

WORKSHOP AGENDA

Planning Commission

March 14, 2023 @ 12:00 AM

For the March 28, 2023 Regular Meeting @ 7:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: January 31, 2023 Regular Meeting.

OLD BUSINESS

2. Site Plan - Seventh Day Adventist Church. Requested by Azimtech, Inc. Property located at 271 Jefferson Pike (Tax Map 18N, Parcel 18.01). R-2 (Medium Density Residential) Zoning District. Property owned by Kentucky/Tennessee Conference of Seventh Day Adventists, Inc.
3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Lt. Frank Walkup. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.
4. Site Plan - Dick Buchanan Trailer Storage - Trailer Storage and Two New Buildings of 9,100 & 12,000 Square Feet on 15.47 Acres. Requested by 615 Design Group. Property located on Dick Buchanan Street (Tax Map 14, Parcel 50). I-2 (Heavy Industrial) Zoning District. Property owned by CSJ & Associates, LLC.
5. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by CDC, Inc. 5 acres. Property located at 252 Hollandale Road (Tax Map 14, Parcel 23.2). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: R-2 (Medium Density Residential) Zoning District. Property owned by Bola Gabriel.

NEW BUSINESS

6. Site Plan - 5450 Murfreesboro Road - New Retail Building Totaling 11,550 Square Feet on 1.53 Acres. Requested by Huddleston - Steele, Inc. Property located at 5450 Murfreesboro Rd. (Tax Map 18B, Group E, Parcel 3). C-2 (Highway Service Commercial) Zoning District. Property owned by FHMY Realty Investors, LLC.
7. Site Plan - Scott Equipment Parts Building - New Building totaling 20,000 Square Feet & Building Addition of 1,060 Square Feet. Requested by Fulmer - Lucas. Property located at 140 Waldron Road (Tax Map 29, Parcel 5.12). I-2

- (Heavy Industrial) Zoning District. Property owned by Scott Equipment, LLC.
8. Site Plan - Carothers Crossing Commercial - 10 Mixed Use Buildings on 1.61 Acres. Requested by SEC. Property located on Carothers Road (Tax Map 29, Parcel 29). PDR (Planned Density Residential) Zoning District. Property owned by Burkitt Hills Investment Group, LLC.
 9. Final Plat - Lot 48 Morningside Acres - Two (2) Residential Lots on 5.23 Acres. Requested by Chapdelaine & Associates. Property located on Meadowlark Lane (Tax Map 13H, Group A, Parcel 34). R-1 (Low Density Residential) Zoning District. Property owned by John & Tommye Bamfield.
 10. Concept Plan - Mission Hills Apartment Site - 324 Units on 23.78 Acres. Requested by SEC. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.
 11. Recommendation to the Board of Mayor and Aldermen - Ordinance to Amend Article V, Section 5.055 of the La Vergne Zoning Ordinance Regarding Floodway and Flood Fringe Districts.
 12. **Planning Commission Resolution #2023-01** - A Resolution to Amend the City of La Vergne Fee Schedule Regarding the Fee-in-Lieu Option for Sidewalk Construction as found in Article IV, Section 4-108.5 of the La Vergne Subdivision Regulations. (Public Hearing will be held prior to the meeting at 6:00 p.m. on March 28, 2023.)
 13. Bonds/Letters of Credit Update.

ADJOURN

LT. FRANK WALKUP SUBDIVISION – PHASE 1

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on January 30, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 1, and said plat was recorded on January 31, 2020, in Plat Cabinet 43, Page 248, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 1 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 1, recorded on January 31, 2020 in Plat Cabinet 43, Page 248, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 1 improvements shown on the Lt. Frank Walkup – Phase 1 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

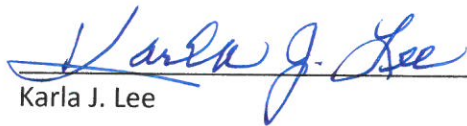
_____, My commission expires _____
Notary Public

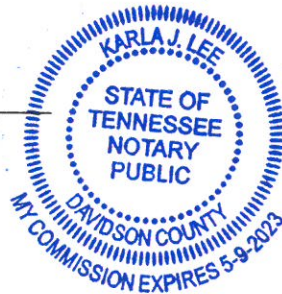
CO-PARTNERSHIP

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.


Karla J. Lee



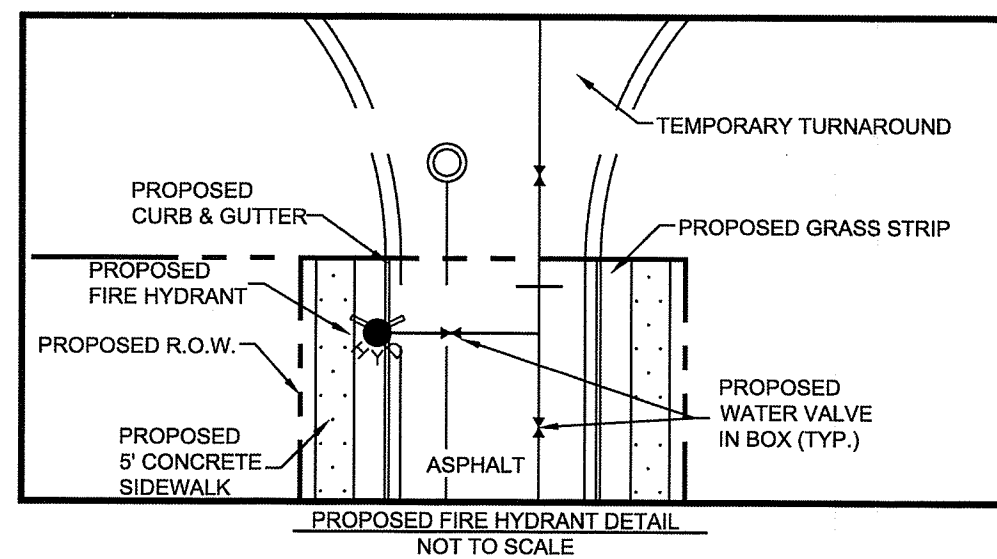
My Commission Expires: 05/09/2023



GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

1 inch = 100 ft.



DRAINAGE EASEMENT FOR STORMWATER
DRAINAGE TO BE DISCHARGED INTO EXISTING SINKHOLE
AS APPROVED BY THE TENNESSEE DEPARTMENT OF
ENVIRONMENT AND CONSERVATION CLASS V INJECTION
WELL PERMIT.
SINKHOLE TO BE TREATED TO RECEIVE DRAINAGE AS
SHOWN IN DETAIL THIS SHEET.
CLASS V INJECTION WELL PERMIT TO BE ISSUED BY
STATE PRIOR TO RECEIVING CITY OF LaVERGNE
GRADING PERMIT.

[illegible]

1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY LIMITS OF LAVERGNE, TENNESSEE AND IS ZONED R-1C.
2. THE PROPERTY IS OWNED BY AMNON SHREIBMAN, TRUSTEE.
3. THIS ENTIRE TRACT IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN ON FEMA FIRM MAP NO. 47460202D H, EFFECTIVE DATE JANUARY 5, 2007).
4. THE PURPOSE OF THIS FINAL PLAT IS CREATE 9 LOTS.
5. NO HOME SHALL BE FURTHER THAN 500' FROM THE NEAREST FIRE HYDRANT.
6. ALL WATER AND SANITARY SEWER LINES SHOWN HEREON SHALL BE PUBLIC AND DEDICATED TO THE CITY OF LAVERGNE.
7. ALL STREETS TO HAVE CURBS AND GUTTER, STORM WATER CONVEYANCE SHALL BE BY OPEN DITCHES ALONG THE REAR LOT LINES AND BY STORM INLETS IN STREETS WITH UNDERGROUND PIPES. CALCULATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS AND FINAL PLAT.
8. NO GRADING WORK SHALL COMMENCE UNTIL A NOTICE OF COVERAGE FROM THE STATE OF TENNESSEE HAS BEEN ACQUIRED AND THE CITY OF LAVERGNE HAS ISSUED A GRADING PERMIT FOR THIS SITE.
9. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
10. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
11. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
12. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DENSITY.
13. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
14. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN EROSION CONTROL STAMP. ANY FOUNDATIONS ARE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL, THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
15. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.
16. LOCATION AND SIZES FOR STORM DRAINAGE WITH NECESSARY EASEMENTS SHALL BE SHOWN ON THE FINAL SITE DEVELOPMENT PLANS AND ALSO ON THE FINAL SUBDIVISION PLAT.
17. THE LIMITS OF THE EXISTING VEGETATION SHALL BE LOCATED AND DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS.
18. THE RESIDENTIAL REQUIREMENTS FOR LANDSCAPING ARE 1 CANOPY AND 1 UNDERSTORY TREE PER LOT.
19. SLOPES ACROSS THE SITE RANGE FROM 0% TO 14%. THE SOILS TYPES ARE MAINLY ROCK OUTCROPS WITH A COMBINATION OF SILT CLAY.
20. THE FINAL GRADES SHALL BE DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS AND SHALL DEMONSTRATE THE ADAPTABILITY OF PROPOSED STRUCTURES TO THE SITE CONDITIONS.
21. THE RESTRICTIVE COVENANTS FOR THIS DEVELOPMENT SHALL BE CREATED AND RECORDED WITH THE FINAL SUBDIVISION PLAT.
22. NO FILL MATERIAL OR STRUCTURES THAT WOULD IMPEDE THE FLOW OF STORMWATER AS SHOWN SHALL BE ALLOWED IN DRAINAGE EASEMENTS.
23. 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.
24. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM THEIR STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
25. THE STORMWATER DETENTION POND ON THE OPEN SPACE LOT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE ENTIRE LOT IS DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
26. LOTS 101 & 109 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO JONES MILL ROAD.
27. PRE-APPLICATION MEETING WAS HELD WITH CITY PLANNER AND CITY ENGINEER ON MAY 15, 2015.
28. LIGHTING PLAN SHOWN HEREON TO BE APPROVED BY POWER COMPANY WHEN FINAL DESIGN IS DEVELOPED.
29. ORIGINAL CONSTRUCTION PLANS APPROVED 2/11/2016.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 1373, Page 3036, Rutherford County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

By: Amber Schriener Date: 6/18/19

I hereby certify (1) that the following water and sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase One has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System _____
And _____
Sewer System 6/24/19, 201⁹
Date _____
City of La Vergne - Public Works Director

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

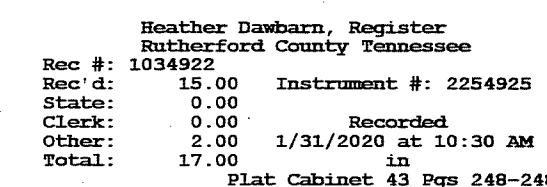
0/25/2018/9 Date Secretary, Planning Commission

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

6/24/19, 2019
Date

[Signature]
City of La Verne - Public Works Director

I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Category "I", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee and that the ratio of precision is greater than 1:15,000.



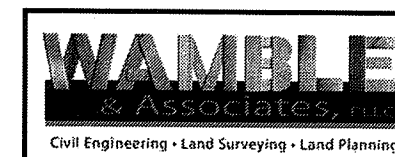
I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.

Tax Certificate No. 2743 1312120 549
 Rutherford County Regional Planning Commission

FINAL PLAT
PHASE ONE
Lt. FRANK WALKUP
SUBDIVISION

SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER:
AMNON SHREIBMAN
P.O. BOX 1746
La VERGNE, TENNESSEE 37086
(615) 793-6663



W&A FILE NO.: 249-0306

LT. FRANK WALKUP SUBDIVISION – PHASE 2

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on November 27, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 2, and said plat was recorded on October 26, 2021, in Plat Cabinet 46, Page 204, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 2 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 2, recorded on October 26, 2021 in Plat Cabinet 46, Page 204, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 2 improvements shown on the Lt. Frank Walkup – Phase 2 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

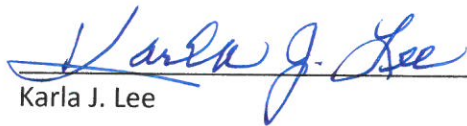
_____, My commission expires _____
Notary Public

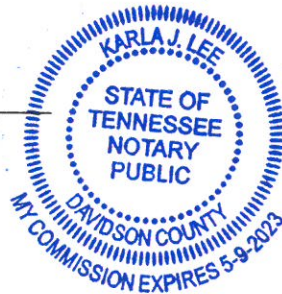
CO-PARTNERSHIP

STATE OF TENNESSEE)

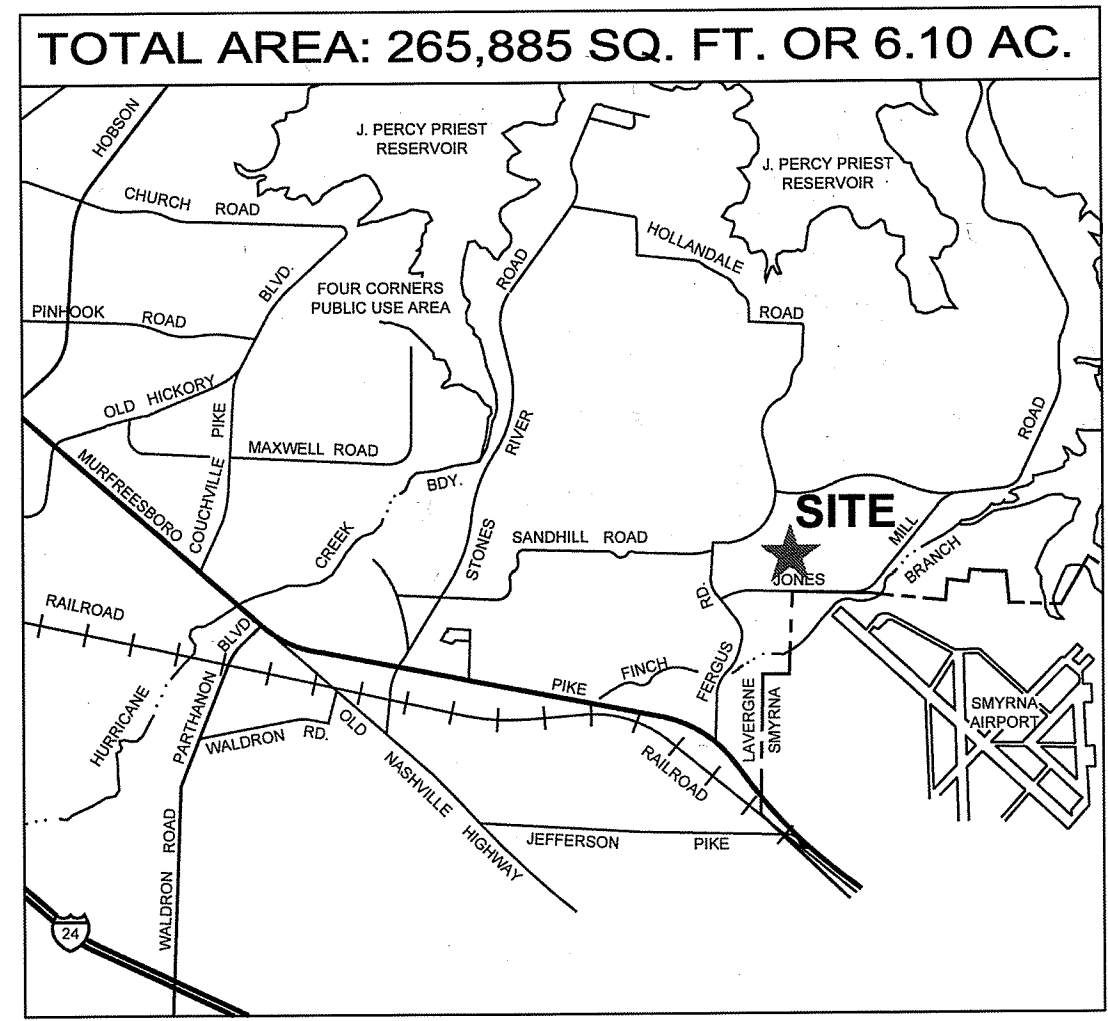
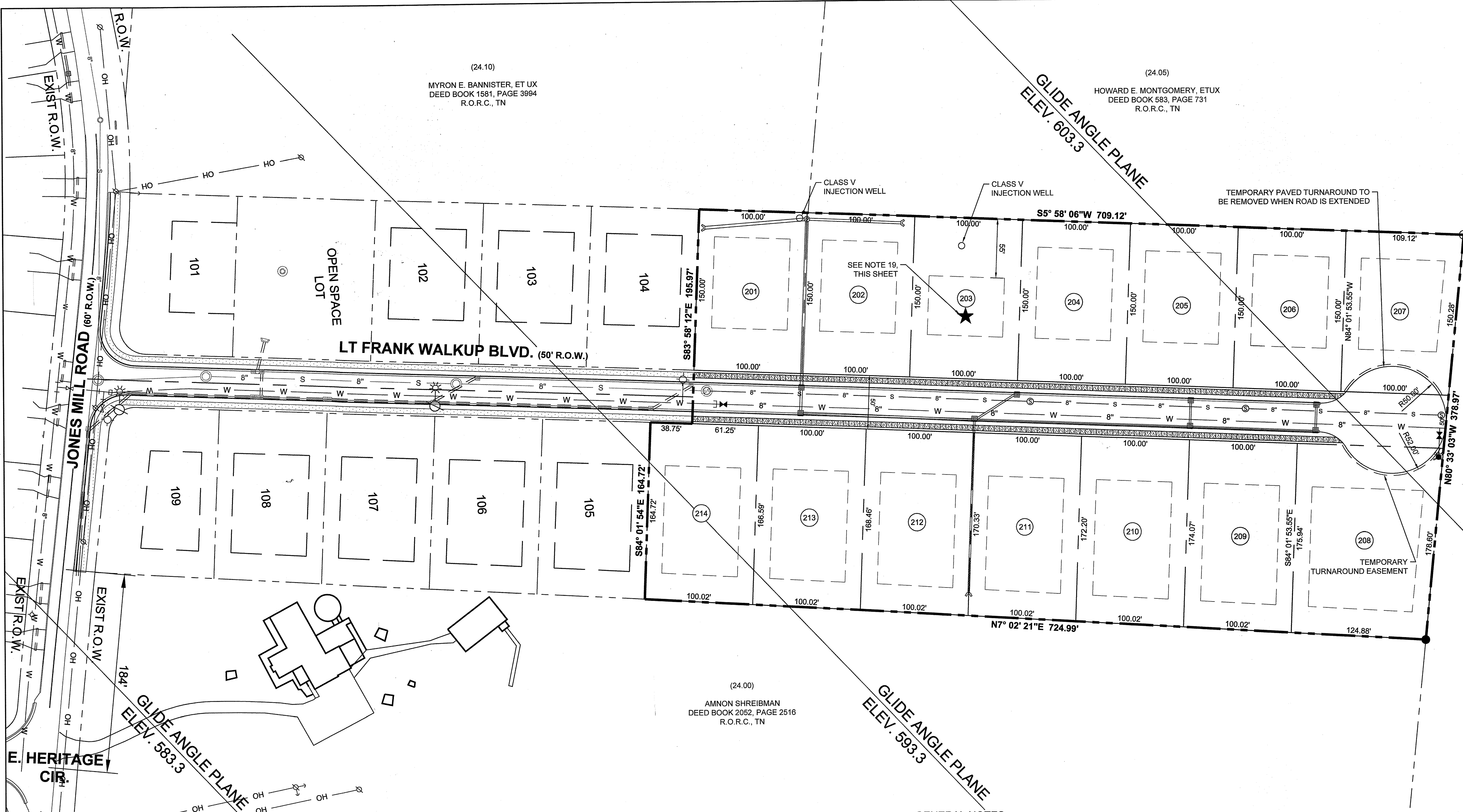
COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.


Karla J. Lee



My Commission Expires: 05/09/2023



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 1373 Page 3036, Rutherford County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

Owner: Amnon Shreibman
Amnon Shreibman - Owner

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify (1) that the following sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Sewer System 10/12, 2021
City of La Vergne - City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify (1) that the following water system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System 10/12, 2021
City of La Vergne - City Engineer

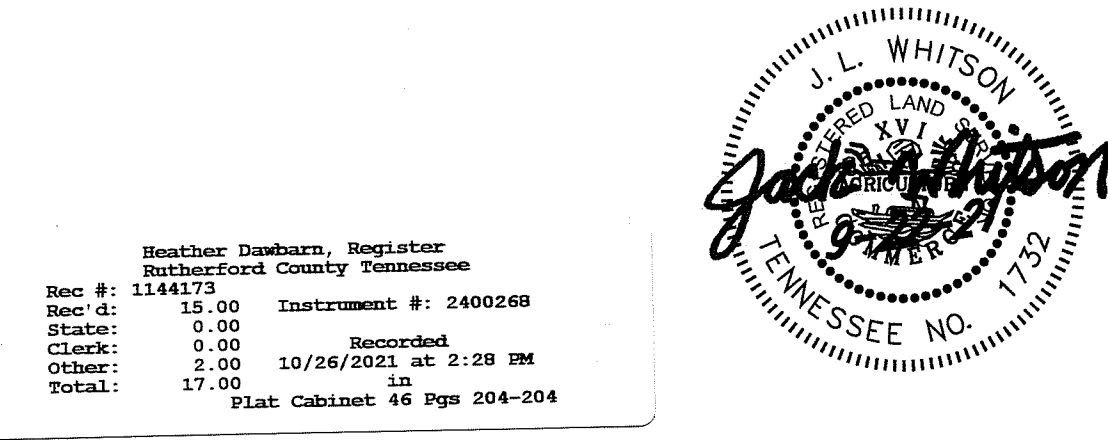
CERTIFICATE OF APPROVAL FOR RECORDING

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

10/12, 2021
Secretary, Planning Commission

CERTIFICATE OF ACCURACY

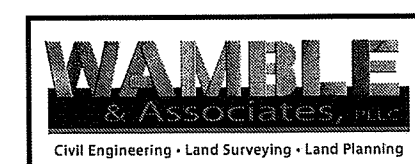
I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Category "I", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee and that the ratio of precision is greater than 1:15,000.



FINAL PLAT
PHASE TWO
LT. FRANK WALKUP
SUBDIVISION

SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

Owner and Developer:
Amnon Shreibman
P.O. Box 177
La Vergne, TN 37086



W&A FILE NO.: 249-1118

GENERAL NOTES

- 1. The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned R-1.
- 2. The property is owned by Amnon Shreibman.
- 3. This entire tract is located in an area designated as Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain on FEMA FIRM Map No. 47149C0203, revised October 16, 2008).
- 4. No home shall be further than 500' from the nearest fire hydrant.
- 5. All water and sanitary sewer lines shown hereon shall be public and dedicated to the City of La Vergne.
- 6. Storm water conveyance shall be by open ditches along the side and rear lot lines and existing ditch lines along existing roads.
- 7. No grading work shall commence until a notice of coverage from the State of Tennessee has been acquired and the City of La Vergne has issued a grading permit for this site.
- 8. Sinkholes and/or depressions on lots 201, 202 and 203 shall be repaired in accordance with a Class V Injection Well permit from TDEC.
- 9. All roads proposed in this development shall comply with the public works specification manual, part iii, base and sub-grade treatment for street construction. These specifications shall be in the minimum standards for any subdivision within the jurisdiction area.
- 10. The residential requirements for landscaping are 1 canopy and 1 understory tree per lot.
- 11. No fill material or structures that would impede the flow of stormwater as shown hereon shall be allowed in drainage easements.
- 12. 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.
- 13. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- 14. Each lot must accommodate three (3) standard parking spaces.
- 15. 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.
- 16. A total of 14 lots are proposed in this development.
- 17. The Preliminary plan was approved on October 30, 2018 by the City of La Vergne Planning Commission for the 14 new lots in this residential development project.
- 18. All lots are within the approximate limits as shown hereon of tract numbers B-203-E, B-208-E and B-218-E described in Deed book 117, page 193 over which the United States of America acquired certain rights pertaining to air clearance for the Stewart Air Force Base (Brynnair Airport). This property is in near proximity of the runway for the departure and arrival of airplanes for Stewart Air Force Base, therefore, no portion of any houses to be constructed on these lots shall be at an elevation higher than the following Glide Angle Elevations

Lot Number	Calculated Glide Angle Elevation	Lot Number	Calculated Glide Angle Elevation
201	597.0	208	601.7
202	598.4	209	600.1
203	599.8	210	598.8
204	601.2	211	597.4
205	602.6	212	596.0
206	604.0	213	594.6
207	605.4	214	593.3

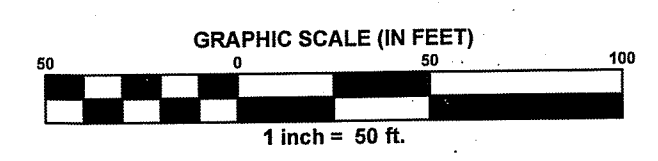
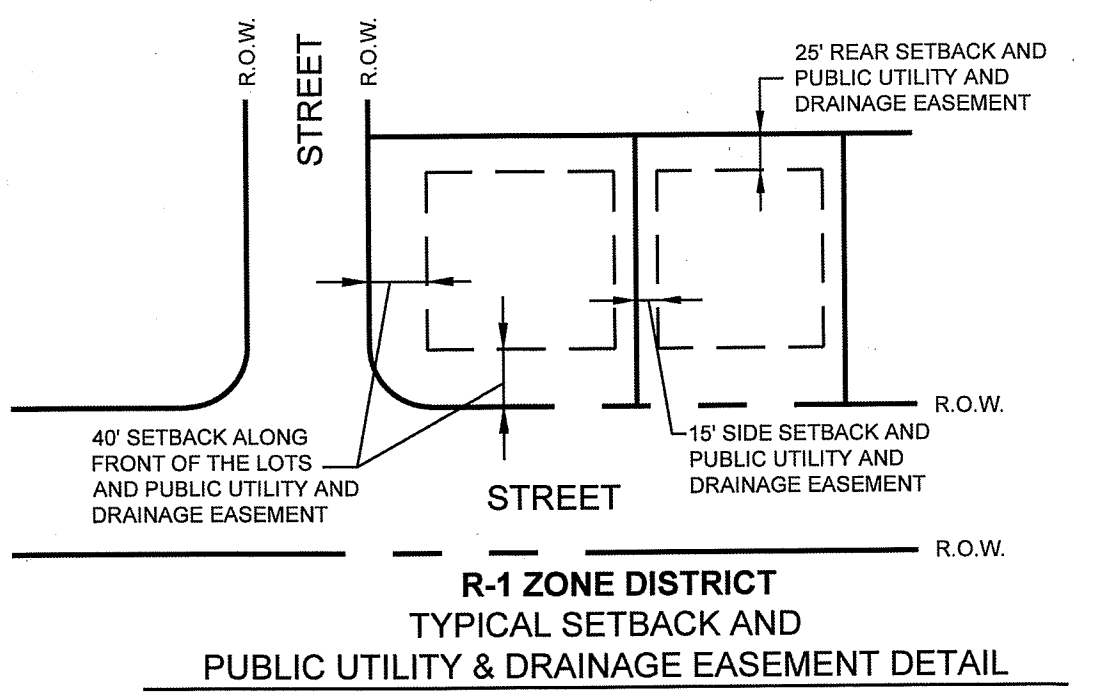
- 19. Lots designated thus ★ hereon are Critical Sinkhole lots. In order to construct houses on these designated lots, the builder must provide written house foundation inspection and approval of the house foundation stamped by a professional Geotechnical Engineer to the La Vergne City Engineer for approval prior to pouring the house footings on each lot.

LEGEND

- Utility Pole
- Utility Pole w/Lamp
- Fire Hydrant
- Overhead Utility Line
- Sanitary Sewer
- Water Line
- Water Meter
- Iron Rod (Old)
- Iron Rod (New)
- Concrete Monument (Old)
- Fence Line

Lot #	Square Feet	Acres
201	15000	0.34
202	15000	0.34
203	15000	0.34
204	15000	0.34
205	15000	0.34
206	15000	0.34
207	15684	0.36
208	23080	0.53
209	17500	0.40
210	17313	0.40
211	17126	0.39
212	16939	0.39
213	16752	0.38
214	16565	0.38

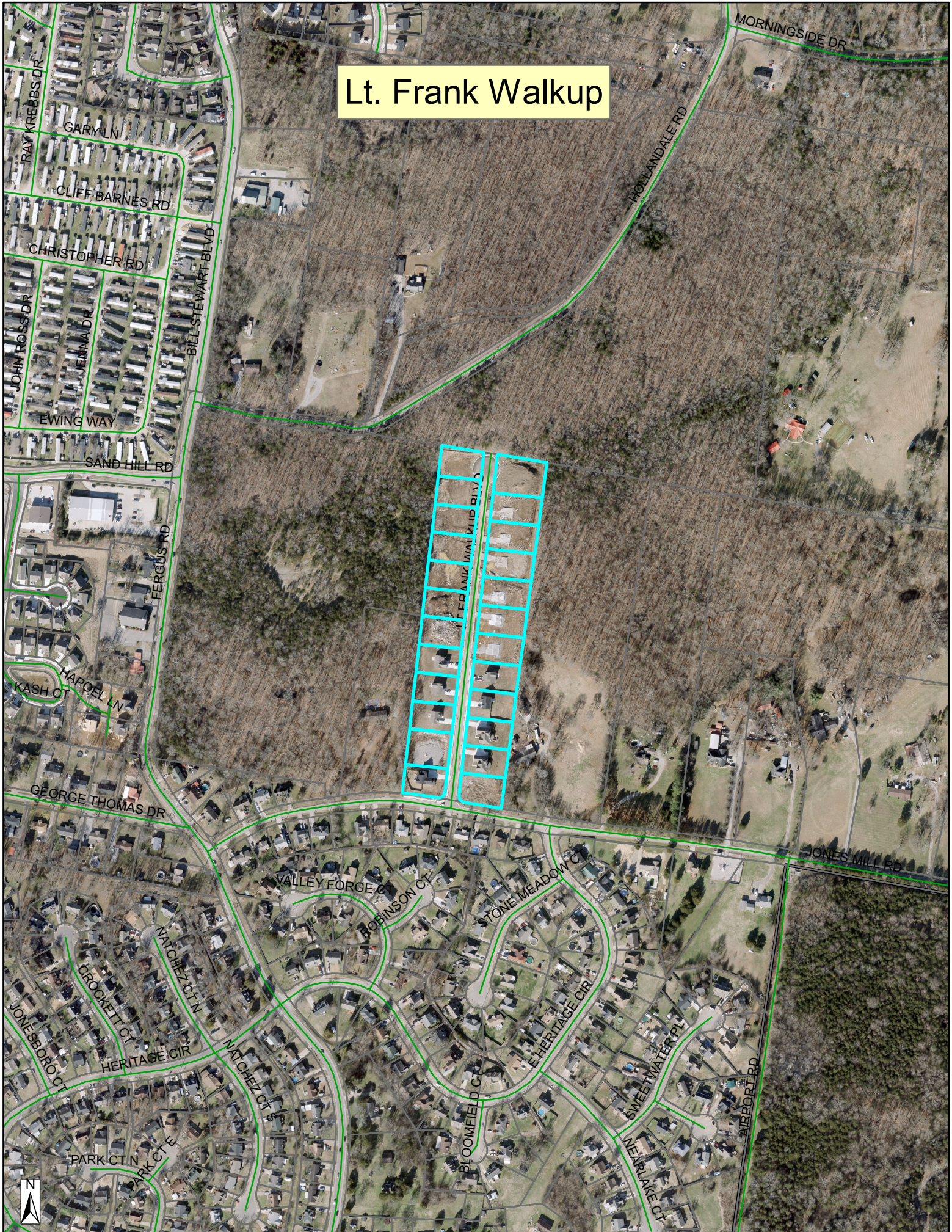
SITE DATA	
OWNER	AMNON SHREIBMAN
ADDRESS	LT FRANK WALKUP BLVD.
EXISTING ZONING	R-1
MAP / PARCEL	MAP 14 / PARCELS 24.13
MINIMUM LOT SIZE (ZONING)	15,000 SQ. FT.
MINIMUM LOT SIZE (DESIGNED)	15,000 SQ. FT.
TOTAL SITE AREA	6.10 ACRES
TOTAL NUMBER OF LOTS	14
DENSITY	2.30 LOTS / ACRE
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	25'
OPEN SPACE	0

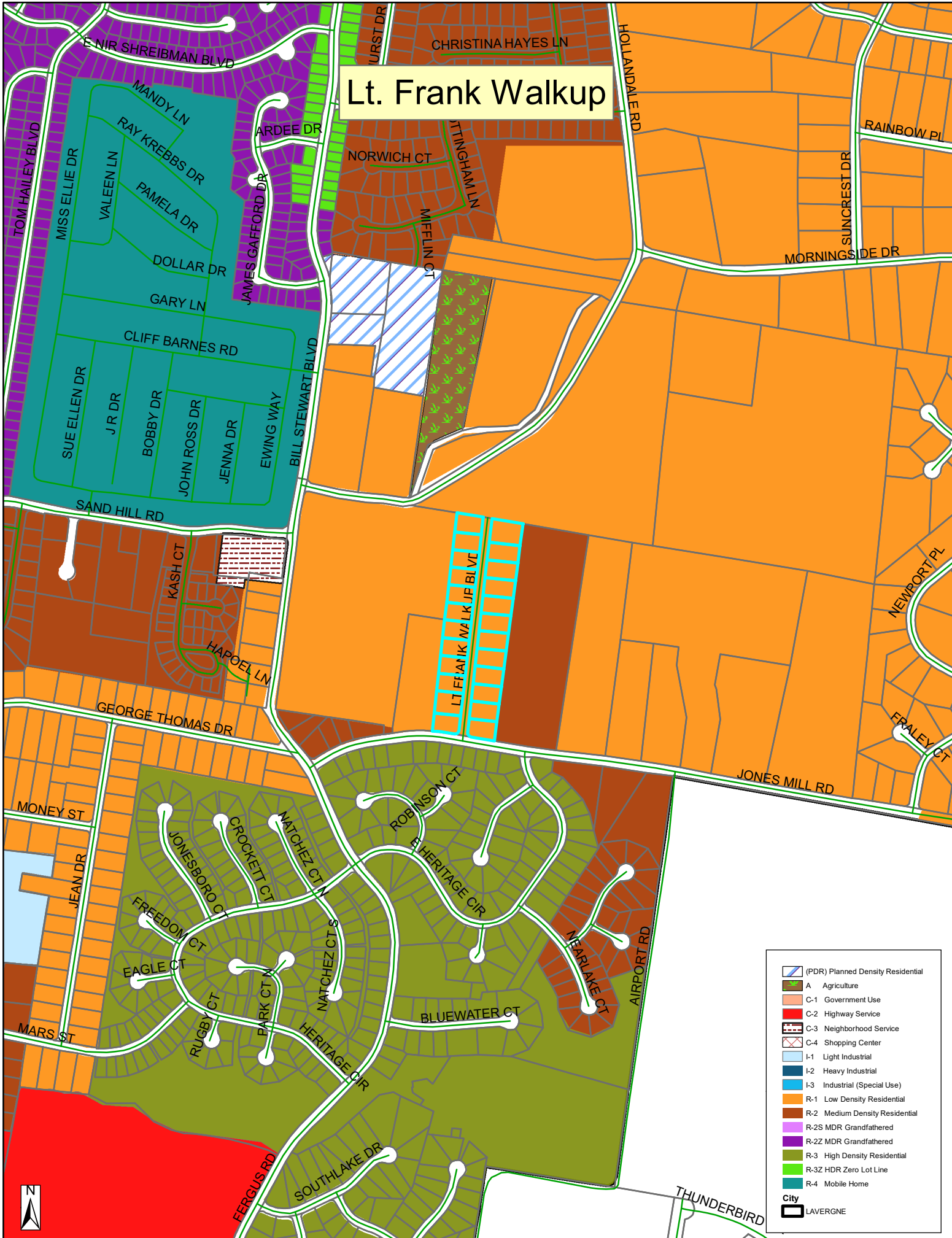




Lt. Frank Walkup

Lt. Frank Walkup





Lt. Frank Walkup

- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home
- City
- LAVERGNE

NON-RESIDENTIAL SITE PLAN SUBMITTAL

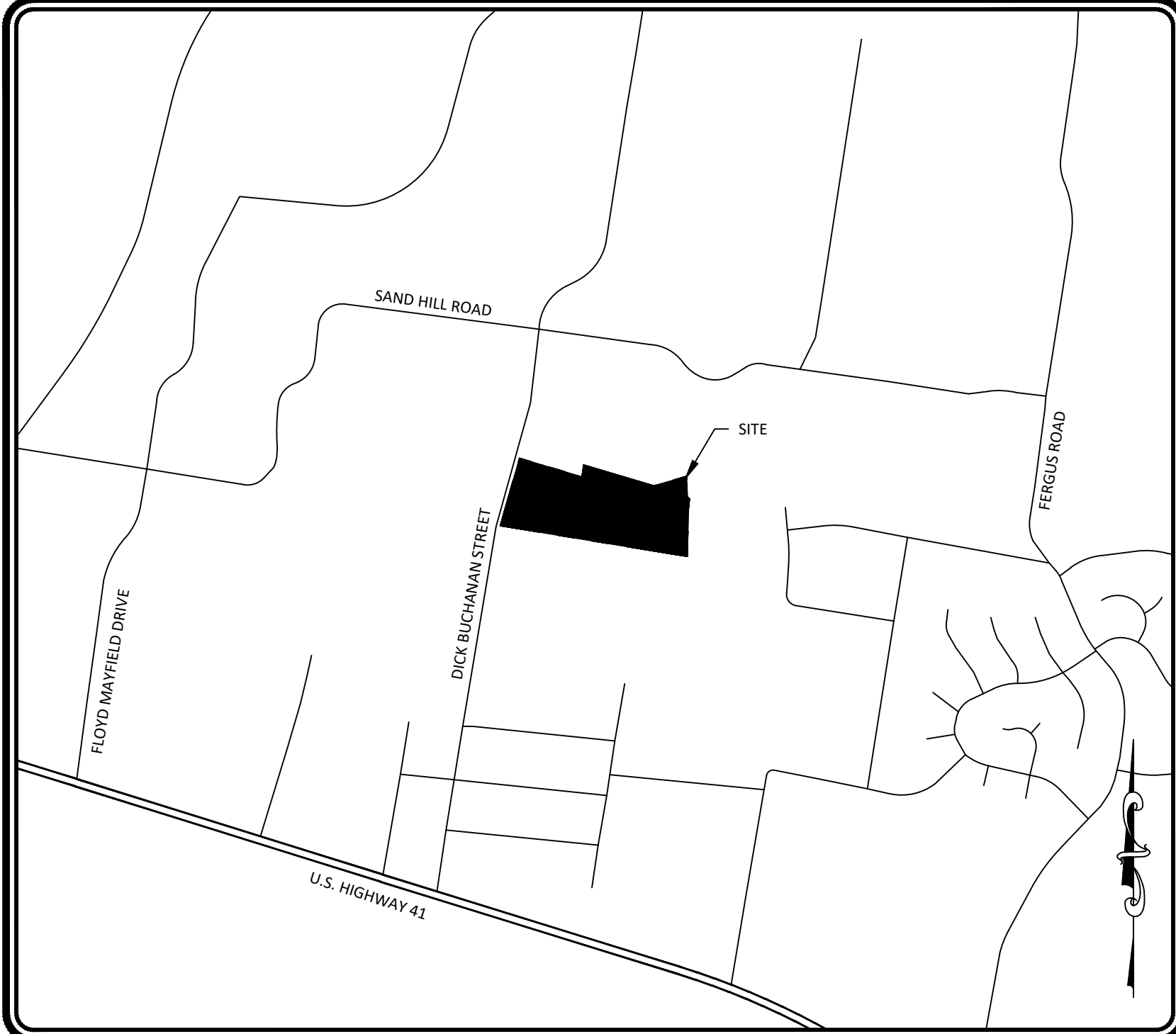


470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

SITE DATA TABLE	
SITE ADDRESS:	470 DICK BUCHANAN STREET LA VERGNE, TN 37086
OWNER:	470 DICK BUCHANAN, LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 050,00
DEED BOOK: PAGE #:	1655 1951
SITE AREA:	+/- 15.41 ACRES (671,074 SF)
EXISTING ZONING:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS:	
FRONT:	40'
REAR:	15'
SIDE:	20'
EXISTING BUILDING SQ.FT:	+/- 1,250 SF
PROPOSED BUILDING SQ.FT:	21,100 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	1 STORY / 20'
PROPOSED BLDG USE:	MINOR MAINTENANCE/OFFICE/BREAK ROOM/RESTROOM
DISTURBED AREA:	+/- 15.41 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	3.1%
PARKING PROVIDED:	398 SPACES
NOTES:	
1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY B2L LAND SURVEYORS, DATED 03/21/2022.	
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AS PER F.E.M.A. MAP NO. 47149SC00201, DATED 10/16/20	
3. MAILBOXES TO BE PLACED PER THE POST MASTER'S DIRECTION	

TDEC NOTICE OF COVERAGE NOTE

THIS SITE DISTURBS MORE THAN 1 ACRE AND THEREFORE DOES REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: 15.41 ACRES. TDEC PERMIT NUMBER IS TBD.



