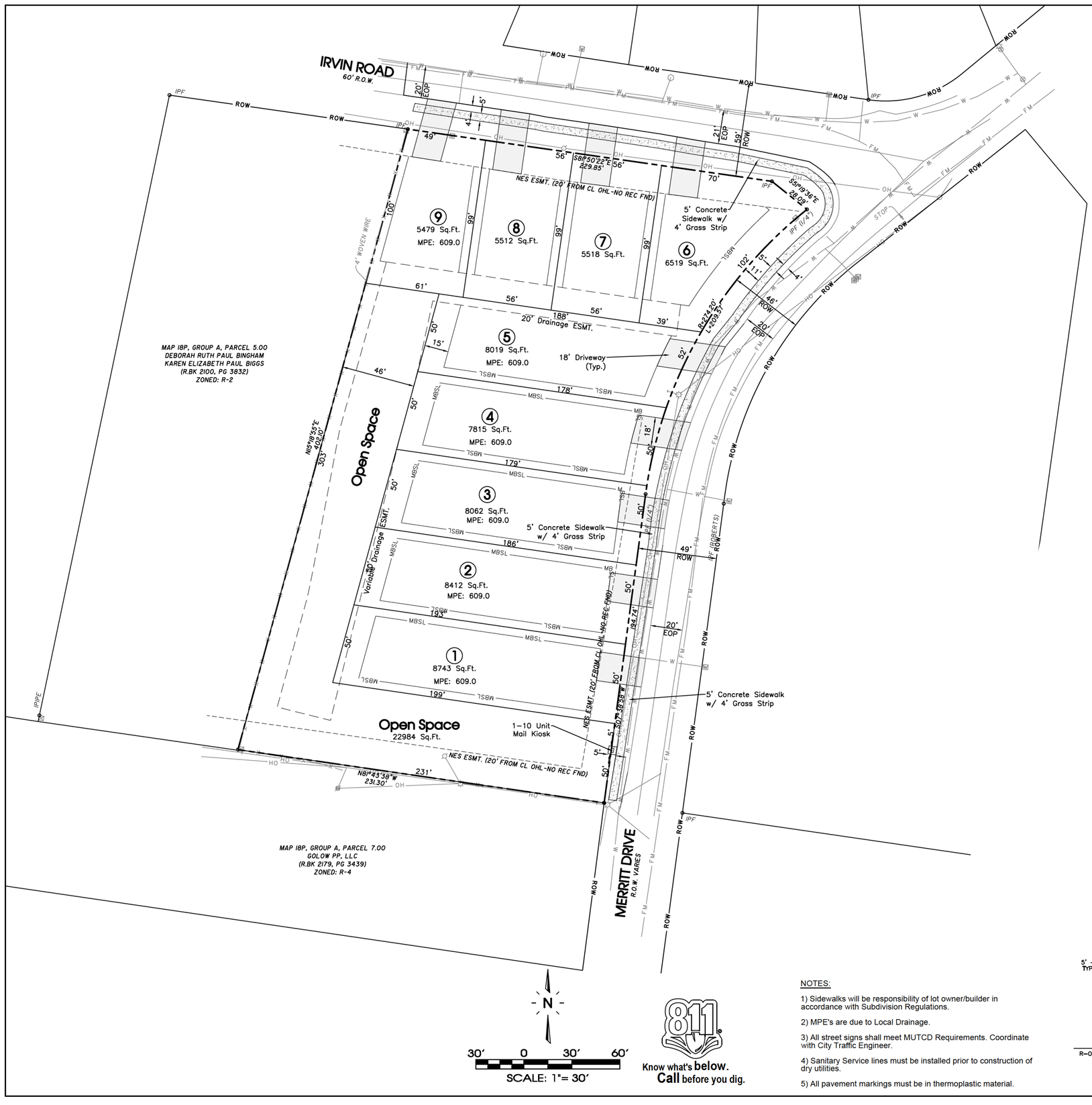
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
(615) 890-7901 FAX (615) 895-2567

PROFESSIONAL ENGINEER JOHN F. MINER III STATE OF TENNESSEE
REVIEW SET
(Not Intended For Construction)
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as described, detailed, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

111 Irvin Road
Emrose Village
La Vergne, Tennessee

REVISED:	4–20–2026: PC Comments
DRAWN:	SJA/CFB3
DATE:	3–2–2026
CHECKED:	MAT
FILE NAME:	25364project
SCALE:	None
JOB NO.	25364
SHEET:	C0.2

General Notes



NOTES:

1) Sidewalks will be responsibility of lot owner/builder in accordance with Subdivision Regulations.

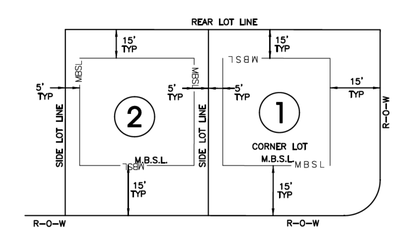
2) MPE's are due to Local Drainage.

3) All street signs shall meet MUTCD Requirements. Coordinate with City Traffic Engineer.

4) Sanitary Service lines must be installed prior to construction of dry utilities.

5) All pavement markings must be in thermoplastic material.

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



Typical Minimum Building Setbacks
N.T.S.

Owner/Developer:
Kepley Properties LLC.
[redacted]

Deed Reference:
Tax Map 18P Group A, Parcel 6.00
R.BK. 2581, Page 3255

Yard Requirements:
Front: 15'
Side: 5'
Rear: 15'

Land Use Data:
Zoning: R3
9 Lots on 2.00± Acres
Min. Lot Size = 3,000 Sq.Ft.

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map # 47149C0015J, Dated May 9, 2023.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
WWW.SECTN.COM

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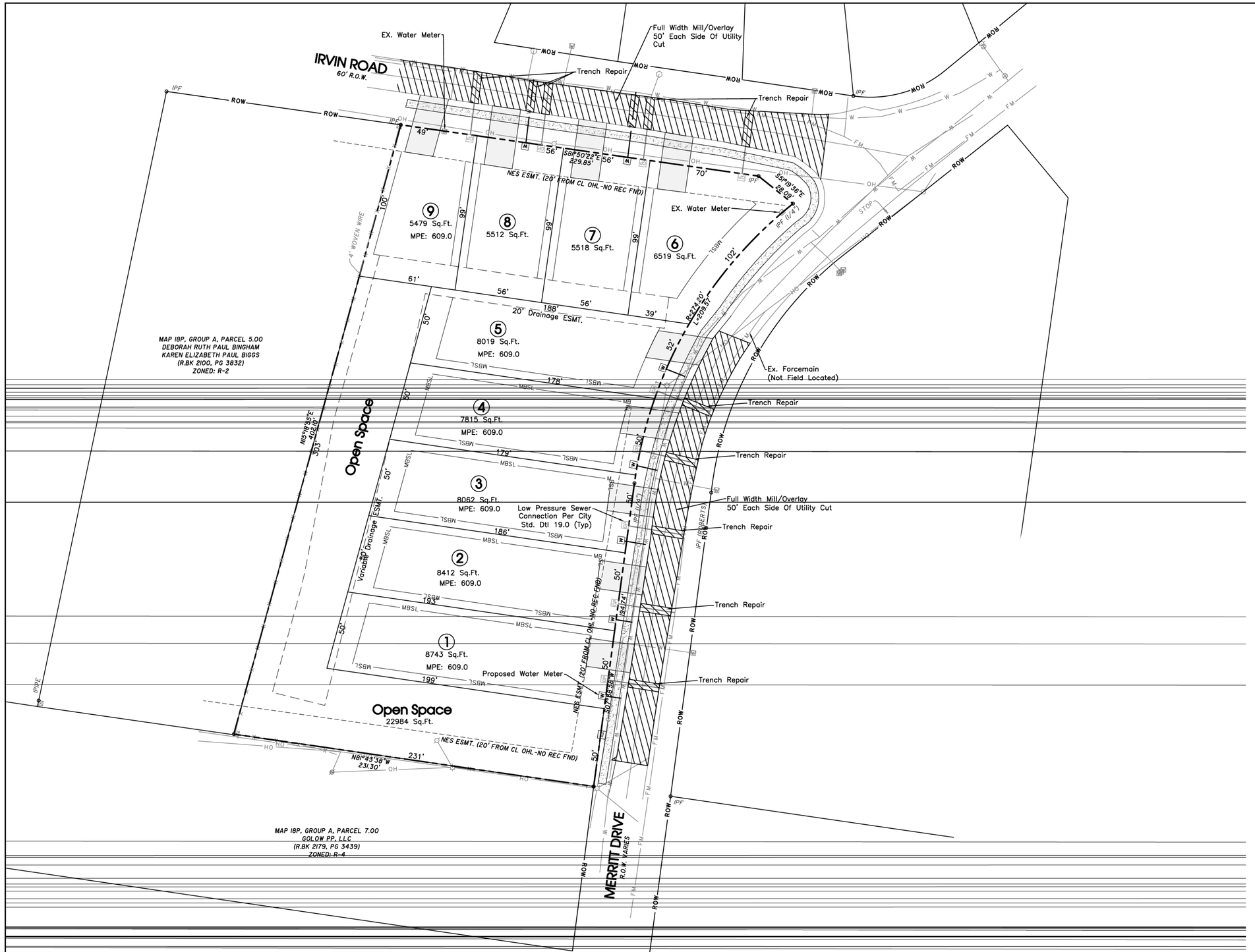
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

