AGENDA

La Vergne Planning Commission
July 28, 2026 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 16, 2026 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. 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)**
4. 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.
5. 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. **(DEFERRED)**

NEW BUSINESS

6. Site Plan - Commercial Retail Center - New Building Comprised of 5,070 Square Feet on 1.30 Acres. Property located at 101 Floyd Mayfield Drive (Tax Map 14P, Group B, Parcel 4). DD (Downtown District) Zoning District. Requested by DMG, LLC. Property owned by KMBS Real Estate, LLC.
7. Site Plan - Enterprise Boulevard Retail Center - New Building of 8,108 Square Feet on 0.93 Acres. Property located on Enterprise Boulevard (Tax Map 17 O, Group A, Parcel 6). GD (Gateway District) Zoning District. Requested by Huddleston - Steele, Inc. Property owned by Natvar Patel.
8. Preliminary Plat - Sanford Ridge - 63 Lots on 13.17 Acres. Requested by SEC, Inc. Property located on Sanford Road and Chaney Blvd. (Tax Map 28, Parcels 1.01 & 2). PDR R-3 (Planned Density Residential) Zoning District. Property owned by KMC Land, LLC.
9. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 0.75 Acres. Property located at 431 & 471 Minerva Drive (Tax Map 28, Parcel 14). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-2 (Mixed Residential) Zoning District. Property owned by Eva I. Abdelnore. **(DEFERRED)**

10. Recommendation to the Board of Mayor and Alderman: **Ordinance #2026-14** - An Ordinance to Amend Title 10 of the La Vergne Municipal Code by Adding a New Chapter Regulating the Keeping of Domestic Fowl.

11. Recommendation to the Board of Mayor and Alderman: Amendment to the Zoning Ordinance Regarding Data Centers.

12. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 16, 2026, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on June 16, 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, Tabatha Howard, Justin Greer, and Jim Hesemann. Mark Molnar was absent.

ORDER OF BUSINESS

1. Approve Minutes: May 12, 2026 Workshop and May 26, 2026 Regular Meeting,

This item will be considered at the regular meeting on June 30, 2026.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

Mr. Bo Logan gave his report.

Ms. Hicks gave her utilities report.

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

No action was taken.

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.

Mr. Logan gave his report.

Mr. Gary Lide gave his engineering report.

Ms. Hicks gave her utilities report

Mr. Mark Campbell, 1010 Commerce Drive, Georgia, Carter Engineering, addressed questions regarding material used for building siding, compliance with the sign ordinance, the likelihood to have staff comments addressed by the deadline, and the need for parking spaces to be removed in the front of the building.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report highlighting his desire for a traffic study, the need for roadway improvements, and water and sewer improvements.

Mr. Marcus Weidower, 8830 Macon Highway, Georgia, Hillpointe, addressed questions regarding sinkholes, the need for a traffic study, rental units versus units for sale, and community outreach from the developer.

Mr. Chuck Moore, 1692 Holcomb Lake Road, Marietta, Georgia, Hillpointe, addressed questions regarding the buffer planned for the existing homes.

Mr. Will Rutherford, 2903 Poplar Street, Georgia, Hillpointe, addressed questions regarding why the developer was not seeking a PDR.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to answer any questions. He handed out packets detailing architectural elevations, a conceptual plan, sinkholes, and the relocation of Hollandale Road.

Mr. Cody Bass, 1132 Hibiscus Lane, Nolensville addresses questions regarding the

existing home on the property, intersection improvements, and proposed driveway lengths.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Rob Molchan, 850 Middle Tennessee Boulevard, Murfreesboro, SEC, Inc, was present to address any questions.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Ms. Hicks gave her utilities report.

Mr. Masoud Fathi, 7432 Highway 70 South, Nashville, was present and addressed questions regarding the proposed soccer field, drainage, a gate on J.F.K. drive, and the lack of sidewalks on the road leading to J.F.K. Drive.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide gave his engineering report.

Mr. Joe White answered questions regarding codes violations on one of the lots in the final plat.

Mr. Chris McGuire, 2115 Northwest Broad Street, Murfreesboro, Huddleston-Steele Engineering, Inc., was present and addressed questions regarding the Codes Department enforcement issue on the property and access to Rocky Tock Street.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Chris McGuire, 2115 Northwest Broad Street, Murfreesboro, Huddleston-Steele Engineering, Inc., was present and addressed questions regarding potential for this rezoning to increase traffic on Rocky Tock Street.

No action was taken.

13. Bonds/Letters of Credit Update.

This item will be updated at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:59 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 3. **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)**

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. Architectural elevations received Friday, July 10 - 100% EIFS has been removed and elevations now show brick - Staff is still reviewing percentages to see if they meet City regulations.
2. The required materials board was not submitted. Only random samples were sent to City. The material board must contain actual samples of all exterior materials;
3. There is a property boundary callout dispute because final plat and survey do not agree;
4. Any work done along the entirety of the western boundary requires approval from the Industrial Development Board because the roadway and sidewalk are being shown on the industrial development board property.

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

1. (Multiple sheets) Existing Building 'B' is shown on all plans as "To Remain". That building has already been demolished by others.
2. (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.
3. (Sheet C-2.0) Please provide an agreement with the property owner of the 19.15' strip of land along Jackson Square Blvd confirming that access and construction will be allowed in and through this property.

4. (Sheet C-2.0) At the previous Planning Commission workshop, there was a discussion regarding whether the Planning Commission would allow parking in front of the building per the standards of the Murfreesboro Road Overlay District. Discuss the seven spaces shown in front of the building with the Planning Commission.

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

1. Informational comment - Sht C-3.0, sewer cleanouts are required every 50 feet or 100 feet if double sweep cleanouts are used. Project may need another cleanout between the public cleanout at the front of the site and CO1.

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

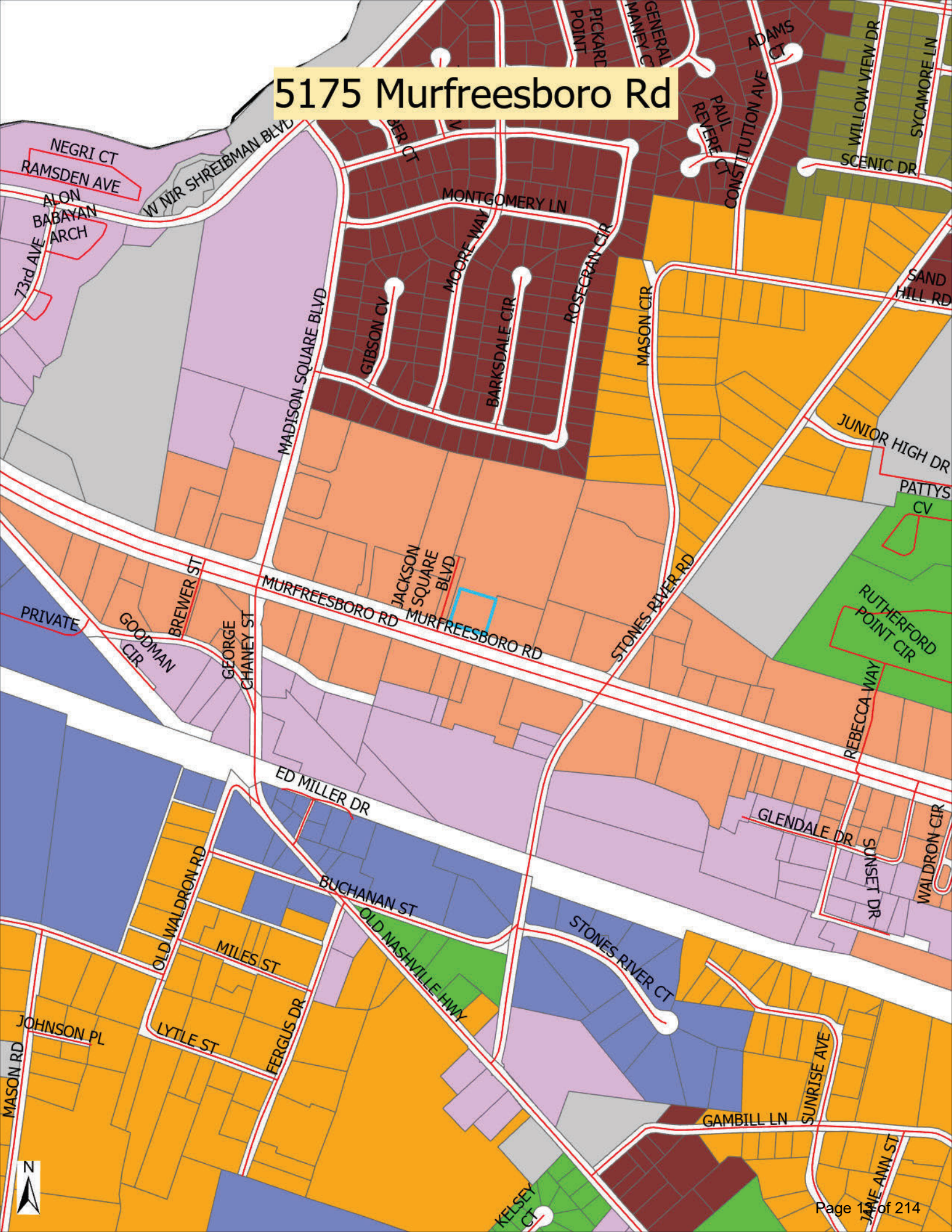
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comment.

Police
No comment.

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


5175 Murfreesboro Rd
GIBSON CIR
MOORE CIR
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MADISON SQUARE BLVD
BREWER ST
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
GEORGE CHANEY ST
OLD NASHVILLE HWY
STONES RIVER RD
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
STONES RIVER CT
FERGUS DR
MILES ST
N
Rutherford County GIS/OIT, 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
REBECCA WAY
STONES RIVER RD
JACKSON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
GEORGE CHANEY ST
PRIVATE
GOODMAN CIR
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
JAVE ANN ST
KELSEY CT
N





SITE DEVELOPMENT PLANS

FOR

ZAXBYS

PROJECT LOCATION

5175 MURFREESBORO ROAD

LA VERGNE, TN 37086

CONSTRUCTION ENTRANCE

36.020439

-86.574987

PARCEL ID NUMBER

015-002.01-000

PROJECT TRACT 0.74 AC | DISTURBED AREA 0.95 AC



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER
GUERNSEY HOLDINGS ZRC OPCP, LLC
1816 WALL STREET
FLORENCE, SC 29501
CONTACT: 803-239-7670
24-HOUR CONTACT: GEORGE THISTLE
GTHISTLE@GHZAXBYS.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCE DR.
BOGART, GA. 30622
CONTACT: 770-725-1200
MARK CAMPBELL, P.E.
[redacted]

ARCHITECT
APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN, VICTOR, NEW YORK 14564
VICTOR, NEW YORK 14564
CONTACT:585-742-0236
N/A OR STEVE PALMIERI
SPALMIERI@APD.COM

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

DESIGN BENCHMARK 100% CONSTRUCTION DOCUMENTS
DRAWING STATUS ISSUE FOR PERMIT

CARTER ENGINEERING

SITE & ENGINEERING SHEET INDEX

Sheet Number	Sheet Title
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-1.2	SURVEY
C-1.3	EXISTING CONDITIONS & DEMO PLAN
C-2.0	SITE PLAN
C-3.0	UTILITY PLAN
C-4.0	GRADING & DRAINAGE PLAN
C-4.0.1	PROFILES
C-4.1	EROSION CONTROL PHASE I
C-4.2	EROSION CONTROL PHASE II
C-4.3	EROSION CONTROL PHASE III
C-5.0	STANDARD DETAILS
C-5.1	EROSION CONTROL DETAILS
C-6.0	MENU BOARD DETAILS
C-6.1	CANOPY DETAILS
C-6.2	STRIPING DETAILS
C-7.0	ADA ACCESS PLAN
C-7.1	ADA DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	04/24/2026 - ISSUE FOR PERMIT
ISSUE 2	05/11/2026 - REVISED PER CITY COMMENTS
ISSUE 3	05/29/2026 - REVISED PER CITY COMMENTS
ISSUE 4	06/30/26 -REVISED PER CITY COMMENTS
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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06/30/26

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

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

SHEET TITLE: COVER SHEET
SHEET NUMBER: C-1.0
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

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 CODE. 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 LOCATED IN THE AREA (SHOWN OR NOT SHOWN) AND THOSE LOCATED BY THE FOLLOWING LIST OF UTILITIES MAY BE INCOMPLETE. THE CONTRACTOR SHALL VERIFY ALL 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 BARRICADE 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 SEWERS 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 RIMS AND COVER FOR ACCESS.
15. ALL ANGLES SHOWN ARE 90 DEGREES UNLESS OTHERWISE SHOWN OTHERWISE.
16. ALL GRADES SHOWN ARE FINISHED GRADE. 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 COURSES 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 "MJ&P" GRADE.
23. ALL DIMENSIONS ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

EARTHWORK SPECIFICATIONS

CLEARING AND GRUBBING:

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 ALL REMOVAL 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 BACKFILLED IF NECESSARY TO FLATTEN CUT SLOPES, REFILLED WITH ACCEPTABLE MATERIAL THAT IS PROPERLY COMPACTED IN LAYERS BY TAMPERS, ROLLERS OR CONSTRUCTION EQUIPMENT.

BURNING ON SITE IS NOT PERMITTED WITHOUT WRITTEN APPROVAL OF THE LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION.

SHOWING TREES OUTSIDE OF GRADING LIMITS LINE:

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:

ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY GROWTH OF GRASS, TOPSOIL, ALL DECAYED MATERIAL, AND ALL OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED BEFORE ANY BENCH FILL IS TO BE PLACED. SHALL BENCHING OR KEY CONSTRUCTION BEGIN BEFORE THE FILL APPROACH IS STARTED. 30 INCH CASE SMALL UNSUITABLE MATERIAL REMAIN IN OR UNDER THE FILL AREA. SLOPED GROUND SURFACE STEEPER THAN ONE 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 95 PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY ACCORDING TO STANDARD PROCTOR (AASHTO T99, ASTM D-698). MOISTURE CONTENT SHALL BE WITHIN 5 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. UNIFORM COVERS OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION, AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.

ANY YIELDING, PUMPING SOFT SPOTS SHOULD BE CUT OUT AND REPLACED OR WITH FILL COMPACTED AS DESCRIBED HEREIN.

THE PROPOSED FILL SHOULD BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D-2487 AS GW, GC, SW, SM, SC, MH, AND CL. SOIL CLASSIFIED AS PT, CH, OL, CH AND MH ARE NOT SATISFACTORY AS COMPACTED FILL.

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 (2 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 FREE OF DEBRIS FROM ROOTS, OTHER ORGANIC MATERIAL, TRASH AND OTHER OBJECTIONABLE MATERIAL. ALL BROKEN CONCRETE, STONES, ROCKS (EXCEPT FOR ROCK UTILITIES), NO PROPER 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 97 (EAST 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 RAISED PAVEMENT SUBGRADE SHALL BE COMPACTED TO 100 PERCENT OF THE MAXIMUM DRY DENSITY. PROOF ROLL THE SUBGRADE WITH A LOADED DUMP TRUCK OR OTHER RUBBER TIRED EQUIPMENT SHALL BE USED FOR PROOF ROLLING. UNIFORM COVERS OF A VEHICLES SHOULD BE MADE ACROSS THE SITE IN ONE DIRECTION, AND THEN PERPENDICULAR TO THE ORIGINAL DIRECTION OF ROLLING.

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 CONSTRUCTION EQUIPMENT CAN THEN BE USED TO BRING THE SOIL TO A DENSITY AS DESCRIBED ABOVE FOR FILL AREAS.

IF SOILS INVESTIGATION REPORT IS PROVIDED, THEN FOLLOW THE RECOMMENDATIONS OF THE REPORT IF THEY EXCEED THE RECOMMENDATIONS OF THESE SPECIFICATIONS.

TOPSOIL:

UNLESS OTHERWISE SPECIFIED, AREAS DESIGNATED FOR GRADING OPERATIONS THAT CONTAIN A BLANKET OF TOPSOIL SHALL BE STRIPPED AND PLACED IN TEMPORARY STOCKPILES FOR LATER USE AS TOPSOIL BLANKET ON THE SAME GRADED AREAS (FINISHED GRADE). CLEAR GRUBBING, TOPSOIL SHALL BE STRIPPED FROM ALL AREAS DESIGNATED TO RECEIVE FILL. THE STRIPPING OF MATERIAL FOR TOPSOIL SHALL BE CAREFULLY DETERMINING AND ONLY THE QUANTITY REQUIRED SHALL BE STOCKPILED. MATERIAL STOCKPILED SHALL BE STORED IN A SATISFACTORY MANNER TO APPROVED 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:

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 6 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 ASSUME 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 HIMSELF/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 STRUCTURE REQUIRING DEMOLITION IS INCLUDED FOR THE CONTRACTORS 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 95% 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 DISTRUCTION 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 DISPOSED 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 PAVEMENTS 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 EDPACE, 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 PROVIDED 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 DEMOLITION 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 GRADING PLANS AND/OR DESIGN RULES AS PROVIDED AND AS MAINTAINED BY CLIENT AND PROJECT MEDIA.
2. PRIOR TO COMMENCING CONSTRUCTION STAKING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR AND/OR STAKING SUBMITTER SHALL COORDINATE WITH THE PROJECT LEAD ENGINEER/ARCHITECT, WHOM RESPONSIBLE FOR THIS PROJECT, THAT THE LATEST PLANS AND/OR DESIGN RULES 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 RULES.
4. CONSTRUCTION STAKING SHALL ADHERE TO THE HORIZONTAL AND VERTICAL DATUM LISTED IN THIS CONSTRUCTION SET AND AS PROVIDED IN THE CORRESPONDING PLAN, 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 RULES, 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 RULES, IN GENERAL, REPRESENT INDUSTRY STANDARDS. HOWEVER, EXCEPTIONS CAN BE MADE IF IT DETERMINED THAT CERTAIN DERIVED CONSTRUCTIONS CAN BE MADE THAT WILL NOT AFFECT THE DESIGN REQUIREMENTS OR FUNCTIONALITY. THE LEAD ENGINEER/LANDSCAPE ARCHITECT WILL EVALUATE CONSTRUCTION ACTIVITIES THAT DERIVE FROM THE DESIGN PLANS ON A CASE-BY-CASE BASE. IF IT IS DETERMINED THAT THE CERTAIN DERIVED 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 RIPRO/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(S) 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: 09/10/2026
TRACT OR PARCEL: 015.02.031.000
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: 09/10/2026
TRACT OR PARCEL: 015.02.031.000
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 09/10/2026 AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	06/30/26
2	REVISIONS PER CITY COMMENTS	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

06/30/26

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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: GENERAL NOTES
PROJECT NAME: ZAXME
SHEET NUMBER: C-1.1
PROJECT NUMBER: 25104ZAX
DATE: 06/30/26

ISSUE FOR PERMIT

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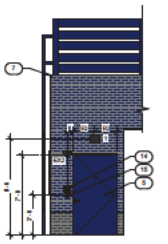
4-2026

EXTERIOR FINISH SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES	CONTACT
EXTERIOR WALL FINISH					
MR-01	BRICK	GLEN GERY	RED SMOOTH MODULAR FULL BRICK	PAINTED PT-10	CONTACT: JONATHAN TAYLOR 332.400.7226 jonathan.taylor@glengery.com
MR-02	BRICK	GLEN GERY	RED SMOOTH MODULAR FULL BRICK	PAINTED PT-11	CONTACT: JONATHAN TAYLOR 332.400.7226 jonathan.taylor@glengery.com
MR-03	BRICK	GLEN GERY	ASPEN WHITE SMOOTH FULL BRICK	BRICK MORTAR TO BE GLEN GERY GHB2	CONTACT: JONATHAN TAYLOR 332.400.7226 jonathan.taylor@glengery.com
MR-04	BRICK	GLEN GERY	CHARCOAL KLAYCOAT FULL BRICK		CONTACT: JONATHAN TAYLOR 332.400.7226 jonathan.taylor@glengery.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 509L-X FREEZER XCITE PRODUCT THROUGH SHERWIN WILLIAMS	CONTACT: JOY BAILIK - PHONE: 407.594.7494 EMAIL: joy.l.bailik@sherwin.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 BAILIK - PHONE: 407.594.7494 EMAIL: joy.l.bailik@sherwin.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 BAILIK - PHONE: 407.594.7494 EMAIL: joy.l.bailik@sherwin.com
ROOFING					
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) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-01	COPING	CMP	METAL COPING AND TRIM - PVDM TITE FACTORY PAINTED FOUNDERS BLUE OR TONGUE TORCH RED	QC TO PROVIDE MATCHING RIDGE VENT AND SNOWBIRD GUARDS AS SHOWN TO BE PAINTED PT-10	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-02	GUTTER	CMP	METAL SCUPPER AND DOWNSPOUTS - FACTORY PAINTED FOUNDERS BLUE	DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACES	CONTACT: CONSTRUCTION METAL PRODUCTS - BRADLEY GOULDS - PHONE: (704) 871-9704 EMAIL: bradley@cmpmetalsystems.com
MT-03	METAL TRIM	CMP	METAL AWNINGS - ANCHOR TITE 8.5"	FACTORY PAINTED TONGUE TORCH RED U.N.O.	CONTACT: HEATHER PICCOU (800.657.3110 ext.) heather@cmpmetalsystems.com
STOREFRONT					
SF-01	STOREFRONT	KAWNEER	TRIFAB VERSAGLAZE 451T - ALUMINUM DARK BRONZE ANODIZED	CONTACT: QUALITY GLASS - PHONE (706) 568-4481	CONTACT: QUALITY GLASS - PHONE (706) 568-4481

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



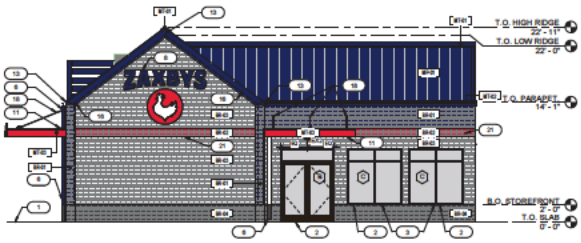
5 WEST CORRAL ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

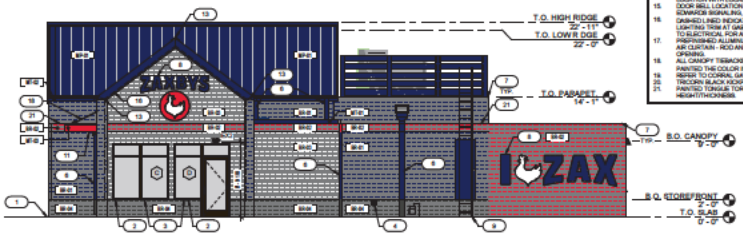
A. PER MANUFACTURERS REQUIREMENTS, IF REQUIRED, PROVIDE HORIZONTAL AND VERTICAL REVEALS IN EIFS SYSTEM. IF REQUIRED, G.C. TO VERIFY LOCATION OF REVEALS WITH ARCHITECT PRIOR TO LOCATING.
B. REFER TO A001 A004 FOR ALL EXTERIOR PRODUCTS AND MATERIAL SPECIFICATIONS. CONSULT AOR PRIOR TO REPLACING SPECIFIED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

EXTERIOR ELEVATION KEYNOTES

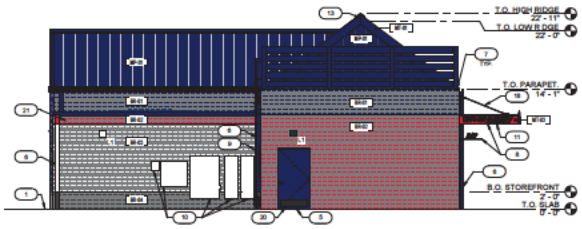
1. LINE INDICATES PROPOSED GRADE/SIDEWALK ELEVATION - GENERAL CONTRACTOR TO PROVIDE ADEQUATE AND CODE COMPLIANT POSITIVE DRAINAGE AWAY FROM FACE OF PROPOSED BUILDING AS REQUIRED.
2. THERMALLY BROKEN ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING - ROD AND CAULK AROUND ENTIRE PERIMETER OF OPENING.
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 INT SIGNAL 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 G VERIFY EXACT LOCATION WITH LOCAL AUTHORITIES PRIOR TO INSTALLATION.
15. DOOR HARDWARE LOCATION - GENERAL CONTRACTOR TO PROVIDE ACCESSIBLE, ANSI 316-2010.
16. DASHED LINED INDICATED LOCATION OF CONCEALED BLUE LIGHTING TRIM AT GABLE AND DORMER 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 A901.
20. TROJAN BLACK KICKPLATE.
21. PAINTED TONGUE TORCH WITH BUILDING CANOPIES HAVE SAME HEIGHT/THICKNESS.



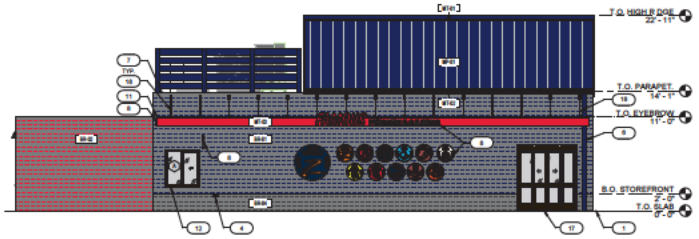
4 EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

EAST FACADE
BRICK: 604.22
OTHER: 0.00

TOTAL SQFT: 744.16
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 604.22

TOTAL BRICK: 100%

WEST FACADE
BRICK: 574.07
OTHER: 153 30

TOTAL SQFT: 754.71
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 727.37

TOTAL BRICK: 78.92%

NORTH FACADE
BRICK: 826.65
OTHER: 25.99

TOTAL SQFT: 948.54
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 852.64

TOTAL BRICK: 96.95%

SOUTH FACADE
BRICK: 825.77
OTHER: 0.00

TOTAL SQFT: 897.64
NET SURFACE AREA SQFT (EXCLUD NG DOORS AND WINDOWS) : 825.77

TOTAL BRICK: 100%

NOT FOR CONSTRUCTION

Issued

Revisions

DRAWN BY: GJM
CHK'D BY: NMH

ZAXBYS

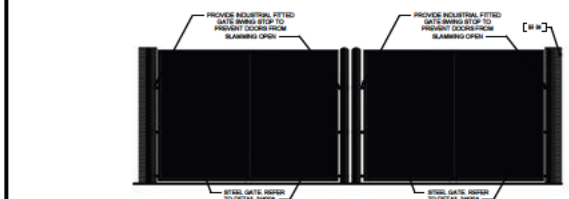
5175 Murfreesboro Rd
La Vergne TN 37086

Sheet Title
EXTERIOR ELEVATIONS

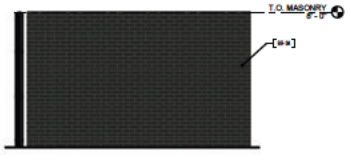
PROJECT NO: 26-0274

A201

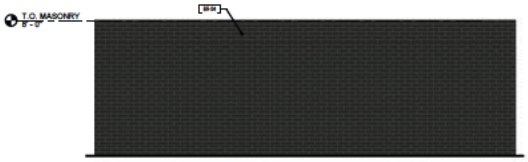
PLOTTED 4/30/2026 2:53:58 PM



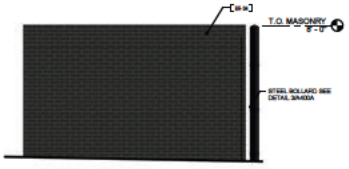
5 FRONT ELEVATION - DUMPSTER



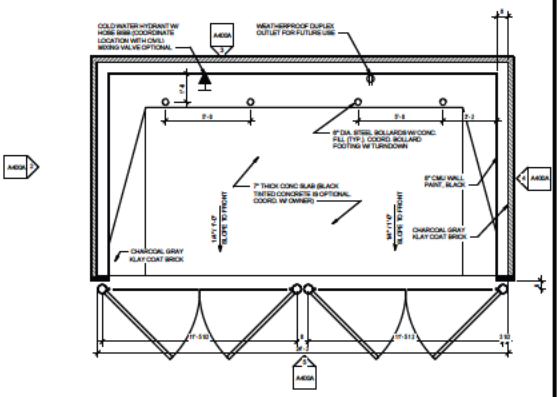
4 RIGHT ELEVATION - DUMPSTER



3 REAR ELEVATION - DUMPSTER



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



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

NOT FOR CONSTRUCTION

APD ENGINEERING ARCHITECTURE

DRAWN BY: GDM
CHK'D BY: NMH

ZAXBYS

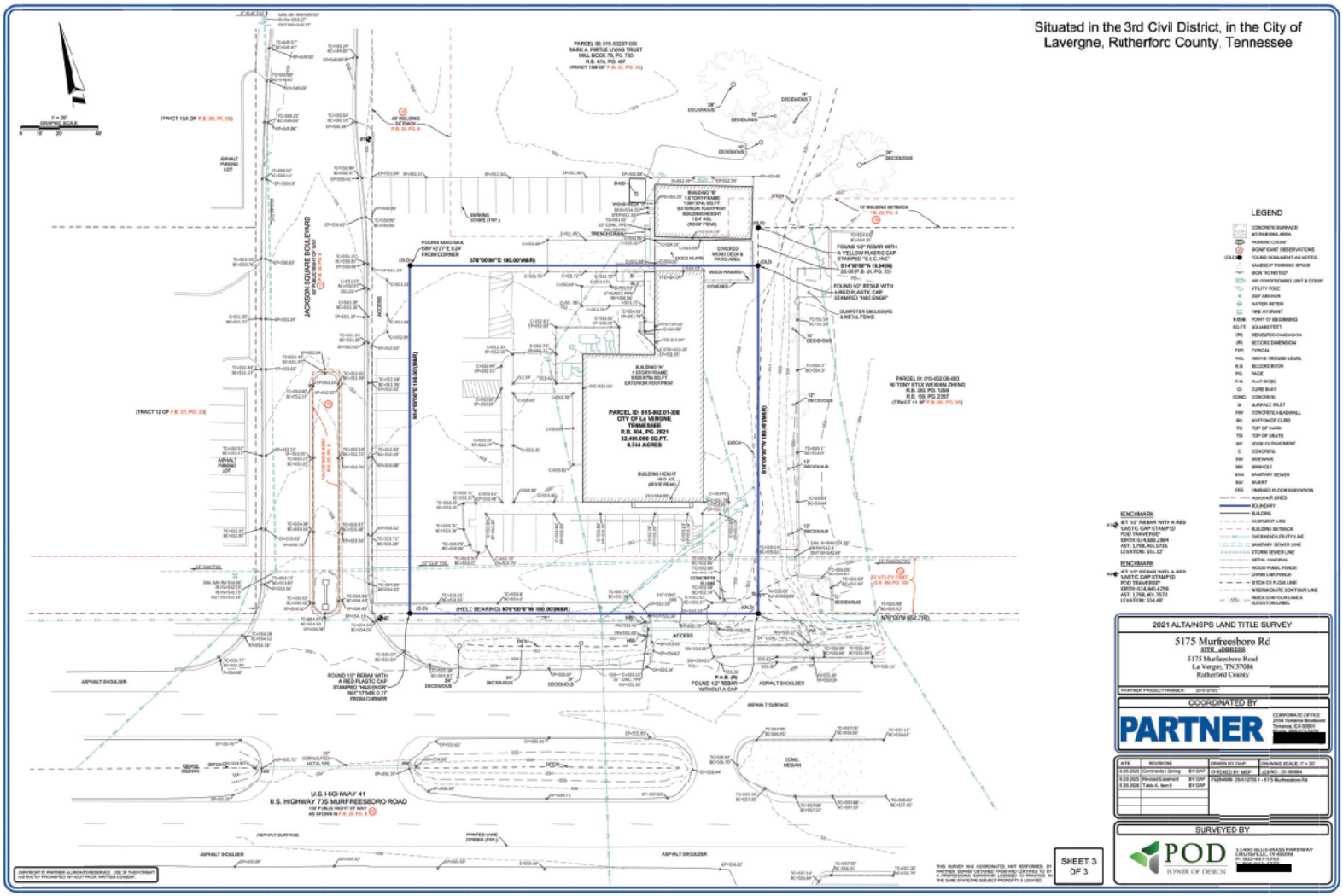
5175 Murfreesboro Rd
La Vergne TN 37086

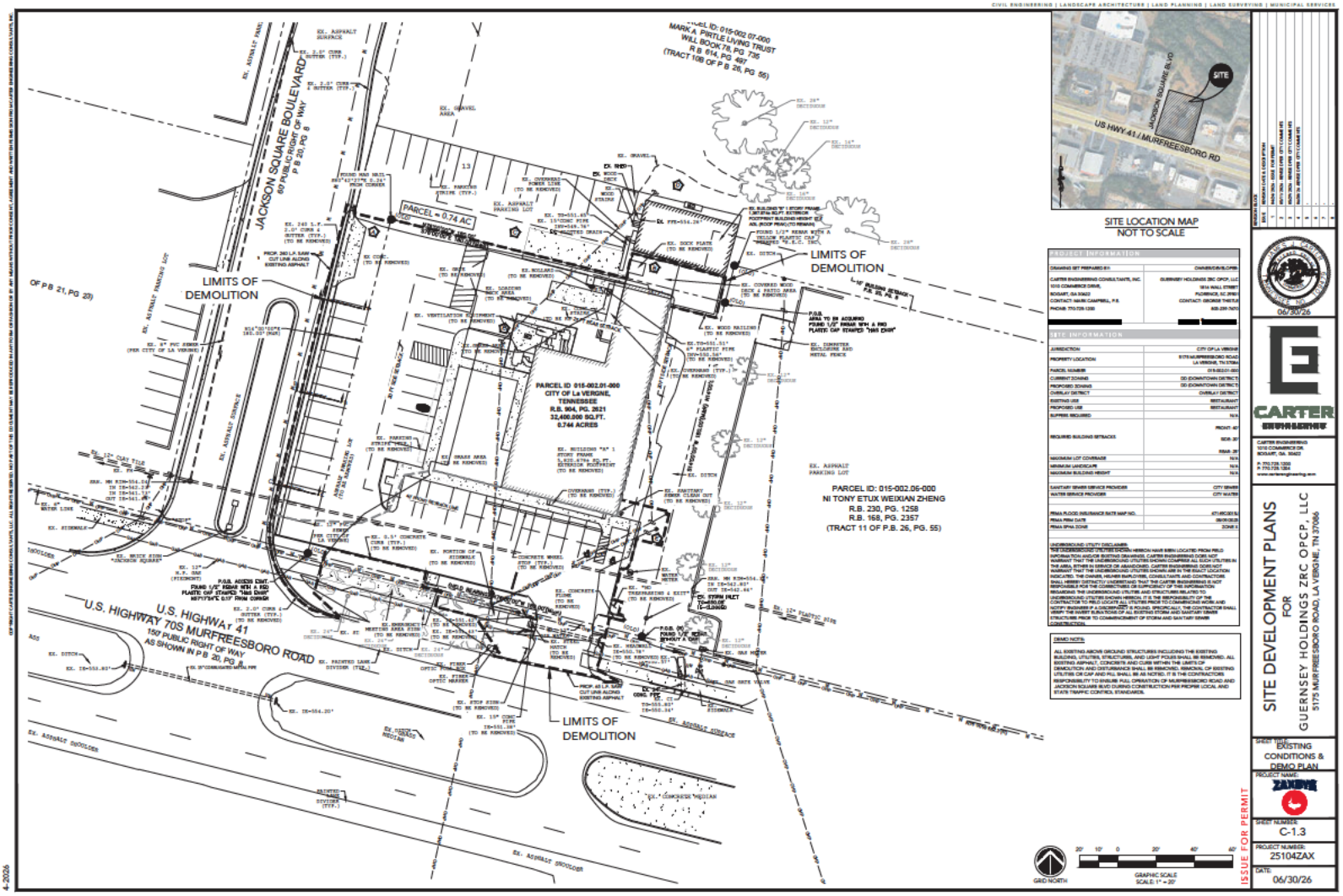
DUMPSTER ENCLOSURE WITHOUT STORAGE

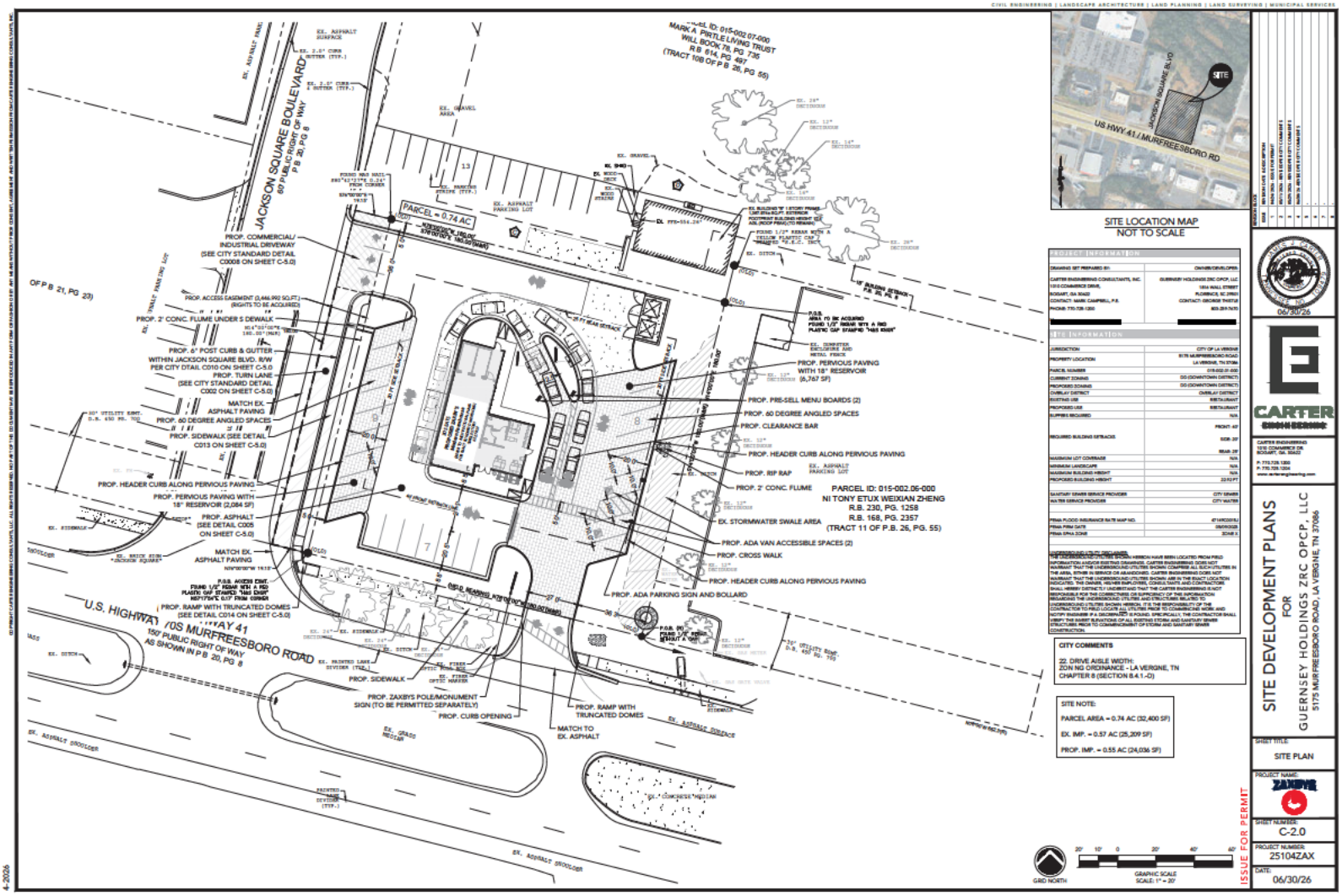
PROJECT NO: 24-0274

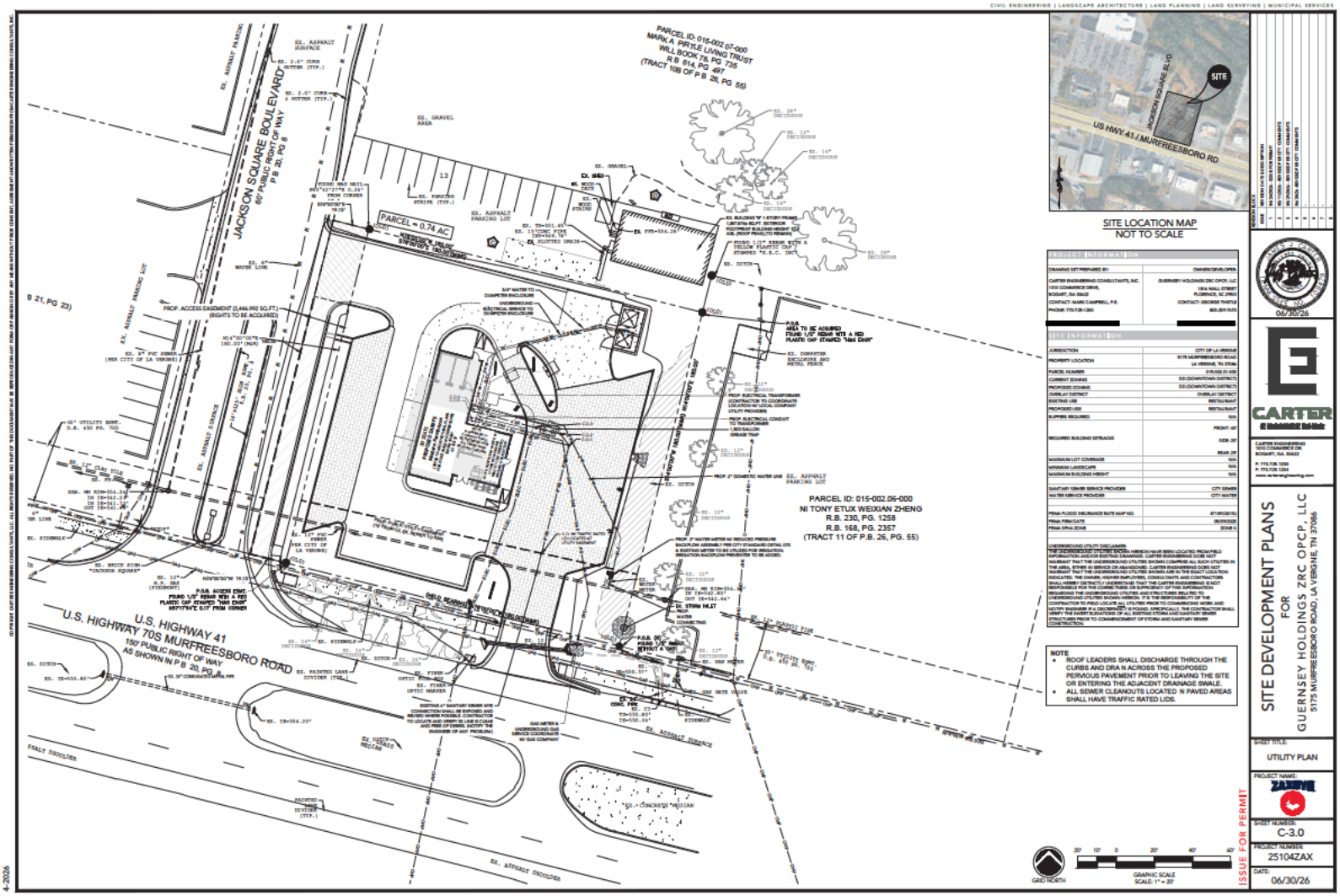
A400A

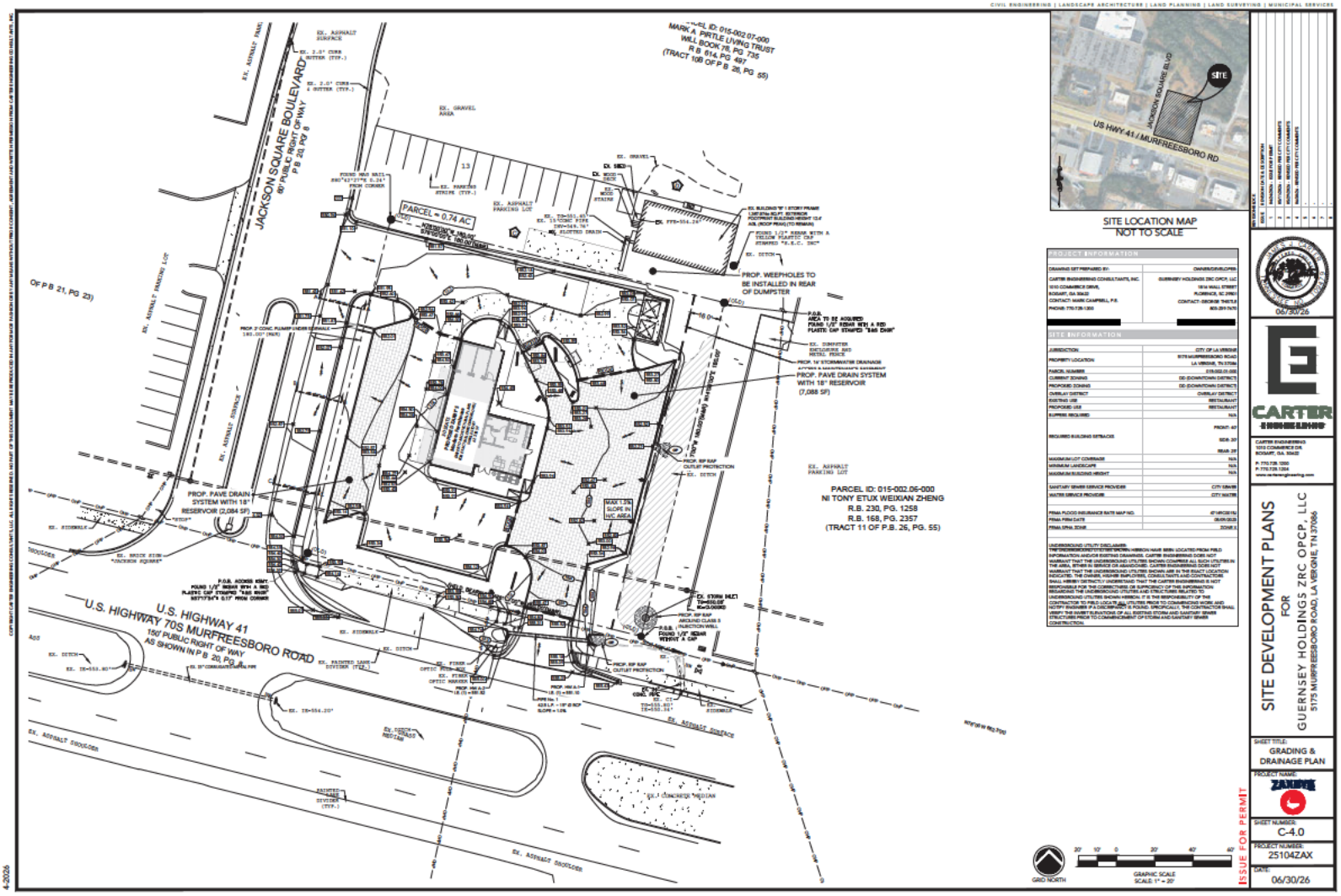
PLOTTED: 7/9/2024 6:17:09 PM


Situated in the 3rd Civil District, in the City of Lavergne, Rutherforc County, Tennessee
LEGEND
2021 ALTA/NSPS LAND TITLE SURVEY
5175 Murfreesboro Rd
SITE ADDRESS
5175 Murfreesboro Road
La Vergne, TN 37086
Rutherford County
COORDINATED BY
PARTNER
SURVEYED BY
POD
POWER OF DESIGN
SHEET 3 OF 3


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC.
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
LIMITS OF DEMOLITION
PARCEL ID: 015-002.01-000
CITY OF La VERGNE, TENNESSEE
R.B. 904, PG. 2621
32,400.000 SQ.FT.
0.744 ACRES
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG 735
R.B. 614, PG 497
(TRACT 10B OF P.B. 26, PG 55)
P.O.B. AREA TO BE ACQUIRED
FOUND 1/2" REBAR WITH A RND
PLASTIC CAP STAMPED "1995 ENGR"
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR WITH A RND
PLASTIC CAP STAMPED "1995 ENGR"
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR WITH A RED
PLASTIC CAP STAMPED "Hart Engrg"
N57°13'54"E 0.57' FROM CORNER
P.O.B. AS DESCRIBED
FOUND 1/2" REBAR WITH A RED
PLASTIC CAP STAMPED "Hart Engrg"
N57°13'54"E 0.57' FROM CORNER
EX. ASPHALT PARKING LOT
EX. ASPHALT SURFACE
EX. GRAVEL AREA
EX. BUILDING "A" 1 STORY FRAME 5,625.67Sq. FT. EXTERIOR FOOTPRINT
EX. BUILDING "B" 1 STORY FRAME 1,307.87Sq. FT. EXTERIOR FOOTPRINT BUILDING HEIGHT (E) ADL (ROOF PEAK) TO REMAIN
EX. DUMPSTER ENCLOSURE SAID METAL FENCE
EX. COVERED WOOD DECK & PATIO AREA (TO BE REMOVED)
EX. WOOD RAILING (TO BE REMOVED)
EX. OVERHEAD UTILITY (TO BE REMOVED)
EX. VENTILATION EQUIPMENT (TO BE REMOVED)
EX. SEPTIC TANK (TO BE REMOVED)
EX. SEPTIC TANK CLEAN OUT (TO BE REMOVED)
EX. GRASS AREA (TO BE REMOVED)
EX. CONCRETE PAD (TO BE REMOVED)
EX. CONCRETE MEDIAN
EX. CONCRETE SIDEWALK
EX. DITCH
EX. 12" TRAFFIC SIGN
EX. 24" TRAFFIC SIGN
EX. 30" TRAFFIC SIGN
EX. STOP SIGN (TO BE REMOVED)
EX. FIRE OFFICE MARKER
EX. PAINTED LANE DIVIDER (TYP.)
EX. EMERGENCY MEDIAN CROSS OVER (TO BE REMOVED)
EX. 2.5" CURB & GUTTER (TYP.)
EX. 0.5' CONCRETE CURB (TYP.)
EX. 6" WATER LINE
EX. WATER METER
EX. 12" WATER LINE
EX. 8" WATER LINE
EX. 6" WATER LINE
EX. FIRE HYDRANT
EX. 6" FIRE LINE
EX. 12" SANITARY SEWER LINE
EX. SANITARY SEWER MANHOLE
EX. 8" SANITARY SEWER LINE
EX. 6" SANITARY SEWER LINE
EX. 12" SANITARY SEWER LINE
EX. 15" CMP
EX. 18" CMP
EX. 24" CMP
EX. 30" CMP
EX. 36" CMP
EX. 48" CMP
EX. 60" CMP
EX. 72" CMP
EX. 84" CMP
EX. 96" CMP
EX. 108" CMP
EX. 120" CMP
EX. 132" CMP
EX. 144" CMP
EX. 156" CMP
EX. 168" CMP
EX. 180" CMP
EX.

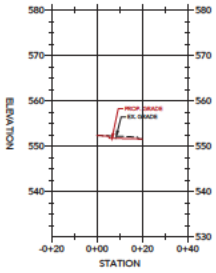

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41 / SR 10 / MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. COMMERCIAL/ INDUSTRIAL DRIVEWAY (SEE CITY STANDARD DETAIL C0008 ON SHEET C-5.0)
PROP. ACCESS EASEMENT (3,466,992 SQ.FT.) (RIGHTS TO BE ACQUIRED)
PROP. 2' CONC. FLUME UNDER 5' DEWALK
PROP. 6" POST CURB & GUTTER WITHIN JACKSON SQUARE BLVD. R/W PER CITY DTAIL C010 ON SHEET C-5.0
PROP. TURN LANE (SEE CITY STANDARD DETAIL C002 ON SHEET C-5.0)
MATCH EX. ASPHALT PAVING
PROP. 60 DEGREE ANGLED SPACES
PROP. SIDEWALK (SEE DETAIL C013 ON SHEET C-5.0)
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. PERVIOUS PAVING WITH 18" RESERVOIR (2,084 SF)
PROP. ASPHALT (SEE DETAIL C005 ON SHEET C-5.0)
MATCH EX. ASPHALT PAVING
PROP. RAMP WITH TRUNCATED DOMES (SEE DETAIL C014 ON SHEET C-5.0)
PROP. SIDEWALK
PROP. ZAXBYS POLE/MONUMENT SIGN (TO BE PERMITTED SEPARATELY)
PROP. CURB OPENING
PROP. RAMP WITH TRUNCATED DOMES
MATCH TO EX. ASPHALT
PROP. PERVIOUS PAVING WITH 18" RESERVOIR (6,767 SF)
PROP. PRE-SELL MENU BOARDS (2)
PROP. 60 DEGREE ANGLED SPACES
PROP. CLEARANCE BAR
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. RIP RAP
PROP. 2' CONC. FLUME
EX. STORMWATER SWALE AREA
PROP. ADA VAN ACCESSIBLE SPACES (2)
PROP. CROSS WALK
PROP. HEADER CURB ALONG PERVIOUS PAVING
PROP. ADA PARKING SIGN AND BOLLARD
EX. ASPHALT PARKING LOT
EX. GRAVEL AREA
EX. ASPHALT SURFACE
EX. ASPHALT PAVING
EX. 2.0' CURB & GUTTER (TYP.)
EX. 2.5' CURB & GUTTER (TYP.)
EX. SIDEWALK
EX. ASPHALT SHOULDER
EX. DITCH
EX. GRASS MEDIAN
EX. CONCRETE MEDIAN
EX. RAISED LANE DIVIDER (TYP.)
EX. FIBER OPTIC MARKER
EX. 24" DECIDUOUS
EX. 28" DECIDUOUS
EX. 12" DECIDUOUS
EX. 14" DECIDUOUS
EX. 26" DECIDUOUS
EX. SHED
EX. WOOD DECK
EX. WOOD STEPS
EX. CONCRETE ENCLOSURE AND METAL FENCE
EX. 1-STORY FRAME (JUST BFE) EXPT. EXTERIOR FOOTPRINT BUILDING HEIGHT ADD. (ROOF FRAME) TO REMAIN
EX. BUILDING 'B' 1-STORY FRAME (JUST BFE) EXPT. EXTERIOR FOOTPRINT BUILDING HEIGHT ADD. (ROOF FRAME) TO REMAIN
FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "P.E.C. INC."
P.O.B. AREA TO BE ACQUIRED FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "1405 KNOX"
P.O.B. FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "1405 KNOX"
P.O.B. FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "1405 KNOX"
P.O.C. FOUND 1/2" REBAR WITH A RED PLASTIC CAP STAMPED "1405 KNOX"
P.O.B


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PETTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
PROP. ACCESS EASEMENT (3,444.992 SQ.FT.)
(RIGHTS TO BE ACQUIRED)
P.O.B. AREA TO BE ACQUIRED
FOUND 1/2" REBAR WITH A RED
PLASTIC CAP STAMPED "Hall Distr"
P.O.B. ACCESS EASEMENT
FOUND 1/4" REBAR WITH A RED
PLASTIC CAP STAMPED "HHS DIST"
NEW STRIPE EXIT FROM CURVE
EX. BUILDING
PROP. ELECTRICAL TRANSFORMER
PROP. ELECTRICAL CONDUIT TO TRANSFORMER
1,500 GALLON GREASE TRAP
EX. DUMPSTER ENCLOSURE AND METAL FENCE
PROP. 3" DOMESTIC WATER LINE
EX. ASPHALT PARKING LOT
PROP. 2" WATER METER W/ REDUCED PRESSURE BACKFLOW ASSEMBLY PER CITY STANDARD DETAIL DTS & EXISTING METER TO BE UTILIZED FOR IRRIGATION. IRRIGATION BACKFLOW PREVENTER TO BE ADDED.
EX. STRIPING
EX. ASPHALT SURFACE
EX. GRAVEL AREA
EX. ASPHALT PARKING LOT
EX. PAVEMENT STRIPE (TYP.)
EX. 2.5' CURB & GUTTER (TYP.)
EX. 6" WATER LINE
EX. 8" PVC SEWER (PER CITY OF LA VERGNE)
EX. ASPHALT SURFACE
EX. BRICK SIGN "JACKSON SQUARE"
EX. 12" STEEL (T.S.B.M.)
EX. PAINTED LANE DIVIDERS (TYP.)
EX. FIBER OPTIC MARKER
EX. FIBER OPTIC PED
EXISTING 4" SANITARY SEWER MH - CONNECTION SHALL BE EXPOSED AND INSURED WHERE POSSIBLE CONTRACTOR TO LOCATE AND VERIFY SL LINE IS CLEAR AND FREE OF DEBRIS. NOTIFY THE ENGINEER OF ANY PROBLEM.
GAS METER IS UNDERGROUND GAS SERVICE COORDINATE W/ GAS COMPANY
EX. GAS VALVE
EX. GAS GATE VALVE
EX. GAS METER
EX. ASPHALT SHOULDER
EX. CONCRETE MEDIAN
EX. ASPHALT SHOULDER
EX. DITCH
EX. GRAVEL
EX. BUILDING "A" 1 STORY FRAME 1,307 SQ.FT. EXTERIOR FOOTPRINT BUILDING HEIGHT 10' AVG. (ROOF PEAK) (TO REMAIN)
EX. BUILDING "B" 1 STORY FRAME 1,307 SQ.FT. EXTERIOR FOOTPRINT BUILDING HEIGHT 10' AVG. (ROOF PEAK) (TO REMAIN)
FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "W.E.C. INC"
EX. STRM MLST
EX. 12" DUCTILE IRON
EX. 8" DUCTILE IRON
EX. 12" WATER
EX. 6" WATER
EX. 2" WATER
EX. 1" WATER
EX. 12" DUCTILE IRON
EX. 8" DUCTILE IRON
EX. 12" DUCTILE IRON
EX. 8" DUCTILE IRON
EX. 24" DUCTILE IRON
EX. 12" DUCTILE IRON
EX. 8

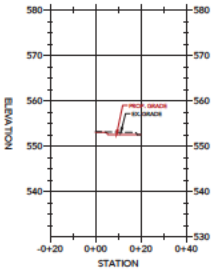

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PROP. PAVE DRAIN SYSTEM WITH 18" RESERVOIR (2,084 SF)
PROP. PAVE DRAIN SYSTEM WITH 18" RESERVOIR (7,088 SF)
PROP. WEEPHOLES TO BE INSTALLED IN REAR OF DUMPSTER
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: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
PROJECT INFORMATION
SITE INFORMATION
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
GRADING & DRAINAGE PLAN
C-4.0
25104ZAX
06/30/26
ISSUE FOR PERMIT
GRAPHIC SCALE
SCALE: 1" = 20'

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

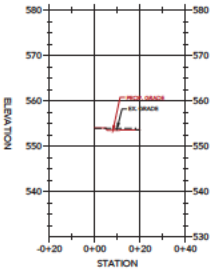
CROSS SECTION AA PROFILE



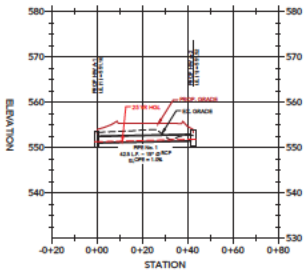
CROSS SECTION BB PROFILE



CROSS SECTION CC PROFILE

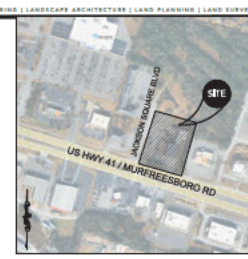


STORM PROFILE



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





SITE LOCATION MAP
NOT TO SCALE

06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1015 COMMERCE DR.
ROSWELL, GA. 30022
P: 770.728.1200
F: 770.728.1264
www.carterengineering.com

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

SHEET TITLE:
PROFILES

PROJECT NAME:
ZAXBY'S

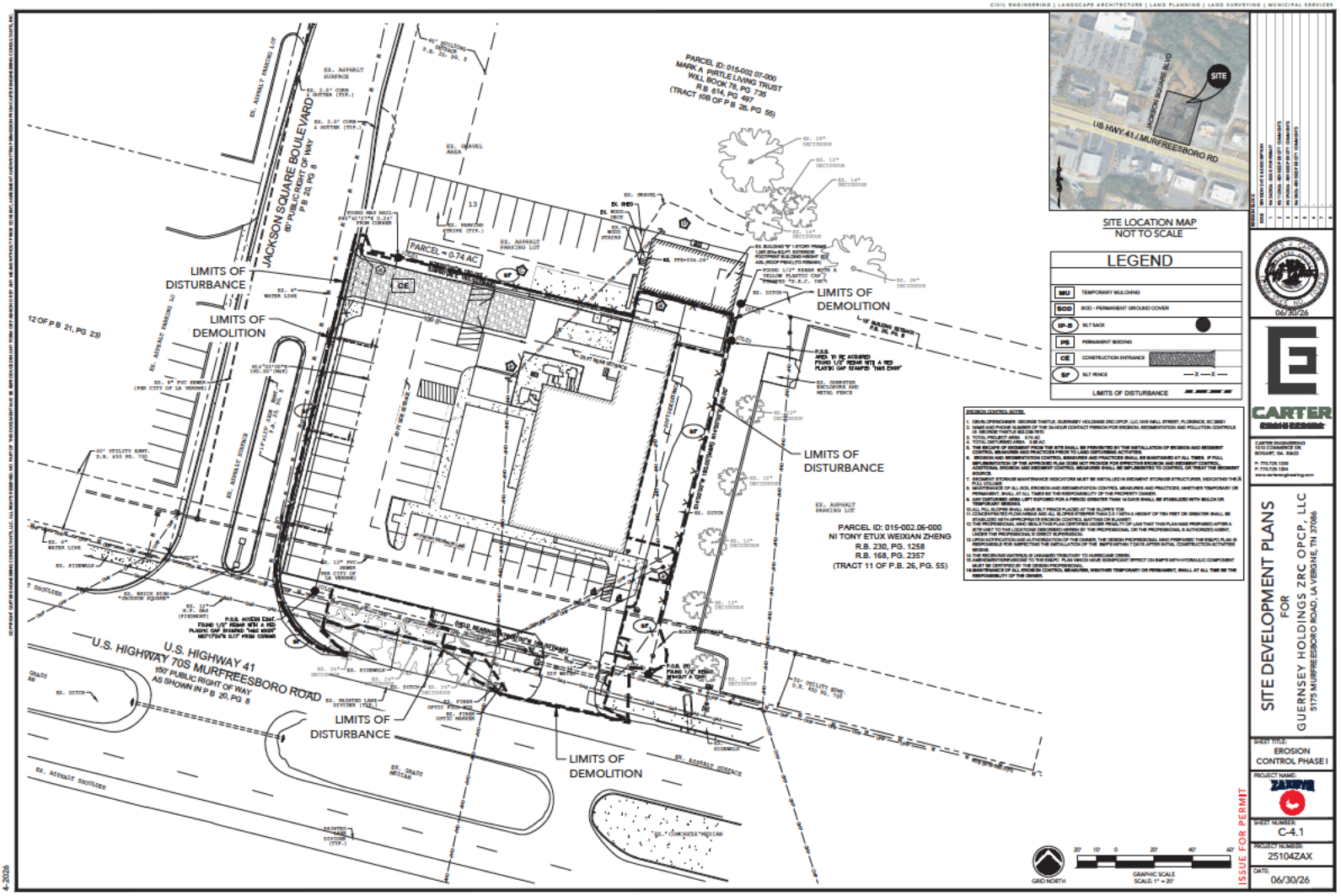
SHEET NUMBER:
C-4.0.1

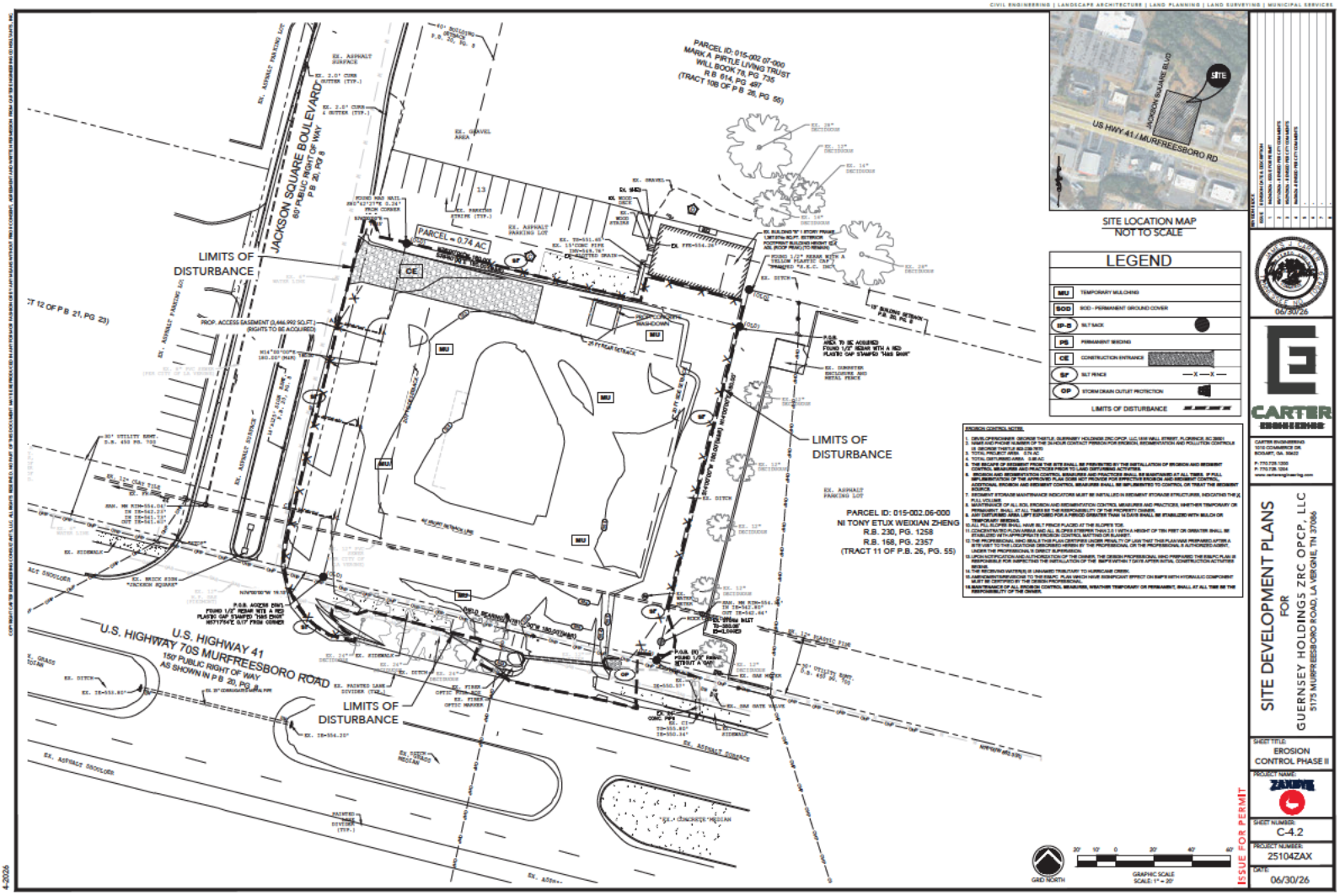
PROJECT NUMBER:
25104ZAX

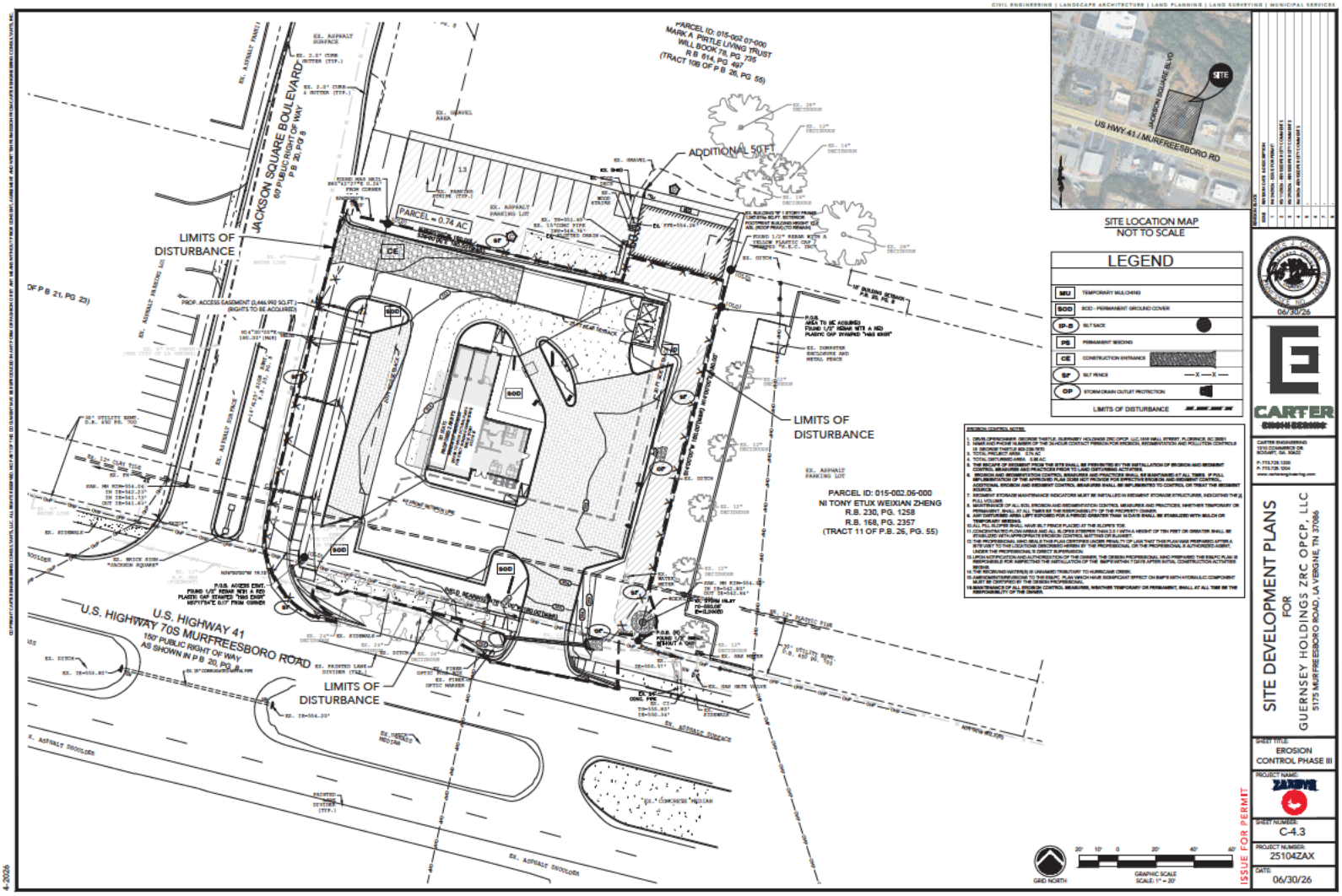
DATE:
06/30/26

ISSUE FOR PERMIT

4-2026


JACKSON SQUARE BOULEVARD
80' PUBLIC RIGHT OF WAY
P.B. 20, PG. 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG. 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 79, PG. 735
R.B. 614, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
LIMITS OF DISTURBANCE
LIMITS OF DEMOLITION
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
LIMITS OF DEMOLITION
12 OF P.B. 21, PG. 23
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
LEGEND
MU TEMPORARY MULCHING
SOD SOD - PERMANENT GROUND COVER
SF SILT FENCE
PS PERMANENT SEEDING
CE CONSTRUCTION ENTRANCE
SF SILT FENCE
LIMITS OF DISTURBANCE
EROSION CONTROL NOTES:
1. DEVELOPER/OWNER: GEORGE THISTLE, GUERNSEY HOLDINGS ZRC OPCP, LLC, 1518 WALL STREET, FLORENCE, SC 29501
2. CONTACT PERSON: GEORGE THISTLE, PHONE NUMBER OF THE 24-HOUR CONTACT PERSON FOR EROSION, SEDIMENTATION AND POLLUTION CONTROLS IS: GEORGE THISTLE 803.729.7070
3. TOTAL PROJECT AREA: 0.74 AC
4. TOTAL DISTURBED AREA: 0.66 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 % FULL VOLUME.
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BY ALL TIMES BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR OTHER APPROVED METHOD.
10. ALL PCL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPES TOE.
11. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 3:1 WITH A HEIGHT OF TEN FEET OR GREATER SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
12. THE PROFESSIONAL WHO BUILT 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 ESC PLAN IS RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THE BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITIES BEGINS.
14. THE RECEIVING WATERS IS UNNAMED TRIBUTARY TO HURRICANE CREEK.
15. ANY CONSTRUCTION WITHIN OR TO THE RIGHT OF WAY WHICH MAY SIGNIFICANTLY IMPACT ON BMP'S WITH HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
16. MAINTENANCE OF ALL EROSION CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL AT ALL TIME BE THE RESPONSIBILITY OF THE OWNER.
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
06/30/26
CARTER
CARTER ENGINEERING
1010 COMMERCE DR
BOGART, GA. 30622
P. 770.725.1200
F. 770.725.1304
www.carterengineering.com
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LAVERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL PHASE I
PROJECT NAME:
ZONING
SHEET NUMBER:
C-4.1
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26


CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
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
LIMITS OF DISTURBANCE
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)
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P B 20, PG 8
SITE LOCATION MAP
NOT TO SCALE
US HWY 41 / MURFREESBORO RD
LEGEND
MU TEMPORARY MULCHING
SOD SOD - PERMANENT GROUND COVER
IP-S SILT SACK
PS PERMANENT SEEDING
CE CONSTRUCTION ENTRANCE
SF SILT FENCE
OP STORM DRAIN OUTLET PROTECTION
LIMITS OF DISTURBANCE
EROSION CONTROL NOTES
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
06/30/26
CARTER ENGINEERING
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL PHASE II
SHEET NUMBER:
C-4.2
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
4-2026


JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG 8
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG 8
PARCEL = 0.74 AC
LIMITS OF DISTURBANCE
ADDITIONAL 50FT
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE
*PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
R.B. 614, PG. 735
(TRACT 10B OF P.B. 28, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUK WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 25, PG. 55)
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
LEGEND
MU TEMPORARY MULCHING
SOD SOD - PERMANENT GROUND COVER
SF SILT FENCE
CE CONSTRUCTION ENTRANCE
OP STORM DRAIN OUTLET PROTECTION
LIMITS OF DISTURBANCE
EROSION CONTROL NOTES:
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
CARTER ENGINEERING
1010 COMMERCE DR
BOGART, GA 30622
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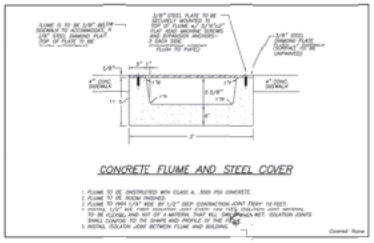
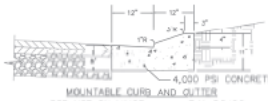
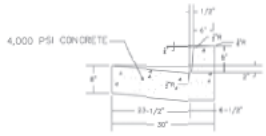
F: 770.725.1204
www.carterengineering.com
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL PHASE III
PROJECT NAME:
ZAXBYS
SHEET NUMBER:
C-4.3
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
06/30/26



CONCRETE FLUME AND STEEL COVER



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

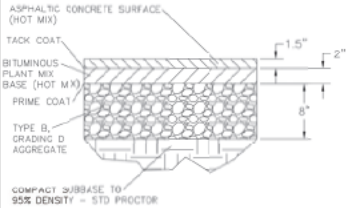
LA VERGNE Engineering Department

Revisid 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

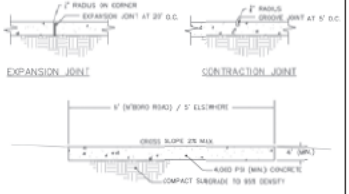
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE Engineering Department

Revisid November 2024

STANDARD DETAIL C002

CITY OF LA VERGNE, TENNESSEE



NOTE: ALL PUBLIC SIDEWALKS IN THE CITY OF LA VERGNE MUST COMPLY WITH THE LATEST "PUBLIC R.O.W. ACCESSIBILITY GUIDELINES (PROWAG)"(30 CFR 1190) INCLUDING PLACEMENT OF OBSTRUCTIONS SUCH AS SIGNS, POLES, AND MAILBOXES.