LOCATION MAP
NOT TO SCALE

CONTACTS

CONTACTS:

OWNER:
470 DICK BUCHANAN, LLC
1200 BRICKELL AVENUE
MIAMI, FL 33131
917-621-6071
jeremy@bay-st.com

CIVIL ENGINEER:
CJ MURRELL
615 DESIGN GROUP
360 QUECREEK CIRCLE
SMYRNA, TN 37167
615-829-6899
cj@615designgroup.com

LANDSCAPE ARCHITECT

NATE SWEITZER
ARETE LANDSCAPE ARCHITECTURE
9031 HUBBARD STREET
CULVER CITY, CA 90232
330-646-5018
nate@arete-la.com

SURVEYOR:

B2L LAND SURVEYORS
1198 OLD PINNACLE ROAD
JOELTON, TN 37080
615-212-5703
B2LHPS@GMAIL.COM

UTILITY CONTACTS

SEWER

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-793-9891
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

WATER

CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-287-8662
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

GAS:

SMYRNA UTILITIES
315 S. LOWRY STREET
SMYRNA, TN 37167
615-459-2553
PAULA STANLEY
PAULA.STANLEY@TOWNOFSMYRNA.TN.GOV

ELECTRIC

NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
615-736-6900

SHEET NUMBER	SHEET TITLE
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	SITE PLAN
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - INTERMEDIATE
C3.3	EROSION CONTROL PLAN - FINAL
C3.4	EROSION CONTROL DETAILS
C4.0	GRADING PLAN
C4.1	DETENTION POND DETAILS
C5.0	UTILITY PLAN
C5.1	UTILITY DETAILS
C5.2	UTILITY DETAILS
C5.3	UTILITY DETAILS

[illegible]

PROJECT #:	104600
DESIGNED BY:	CJ
DRAWN BY:	CJ
DATE:	3/6/202

COVER

CO.0



- EXISTING CONDITIONS NOTES

 1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY **B2L LAND SURVEYORS**.
 2. CONTRACTOR TO NOTIFY CITY INSPECTOR PRIOR TO ANY DEMOLITION ON SITE.
 3. ALL EXISTING STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED.
 4. PRIOR TO THE START OF DEMOLITION / GRADING OPERATIONS, ALL OVERHEAD AND UNDERGROUND UTILITIES SHALL BE LOCATED. ALL REMOVAL AND / OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.
 5. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT.
 6. ALL MATERIAL REMOVED FROM THE SITE ARE TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
- EXISTING UTILITIES NOTE

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OF EXISTING OR PROPOSED UTILITIES. CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. ALL REMOVAL AND/OR RELOCATION OF UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

360 QUEENSBERRY CIRCLE, SUITE 100, NASHVILLE, TN 37217
www.615designgroup.com

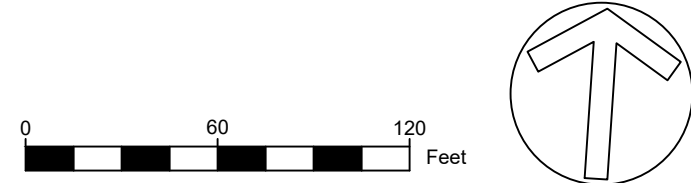
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

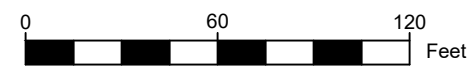
EXISTING CONDITIONS PLAN

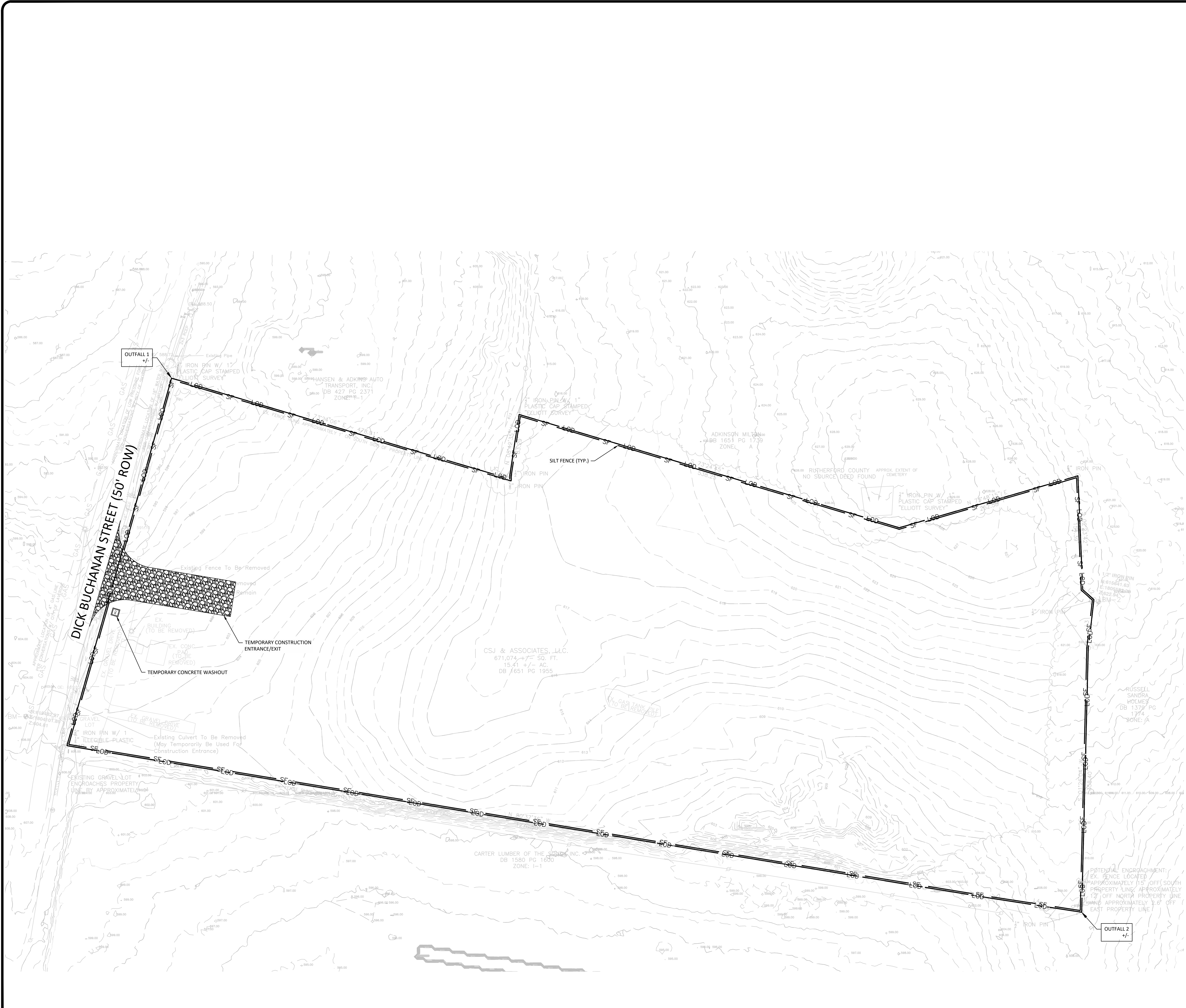
C1.0



[illegible]

SITE PLAN
C2.0





- EROSION CONTROL NOTES
1. IN INITIAL EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO ISSUANCE OF GRADING PERMIT AND MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

2. ALL CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED ACCORDING TO LOCAL STANDARDS.

3. TEMPORARY CONSTRUCTION ACCESS MUST BE PROVIDED AT ALL POINTS WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. CONTRACTOR TO MAINTAIN ALL PUBLIC ROADWAYS AND KEEP FREE FROM TRACKED MUD AND DIRT.

4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.

5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.

6. CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS AND PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.

7. BMP CONTROLS SHALL BE INSPECTED AT LEAST TWICE PER CALENDAR WEEK AND SHALL BE PERFORMED AT LEAST 72 HOURS APART. ANY INADEQUATE CONTROL MEASURE THAT IS NOT FUNCTIONING CORRECTLY SHALL BE REPLACED OR REPAIRED PRIOR TO THE NEXT RAIN EVENT AND IN NO CASE MORE THAN 7 DAYS AFTER THE NEED FOR REPAIR OR REPLACEMENT IS IDENTIFIED.

8. MULCH AND SEED ALL DISTURBED AREAS WITHIN 14 DAYS FROM WHEN FINAL GRADING IS COMPLETED. STEEP SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.

9. CONTRACTOR TO MAINTAIN PUBLIC ROADWAYS AND KEEP THEM CLEAR OF TRACKED MUD AND DIRT.

10. THE EROSION CONTROL MEASURES FOR THIS SITE WERE DESIGNED TO HANDLE A 2-YEAR STORM EVENT.

11. CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LA VERGNE. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

12. STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION.

EPSC DATA TABLE

TOTAL LIMIT OF DISTURBANCE:	+/- 15.41 AC (671,073 SF)
TOTAL SILT FENCE:	+/- 3,780 LF
EXISTING IMPERVIOUS AREA:	0.21 AC
PROPOSED IMPERVIOUS AREA:	10.87 AC (473,900 SF)

EROSION CONTROL LEGEND

— LOD	— LIMIT OF DISTURBANCE
— SF	— SILT FENCE
— TP	— TREE PROTECTION
— >	— DIVERSION DITCH
— ○ ○ ○ ○ ○ ○ ○ ○ ○ ○	— EROSION EEL
	— OUTLET PROTECTION
	— CONCRETE WASHOUT
	— INLET PROTECTION
	— TEMPORARY STABILIZATION
	— PERMANENT STABILIZATION



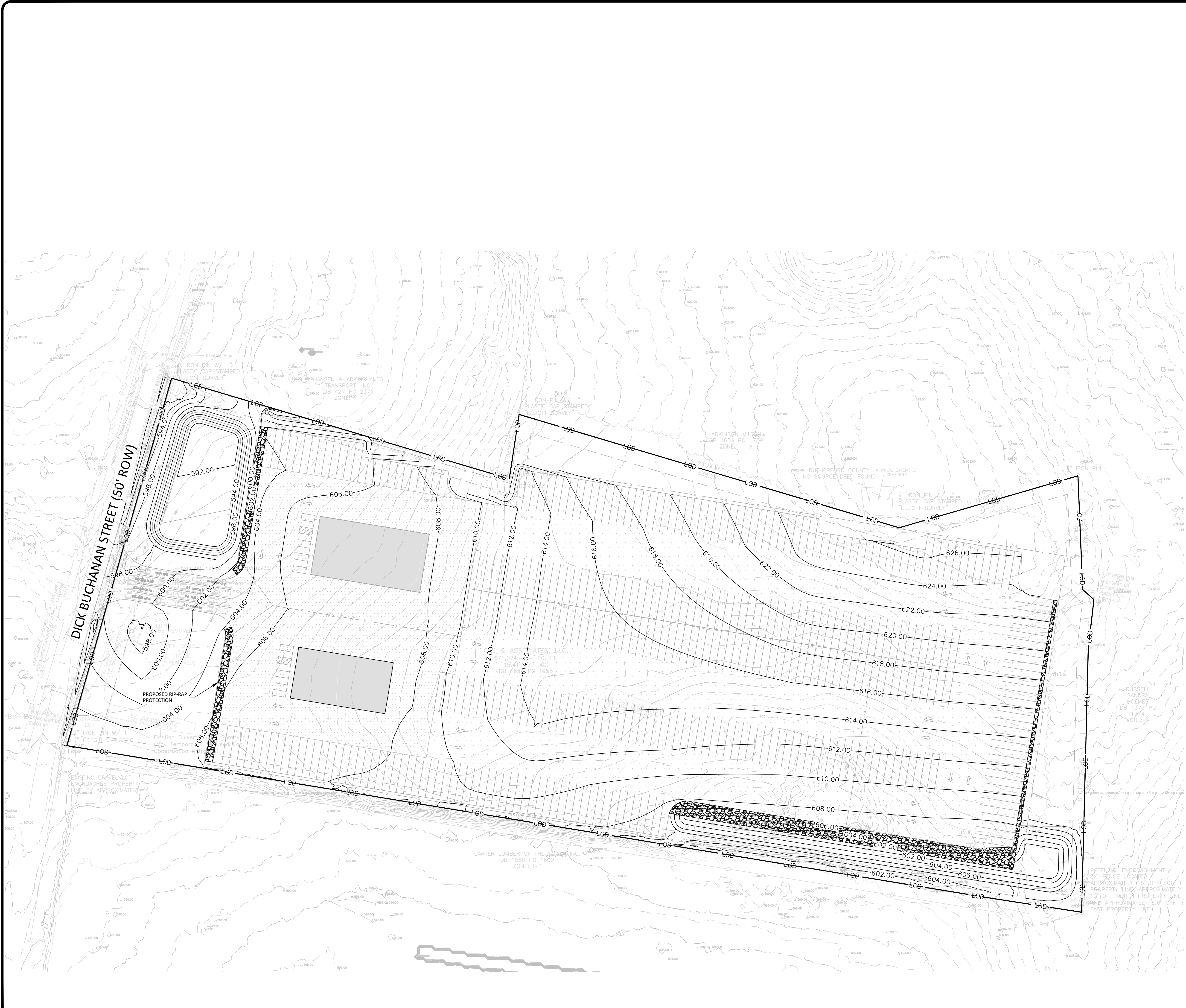
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

EROSION CONTROL
PLAN - INITIAL

C3.1



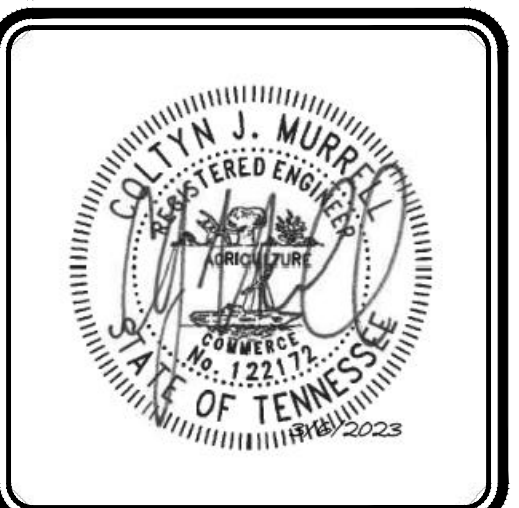
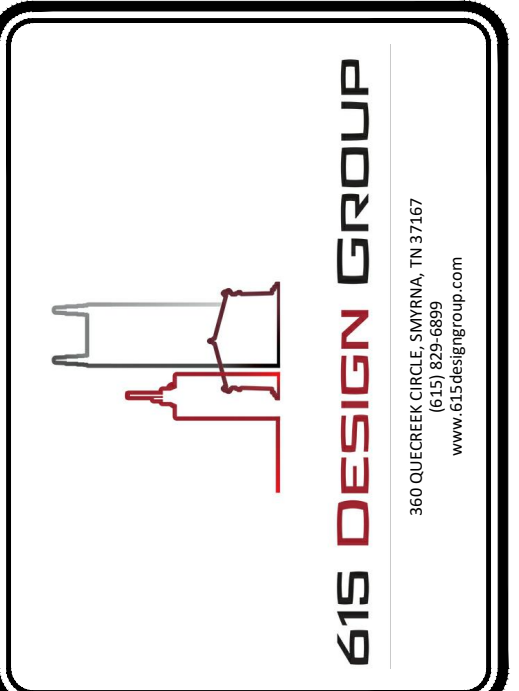
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 4. CONTRACTOR NOT TO DISTURB VEGETATION EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 5. WHERE VEGETATION COVER IS USED AS A CONTROL MEASURE, THE PLANTING OF THE VEGETATION COVER DURING WINTER OR DRY MONTHS SHOULD BE AVOIDED.
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EROSION CONTROL LEGEND

— LOD	— LIMIT OF DISTURBANCE
— SF	— SILT FENCE
— TP	— TREE PROTECTION
— >	— DIVERSION DITCH
— ○ ○ ○ ○ ○ ○ ○ ○ ○ ○	— EROSION EEL
— [Symbol]	— OUTLET PROTECTION
— [Symbol]	— CONCRETE WASHOUT
— [Symbol]	— INLET PROTECTION
— [Symbol]	— TEMPORARY STABILIZATION
— [Symbol]	— PERMANENT STABILIZATION



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

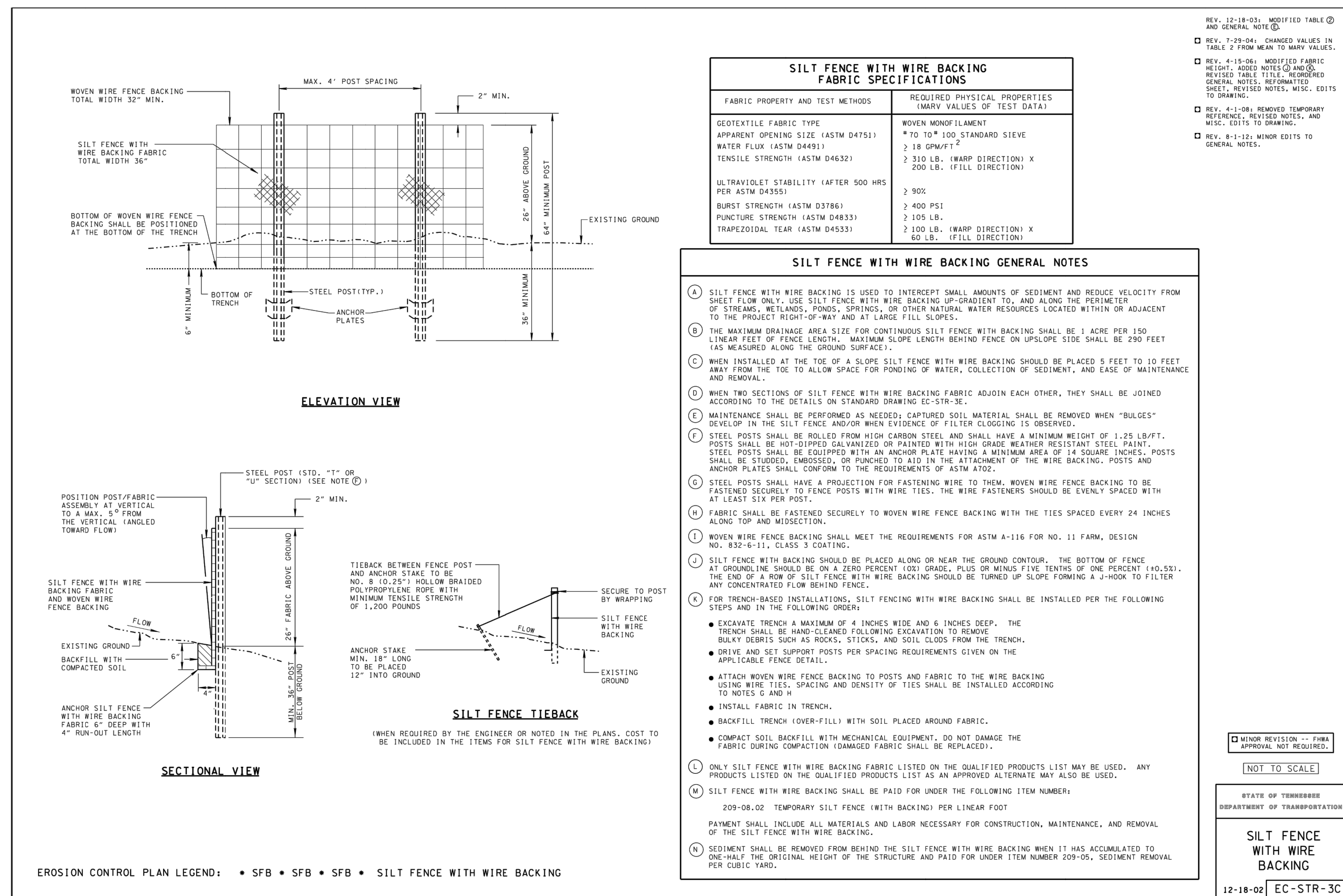
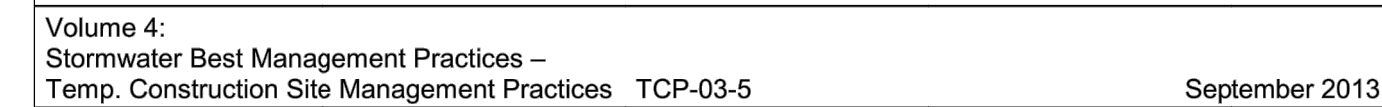
EROSION CONTROL PLAN - FINAL

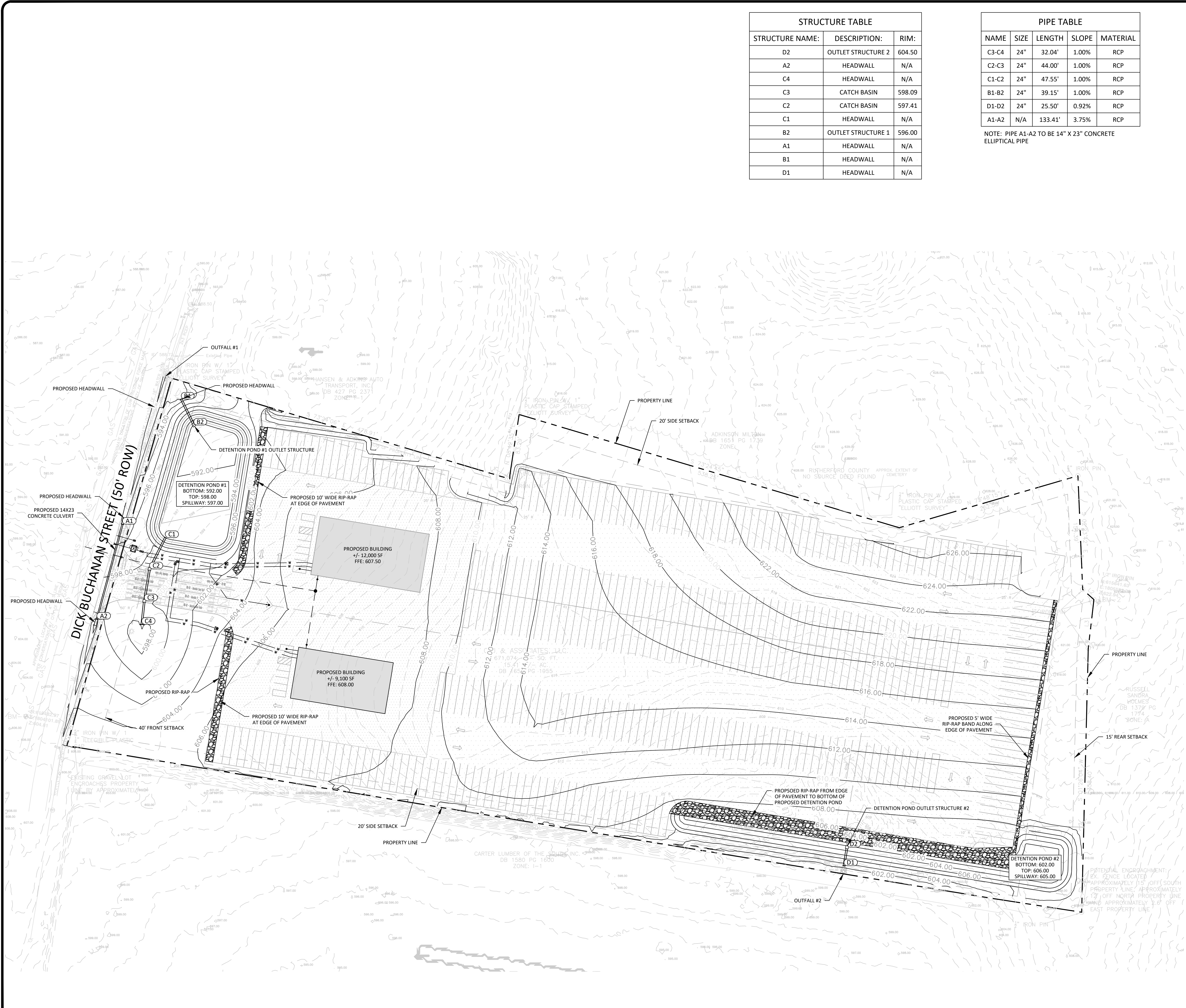
C3.3

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EROSION CONTROL DETAILS

Page 20 of 132





STRUCTURE TABLE		
STRUCTURE NAME:	DESCRIPTION:	RIM:
D2	OUTLET STRUCTURE 2	604.50
A2	HEADWALL	N/A
C4	HEADWALL	N/A
C3	CATCH BASIN	598.09
C2	CATCH BASIN	597.41
C1	HEADWALL	N/A
B2	OUTLET STRUCTURE 1	596.00
A1	HEADWALL	N/A
B1	HEADWALL	N/A
D1	HEADWALL	N/A

PIPE TABLE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
C3-C4	24"	32.04'	1.00%	RCP	
C2-C3	24"	44.00'	1.00%	RCP	
C1-C2	24"	47.55'	1.00%	RCP	
B1-B2	24"	39.15'	1.00%	RCP	
D1-D2	24"	25.50'	0.92%	RCP	
A1-A2	N/A	133.41'	3.75%	RCP	

NOTE: PIPE A1-A2 TO BE 14" X 23" CONCRETE ELLIPTICAL PIPE

GRADING AND DRAINAGE NOTES

- CONSTRUCTION SCHEDULE:
1. PRE-CONSTRUCTION MEETING
 2. INSTALL ALL EROSION CONTROL MEASURES
 3. EROSION CONTROL INSPECTION BY METRO
 4. GRADING PERMIT ISSUED
 5. CONSTRUCTION STARTS

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR EXTENSION OF THE GRADING PERMIT.

CONSTRUCTION NOTE:
STORMWATER DEPARTMENT AND DESIGN ENGINEER ARE TO BE PRESENT DURING INSTALLATION OF BIORETENTION MEDIA.

FEMA NOTE:
PORTIONS OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

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

TOTAL LIMITS OF DISTURBANCE: +/- 15.41 ACRES

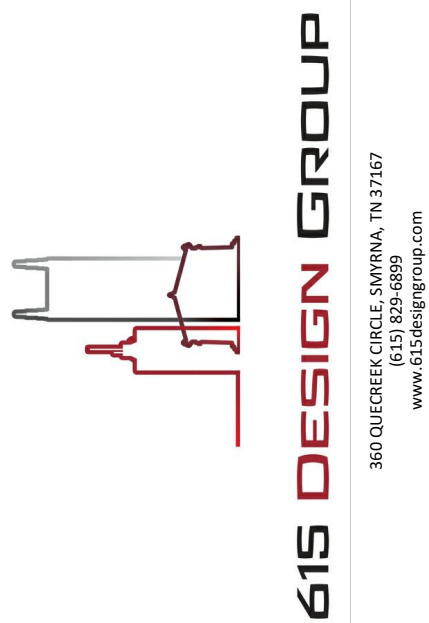
SURFACE QUANTITY DATA TABLE

PRE-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 0.00 AC
PERVIOUS: +/- 15.41 AC

POST-DEVELOPMENT SURFACE QUANTITIES:

IMPERVIOUS: +/- 10.88 AC
PERVIOUS: +/- 4.52 AC



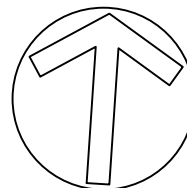
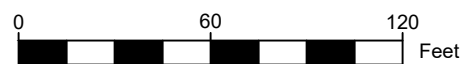
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

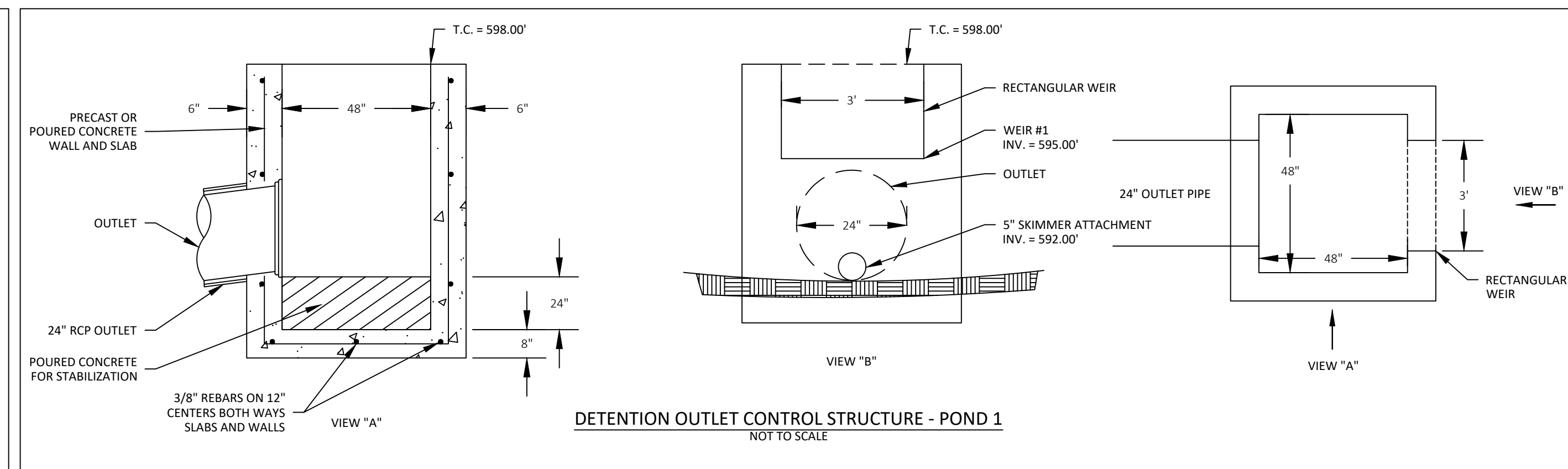
REVISIONS	DESCRIPTION	DATE

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

GRADING PLAN

C4.0

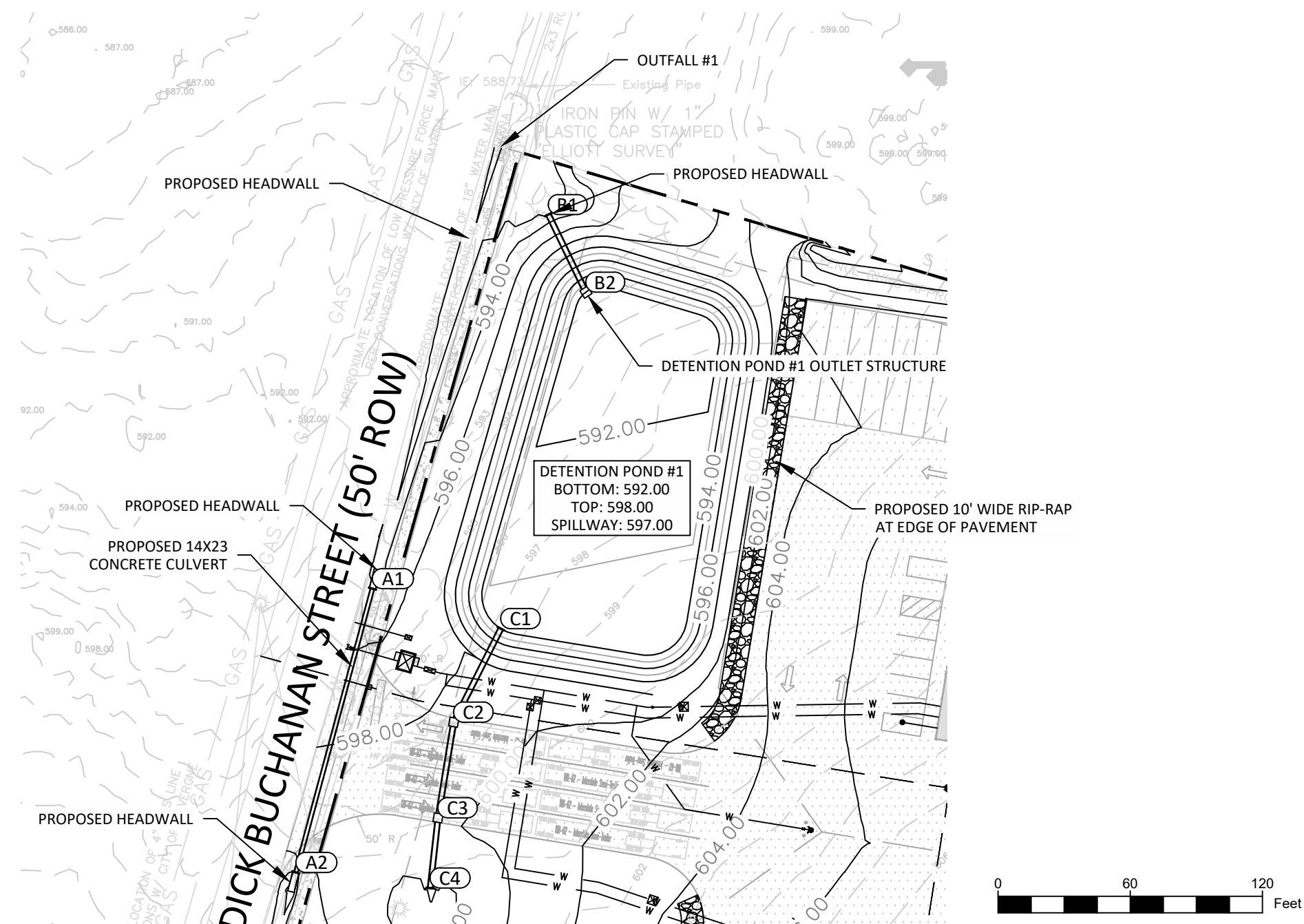




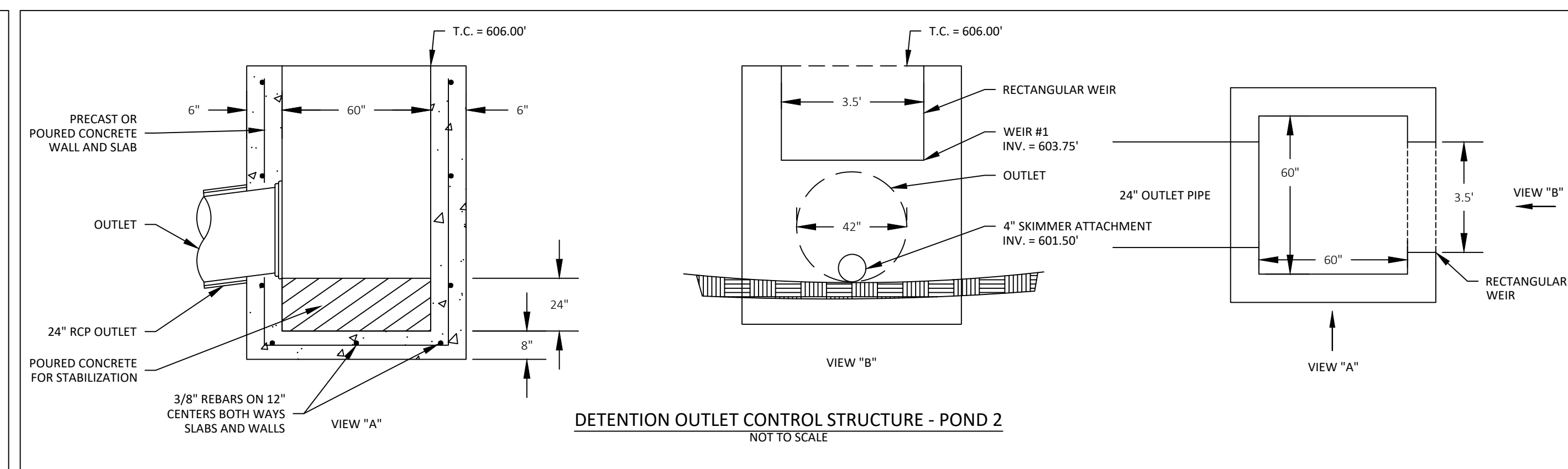
Required Basin volume in cubic feet		Days to Drain
21047	1	

The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.

