AGENDA

La Vergne Planning Commission
June 30, 2026 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: May 12, 2026 Workshop and May 26, 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 - 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. **(DEFERRED)**
5. 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.
6. 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.

NEW BUSINESS

7. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Hillpointe - 50.65 Acres. Property located on Old Nashville Highway (Tax Map 28, Parcel 14). Current Zoning District: R-2 (Mixed Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Sanjay D. Patel.
8. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cody Bass - 36.24 Acres. Property located on Hollandale Road (Tax Map 14, Parcels 24.21 & 35). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Myron and Melissa Bannister Living Trust.
9. Final Plat - The Villages at Woodland Hills, Section 8, Phase 2 - 29 Lots on 14.02 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Mixed Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.
10. Site Plan – Archangel Michael Coptic Church – New Building of 15,484 Square Feet on 10.16 Acres. Requested by Masoud Fathi. Property located at 173 Cherokee Drive (Tax Map 17C, Group E, Parcel 27). R-1 (Single Family Residential) Zoning District. Property owned by Archangel Michael Coptic Church.

11. Final Plat - SRM, Inc.- Consolidate 6 Lots Totaling 8.85 Acres into One Lot. Requested by Huddleston-Steele. Property located on Waldron Road & Rocky Tock Street (Tax Map 17G, Group A, Parcels 2, 11, 12, 13, 14, 15). CC (Central Commercial) Zoning District and R-1 (Single Family Residential). Property owned by Hollingshead Land, LLC.

12. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Jeff Hollingshead - 2.74 Acres. Property located on Rocky Tock Street (Tax Map 17G, Group A, Parcels 11, 12, 13, 14, 15). Current Zoning District: R-1 (Single Family Residential); Proposed Zoning District: CC (Central Commercial) Zoning District. Property owned by Hollingshead Land, LLC.

13. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MAY 12, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on May 12, 2026, in La Vergne City Hall, starting at 5:31 p.m. with Vice-Chairman/Mayor Jason Cole present and presiding.

Members Present

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

ORDER OF BUSINESS

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

This item will be considered at the regular meeting on May 26, 2026.

2. Public Comment Period.

No one spoke.

City Engineer Gary Lide introduced Ms. Amanda Hicks the new Assistant City Engineer.

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.

Ms. Hicks gave her utilities report.

Mr. Bill Huddleston, 2115 NW Broad Street, Murfreesboro, Huddleston Steele, Inc., addressed questions regarding staff comments and stated that he would work with his team on providing a detailed plan for what the proposed restroom on the site will look like.

No action was taken.

Mr. Justin Greer arrived.

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, LLC.

Mr. Logan gave his report.

Mr. Nicholas Goodridge, 2925 Berry Hill Drive, Nashville, Dewey Engineering, LLC., addressed questions regarding color of the proposed fence surrounding the property.

No action was taken.

Ms. Tabatha Howard arrived.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report highlighting his concern with the difficulties the project might have complying with the stormwater management ordinance.

Ms. Hicks gave her utilities report

Mr. Mark Campbell, 1010 Commerce Drive, Georgia, Carter Engineering, addressed questions regarding dumpster location, driveway size, garbage truck entry location, turn lanes, compliance with the stormwater management ordinance, compliance with the sign ordinance, and the likelihood to have staff comments addressed by the deadline.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Ms. Hicks gave her utilities report.

Mr. John Miner, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to answer any questions.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report stating that he still needed to receive the performance bond calculation numbers from the developer.

Ms. Hicks gave her utilities report highlighting the need for the developer to clarify where the drainage easement was located.

Mr. John Miner, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present and addressed questions regarding the single-family homes that were proposed in the development.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report stating that he still needed to receive the performance bond calculation numbers from the developer.

Ms. Hicks gave her utilities report highlighting the need for the developer to clarify where the drainage easement was located.

Mr. John Miner, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present and addressed questions regarding the sidewalks listed in the plans and why they abruptly ended before connecting to Blair Road.

No action was taken.

9. 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, Vice-Chairman Cole declared the workshop adjourned at 6:15 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MAY 26, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on May 26, 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, Mark Molnar, Tabatha Howard, Jim Hesemann, and Justin Greer.

ORDER OF BUSINESS

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

A motion, made by Mayor Jason Cole, seconded by Alderman Coates, to approve the minutes of the April 14, 2026 Workshop and the April 28, 2026 Regular Meeting, were 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.

Mr. Logan gave his report.

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

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, LLC.

Mr. Logan gave his report.

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

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.

This item was deferred. No action was taken.

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.

Mr. Logan gave his report.

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

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.

This item was deferred. No action was taken.

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.

This item was deferred. No action was taken.

9. Bonds/Letters of Credit Update.

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

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:05 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: June 30, 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
Scott Tatalovich, Utility Engineer
Amanda Hicks, Assistant 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)
Engineering comments addressed.

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

Utilities comments addressed.

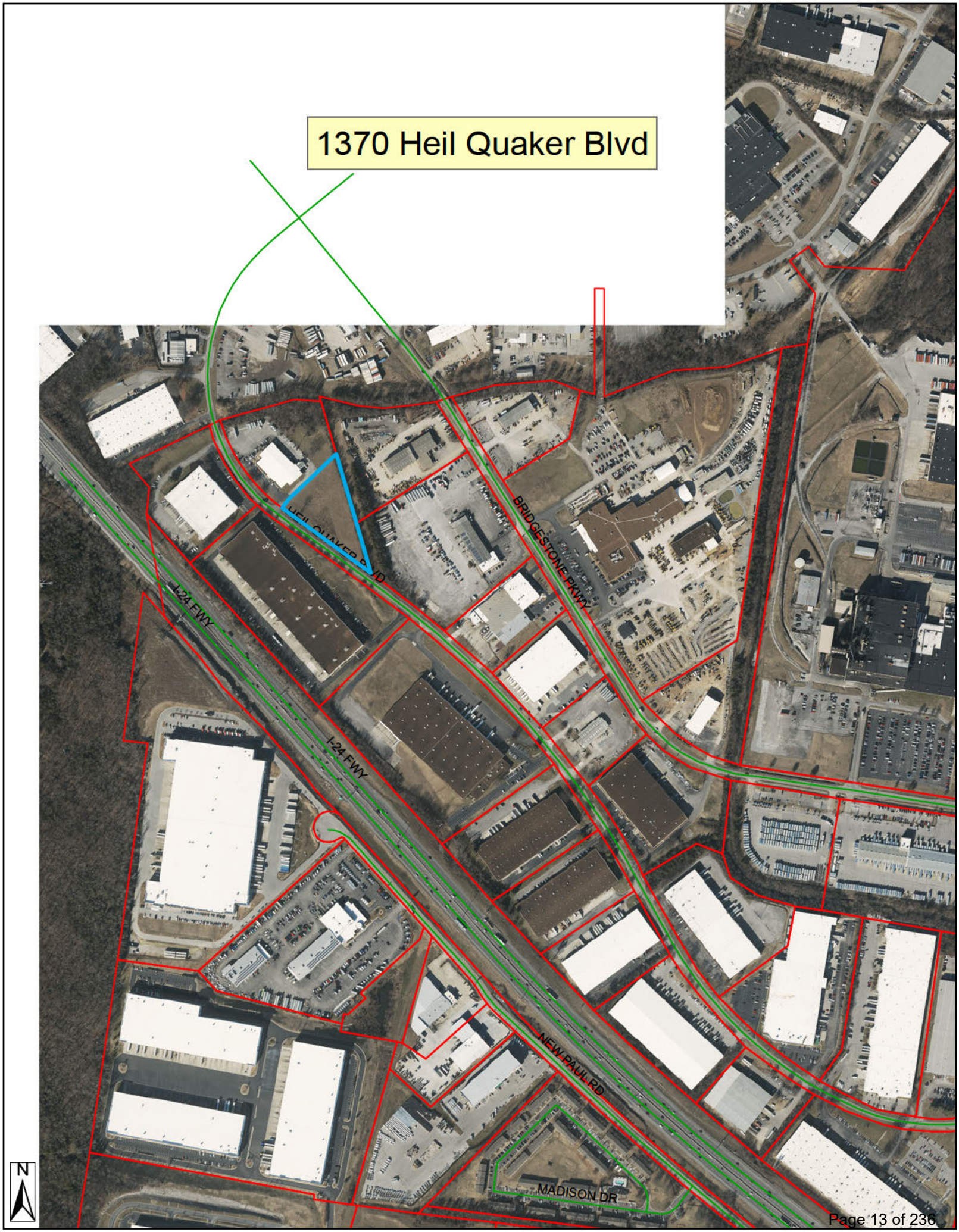
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police
No comments.

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

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

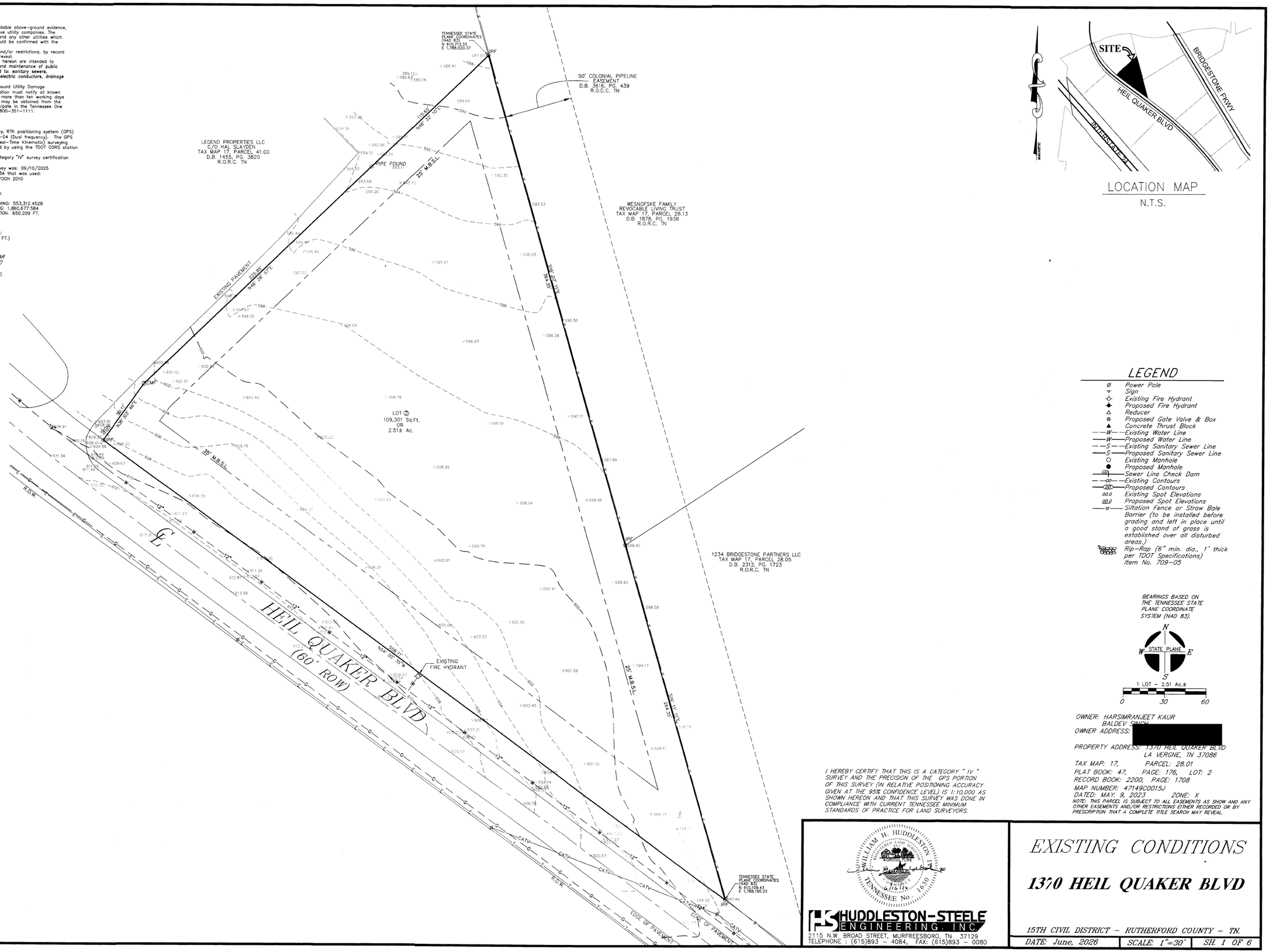
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed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



LOCATION MAP
N.T.S.

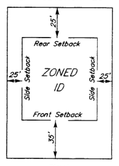
LEGEND

- 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*

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

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

WILLIAM H. HUDDLESTON
REGISTERED LAND SURVEYOR
No. 2026
STATE OF TENNESSEE
AGRICULTURE
TENNESSEE No. 2026

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: June, 2026 | *SCALE: 1"=30'* | *SH. 1 OF 6*

X:\PROJECTS\2026\JOBS\26-317 HEIL QUAKER BLVD\26-317 HEIL QUAKER BLVD.dwg, 6/16/2026 3:07:44 PM, XP 7770 No. 1 Series K

NOTES

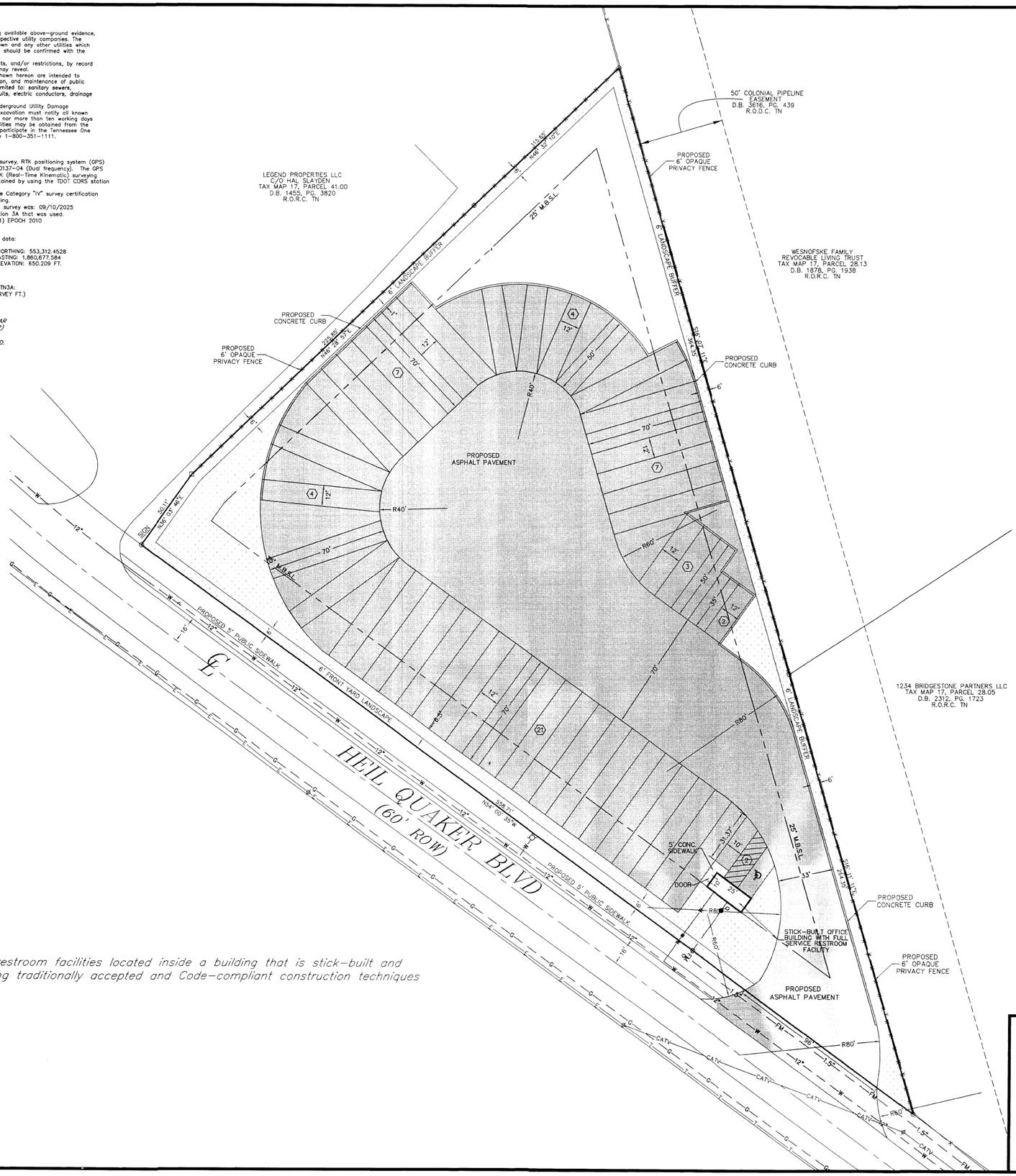
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed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



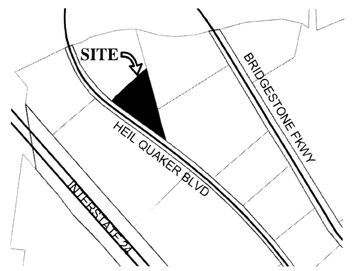
* *Full-service restroom facilities located inside a building that is stick-built and constructed using traditionally accepted and Code-compliant construction techniques*

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 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.
18. ALL WORK SHALL COMPLY WITH CITY OF LAVERGNE STANDARD SPECIFICATIONS AND DETAILS AND ANY GOVERNING STATE, LOCAL, OR FEDERAL REGULATIONS OR REQUIREMENTS.

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

OTHER	
# OF STALLS	SIZE
1	29'X10'
1	23'X10' (HANDICAP)
TOTAL: 2	



LOCATION MAP

N.T.S.

LEGEND

- ⌀ *Power Pole*
- ▭ *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- △ *Reducer*
- ⊗ *Proposed Gate Valve & Box*
- ▲ *Concrete Thrust Block*
- —W— *Existing Water Line*
- —W— *Proposed Water Line*
- —S— *Existing Sanitary Sewer Line*
- —S— *Proposed Sanitary Sewer Line*
- ○ *Existing Manhole*
- ● *Proposed Manhole*
- 00 *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*

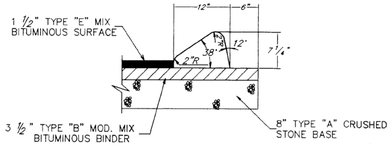
Site Data Chart

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:

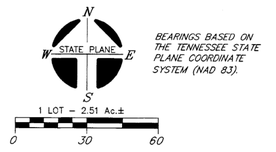
See Chart

Landscaping & Buffering:
Impervious surface area: 82,538 SF.
Pervious surface area: 26,763 SF.
Landscaping area: 18,405 SF.



EXTRUDED MOUNTABLE CONCRETE CURB

N.T.S.



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

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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

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

SITE LAYOUT PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

C:\Projects\2025\025-207 Projects\2025-207 HEIL QUAKER BLVD\2.1 HEIL QUAKER BLVD.dwg, 4/16/2026 3:53:33 PM, HP 7770 No. 1 Series X

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.
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18. ALL WORK SHALL COMPLY WITH CITY OF LAVERGNE STANDARD SPECIFICATIONS AND DETAILS AND ANY GOVERNING STATE, LOCAL, OR FEDERAL REGULATIONS OR REQUIREMENTS.
19. MAINTAIN AT LEAST 3 FEET CLEARANCE FROM UTILITY POLES AND WHERE FORCEMAIN IS WITHIN 10 FEET OF WATERLINE IT SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATERLINE.
20. INSTALL THE TOP OF THE FORCEMAIN AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATERLINE AT THE CROSSING; AND THE FORCEMAIN PIPE STICK SHALL BE CENTERED ON THE WATERLINE CROSSING.

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

N / W STATE PLANE E / S

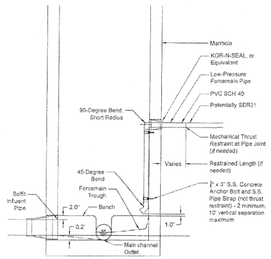
BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

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.

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.

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 #190137-04 (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: 82,538 SF.
Pervious surface area: 26,763 SF.
Landscaping area: 18,405 SF.

1370 HEIL QUAKER BLVD

HEIL QUAKER BLVD (60' ROW)

1347 HEIL QUAKER BLVD

1234 BRIDGESTONE PARKWAY

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

PROPOSED DOUBLE SWEEP SEWER CLEANOUT, BELOW GROUND FOR PROTECTION

PROPOSED PRIVATE E-ONE GRINDER PUMP WH101, 240V PER CITY REQ

PROPOSED PRESSURE SEWER CONNECTION PER CITY STD DTL 19.0

PROPOSED WATER METER

SEE NOTE #20

PROPOSED PRESSURE SEWER CLEANOUT PER CITY STD DTL 20.0

PROPOSED OVERHEAD ELECTRIC

CONTRACTOR TO UNCOVER GAS LINES SO SURVEYOR CAN LOCATE TO PROVIDE ADEQUATE CLEARANCE PER COLONIAL PIPELINE COMPANY

PROPOSED PUBLIC 1.5-INCH SCHEDULE 40 PVC LOW-PRESSURE SEWER FORCEMAIN

PROPOSED PUBLIC 1.5-INCH F.M. TO BE SLEEVED CROSSING COL. PIPELINE

SSMH TC: 618.86 IE: 613.52

ICON TN INDUSTRIAL PROPERTIES OWNER POOL 5 NC/TN, LLC TAX MAP 17, PARCEL 28.00 D.B. 1965, PG. 2566 R.O.R.C. TN

1341 HEIL QUAKER BLVD

3 WATER METERS

SEE NOTE #20

ELECTRIC STATION

PNG REGULATOR

SEE NOTE #20

SSMH #2826 TC: 612.61 IE: 595.85

50' COLONIAL PIPELINE EASEMENT R.B. 1892, PG. 2809

1289 BRIDGESTONE PARKWAY

FIA STRATEGIC REALTY INVESTORS TAX MAP 17, PARCEL 28.04 B.B. 1928, PG. 2802 R.O.R.C. TN

FIRE WATER VAULT

WATER METER VAULT

PNG REGULATOR STATION

EX. FH

SSMH #2831 TC: 600.39 IE: 594.28

GEAR INTERCHANGE DC #12 LLC TAX MAP 17, PARCEL 28.06 D.B. 1480, PG. 2013 R.O.R.C. TN

BORE OF 1.5" PVC F.M. UNDER HEIL QUAKER BLVD

1325 HEIL QUAKER BLVD

SSMH #3433 TC: 597.43 IE: 589.59

1299 BRIDGESTONE PARKWAY

SSMH TC: 600.78 IE: 590.56

PROPOSED LOW-PRESSURE FORCEMAIN DISCHARGE TO MANHOLE DETAIL

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

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

UTILITIES PLAN

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

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

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

J:\Civil 3D Projects\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD 2.dwg, 6/25/2026 2:19:26 PM, KIP TYPOS: No: 7

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.
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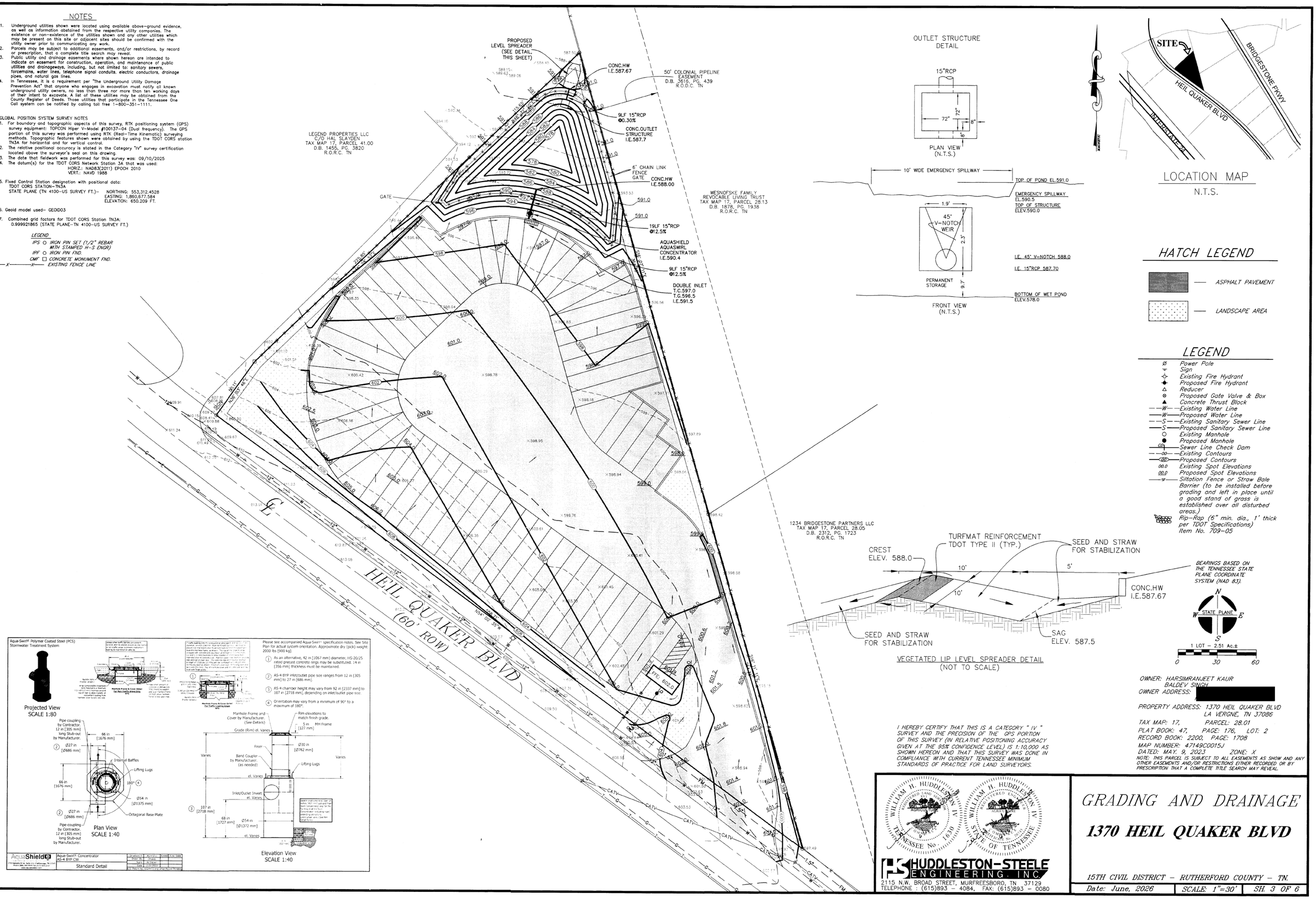
3. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
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*



OUTLET STRUCTURE DETAIL

LOCATION MAP

N.T.S.

HATCH LEGEND

ASPHALT PAVEMENT

LANDSCAPE AREA

LEGEND

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

VEGETATED LIP LEVEL SPREADER DETAIL
(NOT TO SCALE)

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

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

WILLIAM H. HUDDLESTON IV — REGISTERED ENGINEER — TENNESSEE No. 102650
WILLIAM H. HUDDLESTON IV — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE

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

OWNER: HARSIMRANJEET KAUR BALDEV SINGH
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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
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DATED: MAY. 9, 2023 ZONE: X
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GRADING AND DRAINAGE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: June, 2026	SCALE: 1"=30'	SH. 3 OF 6

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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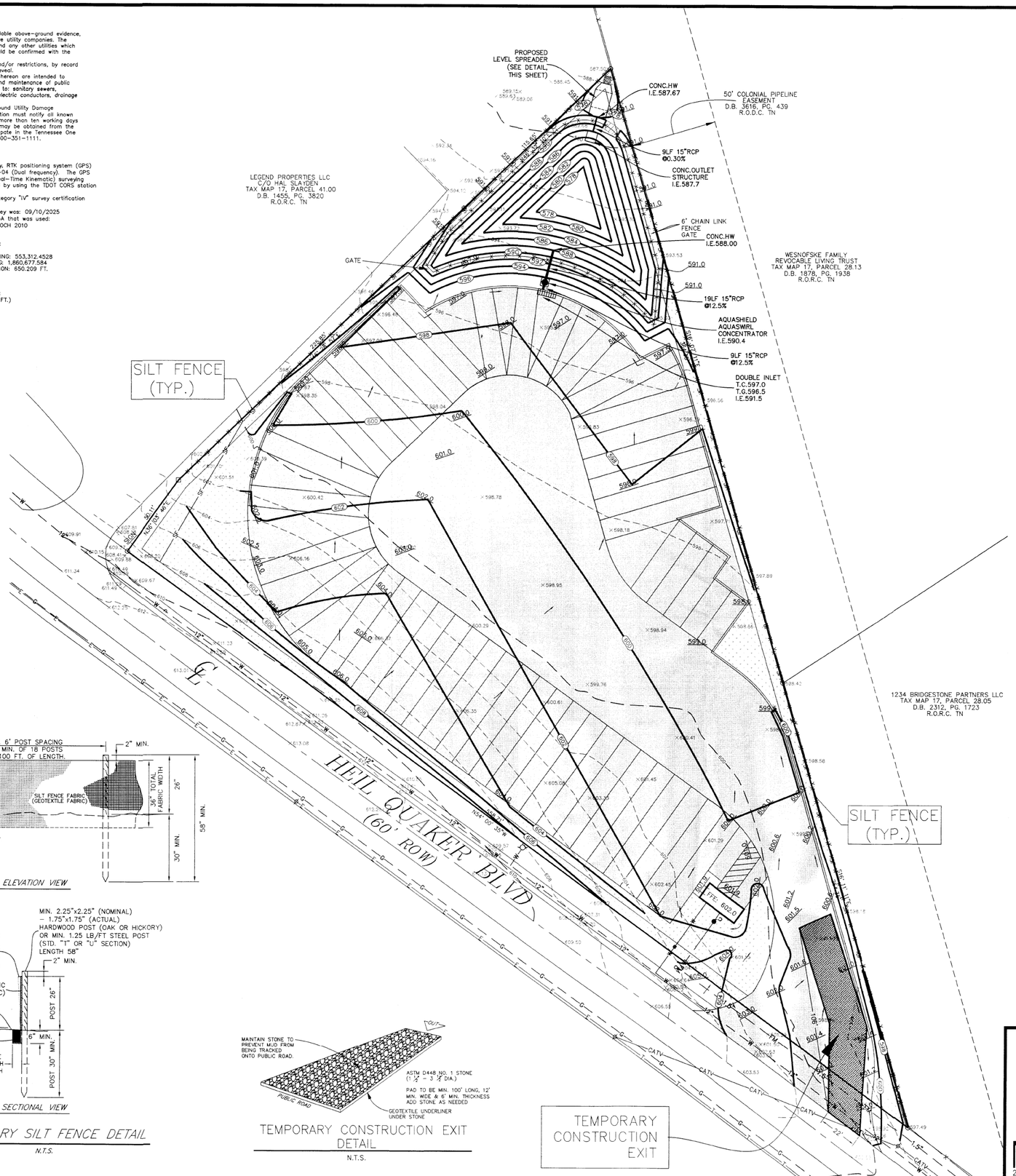
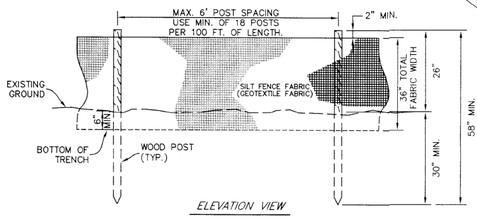
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 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.)

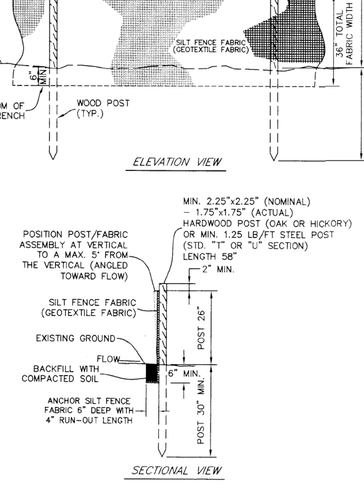
LEGEND

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*





ELEVATION VIEW



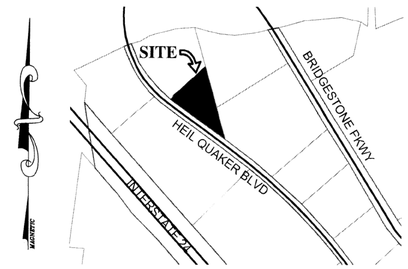
SECTIONAL VIEW

TEMPORARY SILT FENCE DETAIL

N.T.S.

TEMPORARY CONSTRUCTION EXIT DETAIL

N.T.S.



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:
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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

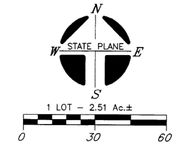
ASPHALT PAVEMENT

LANDSCAPE AREA

LEGEND

- 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).



1 LOT - 2.51 Ac.±

0 30 60

OWNER: HARSIMRANJEET KAUR BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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

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

INITIAL MEASURES

EROSION PREVENTION/SEDIMENT CONTROL

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

A:\PROJECTS\2025\25-141 HEIL QUAKER BLVD\25-141 HEIL QUAKER BLVD.dwg, 6/16/2026 3:07:22 PM, 6P 7770 No. 1 Series X

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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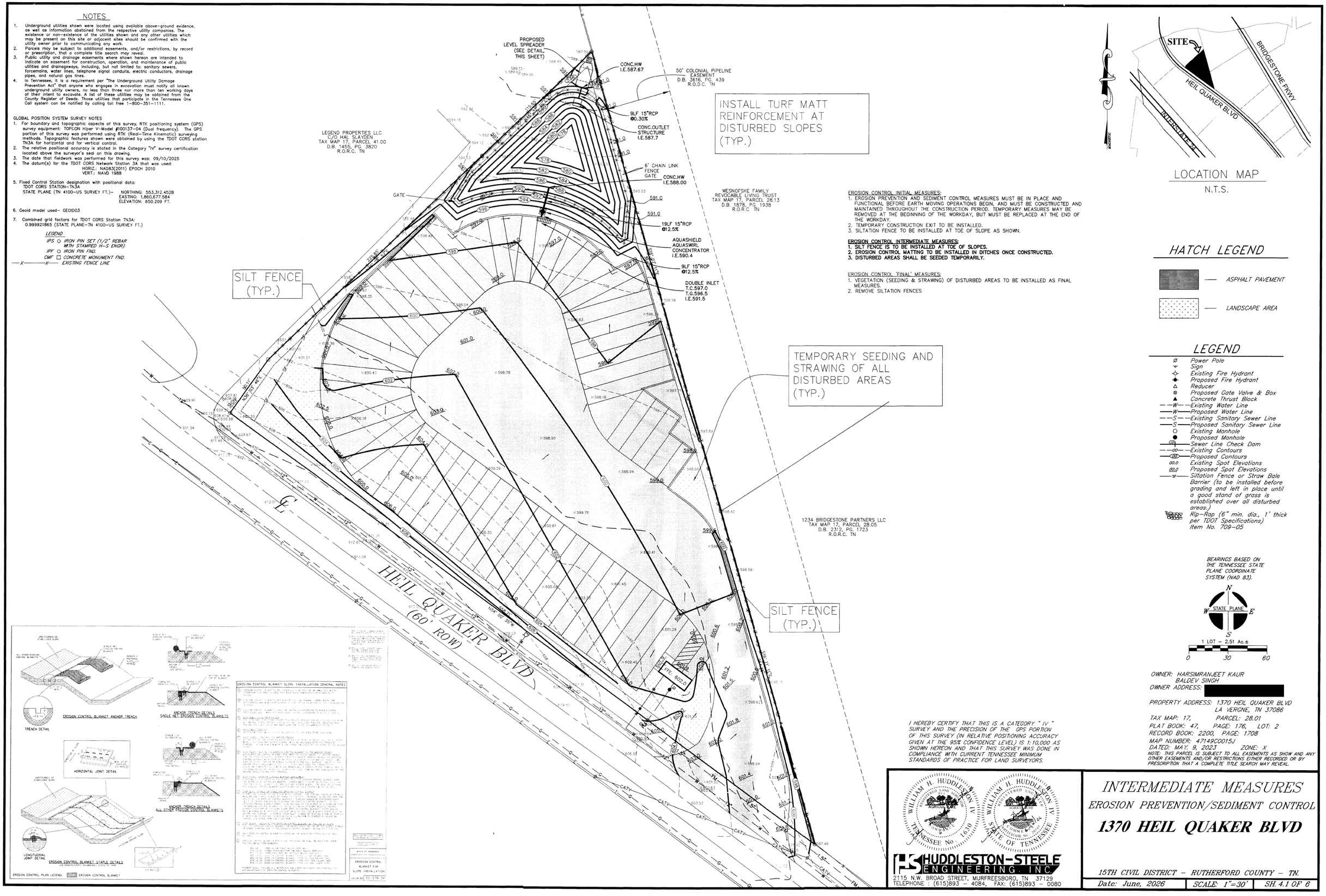
GLOBAL POSITION SYSTEM SURVEY NOTES

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.

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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

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

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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

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

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

INTERMEDIATE MEASURES
EROSION PREVENTION/SEDIMENT CONTROL
1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

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

X:\PROJECTS\2025\25-317 PROJECTS\25-317 HEIL QUAKER BLVD\13-0 HEIL QUAKER BLVD\Dwg, 6/16/2026 3:07:12 PM, XP 7770 No. 1 Series X

NOTES

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   VERT.: NAVD 1988
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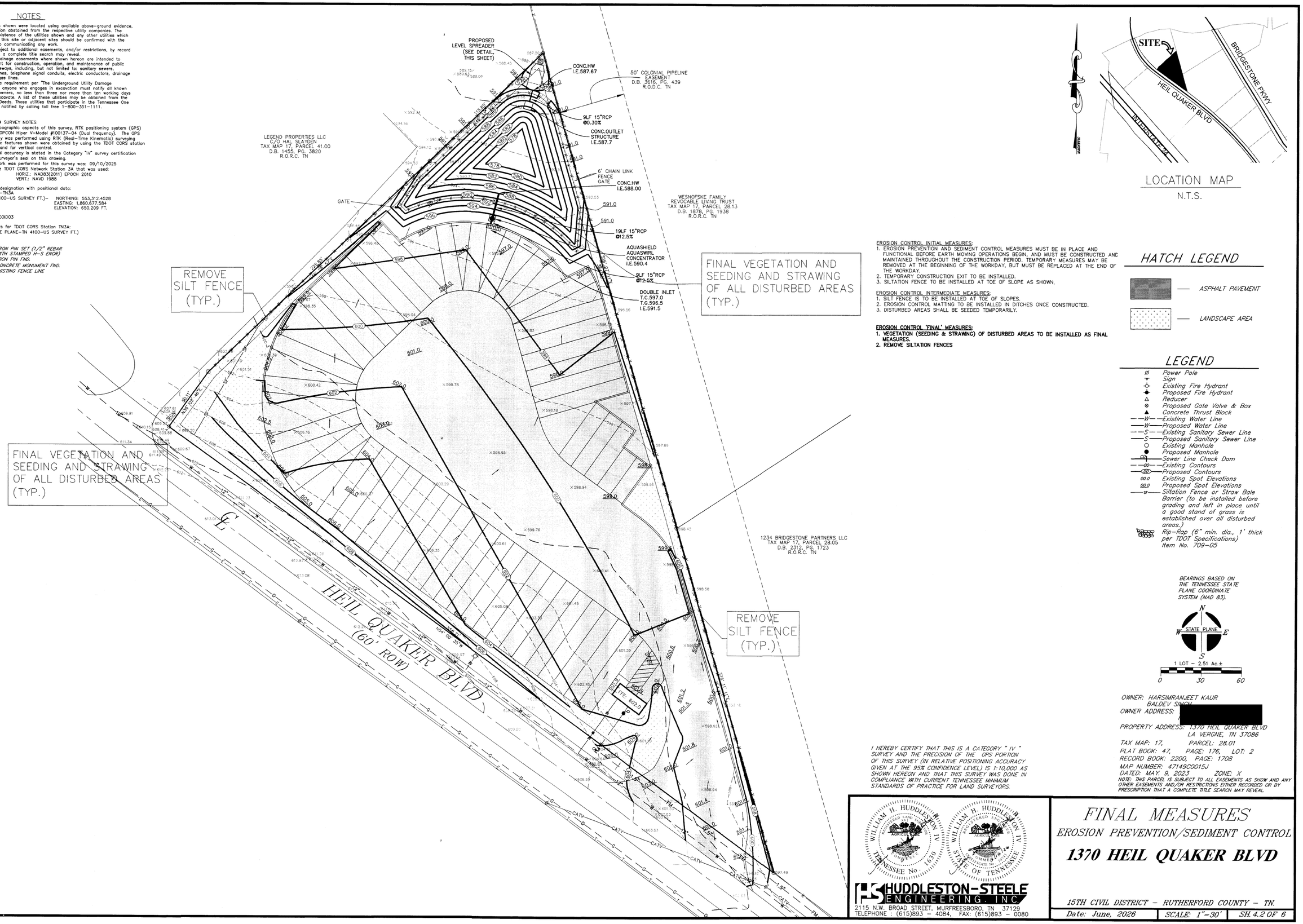
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

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
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- —W— Existing Water Line
- —W— Proposed Water Line
- —S— Existing Sanitary Sewer Line
- —S— Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- —600— Existing Contours
- —600— Proposed Contours
- 000.0 Existing Spot Elevations
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- —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.)
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BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

N
W STATE PLANE E
S

1 LOT – 2.51 Ac.±
0 30 60

OWNER: HARSIMRANJEET KAUR
BALDEV SINGH
OWNER ADDRESS: [redacted]
PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
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WILLIAM H. HUDDLESTON IV
REGISTERED LAND SURVEYOR
TENNESSEE No. 1630

WILLIAM H. HUDDLESTON IV
REGISTERED ENGINEER
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: June, 2026	*SCALE: 1"=30'*	*SH. 4.2 OF 6*

C:\Huddleston-Steele Dropbox\Projects\17-01 HEIL QUAKER BLVD\17-01 HEIL QUAKER BLVD.dwg, 6/16/2026 3:06:35 PM, KIP 7770 No. 1 Series K

NOTES

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LEGEND

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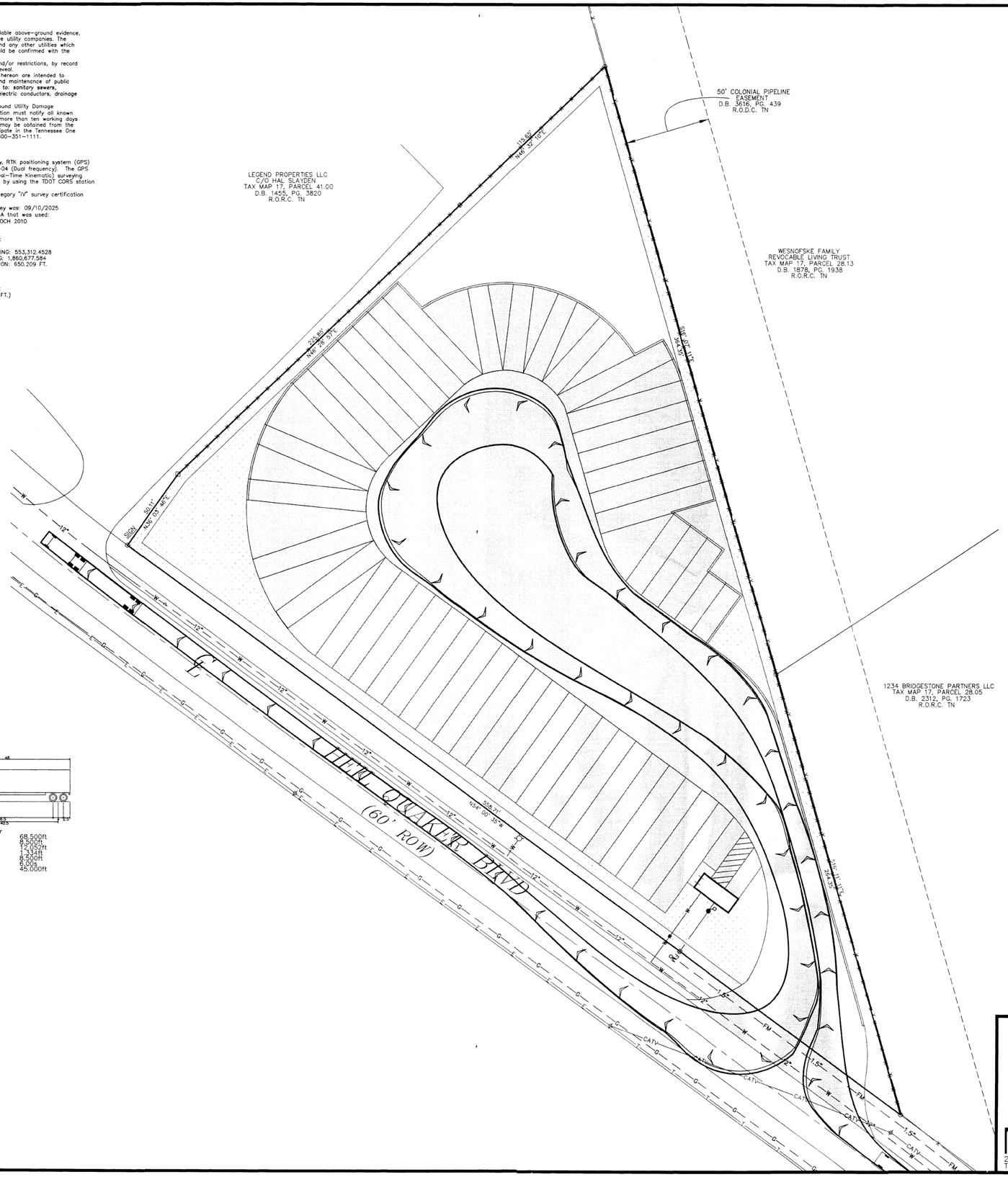
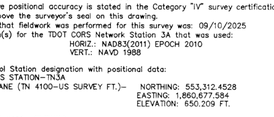
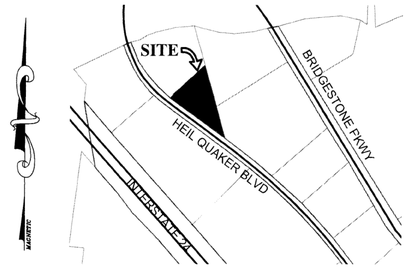
- IPF ○ *IRON PIN FND.*
- CMF □ *CONCRETE MONUMENT FND.*
- —X———X— *EXISTING FENCE LINE*





WB-62 - Interstate Semi-Trailer

Overall Length	68.500ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.344ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	45.000ft



LOCATION MAP

N.T.S.

HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

LEGEND

- Ø *Power Pole*
- *Sign*
- *Existing Fire Hydrant*
- *Proposed Fire Hydrant*
- *Reducer*
- *Proposed Gate Valve & Box*
- *Concrete Thrust Block*
- —W— *Existing Water Line*
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- —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*
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BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

1 LOT - 2.51 Ac.±

0 30 60

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

PROPERTY ADDRESS: 1370 HEIL QUAKER BLVD
LA VERGNE, TN 37086
TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X

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

WILLIAM H. HUDDLESTON IV
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STATE OF TENNESSEE

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TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

TRUCK TEMPLATE

1370 HEIL QUAKER BLVD

15TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

Date: June, 2026	SCALE: 1"=30'	SH. 5 OF 6

S:\MUNICIPAL\RUTHERFORD CO\PROPERTIES\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 6/16/2026 3:06:10 PM, KIP 7770 No. 1 Series K

NOTES

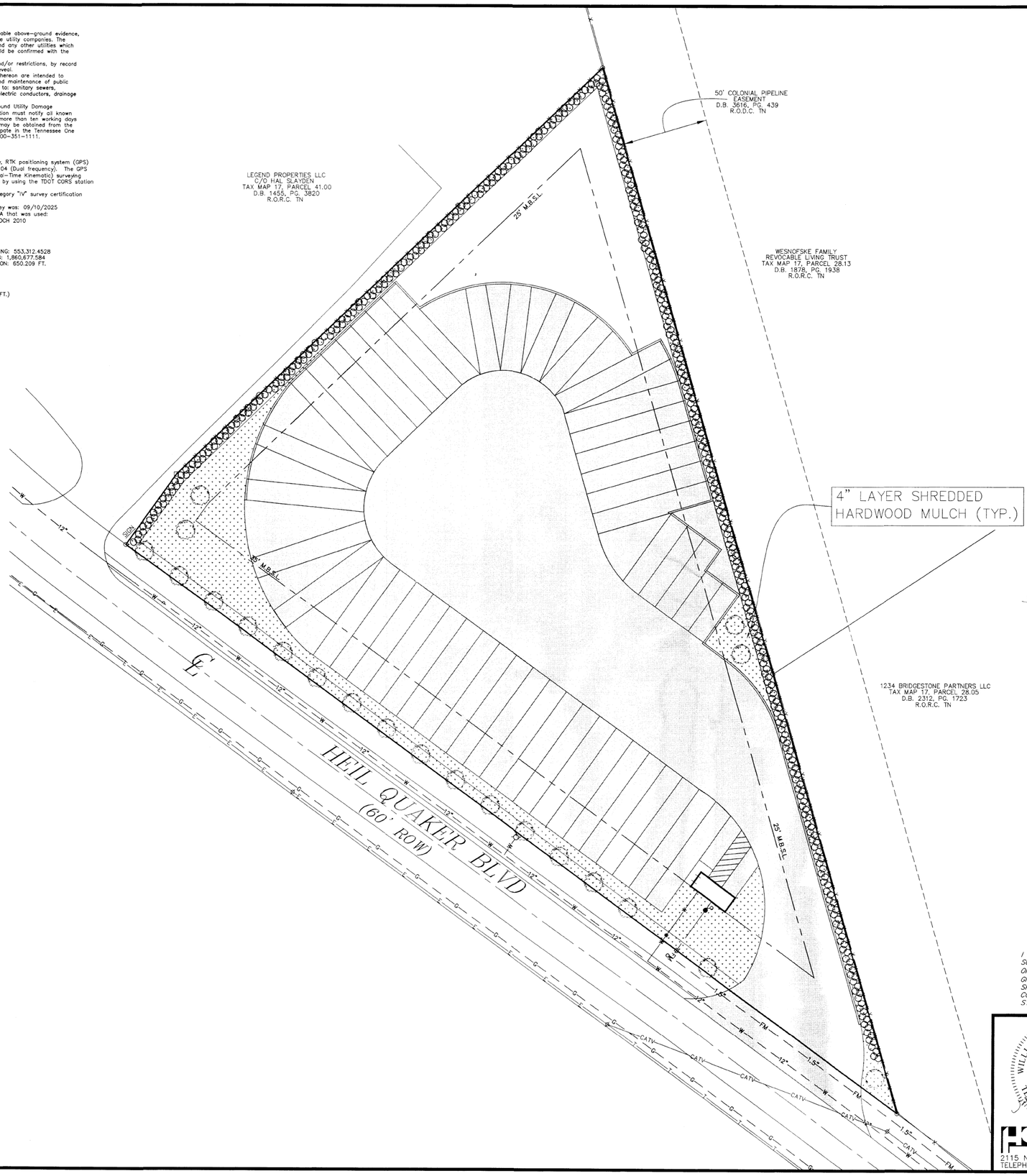
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed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

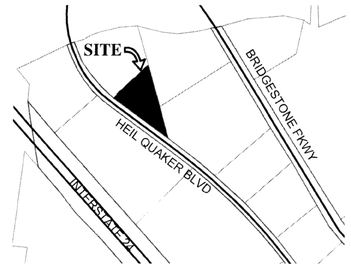
GLOBAL POSITION SYSTEM SURVEY NOTES

1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey was: 09/10/2025
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ.: NAD83(2011) EPOCH 2010
   VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN3A
   STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
   EASTING: 1,860,677.584
   ELEVATION: 650.209 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

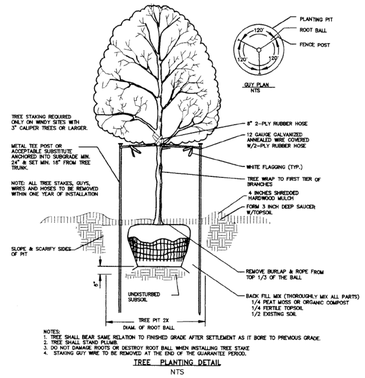
LEGEND

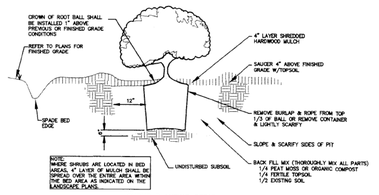
- *IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)*
- *IPF ○ IRON PIN FND.*
- *CMF □ CONCRETE MONUMENT FND.*
- *X——X EXISTING FENCE LINE*





LOCATION MAP
N.T.S.





PLANT MATERIALS SCHEDULE

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

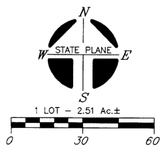
HATCH LEGEND

- ASPHALT PAVEMENT
- LANDSCAPE AREA

LEGEND

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

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

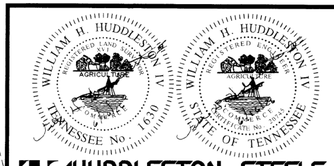


OWNER: HARSIMRANJEET KAUR BALDEV SINGH
OWNER ADDRESS: [redacted]

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

TAX MAP: 17, PARCEL: 28.01
PLAT BOOK: 47, PAGE: 176, LOT: 2
RECORD BOOK: 2200, PAGE: 1708
MAP NUMBER: 47149C0015J
DATED: MAY. 9, 2023 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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



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

X:\ML-ACAD\2026\JUNE 2026 PROJECTS\1370 HEIL QUAKER BLVD\1370 HEIL QUAKER BLVD.dwg, 6/16/2026 3:06:03 PM, KP 7770 No. 1 Series K

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 4. **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:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer
Amanda Hicks, Assistant City Engineer

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. None of the building complies with the overlay; The color architectural elevations show 100% EIFS with no brick and no stone;
2. The full-color architectural elevations were received the week of June 1st;
3. The required materials board was not submitted. Board must contain actual samples of all exterior materials.

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

1. 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
2. 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.
3. (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.
4. (For information) A Right-of-Way Construction Permit will be required from TDOT for all work within the State 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.

5. (Sheet C-2.0) Label curb and gutter along the widening of Jackson Square Blvd as 6" Post Curb & Gutter as per city detail C010 on sheet C-5.0
6. (Sheet C-2.0) While the monument/pole sign will be permitted separately through the Codes Department, provide the height, dimensions, and materials which will be used on that sign for review by the Planning Commission.
7. (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.
8. 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.
9. (For Planning Commission Information) The walls around the dumpster are split-face CMU.
10. (Sheet C-2.0) The square footage of the building appears to be incorrect. Please correct it.

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 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. Engineer shows easement line same weight as existing easements across this property and labeled it as "30ft Easement to be recorded per City." Please change the line weight of the new easement to distinguish it's boundary as within the property and label it as "public utility easement." The easement shall be 10' north of the existing sewer line and cover all the way to the property frontage of Murfreesboro Rd. So the P.U.E. shall cover approximately 39 feet on the eastern property boundary and 33 feet along the western property boundary. This will ensure that both the existing 12"W and 12"S have at least 20' easements centered on their existing alignments and access as needed for City along property frontage.
4. Place a "*traffic rated public sewer cleanout*" at the P.U.E. boundary on the 6" Sewer Service. This is the end of the 6" public service and the beginning of the private sewer service, which may be 4 inch diameter if desired and it works for site flows.

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

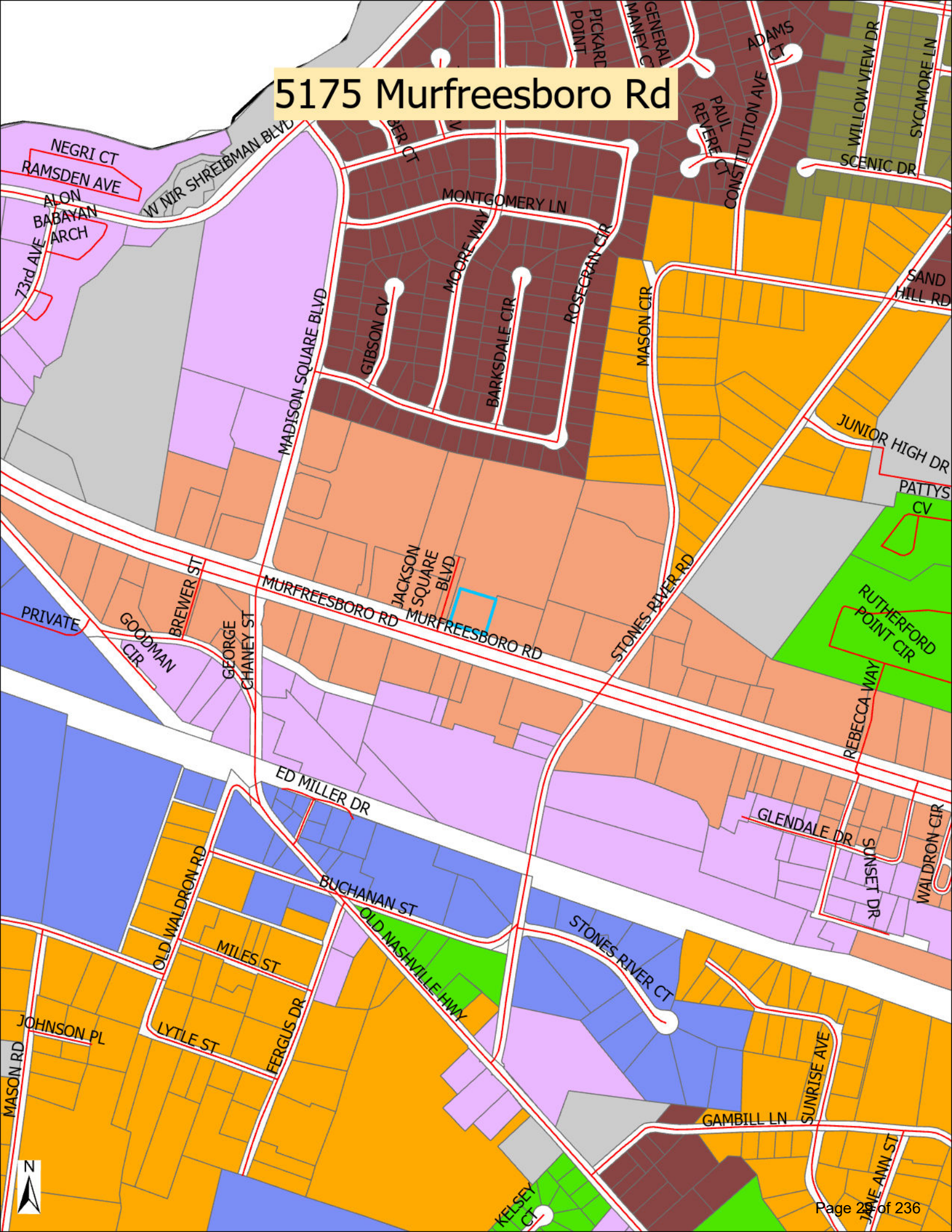
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comment.

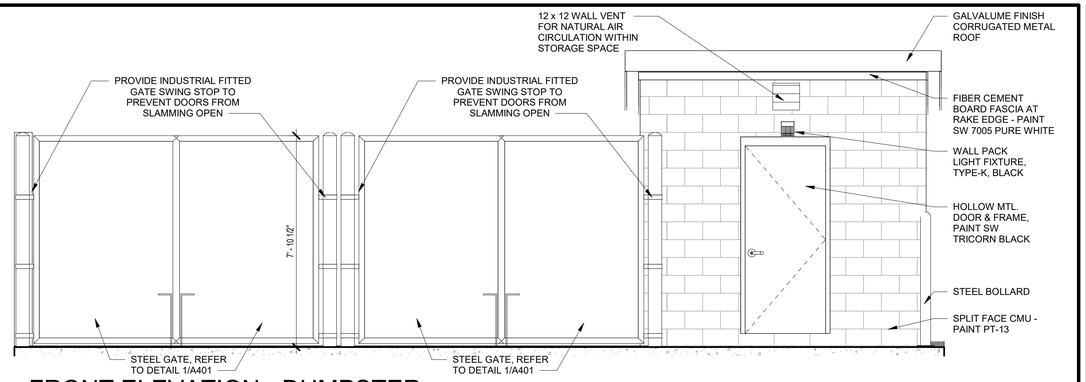
Police
No comment.

***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.

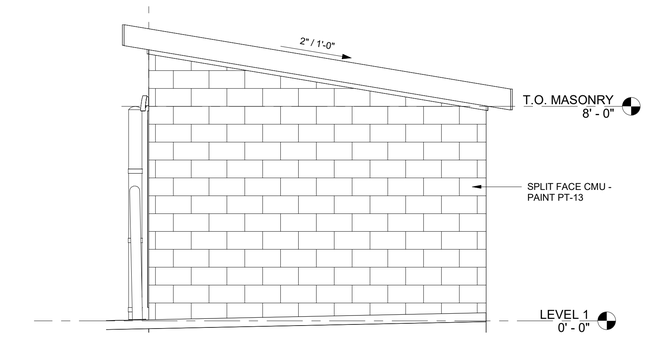
5175 Murfreesboro Rd
GIBSON CIR
MOORE CIR
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MADISON SQUARE BLVD
BREWER ST
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
GEORGE CHANEY ST
STONES RIVER RD
OLD NASHVILLE HWY
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
STONES RIVER CT
FERGUS DR
MILES ST
N
Rutherford County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

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

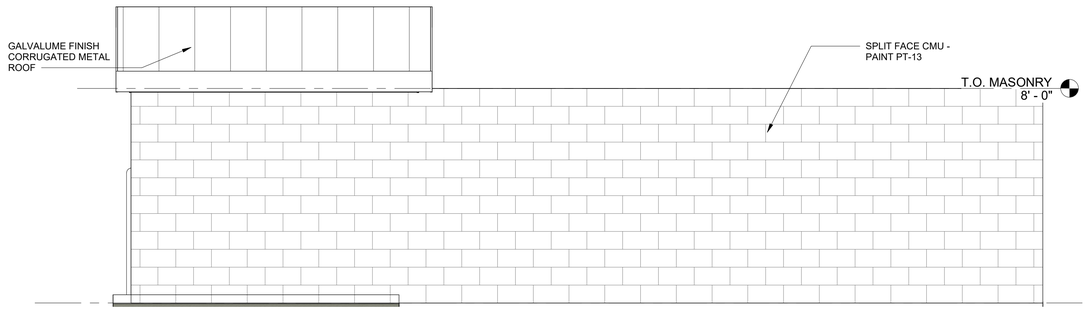

5175 Murfreesboro Rd
NEGRI CT
RAMSDEN AVE
W NIR SHREIBMAN BLVD
ALON BABAYAN ARCH
73rd AVE
MONTGOMERY LN
MOORE WAY
GIBSON CV
BARKSDALE CIR
ROSECRAN CIR
MADISON SQUARE BLVD
MASON CIR
CONSTITUTION AVE
PAUL REVERE CT
ADAMS CT
WILLOW VIEW DR
SYCAMORE LN
SCENIC DR
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUTHERFORD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



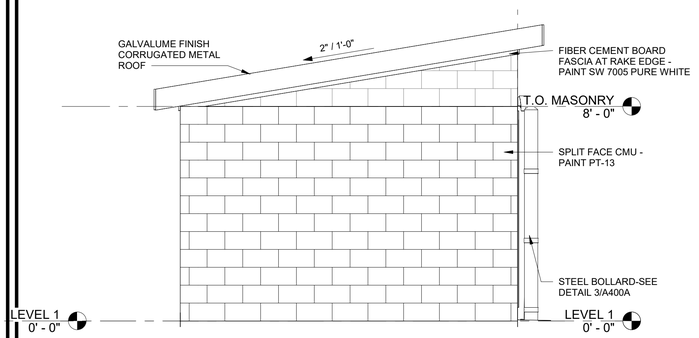
5 FRONT ELEVATION - DUMPSTER



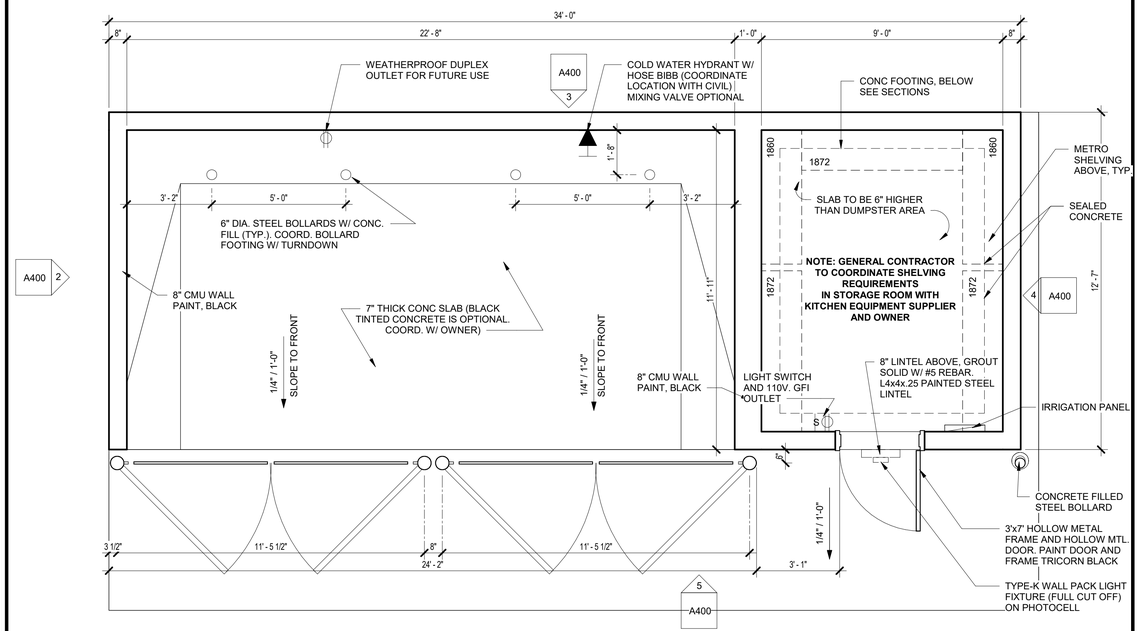
4 RIGHT ELEVATION - DUMPSTER



3 REAR ELEVATION - DUMPSTER



2 LEFT ELEVATION - DUMPSTER
SCALE: 3/8" = 1'-0"



1 Floor Plan - Trash Enclosure Alt
SCALE: 3/8" = 1'-0"

Seal

NOT FOR CONSTRUCTION

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Drawing Alteration

It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer or Architect, to alter any item on this drawing in any way. If any item bearing the seal of a licensed Professional Engineer or Architect is altered, the altering engineer or architect shall affix to the item their seal together with the notation "altered by" followed by their signature and the date of such alteration, and a specific description of the alteration.

DO NOT SCALE PLANS

Contractor Warranty: Contractor shall verify all dimensions and conditions of the job and shall report any discrepancies to the Architect before commencing work. Contractor shall be responsible for the correction of any work done with any discrepancies not reported.

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Issued:

05/11/2026	Issued for Review

Revisions:

1		

DRAWN BY: SEI

CHK'D BY: NMH

ZAXBYS

5175 Murfreesboro Rd
La Vergne, TN 37086

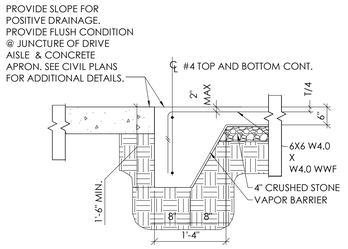
SHEET TITLE

DUMPSTER ENCLOSURE WITH STORAGE

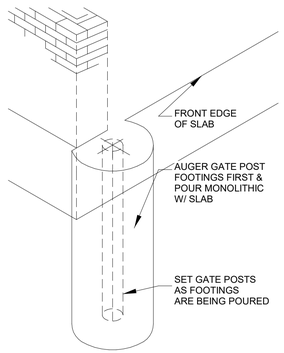
PROJECT NO: 26-0274

A400

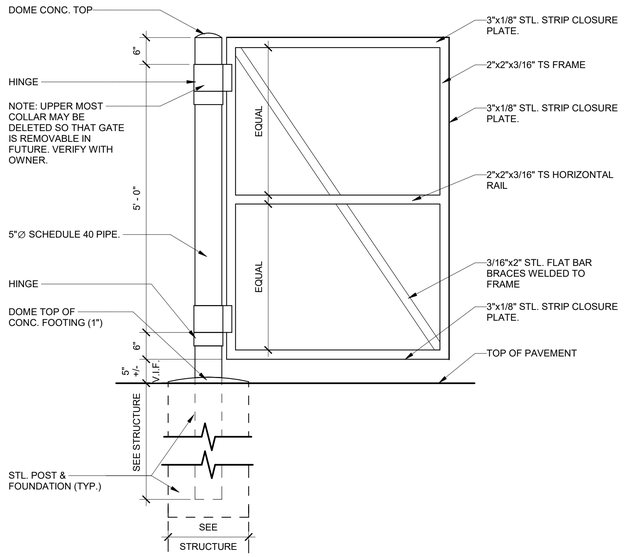
PLOTTED: 5/20/2026 9:58:01 AM



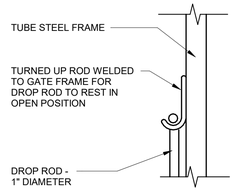
7X ENCLOSURE SLAB EDGE



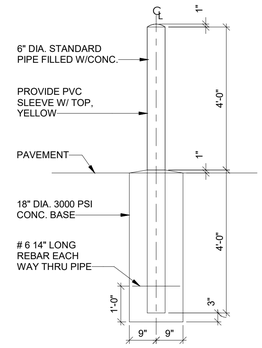
8X DUMPSTER GATE POST FOOTAGE



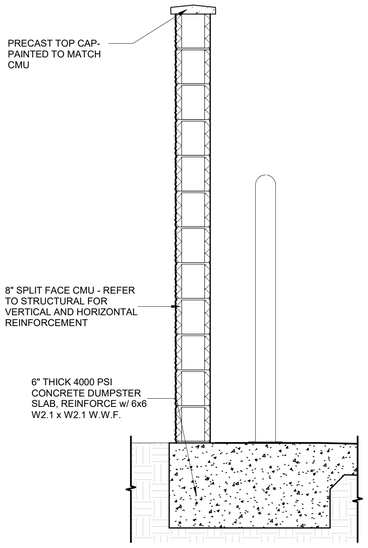
1A GATE DETAIL



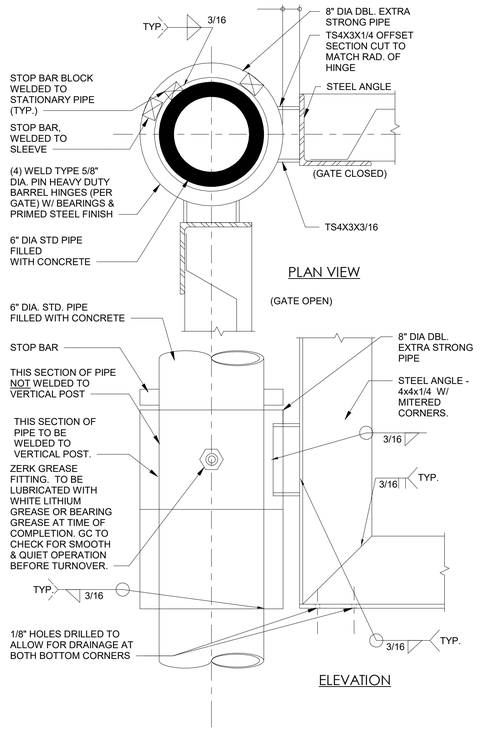
6 GATE DROP



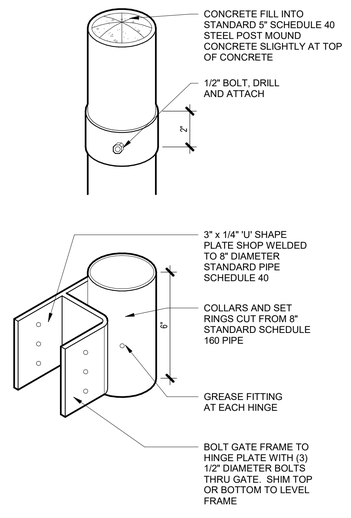
5 BOLLARD DETAIL



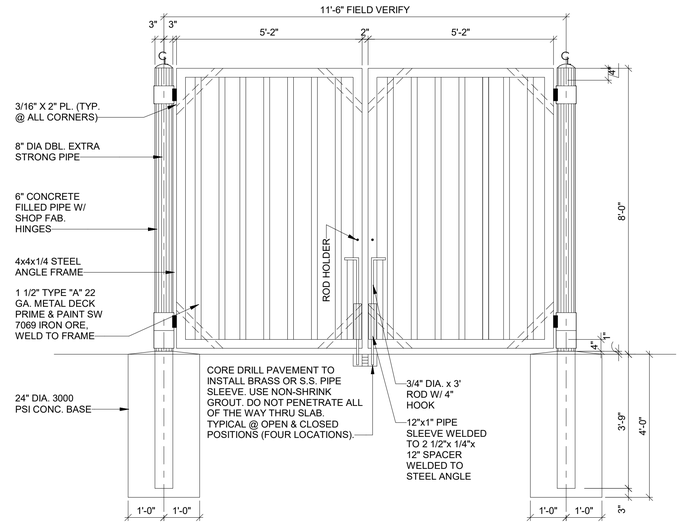
4 TRASH ENCLOSURE WALL



3 DUMPSTER GATE HINGE DETAIL



2 HINGE DETAIL



1 DUMPSTER ENCLOSURE GATE DETAIL

Seal

NOT FOR CONSTRUCTION

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Drawing Alteration
DO NOT SCALE PLANS

APD ENGINEERING ARCHITECTURE
615 Fishers Run Victor, NY 14564
585.742.2222 - www.apd.com

Issued:

05/11/2026	Issued for Review

Revisions:

1		

DRAWN BY: Author

CHK'D BY: Checker

ZAXBYS

5175 Murfreesboro Rd
La Vergne, TN 37086

SHEET TITLE

DUMPSTER ENCLOSURE DETAILS

PROJECT NO: 26-0274

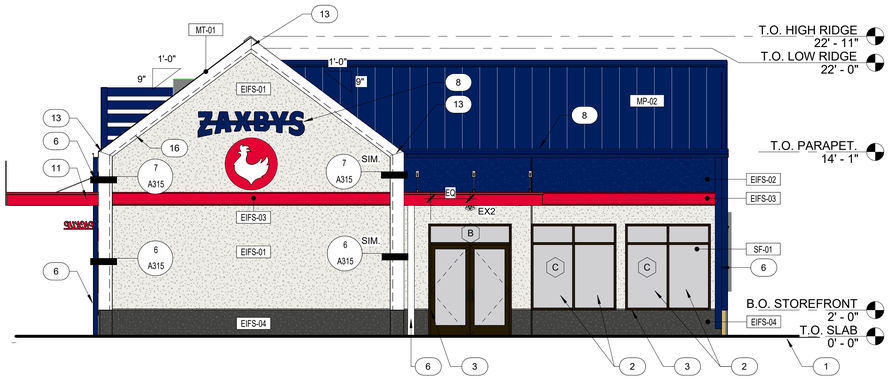
A401

PLOTTED: 5/20/2026 9:58:01 AM

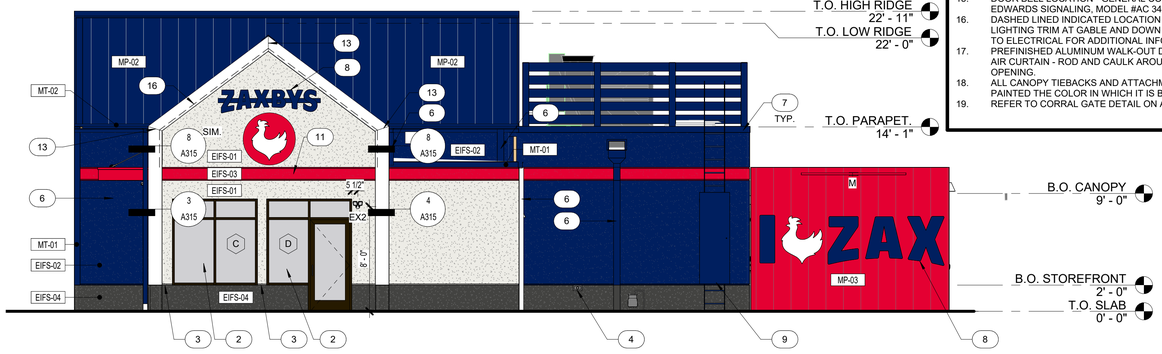
EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
EIFS-01	EIFS STUCCO	DRYVIT	DRYVIT OUTSULATION PLUS MD	COLOR ZAXB 06 1022 -COLESLAW WHITE - DRYVIT PREMIXED COLORS TO BE UTILIZED AS ZAXBYS STANDARD AND PREFERRED FINISH.	CONTACT: ROBERT DAZEL - PHONE:734.790.6765 EMAIL: bdazel@tremcoinc.com
EIFS-02	EIFS STUCCO	DRYVIT	DRYVIT OUTSULATION PLUS MD	COLOR ZAXB 04 1022 - FOUNDERS BLUE - DRYVIT PREMIXED COLORS TO BE UTILIZED AS ZAXBYS STANDARD AND PREFERRED FINISH.	CONTACT: ROBERT DAZEL - PHONE:734.790.6765 EMAIL: bdazel@tremcoinc.com
EIFS-03	EIFS STUCCO	DRYVIT	DRYVIT OUTSULATION PLUS MD	COLOR ZAXB 05 1022 - TONGUE TORCH RED - DRYVIT PREMIXED COLORS TO BE UTILIZED AS ZAXBYS STANDARD AND PREFERRED FINISH.	CONTACT: ROBERT DAZEL - PHONE:734.790.6765 EMAIL: bdazel@tremcoinc.com
EIFS-04	EIFS STUCCO	DRYVIT	DRYVIT OUTSULATION PLUS MD	COLOR ZAXB 07 1022 - IRON ORE - DRYVIT PREMIXED COLORS TO BE UTILIZED AS ZAXBYS STANDARD AND PREFERRED FINISH.	CONTACT: ROBERT DAZEL - PHONE:734.790.6765 EMAIL: bdazel@tremcoinc.com
MP-01	METAL PANEL	CMP	SNAP CLAD - STANDING SEAM METAL PANELING - FACTORY PAINTED FOUNDERS BLUE	SMOOTH PANEL FINISH / PROFILE 16" O/C	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
MP-03	METAL PANEL	CMP	SNAP CLAD - STANDING SEAM METAL PANELING - FACTORY PAINTED TONGUE TORCH RED	SMOOTH PANEL FINISH / PROFILE 16" O/C	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
PT-10	PAINT	SHERWIN WILLIAMS	ZAXBYS FOUNDERS BLUE - FLAT FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET. WHERE APPLIED TO FREEZER/COOLER, UTILIZE INSL-X FREEZER KOTE PRDUCT THROUGH SHERWIN WILLIAMS	CONTACT: JOY BABUR - PHONE 407.694.7994 EMAIL: joy.l.babur@sherwing.com
PT-11	PAINT	SHERWIN WILLIAMS	ZAXBYS TONGUE TORCH RED - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET.	CONTACT: JOY BABUR - PHONE 407.694.7994 EMAIL: joy.l.babur@sherwing.com
PT-12	PAINT	SHERWIN WILLIAMS	ZAXBYS COLESLAW WHITE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET.	CONTACT: JOY BABUR - PHONE 407.694.7994 EMAIL: joy.l.babur@sherwing.com
PT-13	PAINT	SHERWIN WILLIAMS	SW 7069 IRON ORE - SATIN FINISH	PRIMER: PREPRITE PROBLOCK INTERIOR/EXTERIOR. REFER TO PAINT CODES ON FINISH SCHEDULE SHEET.	CONTACT: JOY BABUR - PHONE 407.694.7994 EMAIL: joy.l.babur@sherwing.com
ROOFING					
MP-02	METAL PANEL	CMP	SNAP CLAD -STANDING SEAM METAL PANELING - FACTORY PAINTED FOUNDERS BLUE	GC TO PROVIDE MATCHING RIDGE VENT AND SNOW/ICE GUARDS AS SHOWN TO BE PAINTED PT-10.	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TRIM. PERMA TITE FACTORY PAINTED FOUNDERS BLUE OR TONGUE TORCH RED		CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPER AND DOWNSPOUTS - FACTORY PAINTED FOUNDERS BLUE		CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS/EYEBROW - ANCHOR TITE 8.5"	FACTORY PAINTED TONGUE TORCH RED U.N.O. CANOPY SUPPLIER TO PURCHASE ACM FROM METAL ERA PER ZAXBYS DESIGN STANDARDS.	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-8704 EMAIL: zaxbys@cmpmetalsystems.com
ROOF-1	ROOFING MEMBRANE	VERSICO	60 MIL WHITE VERSIFLEX PVC		CONTACT: COREY BLANK - PHONE: (203) 215-7859 EMAIL: corey.blank@versico.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB VERSAGLAZE 451T - ALUMINUM DARK BRONZE ANODIZED	CONTACT: QUALITY GLASS - PHONE (706) 548-4481	CONTACT: QUALITY GLASS - PHONE (706) 548-4481

GENERAL NOTE: PLEASE REFER TO PAINT BASES AND CUSTOM CODES ON A112 – FINISH SCHEDULE.