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

PUBLIC CONCRETE WALKS

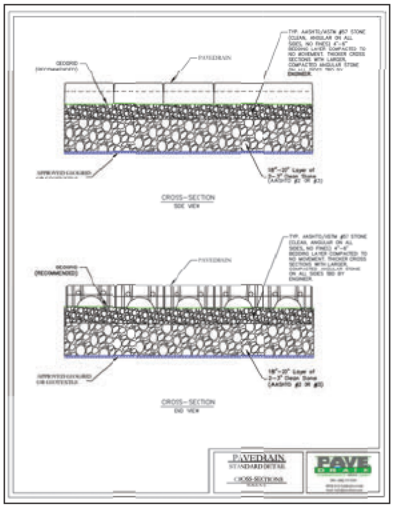
NOTE: SEE CITY OF LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR ROADS AND CIVIL WORK

LA VERGNE Engineering Department

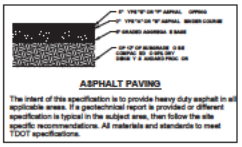
Revisid November 2024

STANDARD DETAIL C013

CITY OF LA VERGNE, TENNESSEE

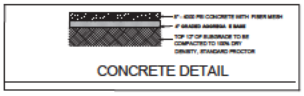


PAVEDRAIN STANDARD DETAIL CROSS-SECTIONS



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.



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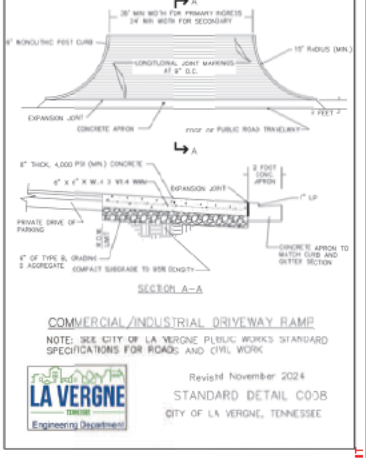

SECTION A–A

COMMERCIAL/INDUSTRIAL DRIVEWAY RAMP

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

LA VERGNE Engineering Department

Revisid November 2024

STANDARD DETAIL C038

CITY OF LA VERGNE, TENNESSEE

ISSUE FOR PERMIT

06/30/26

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1010 COMMERCE DR.
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F: 615.726.1204
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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: STANDARD DETAILS

PROJECT NAME: ZAXNE

SHEET NUMBER: C-5.0

PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

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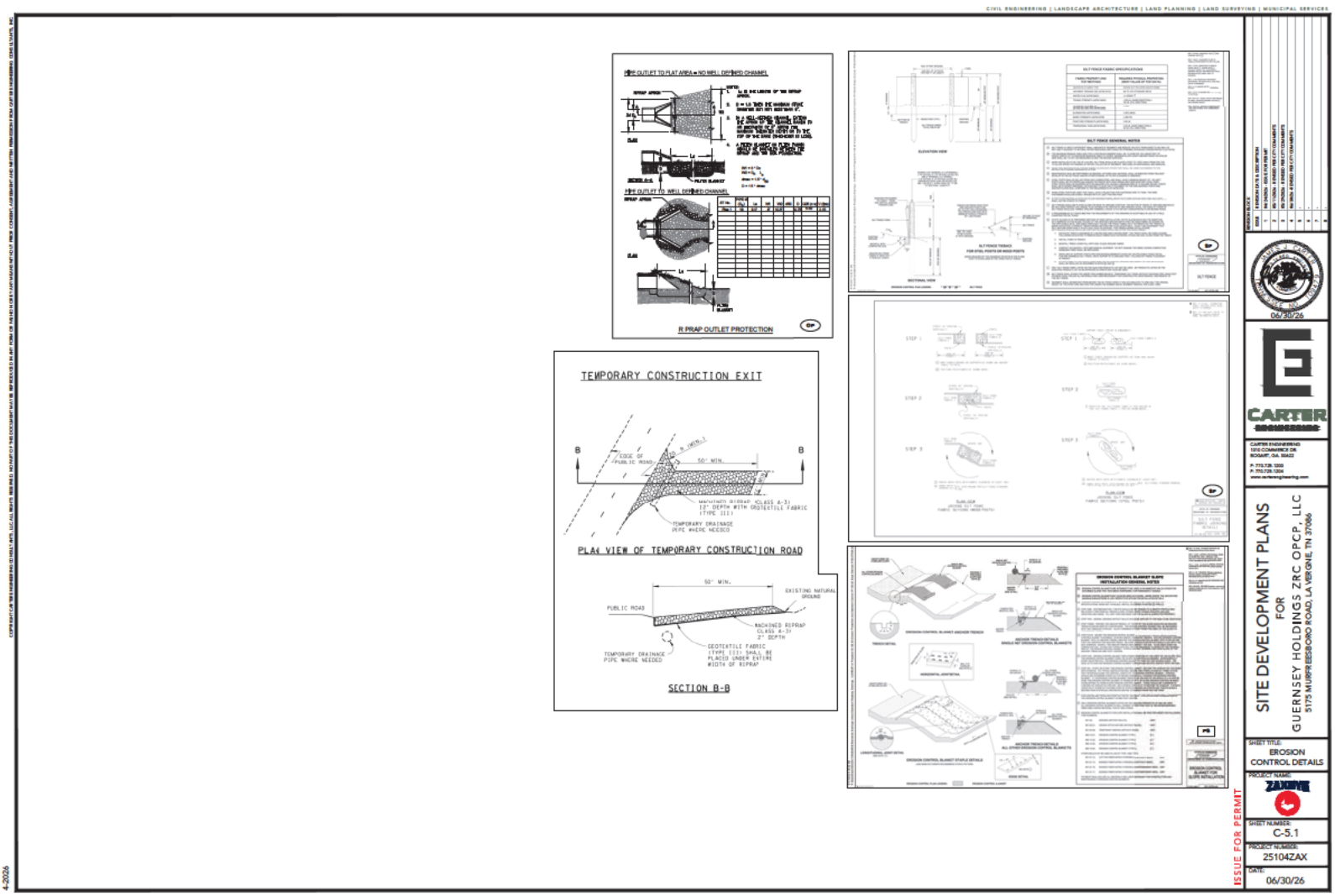
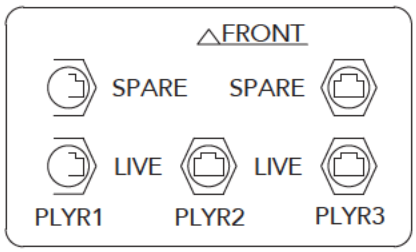
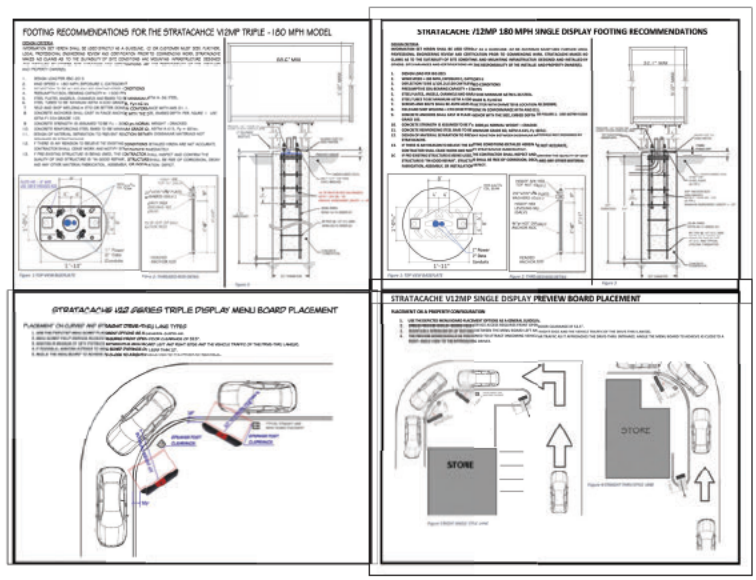
4-2026


CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
R PRAP OUTLET PROTECTION
TEMPORARY CONSTRUCTION EXIT
PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD
SECTION B-B
ISSUE FOR PERMIT
06/30/26
CARTER ENGINEERING
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
EROSION CONTROL DETAILS
PROJECT NAME:
SHEET NUMBER:
C-5.1
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
4-2026



5 NETWORK CABLE SCHEMATIC
NOT TO SCALE





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

06/30/26

CARTER ENGINEERING

CARTER ENGINEERING
1010 COMMERCE DR.
ROGART, GA. 30622
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F: 770.728.1204
www.carterengineering.com

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

SHEET TITLE: MENU BOARD DETAILS

PROJECT NAME: ZAXBY

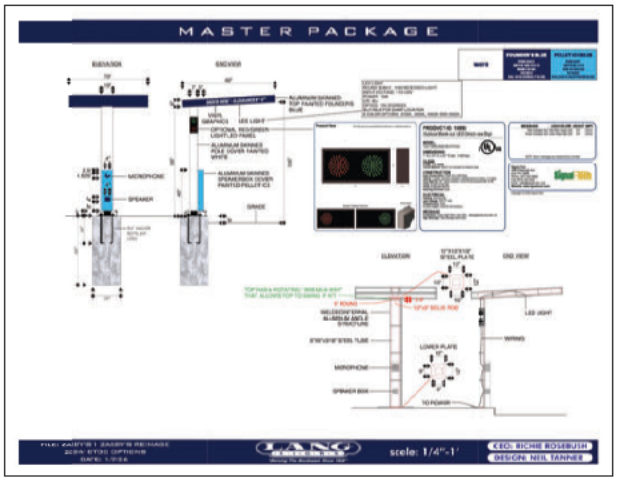
SHEET NUMBER: C-6.0

PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

ISSUE FOR PERMIT

4-2026



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06/30/26

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

SHEET TITLE: CANOPY DETAILS

PROJECT NAME: ZAXBYS

SHEET NUMBER: C-6.1

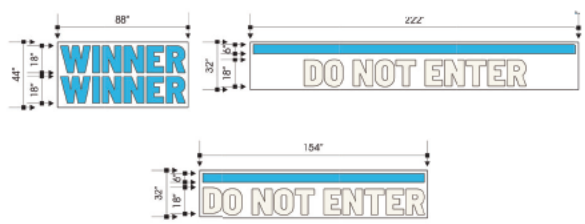
PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

ISSUE FOR PERMIT

4-2026

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



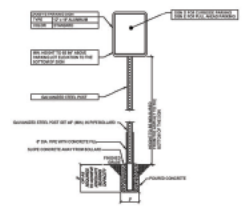
NOT TO SCALE

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

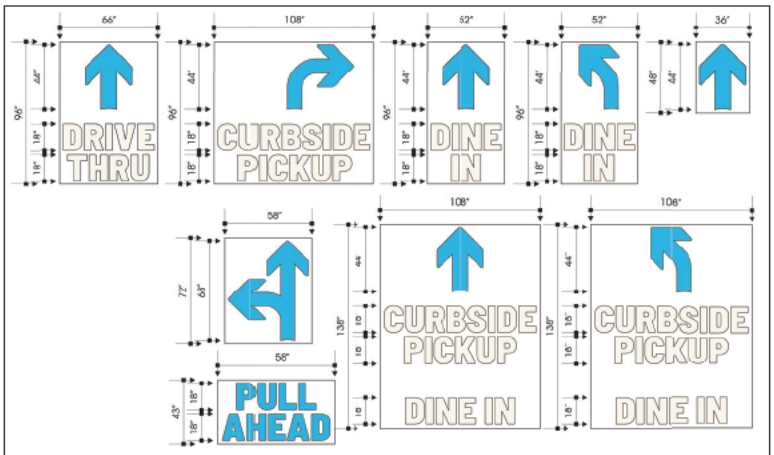




Note: Sign design may be different than depicted above. Signage vendor to provide curbside and pull ahead signage. GC to install steel post and signage provided by the signage vendor at designated curbside and pull ahead parking stalls.



ZAXBY'S SIGN POST DETAIL
NOT TO SCALE



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

ISSUE FOR PERMIT

06/30/26

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1010 COMMERCE DR.
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F: 770.728.1204
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SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086

SHEET TITLE:
STRIPING DETAILS

PROJECT NAME:
ZAXBY'S

SHEET NUMBER:
C-6.2

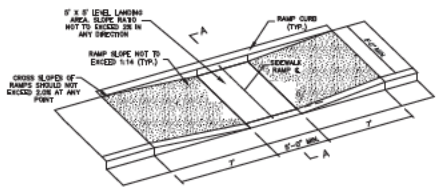
PROJECT NUMBER:
25104ZAX

DATE:
06/30/26

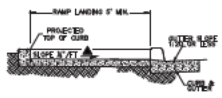
4-2026


CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | LAND PLANNING | LAND SURVEYING | MUNICIPAL SERVICES
SITE
GRADING
R35.0'
R45.0'
R20.0'
4.0'
11.0'
11.0'
14.0'
9.0'
24.0'
10.0'
PROP. ADA RAMP
PROP. ADA SPACES (2)
18.5'
PROP. CROSS WALK
25.9'
N76°00'00"W 180.00'(M&R)
(OLD)
P.O.B. (R) FOUND 1/2" WITHOUT A C
554.45
RIDGE
MAX 1.5% SLOPE IN H/C AREA
SITE LOCATION MAP
NOT TO SCALE
US HWY 41 / MURFREESBORO RD
JACKSON SQUARE BLVD
SITE
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 10'
ISSUE FOR PERMIT
06/30/26
CARTER
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
ADA ACCESS PLAN
PROJECT NAME:
SHEET NUMBER:
C-7.0
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
4-2026

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



ISOMETRIC VIEW OF RAMP

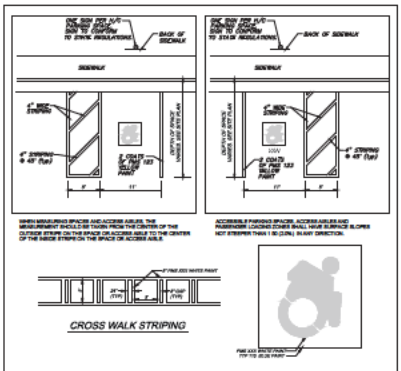


SECTION A-A

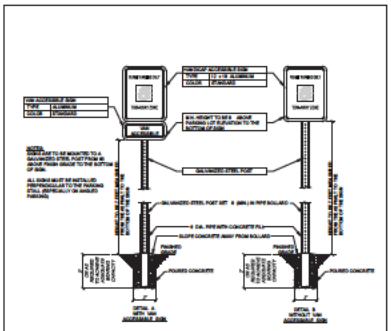
NOTES:

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



PAINTED HANDICAPPED PARKING SPACE & SYMBOL
NOT TO SCALE



"HANDICAP PARKING ONLY" SIGNS
NOT TO SCALE

ISSUE FOR PERMIT

06/30/26

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

SHEET TITLE: ADA DETAILS

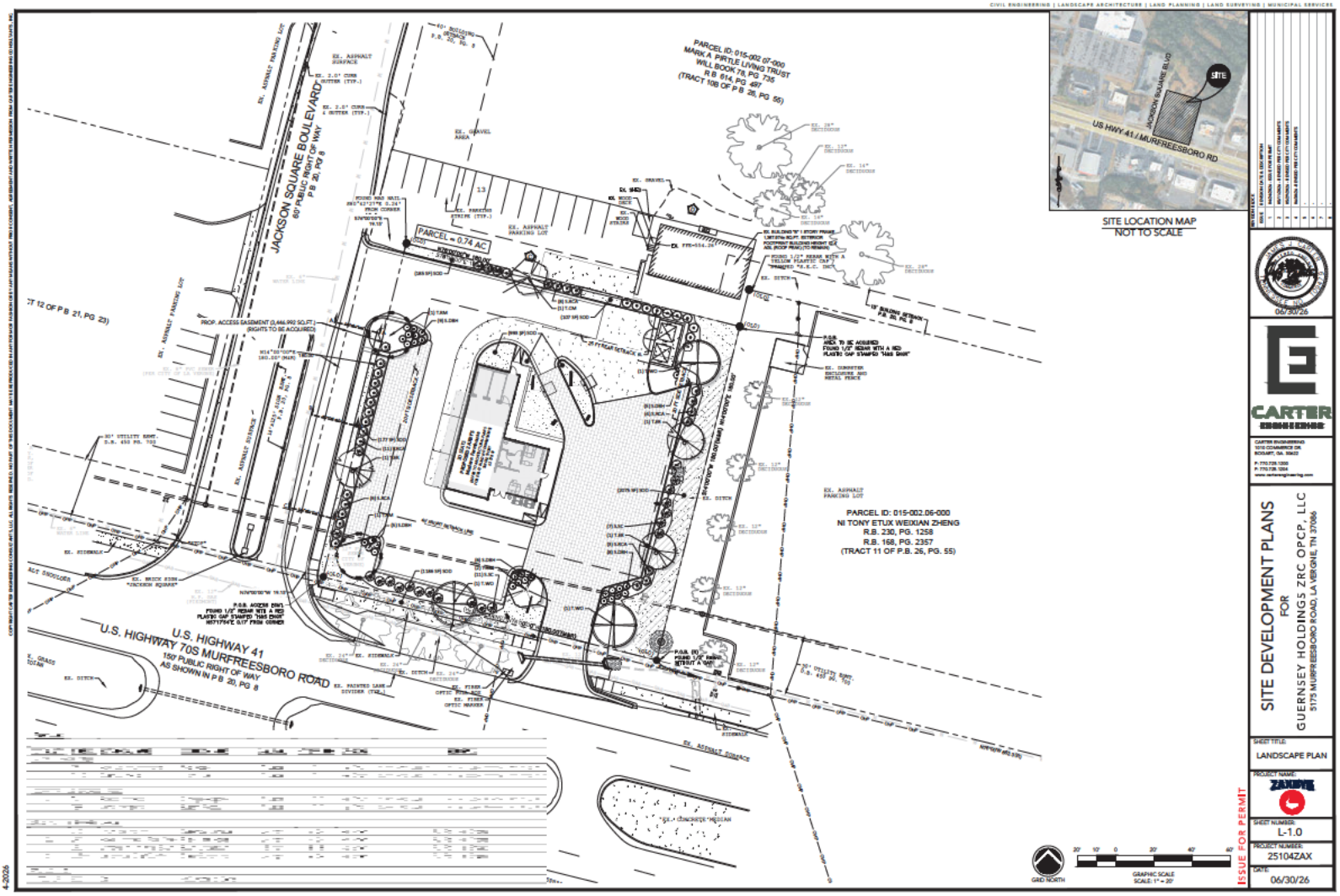
PROJECT NAME: ZAXXE

SHEET NUMBER: C-7.1

PROJECT NUMBER: 25104ZAX

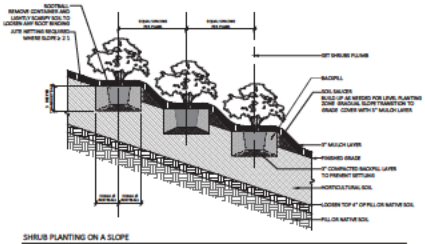
DATE: 06/30/26

4-2026

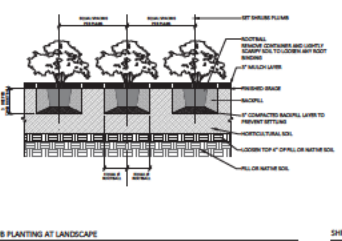

JACKSON SQUARE BOULEVARD
60' PUBLIC RIGHT OF WAY
P.B. 20, PG 8
PARCEL = 0.74 AC
PARCEL ID: 015-002.07-000
MARK A. PIRTLE LIVING TRUST
WILL BOOK 78, PG 735
R.B. 814, PG. 497
(TRACT 10B OF P.B. 26, PG. 55)
PARCEL ID: 015-002.06-000
NI TONY ETUX WEIXIAN ZHENG
R.B. 230, PG. 1258
R.B. 168, PG. 2357
(TRACT 11 OF P.B. 26, PG. 55)
U.S. HIGHWAY 41
U.S. HIGHWAY 70S MURFREESBORO ROAD
150' PUBLIC RIGHT OF WAY
AS SHOWN IN P.B. 20, PG 8
PROP. ACCESS EASEMENT (3,446.992 SQ.FT.)
RIGHTS TO BE ACQUIRED
SITE
JACKSON SQUARE BLVD
US HWY 41 / MURFREESBORO RD
SITE LOCATION MAP
NOT TO SCALE
GRID NORTH
GRAPHIC SCALE
SCALE: 1" = 20'
ISSUE FOR PERMIT
SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5175 MURFREESBORO ROAD, LA VERGNE, TN 37086
SHEET TITLE:
LANDSCAPE PLAN
PROJECT NAME:
ZAXBYS
SHEET NUMBER:
L-1.0
PROJECT NUMBER:
25104ZAX
DATE:
06/30/26
CARTER ENGINEERING

PLANTING NOTES:

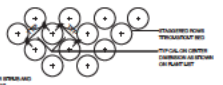
1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING AND NEW UTILITY LINE LOCATIONS PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LIFE OF THE PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE 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 GRADED 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. ALL SHRUB PLANTINGS, TREES AND SHRUBS WITH 3' LAYER OF DOUBLE GROUND BARK MULCH AS SPECIFIED.
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. ALL CONTAINER SPECIMEN BALLED AND BURLAPPED, OR AS SPECIFIED, TREES OF HEIGHT, SIZE, CALIPER, GIRTH, 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 DAMAGE, 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 WITH NAILS AND LACED WITH ROPE. NO BROKEN BALLS WILL BE ACCEPTED.
8. PRUNING AND SHAPING: PRUNE, THIN OUT, AND SHAPE PLANTS IN COMPLIANCE WITH AMERICAN HORT & AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER AND ONLY AS APPROVED BY CARTER ENGINEERING OBTAIN TRUE REPAIR 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. STAKING AND GUYING: USE 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 SHAKE ROOT BALLS.
13. PLANTING PITS: AFTER EXCAVATION AND BACKFILL, THE PLANTING AREA, INSTALL PLANTS SHALL THOROUGHLY 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 7 GALLON CONTAINER GROWN STOCK THE SAME AS SPECIFIED FOR BALLED AND BURLAPPED STOCK, BUT REMOVE CONTAINERS COMPLETELY.
16. SEEDING: SEE SEEDING SPECIFICATIONS, CONSTRUCTION MATERIAL, AND BELOW LANDSCAPE GRASS SHALL BE INSTALLED 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 WITHIN 24 HOURS, NOTIFY CARTER ENGINEERING AND REQUEST ADDITIONAL INSTRUCTIONS PRIOR TO PLANTING. DO NOT PLANT INTO POORLY DRAINED 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 (NATIVE 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:
   - STRUCTURAL FAILURES INCLUDE PLANTINGS FALLING OR BLOWING OVER.
   - THE LACK OF ADEQUATE MAINTENANCE BY OWNER.
   - STRUCTURAL FAILURES INCLUDES 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



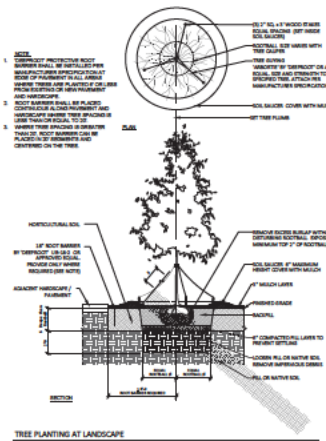
SHRUB PLANTING AT LANDSCAPE



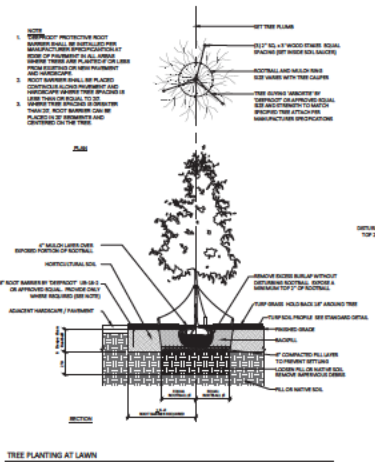
NOTES:
1. SEE PLANTING PLANS FOR SPACING AND GROUNDCOVER BED LINES.
2. ROWS SHALL BE STAGGERED AND PARALLEL.
3. SEE PLANTING SCHEDULES FOR GROUNDCOVER SPACING AND QUANTITIES.

SHRUB & GROUNDCOVER SPACING

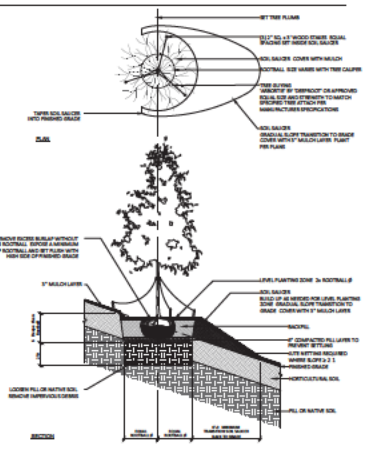
1 SHRUB PLANTING DETAILS
3/8" = 1'-0"



TREE PLANTING AT LANDSCAPE

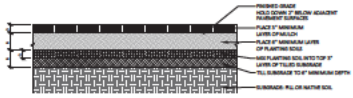


TREE PLANTING AT LAWN

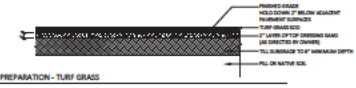


TREE PLANTING ON A SLOPE

2 TREE PLANTING DETAILS
3/8" = 1'-0"

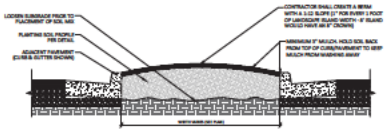


SOIL PREPARATION - PLANTING BEDS

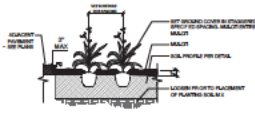


SOIL PREPARATION - TURF GRASS

4 SOIL PREPARATION DETAILS
NTS



PARKING ISLAND AND ADJACENT PAVEMENT PROFILE



GROUNDCOVER, GRASS, AND PERENNIAL PLANTING

5 GROUNDCOVER AND PLANTING BED DETAILS
NTS

ISSUE FOR PERMIT

REVISIONS			
DATE	DESCRIPTION		
1	08/29/2025	PER CITY COMMENTS	
2	09/19/2025	PER CITY COMMENTS	
3	10/31/2025	PER CITY COMMENTS	
4	12/19/2025	PER CITY COMMENTS	
5	01/30/2026	PER CITY COMMENTS	
6	04/03/2026	PER CITY COMMENTS	
7	-	-	
8	-	-	

06/30/26

CARTER ENGINEERING
1010 COMMERCE DR.
BOSSIER, LA. 71111
P: 773.728.1200
F: 773.728.1204
www.carterengineering.com

SITE DEVELOPMENT PLANS
FOR
GUERNSEY HOLDINGS ZRC OPCP, LLC
5173 MURPHY/BESSMORO ROAD, LA VERGNE, TN 37086

SHEET TITLE: LANDSCAPE DETAILS

PROJECT NAME: ZAXBY'S

SHEET NUMBER: L-2.0

PROJECT NUMBER: 25104ZAX

DATE: 06/30/26

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4-2026

Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 4. **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, July or August/Sept (if August/Sept need be) 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 because this is only the rezoning phase.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
1. (For Information) The Concept Plan was not reviewed. It will have to be submitted for separate review after rezoning effort is completed.
2. (For Information) The developer's traffic study includes the following recommendations: 1) Add a 12-foot-wide NB left-

turn lane with a storage length of 125 feet and transition length of 265 feet for a total length of 390'; 2) dedicate right-of-way for future widening along the frontage. Recommendations do not include any widening construction for Old Nashville Highway.
3. (For Information) If the project proceeds to Concept Plan, then the city requests that the intersection of Chaney Boulevard with Old Nashville Highway be included within the study scope.

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

No comments.

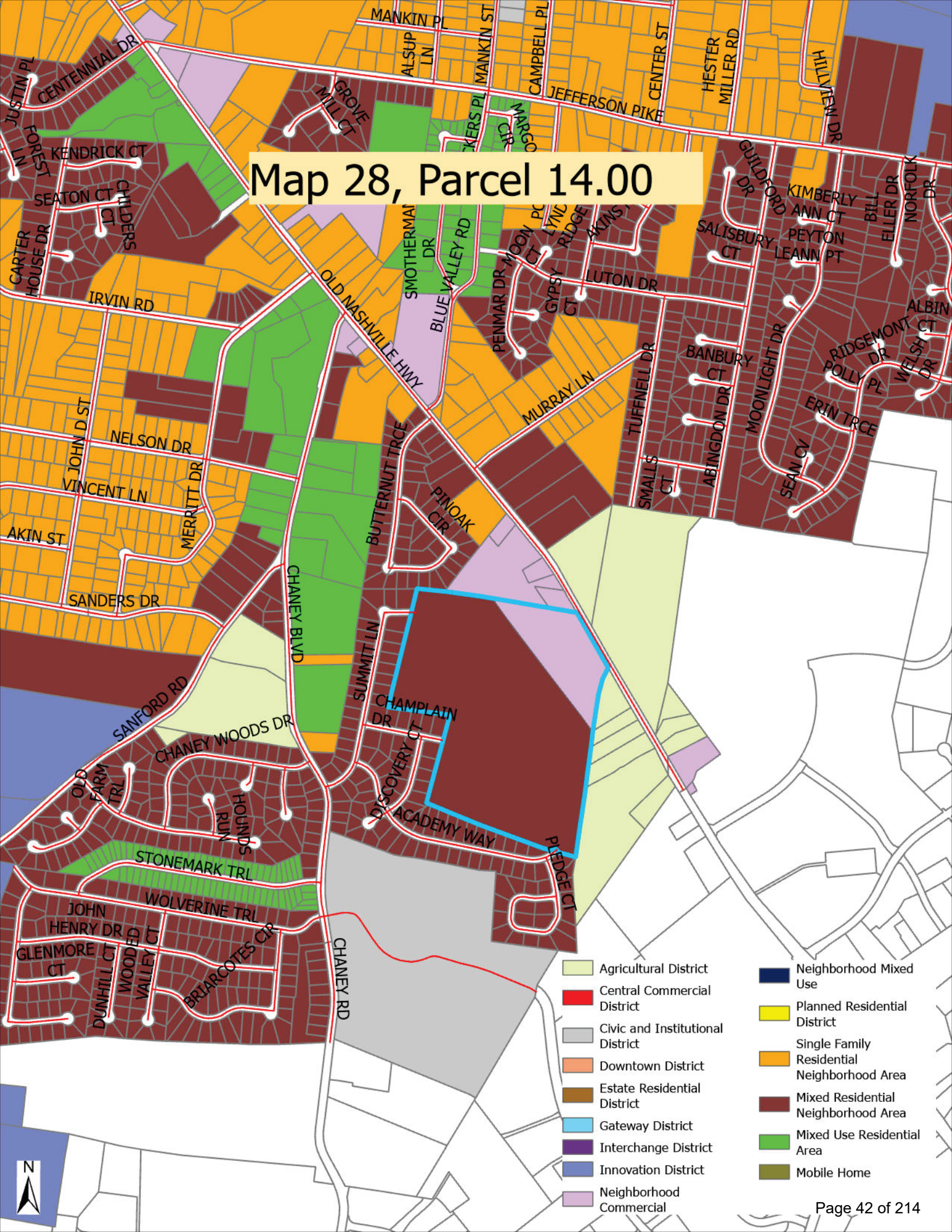
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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.


Map 28, Parcel 14.00
KENDRICK CT
SEATON CT
BRANUM CT
CHILDRESS CT
MILL CT
GROVE
TUCKERS PT
MARGO CIR
JEFFERSON PIKE
CENTER ST
HESTER
MILLER RD
HILLVIEW DR
CARLTON DR
POPE DR
GUILDFORD DR
KIMBERLY ANN CT
BILL ELLER DR
EBERON CT
PEYTON LEANN PT
LAWYER CT
IRVIN RD
LUTON DR
GYPSY CT
BANBURY CT
ALBIN CT
POLLY RL
WELSH DR
ERIN TRCE
JOHN D ST
NELSON DR
VINCENT LN
MERRITT DR
AKIN ST
SANDERS DR
OLD NASHVILLE HWY
MURRAY LN
TUFFNELL DR
SMALLS CT
ABINGDON DR
MOONLIGHT DR
SEAN CV
BUTTERNUT TRCE
PINOAK CIR
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
ACADEMY WAY
BRIDGE CT
SANFORD RD
CHANEY WOODS DR
OLD FARM TRL
BRASS OAK CT
ALMONDWOOD PL
STONEMARK TRL
JOHN HENRY DR
WOLVERINE TRL
WOODED VALLEY CT
DUNHILL CT
BRIARGOTE CIR
CHANEY RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 28, Parcel 14.00
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
TUPPNELL DR
SAINT HUBBINS DR
SMALLS CT
OLD NASHVILLE HWY
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
CHANEY BLVD
PLEDGE CT
PLEDGE CT
WOLVERINE TRL
CHANEY RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 28, Parcel 14.00
MANKIN PL
MANKIN ST
ALSUP LN
CAMPBELL PL
CENTER ST
HESTER MILLER RD
HILLVIEW DR
JEFFERSON PIKE
CENTENNIAL DR
JUSTIN PL
FOREST LN
KENDRICK CT
SEATON CT
CHILDERS CT
CARTER HOUSE DR
GROVE MILL CT
IRVIN RD
OLD NASHVILLE HWY
SMOTHERMAN DR
BLUE VALLEY RD
PENMAR DR
MOON PC CT
LYNC RIDGE
AKINS
GYPSY CT
LUTON DR
GUILDFORD DR
KIMBERLY ANN CT
BILL ELLER DR
NORFOLK DR
SALISBURY CT
PEYTON LEANN PT
ALBIN
RIDGEMONT DR
WELSH CT
POLLY PL
BANBURY CT
MOONLIGHT DR
ERIN TRCE
SEAN CV
TUFFNELL DR
SMALLS CT
ABINGDON DR
MURRAY LN
JOHN D ST
NELSON DR
VINCENT LN
MERRITT DR
AKIN ST
SANDERS DR
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PINOAK CIR
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
ACADEMY WAY
PLEDGE CT
SANFORD RD
CHANEY WOODS DR
OLD FARM TRL
HOUNDS RUN
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
GLENMORE CT
DUNHILL CT
WOODED VALLEY CT
BRIARCOTES CIR
CHANEY RD
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

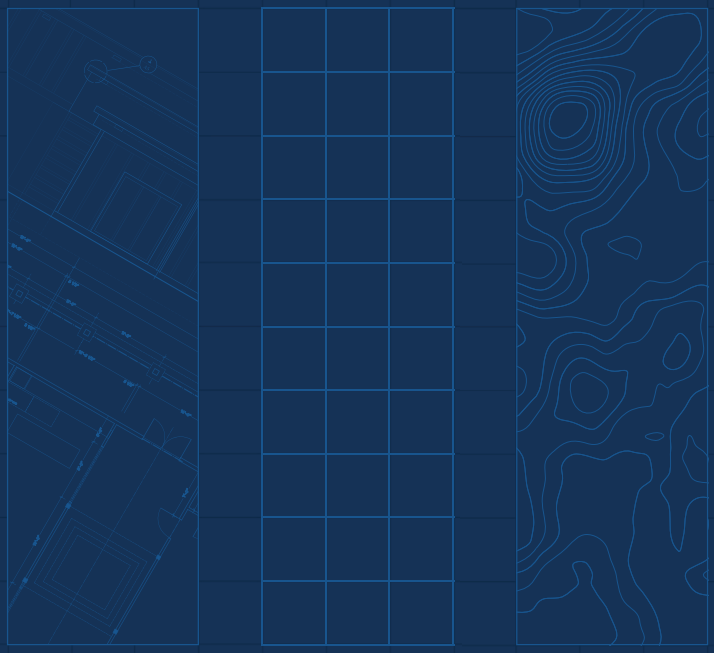




HILLPOINTE

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







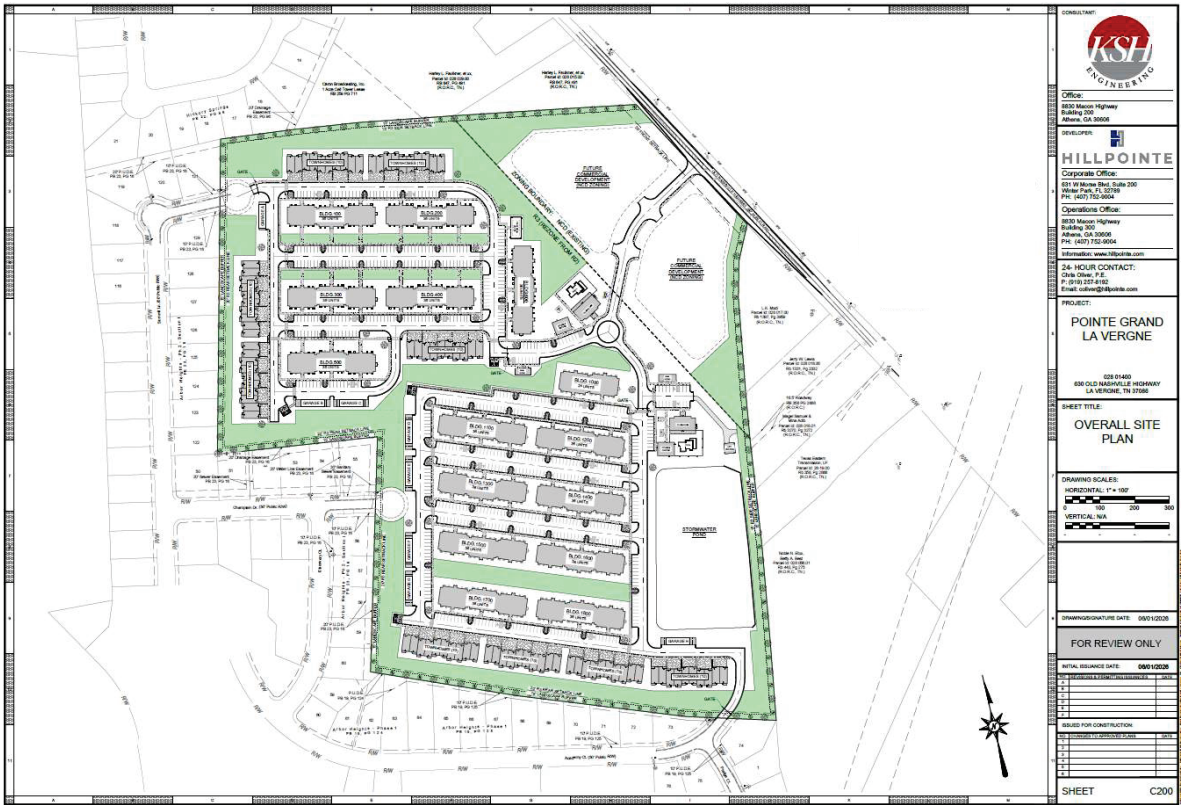
Project Vision

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



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

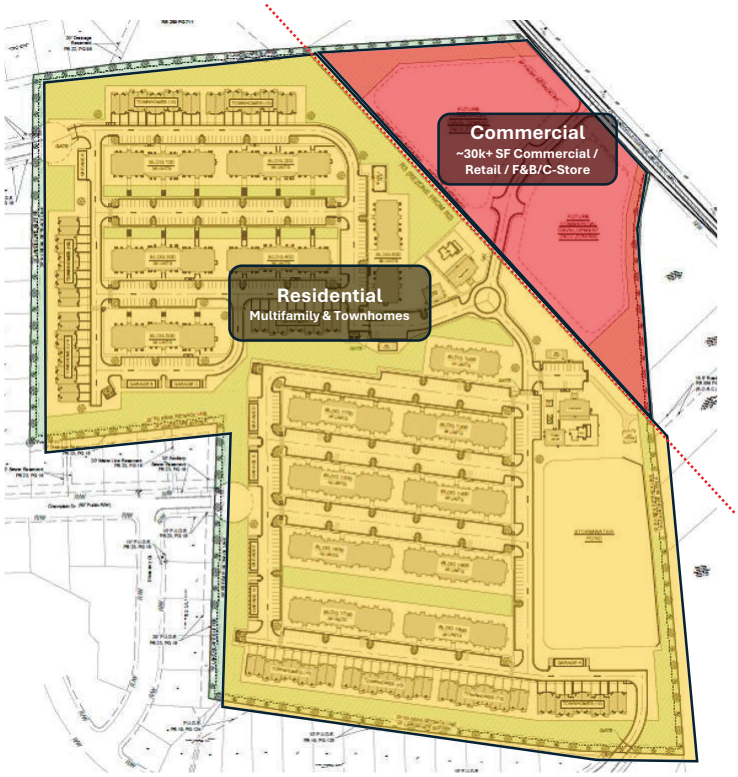
OPEN SPACE SUMMARY
OPEN SPACE REQUIRED: 50.654 AC *20% = 10.13 AC (441,218 SF)
OPEN SPACE PROPOSED:.....11.50 AC (601,077 SF)

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**

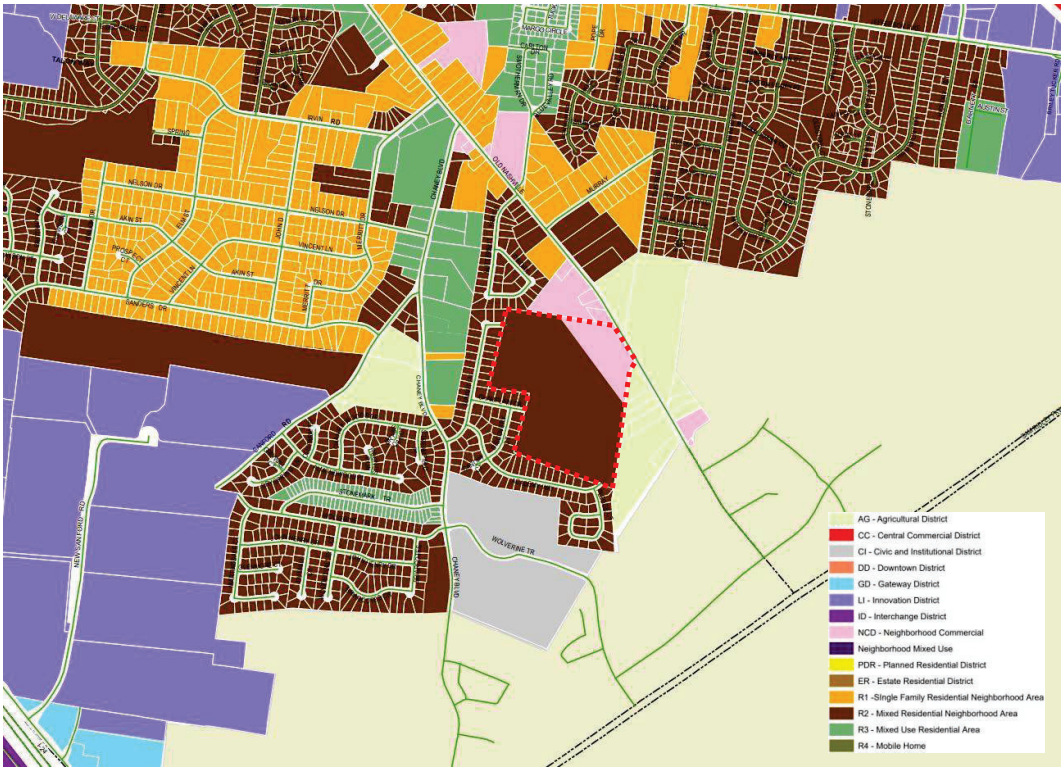
Zoning Challenges & Resolutions

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

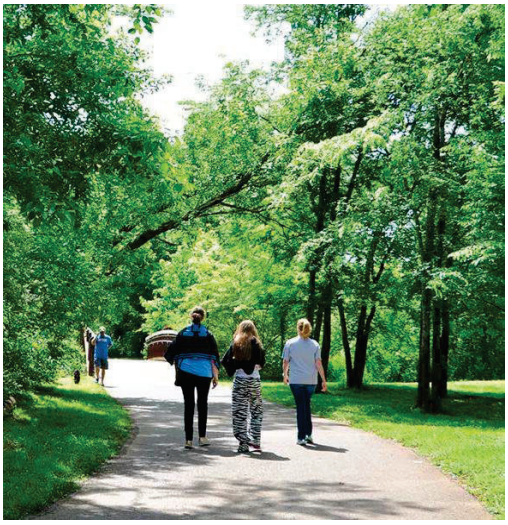
The proposed development is intentionally designed to exceed the City's minimum open space and landscape area expectations while creating a more connected, pedestrian-oriented residential environment consistent with the broader vision of the Rutherford 2040 Comprehensive Plan. Based on the current concept 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.











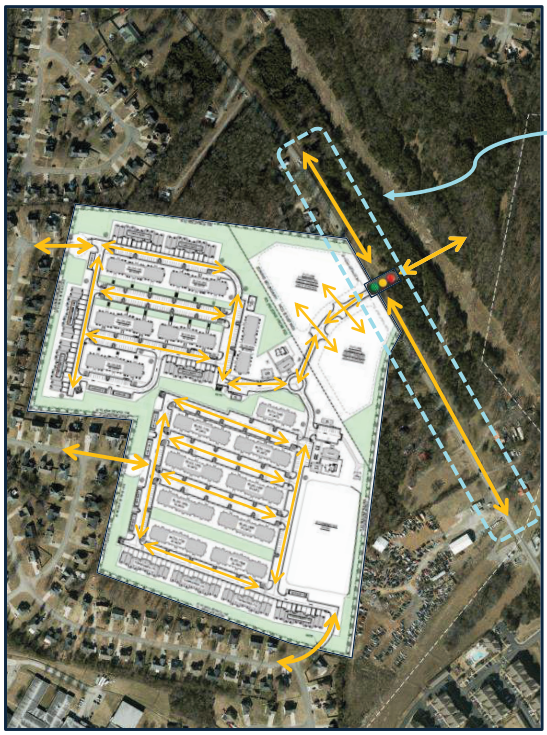
Connected Spaces & Traffic Calming

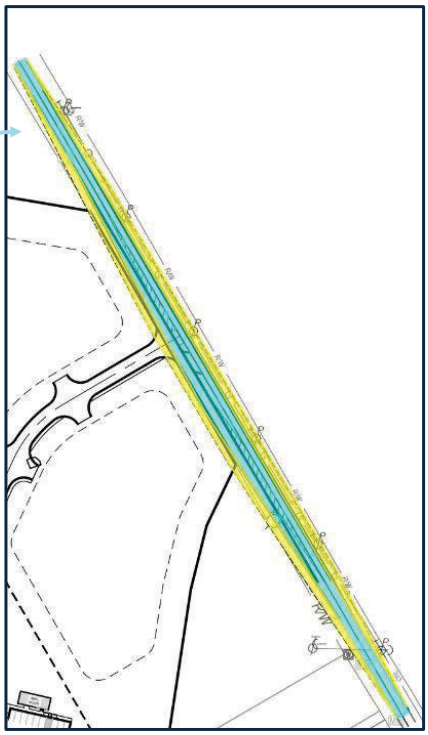
Hillpointe's proposed development intends to integrate with both existing and future roadway infrastructure while promoting safe, efficient, and connected vehicular circulation throughout the Old Nashville Highway corridor. A Traffic Impact Analysis (TIA) has been completed to evaluate the project's 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

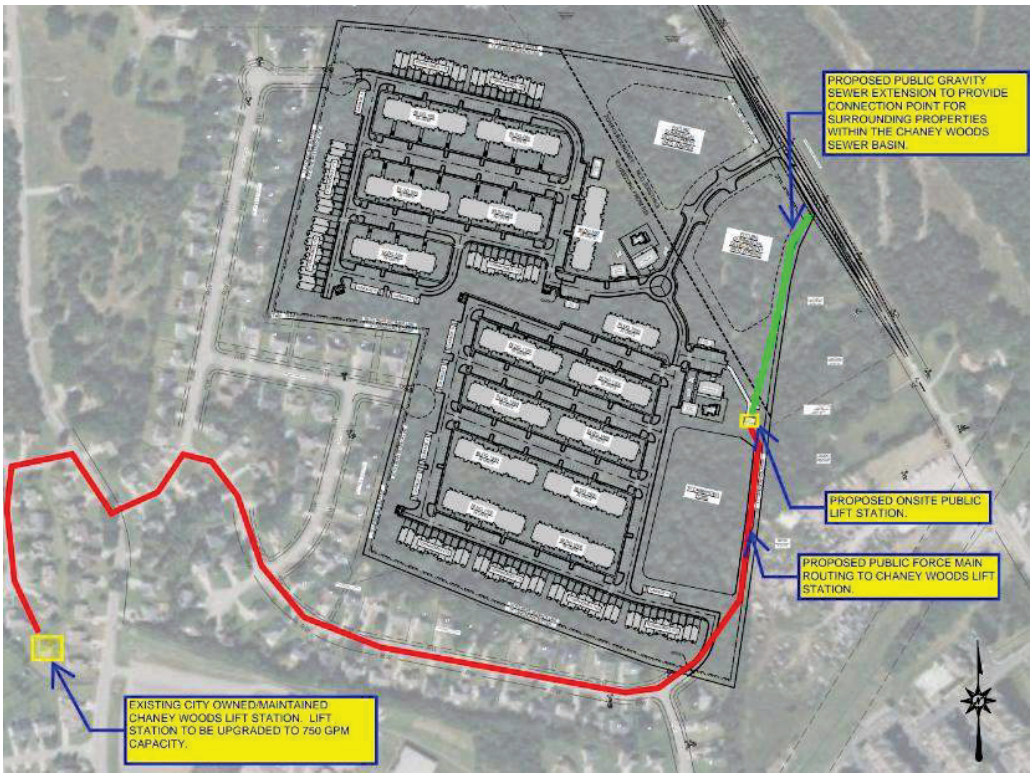
The Pointe Grand La Vergne development proposes to connect its sanitary sewer system to the City-owned and maintained Chaney Woods lift station, located to the west of the subject property. To facilitate this connection, approximately 3,000 linear feet of offsite force main will be extended through the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



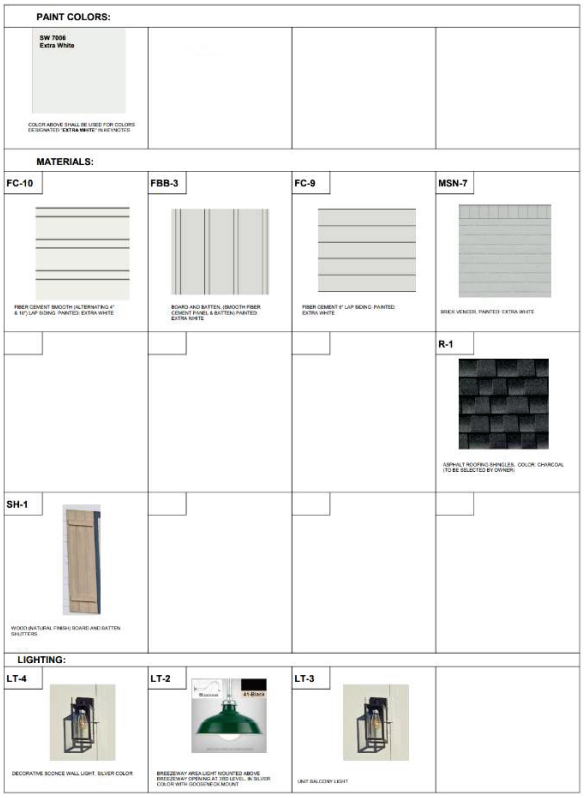






Architectural Elevations + Materiality





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

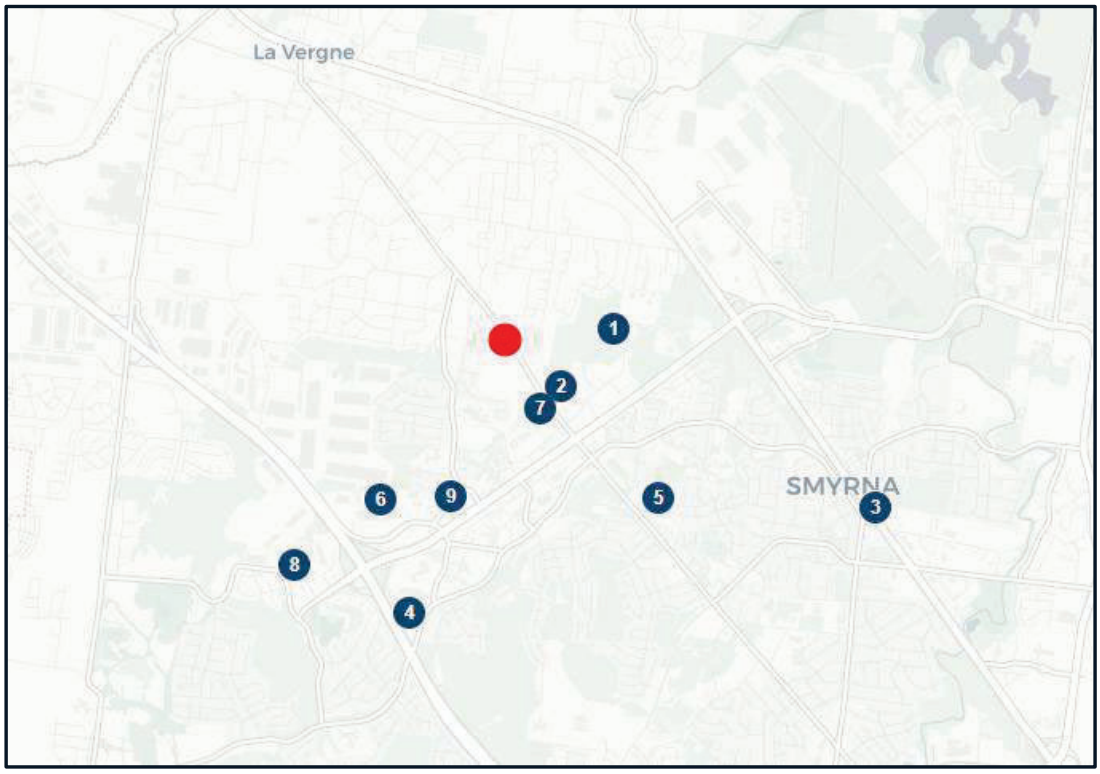
2B Rental Comps

Subject Property
610 Old Nashville Hwy, La Vergne, TN 37086

Comparable Properties

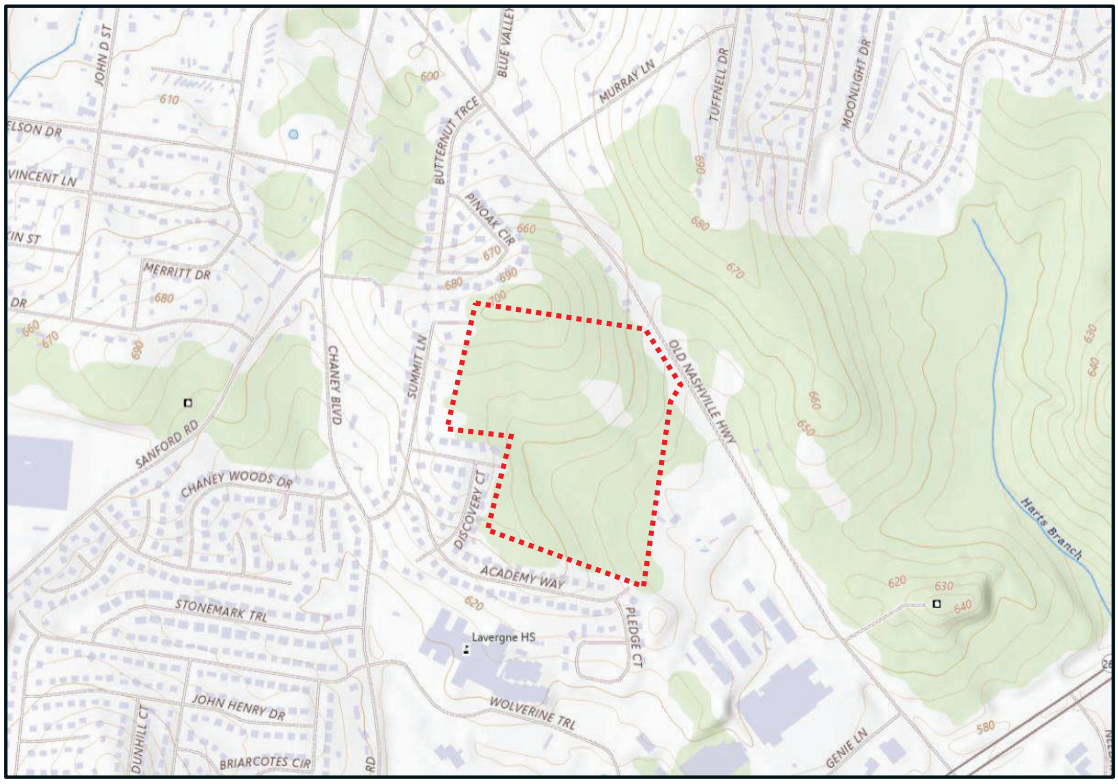
#	Property Name	Vintage	2B SF
S	PG La Vergne	—	—
1	Elan Smyrna	2025	1,136
2	Vintage Stonetrace	2024	1,143
3	101 Depot	2022	1,099
4	The Sterling at Stonecrest	2020	1,110
5	Anthem at Creekside	2020	1,003
6	Grand Oak at Town Park	2014	1,092
7	Ashton Creek Farms	2014	1,076
8	MAA Sam Ridley	2009	1,157
9	Stoneridge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

NEIGHBOR ADDRESS LIST

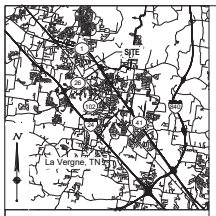
POINTE GRAND LA VERGNE NEIGHBOR LIST

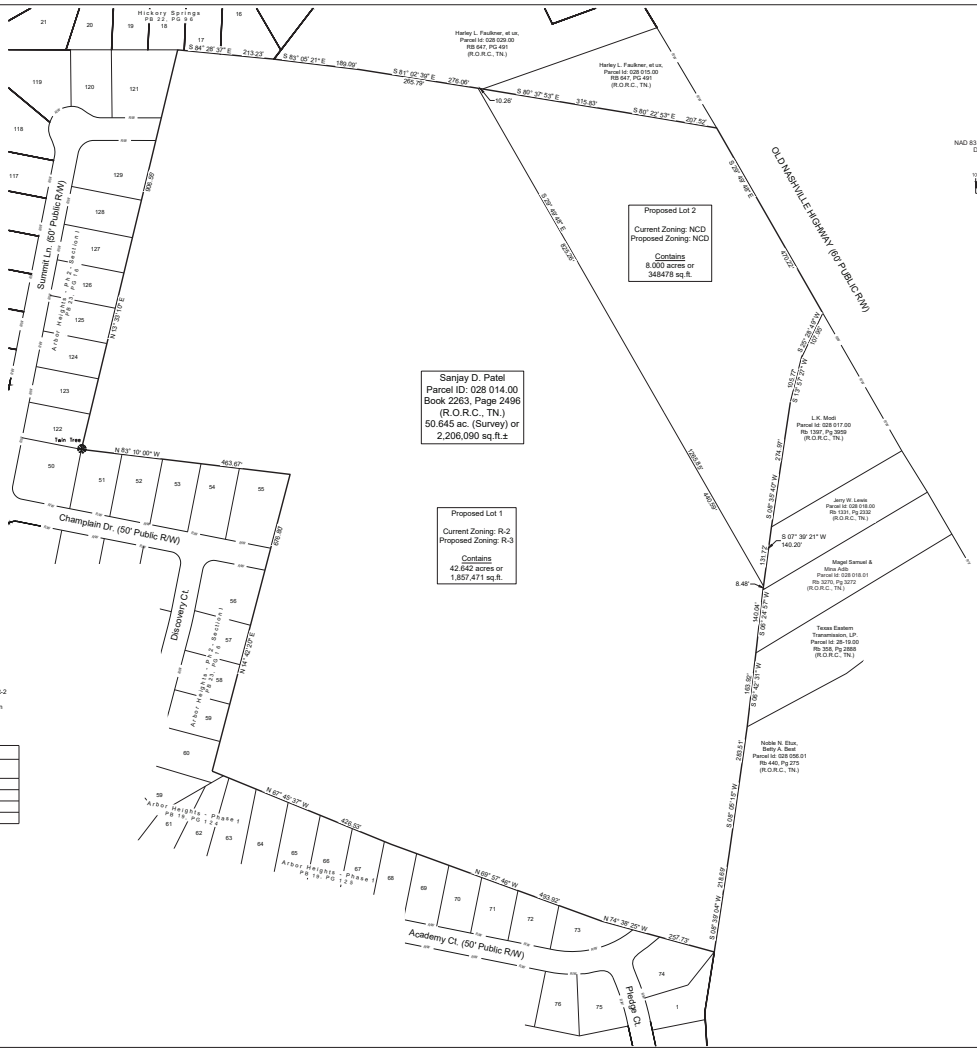
#	PARCEL #	PHYSICAL ADDRESS	OWNER	2ND OWNER (if applicable)	MAILING ADDRESS	CITY	STATE	ZIP
1	028A D00100	101 Pledge Court	Milad Ghobryal	Suliman Nermin	101 Pledge Court	La Vernge	TN	37086
2	028A D00200	103 Pledge Court	Wagdy Kalinie	Malak Kaleny	103 Pledge Court	La Vernge	TN	37086
3	028A D00300	105 Pledge 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