SKIMMER SIZE 5.0 inches	ORIFICE RADIUS 2.0 inches	ORIFICE DIAMETER 4.0 inches
-----------------------------------	-------------------------------------	---------------------------------------



Water Quality Volume Cals for 80% TSS		
Volume to Treat via low flow orifice	WQ	0.939 ac-ft
	P	1.10 in
	Rv	0.665 run off coefficient
	A	15.40 acres
	I	70.618 imp ratio
	TOTAL Area	671074 sf
	IMP Area	473900 sf
	Pond 1	21,047 ft³
	Pond 2	19,841 ft³



REQUIRED BASIN VOLUME IN CUBIC FEET

19842

DAYS TO DRAIN

1

The required basin volume is the actual volume you intend to drain, not the provided or total volume which is often larger. If a pool of water is to be maintained between storms, do not include that volume.

Number of Days to drain is usually determined by local or state regulations. Where there is no requirement 3 days is recommended. Keep in mind the quicker the basin is to drain the larger the skimmer required. In NC, assume 3 days to drain.

SKIMMER SIZE

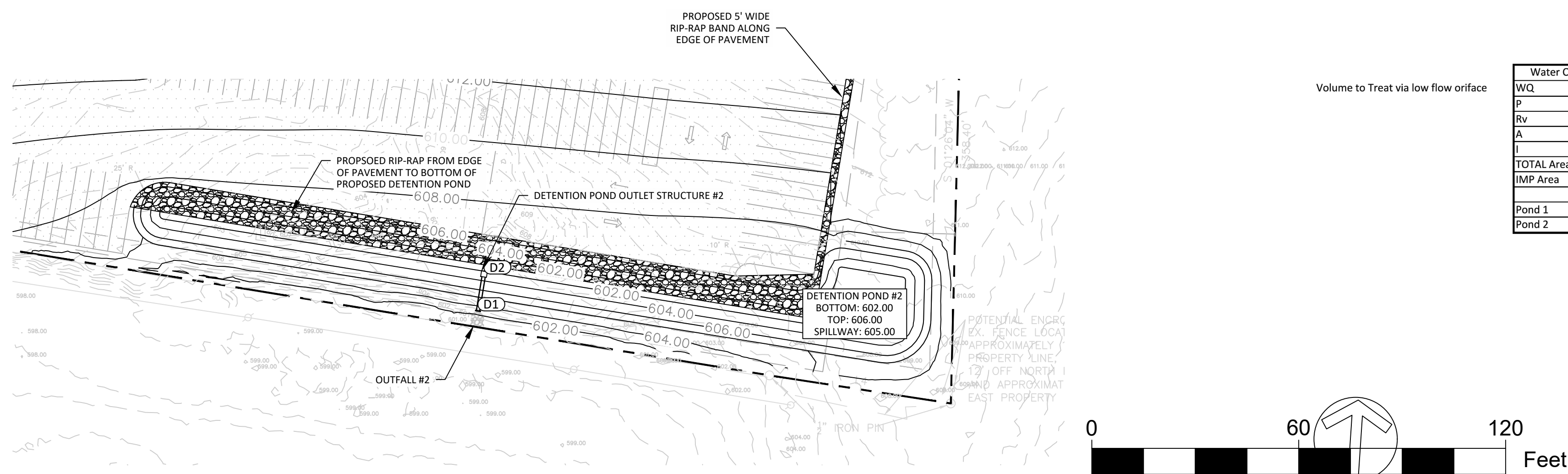
4.0 inches

ORIFICE RADIUS

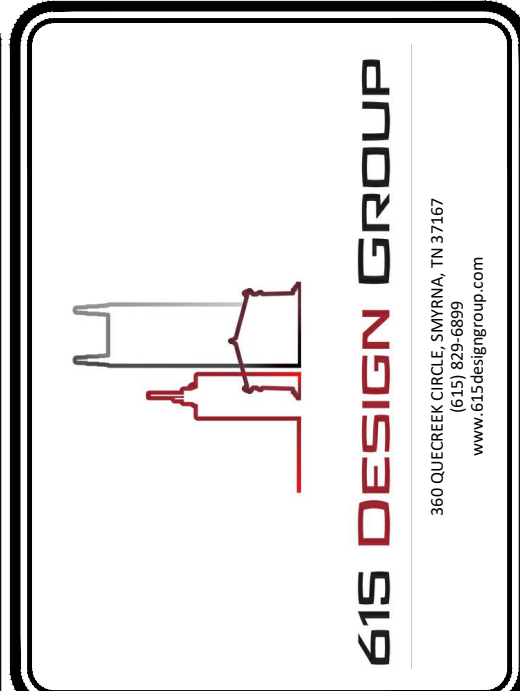
2.0 inches

ORIFICE DIAMETER

4.0 inches



Water Quality Volume Calcs for 80% TSS		
WQ	0.939 ac-ft	40,888.29 ft ³
P	1.100 in	
Rv	0.665 run off coefficient	
A	15.406 acres	
I	70.618 imp ratio	
TOTAL Area	671074 sf	
IMP Area	473900 sf	
Pond 1	21,047 ft ³	
Pond 2	19,841 ft ³	



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

[illegible]

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

DETENTION POND DETAILS

C4.1



UTILITY CONTACTS

SEWER:
CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-793-9891
MICHAEL DIETZ
MDIETZ@LAVERGNETN.GOV

WATER:
CITY OF LA VERGNE UTILITIES
5093 MURFREESBORO
LA VERGNE, TN 37086
615-287-8662
MICHAEL DIETZ
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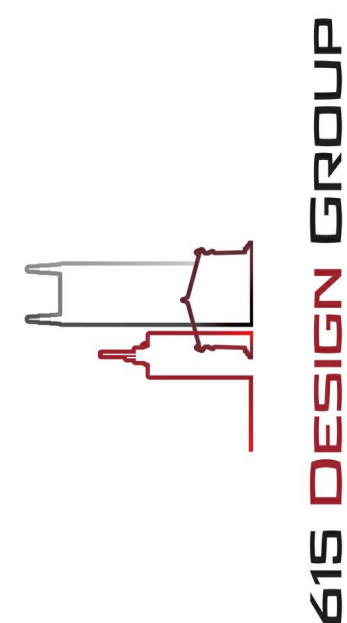
ELECTRIC:
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
615-736-6900

FIRE DEPARTMENT CONNECTION NOTE

1. FIRE DEPARTMENT CONNECTION TO BE PLUMBED TO BUILDING SEPARATELY. PLUMBING TO BE DESIGNED TO AVOID BACK FEEDING DOMESTIC PORTION OF WATER SUPPLY INSIDE BUILDING.

CITY OF LA VERGNE GENERAL NOTES

1. ALL WORK HEREON SHALL CONFORM TO THE CITY OF LA VERGNE STANDARD SPECIFICATIONS AND DETAILS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
3. DEPTH AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO TRENCHING. CONTACT THE TENNESSEE UTILITY LOCATION SERVICE AT 811 OR 800-353-1111, 3-10 DAYS BEFORE YOU DIG, NO EXCEPTIONS.
4. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
5. ALL CONSTRUCTION AND OPERATIONS BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH OSHA.
6. THE CONTRACTORS SHALL MAINTAIN A SET OF REDLINE AS-BUILT DRAWINGS AT THE PROJECT SITE UPDATED DAILY. 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 IS THE RESPONSIBILITY OF THE CONTRACTOR, AND NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT WITHOUT PROPER SAFETY MEASURES SUCH AS BARRICADES, PLATING, OR OTHER AS AGREED BY THE CITY.
8. SURFACE IMPROVEMENTS DAMAGED OR REMOVED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE RECONSTRUCTED BY THE CONTRACTOR TO THE LOCAL GOVERNING AGENCY'S REQUIREMENTS.
9. ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED BY THE CITY ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY MONUMENTS IN PLACE. IF ANY MONUMENT IS DISTURBED OR DESTROYED, THE CONTRACTOR WILL BE REQUIRED TO CONTRACT WITH A REGISTERED LAND SURVEYOR FOR THE RE-ESTABLISHMENT AND MAPPING OF THE DESTROYED MONUMENT.
10. PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR ANY CITY FACILITIES NOT LOCATED IN THE RIGHT OF WAY AND INDICATED ON THE PLANS.
11. ALL UNDERGROUND FACILITIES WITH LATERALS SHALL BE IN PLACE PRIOR TO FINAL PAVING, INCLUDING BUT NOT LIMITED TO DRAINAGE, SEWER, WATER, TELEPHONE, ELECTRICITY, GAS, AND CABLE.
12. ALL CONSTRUCTION WATER TAKEN FROM A CITY FH SHALL BE FROM A CITY APPROVED FIRE HYDRANT METER ASSEMBLY, AND CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF THE PUBLIC DOMESTIC WATER SYSTEM AT ALL TIMES BY MAINTAINING PROPER CROSS CONNECTION CONTROL PER THE GOVERNING AUTHORITY.
13. THE CONTRACTOR SHALL CONFINE ALL OF HIS ACTIVITIES TO THE AREAS WITHIN THE EXISTING STREET RIGHTS-OF-WAY AND CITY PROPERTY OR EASEMENTS AS SHOWN ON THESE PLANS UNLESS WRITTEN CONSENT IS PROVIDED IN ADVANCE BY THE AFFECTED PROPERTY OWNER.
14. WHERE WATER AND SEWER LINES CROSS OTHER UTILITIES A MINIMUM OF 12" CLEARANCE SHALL BE MAINTAINED.
15. PIPE JOINTS SHALL NOT BE DEFLECTED AT ANY ANGLE GREATER THAN MAXIMUM ANGLE RECOMMENDED BY THE PIPE MANUFACTURE.
16. VERTICAL PIPE BENDS SHALL BE FULLY RESTRAINED BY MECHANICAL METHODS (JOINT RESTRAINT, TI-RODS, ETC). NO CREDIT SHALL BE GIVEN FOR CONCRETE THRUST BLOCKS. ANCHOR BLOCK DESIGN WILL BE CONSIDERED ON A CASE BY CASE BASIS.
17. MAINLINE VALVES SHALL ONLY BE INSTALLED ON SLOPES NOT TO EXCEED 6 PERCENT.
18. ALL BURIED BOLTS AND NUTS SHALL BE TYPE 316 STAINLESS STEEL.
19. COMBINATION AIR RELEASE AND VACUUM VALVES SHALL BE INSTALLED AT ALL LOCAL HIGH POINTS OF PRESSURIZED UTILITY LINES.
20. SEPARATION OF WATER AND SEWER LINES MUST COMPLY WITH STATE OF TENNESSEE REQUIREMENTS.
21. CITY SEWER CLEANOUTS SHALL BE CUT AND CAPPED BELOW GRADE AND COVERED WITH A BOX AND LID PER THE CITY OF LA VERGNE.
22. SURPLUS AND ALL MATERIAL REMOVED WHICH IS NOT SUITABLE FOR USE IN THIS PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM THE JOB SITE IN A MANNER OR AT A LOCATION UNACCEPTABLE TO ANY JURISDICTIONAL AGENCY.



470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

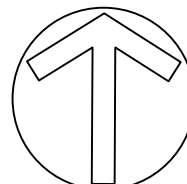
REVISIONS	DESCRIPTION	DATE
NUMBER		

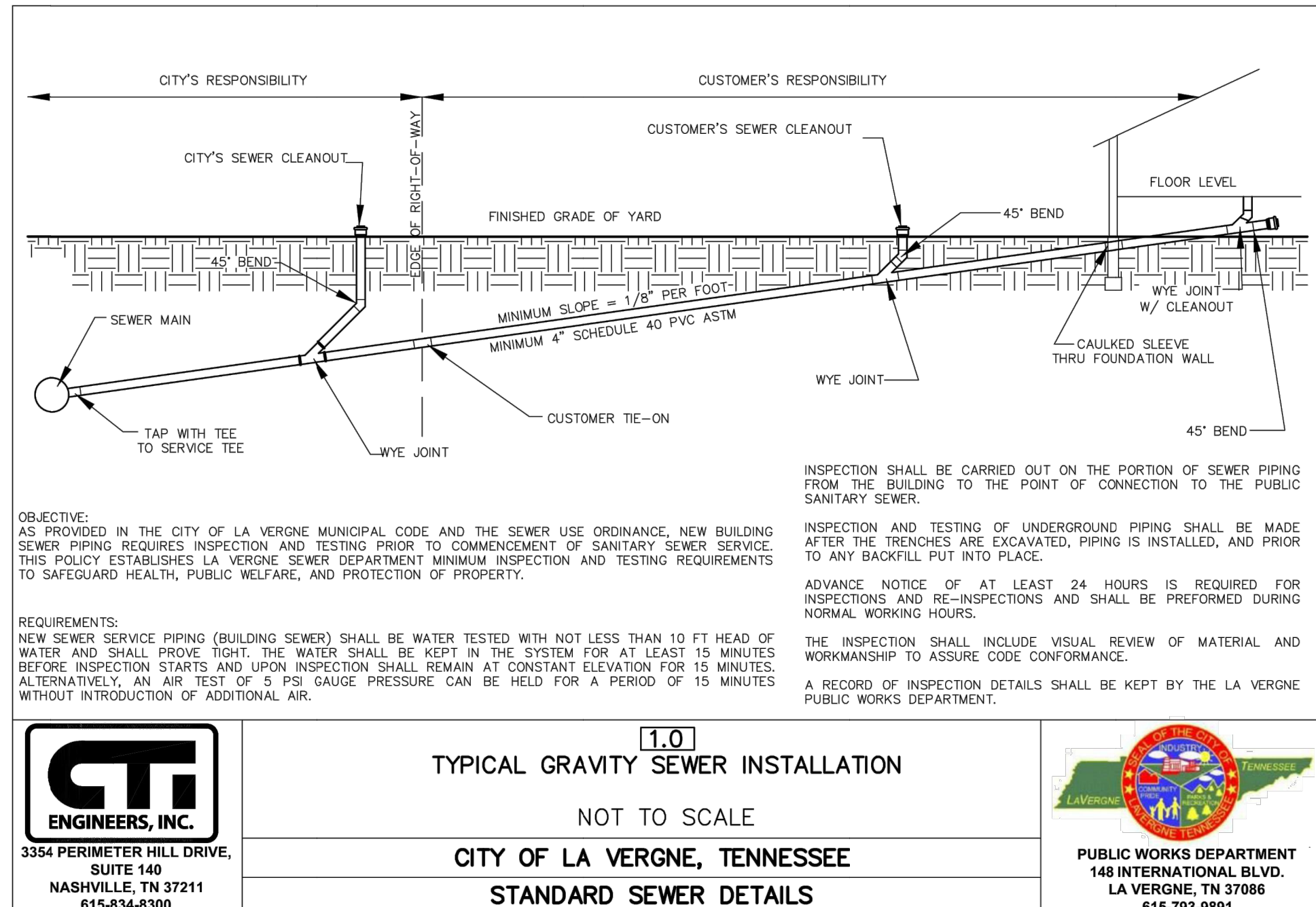
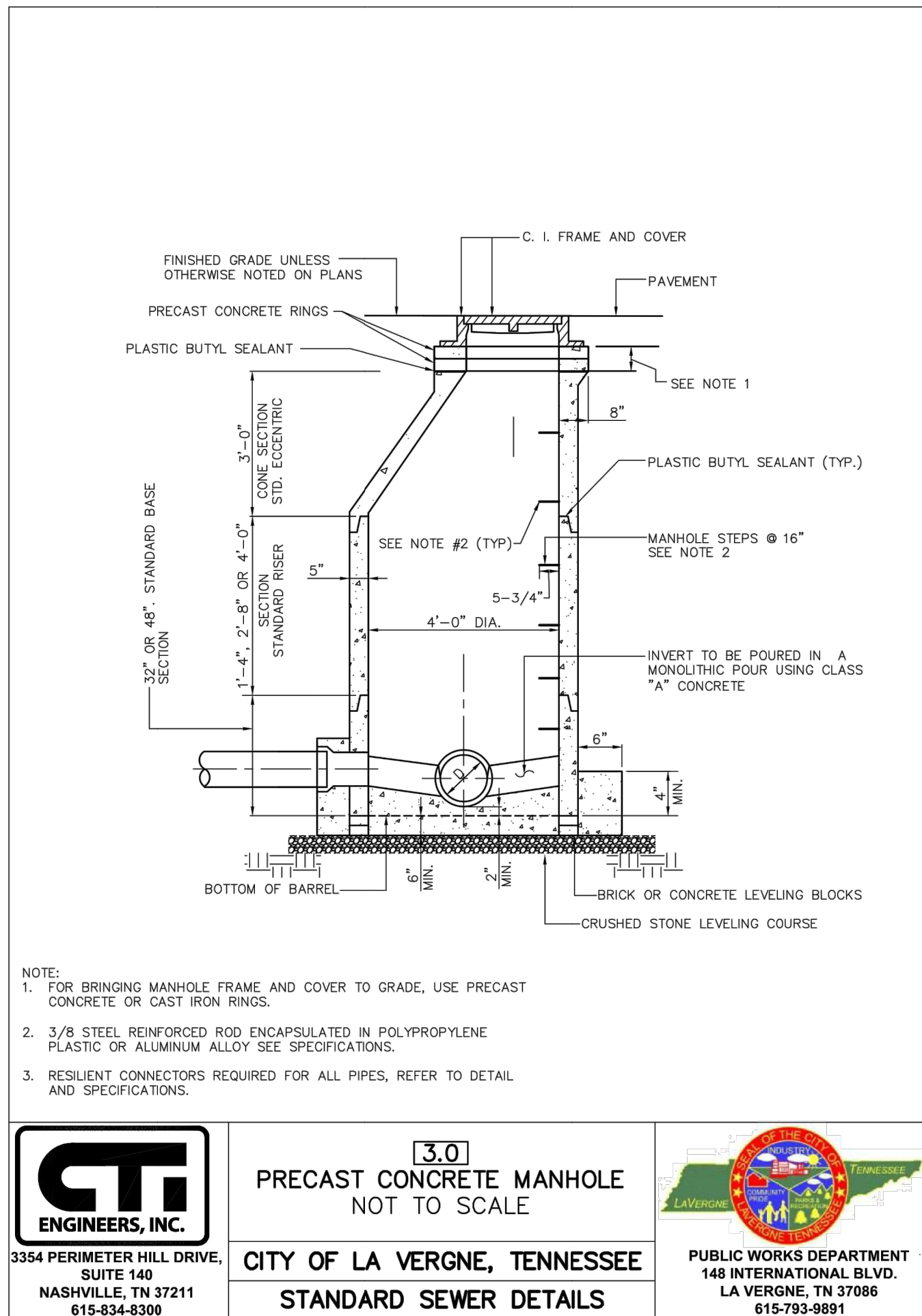
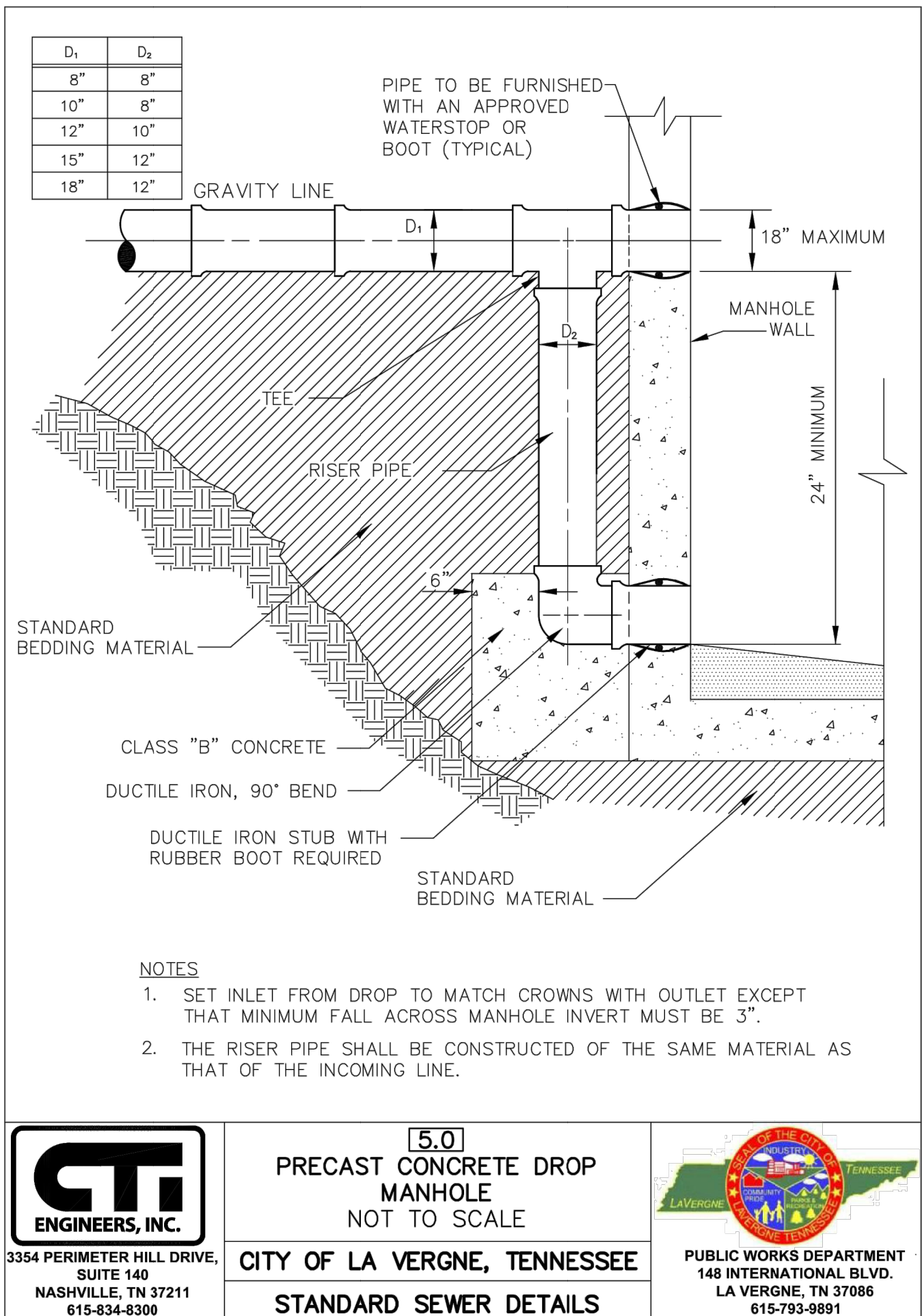
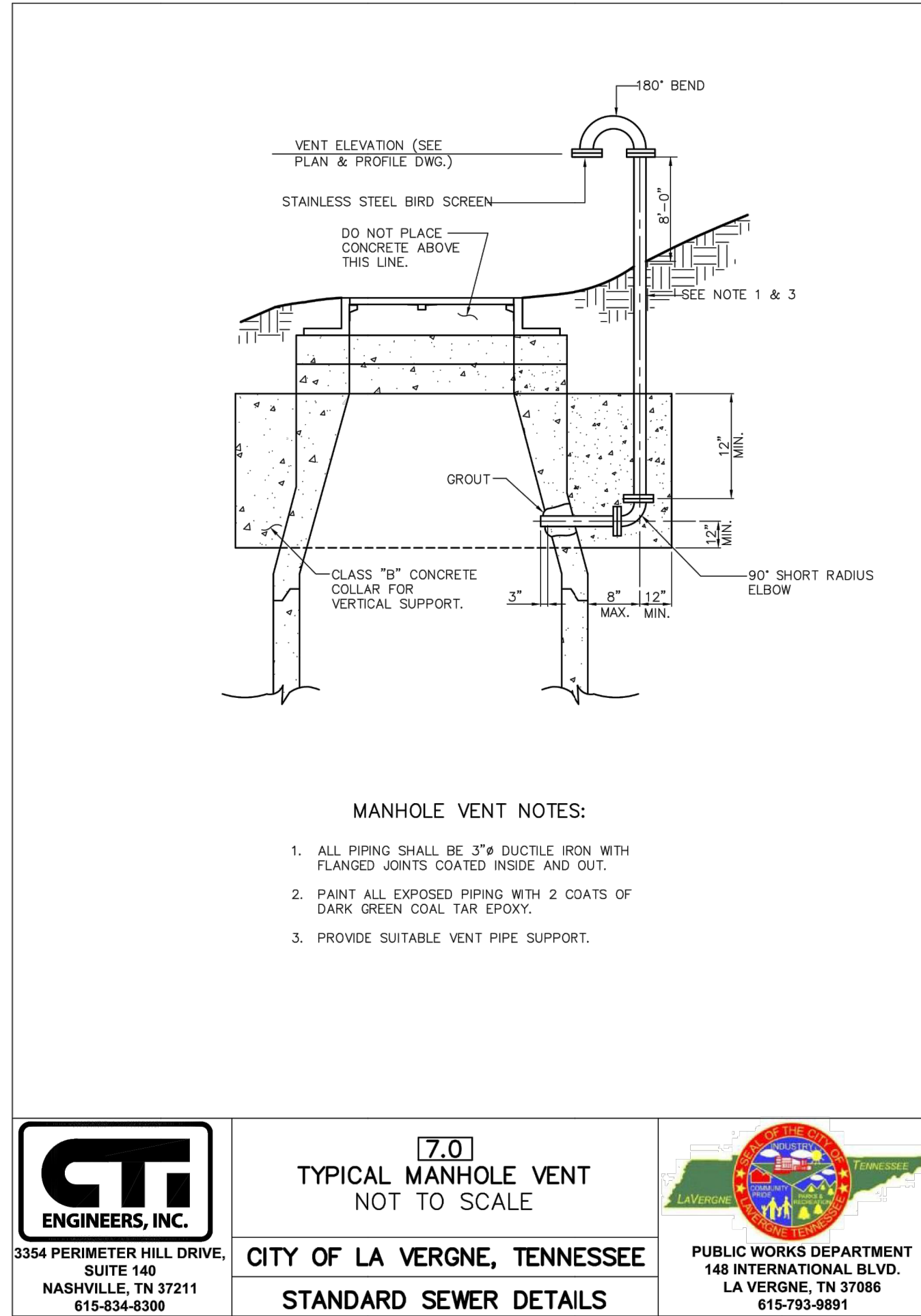
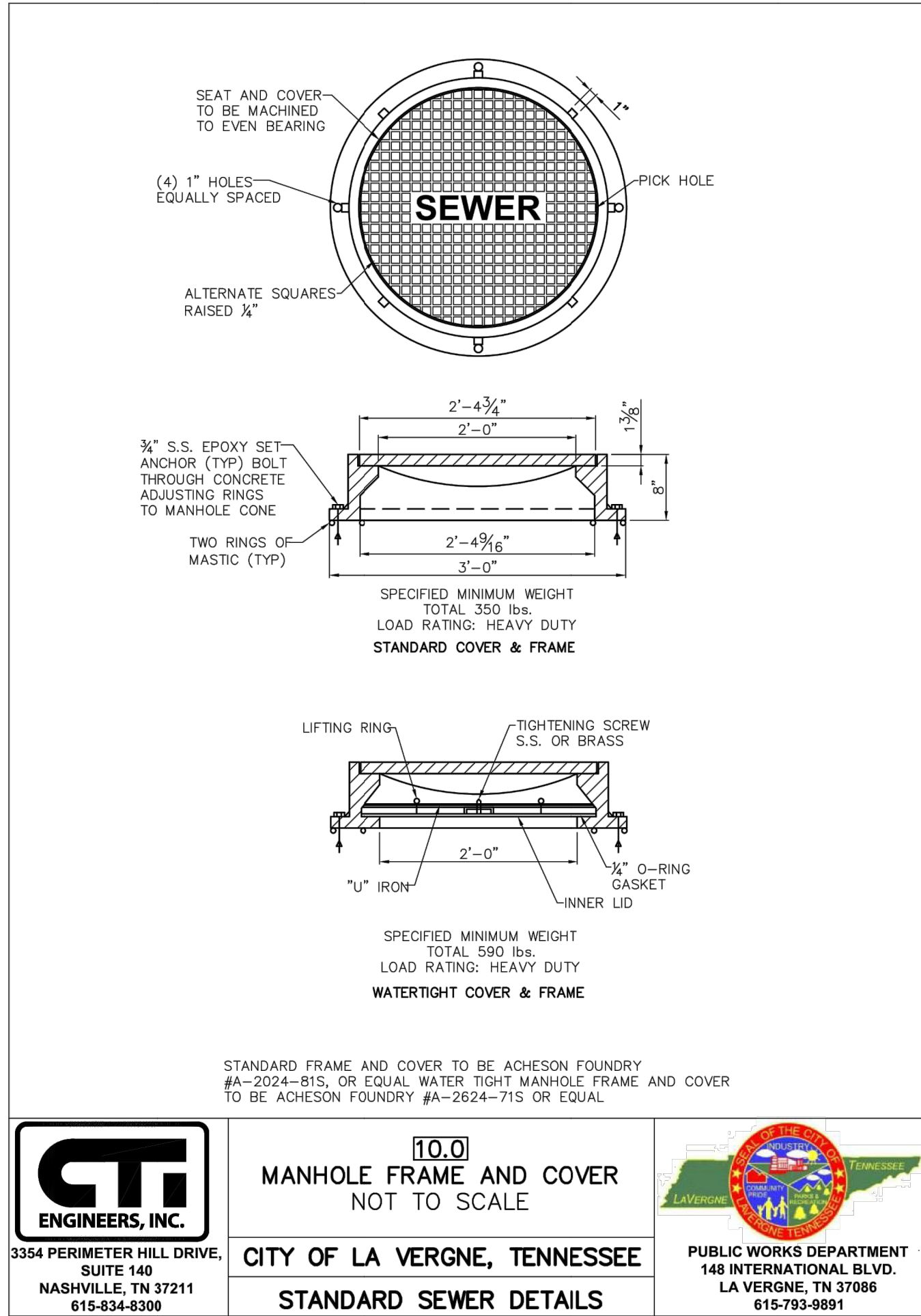
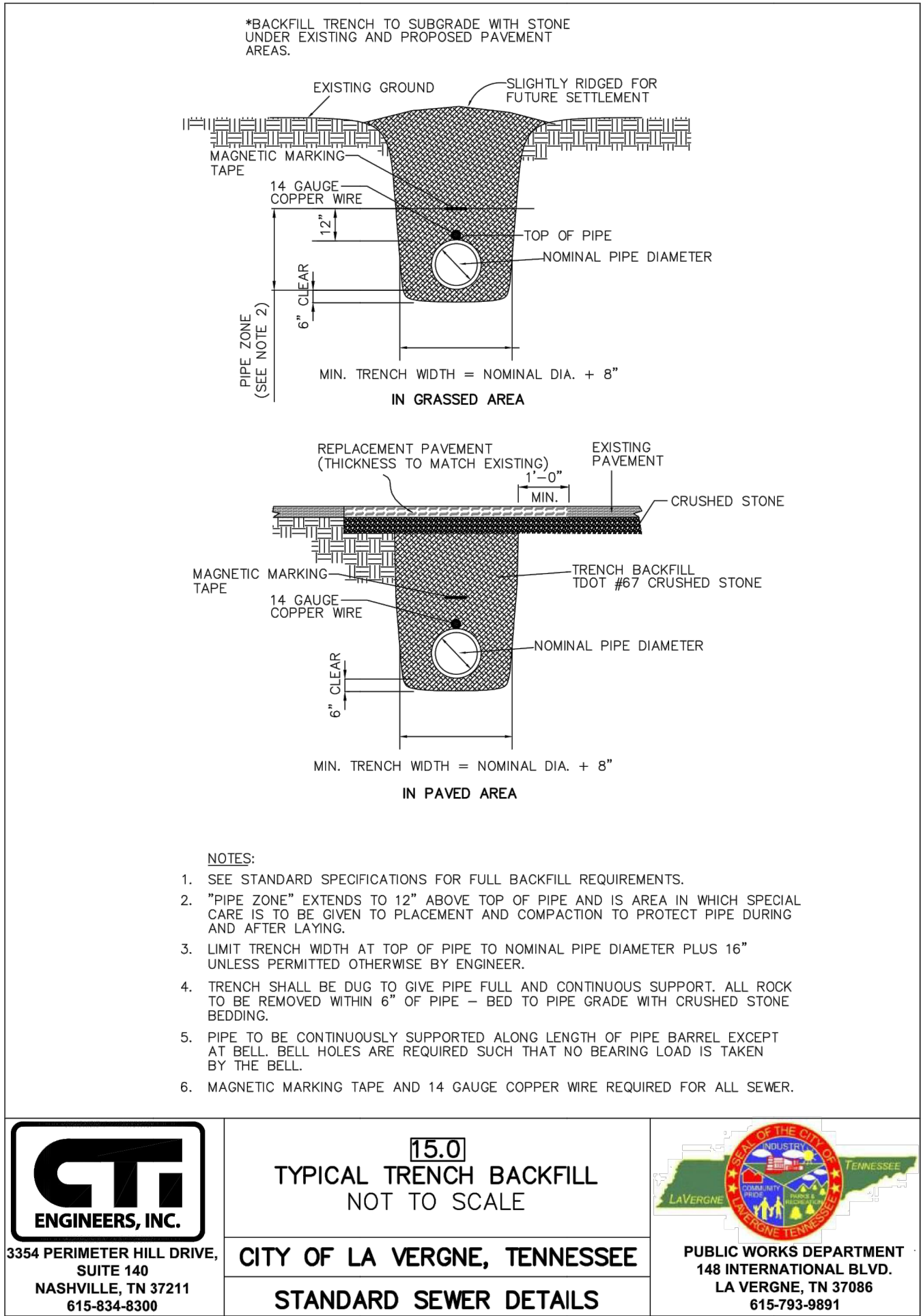
PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

UTILITY PLAN

C5.0

0 60 120 Feet





615 DESIGN GROUP
360 QUEEN CREEK CIRCLE, SUITE 500, NASHVILLE, TN 37217
www.615designgroup.com

COLTIN J. MURPHY
SEWER DEPARTMENT
CITY OF TENNESSEE
12217
2023

470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

UTILITY DETAILS

C5.1

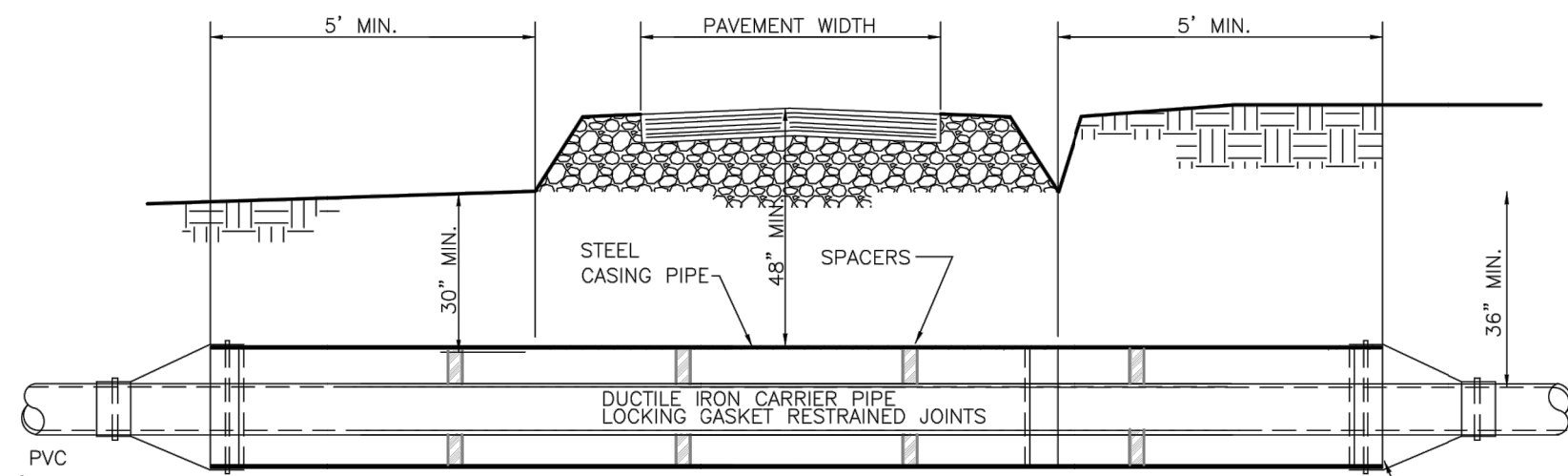


TABLE A		
CARRIER SIZE	CASING SIZE	WELDED STEEL CASING WALL THICKNESS OF CASING PIPE
2"	6"	1/4"
3"	8"	1/4"
4"	12"	1/4"
6"	12"	1/4"
8"	16"	1/4"