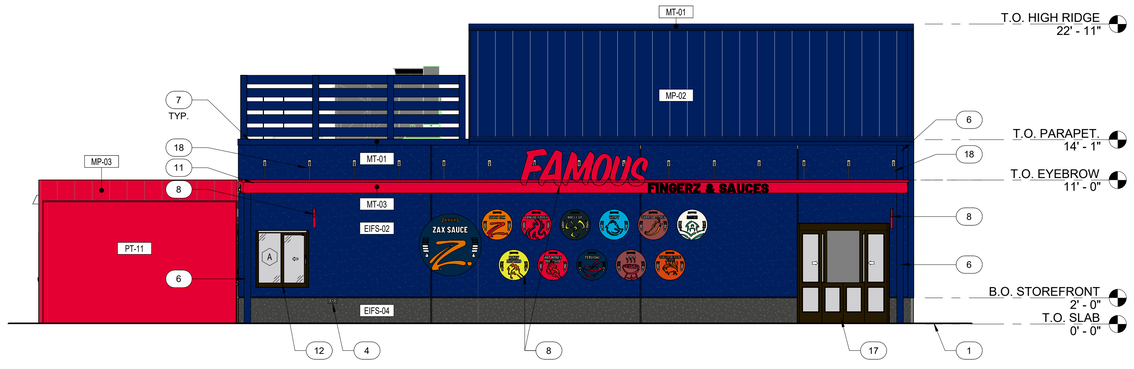


4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

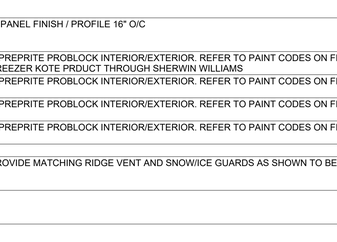


3 EAST ELEVATION
SCALE: 3/16" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH CORRAL ELEVATION
5 SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

A. PER MANUFACTURERS REQUIREMENTS, IF REQUIRED, PROVIDE HORIZONTAL AND VERTICAL REVEALS IN EIFS SYSTEM. IF REQUIRED, GC TO VERIFY LOCATION OF REVEALS WITH ARCHITECT PRIOR TO LOCATING.
B. REFER TO A001-A004 FOR ALL EXTERIOR PRODUCTS AND MATERIAL SPECIFICATIONS. CONSULT AOR PRIOR TO REPLACING SPECIFIED PRODUCT.

EXTERIOR ELEVATION KEYNOTES

1. LINE INDICATES PROPOSED GRADE/SIDEWALK ELEVATION - GENERAL CONTRACTOR TO PROVIDE ADEQUATE AND CODE COMPLIANT POSITIVE DRAINAGE AWAY FROM FACE OF PROPOSED BUILDING AS REQUIRED.
2. THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
3. PREFINISHED METAL WINDOW SILL FLASHING AS PER WINDOW MANUFACTURERS RECOMMENDATIONS.
4. HOSE BIBB LOCATIONS - REFER TO PLUMBING FOR ADDITIONAL INFORMATION.
5. INSULATED HOLLOW METAL DOOR AND FRAME - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING - REFER TO DOOR SCHEDULE FOR FINISH REQUIREMENTS.
6. PREFINISHED METAL DOWNSPOUT AND GUTTER SYSTEM - FINISH OF METAL TO MATCH ADJACENT FINISH.
7. PREFINISHED METAL CAP FLASHING.
8. BUILDING SIGNAGE IS FOR REFERENCE PURPOSES ONLY AND ARE TO BE SUBMITTED, REVIEWED, INSTALLED AND INSPECTED UNDER A SEPARATE PERMIT SUBMITTAL.
9. EXTERIOR SHIPS ROOF LADDER WITH LOCKABLE COVER - PAINTED TO MATCH ADJACENT SURFACES.
10. ELECTRICAL METER , MDP, AND PANEL LOCATION WITH LOCKS- REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
11. PREFINISHED METAL CANOPIES WITH INTEGRAL LIGHTING.
12. PREFINISHED ALUMINUM PASS-THRU WINDOW - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENINGS.
13. ALL GABLE CORNERS MUST BE MITERED TO CREATE APPEARANCE OF CONTINUOUS FASCIA. REFER TO DETAILS AND TO MANUFACTURERS SUPPLIED DETAILS FOR PROPER JOINING. CAULK AND SEAL ALL JOINTS SMOOTH AND PAINT FOUNDERS BLUE SEALANT FINISH.
14. KNOX BOX LOCATION - MOUNT @ 5'-0" AFF 0 VERIFY EXACT LOCATION WITH LOCAL AUTHORITIES PRIOR TO INSTALLATION.
15. DOOR BELL LOCATION - GENERAL CONTRACTOR TO PROVIDE: EDWARDS SIGNALING, MODEL #AC 340-4N5.
16. DASHED LINED INDICATED LOCATION OF CONCEALED BLUE LIGHTING TRIM AT GABLE AND DOWN SIDE OF BUILDING. REFER TO ELECTRICAL FOR ADDITIONAL INFORMATION.
17. PREFINISHED ALUMINUM WALK-OUT DOOR WITH INTEGRATED AIR CURTAIN - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING.
18. ALL CANOPY TIEBACKS AND ATTACHMENT POINTS ARE TO BE PAINTED THE COLOR IN WHICH IT IS BEING MOUNTED TO.
19. REFER TO CORRAL GATE DETAIL ON A601

Seal

NOT FOR CONSTRUCTION

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Victor, NY
14564
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Issued:
05/11/2026 Issued for Review

Revisions:
1

DRAWN BY: CED
CHK'D BY: NMH

ZAXBYS

5175 Murfreesboro Rd
La Vergne, TN 37086

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NO: 26-0274

A201

PLOTTED: 5/14/2026 11:07:18 AM

SITE DEVELOPMENT PLANS

FOR

ZAXBYS™

PROJECT LOCATION

5175 MURFREESBORO ROAD

LA VERGNE, TN 37086

CONSTRUCTION ENTRANCE

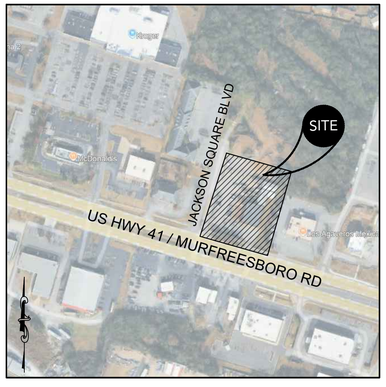
36.020439

-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

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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 & ENGINEERING SHEET INDEX

SHEET NO.	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-4.0.1	PROFILES
C-4.1	EROSION CONTROL PHASE I
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C-5.0	STANDARD DETAILS
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C-6.0	MENU BOARD DETAILS
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A201	EXTERIOR ELEVATIONS
A400	DUMPSTER ENCLOSURE WITH STORAGE
A401	DUMPSTER ENCLOSURE DETAILS

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	04/24/2026 - ISSUE FOR PERMIT
ISSUE 2	05/11/2026 - REVISED PER CITY COMMENTS
ISSUE 3	05/29/2026 - REVISED PER CITY COMMENTS
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.

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05/29/2026

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: 05/29/2026

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	05/11/2026 - REVISED PER CITY COMMENTS
3	05/29/2026 - REVISED PER CITY COMMENTS
4	-
5	-
6	-
7	-
8	-

TENNESSEE LICENSED PROFESSIONAL ENGINEER
05/29/2026

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:
GENERAL NOTES

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-1.1

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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

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

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

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

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

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

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

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

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

BUILDING "A"
1 STORY FRAME
5,820.678± SQ.FT.
EXTERIOR FOOTPRINT

BUILDING HEIGHT
15.0' AGL
(ROOF PEAK)

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"

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°00'00"W 652.3'(R)
S14°00'00"W 19.94'(M)
20.00'(P.B. 28, PG. 55)

LEGEND

- CONCRETE SURFACE
- NO PARKING AREA
- (12) PARKING COUNT
- (A) SIGNIFICANT OBSERVATIONS
- (OLD)● FOUND MONUMENT AS NOTED
- HANDICAP PARKING SPACE
- SIGN "AS NOTED"
- (AC)2 AIR CONDITIONING UNIT & COUNT
- UTILITY POLE
- GUY ANCHOR
- 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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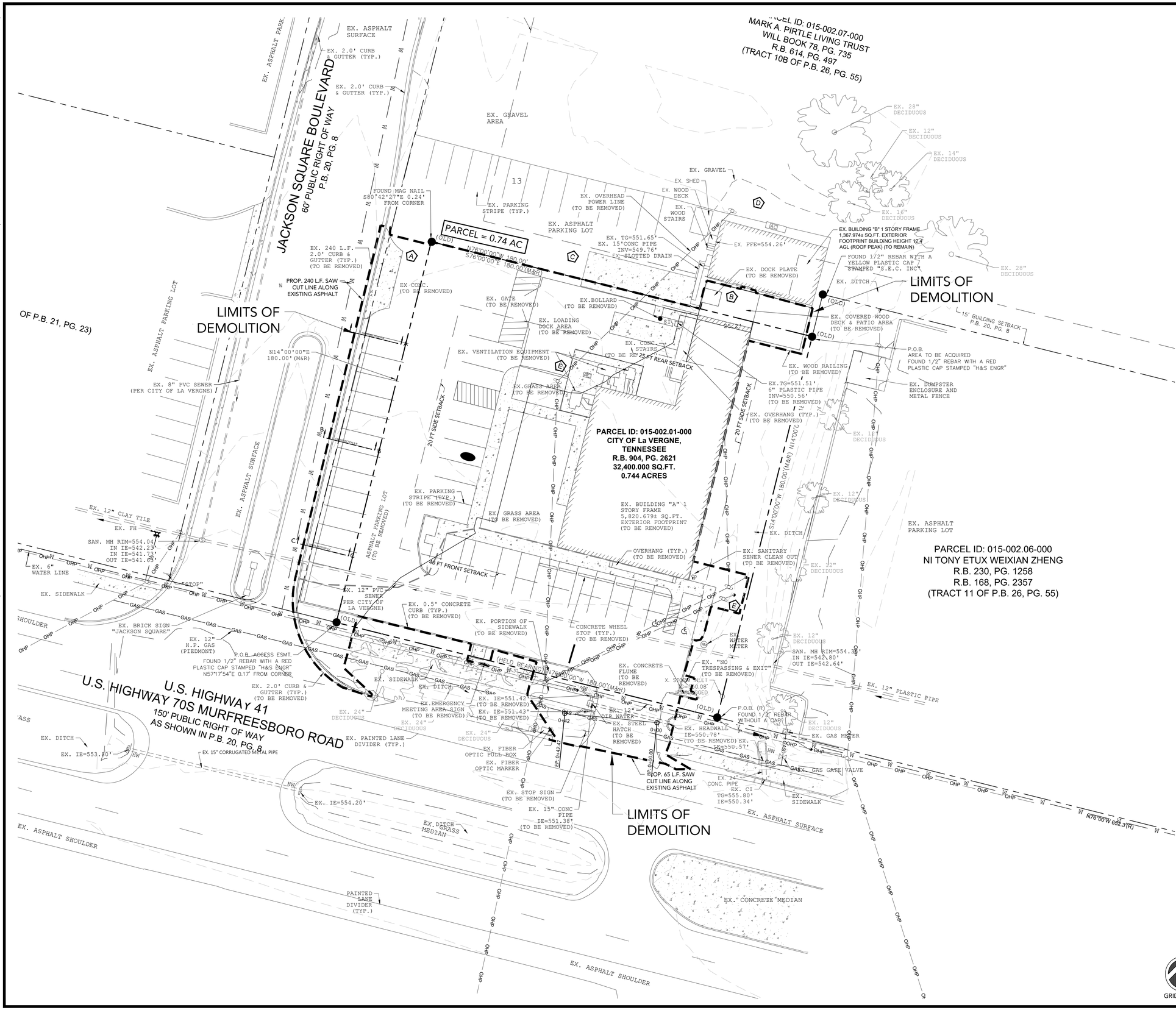
JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
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PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PARCEL = 0.74 AC
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
EX. BUILDING "B" 1 STORY FRAME 1,367.974± SQ.FT. EXTERIOR FOOTPRINT BUILDING HEIGHT 12.4' AGL (ROOF PEAK) (TO REMAIN)
EX. BUILDING "A" 1 STORY FRAME 5,820.679± SQ.FT. EXTERIOR FOOTPRINT (TO BE REMOVED)
EX. ASPHALT PARKING LOT
EX. GRAVEL AREA
EX. ASPHALT SURFACE
EX. ASPHALT SHOULDER
EX. CONCRETE MEDIAN
EX. ASPHALT PARK.
EX. ASPHALT SURFACE
EX. ASPHALT PARKING LOT
EX. ASPHALT SHOULDER
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. ASPHALT SHOULDER

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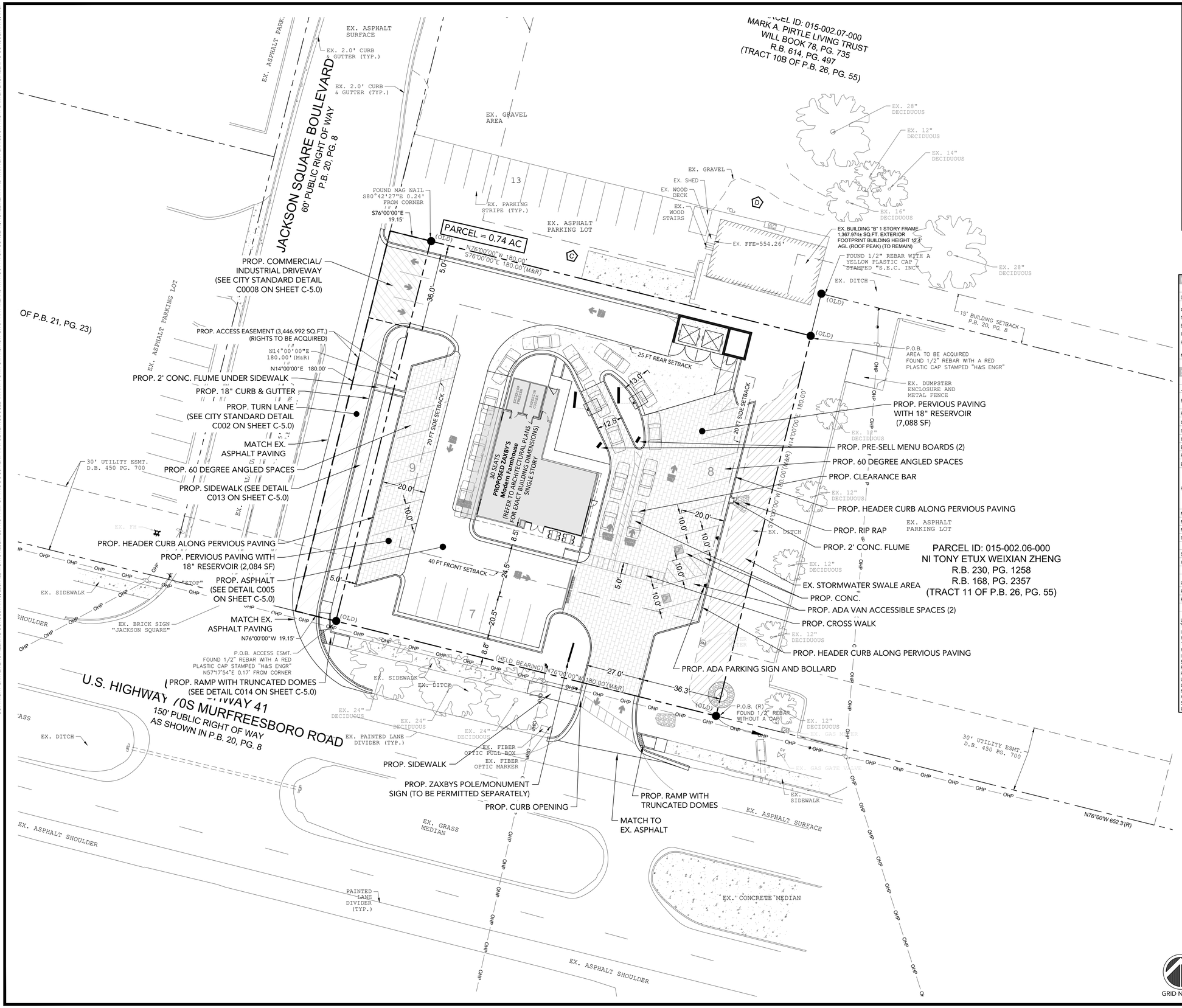

SITE LOCATION MAP
NOT TO SCALE

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: 40' SIDE: 20' REAR: 25'
MAXIMUM LOT COVERAGE	N/A
MINIMUM LANDSCAPE	N/A
MAXIMUM BUILDING HEIGHT	N/A
PROPOSED BUILDING HEIGHT	22.92 FT
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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CITY COMMENTS:

22. DRIVE AISLE WIDTH:
ZONING ORDINANCE - LA VERGNE, TN
CHAPTER 8 (SECTION 8.4.1.-D)

SITE NOTE:

PARCEL AREA = 0.74 AC (32,400 SF)

EX. IMP. = 0.57 AC (25,209 SF)

PROP. IMP. = 0.55 AC (24,036 SF)

REVISION BLOCK			
ISSUE	REVISION DATE & DESCRIPTION		
1	04/24/2026 - ISSUE FOR PERMIT		
2	05/11/2026 - REVISED PER CITY COMMENTS		
3	05/29/2026 - REVISED PER CITY COMMENTS		
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

TENNESSEE LICENSED PROFESSIONAL ENGINEER
05/29/2026

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
BOGART, GA. 30622

P: 770.725.1200
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: SITE PLAN

PROJECT NAME: ZAXBYS

SHEET NUMBER: C-2.0

PROJECT NUMBER: 25104ZAX

DATE: 05/29/2026

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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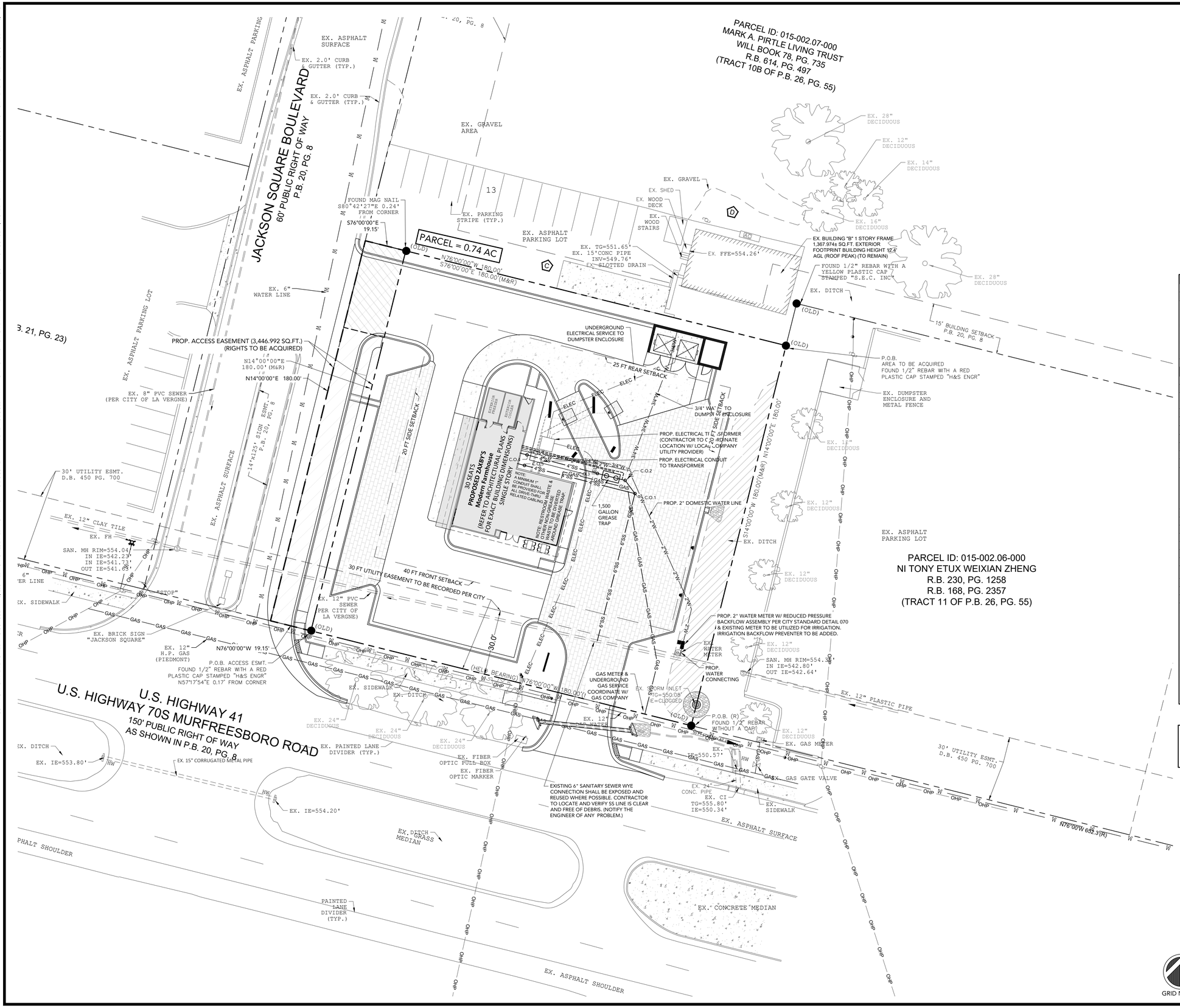

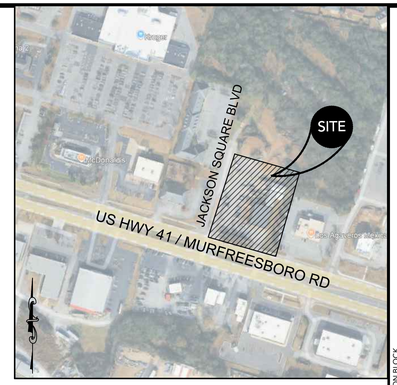

SITE LOCATION MAP
NOT TO SCALE

REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
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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: 40' SIDE: 20' REAR: 25'
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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EASEMENT NOTE:

30 FOOT UTILITY EASEMENT TO BE RECORDED FOR SEWER UTILITY ALONG FRONT OF PROPERTY.

GRID NORTH

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

ISSUE FOR PERMIT

TENNESSEE LICENSED PROFESSIONAL ENGINEER
05/29/2026

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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:
UTILITY PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-3.0

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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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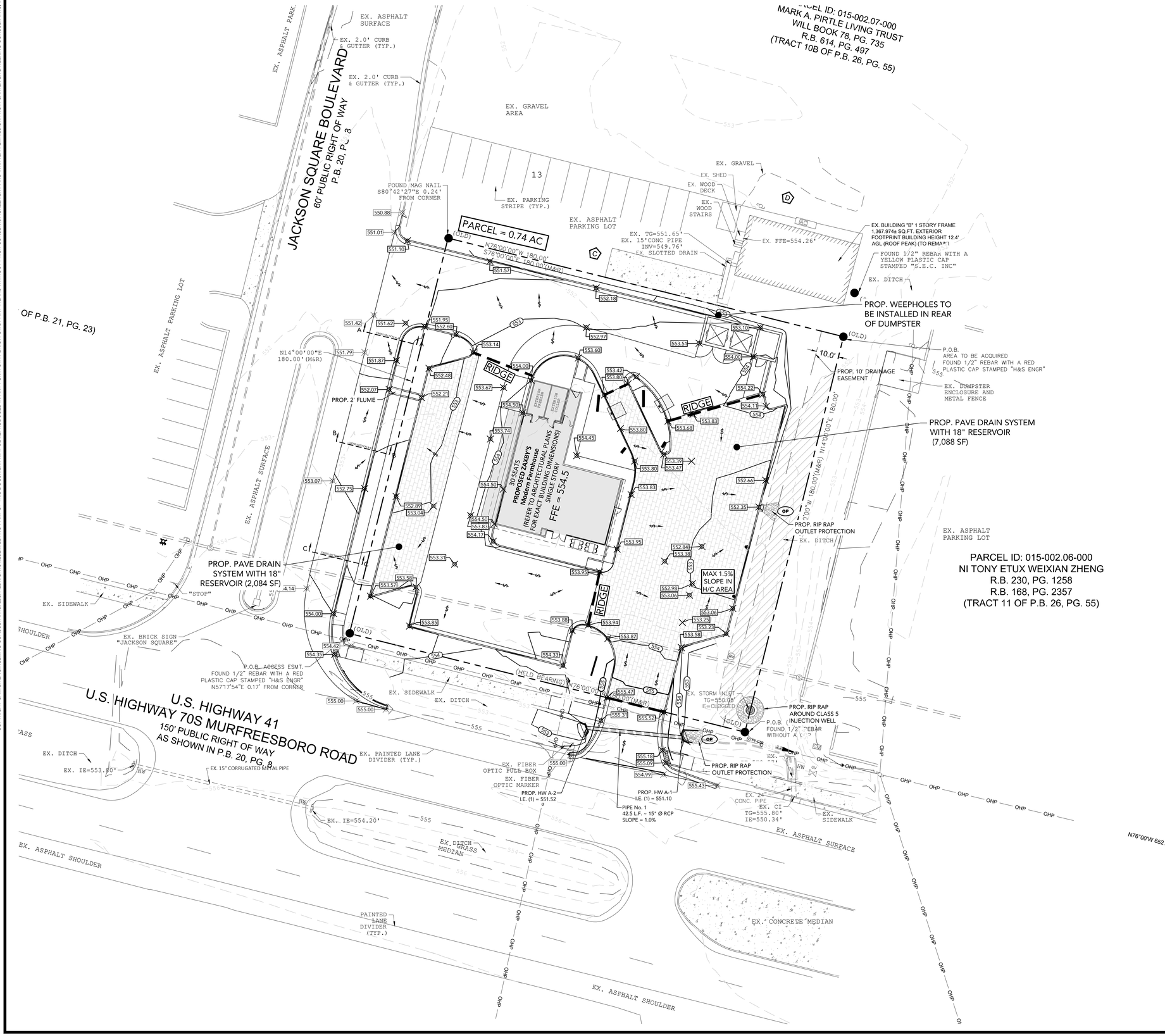

SITE LOCATION MAP
NOT TO SCALE

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: 40' SIDE: 20' REAR: 25'
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

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GRID NORTH

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

ISSUE FOR PERMIT

REVISION BLOCK

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

JAMES MARK CAMPBELL 140.001822 REGISTERED PROFESSIONAL ENGINEER
05/29/2026

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:
GRADING & DRAINAGE PLAN

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.0

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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1-2026

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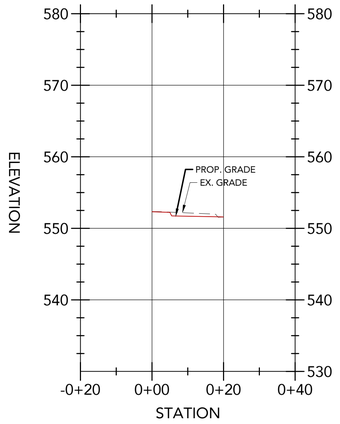
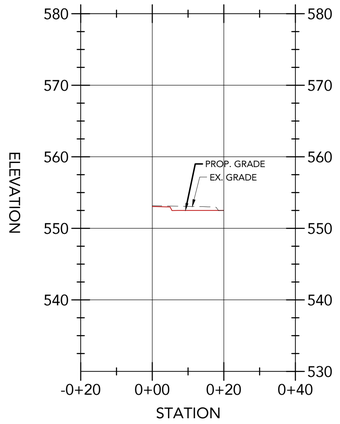
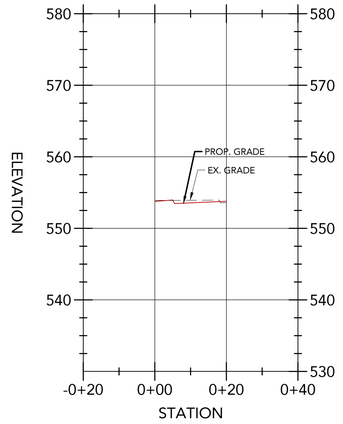
CROSS SECTION AA PROFILE



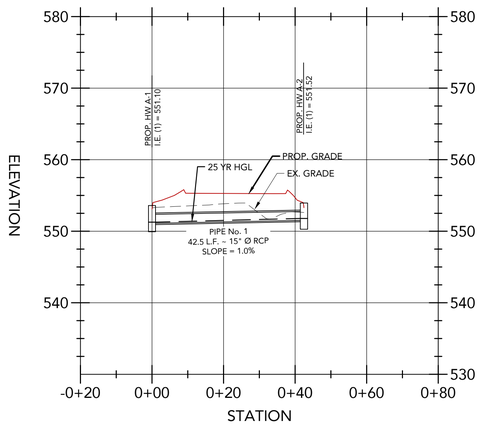
CROSS SECTION BB PROFILE



CROSS SECTION CC PROFILE



STORM PROFILE



SCALE: 1(IN) = 20(FT) H, 1(IN) = 10(FT) V

SITE LOCATION MAP
NOT TO SCALE

REVISION BLOCK

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

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BOGART, GA. 30622

P: 770.725.1200
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:
PROFILES

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.0.1

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

ISSUE FOR PERMIT

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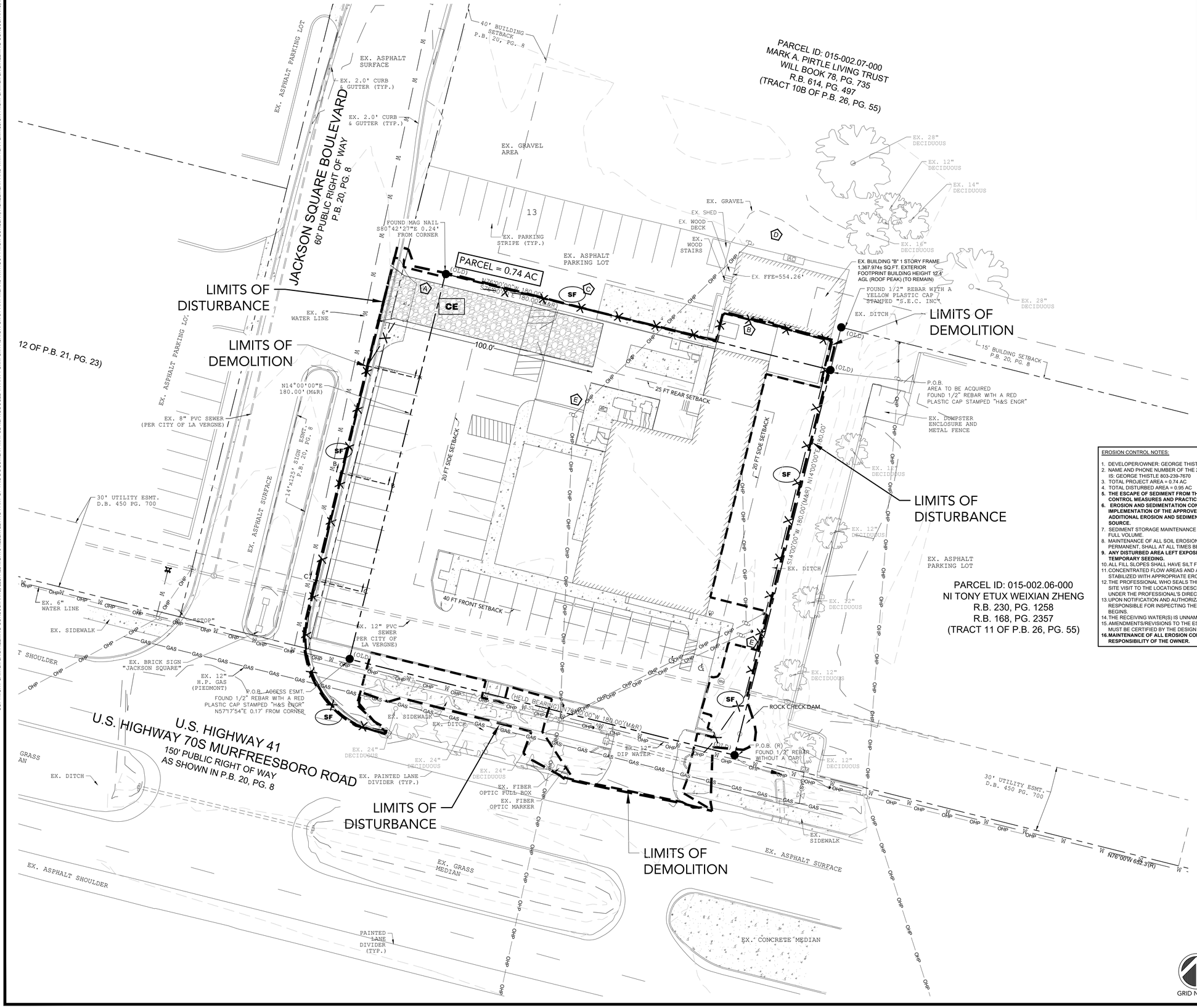

SITE LOCATION MAP
NOT TO SCALE

LEGEND

MU	TEMPORARY MULCHING
SOD	SOD - PERMANENT GROUND COVER
IP-B	SILT SACK
PS	PERMANENT SEEDING
CE	CONSTRUCTION ENTRANCE
SF	SILT FENCE —X—X—
	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.**

ISSUE FOR PERMIT

REVISION BLOCK

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05/29/2026

CARTER ENGINEERING
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BOGART, GA. 30622

P: 770.725.1200
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:
EROSION CONTROL PHASE I

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-4.1

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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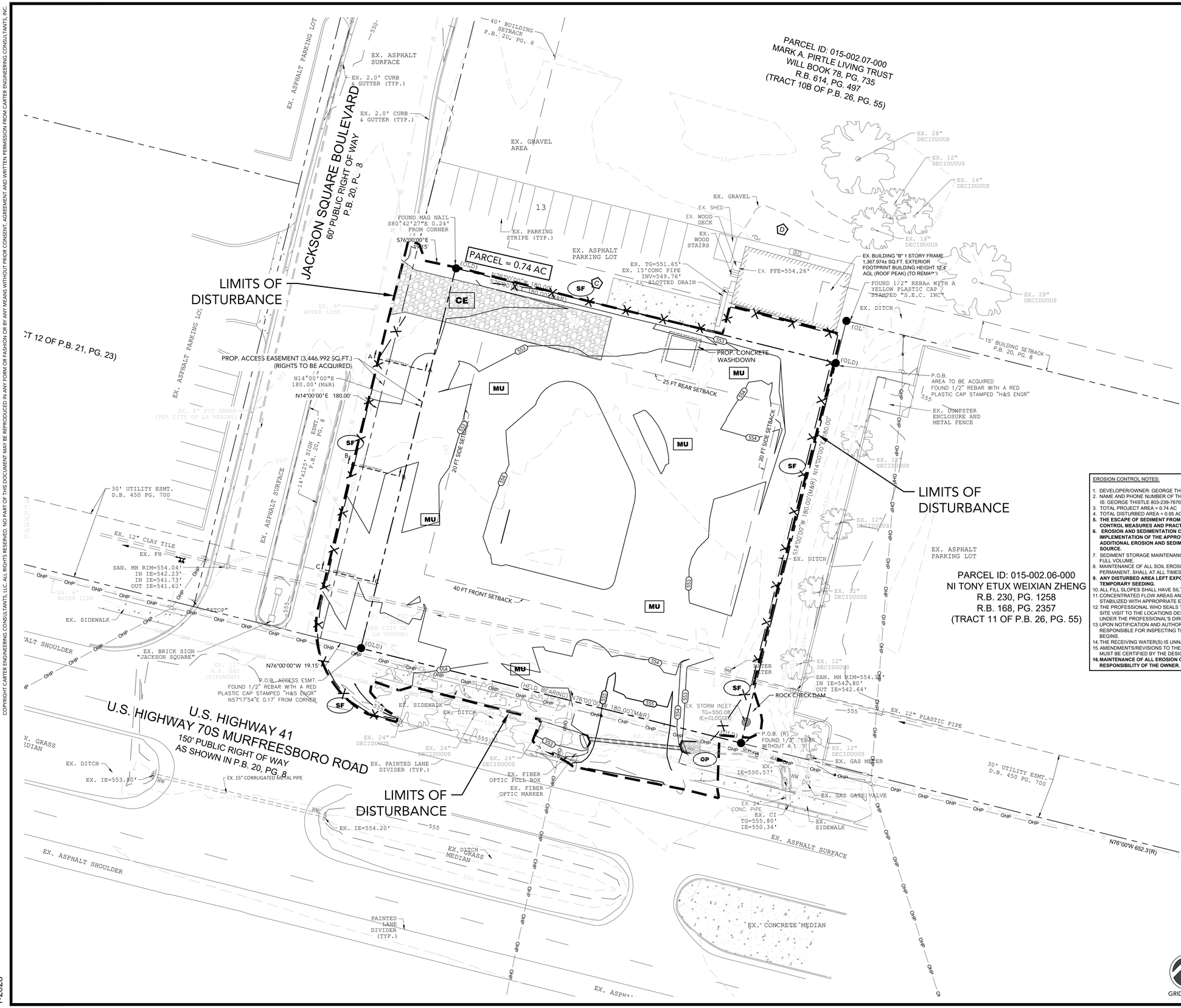
JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL = 0.74 AC
LIMITS OF DISTURBANCE
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. 2.0' CURB & GUTTER (TYP.)
EX. GRAVEL AREA
EX. PARKING STRIPE (TYP.)
EX. ASPHALT PARKING LOT
EX. GRAVEL
EX. SHED
EX. WOOD DECK
EX. WOOD STAIRS
EX. TG=551.65'
EX. 15" CONC PIPE
INV=549.76'
EX. SLOTTED DRAIN
EX. FFE=554.26'
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"
EX. DITCH
EX. 28" DECIDUOUS
EX. 12" DECIDUOUS
EX. 14" DECIDUOUS
EX. 16" DECIDUOUS
EX. 22" DECIDUOUS
EX. 12" DECIDUOUS
EX. 10" DECIDUOUS
15' BUILDING SETBACK P.B. 20, PG. 8
40' BUILDING SETBACK P.B. 20, PG. 8
FOUND MAG NAIL S80°42'27"E 0.24' FROM CORNER
S76°00'00"E 19.15'
(OLD) N76°00'00"W 180.00'
S76°00'00"E 180.00'(M&R)
PROP. ACCESS EASEMENT (3,446.992 SQ.FT.) (RIGHTS TO BE ACQUIRED)
N14°00'00"E 180.00'
N14°00'00"E 180.00' (M&R)
PROP. CONCRETE WASHDOWN
25 FT REAR SETBACK
20 FT SIDE SETBACK
20 FT SIDE SETBACK
40 FT FRONT SETBACK
P.O.B. AREA TO BE ACQUIRED FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "H&S ENGR"
EX. DUMPSTER ENCLOSURE AND METAL FENCE
EX. 18" DECIDUOUS
LIMITS OF DISTURBANCE
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)
EX. ASPHALT PARKING LOT
EX. DITCH
EX. 12" DECIDUOUS
EX. 22" DECIDUOUS
EX. 12" DECIDUOUS
SAN. MH RIM=554.39'
IN IE=542.80'
OUT IE=542.64'
ROCK CHECK DAM
EX. STORM INLET TG=550.05 IE=CLOGGED
P.O.B. (R) FOUND 1/2" REBAR WITHOUT A CAP
EX. IE=550.57'
EX. GAS METER
EX. GAS GATE VALVE
EX. 12" PLASTIC PIPE
30' UTILITY ESMT. D.B. 450 PG. 700
N76°00'W 652.3'(R)
EX. 24" CONC. PIPE
EX. CI TG=555.80' IE=550.34'
EX. SIDEWALK
EX. ASPHALT SURFACE
EX. CONCRETE MEDIAN
30' UTILITY ESMT. D.B. 450 PG. 700
EX. 12" CLAY TILE
EX. FH
SAN. MH RIM=554.04' IN IE=542.23' IN IE=541.73' OUT IE=541.63'
EX. 8" WATER LINE
EX. SIDEWALK
"STOP"
EX. BRICK SIGN "JACKSON SQUARE"
EX. 12" H.P. GAS (PIEDMONT)
N76°00'00"W 19.15'
P.O.B. ACCESS ESMT. FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "H&S ENGR" N57°17'54"E 0.17' FROM CORNER
EX. SIDEWALK
EX. DITCH
EX. 24" DECIDUOUS
EX. PAINTED LANE DIVIDER (TYP.)
EX. 15" CORRUGATED METAL PIPE
EX. FIBER OPTIC PULL BOX
EX. FIBER OPTIC MARKER
EX. IE=554.20'
EX. DITCH
EX. GRASS MEDIAN
EX. IE=553.80'
EX. ASPHALT SHOULDER
PAINTED LANE DIVIDER (TYP.)
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
(HELD BEARING) N76°00'00"W 180.00'(M&R)
(OLD)
(OLD)
(OLD

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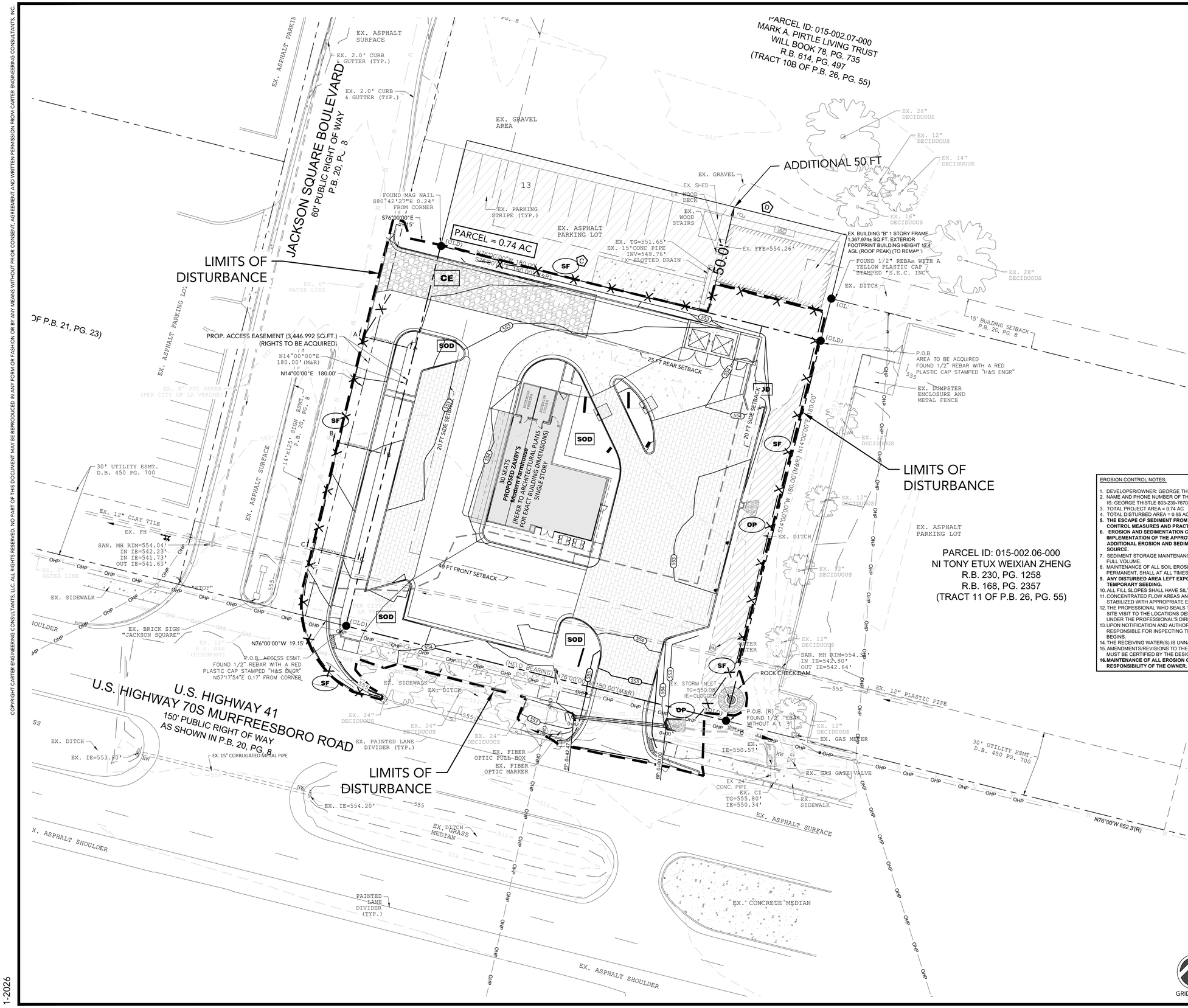

SITE LOCATION MAP
NOT TO SCALE

LEGEND

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

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

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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:
05/29/2026

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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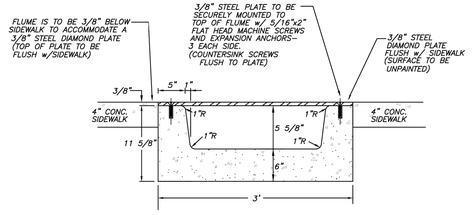
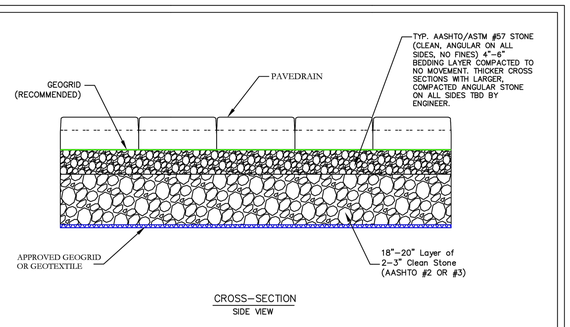


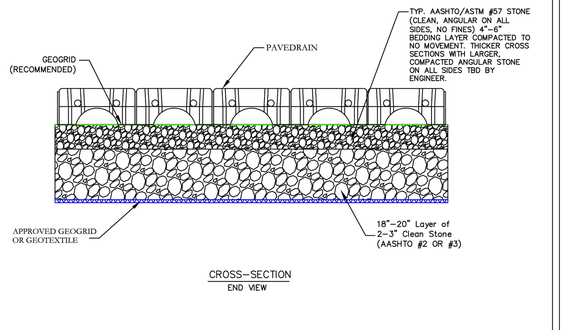
CONCRETE FLUME AND STEEL COVER

1. FLUME TO BE CONSTRUCTED WITH CLASS A, 3000 PSI CONCRETE.
2. FLUME TO BE BROOM FINISHED.
3. FLUME TO HAVE 1/4" WIDE BY 1/2" DEEP CONTRACTION JOINT EVERY 10 FEET.
4. INSTALL 1/2" WIDE FIBER ISOLATION JOINT EVERY 100 FEET. ISOLATION JOINT MATERIAL TO BE FLEXIBLE AND NOT OF A MATERIAL THAT WILL SWELL WHEN WET. ISOLATION JOINTS SHALL CONFORM TO THE SHAPE AND PROFILE OF THE FLUME.
5. INSTALL ISOLATION JOINT BETWEEN FLUME AND BUILDING.

Covered flume



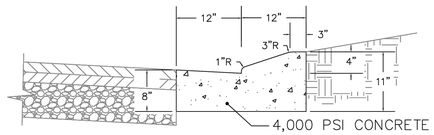
CROSS–SECTION
SIDE VIEW



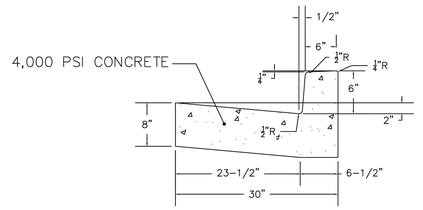
CROSS–SECTION
END VIEW

PAVEDRAIN
STANDARD DETAIL
CROSS-SECTIONS
SCALE: N.T.S.

PAVE DRAIN
STORMWATER SYSTEMS EXPERTS
PH: (888) 375-5339
WWW.PAVEDRAIN.COM
Email: info@pavedrain.com



MOUNTABLE CURB AND GUTTER
FOR USE ON MINOR RESIDENTIAL ROADS



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

CURB SECTIONS

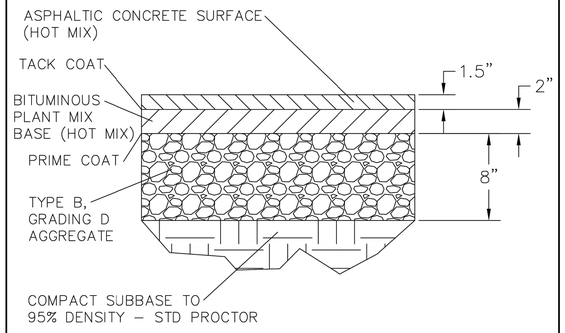
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

Revised November 2024

STANDARD DETAIL C010

CITY OF LA VERGNE, TENNESSEE

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



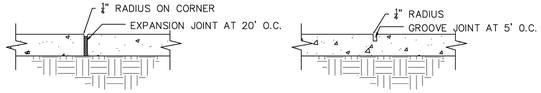
MINIMUM PAVEMENT SECTION – MINOR STREET

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

Revised November 2024

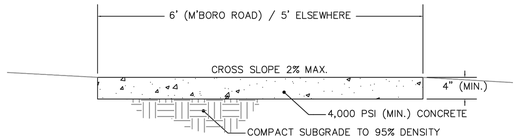
STANDARD DETAIL C002

CITY OF LA VERGNE, TENNESSEE



EXPANSION JOINT

CONTRACTION JOINT



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

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

PUBLIC CONCRETE WALKS

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

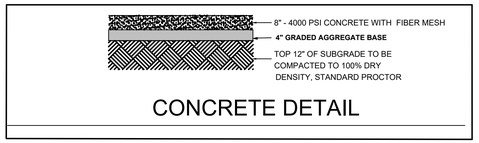
Revised November 2024

STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE

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. All materials and standards to meet TDOT specifications.



CONCRETE DETAIL

SECTION A–A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

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

Revised November 2024

STANDARD DETAIL C008

CITY OF LA VERGNE, TENNESSEE

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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: 05/29/2026

ISSUE FOR PERMIT

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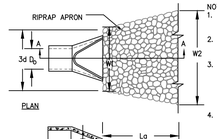
PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



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.

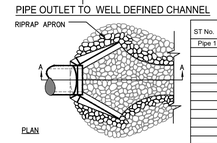
$W1 = 3 * D_b$

$W2 = D_b + 1_a$

$dmax = 1.5 * d_{50}$

$D = 1.5 * dmax$

PIPE OUTLET TO WELL DEFINED CHANNEL

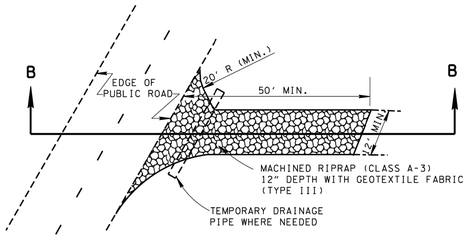


ST No.	PIPE Ø (D_b)	La	W1	W2	d50	D	Q25 (cfs)	V (fps)
Pipe 1	18"	9.0'	4.5'	10.5'	4"	0.75	0.32	2.15

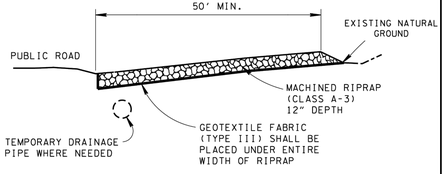
RIPRAP OUTLET PROTECTION

OP

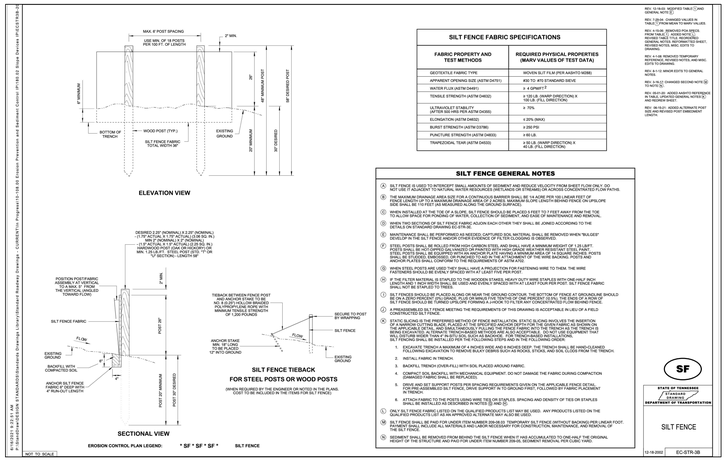
TEMPORARY CONSTRUCTION EXIT



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION B-B



SILT FENCE FABRIC SPECIFICATIONS

FABRIC PROPERTY AND TEST METHODS	REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA)
GEOTEXTILE FABRIC TYPE	WOVEN SLIT FILM (PER AASHTO M288)
APPARENT OPENING SIZE (ASTM D4751)	#30 TO #70 STANDARD SIEVE
WATER FLOW (ASTM D4491)	≥ 4 GPM/FT²
TENSILE STRENGTH (ASTM D4632)	≥ 100 LB. (MARV DIRECTION) & ≥ 90 LB. (FILL DIRECTION)
ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355)	≥ 70%
ELONGATION (ASTM D4632)	≤ 20% (MAX)
BURST STRENGTH (ASTM D3786)	≥ 250 PSI
PUNCTURE STRENGTH (ASTM D4833)	≥ 90 LB.
TRAPEZOIDAL TEAR (ASTM D4533)	≥ 50 LB. (MARV DIRECTION) & 40 LB. (FILL DIRECTION)

SILT FENCE GENERAL NOTES

A. SILT FENCE IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. DO NOT USE IT IN LIEU OF TEMPORARY TO NATURAL WATER RESOURCES (SET) CHECK OR STREAMS OR ACROSS CONCENTRATED FLOW PATHS.

B. THE MAXIMUM DRAINAGE AREA SIZE FOR A CONTINUOUS BARRIER SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE. THE MAXIMUM SLOPE STEEPNESS SHALL BE 1:1 (100%) AND THE SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 110 FEET AS MEASURED ALONG THE GROUND SURFACE.

C. WHEN INSTALLED AT THE TOE OF A SLOPE, SILT FENCE SHOULD BE PLACED A FEET TO 3 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.

D. WHEN TWO SECTIONS OF SILT FENCE (1 FABRIC ADJOIN EACH OTHER THEY SHALL BE JOINED ACCORDING TO THE DETAIL SHOWN ON STANDARD EC-STR-3E.

E. MAINTENANCE SHALL BE PERFORMED AS NEEDED. CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR OTHER EVIDENCE OF FILTER CLOGGING IS OBSERVED.

F. STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.33 LB/FT. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL BE A MINIMUM NOMINAL SIZE OF 2" X 2" (SQUARE). POST STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE (AVOID A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE SPACED AT A MAXIMUM OF 8 FEET ON CENTER. THE MINIMUM HEIGHT OF THE WIRE BACKING POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF (ASTM A702).

G. WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST FIVE PER POST.

H. IF THE FILTER MATERIAL IS STAPLED TO THE WOODEN STAKES, HEAVY DUTY WIRE STAPLES WITH ONE-HALF INCH CROWNS SHALL BE USED. STAPLES SHALL BE USED AND EITHER 3 SPACED WITH AT LEAST FOUR PER POST. SILT FENCE FABRIC SHALL NOT BE STAPLED TO TREES.

I. SILT FENCES SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOUR. THE BOTTOM OF FENCE AT GROUNDLINE SHOULD BE PLACED ON THE UPHILL SIDE OF THE FENCE. THE ENDS OF THE FENCE SHOULD BE TURNED UPHILL. SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT FLOW AROUND A HOLE'S TO TIE FOR CONCENTRATED FLOW BEHIND FENCE.

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

K. STATIC SLICING IS THE PREFERRED METHOD OF FENCE INSTALLATION. STATIC SLICING INVOLVES THE INSERTION, WITHOUT EXCAVATION, OF A BLADE INTO THE GROUND TO A DEPTH OF 8 INCHES AND THE PULLING OF THE BLADE IN THE APPLICATION OF ALL THREE TYPES OF FENCE. WHEN THE FENCE CANNOT BE INSTALLED BY STATIC SLICING, THE TRENCH METHOD SHALL BE USED. THE FENCE SHOULD BE PLACED IN A TRENCH WHICH WILL NOT DISTURB WIDER THAN 4" IN EITH SIDE, SUCH AS BACKHOE. FOR TRENCH-BASED INSTALLATIONS, EXCAVATE A TRENCH 4 TO 8 INCHES WIDE AND 8 INCHES DEEP ALONG THE LINE OF THE FENCE.

1. EXCAVATE TRENCH 4 INCHES WIDE AND 8 INCHES DEEP. THE TRENCH SHALL BE GRADED EVENLY FOLLOWING EXCAVATION TO REMOVE BULKY DEBRIS SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
2. INSTALL FABRIC IN TRENCH.
3. BACKFILL TRENCH (OVER-FILL) WITH SOIL PLACED AROUND FABRIC.
4. COMPACT SOIL (INSTALL WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (DAMAGED FABRIC SHALL BE REPLACED).
5. ANCHOR SILT FENCE FABRIC AS SPECIFIED. FOR FENCING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL FOR FENCE ASSEMBLED SILT FENCE, TRENCH SUPPORT IS TO GROUND FIRST, FOLLOWED BY FABRIC PLACEMENT IN TRENCH.
6. ATTACH FABRIC TO THE POSTS USING WIRE TIES OR STAPLES. SPACING AND DENSITY OF TIES OR STAPLES SHALL BE AS INSTALLED AS DESCRIBED IN NOTICE D AND (I).

L. ONLY SILT FENCE FABRIC LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS NO APPROVED ALTERNATE MAY ALSO BE USED.

M. SILT FENCE SHALL BE PAID FOR UNDER ITEM NUMBER 209-08.03, "TEMPORARY SILT FENCE (WITHOUT BACKING) PER LINEAR FOOT. PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE.

N. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-08, SEDIMENT REMOVAL PER CUBIC YARD.

REV.: 12-16-09 - REVISED TABLE ☐ AND REV.: 01-19-10 - ADDED NOTE ☐

REV.: 7-20-14 - CHANGED VALUES IN TABLE ☐ FROM MDW TO MARV VALUES

REV.: 4-19-18 - REMOVED PDA SIZES & ADDED MARV VALUES TO TABLE, REVISED NOTE C TO 3:1 SLOPE, REVISED NOTE I, INFORMATIVE SHEET, REVISED DETAIL MISC SIZES TO DRAWING.

REV.: 4-1-20 - REMOVED TEMPORARY SILT FENCE (WITHOUT BACKING) AND MISC EDITS TO DRAWING.

REV.: 8-11-21 - MINOR EDITS TO GENERAL NOTES.

REV.: 5-16-22 - CHANGED REVISED NOTE ☐ TO NOTE ☐.

REV.: 05-01-24 - ADDED AASHTO REFERENCE IN TABLE, UPDATED GENERAL NOTES ☐, ☐ AND ☐ AND ADDED ☐.

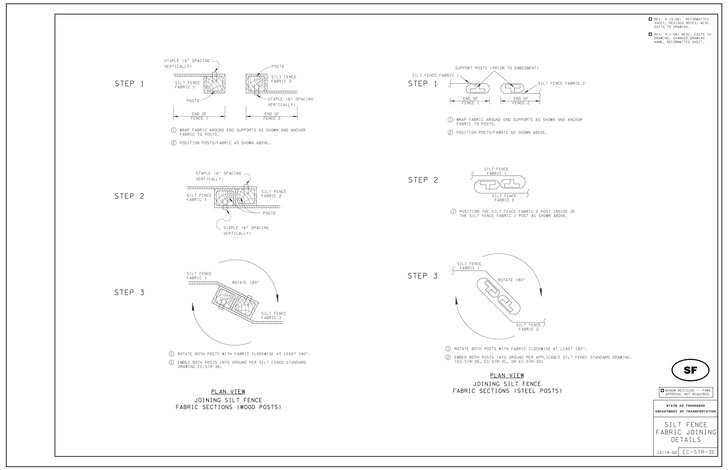
REV.: 06-19-27 - ADDED ☐ TO REPLACE POST SIZE AND REVISED POST EMBEDMENT DEPTH.

SF

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE

12-18-2002 EC-STR-3B



REV.: 4-19-18 - REVISED NOTE ☐ AND ADDED NOTE ☐

REV.: 5-16-22 - CHANGED REVISED NOTE ☐ TO NOTE ☐.

REV.: 12-20-24 - REVISED NOTE ☐ AND ADDED NOTE ☐.

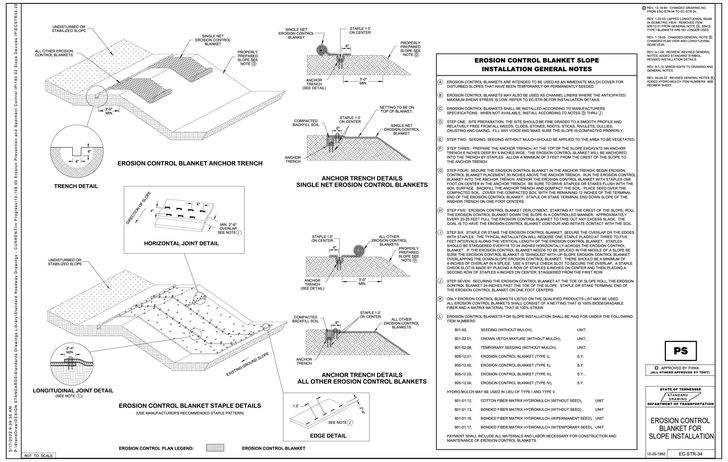
SF

APPROVAL NOT REQUIRED

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE JOINING DETAILS

12-18-02 EC-STR-3E



REV.: 12-16-09 - CHANGED DRAWING NO. FROM EC-STR-3F TO EC-STR-3G

REV.: 1-20-10, LAYED LONGITUDINAL SEAM IN ISOMETRIC VIEW. REMOVED ITEM NUMBERS FROM NOTE L. ADDED NOTE ☐ TYPE I BLANKETS ARE NO LONGER USED.

REV.: 1-19-16 - CHANGED GENERAL NOTE ☐ TO REFLECT NEW VIEW AND DIRECTIONAL SIGN VIEW.

REV.: 4-1-20 - REVISION, REVISED GENERAL NOTES, REVISED DETAILS, REVISED NOTE L, REVISED INSTALLATION DETAILS.

REV.: 8-11-21 MINOR EDITS TO DRAWING AND GENERAL NOTES.

REV.: 05-04-22 - REVISED GENERAL NOTES ☐ AND ☐ AND ADDED NOTE ITEM NUMBERS AND NOTES IN NOTE L.

PS

APPROVED BY FHWA (ALL STREMS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

EROSION CONTROL BLANKET FOR SLOPE INSTALLATION

10-05-1992 EC-STR-3H

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STATE OF TENNESSEE
JEFF NICHOLS
05/29/2026

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

SHEET TITLE:
EROSION CONTROL DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-5.1

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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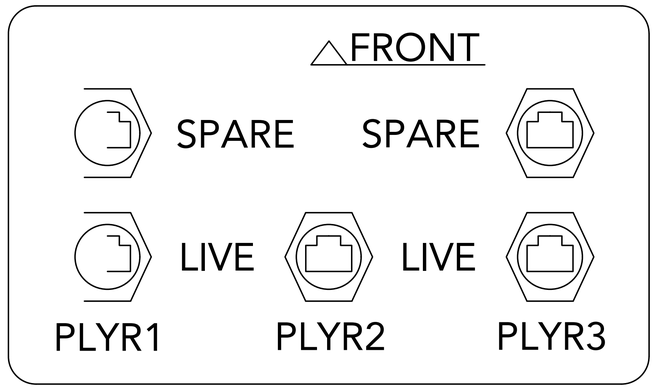


5 NETWORK CABLE SCHEMATIC
NOT TO SCALE

FOOTING RECOMMENDATIONS FOR THE STRATACAHCE V12MP TRIPLE -180 MPH MODEL

DESIGN CRITERIA

INFORMATION SET HEREIN SHALL BE USED STRICTLY AS A GUIDELINE. GC OR CUSTOMER MUST SEEK FURTHER, LOCAL PROFESSIONAL ENGINEERING REVIEW AND CERTIFICATION PRIOR TO COMMENCING WORK. STRATACACHE MAKES NO CLAIMS AS TO THE SUITABILITY OF SITE CONDITIONS AND MOUNTING INFRASTRUCTURE DESIGNED AND INSTALLED BY OTHERS. SITE VARIANCES AND CERTIFICATIONS ARE THE RESPONSIBILITY OF THE INSTALLER AND PROPERTY OWNER(S).

1. DESIGN LOAD PER IBC-2015
2. WIND SPEED = 180 MPH, EXPOSURE C, CATEGORY II
3. DEFLECTION TO BE L/120, 2L/120 CANTILEVERED CONDITIONS
4. PRESUMPTIVE SOIL BEARING CAPACITY = 1500 PFS
5. STEEL PLATES, ANGLES, CHANNELS AND BARS TO BE MINIMUM ASTM A-36 STEEL.
6. STEEL TUBES TO BE MINIMUM ASTM A-500 GRADE B, Fy=46 ksi
7. FIELD AND SHOP WELDING = E70 OR BETTER DONE IN CONFORMANCE WITH AWS D1.1.
8. CONCRETE ANCHORS SHALL CAST IN PLACE ANCHOR WITH THE SIZE, EMBED DEPTH PER FIGURE 1. USE ASTM-F1554 GRADE 105.
9. CONCRETE STRENGTH IS ASSUMED TO BE F'c = 3000 psi NORMAL WEIGHT - CRACKED.
10. CONCRETE REINFORCING STEEL BARS TO BE MINIMUM GRADE 60, ASTM A-615, Fy = 60 ksi.
11. DESIGN OF MATERIAL SEPARATION TO PREVENT REACTION BETWEEN DISSIMILAR MATERIALS NOT DESIGNED BY STRATACACHE.
12. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY STRATACACHE IMMEDIATELY.
13. IF PRE-EXISTING STRUCTURE IS BEING USED, THE CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF SAID STRUCTURE IS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY AND ANY OTHER MATERIAL FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT.

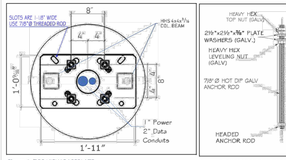


Figure 1: TOP VIEW BASEPLATE

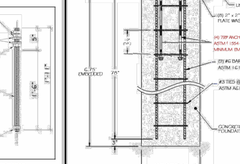


Figure 2: THREADED ROD DETAIL

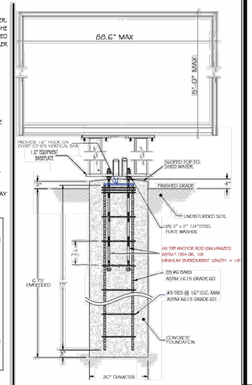


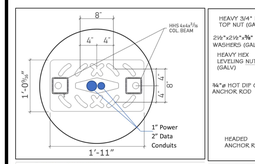
Figure 3

STRATACACHE V12MP 180 MPH SINGLE DISPLAY FOOTING RECOMMENDATIONS

DESIGN CRITERIA

INFORMATION SET HEREIN SHALL BE USED STRICTLY AS A GUIDELINE. GC OR CUSTOMER MUST SEEK FURTHER LOCAL PROFESSIONAL ENGINEERING REVIEW AND CERTIFICATION PRIOR TO COMMENCING WORK. STRATACACHE MAKES NO CLAIMS AS TO THE SUITABILITY OF SITE CONDITIONS AND MOUNTING INFRASTRUCTURE DESIGNED AND INSTALLED BY OTHERS. SITE VARIANCES AND CERTIFICATIONS ARE THE RESPONSIBILITY OF THE INSTALLER AND PROPERTY OWNER(S).