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.ceso.com
219 Centennial Dr., Suite 150
Murfreesboro, TN 37132
Phone: 615.848.8700 Fax: 888.259.8226

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

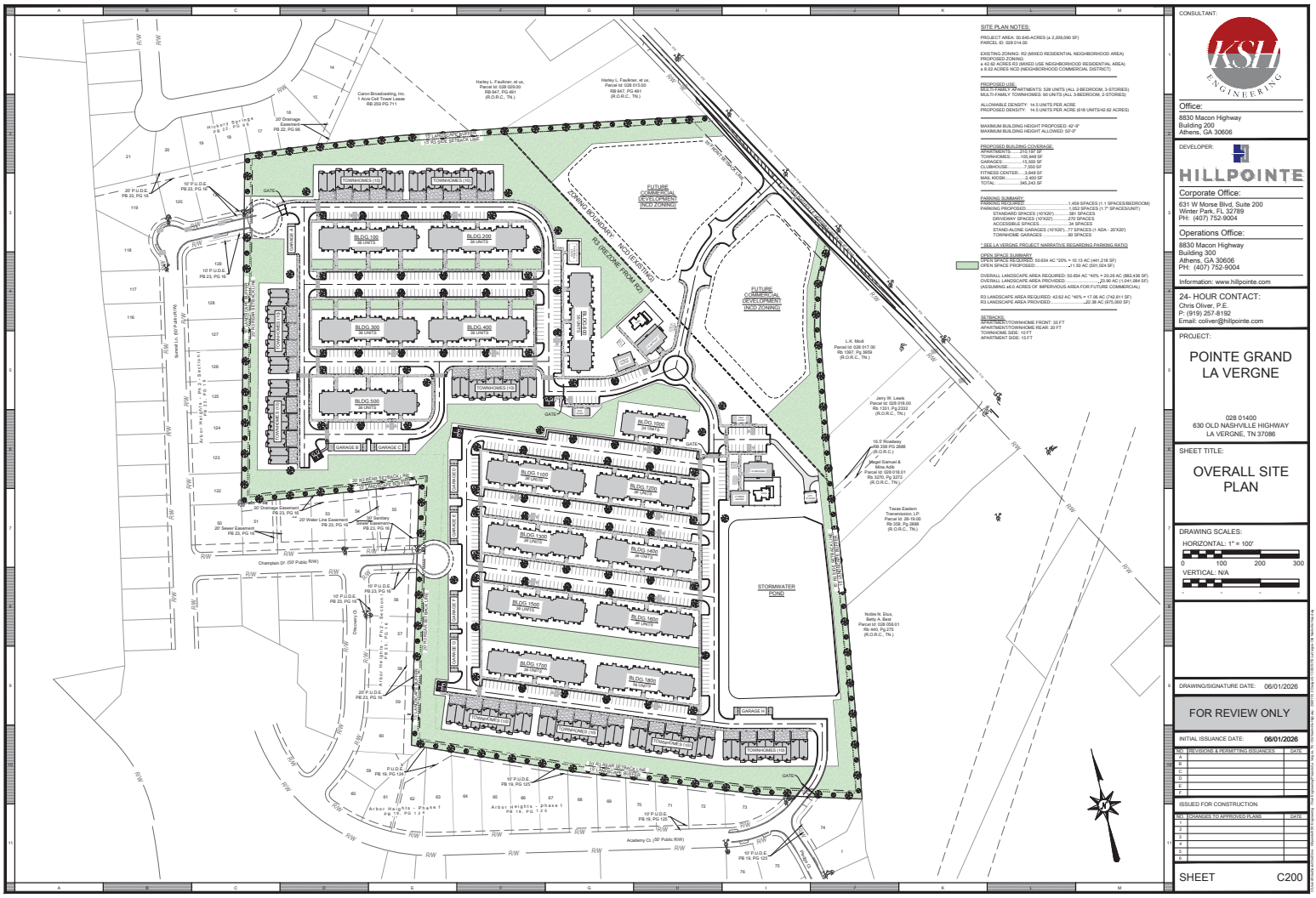
May 28, 2026

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: 50.646 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 NCO (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'-0"
MAXIMUM BUILDING HEIGHT ALLOWED: 50'-0"
PROPOSED BUILDING COVERAGE:
APARTMENTS:.....253,159 SF
TOWNHOMES:.....105,948 SF
GARAGES:.....15,560 SF
CLUBHOUSE:.....7,550 SF
FITNESS CENTER:.....3,648 SF
MAIL KIOSK:.....2,405 SF
TOTAL:.....345,243 SF
PARKING SUMMARY:
PARKING REQUIRED:.....1,459 SPACES (1.1 SPACES/BEDROOM)
PARKING PROPOSED:.....1,652 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'X26'):...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:.....21.50 AC (921,024 SF)
OVERALL LANDSCAPE AREA REQUIRED: 50.654 AC * 40% = 20.26 AC (882,436 SF)
OVERALL LANDSCAPE AREA PROVIDED:.....20.90 AC (1,041,084 SF)
(ASSUMING 40.0 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: 15 FT
APARTMENT SIDE: 15 FT
FUTURE COMMERCIAL DEVELOPMENT (NCO ZONING)
ZONING BOUNDARY - NOT EXISTING
R3 REZONE FROM R2A
STORMWATER POND
BLDG 100 36 UNITS
BLDG 200 36 UNITS
BLDG 300 36 UNITS
BLDG 400 36 UNITS
BLDG 500 36 UNITS
BLDG 600 36 UNITS
BLDG 700 36 UNITS
BLDG 800 36 UNITS
BLDG 900 36 UNITS
BLDG 1000 36 UNITS
BLDG 1100 36 UNITS
BLDG 1200 36 UNITS
BLDG 1300 36 UNITS
BLDG 1400 36 UNITS
BLDG 1500 36 UNITS
BLDG 1600 36 UNITS
BLDG 1700 36 UNITS
BLDG 1800 36 UNITS
CLUBHOUSE
FITNESS
MAIL KIOSK
TOWNHOMES (10)
GARAGE A
GARAGE B
GARAGE C
GARAGE D
GATE
Champion Dr. (50' Public R/W)
Academy Ct. (50' Public R/W)
Arbor Heights - Phase 1 PB 19, PG 124
Arbor Heights - Phase 1 PB 23, PG 16
Harley L. Faulkner, et ux, Parcel Id: 028 029.00 RB 647, PG 661 (R.O.R.C., TN.)
Harley L. Faulkner, et ux, Parcel Id: 028 015.00 RB 647, PG 661 (R.O.R.C., TN.)
Caron Broadcasting, Inc. 1 Acre Cell Tower Lease RB 268 PG 711
L.K. Modi Parcel Id: 028 017.00 Rb 1387, Pg 3859 (R.O.R.C., TN.)
Jerry W. Lewis Parcel Id: 028 016.00 Rb 1331, Pg 2332 (R.O.R.C., TN.)
Miguel Samuel & Mina Aulic Parcel Id: 028 016.01 Rb 3270, Pg 3272 (R.O.R.C., TN.)
Texas Eastern Transmission, LP. Parcel Id: 28-16.00 Rb 358, Pg 2688 (R.O.R.C., TN.)
Noble N. Elus, Betty A. Bard Parcel Id: 028 056.01 Rb 440, Pg 275 (R.O.R.C., TN.)
16.5' Roadway RB 358 PG 2688 (R.O.R.C.)
20' Drainage Easement PB 23, PG 16
20' Water Line Easement PB 23, PG 16
20' Sanitary Sewer Easement PB 23, PG 16
20' Sewer Easement PB 23, PG 16
10' P.U.D.E. PB 23, PG 16
10' P.U.D.E. PB 19, PG 124
10' P.U.D.E. PB 19, PG 125
10' P.U.D.E. PB 19, PG 126
30' R.O.W. SETBACK LINE
20' R.O.W. SETBACK LINE
50' R.O.W. SETBACK LINE
Hickett Springs PB 27, PG 66
Arbor Heights - Phase 1 PB 23, PG 16
Arbor Heights - Phase 1 PB 19, PG 124
Arbor Heights - Phase 1 PB 19, PG 125
Arbor Heights - Phase 1 PB 19, PG 126
Arbor Heights - Phase 1 PB 19, PG 123
Arbor Heights - Phase 1 PB 19, PG 124
Arbor Heights - Phase 1 PB 19, PG 125
Arbor Heights - Phase 1 PB 19, PG 126
Arbor Heights - Phase 1 PB 19, PG

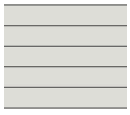
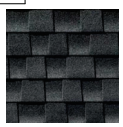
ARCHITECTURAL ELEVATIONS

PAINT COLORS:

SW 7006
Extra White

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

MATERIALS:

KEYNOTE				
	FC-10	**FBB-3**	**FC-9**	**MSN-7**
				
	FIBER CEMENT SMOOTH (ALTERNATING 4" & 10") LAP SIDING PAINTED: EXTRA WHITE	BOARD AND BATTEN, (SMOOTH FIBER CEMENT PANEL & BATTEN) PAINTED: EXTRA WHITE	FIBER CEMENT 6" LAP SIDING PAINTED: EXTRA WHITE	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	**LT-2**	**LT-3**
			
	DECORATIVE SCONCE WALL LIGHT, SILVER COLOR	BREEZEWAY AREA LIGHT MOUNTED ABOVE BREEZEWAY OPENING AT 3RD LEVEL, IN SILVER COLOR WITH GOOSENECK MOUNT	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
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Operations Office:
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Building 300
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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:

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:
8830 Macon Highway
Building 300
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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:
36 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 05/28/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

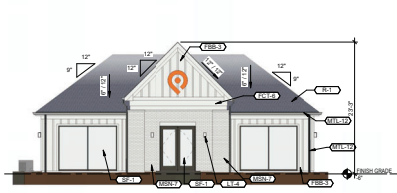
SHEET: A2

5/28/2026 3:42:07 PM

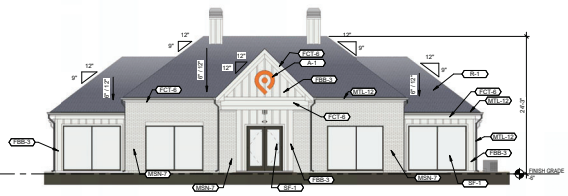




KEYNOTES	
TAG	KEYNOTE TEXT
A-1	PROJECT SIGNAGE TO MEET DESIGN GUIDELINES
DR-14	HOLLOW METAL DOOR, PAINTED (SW 7006 EXTRA WHITE)
FBB-3	FIBER CEMENT BOARD AND BATTEN SIDING, PAINTED (SW 7006 EXTRA WHITE)
FC-9	FIBER CEMENT SIDING, 6" LAP, PAINTED (SW 7006 EXTRA WHITE)
FCT-6	FIBER CEMENT TRIM/FASCIA PAINTED (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"



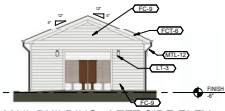
1 / A3 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



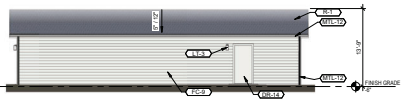




6 / A3 GARAGE G9HC - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

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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:
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Office:
8830 Macon Highway
Building 300
Athens, GA 30606

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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: July 28, 2026

City of La Vergne

Item #: 5. **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 intersections as one moves along Hollandale Road. Three (3) of these new intersections will include new streets extending to the east and west of Hollandale 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)

1. On Page 12 - Swapping Lots - **This item was explained fully by the applicant at the PC workshop back on June 16 - applicant removed this language**
2. 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)

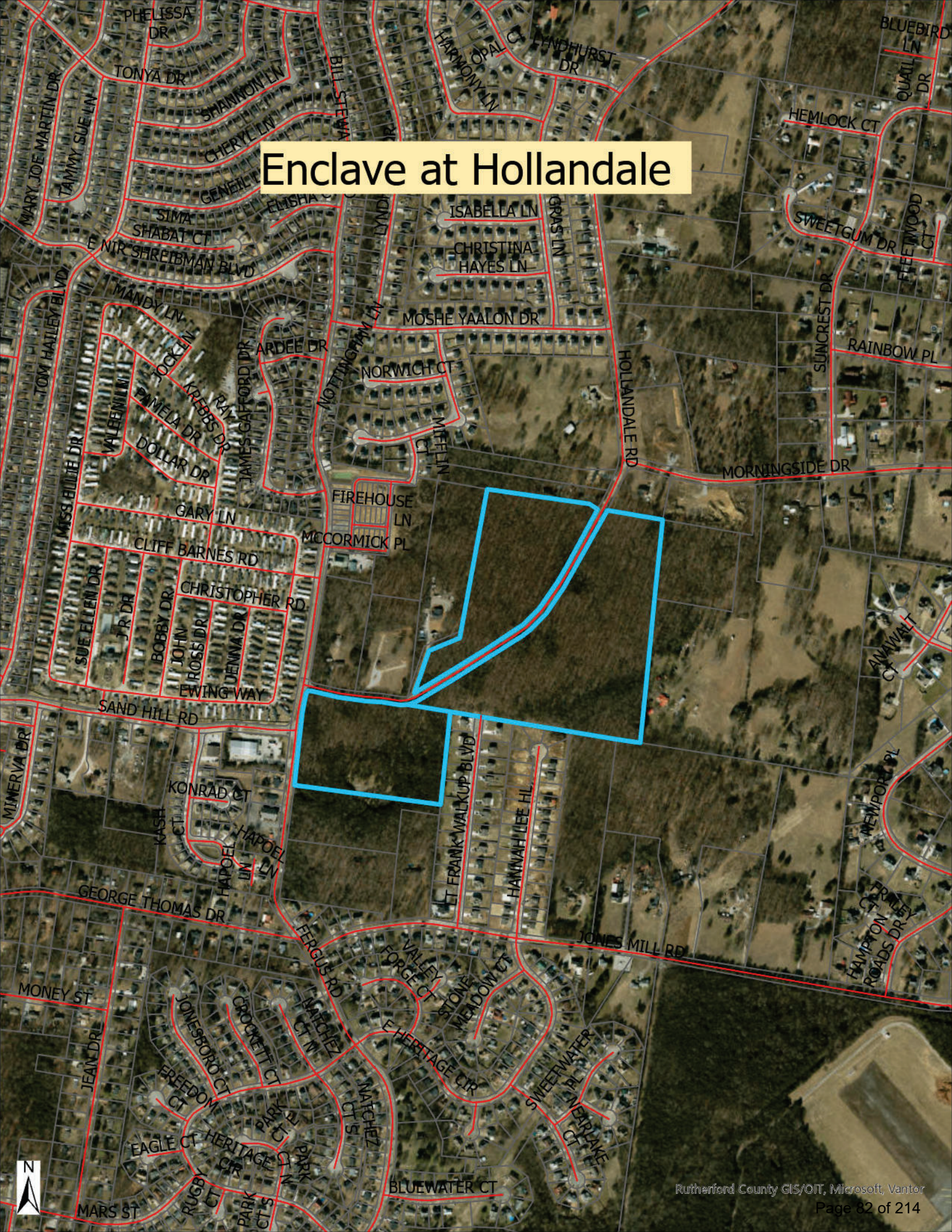
No comments.

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

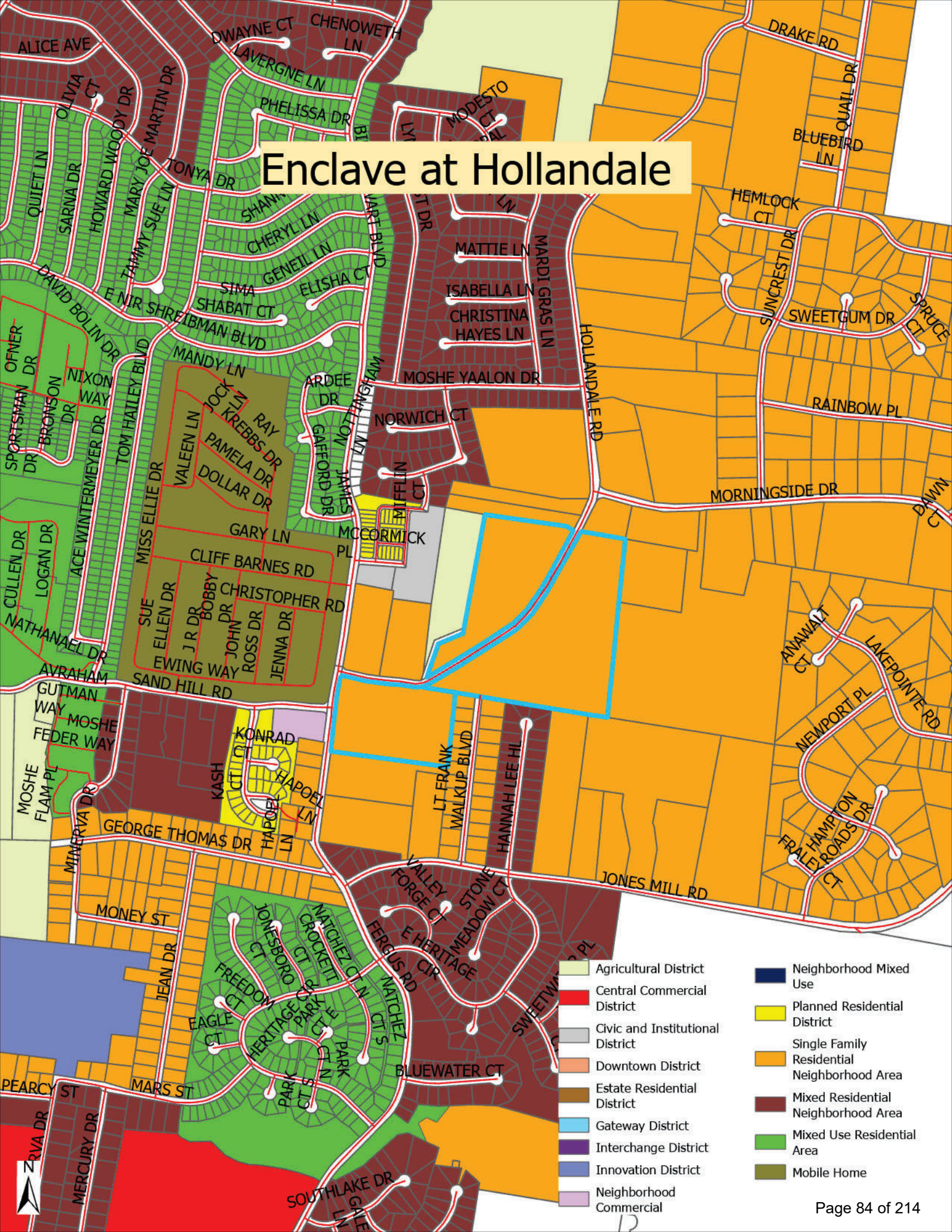
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

***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.


Enclave at Hollandale
PHELISSA DR
TONYA DR
SHANNON LN
CHERYL LN
MARY JOE MARTIN DR
TAMMY SUE LN
SIMA SHABAT CT
E NIR SHREIBMAN BLVD
MANDY LN
TOM HAILEY BLVD
JOCK LN
PAMELA DR
KREBBS DR
RAY
JAMES GAFFORD DR
ARDEE DR
VALEEN LN
DOLLAR DR
MISS ELLIE DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
SAND HILL RD
MINERVA DR
KONRAD CT
KASH CT
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM CT
PARK CT E
EAGLE CT
HERITAGE CIR
RUGBY CT
PARK CT S
MARS ST
FERGUS RD
VALLEY FORGE CT
STONE MEADOW CT
E HERITAGE CIR
NATCHEZ CT S
PARK CT N
BLUEWATER CT
SWEETWATER PL
NEARLAKE CT
JONES MILL RD
LT FRANK WALKUP BLVD
HANNAH LEE HL
HAMPTON ROADS DR
FRALEY CT
NEWPORT PL
ANAWALT CT
MORNINGSIDE DR
HOLLANDALE RD
SUNCREST DR
RAINBOW PL
FLEETWOOD CT
SWEETGUM DR
HEMLOCK CT
QUAIL DR
BLUEBIRD LN
LYNDHURST DR
OPAL CT
HARMONY LN
BILL STEWART DR
ISABELLA LN
CHRISTINA HAYES LN
GRAS LN
MOSHE YAALON DR
NOTTINGHAM LN
NORWICH CT
MIFFLIN CT
FIREHOUSE LN
MCCORMICK PL
N
Rutherford County GIS/OIT, Microsoft, Vantor


Enclave at Hollandale
MOSHE YAALON DR
ARDEE DR
NORWICH CT
NOTTINGHAM LN
WIFFLIN CT
JAMES GAFFORD DR
BILL STEWART BLVD
HOOK AND LADDER LN
RED ENGINE LN
FIREHOUSE LN
MCCORMICK PL
MORNINGSIDE DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
EWING MAY
HOLLANDALE RD
SAND HILL RD
FERGUS RD
LT FRANK WALKUP BLVD
HANNAH LEE HL
N
Rutherford County GIS/GIT, Microsoft, Vantor


Enclave at Hollandale
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
ALICE AVE
DWAYNE CT
CHENOWETH LN
LAVERGNE LN
PHELISSA DR
MODESTO CT
DRAKE RD
QUAIL DR
BLUEBIRD LN
HEMLOCK CT
SUNCREST DR
SWEETGUM DR
SPRUCE CT
RAINBOW PL
MORNINGSIDE DR
DAWN CT
OLIVIA CT
HOWARD WOODY DR
MARY JOE MARTIN DR
TONYA DR
QUIET LN
SARNA DR
TAMMY SUE LN
CHERYL LN
GENEIL LN
ELISHA CT
SIMA
SHABAT CT
E NIR SHREIBMAN BLVD
DAVID BOLIN DR
MANDY LN
MATTIE LN
ISABELLA LN
CHRISTINA HAYES LN
MARDI GRAS LN
HOLLANDALE RD
MOSHE YAALON DR
NORWICH CT
ARDEE DR
NOTTINGHAM LN
GAFFORD DR
JAMES
MIFFLIN CT
MCCORMICK PL
OFNER DR
NIXON WAY
BRONSON DR
SPORTSMAN DR
TOM HAILEY BLVD
ACE WINTERMEYER DR
JOCK LN
RAY KREBBS DR
PAMELA DR
DOLLAR DR
VALEEN LN
MISS ELLIE DR
GARY LN
CLIFF BARNES RD
CHRISTOPHER RD
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
CULLEN DR
LOGAN DR
NATHANAEL DR
AVRAHAM
SAND HILL RD
GUTMAN WAY
MOSHE FEDER WAY
MOSHE FLAM PL
MINERVA DR
KONRAD CT
KASH CT
HAPOEL LN
GEORGE THOMAS DR
LT FRANK WALKUP BLVD
HANNAH LEE HL
ANAWALT CT
LAKEPOINTE RD
NEWPORT PL
HAMPTON ROADS DR
FRALEY CT
JONES MILL RD
VALLEY FORGE CT
STONE MEADOW CT
E HERITAGE CIR
FERGUS RD
MONEY ST
JEAN DR
JONESBORO CT
NATCHEZ CT N
CROCKETT CT
FREEDOM CT
EAGLE CT
HERITAGE CIR
PARK CT E
PARK CT N
PARK CT S
NATCHEZ CT S
BLUEWATER CT
PEARCY ST
MARS ST
MERCURY DR
SOUTHLAKE DR
N







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: [redacted]
Web: www.sec-civil.com
850 Middle Tennessee Blvd.
Murfreesboro, Tennessee 37129

Company Name: CM Land, LLC
Attn: Cody Bass
[redacted]
607-201-4764

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PROJECT SYNOPSIS.....03
ACCESS AND CIRCULATION PLAN..... 03
LOCATION AND SURROUNDING USES.....05
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DEVELOPMENT AGREEMENT.....15-20

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



5

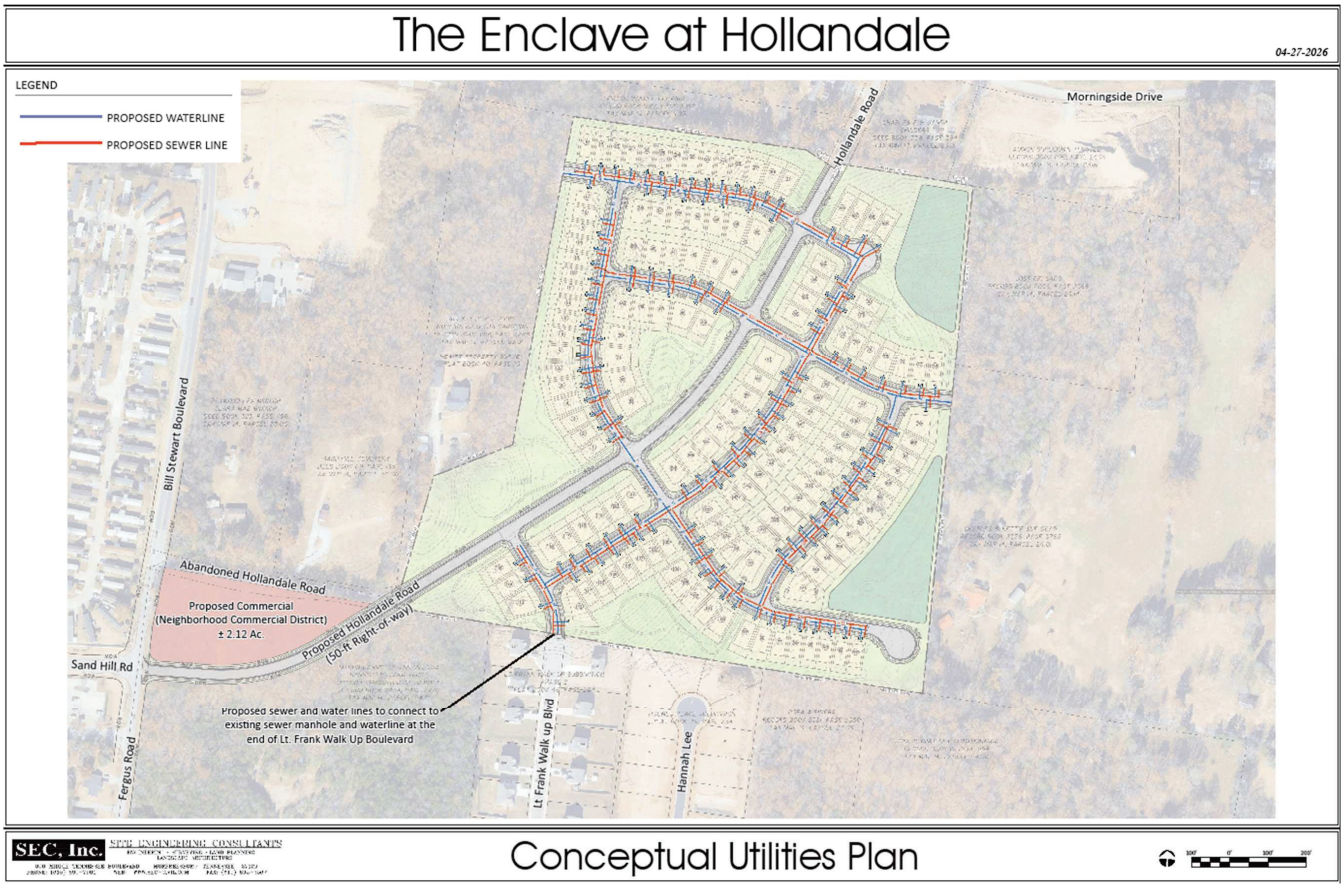
WATER, SEWER, DRAINAGE, ELECTRIC

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



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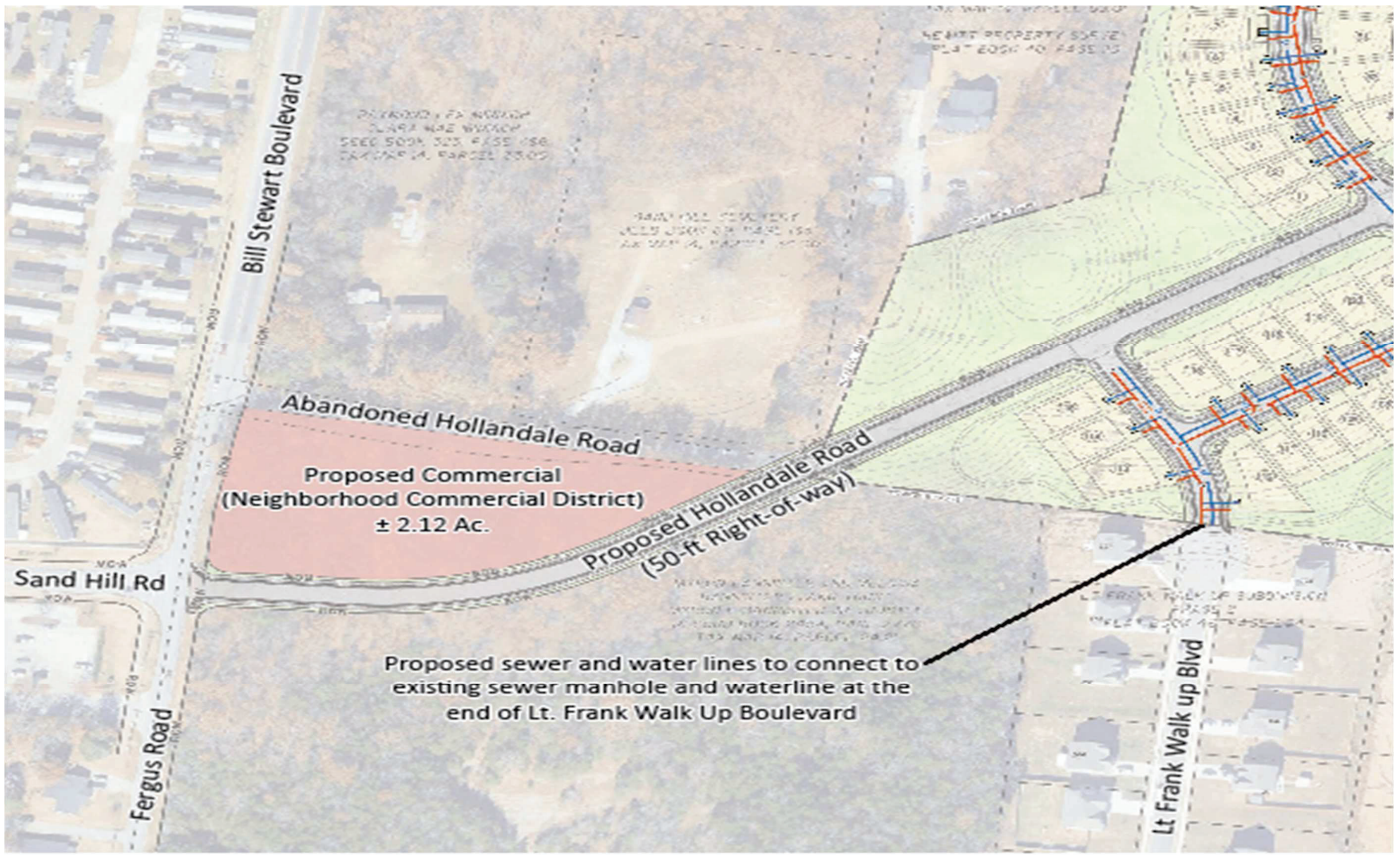
HOLLANDALE RE-ALIGNMENT MAP



8

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 NES.
- 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

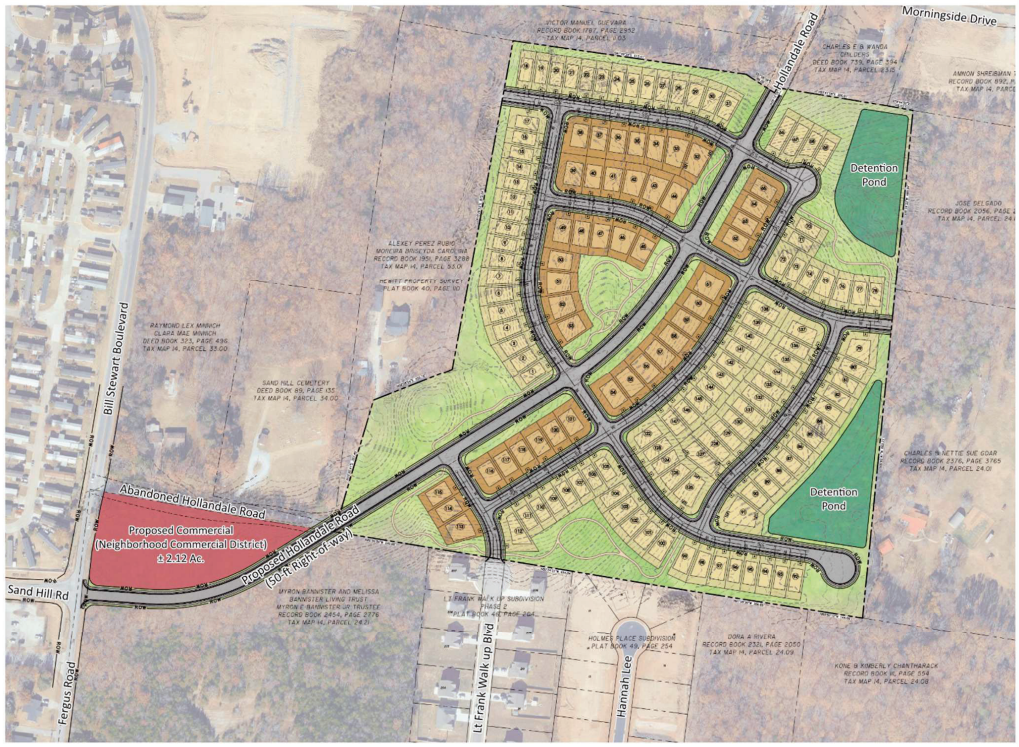
OPEN SPACE



TYPICAL 40-FT WIDE LOT DIAGRAM



TYPICAL 50-FT WIDE LOT DIAGRAM



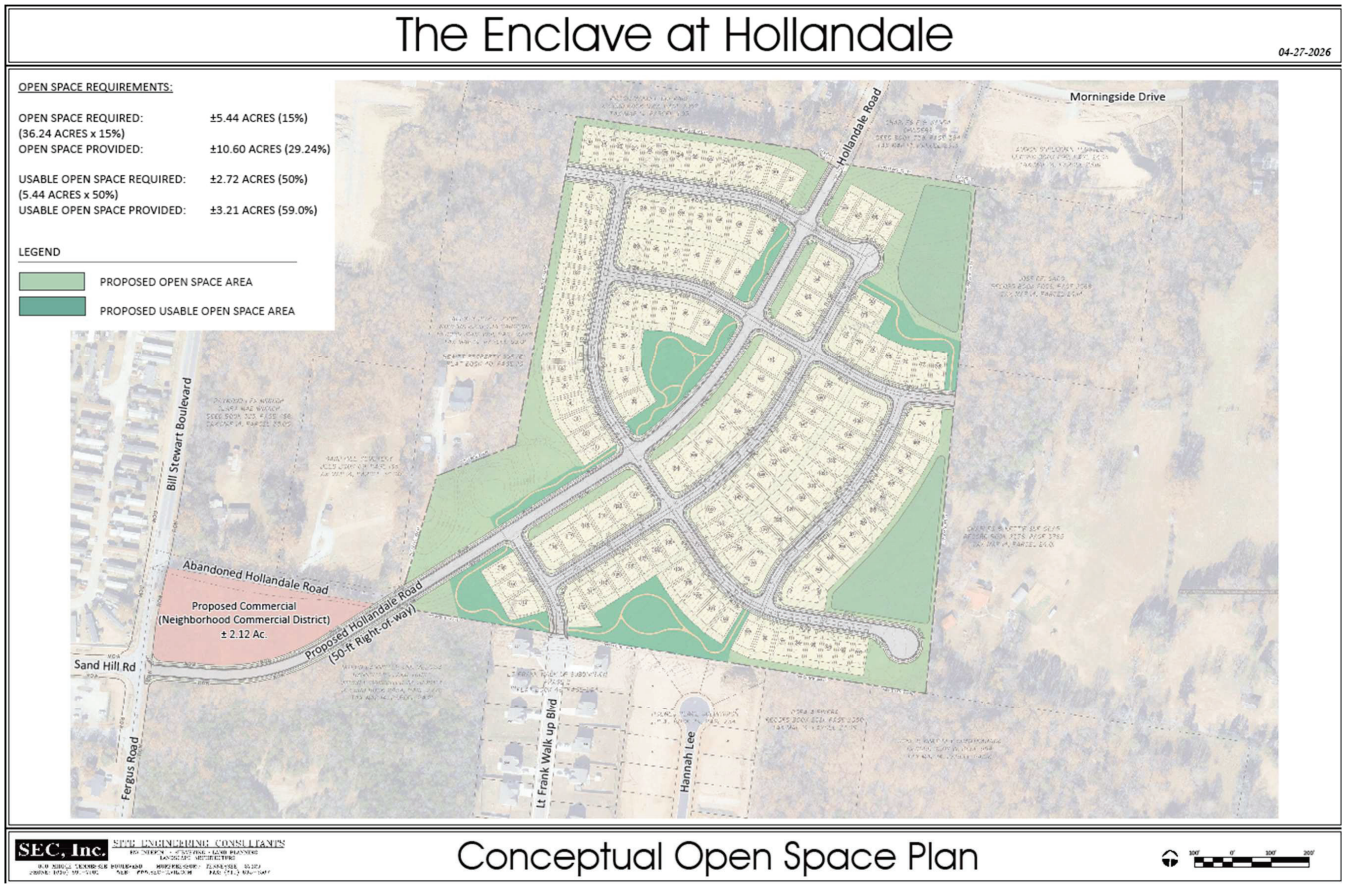
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WEB: WWW.SEC-CIVIL.COM FAX: (615) 895-2567

Conceptual Master Plan

100' 0' 100' 200'

13

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.



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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: July 28, 2026

City of La Vergne

Item #: 6. **Site Plan - Commercial Retail Center - New Building Comprised of 6,083 Square Feet on 1.30 Acres. Property located at 101 Floyd Mayfield Drive (Tax Map 14P, Group B, Parcel 4). DD (Downtown District) Zoning District. Requested by DMG, LLC. Property owned by KMBS Real Estate, LLC.**

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

Summary:
Since the workshop 2 weeks ago the new building has increased from 5,070 Square Feet to 6,083 sq. ft.

The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 5,070 SF at the corner of Floyd Mayfield and Murfreesboro Road. The site is 1.30 acres. Structures will consist of the restaurant and retail, as well as 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 vacant.

The driveways on the plan are indicated as 24.00 feet wide except in the drive-through lanes. The parking requirements have been exceeded.

Staff Comments / Technical Items:

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

All comments addressed.

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

1. (For information)(Sheet S200) The finish on the dumpster screen wall is Stucco to match the EIFS on the building.

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

1. (For information) Sht C6.0 – 18” SD pipe bottom, Elev. 584.69, (B2 to B1) is sitting right on top of 6” S pipe (S4 to S3) at crossing. Engineer shall adjust sewer depth to obtain plumbing code clearance from SD pipe, as required.
2. (For information) Sht C6.0 – All water pipe crossings of SD Pipe (B3 to B2) shall be under the SD pipe with a minimum of 18” clearance (not enough room to go over the SD pipe with 18” clearance as there is only 2’ cover on the SD pipe).
3. (For information) Sht C6.0 - Onsite sewer plumbing shall be PVC “Sch 40.”
4. (For information) Sht C6.0 - Public sewer service from trunk sewer to first cleanout shall be PVC “SDR 26.”
5. (For information) Sht C6.0 – Install a valve on the irrigation service at the domestic water service mainline.

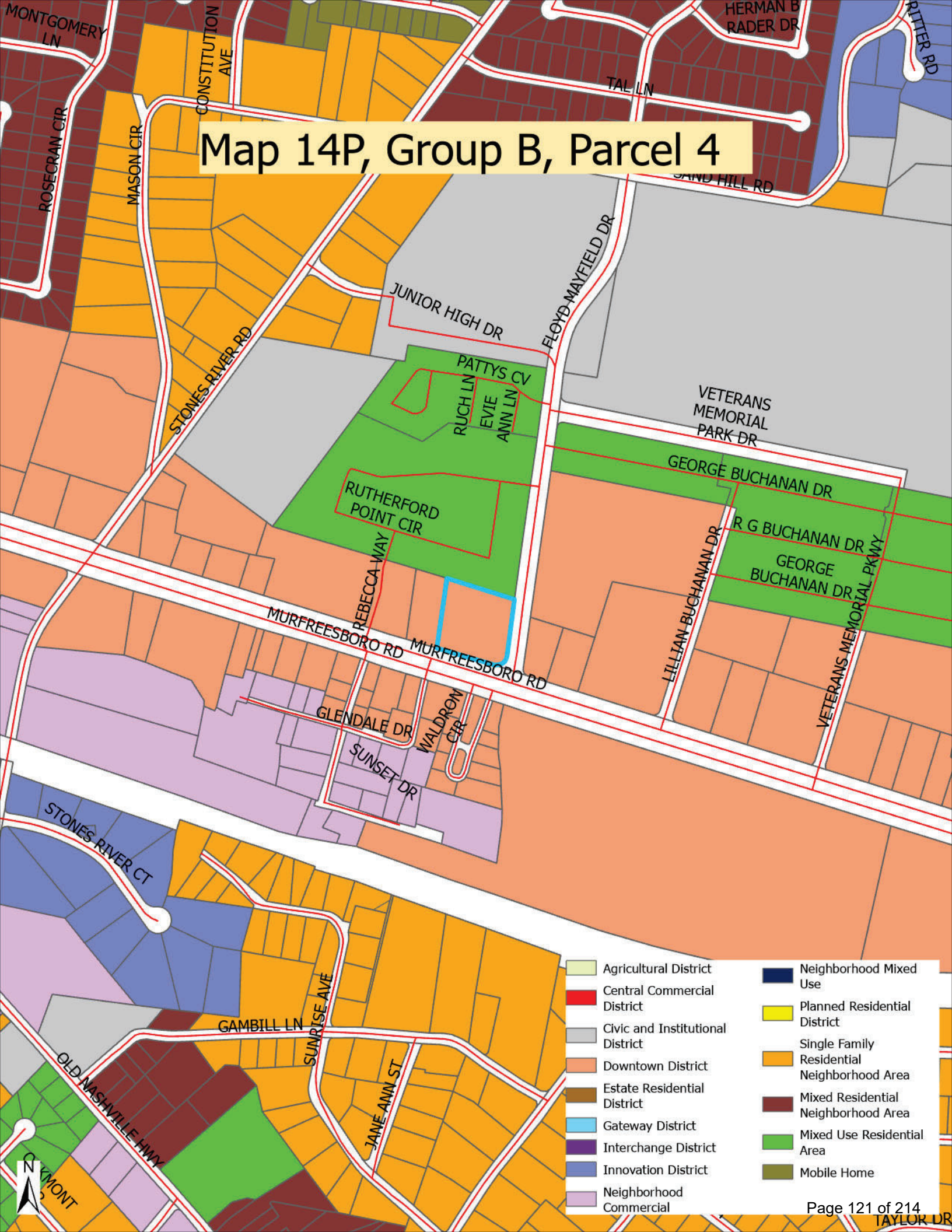
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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.


Map 14P, Group B, Parcel 4
JUNIOR HIGH DR
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
REBECCA WAY
MURFREESBORO RD
MURFREESBORO RD
LILLIAN BUCHANAN DR
GLENDALE DR
SUNSET DR
WALDROP CIR
SUNRISE AVE
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 14P, Group B, Parcel 4
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
N
Rutherford County GIS/OI, Microsoft, Vantor


Map 14P, Group B, Parcel 4
MONTGOMERY LN
CONSTITUTION AVE
HERMAN B RADER DR
RITTER RD
TAL LN
ROSECRAN CIR
MASON CIR
SAND HILL RD
FLOYD MAYFIELD DR
JUNIOR HIGH DR
STONES RIVER RD
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
GEORGE BUCHANAN DR
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
MURFREESBORO RD
MURFREESBORO RD
GLENDALE DR
WALDRON CIR
SUNSET DR
STONES RIVER CT
GAMBILL LN
SUNRISE AVE
JANE ANN ST
OLD NASHVILLE HWY
TAYLOR 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





STARBUCKS 6 PACK

LA VERGNE, TN

101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086
6-PACK



SHEET INDEX	
SHEET #	SHEET NAME
00_GENERAL	
G001	COVERSHEET
01_SITE PLAN	
S100	ARCHITECTURAL SITE PLAN
02_ARCHITECTURAL	
A100	ARCHITECTURAL PLANS
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS - COLOR
A203	EXTERIOR ELEVATIONS COLOR
A301	WALL SECTIONS

VICINITY MAP



Galloway
200 E. Campus View Blvd.
Columbus , OH 80111
O: 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

COVERSHEET

G001

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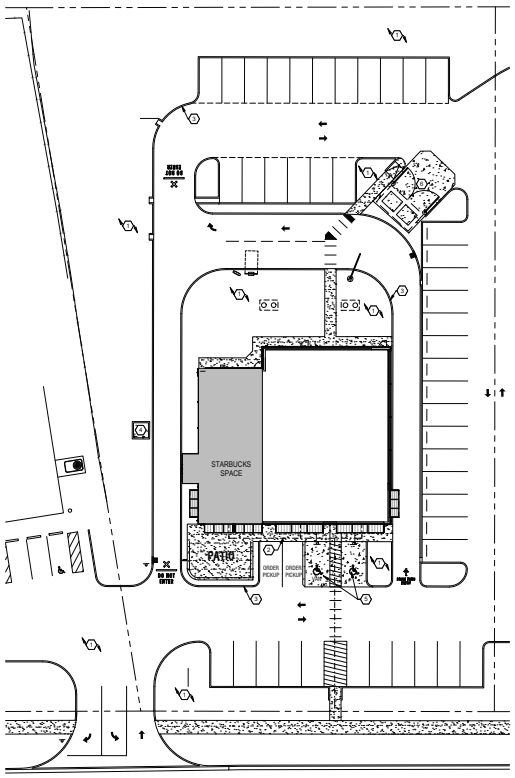
6-PACK

SITE PLAN KEY NOTES

1 LANDSCAPE AREA
2 ACCESSIBLE PATH OF TRAVEL
3 6" CONCRETE CURB, TYP.
4 LOCATION FOR PAD MOUNTED TRANSFORMER
5 ACCESSIBLE PARKING AND SIGNAGE
6 TRASH AND RECYCLING AREA



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

Galloway
200 E. Campus View Blvd.
Columbus , OH 82111
O: 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

ARCHITECTURAL SITE PLAN

S100

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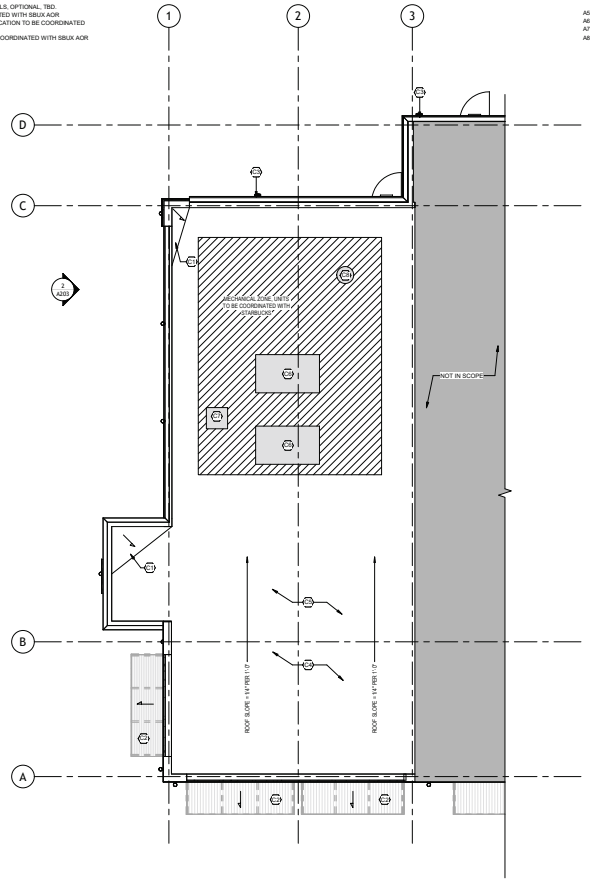
ROOF PLAN KEY NOTES

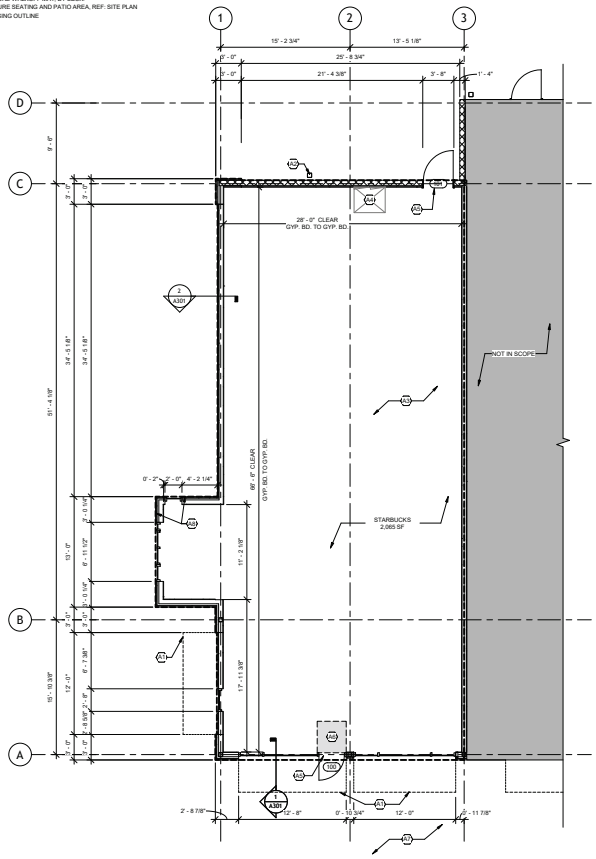
C1 BUILT UP ROOF INSULATION TO SLOPE AREA TO DRAIN.
C2 AWNING SYSTEM BELOW
C3 ROOF GUTTER SYSTEM AND DOWNSPOUTS
C4 R-38 OR MINIMUM R-VALUE TO MEET MINIMUM CODE REQUIREMENTS
C5 AREA FOR FURTURE SOLAR PANELS, OPTIONAL, TBD.
C6 RTU, LOCATION TO BE COORDINATED WITH SBUX AOR
C7 ROOFTOP CONDENSER RACK, LOCATION TO BE COORDINATED WITH SBUX AOR
C8 EXHAUST FAN, LOCATION TO BE COORDINATED WITH SBUX AOR

FLOOR PLAN KEY NOTES

A1 OUTLINE OF AWNING ABOVE, SEE ROOF PLAN AND EXTERIOR ELEVATIONS
A2 ROOF SCUPPER AND DOWNSPOUT
A3 CONCRETE SLAB OR SLAB LEAVEOUT, TBD.
A4 ELECTRICAL PANEL LOCATIONS. MAINTAIN MINIMUM CLEARANCE AS REQUIRED BY CODE.
A5 DOOR HARDWARE AND ACCESS SYSTEMS, TBD.
A6 FUTURE WALKOFF MAT, BY SBUX.
A7 FUTURE SEATING AND PATIO AREA, REF: SITE PLAN
A8 LEASING OUTLINE



2 TENANT ROOF PLAN
SCALE: 3/16" = 1'-0"



1 TENANT FLOOR PLAN
SCALE: 3/16" = 1'-0"

Galloway
200 E. Campus View Blvd.
Columbus , OH 80111
O 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

ARCHITECTURAL PLANS

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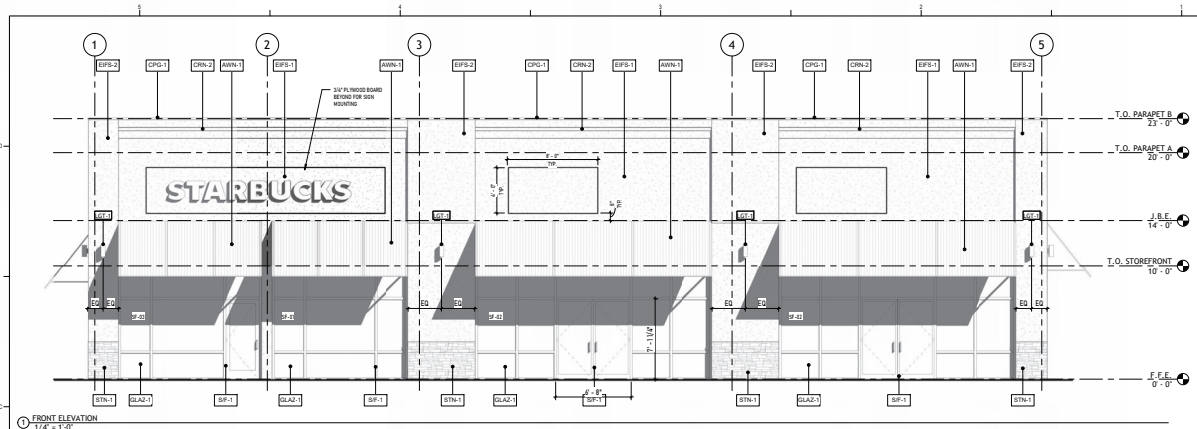
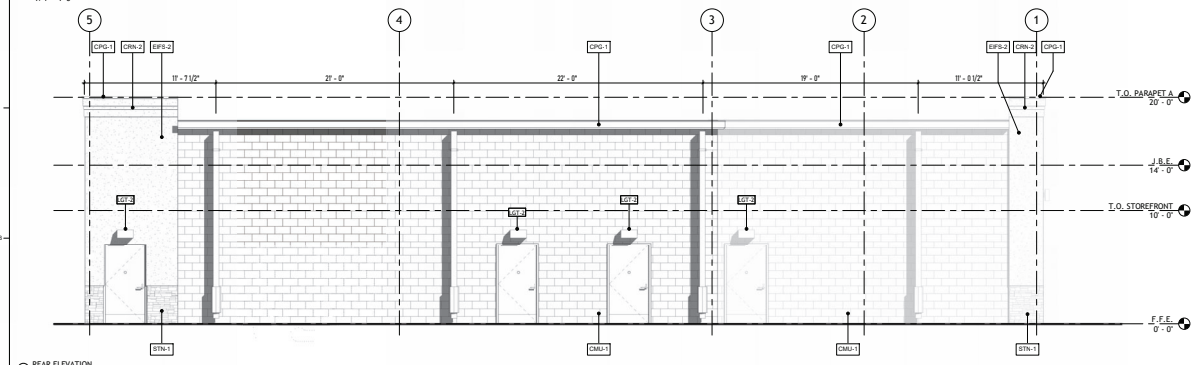


1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

EIFS-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
EIFS-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
STN-1	TERRADO DENALI GREY	NATURAL STONE VENEER OR EQ.
CMU-1	8" CMU	PAINT TO MATCH DRYVIT 613 "OVERCAST"
GLAZ-1	VITRO GLASS OR SIM.	
S/F-1	KAWNEER 451-T STOREFRONT FRAMING SYSTEM	FINISH: BLACK
CRN-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
CRN-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK

LIGHTING SCHEDULE

TAG	MATERIAL	DESCRIPTION
LGT-1	KICHLER SMALL OUTDOOR WALL LANTERN - FINISH:BLACK	https://www.kichlerlightingexperts.com/lighting/4-9-11122-0-688059/Kichler-Lighting_2-light-Small-Outdoor-Wall-Lantern---with-Contemporary-inspirations---12-inches-tall-by-4-75-inches-wide-9244BK.htm
LGT-2	WALL PACK - FINISH: BLACK	

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7/16/2026 11:31:22 AM

6-PACK

Galloway

200 E. Campus View Blvd.
Columbus , OH 43111
O: 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN

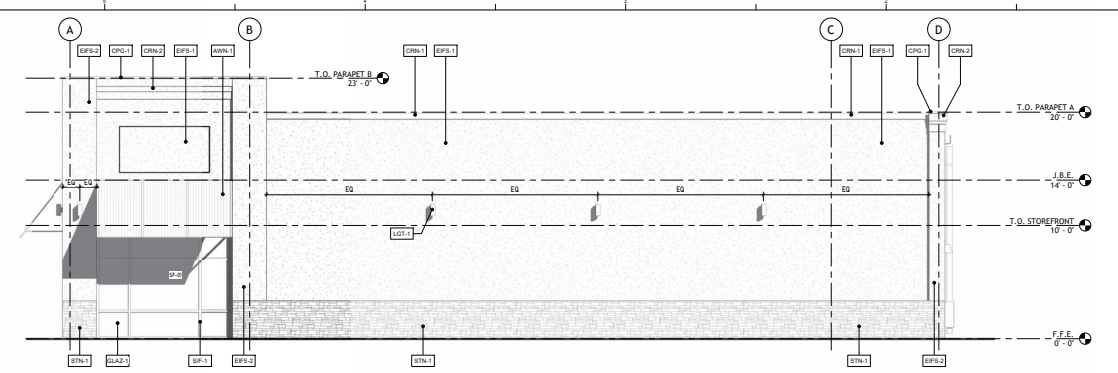
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

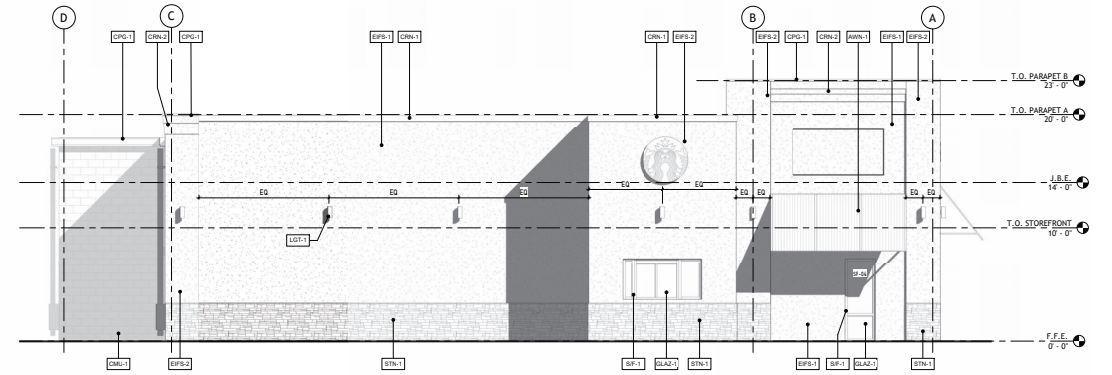
Project No: HVL000003
Drawn By: HMS
Checked By: JM

EXTERIOR ELEVATIONS

A200



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



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

MATERIAL SCHEDULE

EIFS-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
EIFS-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
STN-1	TERRADO DENALI GREY	NATURAL STONE VENEER OR EQ.
CMU-1	8" CMU	PAINT TO MATCH DRYVIT 613 "OVERCAST"
GLAZ-1	VITRO GLASS OR SIM.	
S/F-1	KAWNEER 451-T STOREFRONT FRAMING SYSTEM	FINISH: BLACK
CRN-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
CRN-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK

LIGHTING SCHEDULE

TAG	MATERIAL	DESCRIPTION
LGT-1	KICHLER SMALL OUTDOOR WALL LANTERN - FINISH:BLACK	https://www.kichlerlightingexperts.com/lighting/4-9-11122-0-688059/Kichler-Lighting_2-light-Small-Outdoor-Wall-Lantern---with-Contemporary-inspirations---12-inches-tall-by-4-75-inches-wide-9244BK.htm
LGT-2	WALL PACK - FINISH: BLACK	

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11/6/2026 11:31:23 AM

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Columbus , OH 43111
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Galloway & Company, LLC

LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

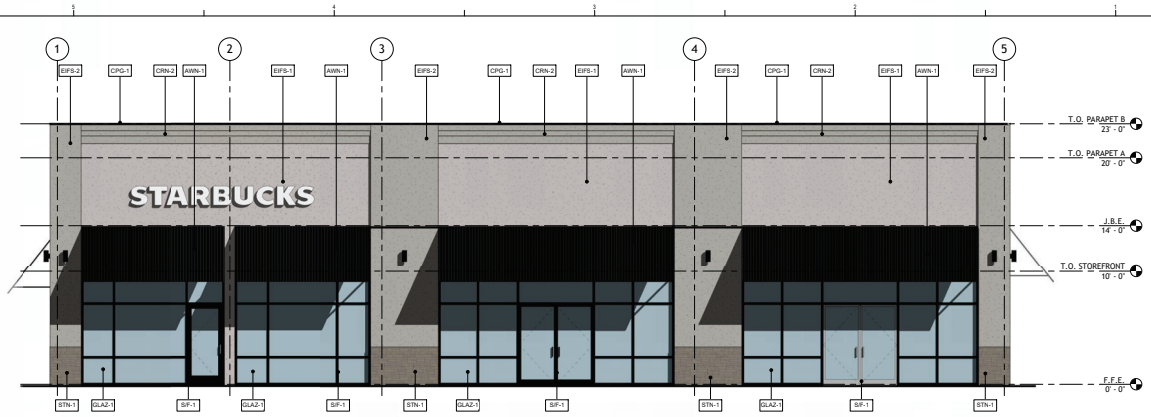
#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

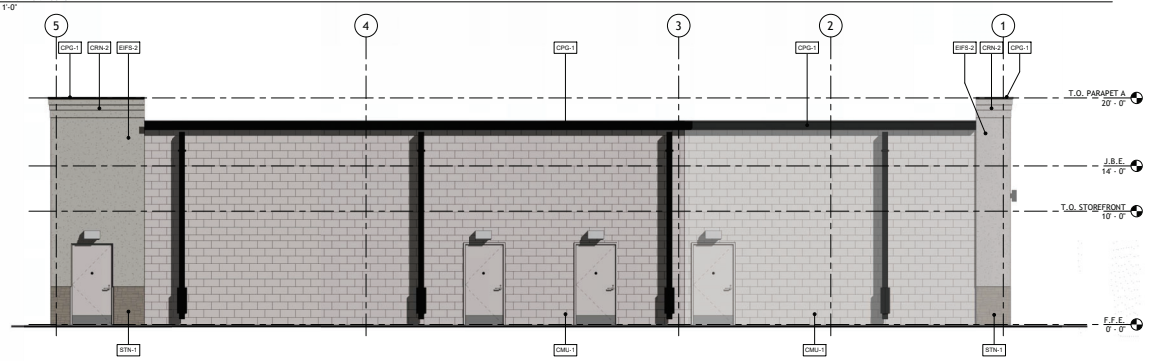
EXTERIOR ELEVATIONS

A201

6-PACK



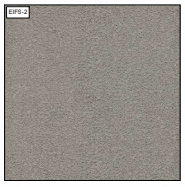
1 FRONT ELEVATION - COLOR
1/4" = 1'-0"



2 REAR ELEVATION - COLOR
1/4" = 1'-0"

MATERIAL SCHEDULE		
EIFS-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
EIFS-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
STN-1	TERRADO DENALI GREY	NATURAL STONE VENEER OR EQ.
CMU-1	8" CMU	PAINT TO MATCH DRYVIT 613 "OVERCAST"
GLAZ-1	VITRO GLASS OR SIM.	
S/F-1	KAWNEER 451-T STOREFRONT FRAMING SYSTEM	FINISH: BLACK
CRN-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
CRN-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK









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6-PACK

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Galloway & Company, LLC

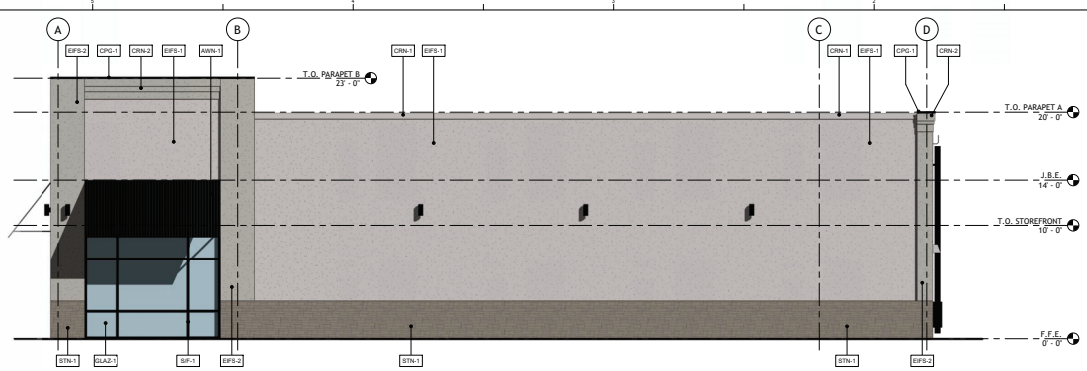
LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

EXTERIOR ELEVATIONS - COLOR

A202



1 EAST ELEVATION - COLOR
1/4" = 1'-0"



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

MATERIAL SCHEDULE		
EIFS-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
EIFS-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
STN-1	TERRADO DENALI GREY	NATURAL STONE VENEER OR EQ.
CMU-1	8" CMU	PAINT TO MATCH DRYVIT 613 "OVERCAST"
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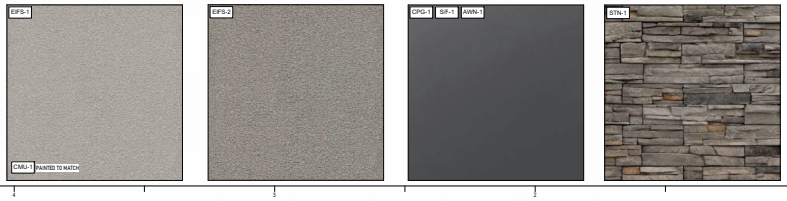
CRN-1	DRYVIT OUTSULATION PLUS MD	613 "OVERCAST" OR EQ.
CRN-2	DRYVIT OUTSULATION PLUS MD	614 "SMOKE SIGNAL" OR EQ.
CPG-1	PRE-FINISHED METAL COPING	PAC-CLAD "BLACK"
AWN-1	STANDING SEAM METAL AWNING	BLACK