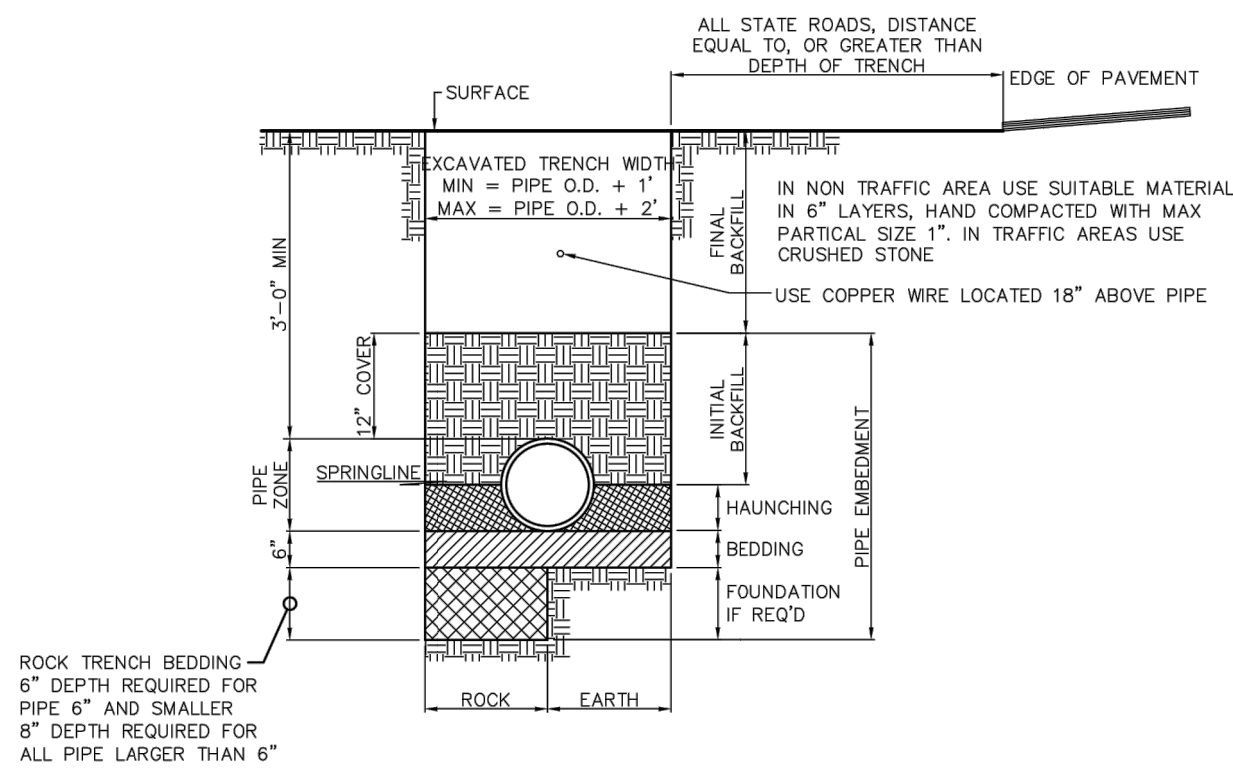
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

17.0
TYPICAL GRAVITY SEWER INSTALLATION
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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



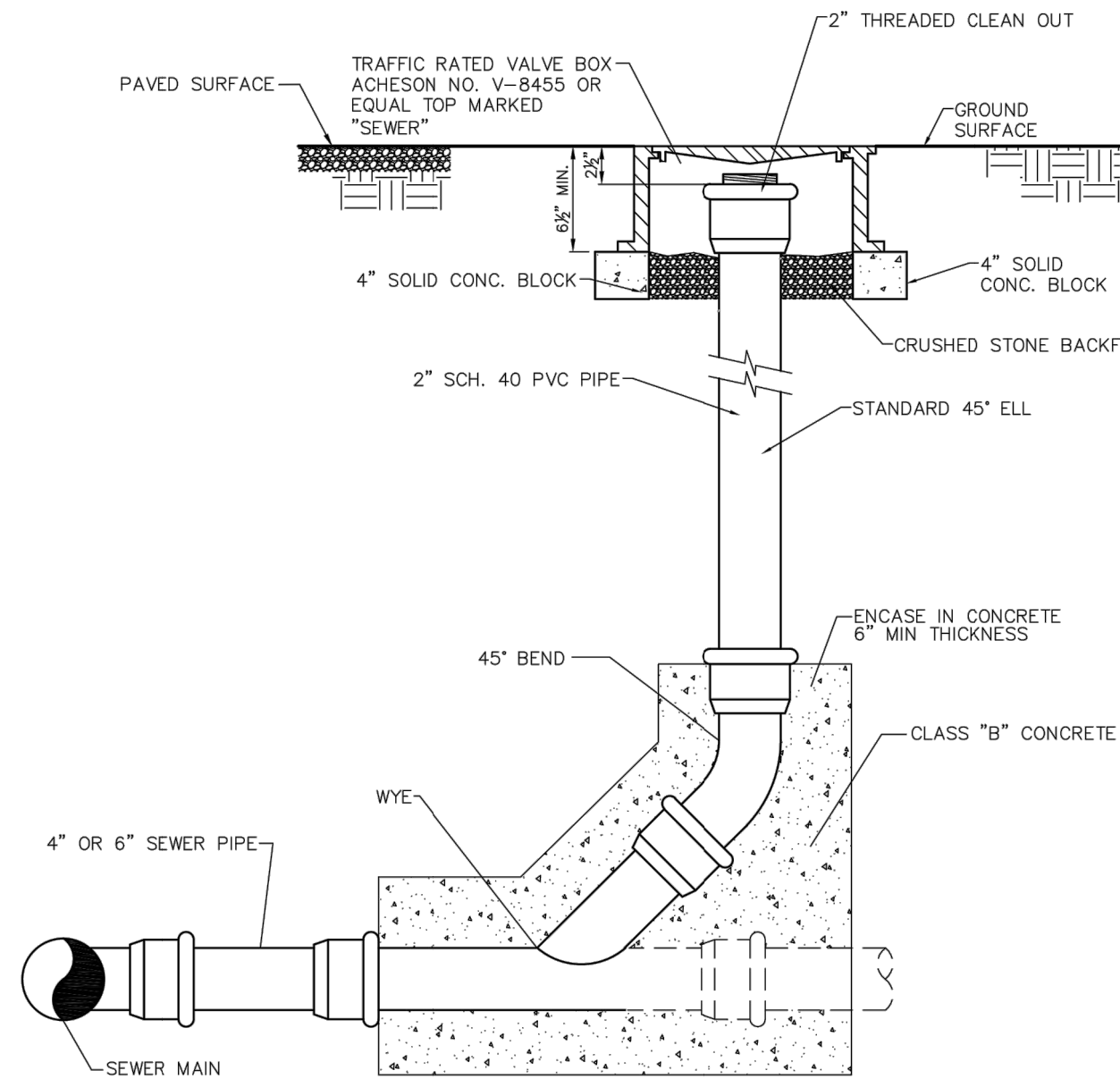
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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



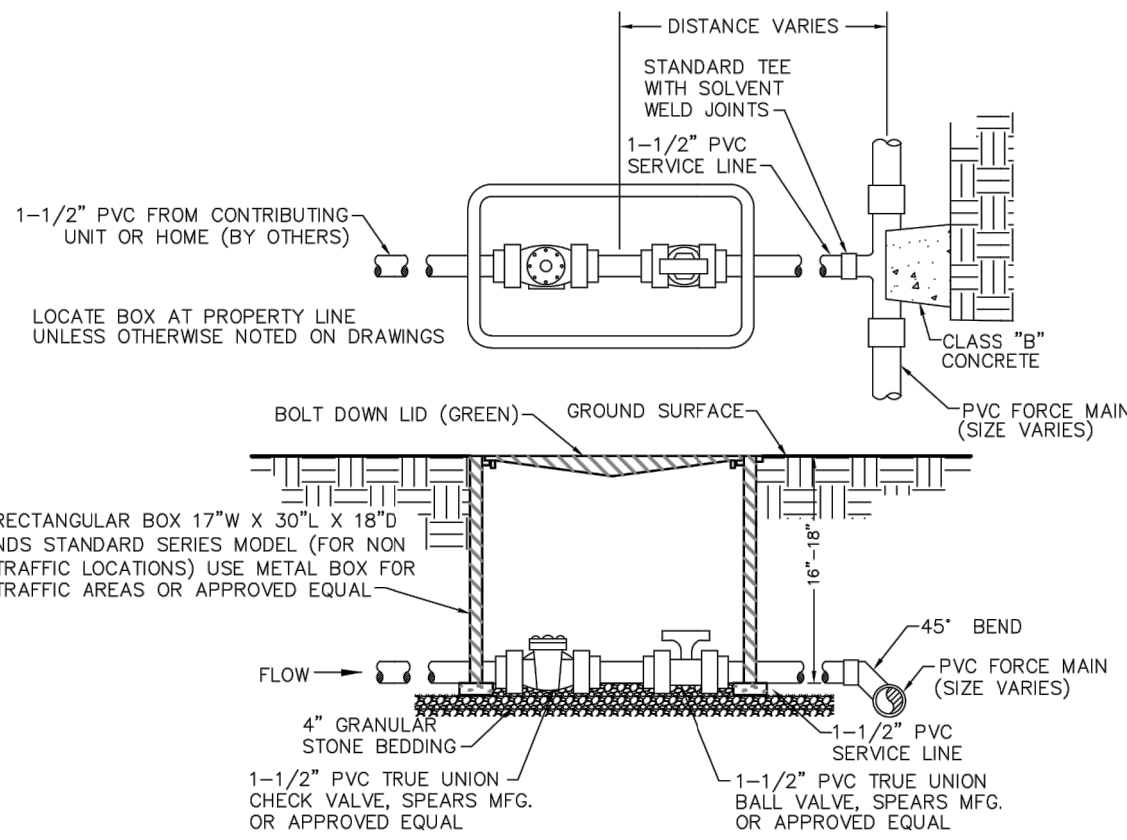
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

12.0
CLEAN OUT WITH TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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



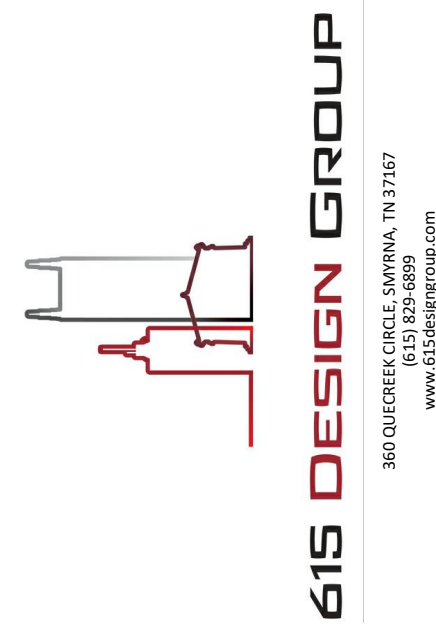
3354 PERIMETER HILL DRIVE,
SUITE 140
NASHVILLE, TN 37211
615-834-8300

19.0
TYPICAL PRESSURE SEWER
SERVICE LINE CONNECTION
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS



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



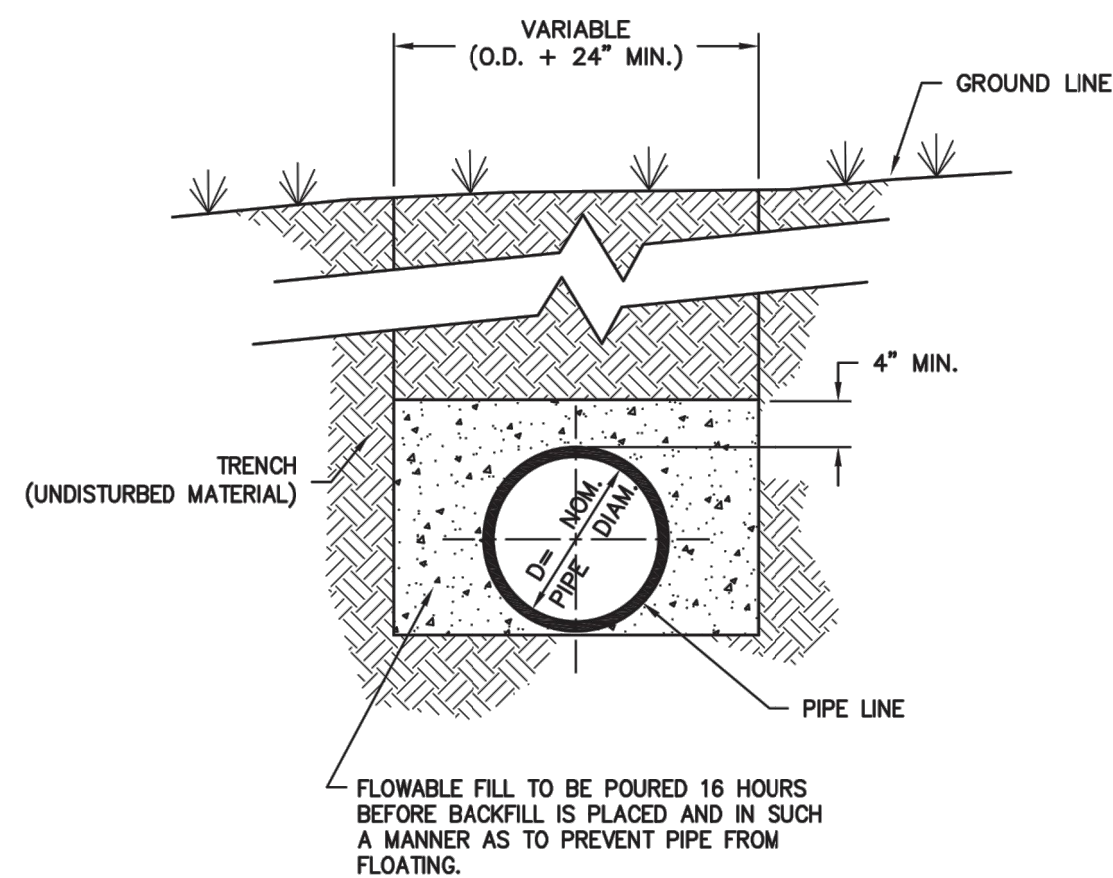
470 DICK BUCHANAN STREET
LAVERGNE, TN 37086

REVISIONS		DATE
NUMBER	DESCRIPTION	

PROJECT #:	1046001
DESIGNED BY:	CJM
DRAWN BY:	CJM
DATE:	3/6/2023

UTILITY DETAILS

C5.2



TYPICAL PROTECTION FOR WATER LINES

N.T.S.

Revised September, 2015

STANDARD DETAIL 080
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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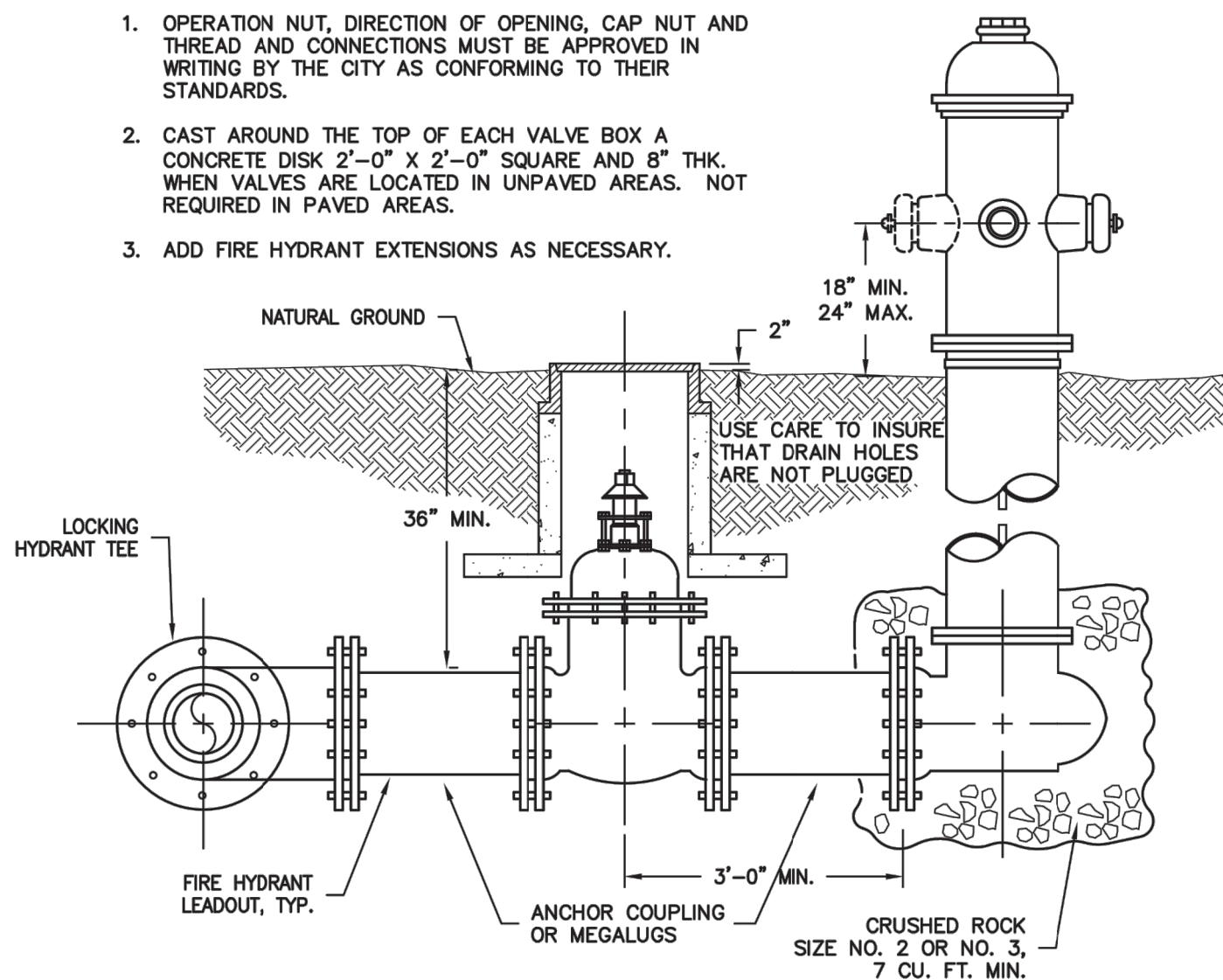
P.O. BOX 2968, MURFREESBORO, TN 37133-2968

(615) 895-8221 • FAX (615) 895-0632

FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\080 Typical Protection for Water Lines.dwg

NOTES:

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



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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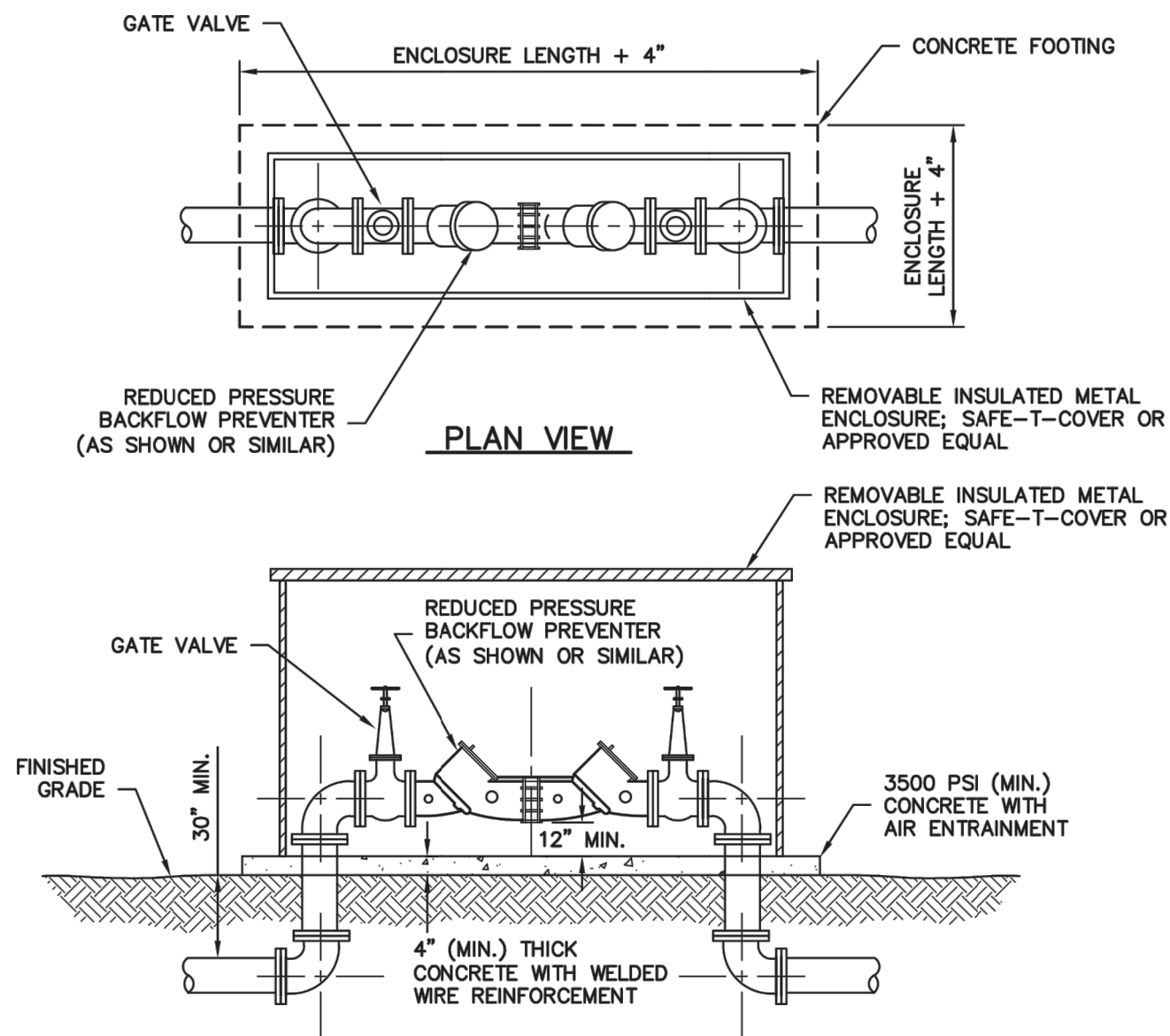
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\040 Typical Fire Hydrant Setting.dwg



REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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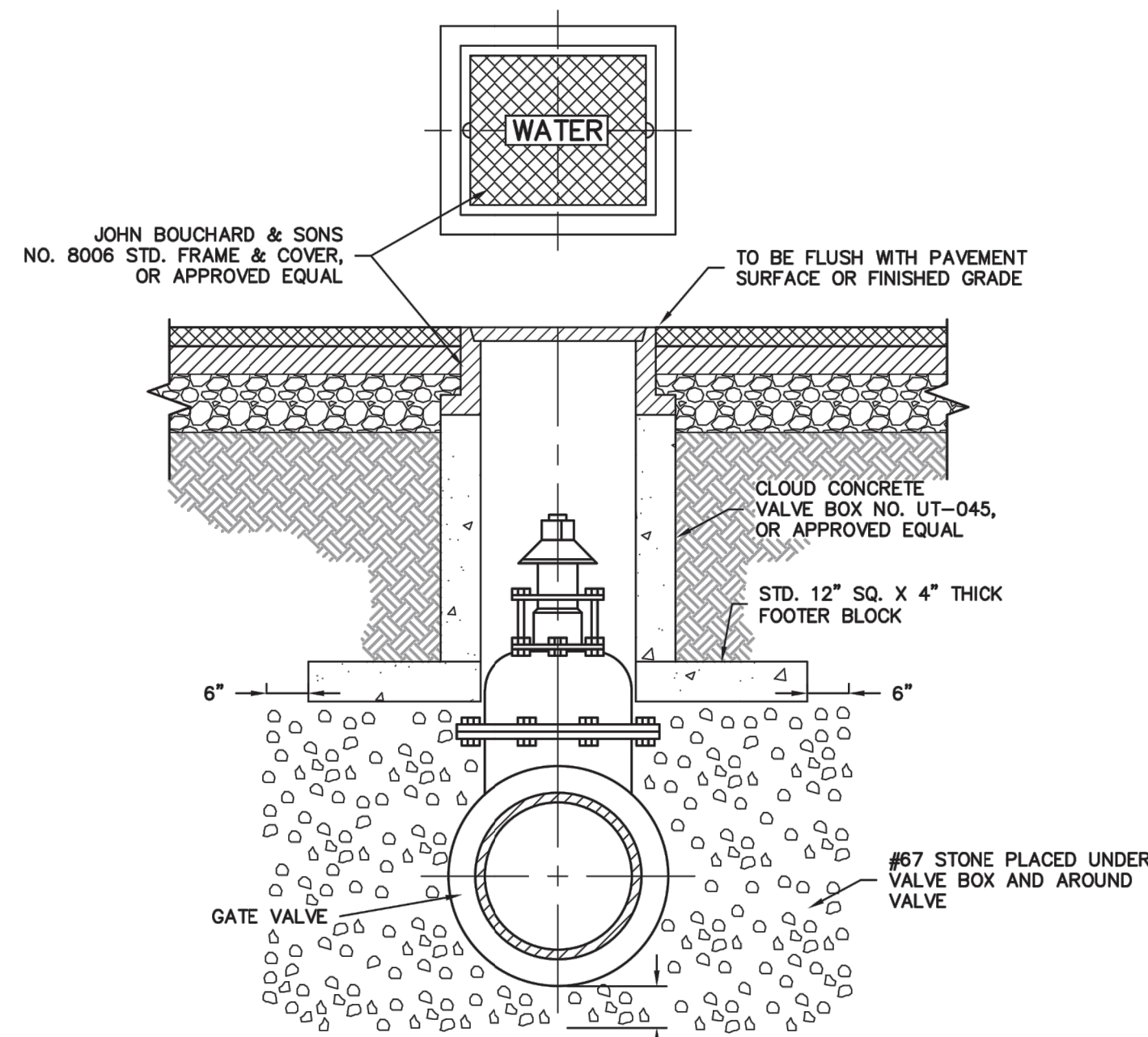
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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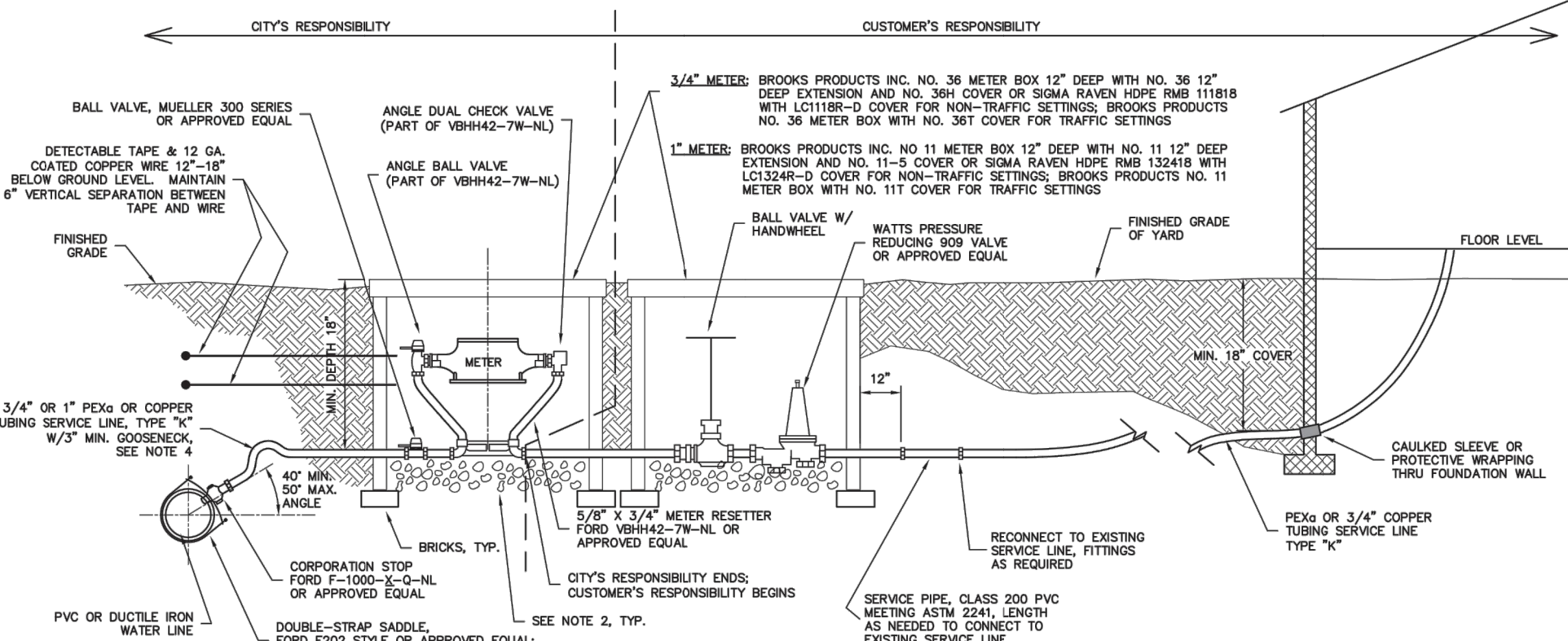
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MAX) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
 - 4.1. 3/4" INCH - BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE HEAD TRANSMITTER.
 - 4.2. 1" INCH - BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE HEAD TRANSMITTER.
5. CAPPING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY:
 - 5.1. CAPPING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
 - 5.2. CAPPING PIPE SHALL BE PVC SOLI 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
 - 5.3. CAPPING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEW SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.04 AND 22.05 OF THE STANDARD SPECIFICATIONS. THE DIAMETER OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

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

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 80 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

Inspection shall be carried out on the portion of the piping from the building to the customer (customer's) side of the water meter and is to ensure the water supply system satisfies the building. An inspection shall include visual review of materials and workmanship to ensure code compliance. A record of the inspection details shall be kept by Lavergne Water Department.

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

Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of Lavergne Water Department at 615-793-0991.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

Revised August 2017

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

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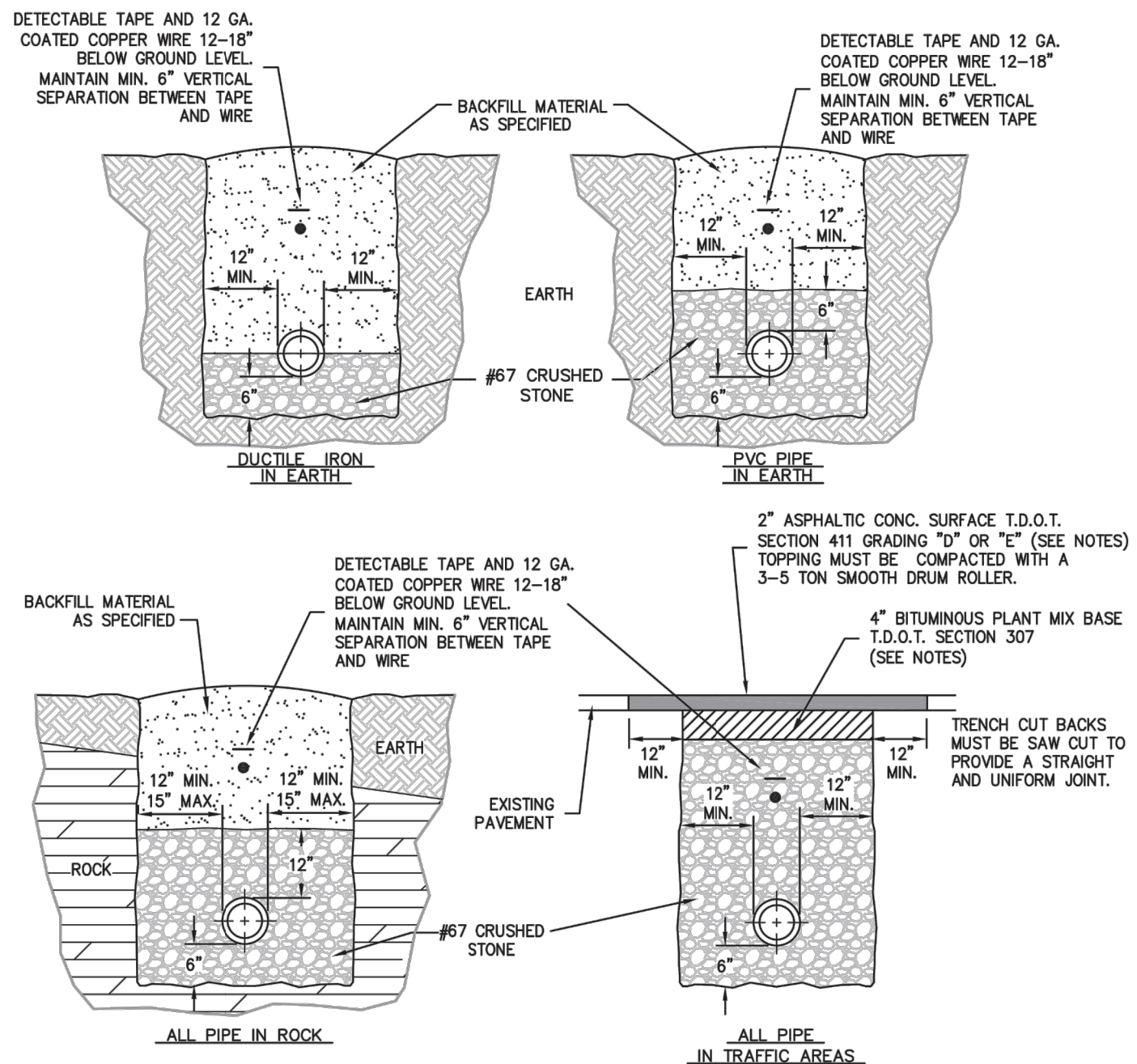
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P.O. BOX 2968, MURFREESBORO, TN 37133-2968

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



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 8" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

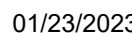
REVISIONS	NUMBER	DESCRIPTION	DATE

PROJECT #: 1046001
DESIGNED BY: CIM
DRAWN BY: CIM
DATE: 3/6/2023

UTILITY DETAILS

La Vergne Landscape Requirements:

- Tree Density:
 - 3 canopy tree, 3 understory tree, 15 shrubs per acre
 - acres: 15.41
 - Canopy trees required: 47 | **Provided: 47**
 - Understory trees required: 47 | **Provided: 47**
 - Shrubs required: 232 | **Provided: 232**

[illegible]

PLANTING REFERENCE PLAN



L8-02

APPROXIMATE LOCATION OF 4" GAS LINE
-R- CONVERSATIONS W/ CITY OF LAVERGNE

DICK BUCHANAN STREET (50' ROW)

HANSEN & ADKINS AUTO
TRANSPORT, INC.
DB 427 PG 2371
ZONE: I-1

SITE KEYNOTES:

DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE	
9.1	B&B Deciduous Tree	1 / L11-01 000000
9.2	B&B Evergreen Tree	2 / L11-01 000000
9.3	Container Shrub	3 / L11-01 000000
9.4	Spade Edging	4 / L11-01 000000

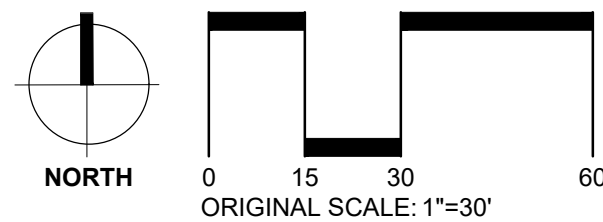
PLANT REFERENCE NOTES

- Property boundary.
- Existing poles and overhead lines to remain.
- Proposed Utilities - Refer to Civil Plans.
- Proposed building - Refer to Architecture Plans.
- Proposed detention area - Refer to Civil Plans.
- Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY

LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel

Matchline L8-02



470 DICK BUCHANAN STREET
LA VERGNE, TN

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

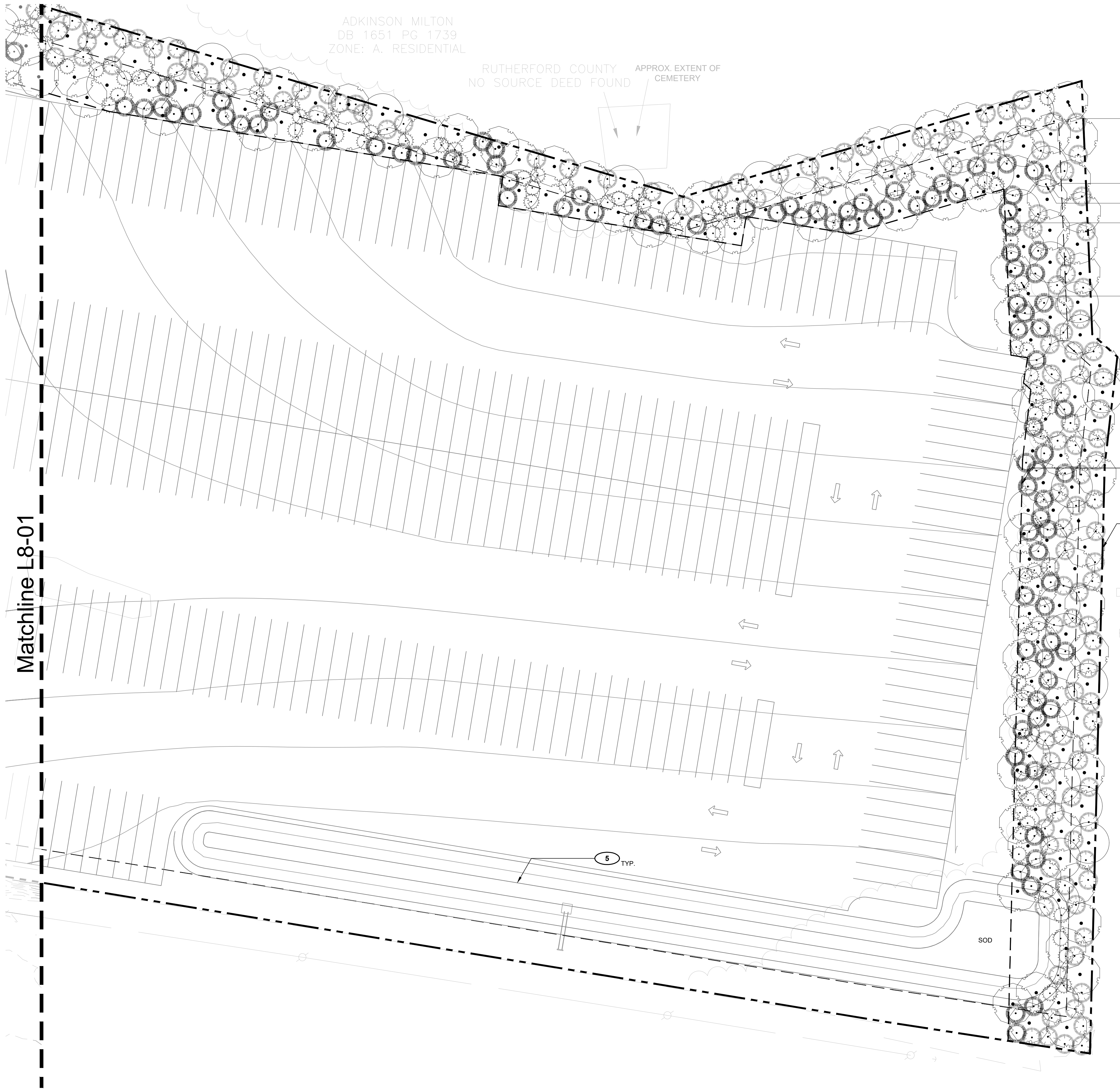
PLANTING PLAN

L8-01

Arête Landscape Architecture

Los Angeles, California
na@arete-la.com
arete-la.com

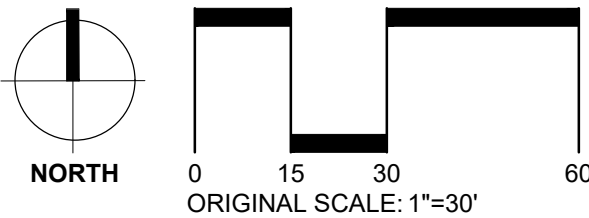
01/23/2023



SITE KEYNOTES:			
	DETAIL / SHEET	RELATED DETAILS	SPEC. SECTION
9.0	PLANTING AND LANDSCAPE		
9.1	B&B Deciduous Tree	1 / L11-01	000000
9.2	B&B Evergreen Tree	2 / L11-01	000000
9.3	Container Shrub	3 / L11-01	000000
9.4	Spade Edging	4 / L11-01	000000

- PLANT REFERENCE NOTES
- 1 Property boundary.
 - 2 Existing poles and overhead lines to remain.
 - 3 Proposed Utilities - Refer to Civil Plans.
 - 4 Proposed building - Refer to Architecture Plans.
 - 5 Proposed detention area - Refer to Civil Plans.
 - 6 Proposed extents of 50' Transitional Buffer Yard.