1. **DESIGN LOAD PER IBC-2015**
2. **WIND SPEED = 180 MPH, EXPOSURE C, CATEGORY II**
3. **DEFLECTION TO BE L/120, 2L/120 CANTILEVERED CONDITIONS**
4. **PRESUMPTIVE SOIL BEARING CAPACITY = 1500 PFS**
5. **STEEL PLATES, ANGLES, CHANNELS AND BARS TO BE MINIMUM ASTM A-36 STEEL.**
6. **STEEL TUBES TO BE MINIMUM ASTM A-500 GRADE B, Fy=46 ksi**
7. **SCREWS AND BOLTS SHALL BE ASTM A325 OR SAE GRADE 5 OR BETTER WITH DIAMETER & LOCATIONS AS SHOWN.**
8. **FIELD AND SHOP WELDING = E70 OR BETTER DONE IN CONFORMANCE WITH AWS D1.1.**
9. **CONCRETE ANCHORS SHALL CAST IN PLACE ANCHOR WITH THE SIZE, EMBED DEPTH PER FIGURE 1. USE ASTM-F1554 GRADE 105.**
10. **CONCRETE STRENGTH IS ASSUMED TO BE F'c = 3000 psi NORMAL WEIGHT – CRACKED.**
11. **CONCRETE REINFORCING STEEL BARS TO BE MINIMUM GRADE 60, ASTM A-615, Fy = 60 ksi.**
12. **DESIGN OF MATERIAL SEPARATION TO PREVENT REACTION BETWEEN DISSIMILAR MATERIALS NOT DESIGNED BY STRATACACHE.**
13. **IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY STRATACACHE IMMEDIATELY.**
14. **IF PRE-EXISTING STRUCTURE IS BEING USED, THE CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF SAID STRUCTURE IS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY AND ANY OTHER MATERIAL FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT.**



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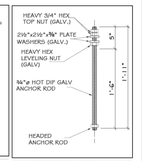


Figure 2: THREADED ROD DETAIL

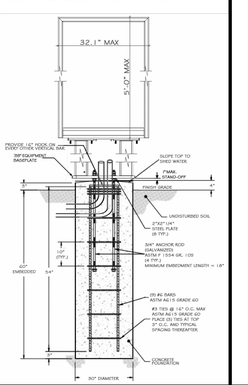
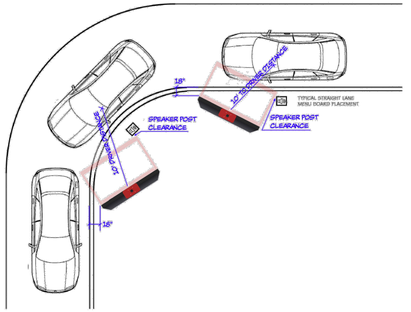


Figure 3

STRATACACHE V12 SERIES TRIPLE DISPLAY MENU BOARD PLACEMENT

PLACEMENT ON CURVED AND STRAIGHT DRIVE-THRU LANE TYPES

1. USE THE DEPICTED MENU BOARD PLACEMENT OPTIONS AS A GENERAL GUIDELINE.
2. MENU BOARD FIELD SERVICE ACCESS REQUIRES FRONT OPEN-DOOR CLEARANCE OF 52.5".
3. MAINTAIN A MINIMUM OF 18"X DISTANCE BETWEENTHE MENU BOARD LEFT AND RIGHT EDGE AND THE VEHICLE TRAFFIC OF THE DRIVE-THRU LANE(S).
4. IF POSSIBLE, MAINTAIN A DRIVER TO MENU BOARD DISTANCE OF LESS THAN 10'.
5. ANGLE THE MENU BOARD TO ACHIEVE AS CLOSE TO A RIGHT-ANGLE VIEW TO THE DRIVER AS POSSIBLE.



STRATACACHE V12MP SINGLE DISPLAY PREVIEW BOARD PLACEMENT

PLACEMENT ON A PROPERTY CONFIGURATION

1. **USE THE DEPICTED MENU BOARD PLACEMENT OPTIONS AS A GENERAL GUIDELINE.**
2. **SINGLE PREVIEW DISPLAY BOARD FIELD SERVICE ACCESS REQUIRES FRONT OPEN-DOOR CLEARANCE OF 52.5".**
3. **MAINTAIN A MINIMUM OF 18" DISTANCE BETWEEN THE MENU BOARD LEFT AND RIGHT EDGE AND THE VEHICLE TRAFFIC OF THE DRIVE-THRU LANE(S).**
4. **THE PREVIEW BOARD SHOULD BE POSITIONED TO ATTRACT ONCOMING VEHICULAR TRAFFIC AS IT APPROACHES THE DRIVE-THRU ENTRANCE. ANGLE THE MENU BOARD TO ACHIEVE AS CLOSE TO A RIGHT-ANGLE VIEW TO THE APPROACHING DRIVER.**

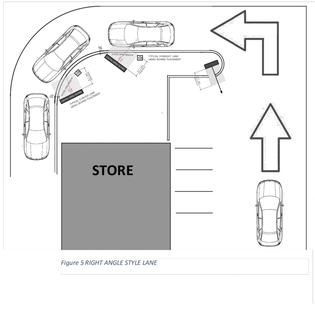


Figure 5 RIGHT ANGLE STYLE LANE

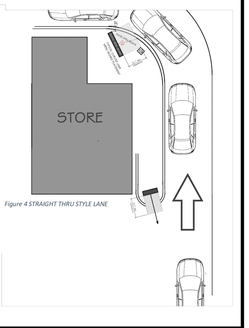
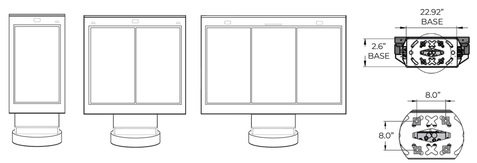


Figure 4 STRAIGHT THRU STYLE LANE

OUTDOOR DIGITAL DISPLAY

STRATACACHE

Description	Specification	555TB-V12S	555TB-V12D	555TB-V12T
LCD Panel	Configuration	1 x 1 Single Panel	1 x 2 Double Panel	1 x 3 Double Panel
	Panel Size	55" Diagonal LCD	2 x 55" Diagonal LCD	3 x 55" Diagonal LCD
	Orientation	Portrait		
	Native Resolution (W x H)	1080 x 1920	2160 x 1920	3240 x 1920
	Brightness (Min/Max)	380/1,500 cd/m²		
	Contrast Ratio	1300:1		
	LCD Technology	IPS RGB+W with QLP - polarized eyewear compatible		
	Viewing Angle	178° x 178°		
	External Control	Yes - RS232C		
Connectivity	Content	ActiVia for Media 4.0		
	Data Access	CAT 6 | Wi-Fi | 4GLTE		
Audio	Speakers	Optional - Side or Bottom Mounted		
	Microphone	Optional - Side or Bottom Mounted		
Enclosure	Thermal Management	Direct Air Cooling System (DACS) US Patent# 8472174 B2		
	Cover Glass	Proprietary AR treated tempered safety glass (UL148 Listed)		
	Ingress Protection	Water and Dust Protection to IP66 – NEMA 4X - Certified IEC-60950		
	Mount Design	8" x 8" Universal Base-Plate		
	Accessibility	Remote power lock with hinge-less front door access		
	Dimensions (HxWxD mm) (HxWxD in)	1849.2 x 850.9 x 330.2 72.8" x 33.5" x 13"	1849.2 x 1551.0 x 330.2 72.8" x 61.1" x 13"	1849.2 x 2250.4 x 368.3 72.8" x 88.8" x 14.5"
	Overall Height (options)	1.8 m / 72" standard - Optional 1.68 m/ 66" and 1.98m / 78"		
	Net Weight	215 kg / 474 lbs	320 kg / 705 lbs	~500 kg / ~1,100 lbs
Special Features	Ambient Light Sensor	Automatically adjusts backlight brightness based on ambient light conditions (night sky compliance ready)		
	Field Serviceability	All components are on-site serviceable in under 15 min. (avg)		
	Easy Access Module Swap	All components are modular for simple trouble-shooting and swap		
	Remote Monitoring	Remote diagnostics, control and monitoring of system health		
Power	Input Power	100/120/240V 50/60Hz		
	Consumption	450W/800W	830W/1150W	920/1450W
	Cable Access	Bottom via sealed junction box in base area		
Approval	Termination	Embedded circuit breaker, surge suppression protection and EMI filter		
	Safety	UL, cUL, UL48, TUV, CB Report, IEC-60950		
	EMC	FCC Class "A" | CE Mark | CISPR		
Environmental	Operating Temperature	-30°C to +50°C Under full solar exposed conditions		
	Wind Load Rating	Up to 290 km/h | 180 mph		
	Operating Humidity	10% to 90% RH (non-condensing)		



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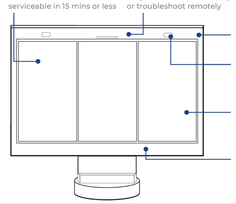
STRATACACHE

OUTDOOR DIGITAL DISPLAY

High quality and manufactured in the USA, STRATACACHE outdoor digital displays are designed to handle any weather condition and delivers maximum visibility even in direct sunlight. Integrated hardware and software provides streamlined content management with remote monitoring and contol 24/7, making it easy to reboot a media player or troubleshoot. Our advanced display technology has a sensor-rich design that delivers personalization and predictive maintenance, ensuring the delivery of the best customer experience. A partnership with STRATACACHE for your outdoor digital signage needs means confident deployment and network management, at scale, regardless of your project's complexity or size. Discuss your outdoor digital display goals with us today, and we can create a custom solution for your business.

Modular Design
All components are field serviceable in 15 mins or less

24/7 Monitoring and Control
Easy to reboot a media player or troubleshoot remotely



Content Management
Streamlined using integrated hardware and software

Sensor-Rich Capabilities
Gives deeper understanding of operations and customer behavior ensuring the delivery of the best customer experience

Visibility at All Angles
A brightness of 3,000 nits and vandal resistant tempered glass delivers clear views even in direct sunlight through polarized sunglasses

Maximum Reliablity
Able to withstand all harsh weather conditions with an operating temperature range of -25 F to +125 F, patented direct airflow cooling, and IP66 certification

www.stratacache.com/outdoor-digital-displays

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SHEET TITLE:
MENU BOARD DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-6.0

PROJECT NUMBER:
25104ZAX

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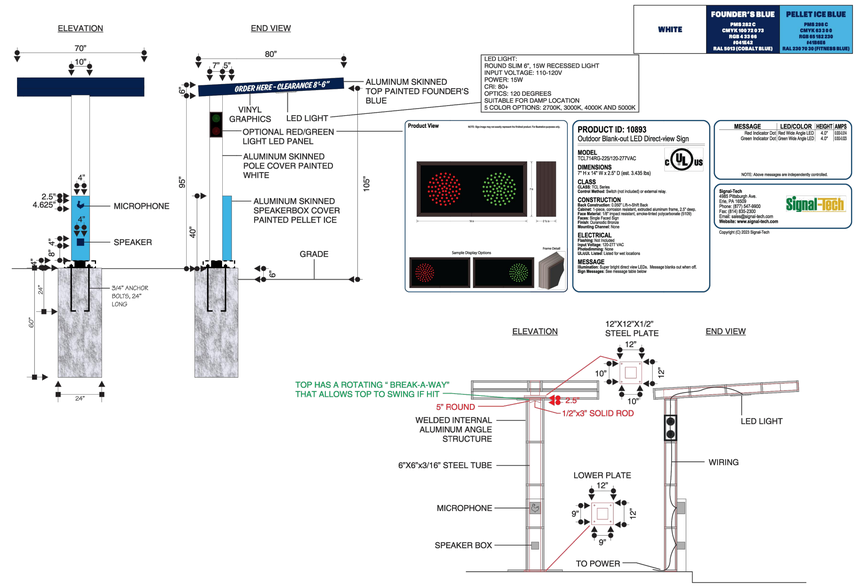
MASTER PACKAGE



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

LANG SIGNS "Serving The Southeast Since 1929"

scale: 1/4"-1'

CEO: RICHIE ROSEBUSH
DESIGN: NEIL TANNER

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STATE OF GEORGIA
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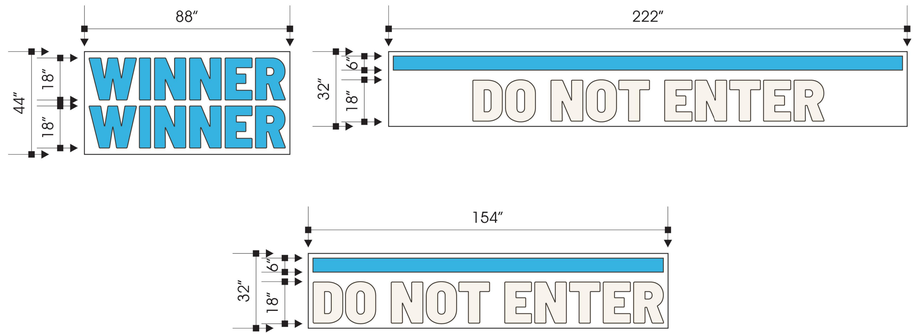
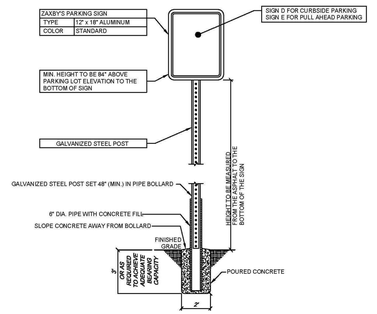


NOT TO SCALE

SPECIFICATIONS:

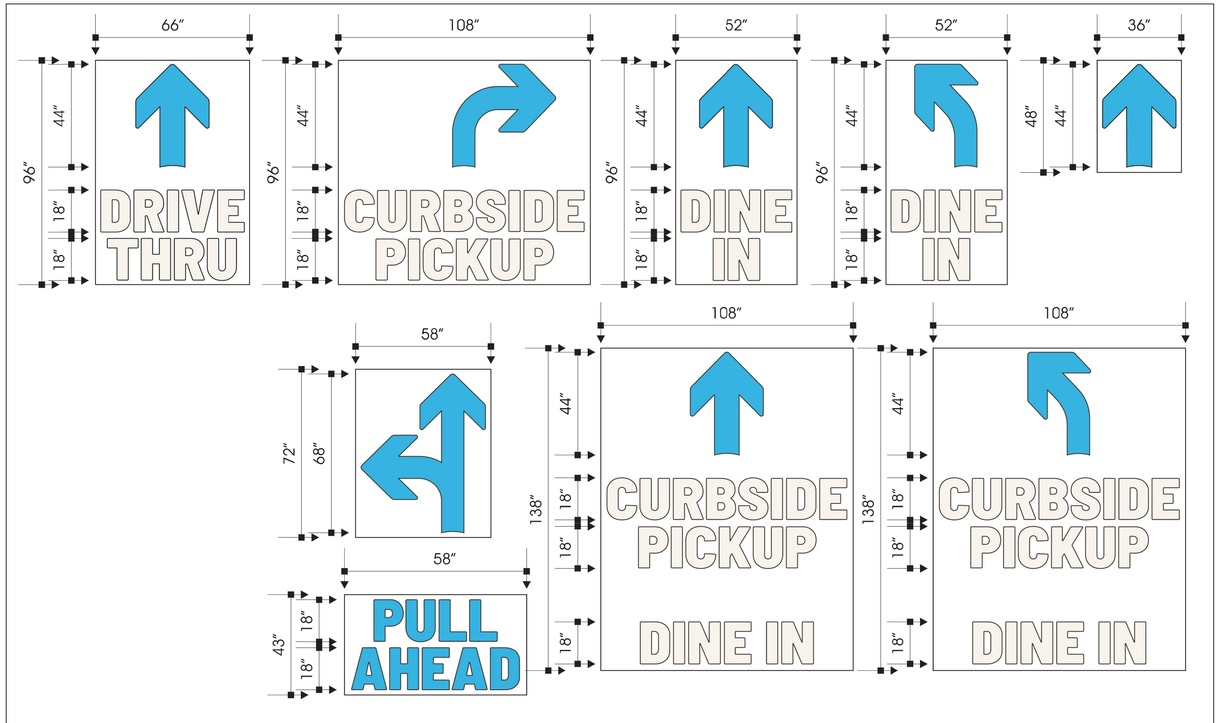
ROUTED 1/8" LOW DENSITY WHITE POLYETHYLENE. COLORS SHOWN ARE PAINT COLORS FOR THE PARKING LOT, COLESLAW WHITE & PMS 298C BLUE

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



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STRIPING DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-6.2

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

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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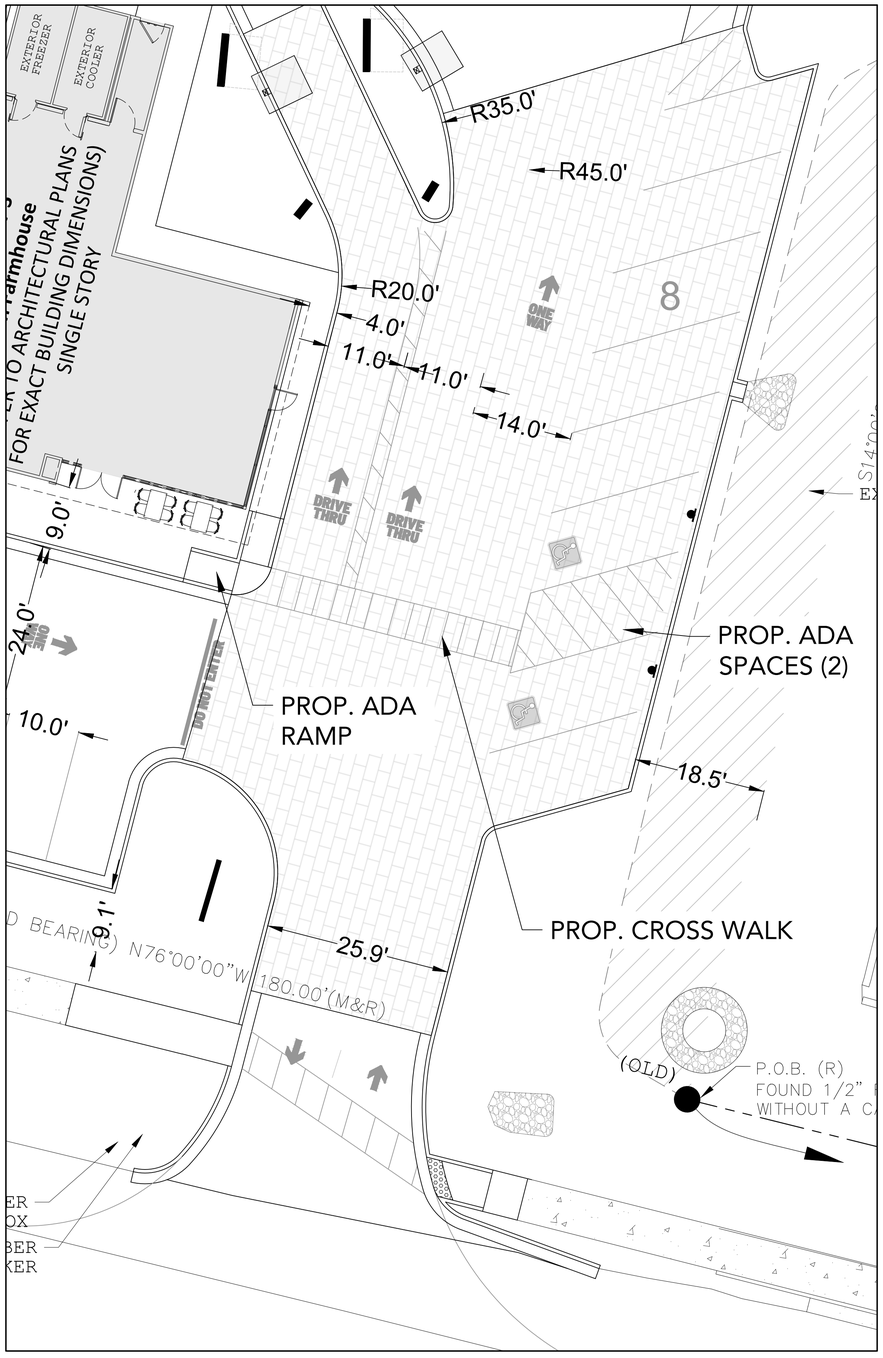
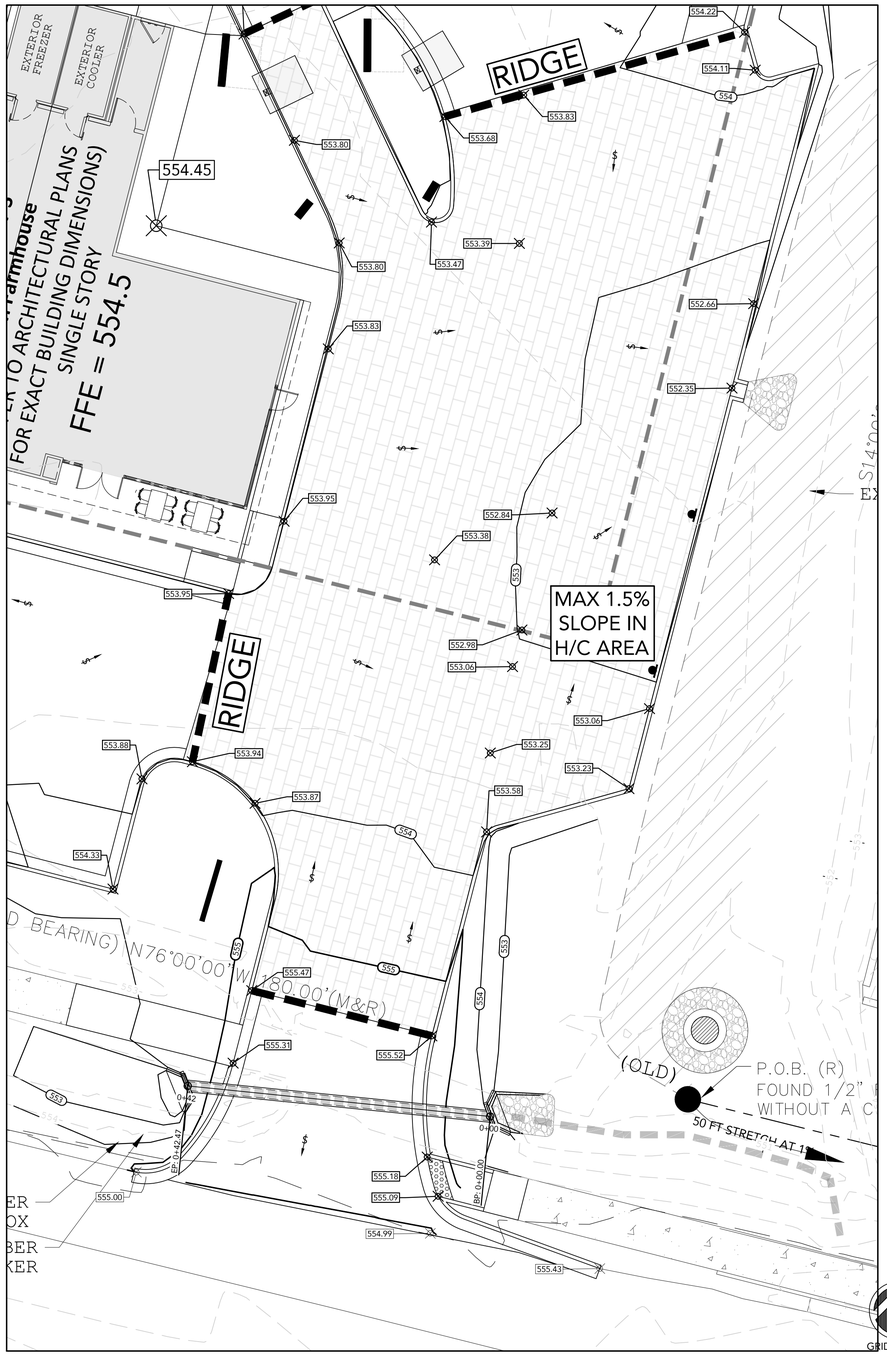
SITE



GRADING



SITE LOCATION MAP
NOT TO SCALE

REVISION BLOCK		
ISSUE	REVISION DATE & DESCRIPTION	
1	04/24/2026 - ISSUE FOR PERMIT	
2	05/11/2026 - REVISED PER CITY COMMENTS	
3	05/29/2026 - REVISED PER CITY COMMENTS	
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

05/29/2026

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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:
05/29/2026

ISSUE FOR PERMIT

GRID NORTH

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

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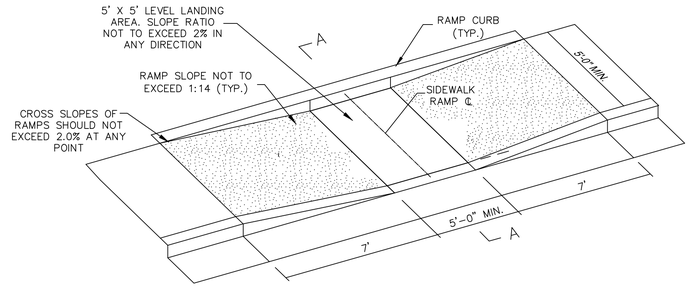
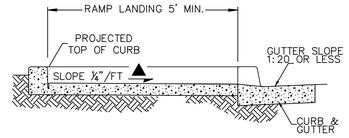


ISOMETRIC VIEW OF RAMP

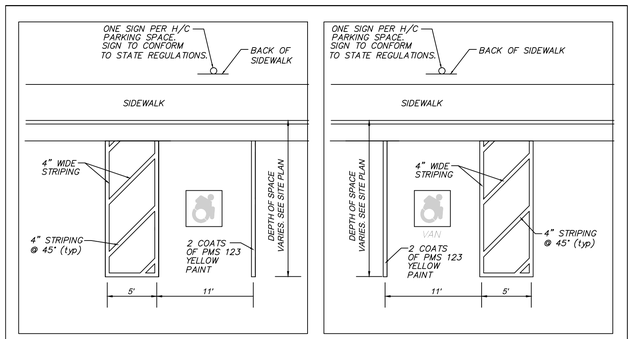


SECTION A-A

NOTES:

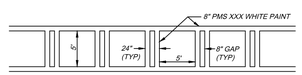
1. HANDICAP RAMP CONSTRUCTION SHALL CONFORM TO ALL FEDERAL, STATE AND CITY CODES AND SPECIFICATIONS.
2. SURFACES SHALL MEET THE REQUIREMENTS OF 2010 ADA AND THE 2004 ADAAG
3. THE SLOPE OF THE GUTTER MUST NOT EXCEED 1:20 ADJACENT TO THE RAMP.

STANDARD CONSTRUCTION DETAIL
HANDICAP RAMP TYPE I

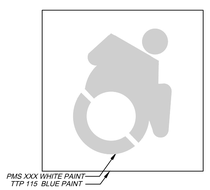


WHEN MEASURING SPACES AND ACCESS AISLES, THE MEASUREMENT SHOULD BE TAKEN FROM THE CENTER OF THE OUTSIDE STRIPE ON THE SPACE OR ACCESS AISLE TO THE CENTER OF THE INSIDE STRIPE ON THE SPACE OR ACCESS AISLE.

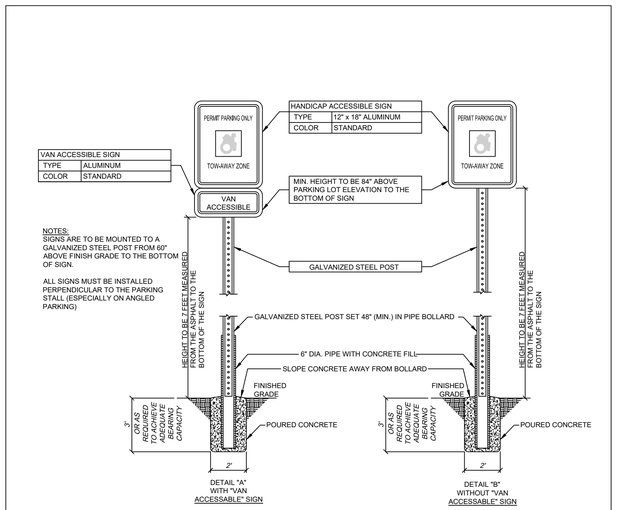
ACCESSIBLE PARKING SPACES, ACCESS AISLES AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 1:50 (2.0%) IN ANY DIRECTION.



CROSS WALK STRIPING



PAINTED HANDICAPPED PARKING SPACE & SYMBOL
NOT TO SCALE



"HANDICAP PARKING ONLY" SIGNS
NOT TO SCALE

REVISION BLOCK

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LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
05/29/2026

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CARTER ENGINEERING
1010 COMMERCE DR.
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:
ADA DETAILS

PROJECT NAME:
ZAXBYS

SHEET NUMBER:
C-7.1

PROJECT NUMBER:
25104ZAX

DATE:
05/29/2026

ISSUE FOR PERMIT

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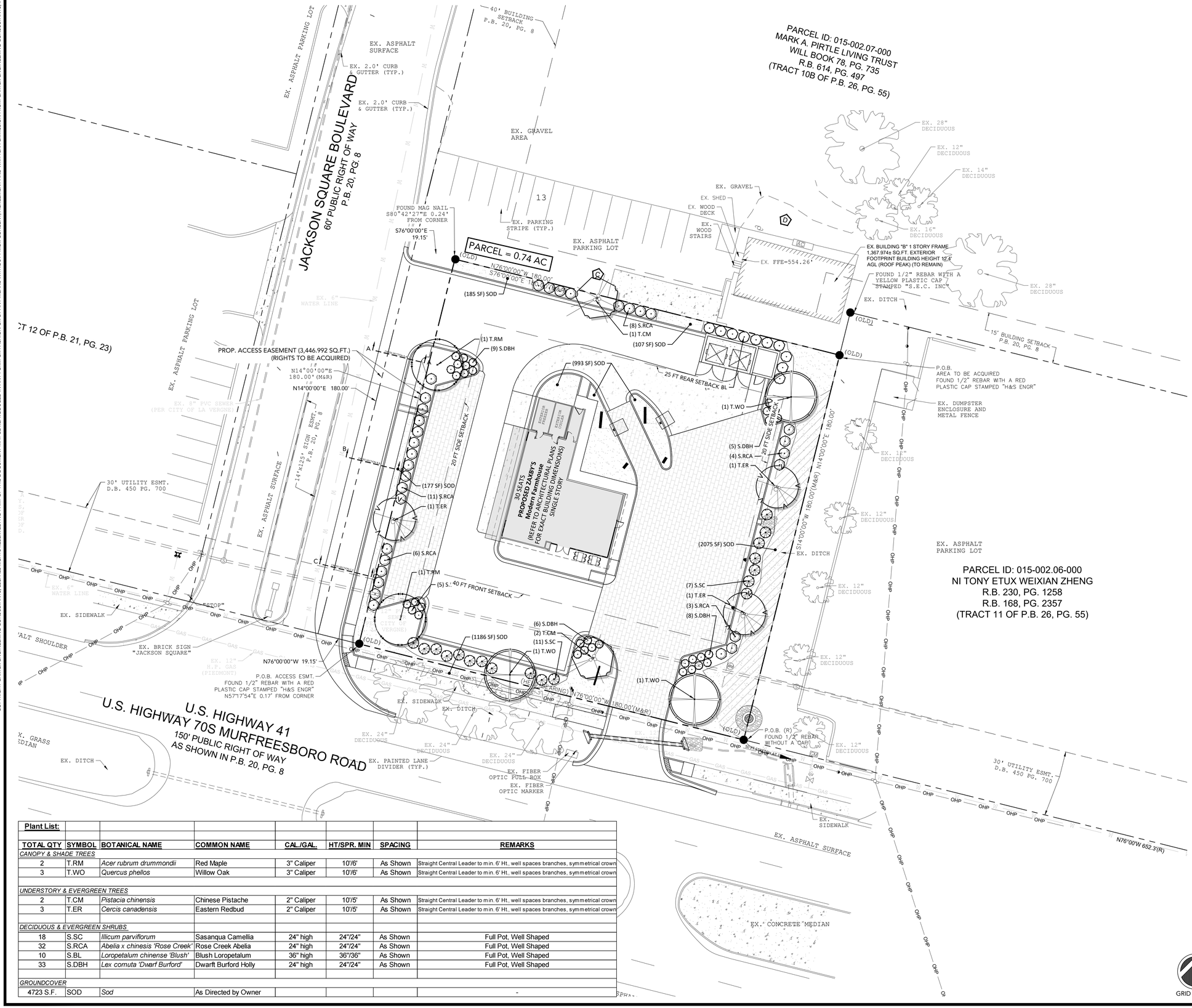

SITE LOCATION MAP
NOT TO SCALE

Plant List:							
TOTAL QTY	**SYMBOL**	**BOTANICAL NAME**	**COMMON NAME**	**CAL./GAL.**	**HT/SPR. MIN**	**SPACING**	**REMARKS**
CANOPY & SHADE TREES							
2	T.RM	*Acer rubrum drummondii*	Red Maple	3" Caliper	10'/6'	As Shown	Straight Central Leader to min. 6' Ht., well spaces branches, symmetrical crown
3	T.WO	*Quercus phellos*	Willow Oak	3" Caliper	10'/6'	As Shown	Straight Central Leader to min. 6' Ht., well spaces branches, symmetrical crown
UNDERSTORY & EVERGREEN TREES							
2	T.CM	*Pistacia chinensis*	Chinese Pistache	2" Caliper	10'/5'	As Shown	Straight Central Leader to min. 6' Ht., well spaces branches, symmetrical crown
3	T.ER	*Cercis canadensis*	Eastern Redbud	2" Caliper	10'/5'	As Shown	Straight Central Leader to min. 6' Ht., well spaces branches, symmetrical crown
DECIDUOUS & EVERGREEN SHRUBS							
18	S.SC	*Illicum parviflorum*	Sasanqua Camellia	24" high	24"/24"	As Shown	Full Pot, Well Shaped
32	S.RCA	*Abelia x chinesis 'Rose Creek'*	Rose Creek Abelia	24" high	24"/24"	As Shown	Full Pot, Well Shaped
10	S.BL	*Loropetalum chinense 'Blush'*	Blush Loropetalum	36" high	36"/36"	As Shown	Full Pot, Well Shaped
33	S.DBH	*Lex cornuta 'Dwarf Burford'*	Dwarft Burford Holly	24" high	24"/24"	As Shown	Full Pot, Well Shaped
GROUNDCOVER							
4723 S.F.	SOD	*Sod*	As Directed by Owner				-

GRID NORTH

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

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8	-	

TANNER L. HOLLAND
TENNESSEE
REGISTERED
LANDSCAPE
ARCHITECT
05/29/2026

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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

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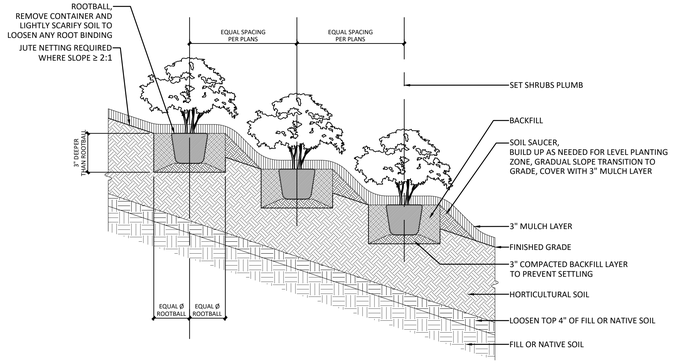
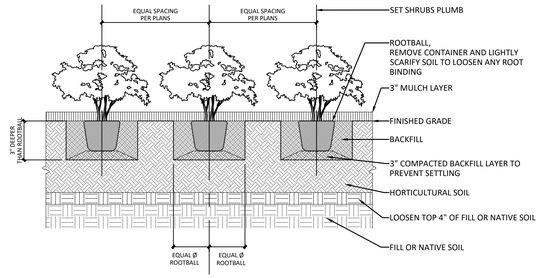
PLANTING NOTES:

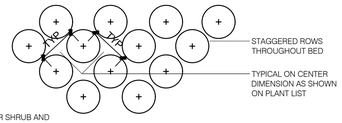
1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING, AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE 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



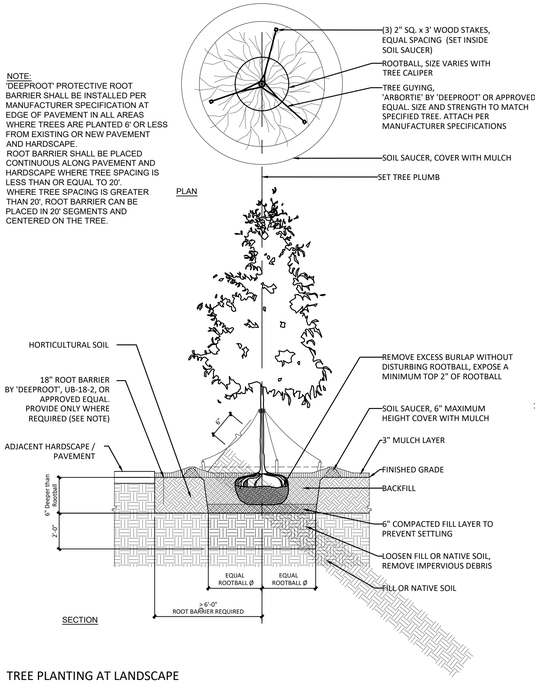
NOTES:

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

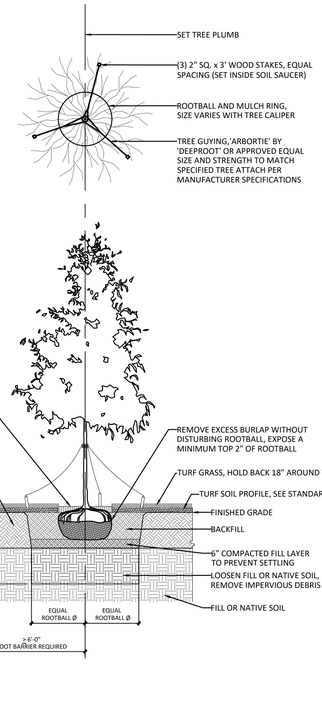
½" = 1'-0"



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 LANDSCAPE



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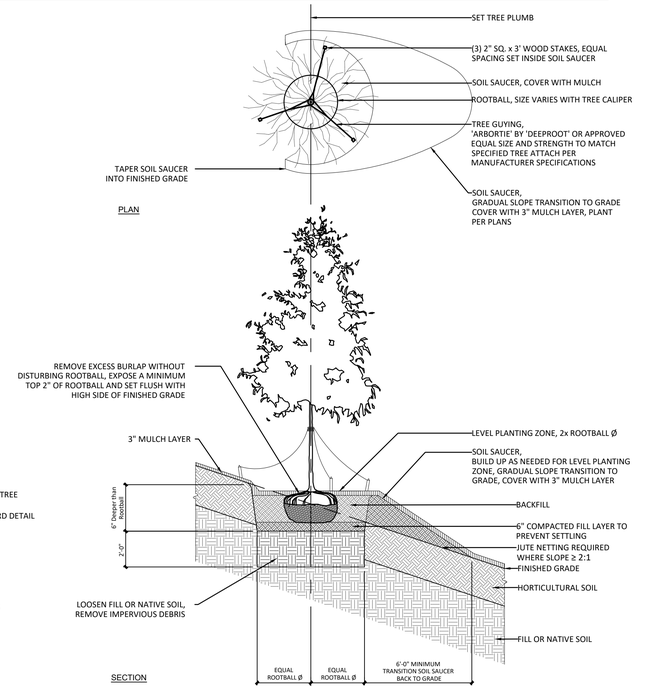
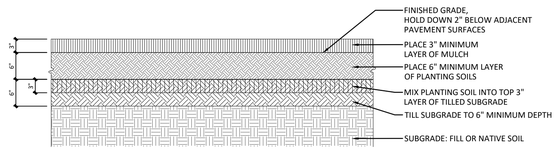
TREE PLANTING AT LAWN



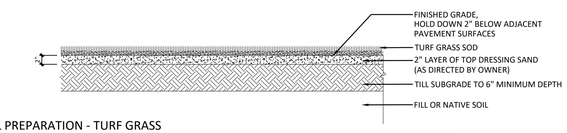
TREE PLANTING ON A SLOPE

2 TREE PLANTING DETAILS

¼" = 1'-0"



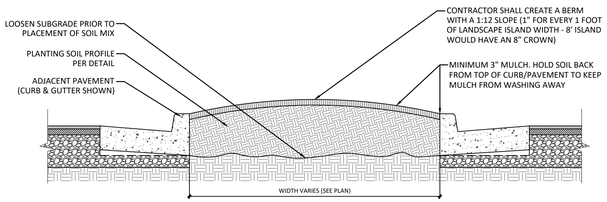
SOIL PREPARATION - PLANTING BEDS



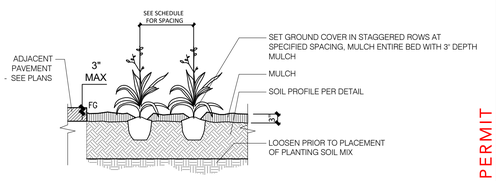
SOIL PREPARATION - TURF GRASS

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		
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5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: LANDSCAPE DETAILS

PROJECT NAME: ZAXBYS

SHEET NUMBER: L-2.0

PROJECT NUMBER: 25104ZAX

DATE: 05/29/2026

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: June 30, 2026

City of La Vergne

Item #: 5. **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
Amanda Hicks, Assistant City Engineer
Gary Lide, City Engineer
Scott Tatalovich, Utility 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)
Engineering comments addressed.

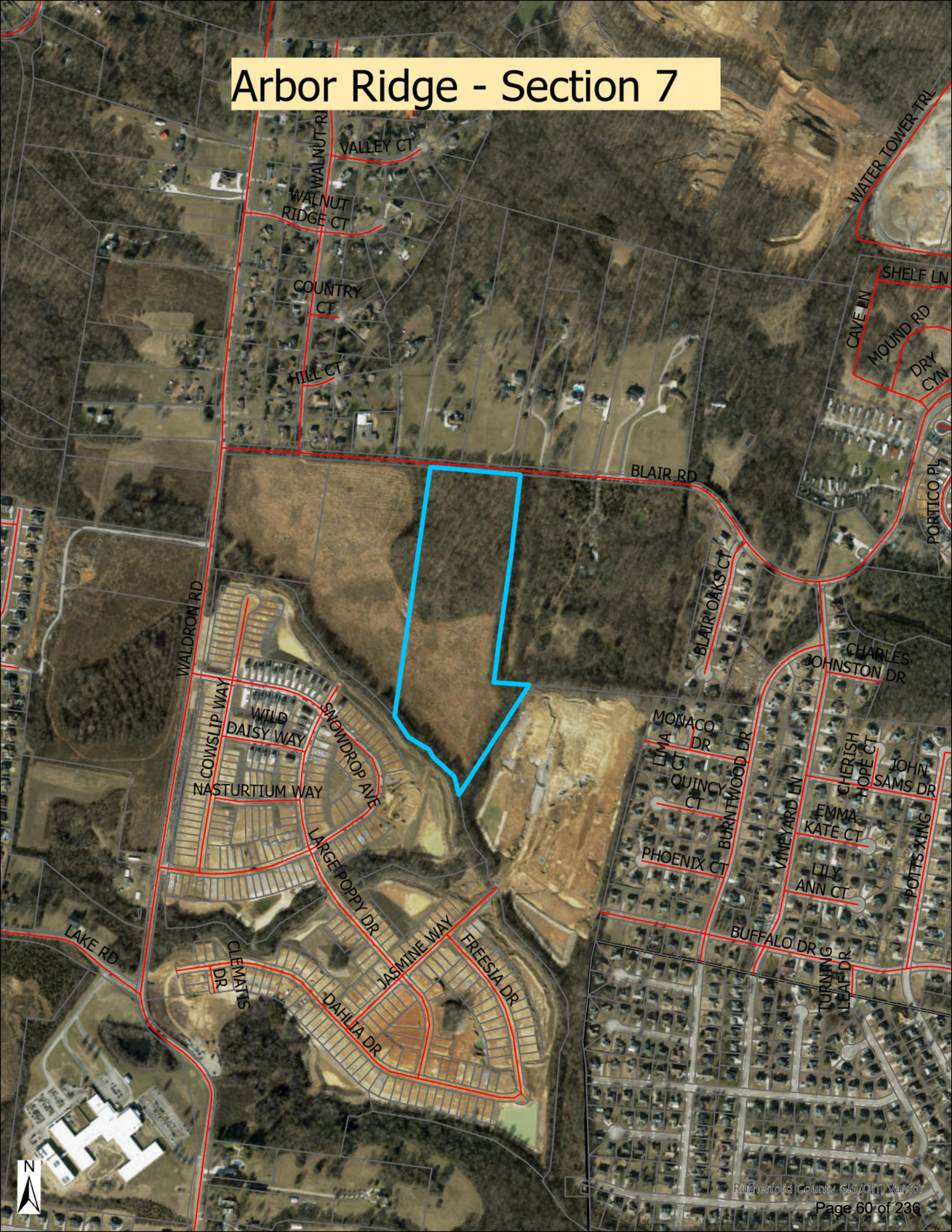
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
Utilties comments addressed.

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

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

Police
No comments.

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


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
WALNUT RIDGE DR
COUNTRY CT
HILL CT
BLAIR RD
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COWSLIP WAY
WILD DAISY WAY
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DAHLIA DR
CLEMATIS DR
LAKE RD
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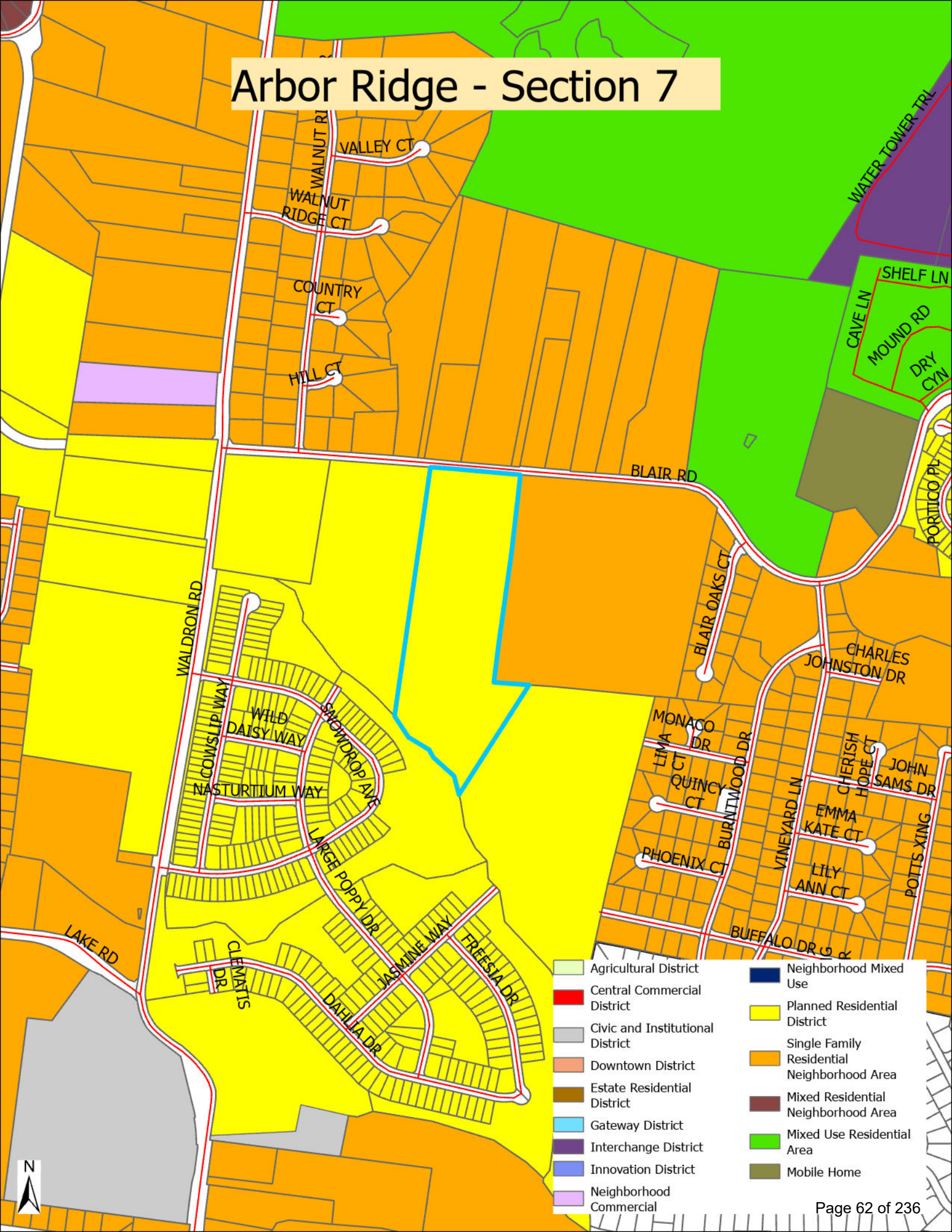
LIMA CT
MONACO DR
BURNTWOOD DR
QUINCY CT
PHOENIX CT
VINEYARD LN
EMMA KATE CT
LILY ANN CT
BUFFALO DR
N
Rutherford County GIS/OIT, Microsoft, Vantor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LAKE RD
CLEMATIS DR
JASMINE WAY
DAHLIA DR
FREESIA DR
N
Agricultural District
Central Commercial District
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

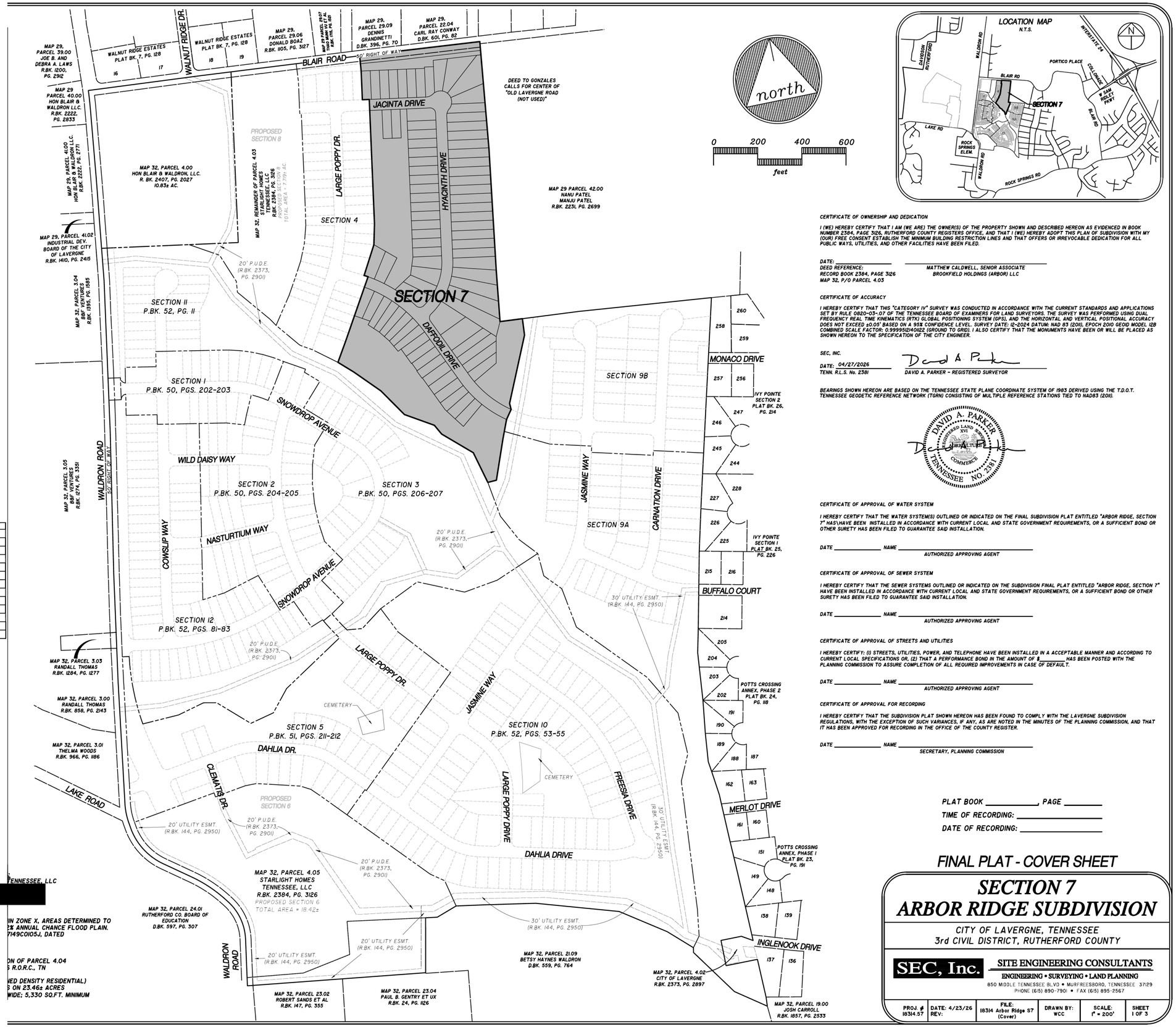
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
194	5,330	0.12	223	10,046	0.23	252	7,646	0.18
195	5,330	0.12	224	10,988	0.25	253	7,165	0.16
196	5,330	0.12	225	12,262	0.28	254	8,940	0.21
197	5,330	0.12	226	14,375	0.33	255	6,335	0.15
198	5,330	0.12	227	16,748	0.38	256	7,974	0.18
199	5,330	0.12	228	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: 0.99995214016122 (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 NO 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "ARBOR RIDGE, SECTION 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: _____

[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

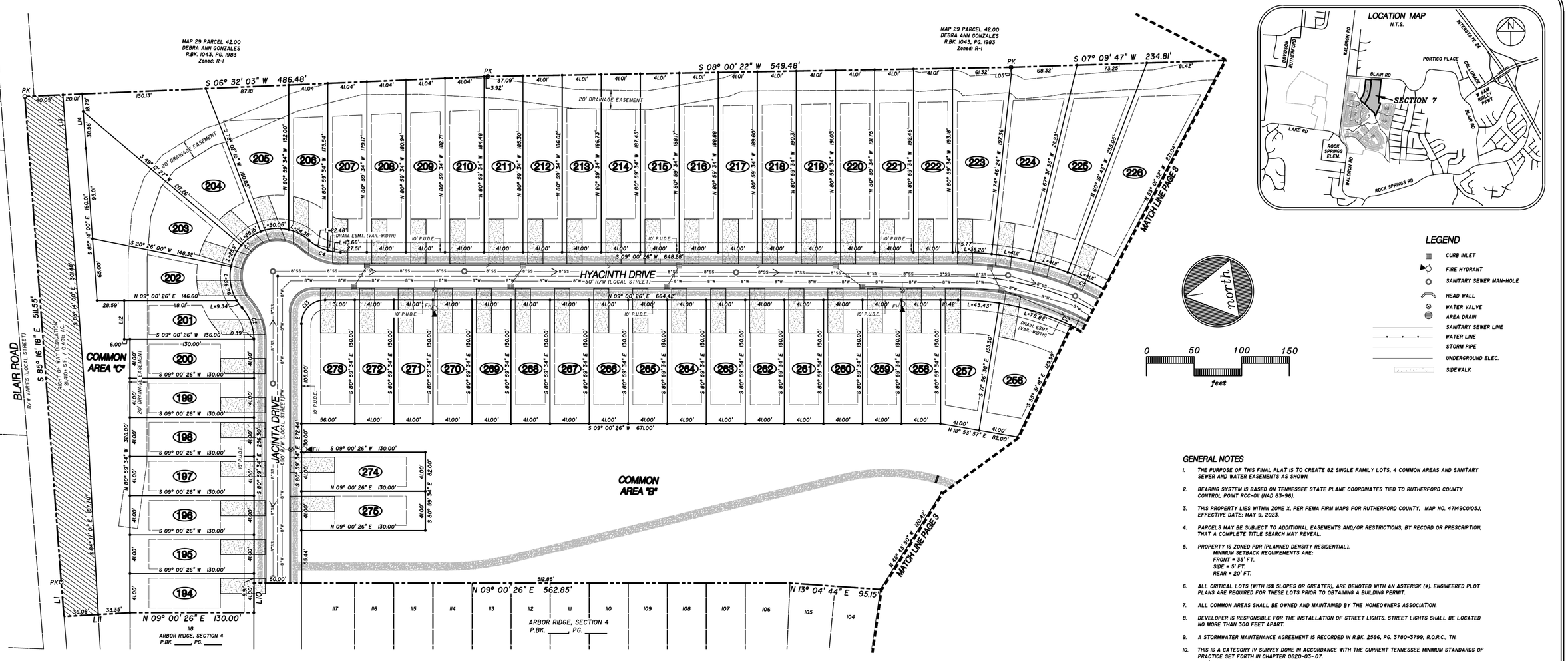
FINAL PLAT - COVER SHEET

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


MAP 29 PARCEL 42.00
DEBRA ANN GONZALES
R.BK. 1043, PG. 1983
Zoned: R-1
S 06° 32' 03" W 486.48'
S 08° 00' 22" W 549.48'
S 07° 09' 47" W 234.81'
20' DRAINAGE EASEMENT
HYACINTH DRIVE
50' R/W (LOCAL STREET)
JACINTA DRIVE
50' R/W (LOCAL STREET)
BLAIR ROAD
R/W VARIES (LOCAL STREET)
S 85° 16' 18" E 511.55'
RIGHT OF WAY DEDICATION
21,405 SF ± 0.491 AC ±
COMMON AREA "C"
COMMON AREA "B"
MATCH LINE PAGE 3
MATCH LINE PAGE 3
N 09° 00' 26" E 562.85'
N 13° 04' 44" E 95.15'
ARBOR RIDGE, SECTION 4
P.BK. ____, PG. ____
MAP 29 PARCEL 42.00
DEBRA ANN GONZALES
R.BK. 1043, PG. 1983
Zoned: R-1
S 20° 26' 00" W 148.30'
S 09° 00' 26" W 648.28'
N 09° 00' 26" E 664.42'
S 09° 00' 26" W 671.00'
N 19° 53' 37" E 82.00'
S 69° 31' 16" E 129.89'
N 09° 00' 26" E 146.60
S 09° 00' 26" W 136.00'
N 09° 00' 26" E 130.00'
S 09° 00' 26" W 130

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L7	N 47° 12' 33" W	83.93'
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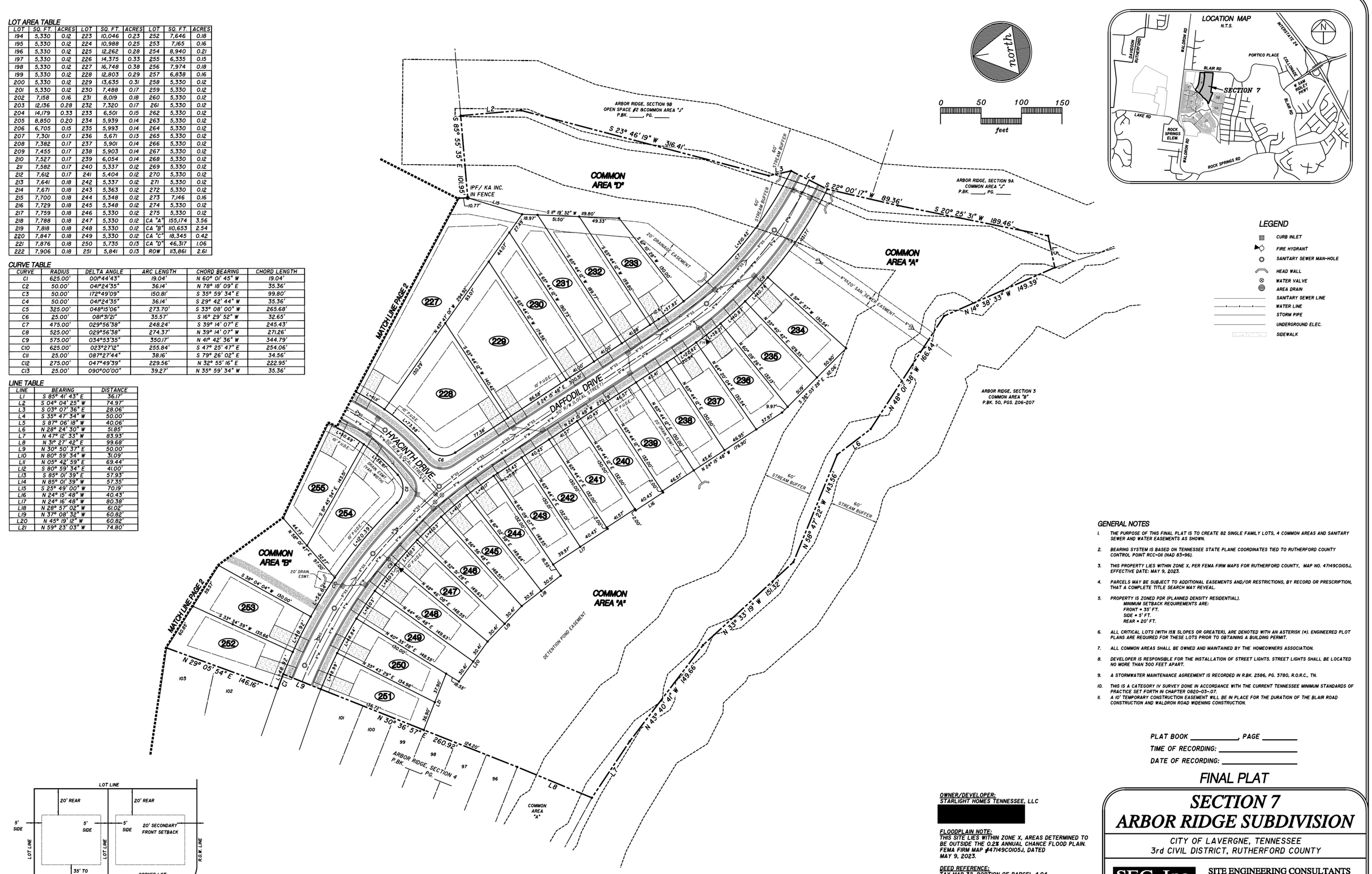
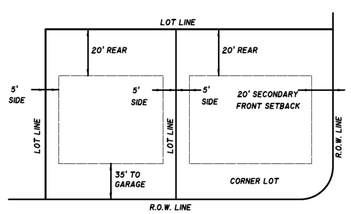
L9	N 30° 50' 37" E	30.00'
L10	N 80° 59' 34" W	31.09'
L11	N 05° 42' 59" E	69.44'
L12	S 80° 59' 34" E	41.00'
L13	S 85° 01' 39" E	57.93'
L14	N 85° 01' 39" W	57.35'
L15	S 25° 49' 00" W	70.19'
L16	N 24° 15' 48" W	40.43'
L17	N 24° 16' 48" W	80.38'
L18	N 28° 57' 02" W	61.02'
L19	N 37° 08' 32" W	60.82'
L20	N 45° 19' 12" W	60.82'
L21	N 59° 23' 03" W	74.80'





MINIMUM BUILDING SETBACK DETAIL
N.T.S.

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, 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.

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

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

Site Engineering Consultants
850 Middle Tennessee Blvd
Murfreesboro, TN 37129
(615)890-7901
www.sec-civil.com

May 16th, 2026

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Arbor Ridge Subdivision Section 7
Opinion of Probable Cost for City Bonding
SEC No. 18314

Dear Gary,

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

1.	3-quotes for pavement Median	$92,182
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$18,437

Total opinion of probable cost = $128,119

The pavement cost is based on the median/average bid cost across the three provided bid proposals. The listed median is 88,734(4Star) and the average cost was calculated to be $92,181.64, so a cost of $92,182 was used for pavement cost. A contingency of 20% of the pavement cost results to $18,437.00 based on the $92,182.

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **aahmed@sec-civil.com**.

Sincerely,

Aws Ahmed, P.E.
SEC, Inc.

FOUR STAR PAVING
1441 Elm Hill Pike
Nashville, TN. 37210
Phone 615-627-2901
Fax 615-627-2906

DATE: 06/16/26 **PROPOSAL #** _____

FROM: Boyd Berhow
JOB: Arbor Ridge Section 7 & 8

LOCATION: La Vergne, TN

Description	approx. Quantity	Unit	Unit Price	Total
Section 7				
Base 8"	6,430	SY	$ 15.30	$ 98,379.00
Prime	6,430	SY	$ 1.25	$ 8,037.50
Binder 2"	6,430	SY	$ 14.55	$ 93,556.50
Tack/ Surface 1.5" (BUDGET)	6,430	SY	$ 13.80	$ 88,734.00
24" x 8" Mountable Curb & Gutter	4,580	LF	$ 22.75	$ 104,195.00
Section 8				
Base 8"	2,735	SY	$ 18.50	$ 50,597.50
Prime	2,735	SY	$ 1.50	$ 4,102.50
Binder 2"	2,735	SY	$ 17.25	$ 47,178.75
Tack/ Surface 1.5" (BUDGET)	2,735	SY	$ 14.60	$ 39,931.00
24" x 8" Mountable Curb & Gutter	1,620	LF	$ 23.00	$ 37,260.00
Off-Site Paving				
Milling (Blair Road)	1	LS	$ 12,525.00	$ 12,525.00
Trench Repair (Binder 11")	1	LS	$ 4,500.00	$ 4,500.00
Tack/ Surface 1.5" (PG 70-22 D-Mix)	240	SY	$ 36.25	$ 8,700.00
Striping Paint	1	LS	$ 3,000.00	$ 3,000.00
Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
Bituminous Adjustment (June 2026) - Reference Only	1	LS	$ 4,067.65	$ 4,067.65
		TOTAL		**$609,764.40**

Notes:
No concrete flatwork.
Curb adjacent to concrete to be done by others.
On-Site surface price is BUDGET ONLY.

EXCLUSIONS:
1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.

Price is good through 12/31/26.
Quote is based on April 2022 TDOT Bituminous Index. ($659.17)
Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.

PROPOSAL # 26-320373

DATE: 5/18/2026

ESTIMATING

Finn DuBois
Estimator

(615) 619-6036
fdubois@amiconstructioninc.com

SCHEDULING

Anna Ravesloot
Scheduling Coordinator

(615) 619-6028
scheduling@amiconstructioninc.com

Paving The Way For Communities To Thrive

PROJECT SUMMARY

PROJECT NAME: Arbor Ridge Phase 7

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- New Pave - Heavy Duty
- Curb & Gutter

PROJECT DETAILS

NEW PAVE - HEAVY DUTY (6,456 SY):

- We will supply and install 8.0" of Grade D Base Stone in the excavated areas and roll for compaction.
- We will apply prime to the compacted stone.
- We will pave the area with 2.0" Grade B Modified Binder.
- We will apply tack oil to the existing asphalt to help the new asphalt bond to the existing asphalt.
- We will pave with 1.5" of 411 E-mix asphalt and roll for compaction.
- We have included (3) equipment mobilizations.

CURB & GUTTER - (4,579 LF):

- We will install curb and gutter per specifications.
- We will install forms around the boundary of the new concrete.
- We will pour new regular concrete in the area.
- We will apply a broom finish to the new concrete.
- We have included (1) equipment mobilizations.

THE AMI ADVANTAGE

FULLY INSURED:

- General liability coverage of $1,000,000.00 for each occurrence and $2,000,000.00 general aggregate
- Workers compensation coverage of $1,000,000.00 for each accident
- Automobile coverage of $1,000,000.00 for each accident
- Excess umbrella coverage of $5,000,000.00

PROFESSIONAL COMPANY:

- Member of the Tennessee Road Builders Association
- Member of the Greater Nashville Apartment Association (GNAA)
- Member of the Better Business Bureau with an A+ rating
- Member of the Wilson County/Lebanon Chamber of Commerce
- Over 31 Years in Business
- 2025 Pavement Maintenance & Reconstruction - Top 50 in the Country for Paving, Pavement Repair, Striping, and Sealcoating
- 2025 NBJ - 10th Fastest Growing Company in Middle Tennessee

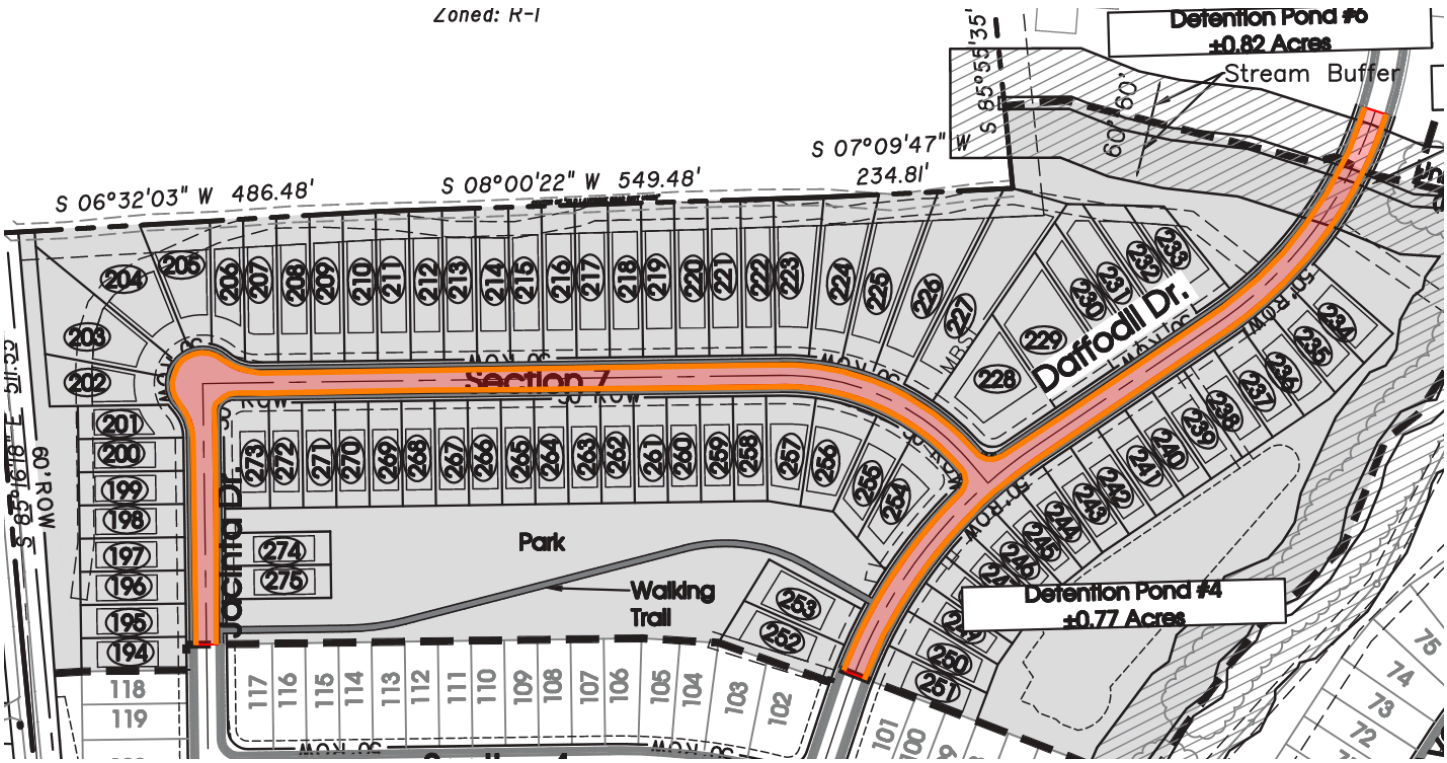
PRICING BREAKDOWN

We propose to complete the above work in accordance with the above specifications for the sums provided below. You are approving all scopes unless you choose individual scopes below with check marks.