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7/19/2026 11:31:27 AM

6-PACK

Galloway
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O: 380.253.2400
Galloway & Company, LLC

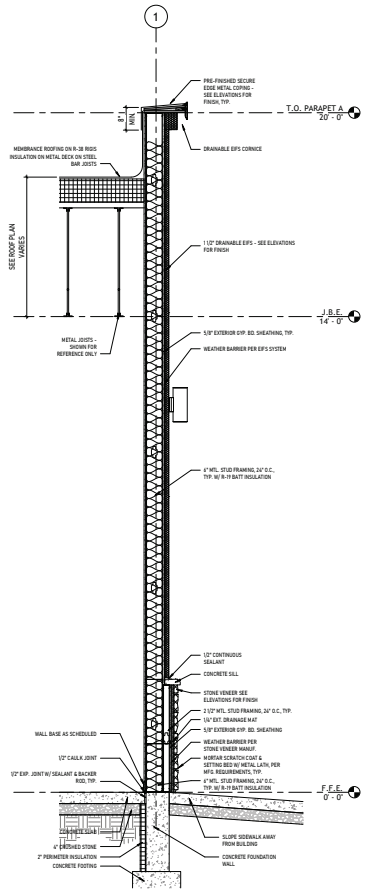
LA VERGNE, TN
101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

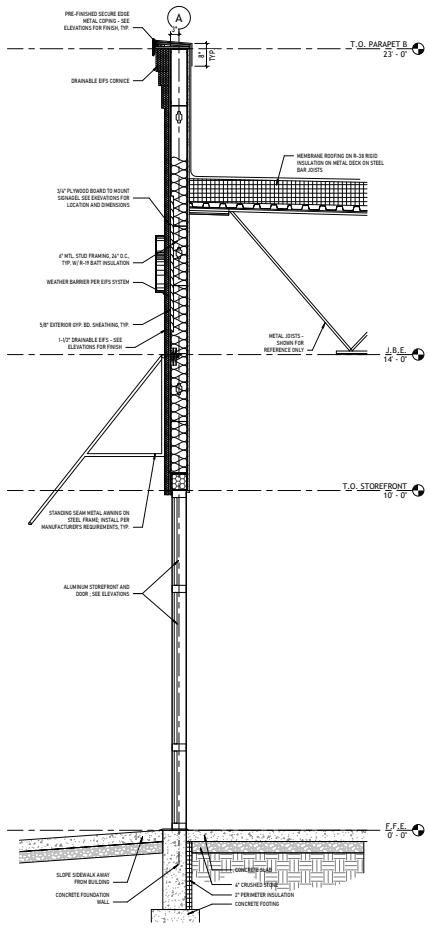
Project No: HVL000003
Drawn By: HMS
Checked By: JM

EXTERIOR ELEVATIONS COLOR

A203



2 WALL SECTION @ SIDE WALL
3/4" = 1'-0"



1 WALL SECTION @ STOREFRONT ENTRY
3/4" = 1'-0"

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6-PACK

Galloway
200 E. Campus View Blvd.
Columbus , OH 80111
O: 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN
101 FLOYD MAYFIELD DR., LA VERGNE, TN 37086

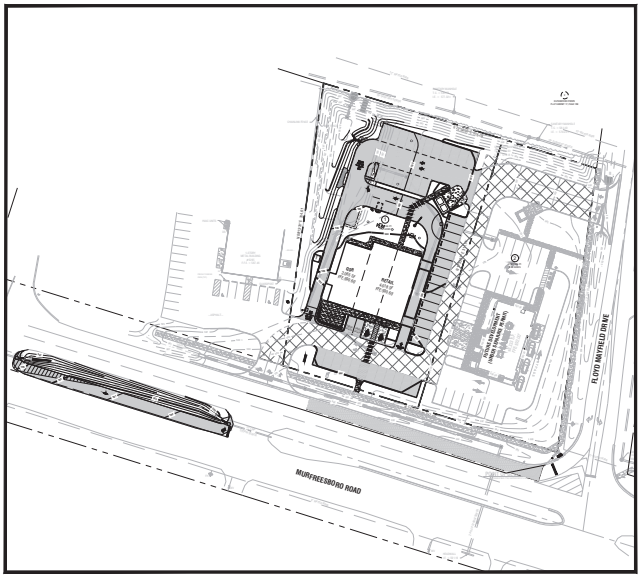
#	Date	Issue/Description

Project No: HVL000003
Drawn By: HMS
Checked By: JM

WALL SECTIONS

A301

SITE DEVELOPMENT PLANS
FOR
PROPOSED COMMERCIAL DEVELOPMENT
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TENNESSEE



SITE DATA TABLE		
CITY:	LA VERGNE	
COUNTY:	RUTHERFORD	
STATE:	TENNESSEE	
COUNCIL DISTRICT:	N/A	
ADDRESS:	101 FLOYD MAYFIELD DRIVE	
PARCEL ID:	014P-B-004.00-000	
SUBDIVISION:	NONE	
ZONING CLASSIFICATION:	DD (DOWNTOWN DISTRICT)	
SURROUNDING ZONING:	DD (DOWNTOWN DISTRICT) / R-3 (MIXED USE RESIDENTIAL NEIGHBORHOOD AREA)	
TOTAL ACREAGE OF SITE:	1.30 ± ACRES (56,429 ± SF)	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	RESTAURANT W. DRIVE-THRU / RETAIL SPACE, SECONDARY	
USE PERMITTED:	RESTAURANT W. DRIVE-THRU AND RETAIL SPACE AS A SECONDARY USE ARE PERMITTED USES	
PROPOSED BUILDING AREA:	5,070 SF	
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	10,000 SF	± 56,429 SF
OPEN SPACE REQUIREMENT:	40%	35.7% (20,145 SF)
BUILDING SETBACKS:		
FRONT: (MURFREESBORO ROAD)	20'	82.58'
FRONT: (FLOYD MAYFIELD DRIVE)	20'	51.64'
SIDE:	20'	34.31'
REAR:	30'	147.89'
MAXIMUM BUILDING HEIGHT:	3 STORIES	23'-0" (1 STORY)
PARKING REQUIREMENTS:		
RETAIL - 4 SPACES PER 1,000 SF GLA	RETAIL (5,070 SF / 1,000) * 4 = 21 SPACES	47 SPACES PROVIDED

JURISDICTION CONTACT

LAND USE / ZONING
CITY OF LA VERGNE - PLANNING DEPT
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 287-8702

STREET
CITY OF LA VERGNE - STREETS DEPT
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
(615) 793-9891

FIRE MARSHAL
LA VERGNE FIRE DEPT.
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
(615) 287-5832

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5268

WATER & SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-9891

CIVIL
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
615.227.5863
dabbey@dmgnashville.com

LANDSCAPE ARCHITECT
KITA DESIGNS
521 TOBYLYNN DRIVE
NASHVILLE, TN 37211
408.835.7003
kyle@kitadesign.com

OWNER/DEVELOPER
KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@highlandventuresltd.com

ARCHITECTURE
GALLOWAY & CO, LLC
200 E. CAMPUS VIEW BLVD.
COLUMBUS, OH 80111
380.253.2400
justinmack@gallowayus.com

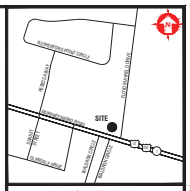
ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N 1728063.71 E 1787388.32
EL: 552.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

INDEX OF DRAWINGS

C0.0	COVER SHEET
--	BOUNDARY SURVEY
--	FINAL PLAT
C1.0	GENERAL NOTES
C2.0	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
C2.1	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
C2.2	EROSION CONTROL DETAILS
C3.0	SITE DEMOLITION PLAN
C4.0	SITE LAYOUT PLAN
C5.0	SITE GRADING PLAN AND DRAINAGE PLAN
C5.1	DETAILED SITE GRADING AND DRAINAGE PLAN
C6.0	SITE UTILITY PLAN
C7.0	SITE DEVELOPMENT DETAILS
C7.1	SITE DEVELOPMENT DETAILS
C7.2	STORMWATER VENDOR DETAILS
C7.3	TDOT DETAILS
C7.4	TDOT DETAILS
C7.5	CITY DETAILS
C8.0	ROADWAY PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES
--	LIGHTING PLAN

PARCEL ID: 014P-B-004.00-000
ZONE: DD (DOWNTOWN DISTRICT)

PLANS PREPARED FOR:
KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@highlandventuresltd.com

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL:E:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABBEY
REGISTERED ENGINEER
STATE OF TENNESSEE
26

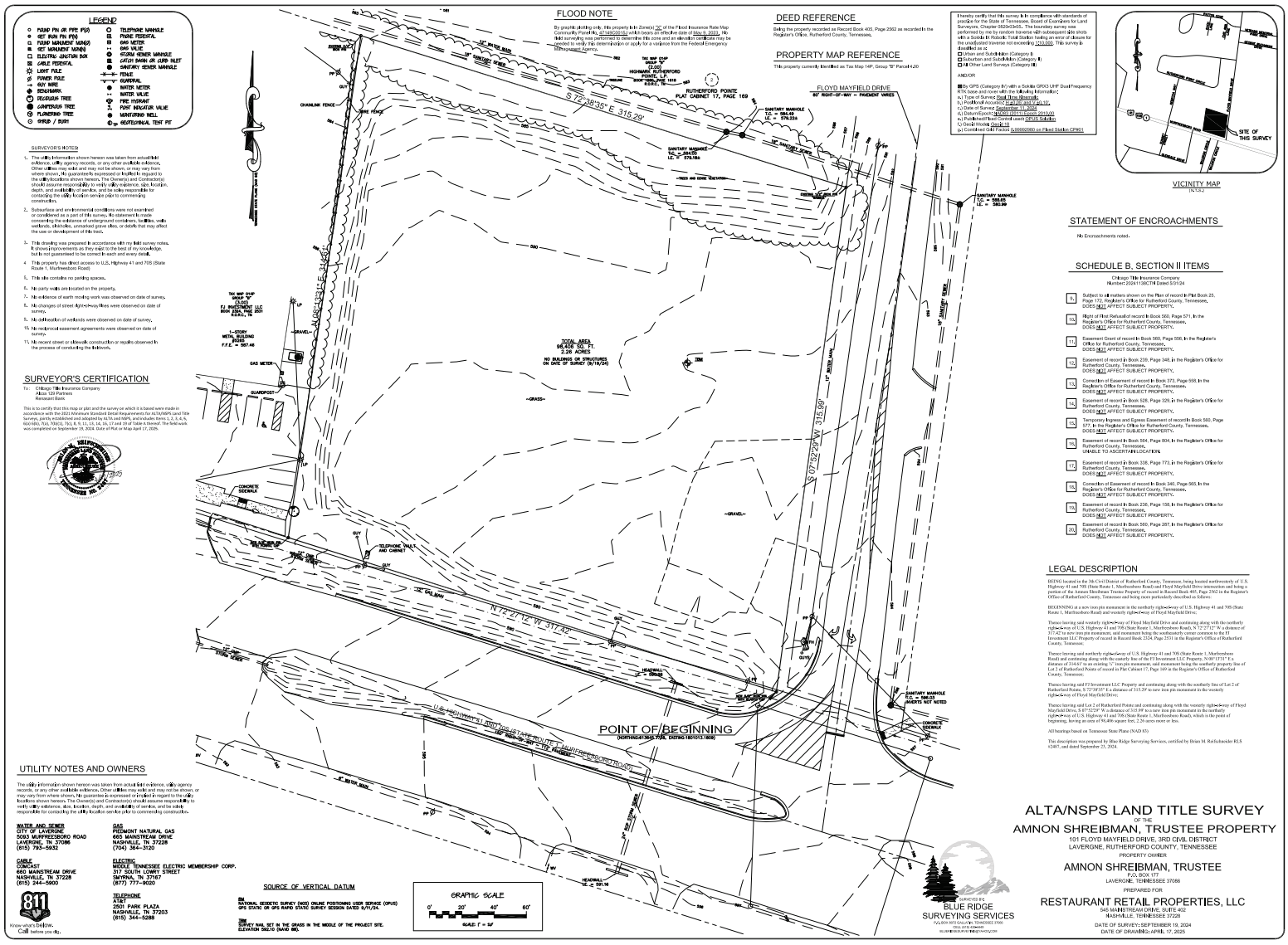
REVISIONS		
NO.	DATE	DESCRIPTION
1	01/09/26	CITY/UTILITY COMMENTS

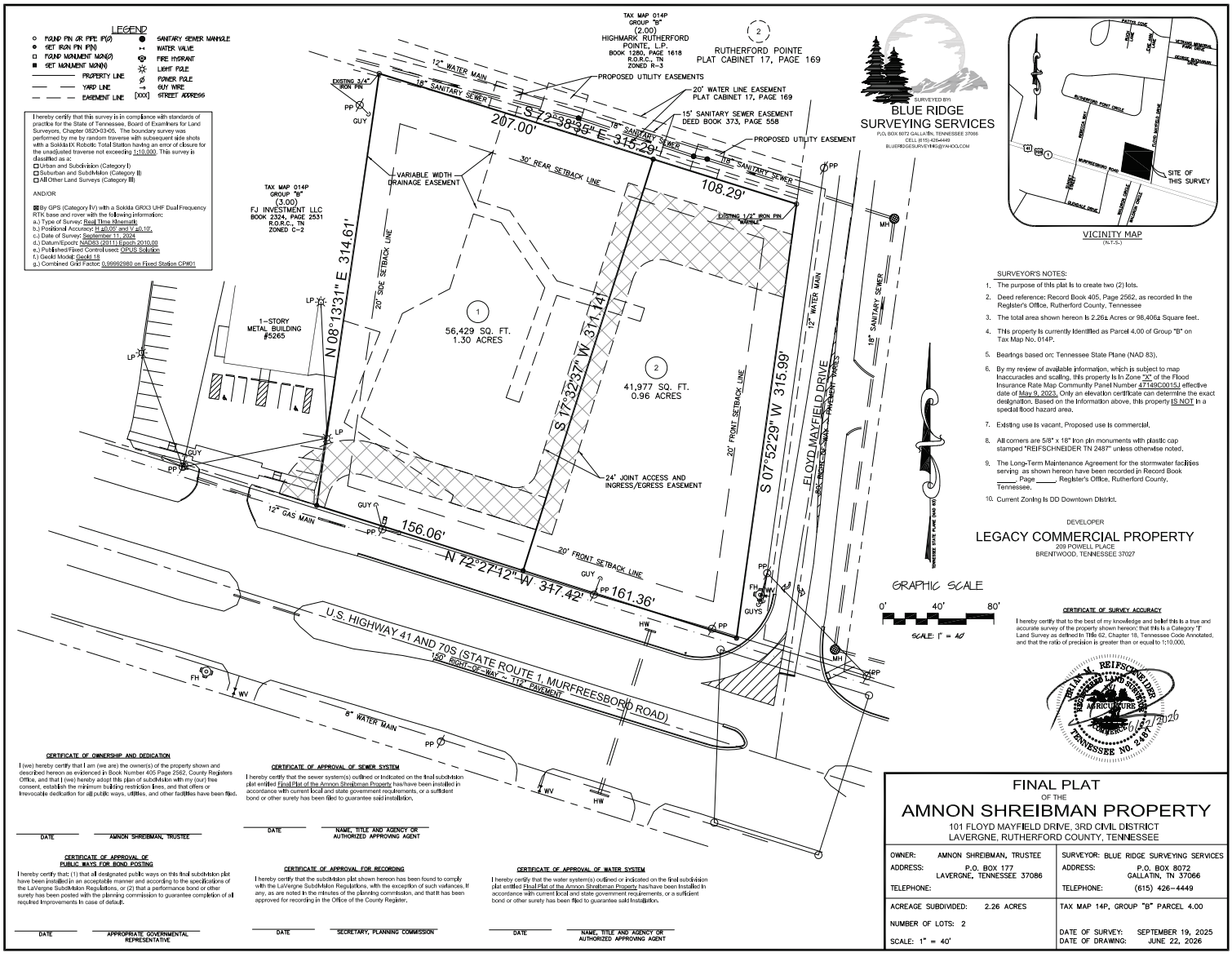
DATE:	07/08/26
DMG Project No.	26123

COVER SHEET

C0.0

\\192.168.7.7\data\PROJECT DATA\MISC\2026\26123 - Legacy Commercial - Multi-Tenant Development - 101 Floyd Mayfield Dr - LaVergne TN\Revit\Explorer\26123_101 FMD_Lavergne TN_CD3_Cover Sheet.rvt Jul 17, 2026 - 11:53am Mishkov


LEGEND
FOUND PIN OR PIPE (F/O)
SET IRON PIN (P/S)
FOUND MONUMENT (MON/F)
SET MONUMENT (MON/S)
ELECTRIC JUNCTION BOX
CABLE PEDESTAL
LIGHT POLE
POWER POLE
GUY WIRE
BENCHMARK
DECIDUOUS TREE
CONIFEROUS TREE
FLOWERING TREE
SHRUB / BUSH
TELEPHONE MANHOLE
PHONE PEDESTAL
GAS METER
GAS VALVE
STORM SEWER MANHOLE
CATCH BASIN OR CURB INLET
SANITARY SEWER MANHOLE
FENCE
SURVEYAL
WATER METER
WATER VALVE
FIRE HYDRANT
POST INDICATOR VALVE
MONITORING WELL
GEOTECHNICAL TEST PIT
SURVEYOR'S NOTES
1. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
2. Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, tanks, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
3. This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
4. This property has direct access to U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road)
5. This site contains no parking spaces.
6. No party walls are located on the property.
7. No evidence of earth moving work was observed on date of survey.
8. No changes of street right-of-way lines were observed on date of survey.
9. No delineation of wetlands were observed on date of survey.
10. No reciprocal easement agreements were observed on date of survey.
11. No recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
SURVEYOR'S CERTIFICATION
To: Chicago Title Insurance Company
Akron 124 Partners
Renasant Bank
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a) 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on September 19, 2024. Date of Plat or Map April 17, 2025.
TENNESSEE
2135
REGISTERED LAND SURVEYOR
FLOOD NOTE
By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47149C0215J with basis an effective date of May 9, 2023. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
DEED REFERENCE
Being the property recorded as Record Book 403, Page 2562 as recorded in the Register's Office, Rutherford County, Tennessee.
PROPERTY MAP REFERENCE
This property currently identified as Tax Map 14P, Group "B" Parcel 4.00
I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Spectra Robotic Total Station having an error of closure for the boundary traverse not exceeding 1/10,000. This survey is classified as a:
☐ Urban and Subdivision (Category I)
☐ Suburban and Subdivision (Category II)
☒ All Other Land Surveys (Category III)
AND/OR
☒ By GPS (Category IV) with a Spectra GPS3 UHF Dual Frequency RTK base and rover with the following information:
a.) Type of Survey: Real Time Kinematic
b.) Positional Accuracy: 0.07' (H) and 0.10' (V)
c.) Date of Survey: September 19, 2024
d.) Datum/Epoch: NAD83 (2011) epoch 2010.00
e.) Published/Fixed-control used: OPUS Solution
f.) Geoid Model: GEOID18
g.) Combined Grid Factor: 0.99992960 on Fixed Station CPN01
VICINITY MAP
(NTS)
STATEMENT OF ENCROACHMENTS
No Encroachments noted.
SCHEDULE B, SECTION II ITEMS
Chicago Title Insurance Company
Number 2024113BCTM Dated 5/31/24
9. Subject to all matters shown on the Plan of record in Plat Book 25, Page 172, Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
10. Right of Way Refusal of record in Book 560, Page 571, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
11. Easement Grant of record in Book 560, Page 596, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
12. Easement of record in Book 239, Page 348, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
13. Correction of Easement of record in Book 373, Page 558, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
14. Easement of record in Book 526, Page 329, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
15. Temporary Ingress and Egress Easement of record in Book 560, Page 577, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
16. Easement of record in Book 564, Page 804, in the Register's Office for Rutherford County, Tennessee, UNABLE TO ASCERTAIN LOCATION.
17. Easement of record in Book 338, Page 773, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
18. Correction of Easement of record in Book 340, Page 565, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
19. Easement of record in Book 230, Page 198, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
20. Easement of record in Book 560, Page 287, in the Register's Office for Rutherford County, Tennessee, DOES NOT AFFECT SUBJECT PROPERTY.
LEGAL DESCRIPTION
BEING located in the 7th Civil District of Rutherford County, Tennessee, being located northwesterly of U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road) and Floyd Mayfield Drive intersection and being a portion of the Amnon Shreibman Trustee Property of record in Record Book 403, Page 2562 in the Register's Office of Rutherford County, Tennessee and being more particularly described as follows:
BEGINNING at a new iron pin monument in the northerly right-of-way of U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road) and westerly right-of-way of Floyd Mayfield Drive;
Thence leaving said westerly right-of-way of Floyd Mayfield Drive and continuing along with the northerly right-of-way of U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road), N 72°27'12" W a distance of 317.42' to new iron pin monument, said monument being the southeasterly corner common to the FJ Investment LLC Property of record in Record Book 2334, Page 2331 in the Register's Office of Rutherford County, Tennessee;
Thence leaving said northerly right-of-way of U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road) and continuing along with the easterly line of the FJ Investment LLC Property, N 07°52'48" E a distance of 314.61' to an existing 1/2" iron pin found at the southwesterly property line of Lot 2 of Rutherford Pointe of record in Plat Cabinet 17, Page 169 in the Register's Office of Rutherford County, Tennessee;
Thence leaving said FJ Investment LLC Property and continuing along with the southerly line of Lot 2 of Rutherford Pointe, S 72°36'35" E a distance of 315.29' to new iron pin monument in the westerly right-of-way of Floyd Mayfield Drive;
Thence leaving and Lot 2 of Rutherford Pointe and continuing along with the westerly right-of-way of Floyd Mayfield Drive, S 07°52'48" W a distance of 315.59' to a new iron pin monument in the northerly right-of-way of U.S. Highway 41 and 705 (State Route 1, Murfreesboro Road), which is the point of beginning, having an area of 99,406 square feet, 2.28 acres more or less.
All bearings based on Tennessee State Plane (NAD 83).
This description was prepared by Blue Ridge Surveying Services, certified by Brian M. Reifschneider RLS #2487, and dated September 25, 2024.
UTILITY NOTES AND OWNERS
The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
WATER AND SEWER
CITY OF LAVERGNE
5093 MURFREESBORO ROAD
LAVERGNE, TN 37086
(615) 793-5032
CABLE
COMCAST
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(615) 244-5900
GAS
PIEDMONT NATURAL GAS
665 MAINSTREAM DRIVE
NASHVILLE, TN 37228
(704) 364-3120
ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
317 SOUTH LOWRY STREET
SMYRNA, TN 37167
(877) 777-9020
TELEPHONE
AT&T
2001 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288
811
Know what's below. Call before you dig.
SOURCE OF VERTICAL DATUM
BM
OPTIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 9/11/24.
BM
SURVEY WAS SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE.
ELEVATION 592.16 (NAVD 88).
GRAPHIC SCALE
0' 20' 40' 60'
SCALE: 1" = 54'
RUTHERFORD POINTE
PLAT CABINET 17, PAGE 169
FLOYD MAYFIELD DRIVE
60' RIGHT-OF-WAY - PAVEMENT VARIES
S 72°36'35" E 315.29'
N 72°27'12" W 317.42'
S 07°52'48" W 315.59'
TOTAL AREA
99,406 SQ. FT.
2.28 ACRES
NO BUILDING OR STRUCTURES ON DATE OF SURVEY (9/19/24)
POINT OF BEGINNING
(NORTHING=13655.7726, EASTING=1601013.1809)
U.S. HIGHWAY 41 AND 705 (SR-1) (MURFREESBORO ROAD)
100' RIGHT-OF-WAY
SANITARY MANHOLE
I.E. = 579.84
SANITARY MANHOLE
I.E. = 580.99
SANITARY MANHOLE
I.E. = 580.43
INVERTS NOT NOTED
SANITARY MANHOLE
I.E. = 579.86
1-STORY METAL BUILDING #5260
F.F.E. = 597.46
TAX MAP 014P GROUP "B" PARCEL 4.00 FJ INVESTMENT LLC 5024 ESK TRAIL 2021 DEED, TN
TAX MAP 014P GROUP "B" PARCEL 3.00 HIGHMARK RUTHERFORD POINTE, LLC 800 CHERRY STREET, SUITE 1810 DEED, TN
SITE OF THIS SURVEY
ALTA/NSPS LAND TITLE SURVEY
OF THE
AMNON SHREIBMAN, TRUSTEE PROPERTY
101 FLOYD MAYFIELD DRIVE, 3RD CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
PROPERTY OWNER
AMNON SHREIBMAN, TRUSTEE
P.O. BOX 177
LAVERGNE, TENNESSEE 37086
PREPARED FOR
RESTAURANT RETAIL PROPERTIES, LLC
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TENNESSEE 37228
DATE OF SURVEY: SEPTEMBER 19, 2024
DATE OF DRAWING: APRIL 17, 2025
BLUE RIDGE SURVEYING SERVICES
P.O. BOX 3672 GALLATIN, TENNESSEE 37066
(615) 202-4784 (Cell)
BLUERIDGESURVEYING@YAHOO.COM



FINAL PLAT
OF THE
AMNON SHREIBMAN PROPERTY
101 FLOYD MAYFIELD DRIVE, 3RD CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER: AMNON SHREIBMAN, TRUSTEE	SURVEYOR: BLUE RIDGE SURVEYING SERVICES
ADDRESS: P.O. BOX 177 LAVERGNE, TENNESSEE 37086	ADDRESS: P.O. BOX 8072 GALLATIN, TN 37066
TELEPHONE:	TELEPHONE: (615) 426-4449
ACREAGE SUBDIVIDED: 2.26 ACRES	TAX MAP 14P, GROUP "B" PARCEL 4.00
NUMBER OF LOTS: 2	DATE OF SURVEY: SEPTEMBER 19, 2025
SCALE: 1" = 40'	DATE OF DRAWING: JUNE 22, 2026

SITE IMPROVEMENT NOTES:

1. THE SITE LAYOUT IS BASED ON DIMENSIONS AS NOTED.

2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (i.e. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK. REPORT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE.

3. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.

5. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED OR AS OTHERWISE DIRECTED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT.

6. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. WHERE IT BECOMES NECESSARY TO REMOVE EXISTING PAVEMENT, IT SHALL BE ACCOMPLISHED WITH A SAW CUT TO ACHIEVE A SMOOTH TRANSITION.

7. DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.

8. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3,500 PSI CONCRETE.

9. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. ADA ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.

11. THE CONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC.

12. THE CONTRACTOR SHALL NOT BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

13. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF LOCAL GOVERNING AGENCY.

14. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL GOVERNING AGENCY REGULATIONS AND SPECIFICATIONS.

15. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LOCAL GOVERNING AGENCY AND STATE DOT STANDARDS AND SPECIFICATIONS.

16. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.

17. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING THE SITE UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.

18. ANY DEFICIENCIES WITHIN THE SITE PRIOR TO TOTAL ACCEPTANCE BY THE OWNER MUST BE REPLACED IN KIND PER STANDARD DRAWINGS.

19. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES. THE CURB SHALL BE PLACED ONLY AFTER HAVING ALL BREAK POINTS (PC & PT OF CURVES) LOCATED AT THE FACE OF CURB OR AT A CONSISTENT OFFSET BY A REGISTERED LAND SURVEYOR.

20. THE PROPOSED BUILDING SHALL BE LAID OUT PER THE DIMENSIONS PROVIDED ON THE ARCHITECTURAL PLANS. DIMENSIONS SHOWN TO THE PROPOSED BUILDING ARE CALCULATED TO THE FACE OF THE EXTERIOR WALL. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

SITE DEMOLITION NOTES

1. THE CONTRACTOR SHALL CONFORM TO LOCAL CODES, OBTAIN ALL PERMITS AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK.

2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE.

4. SAW CUT TO PROVIDE A CLEAN EDGE IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED. THE EXTENT OF PAVEMENT DEMOLITION SHALL BE COORDINATED WITH THE LIMIT OF NEW IMPROVEMENTS ON THE PROPOSED SITE IMPROVEMENT PLANS.

5. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNING AGENCY PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL GOVERNING AGENCY AND THE UTILITY COMPANIES.

6. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL USE WATER SPRINKLING AND/OR OTHER SUITABLE METHODS AS NEEDED TO CONTROL DUST CAUSED BY THE DEMOLITION WORK.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS AT NO COST TO THE OWNER.

10. SITE LIGHTING DEMOLITION AND LAYOUT SHALL BE COORDINATED WITH THE ELECTRICAL DRAWINGS.

11. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.

12. EXISTING SHRUBS TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION.

13. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED, INSPECTED, AND ARE PLACED INTO OPERATION.

14. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES WHILE DEMOLISHING EXISTING UTILITY LINES.

SITE GRADING & EROSION CONTROL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.

2. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.

3. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

4. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.

5. REMOVE THE TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

6. PROVIDE TEMPORARY CONSTRUCTION ACCESSWAYS AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED DEBRIS.

7. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

8. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.

9. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED 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 PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.

10. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO THE TOP OF SUBGRADE WITH CRUSHED STONE.

11. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL ENGINEER MAY BE REQUIRED TO REVIEW THE SUITABILITY AS NEEDED. DETERMINATION OF THE SUBSURFACE CONDITION FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.

12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., BEDDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

13. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS, SPECIFICALLY THE CURRENT OSHA HEALTH AND SAFETY STANDARDS FOR EXCAVATIONS (29 CRF PART 1926) SHALL BE FOLLOWED.

14. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK AND SHALL BE MAINTAINED AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL SOFTENED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER. IF GROUNDWATER INFILTRATION IS ENCOUNTERED, THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.

15. ALL FILL MATERIAL SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS DIRECTED BY A GEOTECHNICAL ENGINEER AND COMPACTED TO REQUIREMENTS NOTED IN THE GEOTECHNICAL REPORT. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

16. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER. IT SHALL BE TREATED IN A MANNER SO THAT THE AREA AROUND THE DISPOSAL SITE WILL NOT BE CONTAMINATED OR DAMAGED BY THE SEDIMENT IN THE RUN-OFF. COST FOR THIS TREATMENT IS TO BE INCLUDED IN PRICE BID FOR EARTHWORK. THE CONTRACTOR SHALL OBTAIN THE DISPOSAL SITE AS PART OF THIS WORK.

17. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.

18. CONTRACTOR SHALL PROVIDE MINIMUM 6" TOPSOIL IN LAWN AREAS. CONTRACTOR SHALL PROVIDE MINIMUM 9" SOIL MIXTURE WITHIN LANDSCAPE BEDS AND ADDITIONAL DEPTH FOR SHRUBS AND TREES PER PLANTING DETAILS.

19. STRIP TOPSOIL FROM ALL CUT & FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING OVER ALL DISTURBED AREAS, TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL FURNISH & INSTALL ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ONSITE.

20. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFIRM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY.

21. MULCH & SOD ALL DISTURBED AREAS NO LATER THEN 7 DAYS AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE NOTED HEREON. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

22. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.

23. ALL CUT/FILL SLOPES SHALL BE 3 HORIZONTAL AND 1 VERTICAL OR FLATTER UNLESS NOTED OTHERWISE HEREON.

24. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL SPECIFIED WITHIN THE GEOTECHNICAL REPORT SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER, OR HIS REPRESENTATIVE. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. ALL MATERIALS SHALL BE PLACED IN LIFTS AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND COMPACTED TO 95% STANDARD PROCTOR. ALL GRADING AND FILLING WORK SHALL BE ACCOMPLISHED AS DIRECTED BY A GEOTECHNICAL ENGINEER.

25. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE ENCOUNTERED OR EXPOSED DURING CONSTRUCTION, PERMANENT FRENCH DRAINS MAY BE REQUIRED. THE DRAINS SHALL BE SPECIFIED AND LOCATED DURING CONSTRUCTION AS REQUIRED BY THE CONDITIONS WHICH ARE ENCOUNTERED AND SHALL ALSO REQUIRE APPROVAL FROM THE ENGINEER.

26. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

27. FILL SLOPES 3:1 AND GREATER SHALL BE PLACED AND COMPACTED 5' BEYOND PROPOSED LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.

28. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL OFFSITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIALS (AT NO ADDITIONAL COST TO THE OWNER) FOR EARTHWORK OPERATIONS IF SUFFICIENT AMOUNTS OF EARTH MATERIALS ARE NOT AVAILABLE ONSITE.

SITE UTILITY NOTES:

1. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LOCAL UTILITY AGENCY SPECIFICATIONS. THE PUBLIC SANITARY SEWER SERVICE SHALL BE SDR 26 PVC. PRIVATE ON-SITE PLUMBING SERVICES SHALL BE SCH 40 PVC. CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #14 WIRE (16 GAUGE).

2. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED AROUND UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

3. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.

4. THE CONTRACTOR SHALL MAINTAIN 10 FEET HORIZONTAL SEPERATION BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THIS CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.

5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE GOVERNING UTILITY COMPANY.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE, EXISTING OR PROPOSED.

7. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY.

8. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

9. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE BACKFILLED (100%) TO FINAL SUBGRADE WITH #57 STONE.

10. REPAIR ALL DAMAGE TO EXISTING FEATURES (i.e. DRIVES, ROADS, YARDS, LANDSCAPING, ETC...) TO PRE-CONSTRUCTION CONDITION.

11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES. (ALL BENDS AND BRACES NEEDED MAY NOT BE ACTUALLY SHOWN). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED BY APPROPRIATE GOVERNING UTILITY PROVIDER SPECIFICATIONS.

12. REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY APPROPRIATE GOVERNING UTILITY PROVIDER.

13. COORDINATE THE EXACT LOCATION OF ALL UTILITIES ENTERING THE BUILDING WITH THE PLUMBING PLANS.

14. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA.

15. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS, EXISTING PIPE MATERIAL AND SIZES AS SHOWN ON PLANS.

16. REPAIR EXISTING SITE FEATURES THAT ARE DAMAGED BY CONSTRUCTION ACTIVITIES TO A LIKE NEW CONDITION AT NO ADDITIONAL COST TO THE OWNER.

17. THE PROPOSED ELECTRIC, GAS, AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE APPROPRIATE GOVERNING UTILITY AGENCY BY THE CONTRACTOR.

18. WHERE DRAINAGE OR UTILITY LINES OCCUR IN FILL AREAS, THE FILL MATERIAL IS TO BE PLACED AND COMPACTED TO (95%) OF MAXIMUM DRY DENSITY ACCORDING TO ASTM (D-698) PRIOR TO INSTALLATION OF DRAINAGE OR UTILITY LINES. FILL IS TO BE INSPECTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER TESTING FIRM EMPLOYED BY THE OWNER. RESULTS OF THE TEST SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE. CONTRACTOR TO PAY FOR ALL TESTING.

19. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATER LINES (HORIZONTALLY AND/OR VERTICALLY) TO ALLOW THE REQUIRED BRACING AT BENDS AND TEES.

20. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.

21. CONTRACTORS FOR PUBLIC WATER AND SEWER WORK MUST BE APPROVED BY THE LOCAL UTILITY AGENCY.

22. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIALS AND CONSTRUCTION THAT CONFORM TO LOCAL UTILITY AGENCY SPECIFICATIONS.

23. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES OR SANITARY SEWER LINES AT THE POINT OF CONNECTION PRIOR TO THE COMMENCEMENT OF ORDERING OF MATERIALS. CONSTRUCTION OR REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

24. CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR LOCATION OF ANY ELECTRICAL SERVICE TO THE BUILDING.

25. MAIN LINE WATER & SEWER TAPS WILL BE COORDINATED WITH APPROPRIATE GOVERNING UTILITY PROVIDER.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility locator service prior to commencing construction.

SEWER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-8891

WATER
CITY OF LA VERGNE - CITY UTILITIES
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
(615) 793-8891

GAS
PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2389

ELECTRIC
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37203
(615) 344-5288

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION — AS NOTED

PLANS PREPARED FOR:
KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.824.7251
wally.boyd@kimleyhorn.com

PLANS PREPARED BY:
DMG CIVIL ENGINEERING & PLANNING MANAGEMENT GROUP, LLC
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-6363
www.dmgcivilte.com

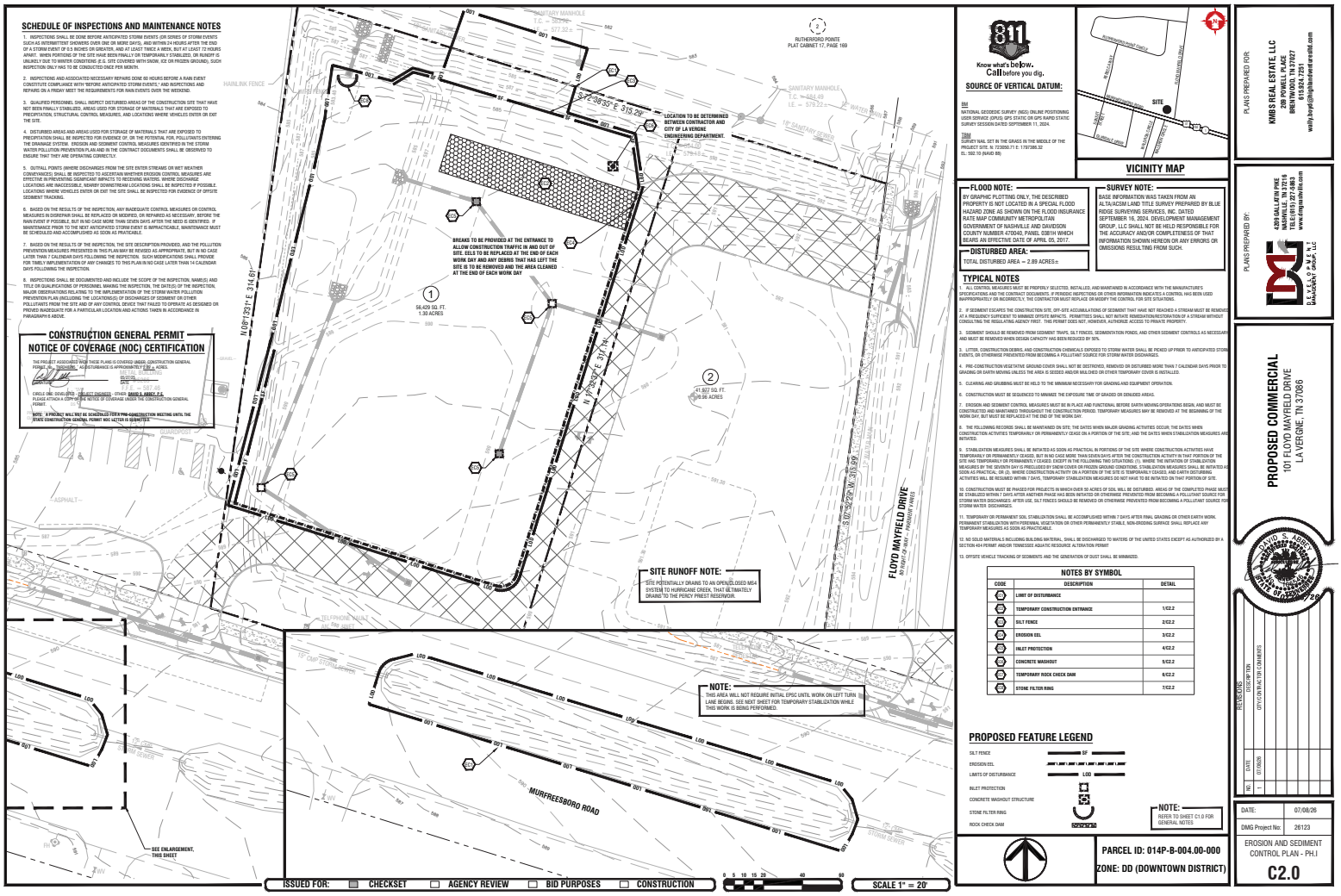
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

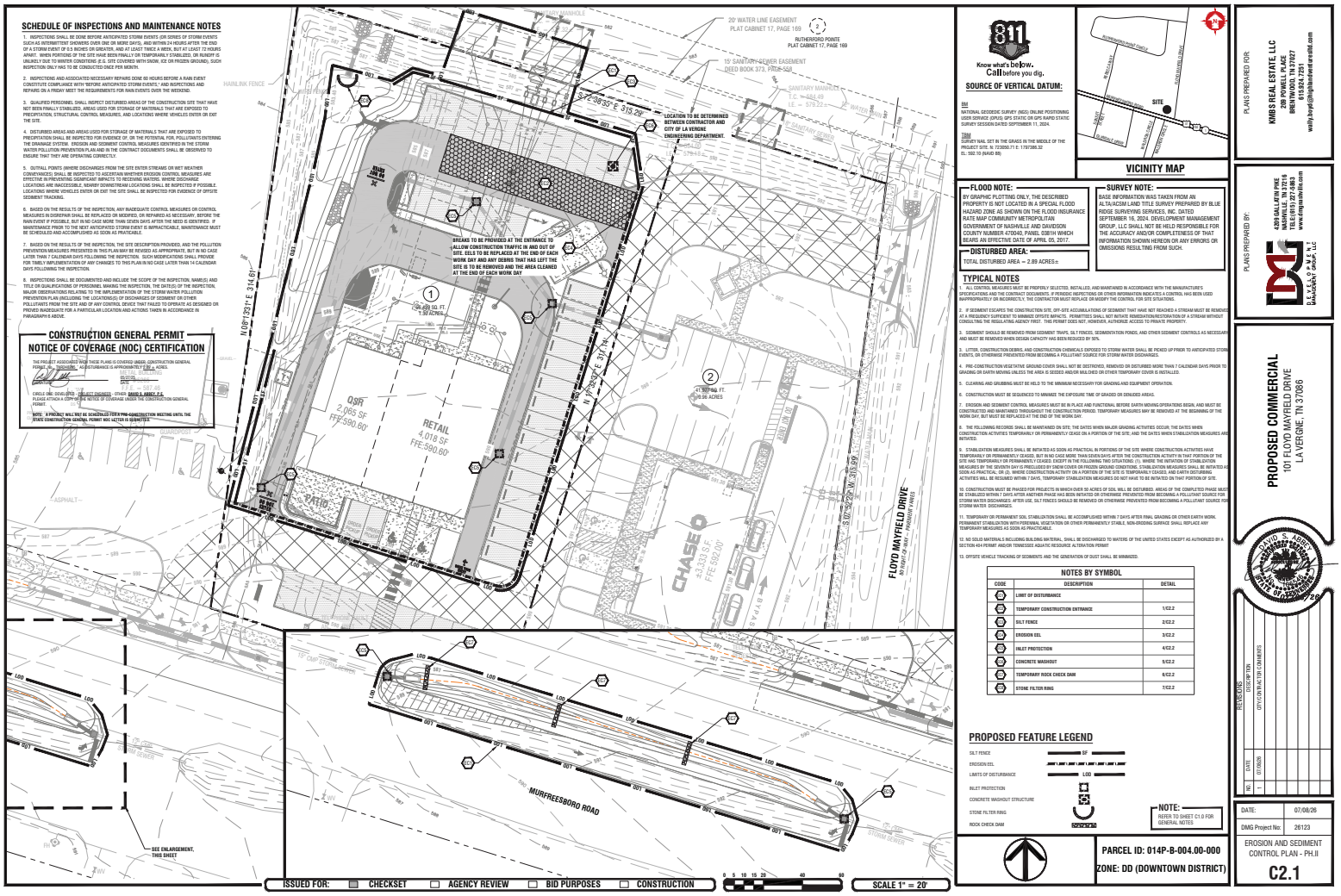
DAVID S. BERRY — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 120

NO.	DATE	REVISIONS / DESCRIPTION
1	07/30/26	CITY/CON PACT/BE COMMENTS

DATE: 07/08/26
DMG Project No. 26123
GENERAL NOTES
C1.0

\\192.168.7.7\data\PROJECT DATABASE\2026\26123 - Legacy Commercial - Main Street Development - 101 Floyd Mayfield Dr - LaVergne TN\Civil\Engineer\26123_101 FMD_Lavergne TN_C1.0_Notes.dwg - C1.0 Jul 17, 2026 - 11:38am MaxBox


SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES
1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS) OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.
CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION
THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. TNR240766. AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.
CIRCLE ONE: DEVELOPER / PROJECT ENGINEER / OTHER (WHEN IT APPLY) ±
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.
NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT/ NOC LETTER IS SUBMITTED.
SANITARY MANHOLE
T.C. = 587.32 ±
I.E. = 577.82 ±
RUTHERFORD POINTE
PLAT CABINET 17, PAGE 169
HAINLINK FENCE
WATER LINE
SANITARY MANHOLE
T.C. = 584.49
I.E. = 579.22 ±
18" SANITARY SEWER
S 41° 36' 35" E 319.29'
LOCATION TO BE DETERMINED BETWEEN CONTRACTOR AND CITY OF LA VERGNE ENGINEERING DEPARTMENT.
BREAKS TO BE PROVIDED AT THE ENTRANCE TO ALLOW CONSTRUCTION TRAFFIC IN AND OUT OF SITE. EELS TO BE REPLACED AT THE END OF EACH WORK DAY AND ANY DEBRIS THAT HAS LEFT THE SITE IS TO BE REMOVED AND THE AREA CLEANED AT THE END OF EACH WORK DAY
N 08° 13' 21" E 314.67'
1
56,429 SQ. FT.
1.30 ACRES
2
41,927 SQ. FT.
0.96 ACRES
N 79° 29' 49" E 317.74'
S 80° 30' 22" W 313.69'
FLOYD MAYFIELD DRIVE
60' PUBLIC R.O.W. - PAVED PUBLIC
SITE RUNOFF NOTE:
SITE POTENTIALLY DRAINS TO AN OPEN/CLOSED MS4 SYSTEM TO HURRICANE CREEK, THAT ULTIMATELY DRAINS TO THE PERCY PRIEST RESERVOIR.
ASPHALT
GUARDPOST
TELEPHONE VAULT
10" CMP STORM SEWER
NOTE:
THIS AREA WILL NOT REQUIRE INITIAL EPSC UNTIL WORK ON LEFT TURN LANE BEGINS. SEE NEXT SHEET FOR TEMPORARY STABILIZATION WHILE THIS WORK IS BEING PERFORMED.
MURFREESBORO ROAD
SEE ENLARGEMENT, THIS SHEET
Know what's below. Call before you dig.
SOURCE OF VERTICAL DATUM:
BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.
TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 1230561.71 E: 1787288.32
EL: 592.10 (NAVD 88)
SITE
VICINITY MAP
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.
SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
DISTURBED AREA:
TOTAL DISTURBED AREA = ± 2.89 ACRES ±
TYPICAL NOTES
1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEE SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE, THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER ON FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL. OR (2), WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
10. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
11. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
12. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
13. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
NOTES BY SYMBOL
CODE | DESCRIPTION | DETAIL
LOD | LIMIT OF DISTURBANCE |
TCE | TEMPORARY CONSTRUCTION ENTRANCE | 1/C2.2
SF | SILT FENCE | 2/C2.2
EE | EROSION EEL | 3/C2.2
IP | INLET PROTECTION | 4/C2.2
CW | CONCRETE WASHOUT | 5/C2.2
RCD | TEMPORARY ROCK CHECK DAM | 6/C2.2
SFR | STONE FILTER RING | 7/C2.2
PROPOSED FEATURE LEGEND
SILT FENCE — SF —
EROSION EEL — EE —
LIMITS OF DISTURBANCE — LOD —
INLET PROTECTION
CONCRETE WASHOUT STRUCTURE
STONE FILTER RING
ROCK CHECK DAM
NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES
PARCEL ID: 014P-B-004.00-000
ZONE: DD (DOWNTOWN DISTRICT)
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION
0 5 10 15 20 40 60
SCALE 1" = 20'
PLANS PREPARED FOR:
KNBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.243.7251
wally.boyd@rightsidevalue.com
PLANS PREPARED BY:
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-5863
www.dmgnashville.com
DEXTER O'NEAL MANAGEMENT GROUP, LLC
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086
DAVID S. ABERNATHY
REGISTERED ENGINEER
STATE OF TENNESSEE
20
REVISIONS
NO. | DATE | DESCRIPTION
1 | 07/08/26 | CITY/CON PACT/R COMMENTS
DATE: 07/08/26
DMG Project No. 26123
EROSION AND SEDIMENT CONTROL PLAN - PH.I
C2.0


SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES
1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWICE A WEEK, BUT AT LEAST 72 HOURS APART. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
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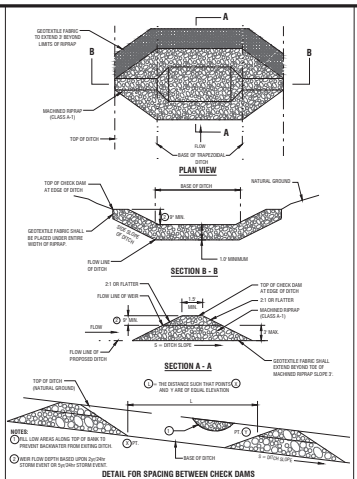
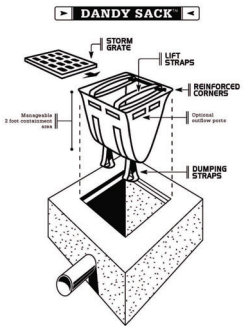
6. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.
CONSTRUCTION GENERAL PERMIT
NOTICE OF COVERAGE (NOC) CERTIFICATION
THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER CONSTRUCTION GENERAL PERMIT No. TNR240780. AS DISTURBANCE IS APPROXIMATELY 2.89 ± ACRES.
CHECK ONE DEVELOPER / PROJECT ENGINEER / OTHER (WHEN IS APPLICABLE)
PLEASE ATTACH A COPY OF THE NOTICE OF COVERAGE UNDER THE CONSTRUCTION GENERAL PERMIT.
NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.
20' WATER LINE EASEMENT
PLAT CABINET 17, PAGE 169
RUTHERFORD POINTE
PLAT CABINET 17, PAGE 169
15' SANITARY SEWER EASEMENT
DEED BOOK 373, PAGE 558
HAINLINK FENCE
LOCATION TO BE DETERMINED BETWEEN CONTRACTOR AND CITY OF LA VERGNE ENGINEERING DEPARTMENT.
BREAKS TO BE PROVIDED AT THE ENTRANCE TO ALLOW CONSTRUCTION TRAFFIC IN AND OUT OF SITE. EELS TO BE REPLACED AT THE END OF EACH WORK DAY AND ANY DEBRIS THAT HAS LEFT THE SITE IS TO BE REMOVED AND THE AREA CLEANED AT THE END OF EACH WORK DAY
QSR
2,065 SF
FFE:590.60'
RETAIL
4,018 SF
FFE:590.60'
PATIO
CHASE
±3,333 S.F.
FFE:592.00'
FLOYD MAYFIELD DRIVE
SR 840/TJ-840 - FREIGHT PARKWAY
MURFREESBORO ROAD
SEE ENLARGEMENT, THIS SHEET
N 08° 13' 21" E 314.60'
S 47° 36' 35" E 319.29'
N 79° 29' 57" W 314.94'
S 10° 30' 22" W 313.69'
Know what's below. Call before you dig.
SOURCE OF VERTICAL DATUM:
BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.
TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 1230063.71 E: 1787288.32
EL: 592.10 (NAVD 88)
SITE
VICINITY MAP
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.
SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
DISTURBED AREA:
TOTAL DISTURBED AREA = ± 2.89 ACRES±
TYPICAL NOTES
1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEE SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE REGULATING AGENCY FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 7 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE, THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO SITUATIONS: (1) WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL. OR (2), WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 7 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 7 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES AFTER USE. SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 7 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.
NOTES BY SYMBOL
CODE | DESCRIPTION | DETAIL
LOD | LIMIT OF DISTURBANCE |
TCE | TEMPORARY CONSTRUCTION ENTRANCE | 1/C2.2
SF | SILT FENCE | 2/C2.2
EE | EROSION EEL | 3/C2.2
IP | INLET PROTECTION | 4/C2.2
CW | CONCRETE WASHOUT | 5/C2.2
RCD | TEMPORARY ROCK CHECK DAM | 6/C2.2
SFR | STONE FILTER RING | 7/C2.2
PROPOSED FEATURE LEGEND
SILT FENCE — SF —
EROSION EEL
LIMITS OF DISTURBANCE — LOD —
INLET PROTECTION
CONCRETE WASHOUT STRUCTURE
STONE FILTER RING
ROCK CHECK DAM
NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES
PARCEL ID: 014P-B-004.00-000
ZONE: DD (DOWNTOWN DISTRICT)
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION
0 5 10 15 20 40 60
SCALE 1" = 20'
PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.823.7251
wally.boyd@rightsidevalue.com
PLANS PREPARED BY:
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086
DAVID S. ABERNATHY
REGISTERED ENGINEER
STATE OF TENNESSEE
20
REVISIONS
NO. | DATE | DESCRIPTION
1 | 07/08/26 | CITY/COUNTY COMMENTS
DATE: 07/08/26
DMG Project No. 26123
EROSION AND SEDIMENT CONTROL PLAN - PH.II
C2.1



6 TEMPORARY ROCK CHECK DAM
NTS



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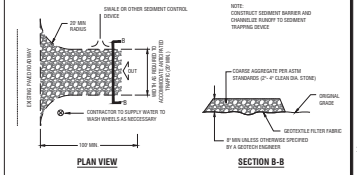
NTS



1 TEMPORARY CONSTRUCTION EXIT
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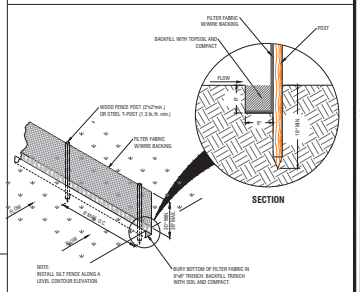
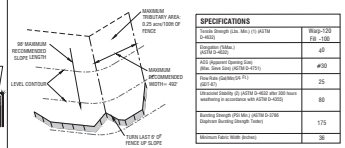
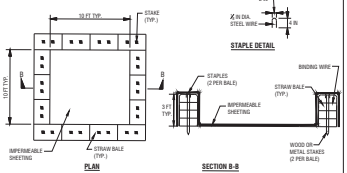




SPECIFICATIONS	
Tensile Strength (Lbs. Min.) (1) (ASTM D-4632)	Warp-120 Fill -100
Elongation (%Max.) (ASTM D-4632)	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30
Flow Rate (Gal/Min/Sq Ft.) (ASTM D-4491)	25
Ultraviolet Stability (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphram Bursting Strength Tester)	175
Minimum Fabric Width (Inches)	36

2 SILT FENCE W/WIRE BACKING
NTS



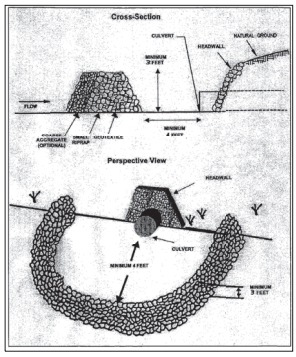
NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

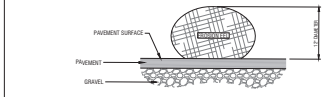
CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED), EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

5 CONCRETE WASHOUT STRUCTURE
NTS



7 STONE FILTER RING
NTS



NOTE:
SILT PROTECTION PLACED IN ASPHALT LOCATIONS SHALL HAVE SAND BAGS PLACED AT POINTS ALONG THE BARRIER. BAGS ARE INTENDED TO PREVENT MOVEMENT AND PROVIDE STABILIZATION FOR THE DEVICE AND SHALL BE PLACED ON TOP, PERPENDICULAR TO RUN. SAND BAG PLACEMENT NOT MORE THAN 8 FEET APART.

NOTE:
UTILIZE THE EROSION EEL BY JEN HILL OR APPROVED EQUAL

3 EROSION EEL
NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
KMBS REAL ESTATE, LLC
2997 PIDWELL PLACE
BRENTWOOD, TN 37027
615.942.7251
wally.boyd@signaturehomesmtd.com

PLANS PREPARED BY:
DMG
DESIGN GROUP, LLC
6709 ELLISTON PIKE
NASHVILLE, TN 37216
TELE: (615) 227-0493
www.dmgplansdesign.com

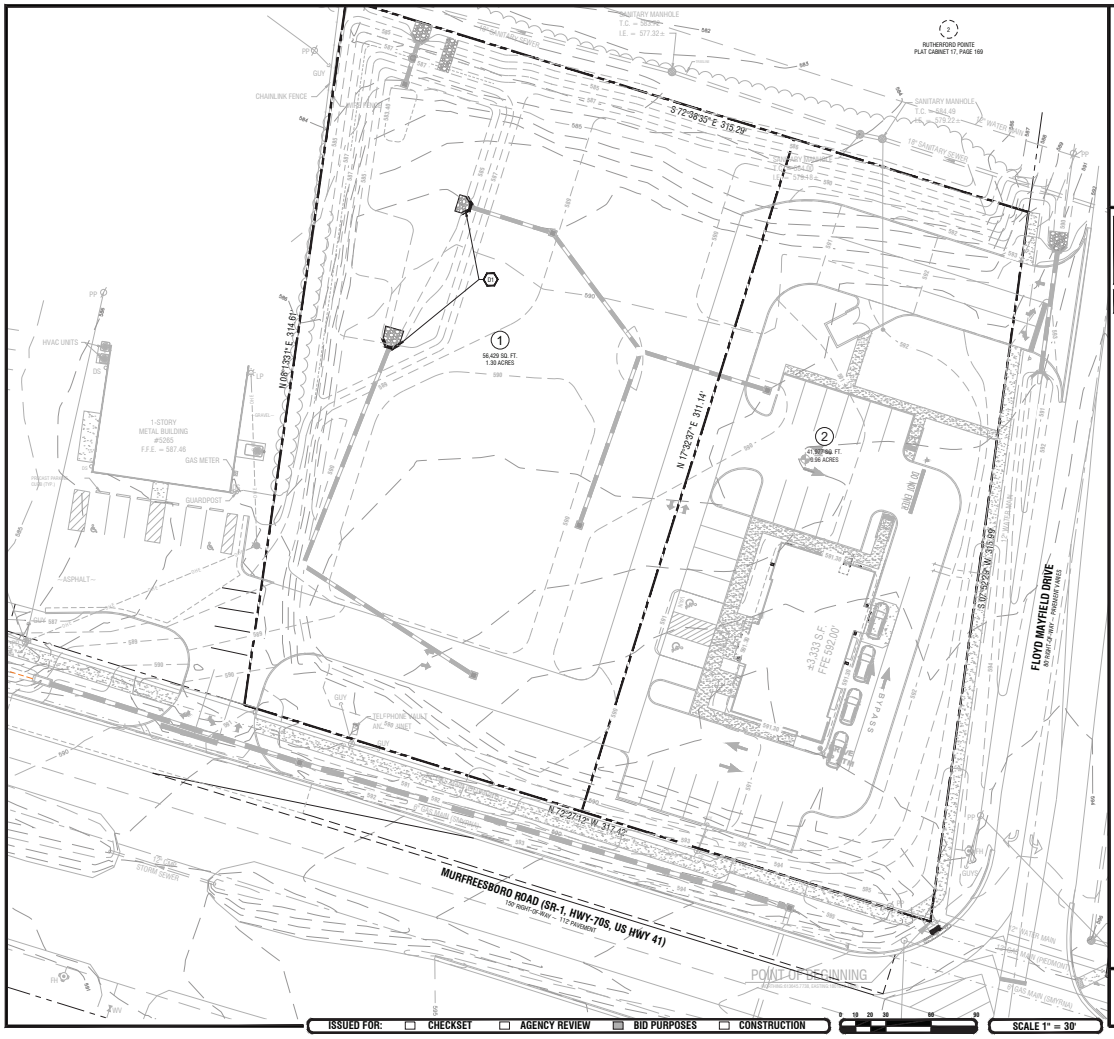
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

NO.	DATE	REVISION
1	07/08/26	CITY COMMENTS

DATE:	07/08/26
DMG Project No:	26123

EROSION & SEDIMENT CONTROL DETAILS
C2.2

\\192.168.1.7\data\PROJECT DATABASE\2026\26123 - Legacy Commercial - Multi-Tenant Development - 101 Floyd Mayfield Dr - LaVergne TN\Plans\Engineering\26123_101 FMD_LaVergne TN_C2-2_EndOfDay-CT.0 Jul 19, 2026 - 10:04am MarkAnu



ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☒ BID PURPOSES ☐ CONSTRUCTION

0 10 20 30 60 90

SCALE 1" = 30'

811

Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
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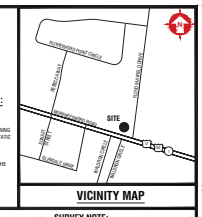
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0381H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DEMOLITION NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
01	REMOVE CONCRETE HEADWALL(S) AND ASSOCIATED RIP RAP	

DEMOLITION NOTE:
CONTRACTOR TO USE EXTREME CARE NOT TO DAMAGE ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE TO REMAIN AND/OR BE REUSED.

ANY CONCRETE CURB, CONCRETE PAVEMENT, ASPHALT PAVEMENT, GUARDRAILS, UTILITIES, STREET SIGNS, ETC. THAT ARE TO REMAIN THAT ARE DAMAGED DURING SITE IMPROVEMENTS SHALL BE REPLACED TO PRE CONSTRUCTION SPECIFICATIONS.

CONTRACTOR TO COORDINATE WITH TDOT FOR ALL WORK DONE IN THE RIGHT-OF-WAY.