PLANT SYMBOL KEY	
LARGE DECIDUOUS TREE	COMMON NAME
	Southern Red Oak
LARGE EVERGREEN TREE	COMMON NAME
	Short Leaf Pine
MEDIUM EVERGREEN TREE	COMMON NAME
	Eastern Redcedar
	Avatar Colorado Spruce
MEDIUM EVERGREEN SHRUB	COMMON NAME
	Mountain Laurel



Arête Landscape Architecture
Los Angeles, California
rand@arete-la.com
arete-la.com

01/23/2023

470 DICK BUCHANAN STREET
LA VERGNE, TN

REVISIONS	DATE
NUMBER	DESCRIPTION

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING PLAN

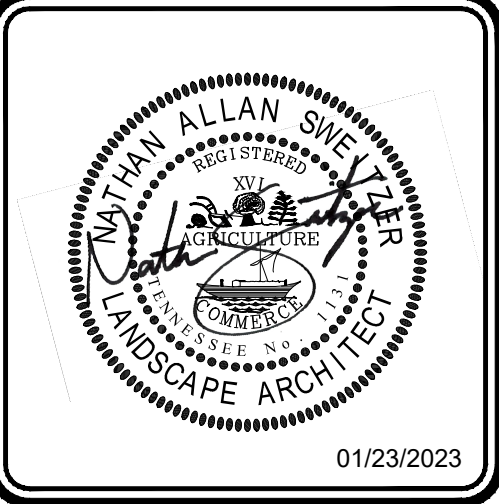
L8-02



<u>LARGE DECIDUOUS TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
44	Quercus falcata / Southern Red Oak	B&B	As Shown	2.5' Cal.	Full Grown, Straight Central Leader
<u>LARGE EVERGREEN TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
130	Pinus echinata / Short Leaf Pine	B&B	As Shown	10'-12' Ht.	Full Grown, No Shearing
<u>MEDIUM EVERGREEN TREE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
157	Juniperus virginiana / Eastern Redcedar	B&B	As Shown	6'-8' Ht.	Full Grown, No Shearing
103	Picea pungens 'Avatar' / Avatar Colorado Spruce	B&B	As Shown	6'-8' Ht.	Full Grown, No Shearing
<u>MEDIUM EVERGREEN SHRUB</u>	<u>BOTANICAL / COMMON NAME</u>	<u>TYPE</u>	<u>SPACING</u>	<u>SIZE</u>	<u>COMMENTS</u>
87	Kalmia latifolia / Mountain Laurel	B&B	As Shown	3 Gal.	Full Grown

Arête Landscape
Architecture

Los Angeles, California
info@arete-la.com
arete-la.com



470 DICK BUCHANAN STREET
LA VERGNE, TN

[illegible]

PROJECT #:	001002002
DESIGNED BY:	NAS
DRAWN BY:	NAS
DATE:	01/23/2023

PLANTING DETAILS

L11-00

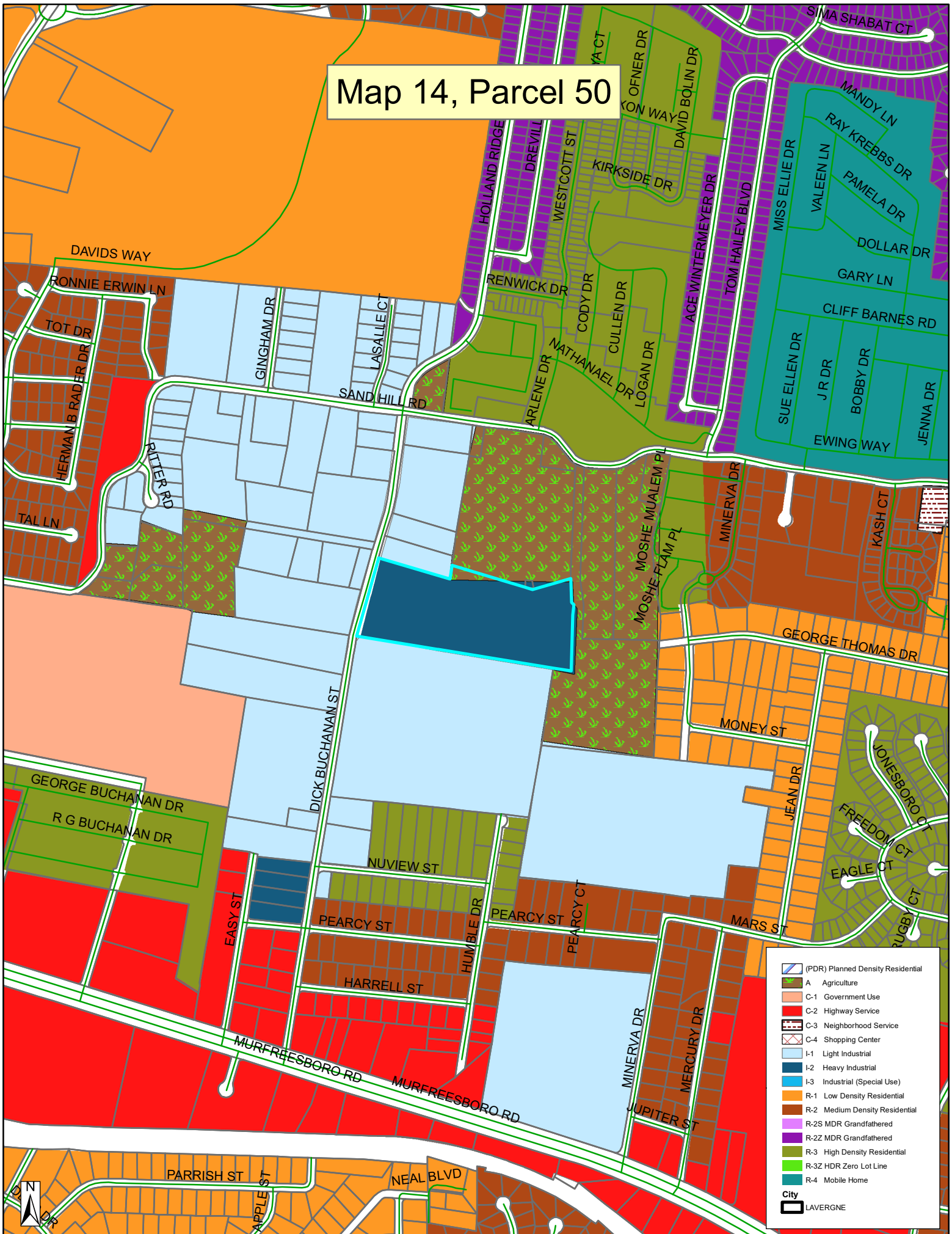
Map 14, Parcel 50



Map 14, Parcel 50



Map 14, Parcel 50



Property Description:

Property description provided by Civil Design Consultants, LLC

Being the property currently owned by Bola Gabriel and Mariam Girgus known as 252 Hollandale Road within the 2nd Civil District of Rutherford County TN. being more particularly described as follows:

Beginning at a steel pin in the East line of Hollandale Road, N-6°14'-W, 51.3 feet along said East line from the Northwest corner of the Harold Scott 1.04 acre tract; thence N-6°14'-W, 308.0 feet along said East line to a steel pin in Parker's South line; thence S-85°10'-E, 844.6 feet along said South line to a steel pin; thence S-00°06'-W, 223.5 feet along Rich's West line to a corner post; thence S-89°11'-W, 807.8 feet to the point of beginning and being an area of 5.003 acres.

Of record in Book 2264, Page 2670 RCRD. Currently zoned R-1.

SITE DATA TABLE

10 SINGLE FAMILY DETACHED LOTS PER THIS PLAN
1 EXISTING HOME AND 1 ACCESSORY
STRUCTURE TO REMAIN PER THIS PLAN

PROPERTY TO BE DEVELOPED IN A SINGLE PHASE
ALL SINGLE FAMILY DETACHED

This property currently does not lie within a special flood hazard area per FEMA Panel(s) 47037C0425J eff. 2/25/2022 and 47149C0020J eff. 10/16/2008

LEGEND

X LOT NUMBER

MINIMUM BUILDING SETBACKS WILL BE CONSISTENT WITH R-2
ZONING:

FRONT 35
SIDE 10
REAR 20

JENKINS-DAVIS VERONIC L
BOOK 1645
PAGE 3988

EXISTING ZONING R-1

ELDER WILLIAM E ETUX
PATRICIA T
BOOK 555
PAGE 143
EXISTING
ZONING R-1

ELDER WILLIAM E ETUX GLENDEL A
BOOK 655
PAGE 1457
EXISTING ZONING R-1

ZEKRY AHMED H
BOOK 220
PAGE 2699

EXISTING ZONING R-1

GAMBILL BARNET E ETUX JOYCE
BOOK 516
PAGE 522

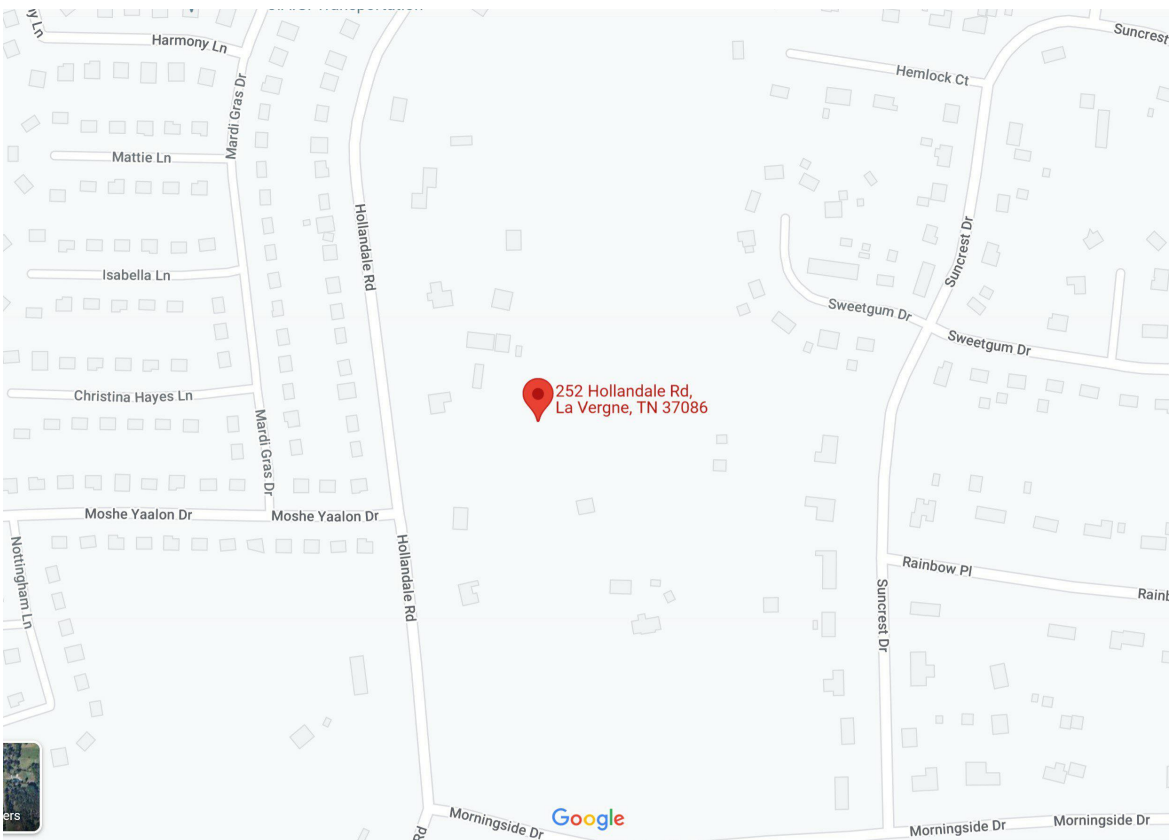
EXISTING ZONING R-1

This request to zone from R-1 to R-2 residential zoning is made based upon our expectation and desire to develop the property to a slightly more dense development than what is permitted within the current R-1 Zone.

The properties immediately adjacent to the property are zoned R-1 and also R-2 across from Hollandale Drive. The property and proposed development is gently rolling and conducive to the development of our proposed product. The overall traffic level of service will not change with our proposed density and adequate areas exists for appropriate screening and transitional areas. A public sewer extension will also be brought to our property to service the development aiding in infrastructure improvements for the city. Water service is available. A stormwater detention and water quality pond will be included in the design the property overall flows well.

Current property conditions are single family residential with all existing structures to remain on our proposed design. Adjoining property conditions are single family residential.

MINIMUM BUILDING SETBACKS WILL BE CONSISTENT WITH R-2
ZONING



LOCATION MAP - NOT TO SCALE

MAP PROVIDED BY GOOGLE



CIVIL DESIGN CONSULTANTS, LLC
CIVIL ENGINEERS - LAND PLANNERS
OFFICE: 20000-CONSULTANTS, LLC
20000-CONSULTANTS, LLC
PHONE: (615) 215-2750 FAX: (615) 215-2751

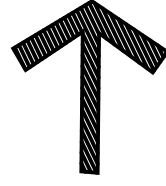
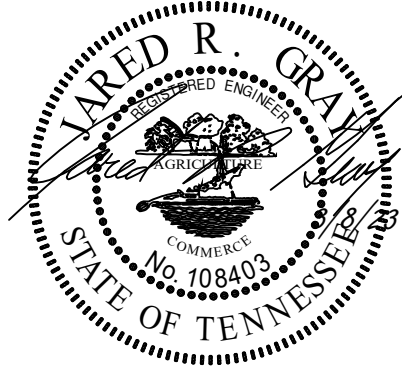
PRELIMINARY
NOT FOR
CONSTRUCTION

252 HOLLANDALE ROAD

SITE DEVELOPMENT PLAN

CITY OF LAVERGNE, RUTHERFORD COUNTY TENNESSEE

PROPOSED LAYOUT PLAN



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

REVISIONS

DESIGNED BY: J. GRAY

DRAWN BY: J. GRAY

APPROVED BY: J. GRAY

SCALE: AS NOTED

DATE: FEBRUARY 25, 2022

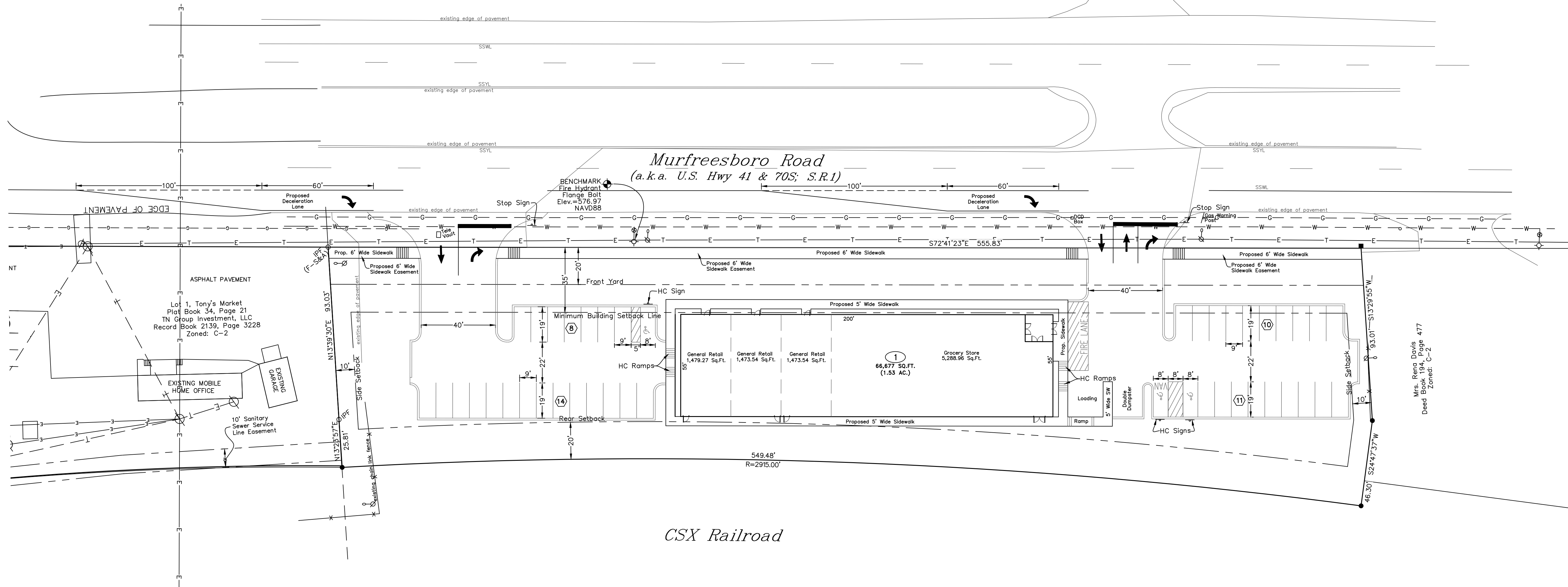
JOB NO. WK. ORDER
20-115 001

SHEET NO.

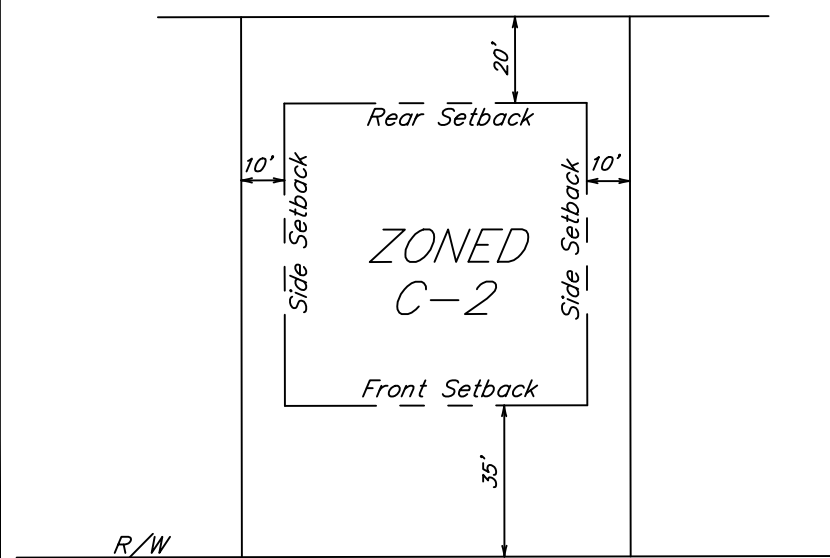
EX1

LEGEND

Ø	POWER POLE
○	EXISTING FIRE HYDRANT
●	PROPOSED FIRE HYDRANT
△	REDUCER
WV	WATER VALVE
▲	CONCRETE THRUST BLOCK
—W—	EXISTING WATER LINE
-W-	PROPOSED WATER LINE
—S—	EXISTING SANITARY SEWER LINE
-S-	PROPOSED SANITARY SEWER LINE
○	EXISTING MANHOLE
●	PROPOSED MANHOLE
—00—	EXISTING CONTOURS
00	PROPOSED CONTOURS
GM	GAS METER
—G—	EXISTING GAS LINE
-G-	PROPOSED GAS LINE
—UE—	PROPOSED UNDERGROUND ELECTRIC LINE
-D-	PROPOSED UNDERGROUND DATA LINE CONDUIT
-P-	PROPOSED UNDERGROUND PHONE LINE CONDUIT
↙	POWER POLE ANCHOR
698.7+	EXISTING SPOT ELEVATION
698.2+	PROPOSED SPOT ELEVATION
---	EXISTING STORM LINE
---	PROPOSED STORM LINE
⊠	WATER METER

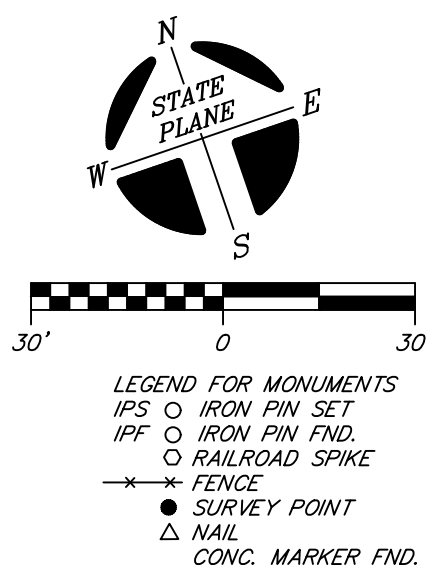


ZONING: C-2 Highway Service
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



TYPICAL BUILDING SETBACK DETAIL
KTS

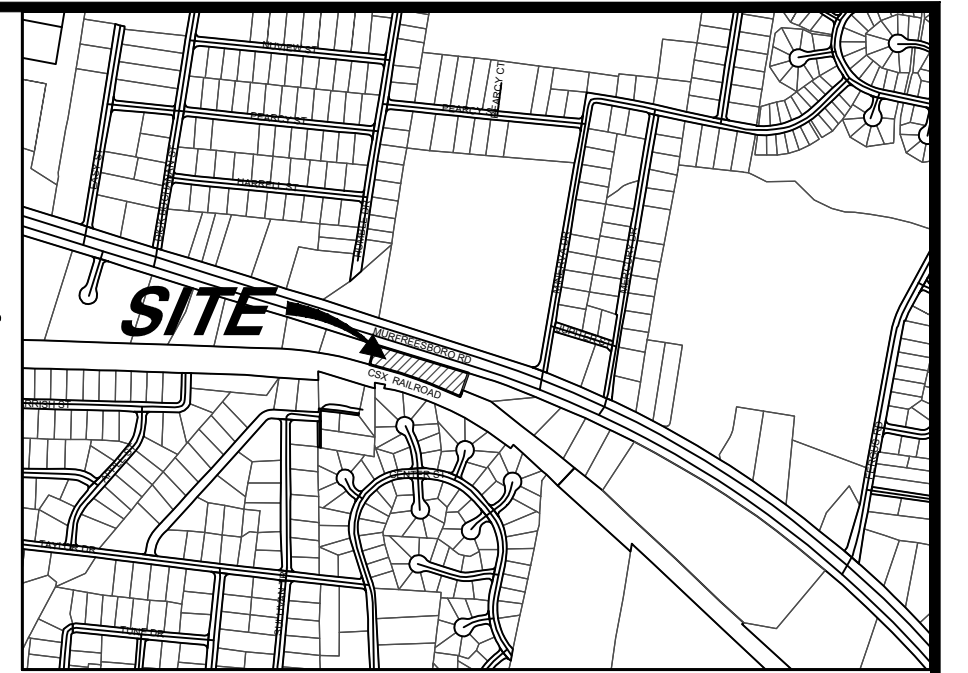
SITE DATA CHART	
LOT:	
LOT SIZE (S.F.):	66,677
FLOOR AREA RATIO:	0.17
SQUARE FOOTAGE OF PROPOSED BUILDING:	10,988
SQUARE FOOTAGE FOR USE:	
GENERAL RETAIL	4,426
GROCERY	6,562
PROPOSED USE: RETAIL/GROCERY	
PARKING REQUIRED:	
Retail: 4,426 Sq.Ft. / 300 = 14.75	41
Grocery: 6,562 Sq.Ft. / 250 = 26.25	
PARKING PROVIDED:	43
PROPOSED PARKING AREA (Sq.Ft.):	17,757
IMPERVIOUS SURFACE %:	50.01%
OPEN SPACE PROVIDED (Sq.Ft.):	33,331
CANOPY TREES REQUIRED (3 PER ACRE):	5
CANOPY TREES PROVIDED:	13
UNDERSTORY TREES REQUIRED (3 PER ACRE):	5
UNDERSTORY TREES PROVIDED:	9
SHRUBS REQUIRED (15 PER ACRE):	23
SHRUBS PROVIDED:	89
IMPERVIOUS SURFACE AREA (Sq.Ft.)	33,346



OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984

THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470167, PANEL NO. 0020J, ZONE: X, DATED: OCTOBER 16, 2008.



LOCATION MAP
N.T.S.

PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
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- For all developments of more than one acre, a State of Tennessee Construction General Permit is required.
- No work within T.D.O.T. right-of-way without prior written approval from T.D.O.T.
- Per the Town of La Vergne, development must be sprinkled per the City of La Vergne's fire sprinkler ordinance.

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
0	08-29-22	Original Issue - For Review
1	09-19-22	Revised Per La Vergne Workshop Comments
2	02-27-23	Revised For Resubmittal to Planning

SITE PLAN

5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

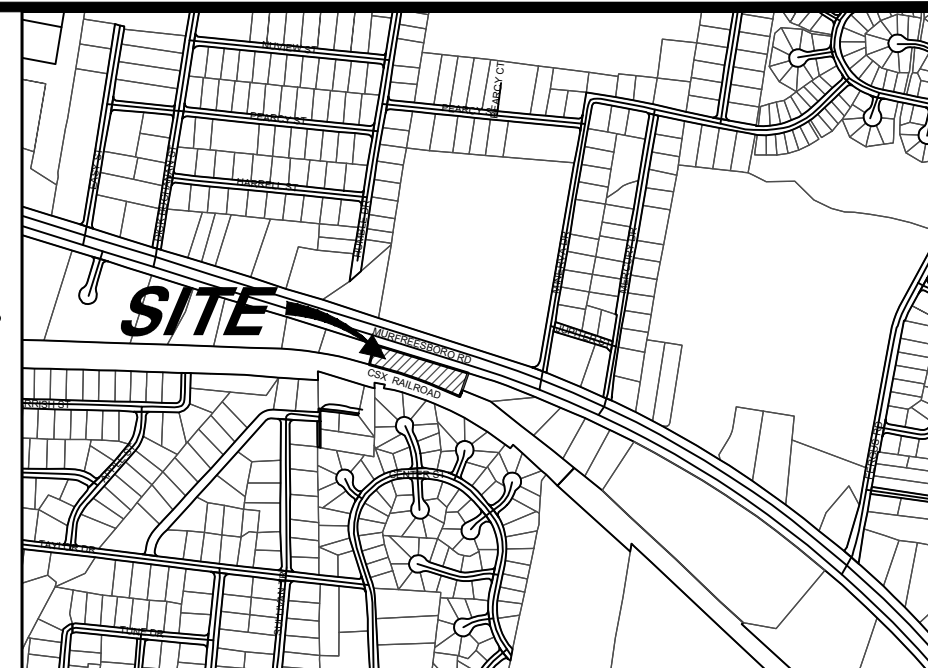
Date: August, 2022

Scale: 1"=30'

Sheet 1 of 9

LEGEND

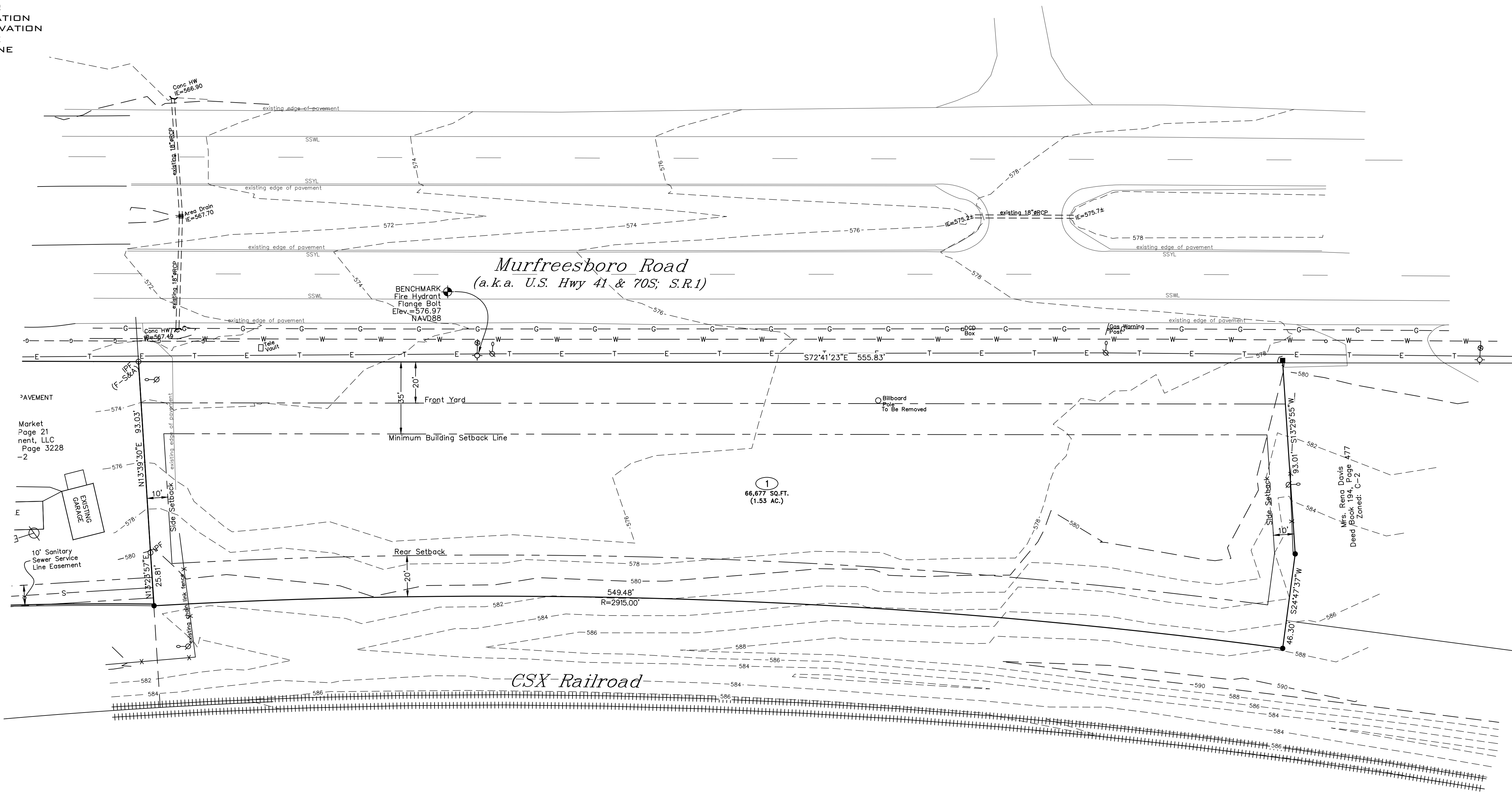
- Ø POWER POLE
-○- EXISTING FIRE HYDRANT
-●- PROPOSED FIRE HYDRANT
-△- REDUCER
WV WATER VALVE
▲ CONCRETE THRUST BLOCK
-W- EXISTING WATER LINE
-W- PROPOSED WATER LINE
-S- EXISTING SANITARY SEWER LINE
-S- PROPOSED SANITARY SEWER LINE
○ EXISTING MANHOLE
○ PROPOSED MANHOLE
-00- EXISTING CONTOURS
-00- PROPOSED CONTOURS
GM GAS METER
-G- EXISTING GAS LINE
-G- PROPOSED GAS LINE
-UE- PROPOSED UNDERGROUND ELECTRIC LINE
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-P- PROPOSED UNDERGROUND PHONE LINE CONDUIT
✓ POWER POLE ANCHOR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING STORM LINE
PROPOSED STORM LINE
WATER METER



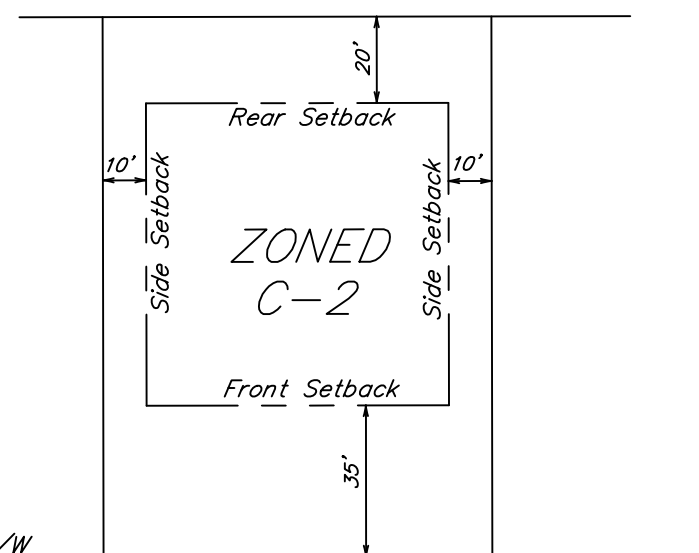
LOCATION MAP
N.T.S.

PLAN NOTES

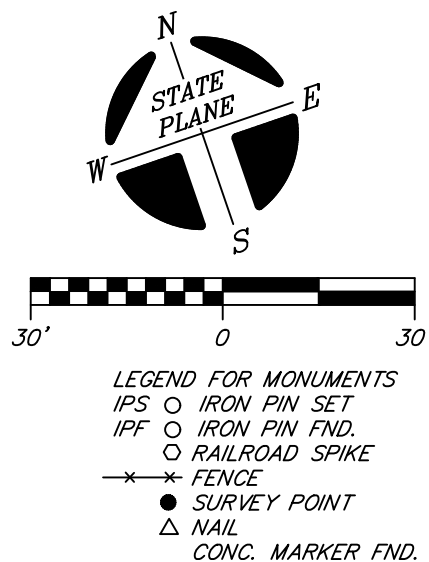
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ZONING: C-2 Highway Service
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984

THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470167, PANEL NO. 0020J, ZONE: X, DATED: OCTOBER 16, 2008.