	SCOPE	QUOTE
✓	**PAVING**	**QUOTE**
	STONE & BINDER	$ 244,776.12
	TOPPING	$ 87,346.93
✓	**CONCRETE**	**QUOTE**
	CURB & GUTTER	$ 105,317.00

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

AREA OF WORK


Zoned: R-1
Detention Pond #6
±0.82 Acres
Stream Buffer
S 85°55'35" W
60'
60'
S 07°09'47" W
234.81'
S 06°32'03" W 486.48'
S 08°00'22" W 549.48'
Daffodil Dr.
Section 7
Park
Walking Trail
Detention Pond #4
±0.77 Acres
60' ROW

PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

- Site Preparedness & Site Conditions:
  - Owner/Owner Agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to arrival are outside of AMI's control and will cause delays in the ability to meet the originally planned schedule. In the event that the property is not cleared prior to arrival and the job is delayed from starting on time, Owner/Owner Agent will be charged for ruined, spoiled, and/or wasted materials and an additional fee of $500.00 for the first hour of delay or $2,500.00 for waits longer than one (1) hour.
  - Any vehicles remaining on the property are to be towed at the expense and direction of others. AMI shall provide a list of towing companies upon request, but will not contact towing companies on the Owner/Owner Agent's behalf.
  - The work area, which includes where all employees, equipment, and trucks are being used or located, must remain clear of all vehicle and pedestrian traffic. Owner/Owner Agent is required to make arrangements with tenants, deliveries, and other vendors that normally need access to the area to ensure that they comply with this requirement. The safety of owner/Owner Agent's employees, tenants, customers, and AMI employees is the top priority. As a result, this policy is strictly enforced.
  - Owner will ensure that sprinklers do not operate in the jobsite area on days that work is being performed, including prior to the arrival of AMI crews. If sprinklers come on during the project, Owner/Owner Agent acknowledges that such action will cause delays in the work and can cause damage to the end product. Any delays or additional work needed to remedy any issues due to sprinklers coming on during the project will be billed accordingly.
  - AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
  - AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
  - If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, approval may be required from local authorities. AMI assumes no responsibility in submitting for or acquiring approval.
  - Certain municipalities may impose specific requirements regarding temperature and weather conditions under which AMI's work may be performed. Additionally, the effectiveness and longevity of paving, sealcoating, and other scopes are directly affected by current and forecasted weather conditions, including ambient temperature, surface temperature, humidity, and precipitation. AMI reserves the right to delay or reschedule work if, in its professional judgment, weather or temperature conditions are not suitable to ensure the quality and durability of the work, or to comply with applicable municipal standards. If AMI advises the Owner/Owner Agent that weather or temperature conditions are not ideal for the work, and the Owner/Owner Agent directs AMI to proceed with the work despite this advice, then the Owner/Owner Agent does so at their own risk. In such cases, AMI shall not be liable for any defects, failures, or required warranty work that may arise as a result of proceeding under suboptimal conditions.The Owner/Owner Agent expressly waives any claims related to quality, durability, or performance of the work that result from proceeding against AMI's recommendation due to weather or temperature concerns.
- Scheduling:
  - AMI's normal business hours are Monday through Friday, 6am to 5pm Central Standard Time. Work performed outside of stated hours is considered "outside of business hours" for the legal purposes of this Agreement. If Owner/Owner Agent requires work outside of AMI's business hours after an Agreement is made, Owner/Owner Agent is subject to overtime labor charges on the invoice.
  - If Owner/Owner Agent desires to reschedule, suspend, or in any way delay work on a scheduled project, Owner/Owner Agent must provide advanced notice via email to the AMI contact by 2:00 PM CST the business day before any AMI service is scheduled to occur. Failure to do so will cause AMI to incur unnecessary costs. As such, should Owner/Owner Agent fail to provide such notice, Owner/Owner Agent is responsible to AMI for any such costs and will additionally pay to AMI, as invoiced, a charge of $2,500.00 for each occurrence of delay of scheduled work. For example, if Owner/Owner Agent and AMI have scheduled an 8:00 Monday morning service, and Owner/Owner Agent calls AMI on that Monday at 7:00 AM to postpone or otherwise reschedule that day's scheduled work, Owner/Owner Agent will be charged $2,500.00 at the time of billing. This charge is not punitive but is rather an estimated total of costs AMI will actually incur due to Owner/Owner Agent's untimely lack of advanced notice.
- Warranty:
  - AMI Construction, Inc. (AMI) provides a limited warranty for work performed that covers any defects in materials and workmanship, including installation. This limited warranty covers all work performed by AMI and any of its subcontractors and starts on the date of installation of each scope and lasts for one calendar year. Anything outside of normal wear and tear for light duty automobile traffic is excluded from this warranty, including but not limited to the following: damage caused by snow removal practices, damage due to any chemical spills or applications, damage due to oil spillage or dripping, damage due to outriggers of any kind, damage due to the placement of any dumpsters onto the pavement or concrete, damage due to any vehicles or trailers with excessive weight, damage due to abuse or neglect, damage due to acts of God or abnormal weather.

- Payment Terms:
  - To avoid late fees, payments must be received by the due date described in Payment Terms below. Except as may be otherwise provided by written contract, all past due balances will be assessed at a 1.5% late fee per month (18% per year), with a minimum fee of $15.00 per month.
  - Payment terms for all new customers are subject to credit approval. Upon our receipt of approval of the proposed work, all new customers will receive a Credit Application. After AMI receives that application and reviews the results of the credit check, they will notify the customer of their credit terms and execute the proposal. As an alternative to completing the credit application, the customer can choose to prepay. Existing customers with satisfactory and established credit history with AMI Construction will continue to have NET 30 payment terms, unless otherwise agreed to in writing. Under the Net 30 terms, total payment is required no later than thirty (30) days from the date of completion of the project as indicated by the invoice date. Payments should be made via cash, via company check (payable to AMI Construction, Inc., 107 Bay Court, Lebanon, TN 37087), or via ACH Wire Transfer. Credit Card payments are accepted for an additional 3.5% processing fee.
  - To the extent not prohibited by applicable law, Owner/Owner Agent agrees to pay all attorney fees, collection costs, and expenses associated with the collection of this debt and enforcement of this Proposal.
  - Owner is advised that under Tennessee's Mechanic's Lien Law (TCA § 66-11-101 et seq.), any unpaid contractor, subcontractor, or material supplier may file a lien against the property for unpaid labor or materials. AMI will provide a written Notice of Nonpayment within the legally required timeline if seeking to assert lien rights.
- Change Orders, Mobilizations, Escalation, and the Bituminous Index:
  - All asphalt suppliers adjust pricing at the first of every month based on the State of Tennessee's Bituminous Index as published at https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf . Due to the volatility in the current market, we must pass on the escalation costs in materials at the time of increase. Therefore, this proposal is valid until the end of the calendar month at the date of the proposal as shown above.
  - The Proposal/Contract Sum has been calculated based on the component materials, equipment, and labor. However, the construction market is volatile, and sudden price increases could occur. AMI agrees to use their best efforts to obtain the lowest possible prices from available resources, but should there be an increase in the prices after execution of this Agreement for use on this project, the Owner/Owner Agent agrees to pay the price escalation to AMI via Change Order. AMI agrees to only submit a change order if prices escalate by 5% or more. AMI agrees to provide documentation of original price and escalated price if requested by Owner/Owner Agent.
  - Owner/Owner Agent may request modifications to this proposal so long as required changes are within the general scope of this Agreement. In addition to Owner-initiated changes, AMI may require changes based on, but not limited to, environmental, structural, or logistical findings within the course of work. The proposal sum and the amount of time required to perform the project shall be adjusted as necessary, but agreement as to the amount of the adjustment must be reached before AMI commences said change or additional work, or expends any costs necessitated by said changes. Execution of a written change order is a condition precedent to performing the work and completing the project, except for work performed in emergency situations at the direction of and verbal agreement by Owner/Owner Agent.
  - Pricing is based on AMI having uninterrupted and unrestricted access to the job site and/or job phases as outlined in the Project Details above. If the work takes longer than AMI has included in their Proposal due to AMI's labor performance, AMI's material availability, etc., additional costs resulting from the delay will be absorbed by AMI. If the owner/Owner Agent/general contractor causes any delay by altering the conditions of the site or by restricting AMI's access to the site causing AMI to have additional demobilizations/mobilizations and/or additional labor days on site above what is included in the Project Details above, the owner/Owner Agent/general contractor agrees to issue a change order and pay AMI for the additional cost as outlined in the table below. Labor will be billed in ½ day increments, with ½ day being the minimum charge.

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

Crew	Amount	Unit of Measure
If the Traffic Control Crew has time on the job extended	$770.00	Per crew, per ½ day

- Right to Cure:
  - AMI maintains its Right to Cure. The Owner/Owner's Agent is responsible for notifying AMI in writing of any workmanship defects or warranty concerns within three (3) business days of the occurrence. AMI will then have ten (10) business days (or such time as is relatable to the severity of the workmanship defect) to remedy the defect before the Owner/Owner's Agent may issue a back charge or any other punitive action against AMI. AMI will not be responsible for any back charges or workmanship defects that AMI was not alerted to and given the opportunity to cure based on the parameters listed in this section.
- Termination or Suspension of Contract:
  - If the Owner/Owner Agent desires to cancel the contract, they must notify AMI in writing at least 30 days before the project is projected or scheduled to begin. If the contract is canceled by the Owner/Owner Agent within 30 days of the projected start date, the Owner/Owner Agent agrees to pay 5% of the total signed contract value to AMI (due within 5 days of contract cancellation), with a minimum charge of $750, unless otherwise agreed to by both parties in writing. If the contract is cancelled after work is started, Owner/Owner Agent agrees to pay for work performed to date, costs to demobilize, and any costs associated with pre-purchased materials or material orders that can not be cancelled. This charge is not punitive, but rather an estimated value of overhead and other costs associated with planning and preparing to begin the project.
  - AMI shall be excused from its performance for a reasonable period of time to the extent that it is prevented, hindered, or delayed by a force majeure occurrence.
  - In the event work is temporarily or permanently paused, halted, restricted, stopped, or in any way impeded by a government entity, including but not limited to boards, HOAs, localities, cities, municipalities, counties, states, federal or other agencies acting on behalf of a government entity, Owner/Owner Agent will notify AMI Construction, Inc. immediately of the stoppage order. Should a government agency indicate or notify AMI's onsite crew, supervisor, or staff of a stoppage, AMI will notify Owner/Owner Agent immediately and will remove itself and equipment from the jobsite. Stoppage of work for any reason or amount of time will trigger a "progress payment" requirement. Owner/Owner Agent agrees to pay AMI Construction, Inc. for the progress made up to and including the date of stoppage. Terms for the progress payment will be "Due Upon Receipt" and should be paid immediately upon receiving the progress payment invoice from AMI. Once work resumes on the job and the project is completed, AMI will invoice for the remaining balance of the project, with terms as agreed upon in the original contract (typically Net 30 days from project completion date).
- Dispute Resolution:
  - To the fullest extent permitted by applicable law, AMI's total liability to the Owner/Owner Agent for any and all claims, losses, expenses, damages, or causes of action arising out of or relating to this Agreement, whether in contract, tort (including negligence), or otherwise, shall be limited to the total amount paid by the Owner/Owner Agent to AMI under this Agreement. In no event shall AMI be liable for any indirect, incidental, consequential, special, or punitive damages, including but not limited to loss of profits, revenue, or business opportunities, even if AMI has been advised of the possibility of such damages.
  - Disputes shall first be attempted to be resolved informally. If unresolved, either party may elect to mediate or arbitrate in accordance with the Tennessee Uniform Arbitration Act, unless litigation is necessary. Venue shall be in the county where the project is located.
- Miscellaneous Provisions:
  - This proposal constitutes the entire agreement between the parties, and all previous agreements and negotiations, whether written or verbal, relating to the subject matter herein, are declared to be null and void except as herein stated. No amendment to this proposal hereinafter made between parties shall be binding unless reduced to writing and signed by an officer or authorized representative of both parties.
  - The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.
  - The headings and titles used in this Agreement are for convenience and organizational purposes only and shall not affect the meaning, interpretation, or legal effect of any provision of this Agreement.
  - If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remaining portions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. AMI and Owner/Owner Agent agree to replace any invalid or unenforceable provision with a valid provision that most closely approximates the original intent and economic effect of the invalid provision.

SPECIFIC TERMS & CONDITIONS:

- Subgrade must be within +/- .10 before base stone application.
- Subgrade under curbing must be within +/- .10 before curb application.
- Staking/Surveying will be provided by others and at the expense of others prior to our arrival. If AMI is required staking/surveying, that work will be performed at an additional cost.
- All pricing is based on the civil plans provided to AMI. AMI is not responsible for changes in the scope or in the plans that were not communicated to AMI.
- No warranty is provided on any striping performed on concrete surfaces.
- Any extra mobilizations over what was included in our proposal will be an additional charge.
- We have assumed that we can have access to our whole scope of work at one time. If smaller sections are required, there will be additional charges.
- Traffic control is not included in the proposal.
- Owner and/or his agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to our arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to our arrival are outside of our control and will cause delays in our ability to meet the originally planned schedule. In the event that the property is not cleared prior to our arrival and we are delayed in our starting on time, you will be charged an additional fee of $500.00 per hour of delay. Any vehicles/materials remaining on the property are to be towed/moved at the expense of others *(unless an authorization form has been signed for AMI to perform towing services, in which the owner/representative is responsible for reimbursing AMI for services rendered.)*
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- We have no knowledge as to the stability of the base underneath the existing asphalt. We are assuming that the base is firm and unyielding and will handle the load of full sized dump trucks, a milling machine, and a large paving machine. AMI is not responsible for any damage caused by driving any of our equipment on the existing parking lots at your facility. If we find that the base is not firm and fails with the load of our equipment, we will notify you immediately and present options to you for moving forward. You will be responsible for any costs associated with any work needed to the subgrade or base stone.
- Pricing is based on the TDOT Bituminous index of May 2026. Pricing is to be adjusted to the index at the time of actual material purchase.
- AMI will provide safety cones around the work area to prevent pedestrian traffic. AMI is not responsible for guarding the new concrete after it has been put in place. AMI is not responsible for any damage done to the concrete immediately after the pour and during the curing process including but not limited damage done by writing, walking, or driving on the new concrete.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, you could be required to get approval from your local authorities. AMI is assuming no responsibility in submitting for or acquiring approval.
- All testing is excluded from this proposal.
- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Sub contractor, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% between the date of this contract and the date of installation. Contractor agrees to change orders of actual cost plus 10%.
- The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.

ACCEPTANCE OF ESTIMATE

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

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

YOUR SIGNATURE: _____ **DATE:** _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER: ☐

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

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

_____

_____

RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC. **DATE:** _____

Paving Proposal

Middle Tennessee Infrastructure, Inc.

105 Homewood Drive
Murfreesboro, TN 37127
Contact: **Zach Johnson**
Phone:
Email: **Zach.johnson@midtni.com**

Quote To:	Chet Bachula	Project Name:	Arbor Ridge Section 8
Company:	Ashton Woods	Project Address:	
Phone:		Plans Date:	
Email:	Chet.bachula@ashtonwoods.com	Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
705	Section 8 8" Base Stone	2,740.00	SY	18.42	50,470.80
706	Section 8 2" Binder	2,740.00	SY	17.55	48,087.00
707	Section 8 1.5" Topping	2,740.00	SY	15.60	42,744.00
GRAND TOTAL					**$141,301.80**

Paving Proposal

Middle Tennessee Infrastructure, Inc.

105 Homewood Drive
Murfreesboro, TN 37127
Contact: **Zach Johnson**
Phone:
Email: **Zach.johnson@midtni.com**

Quote To:	Chet Bachula	Project Name:	Arbor Ridge Section 7
Company:	Ashton Woods	Project Address:	
Phone:		Plans Date:	
Email:	Chet.bachula@ashtonwoods.com	Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
705	Section 7 8" Base Stone	6,440.00	SY	18.42	118,624.80
706	Section 7 2" Binder	6,440.00	SY	17.55	113,022.00
707	Section 7 1.5" Topping	6,440.00	SY	15.60	100,464.00
GRAND TOTAL					**$332,110.80**

Company	Section 7	
AMI	$87,346.93	
MTI	$100,464.00	
4Star	$88,734.00	Median
Average	$92,181.64	

Pavement	$92,182.00
As-Built	$7,500.00
EPSC	$5,000.00
W/S Maint.	$5,000.00
Contingency	$18,437.00
Total	$128,119.00

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 6. **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
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility 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)
Engineering comments addressed.

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

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

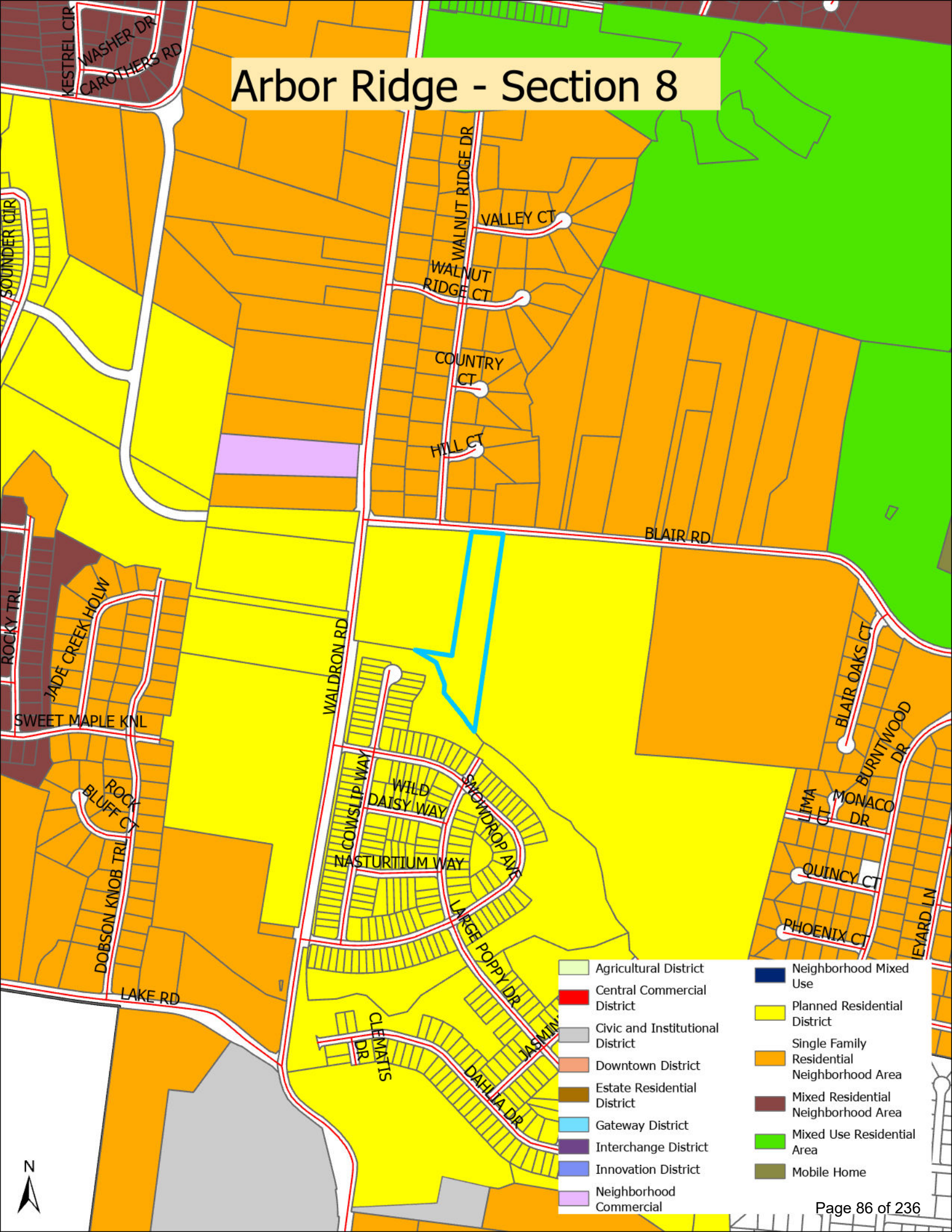
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police
No comments.

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

Arbor Ridge - Section 8
CAROTHERS RD
WALNUT RIDGE
VALLEY CT
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
Rutherford 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
MONACO DR
QUINCY CT
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

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 21 SINGLE FAMILY LOTS, 3 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. 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

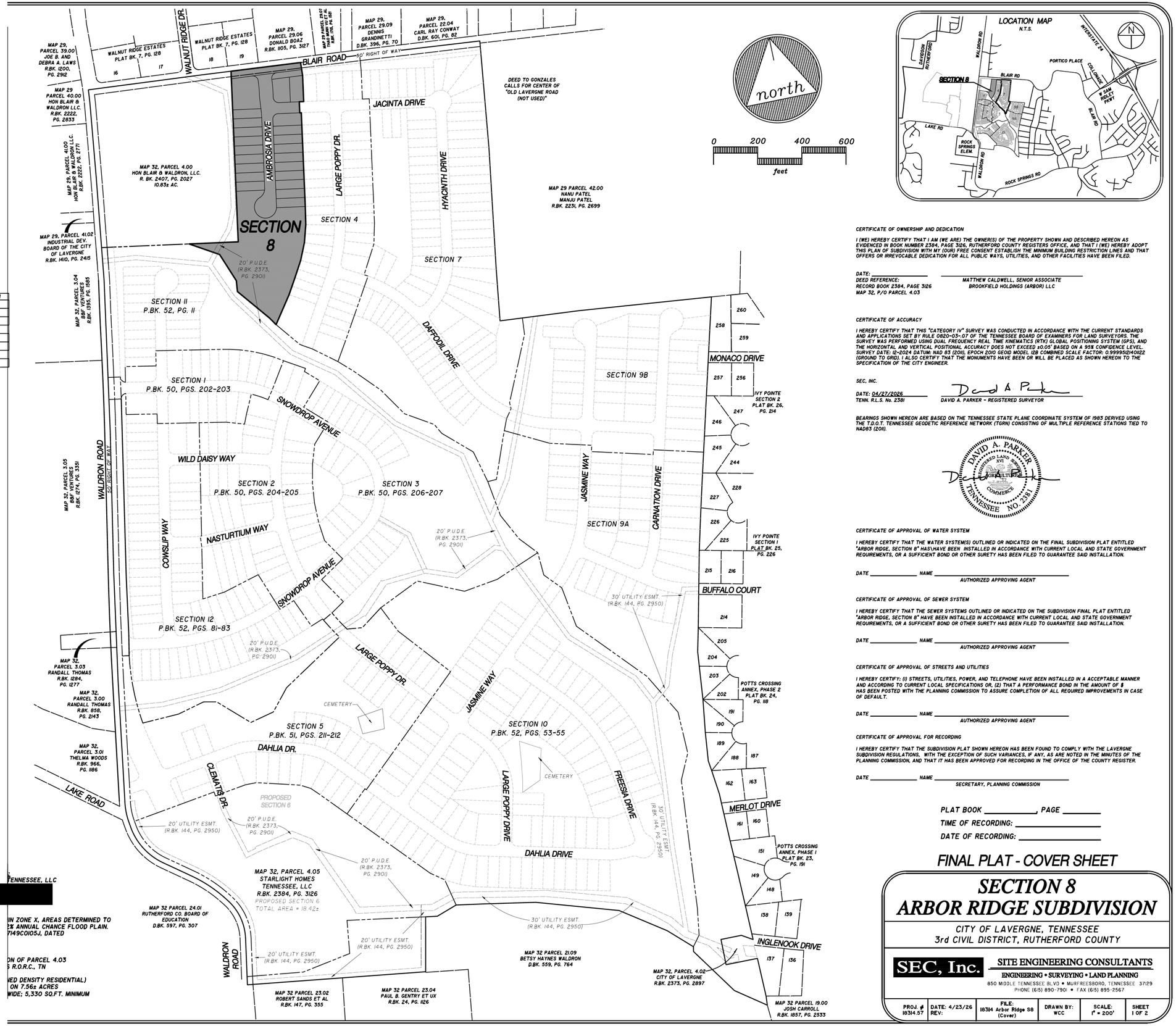
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	089°56'59"	39.25'	S 49° 06' 03" W	35.34'
C2	531.00'	004°52'53"	45.24'	N 06° 34' 00" E	45.23'
C3	25.00'	094°34'26"	41.27'	S 33° 42' 21" E	36.74'
C4	25.00'	090°00'00"	39.27'	S 54° 00' 26" W	35.36'
C5	50.00'	234°23'55"	204.55'	N 48° 11' 31" W	88.94'
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
L1	S 02° 16' 37" W	59.09'
L2	N 80° 59' 34" W	20.00'
L3	S 09° 00' 26" W	50.00'
L4	S 80° 59' 34" E	7.01'
L5	S 09° 44' 40" W	82.00'
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:
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 2010.0000 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
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 — 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: (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: _____

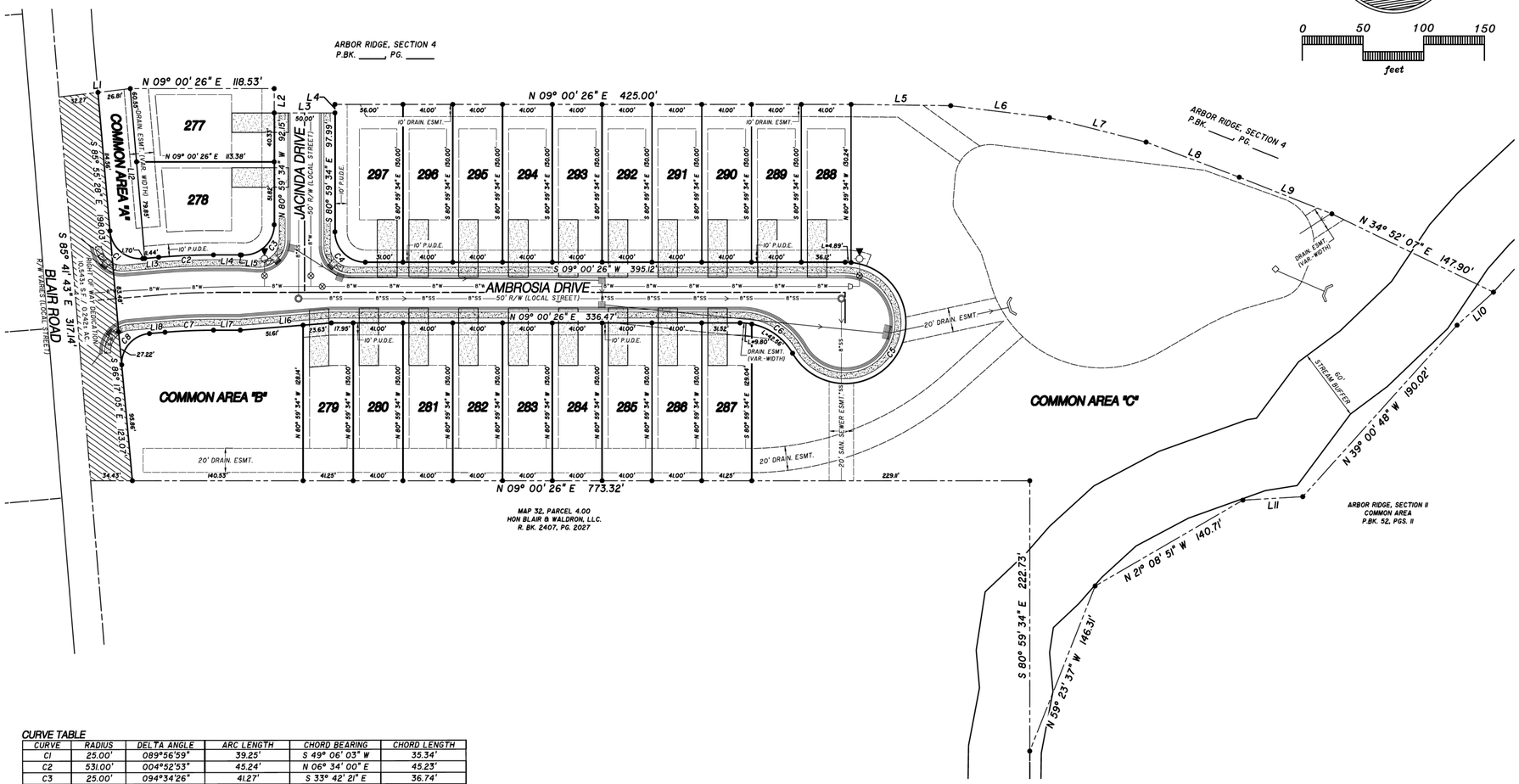
FINAL PLAT - COVER SHEET

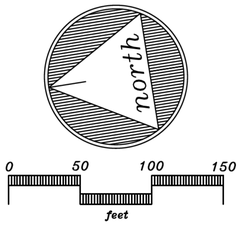
SECTION 8 ARBOR RIDGE SUBDIVISION

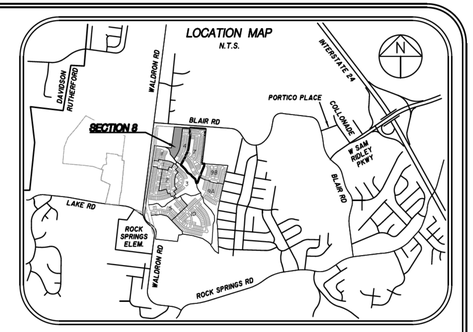
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

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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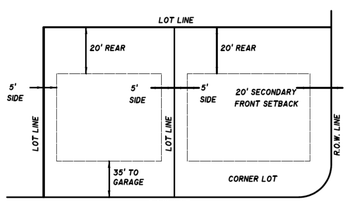
L7	S 23° 13' 05" W	82.00'
L8	S 29° 38' 57" W	82.00'
L9	S 30° 36' 57" W	82.00'
L10	N 33° 12' 38" W	40.45'
L11	N 05° 38' 53" E	49.35'
L12	N 85° 52' 27" W	140.40'
L13	S 04° 07' 33" W	11.44'
L14	S 09° 00' 26" W	22.05'
L15	S 13° 34' 52" W	0.96'
L16	N 04° 26' 00" E	75.24'
L17	N 09° 00' 26" E	22.05'
L18	N 04° 07' 33" E	12.90'



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

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 Final Plat	WCC	1" = 50'	2 OF 2

Site Engineering Consultants
850 Middle Tennessee Blvd
Murfreesboro, TN 37129
(615)890-7901
www.sec-civil.com

May 16th, 2026

Gary Lide
City of La Vergne Engineering Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Arbor Ridge Subdivision Section 8
Opinion of Probable Cost for City Bonding
SEC No. 18314

Dear Gary,

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

1.	3-quotes for pavement Median	$41,888
2.	SEC, Inc. Cost for As-Builts	$7,500
3.	General Erosion Control Maintenance	$5,000
4.	General Water and Sewer Maintenance	$5,000
5.	Contingency	$8,378

Total opinion of probable cost = $67,766

The pavement cost is based on the median/average bid cost across the three provided bid proposals. The listed median is $41,887.07(AMI) and the average cost was calculated to be $41,520.69, so a cost of $41,888 was used for pavement cost. A contingency of 20% of the pavement cost results to $8,378.00 based on the $41,888.

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **aahmed@sec-civil.com**.

Sincerely,

Aws Ahmed, P.E.
SEC, Inc.

FOUR STAR PAVING
1441 Elm Hill Pike
Nashville, TN. 37210
Phone 615-627-2901
Fax 615-627-2906

DATE: 06/16/26 **PROPOSAL #** _____

FROM: Boyd Berhow
JOB: Arbor Ridge Section 7 & 8

LOCATION: La Vergne, TN

Description	approx. Quantity	Unit	Unit Price	Total
Section 7				
Base 8"	6,430	SY	$ 15.30	$ 98,379.00
Prime	6,430	SY	$ 1.25	$ 8,037.50
Binder 2"	6,430	SY	$ 14.55	$ 93,556.50
Tack/ Surface 1.5" (BUDGET)	6,430	SY	$ 13.80	$ 88,734.00
24" x 8" Mountable Curb & Gutter	4,580	LF	$ 22.75	$ 104,195.00
Section 8				
Base 8"	2,735	SY	$ 18.50	$ 50,597.50
Prime	2,735	SY	$ 1.50	$ 4,102.50
Binder 2"	2,735	SY	$ 17.25	$ 47,178.75
Tack/ Surface 1.5" (BUDGET)	2,735	SY	$ 14.60	$ 39,931.00
24" x 8" Mountable Curb & Gutter	1,620	LF	$ 23.00	$ 37,260.00
Off-Site Paving				
Milling (Blair Road)	1	LS	$ 12,525.00	$ 12,525.00
Trench Repair (Binder 11")	1	LS	$ 4,500.00	$ 4,500.00
Tack/ Surface 1.5" (PG 70-22 D-Mix)	240	SY	$ 36.25	$ 8,700.00
Striping Paint	1	LS	$ 3,000.00	$ 3,000.00
Traffic Control	1	LS	$ 5,000.00	$ 5,000.00
Bituminous Adjustment (June 2026) - Reference Only	1	LS	$ 4,067.65	$ 4,067.65
		TOTAL		**$609,764.40**

Notes:
No concrete flatwork.
Curb adjacent to concrete to be done by others.
On-Site surface price is BUDGET ONLY.

EXCLUSIONS:
1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.

Price is good through 12/31/26.
Quote is based on April 2022 TDOT Bituminous Index. ($659.17)
Prices will be adjusted in accordance with the TDOT Bituminous Index, based on the variance from the month the job was quoted to the month the work is done.

Paving Proposal

Middle Tennessee Infrastructure, Inc.

105 Homewood Drive
Murfreesboro, TN 37127
Contact: **Zach Johnson**
Phone:
Email: **Zach.johnson@midtni.com**

Quote To:	Chet Bachula	Project Name:	Arbor Ridge Section 8
Company:	Ashton Woods	Project Address:	
Phone:		Plans Date:	
Email:	Chet.bachula@ashtonwoods.com	Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
705	Section 8 8" Base Stone	2,740.00	SY	18.42	50,470.80
706	Section 8 2" Binder	2,740.00	SY	17.55	48,087.00
707	Section 8 1.5" Topping	2,740.00	SY	15.60	42,744.00
GRAND TOTAL					**$141,301.80**

X

Paving Proposal

Middle Tennessee Infrastructure, Inc.

105 Homewood Drive
Murfreesboro, TN 37127
Contact: **Zach Johnson**
Phone:
Email: **Zach.johnson@midtni.com**

Quote To:	Chet Bachula	Project Name:	Arbor Ridge Section 7
Company:	Ashton Woods	Project Address:	
Phone:		Plans Date:	
Email:	Chet.bachula@ashtonwoods.com	Revision Date:	

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
705	Section 7 8" Base Stone	6,440.00	SY	18.42	118,624.80
706	Section 7 2" Binder	6,440.00	SY	17.55	113,022.00
707	Section 7 1.5" Topping	6,440.00	SY	15.60	100,464.00
GRAND TOTAL					**$332,110.80**

PROPOSAL # 26-320373

DATE: 5/18/2026

ESTIMATING

Finn DuBois
Estimator

(615) 619-6036
fdubois@amiconstructioninc.com

SCHEDULING

Anna Ravesloot
Scheduling Coordinator

(615) 619-6028
scheduling@amiconstructioninc.com

Paving The Way For Communities To Thrive

PROJECT SUMMARY

PROJECT NAME: Arbor Ridge Phase 8

LOCATION: La Vergne, TN

WORK TO INCLUDE:

- New Pave - Heavy Duty
- Curb & Gutter
- Thermoplastic Striping

PROJECT DETAILS

NEW PAVE - HEAVY DUTY (2,725 SY):

- We will supply and install 8.0" of Grade D Base Stone in the excavated areas and roll for compaction.
- We will apply prime to the compacted stone.
- We will pave the area with 2.0" Grade B Modified Binder.
- We will apply tack oil to the existing asphalt to help the new asphalt bond to the existing asphalt.
- We will pave with 1.5" of 411 E-mix asphalt and roll for compaction.
- We have included (3) equipment mobilizations.

CURB & GUTTER - (1,608 LF):

- We will install curb and gutter per specifications.
- We will install forms around the boundary of the new concrete.
- We will pour new regular concrete in the area.
- We will apply a broom finish to the new concrete.
- We have included (1) equipment mobilizations.

THERMOPLASTIC STRIPING:

- We will apply adhesive to the asphalt to assist with the adhesion of the new thermoplastic material.
- We will install new thermoplastic markings by heating white thermoplastic material.
- The thermoplastic material will include material for reflectivity and extra grip.
- We have included (1) equipment mobilizations.

THE AMI ADVANTAGE

FULLY INSURED:

- General liability coverage of $1,000,000.00 for each occurrence and $2,000,000.00 general aggregate
- Workers compensation coverage of $1,000,000.00 for each accident
- Automobile coverage of $1,000,000.00 for each accident
- Excess umbrella coverage of $5,000,000.00

PROFESSIONAL COMPANY:

- Member of the Tennessee Road Builders Association
- Member of the Greater Nashville Apartment Association (GNAA)
- Member of the Better Business Bureau with an A+ rating
- Member of the Wilson County/Lebanon Chamber of Commerce
- Over 31 Years in Business
- 2025 Pavement Maintenance & Reconstruction - Top 50 in the Country for Paving, Pavement Repair, Striping, and Sealcoating
- 2025 NBJ - 10th Fastest Growing Company in Middle Tennessee

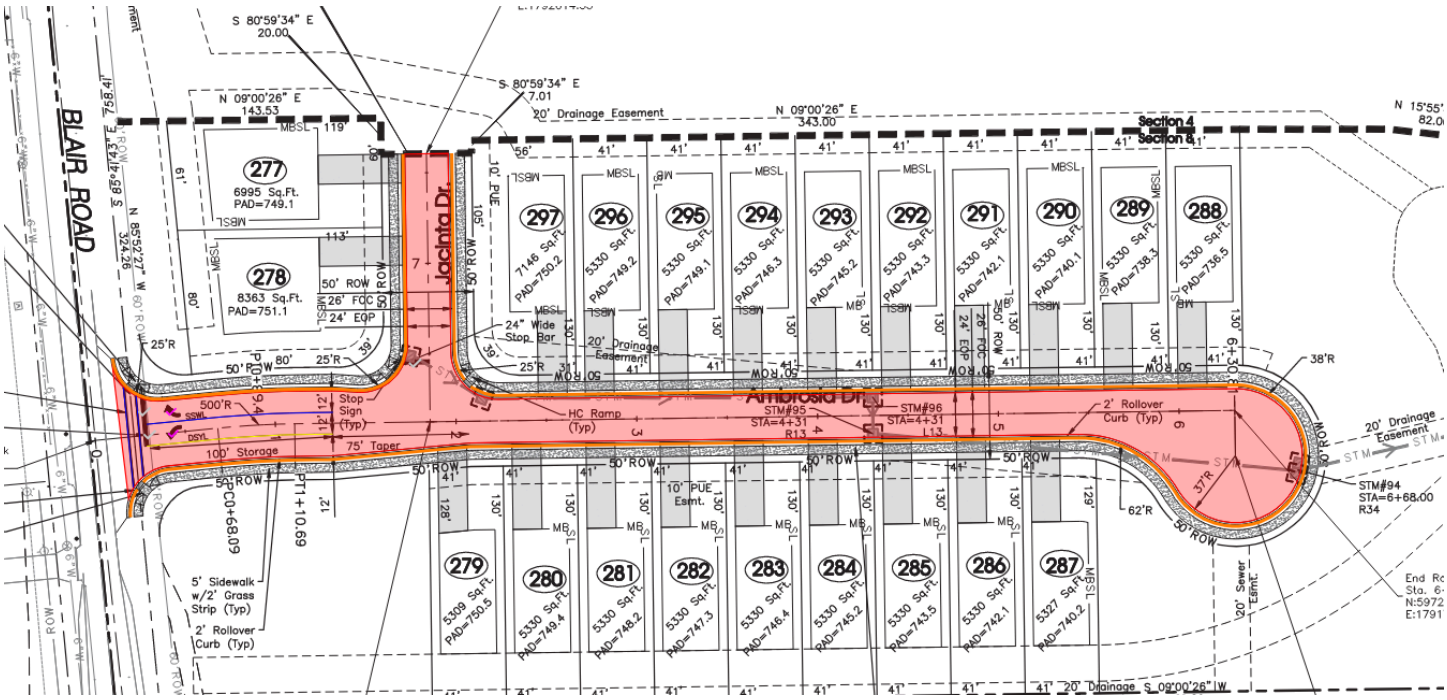
PRICING BREAKDOWN

We propose to complete the above work in accordance with the above specifications for the sums provided below. You are approving all scopes unless you choose individual scopes below with check marks.

	SCOPE	QUOTE
✓	**PAVING**	**QUOTE**
	STONE & BINDER	$ 105,627.37
	TOPPING	$ 41,887.07
✓	**CONCRETE**	**QUOTE**
	CURB & GUTTER	$ 36,984.00
✓	**STRIPING**	**QUOTE**
	THERMOPLASTIC STRIPING	$ 6,530.00

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

AREA OF WORK



BLAIR ROAD
Jacinta Dr.
Ambrosia Dr.
Section 4
Section 8
277
6995 Sq.Ft.
PAD=749.1
278
8363 Sq.Ft.
PAD=751.1
297
7146 Sq.Ft.
PAD=750.2
296
5330 Sq.Ft.
PAD=749.2
295
5330 Sq.Ft.
PAD=749.1
294
5330 Sq.Ft.
PAD=746.3
293
5330 Sq.Ft.
PAD=745.2
292
5330 Sq.Ft.
PAD=743.3
291
5330 Sq.Ft.
PAD=742.1
290
5330 Sq.Ft.
PAD=740.1
289
5330 Sq.Ft.
PAD=738.3
288
5330 Sq.Ft.
PAD=736.5
279
5309 Sq.Ft.
PAD=750.5
280
5330 Sq.Ft.
PAD=749.4
281
5330 Sq.Ft.
PAD=748.2
282
5330 Sq.Ft.
PAD=747.3
283
5330 Sq.Ft.
PAD=746.4
284
5330 Sq.Ft.
PAD=745.2
285
5330 Sq.Ft.
PAD=743.5
286
5330 Sq.Ft.
PAD=742.1
287
5327 Sq.Ft.
PAD=740.2
20' Drainage Easement
N 09°00'26" E
343.00
S 80°59'34" E
20.00
S 80°59'34" E
7.01
N 09°00'26" E
143.53
N 85°52'27" W
324.26
S 85°41'43" E
758.41'
24" Wide Stop Bar
HC Ramp (Typ)
Stop Sign (Typ)
75' Taper
100' Storage
500'R
25'R
38'R
62'R
37'R
10' PUE Esmt.
2' Rollover Curb (Typ)
5' Sidewalk w/2' Grass Strip (Typ)
2' Rollover Curb (Typ)
20' Sewer Esmt.
STM#94
STA=6+68.00
R34
STM#95
STA=4+31
R13
STM#96
STA=4+31
L13
PC0+68.09
PT1+10.69
50' ROW

PROPOSAL NOTES

GENERAL TERMS & CONDITIONS:

- Site Preparedness & Site Conditions:
  - Owner/Owner Agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to arrival are outside of AMI's control and will cause delays in the ability to meet the originally planned schedule. In the event that the property is not cleared prior to arrival and the job is delayed from starting on time, Owner/Owner Agent will be charged for ruined, spoiled, and/or wasted materials and an additional fee of $500.00 for the first hour of delay or $2,500.00 for waits longer than one (1) hour.
  - Any vehicles remaining on the property are to be towed at the expense and direction of others. AMI shall provide a list of towing companies upon request, but will not contact towing companies on the Owner/Owner Agent's behalf.
  - The work area, which includes where all employees, equipment, and trucks are being used or located, must remain clear of all vehicle and pedestrian traffic. Owner/Owner Agent is required to make arrangements with tenants, deliveries, and other vendors that normally need access to the area to ensure that they comply with this requirement. The safety of owner/Owner Agent's employees, tenants, customers, and AMI employees is the top priority. As a result, this policy is strictly enforced.
  - Owner will ensure that sprinklers do not operate in the jobsite area on days that work is being performed, including prior to the arrival of AMI crews. If sprinklers come on during the project, Owner/Owner Agent acknowledges that such action will cause delays in the work and can cause damage to the end product. Any delays or additional work needed to remedy any issues due to sprinklers coming on during the project will be billed accordingly.
  - AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
  - AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
  - If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, approval may be required from local authorities. AMI assumes no responsibility in submitting for or acquiring approval.
  - Certain municipalities may impose specific requirements regarding temperature and weather conditions under which AMI's work may be performed. Additionally, the effectiveness and longevity of paving, sealcoating, and other scopes are directly affected by current and forecasted weather conditions, including ambient temperature, surface temperature, humidity, and precipitation. AMI reserves the right to delay or reschedule work if, in its professional judgment, weather or temperature conditions are not suitable to ensure the quality and durability of the work, or to comply with applicable municipal standards. If AMI advises the Owner/Owner Agent that weather or temperature conditions are not ideal for the work, and the Owner/Owner Agent directs AMI to proceed with the work despite this advice, then the Owner/Owner Agent does so at their own risk. In such cases, AMI shall not be liable for any defects, failures, or required warranty work that may arise as a result of proceeding under suboptimal conditions.The Owner/Owner Agent expressly waives any claims related to quality, durability, or performance of the work that result from proceeding against AMI's recommendation due to weather or temperature concerns.
- Scheduling:
  - AMI's normal business hours are Monday through Friday, 6am to 5pm Central Standard Time. Work performed outside of stated hours is considered "outside of business hours" for the legal purposes of this Agreement. If Owner/Owner Agent requires work outside of AMI's business hours after an Agreement is made, Owner/Owner Agent is subject to overtime labor charges on the invoice.
  - If Owner/Owner Agent desires to reschedule, suspend, or in any way delay work on a scheduled project, Owner/Owner Agent must provide advanced notice via email to the AMI contact by 2:00 PM CST the business day before any AMI service is scheduled to occur. Failure to do so will cause AMI to incur unnecessary costs. As such, should Owner/Owner Agent fail to provide such notice, Owner/Owner Agent is responsible to AMI for any such costs and will additionally pay to AMI, as invoiced, a charge of $2,500.00 for each occurrence of delay of scheduled work. For example, if Owner/Owner Agent and AMI have scheduled an 8:00 Monday morning service, and Owner/Owner Agent calls AMI on that Monday at 7:00 AM to postpone or otherwise reschedule that day's scheduled work, Owner/Owner Agent will be charged $2,500.00 at the time of billing. This charge is not punitive but is rather an estimated total of costs AMI will actually incur due to Owner/Owner Agent's untimely lack of advanced notice.
- Warranty:
  - AMI Construction, Inc. (AMI) provides a limited warranty for work performed that covers any defects in materials and workmanship, including installation. This limited warranty covers all work performed by AMI and any of its subcontractors and starts on the date of installation of each scope and lasts for one calendar year. Anything outside of normal wear and tear for light duty automobile traffic is excluded from this warranty, including but not limited to the following: damage caused by snow removal practices, damage due to any chemical spills or applications, damage due to oil spillage or dripping, damage due to outriggers of any kind, damage due to the placement of any dumpsters onto the pavement or concrete, damage due to any vehicles or trailers with excessive weight, damage due to abuse or neglect, damage due to acts of God or abnormal weather.

- Payment Terms:
  - To avoid late fees, payments must be received by the due date described in Payment Terms below. Except as may be otherwise provided by written contract, all past due balances will be assessed at a 1.5% late fee per month (18% per year), with a minimum fee of $15.00 per month.
  - Payment terms for all new customers are subject to credit approval. Upon our receipt of approval of the proposed work, all new customers will receive a Credit Application. After AMI receives that application and reviews the results of the credit check, they will notify the customer of their credit terms and execute the proposal. As an alternative to completing the credit application, the customer can choose to prepay. Existing customers with satisfactory and established credit history with AMI Construction will continue to have NET 30 payment terms, unless otherwise agreed to in writing. Under the Net 30 terms, total payment is required no later than thirty (30) days from the date of completion of the project as indicated by the invoice date. Payments should be made via cash, via company check (payable to AMI Construction, Inc., 107 Bay Court, Lebanon, TN 37087), or via ACH Wire Transfer. Credit Card payments are accepted for an additional 3.5% processing fee.
  - To the extent not prohibited by applicable law, Owner/Owner Agent agrees to pay all attorney fees, collection costs, and expenses associated with the collection of this debt and enforcement of this Proposal.
  - Owner is advised that under Tennessee's Mechanic's Lien Law (TCA § 66-11-101 et seq.), any unpaid contractor, subcontractor, or material supplier may file a lien against the property for unpaid labor or materials. AMI will provide a written Notice of Nonpayment within the legally required timeline if seeking to assert lien rights.
- Change Orders, Mobilizations, Escalation, and the Bituminous Index:
  - All asphalt suppliers adjust pricing at the first of every month based on the State of Tennessee's Bituminous Index as published at https://www.tn.gov/content/dam/tn/tdot/construction/Const-bituminousindex.pdf . Due to the volatility in the current market, we must pass on the escalation costs in materials at the time of increase. Therefore, this proposal is valid until the end of the calendar month at the date of the proposal as shown above.
  - The Proposal/Contract Sum has been calculated based on the component materials, equipment, and labor. However, the construction market is volatile, and sudden price increases could occur. AMI agrees to use their best efforts to obtain the lowest possible prices from available resources, but should there be an increase in the prices after execution of this Agreement for use on this project, the Owner/Owner Agent agrees to pay the price escalation to AMI via Change Order. AMI agrees to only submit a change order if prices escalate by 5% or more. AMI agrees to provide documentation of original price and escalated price if requested by Owner/Owner Agent.
  - Owner/Owner Agent may request modifications to this proposal so long as required changes are within the general scope of this Agreement. In addition to Owner-initiated changes, AMI may require changes based on, but not limited to, environmental, structural, or logistical findings within the course of work. The proposal sum and the amount of time required to perform the project shall be adjusted as necessary, but agreement as to the amount of the adjustment must be reached before AMI commences said change or additional work, or expends any costs necessitated by said changes. Execution of a written change order is a condition precedent to performing the work and completing the project, except for work performed in emergency situations at the direction of and verbal agreement by Owner/Owner Agent.
  - Pricing is based on AMI having uninterrupted and unrestricted access to the job site and/or job phases as outlined in the Project Details above. If the work takes longer than AMI has included in their Proposal due to AMI's labor performance, AMI's material availability, etc., additional costs resulting from the delay will be absorbed by AMI. If the owner/Owner Agent/general contractor causes any delay by altering the conditions of the site or by restricting AMI's access to the site causing AMI to have additional demobilizations/mobilizations and/or additional labor days on site above what is included in the Project Details above, the owner/Owner Agent/general contractor agrees to issue a change order and pay AMI for the additional cost as outlined in the table below. Labor will be billed in ½ day increments, with ½ day being the minimum charge.

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

Crew	Amount	Unit of Measure
If the Traffic Control Crew has time on the job extended	$770.00	Per crew, per ½ day

- Right to Cure:
  - AMI maintains its Right to Cure. The Owner/Owner's Agent is responsible for notifying AMI in writing of any workmanship defects or warranty concerns within three (3) business days of the occurrence. AMI will then have ten (10) business days (or such time as is relatable to the severity of the workmanship defect) to remedy the defect before the Owner/Owner's Agent may issue a back charge or any other punitive action against AMI. AMI will not be responsible for any back charges or workmanship defects that AMI was not alerted to and given the opportunity to cure based on the parameters listed in this section.
- Termination or Suspension of Contract:
  - If the Owner/Owner Agent desires to cancel the contract, they must notify AMI in writing at least 30 days before the project is projected or scheduled to begin. If the contract is canceled by the Owner/Owner Agent within 30 days of the projected start date, the Owner/Owner Agent agrees to pay 5% of the total signed contract value to AMI (due within 5 days of contract cancellation), with a minimum charge of $750, unless otherwise agreed to by both parties in writing. If the contract is cancelled after work is started, Owner/Owner Agent agrees to pay for work performed to date, costs to demobilize, and any costs associated with pre-purchased materials or material orders that can not be cancelled. This charge is not punitive, but rather an estimated value of overhead and other costs associated with planning and preparing to begin the project.
  - AMI shall be excused from its performance for a reasonable period of time to the extent that it is prevented, hindered, or delayed by a force majeure occurrence.
  - In the event work is temporarily or permanently paused, halted, restricted, stopped, or in any way impeded by a government entity, including but not limited to boards, HOAs, localities, cities, municipalities, counties, states, federal or other agencies acting on behalf of a government entity, Owner/Owner Agent will notify AMI Construction, Inc. immediately of the stoppage order. Should a government agency indicate or notify AMI's onsite crew, supervisor, or staff of a stoppage, AMI will notify Owner/Owner Agent immediately and will remove itself and equipment from the jobsite. Stoppage of work for any reason or amount of time will trigger a "progress payment" requirement. Owner/Owner Agent agrees to pay AMI Construction, Inc. for the progress made up to and including the date of stoppage. Terms for the progress payment will be "Due Upon Receipt" and should be paid immediately upon receiving the progress payment invoice from AMI. Once work resumes on the job and the project is completed, AMI will invoice for the remaining balance of the project, with terms as agreed upon in the original contract (typically Net 30 days from project completion date).
- Dispute Resolution:
  - To the fullest extent permitted by applicable law, AMI's total liability to the Owner/Owner Agent for any and all claims, losses, expenses, damages, or causes of action arising out of or relating to this Agreement, whether in contract, tort (including negligence), or otherwise, shall be limited to the total amount paid by the Owner/Owner Agent to AMI under this Agreement. In no event shall AMI be liable for any indirect, incidental, consequential, special, or punitive damages, including but not limited to loss of profits, revenue, or business opportunities, even if AMI has been advised of the possibility of such damages.
  - Disputes shall first be attempted to be resolved informally. If unresolved, either party may elect to mediate or arbitrate in accordance with the Tennessee Uniform Arbitration Act, unless litigation is necessary. Venue shall be in the county where the project is located.
- Miscellaneous Provisions:
  - This proposal constitutes the entire agreement between the parties, and all previous agreements and negotiations, whether written or verbal, relating to the subject matter herein, are declared to be null and void except as herein stated. No amendment to this proposal hereinafter made between parties shall be binding unless reduced to writing and signed by an officer or authorized representative of both parties.
  - The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.
  - The headings and titles used in this Agreement are for convenience and organizational purposes only and shall not affect the meaning, interpretation, or legal effect of any provision of this Agreement.
  - If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remaining portions of this Agreement shall remain in full force and effect and shall in no way be affected, impaired, or invalidated. AMI and Owner/Owner Agent agree to replace any invalid or unenforceable provision with a valid provision that most closely approximates the original intent and economic effect of the invalid provision.

SPECIFIC TERMS & CONDITIONS:

- Subgrade must be within +/- .10 before base stone application.
- Subgrade under curbing must be within +/- .10 before curb application.
- Staking/Surveying will be provided by others and at the expense of others prior to our arrival. If AMI is required staking/surveying, that work will be performed at an additional cost.
- All pricing is based on the civil plans provided to AMI. AMI is not responsible for changes in the scope or in the plans that were not communicated to AMI.
- No warranty is provided on any striping performed on concrete surfaces.
- Any extra mobilizations over what was included in our proposal will be an additional charge.
- We have assumed that we can have access to our whole scope of work at one time. If smaller sections are required, there will be additional charges.
- Traffic control is not included in the proposal.
- Owner and/or his agent (not AMI) is responsible for the removal of any materials or vehicles left in the designated work area prior to our arrival, including but not limited to all vehicles, dumpsters, construction debris, shopping carts/racks, bicycle racks, and all other removable items. Any delays due to these items not being moved out of the work area prior to our arrival are outside of our control and will cause delays in our ability to meet the originally planned schedule. In the event that the property is not cleared prior to our arrival and we are delayed in our starting on time, you will be charged an additional fee of $500.00 per hour of delay. Any vehicles/materials remaining on the property are to be towed/moved at the expense of others *(unless an authorization form has been signed for AMI to perform towing services, in which the owner/representative is responsible for reimbursing AMI for services rendered.)*
- AMI is not responsible for any damage to ANY underground utilities, including irrigation lines and sprinkler heads.
- We have no knowledge as to the stability of the base underneath the existing asphalt. We are assuming that the base is firm and unyielding and will handle the load of full sized dump trucks, a milling machine, and a large paving machine. AMI is not responsible for any damage caused by driving any of our equipment on the existing parking lots at your facility. If we find that the base is not firm and fails with the load of our equipment, we will notify you immediately and present options to you for moving forward. You will be responsible for any costs associated with any work needed to the subgrade or base stone.
- Pricing is based on the TDOT Bituminous index of May 2026. Pricing is to be adjusted to the index at the time of actual material purchase.
- AMI will provide safety cones around the work area to prevent pedestrian traffic. AMI is not responsible for guarding the new concrete after it has been put in place. AMI is not responsible for any damage done to the concrete immediately after the pour and during the curing process including but not limited damage done by writing, walking, or driving on the new concrete.
- AMI is not responsible for any permitting, engineered drawings, planning commission approval, or the like required for this project. Please note that any of the aforementioned is the responsibility of others.
- If you request any changes to the size of the area of asphalt, size of landscape islands, or any deviations in the striping, you could be required to get approval from your local authorities. AMI is assuming no responsibility in submitting for or acquiring approval.
- All testing is excluded from this proposal.
- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Sub contractor, the contract sum, time of completion or contract requirements shall be equitably adjusted by change order. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% between the date of this contract and the date of installation. Contractor agrees to change orders of actual cost plus 10%.
- The use of Vendor/Subcontractor Portals must be discussed and agreed to in writing prior to estimating or the customer waives all rights to enforce AMI's use of the vendor portal as a requirement for payment. If the customer wishes to discuss the vendor portal setup after receiving pricing from AMI, the customer understands that the pricing for their project may be adjusted to reflect any registration fees incurred by AMI associated with the setup of the Vendor/Subcontractor portal.

ACCEPTANCE OF ESTIMATE

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

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

YOUR SIGNATURE: _____ **DATE:** _____

PRINTED NAME & TITLE: _____

ACCOUNTS PAYABLE CONTACT: _____

ACCOUNTS PAYABLE EMAIL ADDRESS: _____

ACCOUNTS PAYABLE PHONE #: _____

BILLING ADDRESS: _____

PLEASE CHECK IF YOU ARE A NEW CUSTOMER: ☐

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

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

_____

_____

RUSTY MCDONALD, PRESIDENT

AMI CONSTRUCTION, INC. **DATE:** _____

Company	Section 9b	
AMI	$41,887.07	median
MTI	$42,744.00	
4Star	$39,931.00	
Average	$41,520.69	

Pavement	$41,888.00
As-Built	$7,500.00
EPSC	$5,000.00
W/S Maint.	$5,000.00
Contingency	$8,378.00
Total	$67,766.00

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 7. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Hillpointe - 50.65 Acres. Property located on Old Nashville Highway (Tax Map 28, Parcel 14). Current Zoning District: R-2 (Mixed Residential) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Sanjay D. Patel.**

Reviewed By:
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Gary Lide, City Engineer

Summary:
Hillpointe, LLC is requesting approval of a concept plan and rezoning for Pointe Grand La Vergne, a new development to consist of 42.62 acres. The accompanying rezoning request would change the acreage from Mixed Residential Neighborhood Area (R-2) to Mixed Use Neighborhood Residential Area (R-3) for approximately 42.62 acres of the 50.645 acre property located at 661 Old Nashville Hwy, commonly referred to as Pointe Grand La Vergne.

The applicant is proposing 90 townhomes and 528 apartment units contained in 15 buildings.

The property is located on the south side of Old Nashville Highway.

The main zoning in the area is R-2 and Neighborhood Commercial (NCD). A small parcel is zoned R-1 nextdoor. Northwest of this site is all zoned R-2.

The following request for a variance is not being considered in June because this is only the rezoning phase, and this is not a PDR request. However, staff believes the Planning Commission should have this information since the applicant has made it available.
Variances to Parking

- **Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.**

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Details such as parking, building locations, the Clubhouse, Fitness Center and other amenities are not discussed tonight (or at any June meetings) because this is only the rezoning phase.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
(For information) The Concept Plan was not reviewed. It will have to be submitted for separate review after rezoning effort is completed.

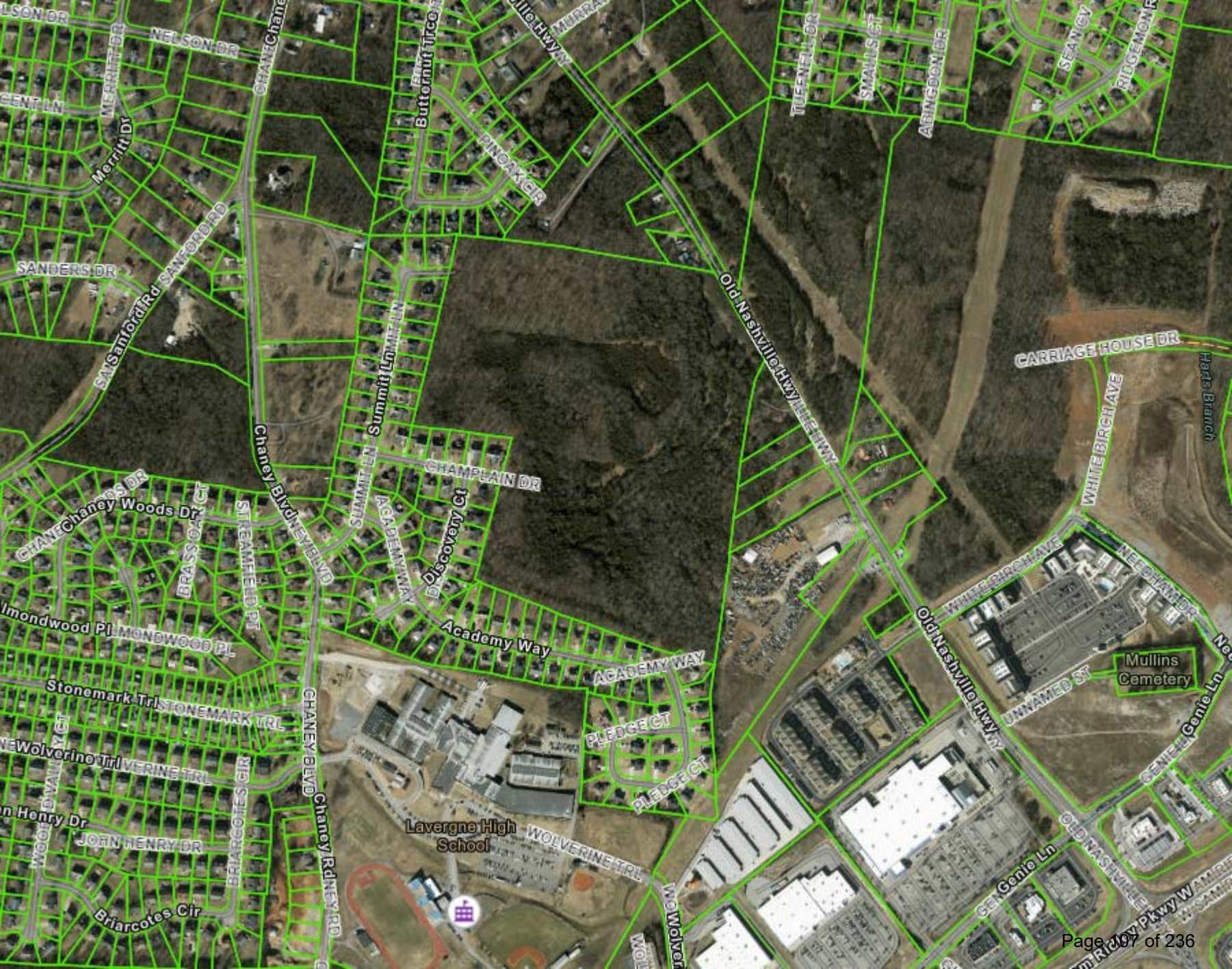
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

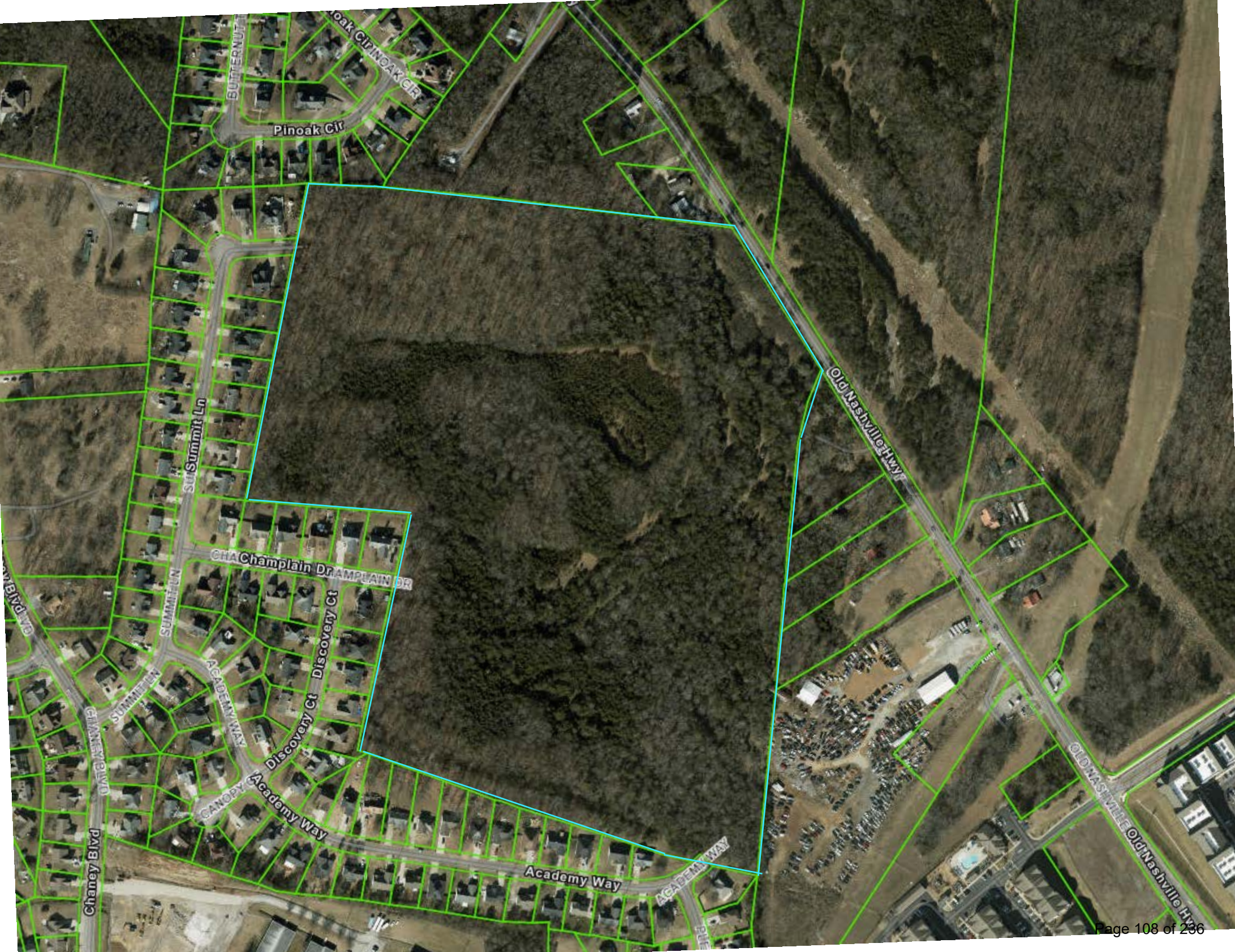
No comments.

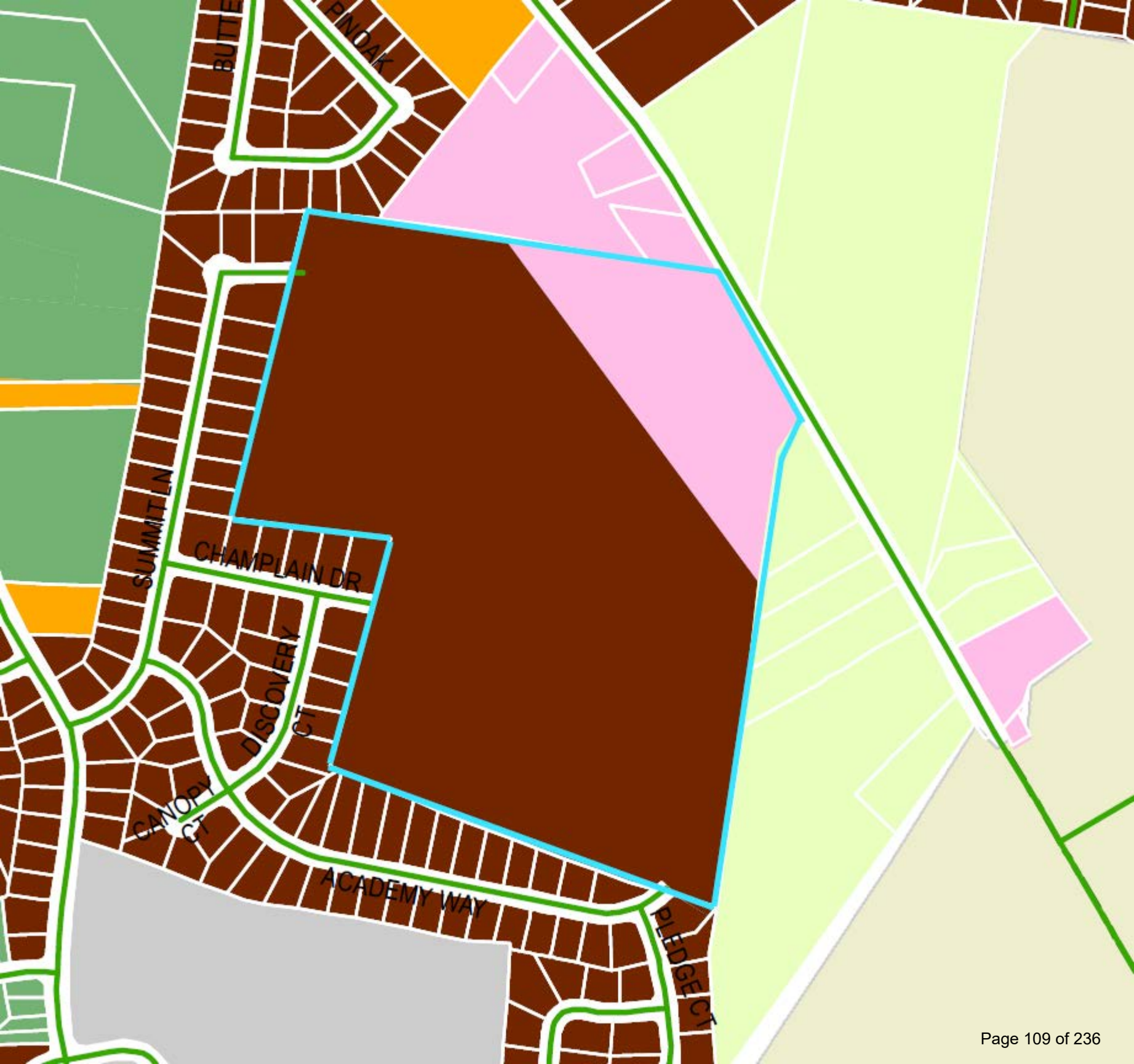
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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


NELSON DR
Merritt Dr
SANDERS DR
SA Sanford Rd
SANFORD RD
Butternut Trce
PINOAK CIR
Old Nashville Hwy
CARRIAGE HOUSE DR
WHITE BIRCH AVE
Harts Branch
Summit Ln
CHAMPLAIN DR
Chaney Blvd
Chaney Woods Dr
BRASS OAK CT
STREAMFIELD PT
ACADEMY WAY
Discovery Ct
Academy Way
ACADEMY WAY
Stonemark Trl
STONEMARK TRL
Wolverine Trl
VERINE TRL
JOHN HENRY DR
BRIARCOTES CIR
Chaney Rd
Briarcotes Cir
PLEDGE CT
Lavergne High School
WOLVERINE TRL
Mullins Cemetery
UNNAMED ST
NEEDHAM DR
Genie Ln
OLD NASHVILLE

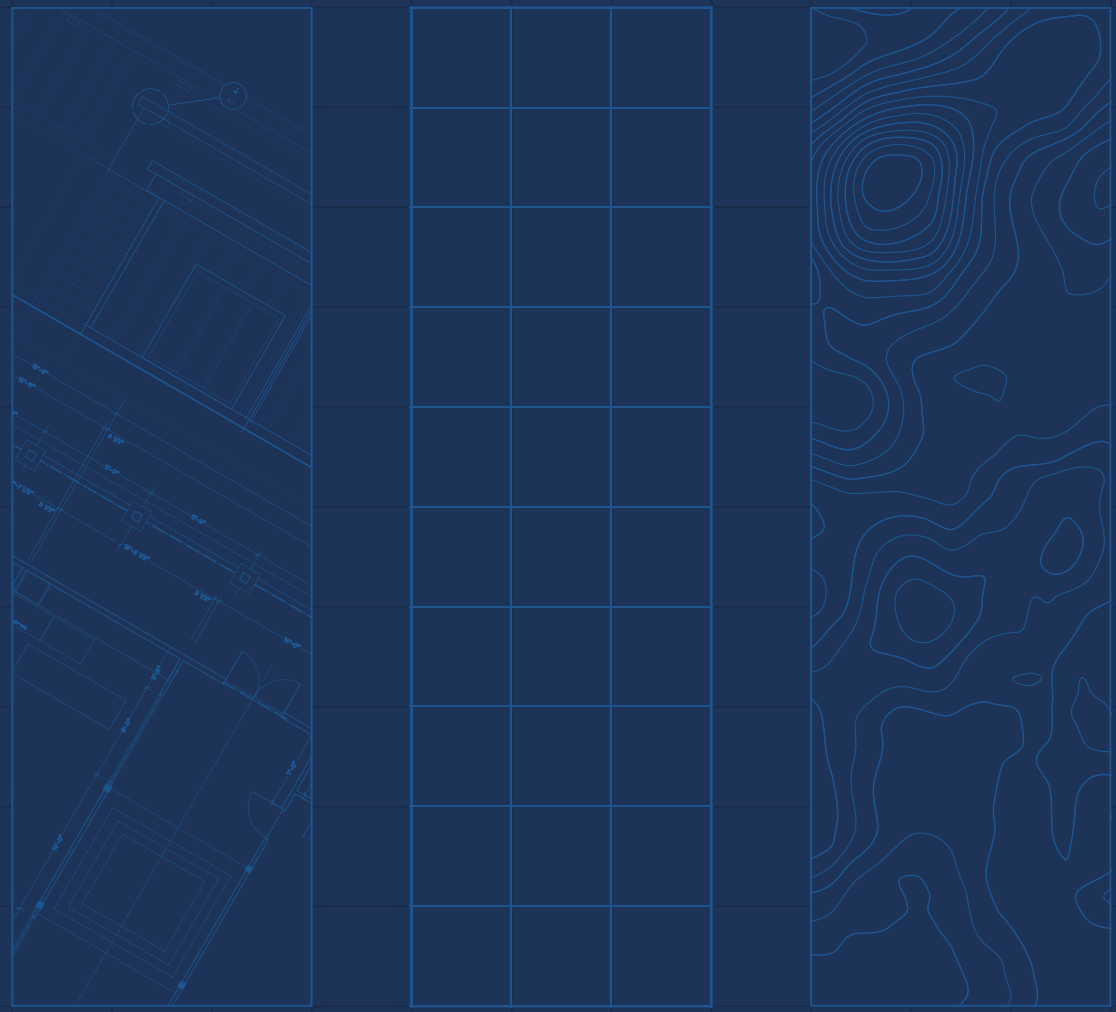

Pinoak Cir
Summit Ln
Champlain Dr
Discovery Ct
Academy Way
Chaney Blvd
Old Nashville Hwy


SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
PLEDGE CT

HILLPOINTE

Pointe Grand
La Vergne Development

La Vergne, TN
June 1, 2026



Pointe Grand La Vergne

Mixed Use Development - Old Nashville Hwy – La Vergne, TN

Site Photography

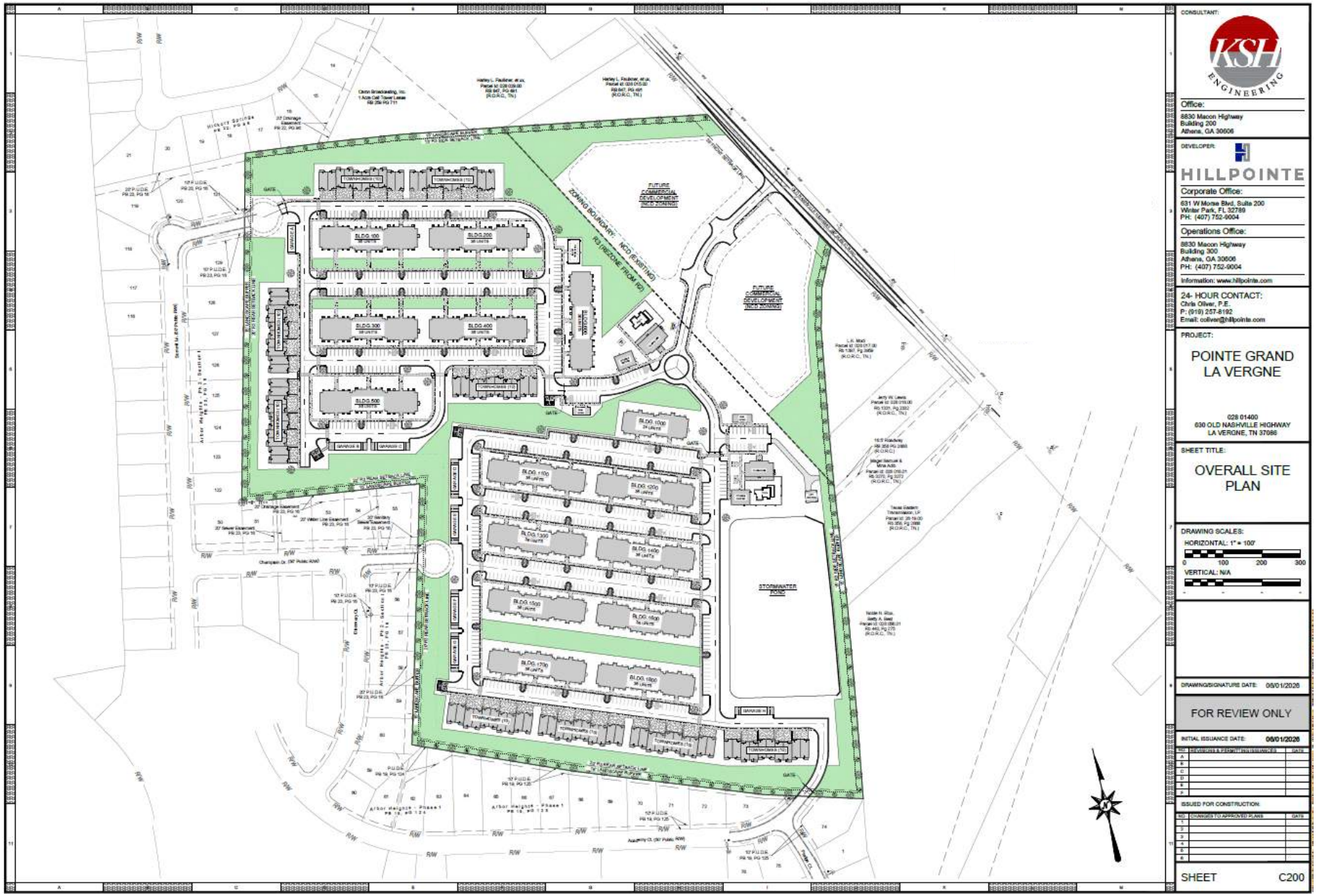
Project Vision

Hillpointe, LLC ("Hillpointe" or "Applicant") would like to file a request zone map amendment changing the underlying zoning on a portion of parcel #028 01400 from Residential (R2) to Residential (R3) for approximately 42.62 gross acres of the 50.645-acre property located at 661 Old Nashville Hwy, LaVergne, TN 37086 – commonly referred to as Pointe Grand La Vergne (the "Property"). The Applicant is proposing 90 townhomes and 528 apartment units contained in 15 buildings (the "Development").