PROPOSED FEATURE LEGEND

- CONCRETE TO BE REMOVED
- ASPHALT TO BE REMOVED
- ASPHALT TO BE MILLED
- GRAVEL TO BE REMOVED
- VEGETATION TO BE REMOVED

NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
ALCOA 129 PARTNERS
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
615.742.9955
boreley@restwhite.com

PLANS PREPARED BY:
DMG
DEVELOPMENT MANAGEMENT GROUP, LLC
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LAVERGNE, TN 37086

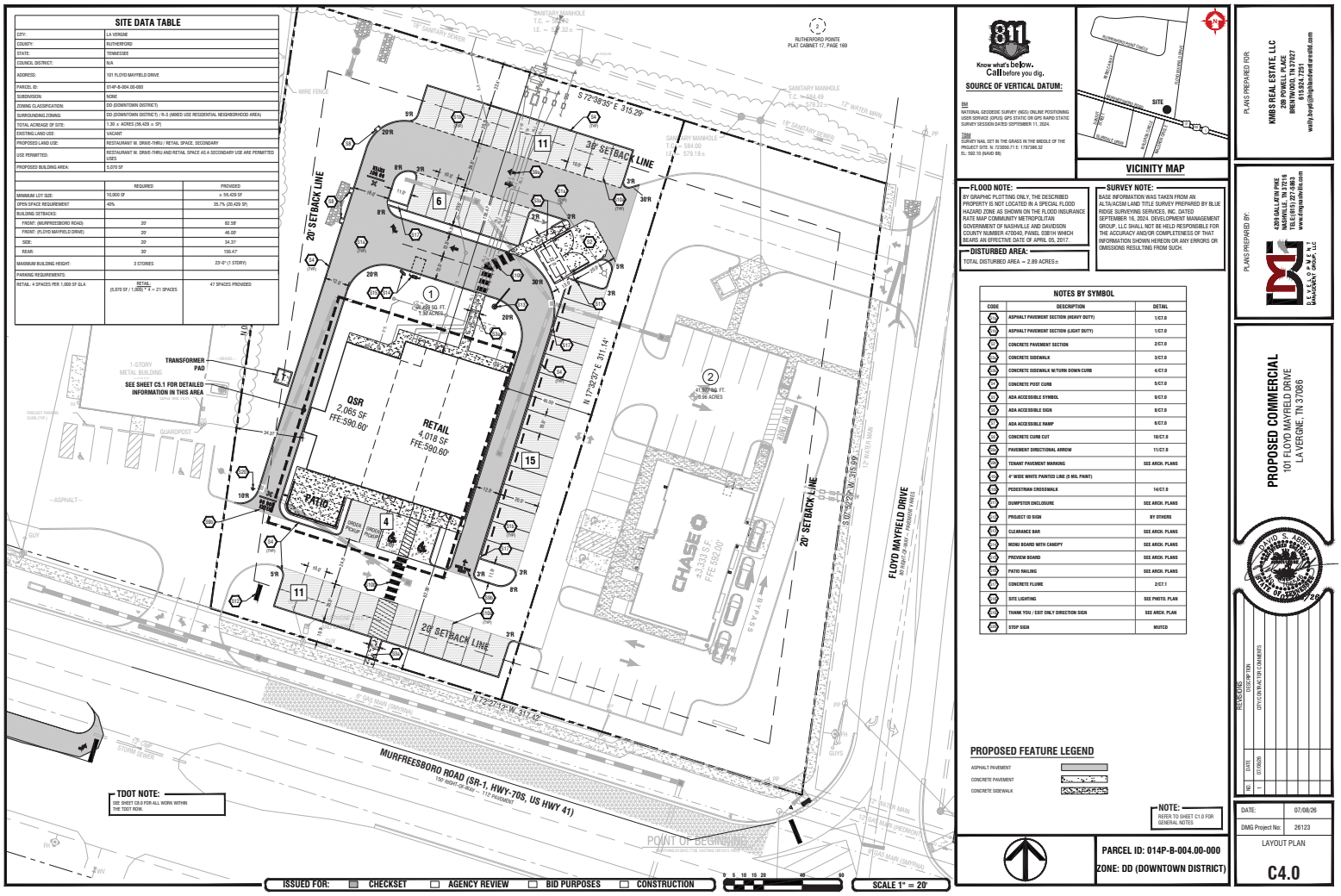
DAVID S. ABBEY
STATE OF TENNESSEE
1/25

REVISIONS

NO.	DATE	DESCRIPTION

DATE:	07/14/25
DMG Project No:	24159

SITE
DEMOLITION PLAN
C3.0


SITE DATA TABLE
CITY: LA VERGNE
COUNTY: RUTHERFORD
STATE: TENNESSEE
COUNCIL DISTRICT: N/A
ADDRESS: 101 FLOYD MAYFIELD DRIVE
PARCEL ID: 014P-B-004.00-000
SUBDIVISION: NONE
ZONING CLASSIFICATION: DD (DOWNTOWN DISTRICT)
SURROUNDING ZONING: CD (DOWNTOWN DISTRICT) / R-3 (MIXED USE RESIDENTIAL NEIGHBORHOOD AREA)
TOTAL ACREAGE OF SITE: 1.30 ± ACRES (56,429 ± SF)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESTAURANT W. DRIVE-THRU / RETAIL SPACE, SECONDARY
USE PERMITTED: RESTAURANT W. DRIVE-THRU AND RETAIL SPACE AS A SECONDARY USE ARE PERMITTED USES
PROPOSED BUILDING AREA: 5,070 SF
REQUIRED
PROVIDED
MINIMUM LOT SIZE: 10,000 SF
± 56,429 SF
OPEN SPACE REQUIREMENT: 40%
35.7% (20,429 SF)
BUILDING SETBACKS:
FRONT: (MURFREESBORO ROAD): 20'
82.58'
FRONT: (FLOYD MAYFIELD DRIVE): 20'
46.00'
SIDE: 20'
34.37'
REAR: 30'
150.47'
MAXIMUM BUILDING HEIGHT: 3 STORES
23'-0" (1 STORY)
PARKING REQUIREMENTS:
RETAIL: 4 SPACES PER 1,000 SF GLA
RETAIL (5,070 SF / 1,000) * 4 = 21 SPACES
47 SPACES PROVIDED
TRANSFORMER PAD
SEE SHEET C5.1 FOR DETAILED INFORMATION IN THIS AREA
QSR
2,065 SF
FFE=590.60'
RETAIL
4,018 SF
FFE=590.60'
PATIO
CHASE
±3,333 S.F.
FFE 592.00'
20' SETBACK LINE
30' SETBACK LINE
20' SETBACK LINE
20' SETBACK LINE
FLOYD MAYFIELD DRIVE
(SR-1 / HWY-70 / PUBLIC / PRIVATE)
MURFREESBORO ROAD (SR-1, HWY-70S, US HWY 41)
(100' RIGHT-OF-WAY – 112' PAVEMENT)
POINT OF BEGINNING
RUTHERFORD POINTE
PLAT CABINET 17, PAGE 169
TDOT NOTE:
SEE SHEET C5.0 FOR ALL WORK WITHIN THE TDOT ROW.
ISSUED FOR: CHECKSET AGENCY REVIEW BID PURPOSES CONSTRUCTION
SCALE 1" = 20'
Know what's below. Call before you dig.
SOURCE OF VERTICAL DATUM:
BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.
TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 1728063.71 E: 1787288.32
EL: 592.10 (NAVD 88)
VICINITY MAP
SITE
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.
SURVEY NOTE:
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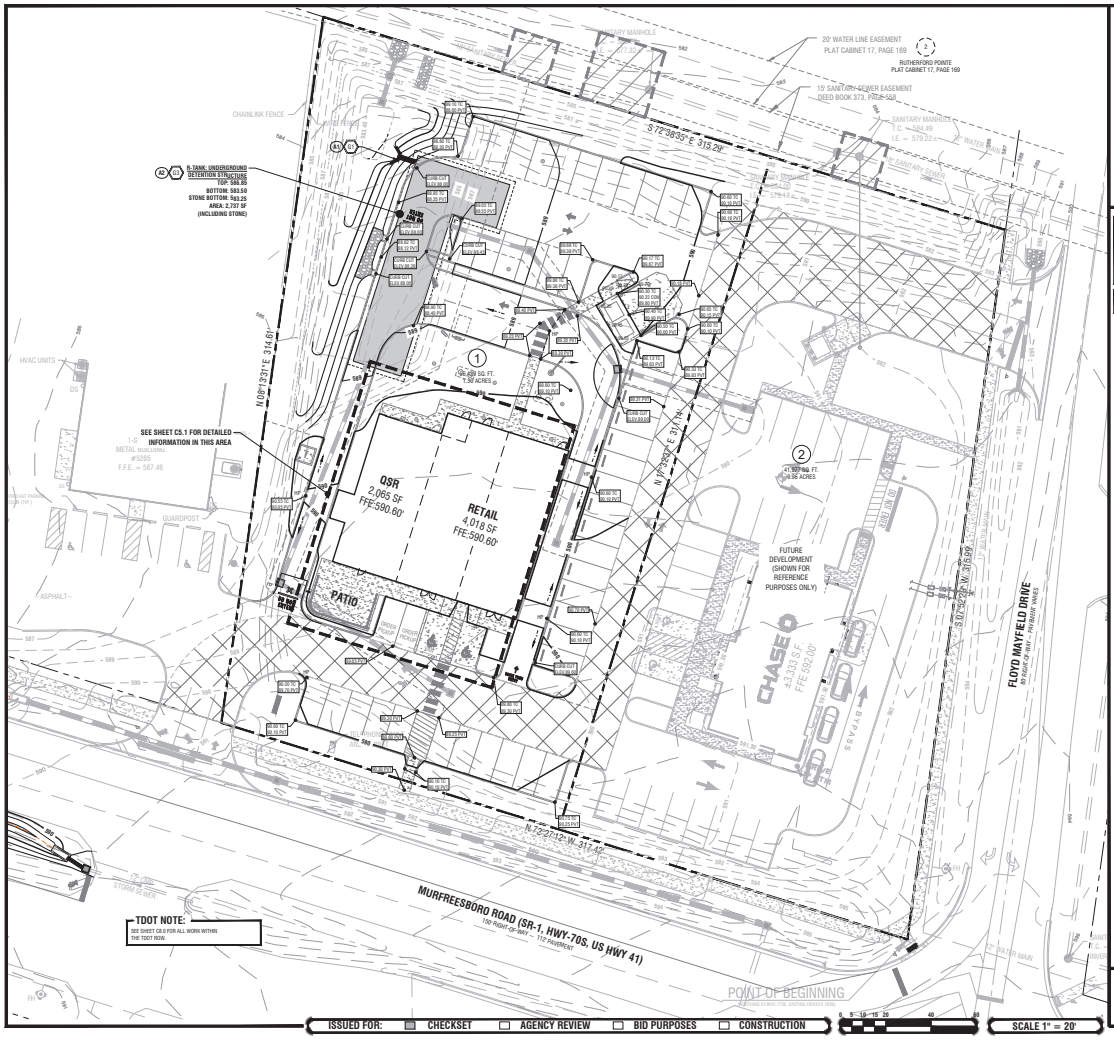
DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±
NOTES BY SYMBOL
CODE
DESCRIPTION
DETAIL
ASPHALT PAVEMENT SECTION (HEAVY DUTY) 1/C7.0
ASPHALT PAVEMENT SECTION (LIGHT DUTY) 1/C7.0
CONCRETE PAVEMENT SECTION 2/C7.0
CONCRETE SIDEWALK 3/C7.0
CONCRETE SIDEWALK W/TURN DOWN CURB 4/C7.0
CONCRETE POST CURB 5/C7.0
ADA ACCESSIBLE SYMBOL 9/C7.0
ADA ACCESSIBLE SIGN 8/C7.0
ADA ACCESSIBLE RAMP 6/C7.0
CONCRETE CURB CUT 10/C7.0
PAVEMENT DIRECTIONAL ARROW 11/C7.0
TENANT PAVEMENT MARKING SEE ARCH. PLANS
6" WIDE WHITE PAINTED LINE (5 MIL PAINT)
PEDESTRIAN CROSSWALK 14/C7.0
DUMPSTER ENCLOSURE SEE ARCH. PLANS
PROJECT ID SIGN BY OTHERS
CLEARANCE BAR SEE ARCH. PLANS
MENU BOARD WITH CANOPY SEE ARCH. PLANS
PREVIEW BOARD SEE ARCH. PLANS
PATIO RAILING SEE ARCH. PLANS
CONCRETE FLUME 2/C7.1
SITE LIGHTING SEE PHOTO. PLAN
THANK YOU / EXIT ONLY DIRECTION SIGN SEE ARCH. PLAN
STOP SIGN MUTCD
PROPOSED FEATURE LEGEND
ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE SIDEWALK
NOTE:
REFER TO SHEET C1.0 FOR GENERAL NOTES
PARCEL ID: 014P-B-004.00-000
ZONE: DD (DOWNTOWN DISTRICT)
PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
200 POWELL PLACE
BRENTWOOD, TN 37027
615.823.7251
wally.boyd@highlandrealestate.com
PLANS PREPARED BY:
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086
DAVID S. ABERNATHY
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
REVISIONS
NO. DATE COMMENTS
1 07/30/26 CITY/UTILITY COMMENTS
DATE: 07/08/26
DMG Project No. 26123
LAYOUT PLAN
C4.0



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SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
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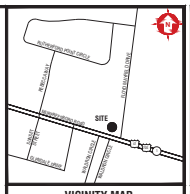
EL: 592.10 (NAVD 88)



VICINITY MAP

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DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
1	CONCRETE HEADWALL	S/CT.1
2	UNDERGROUND DETENTION SYSTEM (5-TANK)	CT.2

STABILIZATION:
ALL DISTURBED AREAS ON PROPOSED SITE (INCLUDING 3:1 SLOPES) ARE TO BE STABILIZED WITH SOD UPON COMPLETION OF FINAL GRADING.

STORM DRAINAGE PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
A2	A1	15" HDPF	583.50	583.40	10	1.00

STORM DRAINAGE STRUCTURES

STRUCTURE ID	STRUCTURE TYPE	T/GRATE ELEVATION	CASTING
A1	HEADWALL	--	
A2	UNDERGROUND DETENTION STRUCTURE	--	

PROPOSED FEATURE LEGEND

PROPOSED CONTOUR — 593
PROPOSED SPOT ELEVATION — 594.50

TC TOP OF CURB
CON CONCRETE
PVT PAVEMENT
FFE FINISHED FLOOR
GD GROUND
TW TOP OF WALL
GRT TOP OF GRATE/RIM
HP HIGH POINT
LP LOW POINT

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000
ZONE: DD (DOWNTOWN DISTRICT)

PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
200 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@highlandrealtyofbna.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-5863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ABERNATHY — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 120

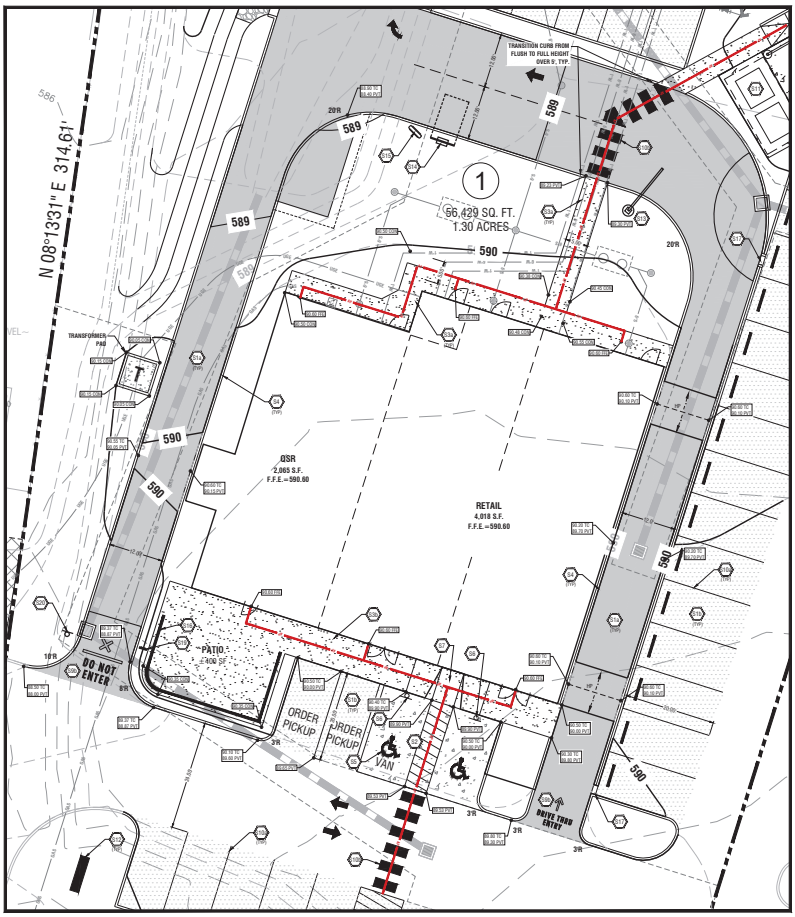
NO	DATE	REVISIONS
1	01/30/26	PER CITY/TDOT COMMENTS

DATE: 07/08/26
DMG Project No. 26123
SITE GRADING & DRAINAGE PLAN
C5.0

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 5 10 15 20 40 60
SCALE 1" = 20'

\\192.168.1.7\public\PROJECT DATABASE\2026\26123 - Legacy Commercial - Main Street Development - 101 Floyd Mayfield Dr - La Vergne, TN\Phase\Engineer\26123_101 FMD_Landscape Plan_C5.0_Overlay.dwg Jul 17, 2026 - 1:14pm Markou

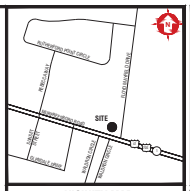


Know what's Below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1797288.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
(1)	ASPHALT PAVEMENT SECTION (HEAVY DUTY)	1/C7.0
(2)	ASPHALT PAVEMENT SECTION (LIGHT DUTY)	1/C7.0
(3)	CONCRETE PAVEMENT SECTION	2/C7.0
(4)	CONCRETE SIDEWALK	3/C7.0
(5)	CONCRETE SIDEWALK W/TURN DOWN CURB	4/C7.0
(6)	CONCRETE POST CURB	5/C7.0
(7)	ADA ACCESSIBLE SYMBOL	9/C7.0
(8)	ADA ACCESSIBLE SIGN	8/C7.0
(9)	ADA ACCESSIBLE RAMP	6/C7.0
(10)	CONCRETE CURB CUT	10/C7.0
(11)	PAVEMENT DIRECTIONAL ARROW	11/C7.0
(12)	TENANT PAVEMENT MARKING	SEE ARCH. PLANS
(13)	4" WIDE WHITE PAINTED LINE (5 MIL PAINT)	
(14)	PEDESTRIAN CROSSWALK	14/C7.0
(15)	DUMPSTER ENCLOSURE	SEE ARCH. PLANS
(16)	PROJECT ID SIGN	BY OTHERS
(17)	CLEARANCE BAR	SEE ARCH. PLANS
(18)	MENU BOARD WITH CANOPY	SEE ARCH. PLANS
(19)	PREVIEW BOARD	SEE ARCH. PLANS
(20)	PATIO RAILING	SEE ARCH. PLANS
(21)	CONCRETE FLUME	2/C7.1
(22)	SITE LIGHTING	SEE PHOTO. PLAN
(23)	THANK YOU / EXIT ONLY DIRECTION SIGN	SEE ARCH. PLAN

PROPOSED FEATURE LEGEND

ASPHALT PAVEMENT
CONCRETE PAVEMENT
CONCRETE SIDEWALK
PROPOSED CONTOUR — 592
PROPOSED SPOT ELEVATION — 591.50 TW / 591.00 BW
ADA ACCESSIBLE PATH

TC TOP OF CURB
CON CONCRETE
PVT PAVEMENT
FFE FINISHED FLOOR
GD GROUND
BC BOTTOM OF CURB
TW TOP OF WALL
GRT TOP OF GRATE/RIM
HP HIGH POINT
LP LOW POINT

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: DD (DOWNTOWN DISTRICT)

PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@highlandrealtyofnashville.com

PLANS PREPARED BY:
DEVELOPMENT MANAGEMENT GROUP, LLC
439 GALLATIN PIKE
NASHVILLE, TN 37206
TEL:E:(615) 227-6863
www.dmgnashville.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ADDINGTON
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
20

NO.	DATE	REVISIONS
1	01/30/26	CITY/CON TRACTOR COMMENTS

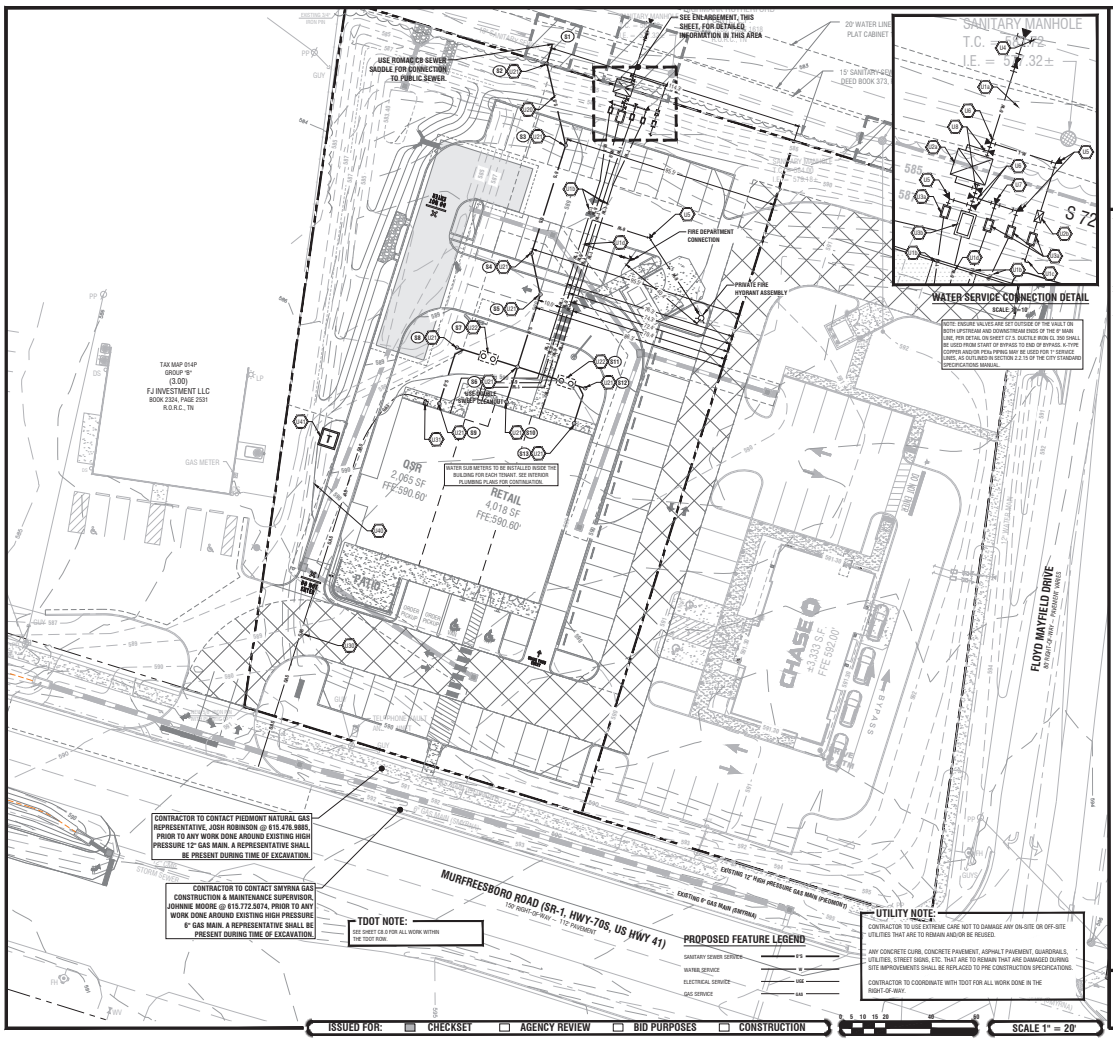
DATE:	07/08/26
DMG Project No.	26123

DETAILED SITE GRADING & DRAINAGE PLAN

C5.1

ISSUED FOR: ■ CHECKSET □ AGENCY REVIEW □ BID PURPOSES □ CONSTRUCTION

SCALE: 1" = 10'



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NATIONAL GEODEDIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE. N: 723050.71 E: 1737288.32
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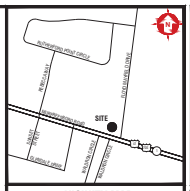

VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 47004D, PANEL 0081H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

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DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
W1	6" WATER SERVICE LINE (DOMESTIC)	
W2	1" WATER SERVICE LINE (DOMESTIC)	
W3	1" WATER SERVICE LINE (IRRIGATION)	
W4	6" WATER SERVICE LINE (FIRE)	
W5	6" WATER METER (FIRE/DOMESTIC)	1/C7.5
W6	1" WATER METER (IRRIGATION)	
W7	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	2/C7.5
W8	6" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	2/C7.5
W9	12" x 6" TAPPING SLEEVE AND VALVE	
W10	CONCRETE BEND WITH THRUST BLOCK	
W11	6" x 1" TEE	
W12	1" TEE	
W13	6" TEE	
S1	SANITARY SEWER SERVICE (6" PVC SCH-40)	
S2	SANITARY SEWER CLEANOUT	8/C7.1
S3	GREASE INTERCEPTOR (1000 GALLON MIN.), PER METRO STDS.	
G1	GAS SERVICE LINE	
G2	GAS METER	
E1	PAD MOUNTED TRANSFORMER	
E2	UNDERGROUND ELECTRICAL LINE	

SANITARY SEWER PIPE

FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT OUT	INVERT IN	LENGTH (LIN. FT.)	SLOPE (%)
S12	S12	6" PVC	586.69	586.32	14	2.68
S12	S11	6" PVC	586.32	586.22	5	2.00
S11	S8	6" PVC	585.97	585.43	18	3.00
S10	S8	6" PVC	586.69	585.43	14	8.36
S9	S8	6" PVC	586.69	586.08	26	2.00
S8	S7	6" PVC	586.08	585.69	10	2.00
S7	S6	6" PVC	585.63	585.43	10	2.00
S6	S5	6" PVC	585.43	584.75	34	2.00
S5	S4	6" PVC	584.75	584.25	25	2.00
S4	S3	6" PVC	584.35	583.35	50	2.00
S3	S2	6" PVC	583.35	582.61	37	2.00
S2	S1	6" PVC	582.61	*574.59	8	51.38

*CONTRACTOR TO VERIFY INV PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF DISCREPANCIES IMMEDIATELY.

SAN. STRUCTURES

STRUCTURE ID	STRUCTURE TYPE
S1	BLIND CONNECTION
S2	CLEANOUT
S3	CLEANOUT
S4	CLEANOUT
S5	CLEANOUT
S6	CLEANOUT
S7	GREASE INTERCEPTOR
S8	CLEANOUT
S9	CLEANOUT
S10	CLEANOUT
S11	GREASE INTERCEPTOR
S12	CLEANOUT
S13	CLEANOUT

NOTE: REFER TO SHEET C1.0 FOR GENERAL NOTES

PARCEL ID: 014P-B-004.00-000

ZONE: DD (DOWNTOWN DISTRICT)

PLANS PREPARED FOR:
KNBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@alphaliveservices.com

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DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ADDINGTON — STATE OF TENNESSEE — REGISTERED LANDSCAPE ARCHITECT

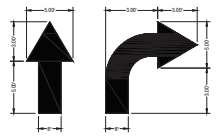
NO.	DATE	REVISIONS
1	01/30/26	D.T.R./CON.TRACTOR COMMENTS

DATE:	07/08/26
DMG Project No.	26123

SITE UTILITY PLAN

C6.0

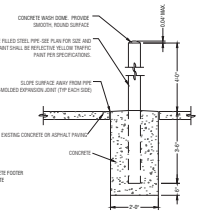
NOTE:
ALL TRAFFIC ARROWS TO BE REFLECTIVE
5 MIL WHITE PAINT PER SPECS.



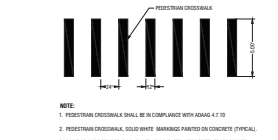
11 PAVEMENT DIRECTIONAL ARROWS
NTS

NOT USED

12



13 CONCRETE BOLLARD
NTS



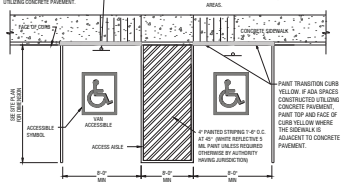
NOTE:
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON CONCRETE (TYPICAL).
3. PAINT 12" WIDE STRIPES (5 MIL PAINT) AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

14 PEDESTRIAN CROSSWALK
NTS

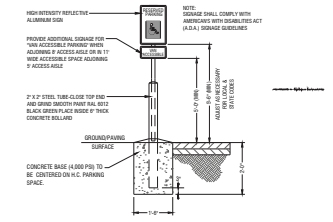
ADA ACCESSIBLE STRIPING TO BE PAINTED YELLOW IF SPACES AND ACCESS AISLE ARE CONSTRUCTED UTILIZING CONCRETE PAVEMENT.

ACCESSIBLE SIGN WITH ACCESSIBILITY SYMBOL PLACED IN CONCRETE BOLLARD

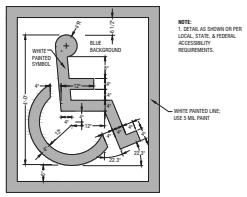
NOTES:
1.ADA DETAIL AS SHOWN; MODIFY PER LOCAL, STATE AND/OR FEDERAL ACCESSIBILITY REQUIREMENTS.
2.MAXIMUM PAVEMENT SLOPE 2% IN ALL PAVED AREAS.



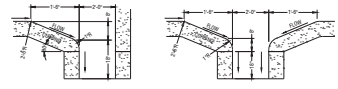
7 TYPICAL ACCESSIBLE PARKING PLAN
NTS



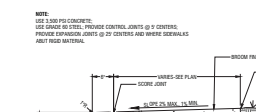
8 ADA ACCESSIBLE SIGN
NTS



9 ADA ACCESSIBLE SYMBOL
NTS

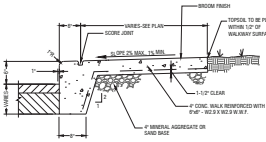


10 CONCRETE CURB CUT
NTS

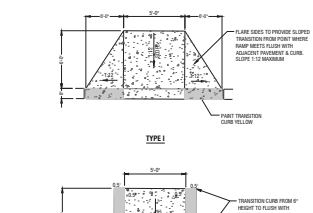


4 CONCRETE POST CURB
NTS

NOTE:
USE 3,500 PSI CONCRETE;
USE GRADE 60 STEEL; PROVIDE CONTROL JOINTS @ 5' CENTERS; PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL



5 SIDEWALK WITH TURN DOWN CURB
NTS



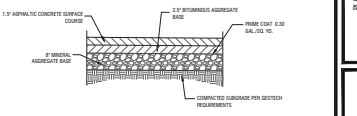
6 ADA ACCESSIBLE RAMP
NTS

ASPHALT PAVEMENT NOTE:

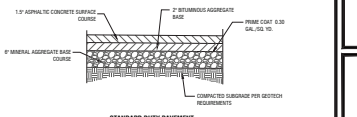
THE CONTRACTOR TO INCLUDE ADD-ALTERNATE PRICE FOR THE FOLLOWING: THE PAVEMENT SECTIONS SHOWN HEREON REFLECT A DESIGN FOR FULL DEPTH PAVEMENT AS DESCRIBED BY THE OWNER. THE PAVING CONTRACTOR IS REQUIRED TO FURNISH THE OWNER WITH A 2-YEAR WARRANTY ON THESE SECTIONS OR SHALL PROVIDE AN ALTERNATE PAVEMENT DESIGN THAT INCLUDES A 2-YEAR WARRANTY. ANY VARIATIONS FROM THE PAVING SECTIONS SHOWN REQUIRE APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.

1. AT THE TIME OF INSTALLATION, EACH AND EVERY PULL SHALL BE SUFFICIENTLY OVERLAPPED WITH THE ADJACENT PULL SUCH AS TO ELIMINATE ANY AND ALL DEPRESSIONS BETWEEN PULLS.

2. THE OWNER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR AND ITS' TESTING COMPANY TO PROVIDE AS MANY ASPHALT CORE SAMPLES AS THE OWNER DEEMS NECESSARY AND SUFFICIENT IN THE LOCATIONS SELECTED BY THE OWNER SO AS TO BE SATISFIED THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. SUCH CORE SAMPLES AS DIRECTED BY THE OWNER AND THE SUBSEQUENT REPAIR WORK WILL BE CONSIDERED AN EXTRA.



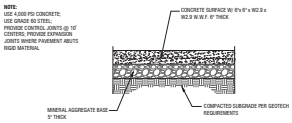
HEAVY DUTY PAVEMENT



STANDARD DUTY PAVEMENT

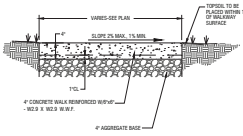
1 ASPHALT PAVEMENT SECTION
NTS

NOTE:
USE 4,000 PSI CONCRETE;
USE GRADE 60 STEEL;
PROVIDE CONTROL JOINTS @ 10' CENTERS; PROVIDE EXPANSION JOINTS WHERE PAVEMENT ABUTS RIGID MATERIAL



2 CONCRETE PAVEMENT SECTION
NTS

NOTE:
USE 3,500 PSI CONCRETE; USE GRADE 60 STEEL; PROVIDE CONTROL JOINTS @ 5' CENTERS PROVIDE EXPANSION JOINTS @ 25' CENTERS AND WHERE SIDEWALKS ABUT RIGID MATERIAL



3 CONCRETE SIDEWALK
NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.823.7291
wally.boyd@knobsrealestate.com

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4309 DALLAS TIN PIKE
MURFREESBORO, TN 37128
TEL: (615) 227-3843
www.dmgdevelopment.com

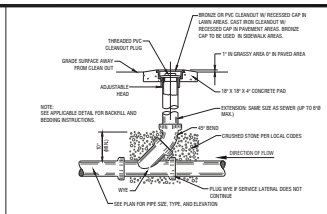
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

DAVID S. ANDERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
20

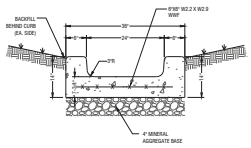
NO	DATE	REVISIONS
1	07/08/26	CITY/COUNTY ACTIVITY COMMENTS

DATE: 07/08/26
DMG Project No. 26123
SITE DEVELOPMENT DETAILS
C7.0

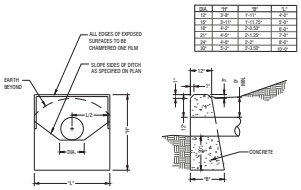
\\1500 MAIN 7\Projects\PROJECT DATABASE\2026\26123 - Legacy Commercial - Main Event Development - 101 Floyd Mayfield Dr - LaVergne, TN\Permit\Engineer\26123_101 Floyd Mayfield Dr - LaVergne, TN_C7-0_Details.dwg - C7.0 Jul 17, 2026 - 1:15pm Mondeja



1 **EXTERIOR CLEANOUT**
NTS

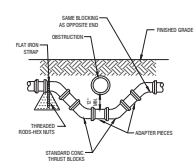


2 **CONCRETE FLUME**
NTS



DIA.	"H"	"B"	"L"
12"	3'-6"	2'-11"	4'-0"
15"	3'-11"	1'-11.75"	5'-0"
18"	4'-3"	2'-5.25"	6'-0"
21"	4'-5"	2'-1.25"	7'-0"
24"	4'-8"	2'-2"	8'-0"
30"	5'-2"	2'-3.50"	10'-0"

3 **CONCRETE HEADWALL**
NTS



4 **WATER LINE CONSTRUCTION AT UTILITY CROSSING**
NTS

PLANS PREPARED FOR:
KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7251
wally.boyd@highlandventuresltd.com

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgmanhattan.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED COMMERCIAL
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DAVID S. ABBEY
REGISTERED ENGINEER
NO. 1 CIVIL
STATE OF TENNESSEE
26

REVISIONS

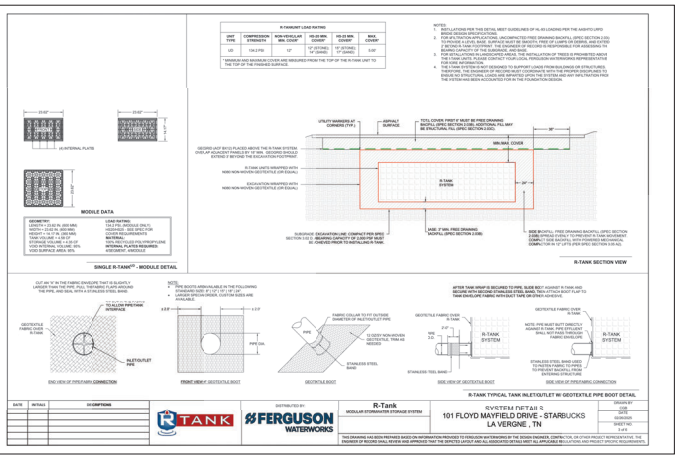
NO.	DATE	DESCRIPTION
1	07/08/26	CITY/CONTRACTOR COMMENTS

DATE:	07/08/26
DMG Project No:	26123

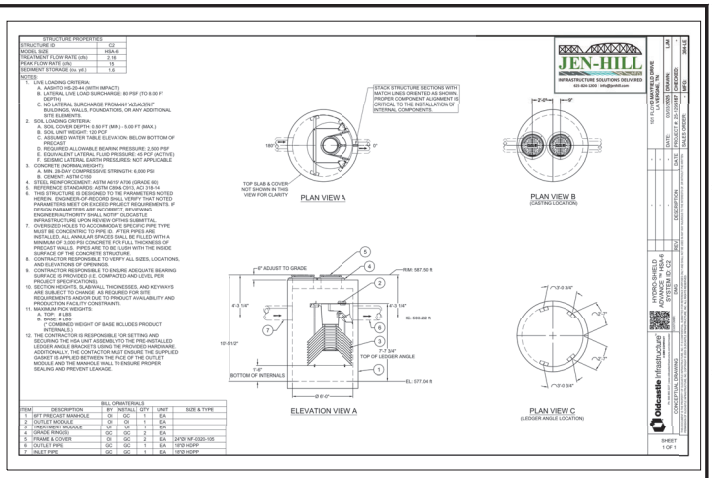
SITE DEVELOPMENT DETAILS
C7.1

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

\\192.168.1.7\data\PROJECT DATABASE\2026\26123 - Legacy Commercial - Multi-Tenant Development - 101 Floyd Mayfield Dr - Lavergne TN\Plans\Engineer\26123_101 FMD_Lavergne TN_C7-0_Dtl.dwg-C7.1 Jul 17, 2026 - 1:16pm MarkAvo



3 UNDERGROUND DETENTION SYSTEM
NTS



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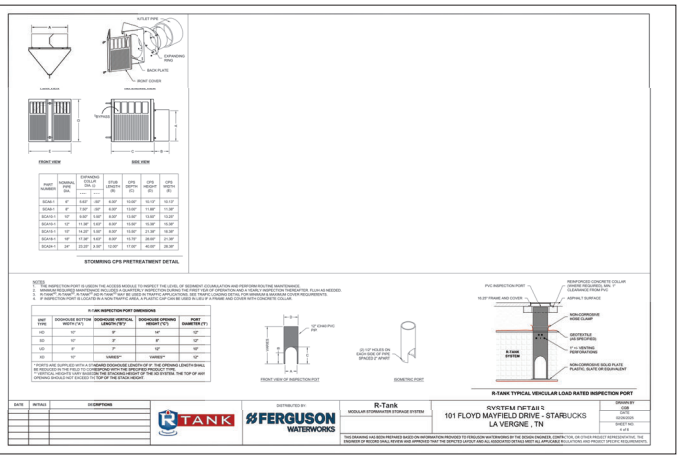

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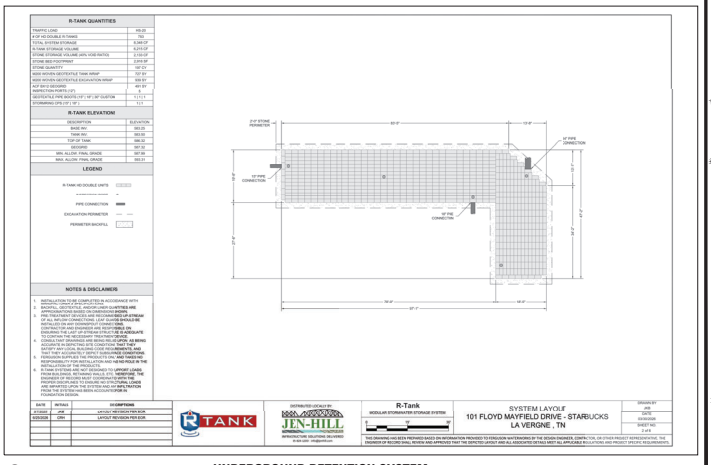


2 UNDERGROUND DETENTION SYSTEM
NTS

PLANS PREPARED FOR:
KIMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.921.7251
wally.boyd@highlandventuresltd.com

PLANS PREPARED BY:
DALLAS TIM PIKE
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863
www.dmgmaintenance.com
DALLAS TIM PIKE MANAGEMENT GROUP, LLC

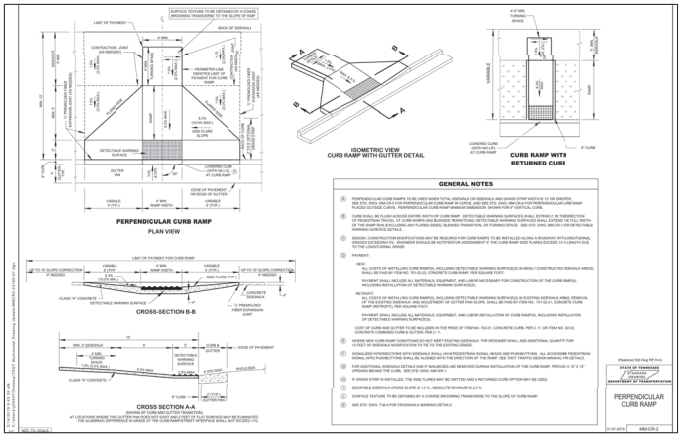
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

REVISIONS

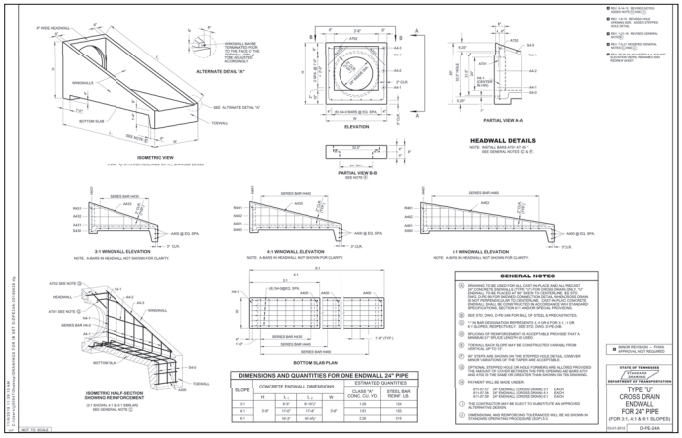
NO.	DATE	DESCRIPTION
1	07/08/26	CITY/CONTRACTOR COMMENTS

DATE: 07/08/26
DMG Project No: 26123
STORMWATER VENDOR DETAILS
C7.2

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



3 TDOT SIDEWALK CURB RAMP DETAIL
NTS



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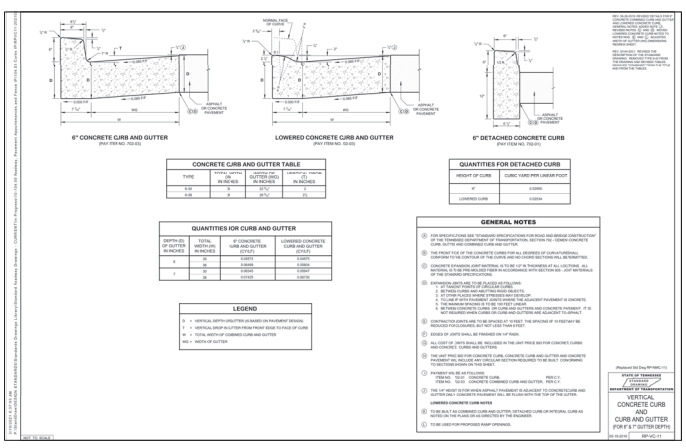
NTS



4 TDOT CURB DETAIL
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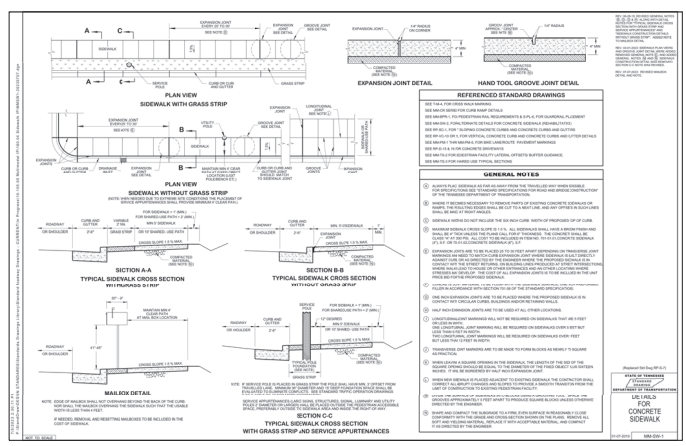

2 TDOT SIDEWALK DETAIL
NTS

PLANS PREPARED FOR:
KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.921.7251
wally.boyd@highlandventuresltd.com

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www.dmgmanshuttle.com
DEVELOPMENT MANAGEMENT GROUP, LLC

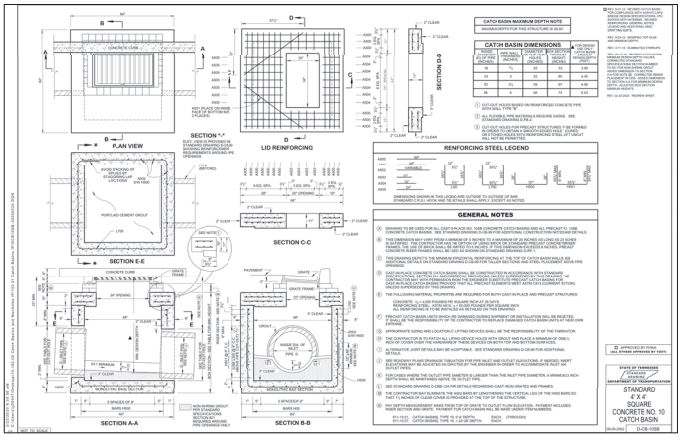
PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LAVERGNE, TN 37086

REVISIONS

NO.	DATE	DESCRIPTION
1	07/08/26	OTO/CONTRACTOR COMMENTS

DATE: 07/08/26
DMG Project No: 26123
TDOT DETAILS (FOR REFERENCE ONLY)
C7.3

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



1 **TDOT CATCH BASIN**

NTS

PLANS PREPARED FOR:

KMBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.924.7255
wally.boyd@highlandventuresltd.com

PLANS PREPARED BY:

DEVELOPMENT MANAGEMENT GROUP, LLC
4309 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5853
www.dmgmanshells.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LAVERGNE, TN 37086

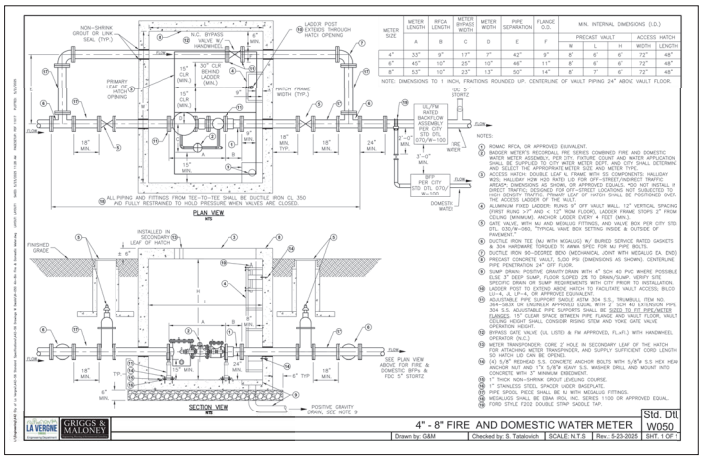
REVISIONS

NO.	DATE	DESCRIPTION
1	07/08/26	CITY/CONTRACTOR COMMENTS

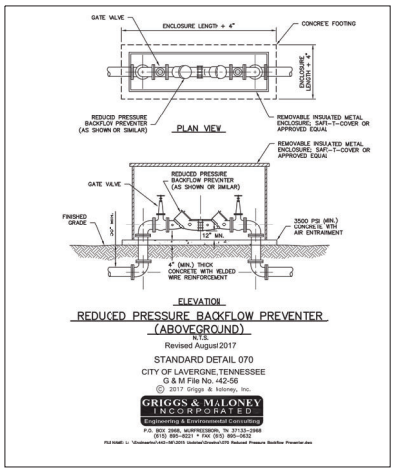
DATE:	07/08/26
DMG Project No:	26123

TDOT DETAILS
(FOR REFERENCE ONLY)
C7.4

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



1 **METER DETAIL**
NTS



2 **BACKFLOW DETAIL**
NTS

ISSUED FOR: ☒ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

PLANS PREPARED FOR:
KNOBS REAL ESTATE, LLC
209 POWELL PLACE
BRENTWOOD, TN 37027
615.823.7251
wally.boyd@lakelandestatesmtb.com

PLANS PREPARED BY:
DESIGN MANAGEMENT GROUP, LLC
4309 DALLAS TIN PIKE
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TELE:(615) 227-3843
www.dmgsolutionstn.com

PROPOSED COMMERCIAL
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

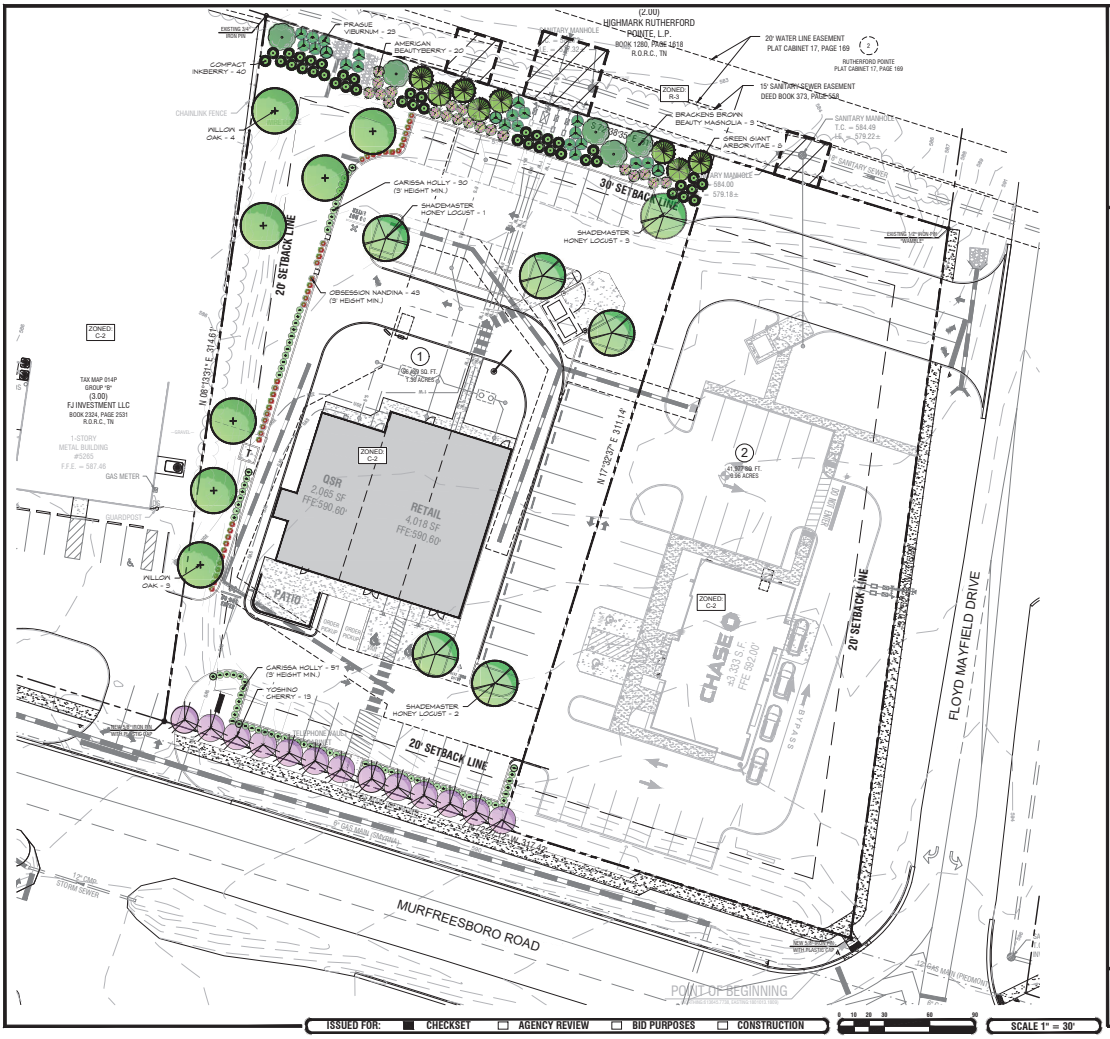
REVISIONS

NO.	DATE	DESCRIPTION
1	07/08/26	CITY COMMENTS

DATE:	07/08/26
DMG Project No.	26123

CITY DETAILS
(FOR REFERENCE ONLY)
C7.5

\\192.168.7.7\data\PROJECT DATABASE\2026\26123 - Legacy Commercial - Main Event Development - 101 Floyd Mayfield Dr - Lavergne TN\Revit\Explorer\26123_101 FMD_Lavergne TN_C7-5_Details_CTS.rvt Jul 17, 2026 - 1:38pm Monday

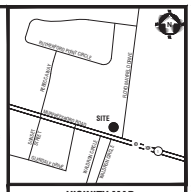


811 Know what's below. Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODESIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED SEPTEMBER 11, 2024.

TBM
SURVEY NAIL SET IN THE GRASS IN THE MIDDLE OF THE PROJECT SITE, N: 725550.71 E: 1797386.32
EL: 592.10 (NAVD 88)



VICINITY MAP

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY NUMBER 470040, PANEL 0391H WHICH BEARS AN EFFECTIVE DATE OF APRIL 05, 2017.

SURVEY NOTE:
BASE INFORMATION WAS TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY PREPARED BY BLUE RIDGE SURVEYING SERVICES, INC. DATED SEPTEMBER 16, 2024. DEVELOPMENT MANAGEMENT GROUP, LLC SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.

DISTURBED AREA:
TOTAL DISTURBED AREA = 2.89 ACRES±

LANDSCAPE CALCULATIONS

SITE AREA:	56,430 SF	(1.30 AC)
ZONING:	C-2	
	REQUIRED	PROVIDED
STREET FRONTAGE:		
MURFREESBORO ROAD: (156 LF)		
2 UNDERSTORY TREE / 25 LF	12.5	13
15 SHRUBS	15	57
PERIMETER PARKING		
WEST PARKING PERIMETER: (234 LF)		
3 CANOPY TREE / 100 LF	7.0	7
TRANSITIONAL SCREENING 1 (207.10 LF)		
6 LARGE EVERGREEN TREE / 100 LF:	12.4	13
40 SHRUBS / 100 LF	82.8	83

Kyle Smith, PLA
521 Tobylynn Drive
Nashville, TN 37211
(408) 835 - 7003 Cell.
kyle@kitadesigns.com

PARCEL ID: 014P-B-004.00-000
ZONE: C-2 (HIGHWAY SERVICE)

PLANS PREPARED FOR:
ALCOA 129 PARTNERS
545 MAINSTREAM DRIVE, SUITE 402
NASHVILLE, TN 37228
BSEELY@RESTNETAIL.COM

PLANS PREPARED BY:
DMG DEVELOPMENT MANAGEMENT GROUP, LLC
4309 B ALLEN PIKE
NASHVILLE, TN 37215
TEL: (615) 730-8838
www.dmgnashville.com

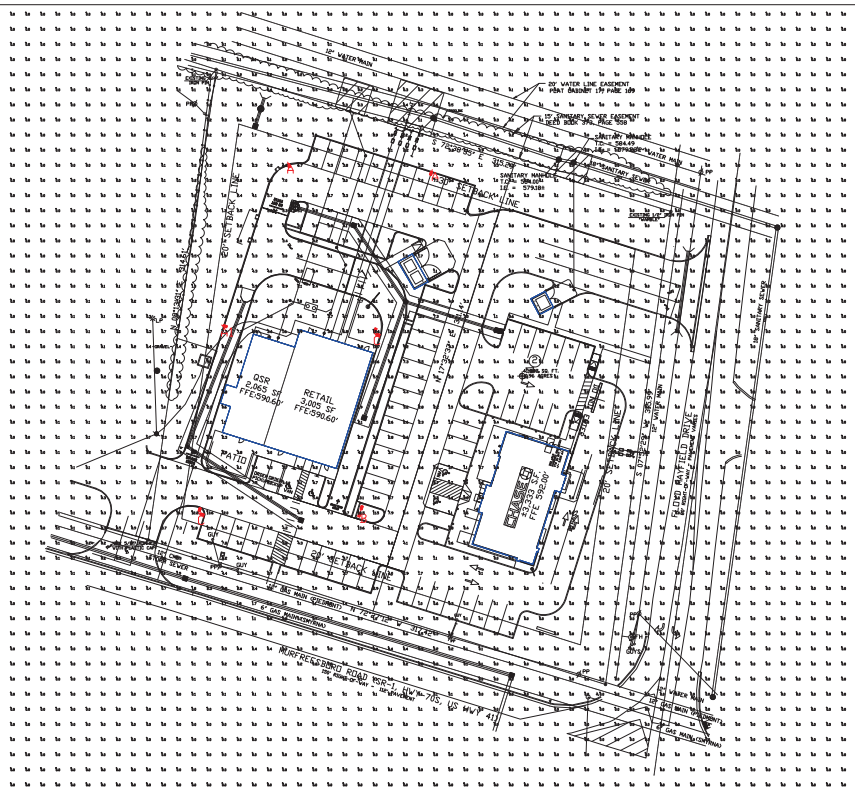
Proposed Commercial
101 FLOYD MAYFIELD DRIVE
LA VERGNE, TN 37086

KYLE B. SMITH
TENNESSEE
102626
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	REVISIONS DESCRIPTION
1	3/18/25	

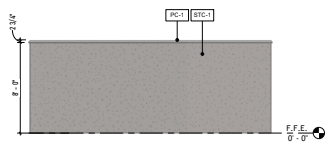
DATE:	03/25/25
DMG Project No:	24159

L-1.1

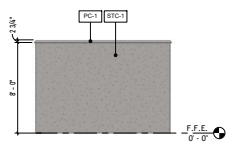

QSR
2,065 SF
FFE590.50'
RETAIL
3,005 SF
FFE590.66'
PATIO
DRIVE-THRU
CANOPY
FFE 590.00
SIGN
SIGN
SIGN

TRASH ENCLOSURE MATERIAL SCHEDULE

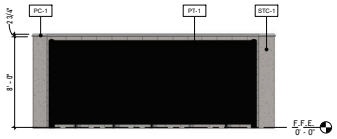
STC-1	7/8" STUCCO - DRYVIT TO MATCH EIFS-1	613 "OVERCAST" OR EQ.
PT-1	PAINTED METAL	BLACK TO MATCH STOREFRONT
PC-1	PRECAST CAP	CONCRETE



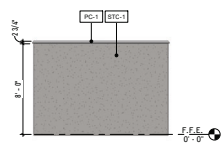
4 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



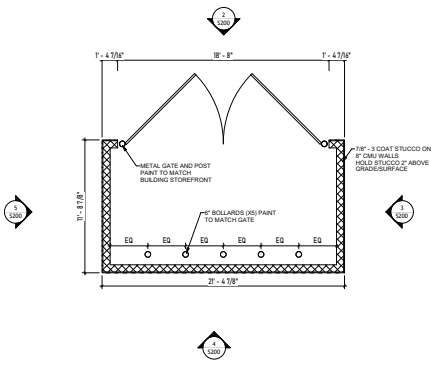
5 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



2 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"

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7/2/2026 2:16:33 PM

6-PACK

Galloway
200 E. Campus View Blvd.
Columbus, OH 80111
O: 380.253.2400
Galloway & Company, LLC

LA VERGNE, TN

101 FLOYD MAYFIELD DR.,
LA VERGNE, TN 37086

#	Date	Issue/Description

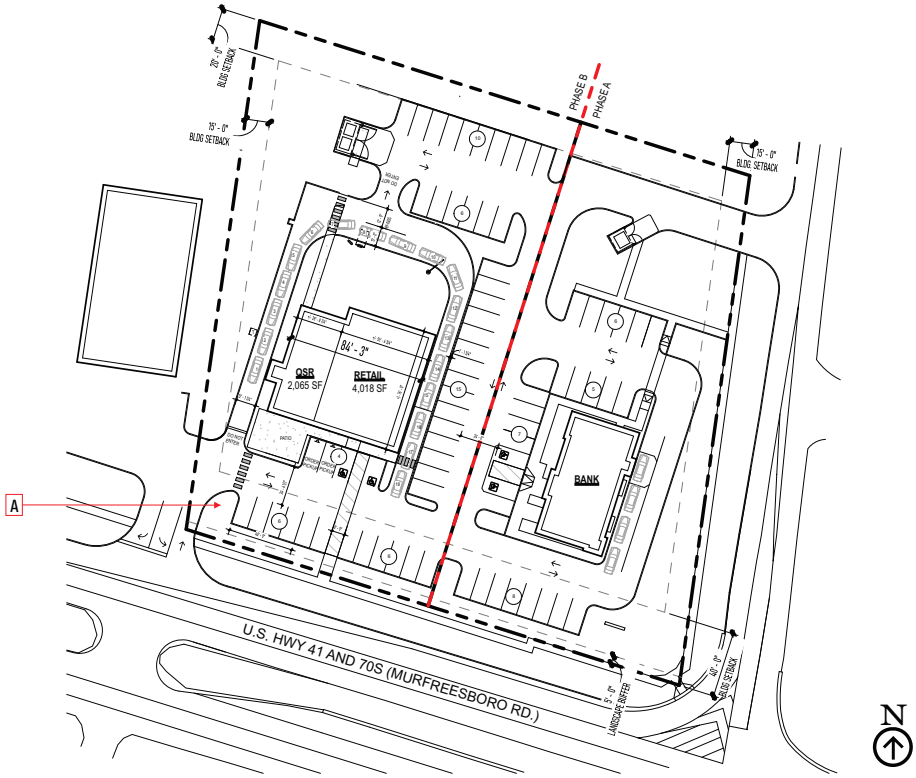
Project No: HVL000003
Drawn By: HMS
Checked By: JM

TRASH ENCLOSURE PLAN

S200

Site Plan

A	120" x 158" Monument



Designer: JAC	Date: 7/8/26
Client: Legacy Commercial Properties - La Vergne, TN	
File Path: Z:/Construction/Legacy Commercial Properties/TN/La Vergne/101 Floyd Mayfield Drive(37086)/Freestanding Signs-June 2026	

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g., spelling capitalization, punctuation).

Print Name: _____

Date: _____

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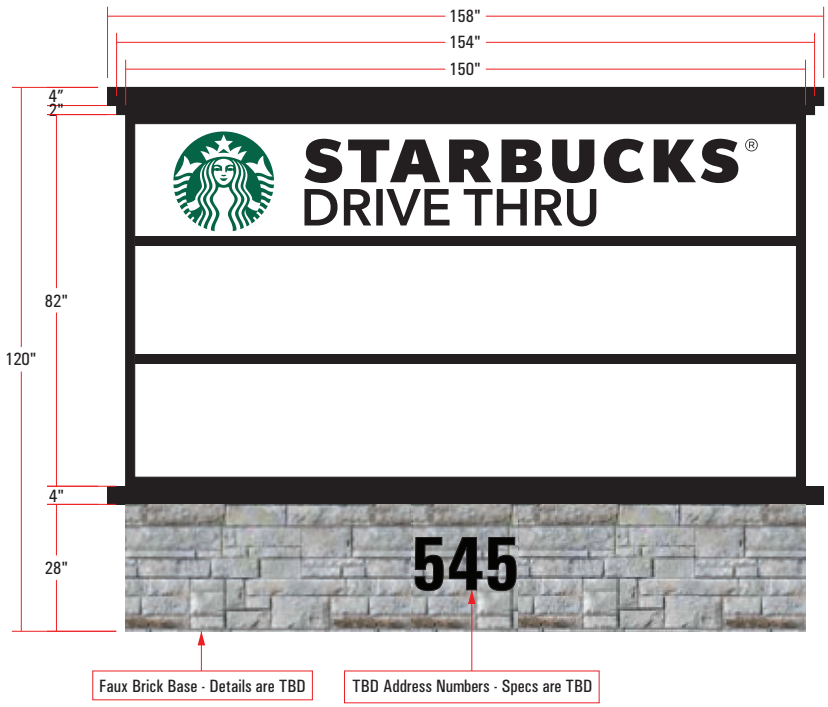

Proposed Night View



Materials	
1	2447 Flat White Acrylic w/ Vinyl Overlay
2	Aluminum Side Over Internal Angle
3	1st Surface Vinyl Graphics
4	LED Illumination
5	1/4" Weep Hole
6	Welded Aluminum Tube Frame
7	Faux Brick Base (Details are TBD)

Colors & Finishes		
A		Cabinet & Returns Painted Black
B		White Acrylic
C		3M 3630-76 Holly Green Vinyl - 1st Surf.
D		Red Vinyl - 1st Surface (TBD)

Notes

Shown details for Monument are TBV / TBD prior to production.

Not For Production

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Design Team SIGN COMPANY LLC.

Designer: JAC	Date: 7/8/26
Client: Legacy Commercial Properties - La Vergne, TN	
File Path: Z:/Construction/Legacy Commercial Properties/TN/La Vergne/101 Floyd Mayfield Drive(37086)/Freestanding Signs-June 2026	

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____
I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

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Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 7. **Site Plan - Enterprise Boulevard Retail Center - New Building of 8,108 Square Feet on 0.93 Acres. Property located on Enterprise Boulevard (Tax Map 17 O, Group A, Parcel 6). GD (Gateway District) Zoning District. Requested by Huddleston - Steele, Inc. Property owned by Natvar Patel.**

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

Summary:
The applicant is requesting site plan approval for a retail center totaling 8,108 SF at a site located on Enterprise Blvd. The site is 0.93 acres currently. Structures will consist of the new building, associated parking areas and driveways.

This site is not in an overlay district, so we do not know if this building will be built of brick and/or stone. In addition, the developer is proposing landscaping to be installed per City regulations.

The property is currently vacant. This site is nextdoor to the existing Waffle House.

The driveways on the plan are indicated as 34 feet and 24 feet wide. 32 parking spaces are being provided where 32 are required.

Staff Comments / Technical Items:

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

1. Staff has reservations about one-way traffic.

Engineering (Gary Lide - glide@lavergnetn.gov; and Amanda Hicks - ahicks@lavergnetn.gov
Comments addressed.

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

1. Sht C1.2 - City codes require fire department connection (FDC) to be located at least 50 feet from building, but not more than 100 feet from nearest fire hydrant. FDC on building as shown is not acceptable unless City Fire Marshall approves it.
2. Sht C1.2 - The Fire Marshall may approve the FDC to be on an above-ground, heated, backflow assembly (BFA) depending on its proximity to the building.
3. Sht C1.2 - FDC shall connect downstream of BFA for FW line.
4. Location of firewater (FW) line BFA is not acceptable right on the property line. Need some clearance around the facility for access, maintenance, and construction of concrete pad.
5. Sht C1.2 - Based on shown size, it appears that the indicated FW BFA and DW BFA need to be swapped. The firewater line's BFA is larger than the domestic.
6. Sht C1.2 - If the sprinkler system is domestic water (relatively low hazard rating), the FW BFA may be a DCDA, which can be in a vault in the ground.
7. Sht C1.2 - Show separate FW and DW lines entering the building.
8. Sht C2.0 - Public sewer service should not be within 10 feet of larger landscape trees. Bushes are generally not a concern; however, the public sewer cleanout should also be 3 feet clear of any mature tree or shrub diameter. The golden rain tree within 10 feet of the public sewer cleanout and has a 30-40 foot mature tree diameter.

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

No comments.

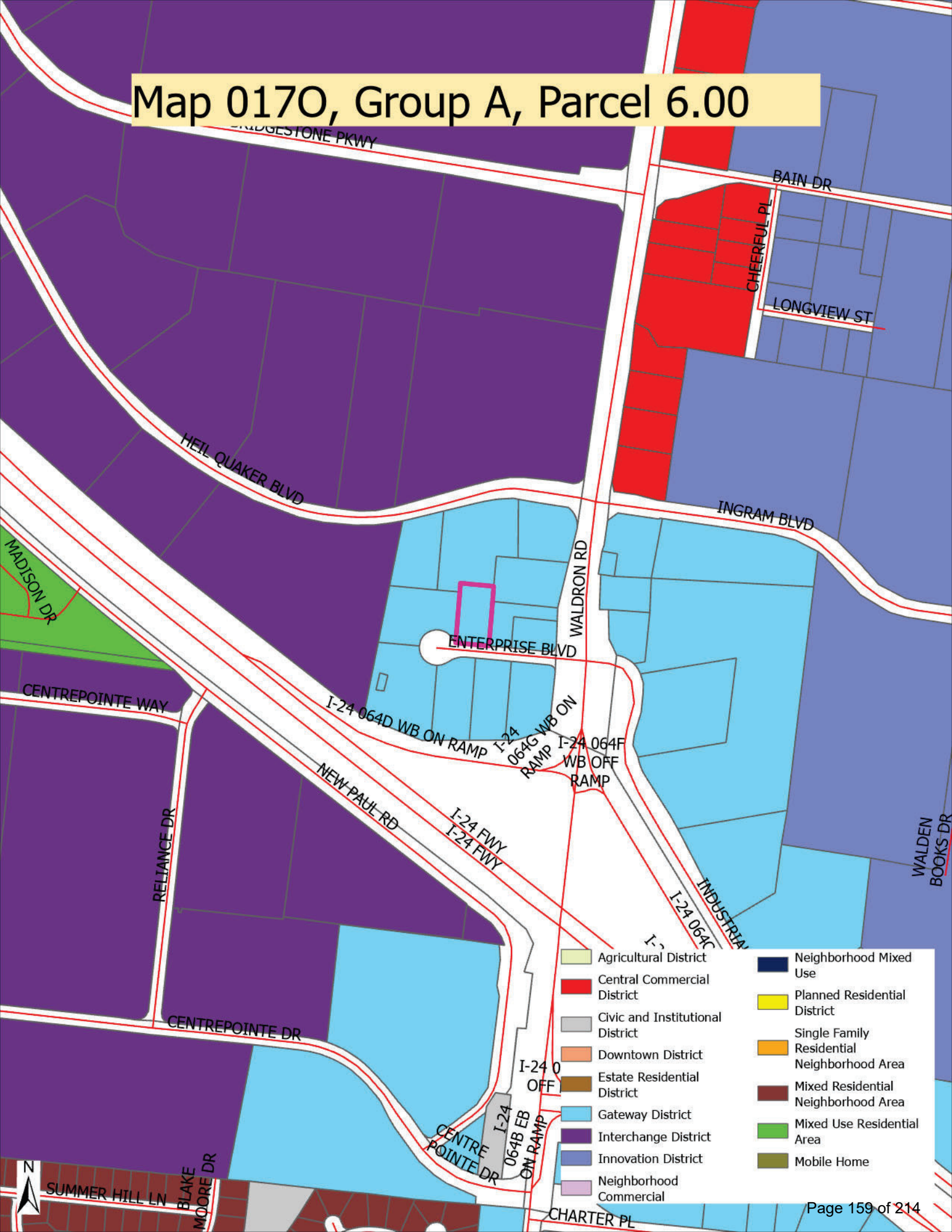
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

1. Access exceeds 150'. Will require a turnaround.
2. No fire line shown.
3. No FDC shown.
4. Hydrants need to be shown.
5. The maintenance side entrance cannot be used for access due to the parking shown.

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


Map 017O, Group A, Parcel 6.00
HEIL QUAKER BLVD
INGRAM BLVD
WALDRON RD
ENTERPRISE BLVD
I-24 064D WB ON RAMP
I-24 064G WB ON RAMP
I-24 064F WB OFF RAMP
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
NEW PAUL RD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 017O, Group A, Parcel 6.00
ENTERPRISE BLVD
N
Rutherford County GIS/OIT, Microsoft, Vantor


Map 017O, Group A, Parcel 6.00
BRIDGESTONE PKWY
BAIN DR
CHEERFUL PL
LONGVIEW ST
HEIL QUAKER BLVD
INGRAM BLVD
MADISON DR
WALDRON RD
ENTERPRISE BLVD
CENTREPOINTE WAY
I-24 064D WB ON RAMP
I-24 064G WB ON RAMP
I-24 064F WB OFF RAMP
NEW PAUL RD
I-24 FWY
I-24 FWY
RELIANCE DR
WALDEN BOOKS DR
INDUSTRIA
I-24 064C
CENTREPOINTE DR
I-24 0 OFF
I-24 064B EB ON RAMP
CENTRE POINTE DR
SUMMER HILL LN
BLAKE MOORE DR
CHARTER PL
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


Quality
Quality

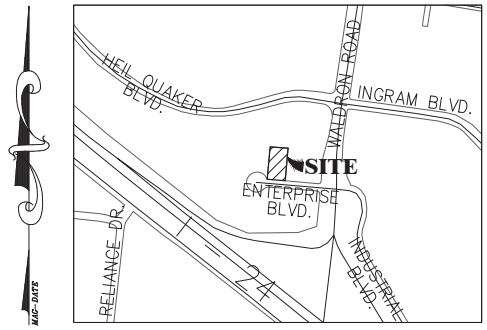

WAFFLE HOUSE
WAFFLE HOUSE
WAFFLE HOUSE

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee
May, 2026

SHEET INDEX

SHEET	SHEET
C0.0	COVER SHEET
C0.1	EXISTING CONDITIONS
C0.2	DEMOLITION PLAN
C1.0	SITE PLAN
C1.1	GRADING & DRAINAGE PLAN
C1.2	UTILITY PLAN
C2.0	LANDSCAPING PLAN
C3.0	E.P.S.C. (INITIAL MEASURES)
C3.1	E.P.S.C. (INTERMEDIATE MEASURES)
C3.2	E.P.S.C. (FINAL MEASURES)
C4.0	FIRE TRUCK TURNING PLAN
C5.0	DETAILS SHEET



LOCATION MAP
N.T.S.