111 Irvin Road
Emrose Village
La Vergne, Tennessee

Preliminary Plat

REVISED:	4-20-2026: PC Comments
DRAWN:	SJA/CFB3
DATE:	3-2-2026
CHECKED:	MAT
FILE NAME:	25364project
SCALE:	1"=30'
JOB NO.	25364
SHEET:	C2.0



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

~~UTILITY PROVIDERS:~~

SEWER: CITY OF LA VERGNE

WATER: CITY OF LA VERGNE

ELECTRIC: NASHVILLE ELECTRIC SERVICES

N

30' 0 30' 60'

SCALE: 1"= 30'

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

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

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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

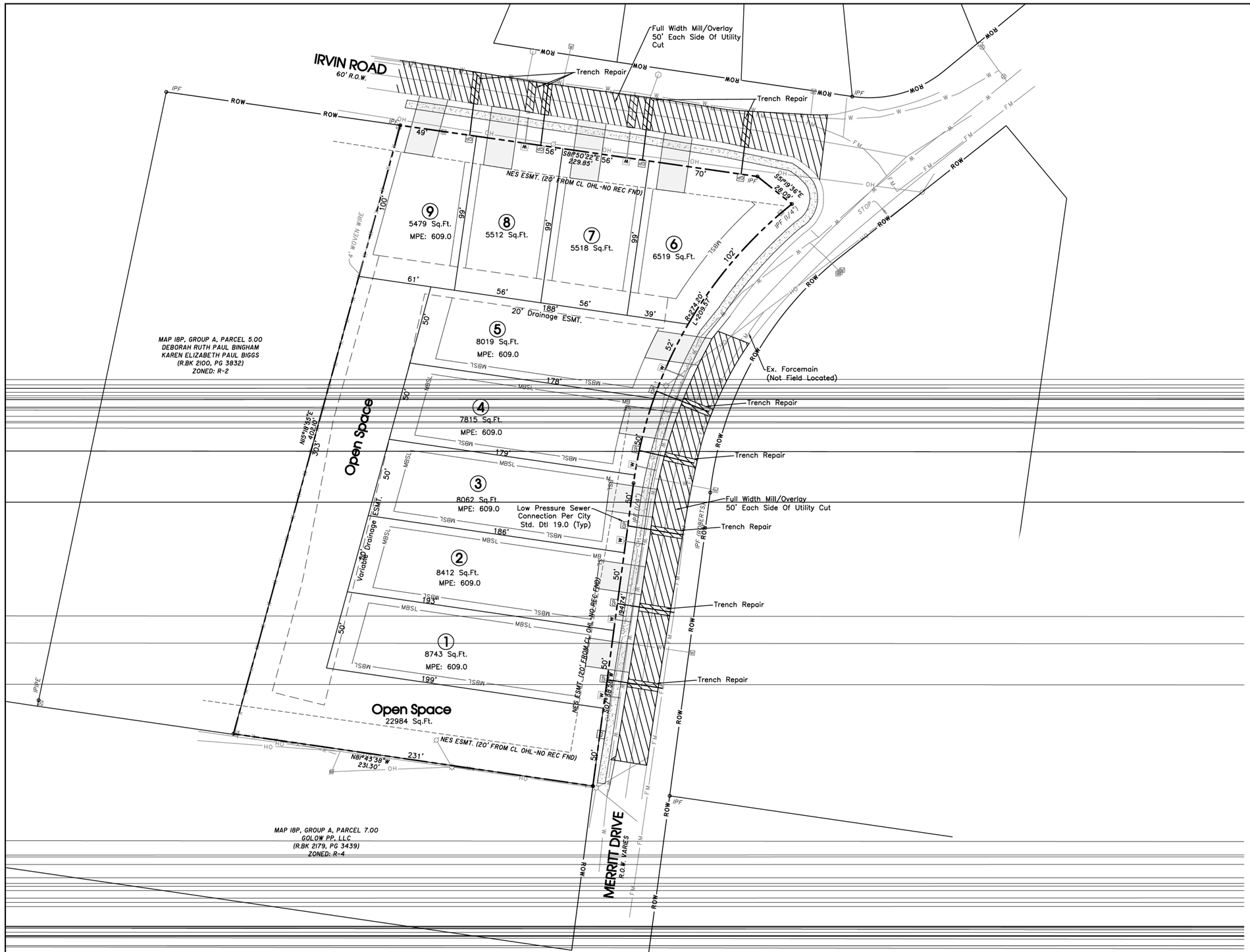
REVIEW SET
(Not Intended For Construction)

111 Irvin Road
Emrose Village
La Vergne, Tennessee

Waterline Plan

REVISED: 4-1-25 PLANS
DRAWN: JA/ F
DATE: – –
CHECKED: MAT
FILE NAME: 4jrjt
SCALE: 1"= '
JOB NO.: 4

SHEET:
C2.1



UTILITY PROVIDERS:

SEWER: CITY OF LA VERGNE

WATER: CITY OF LA VERGNE

ELECTRIC: NASHVILLE ELECTRIC SERVICES

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: 615.890.7901 FAX: 615.895.2567
EMAIL: INFO@SECTN.COM WEBSITE: WWW.SECTN.COM

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the construction contractor to maintain safe conditions at the site, to protect the work, adjacent property, and the public in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

111 Irvin Road
Emrose Village
La Vergne, Tennessee

Sewer Plan

REVISED: mm nts
DRAWN: JA/ F
DATE: – –
CHECKED: MAT
FILE NAME: 4 r j t
SCALE: 1"= '
JOB NO.: 4

SHEET: C2.2

Planning Commission Report
Meeting: May 12, 2026

City of La Vergne

Item #: 7. **Final Plat - Arbor Ridge, Sec. 7 - 82 Lots on 23.46 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

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

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 7 located on 23.46 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 82 new lots with common areas. The common area (incl the detention pond) is 3.89 acres and the residential lots comprise the remaining acreage. Also shown is the layout of three (3) new streets, Jacinta, Daffodil and Hyacinth Lane.

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. Provide a performance bond amount
2. Since the drainage easement through Lots 196-226 meanders, provide a narrative description describing what is held within that easement to make it clear to what the city has access.

.

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

1. Sht 3/3 – AutoCAD white out for street name “Daffodil Drive” is hiding a sewer manhole. Suggest relocating street name.
2. Sht 3/3 – Shown 20-foot, 8” Sanitary Sewer Easement crossing Common Area “A,” shall be provided with bearings and distances from known position and routing the entire easement, unless this easement will be identified by a deed.
3. Sht 3/3 – Shown 20-foot drainage easement crossing Common Area “D,” requires a description, unless this easement will be defined by deed. Also same comment for 20-foot drainage easement in Common Area B, or any others not listed by deed.