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
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1	09-19-22	Revised Per La Vergne Workshop Comments
2	02-27-23	Revised For Resubmittal to Planning

EXISTING CONDITIONS

5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

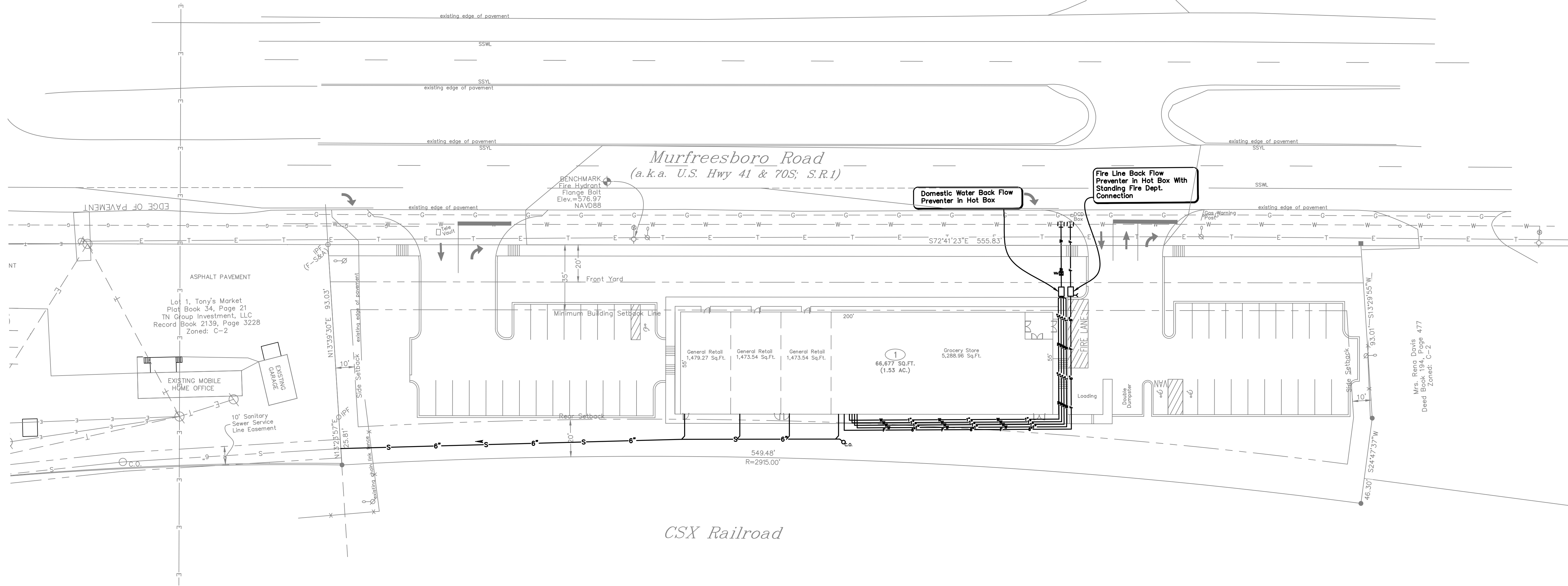
Date: August, 2022

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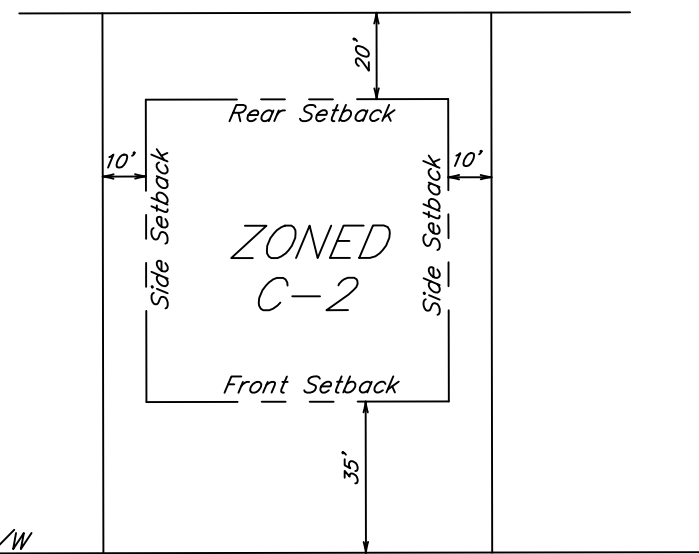
Sheet 2 of 9

LEGEND

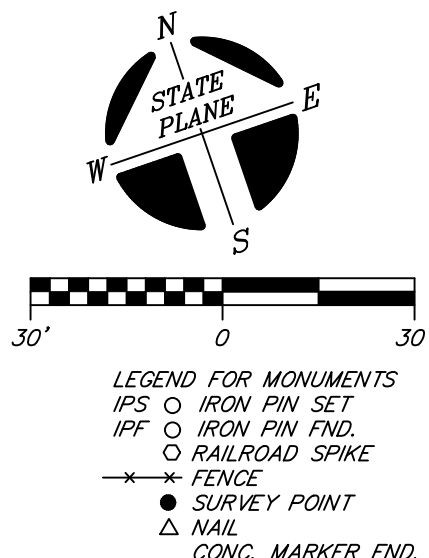
- Ø POWER POLE
-○- EXISTING FIRE HYDRANT
● PROPOSED FIRE HYDRANT
△ REDUCER
WV WATER VALVE
▲ CONCRETE THRUST BLOCK
-W- EXISTING WATER LINE
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-P- PROPOSED UNDERGROUND PHONE LINE CONDUIT
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EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING STORM LINE
PROPOSED STORM LINE
WATER METER



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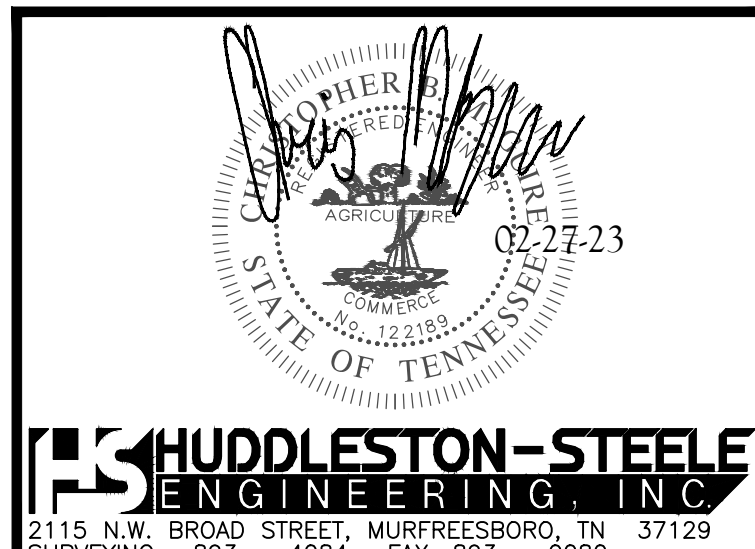
TYPICAL BUILDING SETBACK DETAIL
N.T.S.



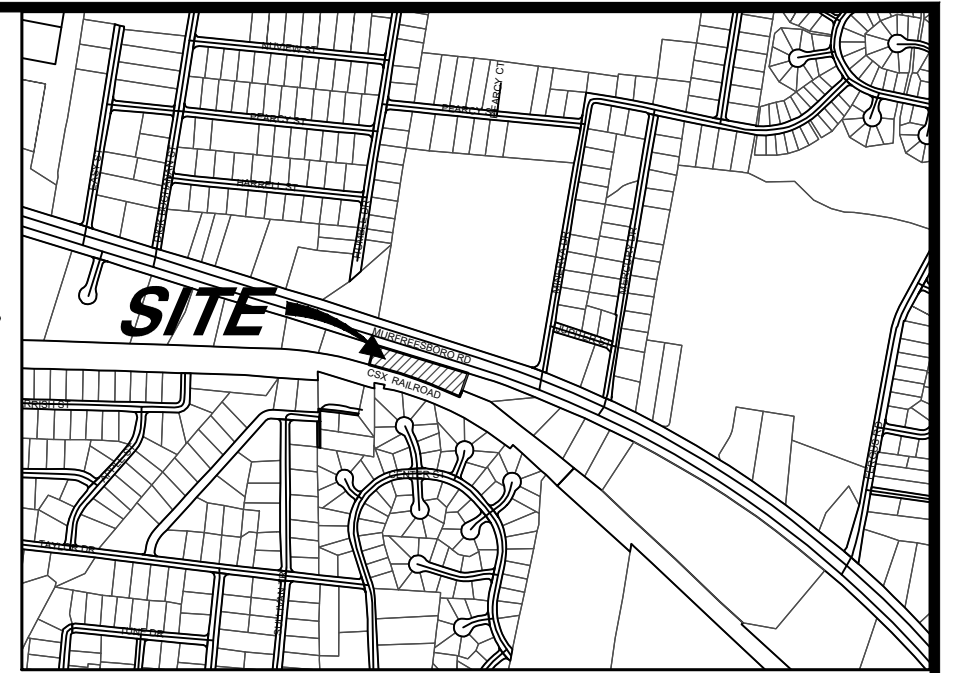
OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

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2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING: 893 - 4084, FAX: 893 - 0080



LOCATION MAP
N.T.S.

PLAN NOTES

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NO.	DATE	DESCRIPTION
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1	09-19-22	Revised Per La Vergne Workshop Comments
2	02-27-23	Revised For Resubmittal to Planning

UTILITY PLAN

5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

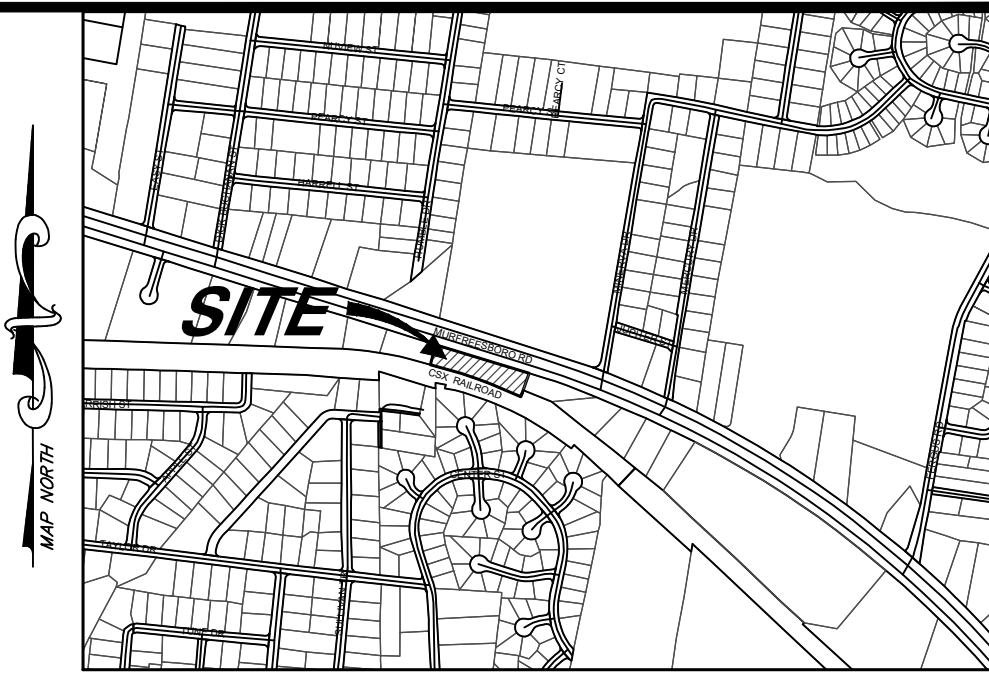
Date: August, 2022

Scale: 1"=30'

Sheet 3 of 9

LEGEND

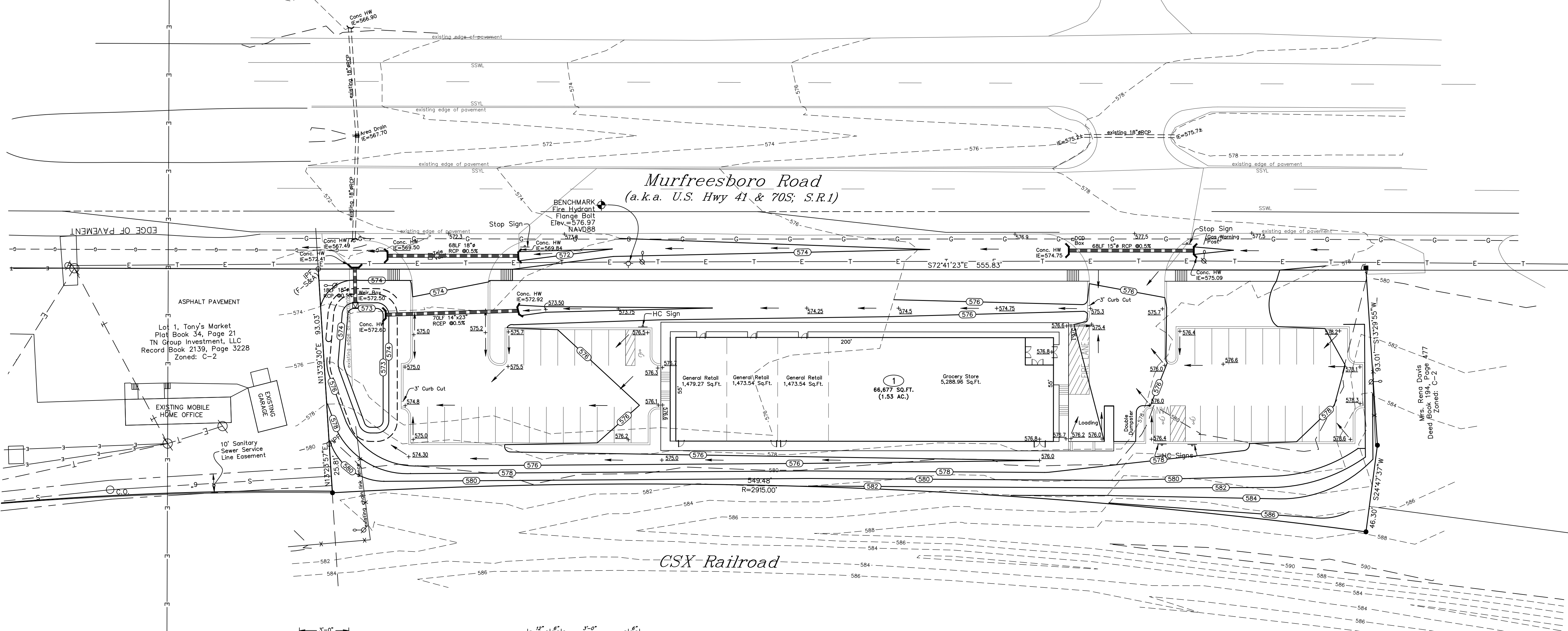
- POWER POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- REDUCER
- WATER VALVE
- CONCRETE THRUST BLOCK
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- GAS METER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND DATA LINE CONDUIT
- PROPOSED UNDERGROUND PHONE LINE CONDUIT
- POWER POLE ANCHOR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING STORM LINE
- PROPOSED STORM LINE
- WATER METER



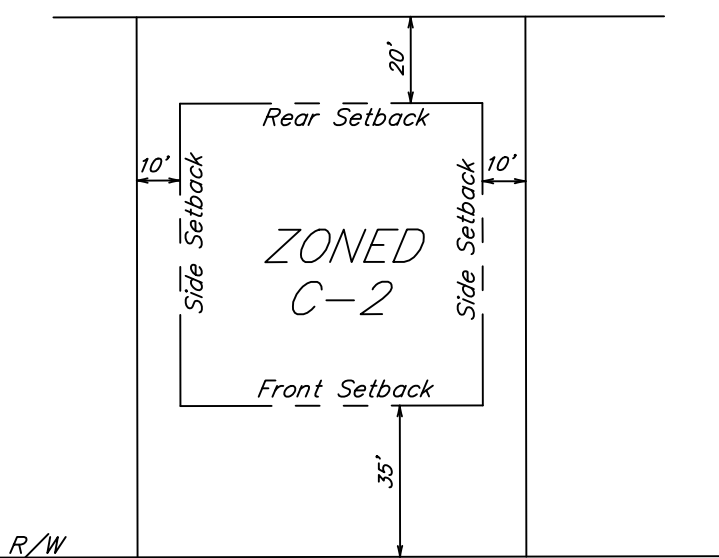
LOCATION MAP
N.T.S.

PLAN NOTES

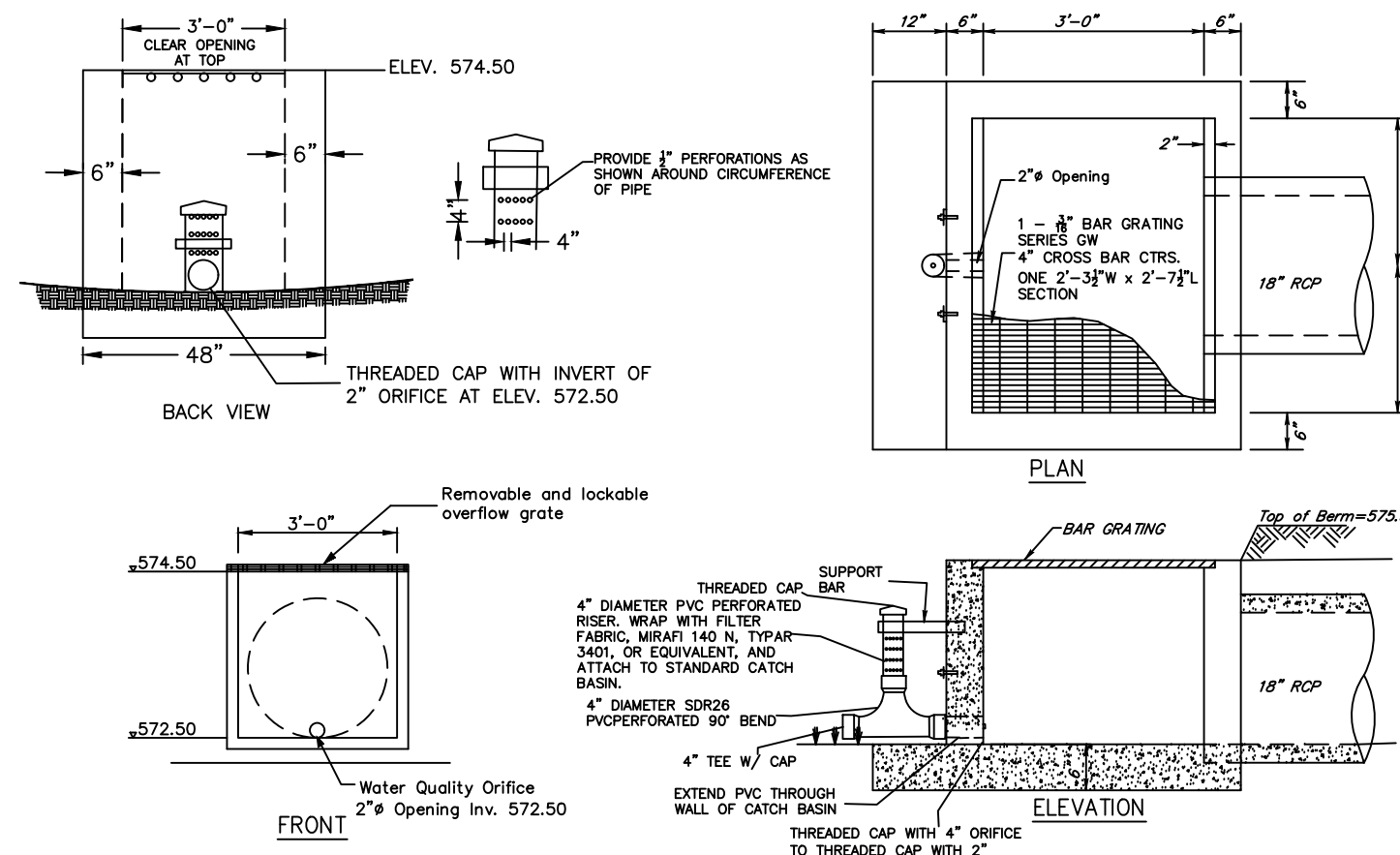
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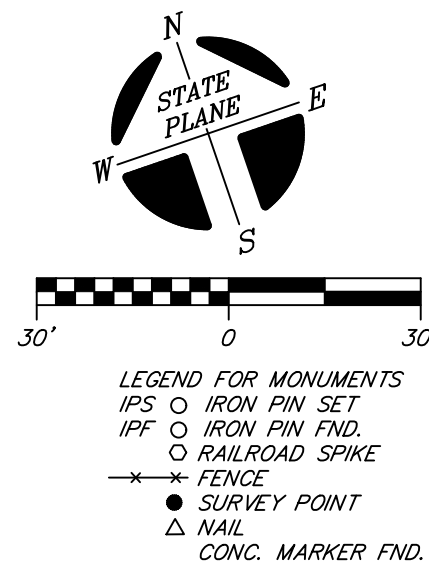
ZONING: C-2 Highway Service
FRONT SETBACK: 35'
SIDE SETBACK: 10'
REAR SETBACK: 20'
FRONT YARD: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



DETENTION OUTLET
STRUCTURE DETAIL
N.T.S.



OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984

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GRADING & DRAINAGE PLAN
5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

Date: August, 2022 Scale: 1"=30' Sheet 4 of 9

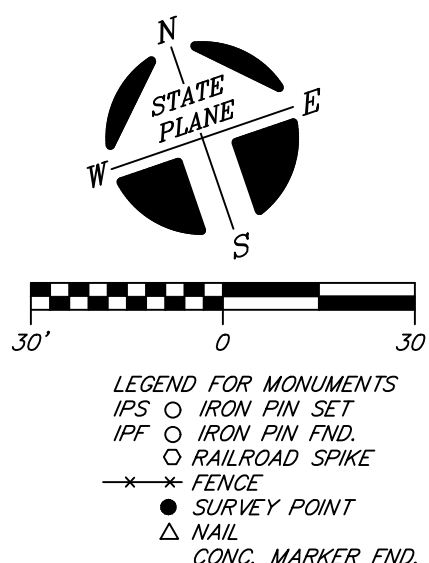
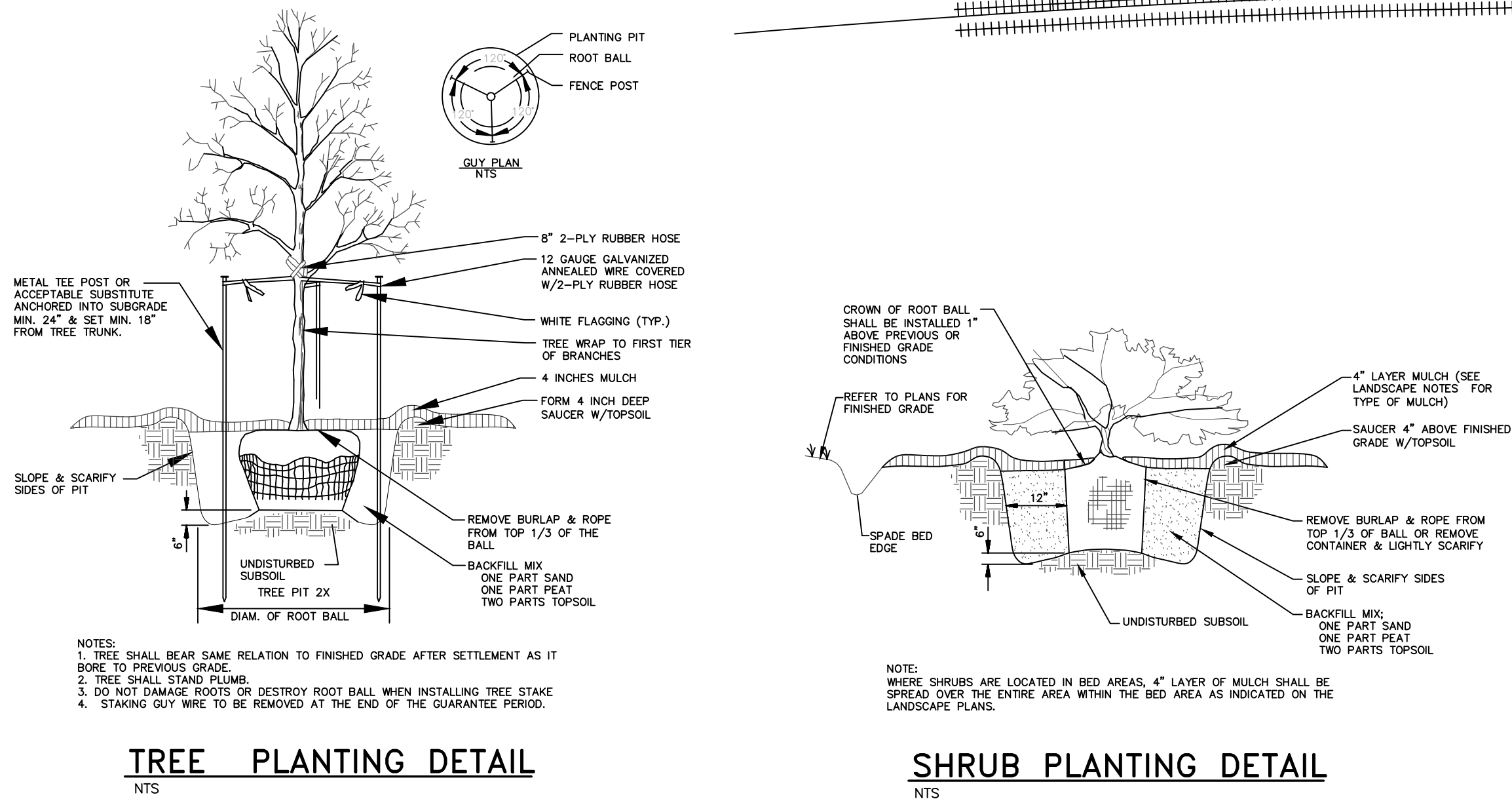
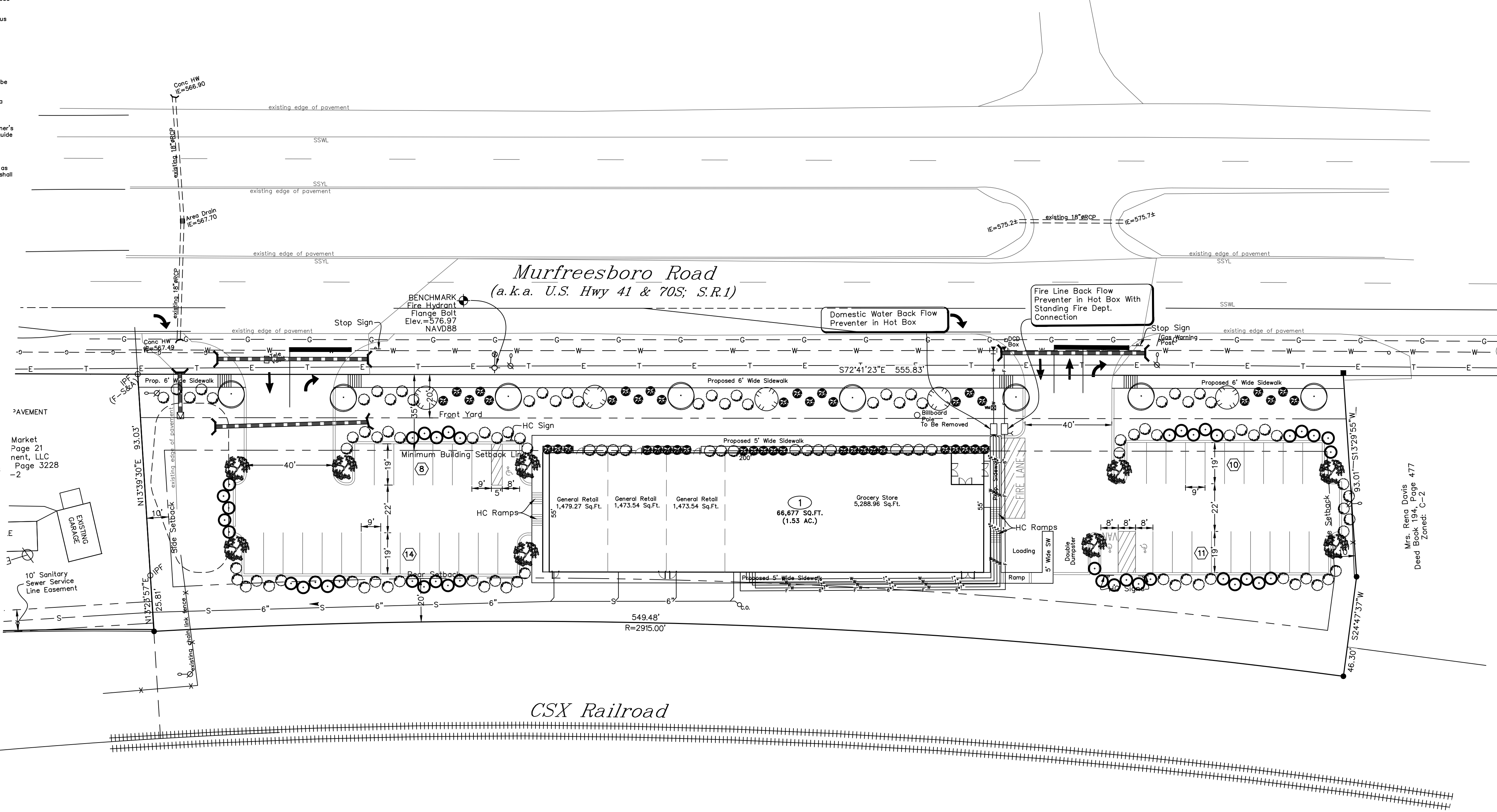
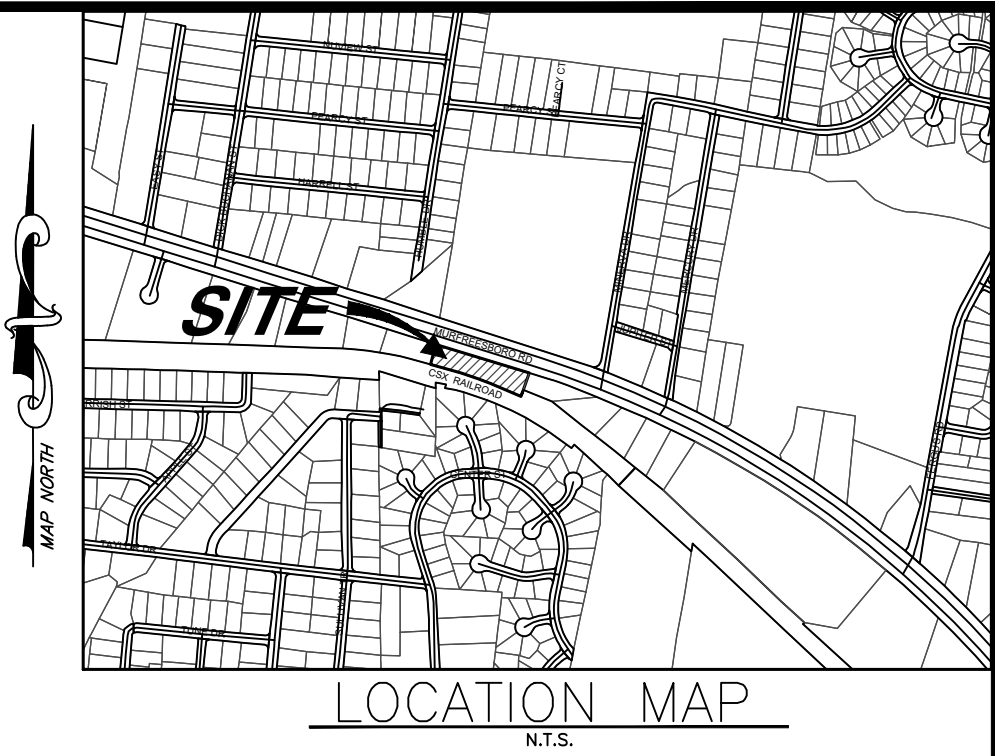
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0	08-29-22	Original Issue - For Review
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- [illegible]

PLANT MATERIALS SCHEDULE					
KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	TRUNK	HEIGHT	REMARKS
	9	<i>Cornis florida</i> / Flowering Dogwood	2 ½" MIN.		
	46	<i>Buxus Koreana</i> Green Velvet Boxwood		24" min.	
	100	<i>Euonymus alatus</i> 'compactus' Burning Bush		3' min.	Full Symmetrical shape
	8	<i>Acer ginnalae</i> Flame amur Maple	2 ½" MIN.		Single, Straight Central Leader, Full Canopy
	5	<i>Carpinus betulus</i> 'Fastigiata' Columnar Hornbeam	2 ½" MIN.		Single, Straight Central Leader, Full Canopy
	41	<i>Taxus x media</i> 'Hicksii' Yew Upright Hicks		3' min.	Full Symmetrical shape

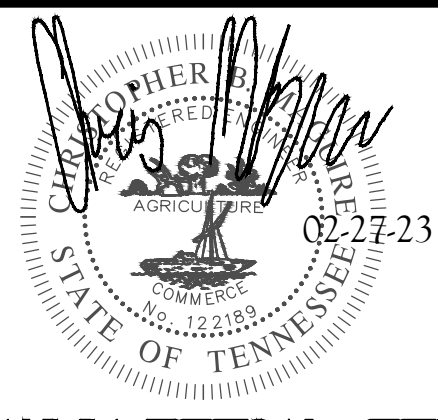
SITE DATA CHART		
LOT:		
LOT SIZE (Sq.Ft.):		66,677
FLOOR AREA RATIO:		0.17
SQUARE FOOTAGE OF PROPOSED BUILDING:		11,550
SQUARE FOOTAGE FOR USE:	GENERAL RETAIL	5,940
	GROCERY	5,610
PROPOSED USE: RETAIL/GROCERY		
PARKING REQUIRED:		
Retail: 5,940 Sq.Ft. / 300 = 19.8 = 20		43
Grocery: 5,610 Sq.Ft. / 250 = 22.44 = 23		
PARKING PROVIDED:		43
PROPOSED PARKING AREA (Sq.Ft.):		17,757
IMPERVIOUS SURFACE %:		50.01%
OPEN SPACE PROVIDED (Sq.Ft.):		33,331
CANOPY TREES REQUIRED (3 PER ACRE):		5
CANOPY TREES PROVIDED:		13
UNDERSTORY TREES REQUIRED (3 PER ACRE):		5
UNDERSTORY TREES PROVIDED:		9
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HS HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084 FAX: 893 - 0080

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	08-29-22	Original Issue - For Review
1	09-19-22	Revised Per La Vergne Workshop Comments
2	02-27-23	Revised For Resubmittal to Planning

LANDSCAPE PLAN

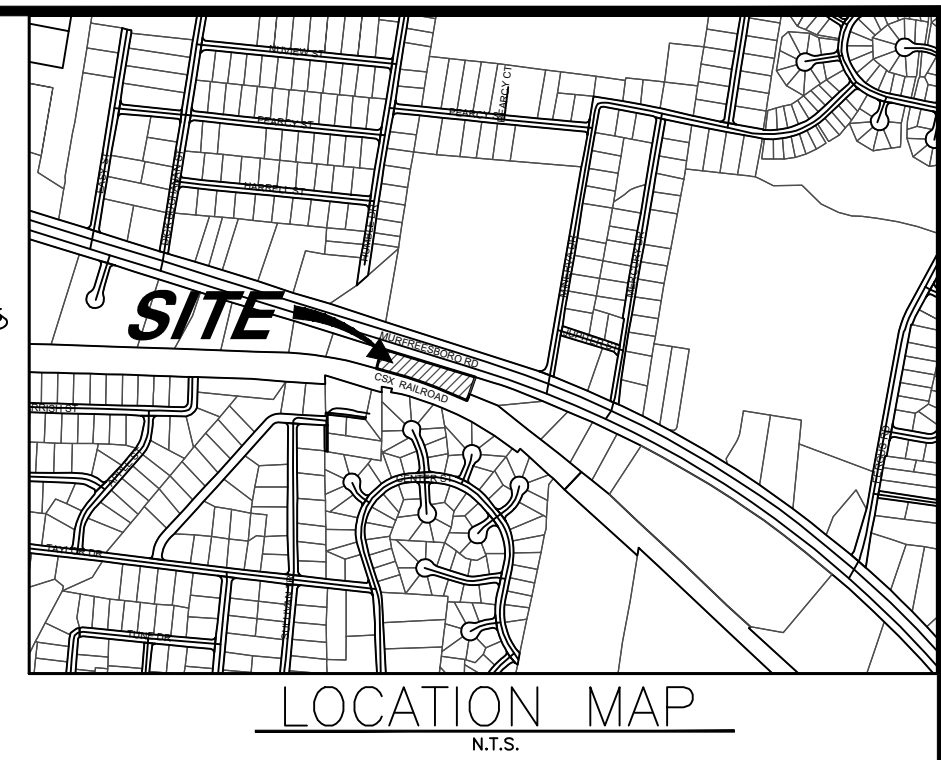
5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

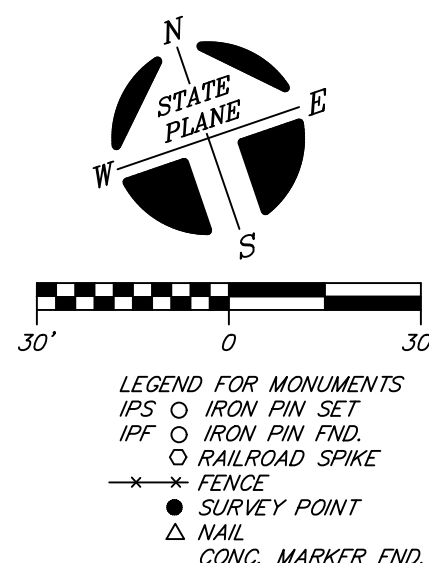
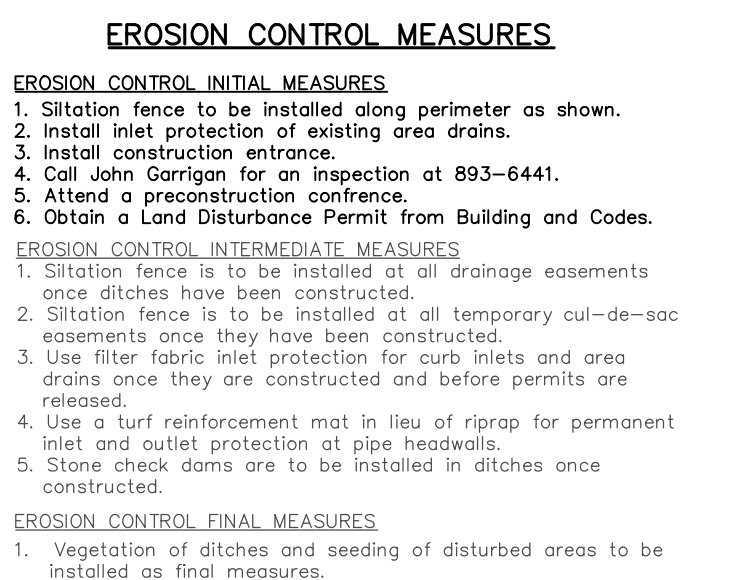
Date: August, 2022

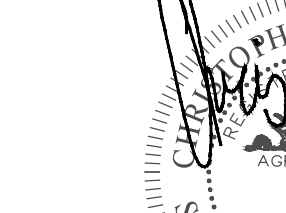
Scale: 1"=30'