Hillpointe is redefining what attainable housing can be, founded with the conviction that quality housing should be accessible to working families, Hillpointe has grown into one of the most active multifamily developers in the country. Our vertically integrated platform spans development, construction, and property management, giving us end-to-end control over quality, cost, and resident experience. This model allows us to deliver communities that exceed expectations while keeping rents attainable. With 12,000+ units under management across 10+ states, we remain focused on our mission: building communities that change lives.

With this Development, Hillpointe will deliver a mix of three-story apartment buildings and two-story townhome residences. Apartment units will consist of approximately 1,170 square foot 2-bedroom/2-bathroom floorplans, while townhome residences will offer larger 2,204 square foot 3-bedroom/2.5-bathroom layouts with private garages and two-story living configurations. Construction minimizes waste while maximizing energy efficiency for our tenants. Our communities offer an array of modern amenities designed for convenience and sophistication. With a resort-style pool with cabanas, pickleball court, and 24-hour fitness center, our communities offer everything needed for an elevated lifestyle including pet-friendly environments complete with dog park and pet spa, and a business center. Hillpointe constructs a Class A product, with all unit rents targeted to a market-rate, attainable demographic, which typically consists of entry-level and essential workers within the communities we serve. In La Vergne, current underwriting projects rents that are approximately $100–$200 below the average rental rates of comparable 1–5-year-old properties in the surrounding area. This approach is specifically intended to serve the "missing middle", households that earn too much to qualify for subsidized housing yet face affordability constraints in newly built luxury product within the city of La Vergne and greater Rutherford County.

Site Plan



CONSULTANT:
KSH ENGINEERING

Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
631 W Morse Blvd, Suite 200
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004
Information: www.hillpointe.com

24- HOUR CONTACT:
Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:
POINTE GRAND LA VERGNE

028 01400
630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

SHEET TITLE:
OVERALL SITE PLAN

DRAWING SCALES:
HORIZONTAL: 1" = 100'
0 100 200 300
VERTICAL: N/A

DRAWING/SIGNATURE DATE: 06/01/2026

FOR REVIEW ONLY

INITIAL ISSUANCE DATE: 06/01/2026

NO.	REVISIONS & PERMIT SUBMITTALS	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		

SHEET C200

SITE PLAN NOTES:

PROJECT AREA: 50.645-ACRES (± 2,206,090 SF)
PARCEL ID: 028 014.00

EXISTING ZONING: R2 (MIXED RESIDENTIAL NEIGHBORHOOD AREA)
PROPOSED ZONING:
± 42.62 ACRES R3 (MIXED USE NEIGHBORHOOD RESIDENTIAL AREA)
± 8.02 ACRES NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

PROPOSED USE:
MULTI-FAMILY APARTMENTS: 528 UNITS (ALL 2-BEDROOM, 3-STORIES)
MULTI-FAMILY TOWNHOMES: 90 UNITS (ALL 3-BEDROOM, 2-STORIES)

ALLOWABLE DENSITY: 14.5 UNITS PER ACRE
PROPOSED DENSITY: 14.5 UNITS PER ACRE (618 UNITS/42.62 ACRES)

MAXIMUM BUILDING HEIGHT PROPOSED: 42'-9"
MAXIMUM BUILDING HEIGHT ALLOWED: 50'-0"

PROPOSED BUILDING COVERAGE:
APARTMENTS:.....210,197 SF
TOWNHOMES:.....105,948 SF
GARAGES:.....15,500 SF
CLUBHOUSE:.....7,550 SF
FITNESS CENTER:.....3,648 SF
MAIL KIOSK:.....2,400 SF
TOTAL: .....345,243 SF

PARKING SUMMARY:
PARKING REQUIRED.....1,459 SPACES (1.1 SPACES/BEDROOM)
PARKING PROPOSED.....1,052 SPACES (1.7* SPACES/UNIT)
STANDARD SPACES (10'X20').....581 SPACES
DRIVEWAY SPACES (10'X22').....270 SPACES
ACCESSIBLE SPACES.....34 SPACES
STAND-ALONE GARAGES (10'X20')...77 SPACES (1 ADA - 20'X20')
TOWNHOME GARAGES .....90 SPACES

* SEE LA VERGNE PROJECT NARRATIVE REGARDING PARKING RATIO

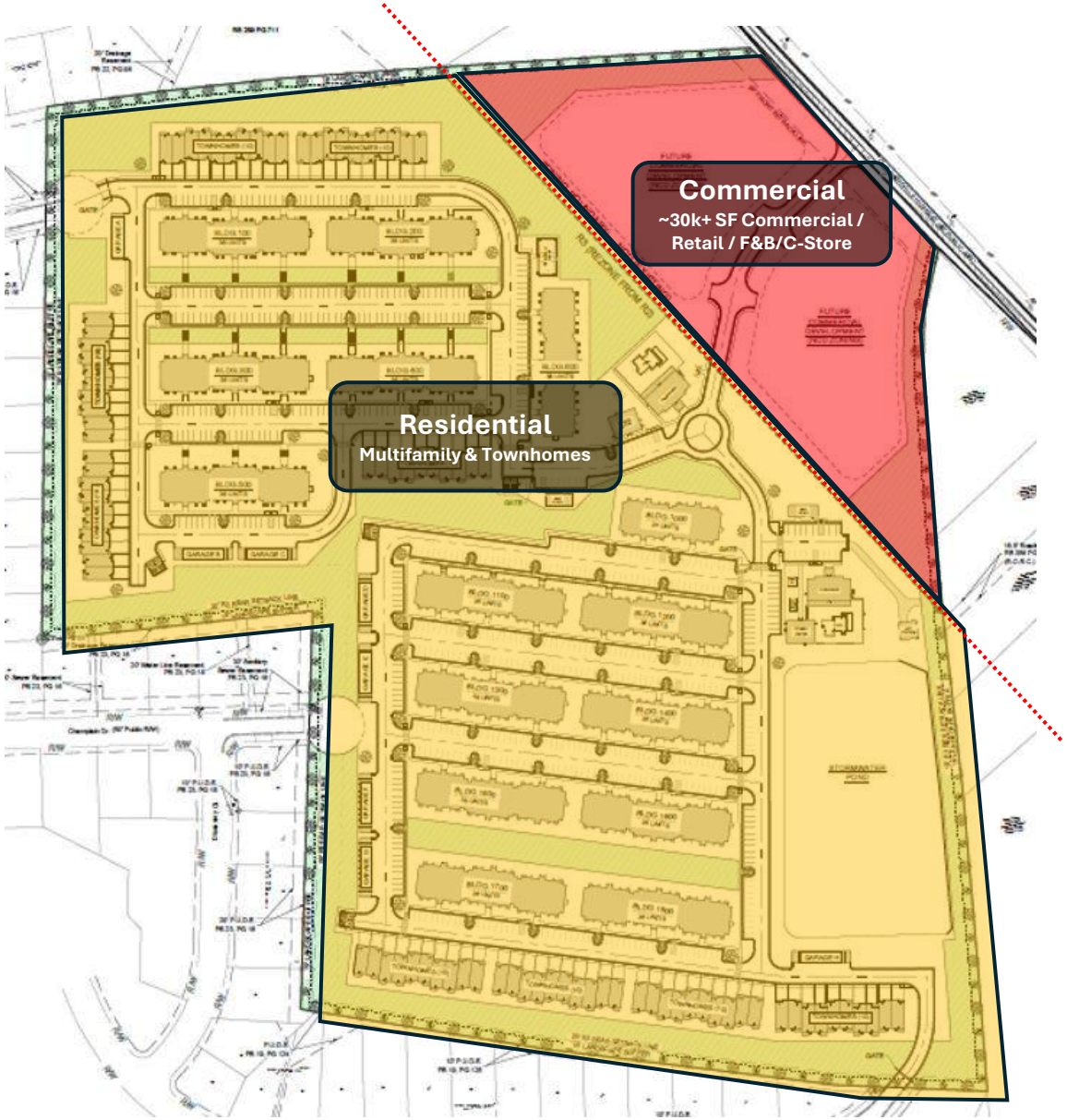
OPEN SPACE SUMMARY
OPEN SPACE REQUIRED: 50.654 AC *20% = 10.13 AC (441,218 SF)
OPEN SPACE PROPOSED:.....11.50 AC (501,077 SF)

OVERALL LANDSCAPE AREA REQUIRED: 50.654 AC *40% = 20.26 AC (882,436 SF)
OVERALL LANDSCAPE AREA PROVIDED:.....23.90 AC (1,041,084 SF)
(ASSUMING ±6.0 ACRES OF IMPERVIOUS AREA FOR FUTURE COMMERCIAL)

R3 LANDSCAPE AREA REQUIRED: 42.62 AC *40% = 17.06 AC (742,611 SF)
R3 LANDSCAPE AREA PROVIDED:.....22.38 AC (975,000 SF)

SETBACKS:
APARTMENT/TOWNHOME FRONT: 35 FT
APARTMENT/TOWNHOME REAR: 20 FT
TOWNHOME SIDE: 10 FT
APARTMENT SIDE: 15 FT

Site Plan – Project Uses



Mulifamily Phase 1

Product Type	Unit Type	%Mix	Unit Count	Net Rentable	Tot. Rentable SF
Apartments	2 Bedroom/2 Bath	88.64%	312	1,170	365,040
Townhomes	3 Bedroom/2.5 Bath	11.36%	40	2,204	88,160
Totals		**100%**	**352**	**1,288**	**453,200**

Mulifamily Phase 2

Product Type	Unit Type	%Mix	Unit Count	Net Rentable	Tot. Rentable SF
Apartments	2 Bedroom/2 Bath	81.20%	216	1,170	252,720
Townhomes	3 Bedroom/2.5 Bath	18.80%	50	2,204	110,200
Totals		**100%**	**266**	**1,364**	**362,920**

Amenities + Other Bldgs.

Product Type	Total SF
Clubhouse w/pool (x2)	7,550
Garages (x77)	15,500
Fitness Center (x2)	3,648
Pickle Ball Courts (x2)	1,800
Mail Kiosk (x2)	2,400
Totals	**30,898**

Commercial

Product Type	Total SF
Restraunt/C-Store/Retail	30,000
Totals	**30,000**

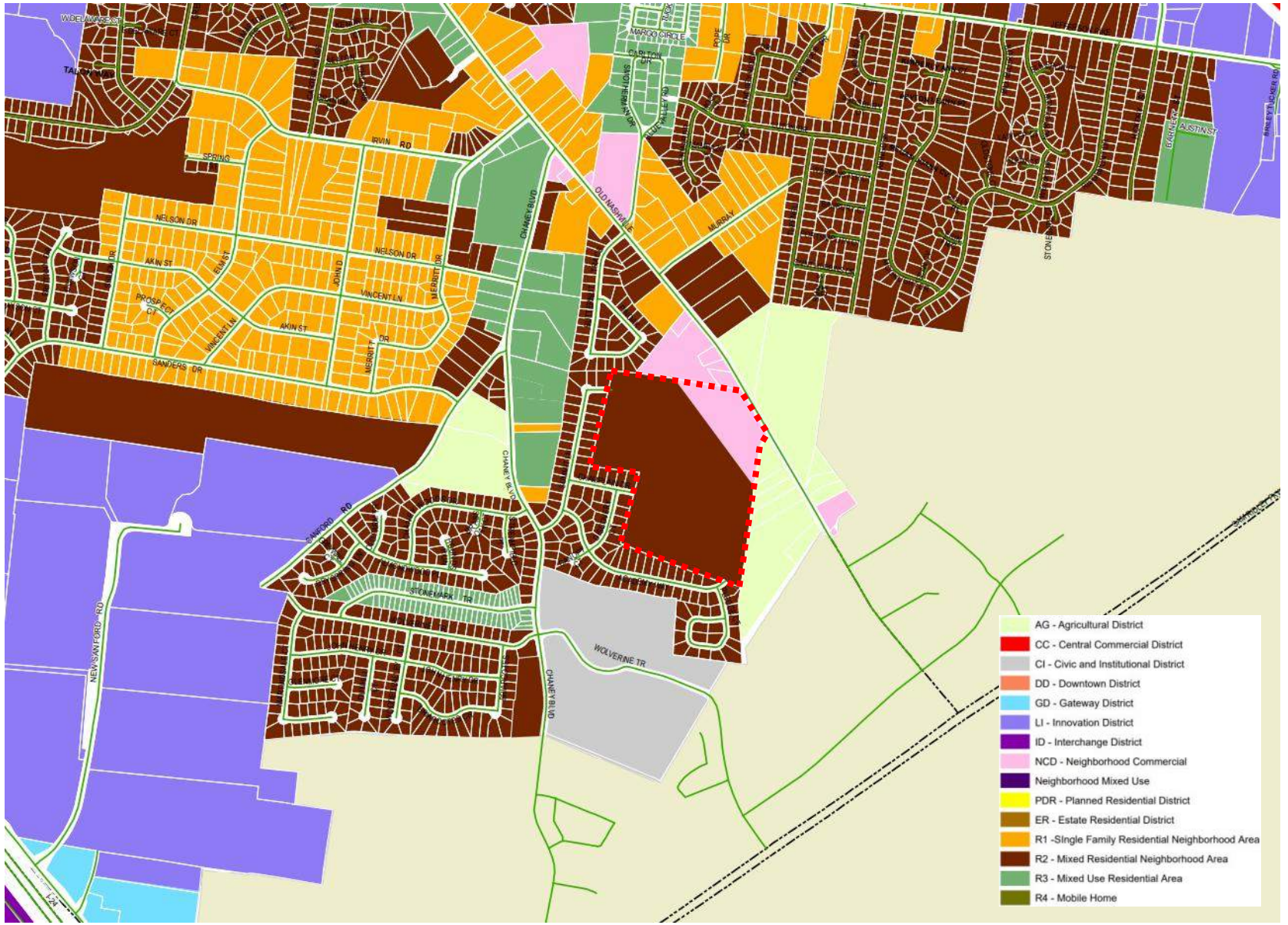
Zoning Challenges & Resolutions

The subject property is currently zoned R2 Medium Density Residential Neighborhood Area, which is intended for traditional residential at moderate densities. This district does not permit the multifamily residential product envisioned for the site and therefore cannot support the development program proposed by Pointe Grand La Vergne.

A portion of the overall development frontage along Old Nashville Highway is already zoned NCD – Neighborhood Commercial, which aligns with the City's long-term vision for commercial growth and corridor activation along this gateway into La Vergne. This portion of the development is intended to complement the broader mixed-use vision for the overall development and provide neighborhood-serving retail opportunities along the corridor.

The proposed zone change to R3 Mixed Use Residential Neighborhood Area represents a logical transition between existing commercial activity along the Sam Ridley Parkway corridor and established residential neighborhoods surrounding the site, creating a buffer zone of high-quality multi-family residential units. Several multifamily communities currently operate successfully within the immediate area, demonstrating strong market support for additional housing options.

The proposed development advances multiple objectives identified within the Rutherford County 2040 Comprehensive Plan, including the expansion of housing choice for low to moderate income residents, promoting mixed-use development near existing infrastructure, coordinating infrastructure investments within growth areas, and creating gateway-oriented development along major transportation corridors.



Development Standards – Existing vs Proposed

Existing Zoning R2 - 4.2.4 - Mixed Residential Neighborhood Area	Proposed Zoning R3 - 4.2.5 – Mixed Use Neighborhood Residential Area
The Mixed Residential Neighborhood Area is established to accommodate medium density development with a variety of housing types within cohesive neighborhoods in close walking or biking proximity to La Vergne's planned mixed-use nodes and employment centers. These neighborhoods should be designed at a pedestrian scale with parks and other public amenities as gathering places.	The Mixed-Use Residential Neighborhood Area is established to accommodate high density development with a variety of housing types within cohesive neighborhoods in close walking or biking proximity to La Vergne's planned mixed-use nodes and employment centers. These neighborhoods should be designed at a pedestrian scale with parks and other public amenities as gathering places.
Open Space Requirement 20%	Open Space Requirement 20%
Minimum Lot Size 10,000 sq. ft.	Minimum Lot Size for All Others (than Single Family) 10,000 sq. ft.
Required setbacks for Townhouse Front setback is 35' Side setback is 10' Rear setback is 20'	Required setbacks for Townhouse Front setback is 35' Side setback is 10' Rear setback is 20'
Required setbacks for Multifamily Front setback is 35' **Side setback is 20'** **Rear setback is 30'**	Required setbacks for Multifamily Front setback is 35' **Side setback is 15'** **Rear setback is 20'**
Height Townhouse 2 Stories Max Multifamily 4 Stories Max	Height Townhouse 2 Stories Max Multifamily 4 Stories Max
Density Medium Density - Undefined	Density High Density - Undefined **Request for approval for 528 apartment units and 90 townhomes.**
Parking - (Gated Apartment Complex with a Minimum of 50 Units) For each dwelling unit with 2 or more bedrooms, 1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number.	Parking - (Gated Apartment Complex with a Minimum of 50 Units) **Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.**

Requested Variances & Planning Rationale

Variance 1: Parking Reduction

- Hillpointe owns and operates a multifamily portfolio composed primarily of two-bedroom apartment and townhome product types substantially similar to those proposed within the development.
- Across Hillpointe's operating portfolio, a parking ratio of approximately 1.7 spaces per dwelling unit has consistently demonstrated adequate capacity to meet resident and guest parking demand.
- Existing properties operating at this ratio have not experienced recurring parking deficiencies, resident spillover, or occupancy impacts attributable to insufficient parking supply.
- The requested ratio reflects demonstrated operational performance across multiple markets and property sizes and is based on real-world utilization trends rather than theoretical parking demand assumptions.
- Reducing excess parking supply decreases unnecessary impervious surface area and allows additional land to be allocated toward open space, landscape buffering, pedestrian connectivity, and community amenity areas throughout the development.
- The requested reduction supports the project's broader goals of improving site efficiency, preserving open space continuity, and minimizing unnecessary grading and pavement impacts.

Variance 2: Front-Loaded Garage Orientation

- The proposed front-loaded townhome configuration improves overall site efficiency and allows the development to better respond to the site's topography, grading constraints, and open space objectives.
- Rear-loaded alley-loaded product would require additional internal pavement, retaining walls, grading transitions, and site disturbance that materially reduce layout efficiency and usable open space throughout the development.
- Front-loaded orientation reduces unnecessary impervious surface area and allows the site to preserve larger contiguous open space areas, enhanced buffering, and more functional community gathering spaces.
- The proposed layout better supports the project's broader open space strategy by minimizing excessive grading impacts and improving flexibility in building placement and roadway alignment.
- Streetscape intent of 6.5.2(D) is preserved through recessed garage placement, prominent entry stoops per 6.5.2(A), and full 80% brick façade compliance per 6.5.2(E).
- The requested variance advances, rather than conflicts with, the broader intent of Section 6.5.2 by allowing a more efficient, visually cohesive, and environmentally responsive townhome layout.

Open Space

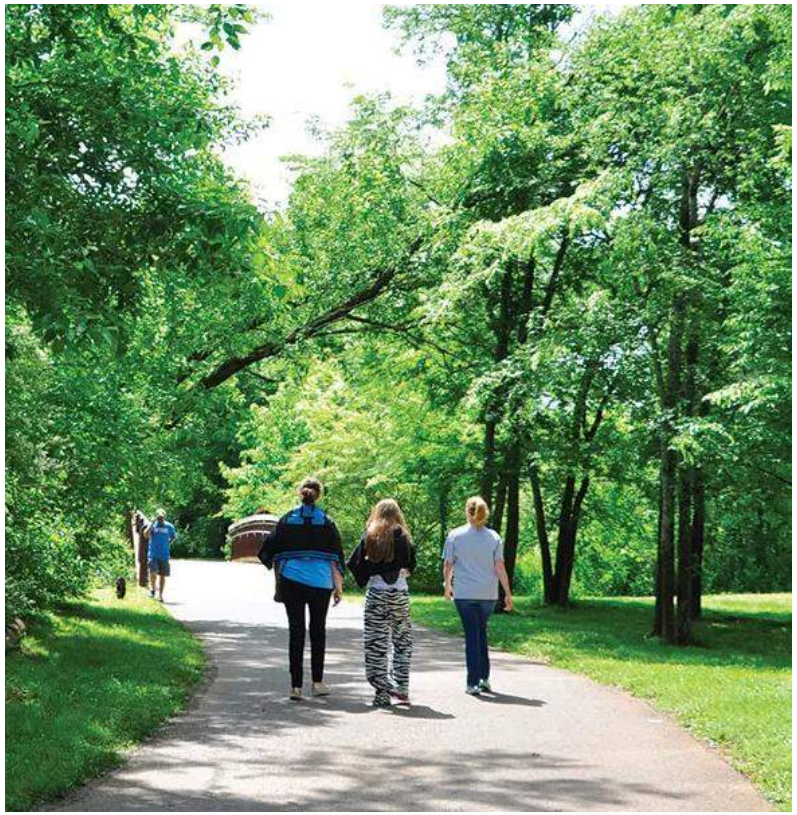
The proposed development is intentionally designed to exceed the City's minimum open space and landscape area expectations while creating a more connected, pedestrian-oriented residential environment consistent with the broader vision of the Rutherford 2040 Comprehensive Plan. Based on the current concept plan, the project is required to provide approximately 10.13 acres of open space and currently proposes approximately 11.50 acres, exceeding the minimum requirement by roughly 1.37 acres. Additionally, the development is required to provide approximately 20.26 acres of landscape area across the overall site and currently proposes approximately 23.90 acres, further reinforcing the project's emphasis on integrated green space, buffering, streetscape enhancements, and usable amenity areas.

Achieving this enhanced open-space framework is directly supported by two targeted variance requests that allow the site to be planned more efficiently while improving the overall development pattern and preserving functional green space.

First, reducing the parking requirement from 1.1 spaces per bedroom to 1.7 spaces per unit aligns with Hillpointe's demonstrated operational performance across its multifamily portfolio and avoids overbuilding excess paved surface area that is not needed to adequately serve residents. This reduction allows land otherwise consumed by oversized parking fields to instead be redirected toward open space, pedestrian connectivity, landscaping, and community amenity areas that better support the project's long-term residential environment.

Second, allowing front-loaded townhomes in lieu of the required rear-loaded configuration allows the site design to avoid unsightly drive aisles abutting the neighboring single-family properties along the rear and northern portions of the property where alley-loaded infrastructure would otherwise be required. Rear-loaded construction in these areas would necessitate additional excavation, controlled blasting, and excessive grading activity that would directly reduce contiguous open-space opportunities, increase impervious surface area, and disturb otherwise preservable portions of the site. The proposed front-loaded orientation preserves functional rear yards, minimizes unnecessary site disturbance, and allows for a more cohesive and usable open-space network throughout the development.

Together, these variances promote a more efficient and environmentally responsive site layout that reduces unnecessary impervious area, preserves natural and landscaped open-space areas, creates additional buffer area between land uses, and allows the development to exceed the City's minimum open-space requirements while still delivering a high-quality mixed-use residential community.



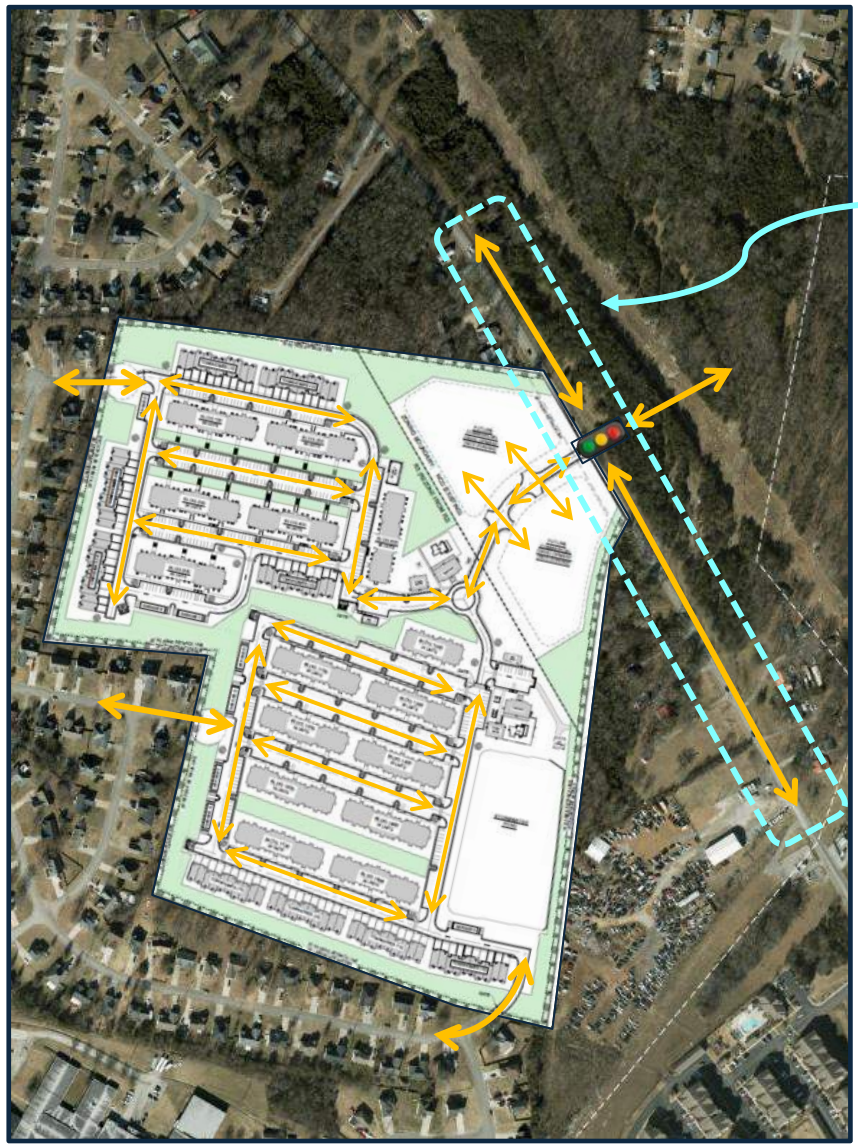
Connected Spaces & Traffic Calming

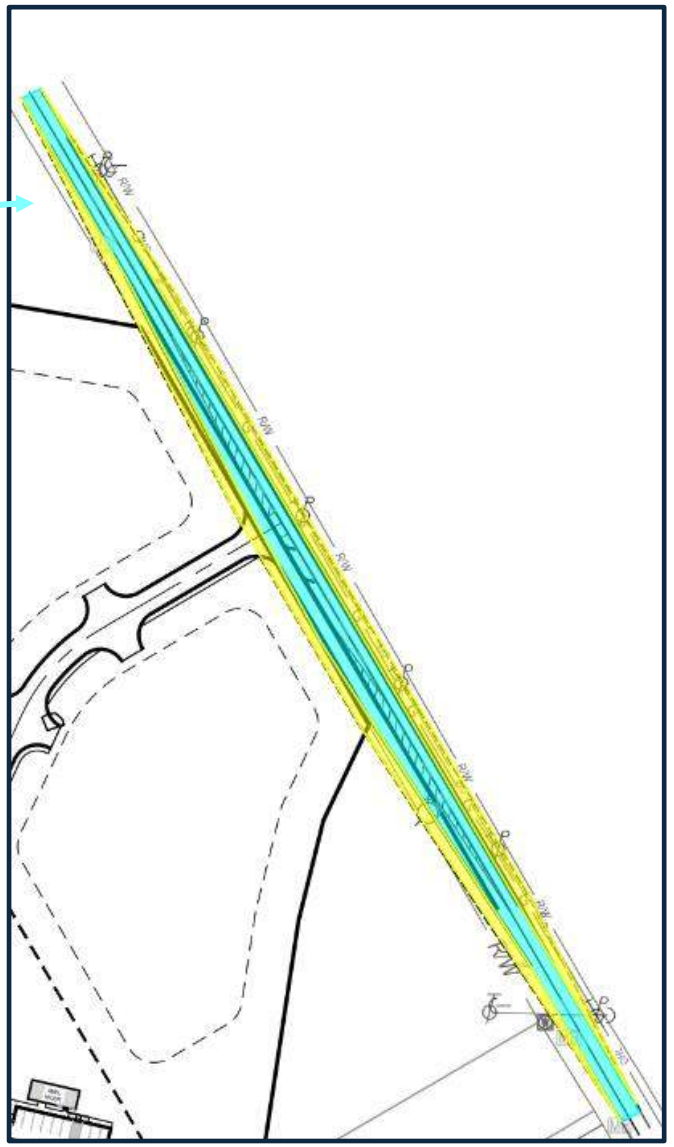
Hillpointe's proposed development intends to integrate with both existing and future roadway infrastructure while promoting safe, efficient, and connected vehicular circulation throughout the Old Nashville Highway corridor. A Traffic Impact Analysis (TIA) has been completed to evaluate the project's impact on the surrounding transportation network and identify roadway improvements necessary to support both the proposed development and future corridor growth. These proposed improvements directly align with several goals within the Rutherford 2040 Comprehensive Plan, including coordinating infrastructure investment in projected growth areas, improving gateway corridors, and aligning transportation improvements with future land use planning.

Based on the proposed residential density, the TIA recommends installation of a new northbound left-turn lane at the primary entrance along Old Nashville Highway, as well as widening the existing substandard 10-foot travel lanes to standard 12-foot travel lanes along the project frontage. The roadway frontage will also be milled and resurfaced to provide a uniform finished roadway section. While the TIA itself only requires a three-lane roadway condition, the proposed improvements are being expanded toward the City's preferred long-term five-lane corridor vision to support future growth and corridor functionality.

The development also proposed a new signalized intersection at the primary entrance of the proposed development on Old Nashville Highway. The signal location and primary access point are being intentionally coordinated with the future development planned across the highway to create aligned access points and a more organized roadway network consistent with the City's preferred corridor planning objectives.

Internally, the project has been designed with a hierarchy of primary and secondary access drives intended to distribute traffic efficiently throughout the site while promoting connectivity between residential, amenity, and future commercial areas. Sidewalks and pedestrian connections will be integrated throughout the development to enhance walkability and connectivity between uses.





Site Utilities + Infrastructure Improvements

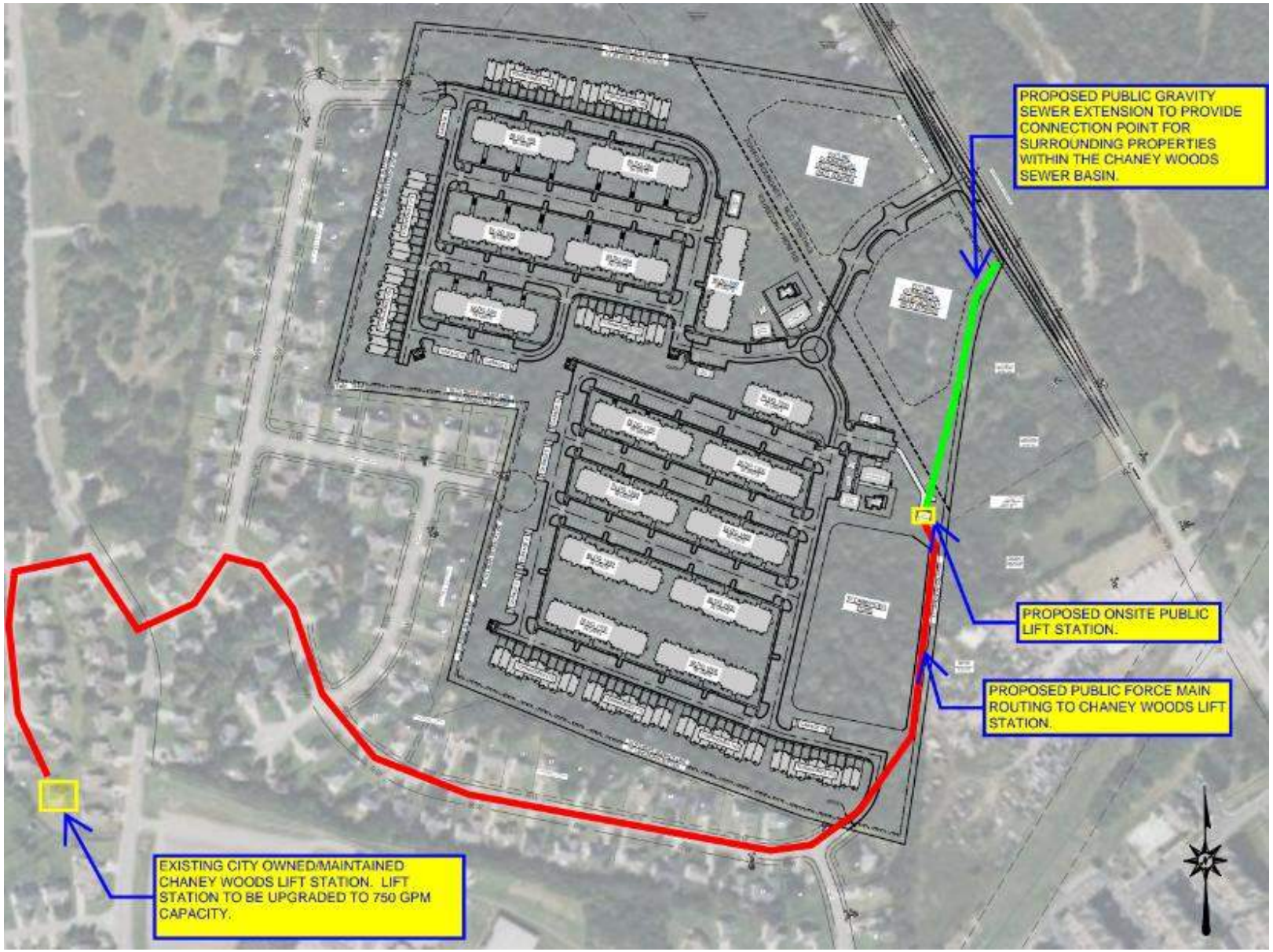
The Pointe Grand La Vergne development proposes to connect its sanitary sewer system to the City-owned and maintained Chaney Woods lift station, located to the west of the subject property. To facilitate this connection, approximately 3,000 linear feet of offsite force main will be extended through the roadways of the adjacent single-family neighborhoods to the west.

The new force main will run as a separate service line parallel to the existing gravity sewer serving those residences, ensuring no disruption to their sewer service during construction.

The project will also require the installation of a new public lift station and gravity sewer extension on the Pointe Grand property.

These improvements will serve not only the Pointe Grand development, but also additional properties within the Chaney Woods sewer basin located upstream of the proposed development.

In addition, the City has determined that the existing Chaney Woods lift station will require upgrades to accommodate the increased demand generated by the Pointe Grand La Vergne development and future upstream connections to the new gravity sewer extension. Specifically, the existing lift station will need to be upgraded to provide a total capacity of 750 GPM.



Summary of Variances + Declarations + Public Subsidies

Zoning Map Amendment

Rezoning & Entitlement

- Rezone the residential portion of the subject property from R2 to R3 to accommodate the proposed multifamily and townhome development program.
- Retain the existing NCD – Neighborhood Commercial zoning along the Old Nashville Highway frontage intended for future commercial development.
- Project development of 528 apartment units and 90 townhomes.

Variances

Parking

- Request to reduce the required parking ratio from 1.1 spaces per bedroom for 2+ bedroom units to 1.7 spaces per dwelling unit across the entire residential development.
- Requested ratio reflects Hillpointe's operational performance across its existing portfolio and reduces unnecessary impervious surface area, allowing additional land to be dedicated toward open space, buffering, and amenity areas.

Rear-Loaded Garage Townhomes

- Request relief from the rear-loaded garage requirement to permit front-loaded townhome configurations (section 6.5.2D).
- Front-loaded orientation improves overall site efficiency and reduces the need for excessive retaining walls, grading transitions, and additional impervious surface area associated with rear-loaded alley construction.
- The requested configuration preserves larger contiguous open space areas, enhances buffering opportunities that would otherwise be against neighboring single-family, and supports a more efficient internal roadway and building layout.

Declarations

Traffic & Roadway Upgrades

- Hillpointe will construct a new signalized entrance along Old Nashville Highway to serve both the residential and future commercial portions of the development.
- Hillpointe will install roadway improvements identified within the Traffic study, including construction of a northbound left-turn lane at the primary entrance, widening the existing substandard roadway frontage from 10-foot travel lanes to standard 12-foot travel lanes, and milling/resurfacing the frontage corridor to provide a uniform finished roadway section.
- While the TIA only requires a three-lane roadway section, Hillpointe is proposing improvements consistent with the City's long-term five-lane corridor vision along Old Nashville Highway.
- Hillpointe will coordinate aligned access and roadway connectivity with adjacent developments where feasible to support corridor functionality and long-term transportation planning objectives.

Utility Infrastructure Upgrades

- Hillpointe will construct approximately 3,000 LF of new off-site force main extension, a new public lift station, and associated gravity sewer improvements necessary to serve the development and future upstream properties within the Chaney Woods sewer basin.
- Hillpointe will participate in required downstream Chaney Woods lift station capacity upgrades identified by the City to support future basin-wide growth.
- The proposed utility improvements represent substantial public infrastructure investment that extends beyond the minimum infrastructure required solely for the proposed development.

Public Subsidy

Impact Fee Credit Request

- Hillpointe is requesting a minimum of $3.5 million in impact fee credits and credit reductions (Sec. 12.3.5) associated with the extraordinary off-site public road and infrastructure improvements required to facilitate both the proposed development and future growth within the surrounding corridor and Chaney Woods sewer basin.
- The requested credits are intended to offset infrastructure costs that would otherwise be borne by the City or future developments within the service area.
- The requested roadway and sewer improvements create substantial long-term public value by expanding infrastructure capacity, improving corridor functionality, and supporting future residential and commercial growth beyond the subject property alone.

Conclusion

- Given the scale of public infrastructure improvements necessary to bring both the proposed development and the City's long-term vision for the Old Nashville Highway corridor to life, Hillpointe believes it would serve the best interest of both the City of La Vergne and Hillpointe to consider entering into a Development Agreement in conjunction with the requested rezoning.
- Through this process, Hillpointe is prepared to make clear commitments regarding the delivery of the proposed development program, roadway improvements, utility infrastructure upgrades, open space implementation, and overall project vision described throughout this booklet. In return, the Development Agreement framework would provide both the City and the development team with a clear structure to coordinate infrastructure obligations, timing, and negotiated public-private participation necessary to successfully execute the project and establish this corridor as a major southern gateway into the City of La Vergne.

Architectural Characteristics – Multifamily + Townhomes

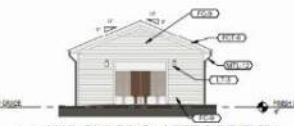
Architectural Elevations + Materiality

2 A1 24 UNIT BUILDING - FRONT ELEVATION
SCALE: 1" = 10'-0"

2 A5 FITNESS CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1 A3 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

5 A5 GARAGE G9HC - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 A5 MAIL BUILDING - LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"

3 A5 MAIL BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

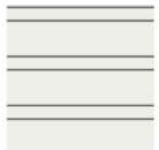
PAINT COLORS:

SW 7006
Extra White

COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED "EXTRA WHITE" IN KEYNOTES

MATERIALS:

FC-10

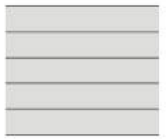


FIBER CEMENT SMOOTH (ALTERNATING 4" & 10") LAP SIDING. PAINTED: EXTRA WHITE

FBB-3

BOARD AND BATTEN, (SMOOTH FIBER CEMENT PANEL & BATTEN) PAINTED: EXTRA WHITE

FC-9



FIBER CEMENT 8" LAP SIDING. PAINTED: EXTRA WHITE

MSN-7

BRICK VENEER, PAINTED: EXTRA WHITE

R-1

ASPHALT ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)

SH-1

WOOD (NATURAL FINISH) BOARD AND BATTEN SHUTTERS

LIGHTING:

LT-4

DECORATIVE SCONCE WALL LIGHT, SILVER COLOR

LT-2

BREEZEWAY AREA LIGHT MOUNTED ABOVE BREEZEWAY OPENING AT 3RD LEVEL. IN SILVER COLOR WITH GOOSENECK MOUNT

LT-3

UNIT BALCONY LIGHT

Commercial + Retail Vision

All future retail and commercial development within the project area will adhere to the applicable requirements of the Old Nashville Highway Overlay District, including all exterior façade, material, and design standards as set forth in the zoning code. Concept photos for reference only.

Comparable Multifamily Projects

2B Rental Comps

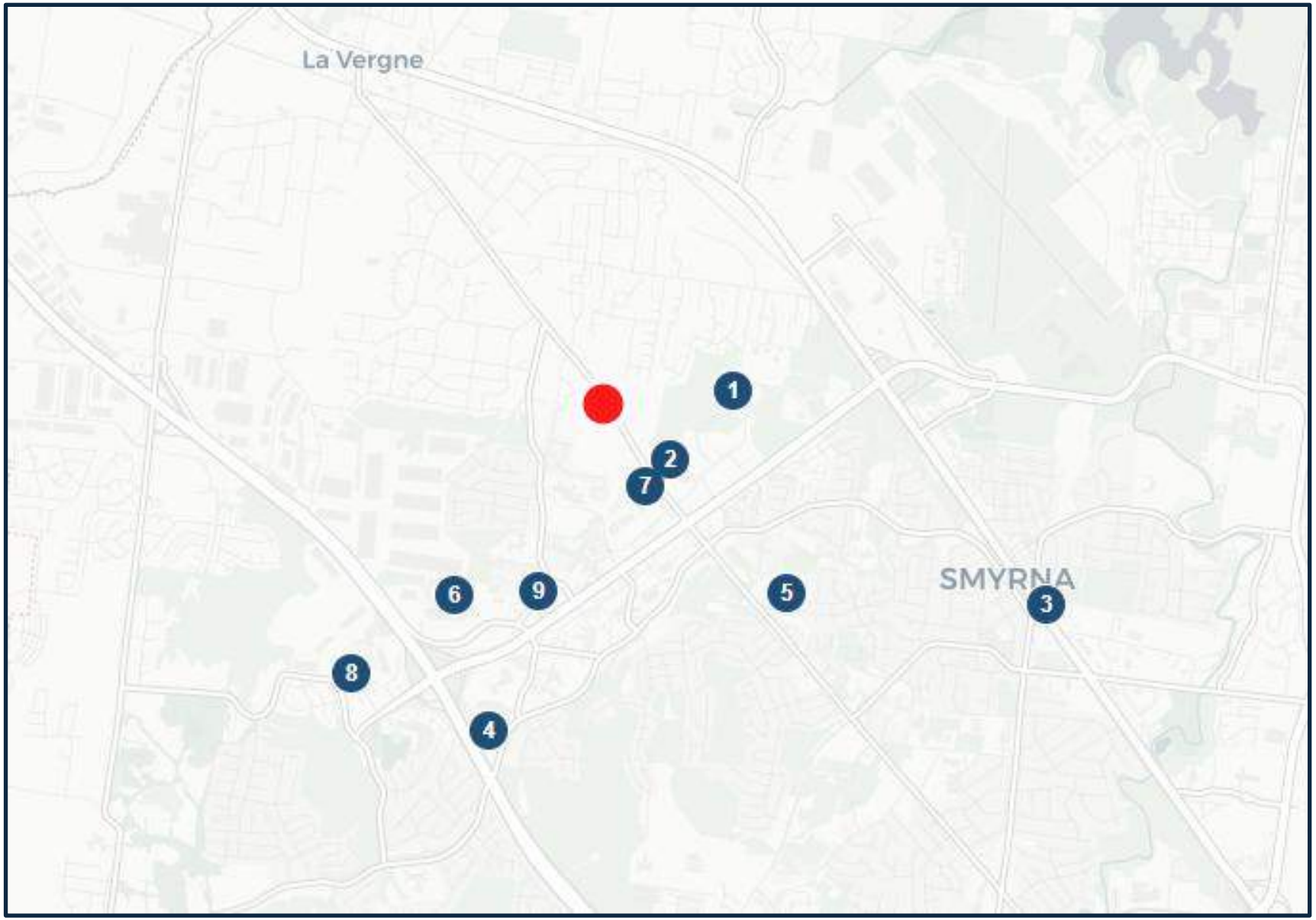
Subject Property

610 Old Nashville Hwy, La Vergne, TN 37086

Comparable Properties

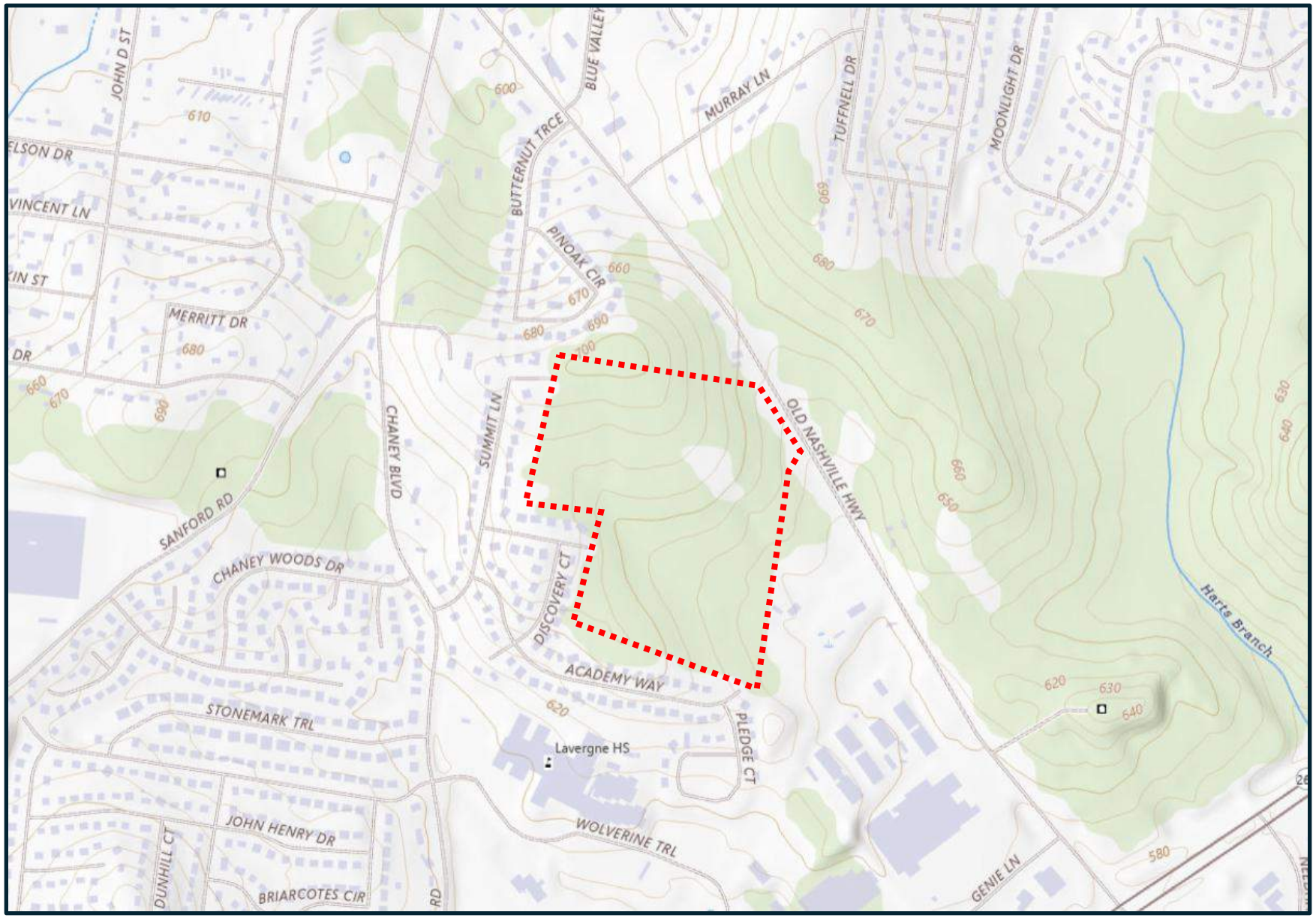
#	Property Name	Vintage	2B SF
S	PG La Vergne	—	—
1	Elan Smyrna	2025	1,136
2	Vintage Stonetrace	2024	1,143
3	101 Depot	2022	1,099
4	The Sterling at Stonecrest	2020	1,110
5	Anthem at Creekside	2020	1,003
6	Grand Oak at Town Park	2014	1,092
7	Ashton Creek Farms	2014	1,076
8	MAA Sam Ridley	2009	1,157
9	Stoneridge Farms	2005	1,154

While multifamily development has accelerated across Rutherford County in recent years, our project stands apart as the only truly attainable option among them, built for the cost-burdened workers who keep this community running. That gap is exactly why rezoning matters. Allowing attainable housing where people already work puts homes closer to jobs, keeps dollars circulating in local businesses, and builds the kind of stable, rooted community that benefits everyone.



Site Topography

- Based on available topographic information, existing elevations across the site generally range from approximately 620 feet to 700 feet.
- The northern and western portions of the property represent the highest elevations on-site, with grades generally sloping toward the southeast and the Old Nashville Highway frontage.
- Natural drainage patterns across the tract generally convey runoff toward the southeastern portion of the site, which represents the primary low point and natural collection area for stormwater.
- In response to the existing topography and drainage characteristics, the development has been designed around a large centralized regional stormwater facility located at the southeastern portion of the property intended to support the overall development.
- Existing topography and grade transitions were significant considerations during site planning and directly influenced roadway alignments, open space placement, building orientation, and overall development configuration.



Subsurface Conditions

- Preliminary geotechnical investigations identified varying subsurface rock conditions throughout the site, with the most substantial rock concentrations generally occurring along portions of the eastern and northeastern areas of the property.
- The proposed front-loaded townhome configuration and overall roadway layout significantly improve grading efficiency and reduce the need for additional alley infrastructure, retaining walls, and unnecessary impervious surface area.
- The centralized stormwater management strategy and open space network were also intentionally positioned in response to the site's natural topography and geotechnical conditions to improve overall site functionality and development efficiency.

SUBGRADE ROCK CUT SUMMARY:

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	−16.57	−5.00	92036.55	
2	−5.00	−2.00	121645.25	
3	−2.00	0.00	302718.13	
4	0.00	14.57	1298589.46	

NEIGHHBOR ADDRESS LIST

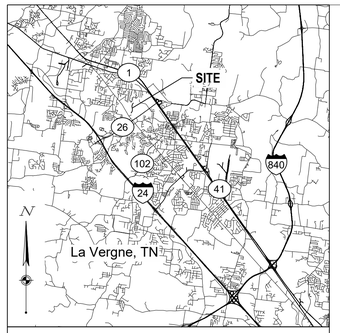
POINTE GRAND LA VERGNE NEIGHBOR LIST

#	PARCEL #	PHYSICAL ADDRESS	OWNER	2ND OWNER (if applicable)	MAILING ADDRESS	CITY	STATE	ZIP
1	028A D00100	101 Pledge Court	Milad Ghobryal	Suliman Nermin	101 Pledge Court	La Vernge	TN	37086
2	028A D00200	103 Pledge Court	Wagdy Kalinie	Malak Kaleny	103 Pledge Court	La Vernge	TN	37086
3	028A D00300	105 Pledge Court	Sefin Hanna	Amal Salib	105 Pledge Court	La Vernge	TN	37086
4	028A D00400	107 Pledge Court	Richard P. Conover, Jr.	Sherry Crabtree	107 Pledge Court	La Vernge	TN	37086
5	028A C01400	2201 Canopy Court	William Wright		108 North Spring Street	Murfreesboro	TN	37130
6	028A D02000	112 Pledge Court	Amber L. Beasley	Gary Beasley	112 Pledge Court	La Vernge	TN	37086
7	028A C01600	1221 Academy Way	Ryan Anthony Miller		1221 Academy Way	La Vernge	TN	37086
8	028A D01200	123 Pledge Court	Sadek Sameh		123 Pledge Court	La Vernge	TN	37086
9	028A D01300	125 Pledge Court	Osama W. Yam	Nancy N. Gamal	125 Pledge Court	La Vernge	TN	37086
10	028A D01800	126 Pledge Court	Ayman Abdalla	Saeda Sidhom	126 Pledge Court	La Vernge	TN	37086
11	028A D01400	127 Pledge Court	Haydee Cabral Virgen		127 Pledge Court	La Vernge	TN	37086
12	028A D01500	129 Pledge Court	Nader Fahim	Gena Botros	129 Pledge Court	La Vernge	TN	37086
13	028A D01700	130 Pledge Court	Marion Alberto Pinto Portillo	Ana Medrano Vasquez	130 Pledge Court	La Vernge	TN	37086
14	028A D01600	131 Pledge Court	Weiming Xiang	Linling Lai	131 Pledge Court	La Vernge	TN	37086
15	028A C04900	2103 Academy Way	Tricon American Homes LLC		1508 Brookhollow Drive	Santa Ana	CA	92705
16	018P C001013	Lot 1, Chaney Blvd.	Eura Olivia Lockridge Burk Living Trust		1608 Bonner East, A	Houston	TX	77007
17	028A E00100	1900 Champlain Drive	James Sims		1900 Champlain Drive	La Vernge	TN	37086
18	028A E00300	1904 Champlain Drive	Michael J Schreiner	Paula R. Schreiner	1904 Champlain Drive	La Vernge	TN	37086
19	028A E01600	1905 Champlain Drive	Chernet Chelke	Yeah Yenakaka Balcha	1905 Champlain Drive	La Vernge	TN	37086
20	028A E01500	1907 Champlain Drive	Tuam Muan Dam		1907 Champlain Drive	La Vernge	TN	37086
21	028A E01400	1909 Champlain Drive	Sofia See Htoo		1909 Champlain Drive	La Vernge	TN	37086
22	028A E01300	1911 Champlain Drive	Virginia M. Varady		1911 Champlain Drive	La Vernge	TN	37086
23	028A C00600	2004 Summit Lane	Mina Nashim		2004 Summit Lane	La Vernge	TN	37086
24	028A C05200	2005 Summit Lane	Ibrahim Fakhory	Samia Nakola Fakhory	2005 Summit Lane	La Vernge	TN	37086
25	028A C05100	2007 Summit Lane	Muangpi Guite	Niang Nuam	2007 Summit Lane	La Vernge	TN	37086
26	028A E04000	2011 Summit Lane	Preston L. Beddingfield	Milka Brady	2011 Summit Lane	La Vernge	TN	37086
27	028A E01900	2012 Summit Lane	Bernard Giannetti	Bonnie Giannetti	2012 Summit Lane	La Vernge	TN	37086
28	028A E02000	2014 Summitt Lane	Kathy Keel	Sandra Watson	2014 Summitt Lane	La Vernge	TN	37086
29	028A E03800	2015 Summit Lane	Kwame Darko Okraku	Tushama Charis Okraku	2015 Summit Lane	La Vernge	TN	37086
30	028A E03700	2017 Summit Lane	Samir A. Gad	Tereza I. Mekhaiel	2017 Summit Lane	La Vernge	TN	37086
31	028A E02000	2018 Summit Lane	Mina Demian o	Engy Botros	2018 Summit Lane	La Vernge	TN	37086
32	028A E02300	2020 Summit Lane	Lankford Living Trust c/o William Rie, Jr.		2020 Summit Lane	La Vernge	TN	37086
33	028A E03500	2021 Summit Lane	Justin D. Chadwick	Rosemary Chadwick	2021 Summit Lane	La Vernge	TN	37086
34	028A E02400	2022 Summit Lane	Ramon A. Miller	Deanne Miller	2022 Summit Lane	La Vernge	TN	37086
35	028A E02600	2026 Summit Lane	Jonathan Waldrop	Wendy Waldrop	2026 Summit Lane	La Vernge	TN	37086
36	028A E03200	2027 Summit Lane	Phoutachak Kongsana		2027 Summit Lane	La Vernge	TN	37086
37	028A E03100	2029 Summit Lane	Dora D. Melgar		2029 Summit Lane	La Vernge	TN	37086
38	028A E03000	2031 Summit Lane	Jonathan Chavarria	Angelica Johana Rey	2031 Summit Lane	La Vernge	TN	37086
39	028A E02900	2033 Summit Lane	Moniqua S. Ligon	`	2033 Summit Lane	La Vernge	TN	37086
40	028A E02800	2035 Summit Lane	Majors Family Living Trust c/o Alan Tracy		2035 Summit Lane	La Vernge	TN	37086
41	028A E02700	2037 Summit Lane	Timothy Benson	Myla Benson	2037 Summit Lane	La Vernge	TN	37086
42	028 01800	650 Old Nashville Hwy.	Jerry W. Lewis		208 Hager Drive	Smyrna	TN	37167
43	028A C05000	2101 Academy Way	Charles Scott Kessler	Tammy Kessler	2101 Academy Way	La Vernge	TN	37086
44	028A C00700	2102 Academy Way	Nikta Marie Lymberis	Edward James	2102 Academy Way	La Vernge	TN	37086

45	028A C00800	2104 Academy Way	Tamonh Koulavong		2104 Academy Way	La Vernge	TN	37086
46	028A C00900	2106 Academy Way	William M. Adams	Marjorie Anne Adams	2106 Academy Way	La Vernge	TN	37086
47	028A E02100	2106 Summit Lane	Kevin G. Grove		2106 Summit Lane	La Vernge	TN	37086
48	028A C04700	2107 Academy Way	Damyen Taylor	Tabitha Taylor	2107 Academy Way	La Vernge	TN	37086
49	028A C01500	2110 Academy Way	Renee Johnson		2110 Academy Way	La Vernge	TN	37086
50	028A C04300	2113 Academy Way	Dwana S. Kelley		2113 Academy Way	La Vernge	TN	37086
51	028A C01700	2114 Academy Way	Tina M. Davis	John A. Chatfield	2114 Academy Way	La Vernge	TN	37086
52	028A C04200	2115 Academy Way	Chareca Nelson		2115 Academy Way	La Vernge	TN	37086
53	028A C04100	2117 Academy Way	Jiobel Hernandez Sanchez		2117 Academy Way	La Vernge	TN	37086
54	028A C04000	2119 Academy Way	Alisha R. Hooker		2119 Academy Way	La Vernge	TN	37086
55	028A C03900	2121 Academy Way	Michael Ibrahim		2121 Academy Way	La Vernge	TN	37086
56	028A C02100	2122 Academy Way	Casey Lea Osteen		2122 Academy Way	La Vernge	TN	37086
57	028A C02200	2124 Academy Way	Lezly S. Garcia	Francisco Pedro Anaclete	2124 Academy Way	La Vernge	TN	37086
58	028A C02300	2126 Academy Way	Ana B. Cedillo		2126 Academy Way	La Vernge	TN	37086
59	028A C03600	2127 Academy Way	Riley J. Olson		2127 Academy Way	La Vernge	TN	37086
60	028A C03500	2129 Academy Way	David Thang Suan Parr	Suak Thawn Thanh Tuang	2129 Academy Way	La Vernge	TN	37086
61	028A C02500	2130 Academy Way	Felix Roman-Sanabria	Marilyn Martinez-Diaz	2130 Academy Way	La Vernge	TN	37086
62	028A C03400	2131 Academy Way	Linda L. Bressner	Linda M. Bates	2131 Academy Way	La Vernge	TN	37086
63	028A C02600	2132 Academy Way	Hugo A. Valente Tapia	Vanessa Anay Hernandez	2132 Academy Way	La Vernge	TN	37086
64	028A C03300	2133 Academy Way	Ricky Nguyen		2133 Academy Way	La Vernge	TN	37086
65	028A C02000	2135 Academy Way	Shelia R. Gavel		2135 Academy Way	La Vernge	TN	37086
66	028A C02800	2136 Academy Way	Gregory Powell	Diasha Powell	2136 Academy Way	La Vernge	TN	37086
67	028A C03100	2137 Academy Way	Prekebina Diffa		2137 Academy Way	La Vernge	TN	37086
68	028A C03000	2140 Academy Way	Bradley A. Lourie	Chelsa Ritchie	2140 Academy Way	La Vernge	TN	37086
69	028A C04500	2304 Discovery Court	Carlos R. Alvarenga	`	217 Akin Street	La Vernge	TN	37086
70	028A C01000	2202 Canopy Court	Mamdouh Anis	Manal Wahda	2202 Canopy Court	La Vernge	TN	37086
71	028 05702	250 Wolverine Trail	Ruth County Board of Education		2240 Southpark Drive	Murfreesboro	TN	37128-5507
72	028A E00700	2303 Discovery Court	Douglas Ryan Ritter	Molly Marie Sauer	2303 Discovery Court	La Vernge	TN	37086
73	028A E00600	2305 Discovery Court	Rylie Ann Treat	Brandon A. Ferrell	2305 Discovery Court	La Vernge	TN	37086
74	028A E00800	2306 Discovery Court	Teresa Smith	Rudolph Smith	2306 Discovery Court	La Vernge	TN	37086
75	028A E0900	2308 Discovery Court	Salai W. Oo		2308 Discovery Court	La Vernge	TN	37086
76	028A E01000	2310 Discovery Court	Michael G Easterly	Susan Easterly	2310 Discovery Court	La Vernge	TN	37086
77	028A E01100	2312 Discovery Court	Charles E. Newman, Jr.		2312 Discovery Court	La Vernge	TN	37086
78	028A E01200	2314 Discovery Court	Meriam T. Miller		2314 Discovery Court	La Vernge	TN	37086
79	028A E00400	2309 Discovery Court	AMH 2014-3 Borrower LP		23975 Park Sorrento, Ste. 200	Calabasas	CA	91302
80	028 01200	249 Chaney Road	Michael Richardson		249 Chaney Road	La Vernge	TN	37086
81	028 00900	255 Chaney Road	Saul Acuna Sanchez	Fatima Y.G. Balderrama	255 Chaney Road	La Vernge	TN	37086
82	028A E03900	2013 Summit Lane	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261
83	028 01700	646 Old Nashville Hwy.	L.K. Modi		2816 White Oak Drive	Nashville	TN	37215
84	028 01600	No lot #, Old Nashville Hwy.	Ernest M. Still	Mary Louise Still Living Trust	3328 Morton Lane	Smyrna	TN	37167
85	028A C04800	2105 Academy Way	Penelope G. Reed		3432 Lakebrook Drive	Murfreesboro	TN	37130
86	028A C01300	2203 Canopy Court	Robert W. Stokes	Tamni Stokes	3800 Round Roack Drive	Antioch	TN	37013
87	028A E03400	2009 Summit Lane	Waldron Rental LLC		415 Northfield Blvd.	Murfreesboro	TN	37128
88	028A C01900	2118 Academy Way	Merilyn D. Waldron		415 Northfield Blvd.	Murfreesboro	TN	37128
89	028A C04400	2302 Discovery Court	A&J Capital LLC		417 Liberty Drive	Smyrna	TN	37167
90	028A E00500	2307 Discovery Court	Sonia Francisca Linares		4603 Gallatin Pike	Nashville	TN	37216
91	018P C03500	706 Pinoak Circle	Dontae Bell		4616 Artella Drive	Antioch	TN	37013
92	028A E02500	2024 Summit Lane	CPI / Amherst SFR LLC		5001 Plaza on the Lake Suite 200	Austin	TX	78746

93	028A C02000	2021 Academy Way	BAF Associates LLC		5001 Plaza on the Lake Suite 200	Austin	TX	78746
94	028 05602	670 Old Nashville Hwy.	Texas Eastern Transmission		5400 Westheimer Drive	Houston	TX	77056-5310
95	018 03100	670 Old Nashville Hwy.	Samantha Rose Puch		570 Old Nashville Hwy.	La Vernge	TN	37086
96	018 03000	584 Old Nashville Hwy.	David Driggers		584 Old Nashville Hwy.	La Vernge	TN	37086
97	028 01500	610 Old Nashville Hwy.	Harley Faulkner	Mary Sue Faulkner	610 Old Nashville Hwy.	La Vernge	TN	37086
98	018P C3900	611 Butternut Trace	Cuong C. Hang	Minhanh T. Nguyen	611 Butternut Trace	La Vernge	TN	37086
99	028 01801	656 Old Nashville Hwy.	Samuel Magel	Mina Adib	656 Old Nashville Hwy.	La Vernge	TN	37086
100	018P C03800	700 Pinoak Circle	Feliciano Castillo	Pax Morales Bravo	700 Pinoak Circle	La Vernge	TN	37086
101	018P C03600	704 Pinoak Circle	Jerilyn Thurman	Frank Thurman	704 Pinoak Circle	La Vernge	TN	37086
102	018P C03400	708 Pinoak Circle	Jon G. Williams	Betty Williams	708 Pinoak Circle	La Vernge	TN	37086
103	018P C02000	709 Pinoak Circle	Thang Sin Muan		709 Pinoak Circle	La Vernge	TN	37086
104	018P C02100	711 Pinoak Circle	Every Antonio Montes Aguilar		711 Pinoak Circle	La Vernge	TN	37086
105	018P C02200	713 Pinoak Circle	Gerry C. Williams	Jacqueling Williams	713 Pinoak Circle	La Vernge	TN	37086
106	018P C02300	715 Pinoak Circle	Franklin Sarpong-Asiedu	Toyshan Hendrix	715 Pinoak Circle	La Vernge	TN	37086
107	018P C02400	717 Pinoak Circle	Neda Flores		717 Pinoak Circle	La Vernge	TN	37086
108	018P C02500	719 Pinoak Circle	Jerry W. Spence	Pamela K. Spence	719 Pinoak Circle	La Vernge	TN	37086
109	018P C02700	723 Pinoak Circle	John D. Harvey		723 Pinoak Circle	La Vernge	TN	37086
110	018P C02800	725 Pinoak Circle	Heather Osborne		725 Pinoak Circle	La Vernge	TN	37086
111	018P C02900	727 Pinoak Circle	Doreen A. Long		727 Pinoak Circle	La Vernge	TN	37086
112	018P C03000	729 Pinoak Circle	Maipa Lichal		729 Pinoak Circle	La Vernge	TN	37086
113	018P C03100	731 Pinoak Circle	Randall Berg	Jackie Berg	731 Pinoak Circle	La Vernge	TN	37086
114	018P C00104	Lot 2, Chaney Blvd.	Armisted D. Burks		7373 Ardmore St., Apt. 1441	Houston	TX	77054-4226
115	028 05600	14531 Old Nashville Hwy.	Timberland Aston Creek LLC		8500 Normandale Lake Blvd., Ste. 700	Minneapolis	MN	55437-3813
116	028 05601	664 Old Nashville Hwy.	Earl Lee Garvin, Jr.		P.O, Box 1228	La Vernge	TN	37086
117	028A E03300	2025 Summit Lane	Eric Waldron Inc.		P.O. Box 11769	Murfreesboro	TN	37129
118	028 00700	195 - 197 Chaney Blvd.	Ruby Castoro		P.O. Box 302	La Vernge	TN	37086
119	028A C03700	2125 Academy Way	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261-4090
120	028A E01800	1901 Champlain Drive	Yamasa Co LTD		P.O. Box 4090	Scottsdale	AZ	85261-4090
121	028A C01800	2116 Academy Way	David O. Ervin	Veronica Ervin	2116 Academy Way	La Vernge	TN	37086
122	028A C01200	2205 Canopy Court	R.H. Partners LLC		401 Congress Ave., 33rd Flooor	Austin	TX	78701
123	028A C01100	2204 Canpopy Court	Oudone Don Sengsouly	Bounpone Bond Sengsouly	2204 Canpopy Court	La Vernge	TN	37086
124	0189P C01900	707 Pinoak Circle	Lian Khan Kham	Sing Sawm Dim	707 Pinoak Circle	La Vernge	TN	37086
125	018P C02600	721 Pinaok Circle	Progress Residential Borrower LLC		P.O. Box 4090	Scottsdale	AZ	85261
126	028 02200	661 Old Nashville Hwy.	Jacqueline Mullins	Eva G. Mullins	661 Old Nashville Hwy.	La Vernge	TN	37086
127	028 02300	657 Old Nashvile Hwy.	Vallie Reed	Howard Mullins	174 Nelson Drive	La Vernge	TN	37086
128	018 02700	No lot #, Old Nashville Hwy.	Alberta Dungley	David Still	3328 Morton Lane	Smyrna	TN	37167
129	028 01000	237 - 245 Chaney Blvd.	Ole South Properties, Inc.		267 Robert Rose Drive, Ste. 300	Murfreesboro	TN	37129

SURVEY & LEGAL DESCRIPTIONS



VICINITY MAP - NOT TO SCALE

LAT / LONG: 35.994298° / -86.559943°

N

BASIS OF BEARINGS
NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations
Scale: 1" = 100'

100 0 100

GRAPHIC SCALE (IN FEET)

Rezoning Statement

A portion of the subject property totaling 42.642 acres is proposed to be rezoned from R-2 (Mixed Residential District) to R-3 (Mixed Use Residential District).
The remaining 8.000 acres zoned NCD (Neighborhood Commercial District) shall remain unchanged.

Zoning Summary Table

Zoning Classification	Status	Acreage (Ac.)	Description
R-2	Existing	42.642	Mixed Residential District
NCD	Existing	8.000	Neighborhood Commercial District
R-3	Proposed	42.642	Mixed Use Residential District
NCD	Proposed	8.000	Neighborhood Commercial District

Net Acreage Summary

Category	Acreage (Ac.)
Total Site Area	50.642
Residential (Existing R-2)	42.642
Residential (Proposed R-3)	42.642
Commercial (NCD)	8.000

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

Sanjay D. Patel

Rezoning Exhibit

Old Nashville Highway
La Vergne, Rutherford County, Tennessee

Revisions / Submissions

ID	Description	Date
01	Submit to City of La Vergne	05/29/2026

© 2025 CESO, INC.