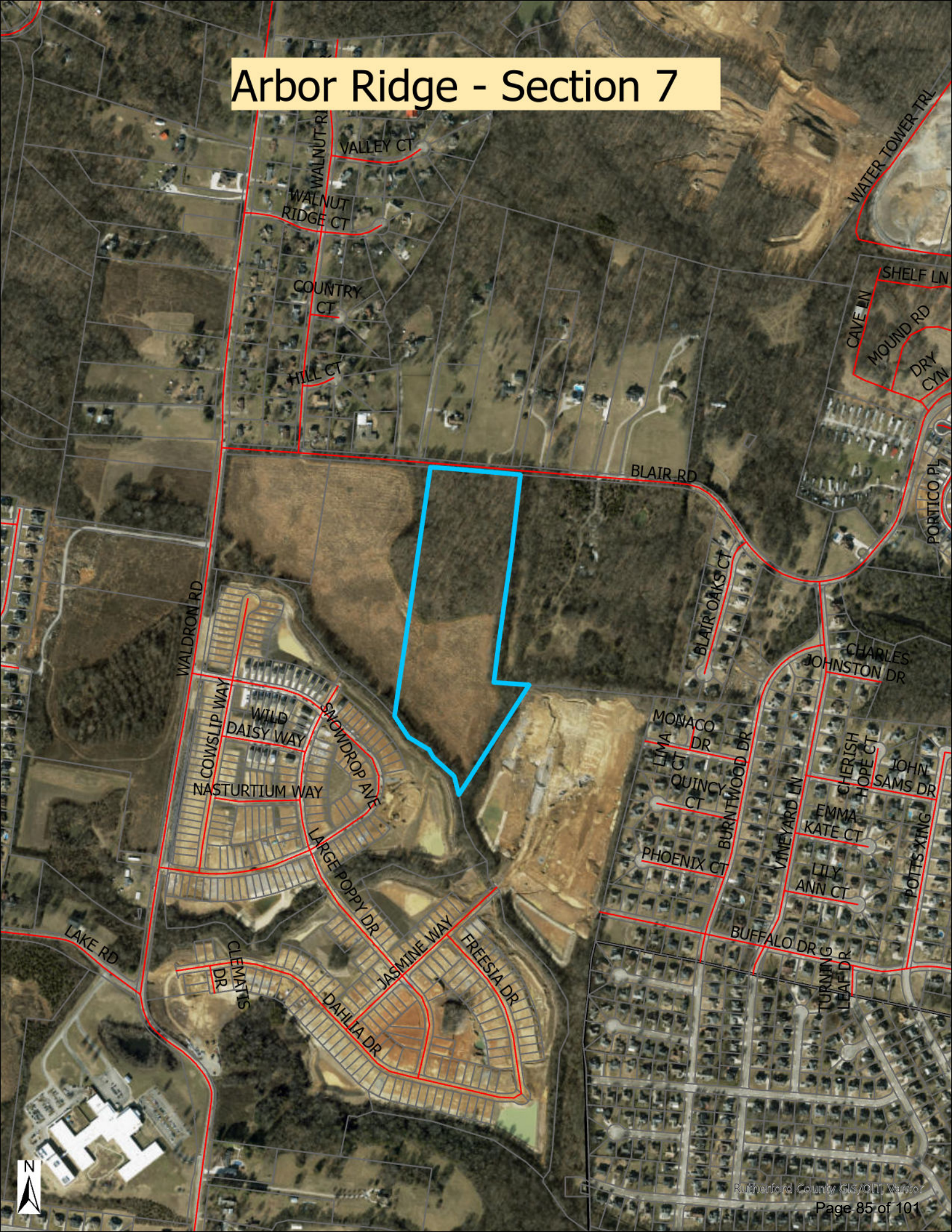
Codes (**Joe White** - jwhite@lavergnetn.gov)

No comments.

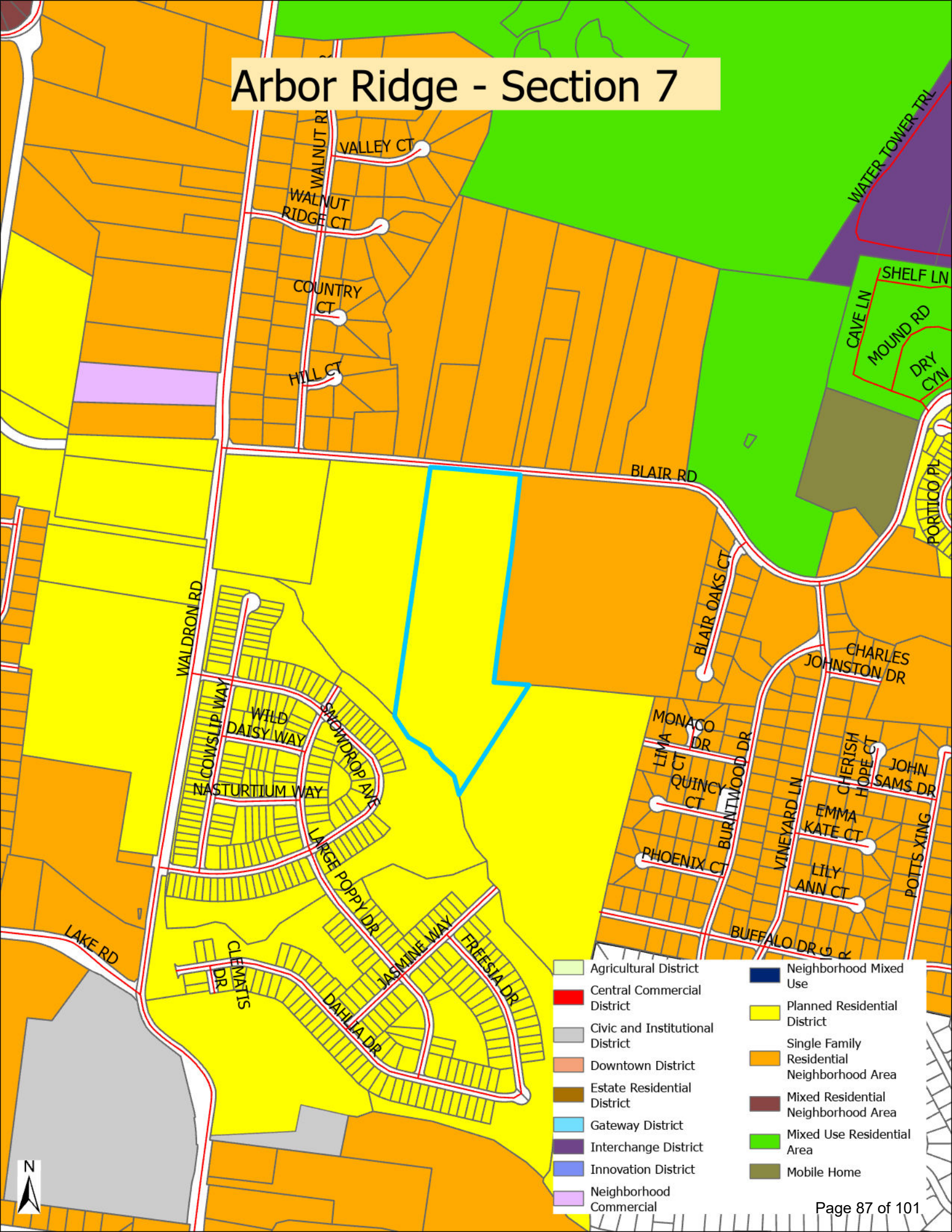
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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


Arbor Ridge - Section 7
VALLEY CT
WALNUT RI
WALNUT RIDGE CT
COUNTRY CT
HILL CT
WATER TOWER TRL
SHELF LN
CAVE LN
MOUND RD
DRY CYN
BLAIR RD
PORTICO PL
BLAIR OAKS CT
CHARLES JOHNSTON DR
WALDRON RD
COWSLIP WAY
WILD DAISY WAY
SNOWDROP AVE
NASTURTIUM WAY
LARGE POPPY DR
MONACO DR
LIMA CT
QUINCY CT
BURNTWOOD DR
CHERISH HOPE CT
JOHN SAMS DR
EMMA KATE CT
VINEYARD LN
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
TURNING LEAF DR
LAKE RD
CLEMATIS DR
DAHLIA DR
JASMINE WAY
FREESIA DR
N
Rutherford County GIS/Olin Warrior


Arbor Ridge - Section 7
COUNTRY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
WALDRON RD
BLAIR OAKS CT
VINYARD LN
LIMA CT
MONACO DR
BURNTWOOD DR
QUINCY CT
EMMA KATE CT
PHOENIX CT
LILY ANN CT
VINEYARD LN
BUFFALO DR
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
SNOWDROP AVE
LARGE POPPY DR
JASMINE WAY
FREESIA DR
DAHLIA DR
CLEMATIS DR
LAKE RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Arbor Ridge - Section 7
WALNUT RI
VALLEY CT
WALNUT RIDGE CT
COUNTRY CT
HILL CT
WATER TOWER TRL
SHELF LN
CAVE LN
MOUND RD
DRY CYN
BLAIR RD
PORTICO PL
BLAIR OAKS CT
CHARLES JOHNSTON DR
WALDRON RD
COWSLIP WAY
WILD DAISY WAY
SNOWDROP AVE
NASTURTIUM WAY
LARGE POPPY DR
MONACO DR
LIMA CT
QUINCY CT
BURNTWOOD DR
CHERISH HOPE CT
JOHN SAMS DR
EMMA KATE CT
VINEYARD LN
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
LAKE RD
CLEMATIS DR
DAHLIA DR
JASMINE WAY
FREESIA DR
N
Agricultural District
Central Commercial District
Civic and Institutional District
Downtown District
Estate Residential District
Gateway District
Interchange District
Innovation District
Neighborhood Commercial
Neighborhood Mixed Use
Planned Residential District
Single Family Residential Neighborhood Area
Mixed Residential Neighborhood Area
Mixed Use Residential Area
Mobile Home





GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 82 SINGLE FAMILY LOTS, 4 COMMON AREAS, AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. 2586, PG. 3780-3799, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.