Site Data Chart
Zoning District: Gateway District (GD)
Proposed Use: Drive-Thru
Retail
Fitness Center
Office
Total square footage: 8,108 s.f.
Square footage of each use: Drive-Thru (1,508 s.f.)
Retail (5,800 s.f.)
Fitness Center (400 s.f.)
Office (400 s.f.)
Floor Area Ratio: 0.19, 19%
Height: 2 stories, 40 feet tall
Acreage/square footage of lot: 0.93 Acres, 40,676 s.f.
Parking:
Parking requirements (minimum) (for each use):
4 parking space per 1,000 s.f. of commercial use.
4 parking space/1,000 s.f. X 8,108 s.f. = 32 parking spaces
Total parking provided: 32 parking spaces (inc. 2 H.C. spaces)
Landscaping & Buffering:
Impervious surface area: 32,189 s.f.
Open Space Provided: 8,488 s.f.

OWNER: NATVAB R PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

SHUDDLESTON-STEELE
215 N.W. BROAD STREET MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

PROJECT NO. [redacted] SHT. C0.0

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NOTES:

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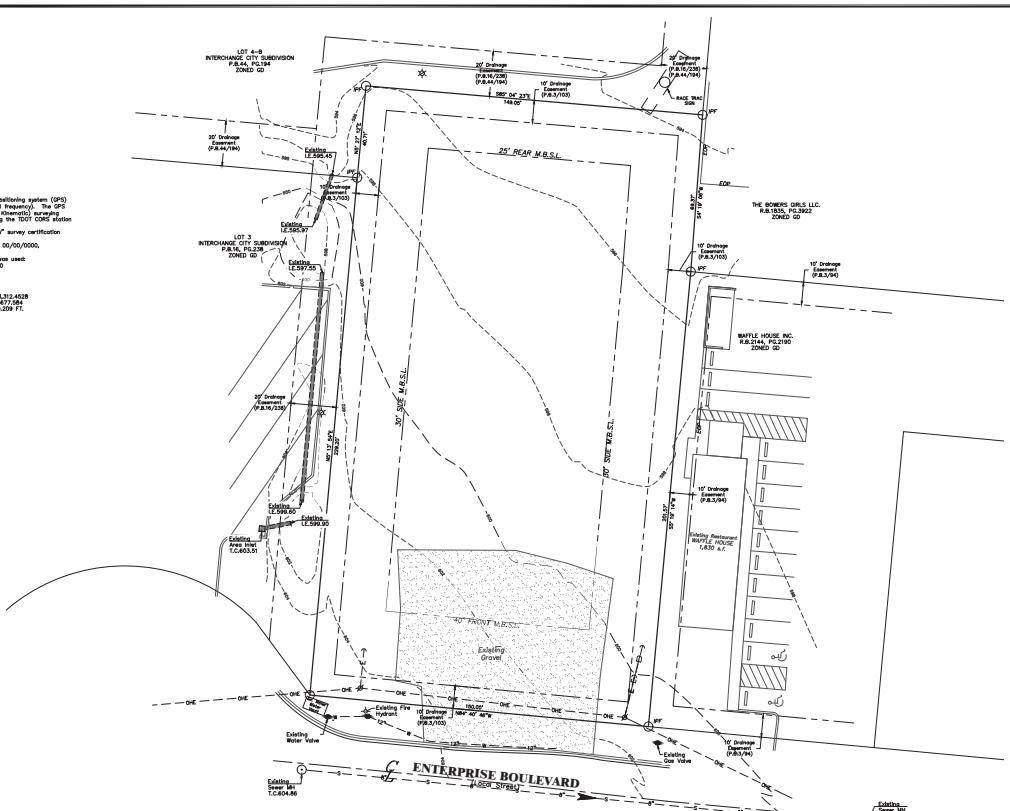
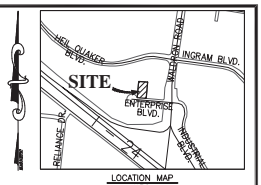
GLOBAL POSITION SYSTEM SURVEY NOTES

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 "V" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
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: 1,860,477.584
   ELEVATION: 850.209 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

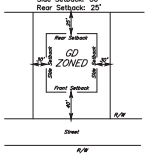
- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- —W— Existing Water Line
- —S— Existing Sanitary Sewer Line
- Existing Manhole
- —OHE— Existing Overhead Electrical Line
- —UGE— Existing Underground Electrical Line
- —UGT— Existing Underground Telephone Line
- —C— Existing Underground Cable Line
- —CMP— Corrugated Metal Pipe
- —RCP— Reinforced Concrete Pipe
- —G— Existing Gas Line
- 000 Existing Contours
- 00.0 Existing Spot Elevations





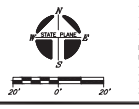
LOCATION MAP
N.T.S.

ZONING: Gateway District
Front Setback: 40'
Side Setback: 30'
Rear Setback: 25'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

1 Lot – 0.93 Ac.±



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" REBAR W/ CAP STAMPED HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
R/W.
CONC. MARKER FND.

OWNER: MATHAS P. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: 0 ENTERPRISE BLVD LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

HUDDLESTON-STEELE
1213 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

#	DATE	REVISIONS

EXISTING CONDITIONS

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SH. C0.1

7/20/2026 11:36 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-07 ENTERPRISE BLVD.dwg

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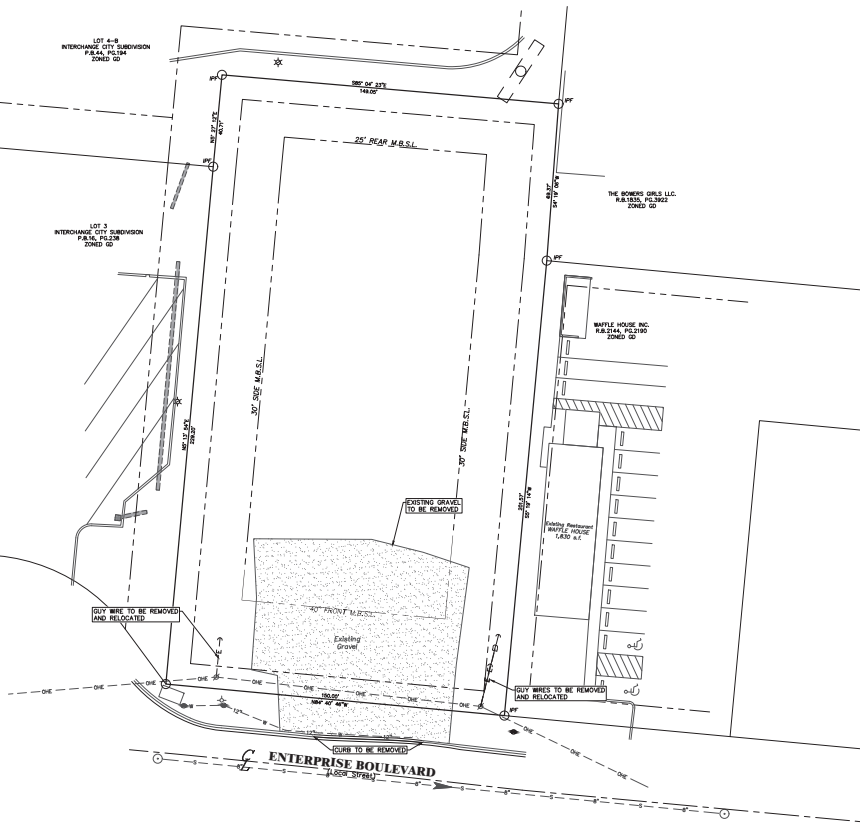
5. Fixed Control Station designation with positional data: TDOT CORS STATION—TN3A STATE PLANE (TN 4100—US SURVEY FT.)— NORTHING: 553,312.4528 EASTING: 1,860,477.584 ELEVATION: 850.209 FT.
6. Geoid model used— GEOID03
7. Combined grid factors for TDOT CORS Station TN3A: 0.999921865 (STATE PLANE—TN 4100—US SURVEY FT.)

LEGEND

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations

GENERAL NOTES:

1. A PRE-CONSTRUCTION CONFERENCE AND LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY REQUIRED OR REQUESTED INSPECTIONS.
3. CITY INSPECTIONS ARE NOT QUALITY CONTROL, THE CONTRACTORS QUALITY CONTROL PERSONNEL SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION. CONTRACTORS QUALITY CONTROL MUST SIGN-OFF ON APPROVED EACH INSPECTION. CITY INSPECTIONS 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. CONTACT THE TENNESSEE ONE-CALL CONTACT NO. TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-351-1111, 2-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE DRAWINGS AT THE PROJECT SITE WHICH SHALL BE AVAILABLE FOR REVIEW BY CITY INSPECTORS. THESE REDLINE PLANS MUST BE UPDATED WEEKLY.
7. AS-BUILT PLANS (RECORD DRAWINGS) SHALL BE PROVIDED TO THE CITY WITHIN 24-DAYS OF SUBSTANTIAL COMPLETION OF THE PROJECT. RECORD DRAWINGS SHALL BE PROVIDED IN THREE FORMATS:
   a. PAPER (ONE SET)
   b. PDF (TRADE DRIVE OR E-MAIL)
   c. DGN-COMPATIBLE (ONE FILE)
8. TRAFFIC CONTROL, SIGNAGE, AND CONSTRUCTION RELATED BARRIERS ARE THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN HARMONY WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, FLASHING, OR FENCE AS AGREED BY THE CITY.
9. IN RESIDENTIAL AREAS, NO CONSTRUCTION WORK CAN BE CONDUCTED OUTSIDE OF THE FOLLOWING HOURS WITHOUT CITY APPROVAL:
   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 REPAIRED OR REPLACED BY THE CONTRACTOR OR CITY'S CHOICE REQUIREMENTS.
11. ALL BONDING TO BE RECOMMENDED BY THE CITY AND 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 CONTACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MARKING 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 POTABLE WATER SUPPLY FROM ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER TCA 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. DISPOSAL OF ALL MATERIAL FOUND ON SITE IS NOT INCLUDED IN THIS CONTRACT UNLESS OTHERWISE NOTED. ALL MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A LEGAL MANNER AND THE STATE OF TENNESSEE. NO WASTE MATERIAL SHALL BE PLACE IN A CREEK OR WITHIN THE CITY LIMITS OF LA VERGNE.
16. NO MORE THAN 300 FEET OF UTILITY AND DRAINAGE PIPE TRENCH WILL BE ALLOWED AT TO BE OPEN AT ANY TIME.
17. IF PUBLIC ROADWAYS 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.



1 Lot – 0.93 Ac.±

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (with identification cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
AVE.
CONC. MARKER FND.

STATE PLANE

20' 0' 20'

OWNER: MATHAS P. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: 0 ENTERPRISE BLVD LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS

DEMOLITION PLAN

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SHT. C0.2

HUDDLESTON-STEELE
1210 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

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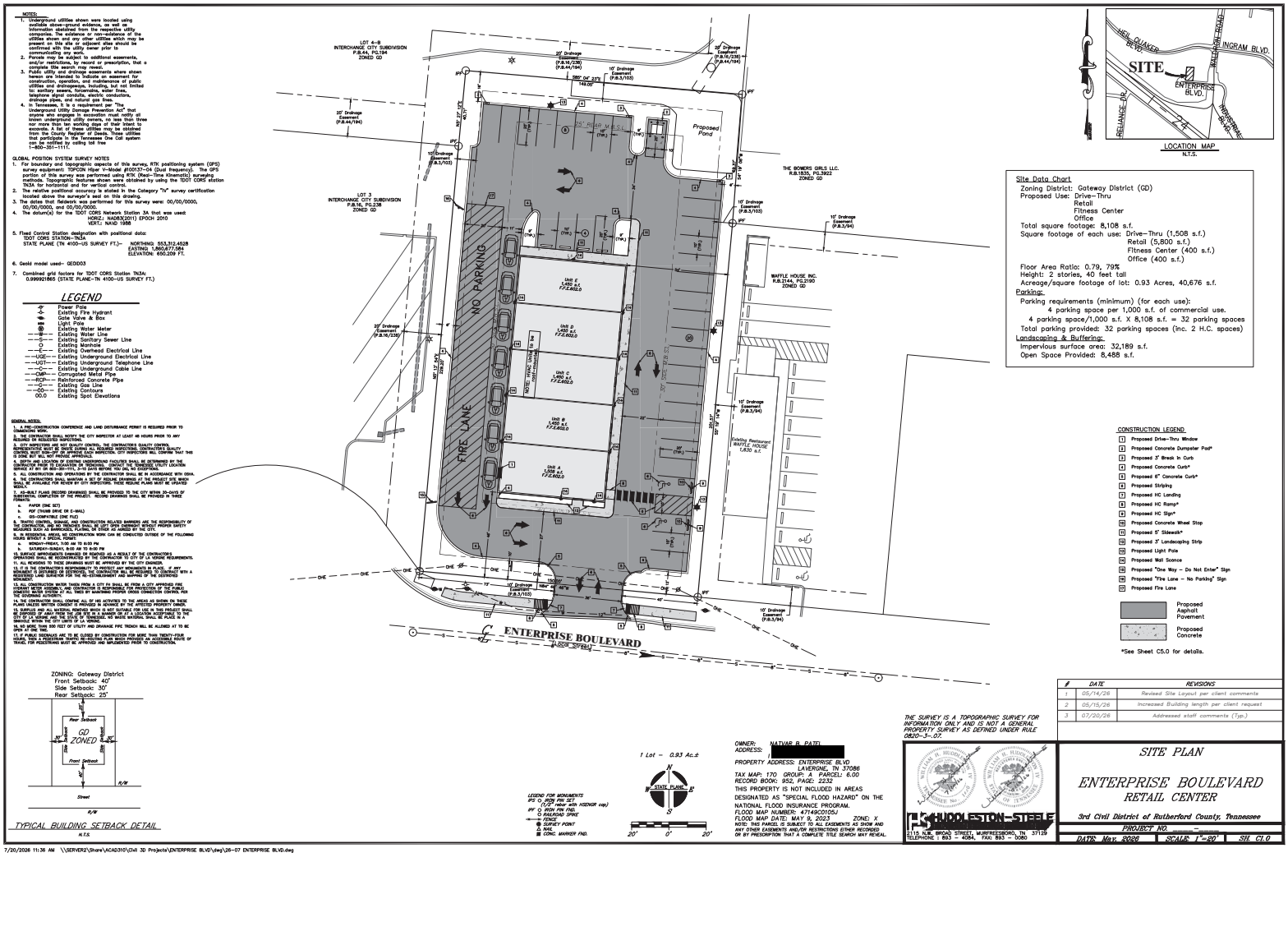

#	DATE	REVISIONS
1	05/14/26	Revised Site Layout per client comments
2	05/15/26	Increased Building length per client request
3	07/20/26	Addressed staff comments (Typ.)

OWNER: NATVAR P. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
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FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: MAY 9, 2023 ZONE: X
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HUDDLESTON-STEELE
1213 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 - 4084, FAX: 893 - 0080

SITE PLAN
ENTERPRISE BOULEVARD
RETAIL CENTER
3rd Civil District of Rutherford County, Tennessee
PROJECT NO. [redacted]
DATE: May, 2026 SCALE: 1"=20' SH. C1.0

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NOTES:

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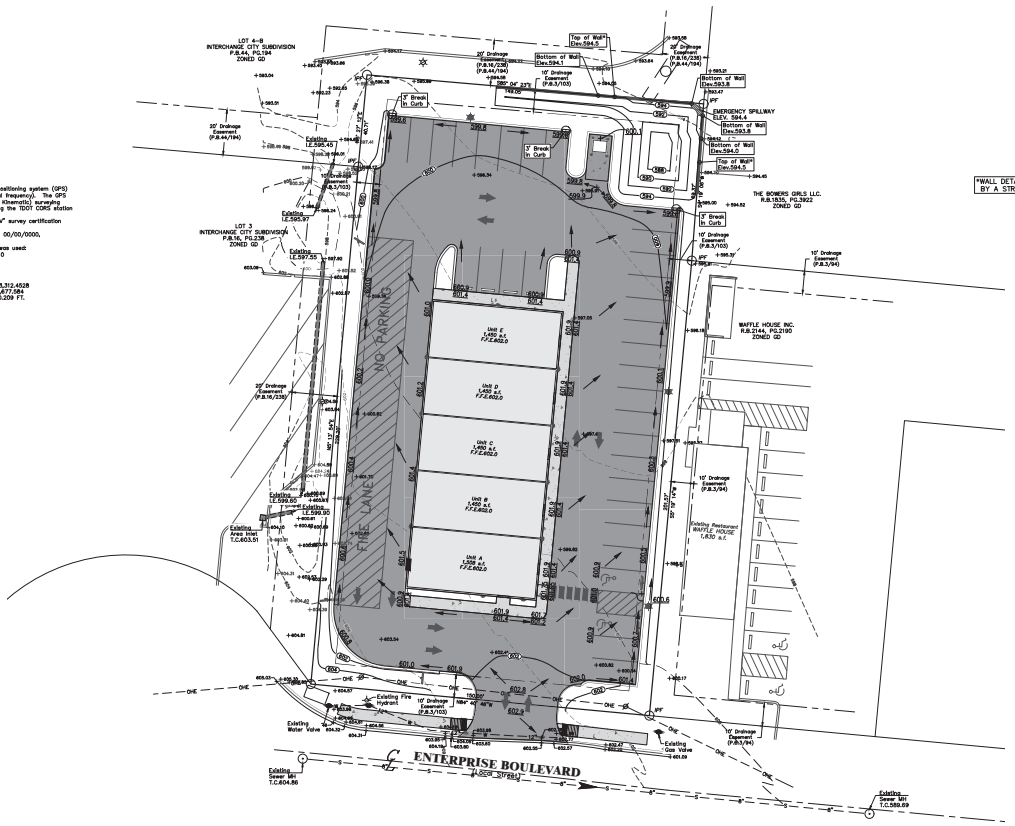
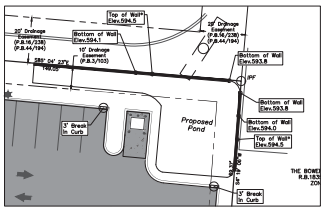
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/2000.
4. The datum(s) for the TDOT CORS Network Station 3A that was used:
   HORIZ: NAD83(2011) EPOCH 2010
   VERT: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION--TN3A
   STATE PLANE (TN 4100--US SURVEY FT.)-- NORTHING 553,312.4528
   EASTING 1,860,477.584
   ELEVATION: 850.209 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

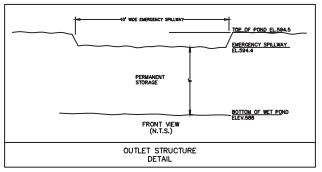
- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations



*WALL DETAIL TO BE DESIGNED BY A STRUCTURAL ENGINEER.



POND WALL LOCATION
Scale: 1"=20'



OUTLET STRUCTURE DETAIL

#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

1 Lot – 0.93 Ac.±

STATE PLANE

20' 0' 20'

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
(with identification reference cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
AVE.
CONC. MARKER FND.

OWNER: NATVAR B. PATEL
ADDRESS: 1863 TRADITIONS CIRCLE
BRENTWOOD, TN 37027
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
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HUDDLESTON-STEELE
ENGINEERING, INC.
1319 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

GRADING & DRAINAGE PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SH. CL1

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   VERT.: NAVD 1988
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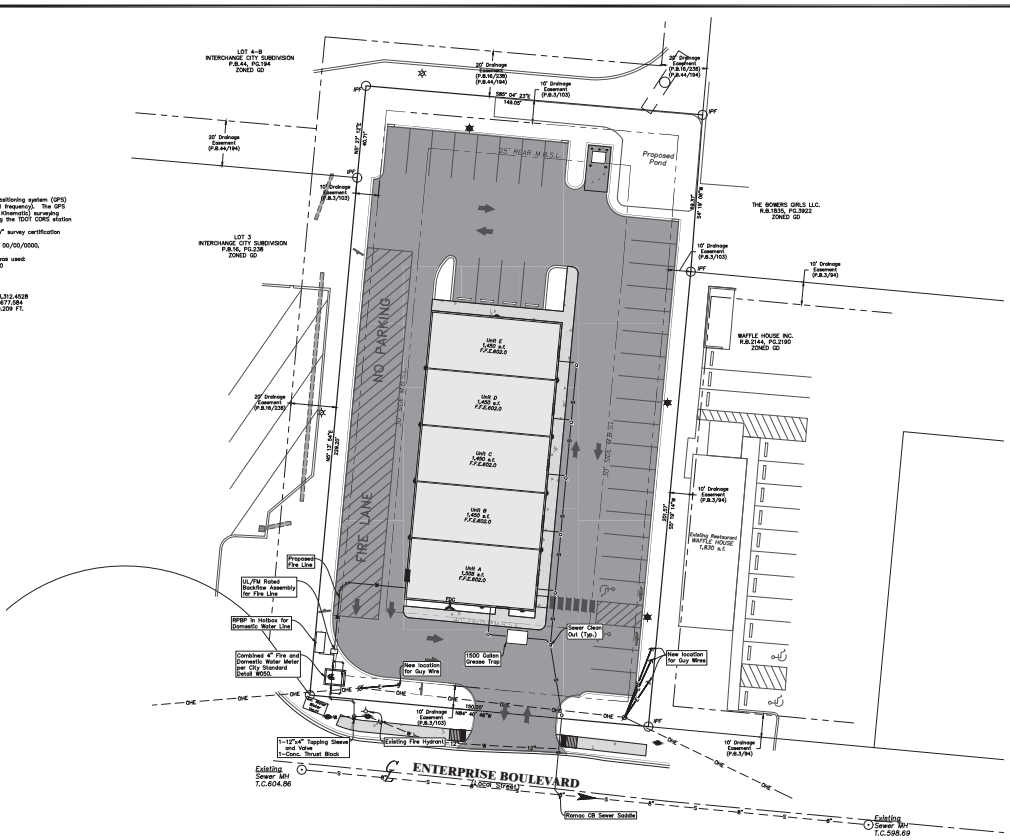
   TDOT CORS STATION–TN3A
   STATE PLANE (TN 4100–US SURVEY FT.)– NORTHING: 553,312.4528
   EASTING: 1,860,477.584
   ELEVATION: 850.209 FT.
6. Geoid model used– GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE–TN 4100–US SURVEY FT.)

LEGEND

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations

NOTE: The building is 8,108 s.f. Any building larger than 5,000 s.f. in Lavergne shall have fire sprinklers.



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET (1/2" REBAR W/ CAP STAMPED HSE/NOR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
AVE.
CONC. MARKER FND.

1 Lot – 0.93 Ac.±

STATE PLANE

20' 0' 20'

OWNER: MATHIAS R. PATEL
ADDRESS: [redacted]

PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820–3–.07.

#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

HUDDLESTON–STEELE
1319 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

UTILITY PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SH. C1.2

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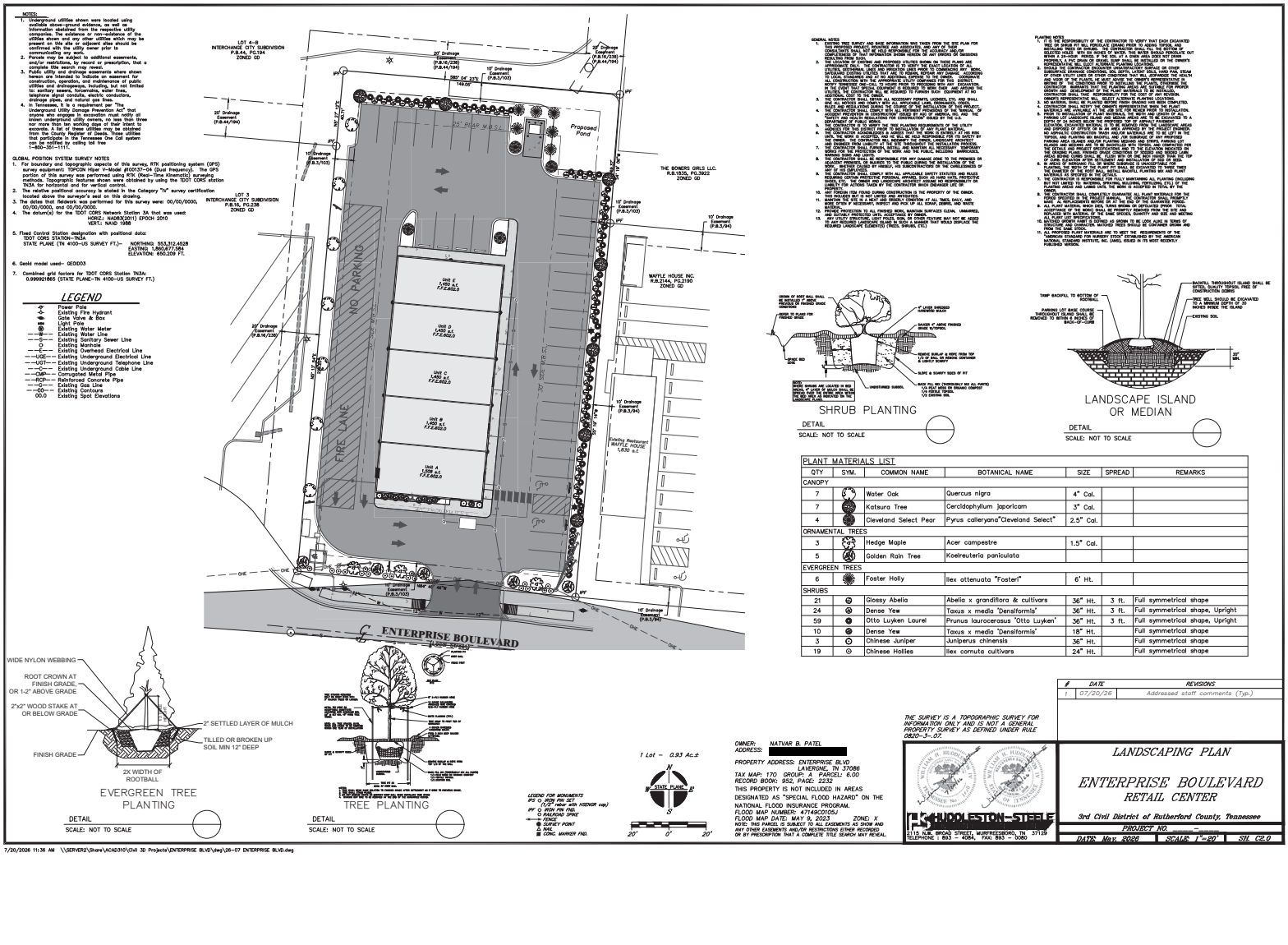
NOTES:
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The surveyor does not guarantee that the utilities shown and any other utilities which may be present on this site or adjacent sites should 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, water, sewer, gas, electric power, and 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 the contractor notify all utility companies of 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 RTN (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 "V" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/2020.
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 1,860,477.584
ELEVATION: 850.209 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
Power Pole
Existing Fire Hydrant
Gate Valve & Box
Light Pole
Existing Water Meter
Existing Water Line
Existing Sanitary Sewer Line
Existing Manhole
Existing Overhead Electrical Line
Existing Underground Electrical Line
Existing Underground Telephone Line
Existing Underground Cable Line
Corrugated Metal Pipe
Reinforced Concrete Pipe
Existing Gas Line
Existing Contours
Existing Spot Elevations
LOT 4–B INTERCHANGE CITY SUBDIVISION P.B.44, PG.194 ZONED GD
LOT 3 INTERCHANGE CITY SUBDIVISION P.B.16, PG.238 ZONED GD
THE BOWERS GIRLS LLC. R.B.1835, PG.3622 ZONED GD
WAFFLE HOUSE INC. R.B.2144, PG.2190 ZONED GD
Existing Restaurant WAFFLE HOUSE 1,830 s.f.
Proposed Pond
25' RIAR M.B.S.L.
NO PARKING
FIRE LANE
Unit F 1,920 s.f. F.F.Z.=852.0
Unit E 1,920 s.f. F.F.Z.=852.0
Unit D 1,920 s.f. F.F.Z.=852.0
Unit C 1,920 s.f. F.F.Z.=852.0
Unit B 1,920 s.f. F.F.Z.=852.0
Unit A 1,920 s.f. F.F.Z.=852.0
20' Drainage Easement (P.B.44/194)
10' Drainage Easement (P.B.3/103)
10' Drainage Easement (P.B.3/194)
30' Drainage Easement (P.B.44/235)
10' Drainage Easement (P.B.3/197)
10' Drainage Easement (P.B.3/193)
30' Drainage Easement (P.B.16/239)
S 85° 04' 42" W 184.42'
N 85° 04' 42" E 184.42'
ENTERPRISE BOULEVARD
1,600' ROW
GENERAL NOTES
PLANTING NOTES
SHRUB PLANTING
DETAIL
SCALE: NOT TO SCALE
LANDSCAPE ISLAND OR MEDIAN
DETAIL
SCALE: NOT TO SCALE
WIDE NYLON WEBBING
ROOT CROWN AT FINISH GRADE OR 1-2" ABOVE GRADE
2"x2" WOOD STAKE AT OR BELOW GRADE
FINISH GRADE
2" SETTLED LAYER OF MULCH
TILLED OR BROKEN UP SOIL MIN 12" DEEP
2X WIDTH OF ROOTBALL
EVERGREEN TREE PLANTING
DETAIL
SCALE: NOT TO SCALE
TREE PLANTING
DETAIL
SCALE: NOT TO SCALE
LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ● IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
AXLE
CONC. MARKER FND.
1 Lot – 0.93 Ac.±
STATE PLANE
N
E
S
20' 0' 20'
THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820–3–.07.
OWNER: NATVAR B. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.
PLANT MATERIALS LIST
QTY | SYM. | COMMON NAME | BOTANICAL NAME | SIZE | SPREAD | REMARKS
CANOPY
7 | Water Oak | Quercus nigra | 4" Cal.
7 | Katsura Tree | Cercidophyllum japoricam | 3" Cal.
4 | Cleveland Select Pear | Pyrus calleryana"Cleveland Select" | 2.5" Cal.
ORNAMENTAL TREES
3 | Hedge Maple | Acer campestre | 1.5" Cal.
5 | Golden Rain Tree | Koelreuteria paniculata
EVERGREEN TREES
6 | Foster Holly | Ilex attenuata "Fosteri" | 6' Ht.
SHRUBS
21 | Glossy Abelia | Abelia x grandiflora & cultivars | 36" Ht. | 3 ft. | Full symmetrical shape
24 | Dense Yew | Taxus x media 'Densiformis' | 36" Ht. | 3 ft. | Full symmetrical shape, Upright
59 | Otto Luyken Laurel | Prunus laurocerasus 'Otto Luyken' | 36" Ht. | 3 ft. | Full symmetrical shape, Upright
10 | Dense Yew | Taxus x media 'Densiformis' | 18" Ht. | | Full symmetrical shape
3 | Chinese Juniper | Juniperus chinensis | 36" Ht. | | Full symmetrical shape
19 | Chinese Hollies | Ilex cornuta cultivars | 24" Ht. | | Full symmetrical shape
| DATE | REVISIONS
1 | 07/20/26 | Addressed staff comments (Typ.)
HUDDLESTON-STEELE
ENGINEERING, INC.
1213 N. MAIN STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 – 4084, FAX: 893 – 0080
LANDSCAPING PLAN
ENTERPRISE BOULEVARD
RETAIL CENTER
3rd Civil District of Rutherford County, Tennessee
PROJECT NO. –
DATE: May, 2026
SCALE: 1"=20'
SHT. C2.0
7/20/2026 11:36 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-07 ENTERPRISE BLVD.dwg

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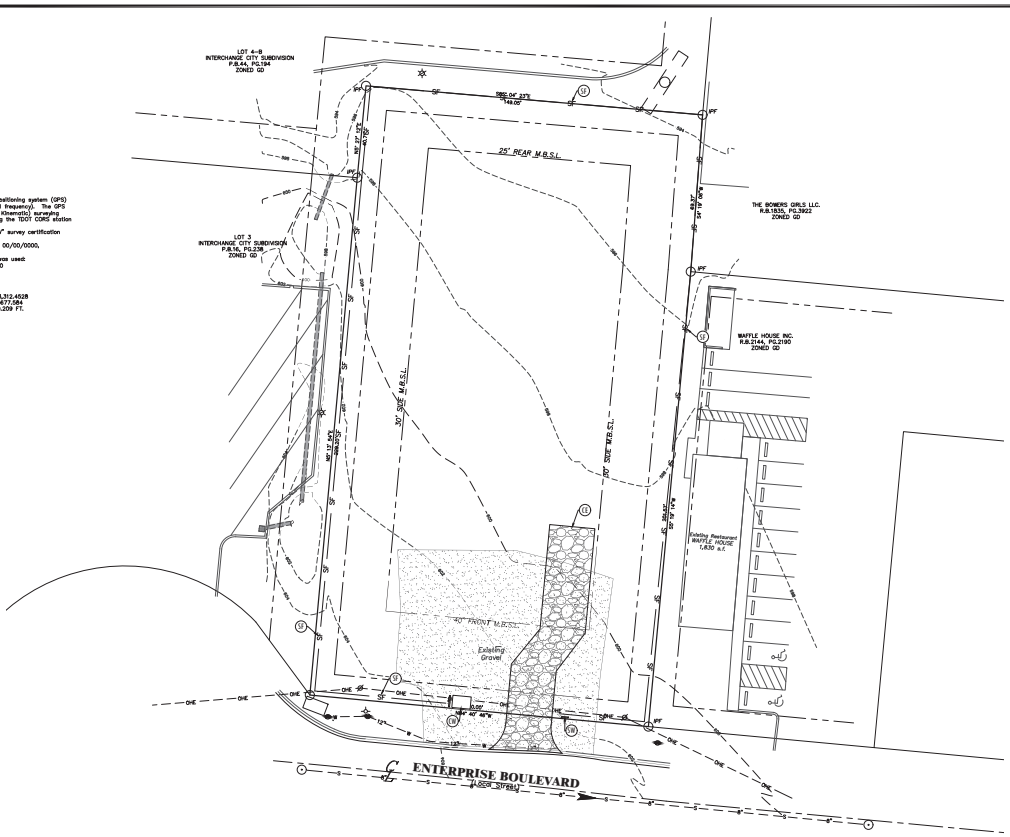
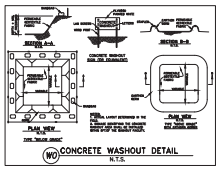
GLOBAL POSITION SYSTEM SURVEY NOTES

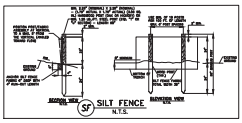
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V–Model #100137–04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real–Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "V" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
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 1,860,477.584
   ELEVATION: 850.209 FT.
6. Geoid model used– GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE–TN 4100–US SURVEY FT.)

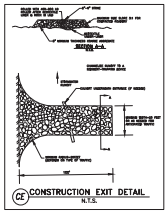
LEGEND

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- 00.0 Existing Spot Elevations









EPSC LEGEND

- (SF) SILT FENCE
- (CE) CONSTRUCTION EXIT
- (CW) CONCRETE WASHOUT
- (SW) SWPPP BOARD
- (TS) TEMPORARY SEED & STRAW
- (SS) SEED & STRAW
- (TM) TURF MAT REINFORCEMENT
- (IP) INLET PROTECTION

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 WORK DAY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL "INTERMEDIATE MEASURES:

1. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL "FINAL" MEASURES:

1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND (NOTED cap)
PF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
R/W.
CONC. MARKER FND.

1 Lot – 0.93 Ac.±



OWNER: NATVAR B. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE
NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820–3–.07.

#	DATE	REVISIONS

HUDDLESTON–STEELE
1213 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

INITIAL EPSC PLAN

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SHT. C3.0

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NOTES:

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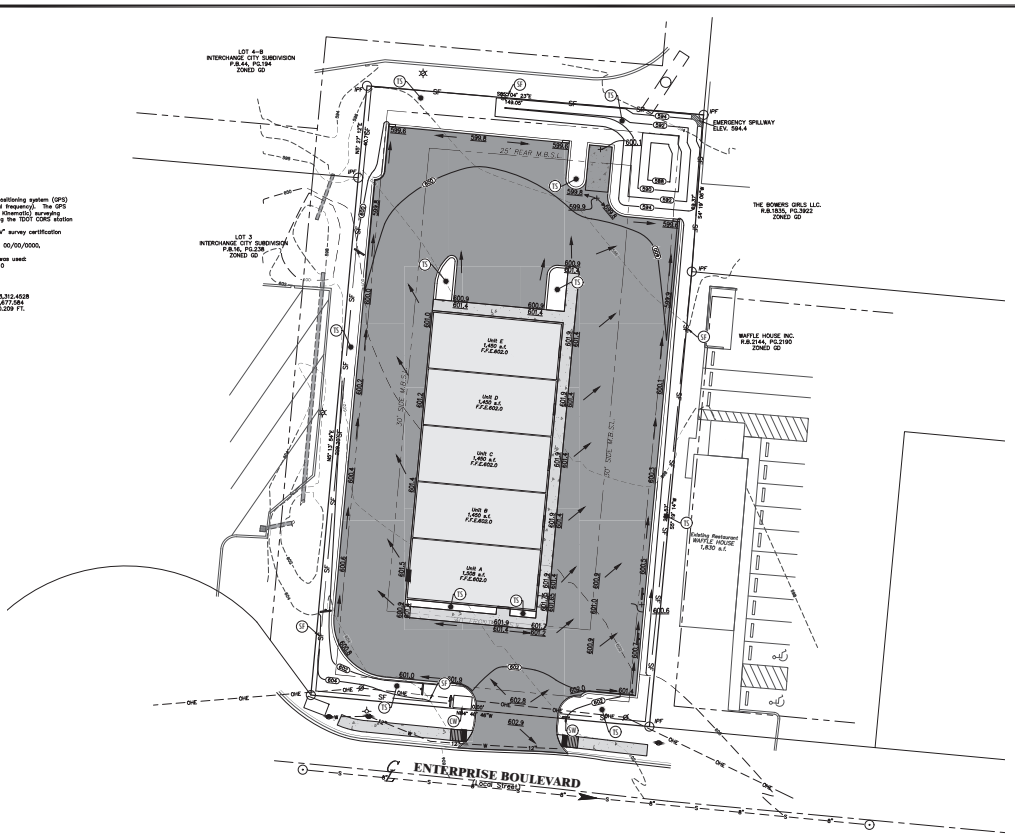
GLOBAL POSITION SYSTEM SURVEY NOTES

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 "V" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
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 1,860,477.584
   ELEVATION: 850.209 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

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations



EPSC LEGEND

- (SF) SILT FENCE
- (CE) CONSTRUCTION EXIT
- (CW) CONCRETE WASHOUT
- (SW) SWPPP BOARD
- (TS) TEMPORARY SEED & STRAW
- (SS) SEED & STRAW
- (TM) TURF MAT REINFORCEMENT
- (IP) INLET PROTECTION

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 WORK DAY.
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1 Lot – 0.93 Ac.±

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND (NEGNOR cap)
○ RAILROAD SPIKE
FENCE
SURVEY POINT
R/W
CONC. MARKER FND.

STATE PLANE

20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: [redacted]

PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

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FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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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#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

HUDDLESTON–STEELE
1213 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

INTERMEDIATE EPSC PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SHT. C3.1

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   EASTING 1,860,477.584
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LEGEND

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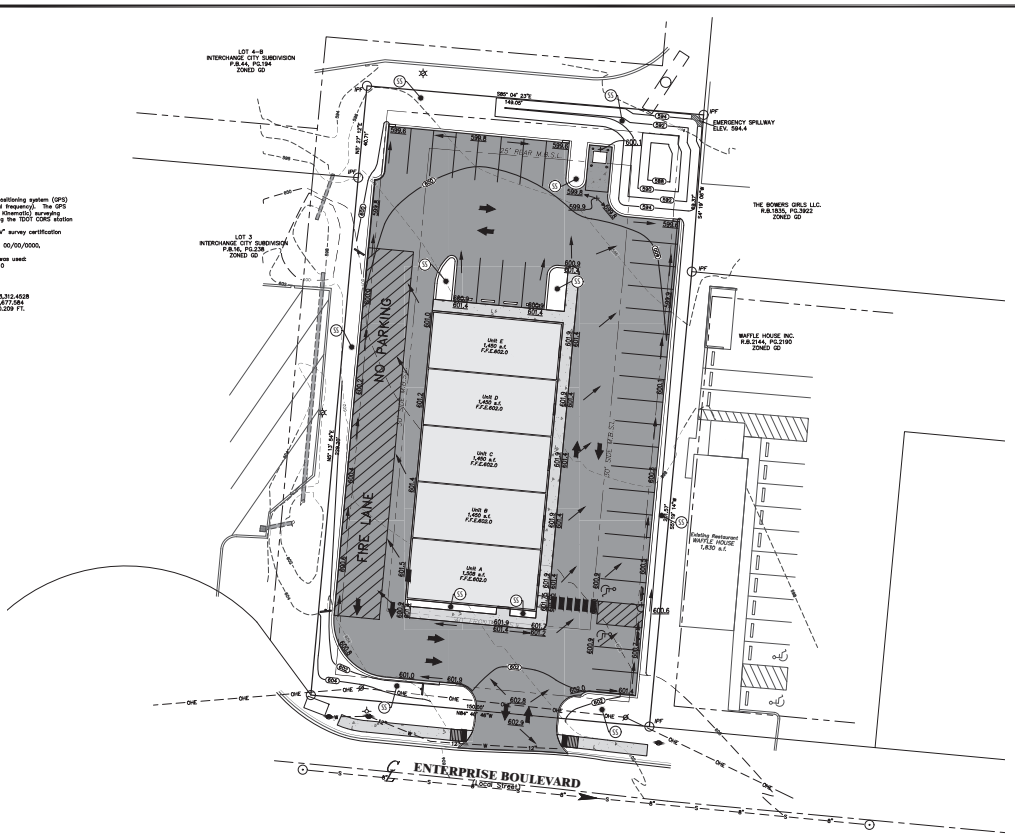
- Existing Contours
- Existing Spot Elevations



EPSC LEGEND

- (SF) SILT FENCE
- (CE) CONSTRUCTION EXIT
- (CW) CONCRETE WASHOUT
- (SW) SWPPP BOARD
- (TS) TEMPORARY SEED & STRAW
- (SS) SEED & STRAW
- (TM) TURF MAT REINFORCEMENT
- (IP) INLET PROTECTION

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 WORK DAY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL "INTERMEDIATE MEASURES:

1. DISTURBED AREAS SHALL BE SEEDED TEMPORARILY.
2. SILTATION FENCE TO BE INSTALLED AT TOE OF SLOPE AS SHOWN.

EROSION CONTROL "FINAL" MEASURES:

1. VEGETATION (SEEDING & STRAWING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES.

1 Lot – 0.93 Ac.±

LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
IPF ● IRON PIN FOUND (NEMOH cap)
PF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
SURVEY POINT
AVE.
CONC. MARKER FND.

N
STATE PLANE
E
S
20' 0' 20'

OWNER: NATVAR B. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS
1	07/20/26	Addressed staff comments (Typ.)

HUDDLESTON-STEELE
1319 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

FINAL EPSC PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SHT. C3.2

7/20/2026 11:36 AM \\SERVER2\Share\ACAD310\Civil 3D Projects\ENTERPRISE BLVD\dwg\26-07 ENTERPRISE BLVD.dwg

NOTES:

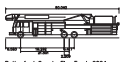
1. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The surveyor makes no guarantee that the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed 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, water lines, sanitary sewer lines, gas 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 the excavator notify all utility companies of all known underground utility conflicts, in 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 "V" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: 00/00/0000, 00/00/0000, and 00/00/0000.
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: 1,860,477.584
   ELEVATION: 850.209 FT.
6. Geoid model used— GEOID03
7. Combined grid factors for TDOT CORS Station TN3A:
   0.999921865 (STATE PLANE—TN 4100—US SURVEY FT.)

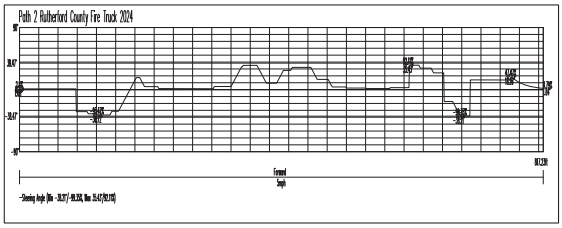
LEGEND

- Power Pole
- Existing Fire Hydrant
- Gate Valve & Box
- Light Pole
- Existing Water Meter
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Manhole
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Telephone Line
- Existing Underground Cable Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Existing Gas Line
- Existing Contours
- Existing Spot Elevations

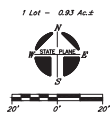


Rutherford County Fire Truck 2024

Overall Length	30.042ft
Overall Width	8.333ft
Overall Body Height	9.667ft
Min Body Ground Clearance	0.958ft
Track Width	8.000ft
Lock to Lock Time	6.000s
Wall to Wall Turning Radius	42.000ft



1 Lot – 0.93 Ac.±



LEGEND FOR MONUMENTS
IPS ○ IRON PIN SET
(1/2" REBAR W/ CAP STAMPED HUDDLESTON-STEELE reg#2239 cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
POINT
POB.
CONC. MARKER FND.

OWNER: MATHAS P. PATEL
ADDRESS: [redacted]

PROPERTY ADDRESS: ENTERPRISE BLVD
LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232

THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

THE SURVEY IS A TOPOGRAPHIC SURVEY FOR INFORMATION ONLY AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-.07.

#	DATE	REVISIONS
1	07/20/26	Drive aisle widened for fire truck clearance

HUDDLESTON-STEELE
1213 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

FIRE TRUCK TURNING PLAN

ENTERPRISE BOULEVARD RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. –

DATE: May, 2026 | SCALE: 1"=20' | SHT. C4.0

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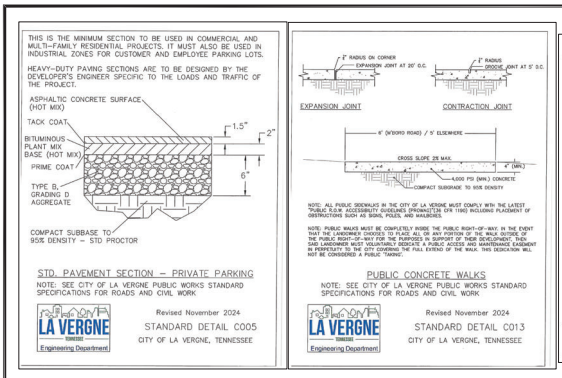
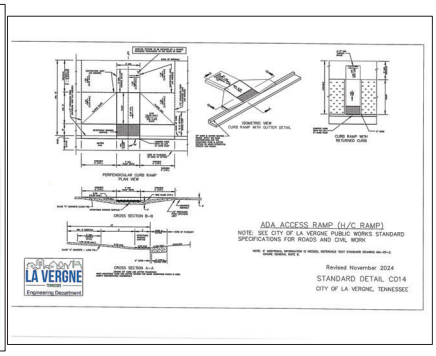
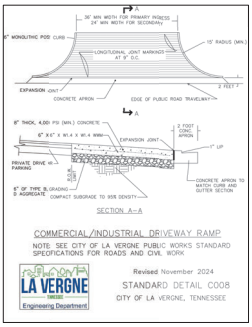
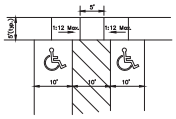


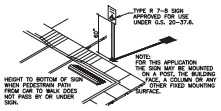




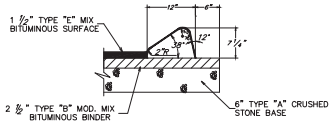
NOTE: Contractor to download City of Lavergne's Standard Specifications and Details.



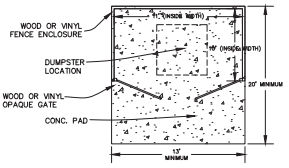
HANDICAP PARKING DETAIL
SCALE: NOT TO SCALE



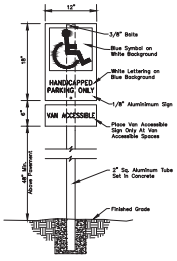
H.C. SIGN AND RAMP DETAILS
N.T.S.



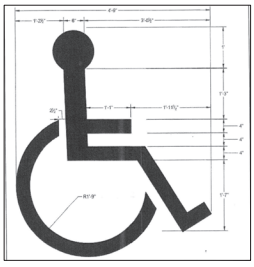
EXTRUDED MOUNTABLE CONCRETE CURB
N.T.S.



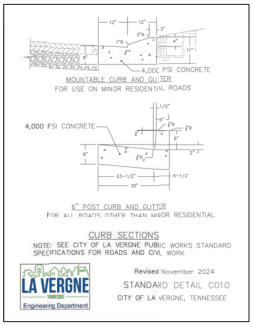
DUMPSTER ENCLOSURE DETAIL
N.T.S.
WALL HEIGHT: 7 FEET



HANDICAP PARKING SIGN DETAIL
SCALE: NOT TO SCALE



HANDICAP PAVEMENT MARKING DETAIL
SCALE: NOT TO SCALE



#	DATE	REVISIONS
1	07/20/26	Additional driveway and curb details added

OWNER: NATVAR P. PATEL
ADDRESS: [redacted]
PROPERTY ADDRESS: ENTERPRISE BLVD LAVERGNE, TN 37086
TAX MAP: 170 GROUP: A PARCEL: 6.00
RECORD BOOK: 952, PAGE: 2232
THIS PROPERTY IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD MAP NUMBER: 47149C0105J
FLOOD MAP DATE: 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.

HUDDLESTON-STEELE
ENGINEERING, INC.
1214 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : 893 – 4084, FAX: 893 – 0080

DETAILS SHEET

ENTERPRISE BOULEVARD
RETAIL CENTER

3rd Civil District of Rutherford County, Tennessee

PROJECT NO. [redacted]

DATE: May, 2026 | SCALE: NONE | SHL C5.0

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Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 8. **Preliminary Plat - Sanford Ridge - 63 Lots on 13.17 Acres. Requested by SEC, Inc. Property located on Sanford Road and Chaney Blvd. (Tax Map 28, Parcels 1.01 & 2). PDR R-3 (Planned Density Residential) Zoning District. Property owned by KMC Land, LLC.**

Reviewed By:
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 preliminary plat for Sanford Ridge located on 13.17 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned PDR.

The property is located off of Chaney Blvd. The proposed layout shows 63 new lots with common areas. The common area include a large detention pond. The residential lots comprise the remaining acreage.

Also shown is the layout of the new streets. All streets show sidewalks a minimum of 5 feet wide.

There is also a walking path that will be installed in the community.

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. (For Information) The developer has agreed to the following improvements on Chaney Blvd:
    - Add a left turn lane (50-foot storage + 30 MPH transition) on the NB approach to the development entrance
    - Widen the west (development) side of Chaney Blvd to create a 12-foot travel lane + 30" wide curb and gutter (6" post curb)
    - On the west (development) side of Chaney Blvd, the existing sidewalk will be utilized. Developer will make any improvements or replace any section of the existing sidewalk due to pavement widening, installation of curb and gutter, and installation of the turn lane. (THEY WILL NOT REPAIR THE EXISTING SIDEWALK IN AREAS NOT AFFECTED BY THE PAVEMENT WIDENING, THE INSTALLATION OF CURB AND GUTTER, AND INSTALLATION OF THE TURN LANE)
    - Widen the east (non-development side) of Chaney Blvd to create a 12-foot travel lane + 1 foot of additional asphalt (ONLY IN THE AREA AFFECTED BY THE TURN LANE + TRANSITION)
    - On the east side, install a 2'-8" gravel shoulder along the area affected by the turn lane + travel lane
    - On the east side, make any necessary improvements to roadside storm drainage ditch impacted due to the installation of the turn lane and pavement widening.

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

All comments addressed.

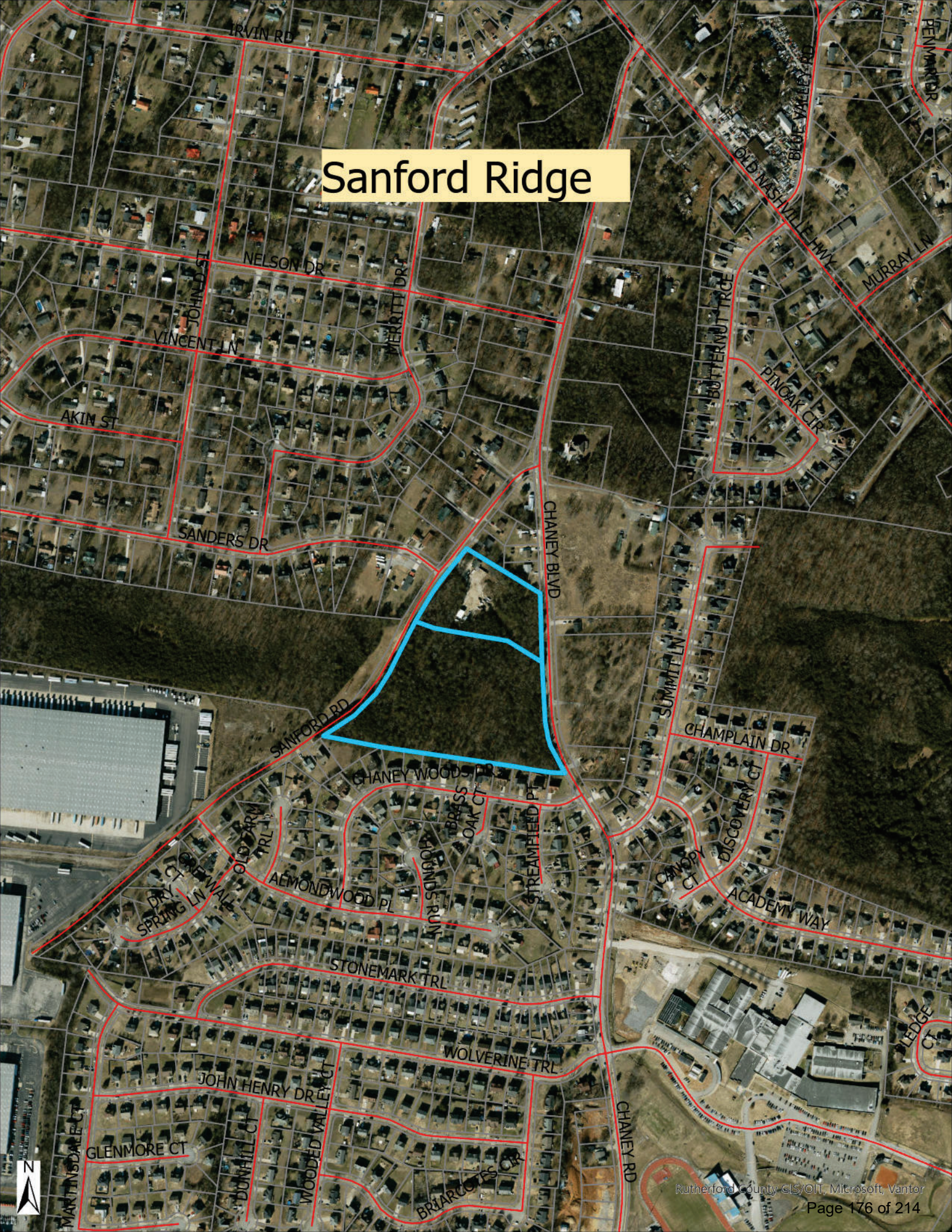
Codes (**Joe White** - jwhite@lavergnetn.gov)

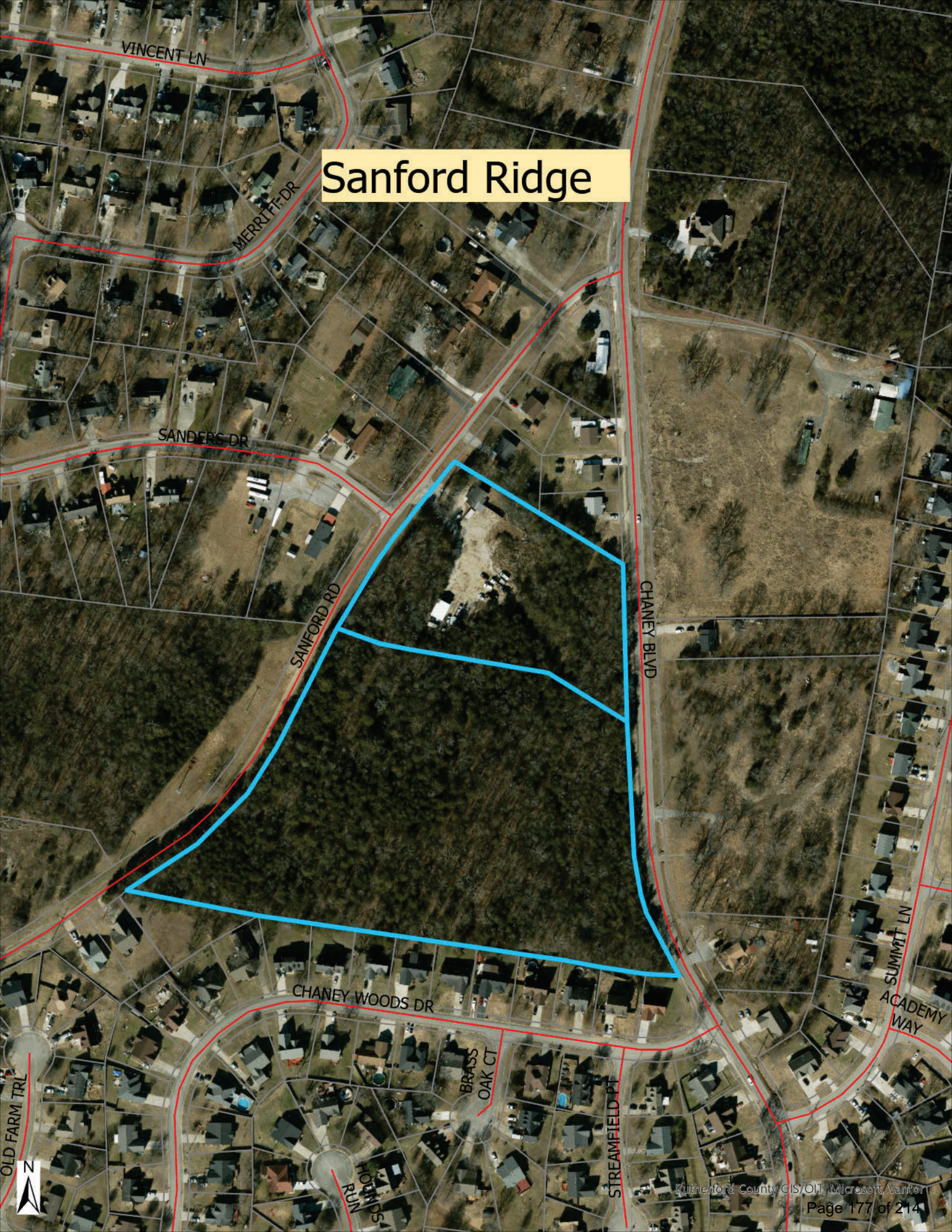
No comments.

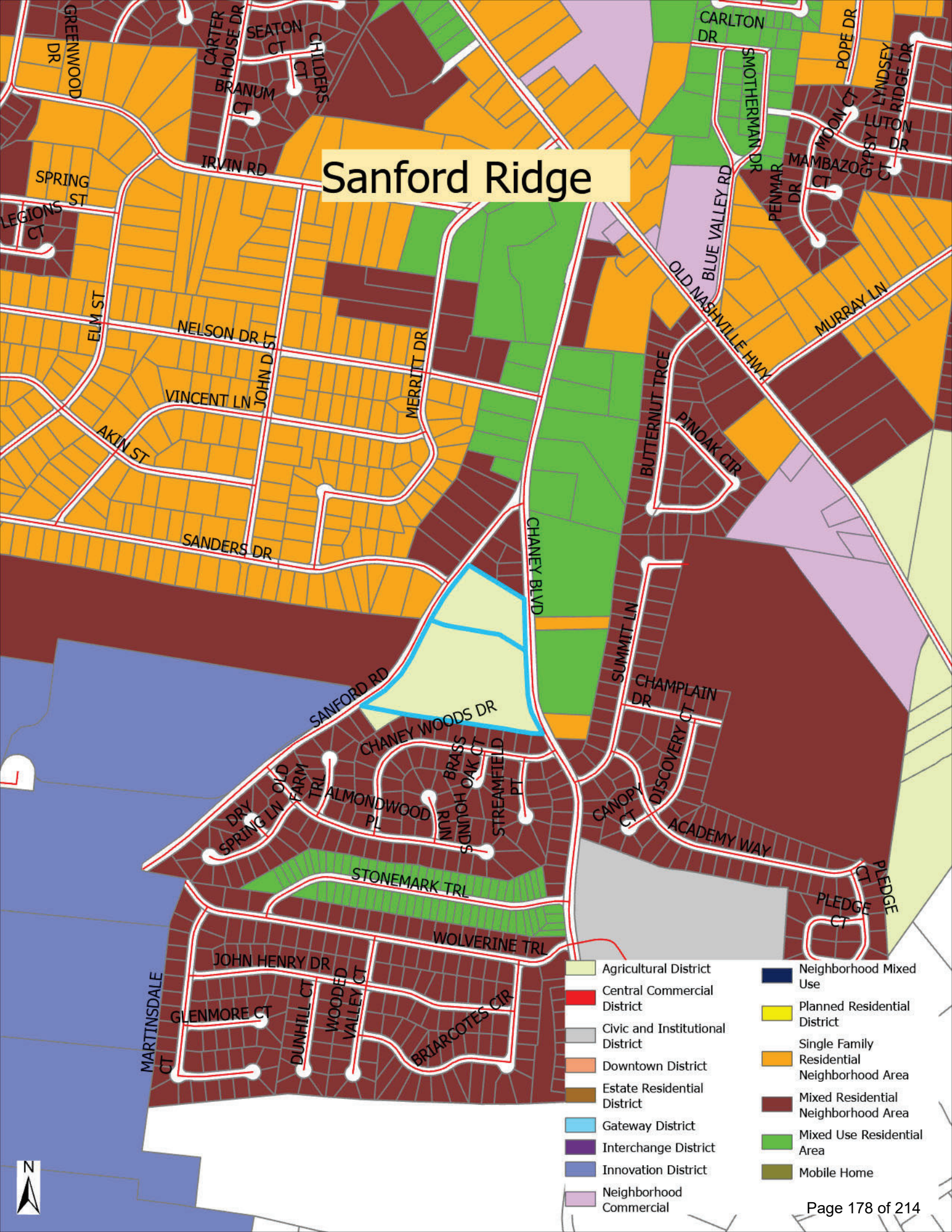
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

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.


Sanford Ridge
IRVIN RD
NELSON DR
JOHN CT
MERRITT DR
VINCENT LN
AKIN ST
SANDERS DR
CHANEY BLVD
OLD NASHVILLE HWY
BUTTERNUT TRCE
PINOAK CIR
MURRAY LN
PENMARK DR
SANFORD RD
CHANEY WOODS DR
BRASS OAK CT
STREAMFIELD PL
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
OLD FARM TRL
GREENWALL CT
DRY SPRING LN
ALMONDWOOD PL
HOUNDS RUN
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
GLENMORE CT
MARTINDALE CT
DUNHILL CT
WOODED VALLEY CT
BRIARCOCKS CIR
CHANEY RD
LEDGE CT
N
Rutherford County GIS/OIT, Microsoft, Vantor


Sanford Ridge
VINCENT LN
MERRITT DR
SANDERS DR
SANFORD RD
CHANEY BLVD
CHANEY WOODS DR
SUMMIT LN
ACADEMY WAY
BRASS OAK CT
STREAMFIELD PT
HOLMES RUN
OLD FARM TRL
N
Rutherford County GIS/OIT, Microsoft, Vantor


Sanford Ridge
GREENWOOD DR
CARTER HOUSE DR
SEATON CT
CHILDERS CT
BRANUM CT
IRVIN RD
SPRING ST
LEGIONS CT
ELM ST
NELSON DR
JOHN D ST
MERRITT DR
VINCENT LN
AKIN ST
SANDERS DR
CARLTON DR
SMOTHERMAN DR
POPE DR
LYNDSEY RIDGE DR
MOON CT
LUTON DR
GYPSY CT
MAMBAZO CT
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
MURRAY LN
BUTTERNUT TRCE
PINOAK CIR
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
ACADEMY WAY
PLEDGE CT
PLEDGE CT
SANFORD RD
CHANEY WOODS DR
BRASS OAK CT
STREAMFIELD PT
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
RUSH HOUNDS
STONEMARK TRL
WOLVERINE TRL
JOHN HENRY DR
MARTINSDALE CT
GLENMORE CT
DUNHILL CT
WOODED VALLEY CT
BRIARCOTES CIR
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


PROPERTY
RE-ZONING
REQUESTED
FOR INFO CALL
615-287-9702



Sanford Ridge

La Vergne, Tennessee

Preliminary Plan

Owner - Parcel 1.01
Chao Wen Dong
[redacted]

Owner - Parcel 2.00
Ermine Johnson Turcios
[redacted]

Developer:
KMC Land, LLC
6700 Town Circle
Franklin, TN 37067
Contact: Mark Hanson

Deed Reference:
Tax Map 28, Parcels 1.01 & 2.00
R.Bk. 1829 & 2098, Pg. 2618 & 2963
Zoning: PDR/R3
63 Lots on 13.17+/- Acres
Lot 63: 0.41+/- Acres (Not Governed By PDR)
Min. Lot Size = 4,000 Sq.Ft.

Yard Requirements:
Front: 20' (+5')
Side: 5'
Rear: 20' (+5')

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.

PDR Approved by the Board Of Mayor And Alderman (BOMA), with such conditions as are indicated in the minutes of the Board on 5-7-2026.

Preliminary Plat approval shall not constitute final approval for recording purposes.