Project Number:	766826
Scale:	1" = 100'
Drawn By:	TDC
Checked By:	JKK
Date:	May 29, 2026
Issue:	Preliminary

Drawing Title:
Rezoning Exhibit

1 of 1

216 Centerview Drive
Suite 150
Brentwood, TN 37027
615-928-5120

May 28, 2026

Situated in the State of Tennessee, County of Rutherford, City of La Vergne, and being a portion of a 50.645 acre parcel of land (Parcel ID: 028 014.00) conveyed to Sanjay D. Patel by Book 2263, Page 2496 of the Rutherford County Register of Deed's office, and being more fully described as follows:

COMMENCING AT a northerly corner of a parcel of land (Parcel ID: 028 017.00) conveyed to L.K. Modi by Book 1397, Page 3959 of said Rutherford County, said corning being a point on the southerly margin of Old Nashville Highway (60 Foot Right-of-Way, Public);

Thence, **South 25°28'49" West**, a distance of **107.95 feet**; Thence, **South 13°57'27" West**, a distance of **105.77 feet**; Thence, **South 08°35'40" West**, a distance of **274.97 feet**; Thence, **South 07°39'21" West**, a distance of **131.72 feet** to the **PLACE OF BEGINNING**;

Thence, **South 07°39'21" West**, a distance of **8.48 feet**; Thence, **South 06°24'57" West**, a distance of **140.04 feet**; Thence, **South 06°42'31" West**, a distance of **163.92 feet**; Thence, **South 08°05'15" West**, a distance of **283.51 feet**; Thence, **South 08°39'04" West**, a distance of **218.69 feet**; Thence, **North 74°38'25" West**, a distance of **257.73 feet**; Thence, **North 69°57'46" West**, a distance of **493.92 feet**;Thence, **North 67°45'37" West**, a distance of **426.53 feet**; Thence, **North 14°42'20" East**, a distance of **676.80 feet**; Thence, **North 83°09'60" West**, a distance of **463.67 feet**; Thence, **North 13°33'10" East**, a distance of **906.55 feet**; Thence, **South 84°28'37" East**, a distance of **213.23 feet** Thence, **South 83°05'21" East**, a distance of **189.09 feet**; Thence, **South 81°02'39" East**, a distance of **265.79 feet**; Thence, **South 29°49'48" East**, a distance of **1265.85 feet** to the **PLACE OF BEGINNING** containing 42.642 acres, more or less, as surveyed by Jeffrey K. Kimbro, TN PLS 1756.

216 Centerview Drive
Suite 150
Brentwood, TN 37027
615-928-5120

May 28, 2026

Situated in the State of Tennessee, County of Rutherford, City of La Vergne, and being a portion of a 50.645 acre parcel of land (Parcel ID: 028 014.00) conveyed to Sanjay D. Patel by Book 2263, Page 2496 of the Rutherford County Register of Deed's office, and being more fully described as follows:

BEGINNING AT a northerly corner of a parcel of land (Parcel ID: 028 017.00) conveyed to L.K. Modi by Book 1397, Page 3959 of said Rutherford County, said corning being a point on the southerly margin of Old Nashville Highway (60 Foot Right-of-Way, Public);

Thence, **South 25°28'49" West**, a distance of **107.95 feet**; Thence, **South 13°57'27" West**, a distance of **105.77 feet**; Thence, **South 08°35'40" West**, a distance of **274.97 feet**;Thence, **South 07°39'21" West**, a distance of **131.72 feet**;Thence, **North 29°49'48" West**, a distance of **1265.85 feet**;Thence, **South 81°02'39" East**, a distance of **10.26 feet** Thence, **South 80°37'53" East**, a distance of **315.83 feet**;Thence, **South 80°22'53" East**, a distance of **207.52 feet**; Thence, **South 29°49'48" East**, a distance of **470.22 feet** to the **PLACE OF BEGINNING** containing 8.003 acres, more or less, as surveyed by Jeffrey K. Kimbro, TN PLS 1756.

SITE PLAN

SITE PLAN NOTES:

PROJECT AREA: 50.645-ACRES (± 2,206,090 SF)
PARCEL ID: 028 014.00

EXISTING ZONING: R2 (MIXED RESIDENTIAL NEIGHBORHOOD AREA)
PROPOSED ZONING:
± 42.62 ACRES R3 (MIXED USE NEIGHBORHOOD RESIDENTIAL AREA)
± 8.02 ACRES NCD (NEIGHBORHOOD COMMERCIAL DISTRICT)

PROPOSED USE:
MULTI-FAMILY APARTMENTS: 528 UNITS (ALL 2-BEDROOM, 3-STORIES)
MULTI-FAMILY TOWNHOMES: 90 UNITS (ALL 3-BEDROOM, 2-STORIES)

ALLOWABLE DENSITY: 14.5 UNITS PER ACRE
PROPOSED DENSITY: 14.5 UNITS PER ACRE (618 UNITS/42.62 ACRES)

MAXIMUM BUILDING HEIGHT PROPOSED: 42'-9"
MAXIMUM BUILDING HEIGHT ALLOWED: 50'-0"

PROPOSED BUILDING COVERAGE:
APARTMENTS.....210,197 SF
TOWNHOMES:.....105,948 SF
GARAGES:.....15,500 SF
CLUBHOUSE:.....7,560 SF
FITNESS CENTER:.....3,648 SF
MAIL KIOSK:.....2,400 SF
TOTAL: .....345,243 SF

PARKING SUMMARY:
PARKING REQUIRED.....1,459 SPACES (1.1 SPACES/BEDROOM)
PARKING PROPOSED.....1,052 SPACES (1.7* SPACES/UNIT)
STANDARD SPACES (10'X20').....581 SPACES
DRIVEWAY SPACES (10'X22').....270 SPACES
ACCESSIBLE SPACES.....34 SPACES
STAND-ALONE GARAGES (10'X20')...77 SPACES (1 ADA - 20'X20')
TOWNHOME GARAGES .....90 SPACES

* SEE LA VERGNE PROJECT NARRATIVE REGARDING PARKING RATIO

OPEN SPACE SUMMARY
OPEN SPACE REQUIRED: 50.654 AC *20% = 10.13 AC (441,218 SF)
OPEN SPACE PROPOSED:.....11.50 AC (501,024 SF)

OVERALL LANDSCAPE AREA REQUIRED: 50.654 AC *40% = 20.26 AC (882,436 SF)
OVERALL LANDSCAPE AREA PROVIDED:.....23.90 AC (1,041,084 SF)
(ASSUMING ±8.0 ACRES OF IMPERVIOUS AREA FOR FUTURE COMMERCIAL)

R3 LANDSCAPE AREA REQUIRED: 42.62 AC *40% = 17.06 AC (742,611 SF)
R3 LANDSCAPE AREA PROVIDED:.....22.38 AC (975,000 SF)

SETBACKS:
APARTMENT/TOWNHOME FRONT: 35 FT
APARTMENT/TOWNHOME REAR: 20 FT
TOWNHOME SIDE: 10 FT
APARTMENT SIDE: 15 FT

CONSULTANT:
KSH ENGINEERING

Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
631 W Morse Blvd, Suite 200
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

028 01400
630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

SHEET TITLE:

OVERALL SITE PLAN

DRAWING SCALES:
HORIZONTAL: 1" = 100'
0 100 200 300
VERTICAL: N/A

DRAWING/SIGNATURE DATE: 06/01/2026

FOR REVIEW ONLY

INITIAL ISSUANCE DATE: 06/01/2026

NO.	REVISIONS & PERMITTING ISSUANCES	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		

SHEET C200

C:\Users\MattOliver\OneDrive - Hillpointe\2501\2501.3 Pointe La Vergne - Old Nashville Highway - 250013.3 D\Design\1 CAD\DWG\Layouts\2501.3 Pointe La Vergne - Old Nashville Highway.dwg, 6/1/2026 8:47:39 AM, Matt Oliver

ARCHITECTURAL ELEVATIONS

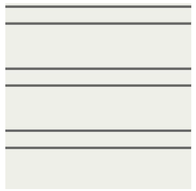
PAINT COLORS:

SW 7006
Extra White

COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED "**EXTRA WHITE**" IN KEYNOTES

MATERIALS:

KEYNOTE **FC-10**



FIBER CEMENT SMOOTH (ALTERNATING 4" & 10") LAP SIDING PAINTED: EXTRA WHITE

KEYNOTE **FBB-3**

BOARD AND BATTEN, (SMOOTH FIBER CEMENT PANEL & BATTEN) PAINTED: EXTRA WHITE

KEYNOTE **FC-9**

FIBER CEMENT 6" LAP SIDING PAINTED: EXTRA WHITE

KEYNOTE **MSN-7**

BRICK VENEER, PAINTED: EXTRA WHITE

KEYNOTE **R-1**

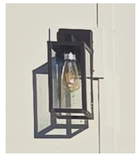
ASPHALT ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)

KEYNOTE **SH-1**

WOOD (NATURAL FINISH) BOARD AND BATTEN SHUTTERS

LIGHTING:

KEYNOTE **LT-4**



DECORATIVE SCONCE WALL LIGHT, SILVER COLOR

KEYNOTE **LT-2**

BREEZEWAY AREA LIGHT MOUNTED ABOVE BREEZEWAY OPENING AT 3RD LEVEL, IN SILVER COLOR WITH GOOSENECK MOUNT

KEYNOTE **LT-3**

UNIT BALCONY LIGHT

MATERIAL BOARD
NOT TO SCALE

ARCHITECT:
KSH ENGINEERING
Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE
Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004
Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004
Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:
POINTE GRAND LA VERGNE

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:
MATERIAL BOARD

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS

No.	Issue	Date

SHEET: A0

5/28/2026 3:43:05 PM

KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
A-8	AC CONDENSER UNIT, TO BE SCREENED BY PLANTING
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
LT-2	BREEZEWAY AREA LIGHT (SEE MATERIAL BOARD)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED: (SW 7006 EXTRA WHITE)
MTL-7	METAL GUARDRAIL, COLOR: (TO MATCH SW 7006 EXTRA WHITE)
MTL-12	PREFINISHED ALUMINUM GUTTER/DOWNSPOUT - COLOR : SILVER
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
W-3	VINYL WINDOW (2 OVER 2 MUNTIN PATTERN)

2 / A1 24 UNIT BUILDING - FRONT ELEVATION

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

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Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:

24 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A1

5/28/2026 3:42:04 PM

2 / A2 36 UNIT BUILDING - FRONT ELEVATION

SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
A-8	AC CONDENSER UNIT, TO BE SCREENED BY PLANTING
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (SW 7006 EXTRA WHITE)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED: (SW 7006 EXTRA WHITE)
MTL-7	METAL GUARDRAIL, COLOR: (TO MATCH SW 7006 EXTRA WHITE)
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

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PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:

36 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

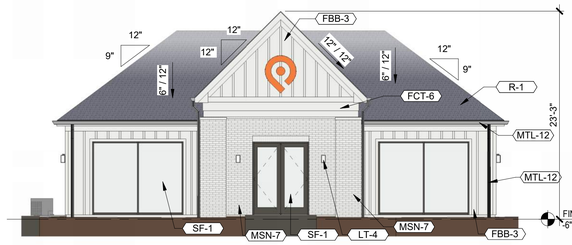
SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A2

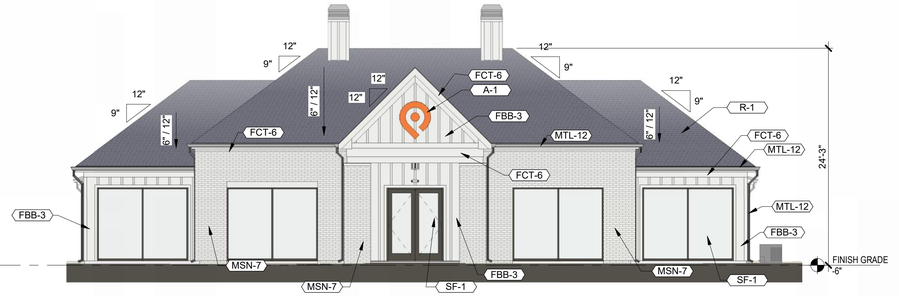
5/28/2026 3:42:07 PM

KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
DR-14	HOLLOW METAL DOOR, PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (SW 7006 EXTRA WHITE)
GD-4	GARAGE DOOR, PAINTED: (SW 7006 EXTRA WHITE)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
LT-4	BUILDING LIGHTING (TO BE SELECTED BY OWNER)
MSN-7	BRICK VENEER, RUNNING BOND, PAINTED: (SW 7006 EXTRA WHITE)
MTL-12	PREFINISHED ALUMINUM GUTTER/DOWNSPOUT - COLOR : SILVER
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
SF-1	STOREFRONT, BRONZE COLOR (TO BE SELECTED BY OWNER)



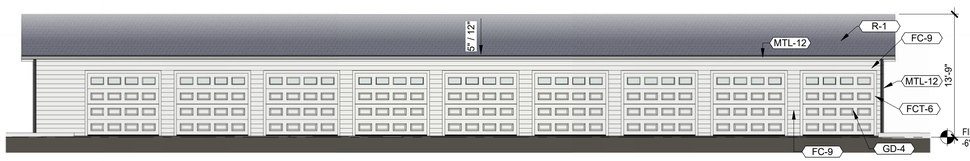
2 A3 FITNESS CENTER - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



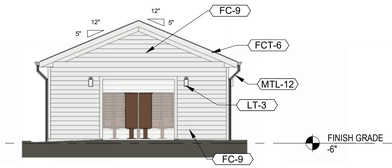
1 A3 CLUBHOUSE - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



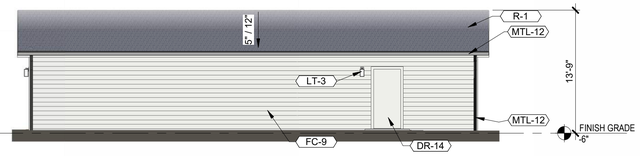
6 A3 GARAGE G9HC - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



4 A3 MAIL BUILDING - LEFT SIDE ELEV.

SCALE: 1/8" = 1'-0"



3 A3 MAIL BUILDING - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529

SHEET TITLE:

AMENITY BUILDING - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A3

5/28/2026 3:42:08 PM

2 / A4 10 UNIT TOWNHOUSE - FRONT ELEVATION

SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
DR-13	METAL CLAD FULL LITE DOOR (4 LITE), PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (SW 7006 EXTRA WHITE)
GD-2	GARAGE DOOR, PAINTED: (SW 2807 MEDIUM BROWN)
LT-3	BALCONY, PATIO LIGHTING (SEE MATERIAL BOARD)
MSN-7	
MTL-3	PREFINISHED ALUMINUM GUTTER/DOWNSPOUT - COLOR : DARK BRONZE
R-1	ASPHALT DIMENSIONAL HIGH PROFILE ROOFING SHINGLES, COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
R-2	METAL ROOF SYSTEM, TO BE SELECTED BY OWNER
SH-1	DECORATIVE BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
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Building 300
Athens, GA 30606
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Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND LA VERGNE

630 OLD NASHVILLE HIGHWAY
LA VERGNE, TN 37086

KSH# 202529 HP# _____

SHEET TITLE:

10 UNIT TOWNHOME - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A4

5/28/2026 3:43:58 PM

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 8. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Cody Bass - 36.24 Acres. Property located on Hollandale Road (Tax Map 14, Parcels 24.21 & 35). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-3 (Planned Density Residential) Zoning District with a Base Zone of R-3 (High Density Residential). Property owned by Myron and Melissa Bannister Living Trust.**

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility Engineer

Summary:

CM Land, LLC is requesting approval of a concept plan and rezoning for the Enclave at Hollandale, a PDR to consist of 36.24 acres. The accompanying rezoning request would change the acreage from R-1 to R-3 PDR, Planned Density Residential Zoning District (High Density Residential). R-3 would become the base zoning.

The purpose of the plan is to develop the property for construction of 147 dwelling units. The proposed dwelling units are to include single-family homes. There are no multi-family units.

The property is located on both sides of Hollandale Road. A portion of Hollandale will be relocated to meet Sand Hill Road and Bill Stewart at a new 4-way intersection. There will also be a commercial area consisting of 2.12 acres at the new 4-way intersection.

The main zoning in the area is R-1. West of this site is zoned Agricultural. And a small portion south of the site is zoned R-2 which is Mixed Residential. The rest of the area is entirely zoned R-1.

Future connection points for this new development will include 4 new intersctions as one moves along Hollandale Road. Three (3) of these new intersections will include new streets extending to the east and west of Hollandlae Road. The 4th and southernmost will extend only to the east/southeast when it is completed.

The Planning Staff have received multiple phone calls from neighbors and citizens who are against the rezoning request.

Staff Comments / Technical Items:

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

- **This PDR Design Book contains no architectural elevations showing what homes will look like** - Since 2017 every PDR submitted to the City of La Vergne has included arch elevations and renderings showing the streetscape.
- On Page 12 - Swapping Lots - **This item was explained fully by the applicant at the PC workshop June 16 - applicant removed this language**

- Garage door color and style shall be consistent with architecture**. - this statement was changed since June 16 but still vague because garage doors are not required to be carriage style**.

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

1. (Per Verbal Comment at the Planning Commission Workshop) The "Access and Circulation Plan" restricts the required improvements to those required by the traffic study. The city does not agree to that restriction.
2. (Per Verbal Comment at the Planning Commission Workshop) In the development agreement and under the portion which starts "WHEREAS, development of the Development will increase traffic...", the only stipulation defined therein is the requirement to dedicate right-of-way. The city cannot accept such a restriction.

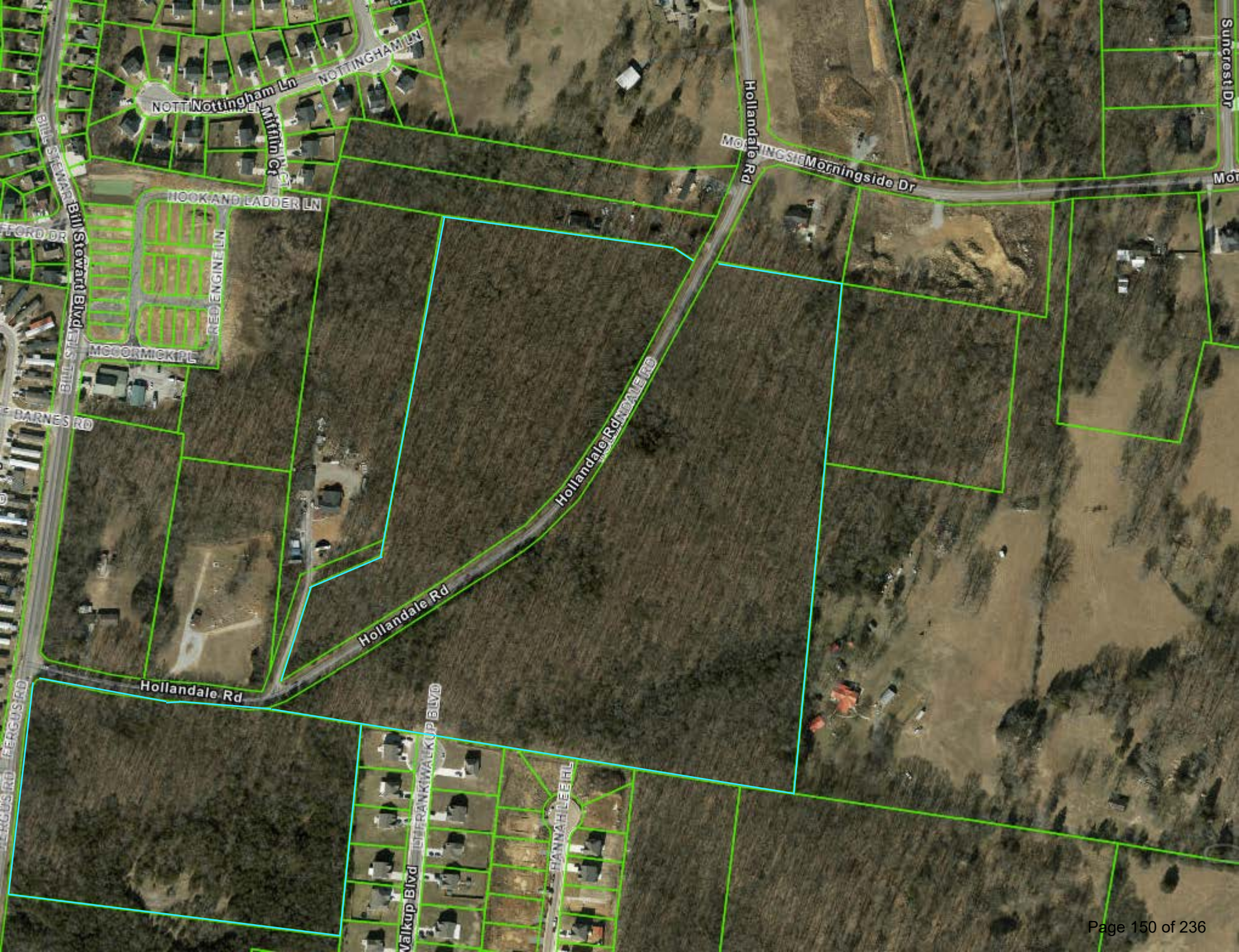
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

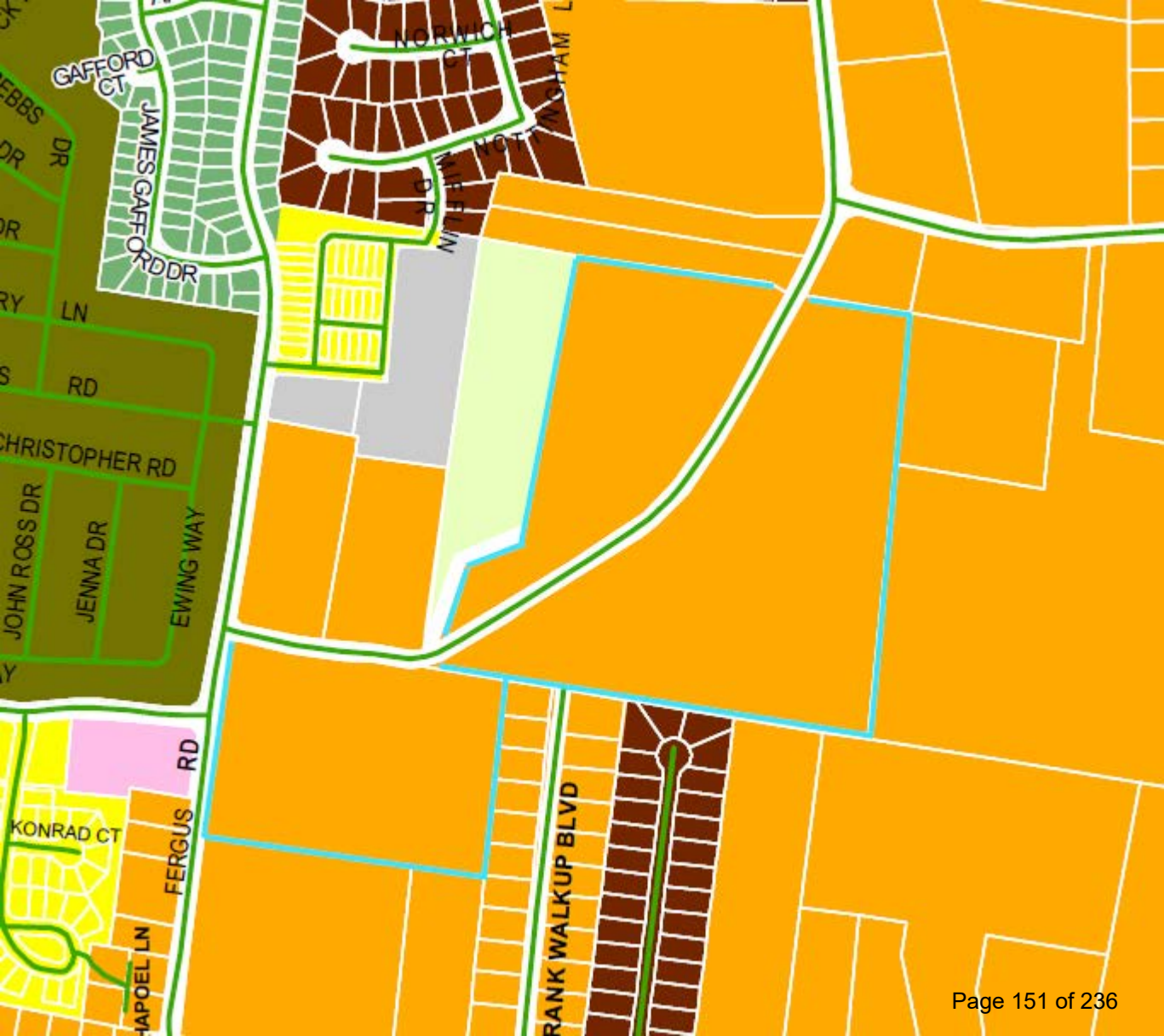
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Sima Shabat Ct
Mandy Ln
Moshe Yaalon Dr
Moshe Yaalon Dr
NORWICH CT
Nottingham Ln
Pamela Dr
Dollar Dr
Gary Ln
Cliff Barnes Rd
Christopher Rd
Ewing Way
Bill Stewart Blvd
Ray Krebbs
James Gafford Dr
RED ENGINE LN
Hollandale Rd
Hollandale Rd
Sweetgum Dr
Rainbow Pl
Suncrest Dr
MORNINGSIDE
Morningside Dr
LAKEPOINTE
Lakepointe Rd
Fergus Rd
Kash Ct
KONRAD CT
Lieutenant Frank Walkup Blvd
Hannah Lee HANNAH LEE PL
Newport Pl
Hampton Road Dr
Jones Mill Rd
Jones Mill Rd


NOTTINGHAM LN
Nottingham Ln
Mifflin Ct
HOOK AND LADDER LN
RED ENGINE LN
MCCORMICK PL
Bill Stewart Blvd
BARNES RD
Hollandale Rd
Morningside Dr
Suncrest Dr
FERGUS RD
LI FRANKIWALKUP BLVD
HANNAH LEE HL
Walkup Blvd


GAFFORD CT
JAMES GAFFORD DR
NORWICH CT
NOTTINGHAM
MIFFLIN DR
LN
RD
CHRISTOPHER RD
JOHN ROSS DR
JENNA DR
EWING WAY
RD
KONRAD CT
FERGUS
HAPOEL LN
RANK WALKUP BLVD

APPENDIX A

Representative Architectural Elevations

The Enclave at Hollandale — Planned Density Residential District (PDR)

The renderings on the following pages illustrate representative architectural styles, massing, and exterior building materials anticipated for the single-family detached homes within The Enclave at Hollandale. Elevations shown are illustrative of product type, scale, and material palette. Final home designs, elevations, and builder selections will be determined at the construction documents stage and shall comply with the Architectural Characteristics and Building Materials standards set forth in this PDR Design Book.

Plan A — 1-Story, 3 Bedroom / 2 Bath

Approx. 1,618 SF | 2-Car Garage

Front Elevation — Option 1

Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan B — 1-Story, 4 Bedroom / 2 Bath

Approx. 1,774 SF | 2-Car Garage

Front Elevation — Option 1

Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan C — 2-Story, 4 Bedroom / 2.5 Bath

Approx. 2,267 SF | 2-Car Garage

Front Elevation — Option 1

Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan D — 2-Story, 4 Bedroom / 2.5 Bath

Approx. 2,618 SF | 2-Car Garage

Front Elevation — Option 1

Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

Plan E — 2-Story, 5 Bedroom / 3 Bath

Approx. 2,511 SF | 2-Car Garage

Front Elevation — Option 1

Front Elevation — Option 2

Front elevations to comply with minimum 60% brick or stone, with remaining area in a combination of brick, stone, and/or fiber cement board siding (no more than 40% fiber cement board on any single elevation). Side and rear elevations: all masonry (brick, stone, fiber cement board siding). Vinyl permitted only in trim and soffit areas.

THE ENCLAVE AT HOLLANDALE

PLANNED DENSITY RESIDENTIAL DISTRICT (PDR)

Initial Submittal: June 1, 2026

A REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL (R-1) TO R3 PLANNED DENSITY RESIDENTIAL DISTRICT (PDR).

City of La Vergne, Tennessee

SEC Project #26088

PROLOGUE

APPLICANT INFORMATION

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

Company Name: CM Land, LLC
Attn: Cody Bass
6700 Tower Circle Franklin, TN 37067
cody@clqland.com
607-201-4764

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APPENDIX A – HOUSE ELEVATIONS

PROJECT SYNOPSIS

The Enclave at Hollandale

Located in La Vergne City Limits

CM Land, LLC respectfully requests rezoning of the Bannister property from Single Family Residential Neighborhood Area Low Density Residential (R-1) to (R-3) and Neighborhood Commercial as part of a Planned Density Residential (PDR) to create The Enclave at Hollandale. The property is located along Hollandale Road in La Vergne, Tennessee, identified as Parcels 014-02421 and 014-03500, with approximately 36.24 acres.

The request for rezoning to PDR is to create The Enclave at Hollandale. The development will consist of 147 new residential units, or a density of approximately 4.05 dwelling units per gross acre, and 2.12 acres of Neighborhood Commercial. The development will have one type of residential dwelling: single-family detached homes. The single-family detached homes will have a minimum of three bedrooms and a minimum two-car front-entry garage. All homes shall have a minimum of 16-foot-wide driveways to allow for two cars to park in the driveways. The home elevations will be constructed of mixture of masonry products (brick, stone, fiber cement board siding), and composite/engineered materials on all sides to add quality and character to the community. All homes shall have foundation landscaping and sodded front yards facing a ROW. All homes will be for purchase. Decorative streetlights will add character, continuity, and safety to the neighborhood. The H.O.A. shall maintain all common areas. The development will dedicate land as needed for ROW improvements. A separate rezoning request has been made in conjunction with this request for 2.12 acres of property on the adjacent Bannister parcel located at 104 Hollandale Road.

ACCESS AND CIRCULATION PLAN

The Enclave at Hollandale will have access to the existing public rights-of-way of Hollandale Road. The project is proposing egress and ingress to Hollandale Road and a connection to LT. Frank Walkup Blvd. The project will make any required improvements onsite and offsite as required by the traffic study and/or any other relevant roadway improvements facilitated by development of this PDR as agreed upon during the approval of the PDR or preliminary plat.

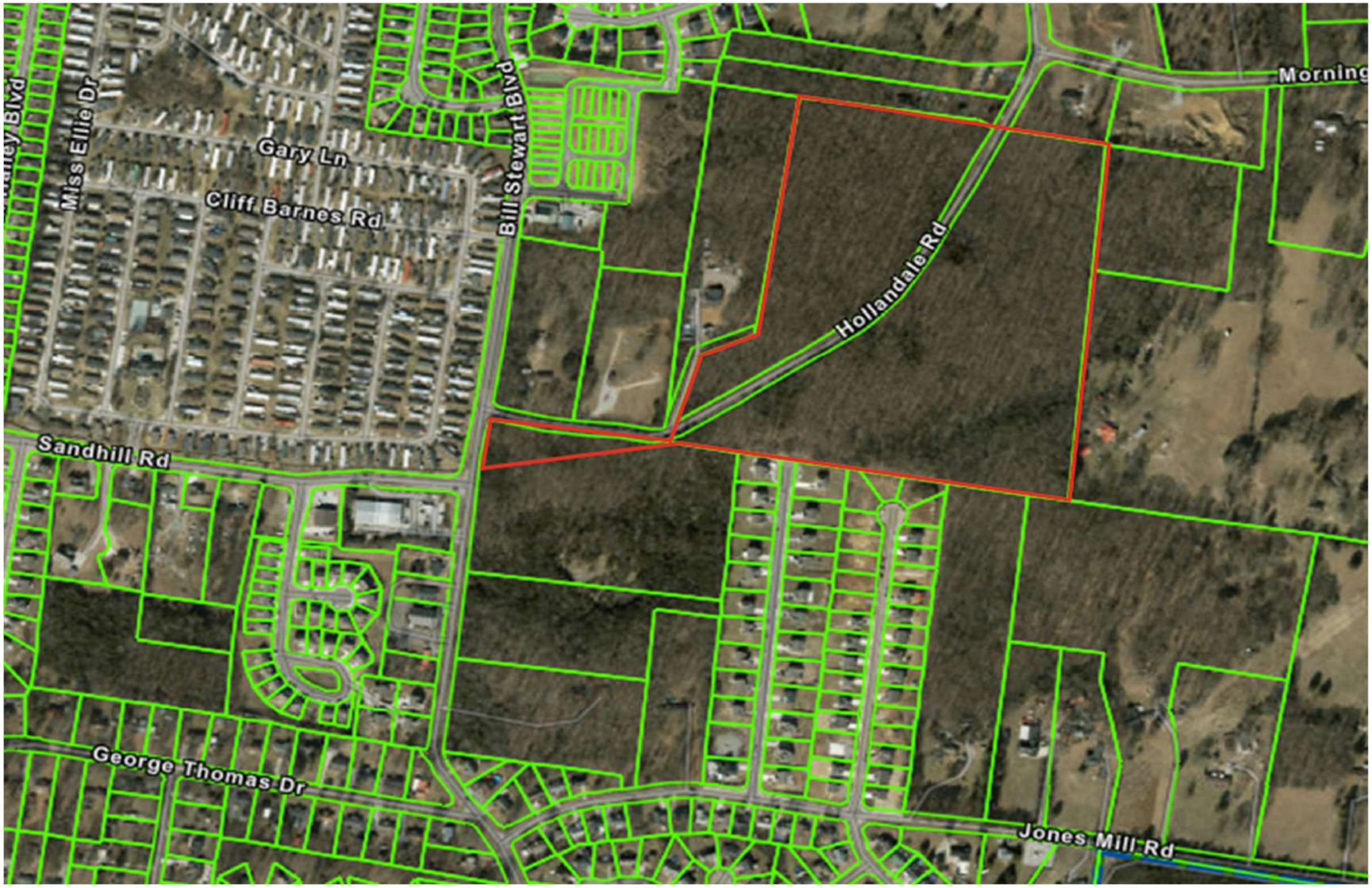
HOLLANDALE ROAD RE-ALIGNMENT

Hollandale Road currently intersects with Bill Stewart Blvd. as a T-intersection. The developer is proposing to re-align Hollandale Road through land it controls to intersect with Sand Hill Road creating a four-way intersection.

ZONING AND SURROUNDING LAND USES

The Enclave at Hollandale is surrounded by a mixture of residential and commercial zoning. Abutting the site to the west is a combination of commercial zoning and R2-Mixed Residential Neighborhood Area. It is anticipated that with additional homes in The Enclave at Hollandale there will be sufficient rooftops in the area to support commercial development on the properties currently zoned commercial. The properties abutting to the north and east are currently zoned R1 Single Family Residential Neighborhood Area.

LOCATION AND SURROUNDING LAND USES



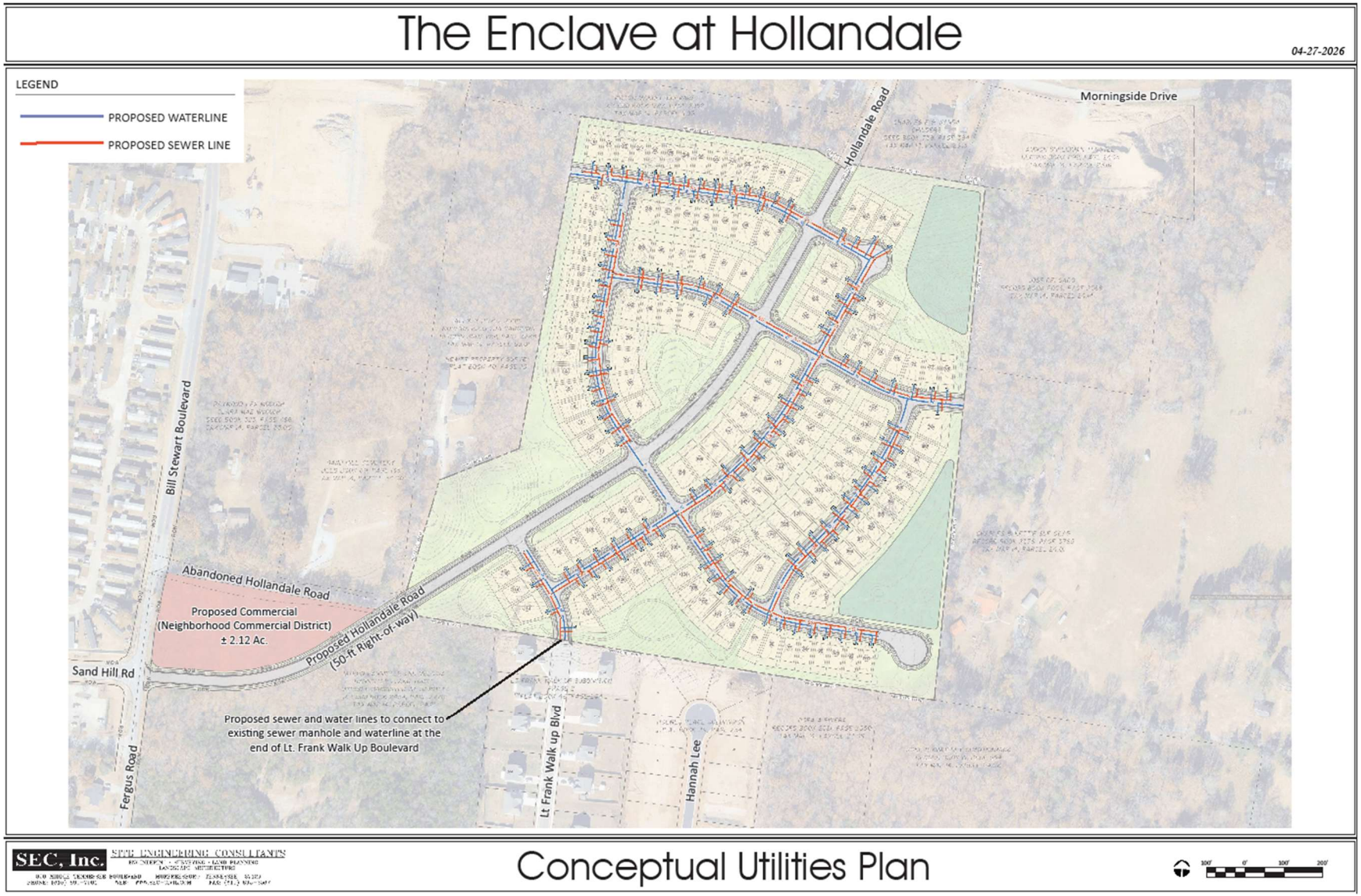
WATER, SEWER, DRAINAGE, ELECTRIC

Electric services will be provided by Middle Tennessee Electric. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.

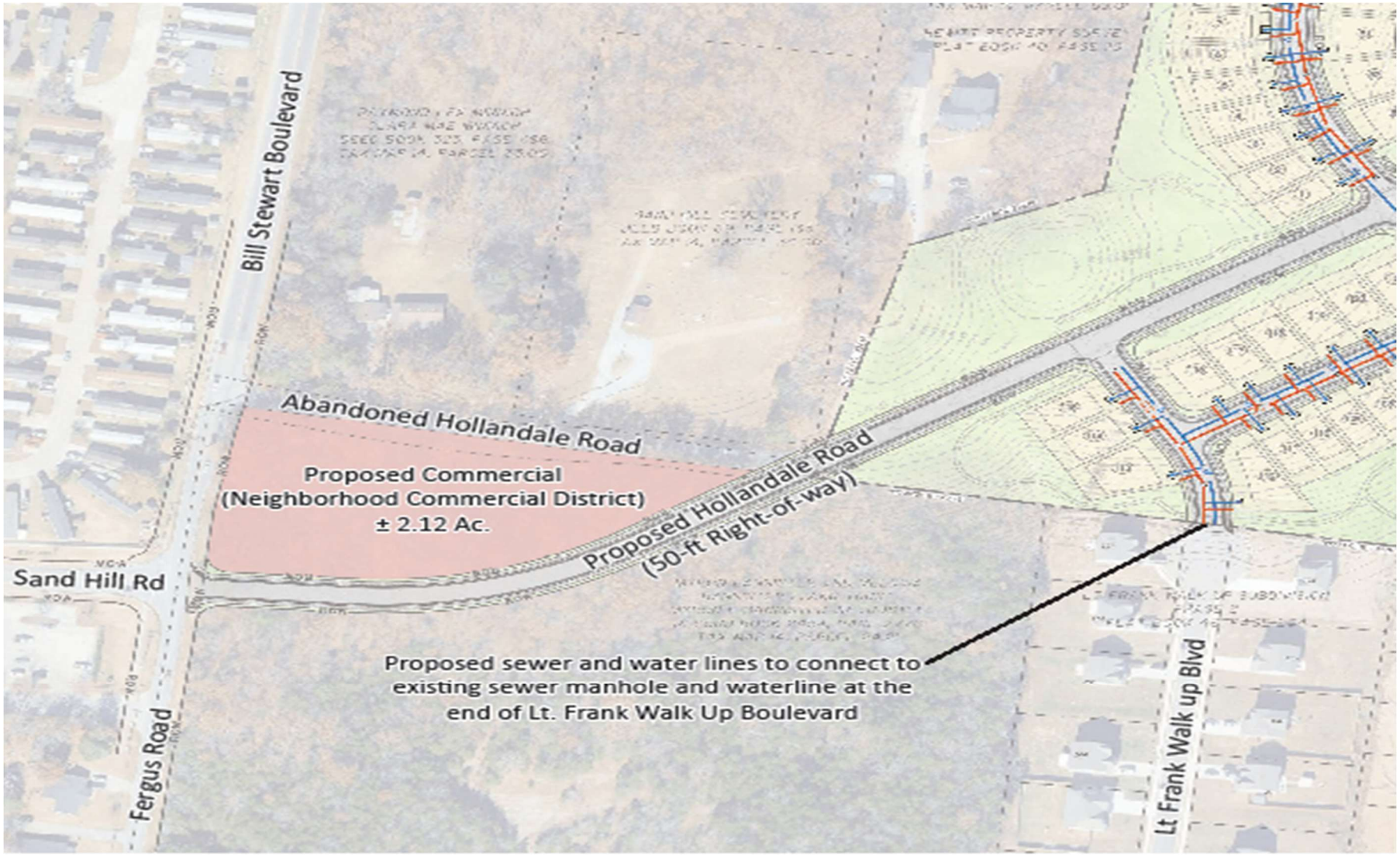
Water service will be provided by the City of La Vergne Public Utilities Department. Water services shall extend to the project the site. The Developer will be responsible to construct any onsite and/or offsite improvements required to service the project.

Sanitary sewer service will be provided by the City of La Vergne Public Utilities Department. The Developer will be responsible to construct any onsite and/or offsite improvements required to service the project.

HOLLANDALE RE-ALIGNMENT MAP



HOLLANDALE RE-ALIGNMENT MAP



HYDROLOGY AND TOPOGRAPHY

The topographic map above shows the site's topographic high point of 590' along western side of The Enclave at Hollandale to a low point of 540' in the eastern boundary of the property. The property generally slopes approximately 4% from the western side of the property to the eastern side of the property. This property does not lie within any floodplain areas and has one pond feature.

ON-SITE PHOTOS

Project frontage along Hollandale Road

RESIDENTIAL DEVELOPMENT STANDARDS

Residential Development Standards:

- A total of 147 new homes with at least 3 bedrooms per house. Each house shall be on its own lot of record and sold fee simple. All homes will be for sale and not built to rent.
- Builders shall install landscaping along foundations of all primary and secondary front yards along R.O.W.s of all buildings. Seed/Straw will be installed in all yards.
- A minimum of 60% of the front house façade shall be brick or stone.
- All mechanical equipment (i.e. HVAC and transformers) to be screened and located at the rear or side of all homes.
- All on-site utilities shall be underground.
- All homes will be serviced by a 3rd party trash company.
- Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
- Parking for homes will comply with the City of La Vergne requirements.
- All homes will provide at least three (3) off-street parking spaces; two in the driveway and one in the garage.
- Homes shall have concrete driveways wide enough for 2 vehicles with a minimum width of 16-ft. Driveways will be 24-ft deep from face of garage at the front setback to the back edge of the sidewalk in the ROW.
- All streets will be classified as public rights-of-way.
- All streets have been designed to comply with City of La Vergne Streets Standards.
- Public sidewalks will be provided on both sides of all public streets throughout the development to create a pedestrian friendly community.
- Mail service will be provided via CBU.
- Decorative streetlights will be coordinated with MTE.
- All homeowners shall be required to be a member of the H.O.A.
- As a member of the H.O.A., the residents shall be subject to restrictive covenants and be required to pay membership dues as determined by a 3rd party management company.
- HOA will be managed by independent 3rd party management company.
- The common areas will be owned and maintained by an H.O.A.
- All infrastructure shall comply with City of La Vergne Standards. Any exceptions must be approved by the City Engineer.

- Fencing shall be constructed of durable materials, and chain-link fences are prohibited.

CONCEPTUAL MASTER PLAN

The Enclave at Hollandale Ridge

06-17-2026

SITE DATA:

EXISTING ZONING:	R1
PROPOSED ZONING:	PDR-R3
TOTAL LAND AREA:	±36.24 ACRES
PROPOSED RESIDENTIAL LOTS:	147 LOTS
40-FT WIDE LOTS:	104 LOTS
50-FT WIDE LOTS:	43 LOTS
DENSITY: 147 LOTS/36.24 ACRES=	±4.05 LOTS/AC
STORMWATER:	±2.54 ACRES (7%)

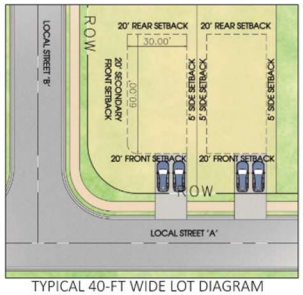
PROPOSED 40-FT WIDE LOTS

PROPOSED 50-FT WIDE LOTS

PROPOSED ROADWAY

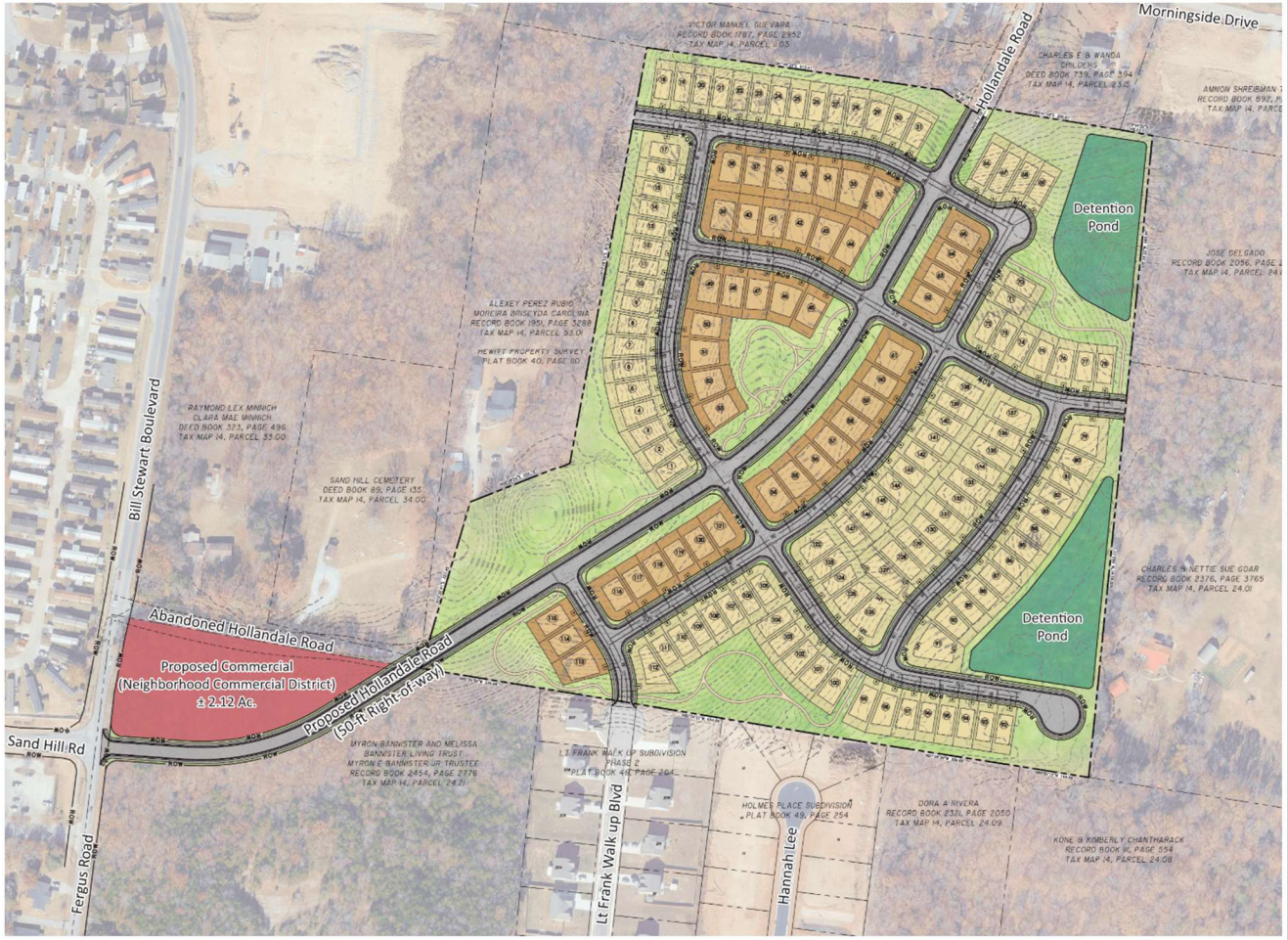
DETENTION

OPEN SPACE



TYPICAL 40-FT WIDE LOT DIAGRAM

TYPICAL 50-FT WIDE LOT DIAGRAM

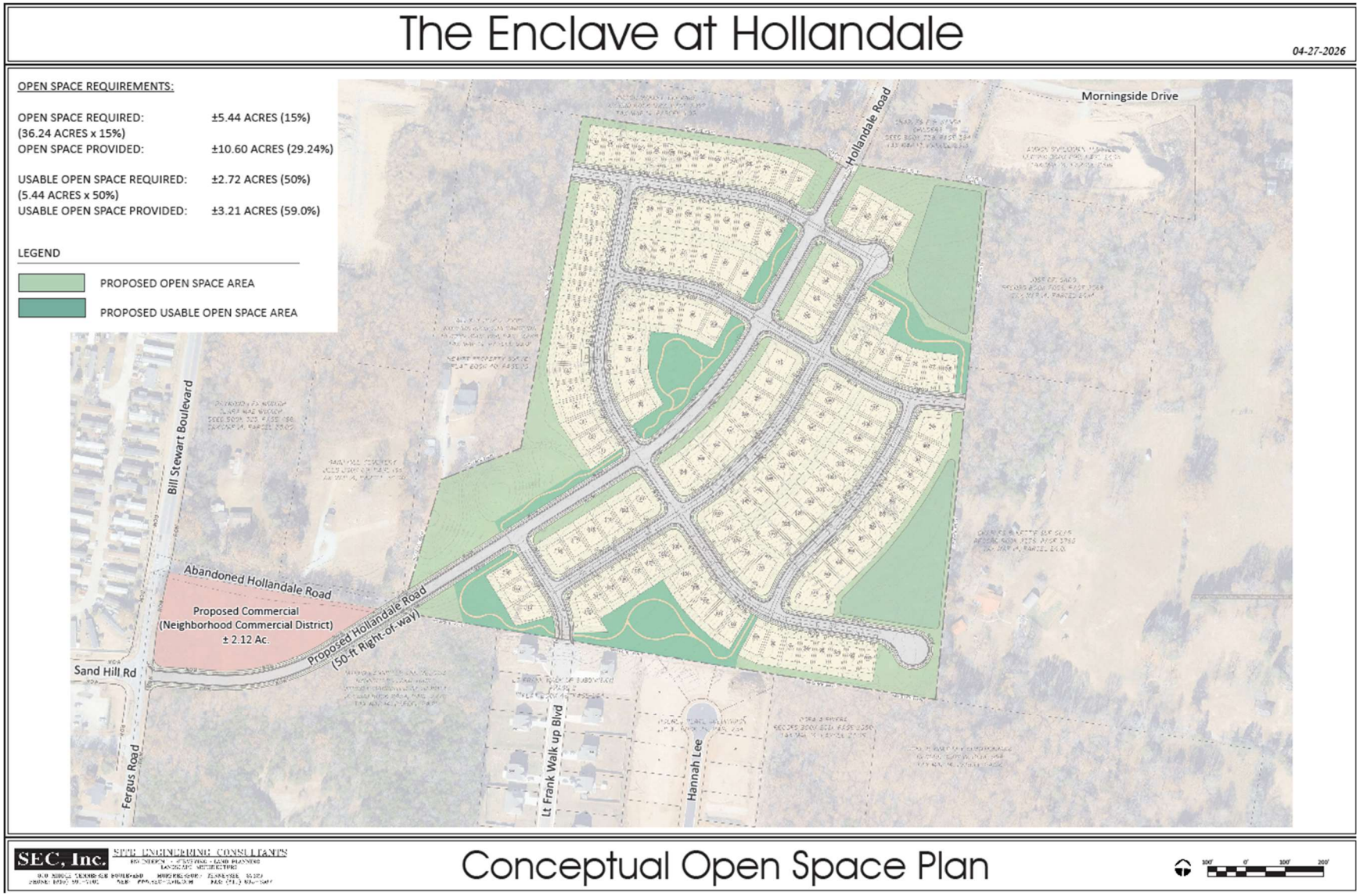


SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WEB: WWW.SEC-CIVIL.COM FAX: (615) 895-2567

Conceptual Master Plan

100' 0' 100' 200'

OPEN SPACE PLAN



COMMUNITY CONNECTIONS: Gathering Spaces and Recreation

Incorporating dedicated recreation and community gathering places into the residential master plan is essential for fostering social cohesion, promoting physical and mental well-being, and enhancing overall quality of life for residents. These spaces serve as vital hubs where neighbors of all ages can connect through casual play, events, and shared activities, strengthening community bonds, encouraging active lifestyles, and creating a sense of belonging in a rapidly growing city like La Vergne. Well-designed gathering areas also boost property values, support mental health by reducing isolation, and provide inclusive, accessible venues that celebrate local culture and outdoor living, ensuring the development thrives as a vibrant, cohesive neighborhood for years to come.

The Enclave at Hollandale has incorporated Community Connections in the useable open space areas. The Community Connections will include the following programming elements:

Shaded gathering zones: Pavilions or Gazebo. Movable picnic tables, benches, and string lighting or solar-powered LEDs for evening use.

Outdoor fitness stations or nature play elements: Pull-up bars, balance beams or natural play features like logs, boulders, and sensory paths.

Open lawn/multi-use turf area: A flexible grassy space for events, yoga, cornhole, or pop-up markets.

Dog-friendly or pet area: A small, fenced dog zone with waste stations.

16

ARCHITECTURAL CHARACTERISTICS - SINGLE FAMILY HOMES

Architectural Characteristics - Single Family Homes:

• 104 total 4,000 Sf. Minimum Lot Size (40' wide x 100’ deep approx.)
• 43 total 5,000 Sf. Minimum Lot Size (50' wide x 100’ deep approx.)
• Buildings shall range from 1,650-2,460 SF
• Building heights shall not exceed 35 feet.
• Buildings shall be a mix of 1 and 2 stories.
• All homes will have at least 3 bedrooms.
• All the homes shall have eaves.
• All homes will have a patio located at the back of the home.
• All homes will be located on individual lots of record.
• All homes will have a 2-car front entry garage.
• Garage doors shall be a solid color complementary to the home's exterior siding and trim palette, and shall be of a carriage-style or paneled design consistent with the architectural style of the home
• Homes will be comprised of alternating styles and colors.

- Building Materials:
    - Front Elevations: Minimum 60% Brick or Stone; remainder may be LP or Fiber-Cement Board Siding
    - Side Street Elevations: Minimum 60% Brick or Stone; remainder may be LP or Fiber-Cement Board Siding (adding this so you cover the secondary frontage elevations on a corner lot)
    - Side Elevations: Fiber Cement Board Siding
    - Rear Elevations: Fiber Cement Board Siding
    - All Elevations: Vinyl Only Permitted in Trim & Soffit Areas

MINIMUM SETBACKS

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

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

construction or an intersecting street. Building facade colors and design elements should vary between each lot with a variation of massing and architectural details on each block.

THOROUGHFARES AND INGRESS/EGRESS

All proposed streets shall be public rights-of-way and shall comply with City standards.

AMENITIES AND OPEN SPACE

A minimum of 15% (5.44 Acres) of the gross acreage of the site shall be set aside as common open space, and (10.60 Acres) of open space is provided with the PDR. This space may be unimproved and passive in nature and could include steep slopes, floodplains, other natural features, or stormwater management areas.

A minimum of 50% of the required open space (2.72 Acres) must be suitably improved to be usable open space by the residents in the area, and (3.21 Acres) of usable open space is provided with the PDR. These improvements could be walking trails, small playground, level open play fields, or other amenities that are appropriate for the proposed development. The proposed amenities shall be reviewed in detail as a part of the construction documents submittal.

DEVELOPMENT AGREEMENT

AGREEMENT

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

WHEREAS, the Developer shall be the owner of the 34.1 +/- acre parcel 014-03500 located along Hollandale Road in La Vergne, Tennessee, and has landowner cooperation for Parcel 014-02421 of 2.12 +/- acres for the re-alignment of Hollandale Road and rezone to Neighborhood Commercial, (“Property”); and

WHEREAS, incorporated herein by reference is City Ordinance #2026-_____ as it exists on the date the PDR is adopted by the City; and

WHEREAS, the Developer desires to develop the Property into a residential development (“Development”) pursuant to a Planned Density Residential Rezoning Request approved by

the City's Board of Mayor and Aldermen on _____ with Ordinance #2026-_____ ("PDR"), subject to the City and the Developer entering into this Agreement; and

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

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

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

1. Dedication of Right-of-Way and/or any other relevant roadway improvements facilitated by development of this PDR as agreed upon during the approval of the PDR or preliminary plat.

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

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

3. All homes will be for sale and not built to rent.

4. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns. The Developer shall have the independent right in its sole judgment to sell, assign or transfer their rights and obligations under Agreement, in whole or in part, to a related or unrelated third-party without the City's consent. If the Developer sells, assigns or transfers all or any portion of its rights, remedies, covenants, and obligations under this Agreement, (a) all such rights, remedies, covenants and obligations of that Developer, whether arising before or after such sale, assignment or transfer, shall be fully binding upon and inure to the benefit of such Developer's buyer(s), assignee(s), or transferee(s) and (b) that Developer shall be released and discharged from all

covenants and obligation under this Agreement and the remaining parties shall look solely to that Developer's buyer(s), assignee(s), or transferee(s) for the performance thereof. If the Developer sells, assigns or transfers all or any portion of their rights, remedies, covenants, and obligations under this Agreement, that Developer shall provide City written notice of the same within 10 days of the closing of the sale, assignment or transfer, and said notice shall include the name(s) and address(es) of the buyer(s), assignee(s), or transferee(s).

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

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

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

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

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

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

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

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

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

10. Force Majeure. In the event any unforeseen matter or condition beyond the reasonable control of a party, such as, but not limited to war, public emergency or calamity, fire, earthquake, flood, severe weather conditions, act of God, strikes or labor disturbances, civil disturbances or riots, pandemic, or any governmental restriction, prevent or delay performance of this Agreement, in whole or part, after the employment of all reasonably available and economically feasible means to overcome such condition, avoid delay and mitigate the effects thereof, performance of this Agreement by the party affected thereby shall be suspended or excused to the extent commensurate with such interfering occurrence; provided that the party whose performance is affected shall notify the other party within ten (10) days after its actual knowledge of commencement of such occurrence of the event.

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

12. Notice. Any notice to be given hereunder by any party to any other party shall be in writing and shall be delivered by personal delivery, including messenger service or overnight courier, or by registered or certified mail, postage prepaid, return receipt requested, and shall be deemed delivered upon receipt or refusal to accept delivery

at the address specified below, but each party may change its address by written notice given to the other in accordance with this paragraph.

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

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

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

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

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

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

CM Land, LLC

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF LA VERGNE

By: _____

Jason Cole, Mayor

Date: _____

ATTEST:

_____

Joshua Miller, City Recorder

Date: _____

_____

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 9. **Final Plat - The Villages at Woodland Hills, Section 8, Phase 2 - 29 Lots on 14.02 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Mixed Residential) Zoning District. Property owned by M/I Homes of Nashville, LLC.**

Reviewed By:
Amanda Hicks, Assistant City Engineer
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner
Gary Lide, City Engineer

Summary:
On behalf of their client, SEC, Inc. is requesting approval of the final plat for WH-Sec 8, Phase 2 located on 14.02 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2.

The property is located off of Woodland Hills Drive. The proposed layout shows 29 new lots with common areas. The common area includes a detention pond of 0.70 acres, and there is an unnamed tributary also located in this section. The residential lots comprise the remaining acreage.

Also shown is the layout of a new street. 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. All Engineering comments addressed.

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

Utility comments addressed.

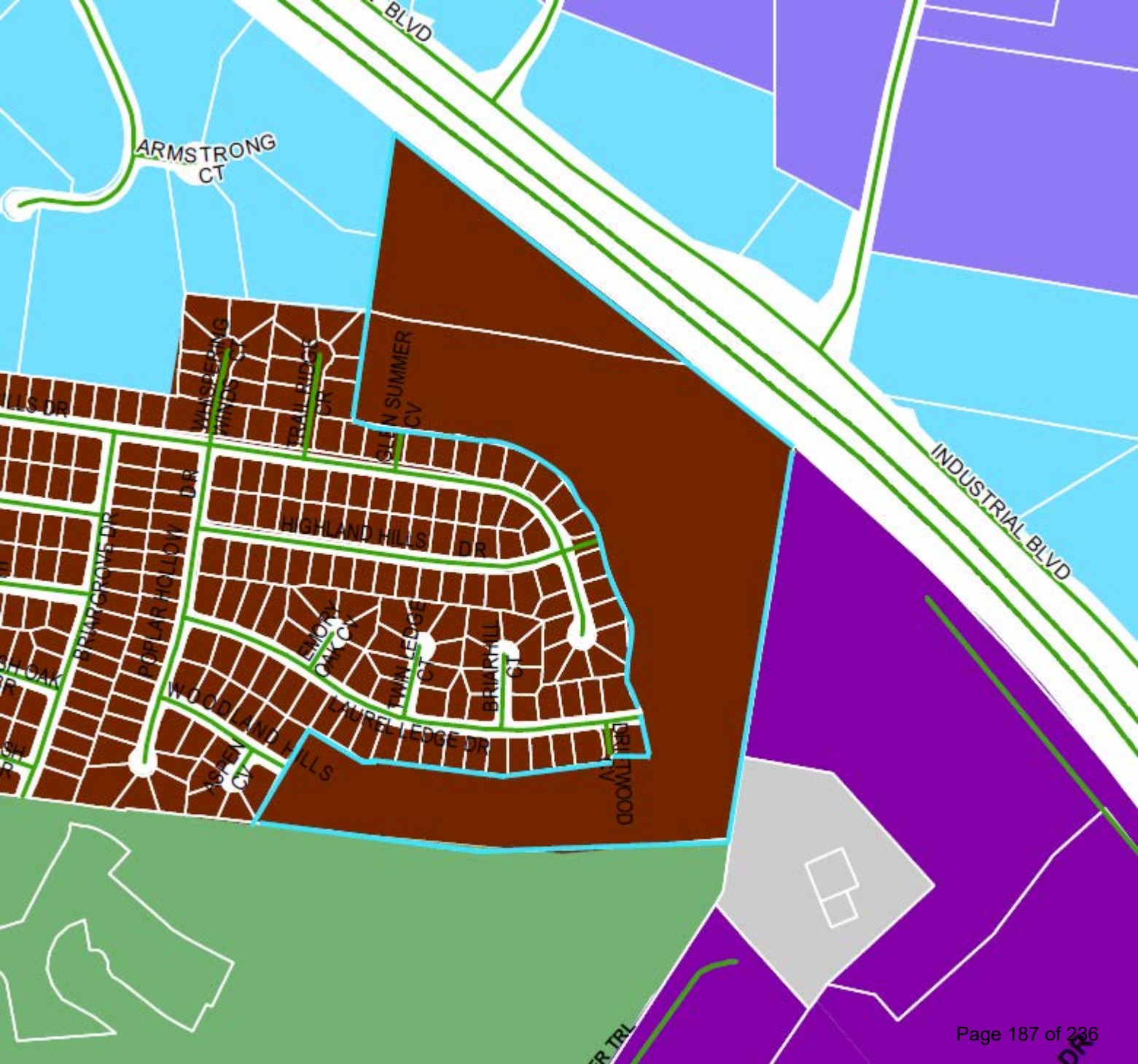
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

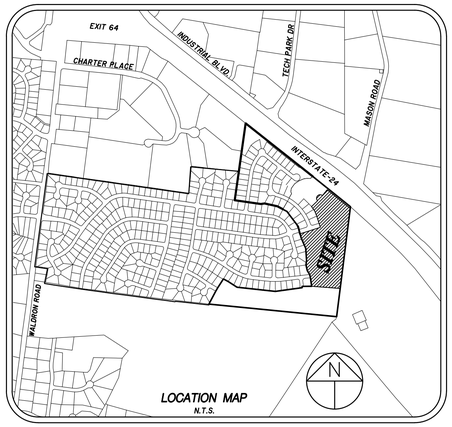
No comments.

<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.

24
OFF RAMP
Charter Plr Pl
ARMSTRONG CT
CHARTER PL
INDUSTRIAL
TECHPARK DR
Industrial Blvd
I-24 FWY
Mason Rd
MASON RD
JOSIAH JADEN BROEKER DR
GLEN SUMMER CV
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
WOODLAND HILLS DR
Woodland Hills Dr
WOODLAND HILLS DR
Knollwood Dr
Highland Hills Dr
HIGHLAND HILLS DR
Brushy Ridge Dr
Briargrove Drive DR
Poplar Hollow Rd
LAUREL LEDGE DR
Laurel Ledge Dr
LAUREL LEDGE DR
TWIN LEDGE CT
BRIARGROVE
POPLAR HOLL
ASPEN CV
SALYERS DR
Industrial Bl
Water Tower Trl
WATER TOWER TRL


BLVD
ARMSTRONG CT
INDUSTRIAL BLVD
HIGHLAND HILLS DR
POPLAR HOLLOW DR
BRIARGROVE DR
WOODLAND HILLS
LAUREL LEDGE DR
TWIN LEDGE CT
BRIARHILL CT
EMORY OAK CV
DRILTWOOD CV
TRAIL RIDGE DR
WHISPERING WINDS
SLEEN SUMMER CV

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



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2568, PAGE 1385, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

MAP 29, P/O PARCEL 23.00
RECORD BOOK 2568, PAGE 1385

CONNOR KELLY, AUTHORIZED AGENT
FOR M/I HOMES OF NASHVILLE, LLC., OWNER

CERTIFICATE OF ACCURACY

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

DATE _____ _____

REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. _____

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

FOR REVIEW ONLY
FOR REVIEW ONLY

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "VILLAGES AT WOODLAND HILLS, SECTION 8, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "VILLAGES AT WOODLAND HILLS, SECTION 8, PHASE 2" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

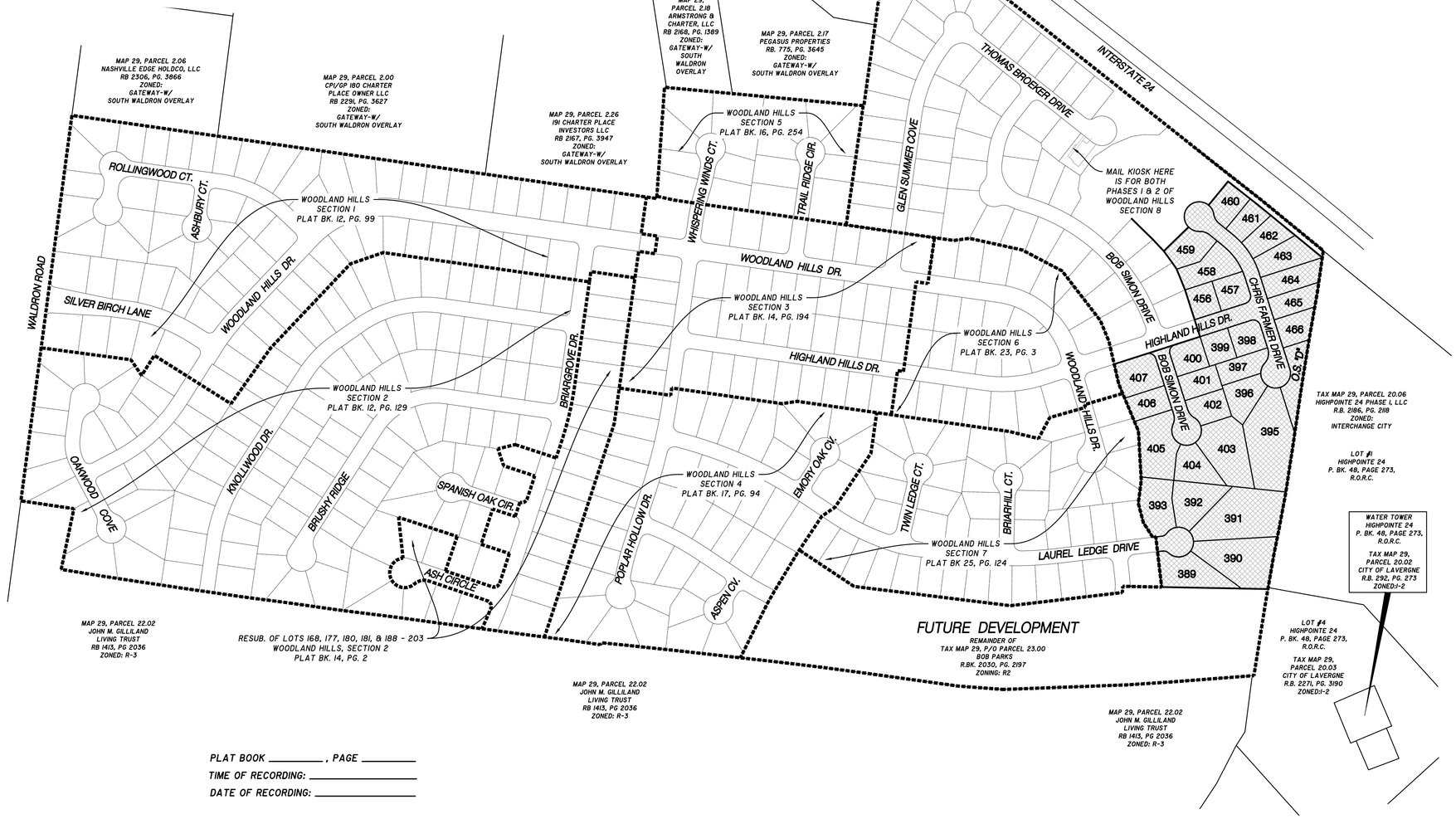
DATE _____ _____

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

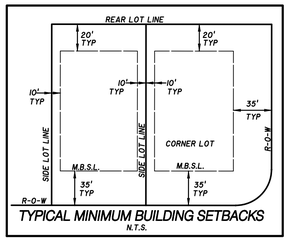
I HEREBY CERTIFY (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE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

DATE _____ NAME _____



LEGEND

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



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 29 SINGLE FAMILY LOTS AND ONE (1) OPEN SPACE LOT.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R2 (RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 35 FT. - SIDE = 10 FT. - REAR = 20 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
10. THE LONGTERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING WOODLAND HILLS SECTION 8 PHASE 2 AS SHOWN HEREON AND HAVE BEEN RECORDED IN RECORD BOOK ___, PAGE ___, REGISTERS OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

OWNER/DEVELOPER:
M/I HOMES OF NASHVILLE, LLC.
725 COOL SPRINGS BLVD, STE 180
FRANKLIN, TN 37067

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 23.00
R.BK. 2568, PG. 1385
ZONING: R2

29 LOTS
TOTAL LAND AREA: 14.02± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

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

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

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

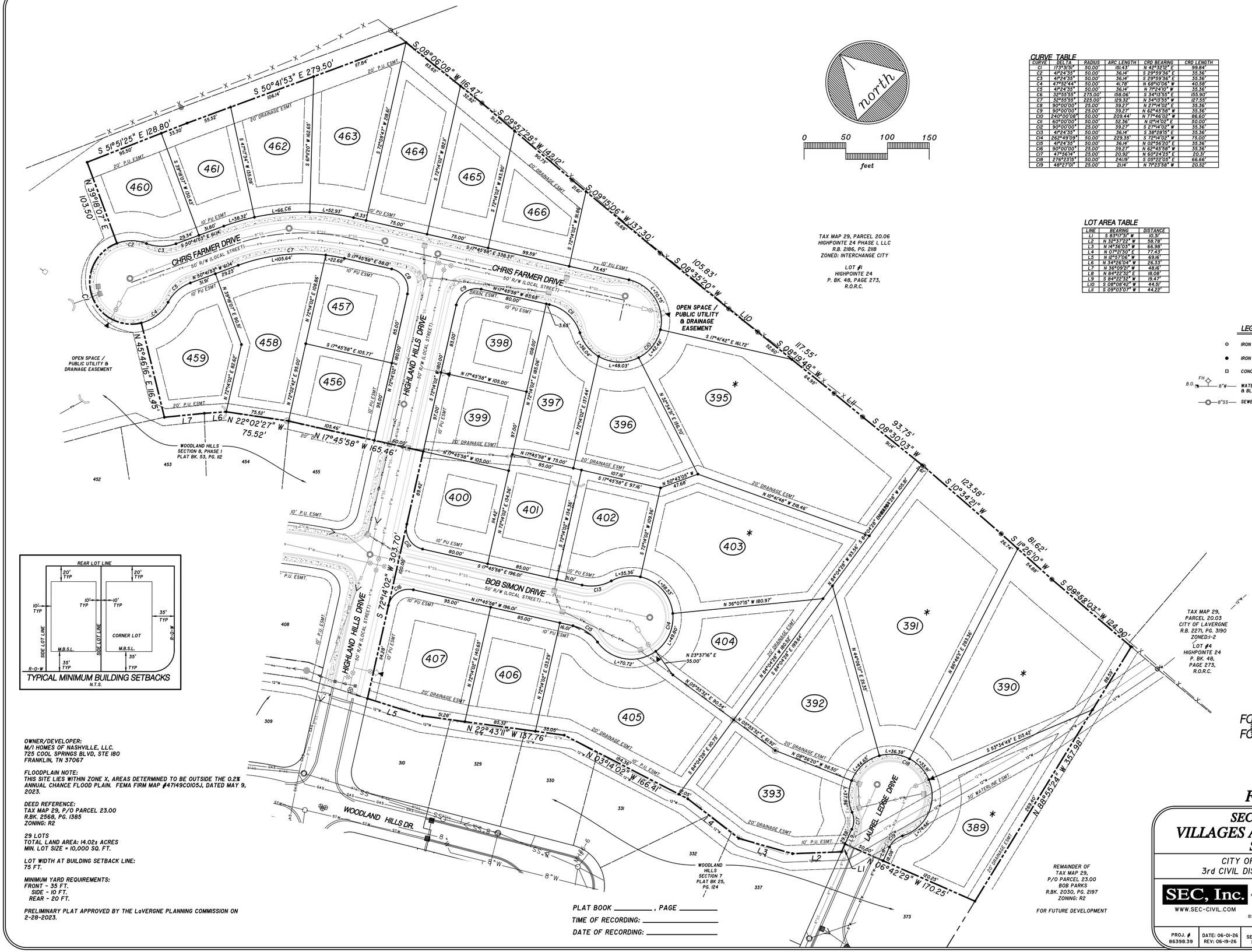
FINAL PLAT

SECTION 8, PHASE 2
VILLAGES AT WOODLAND HILLS SUBDIVISION

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.39	06-01-26 REV: 6-19-26	SECTION 8 PH 2 FINAL PLAT	ATS	1" = 200'	1 OF 2



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	173°31'51"	50.00'	151.43'	N 42°32'12" E	99.84'
C2	4°24'35"	50.00'	36.14'	S 29°59'36" E	35.36'
C3	4°24'35"	50.00'	36.14'	S 25°35'01" E	35.36'
C4	47°52'44"	50.00'	41.78'	S 68°10'06" W	40.58'
C5	4°24'35"	50.00'	36.14'	N 79°24'10" W	35.36'
C6	32°55'55"	275.00'	158.06'	S 34°13'55" E	155.90'
C7	32°55'55"	225.00'	129.32'	N 34°13'55" W	127.55'
C8	90°00'00"	25.00'	39.27'	N 27°14'02" E	35.36'
C9	90°00'00"	25.00'	39.27'	N 62°45'58" W	35.36'
C10	240°00'08"	50.00'	209.44'	N 77°46'02" W	86.60'
C11	60°00'00"	50.00'	52.36'	N 12°14'02" E	50.00'
C12	90°00'00"	25.00'	39.27'	S 27°14'02" W	35.36'
C13	4°24'35"	50.00'	36.14'	S 38°28'15" E	35.36'
C14	262°49'09"	50.00'	229.35'	S 72°14'02" W	75.00'
C15	4°24'35"	50.00'	36.14'	N 02°56'20" E	35.36'
C16	90°00'00"	25.00'	39.27'	N 62°45'58" W	35.36'
C17	47°56'14"	25.00'	20.92'	N 60°43'23" E	20.31'
C18	276°23'15"	50.00'	241.19'	S 05°22'05" E	66.66'
C19	48°27'01"	25.00'	21.14'	N 71°23'58" W	20.52'

LOT AREA TABLE

LINE	BEARING	DISTANCE
L1	S 83°17'51" W	10.31'
L2	N 32°37'22" W	58.78'
L3	N 14°36'03" W	66.98'
L4	N 07°27'50" E	77.43'
L5	N 12°57'06" W	69.16'
L6	N 34°26'04" W	26.33'
L7	N 36°09'21" W	48.16'
L8	N 84°22'32" E	18.08'
L9	S 84°22'32" W	19.47'
L10	S 08°08'42" W	44.51'
L11	S 09°03'07" W	44.22'

LOT AREA TABLE

AREA	Sq. Feet	Acres
389	22,250	0.51
390	34,916	0.80
391	42,393	0.97
392	20,529	0.47
393	20,177	0.46
395	44,619	1.02
396	14,604	0.34
397	12,465	0.29
398	11,206	0.26
399	10,185	0.23
400	11,880	0.27
401	11,421	0.26
402	12,227	0.28
403	30,273	0.69
404	15,348	0.35
405	26,042	0.60
406	11,542	0.27
407	16,962	0.39
456	10,033	0.23
457	11,432	0.26
458	17,535	0.40
459	14,346	0.33
460	11,535	0.26
461	10,460	0.24
462	12,381	0.28
463	16,273	0.37
464	15,022	0.34
465	12,233	0.28
466	11,727	0.27
HIGHLAND HILLS DRIVE & CHRIS FARMER DRIVE	54,708	1.26
BOB SIMON DRIVE	20,207	0.46
LAUREL LEDGE DRIVE	9,238	0.21
OPEN SPACE	14,383	0.33
TOTAL	610,700	14.02

LEGEND

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

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

OWNER/DEVELOPER:
M/I HOMES OF NASHVILLE, LLC.
725 COOL SPRINGS BLVD, STE 180
FRANKLIN, TN 37067

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105J, DATED MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 23.00
R.BK. 2568, PG. 1385
ZONING: R2

29 LOTS
TOTAL LAND AREA: 14.02± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

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

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

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

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
ENGINEERING
COMMERCE
TENNESSEE NO. 2381

FOR REVIEW ONLY
FOR REVIEW ONLY

FINAL PLAT

SECTION 8, PHASE 2
VILLAGES AT WOODLAND HILLS
SUBDIVISION

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

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.39	06-01-26 REV: 06-19-26	SECTION 8 PH 2 FINAL PLAT	ATS	1" = 50'	2 OF 2

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 10. **Site Plan – Archangel Michael Coptic Church – New Building of 15,484 Square Feet on 10.16 Acres. Requested by Masoud Fathi. Property located at 173 Cherokee Drive (Tax Map 17C, Group E, Parcel 27). R-1 (Single Family Residential) Zoning District. Property owned by Archangel Michael Coptic Church.**

Reviewed By:
Amanda Hicks, Assistant City Engineer
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary:
The applicant is requesting site plan approval for a church addition totaling 15,484 SF on Cherokee Drive. The site is 10.16 acres. Structures will consist of the classroom building, associated parking areas and driveways.