LOT AREA TABLE

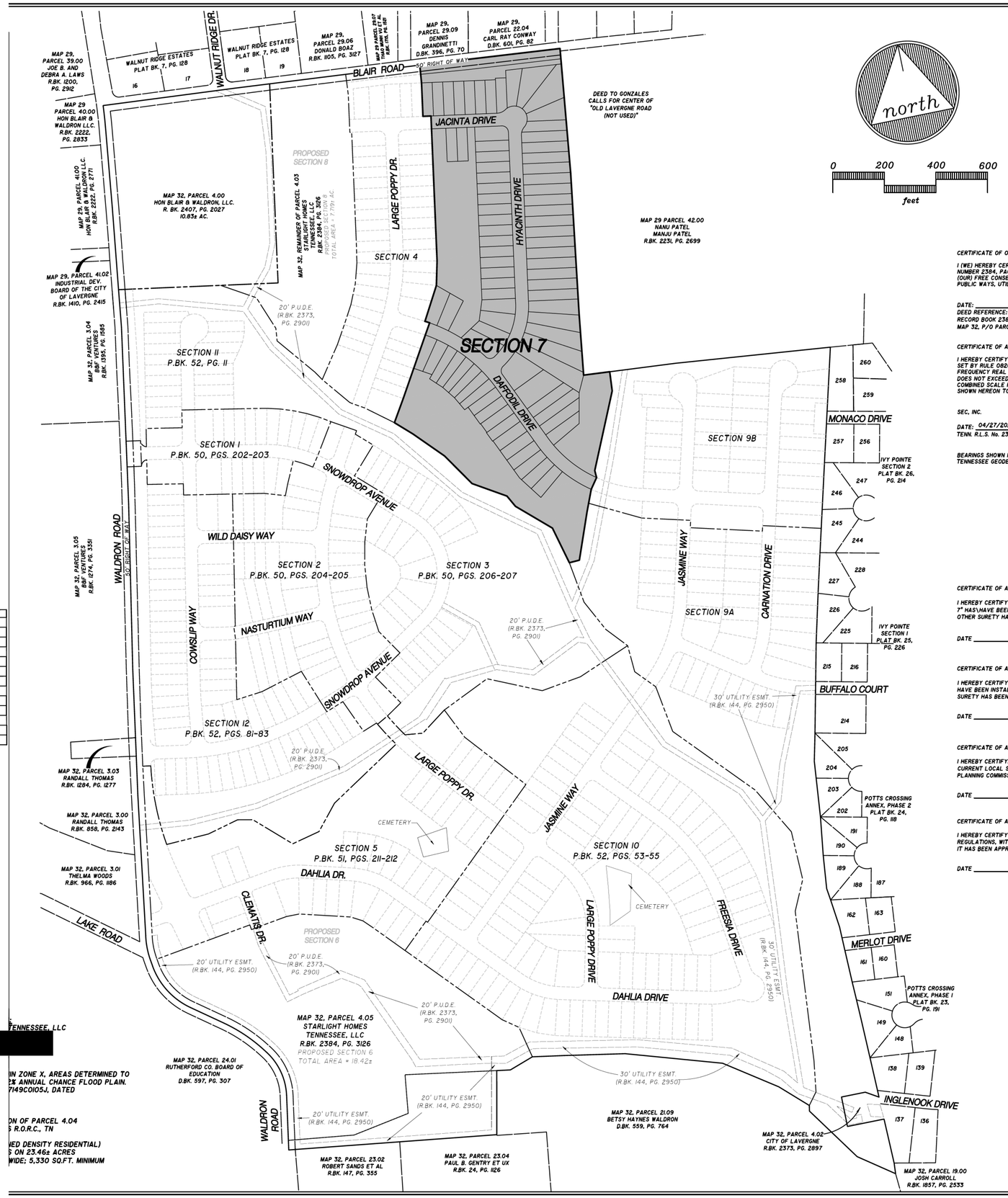
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
194	5,330	0.12	223	10,046	0.23	252	7,646	0.18
195	5,330	0.12	224	10,988	0.25	253	7,165	0.16
196	5,330	0.12	225	12,262	0.28	254	8,940	0.21
197	5,330	0.12	226	14,375	0.33	255	6,335	0.15
198	5,330	0.12	227	16,748	0.38	256	7,974	0.18
199	5,330	0.12	228	12,803	0.29	257	6,838	0.16
200	5,330	0.12	229	13,635	0.31	258	5,330	0.12
201	5,330	0.12	230	7,488	0.17	259	5,330	0.12
202	7,158	0.16	231	8,019	0.18	260	5,330	0.12
203	12,136	0.28	232	7,320	0.17	261	5,330	0.12
204	14,179	0.33	233	6,501	0.15	262	5,330	0.12
205	8,850	0.20	234	5,939	0.14	263	5,330	0.12
206	6,705	0.15	235	5,993	0.14	264	5,330	0.12
207	7,301	0.17	236	5,671	0.13	265	5,330	0.12
208	7,382	0.17	237	5,901	0.14	266	5,330	0.12
209	7,455	0.17	238	5,903	0.14	267	5,330	0.12
210	7,527	0.17	239	6,054	0.14	268	5,330	0.12
211	7,582	0.17	240	5,337	0.12	269	5,330	0.12
212	7,612	0.17	241	5,404	0.12	270	5,330	0.12
213	7,641	0.18	242	5,337	0.12	271	5,330	0.12
214	7,671	0.18	243	5,363	0.12	272	5,330	0.12
215	7,700	0.18	244	5,348	0.12	273	7,146	0.16
216	7,729	0.18	245	5,348	0.12	274	5,330	0.12
217	7,759	0.18	246	5,330	0.12	275	5,330	0.12
218	7,788	0.18	247	5,330	0.12	CA "A"	155,174	3.56
219	7,818	0.18	248	5,330	0.12	CA "B"	110,653	2.54
220	7,847	0.18	249	5,330	0.12	CA "C"	18,345	0.42
221	7,876	0.18	250	5,735	0.13	CA "D"	46,317	1.06
222	7,906	0.18	251	5,841	0.13	ROW	113,861	2.61

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.00'	001°44'43"	19.04'	N 60° 01' 45" W	19.04'
C2	50.00'	041°24'35"	36.14'	N 78° 18' 09" E	35.36'
C3	50.00'	172°49'09"	150.81'	S 35° 59' 34" E	99.80'
C4	50.00'	041°24'35"	36.14'	S 29° 42' 44" W	35.36'
C5	325.00'	048°15'06"	273.70'	S 33° 08' 00" W	265.68'
C6	25.00'	081°31'21"	35.57'	S 16° 29' 52" W	32.65'
C7	475.00'	029°56'38"	248.24'	S 39° 14' 07" E	245.43'
C8	525.00'	029°56'38"	274.37'	N 39° 14' 07" W	271.26'
C9	575.00'	034°53'35"	350.17'	N 41° 42' 36" W	344.79'
C10	625.00'	023°27'12"	255.84'	S 47° 25' 47" E	254.06'
C11	25.00'	087°27'44"	38.16'	S 79° 26' 02" E	34.56'
C12	275.00'	047°49'39"	229.56'	N 32° 55' 16" E	222.95'
C13	25.00'	090°00'00"	39.27'	N 35° 59' 34" W	35.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85° 41' 43" E	36.17'
L2	S 04° 04' 25" W	74.97'
L3	S 03° 07' 36" E	28.06'
L4	S 35° 47' 34" W	50.00'
L5	S 87° 06' 18" W	40.06'
L6	N 28° 24' 30" W	51.85'
L7	N 47° 12' 33" W	83.93'
L8	N 31° 27' 42" E	99.68'
L9	N 30° 50' 37" E	50.00'
L10	N 80° 59' 34" W	31.09'
L11	N 05° 42' 59" E	69.44'
L12	S 80° 59' 34" E	41.00'
L13	S 85° 01' 39" E	57.93'
L14	N 85° 01' 39" W	57.35'
L15	S 25° 49' 00" W	70.19'
L16	N 24° 15' 48" W	40.43'
L17	N 24° 16' 48" W	80.38'
L18	N 28° 57' 02" W	61.02'
L19	N 37° 08' 32" W	60.82'
L20	N 45° 19' 12" W	60.82'
L21	N 59° 23' 03" W	74.80'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3126, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____
DEED REFERENCE:
RECORD BOOK 2384, PAGE 3126
MAP 32, P/O PARCEL 4.03

MATTHEW CALDWELL, SENIOR ASSOCIATE
BROOKFIELD HOLDINGS (ARBOR) LLC

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS "CATEGORY IV" SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07 OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY WAS PERFORMED USING DUAL FREQUENCY REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS), AND THE HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL. SURVEY DATE: 12-2024 DATUM: NAD 83 (2011), EPOCH 2010 GEOID MODEL: 12B COMBINED SCALE FACTOR: 0.999952174012 (GROUND TO GRID). I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE CITY ENGINEER.

SEC, INC.
DATE: 04/27/2026
TENN. R.L.S. No. 2381

David A. Parker
DAVID A. PARKER - REGISTERED SURVEYOR

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.D.O.T. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) CONSISTING OF MULTIPLE REFERENCE STATIONS TIED TO NAD83 (2011).