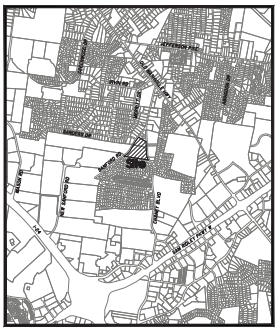
Preliminary Plat Approved On __-__-__

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

Sheet C0.0
Sanford Ridge
S.E.C. Project #25736
Submitted: 6-29-2026
Revised: 7-17-2026

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1-C0.2	General Notes
C0.3	Master Plan
C2.0-C2.1	Preliminary Plat, Site & Utility Plan
C2.2	Turnlane Plan
L1.0-L1.2	Landscape Plan
L2.0	Landscape Details & Notes
L3.0	Open Space Plan
PH1.0	Photometric Plan



Site Location Map
Not To Scale

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL [redacted] FAX: (615) 895-2567

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

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

REVIEW SET

Watershed: Rock Spring Branch (Supporting)
EPSC : 5-YR, 24 Hr Design Storm

General Plan Notes:

1. Prior to starting construction, the Contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the Contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.
2. It is the Contractor's responsibility to become familiar with the permit and inspection requirements of the various governmental agencies. The Contractor shall obtain all necessary permits prior to construction, and schedule inspection(s) according to agency instruction.
3. The Contractor shall comply, to the fullest extent with the latest standard of OSHA directives or any other agency having jurisdiction for economic and theorectic procedures. The Contractor shall use read operations, safety devices, and safety precautions as required to protect all persons from injury and property from damage resulting from the excavation and trenching. The Contractor is responsible for complying with the performance criteria for OSHA.
4. All work shall be performed in accordance with these plans, specifications, and the requirements, regulations, and ordinances and standards of the local governing authority, including landscaping, traffic control, and erosion control requirements. Where these plans and the local requirements conflict, the more restrictive or unless specifically noted otherwise on the plans. The Contractor shall notify the Construction/Project Manager and the Engineer of any discrepancy between the soils report, these plans, the specifications, etc. in writing.
5. The Contractor is specifically cautioned that the location and/or elevation of existing utilities (above and below ground) as shown on the these plans is based on record of either the various utility companies, visual observations at the site, existing surveys, and/or where available, measurements taken in the field. The Engineering Consultants (EAS) does not guarantee that the existing utility locations are exact or that the utilities shown are all of the utilities that may be encountered. It shall be the responsibility of the Contractor in determine the exact locations of existing utilities, (above and below ground) before beginning any construction. The Contractor must call the appropriate utility company at least 48 hours before any excavation or trenching. Contractor shall potholing all utilities sufficiently ahead of trenching operations to relocate all existing utilities which conflict with the proposed improvements shown on the Plans.
6. Work performed under this contract shall interface smoothly with other work being performed onsite by other contractors, utility companies, etc. It is necessary for the Contractor to coordinate and schedule his/her activities, where necessary, with other contractors, utility companies, etc.
7. Upon receipt of point coordinate data, the Contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the Engineer prior to any construction.
8. The locations of underground facilities shown on the plan are based on field surveys and City/County information. It shall be the responsibility of the Contractor to contact all utility companies to locate their facilities prior to the starting operations. Contractor additional contact the various utility companies or their each boring to be redone due to information shown incorrectly on these plans if such notification has not been given.
9. All work within the right-of-way (ROW) shall be in accordance with the Authorities Having Jurisdiction (AHJ) and the specifications.
10. The Contractor shall coordinate any maintenance of traffic with the Owner's representative and the local jurisdiction prior to construction.
11. The Contractor shall at all times ensure that SWPPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.
12. Upon completion of the project, the Contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the City/County, the Engineer, and/or the Construction/Project Manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment taken into the storm system within the storm system shall be collected and legally removed from the site at the Contractor's expense.
13. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.
14. These project construction documents shall not constitute a contractual relationship between the Engineer and the Contractor.
15. The Engineer shall not be responsible for construction of safety means, methods, techniques, sequences, or procedures utilized by the Contractor or his/her subcontractors.
16. The Contractor shall use each plan sheet/set in conjunction with the entire set of drawings and project specifications. Do not remove or demolish anything without verifying and coordination with all civil, structural, mechanical, plumbing, mechanical, landscaping, general trades, and utility companies as they affect the overall project.
17. The Contractor shall coordinate with the City/County Traffic Engineering Department prior to commencement of any work in the public right-of-way in this area to avoid damage to traffic signal devices.
18. A separate ROW Excavation Permit issued from the City/County Street Department shall be required for any excavation or construction in the public R.O.W.
19. Solid waste shall be provided by private collection services.
20. The site survey information shown hereon is taken from the National Resources Conservation Service (NRCS) web soil survey.
21. A compaction letter will be required for lots in excess of two (2') feet of fill to be submitted to City/County Engineering Department prior to recording of the final plat.
22. As-Built surveys and certifications will be required for detention ponds, public storm infrastructure, and curb/fill on lots prior to release of building permits.
23. Any Mail Kiosk installed is required to be inspected for completion before building permits are issued in subsequent subdivision(s).
24. Geotechnical reports are required for lots with shrink/swe prior to the signing of the final plat.
25. The Contractor shall review any soil reports and borings prior to bidding the project and commencing construction.
26. At least three (3) working days prior to construction, the Contractor shall notify the Owner, the Engineer, and appropriate agencies, and obtain any required permits. The Contractor shall provide the Owner and the Engineer-of-Record, or without an agency inspector present, may be subject to the removal and replacement at the Contractor's expense of any work started. Failure to obtain approval before construction may result in removal and replacement of the unapproved work at the Contractor's expense. The Contractor shall maintain a complete set of approved plans, specifications, and shop drawings, including all revisions and interpretations in his/her files on the site. The Construction Manager's approval of a shop drawing does not relieve the Contractor's responsibility for performance of the item.
27. Topographic information was taken from field run survey performed by SEC on 2-10-2026. If the Contractor does not accept the existing topography as shown on the plans, without exception, he/she shall have made, at his/her expense, a topographic survey by a registered land surveyor and submit it to the Owner and Engineer for review.

Site Clearing and Demolition Notes:

1. Before starting demolition operations, refer to at least the Existing Conditions, Demo, and Initial EPSC Plan(s).
2. The Contractor is responsible for all permits required to carry out the work as shown on the Demolition Plan.
3. The Contractor is responsible to verify existing utilities prior to demolition and excavation.
4. The Contractor is responsible to comply with all local, state and federal regulations in the removal/demolition of hazardous materials.
5. The Contractor is responsible for all registrations, permits and fees required to remove and properly, and legally, dispose of all demolition materials.
6. The Contractor is responsible for obtaining approvals and notifications to all local, state, and federal authorities.
7. Demolition includes the following within the property/boundary lines:
   - 7.1. Transfer benchmark control(s) to new location(s) outside the disturbed area prior to commencing demolition operations (when applicable).
   - 7.2. Install initial erosion protection and sediment control (EPSC) measures.
   - 7.3. Provide temporary barricades and other forms of protection as required to protect Owner's personnel property and general public from injury due to the demolition work.
   - 7.4. Demolition and removal of site improvements.
   - 7.5. Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable).
8. Promptly remove waste materials, unsuitable and/or excess topsoil, and other clearing debris from Owner's property and legally dispose of off-site.
9. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.
10. Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.
11. Removal includes digging out stumps and roots. Remove all stumps, roots over four (4") inches in diameter and matted roots within the limits of grubbing to the minimum depths below the bottom of the proposed feature(s) as follows:
    - 11.1. Footings: 18 inches
    - 11.2. Water: 12 inches
    - 11.3. Sewer: 12 inches
    - 11.4. Parking Areas: 12 inches
    - 11.5. Lawn Areas: 18 inches
    - 11.6. Pavement: 24 inches
12. As noted, remove, salvage, reinstall, and relocate items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Items to be salvaged and reinstalled items in locations out of harm's way.
13. Provide protection necessary to prevent damage to existing improvements indicated to remain in place to remain undisturbed, including, but not limited to, trees, shrubs, lawns, walks, pavements, existing structures, curbs, roads, sidewalks, paving, and curbs against damage from vehicular or foot traffic.
    - 13.1. Protect improvements on adjoining properties and on the Owner's property.
    - 13.2. Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction, and to the Contractor's approval.
14. The Contractor shall schedule demolition activities with the Construction Project Manager.
15. Comply with applicable requirements of Federal, State, and local laws, regulations, and codes of the Authorities Having Jurisdiction (AHJ) for the legal disposal of trees, shrubs, and other cleared material.
16. Conduct site clearing operations to ensure minimum interference with roads, streets, walks, and other adjacent occupied or used facilities. Do not interfere with use of roads, walks, drainage ditches, or other occupied or used facilities without permission from Authorities having Jurisdiction (AHJ).
17. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available onsite.
18. Maintain existing utilities indicated to remain in service and protect them against damage throughout demolition operations.
    - 18.1. Do not interrupt existing utilities serving occupied or operating facilities, except when authorized in writing by the Engineer and the Authorities Having Jurisdiction (AHJ). Provide temporary services during interruptions to existing utilities, as acceptable to the Owner and to the Authorities Having Jurisdiction (AHJ).
    - 18.2. The Contractor shall coordinate with appropriate utility owner(s) when disconnecting, removing, or relocating existing utility services.
19. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
    - 19.1. Erect temporary protection, barricades, etc. as per local governing authorities.
    - 19.2. Protect existing site improvements and appurtenances to remain.
20. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, or skinning of roots, avoiding excessive foot traffic, soil compaction, and parking of vehicles within the drip line. Provide temporary guards to protect trees and vegetation to be left standing.
    - 20.1. Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or cleaning of construction materials, or drainage from stored materials. Protect root systems from compaction, flooding, erosion, or excessive wetting.
    - 20.2. Impose a caution zone against damage to remove branches and/or roots from trees. If required, to clear for new construction. Where cutting is required, use tree surgeon shall cut branches and roots with sharp pruning instruments; do not chop or shear.
21. Explosives-Use-of-explosives-will-not-be-permitted.
22. Remove and legally transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
23. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition and/or grading operations. Return adjacent areas to at least the existing condition before the end of construction.
24. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the Contractor's expense.
25. Remove existing above-grade and below-grade improvements necessary to permit proposed construction and other work as indicated on the plans.
26. Disposal: Promptly legally dispose of all demolished materials. Do NOT allow demolished materials to accumulate onsite.
27. Do NOT burn or bury materials onsite without the written approval of the Owner, the Engineer, and the Authorities Having Jurisdiction (AHJ).
28. The Contractor shall maintain all depth assoc4 existing pavement to remain prior to curb, gutter, pavement, etc. removal.
29. Tennessee 5 is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three (3) nor more than ten (10) working days, before the start of excavation. Effective July 1, 2012, all underground utility owners in the State of Tennessee are required to be members of the Tennessee One Call System and must be notified toll free at 1-800-351-1111, or 811.
30. Utilities shown are based on visual observations and utility markings. The Contractor shall call Tennessee One Call and confirm locations prior to starting work.
31. The Contractor is responsible for repairs or damage to any existing improvements during construction, such as but not limited to, driveways, utilities, pavement, striping, curb, dirt, and all repairs shall be equal to or better than existing conditions.
32. The Contractor shall be responsible for all relocations, including but not limited to, all utilities, storm drainage, curbs, gutters, and sidewalks, as required to allow for the new improvements. All work shall be in accordance with the requirements of the governing authorities and shall not be interrupted.
33. Clearing and grubbing limits shall include all areas disturbed by grading operations. The Contractor is responsible for the protection of all underground utilities and shall coordinate with respective utility companies prior to the removal and/or relocation of utilities.
34. The Contractor shall coordinate with the utility company concerning portions of work which may be performed by the utility company's forces and for any fees which are to be paid to the utility company for their services. The Contractor will not responsible for paying all fees and charges.
35. The Contractor is responsible for the demolition and removal of all structures, pads, walls, flumes, foundations, footings, shoes, drainage structures, utilities, etc., such that the improvements shown on the plans can be constructed. Where fills are to be placed, all debris material shall be removed to suitable material and brought to grade with suitable, compact fill material per the specifications.
36. All areas where pavement, structure slabs, foundations, utilities, conduits, and/or utility structures have been removed shall be backfilled with suitable select backfill material. All select backfill material shall be placed and compacted per the requirements of specifications and the owners geotechnical engineer.
37. Where septic tanks and/or fields or services are to be removed, then terminated and capped at the main. All existing meters, valves, etc. are to be removed, unless otherwise noted on the plans.
38. All existing service lines for telephone, power, and communication services are to be removed to existing trunk lines unless otherwise noted on the plans.
39. The Contractor is responsible for all costs involved in the removal or relocation of any utility. The Contractor is responsible for coordination with applicable utility companies.
40. The Contractor shall maintain all utility services to the existing adjacent businesses at all times. The Contractor shall coordinate with the tenant(s) and utility company for the relocation and/or removal of utilities if necessary. Services shall not be interrupted at any time without written approval from the tenant(s).
41. The site may be occupied by existing structures, storm lines, pavement, power poles and utilities. It is the Contractor's responsibility to contact all utility companies that may have utilities on the site to get a complete set of utility maps. Contractor shall call Tennessee One Call before beginning excavating if the utilities should be abandoned or removed.
42. Existing cast-in-place septic tanks (if found onsite) shall be pumped dry by a licensed contractor. The septic tank shall then be removed and the area backfilled per the project specifications unless otherwise noted. All work shall be in accordance with health department requirements.
43. The Contractor is responsible for verifying any fees which are to be paid to the utility company for their services.
44. Existing manhole tops, valve boxes, etc. to remain are to be adjusted as required to match proposed grades. If necessary, re-adjustments shall be performed upon completion of paving and fine grading to ensure a smooth transition.
45. Prior to any work onsite, the Contractor shall contact the One Call System. The Contractor is responsible for all utility markouts whether located by the One Call System or not.
46. The Contractor shall coordinate removal of existing electrical services onsite with the power company. Power company is responsible for the disconnection and removal of existing services unless otherwise noted.
47. Limits of pavement shown to be removed are approximate and for reference only. The Contractor shall field verify the limits of pavement to determine the extent of the existing pavement to be removed – typically to concrete joint lines.
48. If soil shown on the demolition drawings, the Contractor shall remove all existing materials as necessary to complete all new work as required by other portions of the contract documents.

Traffic Control Notes:

1. Set up/take down for shoulder and/or lane closures will only be allowed during the hours of 8:30am and 3:30pm. Coordinate any closure with the City Traffic Engineer.
2. Shoulder and/or lane closures will only be allowed during the hours of 9:00am and 3:00pm. Coordinate any closure with the City/County Engineer.
3. Advanced warning signs shall not be displayed more than forty-eight (48) hours before physical construction begins. Signs may be erected up to one (1) week before needed. If the sign face is fully covered.
4. If the Contractor moves off the project, he/she shall cover or remove all unneeded signs as directed by the Engineer. Each sign shall be included in the original bidding signs shall not be measured and paid for separately, but all costs shall be included in the original bidding.
5. A long term, but separate, use warning sign, such as on a flagger sign, may remain in place when not required provided the sign face is fully covered.
6. Traffic control devices shall not be displayed or erected unless related conditions are present necessitating warning, not left in place.
7. Use of barricades, portable barrier rails, vertical panels, drums, etc. shall be limited to the immediate area of construction where a hazard is present. These devices shall not be stored along the roadway within thirty (30') feet of the edge of the traveled way before or after use unless protected by guardrail, bridge rail, and/or barriers installed for other purposes. These devices shall be removed from the construction work zone immediately after use when they are no longer needed. Where there is insufficient right-of-way to provide for the thirty (30') foot setback, the use shall determine the alternate locations in writing, and request the Engineer's written approval to use them.
8. The Contractor shall not be permitted to park any commercial vehicles or construction equipment during periods of inactivity, within thirty (30') feet of the edge of pavement when the lane is open to traffic unless protected by guardrail, bridge rail, and/or barriers installed for other purposes. Privately owned vehicles shall not be allowed to park within thirty (30) feet of an open traffic lane at any time unless protected as mentioned above. Where there is insufficient right-of-way to provide for this thirty (30') foot setback, the use shall determine the alternate locations in writing, and request the Engineer's written approval to use them.
9. All detour and/or construction signing shall be in strict accordance with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.
10. All detours shall be paved, striped, signed, and the vertical panels are to be in place before it is opened to traffic.
11. The appropriate traffic control shall be installed at the inception of each stage of construction and shall be properly maintained and/or operated during the time such special conditions exist. They shall remain in place only as long as they are needed and shall be immediately removed thereafter.
12. These plans are not intended to relieve the Contractor of any responsibility toward materials or property owners within construction limits or toward installing traffic control devices in accordance with current MUTCD traffic control standards.
13. This plan is to serve as a guide only. Other signs, barricades, barrels, etc. may be required during various phases of construction. All auxiliary and warning signs which are no longer appropriate because of the construction shall be covered and/or removed.
14. All traffic control devices and their installation shall meet the standard prescribed in the State of Tennessee Manual on Uniform Traffic Control Devices and shall comply with the State of Tennessee Department of Transportation, Bureau of Highways: Standard Specifications for Road and Bridge Construction Section 712 – Temporary Traffic Control (latest edition).
15. Barricade warning lights shall be in accordance with the requirements of the Standard for Flashing and Steady Burn Barricade Warning Lights 1976.
16. At all times, the roadway must be maintained in a condition to allow the passage of emergency vehicles and their access to residential/businesses throughout the construction zone and for the construction duration.
17. Access to property(ies) within the construction limits shall be maintained at all times during construction.
18. Flexible drums for channelizing traffic are to be provided as shown or as required by the Engineer.
19. During construction, all travel lanes (permanent or temporary) shall be a minimum of ten (10') feet in width and shall include an signing in accordance with the construction documents.
20. The traffic control plans as shown shall be considered as a minimum. Other devices may be required as directed by the Engineer or as directed by the Manual on Uniform Traffic Control Devices, latest edition.
21. All signing and pavement marking, either traffic control devices, shall comply with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition, and with Tennessee Department of Transportation's (TDOT) Standard Drawings T-M-1 through T-M-4. The Contractor shall review all traffic control devices with the State DOT prior to installation.
22. All traffic control devices shall be removed immediately upon completion of the project.
23. Any temporary or permanent pavement markings shall be first approved by the City/County Traffic Engineer.
24. Trenches in streets temporarily reopened to traffic shall be maintained and surfaced with cold mix or binder until final construction.
25. Traffic and street name signs shall be relocated and reset as an integral part of the work, and included in other construction items.
26. The Contractor may develop an alternate traffic control plan if approved by the City/County Traffic Department and the City/County Engineer.
27. The Contractor shall furnish flagger(s) as necessary.
28. The Contractor shall comply with Section 712 regarding temporary traffic control of the "Standard Specifications for Road and Bridge Construction" latest edition. If the implementation of the traffic control plan, temporary detection and lane marking shall be provided at the conclusion of each work day during the resurfacing portion of this project.
29. Any lane closures shall be signed in accordance with Section VI of MUTCD, latest edition.
30. Lane closures involving more than one (1) through lane at a time shall be approved by the City/County Engineer.
31. Prior to closing any road to through traffic, the Contractor will be required to notify all effected local agencies and businesses in the road closure. The agencies to be contacted shall include but not be limited to the following: Fire Department, Sheriffs Department, Post Office, Board of Education, refuse services, etc.
32. The Contractor shall schedule the paving operations so that all final surfacing is completed in accordance with the MUTCD and TDOT's Section 712 of the Standard Specifications for Road and Bridge C, latest edition.
33. The Contractor shall comply with TDOT's Section 712, latest edition, regarding temporary traffic control of the "Standard Specifications for Road and Bridge Construction" in the implementation of the traffic control plan. Temporary detection and lane marking shall be provided at the conclusion of each work day during the resurfacing portion of this project.
34. All traffic control devices shall be removed immediately upon completion of the portion of the project. During construction, Contractor shall follow TDOT's "Guidelines for Handling Differences in Elevation Between Adjacent Roadway" and specifications.
35. During construction, the Contractor shall follow TDOT's "Guidelines for Handling Differences in Elevation Between Adjacent Roadway (Exhibits)," a copy of which is to be within sight (9') feet of the nearest traffic lane with difference in elevation greater than six (6") inches inches:
    - 35.1. Elevation shall be accomplished by drums, barricades, or other approved devices in accordance with the MUTCD, latest edition.
      - 35.1.1. Where posted speeds are 50 mph or greater, spacing of the protective devices shall not exceed 100' (30 m).
      - 35.1.2. Where posted speeds are less than 50 mph, the maximum spacing of the protective devices in that short not exceed twice (2X) the posted speed in miles per hour or 50 feet, whichever spacing is greater.
    - 35.2. Eliminate the vertical offset by constructing a stone wedge or grading to a 4:1 slope, or flatter, or use portable barrier rail. The Contractor shall schedule the work so as to minimize the time traffic is exposed to an uneven surface. Once the Contractor begins an activity that creates an elevation difference greater than six (6") inches, the activity shall be pursued as a continuous operation until the elevation difference is eliminated.
36. All pavement striping in public right-of-way to be thermoplastic.
37. The Contractor shall coordinate all pavement markings with the City/County Traffic Engineer. The Contractor shall contact the Engineering Department 24 hours prior to beginning for approval at the location.

ADA Accessibility Notes:

1. All accessible routes, parking spaces, curb ramps, detectable, cross slopes, ramping slopes, and associated improvements shall comply with the Americans with Disabilities Act (ADA), the 2010 ADA Standards for Accessible Design, and applicable state and local requirements. Where conflicts occur, the more stringent requirement shall govern.
2. An accessible route shall be provided from public sidewalks, transit stops, parking areas, and passenger loading zones to all accessible building entrances. The accessible route shall be continuous, unobstructed, and maintained at all times.
3. The minimum clear width of accessible routes shall be 36 inches, exclusive of curb widths, with passing spaces provided as required by ADA where widths are less than 60 inches.
4. The maximum running slope of accessible routes shall be 5.0% (1:20) unless designed as a ramp. Ramps shall not exceed 8.33% (1:12) and shall comply with all applicable requirements.
5. The maximum cross slope of accessible routes, sidewalks, and pedestrian surfaces shall be 2.0%.
6. Detectable warning surfaces shall be constructed with a firm, stable, and slip-resistant surface.
7. Where changes in level occur along accessible routes, vertical changes shall not exceed 1/4 inch without treatment. Changes between 1/4 inch and 1/2 inch shall be beveled at a maximum slope of 1:2.
8. All curb ramps shall comply with ADA requirements, including maximum slopes, minimum widths, detectable warning surfaces, and proper alignment with crosswalks or pedestrian travel paths.
9. Detectable warning surfaces shall be provided at all curb ramps and blended transitions where pedestrian ways intersect vehicular ways, in accordance with ADA and local standards.
10. Accessible parking spaces shall be provided in the number required by ADA and local codes. Each accessible space shall include an access aisle and be located on the shortest accessible route to an accessible entrance.
11. Accessible parking spaces and access aisles shall have a maximum slope of 2.0% in all directions.
12. Van-accessible parking spaces shall be provided as required, with appropriate signage and vertical clearance along the vehicular route and parking area.
13. Accessible parking spaces, access aisles, curb ramps, and routes shall be clearly striped, marked, and aligned in accordance with ADA and local requirements.
14. Where pedestrian routes cross drive aisles or internal roadways, marked crosswalks shall be provided and aligned with accessible routes.
15. Street furniture, signage, utility appurtenances, landscaping, and other site elements shall not encroach into the required clear width or vertical clearance of accessible routes.
16. Construction tolerances shall be such that completed grades and surfaces comply with ADA slope and cross-slope requirements. Field verification of slopes and dimensions shall be performed prior to project acceptance.
17. Any conflicts between site grading, drainage design, and ADA accessibility requirements shall be resolved in favor of ADA compliance.

Erosion and Sediment Control/Storm Water Pollution Prevention Plan (SWPPP) Notes:

1. Before starting construction operations, refer to the Construction SWPPP.
2. The General Contractor and the Grading Contractor shall review their proposed grading sequence to insure that the least amount of project area possible at any one (1) time is disturbed without permanent stabilization.
3. The Contractor shall be responsible to ensure compliance with the N.P.D.E.S. Stormwater requirements. This includes, but is not limited to, inspection requirements.
4. The Contractor is responsible for establishing and maintaining suitable erosion protection and sediment control measures during construction. Erosion control is required to prevent soil from leaving the site. Silt will not be allowed beyond construction "limits".
5. The Contractor shall install silt fencing at the perimeter of the disturbed area(s) prior to land clearing activities, and a temporary construction exit prior to any earthwork operations. Clearing and grubbing operations will be engaged in only as necessary to allow the placement of erosion and sediment control measures as shown until all such measures are in place.
6. Land disturbing activities shall be kept to a minimum and will not extend beyond the limits shown.
7. Erosion protection and sediment control measures are to be installed prior to any demolition and/or grading cracks, and are to be maintained in place until stabilization of erodible soils has been accomplished.
8. The Contractor shall maintain Best Management Practices (BMPs) for the duration of the project until accepted by the owner at no expense to the Owner.
9. The Contractor shall maintain erosion control facilities during the entire construction period. Facilities are not to be removed until completion of the project, or project area, and the site, or site area, is stabilized.
10. The Contractor shall provide erosion protection and sediment control to minimize erosion in all areas being disturbed in accordance with the City/County regulations.
11. Erosion and sediment control measures will be inspected on at least a weekly basis and repaired, adjusted and maintained as needed or required by governing agencies at no additional expense to the Owner to provide erosion and sediment control for the duration of construction and until all disturbed areas are stabilized.
12. The Contractor shall inspect on at least a weekly basis for needed removal of any accumulated silts, debris, or mud, or damaged silt fence at no additional expense to Owner.
13. The Contractor is responsible for legally removing silt from the site if not reusable onsite and assuring plan alignment and grade in all areas at completion of construction.
14. The Storm Water Pollution Prevention Plan (SWPPP) is an integral part of the Erosion Prevention/Protection and Sediment Control Plan, and as included as indexed during all phases of construction (bidding, site work, final walking, etc.).
15. Any graded or disturbed areas shall have a minimum of four (4") inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is established unless otherwise noted on plans. The restoration shall closely follow construction.
16. The construction shall be made available onsite at all times and shall be presented upon request. If unforeseen Storm Water Pollution Prevention is encountered, additional Storm Water Pollution Prevention (SWPP) measures may be required by the Owner, City/County engineer, Engineer, or soil conservation service representative at anytime. Such requests shall be implemented immediately at the Contractor's expense.
17. All Storm Water Pollution Prevention items shall be installed as shown and/or as noted on this sheet.
18. Apply temporary seeding and mulching in all areas that shall be inactive for 15 days or more. All disturbed and eroded swirls shall be regraded and seeded within seven (7) days with seeding, as defined above and as shown on the table below to establish stability and promote sediment control.

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

19. Permanent vegetation shall be installed within seven (7) days of the completion of any graded area, weather permitting.
20. All graded areas shall be stabilized with a permanent fast growing cover and/or mulch upon completion of grading operations. Temporary seeding and mulching shall be applied to all areas that shall be inactive for 15 days or more. Final stabilization shall be accomplished within seven (7) days after any portion of a temporary grass or permanent seed or sod at the proper time of year. If a temporary grass crop is applied, it will be the responsibility of the contractor to apply a permanent seed or sod at the proper time of year.
21. Fill slopes should be started as soon as an area of the site is brought to final grade. Surface runoff shall be controlled at all times. The Contractor shall not create slopes during construction so that water is not channeled over the slope face.
22. At such time rough grading or the site grading is complete and drainage diverts to inlets, inlet sediment filter shall be installed at all inlet structures to keep piping sediment free of the situation.
23. Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains, etc. Install inlet protection for ditches and/or headwall tanks for storm water pollution prevention.
24. Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other construction operations.
25. The Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation and sediment control measures where failure has occurred and corrective action shall be taken within 24 hours to maintain all SWPPP items.
26. All barriers, sediment traps, etc. will remain in place until all ground cover has been established and/or sediment control devices are complete. The Contractor shall keep silt from entering any storm water system. Once site has been completely stabilized, and silt in place and drainage swales shall be removed within ten (10) calendar days.
27. Temporary sediment/erosion and storm water pollution prevention measures must be inspected and logged by the Contractor for inspection. Silting shall be at least weekly and after rain storms. Written reports shall be submitted to the owner on request.
28. Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details, sheets, and notes.
29. The total area of disturbance for this project is 5.26 Acres. All areas with over one (1) acre disturbed shall be permitted, and the permit shall be retained until the project is completed and stabilized.
30. All storm water pollution prevention practices shall be installed before any other demolition and/or earth moving occurs.
31. The Contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
32. The following storm water pollution prevention and erosion protection and sediment control measures will be used on this site:

1100	Silt fence
1101	Filter fabric inlet protection.
1102	Construction exit.
1103	Diversion dike.
1104	Temporary seeding.
1105	Erosion control blanket.
1106	Permanent seeding or sodding.

33. All erosion and sediment control measures, except the required riprap, are temporary devices. These temporary devices shall be removed prior to completion of construction once stabilization of all grassed areas are completed and accepted.
34. Sediment shall be removed from the erosion protection and sediment control measures as necessary, but at least on a weekly basis. Once the erosion protection and sediment control measures has been removed by 50 percent based on the manufacturer's specifications.
35. Additional erosion and sediment control measures may be required as deemed necessary by the Owner, the Engineer's board or by the municipality.
36. The Contractor shall be responsible for repairs or damage to any existing improvements during construction, such as but not limited to, driveways, utilities, pavement, striping, curb, dirt, and all repairs shall be equal to or better than existing conditions.

UTILITY PROVIDERS:

SEWER: CITY OF LAVERGNE
WATER: CITY OF LAVERGNE
ELECTRIC: MTE (MIDDLE TENNESSEE ELECTRIC)
GAS: ATMOS ENERGY

TN One Call 1-800-351-1111

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

Survey Datum Statement:

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

Legend:

EXISTING CONCRETE MONUMENT	BENCHMARK
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	VAN ACCESSIBLE HANDICAP DESIGNATION
EXISTING SIGN POST	HC SIGN
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST
EXISTING MANHOLE (SEWER AND PHONE)	CONCRETE BOLLARD
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
EXISTING WATER/GAS VALVE	CONCRETE SIDEWALK
EXIST. TELEPHONE RISER	EXTRUDED CURB
EXISTING GAS RISER	CURB AND GUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXISTING WATER METER	TURN LANE ARROWS
EXISTING UTILITY POLE	REVISION NUMBER
EXISTING FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
BLOW-OFF VALVE	RIPRAP
REDUCER	RUNOFF FLOW ARROW
FIRE DEPARTMENT CONNECTION (FDC)	INLET FILTER PROTECTION
REMOTE FIRE DEPT. CONNECTION	PROPOSED SPOT ELEVATION
CONCRETE THRUST BLOCK	EXIST. SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE AND BOX	CURB INLET
WATER METER	AREA DRAIN
CHECK VALVE	HEADWALL
MULTIPLE WATER METERS	WINGED HEADWALL
GAS METER	CONCRETE SWALE
GREASE TRAP	TYPE- X- HEADWALL
EXTERIOR CLEANOUT ECO	CONCRETE SWALE
MANHOLE	ELECTRICAL MANHOLE
PROPOSED LOT NUMBER	PRIMARY PULLBOX
TRANSFORMER w/ TELECOM HANDHOLE	SINGLE PHASE TRANSFORMER
ELECTRIC PULLBOX w/ TELECOM HANDHOLE	HANDHOLE COMM., SIGNALS, ETC.
EXISTING STREET LIGHT	PROPOSED STREET LIGHT
3 PHASE SECTOR CABINET	COMMERCIAL VAULT
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	000
PREVIOUS SECTION CONTOUR LINES	000
PROPOSED CONTOUR LINES	000
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	F W F W
100-YR FLOOD ELEVATION	100YR
BASE FLOOD ELEVATION	
ELECTRICAL CONDUIT – SEE UTILITY PLAN NOTES	VOE VOE VOE
EROSION BLANKET	

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
305 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567 WWW.TTLA.COM
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REVIEW SET
NOT FOR CONSTRUCTION

Sanford Ridge
La Vergne, Tennessee

General Notes

REVISIONS: 7-17-2026: Staff Comments	
DRAWN: SJA/CFB3	
DATE: 6-29-2026	
CHECKED: MAT	
FILE NAMED 25736pretim	
SCALE: None	
JOB NO. 25736	
SHEET: C0.1	

Site Plan Notes:

1. The Contractor shall immediately notify the Engineer in writing of any discrepancies found between these plans, the architectural plans, and/or the field conditions prior to construction.
2. Apparent errors, discrepancies, or omissions on the drawings shall be brought to the attention of the Owner prior to any bid submittal. The Contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The Architect and the Engineer's decision on corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
3. The Contractor shall make all improvements using the geometric data provided in the drawings. It is the sole responsibility of the Contractor to verify the accuracy of all geometric elements prior to construction, positioning, and horizontal and vertical, prior to the installation of any improvements. A digital file shall be provided.
4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The Contractor shall furnish and install the work complete and ready for operation.
5. After the completion of construction, the Contractor shall perform site cleanup to remove all trash, debris, construction materials, and excess soil from the construction area and dispose of properly off-site. The Contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
6. The Contractor is responsible for the protection and replacement of all property pins on this site.
7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the Professional Engineer's seal. The Owner shall hold harmless and indemnify the Engineer and the Architect from and against any and all claims of any nature whatsoever arising from such use.
8. Coordinates referenced are for construction staking purposes only and are site assigned. They should be considered local coordinates for this project only.
9. All parking space striping and markings on site shall be four (4") inches wide white painted stripes. Other markings shall be as shown.
10. All dimensions and radii are given to the face of curbing, unless otherwise noted.
11. All dimensions shown to the building facade are to face of the structural foundation.
12. The Contractor shall refer to plans by the Architect and other Engineers for exact locations and dimensions of vestibule, towers, stone piers, columns, door locations, sidewalks, exit porches, ramps, precise building dimensions, recess/ building specific entrance locations, etc.
13. The Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to the location and tie-in locations/ connections to their facilities.
14. Asphalt paving: Do not apply prime and tack coats when temperature is below 50° F, or when the base is wet. Apply asphalt paving only when temperature is above 40° F and rising, and when the base is dry.
15. Materials:
    - 15.1. Subgrade: Cohesive subgrade shall be compacted to a minimum of 98 percent compaction. Cohesion less subgrade shall be compacted to a minimum of 100 percent compaction.
    - 15.2. Subbase: Unless otherwise noted on these plans, the subbase shall consist of water bonded limestone, crushed rock, or DGA (dense graded aggregate).
    - 15.3. Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over the base, with temperature time of placement shall be a minimum of 225° F.
16. Cast-in-place concrete: All concrete work shall conform to all requirements of the American Concrete Institute ACI 301 (latest edition) and applicable sections of ASTM C-94 (latest edition) for ready mixed concrete.
17. All concrete shall be 6-sack mixed concrete, five (5ll) percent air-entrained, and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.
18. Slump: Maximum allowable slump will be five (5") inches.
19. Concrete Materials:
    - 19.1. Portland cement: Gray Portland cement, ASTM C-150 (latest edition) Type 1. All concrete shall contain not less than five (5) bags of cement per cubic yard.
    - 19.2. Aggregates: ASTM C-33 (latest edition).
    - 19.3. Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust, or organic matter.
    - 19.4. Water: Clean, potable, free from oil, acids, alkali, organic matter, and other deleterious substances.
    - 19.5. Admixtures: Air type to meet ASTM C-260 (latest edition).
20. Related Materials:
    - 20.1. Curing Compound: 1150-Cseal as manufactured by W.R. Meadows, (770) 886-6440. This product is specified for the exterior concrete.
21. Reinforcing materials shall be protected and free from excessive rust, mill scale, oil, grease, and other deleterious substances. Welded No. 4 Bars @ 16 inches O.C. both ways. Joints to be overall at 15 foot centers for transverse and longitudinal joints, unless otherwise noted.
22. All concrete grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.
23. Weather Requirements:
    - 23.1. Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F (32° C) unless the following special precautions have been included in the contract and accepted by the Engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding, and protecting in-place concrete during hot weather shall be in accordance with ACI 305 (latest edition). Provide special procedures required to control concrete temperature and to protect concrete during placing and curing in hot weather. Cool the mixing water or the aggregates, or both, as temperatures provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the Contractor's option.
    - 23.2. Cold Weather Placing: Do not place concrete when the atmospheric temperature will fall below 40° F, or when conditions indicate the temperature will fall below 40° F within 72 hours. Concrete shall not be placed on frozen ground. When, in the opinion of the Engineer, it is necessary, concrete will not be placed shall be completely free of frost. Frozen concrete and fluxy forms at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest edition) for cold weather protection.
    - 23.3. The Contractor shall not delay hot/cold weather placing. Hot/cold weather placing should not be considered an extra for the contract.
24. Concrete tests shall be authorized by the Owner, and on an as needed basis.
25. All exterior curb shall have expansion joints at no more than 100'-0" O.C., and construction joints at no more than 10'-0" O.C. (Unless otherwise specified on the Detail sheets).
26. All concrete shall have a medium transverse (broom) finish.
27. Subgrade shall be free of extraneous materials. Proof-roll all subgrade with heavy, pneumatic tired construction equipment. Any soft spots that are found shall be removed and replaced. Subgrade shall be uniform in firm soil and backfilled with engineered earth fill compacted as specified. The subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade begins pumping.
28. Surface preparation, spreading and laying, and compacting and rolling operations shall conform with Asphalt Institute recommended specifications.
29. Inspect the area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. Finished surface shall not vary more than one-eighth (1/8") inch in ten (10') feet when tested with a straight edge applied parallel with, or at right angles to the centerline of the pavement. Humps or depressions exceeding this tolerance shall be corrected in which water shall not immediately corrected by removing the defective work and replacing it with new material at the Contractor's expense.
30. All sidewalk shall be five (5') feet wide with a ten (2') foot grass strip behind the back of curbing, unless otherwise noted.
31. In residential developments, the sidewalk on each lot shall be constructed by the respective home builder; and the sidewalk along common areas shall be shall be constructed by the infrastructure contractor.

Paving and Striping Notes:

1. Testing of materials required for the construction of the paving improvements shall be performed by an independent testing agency approved by the Owner, for testing materials. It shall be the Contractor's responsibility to have agency familiarize the standard testing procedures, and the work constructed meets the requirements of the project specifications.
2. The Contractor shall furnish and install all pavement markings for parking stalls, handicapped parking symbols, and miscellaneous striping within the parking lot and around building.
3. See Irrigation Plan and MEP/T Plans prior to paving for location of proposed sleeving and conduits.
4. All handicap symbols, striping, and pavement markings shall conform to the Americans with Disabilities Act of 2010 ADA Standards for Accessible Design.
5. The Contractor to submit a paving sequence plan to the Construction Manager prior to the beginning of any paving work.
6. The Contractor shall install slab construction joints at the end of a days pour. Slab contraction and slab construction joints are to be installed in accordance with the concrete specifications or Civil Details.
7. The paving contractor shall coordinate with the installation contractor on the construction and paving near at least the building(s), screening wall(s), and/or the dumpster pad(s).
8. All discrepancies found by the Contractor related to underground utilities or other appurtenances shall be resolved to the satisfaction of Owner and Engineer prior to placement of any paving.
9. All pavement to be sloped for positive drainage – minimum of one (1%) percent for bituminous pavement and one-half (0.5%) for concrete pavement.
10. The Contractor shall ensure positive drainage from the proposed buildings and no ponding in the subgrade. Ponding shall be noted, and notify the Owner and the Engineer, in writing, if any discrepancies are found prior to installation of any paving.
11. Existing manhole tops, valve boxes, etc. to remain are to be adjusted as required to match proposed grades, if necessary. readjustments shall be performed upon completion of paving and the grading to ensure a smooth transition.
12. All joints shall extend through the curb.
13. Compaction shall be done in accordance with the recommendations of the geotechnical report.
14. The Contractor shall trim, tack, and match existing pavement at locations where new pavement meets existing pavement.

Grading And Drainage Plan Notes:

1. The Contractor shall coordinate the installation of all underground utilities with his/her work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base courses material.
2. The Contractor shall full depth sawcut existing pavement as necessary to assure a smooth fit and continuous grade.
3. The Contractor shall verify the horizontal and vertical locations of all existing sewer and water structures, pipes, and all utilities prior to construction.
4. Clearing and grubbing limits shall include all areas disturbed by grading operations.
5. The soil materials shown herein may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder or any prospective purchaser is encouraged to investigate the current conditions and consult with Engineer concerning the adequacy of proposed structures for the intended use. Each builder must satisfy himself/herself that the design of the proposed foundation, slabs, pavement, etc. is adequate.
6. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map 47141C0105G, Dated May 9, 2023.
7. Before starting grading operations, see the Landscape Plan and the Geotechnical Engineering report for treatment of existing grade.
8. The Contractor is responsible for removing all from the site. If not reusable onsite and assuring plan alignment and grade in all ditches at completion of construction.
9. The Contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc. prior to the completion of this project, and/or the individual lots.
11. Prior to site construction activity, the Contractor shall install all SWPPP measures to protect existing drainage facilities. The Contractor shall prevent siltation from leaving the site at all times.
12. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. Unsuitable excavated materials shall be legally removed from the site at the Contractor's expense. Stockpiled topsoil shall be protected from erosion.
13. Topsoil stockpile location may change, however the stockpile must be wrapped in silt fence at end of each construction day.
14. It is the responsibility of each (residential) builder to design and construct in accordance with a suitable grading and drainage plan which will convey surface water, without ponding in the lot or under the building, from his/her building site to the drainage system constructed by the subdivision developer.
15. The proposed contours are shown to indicate the general intention of the grading. All residential lots shall have at least one (1') foot of the buildings pads above the 100 year flood elevation for that lot, and commercial lots shall have at least the buildings area on or above the 100 year flood elevation for that lot. Lots shall be sloped to drain at one (1%) percent minimum slope.
16. Site grading shall be performed in accordance with these plans and specifications and the recommendations contained in the geotechnical engineering report. Geotechnical engineering observation and testing shall be regularly performed by the firm responsible for removing all soil, grading, or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.
17. The Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications and the recommendations set forth in the Geotechnical Engineering report. Notify the Project Engineer, in writing, if any unsuitable soils are found.
18. Geotechnical testing is mandatory for at least the subgrade under paved areas, building slabs, and foundations.
19. Fill under paved areas and slabs on grade shall be compacted per the specifications and Geotechnical Engineering report. Deposit fill material in horizontal layers as recommended by Geotechnical Engineer and compact each layer with a mechanical tamper. Base course pavement shall be compacted to 100 percent standard proctor.
20. It is the Contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content in order to obtain the required compaction density. Controlling and drying operations need to be included in the Contractor's price and should not be considered and extra for the contract. The Contractor shall review the Geotechnical Engineering report and be aware of all moisture conservation and pre-remediation requirements.
21. Any grassed or disturbed areas shall have a minimum of four (4") inches of topsoil, seed, mulch, fertilizer, and water applied until a healthy stand of grass is obtained. The Contractor shall grass disturbed areas in accordance with the landscape plan and City/County specifications until healthy stand of grass is obtained. The restoration shall closely follow construction.
22. Following grading of subsoil to subgrade elevations The Contractor shall place topsoil to a depth as specified on the Landscaping Plans in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to placement. Topsoil shall be free of subsoil, clay lumps, brush, weeds, and other litter. Do not place topsoil in any area in a muddy or frozen condition. Topsoil shall not be permitted. All excess topsoil shall be legally disposed of off-site.
23. After fine grading topsoil, the Contractor shall stabilize per the Landscaping Plans, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.
24. Elevations given are at the bottom face of curb and/or finished pavement grade, unless otherwise specified on the plans. The Contractor shall coordinate with the Civil Plans for the location of the inlets. A minimum of two (1%) percent slope toward the collection points unless otherwise specified on the grading plan. Do not allow negative grades or ponding of water. Ensure positive drainage away from all buildings.
25. The Contractor shall provide bail and jockey to meet existing pavement in elevation and alignment at drive returns, street connections, etc. and ensure positive drainage.
26. NO fill shall be allowed within any floodway. Compensatory storage may be required.
27. All rough grading of lots shall have been completed prior to issuance of any building permits.
28. Grading on any lots which have fill material over two (2') feet in depth must be completed and composition report must be submitted on each of these lots prior to the issuance of any building permits.
29. A compaction letter will be required for lots in excess of two (2') feet of fill to be submitted to the City/County Engineering Department. prior to recording of final plat.
30. The Lots shall be stabilized or EPSC (Erosion Protection Sediment Control) protected along with public infrastructure prior to the final plat being signed.
31. Minimum Pad Elevations (MPE's) are due to Local Drainage.
32. No Earth Retaining wall constructions shall be required for detention ponds, public storm infrastructure, and out/lot six mix prior to release of building permits.
33. The Contractor shall maintain existing pavement in grade and alignment.
34. It shall be the responsibility of the Contractor to notify the Owner and/or the Engineer in writing of any discrepancies with the proposed improvements and/or site conditions.
35. All cut or fill slopes shall be 3:1 or flatter, unless otherwise noted.
36. Existing drainage structures that remain are to be inspected and repaired as needed, and existing drainage flumes shall be cleaned and re-established at all ends and sides.
37. The Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, drainage, utilities, pavement, striping, curbs, etc. and all repairs shall be equal to or better than existing conditions.
38. Proposed spot elevations represent finished pavement or ground surface grade, unless otherwise noted on the drawings.
39. All grading operations shall be stated by a registered civil engineer or licensed land surveyor approved by the owner.
40. Reference structural specifications and geotechnical report for building pad preparation and compaction.
41. All retaining walls shall be protected during backfill by the Contractor – this included but is not limited to, providing and installing proper bracing during backfill being places adjacent to retaining walls.

Sanitary Sewer Notes:

1. The Contractor must Utility City of LaVergne for sewer inspection prior to starting work.
2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial.
3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.
4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.
5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 4" above finished grade.
6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches.
7. Contractor shall comply with all requirements of the latest edition of the "Standard Technical Specifications and Detail Drawings for the Installation of Sanitary Sewer Mains and Appurtenances" of the City of LaVergne.
8. Sanitary sewer eyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.
9. Sewer construction must be in accordance with all City of LaVergne Public Works specifications and drawings.
10. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.
11. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.
12. A maximum of 2'-6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manholes require adjustment beyond the 2'-6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.
13. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer laterals and mains that have been repaired or replaced, and sanitary sewer laterals and mains that have been physically altered in any way must be fully televised via in-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

General Utility Notes:

1. The Contractor shall contact all utility companies immediately after the bid is awarded and ensure the utility companies have the essential required for complete service installation. The Contractor shall notify the utility companies (see Utility Plans(s)), prior to any construction. Any time frames established by utility companies which will not meet the milestones and/or the opening date.
2. Existing utility lines shown are approximate locations only. The Contractor shall verify the size, location, invert elevation, and condition of all utilities which are intended to be utilized as a connection point for all proposed utilities (see Utility Plans(s)), prior to any construction. The Contractor will ensure existing utilities are in good condition and free flowing (if applicable). Any deviations from the design locations of at least elevations, size, or location differ from what is shown on sheet, the Contractor shall notify the Engineer immediately, and in writing.
3. The Contractor shall provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around existing utilities, the Contractor shall be required to furnish such equipment, shoring, etc. The cost of protecting utilities from damage during construction will be considered incidental to the plan bid for other items of construction.
4. The Contractor shall notify each individual utility owner of his/her plan of operation in the area of the utilities. Prior to commencing work, the Contractor shall contact the utility owner(s) and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of any operations around the utility.
5. The Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.
6. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, gas, irrigation sleeves, and any other miscellaneous utility), shall be in-place prior to the placement of base course material.
7. The utility contractor shall be responsible for all tap and tie on fees required, as well as the cost of underground service connections.
8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.
9. The Contractor shall provide a suitable office near the site for his/her use, and at which copies of the specifications and drawings shall be kept. The Contractor shall also designate to the Owner a person to be notified in case of emergencies other than during working hours and on holidays and weekends.
10. The site shall be graded to the subgrade before water lines and sanitary sewers are installed.
11. The Contractor shall comply with all requirements of the latest edition of Consolidated Utility District's (CUD's) specifications.
12. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who excavates must notify all utility companies that have facilities in the excavation area at least 72 hours (not including days, prior to start of excavation. A list of these utilities can be obtained from the Tn One Call Registry of Davids. Those utility owners who participate in the Tennessee One Call System can be contacted toll free at 1-800-351-1111, or 811.
13. Where cleanouts, castings, valve boxes, fire hydrants, etc. are encountered and are to remain in use, in areas where elevations are to change or be paved, those features are to be adjusted to match proposed finished grades; and shall be performed upon completion of paving and fine grading to ensure a smooth transition.
14. The Developer is responsible for the installation of street lights, unless otherwise noted. Street lights shall be located no more than 300 feet apart.
15. The Contractor shall provide bollards for protection of all above ground utilities and appurtenances adjacent to drive areas.
16. The Contractor shall coordinate the installation of all underground utilities with his/her work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation systems, and any other miscellaneous utilities) shall be in place prior to the placement of base course material, and the placement of any aggregate and asphaltic materials.
17. The Contractor will remove, or relocate when applicable, all existing buildings, foundations, easements, and connecting improvements, drain pipes, sanitary sewer pipe, power poles and guy wires, water meters, and miscellaneous items, septic tanks, underground gas vents/ tanks, and asphalt, broken and rock drives, within the construction limits, and areas, unless noted to be left in place. All material, unless otherwise directed, to be removed as unclassified excavation.
18. The Contractor is responsible for repairs of damage to any existing improvements during construction, such as, but not limited to, utilities, pavement, curbs, etc. Repairs shall be equal to or better than existing conditions.
19. The Contractor shall refer to the Architect's plans and specifications for actual location, and/or routing with the utility companies, of all building utility entrances to include sanitary sewer laterals, domestic and fire protection water services, electrical, and communication. The Contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the utility requirements as to locations and scheduling for tie-ins/connections prior to connecting existing facilities.
20. See Civil Detail sheets for backfilling and compaction requirements on utility trenches.
21. The Contractor shall coordinate with other utilities to assure proper depth and prevent any conflict of utilities.
22. The minimum horizontal separation between the edge of a water line and the edge of a sewer line is ten (10') feet, or minimum vertical separation between the closest two (2) points of the water and sewer line is 18 inches.
23. The Contractor shall coordinate inspection with the appropriate authorities prior to covering trenches of installation.
24. The Contractor shall conduct all required tests to the satisfaction of the respective utility companies and Owner's inspector's authority.
25. The Contractor will coordinate any proposed reconnection of all utilities with the Architectural plans as well as the utility service plans and the applicable utility companies responsible for any and all reconnection expenses that result from delayed or failed test during any phase of the construction process. Any fees incurred through reinstallation of any services or equipment to accommodate.
26. The Contractor shall coordinate with the signage contractor and Architect for exact location of signage, required electrical connections, etc.
27. Coordinates or dimensions shown are to the centerline of pipe or fitting and/or to the center of the manhole.
28. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be six (6") above finished grade, unless otherwise noted.
29. Sewer eyes and ells are to be same material and class/wall thickness as the mainline pipe.
30. All services shall be constructed such that the invert of the pipe at the property line is no less than 3 1/2 feet below the finished grade. Caps and markers shall be provided at each service end location.
31. All proposed sanitary manholes must be wrapped in a Conseal, or an approved equal, 12 inch minimum water and sand barrier wrap at each manhole section joint and at any other manhole component as directed by the City/County.
32. The existing sanitary sewer main and/or manholes utilized or altered by this project must be tested/televised before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.
33. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer laterals and mains that have been repaired or replaced, and sanitary sewer laterals and mains that have been physically altered in any way must be fully televised via an In-Line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the National Association of Sewer Service Companies' (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

Electrical Notes:

1. Construction And Materials Provided By The Electric Company:
    - Connect to Main.
    - Furnish and install mainline extension, including transformer(s), pedestals, poles, guy wires, trenching and backfilling.
    - Furnish and install meter.
    - Coordinate all work with Middle Tennessee Electric, Ben Martin @ 615-494-1621.
2. Construction and Materials Provided By The Contractor:
    - Furnish and install service lateral, including all trenching and backfilling.
    - The Contractor shall include all permits, fees, etc. required by the electric company to provide a complete working service.

Natural Gas Notes:

1. Construction And Materials Provided By The Gas Company:
    - Tap main.
    - Furnish and install mainline extension, including all trenching and backfilling.
    - Furnish and install meter.
    - Coordinate all work with Atmos Energy, Haley Bennett @ 615-596-0031.
2. Construction and Materials Provided By The Contractor:
    - Furnish and install service lateral, including all trenching and backfilling.
    - The Contractor shall include all permits, fees, etc. required by the gas company to provide a complete working service.

Waterline Notes:

1. Maintain both on site stickers and rods shall be installed at changes in direction where fittings are required and dead ends at the discretion of the City of LaVergne Utilities Department.
2. Thrust blocks shall be provided at all horizontal bends, tees, and fire hydrants.
3. The minimum cover on water mains shall be 30".
4. All water mains shall be hydrostatically tested and disinfected before acceptance.
5. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
6. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.
7. Contractor shall comply with the most current requirements of the "Waterline Specifications" of the City of LaVergne.
8. Contractor shall coordinate installation of waterline with the installation of the storm drainage system. Field adjustment of the waterline may be necessary to avoid conflicts.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
    This survey based on the North American Vertical Datum 88 (NAVD88) and North American Datum 83 (NAD83).
2. This site lies within Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA FIRM map(s) [47141C0105G, Dated 5/9/2023.
3. Call 811 before you dig.
4. Contact the City of La Verge Public Utilities Department at 615-793-8991 prior to installing, modifying, or removing any improvements located within any existing or future public water or sewer service.
5. All paving, sewer, and grading (roadway, storm, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities onsite with contact number, e.g.
    Onsite Utilities:
    Natural Gas– Smyrna Gas 615–355–5740
    Electric– MTEMC 877–777–6020
    Water– City of La Vergne 615–793–8991
    Sewer– City of La Vergne 615–793–8991
7. All commercial/industrial buildings over 5,000 square feet shall have integral fire suppression systems.
8. All roadways will be designed and constructed in accordance with the applicable Americans with Disabilities Act (ADA) and Fair Housing requirements.
9. Contact the City of La Vergne Fire Marshal at 615–287–5820 for fire code information and compliance.
10. All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These specifications give required standards and materials. The City of La Vergne reserves the right to require test results, mix designs, and tickets which demonstrate compliance with the specifications as a condition of City acceptance of the road.

City of La Vergne General Notes (Revised 24 May 2023):

1. All work hereon shall conform to the City of La Vergne standard specifications and details.
2. The Contractor shall notify the city inspector at least 48 hours prior to beginning work.
3. Depth and location of existing underground facilities shall be determined by the Contractor prior to excavation or trenching. Contact the Tennessee utility location service at 811 or 800–351–1111, three (3) to ten (10) days before you dig, no exceptions.
4. The existence and location of any underground utility pipes or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except as shown on these plans. The Contractor is required to take due precautionary measures to protect the utility lines shown and any other lines not on record or not shown on these plans.
5. The Contractor shall maintain all streets within the limits of this project.
6. The Contractor shall maintain a set of redline as-built drawings at the project site. As-built plans shall be provided to the engineer within 30 days of substantial completion of the project. Electronic record drawings shall be prepared by the engineer at the end of the project based on as-built drawings supplied by the Contractor.
7. Traffic control, signage, and construction related barriers are the responsibility of the Contractor, and no trenches shall be left open overnight without proper safety measures such as barricades, plating, or other as agreed by the City/County.
8. Surface improvements damaged or removed as a result of the Contractor's operations shall be reconstructed by the Contractor to the local governing agency's requirements at his/her expense.
9. all revisions to these drawings must be approved by the City Engineer.
10. It is the Contractor's responsibility to protect any monuments in place. If any monument is disturbed or removed, it shall be replaced by a monument set by a registered land surveyor for the re-establishment and mapping of the destroyed monument.
11. Public utility and drainage easements shall be provided for any city facilities not located in the right-of-way and indicated on the plans.
12. All proposed facilities with intent to be in place prior to final paving, including but not limited to drainage, sewer, water, telephone, electricity, gas, and cable.
13. All construction water taken from a city fire hydrant shall be from a city approved fire hydrant meter assembly, and the Contractor is responsible for protection of the public domestic water system at all times. Backflow prevention protection must be properly maintained.
14. The Contractor shall confine all of his/her activities in the areas as shown on these plans unless written permission is obtained from the property owner involved.
15. Where water and sewer lines cross other utilities a minimum of 12 inch vertical clearance shall be maintained.
16. Pipe joints shall not be deflected at any angle greater that maximum angle recommended by the pipe manufacturer.
17. Vertical pipe bends shall be fully restrained by mechanical methods (joint restraint, tie–rods, etc), no credit shall be given for concrete thrust blocks. anchor block design will be considered on a case by case basis.
18. Mainline valves shall only be installed on slopes not to exceed six (6%) percent.
19. All buried bolts and nuts shall be type 304 stainless steel.
20. Combination air release and vacuum valves shall be installed at all local high points of pressurized utility lines.
21. Separation of water and sewer lines must comply with the state of tennessee requirements.
22. City sewer cleanouts shall be cut and capped below grade and covered with a box and lid per the City of La Vergne.
23. Surplus and all material removed which is not suitable for use in this project shall be legally 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.
24. In the event that trench dewatering is required, a dewatering plan will be submitted to the City of La Vergne City Engineer for approval prior to beginning dewatering operations.
25. All sewers, any part of utility and drainage pipe trench will be allowed at to be open at one time.
26. All sewers are sufficiently deep to serve adjacent lots, buildings, and basements, or other sources except where otherwise noted on the plans.
27. All road construction will be in complete conformance to the City of La Vergne Public Works Specifications Manual (latest edition). These specifications give required standards and materials. the City of La Vergne reserves the right to require test results, mix designs, and mix tickets which demonstrate compliance with the specifications as a condition of city acceptance of the road.

Survey Datum Statement:

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

TN One Call 1-800-351-1111

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

Legend:

EXISTING CONCRETE MONUMENT	BENCHMARK
IRON PIN SET (P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
EXISTING SIGN POST	HC SIGN
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST
EXISTING MANHOLE (SEWER AND PHONE)	CONCRETE BOLLARD
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP
EXISTING WATER/GAS VALVE	CONCRETE SIDEWALK
EXIST. TELEPHONE RISER	EXTRUDED CURB
EXISTING GAS RISER	CURB AND GUTTER
ELECTRICAL ENCLOSURE	TRAFFIC ARROW
EXISTING WATER METER	TURN LANE ARROWS
EXISTING UTILITY POLE	REVISION NUMBER
EXISTING FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION
POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION
BLOW–OFF VALVE	RIPRAP
REDUCER	RUNOFF FLOW ARROW
FIRE DEPARTMENT CONNECTION (FDC)	INLET FILTER PROTECTION
REMOTE FIRE DEPT. CONNECTION	63.25 PROPOSED SPOT ELEVATION
CONCRETE THRUST BLOCK	(63.25) EXIST. SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE AND BOX	CURB INLET
WATER METER	AREA DRAIN
CHECK VALVE	HEADWALL
MULTIPLE WATER METERS	WINGED HEADWALL
GAS METER	CONCRETE SWALE
GREASE TRAP	TYPE– X– HEADWALL
EXTERIOR CLEANOUT ECO	CONCRETE SWALE
MANHOLE	ELECTRICAL MANHOLE
PROPOSED LOT NUMBER	PRIMARY PULLBOX
TRANSFORMER w/ TELECOM HANDHOLE	SINGLE PHASE TRANSFORMER
ELECTRIC PULLBOX w/ TELECOM HANDHOLE	7"x4" HANDHOLE COMM., SIGNALS, ITS
EXISTING STREET LIGHT	PROPOSED STREET LIGHT
3 PHASE SECTOR CABINET	COMMERCIAL VAULT
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST M
PROPOSED STORM	ST M
EXISTING CONTOUR LINES	
PREVIOUS SECTION CONTOUR LINES	
PROPOSED CONTOUR LINES	
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W
LIMITS OF DISTURBANCE	
FLOODWAY	F W F W
100–YR FLOOD ELEVATION	100YR
BASE FLOOD ELEVATION	
ELECTRICAL CONDUIT – SEE UTILITY PLAN NOTES	vee vee vee
EROSION BLANKET	

SITE ENGINEERING CONSULTANTS
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431 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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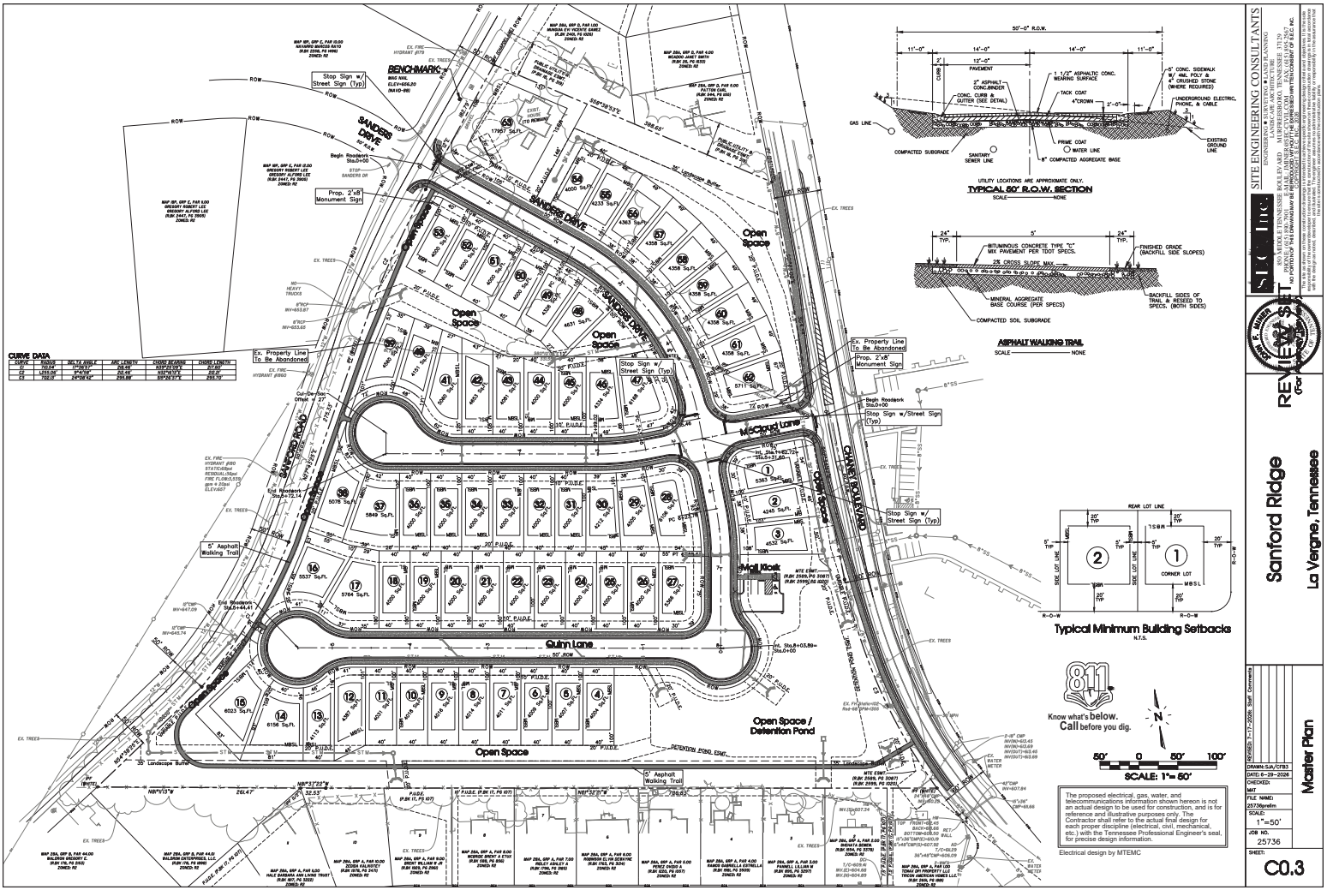
REVISIONS
PER CITY COMMENTS

Sanford Ridge
La Vergne, Tennessee

General Notes

REVISED: 7–17–2026: Staff Comments	
DRAWN: SJA/CFB3	
DATE: 6–29–2026	
CHECKED: MAT	
FILE NAME: 25736prelim	
SCALE: None	
JOB NO.: 25736	
SHEET: C0.2	



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTANTS
870 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7001 FAX: (615) 895-2270
E-MAIL: JAMES@SITE-1.COM WEBSITE: WWW.SITE-1.COM

This is an above ground construction drawing. It is not to be used for any underground design or construction purposes. It is the responsibility of the contractor to verify all underground utilities prior to any excavation with the help of an onsite construction representative. The contractor must notify the engineer of any discrepancies between the plans and actual conditions prior to any construction. The engineer must be notified 72 hours prior to any excavation. The engineer must be notified of any changes made to the plans. Any changes made to these plans without the written consent of the engineer will release the engineer from any liability. These plans are the property of Site 1, Inc. and are not to be used on any other project. Site 1, Inc. reserves its common law copyright and other property rights in these plans. It is unlawful to reproduce these plans or to use them on any other project without the express written permission of Site 1, Inc.
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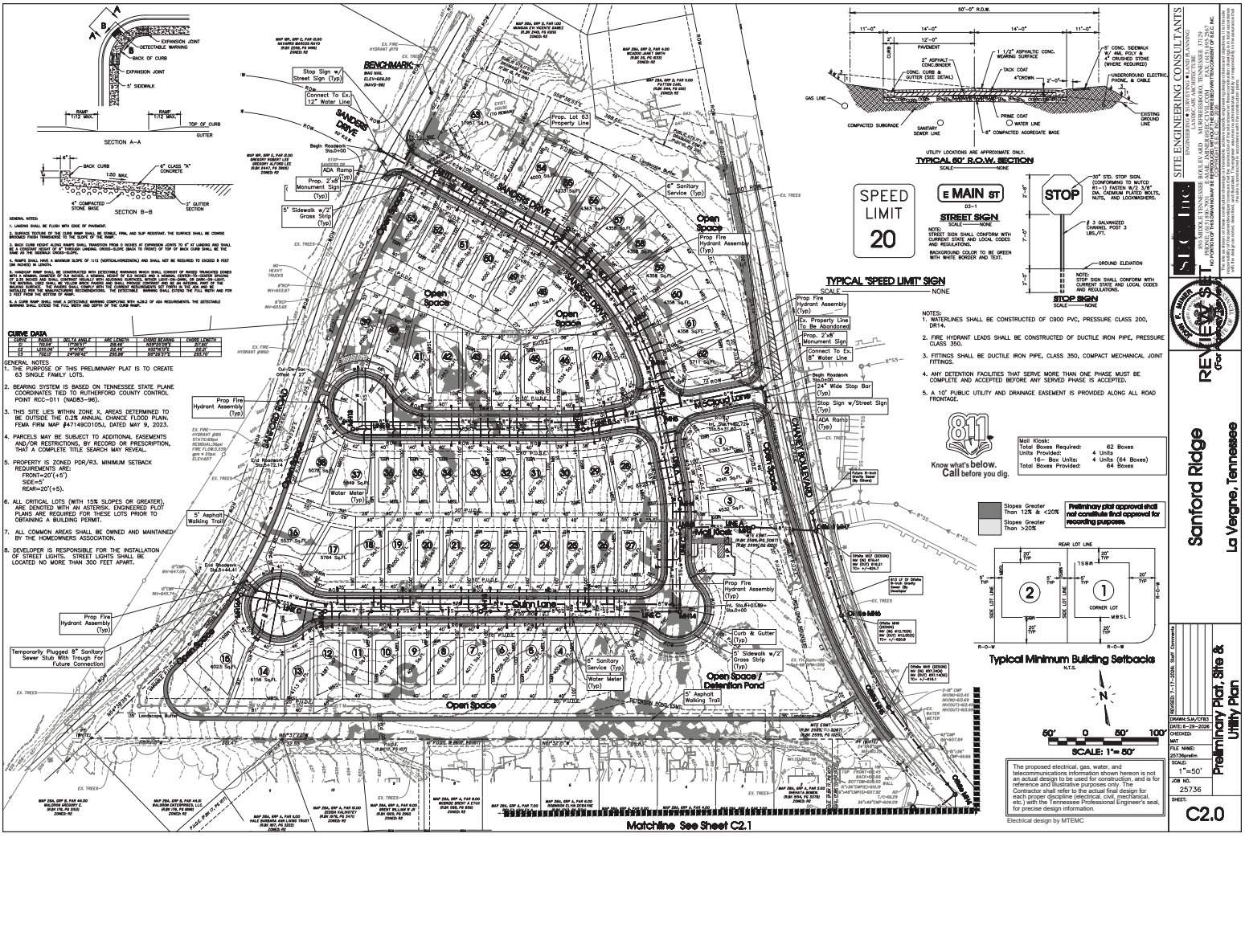
REVIEW SET
NOT FOR CONSTRUCTION
JAMES F. MISER
TENNESSEE
REGISTERED ENGINEER
No. 109777
STATE OF TENNESSEE

Sanford Ridge
La Vergne, Tennessee

Master Plan

REVISED: 7-17-2006: Staff Comments

DRAWN: SJA/CFB3
DATE: 6-28-2006
CHECKED: MAT
FILE NAMED: 25736prelim
SCALED: 1"=50'
JOB NO.: 25736
SHEET: C0.3



CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	150.00	11°08'37"	29.18	S23°26'05"E	29.13'
C2	1,453.00	9°43'09"	246.49	S28°19'57"E	246.19'
C3	750.01	24°56'42"	326.48	S20°24'27"E	323.91'

GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 63 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-96).
3. 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.
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/R3. MINIMUM SETBACK REQUIREMENTS ARE:
FRONT=20'(+5')
SIDE=5'
REAR=-20'(+5).
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.