The parking spaces on the plan are indicated as 20.00 feet long by 10.00 feet wide.

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

This site is not in an overlay.

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
This site is not in an overlay.

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

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

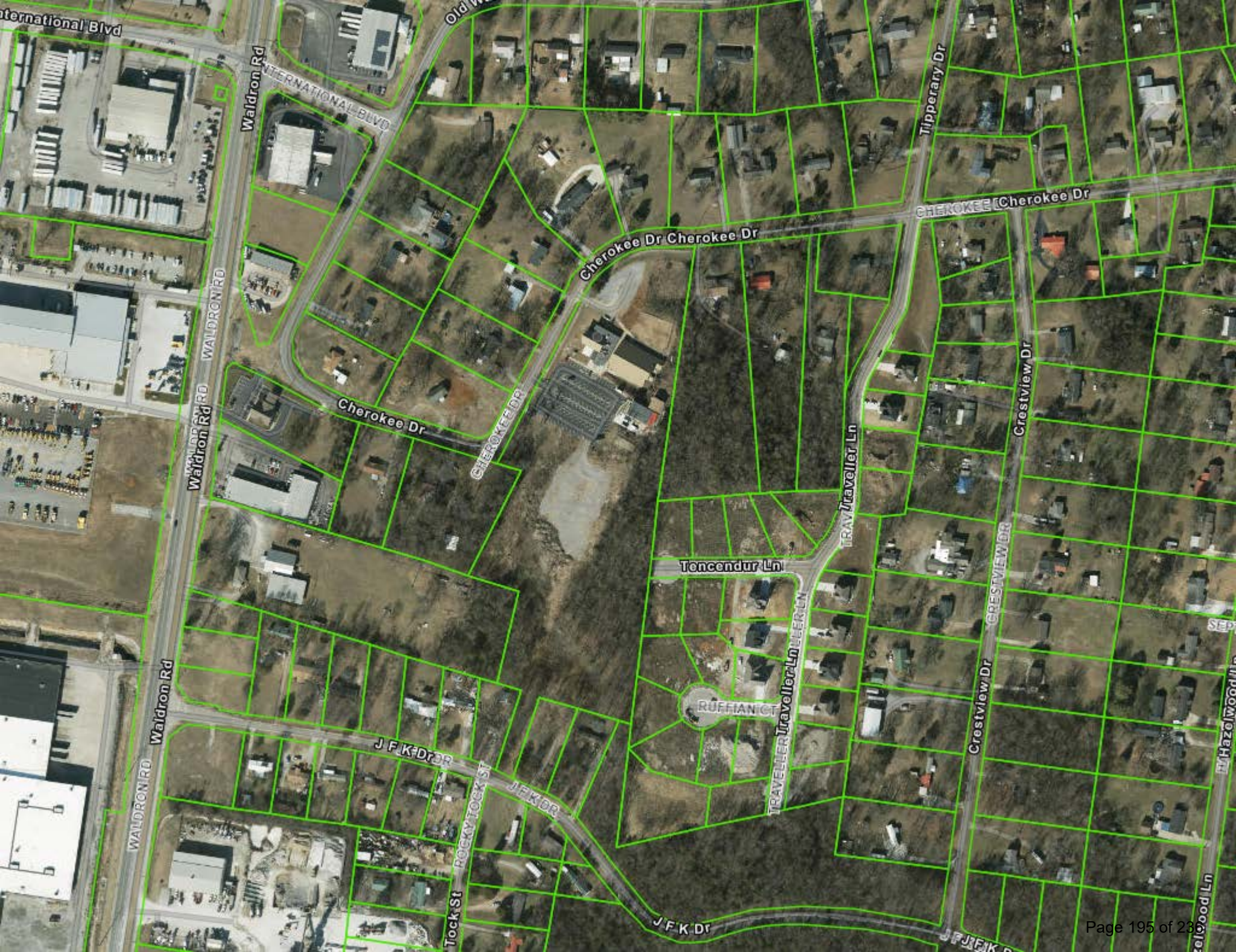
Utility comments addressed.

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

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


International Blvd
Waldron Rd
INTERNATIONAL BLVD
Tipperary Dr
CHEROKEE Cherokee Dr
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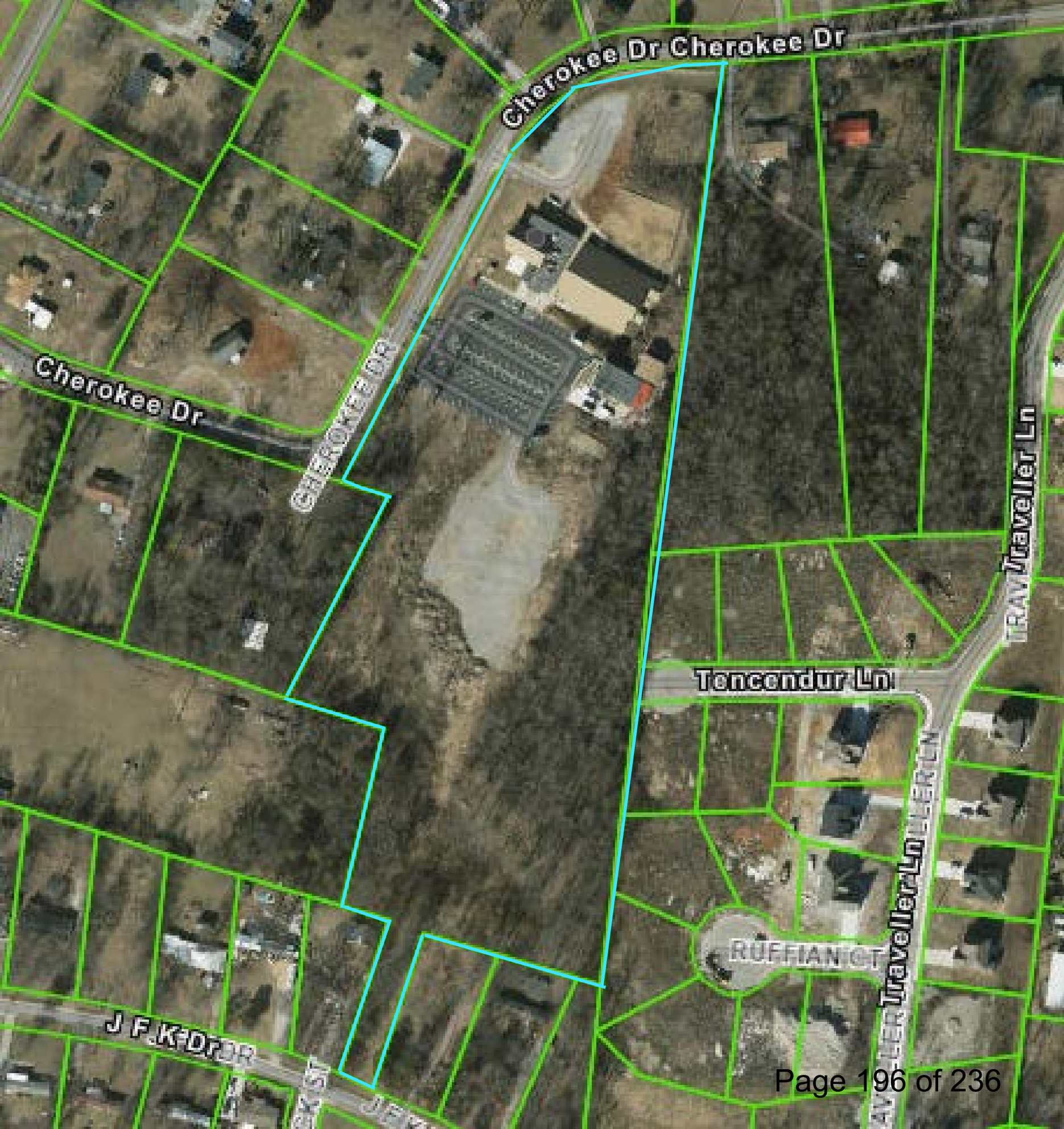
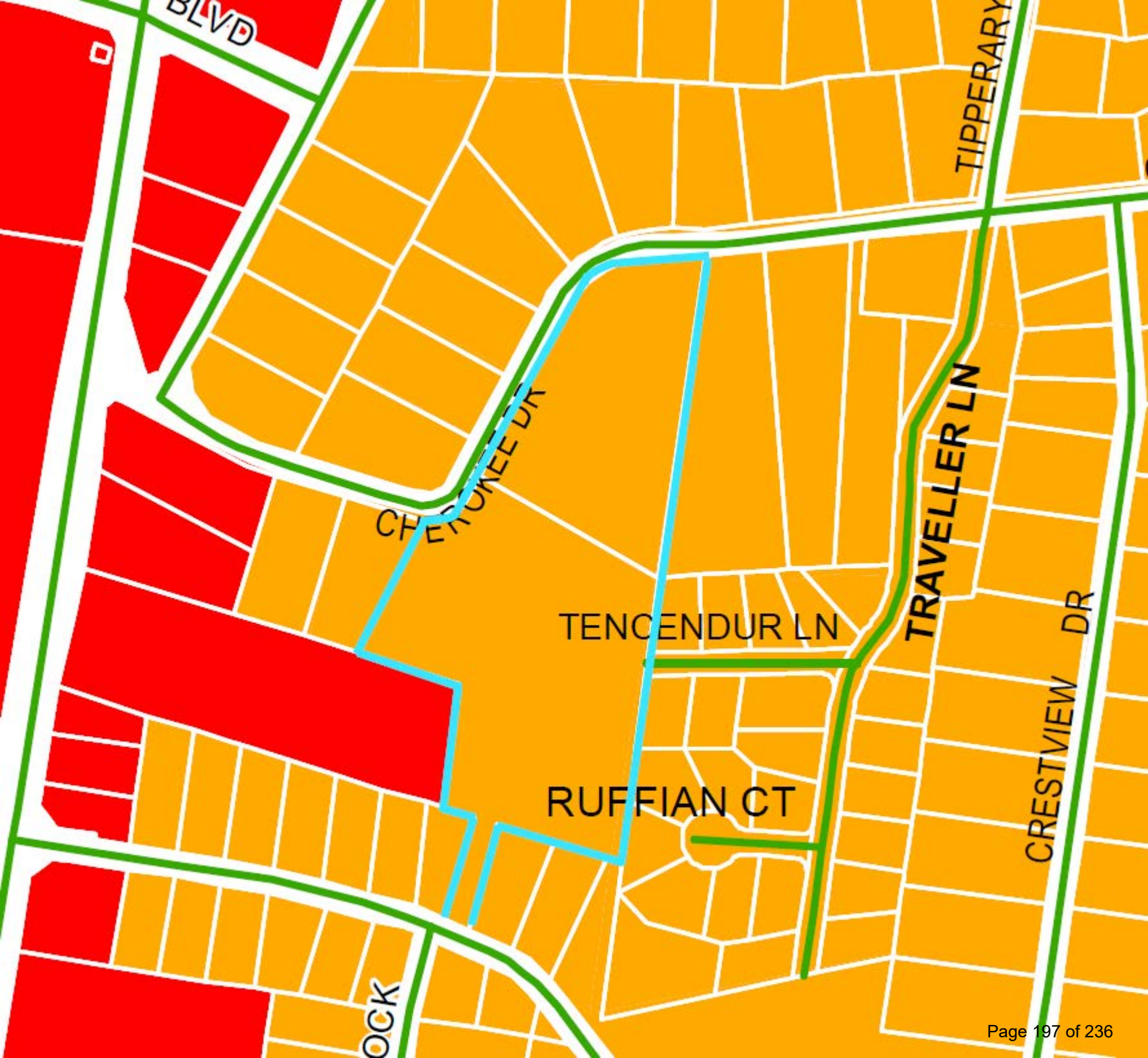
WALDRON RD
Cherokee Dr
CHEROKEE DR
Crestview Dr
TRAV Traveller Ln
Tencendur Ln
CRESTVIEW DR
RUFFIAN CT
TRAVELLER Traveller Ln
J F K Dr
J F K DR
ROCKY TOCK ST
Tock St
J F K Dr
H Hazelwood Ln


Cherokee Dr Cherokee Dr
Cherokee Dr
CHEROKEE DR
Tencendur Ln
TRAVELLER LN
Traveller Ln
RUFFIAN CT
J F K Dr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SITE CONSTRUCTION PLANS FOR THE PROPOSED

MULTIPURPOSE FACILITY AT ARCHANGEL MICHAEL

COPTIC ORTHODOX CHURCH

181 CHEROKEE DRIVE LAVERGNE, TN

Prepared For:

FR. CHERUBIM KHALIL

ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH

173 CHEROKEE ROAD

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PREPARED BY:

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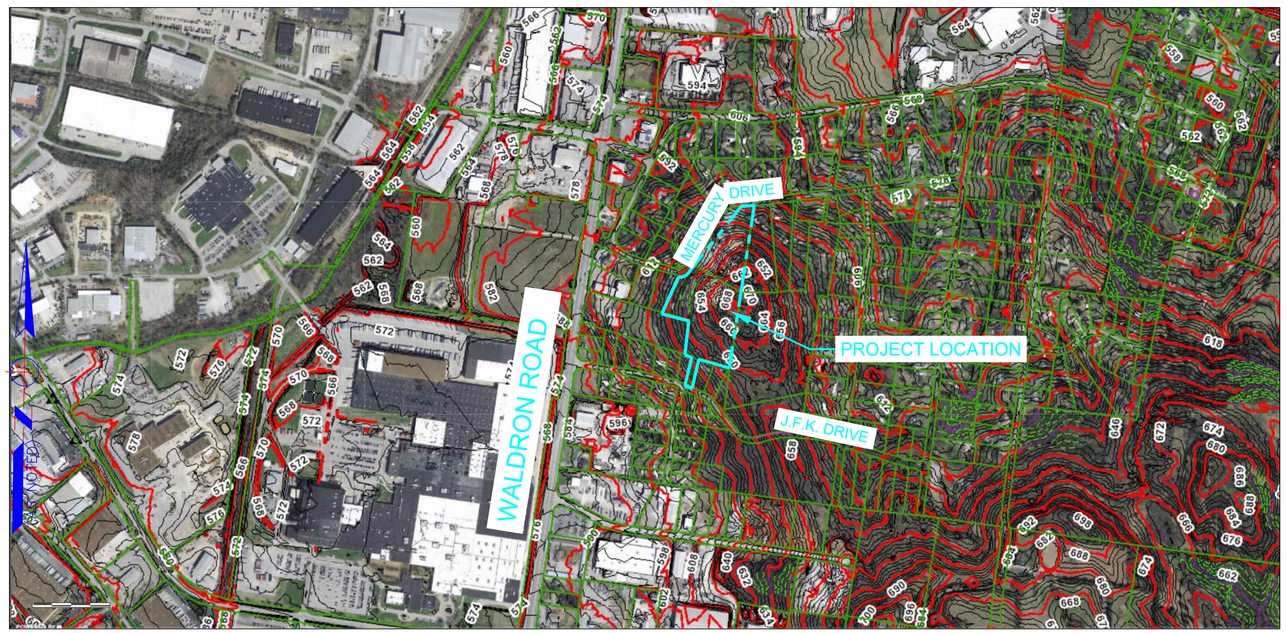

VICINITY MAP

(N.T.S.)

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MASOUD FATHI — REGISTERED — 103551 — STATE OF TENNESSEE — ASSOCIATE

SITE CONSTRUCTION PLANS FOR PROPOSED MULTIPURPOSE FACILITY ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH

181 CHEROKEE DRIVE LAVERGN, TN MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
4		
3		
2		
1	CITY COMMENTS	06.22.26

Date: APRIL 06, 2026

Scale:

Sheet: C0.0 OF

Project No. 2018-15 | Prepared By: MF

GENERAL NOTES

1. BASE BOUNDARY AND TOPO SURVEY IS PROVIDED BY MICHAEL H. CHARETTE R.L.S. # 2048 CHERRY LAND SURVEYING, INC. 622 WEST IRIS DRIVE NASHVILLE, TENNESSEE 37204 (615)269-3972 FAX:(615)269-9345 CHERRYLS@COMCAST.NET. ALL REFERENCES REQUIRING ACCURACY SHOULD BE DIRECTED TO THE ORIGINAL SURVEY DATA. THIS DRAWING IS BELIEVED TO CONTAIN ACCURATE BASE INFORMATION, BUT VERIFICATION AGAINST SURVEY DATA IS REQUIRED.
2. OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER AND UTILITY PROVIDERS PRIOR TO INTERRUPTING ANY EXISTING UTILITY (IE: WATER, SEWER, ELECTRICAL, OR TELEPHONE).
3. LOCATE, PROTECT AND FLAG ALL PROPERTY CORNERS AND MONUMENTS ADJACENT TO THE CONSTRUCTION AREA. DO NOT DISTURB ANY TREES OR VEGETATION OUTSIDE THE PROPERTY OR OUTSIDE THE LIMITS OF GRADING WITHOUT ANY AUTHORIZATION FROM THE OWNERS.
4. CONTRACTORS SHALL COMPLY WITH TENNESSEE EROSION AND SEDIMENT CONTROL REGULATIONS. A CERTIFIED EROSION AND SEDIMENT CONTROL PERSON SHALL BE CONTACTED FOR INSPECTION OF THE CONTROL MEASURES AS A 24 HR. P.O.C. NOTES SHALL BE POSTED "ON SITE" WITH INSPECTIONS PERFORMED EVERY 72- HRS.
5. TEMPORARY CONSTRUCTION ACCESS TO BE AT LOCATION DESIGNATED BY THE CITY ENGINEER. INSTALL MINIMUM 20'-0" WIDE 8" THICK GRAVEL AT EXISTING ROAD FOR A MINIMUM LENGTH OF 100 FEET AT ANY CONSTRUCTION ACCESS. USE 2"-3" GRADED ROCK.
6. PROVIDE TEMPORARY CULVERTS TO MAINTAIN ACCESS TO WORKING AREAS. REMOVE CULVERTS WHEN DIRECTED BY ENGINEER.
7. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF TENNESSEE D. O. T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
8. THREE WORKING DAYS BEFORE YOU DIG, DRILL, BLAST OR BORE, CALL 1-800-351-1111. CALL ALL OTHER UTILITY OWNERS PRIOR TO START OF WORK.
9. DURING GRADING OPERATIONS, IF DUE TO ADJUSTMENTS FOR SUBGRADE, WATER BECOMES TRAPPED, CONTRACTOR IS TO CUT A SWALE ALLOWING WATER TO DRAIN.
10. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE OF TENNESSEE, AND THE CITY OF LAVERGNE RULES AND REGULATIONS. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL REQUIRED FEES.
11. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR. ALL SLOPES SHALL CONFORM WITH OSHA CONSTRUCTION STANDARDS FOR EXCAVATION, 29 CFR, PART 1926, SUBPART P.
12. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATIONS OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY INTERFERENCE OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. WORK DONE AFTER SUCH DISCOVERY, UNTIL AUTHORIZED TO PROCEED IN WRITING, SHALL BE AT THE CONTRACTOR'S RISK.
13. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN ON DRAWINGS ARE APPROXIMATE IN DEPTH AND LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING UTILITIES DAMAGED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
14. MAINTAIN AND PROTECT EXISTING PAVEMENT OR GRAVEL SURFACES WHICH ARE TO REMAIN. CONTRACTOR SHALL REPLACE DAMAGED AREAS, MATCHING DEPTH, MATERIAL, AND GRADE OF EXISTING SURFACES.
15. EARTHWORK INCLUDING FINAL DRESSING, BASE & SUBGRADE TREATMENT, FLEXIBLE SURFACE & RIGID PAVEMENT, AND ANY OTHER APPLICABLE WORK SHALL AS A MINIMUM MEET THE TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
16. NO GEOTECHNICAL REPORT WILL BE PROVIDED ON THIS PROJECT.
17. CHECK GRADES, LINES, LEVELS, AND DIMENSIONS SHOWN BY THE DRAWINGS AND PROMPTLY REPORT TO OWNER'S REPRESENTATIVE IN WRITING DISCREPANCIES FOR CLARIFICATION BEFORE COMMENCING WORK. EMPLOY A REGISTERED SURVEYOR CONTINUOUSLY ON WORK DURING ENTIRE PERIOD WHEN SUCH GRADES, LINES, LEVELS AND DIMENSIONS ARE NECESSARY FOR WORK. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR CORRECTNESS OF GRADES, LINES, LEVELS, AND DIMENSIONS.
18. LEVEL ONE CERTIFIED EROSION CONTROL NOTES SHALL BE POSTED AT THE SITE AT ALL TIMES.
19. ALL CONCRETE SHALL BE CLASS "A" CLASS 4,000 PSI (U.N.O.)
20. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
21. ALL DAMAGE TO EXISTING PAVEMENT AND CURBS RESULTING FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
22. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY.
23. THE CONTRACTOR SHALL OFFSET ALL CENTERLINE STAKES BEFORE BEGINNING THE CLEANING AND GRADING OPERATION AND SET ALL NECESSARY STAKES FOR PROPER EXECUTION OF THE WORK.
24. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
25. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, WATER MAINS, SEWERS, BLASTING, ETC.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES AND ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF WHAT WORK, CAUSED BY HIMSELF, HIS CONTRACTORS OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
27. THE CONTRACTOR SHALL BE REQUIRED TO REIMBURSE THE CITY AND THE UTILITY OWNERS FOR ALL INSPECTION COSTS.
28. CONTROL POINTS, GRADES AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
29. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY FIELD ADJUSTMENTS.
30. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
31. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
32. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
33. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
34. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC., AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
35. ALL TRENCH BACKFILL SHALL MEET THE CITY OF LAVERGNE AND TDOT STANDARD SPECIFICATIONS AND REQUIREMTNS AND DETAILS.
36. DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDINGS UNLESS OTHERWISE NOTED.
37. ALL SIDEWALKS WILL HAVE A SIDEWALK HEADER AT THE JUNCTION TO PAVEMENT, UNLESS OTHERWISE DETAILED.
38. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
39. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC., AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE OR PROPERTY.
40. ALL PAVEMENT (ASPHALT OR CONCRETE) INCLUDING ALL SIDEWALKS MATERIAL, SPECIFICATIONS AND INSTALLATION INCLUDING BUT NOT LIMITED TO PAVEMENT SECTION, JOINTS TYPES, MATERIAL, LAYOUT, STONE BASE, SUBGRADE PREPARATION AND DETAILS SHALL MEET TDOT STANDARDS AND REQUIREMENTS.

SITE WORK CONSTRUCTION SEQUENCE

1. SUBMIT NOTICE OF INTENT (N.O.I.) TO THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND APPLY FOR GRADING PERMIT FROM THE CITY OF LAVERGNE STORM WATER DEPARTMENT. WORK MAY NOT BEGIN UNTIL N.O.C. IS RECEIVED.
2. CONTRACTOR, ENGINEER, AND REPRESENTATIVES FROM THE CITY OF LAVERGNE STORM WATER DEPARTMENT SHALL MEET AT A PRE-CONSTRUCTION MEETING TO DISCUSS IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL DEVICES
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, PRIOR TO START OF ANY WORK, UNLESS OTHERWISE INSTRUCTED BY THE CITY OF LAVERGNE.
4. INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND GRAVEL CHECK DAMS.
5. INSPECTION OF SEDIMENTATION CONTROL DEVICES BY ENGINEER AND REPRESENTATIVE OF THE LOCAL AUTHORITIES, INCLUDING INSPECTION OF THE CONSTRUCTION ENTRANCE.
6. OBTAIN GRADING PERMIT AND BEGIN EXCAVATION AND GRADING OF THE SITE. INSTALL ALL NECESSARY UTILITIES AND STORM WATER STRUCTURES. INSTALL ALL NECESSARY PAVEMENTS.
7. INSTALL ALL SPECIFIED REINFORCED MAT OR SOD, AND STABILIZE ANY GRADED AREA WITHIN AREA NOT RECEIVING PAVEMENT, GRAVEL, OR RIP-RAP. NO DISTURBED AREA SHALL BE LEFT BARE FOR FOR MORE THAN 7 DAYS.
8. PROVIDE EVERY 72 HOUR INSPECTION AND MAINTENANCE OF SEDIMENTATION CONTROL DEVICES AND AFTER EVERY STORM EVENT.
9. COMPLETE SITE IMPROVEMENTS AND INSTALL PERMANENT EROSION CONTROL SYSTEMS.

NOTE:
1. CONTRACTOR TO EXPOSE ALL UNDERGROUND UTILITIES, VERIFY DEPTH AND IDENTIFY ANY AND ALL CONFLICTS WITH PROPOSED UTILITIES DESIGN. INFORM ENGINEER IN WRITING PRIOR TO START OF WORK.
2. THERE ARE NO EXEMPTIONS OR EXCLUSIONS. ALL MATERIAL, LABOR AND EQUIPMENT SHALL BE PROVIDED BY CONTRACTOR FOR EXECUTION OF THIS WORK. ALL WORK INCLUDING MATERIAL, INSTALLATION SHALL BE COMPLETED TO SATISFACTION OF THE OWNER AND ALL AGENCIES HAVING JURISDICTION.
3. FINAL AS BUILD DRAWINGS OF ALL SITE AND UTILITIES SHALL BE PROVIDED BY CONTRACTOR AS-BUILD PLANS SHALL BE DONE TO MEET THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
4. AFTER COMPLETION OF WORK AND ACCEPTANCE BY THE CITY OF LAVERGNE AND THE OWNER, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT CONTRACTORS COST.

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT _____ THE TOTAL DISTURBED AREA IS: 7.19 ACRES.

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

Masud Fathi — JUNE 22, 2026
SIGNATURE DATE:
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

EPSC Signature

I, Masud Fathi, CERTIFIED EROSION CONTROL SPECIALIST, HAVE REVIEWED THIS PLAN FOR SUFFICIENT ONSITE EROSION AND SEDIMENT CONTROL PROVISIONS.

Date: JUNE 22, 2026

SITE DEMOLITION NOTES

1. OBTAIN ALL NECESSARY LICENSES AND PERMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. CONTRACTOR TO PROVIDE ALL ASSOCIATED FEES AND COSTS.
2. CONTRACTOR TO CONTACT TENNESSEE "ONE CALL" LINE LOCATORS TO AID IN IDENTIFYING & LOCATING EXISTING BURIED UTILITIES PRIOR TO COMMENCING WITH ANY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR TO VERIFY THE PROJECT LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE. EXCAVATION IS UNCLASSIFIED, AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS AND OBSTRUCTIONS ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT ANY REFERENCE TO ROCK, EARTH, OR ANY OTHER MATERIAL ON THE DRAWINGS IS NOT TO BE TAKEN AS AN INDICATION OF CLASSIFIED EXCAVATION OR THE QUANTITY OF EITHER ROCK, EARTH, OR ANY OTHER MATERIAL INVOLVED. THE CONTRACTOR SHALL DRAW HIS OWN CONCLUSIONS AS TO THE CONDITIONS TO BE ENCOUNTERED.
4. ANY EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR ANY OTHER EXISTING STRUCTURES THAT ARE DISTURBED AND ARE TO REMAIN, SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION AT NO EXPENSE TO THE OWNER.
5. SAW-CUT ASPHALT PAVING AND CONCRETE SIDEWALKS ON SMOOTH AND STRAIGHT LINE AT THE BOUNDARY OF EXISTING TO REMAIN AND EXISTING TO BE REMOVED.
6. THE BURNING OF CONSTRUCTION DEBRIS OR TRASH ON THE OWNER'S PROPERTY IS FORBIDDEN. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF THE OWNER'S PROPERTY. ALL DEBRIS SHALL BE DISPOSED OF IN A LANDFILL LICENSED BY THE STATE TO RECEIVE THE SPECIFIC DEMOLITION DEBRIS.
7. COORDINATE REMOVAL/ADJUSTMENT OF ANY EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES WITH THE LAYOUT, GRADING & UTILITY PLANS.
8. ALL TREES THAT ARE TO BE REMOVED SHALL BE CLEARLY MARKED & FLAGGED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ANY TREES THAT ARE TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED.
9. ADJUST ALL M.H., C.B., INLETS, VALVE COVERS, ETC. TO NEW GRADE.

WATER SERVICES GENERAL NOTES

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF LAVERGNE WATER AND SEWER DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE CITY OF LAVERGNE WATER SERVICES THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE CONTRACTOR IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF LAVERGNE WATER AND SEWER DEPARTMENT. ALL COSTS WILL BE BORNE BY THE CONTRACTOR.
5. ALL CONSTRUCTION TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
6. REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE THE CITY OF LAVERGNE WATER SERVICES.
7. UPON COMPLETION OF CONSTRUCTION OF WATER AND/OR SEWER, THE CONTRACTOR SHALL PROVIDE THE DEPARTMENT WITH A COMPLETE SET OF AS-BUILT PLANS AS REQUIRED BY THE UTILITY PROVIDER, AND IN DIGITAL (*.DWG) FORMAT. SEWER PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND A REGISTERED LAND SURVEYOR AND SHALL INCLUDE ACTUAL FIELD ANGLES BETWEEN LINES, ALL ACTUAL SERVICE LINES AND TEE LOCATIONS, THE DISTANCE OF THE END OF THE SERVICE LINE TO PROPERTY CORNERS AND LINES AND/OR STATION AND OFFSET FROM SEWER CENTERLINE TO END OF SERVICE LINE, THE DEPTH TO THE TOP OF THE END OF THE SERVICE LINE, AND SHALL REFLECT ALL ALIGNMENT AND GRADE CHANGES. WATER LINE PLANS SHALL BE SEALED BY A LICENSED PROFESSIONAL ENGINEER AND A REGISTERED LAND SURVEYOR AND SHALL INCLUDE OFFSET DISTANCE FROM THE ROADWAY CENTERLINE, OR PROPERTY LINE RIGHT OF WAY, LINE DEPTH, LOCATIONS OF HYDRANTS, VALVES, REDUCERS, TEES AND PRESSURE REDUCING DEVICES WHERE APPLICABLE. ALL DRAWINGS MUST BE COMPLETED AND SUBMITTED PRIOR TO ACCEPTANCE OF THE SEWERS OR WATER MAINS INTO THE PUBLIC SYSTEM AND ANY CONNECTIONS BEING MADE.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. PERFORM ALL EARTHWORK OPERATIONS IN SUCH A MANNER AS TO CONTROL EROSION AND PREVENT SEDIMENTATION FROM ENTERING STREAMS OR BEING TRACKED ONTO ROADWAYS. COMPLY SPECIFICALLY AND COMPLETELY WITH STATE & LOCAL GOVERNMENT AGENCIES AND WITH EROSION AND SEDIMENTATION CONTROL PERMIT REQUIREMENTS.
2. INSTALL AND OBTAIN APPROVAL OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
3. ALL EROSION AND WATER QUALITY CONTROL STRUCTURES SHALL BE INSPECTED FOR STABILITY AND OPERATION FOLLOWING EVERY RUN-OFF PRODUCING RAINFALL DURING CONSTRUCTION, AS DIRECTED IN THE NPDES PERMIT.
4. MAKE NEEDED REPAIRS TO CONTROL STRUCTURES IMMEDIATELY UPON DETECTION OF DEFICIENCIES.
5. CLEAN SEDIMENT FROM BASIN(S) WHEN STORAGE CAPACITY IS DIMINISHED.
6. REMOVE SEDIMENT FROM SILT FENCES WHEN THE DEPTH REACHES APPROXIMATELY 4". SILT FENCES AND DIVERSION DITCHES SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
7. REMOVE ALL TEMPORARY SEDIMENTATION CONTROL DEVICES NOT DESIGNATED TO REMAIN UPON COMPLETION OF GRADING AND FINAL ACCEPTANCE OF GRASSING, BUT NO LATER THAN 14 DAYS AFTER FINAL SITE STABILIZATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY MEASURES NECESSARY TO PREVENT SITE EROSION AND SEDIMENTATION AS DETERMINED BY TDEC.
9. INLET PROTECTION SHALL BE PROVIDED FOR CATCH BASINS AND FOR CURB INLETS. CLEAN SEDIMENT FROM PIPE AFTER VEGETATION IS ESTABLISHED.
10. EXISTING AND PROPOSED INLETS RECEIVING DRAINAGE FROM DISTURBED AREAS SHALL HAVE INLET PROTECTION AS INDICATED ON PLANS.

GENERAL NOTES

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MASOUD FATHI — REGISTERED — 102532 — STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
2		
3		
4		

Date: APRIL 06, 2026
Scale:
Sheet: C0.1 OF
Project No. 2018-15 | Prepared By: MF

SITE DATA CHART
OWNER/APPLICANT
FATHER CHERUBIM KHALIL
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
173 CHEROKEE ROAD
LAVERGNE, TENNESSEE 37086
615-915-8761
FRCHERUBIMK@GMAIL.COM

ZONING DISTRICT: R-1 LOW DENSITY RESIDENTIA
LAND USE: VACANT LOT
PROPOSED USE: RELIGIOUS INSTITUTION
DENSITY: N/A

PROPERTY: PARCEL 27 = 3.90 ACRES OR 169,710 S.F.
PARCEL 11.03 = 6.26 AC. OR 272,780 S.F.
TOTAL = 442,490 S.F. OR 10.16 AC.

	SQ. FT.	ACRES
TOTAL AREA	442,490	10.158
EXISTING BUILDINGS	16,111	0.370
EXISTING SIDEWALK	5109	0.120
EXISTING BASKETBALL COURT	2,047	0.047 TO DEMOLISHED
EXISTING PARKING	33,658	0.772
EXISTING GRAVEL PARKING	12,300	0.282 PROPOSED TO BE PAVED
PROP. BLDG (FOOTPRINT)	15,484	0.360
PROP SIDEWALK/LANDING	4,166	0.110
PROP CURB	5,363	0.120
PROP ASPHALT PAVEMENT	142,786	3.280
TRASH BIN	220	0.010
CONCRETE PAVEMENT	450	0.010
REMAINING GRASS	251,307	5.770

FLOOR AREA RATIO: 15,484+16,111/442,490 = 0.106 OR 10.6%

PARKING:
PARKING REQUIREMENTS (MINIMUM) FOR A RELIGIOUS INSTITUTION:
1 SPACE/3 SEATS
REQUIRED PARKING:
PARKING PROVIDED 320 INCLUDING 10 H.C. SPACES

DEMOLITION NOTES
1. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
2. PROVIDE NEAT AND STRAIGHT SAW CUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
3. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
4. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE.
5. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND NOT SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
8. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL STREETS, FENCES, TREES, UTILITIES AND STRUCTURES THAT ARE TO REMAIN. CONTRACTOR-CAUSED DAMAGE SHALL BE REPAIRED TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
9. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698.
10. CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH LOCAL UTILITY COMPANIES PRIOR TO UTILITY DISCONNECT.
11. NOTIFY LOCAL UTILITY LOCATOR SERVICE OF INTENDED DEMOLITION OPERATIONS.
12. PAVEMENT MARKINGS TO BE REMOVED SHALL BE PAINTED OVER TO MATCH PAVEMENT OR REMOVED WITH WIRE BRUSHING.
13. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE CITY OF LAVERGNE AND THE OWNER.
14. TREE PROTECTION SHALL CONSIST OF THE FOLLOWING STEPS:
   A. CONTRACTOR SHALL HIRE A LICENSED LANDSCAPE CONTRACTOR TO OVERSEE TREE PROTECTION.
   B. PRIOR TO ANY GRADING OPERATIONS. LOCATE TREES TO BE PROTECTED AND NEATLY CUT ROOTS TO A DEPTH OF 30" AT THE DIMENSIONED LIMITS SHOWN USING A UTILITY TRENCHING MACHINE.
   C. TREAT EXPOSED ROOTS WITH A HORTICULTURAL TREE PRUNING PROTECTION PRODUCT.
   D. PRUNE TREE LIMBS BY THE SAME PROPORTIONAL PERCENTAGE AS TREE ROOTS REMOVED (I.E. 25% OF ROOTS REMOVED SHALL RESULT IN 25% OF TREE LIMBS REMOVED).
   E. INSTALL A CONSTRUCTION FENCE TO THE LIMITS SHOWN AT LEAST 4' IN HEIGHT.

TREE TABLE

NO.	SIZE	TYPE
1	39"	OAK
2	21"	HICKORY
3	36"	ASH
4	15"	HICKORY
5	12"	CEDAR
6	9"	CEDAR
7	12"	CEDAR
8	15"	ELM
9	12"	ELM
10	12"	CEDAR
11	18"	HACKBERRY
12	24"	ASH
13	18"	ELM
14	12"	HICKORY
15	24"	OAK
16	18"	HICKORY
17	18"	OAK
18	18"	ASH
19	15"	ASH
20	12"	CEDAR
21	12"	OAK
22	18"	HICKORY
23	12"	OAK
24	21"	ELM
25	18"	ASH
26	12"	OAK
27	12"	HICKORY
28	12"	HICKORY
29	12"	HICKORY
30	12"	HICKORY
31	12"	ELM
32	18"	HICKORY
33	12"	HICKORY
34	12"	HICKORY
35	12"	HICKORY
36	12"	HICKORY
37	18"	CEDAR
38	12"	HICKORY
39	15"	HICKORY
40	12"	HICKORY
41	15"	CEDAR
42	15"	HICKORY
43	15"	HICKORY
44	15"	HICKORY
45	12"	HICKORY
46	12"	ASH
47	12"	CEDAR
48	12"	CEDAR
49	12"	ASH
50	15"	ASH
51	15"	HICKORY
52	12"	HICKORY
53	15"	CEDAR
54	12"	OAK
55	12"	OAK
56	12"	TREE
57	12"	OAK
58	12"	OAK
59	12"	OAK
60	12"	HICKORY
61	12"	HACKBERRY
62	12"	HICKORY
63	12"	HICKORY
64	12"	CEDAR
65	12"	HICKORY
66	12"	HICKORY
67	12"	HICKORY
68	12"	HICKORY
69	12"	HICKORY
70	12"	HICKORY

TREE TABLE

NO.	SIZE	TYPE
71	12"	HICKORY
72	12"	HACKBERRY
73	15"	HICKORY
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87	12"	HICKORY
88	12"	ASH
89	12"	HICKORY
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91	12"	HICKORY
92	12"	HICKORY
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94	15"	HICKORY
95	12"	CEDAR
96	15"	HICKORY
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120	12"	OAK
121	12"	ASH
122	12"	OAK
123	12"	ASH
124	12"	CEDAR
125	15"	HICKORY
126	15"	ASH
127	12"	ELM
128	18"	OAK
129	12"	OAK
130	30"	OAK
131	18"	ELM
132	18"	ASH
133	12"	OAK
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135	12"	OAK
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137	12"	CEDAR
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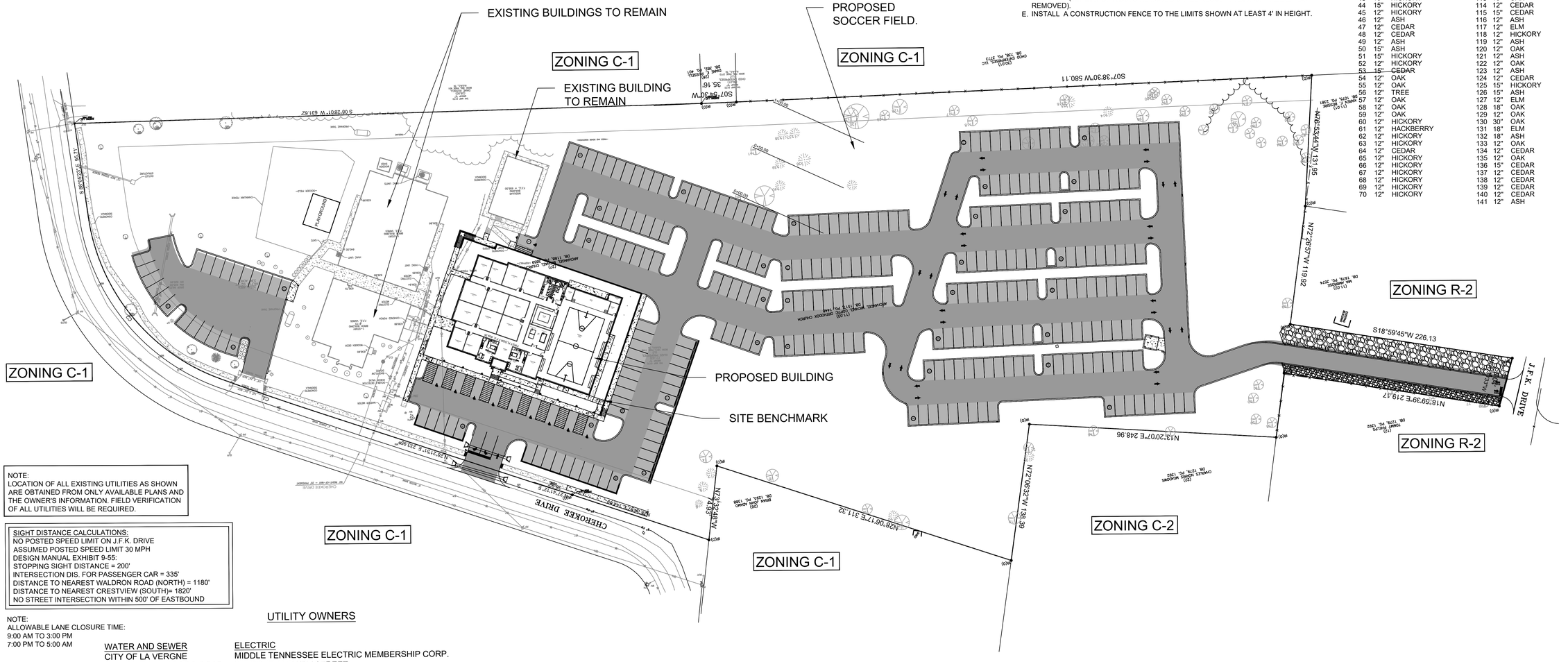

NOTE:
LOCATION OF ALL EXISTING UTILITIES AS SHOWN ARE OBTAINED FROM ONLY AVAILABLE PLANS AND THE OWNER'S INFORMATION. FIELD VERIFICATION OF ALL UTILITIES WILL BE REQUIRED.

SIGHT DISTANCE CALCULATIONS:
NO POSTED SPEED LIMIT ON J.F.K. DRIVE
ASSUMED POSTED SPEED LIMIT 30 MPH
DESIGN MANUAL EXHIBIT 9-55:
STOPPING SIGHT DISTANCE = 200'
INTERSECTION DIS. FOR PASSENGER CAR = 335'
DISTANCE TO NEAREST WALDRON ROAD (NORTH) = 1180'
DISTANCE TO NEAREST CRESTVIEW (SOUTH)= 1820'
NO STREET INTERSECTION WITHIN 500' OF EASTBOUND

NOTE:
ALLOWABLE LANE CLOSURE TIME:
9:00 AM TO 3:00 PM
7:00 PM TO 5:00 AM

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

UTILITY OWNERS

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CITY OF LA VERGNE
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-5932

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
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SMYRNA, TN 37167
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NASHVILLE, TN 37203
(615) 344-5288

CABLE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 244-5900

GAS
NO SERVICE AVAILABLE

OVERALL SITE LAYOUT PLAN

BY MY REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47149C0015H EFFECTIVE DATE OF JANUARY 5, 2007.
ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TENNESSEE STATE PLANE (NAD 83)
50 0 25 50 100
GRAPHIC SCALE - 1" = 50'

CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

MASOUD FATHI 102.2016 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
2		
3		
4		

Date: APRIL 06, 2026
Scale:
Sheet: C0.2 OF
Project No. 2018-15 | Prepared By: MF

TaB2	TALBOTT SILT LOAM
GrC	GLADEVILLE ROCK OUTCROP
TrC	TALBOTT-BARFIELD ROCKCROP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	101.22'	2951.32'	1°57'54"	N 29°19'55" E	101.21'
C2	219.56'	204.27'	61°35'01"	N 61°06'14" E	209.14'

DEED REFERENCE

DEED BOOK 1517, PAGE 1448
REGISTER'S OFFICE of RUTHERFORD COUNTY, Tn
OWNER OF RECORD: ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH

TOTAL AREA

272,780 Sq. Ft. (6.26 ACRES ±)

CURRENT ZONING IS "R-1" LOW DENSITY RESIDENTIAL
FRONT SETBACK - 40'
SIDE SETBACK - 15'
REAR SETBACK - 25'

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

TREE TABLE

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3	36"	ASH
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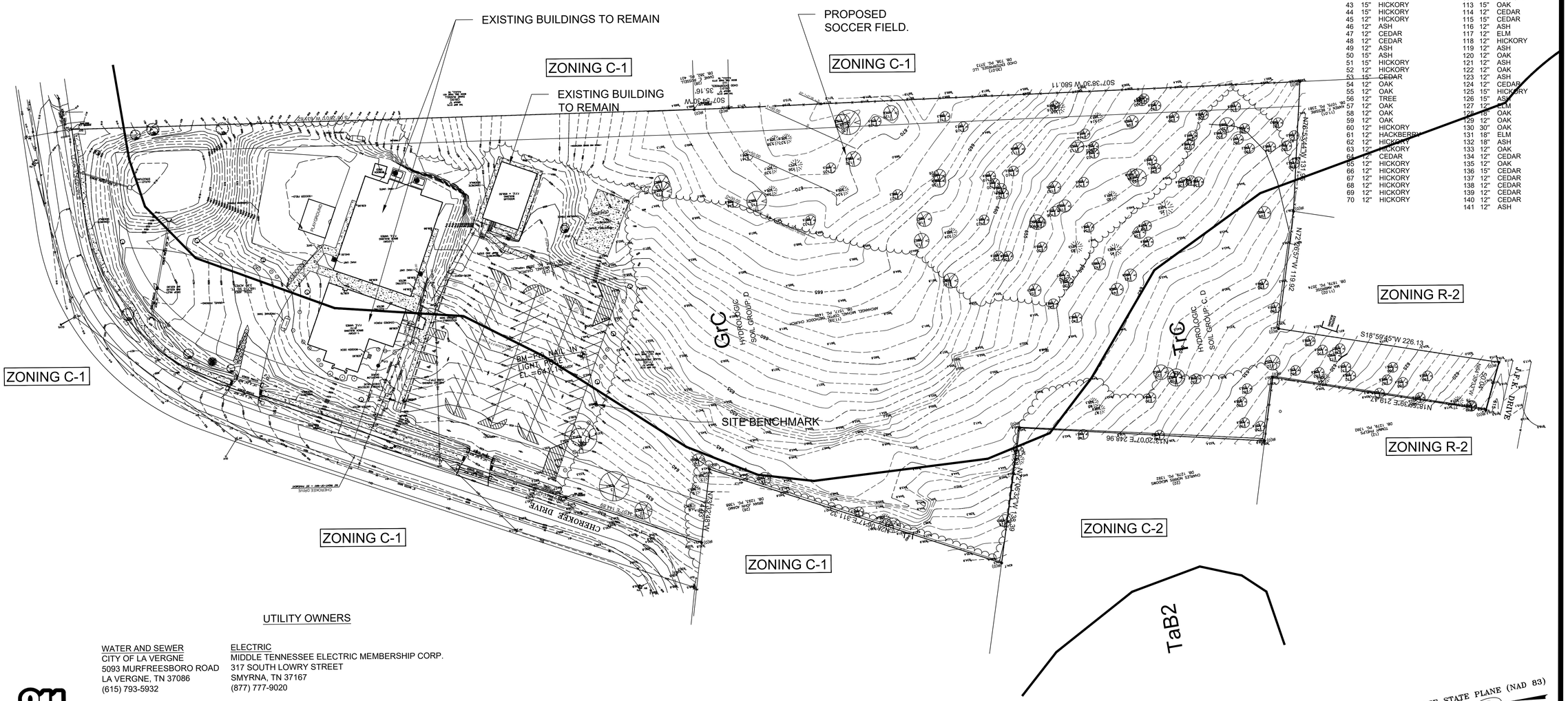

UTILITY OWNERS

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(615) 244-5900

GAS
NO SERVICE AVAILABLE

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SITE SURVEY AND SOILS MAP

BY SURVEYORS REVIEW OF AVAILABLE INFORMATION, WHICH IS SUBJECT TO MAP INACCURACIES AND SCALING, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47149C0015H
EFFECTIVE DATE OF JANUARY 5, 2007.
ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TENNESSEE STATE PLANE (NAD 83)
50 0 25 50 100
GRAPHIC SCALE - 1" = 50'

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MASOUD FATHI 102.2016 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

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Prepared By: MF

NOTE:
CONTRACTOR TO EXPOSE ALL UNDERGROUND UTILITIES INCLUDING THE EXISTING FORCE MAIN, VERIFY DEPTH AND IDENTIFY ANY AND ALL CONFLICTS WITH PROPOSED UTILITIES WORK. ACCURATELY LOCATE ALL PROPERTY LINES AND VERIFY LOCATION OF CONNECTION POINT TO EXISTING LINE. INFORM ENGINEER IN WRITING PRIOR TO START OF WORK.

CONTRACTOR SHALL QUANTIFY ALL ROCKS EXCAVATED FROM THE SITE AND UTILITY TRENCHES. CONTRACTOR SHALL PROVIDE SUFFICIENT DOCUMENTATION SUCH AS AS-BUILT DRAWINGS, FIELD DIMENSIONS AND ANY OTHER DATA NECESSARY TO VALIDATE ROCK REMOVAL QUANTITIES TO SATISFACTION OF THE OWNER.

ALL SEWER MAIN, SERVICE LINES, ALL FITTINGS, VALVES, VALVE BOX, CONNECTIONS, TRENCHING, UTILITY CROSSING, CLEAN OUT, SIZE AND MATERIAL, AND INSTALLATION SHALL MEET THE CITY OF LAVERGNE WATER AND SEWER DEPARTMENT STD. AND REQ. PROVIDE THRUST BLOCKS FOR WATER LINES TEES, ELBOWS AND REDUCERS. CLEAN OUT SHALL BE WATER TIGHT STANDARD TEE WITH THREADED PLUG. SERVICE LINES CONNECTION TO MAIN SHALL BE STANDARD TEE CONNECTION. EXACT LOCATION OF EACH SERVICE LINE CONNECTION TO BE DETERMINED BY THE CITY INSPECTOR. COORDINATE ALL WORK INCLUDING SHUT DOWN OF F.M. FOR CONNECTIONS WITH THE CITY OF LAVERGNE.

CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS WITH SUFFICIENT DETAILS AND INFORMATION TO MEET THE CITY OF LAVERGNE REQUIREMENTS. COORDINATE ALL UTILITIES CONNECTIONS WITH THE CITY UTILITIES DEPARTMENTS. VERIFY ALL INSTALLATIONS WITH RESPECTIVE UTILITY PROVIDERS AND OBTAIN ALL NECESSARY APPROVALS AND PERMITS. PROVIDE ALL REQUIRED TESTING AND INSPECTION. EXISTING UTILITIES SHOWN MAY NOT BE AT EXACT LOCATION AND MAY NOT BE ALL UTILITIES ON SITE. CONTRACTOR TO LOCATE AND VERIFY LOCATION OF ALL EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL TO AID IN LOCATING THE EXISTING UTILITIES PRIOR TO START OF WORK.

ALL GRAVITY SEWER SERVICE LINES SHALL BE 4" SDR 35 PVC PIPE. SANITARY SEWER LINE FROM GRINDER PUMP TO PUBLIC MAIN SHALL BE 1-1/4" SDR 21 PVC LINE. ALL DOMESTIC WATER LINES SHALL BE TYPE "K" COPPER LINE. FIRE LINE SHALL BE CLASS 52 D.I.P. ALL WATER LINES SHALL HAVE MIN. 36" COVER. ALL FIRE LINE JOINTS SHALL BE MECHANICAL JOINTS.

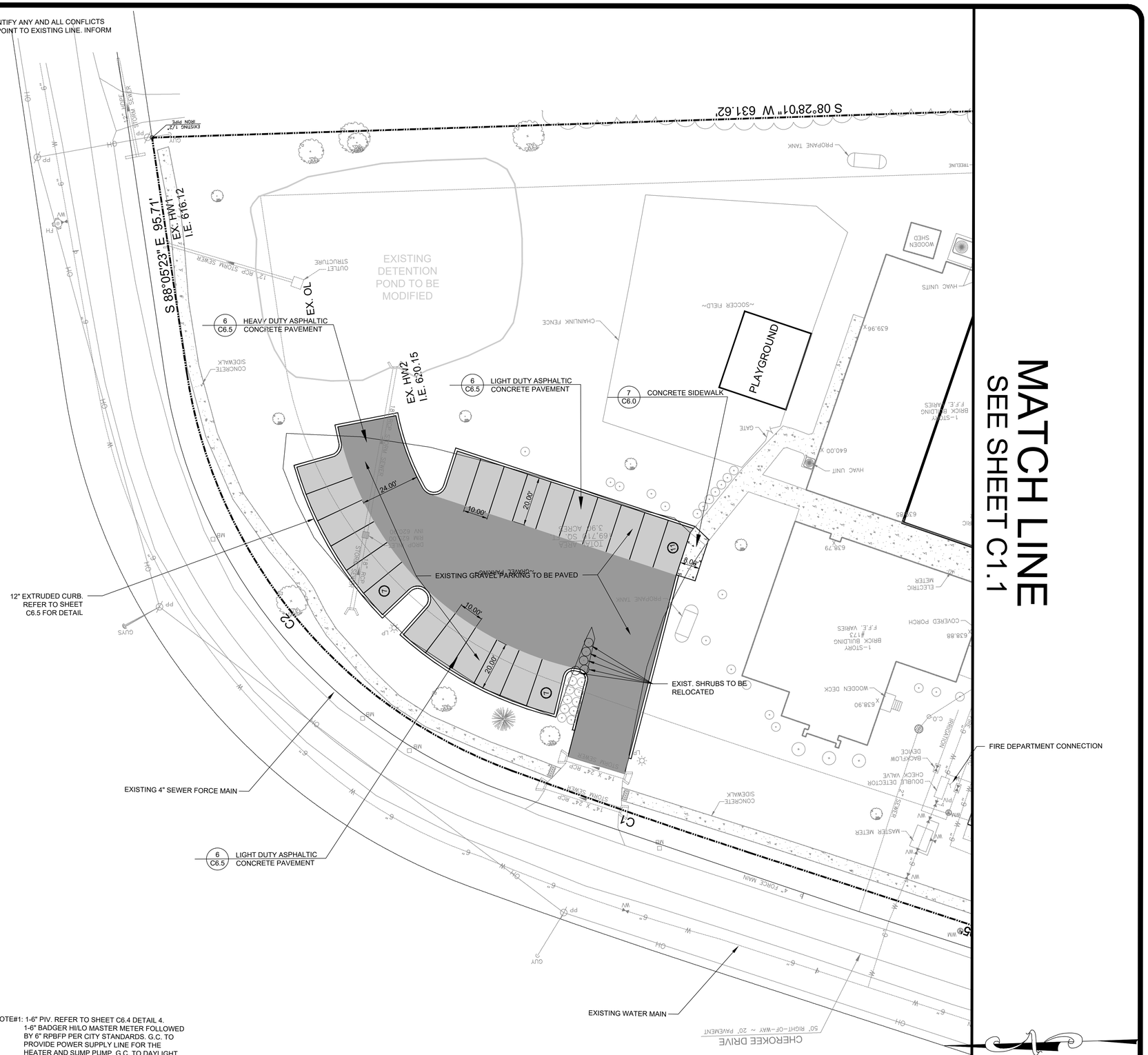
MATCH EXITING PAVEMENT ELEVATION AT JOINTS. PROVIDE SMOOTH EDGE AND TRANSITION. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.

CONTRACTOR SHALL ASSURE THAT ALL SIDEWALKS AND HANDICAP RAMPS ARE CONSTRUCTED TO MEET THE CITY OF LAVERGNE AND ADA REQUIREMENTS. ALL HANDICAP RAMPS SHALL INCLUDE TRUNCATED DOME.

BUSINESS SIGN LOCATION AND DETAILS TO BE PROVIDED BY OWNER.

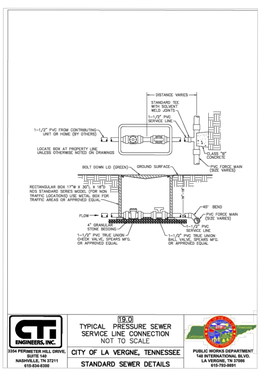
ALL FIRE PROTECTION LINES, EQUIPMENT, STRUCTURES AND INSTALLATION SHALL MEET NFPA 13, 14 (STANDARD OF CARE REQUIREMENTS PER COMMERCE AND INSURANCE CONTRACTOR'S BOARD).

1. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF LAVERGNE WATER AND SEWER DEPARTMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE CITY THE COST OF INSPECTION.
3. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.
4. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF LAVERGNE WATER AND SEWER DEPARTMENT INSPECTOR. ALL COSTS WILL BE BORNE BY THE DEVELOPER.



NOTE#1: 1-6" PIV. REFER TO SHEET C6.4 DETAIL 4.
1-6" BADGER HI/LO MASTER METER FOLLOWED BY 6" RPBFP PER CITY STANDARDS. G.C. TO PROVIDE POWER SUPPLY LINE FOR THE HEATER AND SUMP PUMP. G.C. TO DAYLIGHT DRAIN PIPE. REFER TO DETAIL ON SHEET C6.5 .

NOTE#2:
1-2" METER.
1-2" G.V. WITH BOX, FRAME AND GRATE
1-2" RPBFP
REFER TO SHEET 6.1 DETAIL 4, AND SHEET C6.5



SEWER CONNECTION AT EXISTING LINE
NOT TO SCALE

CTI ENGINEERS, INC. 2295 PATRIOTISM HILL DRIVE, SUITE 100 NASHVILLE, TN 37211 615-834-8300	TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION NOT TO SCALE	PUBLIC WORKS DEPARTMENT 100 INTERNATIONAL BLVD. LA VERGNE, TN 37086 615-793-9991
	CITY OF LA VERGNE, TENNESSEE	
	STANDARD SEWER DETAILS	

SITE LAYOUT AND UTILITIES PLAN

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

MATCH LINE
SEE SHEET C1.1

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
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MASOUD FATHI — 103333 — REGISTERED — STATE OF TENNESSEE — CIVIL ENGINEER

SITE CONSTRUCTION PLANS FOR
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Date: APRIL 06, 2026
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Prepared By: MF

MATCH LINE
SEE SHEET C1.0

MATCH LINE
SEE SHEET C1.1

NOTE#1: 1-6" PIV. REFER TO SHEET C6.4 DETAIL 4.
1-6" BADGER HI/LO MASTER METER FOLLOWED BY 6" RPBFP PER CITY STANDARDS. G.C. TO PROVIDE POWER SUPPLY LINE FOR THE HEATER AND SUMP PUMP. G.C. TO DAYLIGHT DRAIN PIPE. REFER TO DETAIL ON SHEET C6.5 .

NOTE#2:
1-2" METER.
1-2" G.V. WITH BOX, FRAME AND GRATE
1-2" RPBFP
REFER TO SHEET 6.1 DETAIL 4, AND SHEET C6.5

12" EXTRUDED CURB. REFER TO SHEET C6.4 DETAIL 1

HEAVY DUTY ASPHALT PAVEMENT (TYP.) REFER TO DETAIL 4 SHEET C6.2

LIGHT DUTY ASPHALT PAVEMENT (TYP.) REFER TO DETAIL 4 SHEET C6.2

10 STEPS WITH HAND RAIL
11" TREAD
7" RISE

4 STEPS WITH HAND RAIL
11" TREAD
7" RISE

6" -90° ELBOW WITH THRUST BLOCK

10 STEPS WITH HAND RAIL
11" TREAD
7" RISE

6" CLASS 52 D.I.P.

POWER POLE TO BE RELOCATED

6" CLASS 52 D.I.P. FIRE LINE

47.58' TO EXISTING BLDG.

REMOVE EXISTING 1" ELBOW AND INSTALL 1" TEE

6" TEE WITH THRUST BLOCK

INSTALL 1" TEE

1" TYPE "K" COPPER WATER LINE

5 C6.1 POST MOUNTED HANDICAP SIGN

240 VOLT POWER LINE. COORDINATE EXACT LOCATION WITH ELECTRICAL PLANS.

CLEAN-OUT (TYP.) REFER TO DETAIL 2 SHEET C6.0

4" SDR 35 PVC SEWER SERVICE LINE AT 1.0% MIN. AND MIN. 36" COVER

1.5" SCH. 40 PVC SEWER LINE.

30" STOP SIGN MUTCD R1-1

ADA RAMP WITH TRUNCATED DOME TO MEET THE ADA/PROWAG STANDARDS (TYP.)

24" CURB CUT. REFER TO SHEET C6.5 FOR DETAIL

GRINDER PUMP AND WETWELL. REFER TO SHEET C6.4 FOR PANEL DETAILS. PUMP INSTALLATION SHALL BE AS DIRECTED BY THE MANUFACTURER. G.C. TO PROVIDE FACTORY START UP REPRESENTATIVE. CONTACT MR. AUSTIN STARKEY, WASCON, INCORPORATED 910 EAST MAIN STREET, LIVINGSTON, TN 38570 OFFICE: (931) 823-1388 MOBILE: (931) 630-0936 AUSTINS@WASCONINC.COM WWW.WASCONINC.COM

SAN. SEWER VALVE BOX. REFER TO SHEET C1.0 FOR DETAIL

24" CURB CUT. REFER TO SHEET C6.5 FOR DETAIL

NOTE:
GRINDER PUMP PANEL SHALL BE MOUNTED AT LEAST 5 FEET ABOVE GROUND WITH A CONTINUOUS, UN-SPLICED CABLE BETWEEN PANEL AND PUMP IN THE TANK.

24" THERMOPLASTIC STOP BAR

1 C6.1 HANDICAP SIGN

EXISTING 2" SEWER FORCE MAIN

EXISTING 6" WATER LINE

6" POST CURB. REFER TO SHEET C6.5 FOR DETAIL

CONCRETE HANDICAP ACCESS RAMP (TYP.) REFER TO DETAIL 9 SHEET C6.2

6" -22.5° ELBOW WITH THRUST BLOCK

PROPANE

24" CURB CUT. REFER TO SHEET C6.4 DETAIL 3

1000 GALLON PROPANE TANK ON 18'X6'X8" CONCRETE PAD. TANK MOUNTING AS RECOMMENDED BY VENDOR. G.C. TO PROVIDE TANK, CONC. PAD, AND MOUNTING SHOP DRAWING FOR APPROVAL PRIOR TO PLACING ORDER

6" TEE WITH THRUST BLOCK

1 PRIVATE FIRE HYDRANT ASSEMBLY (PAINTED RED) WITH 6" G.V. COMPLETE WITH BOX, FRAME AND GRATE, THRUST BLOCK. RESTRAIN VALVE TO THE HYDRANT TEE WITH THREADED RODS. REFER TO DETAIL ON SHEET C6.5

6" CLASS 52 D.I.P.

24" CURB CUT. REFER TO SHEET C6.4 DETAIL 3

CONCRETE SIDEWALK 7 C6.0

CONCRETE RETAINING WALL WITH GUARDRAIL. REFER TO RET. WALL PLANS (PROVIDED BY OTHERS) FOR DETAILS.

12" RIBBON CURB. REFER TO SHEET C6.5 FOR DETAIL

BM-PK NAIL IN LIGHT POLE EL =641.15

8 STEPS WITH HAND RAIL
11" TREAD
7" RISE

NOTE: G.C. TO RELOCATE THE B.M. PRIOR TO RELOCATING THE LIGHT POLE.

1/2" WOODFORD NON-FREEZING POST HYDRANT OR APPROVED EQ. (3' MIN. DEPTH OF BURY)

6x6/W2.9xW2.9 WWF

12" EXTRUDED CURB. REFER TO SHEET C6.4 DETAIL 1

3/4" PW

2 CF CLEAN CRUSHED STONE

10'X10'X4" CONCRETE PAD AND 4" GRAVEL BASE

NON-FREEZING YARD HYDRANT DETAIL

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

SITE LAYOUT AND UTILITIES PLAN

CIVIL AND ENVIRONMENTAL
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MASOUD FATHI 102371 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

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SITE LAYOUT AND UTILITIES PLAN

MATCH LINE

S07°38'30"W 580.11

(30.01) CHOD ENTERPRISES, LLC DB. 738, PG. 3773

12" EXTRUDED CURB. REFER TO SHEET C6.4 DETAIL 1

4 C6.2 LIGHT DUTY ASPHALTIC CONCRETE PAVEMENT

HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT 4 C6.2

24" CURB CUT. REFER TO SHEET C6.4 DETAIL 3

24" CURB CUT. REFER TO SHEET C6.4 DETAIL 3

TRASH BIN ENCLOSURE. REFER TO DETAIL 6 SHEET C6.0

1 PRIVATE FIRE HYDRANT ASSEMBLY (PAINTED RED) WITH 6" G.V. COMPLETE WITH BOX, FRAME AND GRATE, THRUST BLOCK. RESTRAIN VALVE TO THE HYDRANT TEE WITH THREADED RODS. REFER TO DETAIL ON SHEET C6.5

24" CURB CUT. REFER TO SHEET C3.5 FOR DETAIL

HOSE BIBB (TYP.)

6" TEE WITH THRUST BLOCK

6" GATE VALVE WITH CAP AND THRUST BLOCK

6" CLASS 52 D.I.P. 30" COVER MIN.

1/2" TYPE K COPPER LINE. G.C. TO PROVIDE ALL NECESSARY FITTINGS

24" CURB CUT. REFER TO SHEET C6.4 DETAIL 3

CURVE "C2" DATA
L=13.94'
R=50.00'
CH=S22°24'81"W, 23.67'
Δ=16°01'49"
T=7.08'

CURVE "C1" DATA
L=23.90'
R=50.00'
CH=S18°08'62"W, 23.67'
Δ=27°22'56"
T=12.29'

12" CURB CUT. 20' O.C. BOTH SIDES

24" WHITE PAINTED (TYP.) STOP BAR IN ACCORDANCE WITH MUTCD STD.

STOP SIGN (R1-1) 30"X30", IN ACCORDANCE WITH MUTCD STD.