DAVID A. PARKER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE — DEPARTMENT OF COMMERCE — NO. 2381

David A. Parker

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 7" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "ARBOR RIDGE, SECTION 7" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

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

FINAL PLAT - COVER SHEET

SECTION 7
ARBOR RIDGE SUBDIVISION

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

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

PROJ. #	DATE: 4/23/26	FILE:	DRAWN BY:	SCALE:	SHEET
18314.57	REV:	18314 Arbor Ridge S7 (Cover)	WCC	1" = 200'	1 OF 3

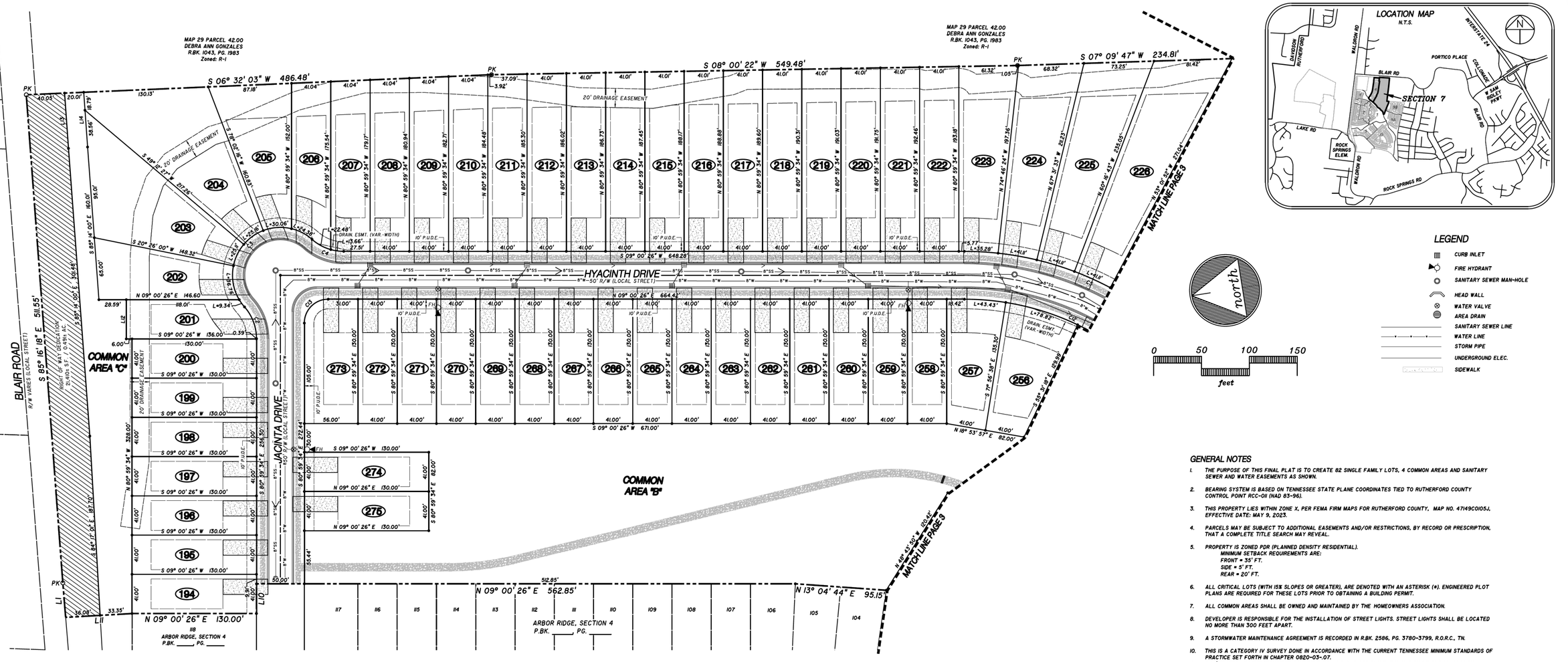
[redacted]

...TENNESSEE, LLC

...IN ZONE X, AREAS DETERMINED TO ...2% ANNUAL CHANCE FLOOD PLAIN. ...7149C0105J, DATED

...ON OF PARCEL 4.04 ...S R.O.R.C., TN

...NED DENSITY RESIDENTIAL) ...S ON 23.46± ACRES ...WIDE; 5,330 SQ.FT. MINIMUM



LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 82 SINGLE FAMILY LOTS, 4 COMMON AREAS AND SANITARY SEWER AND WATER EASEMENTS AS SHOWN.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).
   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. 2586, PG. 3780-3799, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-07.
11. A 10' TEMPORARY CONSTRUCTION EASEMENT WILL BE IN PLACE FOR THE DURATION OF THE BLAIR ROAD CONSTRUCTION AND WALDRON ROAD WIDENING CONSTRUCTION.

LOT AREA TABLE

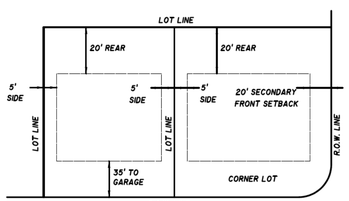
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
194	5,330	0.12	223	10,046	0.23	252	7,646	0.18
195	5,330	0.12	224	10,988	0.25	253	7,165	0.16
196	5,330	0.12	225	12,262	0.28	254	8,940	0.21
197	5,330	0.12	226	14,375	0.33	255	6,335	0.15
198	5,330	0.12	227	16,748	0.38	256	7,974	0.18
199	5,330	0.12	228	12,803	0.29	257	6,838	0.16
200	5,330	0.12	229	13,635	0.31	258	5,330	0.12
201	5,330	0.12	230	7,488	0.17	259	5,330	0.12
202	7,158	0.16	231	8,019	0.18	260	5,330	0.12
203	12,136	0.28	232	7,320	0.17	261	5,330	0.12
204	14,179	0.33	233	6,501	0.15	262	5,330	0.12
205	8,850	0.20	234	5,939	0.14	263	5,330	0.12
206	6,705	0.15	235	5,993	0.14	264	5,330	0.12
207	7,301	0.17	236	5,671	0.13	265	5,330	0.12
208	7,382	0.17	237	5,901	0.14	266	5,330	0.12
209	7,455	0.17	238	5,903	0.14	267	5,330	0.12
210	7,527	0.17	239	6,054	0.14	268	5,330	0.12
211	7,582	0.17	240	5,337	0.12	269	5,330	0.12
212	7,612	0.17	241	5,404	0.12	270	5,330	0.12
213	7,641	0.18	242	5,337	0.12	271	5,330	0.12
214	7,671	0.18	243	5,363	0.12	272	5,330	0.12
215	7,700	0.18	244	5,348	0.12	273	7,146	0.16
216	7,729	0.18	245	5,348	0.12	274	5,330	0.12
217	7,759	0.18	246	5,330	0.12	275	5,330	0.12
218	7,788	0.18	247	5,330	0.12	CA "A"	155,174	3.56
219	7,818	0.18	248	5,330	0.12	CA "B"	110,653	2.54
220	7,847	0.18	249	5,330	0.12	CA "C"	18,345	0.42
221	7,876	0.18	250	5,735	0.13	CA "D"	46,317	1.06
222	7,906	0.18	251	5,841	0.13	ROW	113,861	2.61

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	625.00'	001°44'43"	19.04'	N 60° 01' 45" W	19.04'
C2	50.00'	041°24'35"	36.14'	N 78° 18' 09" E	35.36'
C3	50.00'	172°49'09"	150.81'	S 35° 59' 34" E	99.80'
C4	50.00'	041°24'35"	36.14'	S 29° 42' 44" W	35.36'
C5	325.00'	048°15'06"	273.70'	S 33° 08' 00" W	265.68'
C6	25.00'	081°31'21"	35.57'	S 16° 29' 52" W	32.65'
C7	475.00'	029°56'38"	248.24'	S 39° 14' 07" E	245.43'
C8	525.00'	029°56'38"	274.37'	N 39° 14' 07" W	271.26'
C9	575.00'	034°53'35"	350.17'	N 41° 42' 36" W	344.79'
C10	625.00'	023°27'12"	255.84'	S 47° 25' 42" E	254.06'
C11	25.00'	087°27'44"	38.16'	S 79° 26' 02" E	34.56'
C12	275.00'	047°49'39"	229.56'	N 32° 55' 16" E	222.95'
C13	25.00'	090°00'00"	39.27'	N 35° 59' 34" W	35.36'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85° 41' 43" E	36.17'
L2	S 04° 04' 25" W	74.97'
L3	S 03° 07' 36" E	28.06'
L4	S 35° 47' 34" W	50.00'
L5	S 87° 06' 18" W	40.06'
L6	N 28° 24' 30" W	51.85'
L7	N 47° 12' 33" W	83.93'
L8	N 31° 27' 42" E	99.68'
L9	N 30° 50' 37" E	50.00'
L10	N 80° 59' 34" W	31.09'
L11	N 05° 42' 59" E	69.44'
L12	S 80° 59' 34" E	41.00'
L13	S 85° 01' 39" E	57.93'
L14	N 85° 01' 39" W	57.35'
L15	S 25° 49' 00" W	70.19'
L16	N 24° 15' 48" W	40.43'
L17	N 24° 16' 48" W	80.38'
L18	N 28° 57' 02" W	61.02'
L19	N 37° 08' 32" W	60.82'
L20	N 45° 19' 12" W	60.82'
L21	N 59° 23' 03" W	74.80'