Sheet 5 of 9



(SF)	SILT FENCE =====
(RR)	RIP RAP WITH REINFORCEMENT MATTING
(CE)	CONSTRUCTION EXIT
(SO)	SITE OUTFALL
(SW)	SWPPP BOX
(WO)	CONCRETE WASHOUT
(SB)	TEMPORARY SEDIMENT BASIN
(LD)	LIMITS OF DISTURBANCE _____ LD _____ LD _____ LD _____




SHUDDLESTON-STEELE
ENGINEERING - INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 SUBDIVISION: 803 1080

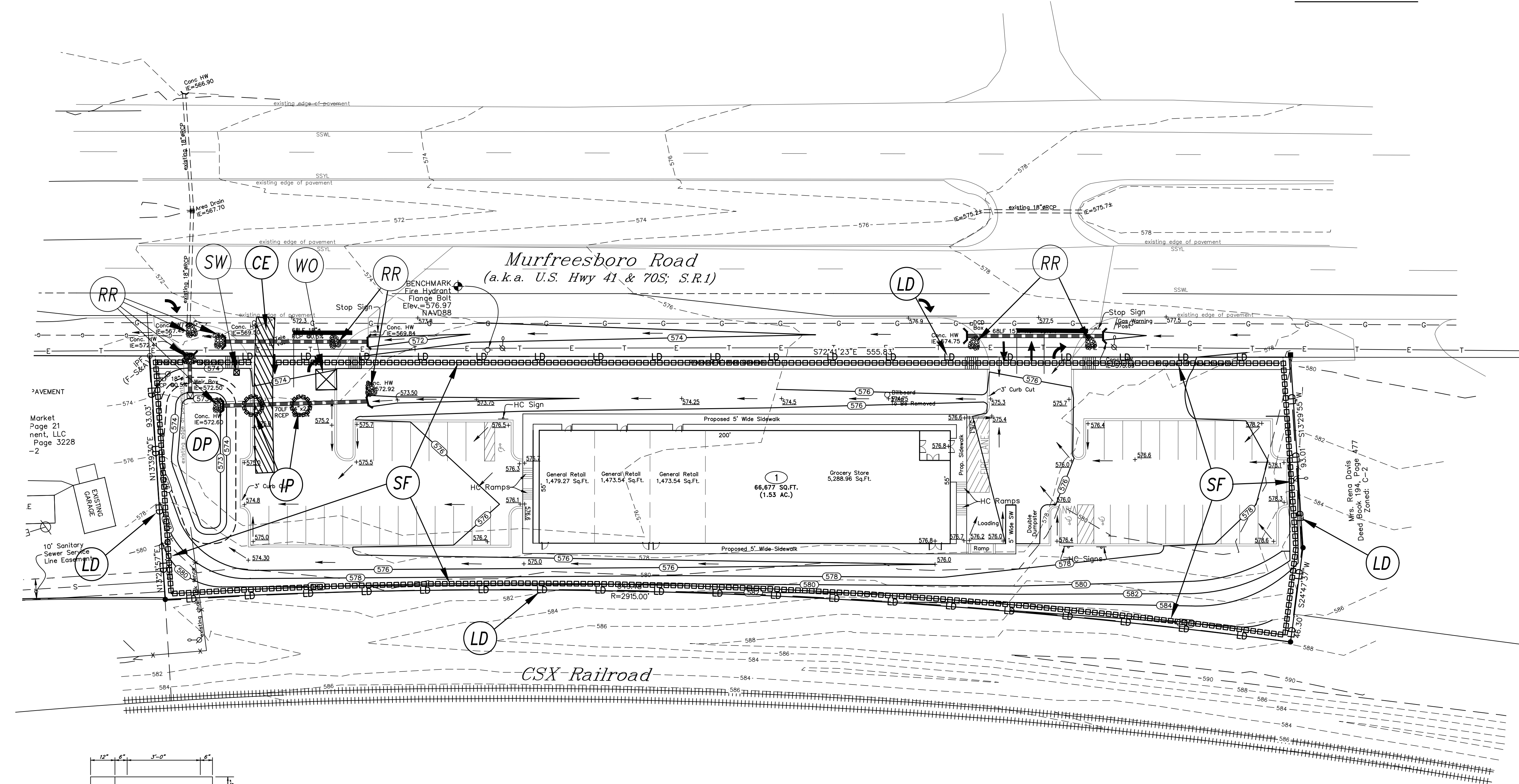
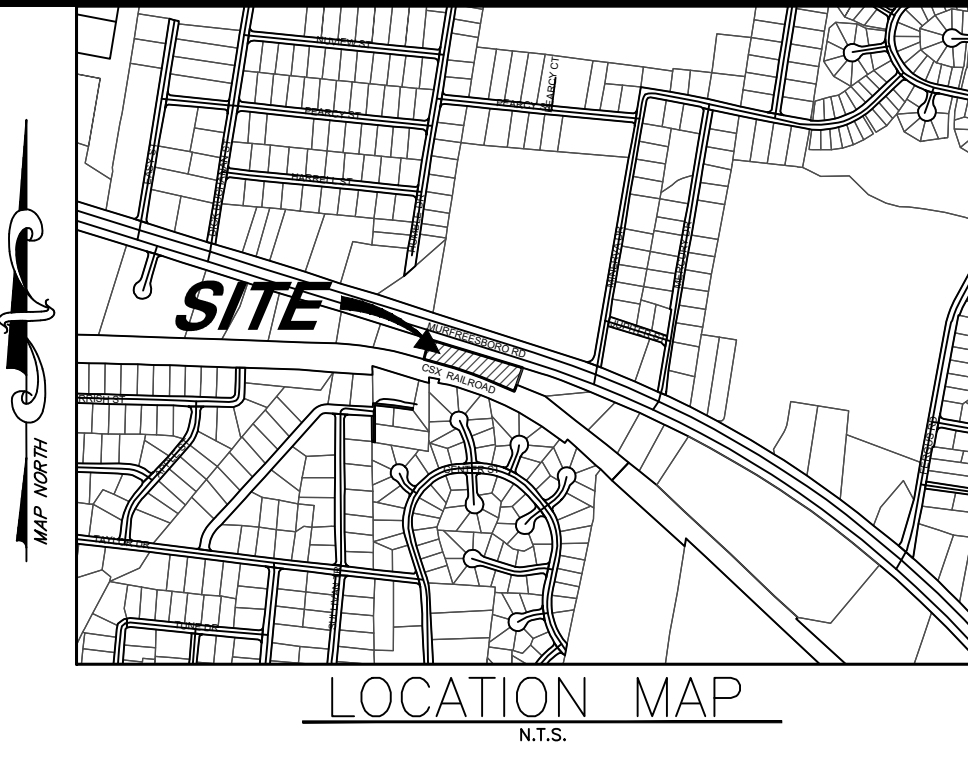
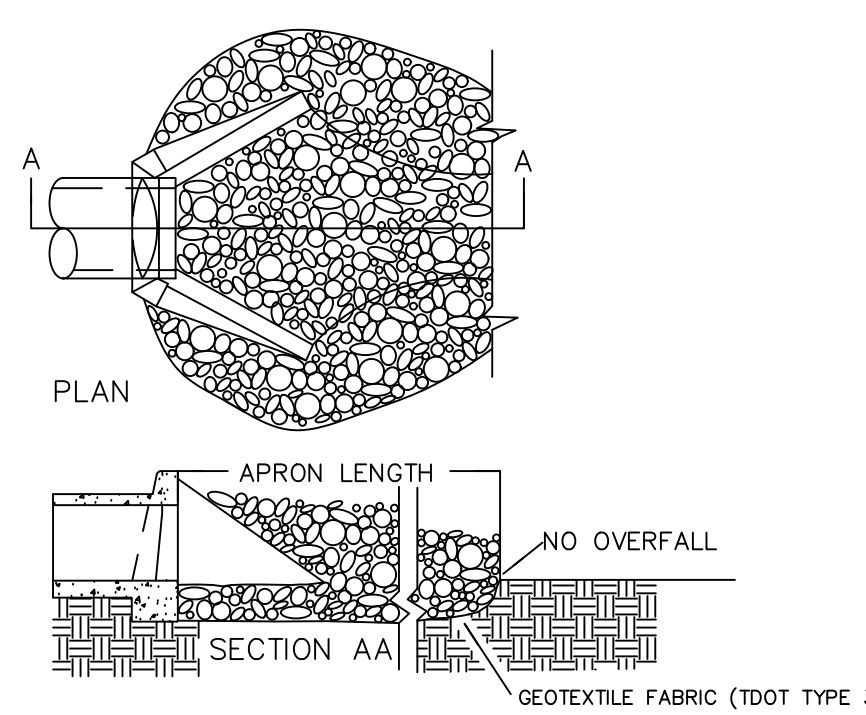
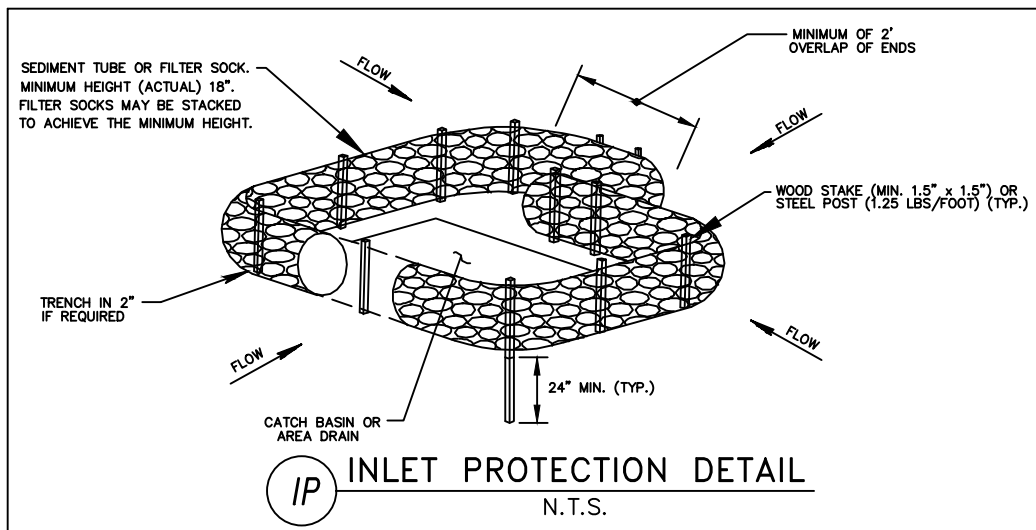
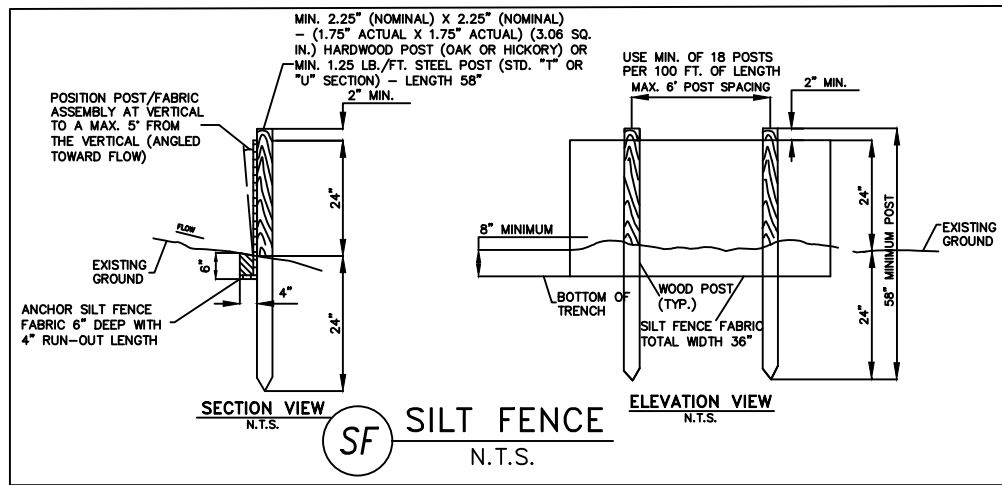
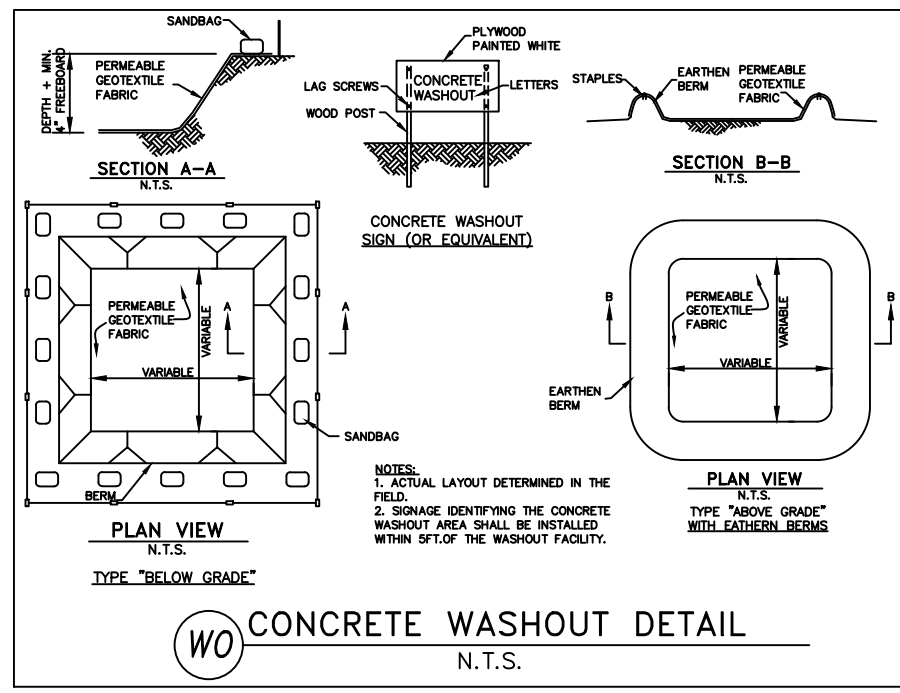
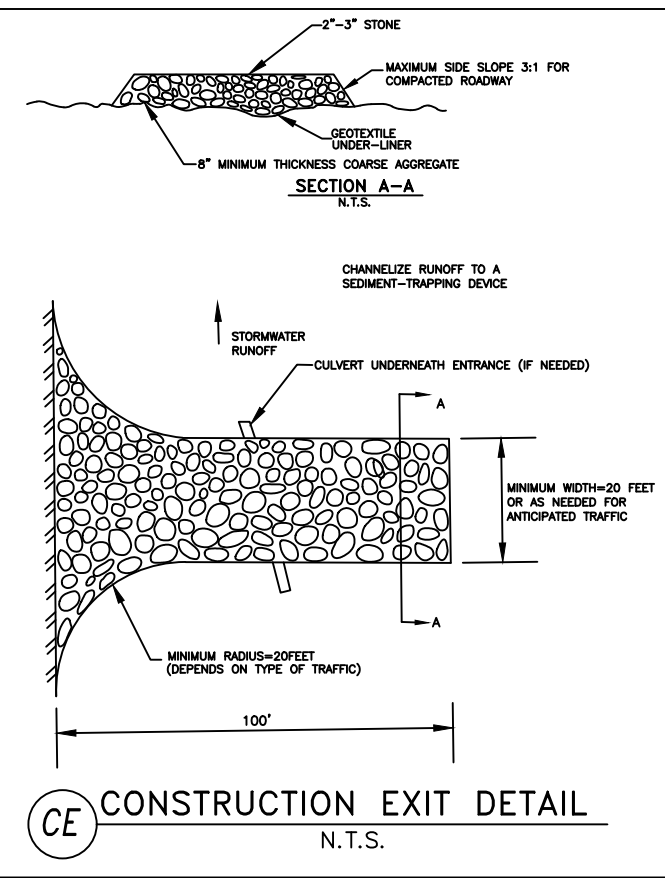
DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
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EROSION PREVENTION AND
SEDIMENT CONTROL PLAN
INITIAL MEASURES

*5450 Murfreesboro Road
La Vergne, TN*

3rd Civil District of Rutherford County, Tennessee

<i>Date: August, 2022</i>	<i>Scale: 1"=30'</i>	<i>Sheet 6 of 9</i>
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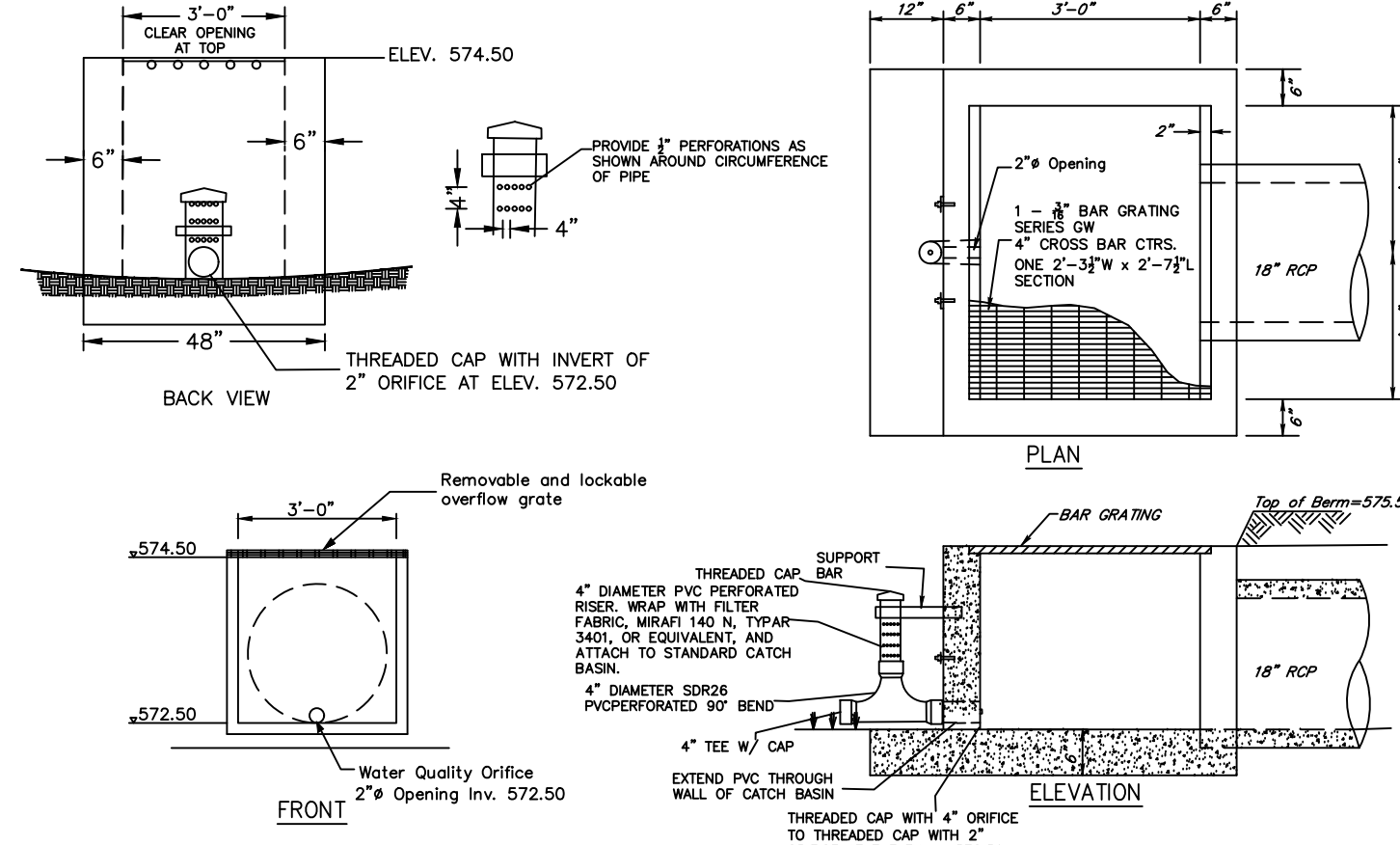


EROSION CONTROL LEGEND

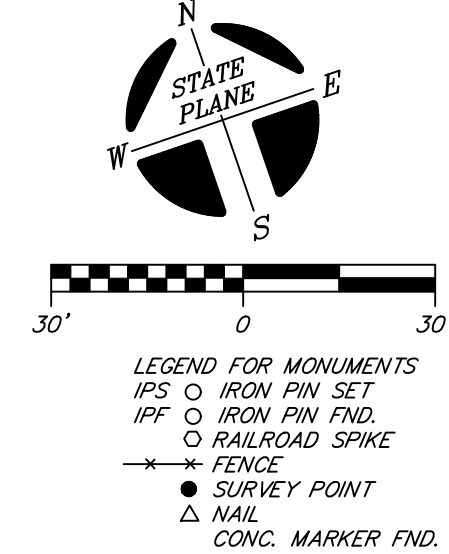
- SF SILT FENCE
- RR RIP RAP WITH REINFORCEMENT MATTING
- CE CONSTRUCTION EXIT
- SO SITE OUTFALL
- SW SWPPP BOX
- WO CONCRETE WASHOUT
- DP DETENTION POND
- LD LIMITS OF DISTURBANCE
- IP INLET PROTECTION

EROSION CONTROL MEASURES

- EROSION CONTROL INITIAL MEASURES
- EROSION CONTROL INTERMEDIATE MEASURES
- EROSION CONTROL FINAL MEASURES



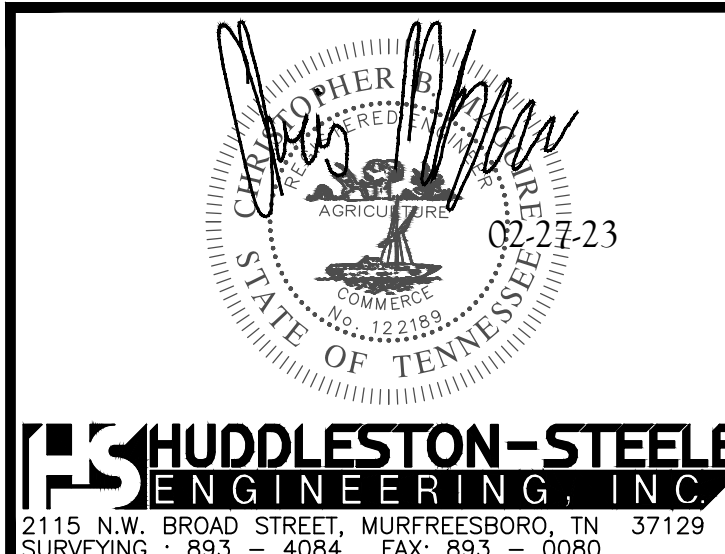
SEDIMENT BASIN OUTLET STRUCTURE



OWNER: FHMY Realty Investors, LLC
Attn: Mino Nagib
ADDRESS: 6645 Sugar Valley Drive
Nashville, TN 37211

Tax Map 18-B, Group E, Parcel 3.00
Record Book 2228, Page 3984

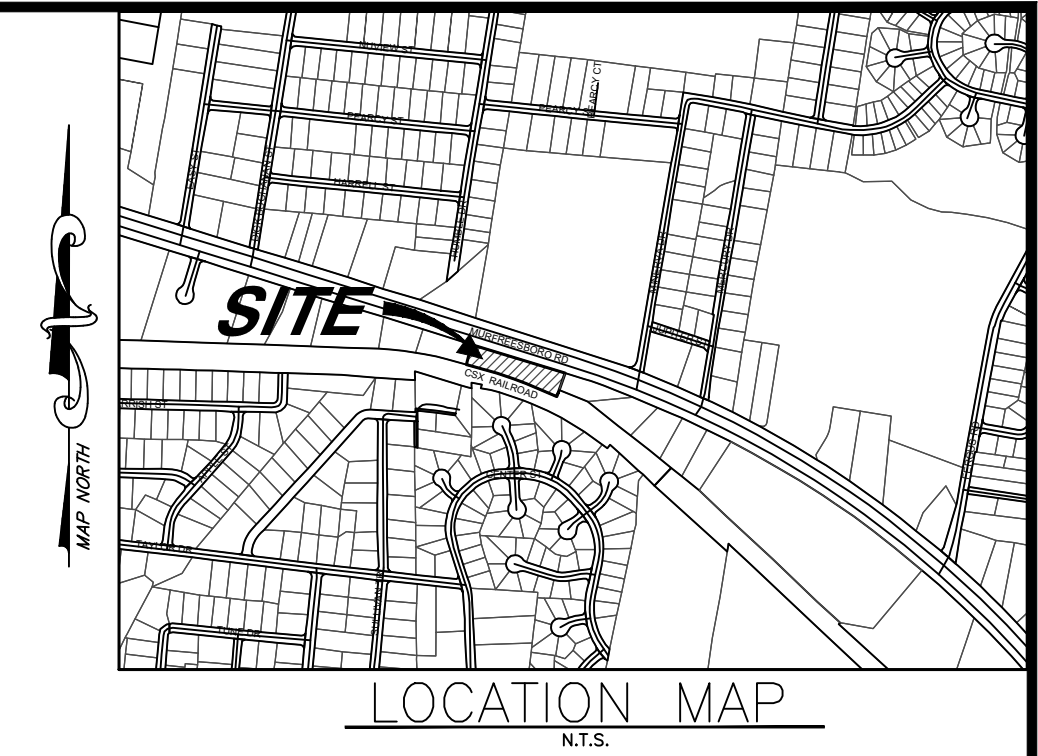
THIS TRACT IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP 470167, PANEL NO. 0020J, ZONE: X, DATED: OCTOBER 16, 2008.



EROSION PREVENTION AND SEDIMENT CONTROL PLAN
INTERMEDIATE MEASURES
5450 Murfreesboro Road
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

Date: August, 2022 Scale: 1"=30' Sheet 7 of 9

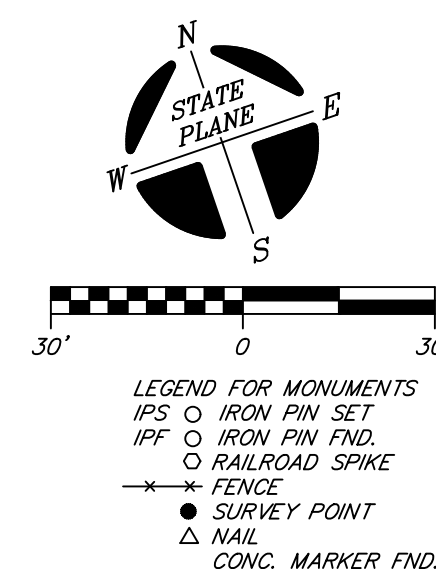


EROSION CONTROL LEGEND

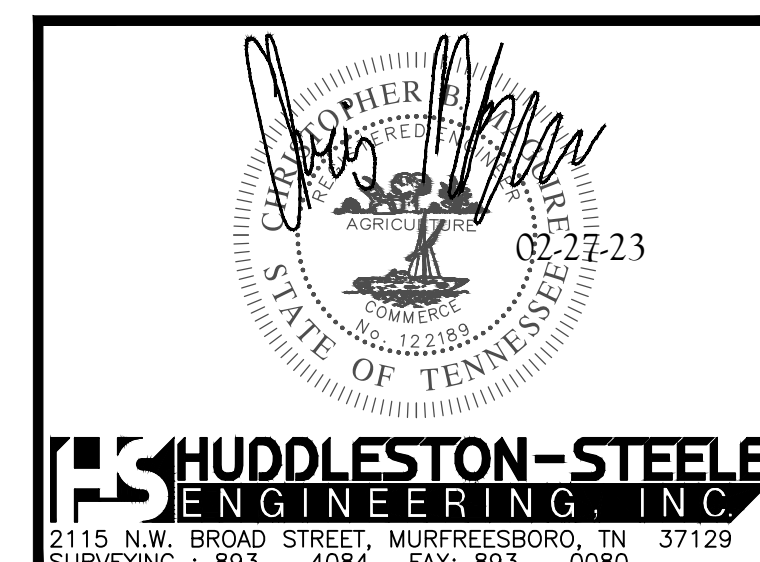
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 (RR) RIP RAP WITH REINFORCEMENT MATTING
 (CE) CONSTRUCTION EXIT
 (SO) SITE OUTFALL
 (SW) SWPPP BOX
 (WO) CONCRETE WASHOUT
 (DP) DETENTION POND
 (LD) LIMITS OF DISTURBANCE
 (IP) INLET PROTECTION