NOTES:
1. WATERLINES SHALL BE CONSTRUCTED OF C900 PVC, PRESSURE CLASS 200, DR14.
2. FIRE HYDRANT LEADS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, PRESSURE CLASS 350.
3. FITTINGS SHALL BE DUCTILE IRON PIPE, CLASS 350, COMPACT MECHANICAL JOINT FITTINGS.
4. ANY DETENTION FACILITIES THAT SERVE MORE THAN ONE PHASE MUST BE COMPLETE AND ACCEPTED BEFORE ANY SERVED PHASE IS ACCEPTED.
5. A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT IS PROVIDED ALONG ALL ROAD FRONTAGE.

Mail Kiosk:
Total Boxes Required: 62 Boxes
Units Provided: 4 Units
16– Box Units: 4 Units (64 Boxes)
Total Boxes Provided: 64 Boxes

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

Electrical design by MTEMC

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E-MAIL: SITE1@BELLSOUTH.NET

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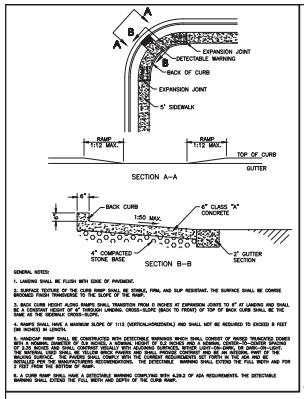
REVISED FOR PLANNING COMMISSION

Sanford Ridge
La Vergne, Tennessee

REVISED: 7-17-2024- Staff Comments
DRAWN: SJA/CFR3
DATE: 6-28-2024
CHECKED: MAT
FILE NAME: 25736preflm
SCALE: 1"=50'
JOB NO. 25736
SHEET: C2.0

Preliminary Plat, Site & Utility Plan



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE CONSIDERED FINISH TRANSITIONS TO THE SLOPE OF THE RAMP.

3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE 6" HIGH ALONG THE BACK OF LANDING. LANDING CROSS-SLOPE (RACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 9 FEET (96 INCHES) IN LENGTH.

5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 2 FEET MINIMUM IN THE DIRECTION OF THE WALKING SURFACE. THE RAMPS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND AS INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.28.3 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES

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2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC–011 (NAD83–96).

3. 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.

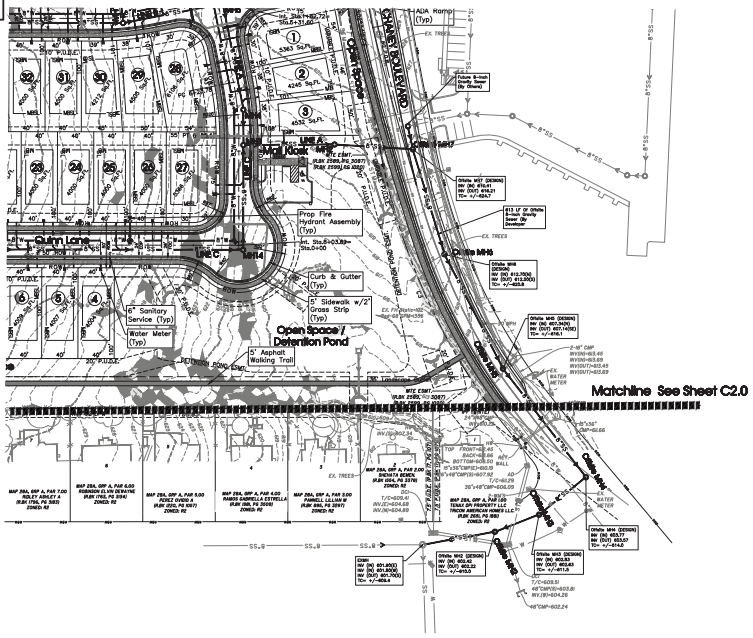
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.

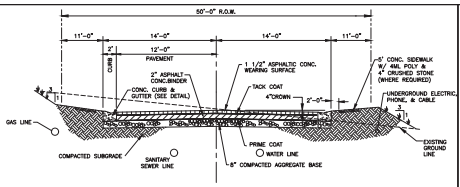
5. PROPERTY IS ZONED PDR/R3. MINIMUM SETBACK REQUIREMENTS ARE:
   FRONT=20'(+5')
   SIDE=5'
   REAR=20'(+5).

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.

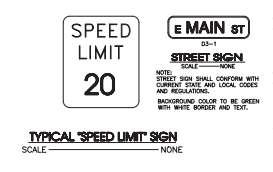
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.





UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE NONE



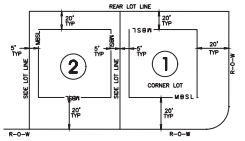
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

NOTES:
1. WATERLINES SHALL BE CONSTRUCTED OF C900 PVC, PRESSURE CLASS 200, DR14.
2. FIRE HYDRANT LEADS SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE, PRESSURE CLASS 350.
3. FITTINGS SHALL BE DUCTILE IRON PIPE, CLASS 350, COMPACT MECHANICAL JOINT FITTINGS.
4. ANY DETENTION FACILITIES THAT SERVE MORE THAN ONE PHASE MUST BE COMPLETE AND ACCEPTED BEFORE ANY SERVED PHASE IS ACCEPTED.
5. A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT IS PROVIDED ALONG ALL ROAD FRONTAGE.

Mail Kiosk:	
Total Boxes Required:	62 Boxes
Units Provided:	4 Units
16– Box Units:	4 Units (64 Boxes)
Total Boxes Provided:	64 Boxes

Slopes Greater Than 12% & <20%
Slopes Greater Than >20%

Preliminary plat approval shall not constitute final approval for recording purposes.



Typical Minimum Building Setbacks
N.T.S.

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



SCALE: 1"= 50'

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

Electrical design by MTEMC

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ROGER F. MASON
TENNESSEE
LICENSED PROFESSIONAL ENGINEER
No. 109777

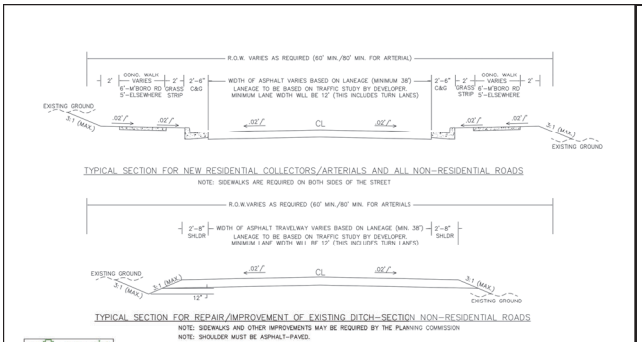
REVISED PRELIMINARY PLAT
FOR PLANNING COMMISSION REVIEW

Sanford Ridge

La Vergne, Tennessee

REVISED: 7–17–2006: Staff Comments
DRAWN: SJA/CFB3
DATE: 6–28–2006
CHECKED:
MAT
FILE NAMED: 25736prelim
SCALED: 1"=50'
JOB NO. 25736
SHEET: C2.1

Preliminary Plat, Site & Utility Plan



TYPICAL SECTION FOR NEW RESIDENTIAL COLLECTORS/ARTERIALS AND ALL NON-RESIDENTIAL ROADS

NOTE: SIDEWALKS ARE REQUIRED ON BOTH SIDES OF THE STREET

TYPICAL SECTION FOR REPAIR/IMPROVEMENT OF EXISTING DITCH-SECTION NON-RESIDENTIAL ROADS

NOTE: SIDEWALKS AND OTHER IMPROVEMENTS MAY BE REQUIRED BY THE PLANNING COMMISSION

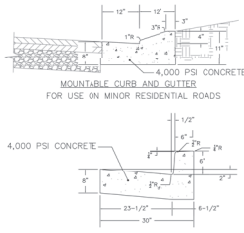
NOTE: SHOULDER MUST BE ASPHALT-PAVED.

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C012

CITY OF LA VERGNE, TENNESSEE



CURB SECTIONS

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

LA VERGNE TENNESSEE Engineering Department

Revised November 2024

STANDARD DETAIL C010

CITY OF LA VERGNE, TENNESSEE

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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ENGINEERING • SURVEYING • LAND PLANNING
LA VERGNE MURFREESBORO
SITE, Inc.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 890-7925
E-MAIL: JASON@SITE-CIVIL.COM WEBSITE: WWW.SITE-CIVIL.COM
TN BUSINESS LICENSE #: 2940 CORPORATE LICENSE #: 2940

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ROGER F. MINER TENNESSEE REGISTERED LANDSCAPE ARCHITECT

REVIEW SET

Sanford Ridge

La Vergne, Tennessee

Turnlane Plan

REVISED: 7-17-2025 Staff Comments

DRAWN: SJA/CPB3

DATE: 6-26-2025

CHECKED:

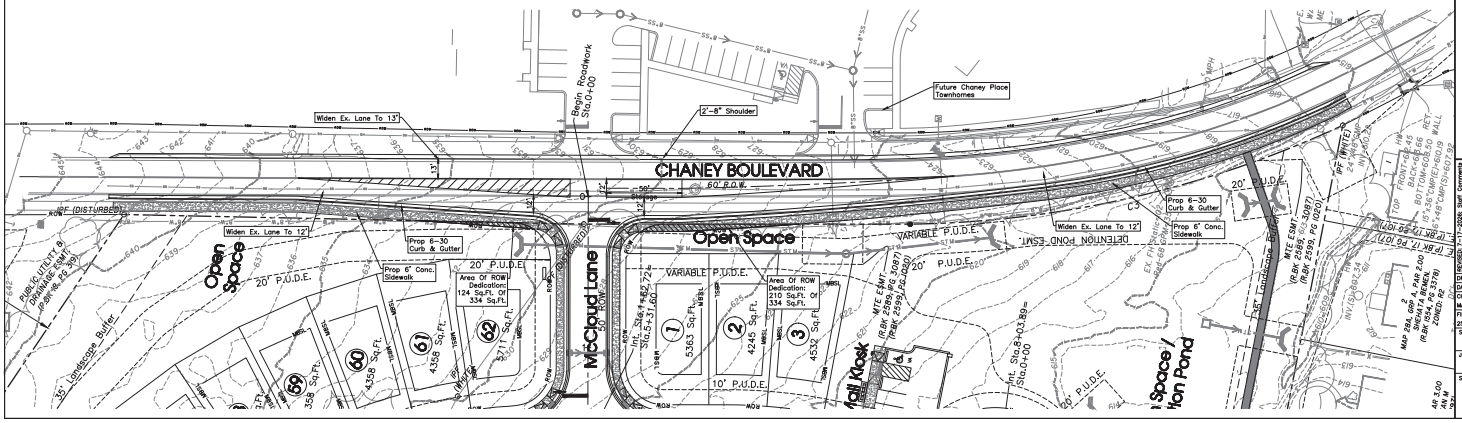
MNT

FILE NAME: 25736prelim

SCALE: 1" = 30'

JOB NO. 25736

SHEET: C2.2


CHANEY BOULEVARD
60' R.O.W.
Widen Ex. Lane To 13'
12'-8" Shoulder
Begin Roadwork Sta.0+00
Future Chaney Place Townhomes
Widen Ex. Lane To 12'
Prop 6-30 Curb & Gutter
Prop 6' Conc. Sidewalk
20' P.U.D.E.
Open Space
VARIABLE P.U.D.E.
Area Of ROW Dedication: 124 Sq.Ft. Of 334 Sq.Ft.
Area Of ROW Dedication: 210 Sq.Ft. Of 334 Sq.Ft.
McCloud Lane
10' P.U.D.E.
35' Landscape Buffer
Int. Sta.4+52.72
Int. Sta.0+31.60
Int. Sta.8+03.89
Int. Sta.0+00
Toll Kiosk
DETENTION POND ESMT.
Open Space / Detention Pond
Landscape Buffer
RET. WALL
TOP=648.45
BOTTOM=638.66
24" HDPE
INV=637.66
INV=634.16
INV=630.66
INV=627.16
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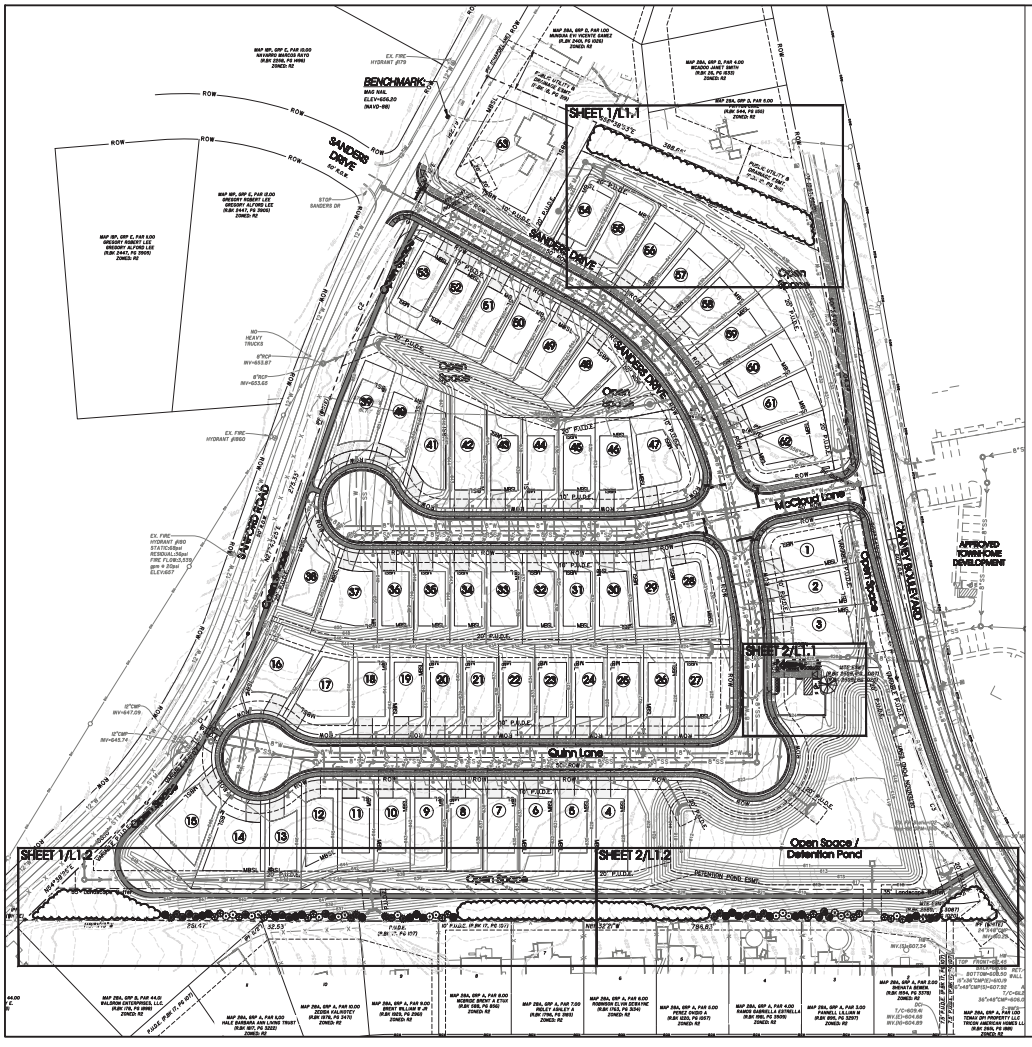

SANFORD RIDGE

LANDSCAPE PLAN

SITE DATA
SITE AREA: 13.17 ACRES
SITE ZONING: R-3/PDR

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED (13.17 AC x 15%) = 1.98 AC
OPEN SPACE PROVIDED = 3.93 AC (29.84%)

USABLE OPEN SPACE REQUIRED (1.98 X 5%) = 0.99 AC
USABLE OPEN SPACE PROVIDED = 1.12 ACRES (56.56%)

PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND TURF AREAS SHOULD BE IRRIGATED.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT 615-287-4702 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

EVERGREEN PLANT MATERIAL SHALL BE 6' FROM ALL FIRE HYDRANTS

UTILITY BOX SCREENING
NOT TO SCALE

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

N

50' 0' 50' 100'
SCALE: 1"= 50'

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
WEBSITE: www.SITE-inc.com EMAIL: info@SITE-inc.com

The site as shown on these construction drawings is intended to achieve code compliance and objectives. It is the responsibility of the contractor to verify all conditions and dimensions in the field prior to construction and to notify the engineer of any discrepancies prior to construction. Any changes or deviations from the plans must be approved by the engineer. The engineer assumes no responsibility for any deviations in the construction that are not approved in writing. The contractor shall assume all responsibility for deviations from the approved plans and shall indemnify the engineer for any failures that result from the deviations. The contractor is responsible for the means, methods, techniques, sequences and procedures of construction, safety, and compliance with all applicable laws, rules, regulations and ordinances. The contractor is responsible for providing notification to all utility companies before any excavation. The contractor is responsible for any damage to utilities.
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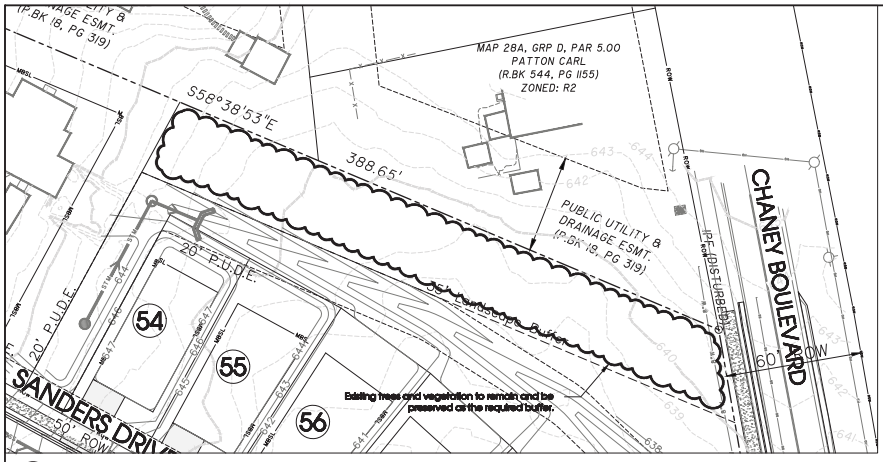
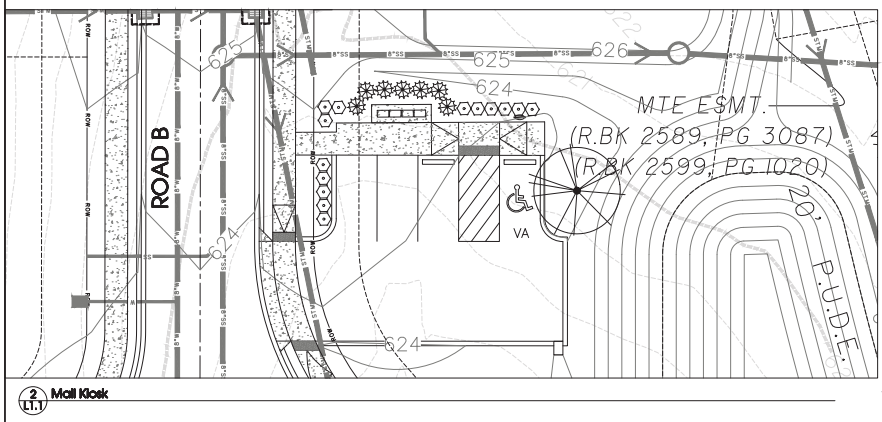
Sanford Ridge
La Vergne, Tennessee

Landscape Plan

REVISED:
07-20-2026 Staff Comments
DRAWN: NPB
DATE: 06-29-2026
CHECKED: BPG/RSM
FILE NAME: 25736prelim_LA
SCALE: 1" = 50'
JOB NO. 25736
SHEET: L1.0



1 L1.1 Northern Buffer



2 L1.1 Mail Kiosk

EVERGREEN PLANT MATERIAL (MIN.) 66.0" TALL @ TIME OF PLANTING & TYP. BTWN.

SOUTH ELEVATION

NOTE: UTILITY BOXES NOT SHOWN ON ELEVATION FOR CLARITY. SEE SITE PLAN FOR LOCATIONS. SCREENING SHALL BE APPROVED BY STAFF PRIOR TO INSTALLATION.

UTILITY BOX SCREENING
NOT TO SCALE

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

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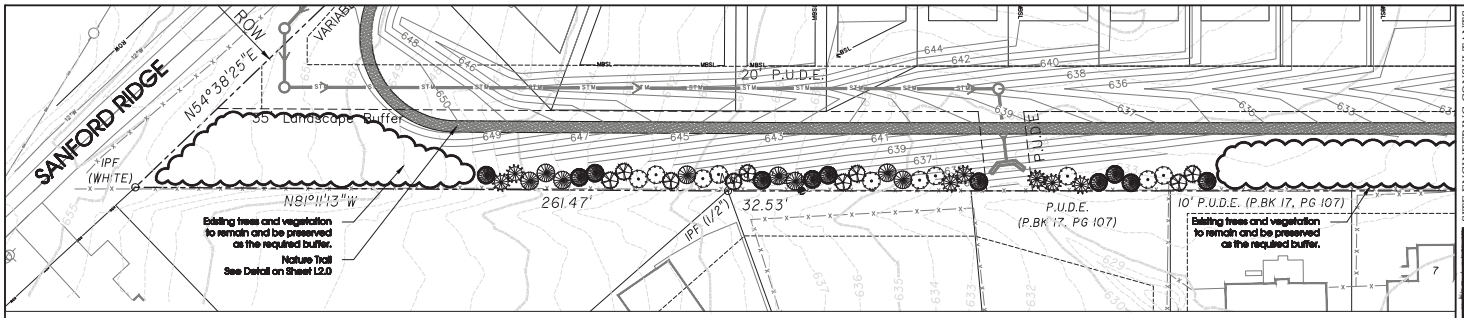
This is to advise all those whose construction drawings it is intended to address could be engineering design criteria and objectives. It is the responsibility of the contractor to verify all dimensions and conditions shown on these plans prior to the start of any construction. Any discrepancies found must be reported to this office immediately. Failure to do so will be the sole responsibility of the contractor. The engineer assumes no responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

Sanford Ridge
La Vergne, Tennessee

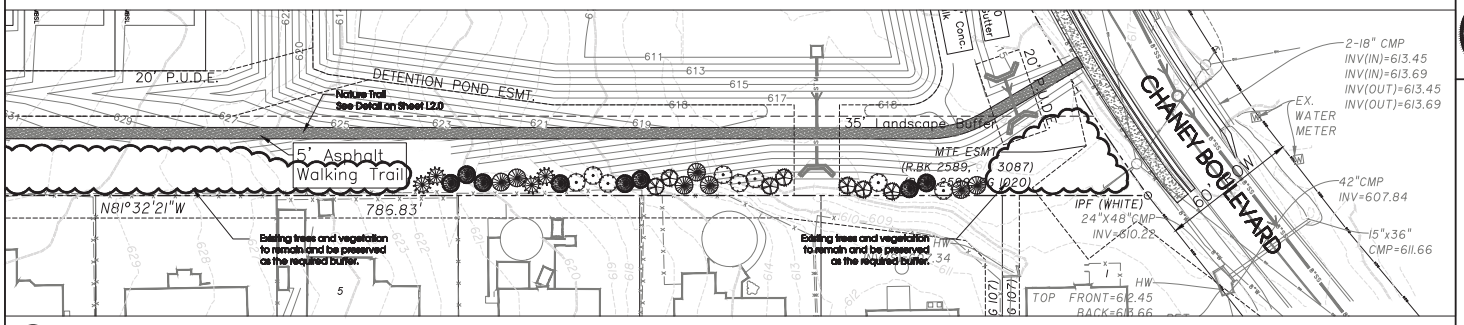
Landscape Plan

REVISED:
07-23-2026 Staff Comments

DRAWN: NPB
DATE: 06-29-2026
CHECKED: BPG/RSM
FILE NAME: 25736prelim_LA
SCALE: VARIES
JOB NO. 25736
SHEET: L1.1



1 L1.2 Southern Buffer



2 L1.2 Southern Buffer

EVERGREEN PLANT MATERIAL SHALL BE 6' TALL AT TIME OF PLANTING

UTILITY BOX SCREENING NOT TO SCALE

Know what's below. Call before you dig.

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

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This is to advise all those construction personnel interested in whatever could not properly design/plan and supervise, it is necessary that all design professionals assume responsibility for only those portions of the project that are designed by each of them as established by current law and practice. The engineer assumes no responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he is not responsible for the failure of any contractor to carry out the work in accordance with the contract documents.

Sanford Ridge
La Vergne, Tennessee

Landscape Plan

REVISED: 07-20-2026 Staff Comments
DRAWN: NPB
DATE: 06-29-2026
CHECKED: BPG/RSM
FILE NAME: 25736preIm_LA
SCALE: 1" = 20'
JOB NO. 25736
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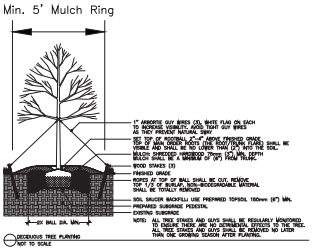
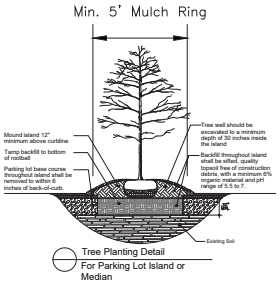
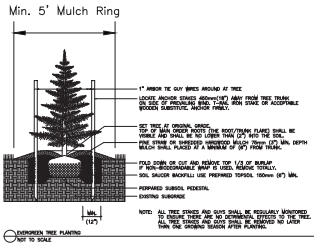
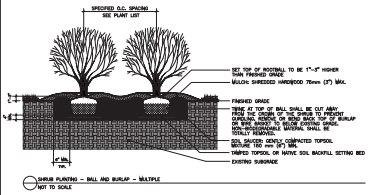








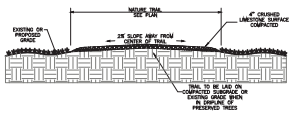
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	LT	1	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
EVERGREEN TREES									
	CD	18	CEDRUS DEODARA `BRACKEN`S BEST CEDAR` / BRACKEN`S BEST DEODAR CEDAR	B & B		6`	4`	8` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	IX2	16	ILEX X `NELLIE R STEVENS` / NELLIE STEVENS HOLLY	B & B		6`	4`	8` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	MG	19	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` / BRACKEN`S SOUTHERN MAGNOLIA	B & B		6`	4`	8` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	MGD	15	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM / SOUTHERN MAGNOLIA	B & B		6`	4`	8` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	11	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B		6`	4`	8` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
EVERGREEN SHRUBS									
	NG	7	NANDINA DOMESTICA `GULF STREAM` TM / HEAVENLY BAMBOO	CONT.		36"	18" - 24"	3` O.C.	DENSE, FULL, MATCHED
	VD	14	VIBURNUM DAVIDII / DAVID VIBURNUM	CONT.		36"	18" - 24"	4` O.C.	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.
4. TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. PROVIDE TREES UNIFORM IN SIZE, CONFORMATION, QUALITY, SIZES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
10. THE QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.





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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
WEBSITE: WWW.SECTNASHVILLE.COM

This site as shown on these construction drawings is intended to conform exactly to engineering design plans and specifications. In the case of any discrepancies between these construction drawings and the engineering design plans and specifications, the latter shall govern. The engineer assumes no responsibility for any deviations in the construction process from the engineering design plans and specifications unless such deviations are first brought to the attention of the engineer and approved by him. The engineer assumes no responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, and he will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents. The engineer assumes no responsibility for the acts or omissions of the contractor, subcontractors or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the final engineering design plans and specifications.
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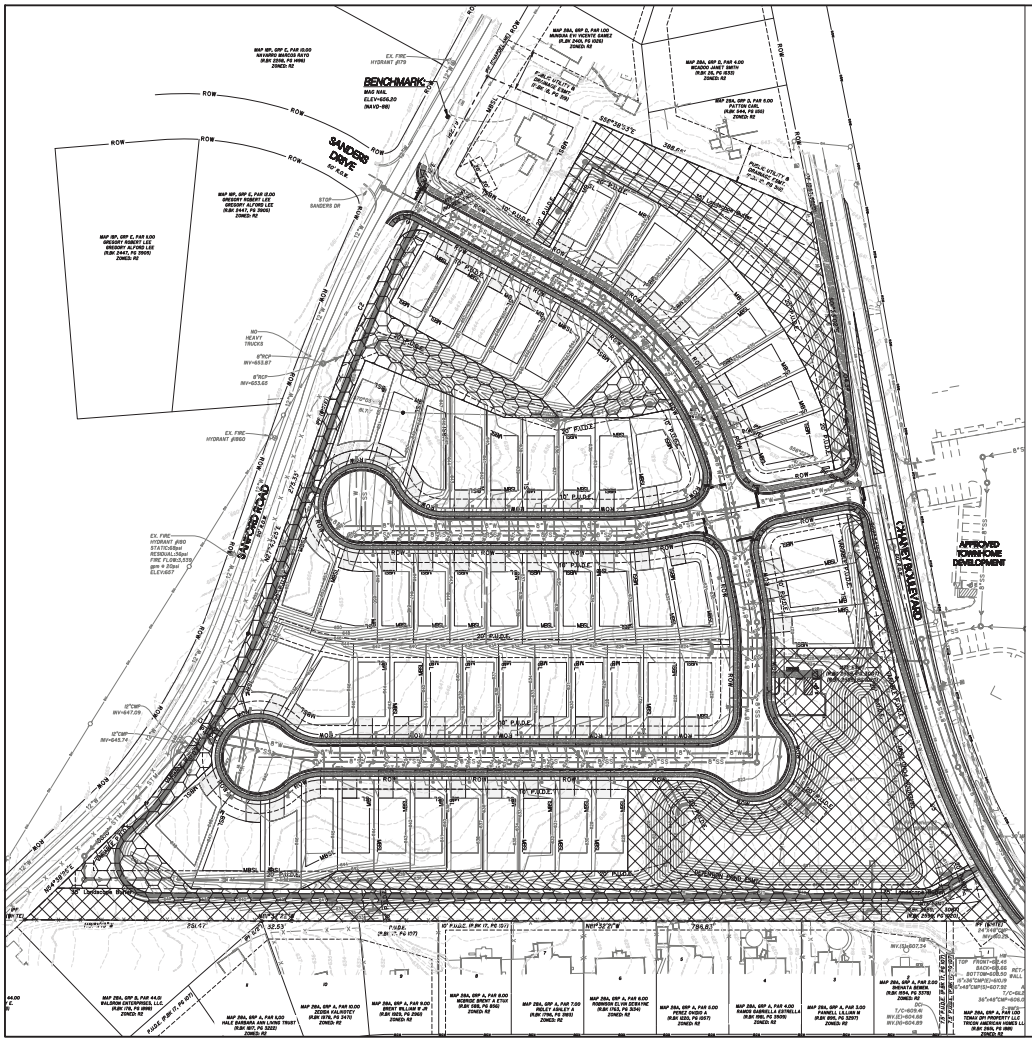
Sanford Ridge
La Vergne, Tennessee

Landscape Details & Notes

REVISED:
07-20-2006 Staff Comments
DRAWN: MPB
DATE: 06-29-2006
CHECKED: BPC/RSM
FILE NAME: 2573Kprelim_LA
SCALE: NA
JOB NO. 25736
SHEET: L2.0



SANFORD RIDGE

OPEN SPACE PLAN

OPEN SPACE REQUIREMENTS
OPEN SPACE REQUIRED (13.17 AC x 15%) = 1.98 AC
OPEN SPACE PROVIDED = 3.83 AC (29.84%)

USABLE OPEN SPACE REQUIRED (1.98 X 5%) = 0.99 AC
USABLE OPEN SPACE PROVIDED = 1.12 ACRES (56.56%)

OPEN SPACE

USABLE OPEN SPACE

Know what's below. Call before you dig.

811

50' 0' 50' 100'
SCALE: 1" = 50'

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This site plan shows minimal construction drawings it is intended to address overall engineering design criteria and objectives. It is not intended to be a detailed construction drawing. Site engineer assumes no responsibility for any deviations from this plan or any items not shown or described. Site engineer assumes no responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the site plan as noted, described or implied.

Sanford Ridge
La Vergne, Tennessee

Open Space Plan

REVISED:
07-25-2026: Staff Comments
DRAWN: NPB
DATE: 06-29-2026
CHECKED: BPG/RSM
FILE NAME: 25736prelim_LA
SCALE: 1" = 50'
JOB NO. 25736
SHEET: L3.0

SANFORD RIDGE

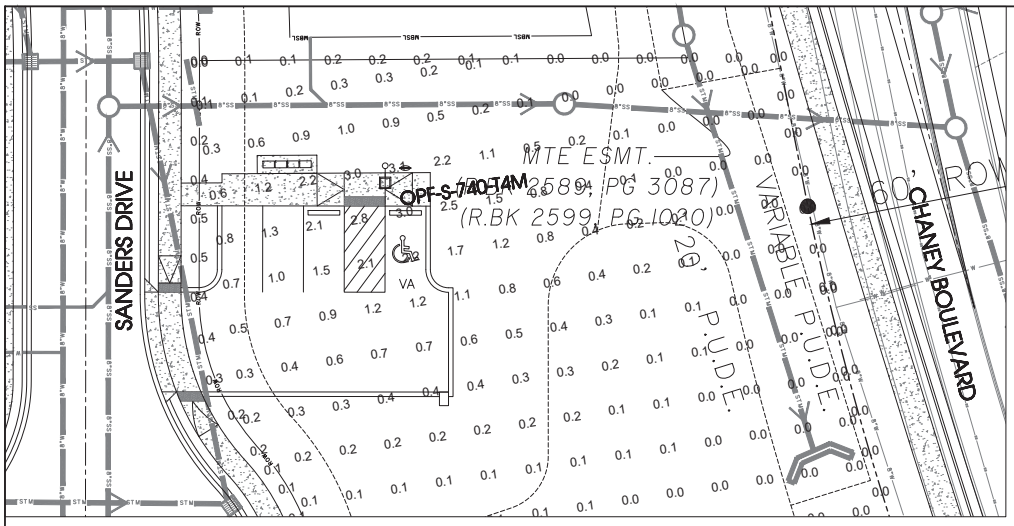
PHOTOMETRIC PLAN

PLAN NOTES:

1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

1. ALL LIGHTS SHALL BE LED.
2. MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
3. ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
4. NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
5. LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
6. ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
7. ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
8. CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
9. LIGHT POLE BASE AND FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.



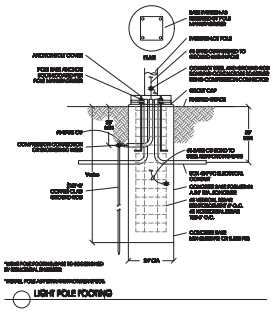
Open Space Boundary	
AVERAGE FOOT-CANDLES	0.07
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.0

Sidewalk and Mail Kiosk	
AVERAGE FOOT-CANDLES	1.90
MAXIMUM FOOT-CANDLES	3.1
MINIMUM FOOT-CANDLES	0.7
MAXIMUM TO MINIMUM FC RATIO	4.35
AVERAGE TO MINIMUM FC RATIO	2.64

Mail Kiosk Parking	
AVERAGE FOOT-CANDLES	1.08
MAXIMUM FOOT-CANDLES	2.5
MINIMUM FOOT-CANDLES	0.4
MAXIMUM TO MINIMUM FC RATIO	6.46
AVERAGE TO MINIMUM FC RATIO	2.83

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	QUANTITY	LAMP DEPRECIATION	ARM LENGTH
OPF-S-740-T4M		OptiForm – Small, 40 LED's, 4000K CCT, TYPE T4M OPTIC, 70CRI	POLE	SIGNIFY CANADA LTD, OPF-S-A01-740-T4M	20'	1	1	0'



LIGHT POLE FOOTING

GARDCO by @Lignify — Site and Area OptiForm OPF-S Small

Gardco OptiForm site and area luminaire are available in three sizes: small, medium and large. Featuring the latest HLED technology, OptiForm achieves up to 192 lumens per watt. Eleven opticaldistributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Ordering guide — example: OPF-S-A01-840-T4M-AR1-120-BLSO-L3-SZ

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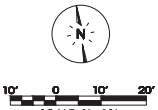

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PHONE (615) 890-7901 FAX (615) 895-2567

This site as shown on these construction drawings is intended to conform exactly to engineering design criteria and objectives. It is the responsibility of the contractor to construct this site exactly as shown on these drawings. Any deviations from these drawings must be approved by the engineer prior to construction. Site Engineering Consultants, PLLC is not responsible for any deviations from these drawings that are not approved by the engineer prior to construction. Site Engineering Consultants, PLLC is not responsible for any deviations from these drawings that are not approved by the engineer prior to construction.

NO PORTION OF THIS DRAWING MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY FORM WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF S.E.C. INC.

Sanford Ridge
La Vergne, Tennessee

REVISED:
07-20-2026 Staff Comments
DRAWN: NPB
DATE: 06-29-2026
CHECKED:
BPG
FILE NAME: 25736prelim_PH
SCALE: 1" = 10'
JOB NO. 25736
SHEET: PH 1.0

Photometric Plan

Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 9. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by Wamble & Associates - 0.75 Acres. Property located at 431 & 471 Minerva Drive (Tax Map 28, Parcel 14). Current Zoning District: R-1 (Single Family Residential) Zoning District; Proposed Zoning District: PDR R-2 (Mixed Residential) Zoning District. Property owned by Eva I. Abdelnore. (DEFERRED)**

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

Summary:
The applicant is requesting to rezone to PDR at a site located at Money Street and Minerva Dr. The site is 0.75 acres currently.

The property is currently vacant.

This PDR proposes 6 new houses and a street expansion.

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. (For Information) The number of lots shown does not require a traffic study. However, the city may require roadway improvements based on the needs of this increased density.
2. (Concept Plan) Show 5' existing contours
3. (Concept Plan) provide stormwater calculations sufficient to show that there is sufficient area to handle stormwater quality and quantity requirements. More detailed calculations will be required with the construction drawings.

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

1. Informational Comment: Public water and sewer is available. Water and Sewer Availability Letters have been requested by Developer's Engineer.

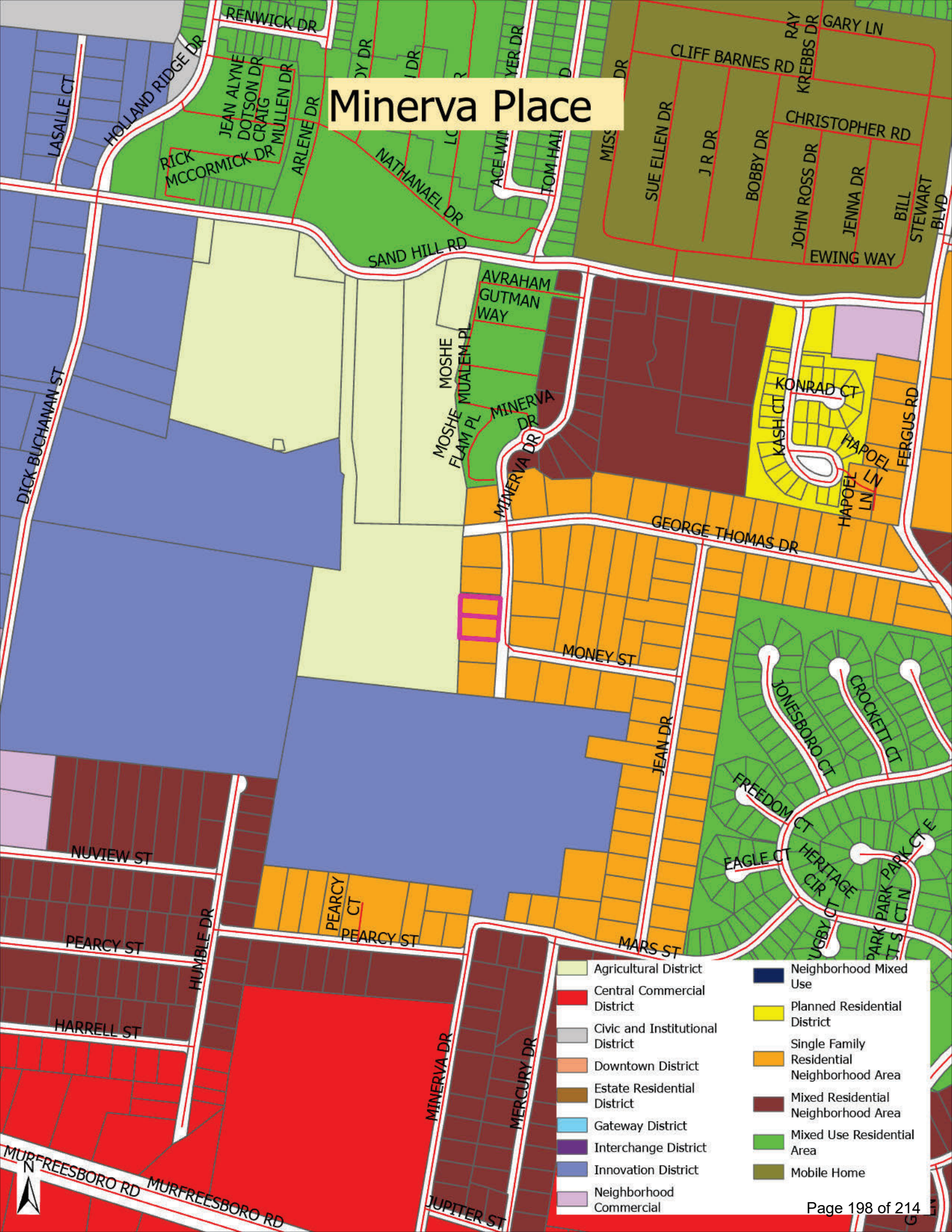
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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.


Minerva Place
MINERVA DR
MINERVA DR
GEORGE THOMAS DR
MONEY ST
N
Rutherford County GIS/OIT, Microsoft, Vantor


Minerva Place
MINERVA DR
N
Rutherford County GIS/OIT, Microsoft, Vantor


Minerva Place
RENWICK DR
LASALLE CT
HOLLAND RIDGE DR
JEAN ALYNE DR
DOTSON DR
CRAIG MULLEN DR
ARLENE DR
RICK MCCORMICK DR
NATHANAEL DR
SAND HILL RD
CLIFF BARNES RD
GARY LN
RAY KREBBS DR
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
BILL STEWART BLVD
CHRISTOPHER RD
EWING WAY
AVRAHAM GUTMAN WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KONRAD CT
KASH CT
HAPOEL LN
FERGUS RD
GEORGE THOMAS DR
DICK BUCHANAN ST
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
FREEDOM CT
EAGLE CT
HERITAGE CIR
PARK CT E
PARK CT N
PARK CT S
NUVIEW ST
PEARCY CT
PEARCY ST
HUMBLE DR
MARS ST
HARRELL ST
MERCURY DR
MURFREESBORO RD
JUPITER ST
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




PROPERTY
RE-ZONING
REQUESTED

Minerva Place

A PLANNED DENSITY RESIDENTIAL (PDR-R2) COMMUNITY PATTERN BOOKLET



431 & 471 Minerva Drive
La Vergne, Rutherford County, Tennessee

Owner/Developer:
Eva Abdelnore and Darryl Holmes
[redacted]
Contact: Darryl Holmes - (615) 624-0236
Email: [redacted]

Civil Engineering:
Wamble & Associates, PLLC
216 Centerview Dr.,
Nashville, Tennessee 37027
Contact: James D. Wamble, PE, RLS - (615) 251-9555
Email: [redacted]
Project Number: 249-0718

Date: June 26, 2026



INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	LOCATION MAP
3	EXISTING CONDITIONS
4	PDR MASTER PLAN
5	ARCHITECTURAL STANDARDS AND CHARACTER IMAGES
6	NOTES AND DETAILS

DEVELOPMENT SUMMARY

Parcel ID Numbers	014-O-B-00301 014-O-B-00300
Street Address	Minerva Drive
Owner & Developer	Eva Abdelnore and Darryl Holmes [redacted] LaVergne, Tennessee 37086 Phone: (615) 624-0236
Deed of Record, Deed Book / Page	RB 1865, PG 2898 RB 1732, PG 1595
Total Site Area	0.75 Acres
Existing Zoning	R-1
Proposed Zoning	PDR-R-2
PDR Name	Minerva Drive
U.S. FEMA FIRM	Zone "X", Map 47149C0020K, 5-9-2023
Design Professional	James D. Wamble Wamble & Associates, PLLC. 216 Centerview Drive Brentwood, TN 37027 Phone: (615) 251-9555 email: [redacted]

WAMBLE & Associates, PLLC

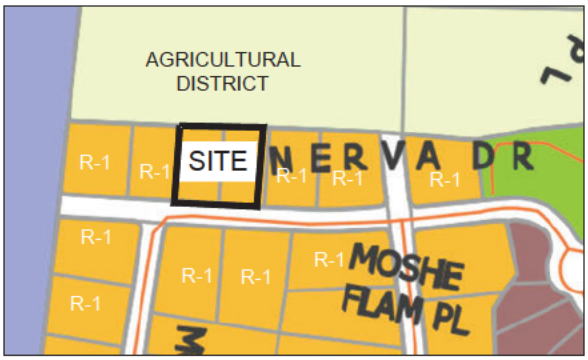
MINERVA DRIVE - A RESIDENTIAL COMMUNITY

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

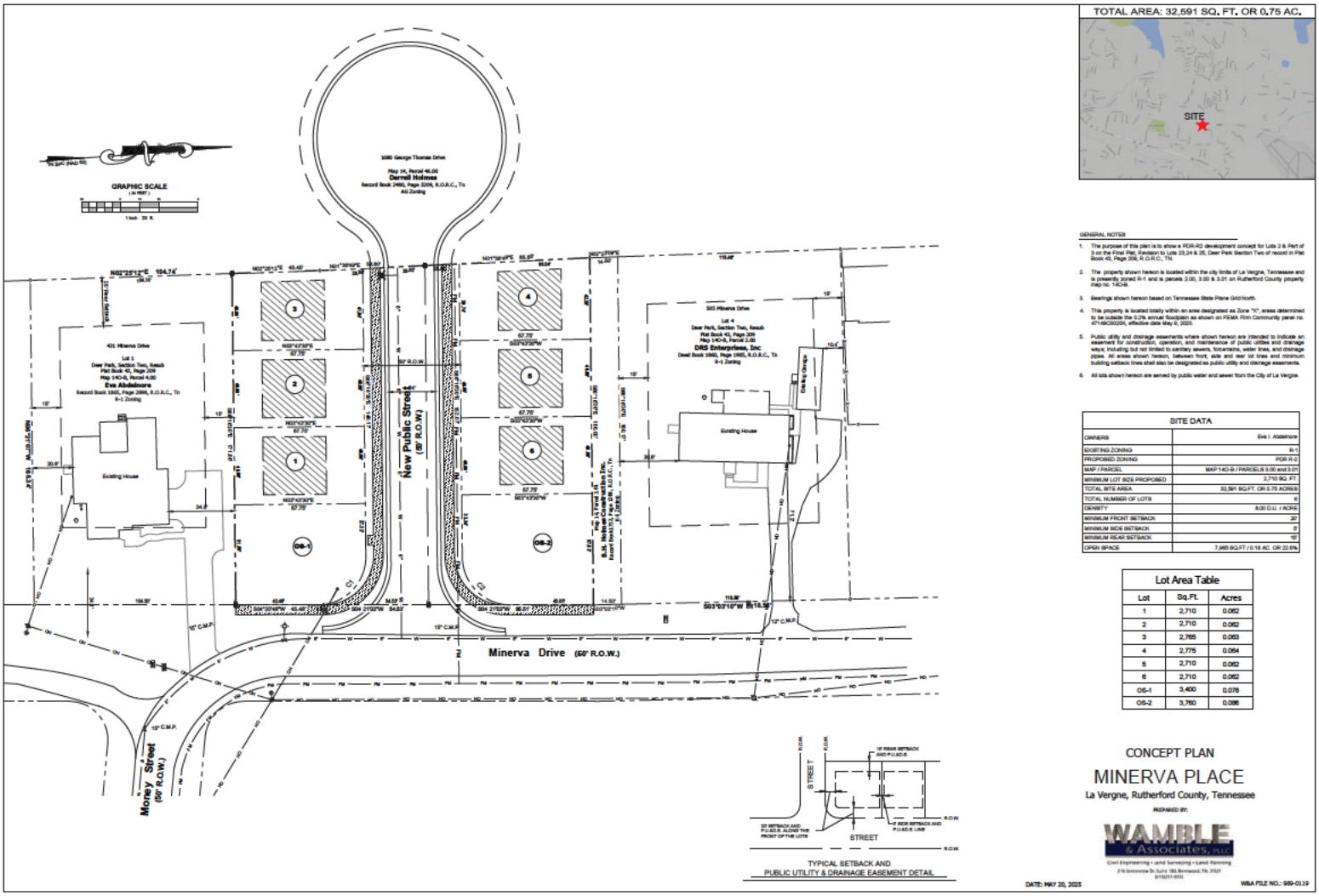
Location Map - 2



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



ZONING MAP
NOT TO SCALE



GENERAL NOTES

1. The purpose of this plan is to show a PDR-RS development concept for Lots 2 & Part of 3 on the Final Plat, Revision to Lots 23,24 & 25, Deer Park Section Two of record in Plat Book 43, Page 209, R.O.R.C., TN.
2. The property shown hereon is located within the city limits of La Vergne, Tennessee and is presently zoned R-1 and is parcels 2.00, 3.00 & 3.01 on Rutherford County property map no. 140-B.
3. Bearings shown hereon based on Tennessee State Plane Grid North.
4. This property is located totally within an area designated as Zone "X", areas determined to be outside the 0.2% annual floodplain as shown on FEMA Rim Community panel no. 47149C0035H, effective date May 9, 2023.
5. 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, forcemains, water lines, and drainage pipes. All areas shown hereon, between front, side and rear lot lines and minimum building setback lines shall also be designated as public utility and drainage easements.
6. All lots shown hereon are served by public water and sewer from the City of La Vergne.

SITE DATA	
OWNERS	Eva I. Abdelnore
EXISTING ZONING	R-1
PROPOSED ZONING	PDR R-S
MAP / PARCEL	MAP 140-B / PARCELS 3.00 and 3.01
MINIMUM LOT SIZE PROPOSED	2,710 SQ. FT.
TOTAL SITE AREA	32,591 SQ.FT. OR 0.75 ACRES
TOTAL NUMBER OF LOTS	6
DENSITY	8.00 D.U. / ACRE
MINIMUM FRONT SETBACK	20'
MINIMUM SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
OPEN SPACE	7,365 SQ.FT / 0.18 AC. OR 22.6%

Lot Area Table		
Lot	Sq.Ft.	Acres
1	2,710	0.062
2	2,710	0.062
3	2,765	0.063
4	2,775	0.064
5	2,710	0.062
6	2,710	0.062
OS-1	3,400	0.078
OS-2	3,760	0.086

CONCEPT PLAN

MINERVA PLACE

La Vergne, Rutherford County, Tennessee

PREPARED BY:

WAMBLE & Associates, PLLC

Civil Engineering • Land Surveying • Land Planning

DATE: MAY 20, 2025

WBA FILE NO.: 989-0119












ARCHITECTURAL STANDARDS

1. New homes will contain traditional residential design. Building facades fronting a street or common open landscaped space shall provide a minimum of one principal entrance and a minimum of 25% glazing.
2. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormer windows.
3. Buildings will be constructed out of hardy materials including hardy board, brick, stone, EIFS, and untreated wood shall NOT be permitted as shown in the images herein.
4. The houses will be constructed with 100% brick on the front and both sides. The rear of the home will be 50% brick and 50% hardy board
5. Porches on front facades shall provide a minimum of six feet depth.
6. All unit dimensions shown are approximate and may change with final architecture design.
7. All homes are two story with a front porch and stick built from the ground up.
8. All homes are two and three bedrooms.
9. Images shown hereon are representative of the architectural design.

WAMBLE & Associates, PLLC

MINERVA PLACE - A RESIDENTIAL COMMUNITY
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

Architectural Standards - 5
Character Images

GENERAL NOTES

1. The intent of this development proposal is to establish the framework for a new R-2 PDR residential community containing 6-lot single-family lots.
2. All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
3. The required fire flow shall be determined by the City of La Vergne Fire Marshal's office, prior to the issuance of a building permit.
4. The developer shall be responsible for installing street lights as per City of La Vergne standards. No certificates of occupancy will be issued until street lights are installed according to City standards.
5. Minor modifications to the preliminary PDR plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design, and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by the Board of Mayor and Aldermen, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. Unit mix type and location on the site may be rearranged to meet the needs of the housing market as reviewed and approved by the City Planner and City Engineer.
6. Boundary and Topographic information taken from a field run survey by Wamble & Associates, PLLC.
7. This private elements of this community will be maintained and managed by the owner or his management company.
8. A sample of a draft HOA documents will be provided to the staff and Planning Commission with all conditions, rules and restrictions on use in this community for review and approval at Final Plat submittal approval for construction of infrastructure in this development. The final HOA documents shall be recorded with the final subdivision plat.
9. All streets will be a public street and shall be paved with asphalt.
10. Cluster mailbox locations will be provided as required by U.S.P.S.

ROADS, DRIVES, SIDEWALKS AND PARKING NOTES

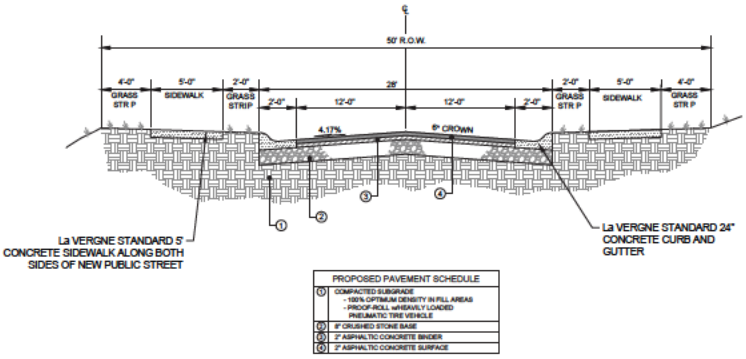
1. The developer's final construction drawings shall comply with the design regulations established by the City of La Vergne in effect at the time of the approval of the final development plan. Final design may vary based on field conditions.
2. Existing and proposed utilities, signs and power poles, should be shown on the site plan and should not be located within the proposed sidewalk.
3. All streets and alleys are public, as shown hereon, and to be paved with asphalt per City of La Vergne Specifications.
4. No driveways shall be permitted from Minerva Drive to Lots 1 and 6.

WATER AND SEWER NOTES

1. All water and sewer construction shall be in accordance with specifications and standard details of the City of La Vergne.
2. Individual water and/or sanitary sewer service lines are required for each unit.
3. Fire hydrants shall be located in such a manner that any portion of a building shall be no further than 500 feet from a fire hydrant as measured via a hard surface road - not a direct line from a hydrant. Locations that meet this requirement will be shown on Final Site Plans for approval by the City of La Vergne, City Engineer.

LANDSCAPING NOTES

1. Where feasible, existing mature trees will be maintained. New trees will be planted in an orderly manner along all new streets and sidewalks in order to create a comfortable walking environment, as well as mitigate the site's stormwater run-off. Trees will also be planted strategically throughout the community so as to provide shading of new homes and parking areas to augment cooling and maximize resident comfort.
2. A Transitional Screening 2 Buffer is provided in a 35' wide perimeter setback as shown on the Master Plan.



TYPICAL ROADWAY SECTION (NEW DEVELOPMENT ROAD)

GRADING, DRAINAGE AND EROSION CONTROL NOTES

1. The proposed method for the collection, discharge and treatment of on-site stormwater will be primarily street inlets and pipes to convey the run-off to an on-site water quality and dry detention pond that will provide quantity detention and quality treatment in accordance with the Stormwater Management Manual of the City of La Vergne.
2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Manual and approved by the City of La Vergne.
3. City of La Vergne shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.
4. This property is located within an area designated as "Zone X", determined to be outside 500-year flood plain, as noted on Flood Insurance Rate Map Number 47149C0020K, dated May 9, 2023.
5. This drawing is for illustration purposes, as it pertains to stormwater to indicate the basic premise of the development.

Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 10. **Recommendation to the Board of Mayor and Alderman: Ordinance #2026-14 - An Ordinance to Amend Title 10 of the La Vergne Municipal Code by Adding a New Chapter Regulating the Keeping of Domestic Fowl.**

Reviewed By:
Joshua Miller, City Recorder

Summary:
This ordinance establishes regulations for residents wishing to keep domestic fowl for personal use within the City of La Vergne. It limits the number and types of domestic fowl allowed on residential property, establishes operational standards, and prohibits roosters, guinea fowl, and peafowl. At the July 7, 2026, Board of Mayor and Aldermen meeting, this item was sent back to the Planning Commission for additional discussion.

Staff Comments / Technical Items:

The ordinance:

- Limits the number and types of domestic fowl allowed on residential property.
- Prohibits roosters, guinea fowl, and peafowl.
- Establishes standards for coop construction, setbacks, and containment.
- Authorizes enforcement by the Codes Department.

***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.

ORDINANCE #2026-14

AN ORDINANCE TO AMEND TITLE 10 OF THE LA VERGNE MUNICIPAL CODE BY ADDING A NEW CHAPTER REGULATING THE KEEPING OF DOMESTIC FOWL AND AMEND THE CITY FEE SCHEDULE BY ADDING A NEW PERMIT FEE.

WHEREAS, the City of La Vergne desires to permit residents to keep a limited number of domestic fowl for personal use; and

WHEREAS, Title 10, Chapter 1 of the Municipal Code establishes general requirements applicable to all animals and fowl; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary to establish additional regulations specific to domestic fowl; and

WHEREAS, the Board of Mayor and Aldermen finds it necessary to establish these reasonable regulations to protect the public health, safety, and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF LA VERGNE, TENNESSEE, AS FOLLOWS:

SECTION I. Title 10 of the Municipal Code is hereby amended by adding a new Chapter 4 that reads as follows:

CHAPTER 4 – DOMESTIC FOWL

Sec. 10-401. - Purpose and applicability.

(1) This chapter establishes regulations for the keeping of domestic fowl within the City of La Vergne.

(2) All domestic fowl shall also be subject to Chapter 1 of this title, including but not limited to:

(a) Sec. 10-101 – Running at large prohibited;

(b) Sec. 10-102 – Pen or enclosure to be kept clean;

(c) Sec. 10-103 – Adequate food, water, and shelter; and

(d) Sec. 10-104 – Nuisance prohibited.

Sec. 10-402. - Definitions.

As used in this chapter, unless the context otherwise indicates.

- Domestic Fowl means chickens, ducks, geese, turkeys, quail, and other domesticated birds customarily raised for eggs, meat or personal enjoyment.
- Chicken means a domesticated fowl of the species *Gallus gallus domesticus*.
- Hen means a female chicken.
- Rooster means a male chicken.
- Duck means any domesticated species of duck.
- Goose means any domesticated species of goose.
- Turkey means any domesticated species of turkey.
- Quail means any domesticated species of quail raised in captivity.
- Coop means a covered structure designed to shelter domestic fowl.
- Enclosure means a coop, pen, run, aviary, or fenced area used to contain domestic fowl.

~~**Sec. 10-403. - Permit required.**~~

~~(1) No person shall keep or maintain domestic fowl within the City without first obtaining an annual permit from the Codes Department.~~

~~(2) The permit shall be valid for one (1) year and must be renewed annually.~~

~~(3) Permit fees shall be as set forth in the city fee schedule.~~

~~(4) The Codes Department may require the following:~~

~~(a) Applicant name, address and contact information;~~

~~(b) Number of domestic fowl;~~

~~(c) Site plan showing coop/enclosure location; and~~

~~(d) Any additional information necessary for compliance.~~

~~(5) The Codes Department may inspect the property prior to issuance or renewal.~~

~~(6) Only one (1) domestic fowl permit shall be issued per residential parcel.~~

~~(7) Permits may be suspended or revoked for violations of this chapter or Title 10, Chapter 1.~~

Sec. 10-404. - Number and type of domestic fowl.

(1) Chickens: Maximum of ten (10) hens.

(2) Ducks: Maximum of six (6).

(3) Quail: Maximum of twenty (20).

(4) Roosters are prohibited.

(5) Guinea fowl and peafowl are prohibited.

(6) Geese and turkeys are prohibited on residential lots less than two (2) acres.

(7) On residential lots of two (2) acres or greater, a maximum of four (4) geese and/or turkeys may be kept.

Sec. 10-405. - Location and setbacks.

(1) Domestic fowl shall be kept only in the rear yard.

(2) Coops and enclosures shall be located:

(a) At least ten (10) feet from any property line; and

(b) At least twenty (20) feet from any neighboring residential structure, where practicable.

Sec. 10-406. – Enclosure standards.

(1) All domestic fowl shall be kept within a coop and/or enclosure at all times.

(2) Temporary structures consisting of primarily of tarps, pallets, scrap lumber, sheet plastic, or similar materials shall not constitute a compliant enclosure.

(3) Coops and enclosures shall be constructed of durable materials and maintained in good repair.

(4) Domestic fowl shall not run at large and must comply with Sec. 10-101.

Sec. 10-407. - Prohibited activities.

(1) Domestic fowl shall be kept for personal use only.

~~(2) The following are prohibited:~~

~~(a) Commercial breeding operations;~~

~~(b) Slaughtering domestic fowl on residential property;~~

~~(c) Commercial sale of eggs, meat, or related products.~~

Sec. 10-408. - Enforcement.

(1) This chapter shall be enforced by the Codes Department.

(2) Any violations shall be fined under the general penalty clause of the municipal code.

(3) The Codes Department may:

(a) Issue notices of violation or citations;

(b) Require corrective action;

~~(c) Suspend or revoke permits.~~

~~(4) Repeated violations may result in permit revocation.~~

SECTION II. ~~The Codes Department, Permits section of the City of La Vergne Fee Schedule be amended by adding a new fee entitled "Domestic Fowl Permit" to read as follows:~~

~~**Name / Purpose of Fee**~~	~~**2025-2026**~~	~~**LMC / Ordinance Reference**~~
~~**Codes Department**~~		
~~**• Permits**~~		
~~* Domestic Fowl Permit~~	~~$25.00~~	~~LMC 10-403~~

SECTION III. Each section, subsection, paragraph, sentence and clause of this ordinance is hereby declared to be separable and severable. The validity of any section, subsection, paragraph, sentence or clause shall not be effected by the invalidity of any other portion of this ordinance, and only any portion declared to be invalid by a court of competent jurisdiction shall be deleted herefrom.

SECTION IV. That this Ordinance take effect forthwith upon its final passage, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved by the Mayor and Board of Aldermen: _____ 1st Reading

_____ Jason Cole, Mayor

_____ 2nd Reading

ATTEST:

_____ Joshua Miller, City Recorder

Published in the Murfreesboro Post on _____.

Planning Commission Report
Meeting: July 28, 2026

City of La Vergne

Item #: 11. **Recommendation to the Board of Mayor and Alderman: Amendment to the Zoning Ordinance Regarding Data Centers.**

Reviewed By:
Bo Logan, City Planner

Summary:
This amendment to the zoning ordinance is regarding the locations of data centers in the City.

Currently data centers are allowed in four (4) zoning districts including CC (Central Commercial), CI (Civic & Institutional District), LI (Innovation Dist.) and HI (Interchange Dist.)

This amendment would remove Data Centers from CC (Central Commercial), CI (Civic & Institutional District) and LI (Innovation Dist.).

If the amendment is approved data centers will only be allowed inside the HI (Interchange District). Additionally, there will be distance requirements applied to data centers as follows:

No data center shall be operated or maintained within one thousand feet of a residentially zoned district, the property line of a lot devoted to residential use, a church, a state licensed day care facility, public library, private or public educational facilities which serve persons age seventeen or younger, an elementary school, a high school, a public park, or another data center. Additionally, the distance limitations shall be measured in a straight line in all directions, without regard to intervening structures or objects, from the nearest point of the property line of a parcel containing a data center to the nearest point on the property line of the use, structure or property from which separation is required. In the event that the lot upon which the data center is located or is proposed to be located is contiguous to the lot upon which the use, structure or property being separated is located, the measurement shall be from the nearest point of the data center to the nearest point of the use, structure or property being separated. These distance limitations shall apply regardless of whether or not the use, structure or property from which separation is required is located inside the city limits of the City of La Vergne.

Under Central Commercial (CC) on page 97 (about the middle of Page 97) data center is listed in that table as a use allowed by right (P). This amendment will remove that language in this table and in additional tables as follows:

Staff recommends the changes as follows:
1) Amend Table 4.2.9 (1) - Central Commercial District Use Table by removing Data Centers from the table.
2) Amend Table 4.2.12 (1) - Innovation District Use Table by removing Data Centers from the table.
3) Amend Table 4.2.13 (1) - Interchange District Use Table by changing Data Centers from (P) Permitted to (AR) Additional Requirements.
4) Add new Additional Requirements C. and D. to **Chapter 5, Development Standards, Section 5.2.23, Data Centers**

C. Separation. No data center shall be operated or maintained within one thousand feet of a residentially zoned district, the property line of a lot devoted to residential use, a church, a state licensed day care facility, public library, private or public educational facilities which serve persons age seventeen or younger, an elementary school, a high school, a public park, or another data center.

D. Measurement. The distance limitations in shall be measured in a straight line in all directions, without regard to intervening structures or objects, from the nearest point of the property line of a parcel containing a data center to the

nearest point on the property line of the use, structure or property from which separation is required. In the event that the lot upon which the data center is located or is proposed to be located is contiguous to the lot upon which the use, structure or property being separated is located, the measurement shall be from the nearest point of the data center to the nearest point of the use, structure or property being separated. These distance limitations shall apply regardless of whether or not the use, structure or property from which separation is required is located inside the city limits of the City of La Vergne.

CURRENT TABLE PAGE 97 (TO BE AMENDED)

Industrial / Wholesale / Storage	
Data Centers	P
General Warehousing	AR
Infrastructure Uses	
Educational Services	P
Essential Services	P
Hospitals	P

NEW TABLE ON PAGE 97 (AFTER AMENDED BY REMOVING DATA CENTERS)

Industrial / Wholesale / Storage	
General Warehousing	AR
Infrastructure Uses	
Educational Services	P
Essential Services	P
Hospitals	P

CURRENT TABLE PAGE 105 (TO BE AMENDED)

Industrial / Wholesale / Storage	
Data Centers	P
General Warehousing	P
Industrial Sales	P
Agricultural Uses	
Kennel-Commercial	P

NEW TABLE ON PAGE 105 (AFTER AMENDED BY REMOVING DATA CENTERS)

Industrial / Wholesale / Storage	
General Warehousing	P
Industrial Sales	P
Agricultural Uses	
Kennel-Commercial	P

CURRENT TABLE PAGE 108 (TO BE AMENDED)

Industrial / Wholesale / Storage	
Adult Oriented Establishments	AR
Data Centers	P

General Warehousing	P

Agricultural Uses

Kennel-Comercial	P

NEW TABLE ON PAGE 108 (AFTER AMENDED BY CHANGING DATA CENTERS TO AR)

Industrial / Wholesale / Storage

Adult Oriented Establishments	AR
Data Centers	AR
General Warehousing	P

Agricultural Uses

Kennel-Comercial	P

Staff Comments / Technical Items:

No technical comments.

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