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
STARLIGHT HOMES TENNESSEE, LLC
[redacted]

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 32, PORTION OF PARCEL 4.04
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR (PLANNED DENSITY RESIDENTIAL)
SECTION 7: 82 LOTS ON 23.46± ACRES
MIN. LOT SIZE = 41' WIDE; 5,330 SQ.FT. MINIMUM

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

FINAL PLAT

SECTION 7 ARBOR RIDGE SUBDIVISION

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

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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.57	4/23/26 REV:	18314 Arbor Ridge S7 Final Plat	WCC	1" = 50'	2 OF 3

LOT AREA TABLE

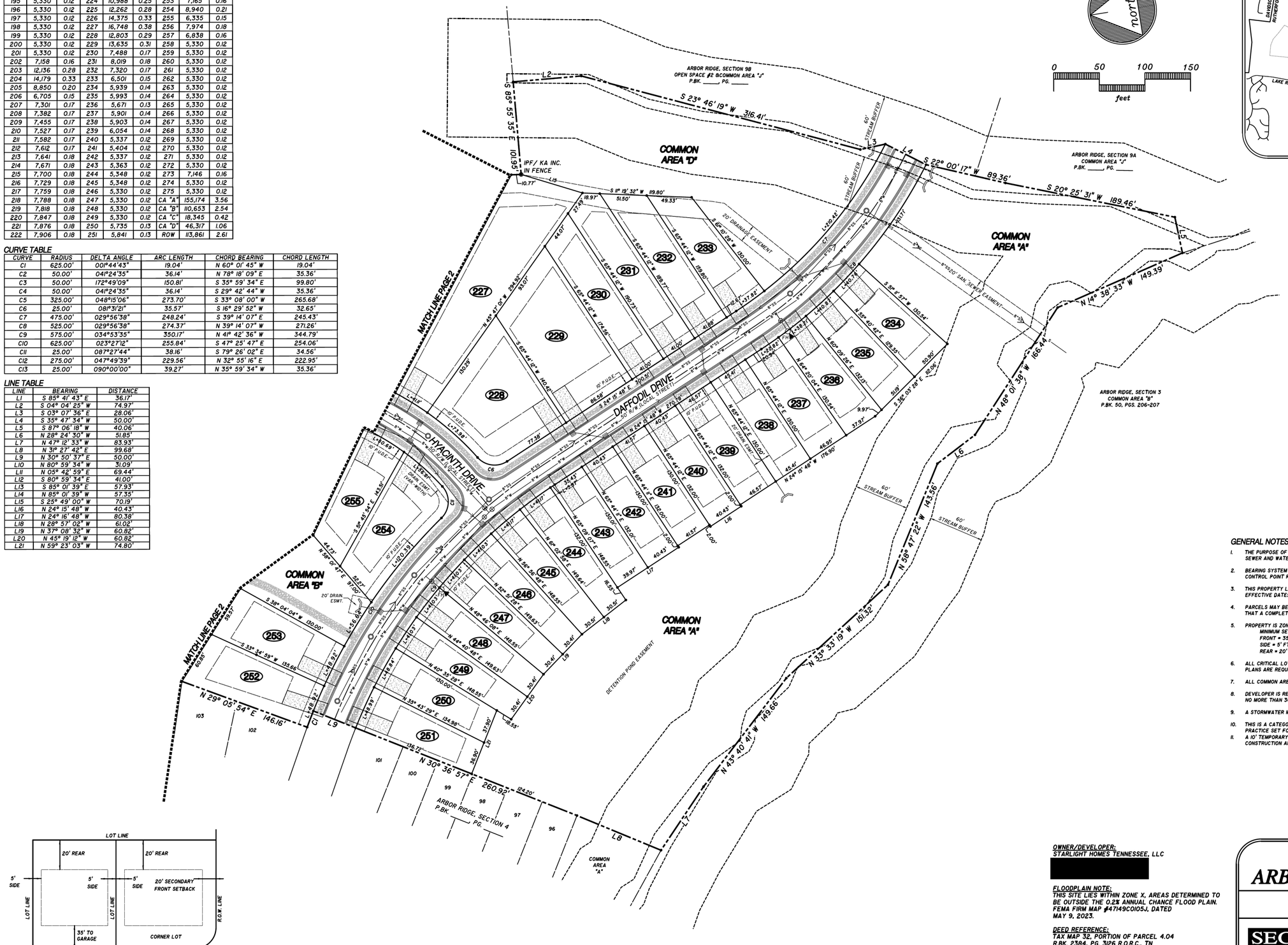
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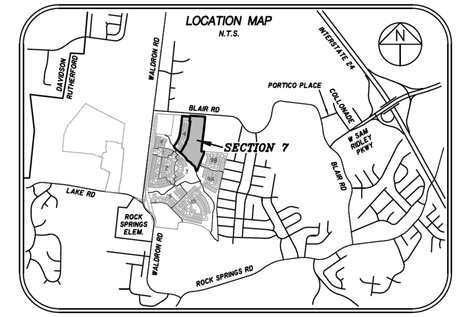
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L11	N 05° 42' 59" E	69.44'
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L21	N 59° 23' 03" W	74.80'





LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

MINIMUM BUILDING SETBACK DETAIL
N.T.S.

GENERAL NOTES

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

OWNER/DEVELOPER:
STARLIGHT HOMES TENNESSEE, LLC
[redacted]

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 32, PORTION OF PARCEL 4.04
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR (PLANNED DENSITY RESIDENTIAL)
SECTION 7: 82 LOTS ON 23.46± ACRES
MIN. LOT SIZE = 41' WIDE; 5,330 SQ.F.T. MINIMUM

FINAL PLAT

SECTION 7
ARBOR RIDGE SUBDIVISION

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

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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.57	4/23/26 REV:	18314 Arbor Ridge S7 Final Plat	WCC	1" = 50'	3 OF 3

Planning Commission Report
Meeting: May 12, 2026

City of La Vergne

Item #: 8. **Final Plat - Arbor Ridge, Sec. 8 - 21 Lots on 7.56 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 32, P/O Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

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

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for AR-Secton 8 located on 7.56 ± acres. The purpose of the plat is to create new single-family residential development. The property is currently zoned PDR which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows 21 new lots with common areas. The common area (incl the detention pond) is 1.97 acres and the residential lots comprise the remaining acreage. Also shown is the layout of a new street named Ambrosia Drive.

All streets show sidewalks a minimum of 5 feet wide.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
1. Submit performance bond amount.
2. (Sheet 1 of 2) The tract across Blair Road from the Ambrosia Drive entrance is not owned by Donald Boaz. It is owned by William and Kathryn Baugher (Book 2212, Pg 2978)
3. (Sheet 2 of 2) Label and show width for drainage easement extending from "L5" into Common Area 'C'.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
1. Easement description required where it goes out and around fire hydrant in cul-de-sac.
2. Easement description required for all drainage easements. I see one in Common Area “A,” and 3 in Common Area “C.”
3. Easement description required for 20’ Sewer easement in Common Area “C.”