EXISTING BUILDING

N76°53'44"W 131.95

(11.01) KAREN F. BESSIRE DB. 1075, PG. 2381

N72°26'57"W 119.92

DB. 1679, PG. 3574 MIA AMBROSE (11.02)

S18°59'45"W 226.13

N18°59'39"E 219.17

N64°39'33"W 50.04'

J.F.K. DRIVE

N13°20'07"E 248.96

DB. 1279, PG. 1392 TOMMY PHELPS (12)

DB. 1279, PG. 1392 CHARLES NORRIS MEADOWS (22)

N72°06'

IR(O)

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MASOUD FATHI — 103.000 — STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

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

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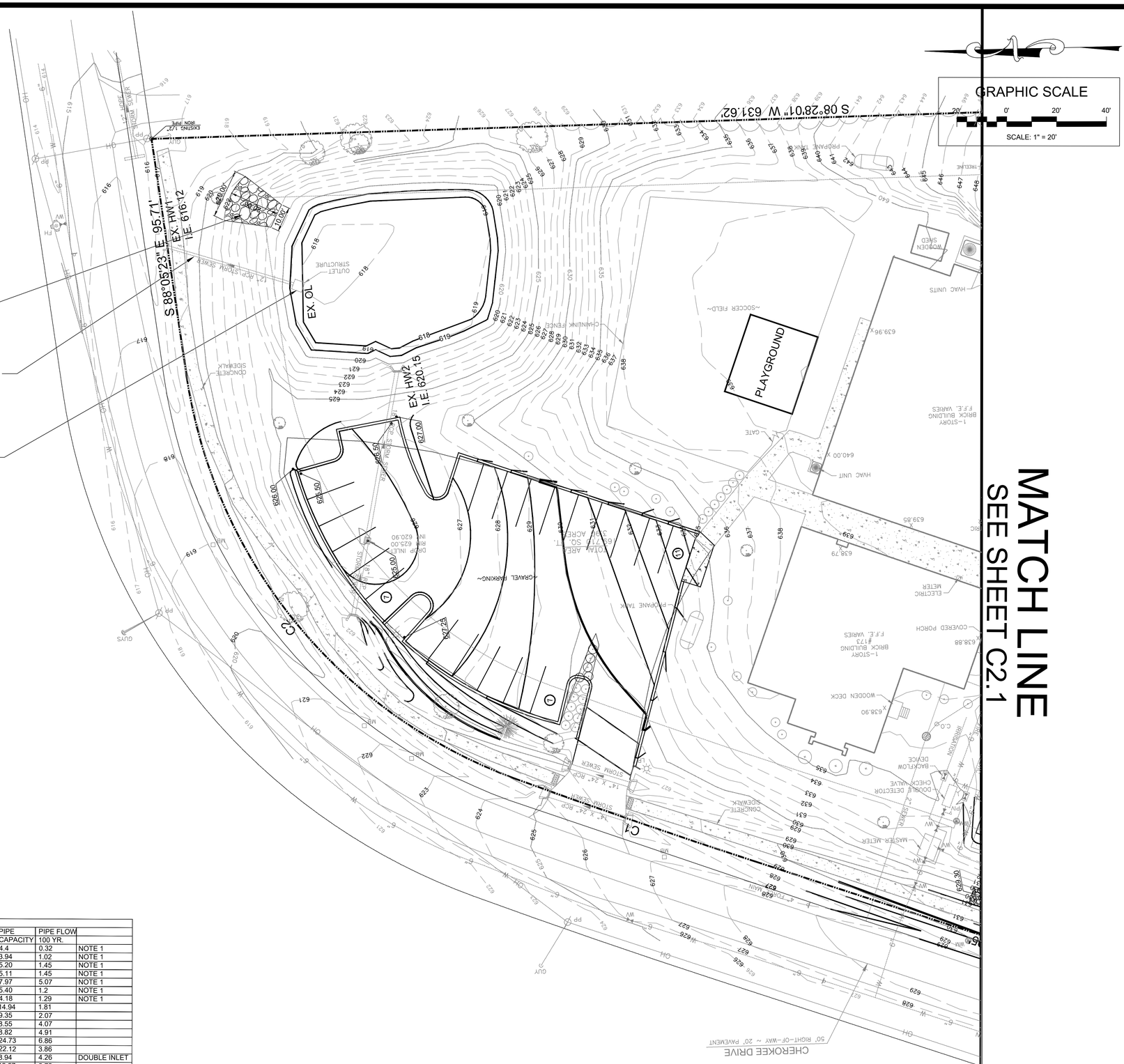
Sheet: 1

10'X20'X 30" d_{50}=6" RIP-RAP SPILLWAY

EXISTING 12" RCP TO REMAIN

EXISTING OUTLET STRUCTURE TO BE MODIFIED OR REPLACED
T.C. 622.50
I.E. (12" RCP) 616.80
I.E. (1" LOW FLOW ORIFICE) 617.00
I.E. (12" ORIFICE) 620.50
REFER TO DETAIL 5 SHEET C6.0



SITE GRADING AND DRAINAGE PLAN

STORMWATER STRUCTURES SCHEDULE

FROM STRUCTURE#	STRUCTURE TYPE	TOP OF CASTING	INVERT IN	INVERT OUT	TO STRUCTURE#	PIPE LENGTH	PIPE SIZE MATERIAL	SLOPE (%)	PIPE CAPACITY	PIPE FLOW 100 YR.	
CB1	ADS BASIN	638.00		635.00	CB2	77	12" HDPE	1.30	4.4	0.32	NOTE 1
CB2	ADS BASIN	638.00	634.00	634.00	CB3	96	12" HDPE	1.04	3.94	1.02	NOTE 1
CB3	ADS BASIN	638.00	633.00	633.00	CB4	55	12" HDPE	1.82	5.20	1.45	NOTE 1
CB4	ADS BASIN	638.50	632.00	632.00	CB5	57	12" HDPE	1.75	5.11	1.45	NOTE 1
CB5	ADS BASIN	637.50	631.00	631.00	H.W.1	77	15" HDPE	1.30	7.97	5.07	NOTE 1
CB7	ADS BASIN	638.50	634.00	634.00	CB6	51	15" HDPE	1.96	5.40	1.2	NOTE 1
CB6	ADS BASIN	637.00	633.00	633.00	CB5	170	15" HDPE	1.18	4.18	1.29	NOTE 1
CB8	ADS BASIN	639.00		635.00	CB4	20	12" HDPE	15.00	14.94	1.81	
CB9	SINGLE INLET	651.50		648.00	CB10	56	15" HDPE	1.79	9.35	2.07	
CB10	SINGLE INLET	651.50	647.00	646.80	CB11	67	15" HDPE	1.49	8.55	4.07	
CB11	SINGLE INLET	651.50	645.80	645.60	CB12	77	15" HDPE	1.82	8.82	4.91	
CB12	SINGLE INLET	652.50	644.20	644.00	H.W.4	48	15" HDPE	12.50	24.73	6.86	
CB13	SINGLE INLET	649.00		646.00	CB14	70	15" HDPE	10.00	22.12	3.86	
CB14	DOUBLE INLET	642.00	639.00	638.80	H.W.3	49	15" HDPE	1.63	8.94	4.26	DOUBLE INLET
CB15	SINGLE INLET	642.50		639.50	H.W.6	93	15" HDPE	3.76	13.57	2.72	
CB16	SINGLE INLET	650.50		647.00	CB17	76	15" HDPE	2.37	11.35	2.50	
CB17	SINGLE INLET	648.50	645.20	645.00	CB18	76	15" HDPE	1.64	8.22	4.77	
CB18	SINGLE INLET	646.75	643.75	643.55	H.W.5	86	15" HDPE	12.27	24.50	6.98	
OUTLET 1	SEE DTL.	642.00	637.00	636.80	H.W.2	55	15" HDPE	1.45	8.68	17.02**	
OUTLET 2	SEE DTL.	636.00	633.00	630.80	H.W.8	82	18" HDPE	2.20	10.36	18.33**	
TRENCH DRAIN	SEE DTL.	635.00		633.25	H.W.7	25	15" HDPE	1.00	3.86	1.02	

NOTE 1: INLETS SHALL BE ADS 2915AG BASINS WITH 1599CGS HINGED GRATE OR APPROVED EQ.
** FLOWS TO THE DETENTION PONDS CALCULATED WITH RATIONAL METHOD

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T.O.W. TOP OF THE WALL
B.O.W. BOTTOM OF THE WALL

NOTE:
G.C. TO FIELD ADJUST THE CASTING ON CB1-CB8 TO CREATE A 6" DEPRESSION

SLOPE SECTION
REFER TO SHEET SP1

MATCH LINE
SEE SHEET C2.0

MATCH LINE
SEE SHEET C2.2

AREA DRAIN #2
AREA DRAIN #3
AREA DRAIN #8
AREA DRAIN #4
AREA DRAIN #5
AREA DRAIN #1
AREA DRAIN #13
AREA DRAIN #7

CURB INLET #9
CURB INLET #10
CURB INLET #11
CURB INLET #12

DOUBLE INLET #6
DOUBLE INLET #14

24" CURB CUT

HEADWALL #1
I.E. 630.00

HEADWALL #2
I.E. 638.00

HEADWALL #3
I.E. 638.00

HEADWALL #4
I.E. 646.00

H.W. #1
I.E. 630.00
TERMINATE PIPE AT THE FACE OF THE WALL. PROVIDE 14'X7'X30" GRAVEL (d_{50}=6") OUTLET PROTECTION (TYP.). REFER TO DETAIL 8 ON SHEET C6.2

POND OUTLET STRUCTURE #1
T.C. 642.00
I.E. (15" HDPE) 636.80
REFER TO DETAIL 4 SHEET C6.0

CHEROKEE DRIVE

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

SITE GRADING AND DRAINAGE PLAN

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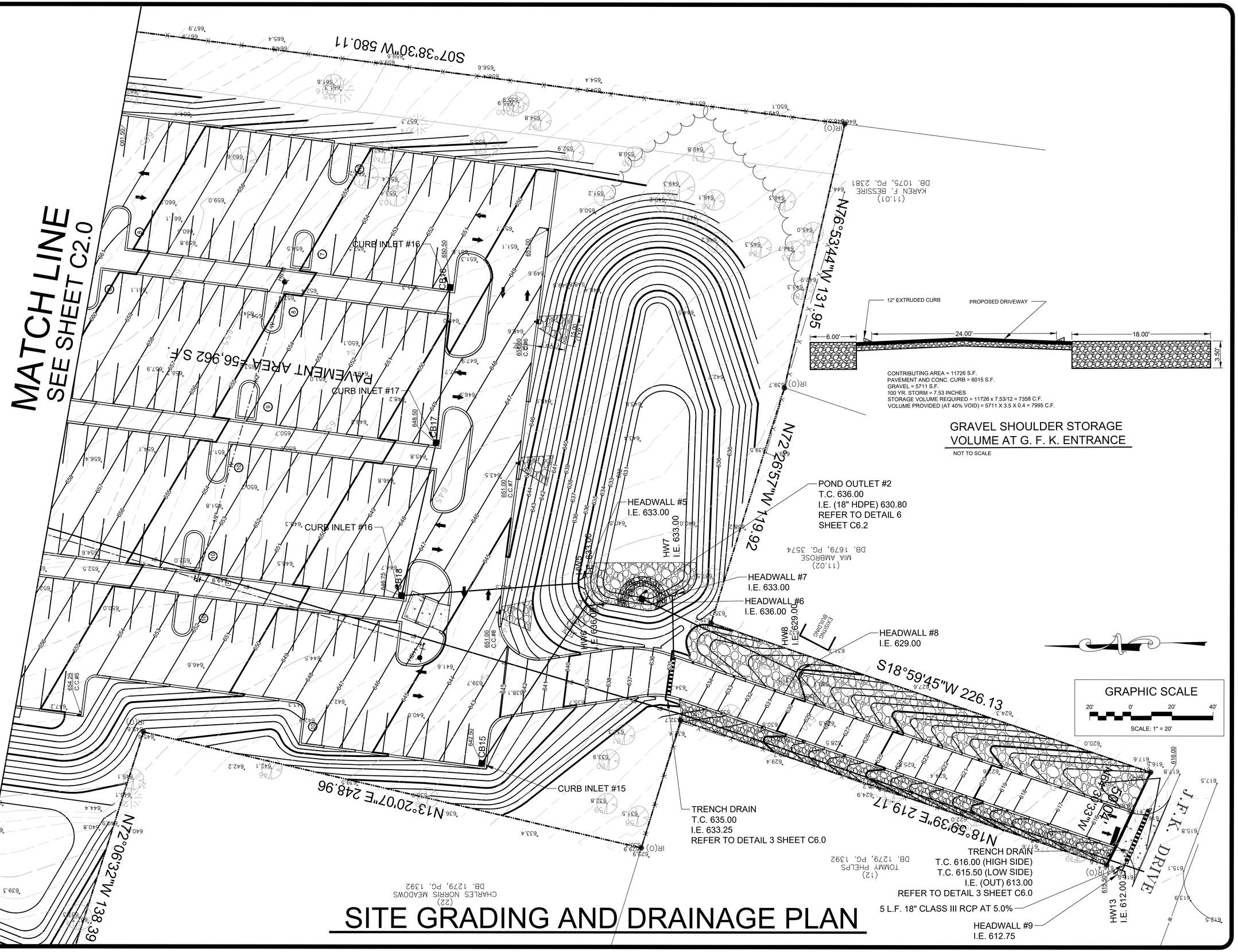

SITE GRADING AND DRAINAGE PLAN

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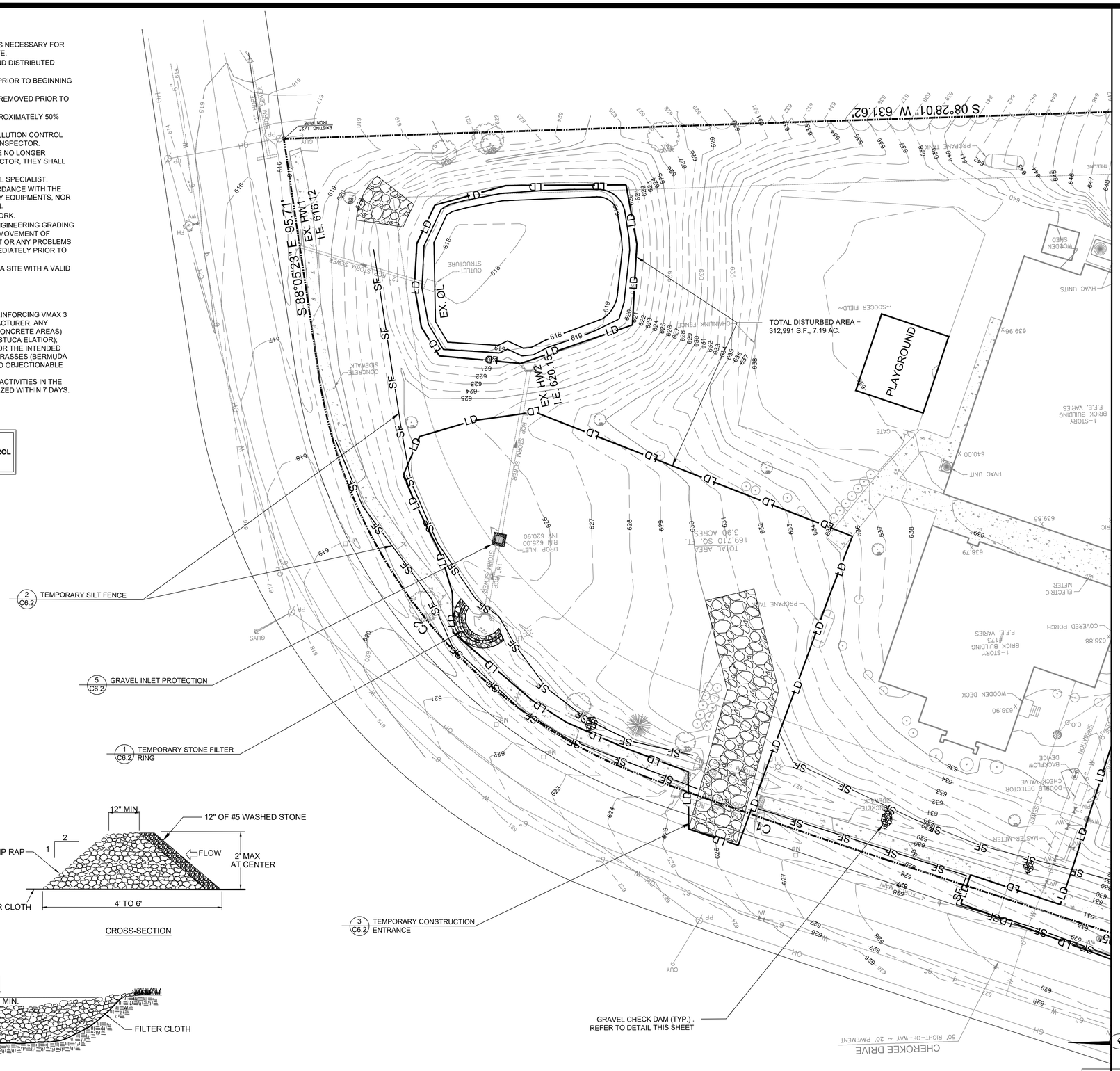
GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
2. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. STOCKPILED AND DISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 6".
3. CONSTRUCT EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING OF GRADING OPERATIONS.
4. ALL NEW STRUCTURES AND EXISTING STRUCTURES SHALL HAVE SEDIMENT REMOVED PRIOR TO THE ACCEPTANCE.
5. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED WITH SUCH SEDIMENT,
6. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE CITY INSPECTOR.
7. WHEN THE TEMPORARY SOIL EROSION AND WATER POLLUTION DEVICES ARE NO LONGER REQUIRED FOR THE INTENDED PURPOSE IN THE OPINION OF THE CITY INSPECTOR, THEY SHALL BE REMOVED.
8. REPLACE SILT BARRIERS AS DIRECTED BY THE CERTIFIED EROSION CONTROL SPECIALIST.
9. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION, IN ACCORDANCE WITH THE SPECIFICATIONS FOR TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENTS, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES TO REMAIN.
10. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS PRIOR TO BEGINNING WORK.
11. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
12. ALL SOIL SPOILS EXCAVATED AND REMOVED FROM SITE MUST BE TAKEN TO A SITE WITH A VALID METRO GRADING PERMIT.

NOTES:

1. AREAS WITH SLOPES 3:1 MUST BE STABILIZED WITH NORTH AMERICAN GREEN REINFORCING VMAX 3 P550 OR APPROVED INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER. ANY REMAINING DISTURBED AREAS (OTHER THAN BUILDING, GRAVEL, ASPHALT AND CONCRETE AREAS) SHALL BE SODDED. ALL SODDING MATERIAL SHALL BE KENTUCKY 31 FESCUE (FESTUCA ELATIOR); NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING NO OBJECTIONABLE WEEDS.
2. EXPOSED AREAS ARE TO BE STABILIZED WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED. AREAS WITH A SLOPE OF 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.

NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE COMPLETE IN PLACE AND APPROVED BY CITY INSPECTORS



2 C6.2 TEMPORARY SILT FENCE

5 C6.2 GRAVEL INLET PROTECTION

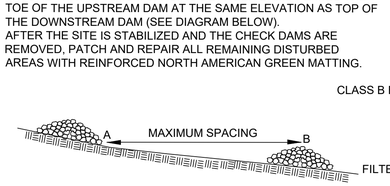
1 C6.2 TEMPORARY STONE FILTER RING

3 C6.2 TEMPORARY CONSTRUCTION ENTRANCE

GRAVEL CHECK DAM (TYP.) . REFER TO DETAIL THIS SHEET

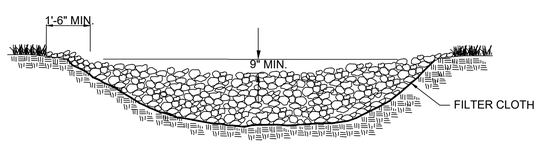
GENERAL NOTES:

1. CHECK DAMS MAY BE USED IN SLOPING DITCHES OR CHANNELS TO SLOW VELOCITY OR TO CREATE SEDIMENT TRAPS.
2. ENSURE THAT MAXIMUM SPACING BETWEEN DAMS PLACES THE TOE OF THE UPSTREAM DAM AT THE SAME ELEVATION AS TOP OF THE DOWNSTREAM DAM (SEE DIAGRAM BELOW).
3. AFTER THE SITE IS STABILIZED AND THE CHECK DAMS ARE REMOVED, PATCH AND REPAIR ALL REMAINING DISTURBED AREAS WITH REINFORCED NORTH AMERICAN GREEN MATTING.



A AND B ARE AT EQUAL ELEVATIONS

CROSS-SECTION



PLAN

TEMPORARY ROCK CHECK DAM

PHASE I EROSION CONTROL PLAN

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

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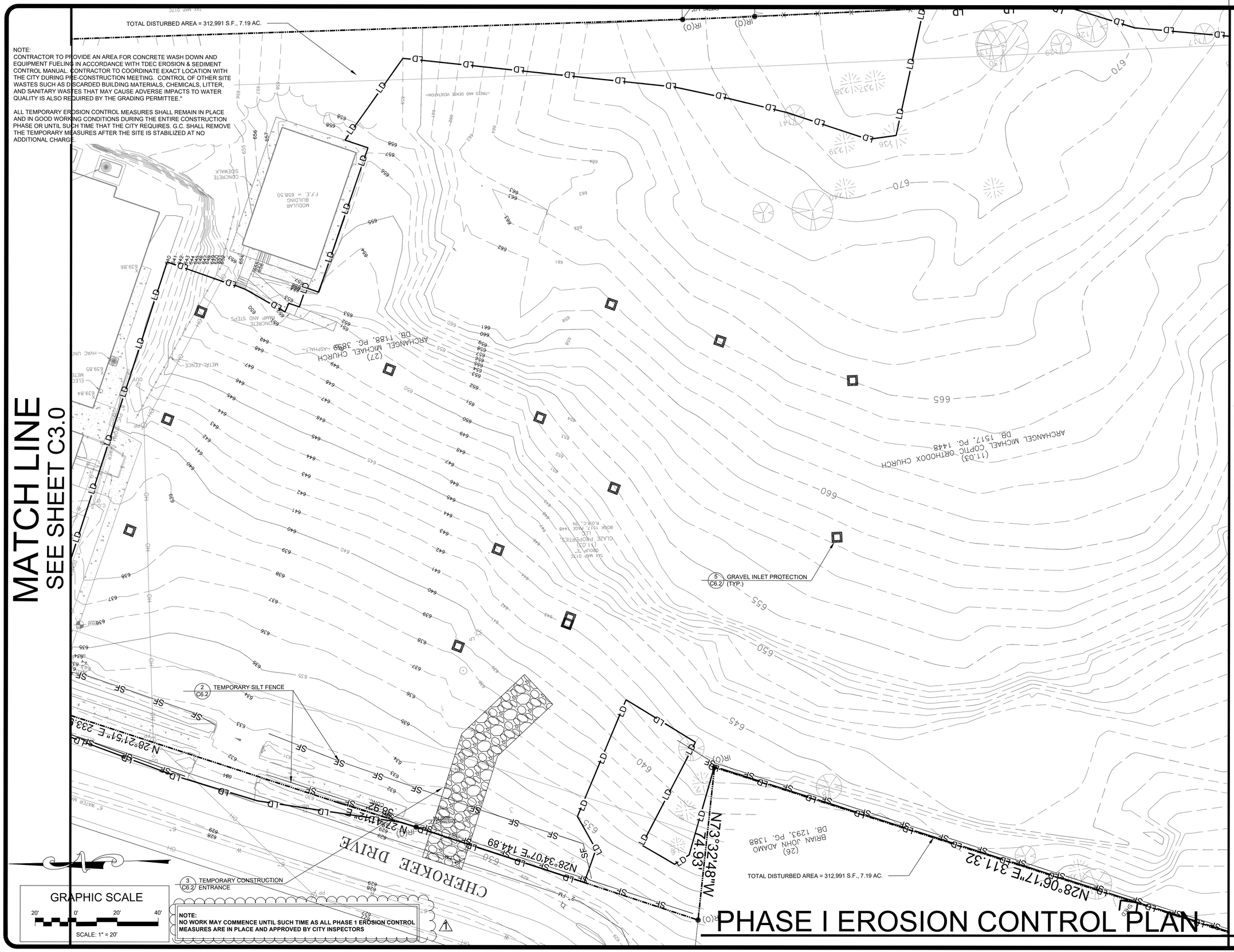

PHASE I EROSION CONTROL PLAN

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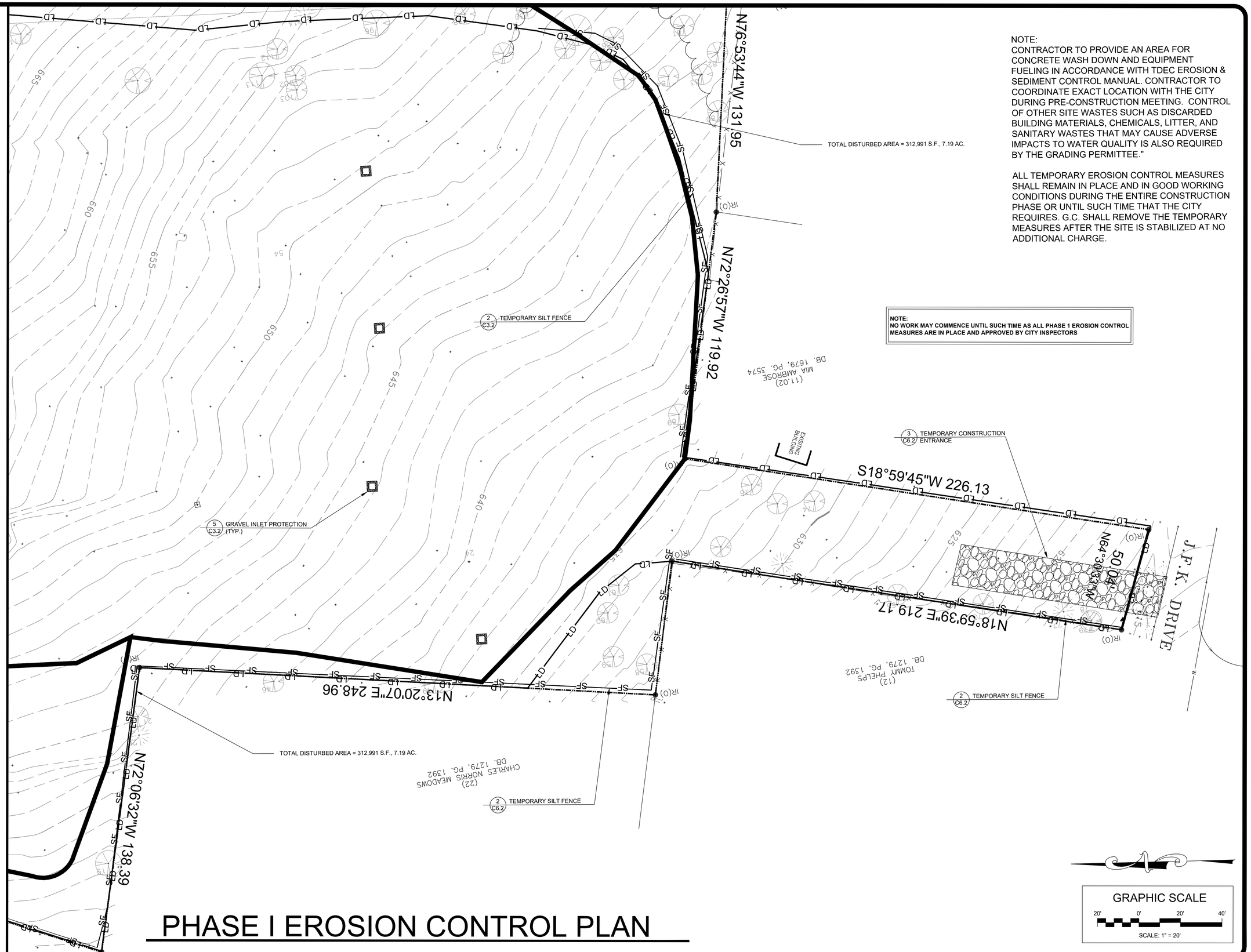

NOTE:
CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH TDEC EROSION & SEDIMENT CONTROL MANUAL. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE CITY DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE."

ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND IN GOOD WORKING CONDITIONS DURING THE ENTIRE CONSTRUCTION PHASE OR UNTIL SUCH TIME THAT THE CITY REQUIRES. G.C. SHALL REMOVE THE TEMPORARY MEASURES AFTER THE SITE IS STABILIZED AT NO ADDITIONAL CHARGE.

NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE IN PLACE AND APPROVED BY CITY INSPECTORS

MATCH LINE
SEE SHEET C3.1

PHASE I EROSION CONTROL PLAN

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

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General Notes

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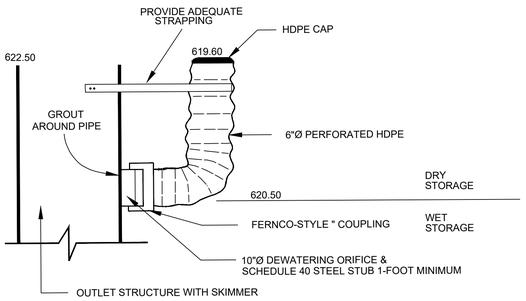
1	CITY COMMENTS	06.22.26

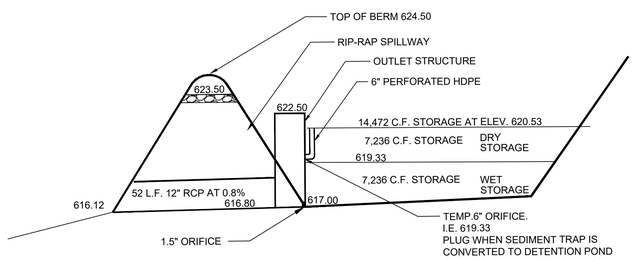
Date: APRIL 06, 2026
Scale:
Sheet: C3.2 OF
Project No. 2018-15 Prepared By: MF

NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE COMPLETE IN PLACE AND APPROVED BY CITY INSPECTORS

NOTE:
NO FILL, STONE, OR OTHER MATERIAL MAY BE ADDED TO SITE UNTIL SUCH TIME AS TEMPORARY SEDIMENT TRAPS AND DRAINAGE SWALES ARE CONSTRUCTED.



RISER DETAIL



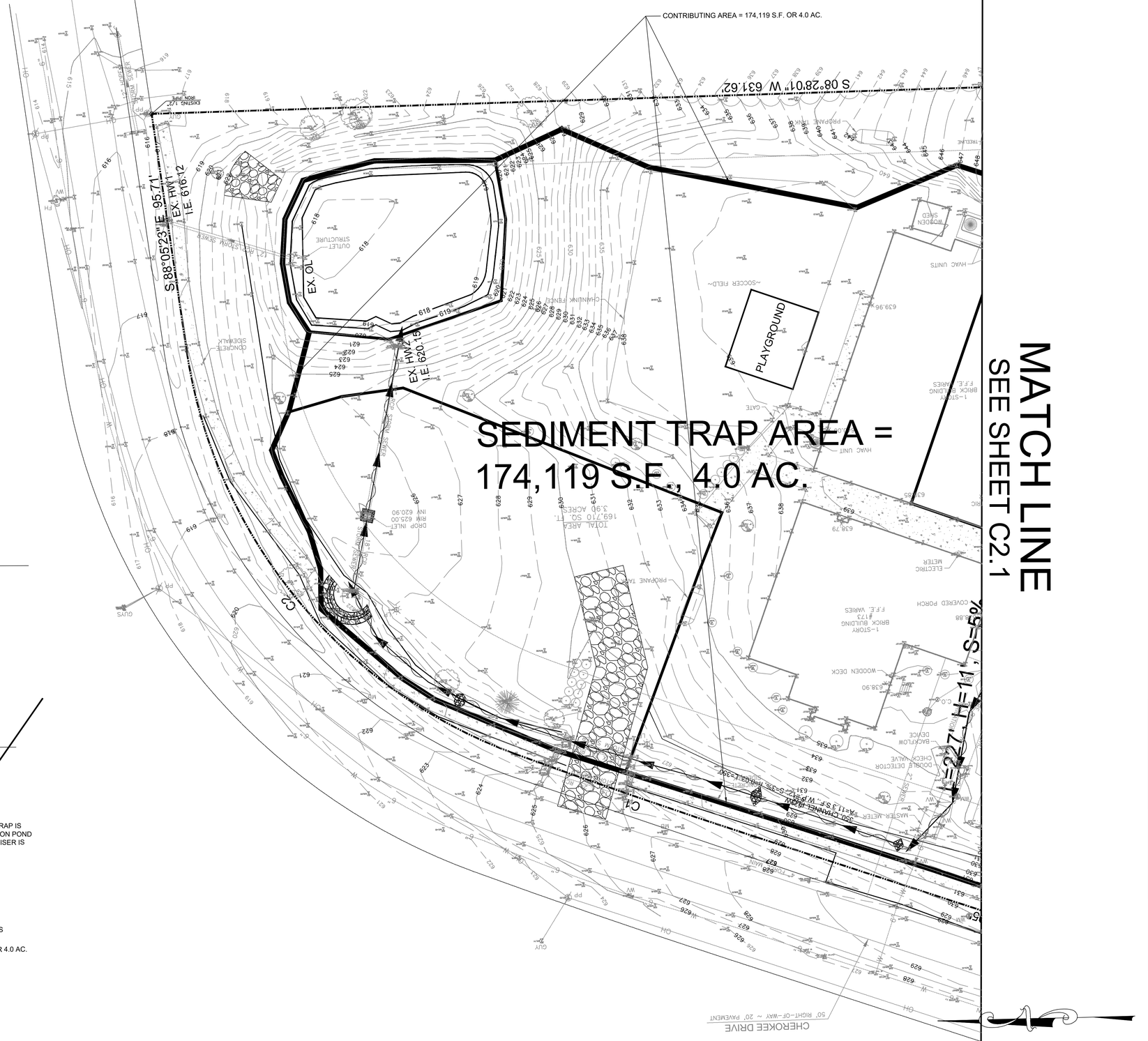
SEDIMENT TRAP

SEDIMENT TRAP CALCULATIONS

CONTRIBUTING AREA = 174,119 S.F OR 4.0 AC.
4.0 ACRES X 3,618 C.F. = 14,472 C.F.
REQUIRED WET STORAGE = 7,236 C.F.
REQUIRED DRY STORAGE = 7,236 C.F.
VOLUME PROVIDED = 14,472 C.F. AT ELEV. 620.53
25 YR. STORM TO THE SEDIMENT TRAP = 13.73 CFS
25 YR. STORM THROUGH OUTLET STRUCTURE = 1.29 CFS
25 YR. STORM ELEVATION = 621.14

SEDIMENT BASIN 1 CONTRIBUTING AREA=174,119 S.F. OR 4.0 AC.

CONTOUR ELEVATION	CONTOUR AREA	VOLUME C.F.
617	0	0
618	3,954	1,977
619	4,763	6,336
619.33	**5,024**	**7,236**
620	5,313	11,374
620.53	**6,031**	**14,472**
621	6,467	17,264
622	7,376	24,185
623	8,361	32,054
623.50	8,874	36,362



PHASE II EROSION CONTROL PLAN

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

CIVIL AND ENVIRONMENTAL
ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

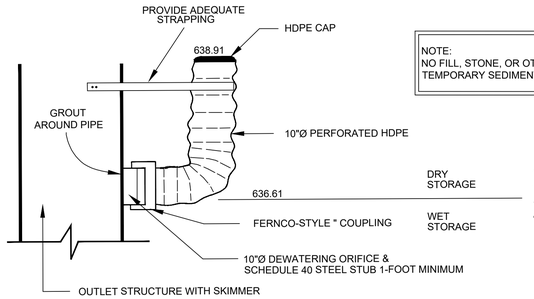
MASOUD FATHI 102.003235 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
2		
3		
4		

Date: APRIL 06, 2026
Scale:
Sheet: C4.0 OF
Project No. 2018-15
Prepared By: MF



RISER DETAIL

NOTE:
NO FILL, STONE, OR OTHER MATERIAL MAY BE ADDED TO SITE UNTIL SUCH TIME AS TEMPORARY SEDIMENT TRAPS AND DRAINAGE SWALES ARE CONSTRUCTED.

NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE COMPLETE IN PLACE AND APPROVED BY CITY INSPECTORS

NOTE:
DETENTION PONDS SHALL BE CLEANED OF EXCESS SEDIMENT PRIOR TO FINAL SITE INSPECTION AND RETURNED TO PLAN ELEVATION WITH CONFIRMATION OF POND DIMENSIONS BY A REGISTERED SURVEYOR OR ENGINEER.

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

MATCH LINE
SEE SHEET C4.0

MATCH LINE
SEE SHEET C4.2

SEDIMENT TRAP AREA 1=
78,338 S.F., 1.8 AC.

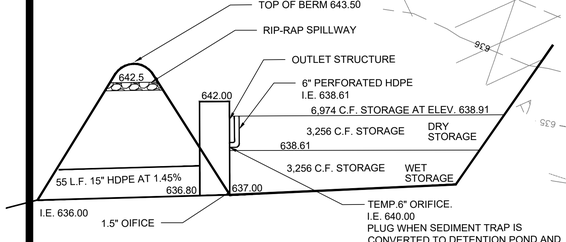
L=100', H=3', S=3%

L=800', H=28', S=9.33%

1+00.00

0+50.00

0+00.00
BP: 0+00.00
DESIGN SPEED = 0 mi/h
STA 0+00.00



SEDIMENT TRAP

SEDIMENT TRAP CALCULATIONS

CONTRIBUTING AREA 1.80 AC.
1.80 ACRES X 3,618 C.F. =6,512 C.F.
REQUIRED WET STORAGE = 3,256 C.F.
REQUIRED DRY STORAGE = 3,256 C.F.
VOLUME PROVIDED = 6,512 C.F. AT ELEV. 640.78
25 YR. STORM TO THE SEDIMENT TRAP = 2.00 CFS
25 YR. STORM THROUGH OUTLET STRUCTURE = 0.71 CFS
25 YR. STORM ELEVATION = 637.69

SEDIMENT BASIN 1 DISTURBED AREA=78,338 S.F., OR 1.80 AC.

CONTOUR ELEVATION	CONTOUR AREA	VOLUME C.F.
637	0	0
638	4197	2,099
638.61	**4,538**	**3,256**
638.91	**4,882**	**6,512**
639	5554	6,974
640	7009	13,256
641	8509	21,015
642	10739	30,666
643	19755	45,940

55 L.F. 15" HDPE AT 1.45%

1 C6.3 CONCRETE HEADWALL #6
I.E. 636.00

SEDIMENT TRAP OUTLET STRUCTURE. REFER TO DETAIL THIS SHEET. MODIFY THE STRUCTURE WHEN CONVERTING THE SEDIMENT TRAP TO DETENTION POND

N73°32'48"W 24.63'
N28°34'07"E 144.89
N27°42'12"E 76.92'
N28°06'17"E 311.32'

CHEROKEE DRIVE

PHASE II EROSION CONTROL PLAN

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

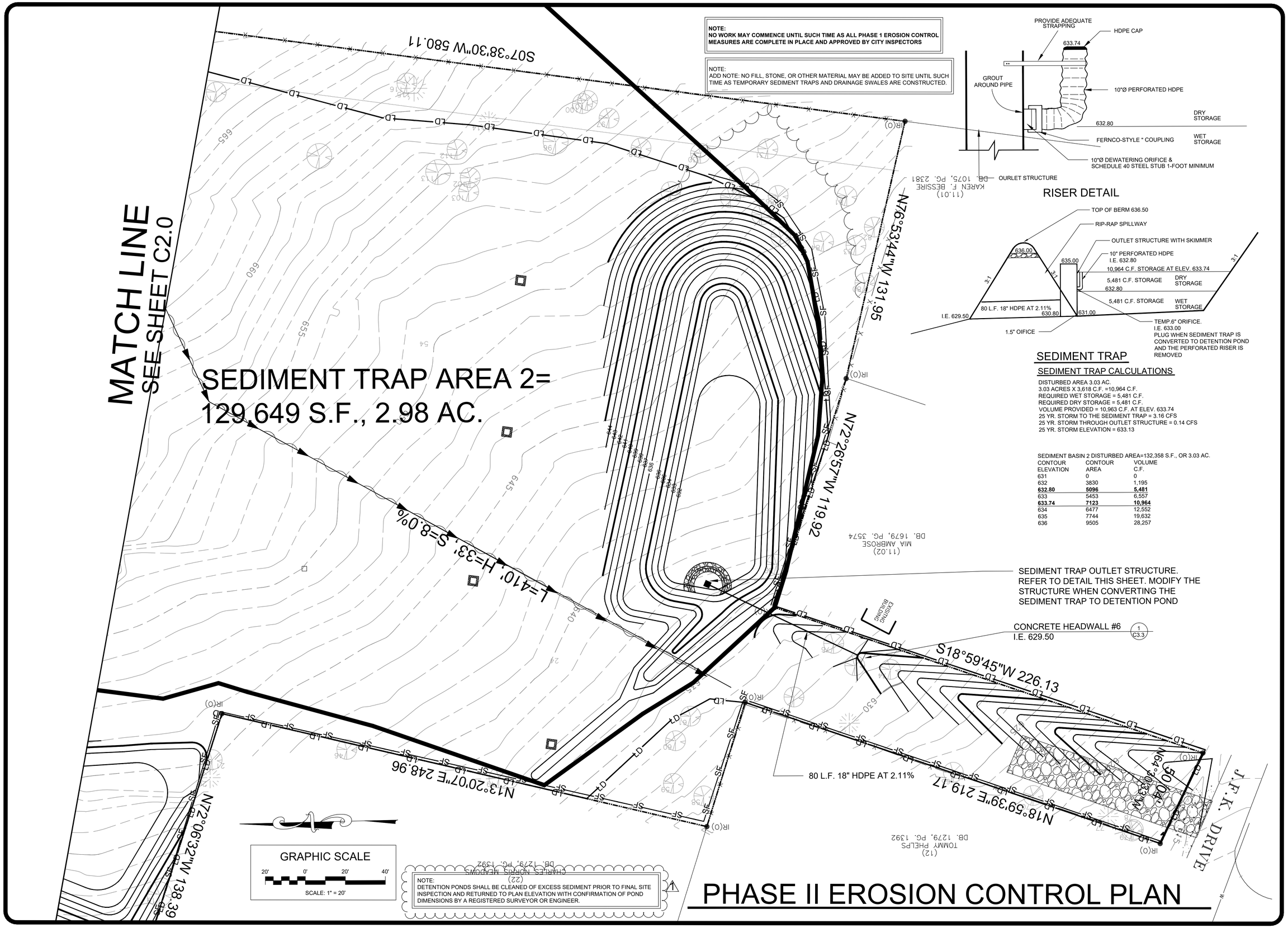
MASOUD FATHI 102.001766 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26

Date: APRIL 06, 2026
Scale:
Sheet: C4.1 OF
Project No. 2018-15
Prepared By: MF



NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE COMPLETE IN PLACE AND APPROVED BY CITY INSPECTORS

NOTE:
ADD NOTE: NO FILL, STONE, OR OTHER MATERIAL MAY BE ADDED TO SITE UNTIL SUCH TIME AS TEMPORARY SEDIMENT TRAPS AND DRAINAGE SWALES ARE CONSTRUCTED.

RISER DETAIL

SEDIMENT TRAP

SEDIMENT TRAP CALCULATIONS

DISTURBED AREA 3.03 AC.
3.03 ACRES X 3,618 C.F. =10,964 C.F.
REQUIRED WET STORAGE = 5,481 C.F.
REQUIRED DRY STORAGE = 5,481 C.F.
VOLUME PROVIDED = 10,963 C.F. AT ELEV. 633.74
25 YR. STORM TO THE SEDIMENT TRAP = 3.16 CFS
25 YR. STORM THROUGH OUTLET STRUCTURE = 0.14 CFS
25 YR. STORM ELEVATION = 633.13

SEDIMENT BASIN 2 DISTURBED AREA=132,358 S.F., OR 3.03 AC.

CONTOUR ELEVATION	CONTOUR AREA	VOLUME C.F.
631	0	0
632	3830	1,195
632.80	**5096**	**5,481**
633	5453	6,557
633.74	**7123**	**10,964**
634	6477	12,552
635	7744	19,632
636	9505	28,257

NOTE:
DETENTION PONDS SHALL BE CLEANED OF EXCESS SEDIMENT PRIOR TO FINAL SITE INSPECTION AND RETURNED TO PLAN ELEVATION WITH CONFIRMATION OF POND DIMENSIONS BY A REGISTERED SURVEYOR OR ENGINEER.

PHASE II EROSION CONTROL PLAN

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

MASOUD FATHI
REGISTERED ENGINEER
AGRICULTURE
NO. 00101952
STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH

181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

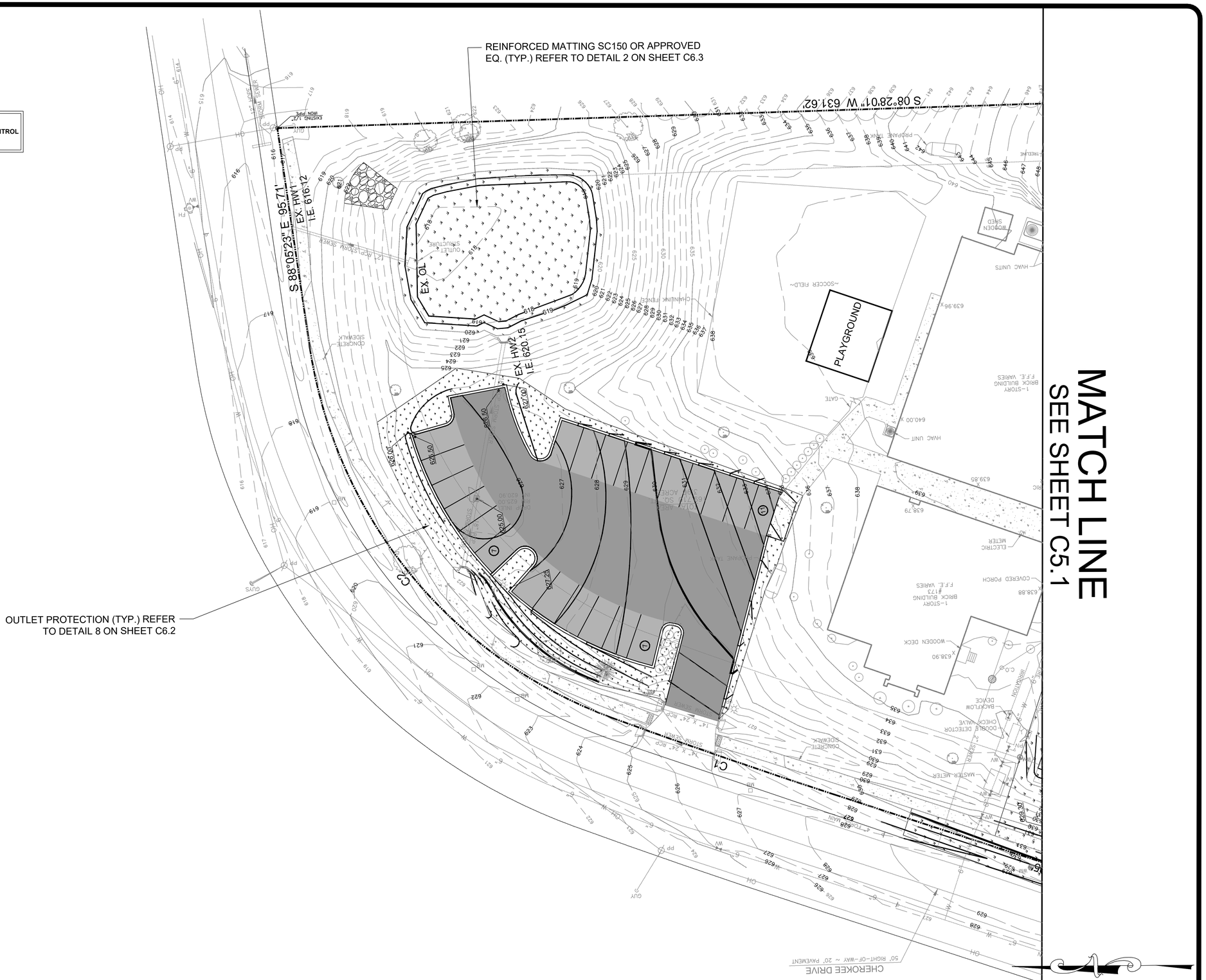
General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
2		
3		

Date: APRIL 06, 2026
Scale:
Sheet: C4.2 OF
Project No. 2018-15
Prepared By: MF

NOTES:
1. AREAS WITH SLOPES 3:1 MUST BE ALL REMAINING DISTURBED AREAS (OTHER THAN BUILDING, GRAVEL, ASPHALT AND CONCRETE AREAS) SHALL BE STABILIZED WITH NORTH AMERICAN GREEN REINFORCING VMAX 3 P550 OR APPROVED INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER. EXPOSED AREAS ARE TO BE STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED.

NOTE:
NO WORK MAY COMMENCE UNTIL SUCH TIME AS ALL PHASE 1 EROSION CONTROL MEASURES ARE COMPLETE IN PLACE AND APPROVED BY CITY INSPECTORS



MATCH LINE
SEE SHEET C5.1

SODDING
CONCRETE PAVEMENT
H.D. PAVEMENT
L.D. PAVEMENT
REINF. MATTING NORTH AMERICAN GREEN SC150 OR APPROVE EQ.
TDOT CLASS A-1 REI-RAP

PHASE III EROSION CONTROL PLAN

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

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

MASOUD FATHI — 102.0000 — REGISTERED — STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
2		
3		
4		

Date: APRIL 06, 2026
Scale:
Sheet: C5.0 OF
Project No. 2018-15
Prepared By: MF

NOTES:
1. ANY REMAINING DISTURBED AREAS (OTHER THAN BUILDING, GRAVEL, ASPHALT AND CONCRETE AREAS) SHALL BE STABILIZED WITH NORTH AMERICAN GREEN REINFORCING SC150 OR APPROVED EQUAL. INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
2. EXPOSED AREAS ARE TO BE STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED.

MATCH LINE
SEE SHEET C5.0

MATCH LINE
SEE SHEET C5.2

SODDING OR APPROVED EQ. (TYP.)

OUTLET PROTECTION (TYP.) REFER TO DETAIL 8 ON SHEET C6.2

REINFORCED MATTING SC150 OR APPROVED EQ. (TYP.) REFER TO DETAIL 2 ON SHEET C6.3

CHEROKEE DRIVE

SODDING
CONCRETE PAVEMENT
H.D. PAVEMENT
L.D. PAVEMENT
REINF. MATTING NORTH AMERICAN GREEN SC150 OR APPROVE EQ.
TDOT CLASS A-1 REI-RAP

NOTE:
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PHASE III EROSION CONTROL PLAN

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

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NASHVILLE, TENNESSEE 37221
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masoudfathi@comcast.net

MASOUD FATHI 102.3021 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH

181 CHEROKEE DRIVE LAVERGN, TN
MAP 017C, GROUP "E" PARCEL 11.03

General Notes

No.	Revision/Issue	Date
1	CITY COMMENTS	06.22.26
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3		
4		

Date: APRIL 06, 2026
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Sheet: C5.1 OF
Project No. 2018-15
Prepared By: MF

CONCRETE PAVEMENT

H.D. PAVEMENT

L.D. PAVEMENT

REINF. MATTING NORTH AMERICAN GREEN SC150 OR APPROVED EQ.

TDOT CLASS A-1 REI-RAP

SODDING

NOTES:
1. ANY REMAINING DISTURBED AREAS (OTHER THAN BUILDING, GRAVEL, ASPHALT AND CONCRETE AREAS) SHALL BE STABILIZED WITH NORTH AMERICAN GREEN REINFORCING VMAX 3 P550 OR APPROVED EQUAL. INSTALLATION SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
2. EXPOSED AREAS ARE TO BE STABILIZED WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITIES IN THE AREA HAVE CEASED.

MATCH LINE
SEE SHEET C5.1

SODDING OR APPROVED EQ. (TYP.)

REINFORCED MATTING SC150 OR APPROVED EQ. (TYP.) REFER TO DETAIL 2 ON SHEET C6.3

OUTLET PROTECTION (TYP.) REFER TO DETAIL 8 ON SHEET C6.2

S07°38'30"W 580.11

N76°53'44"W 131.95

N72°06'57"W 119.92

S18°59'45"W 226.13

N18°59'39"E 219.17

N13°20'07"E 248.96

N72°06'32"W 138.39

N50°03'33"W 50.04

CB15 CB16 CB17 CB18

HW5 E 633.00
HW6 E 636.00
HW7 E 639.00
HW8 I.E. 629.00
HW13 612.00

EXISTING BUILDING

DB. 1075, PG. 2381
KAREN F. BESSIRE
(11.01)

DB. 1679, PG. 3574
MIA AMBROSE
(11.02)

DB. 1279, PG. 1392
TOMMY PHELPS
(12)

DB. 1279, PG. 1392
CHARLES NORRIS MEADOWS
(22)

J.P.K. DRIVE

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

NOTE:
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PHASE III EROSION CONTROL PLAN

CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES, LLC
7432 HIGHWAY 70 SOUTH
NASHVILLE, TENNESSEE 37221
CELL: (615) 504-9915 FAX: (615) 662-8821
masoudfathi@comcast.net

MASOUD FATHI — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

SITE CONSTRUCTION PLANS FOR
PROPOSED MULTIPURPOSE FACILITY
ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH
181 CHEROKEE DRIVE LAVERGN, TN
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Date: APRIL 06, 2026
Scale:
Sheet: C5.2 OF
Project No. 2018-15
Prepared By: MF

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 11. **Final Plat - SRM, Inc.- Consolidate 6 Lots Totaling 8.85 Acres into One Lot. Requested by Huddleston-Steele. Property located on Waldron Road & Rocky Tock Street (Tax Map 17G, Group A, Parcels 2, 11, 12, 13, 14, 15). CC (Central Commercial) Zoning District and R-1 (Single Family Residential). Property owned by Hollingshead Land, LLC.**

Reviewed By:
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Gary Lide, City Engineer

Summary:
On behalf of their client, Huddleston-Steele, Inc. is requesting approval of the final plat for SRM, Inc. located on 8.85 ± acres. The purpose of the plat is to consolidate 6 lots into one new lot. There is already industrial development occurring on this site. The property is currently zoned CC and R-1 which allows varying densities.

The property is located off of Waldron Road. The proposed layout shows one new lot consisting of the existing SRM facility plus the residential lots on Rocky Tock. The residential lots comprise the remaining acreage.

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)
Engineering comment addressed.

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

No comments.

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

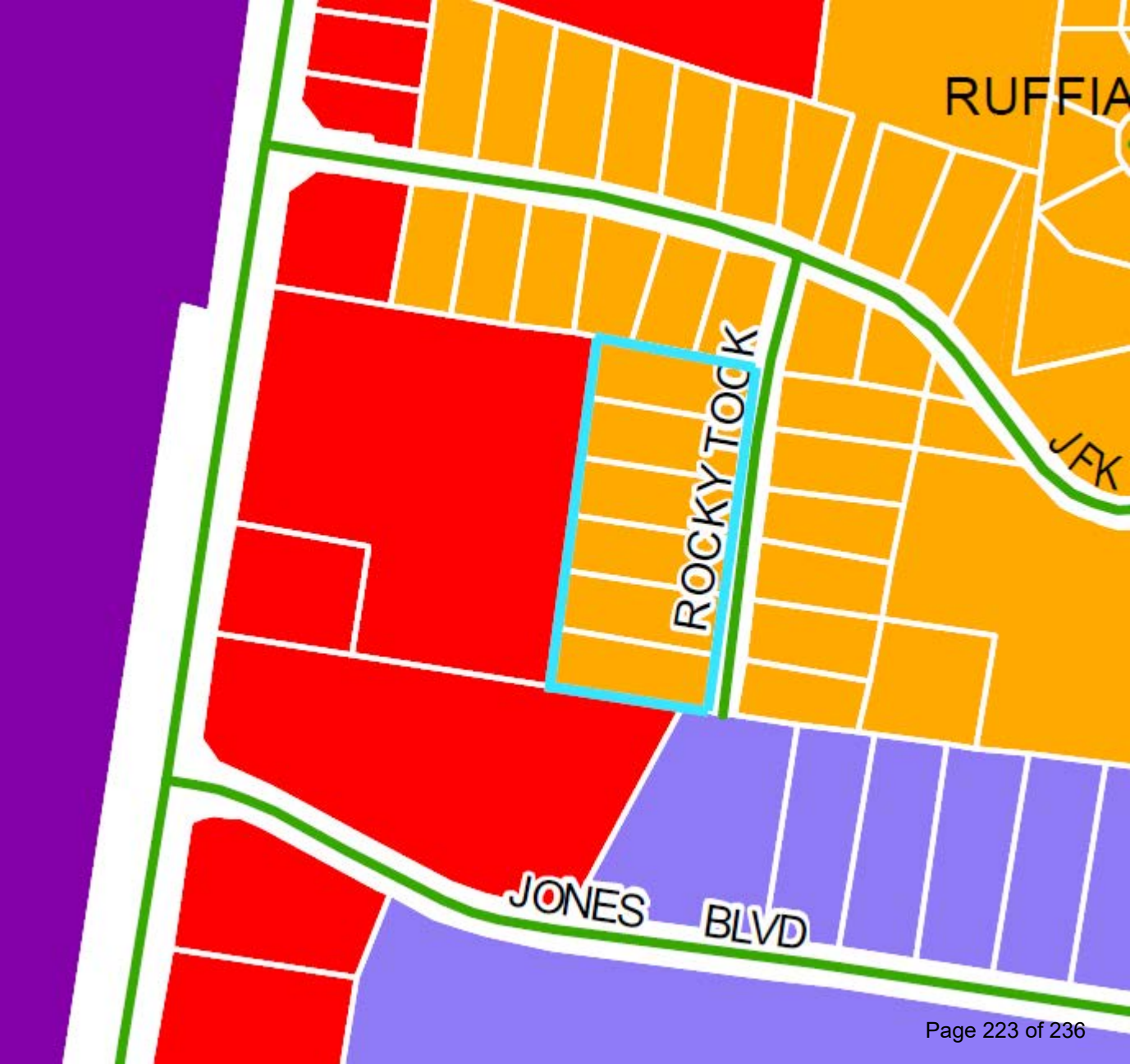
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

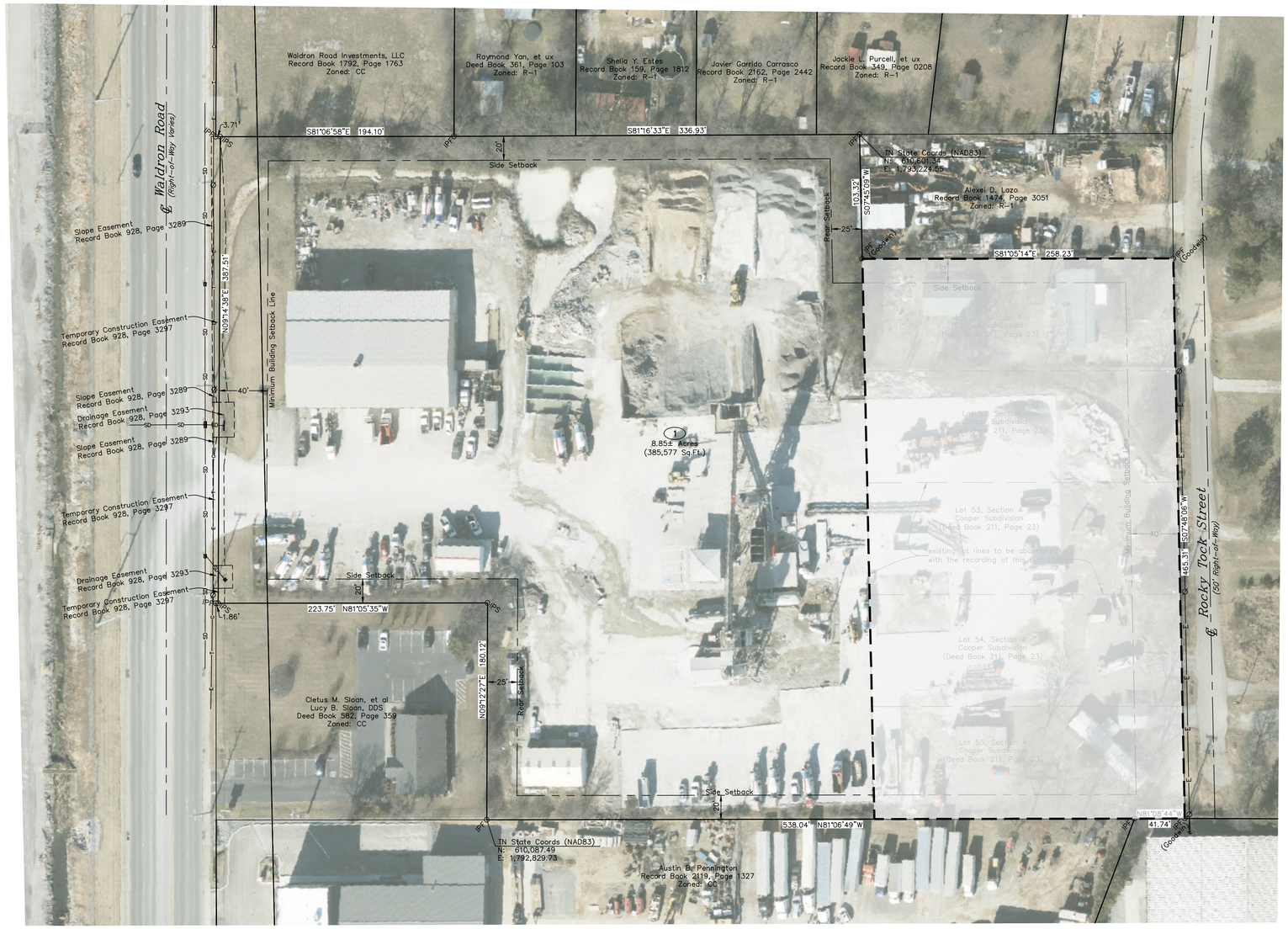
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

359
108
112
118
124
126
128
JFK DR
Rocky Tock St
108
112
116
120
124
128
121
125
129
371
379
381
WALDRON RD
Waldron Rd
Waldron Rd
Jones Blvd
ROCKY Rocky Tock St

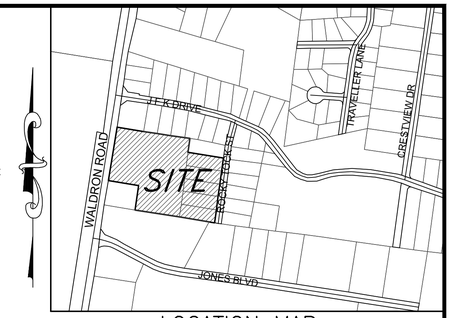
Tencendur Ln
RUFFIAN CT
TRAVELLER Ln
TRAVELLER Ln
J F K Dr
J F K Dr
J F K Dr
Waldron Rd
WALDRON RD
WALDRON RD
Rocky Tock St
ROCKY TOCK ST
Waldron Rd
WALDRON RD
JONES BLVD
Jones Blvd
Jones Blvd
Source: Esri, Vantor, Earthstar Geographics, and the GIS Comm


RUFFIA
ROCKY TOCK
JFK
JONES BLVD



LEGEND

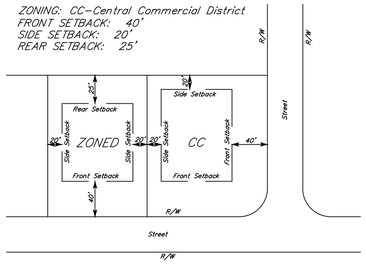
- Ø — Power Pole
- —SD— Storm Drain Pipe
- Area Drain
- Catch Basin
- Centerline
- Setback Line
- Easement Line
- —E—T—C— Electric, Telephone, Cable



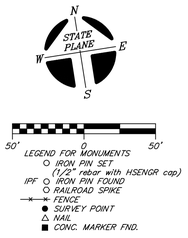
LOCATION MAP
N.T.S.

PLAT NOTES:

1. The purpose of this plat is to combine Lots 51 thru 55, Section 4, Cooper Subdivision as recorded in Deed Book 211, Page 23, with the adjoining property of Smyrna Ready Mix, LLC (Record Book 2114, Page 1953) into one tract of 8.85± Acres.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above- ground evidence, and also from 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 commencing any work.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. Any street in this subdivision may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
7. Any signage, including flags and flagpoles, is subject to independent review. All signage must conform to county requirements and require separate sign permits.



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015J, ZONE: X, DATED: MAY 09, 2023.

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 11.00
Record Book 2097, Page 1386
Lot 51, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 12.00
Record Book 1920, Page 3345
Lot 52, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 13.00
Record Book 1764, Page 3241
Lot 53, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 14.00
Record Book 2249, Page 1804
Lot 54, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Smyrna Ready Mix, LLC
c/o SRM Concrete, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 2.00
Record Book 1316, Page 1478

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 15.00
Record Book 2114, Page 1953
Lot 55, Section 4, Cooper Subdivision
Deed Book 211, Page 23

TRANSMITTAL COPY FOR REVIEW PURPOSES ONLY

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

ZONING EXHIBIT

SRM PROPERTY

(THE CONSOLIDATION OF PROPERTY OF SMYRNA READY MIX, LLC AND LOTS 51-55, SECTION 4, COOPER SUBDIVISION

3RD CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: JUNE, 2026 | SCALE: 1"=50' | SHEET 1 OF 1

S:\ACAD204\Civil 3D Projects\SRM-La Vergne\DWG\Combination Plat.dwg, Zoning Exhibit, 6/1/2026 10:11:56 AM, ACAD204

Planning Commission Report
Meeting: June 30, 2026

City of La Vergne

Item #: 12. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Jeff Hollingshead - 2.74 Acres. Property located on Rocky Tock Street (Tax Map 17G, Group A, Parcels 11, 12, 13, 14, 15). Current Zoning District: R-1 (Single Family Residential); Proposed Zoning District: CC (Central Commercial) Zoning District. Property owned by Hollingshead Land, LLC.**

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

Summary:
The applicant is requesting to rezone approximately 2.74 acres from R-1 (Low Density) to CC (Central Commercial). The property is located between Rocky Tock St. and Waldron Road.

The applicant intends to bring all of the SRM property in La Vergne under uniform use and zoning with this application.

The main zoning in the area is a mixure of R-1 and CC.

The remaining property that borders this site on the northern side is CC which is Central Commercial.

Staff Comments / Technical Items:

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

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

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

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

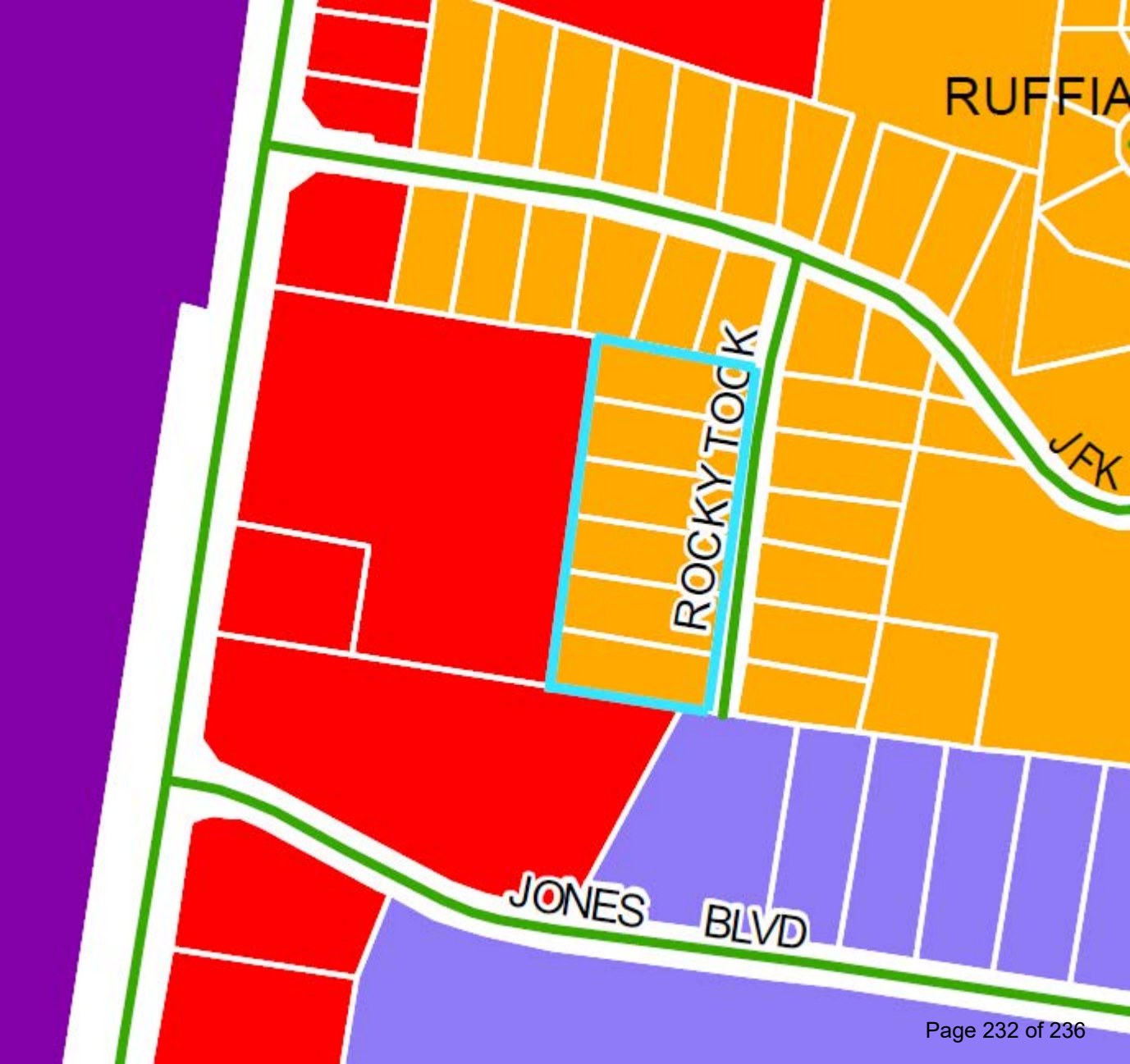
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comment.

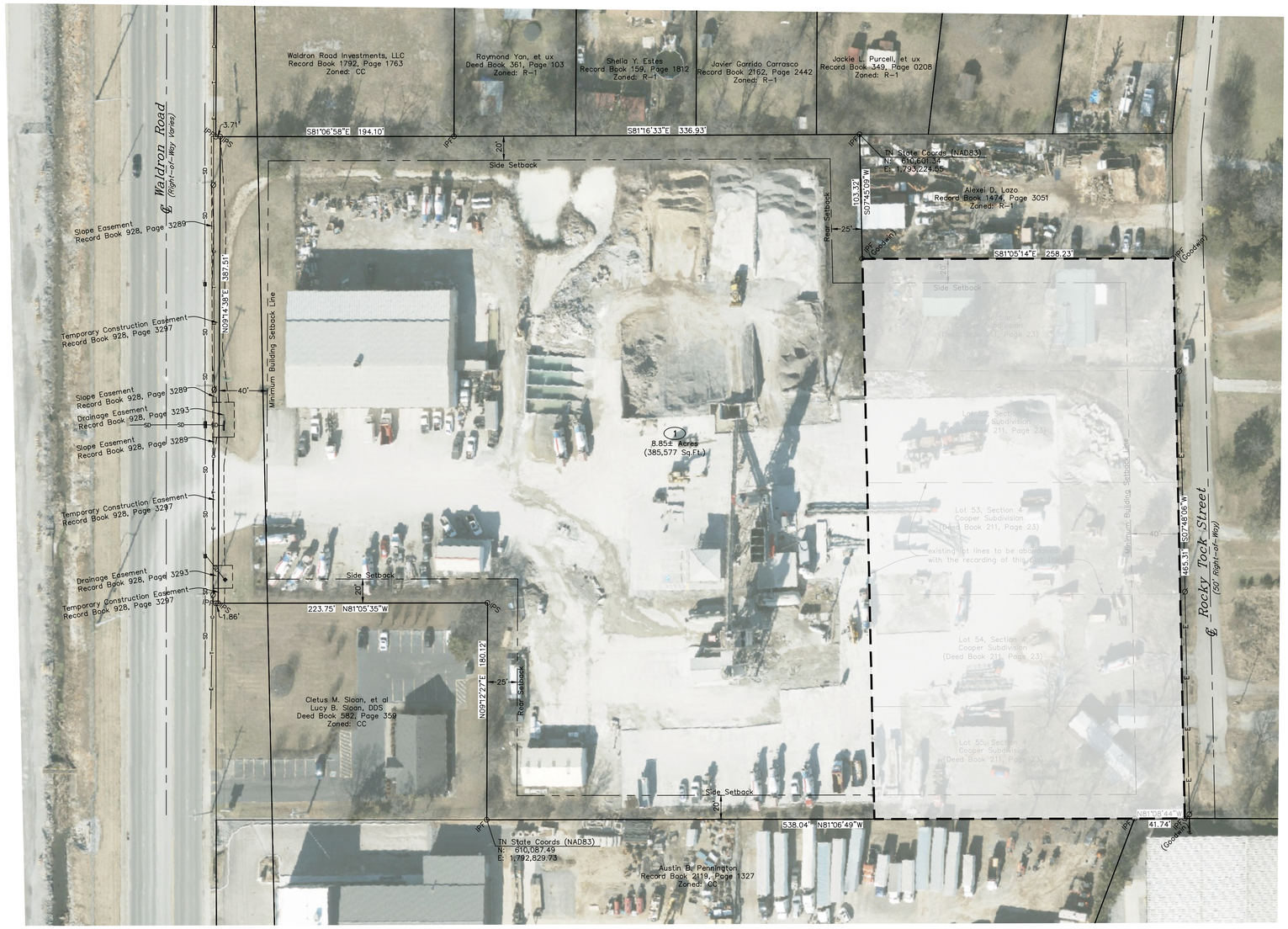
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

359
108
112
118
124
126
128
JFK DR
Rocky Tock St
108
371
112
WALDRON RD
Waldron Rd
116
120
ROCKY Rocky Tock St
121
379
124
125
128
129
381
Waldron Rd
Jones Blvd

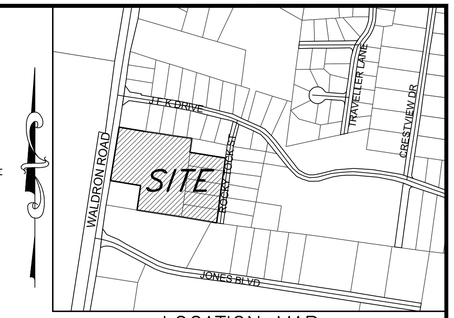
Tencendur Ln
RUFFIAN CT
TRAVELLER Ln
TRAVELLER Ln
J F K Dr
J F K Dr
J F K Dr
Waldron Rd
WALDRON RD
Rocky Tock St
ROCKY TOCK ST
Waldron Rd
WALDRON RD
JONES BLVD
Jones Blvd
Jones Blvd
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Comm


RUFFIA
ROCKY TOCK
JFK
JONES BLVD



LEGEND

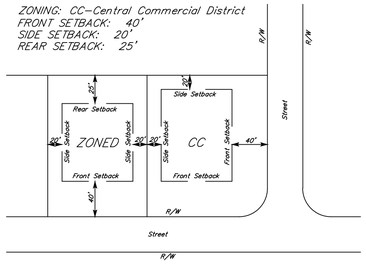
- Ø — Power Pole
- ——SD—— Storm Drain Pipe
- Area Drain
- Catch Basin
- ——— Centerline
- — — — Setback Line
- – – – – Easement Line
- ——E——T——C—— Electric, Telephone, Cable



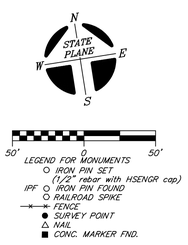
LOCATION MAP
N.T.S.

PLAT NOTES:

1. The purpose of this plat is to combine Lots 51 thru 55, Section 4, Cooper Subdivision as recorded in Deed Book 211, Page 23, with the adjoining property of Smyrna Ready Mix, LLC (Record Book 2114, Page 1953) into one tract of 8.85± Acres.
2. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
3. Underground utilities shown were located using available above- ground evidence, and also from 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 commencing any work.
5. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
6. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction. Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation. Any street in this subdivision may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
7. Any signage, including flags and flagpoles, is subject to independent review. All signage must conform to county requirements and require separate sign permits.



TYPICAL BUILDING SETBACK DETAILS
N.T.S.



THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015J, ZONE: X, DATED: MAY 09, 2023.

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 11.00
Record Book 2097, Page 1386
Lot 51, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 12.00
Record Book 1920, Page 3345
Lot 52, Section 4, Cooper Subdivision
Deed Book 211, Page 23

OWNER: Hollingshead Land, LLC
ADDRESS: 1000 Hollingshead Circle
Murfreesboro, TN 37129
Tax Map 17-G, Group A, Parcel 13.00
Record Book 1764, Page 3241
Lot 53, Section 4, Cooper Subdivision
Deed Book 211, Page 23

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