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

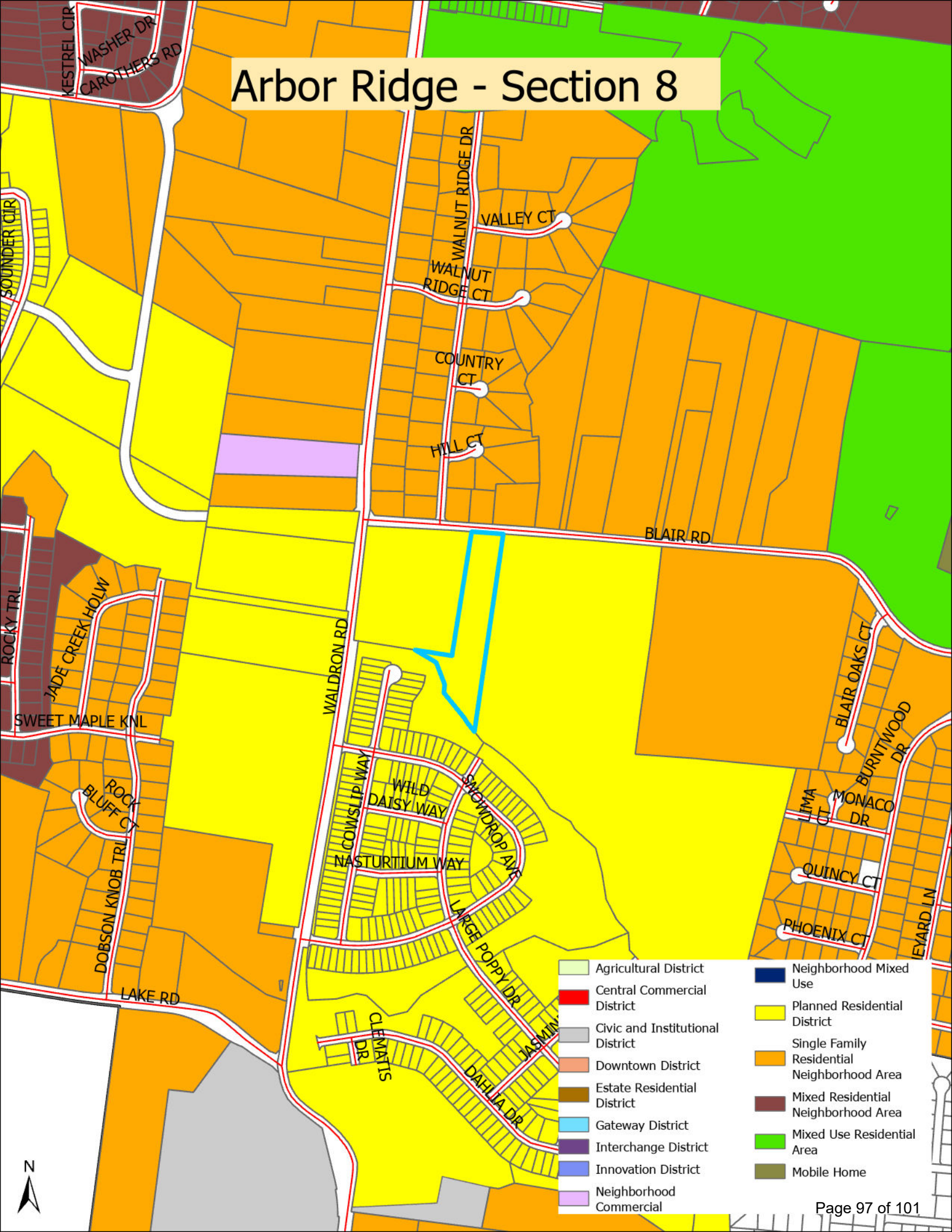
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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.


Arbor Ridge - Section 8
CAROTHERS RD
VALLEY CT
WALNUT RIDGE
WALNUT RIDGE CT
COUNTRY CT
HILL CT
BLAIR RD
WALDRON RD
JADE CREEK HOLW
SWEET MAPLE KNL
ROCK BLUFF CT
DOBSON KNOB TRL
LAKE RD
COWSLIP WAY
WILD DAISY WAY
NASTURTIUM WAY
SNOWDROP AVE
LARGE POPPY DR
CLEMATIS DR
DAHLIA DR
JASMINE WAY
FREESIA DR
BLAIR OAKS CT
LIMA CT
MONACO DR
QUINCY CT
BURNTWOOD DR
PHOENIX CT
BUFFALO DR
N
Ruthenford County GIS/OIT, Vantor


Arbor Ridge - Section 8
DR
WALNUT
BLAIR RD
COWSLIP WAY
N
Rutherford County GIS/OIT, Microsoft, Vantor


Arbor Ridge - Section 8
KESTREL CIR
WASHER DR
CAROTHERS RD
SOUNDER CIR
WALNUT RIDGE DR
VALLEY CT
WALNUT RIDGE CT
COUNTRY CT
HILL CT
BLAIR RD
ROCKY TRL
JADE CREEK HOLW
SWEET MAPLE KNL
WALDRON RD
BLAIR OAKS CT
BURNTWOOD DR
LIMA CT
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PHOENIX CT
ROCK BLUFF CT
DOBSON KNOB TRL
LAKE RD
COWSLIP WAY
WILD DAISY WAY
SNOWDROP AVE
NASTURTIUM WAY
LARGE POPPY DR
CLEMATIS DR
DAHLIA DR
Agricultural District
Central Commercial District
Civic and Institutional District
Downtown District
Estate Residential District
Gateway District
Interchange District
Innovation District
Neighborhood Commercial
Neighborhood Mixed Use
Planned Residential District
Single Family Residential Neighborhood Area
Mixed Residential Neighborhood Area
Mixed Use Residential Area
Mobile Home
N





GENERAL NOTES

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2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL).

   MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT = 35' FT.
   SIDE = 5' FT.
   REAR = 20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. A STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN R.BK. 2586, PG. 3800-3818, R.O.R.C., TN.
10. THIS IS A CATEGORY IV SURVEY DONE IN ACCORDANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 0820-03-.07.
11. A 10' TEMPORARY CONSTRUCTION EASEMENT WILL BE IN PLACE FOR THE DURATION OF THE BLAIR ROAD CONSTRUCTION AND WALDRON ROAD WIDENING CONSTRUCTION.

CURVE TABLE

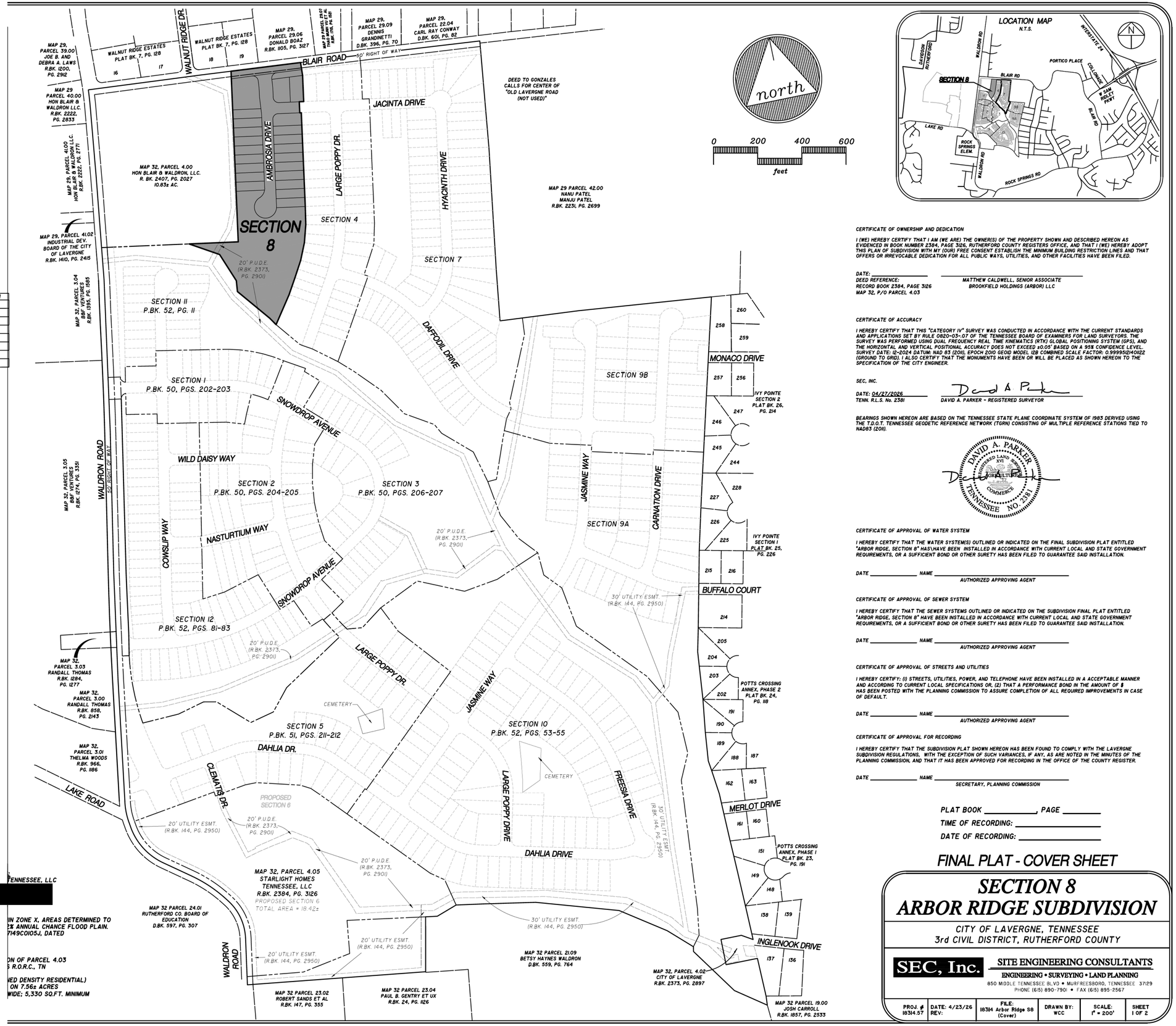
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C6	50.00'	049°04'02"	42.82'	N 44° 28' 25" E	41.52'
C7	469.00'	004°52'53"	39.96'	N 06° 34' 00" E	39.94'
C8	25.00'	087°02'58"	37.98'	N 39° 23' 56" W	34.43'

AREA TABLE

LOT	SQ. FT.	ACRES
277	6,995	0.16
278	8,368	0.19
279	5,309	0.12
280	5,330	0.12
281	5,330	0.12
282	5,330	0.12
283	5,330	0.12
284	5,330	0.12
285	5,330	0.12
286	5,330	0.12
287	5,327	0.12
288	5,330	0.12
289	5,330	0.12
290	5,330	0.12
291	5,330	0.12
292	5,330	0.12
293	5,330	0.12
294	5,330	0.12
295	5,330	0.12
296	5,330	0.12
297	7,146	0.16
CA "A"	3,609	0.08
CA "B"	17,992	0.41
CA "C"	144,821	3.32
ROW	44,441	1.02
TOTAL	329,287	7.56

LINE TABLE

LINE	BEARING	DISTANCE
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L4	S 80° 59' 34" E	7.01'
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L6	S 15° 55' 45" W	82.00'
L7	S 23° 13' 05" W	82.00'
L8	S 29° 38' 57" W	82.00'
L9	S 30° 36' 57" W	82.00'
L10	N 33° 12' 38" W	40.45'
L11	N 05° 38' 53" E	49.35'
L12	S 04° 07' 33" W	1.70'
L13	S 04° 07' 33" W	11.44'
L14	S 09° 00' 26" W	22.05'
L15	S 13° 34' 52" W	0.96'
L16	N 04° 26' 00" E	75.24'
L17	N 09° 00' 26" E	22.05'
L18	N 04° 07' 33" E	12.90'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2384, PAGE 3126, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ _____
DEED REFERENCE: MATTHEW CALDWELL, SENIOR ASSOCIATE
RECORD BOOK 2384, PAGE 3126 BROOKFIELD HOLDINGS (ARBOR) LLC
MAP 32, P/O PARCEL 4.03

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS "CATEGORY IV" SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND APPLICATIONS SET BY RULE 0820-03-.07 OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY WAS PERFORMED USING DUAL FREQUENCY REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING SYSTEM (GPS), AND THE HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL. SURVEY DATE: 12-2024 DATUM: NAD 83 (2011), EPOCH 2010.0000 MODEL (GB COMBINED SCALE FACTOR: 0.99995124102 (GROUND TO GRID). I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE CITY ENGINEER.

SEC, INC.

DATE: 04/27/2026 David A Parker
TENN. R.L.S. No. 2381 DAVID A. PARKER - REGISTERED SURVEYOR

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 DERIVED USING THE T.D.O.T. TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) CONSISTING OF MULTIPLE REFERENCE STATIONS TIED TO NAD83 (2011).

DAVID A. PARKER REGISTERED LAND SURVEYOR No. 2381 STATE OF TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

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

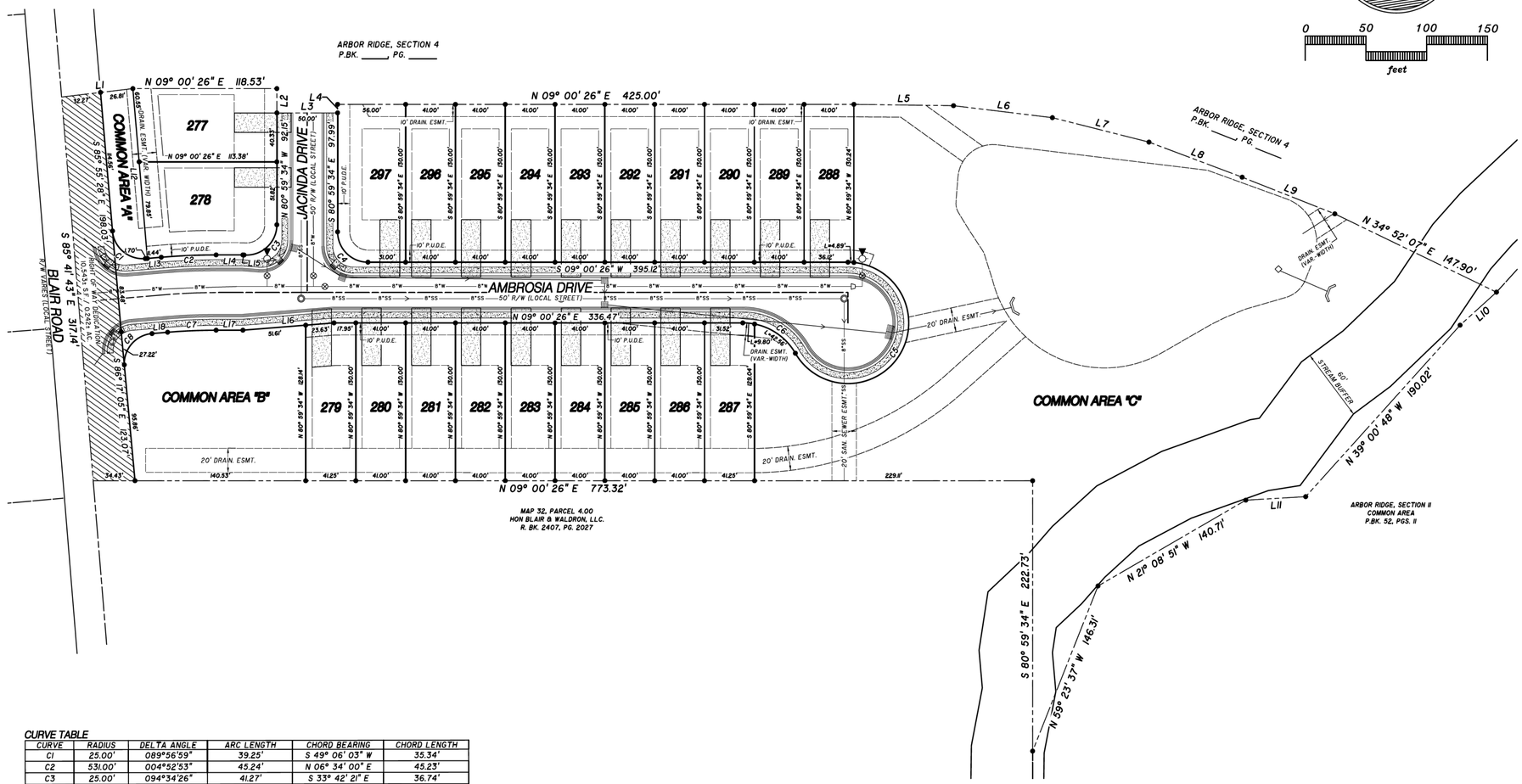
FINAL PLAT - COVER SHEET

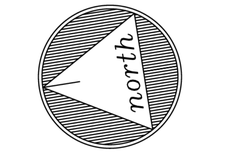
SECTION 8 ARBOR RIDGE SUBDIVISION

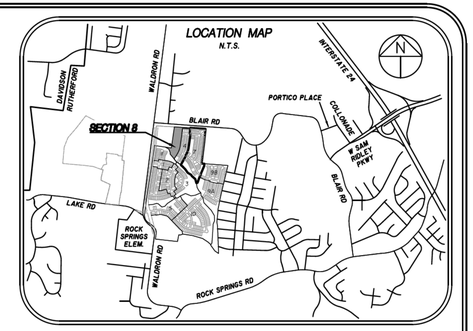
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18314.57	4/23/26 REV:	18314 Arbor Ridge S8 (Cover)	WCC	1" = 200'	1 OF 2







LEGEND

- CURB INLET
- FIRE HYDRANT
- SANITARY SEWER MAN-HOLE
- HEAD WALL
- WATER VALVE
- AREA DRAIN
- SANITARY SEWER LINE
- WATER LINE
- STORM PIPE
- UNDERGROUND ELEC.
- SIDEWALK

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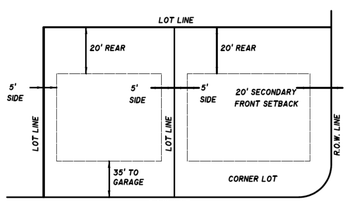
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MINIMUM BUILDING SETBACK DETAIL
N.T.S.

OWNER/DEVELOPER:
STARLIGHT HOMES TENNESSEE, LLC
[redacted]

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 32, PORTION OF PARCEL 4.03
R.BK. 2384, PG. 3126 R.O.R.C., TN

ZONING: PDR (PLANNED DENSITY RESIDENTIAL)
SECTION 8: 21 LOTS ON 7.56± ACRES
MIN. LOT SIZE = 41' WIDE; 5,330 SQ.FT. MINIMUM

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

FINAL PLAT

SECTION 8
ARBOR RIDGE SUBDIVISION

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

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PROJ. # 18314.57	DATE: 4/23/26 REV:	FILE: 18314 Arbor Ridge S8 Final Plat	DRAWN BY: WCC	SCALE: 1" = 50'	SHEET 2 OF 2