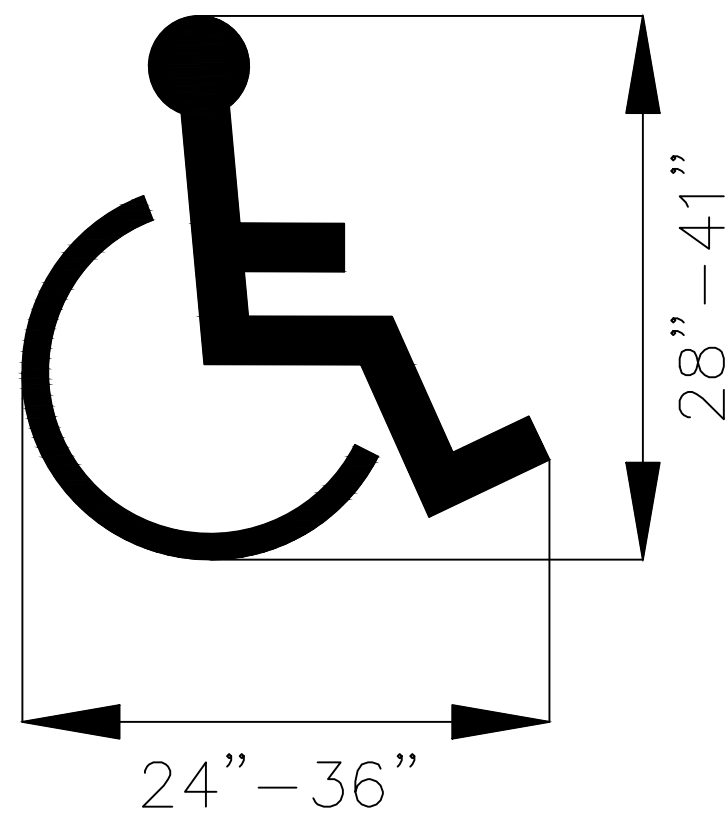
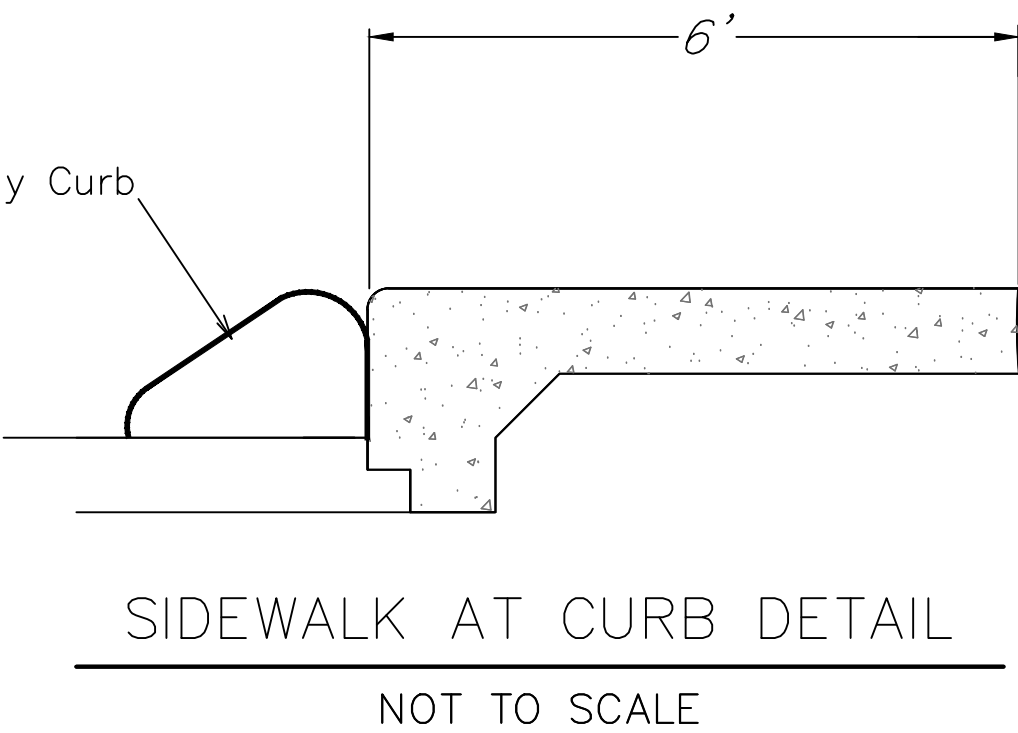
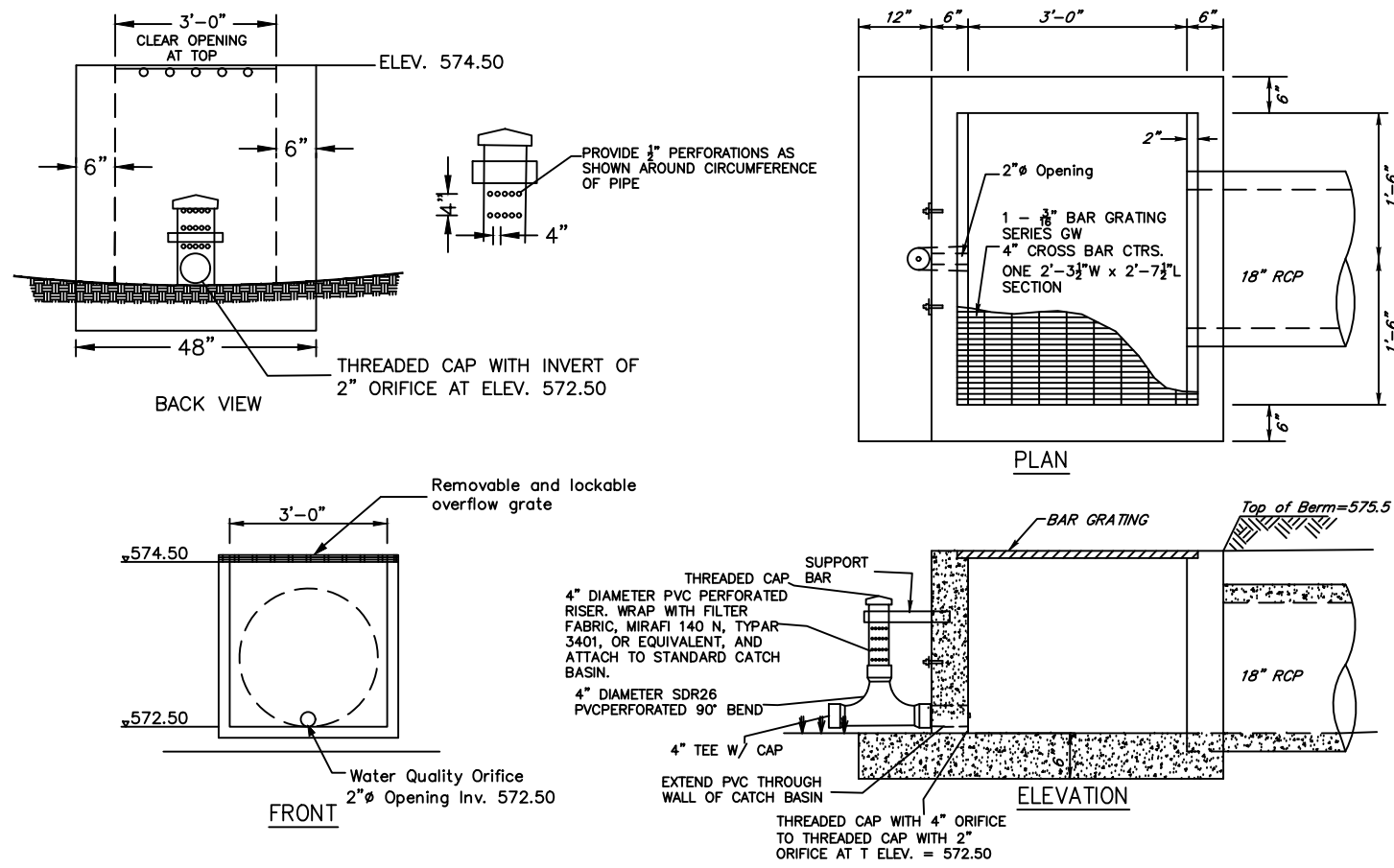
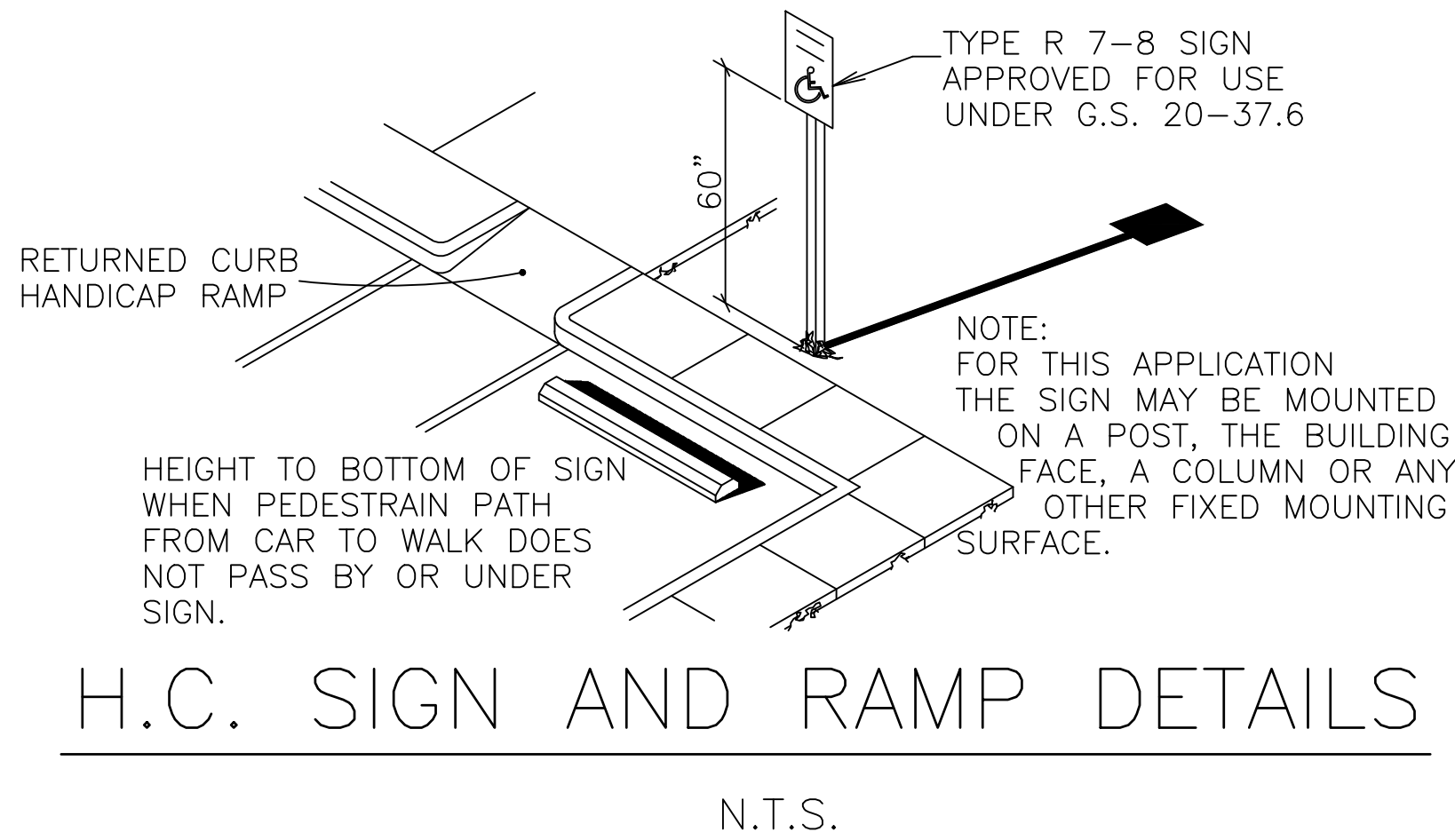
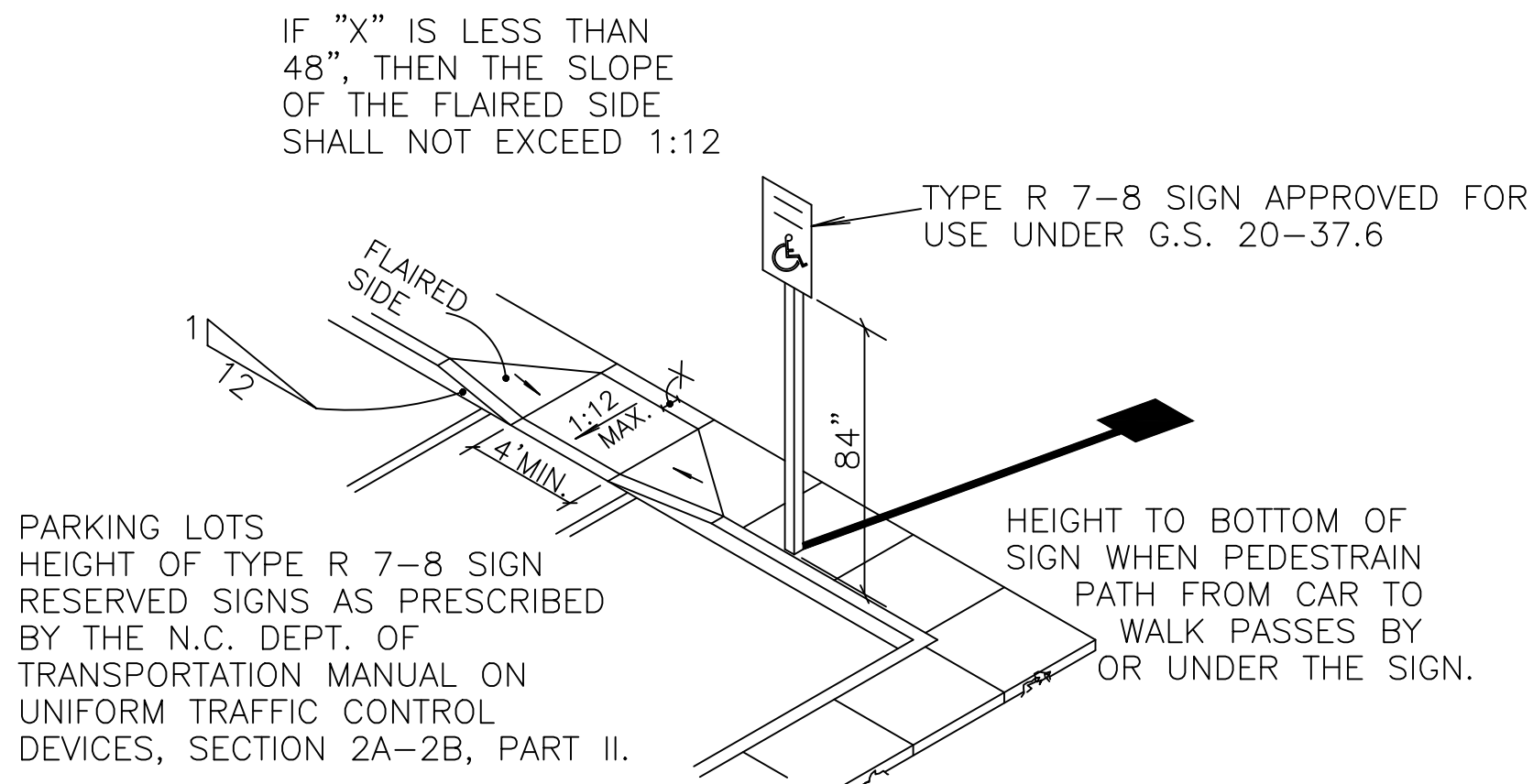
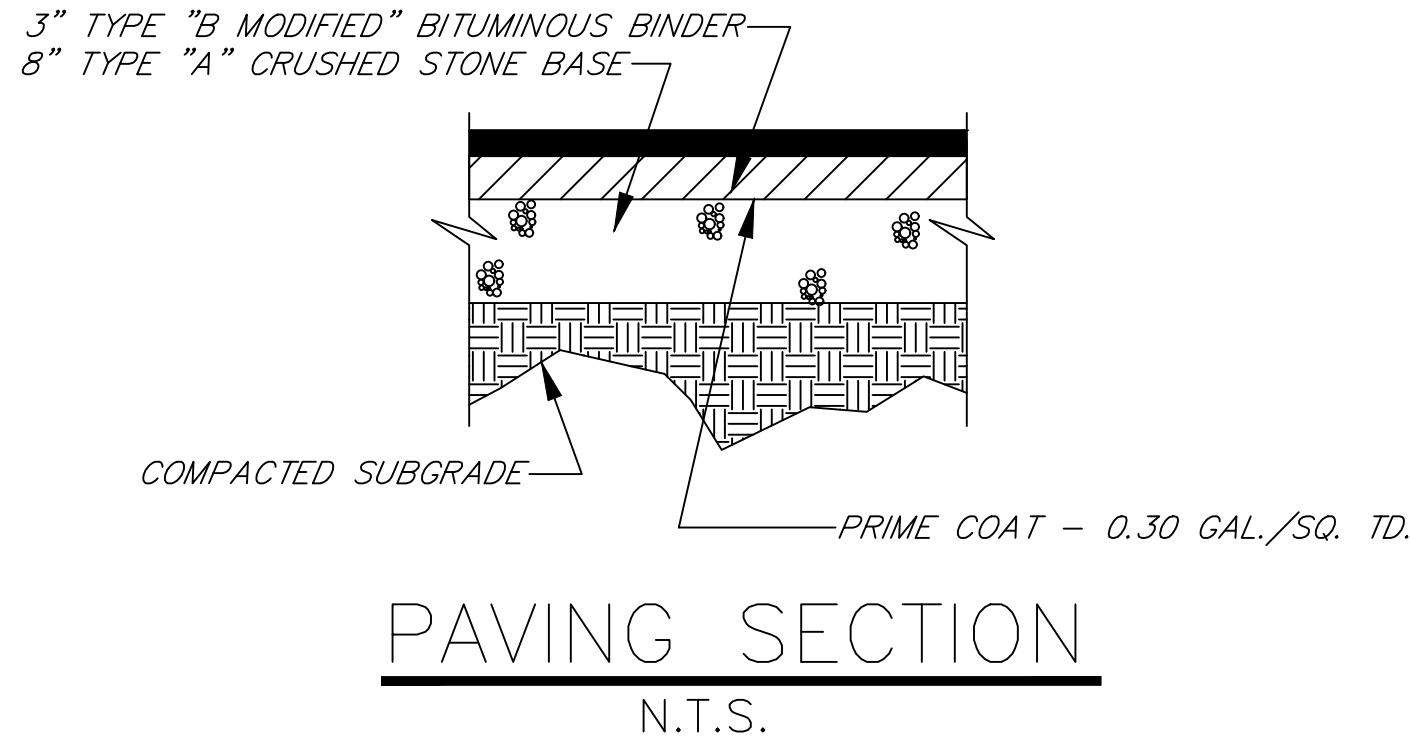
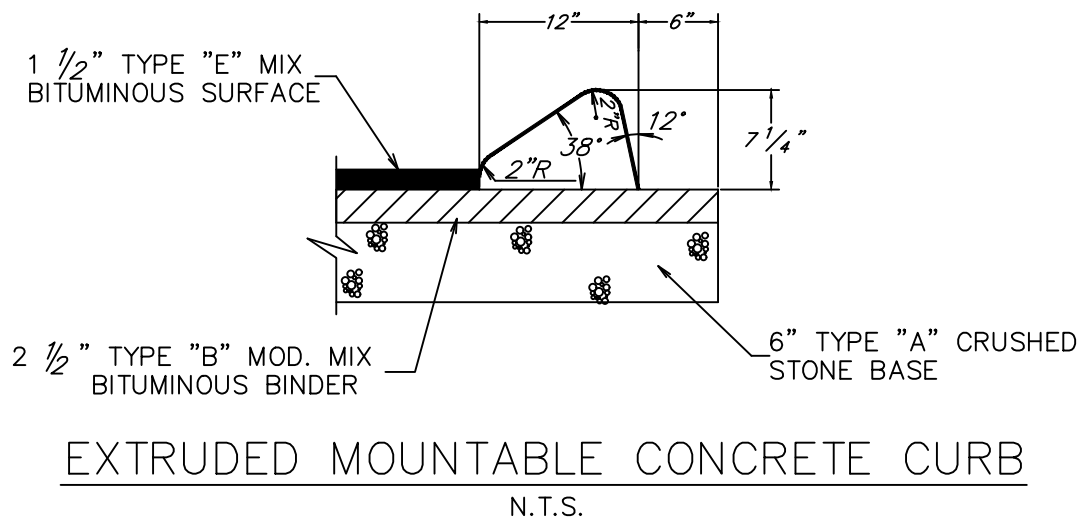
- EROSION CONTROL - INITIAL MEASURES**
1. Siltation fence to be installed along perimeter as shown.
 2. Install inlet protection of existing area drains.
 3. Initial construction of drainage ditches.
 4. Call John Gorrigan for an inspection at 893-6441.
 5. Obtain a preconstruction permit from the City of Portland.
 6. Obtain a Land Disturbance Permit from Building and Codes.
- EROSION CONTROL - INTERMEDIATE MEASURES**
1. Siltation fence is to be installed at all drainage easements once ditches have been constructed.
 2. Siltation fence is to be installed at all temporary cut-and-deposited areas once they have been constructed.
 3. Use fabric filter inlet protection for curbs and inlets and drainage ditches they are to be installed after permits are released.
 4. Install riprap reinforcement mat in lieu of riprap for permanent inlet and outlet protection at pipe headwalls.
 5. Slope check dams are to be installed in ditches once constructed.
- EROSION CONTROL - FINAL MEASURES**
1. Vegetation of ditches and seeding of disturbed areas to be installed as final measure.



THIS TRACT IS NOT LOCATED IN AN AREA
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 470167, PANEL NO. 0020J,
ZONE: X, DATED: OCTOBER 16, 2008.



Sheet 8 of 9

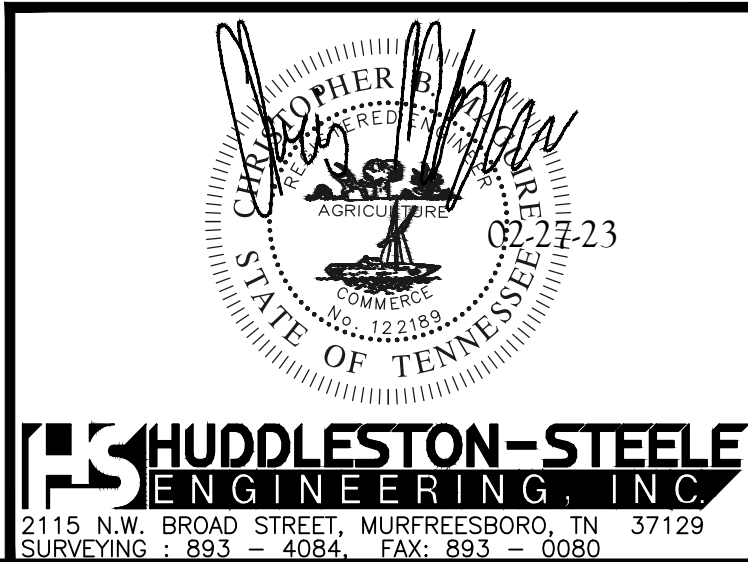


HANDICAP SYMBOL DETAIL

(PER M.U.T.C.D., 2001)

N.T.S.

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NO.	DATE	DESCRIPTION
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DETAILS

5450 Murfreesboro Road

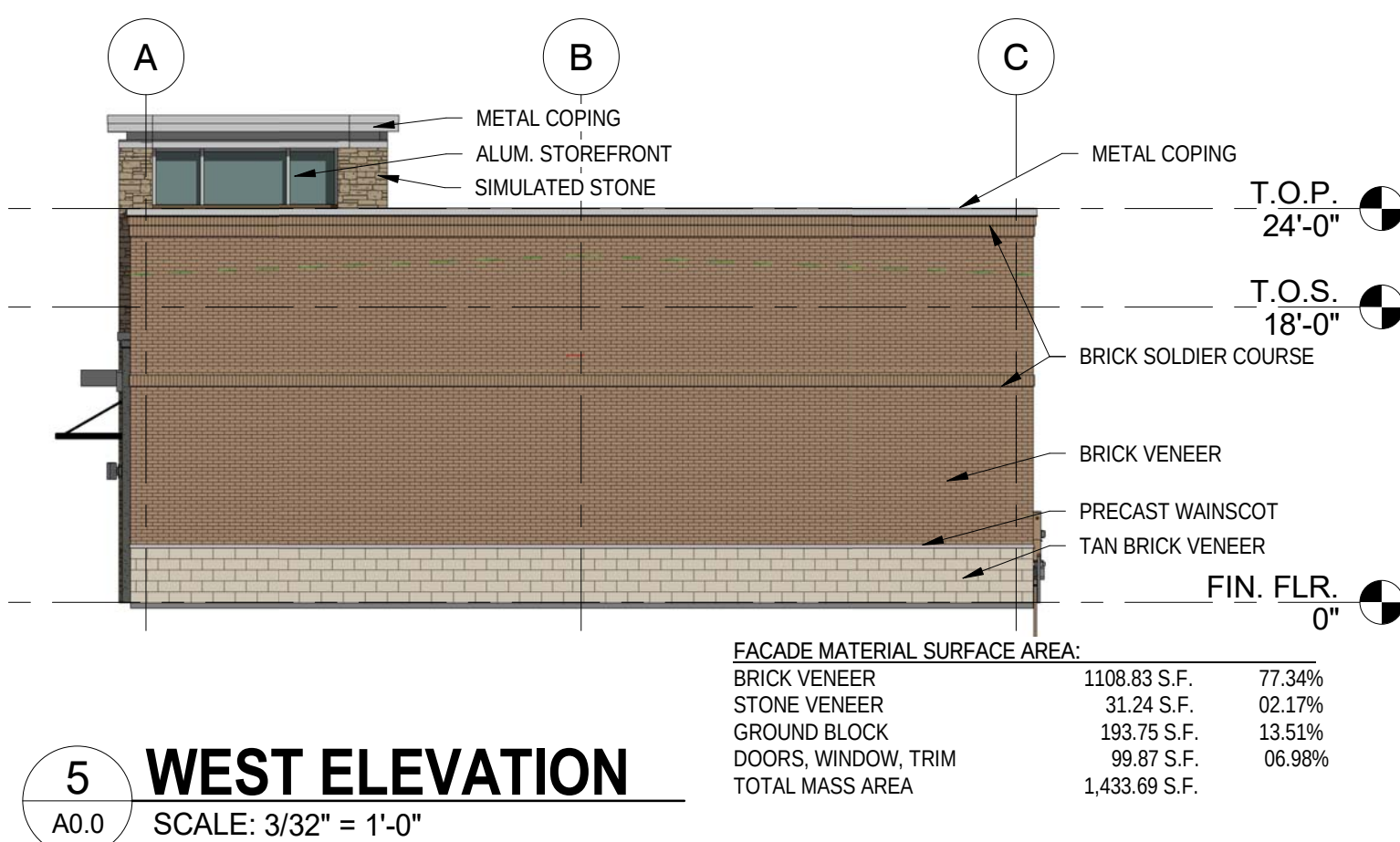
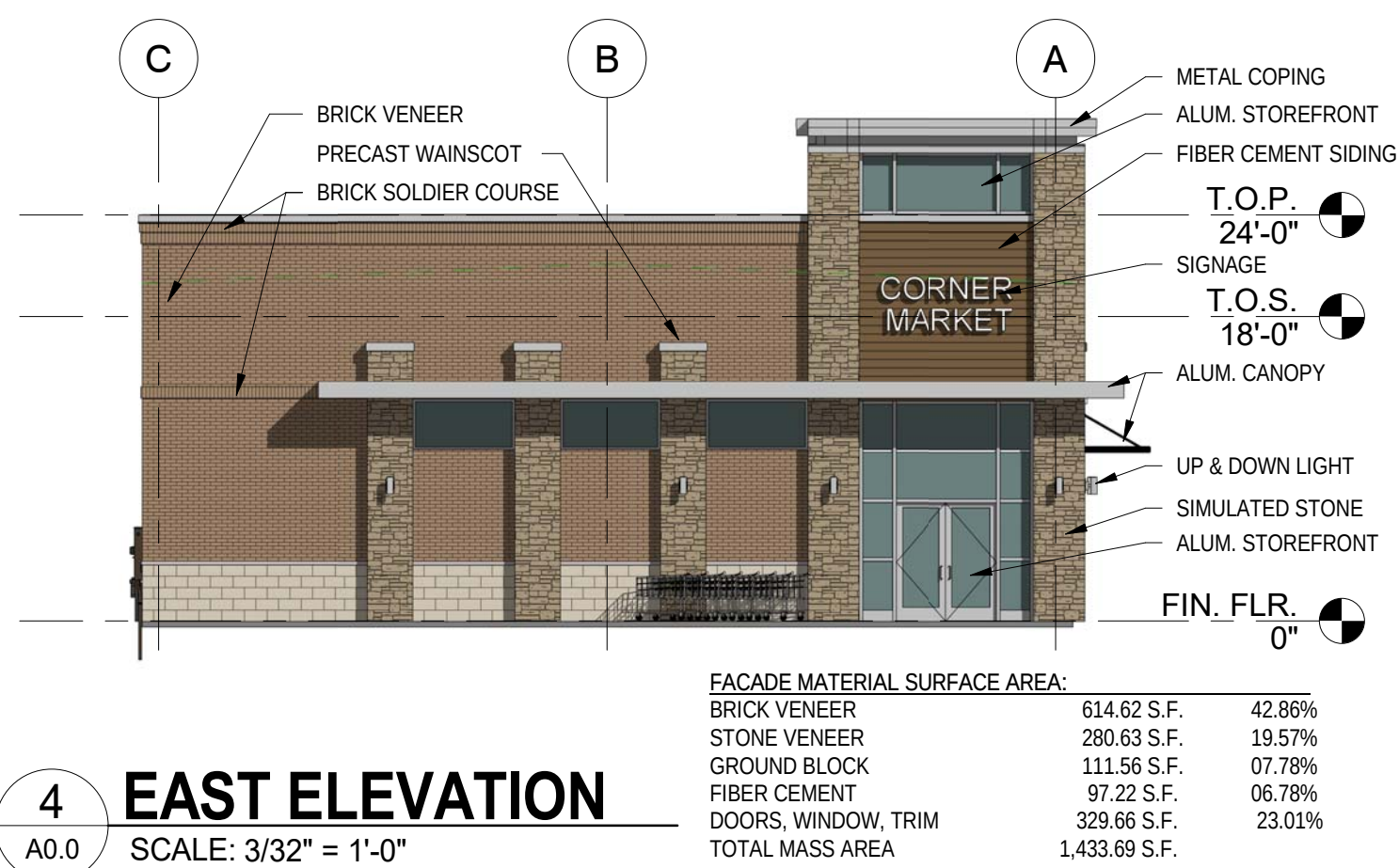
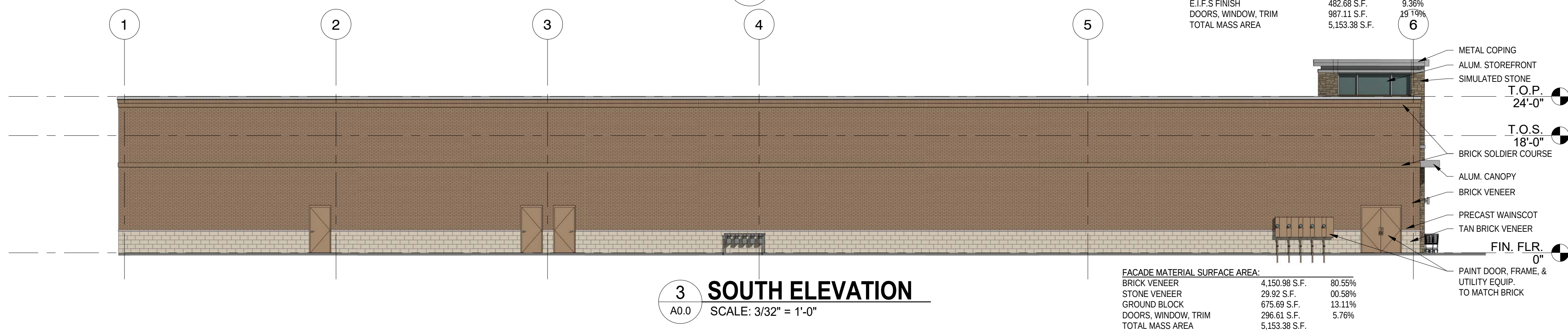
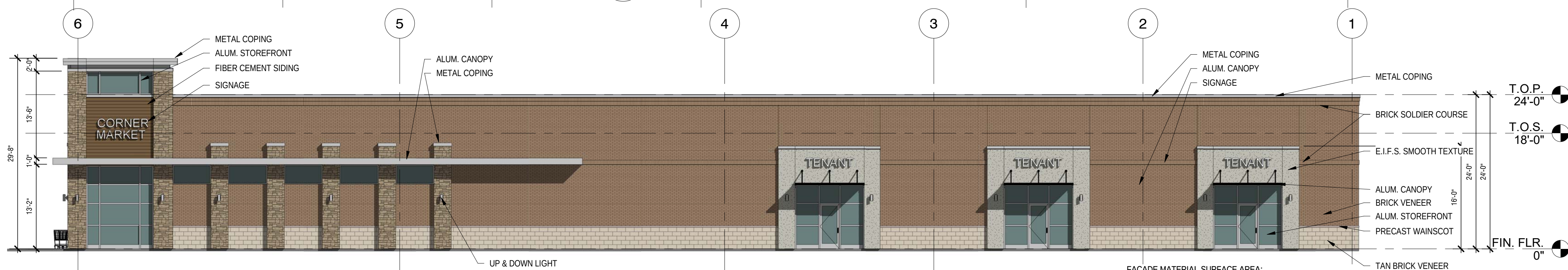
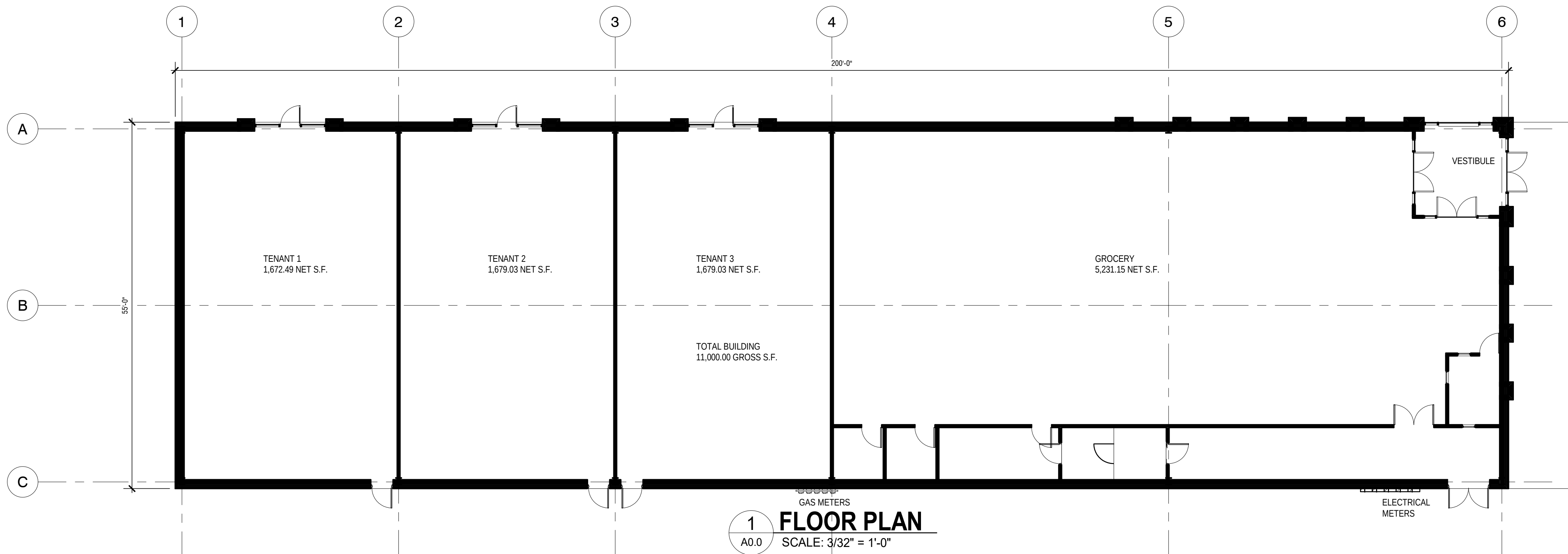
La Vergne, TN

3rd Civil District of Rutherford County, Tennessee

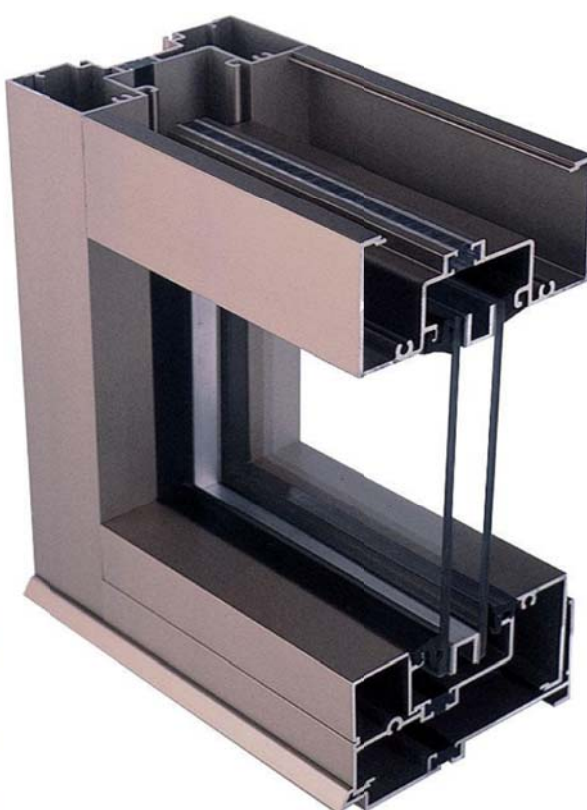
Date: August, 2022

N.T.S.

Sheet 9 of 9



GRAY TINTED GLASS



ALUMINUM STORE FRONT

ALUMINUM AWNING



CLEAR ANODIZED ALUMINUM

E.I.F.S. SMOOTH TEXTURE



WOODTONE SIDING
WINCHESTER BROWN
ON JAMES HARDIE



TAN BRICK VENEER



BURGANDY BRICK VENEER



SIMULATED STONE VENEER
BRAMTON STONE NORFOLK
CABANA SNAPPED DIMENSIONAL

MATERIAL LEGEND

W. Michael Stewart
Architect

540 Grove Isle Cir. 103
Vero Beach, Florida 32962

MINA NAGIB
RETAIL CENTER
LAVERGNE, TN, TENNESSEE

09/19/2022

A0.0

5450 Murfreesboro Rd

MURFREESBORO RD

MURFREESBORO RD

NEAL BLVD

PYBURN ST

MESSINA CT



5450 Murfreesboro Rd



5450 Murfreesboro Rd





LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086
TAX MAP 015 PARCEL 0170.03

SCOTT EQUIPMENT COMPANY, LLC
365 CANAL STREET, SUITE 2330
NEW ORLEANS, LA 70130

CONTACT: ERIC GOEBEL
504-405-3552

FULMER ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

CONTACT: JAY FULMER
615-516-8477

GULF STATES ENGINEERING, INC.
600 AZALEA ROAD
MOBILE, ALABAMA 36609

CONTACT: DOUGLAS BALL-CHANDLER
251-460-4646

R. ALEXANDER ARCHITECTURE, P.L.L.C.
104 SIOUX COURT
HENDERSONVILLE, TN 37075

CONTACT: RICK ALEXANDER
615-587-8249

HEIBERT +BALL LAND DESIGN
1894 GEN. GEO. PATTON DRIVE SUITE 400
FRANKLIN, TN 37067

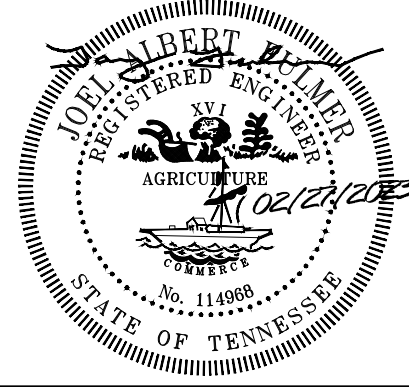
CONTACT: CONNOR BALL
615-376-2421



Sheet Number	Sheet Title
C0.0	COVER SHEET
V-1.00	TOPOGRAPHIC SURVEY
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C1.0	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT & UTILITY PLAN
C2.0	SITE GRADING & DRAINAGE PLAN
C2.1	INTERMEDIATE EPSC PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
L1.0	EXISTING LANDSCAPE PLAN
L1.1	PROPOSED LANDSCAPE PLAN
A-100	BUILDING ELEVATIONS

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



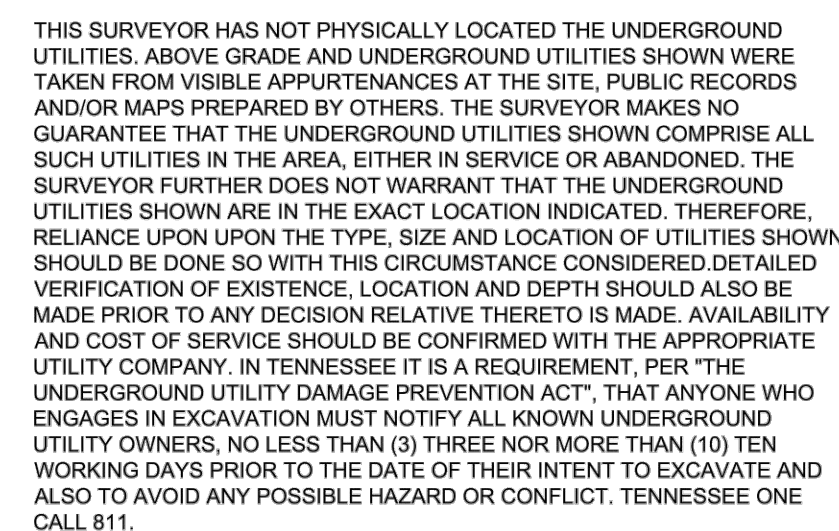
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

[illegible]

COVER SHEET

C0.0

1123-04 SCOTT EQUIPMENT PARTS BIII DING



SCALE: 1" = 40'
T.S.P.C.S.

BEING PARCEL ID# 015-017.03-000, RUTHERFORD COUNTY.
BEING THE SAME AS CONVEYED TO THE SCOTT
CORPORATION, LLC AS RECORDED IN BOOK 1608, PG 1021
REGISTERS OFFICE RUTHERFORD COUNTY, TENNESSEE.

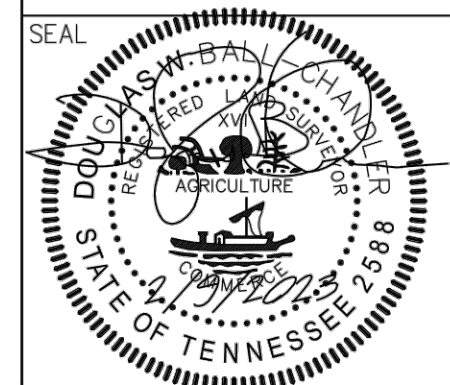
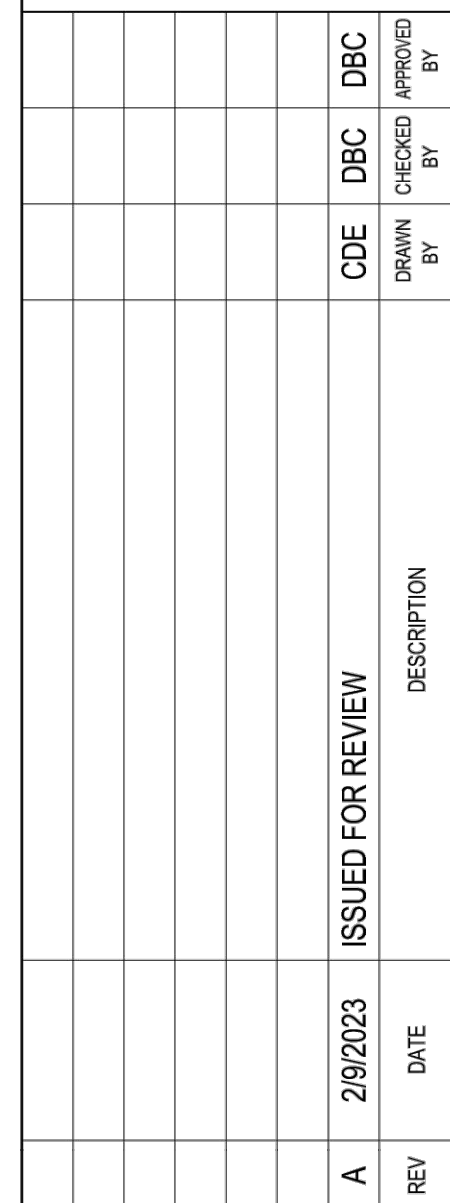
1. THIS PROPERTY IS LOCATED IN ZONE "AE," "X SHADED," AND "X UNSHADED" AREA OF MINIMAL FLOODING AS PER FEMA FLOOD MAP 47149C0015H WITH AN EFFECTIVE DATE ON 01/05/2007.
2. PROPERTIES CURRENTLY ZONED: I-2; HEAVY INDUSTRIAL.
3. SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE RUTHERFORD COUNTY & LA VERGNE PLANNING COMMISSION.
6. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
7. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS IN LAND SURVEYORS, TENNESSEE ANNOTATIVE CODE CHAPTER 086, 086-0-01.
8. WATER AND SANITARY SEWER MAPS HAVE BEEN REQUESTED.

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED
WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
A TOPOGRAPHIC SURVEY AND CONFORMS TO THE
ACCURACY AS CURRENTLY DEFINED AND ADOPTED BY THE
TENNESSEE STATE BOARD OF EXAMINERS FOR LAND
SURVEYOR


DOUGLAS W. BALL-CHANDLER, RLS #2588

2/9/2023
DATE



SCOTT EQUIPMENT

TITLE: _____

PARTIAL TOPOGRAPHIC SURVEY

140 WALDRON ROAD

LA VERGNE, TENNESSEE

THIS DRAWING IS THE PROPERTY OF GULF STATES ENGINEERING, INC. IT IS LOANED TO YOU FOR THE PURPOSE OF OBTAINING PERMITS. IT IS TO BE RETURNED UPON REQUEST. THE DESIGN AND IDEAS SHOWN HEREON ARE THE PROPERTY OF GULF STATES ENGINEERING, INC. AND SHALL NOT BE USED, REPRODUCED, OR DISCLOSED TO OTHERS IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM GULF STATES ENGINEERING, INC.

DRAWING: _____	CHECKED: _____	APPROVED: _____
CDE	DBC	DBC
DATE: _____	SCALE: _____	
2/9/2023	1" = 40'	
DRAWING NUMBER: _____	REVISION: _____	
TS23004	A	

V-1.00



Know what's below.
Call before you dig.

SMH-85001
TC:544.85
IE IN: 537.20'
IE OUT:537.02

METAL FENCE POST
PAINTED GREEN
SMH-85002
TOP OF GROUND:543.06
IE: 536.76' PER METRO MAPS

MANHOLE NOT LOCATED
NUMBER 10
PER METRO MAPS
INVERT IN: 536.65'
INVERT OUT: 536.31'

SMH-85003
TC:542.38
IE IN: 533.73'
24" DIA

- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

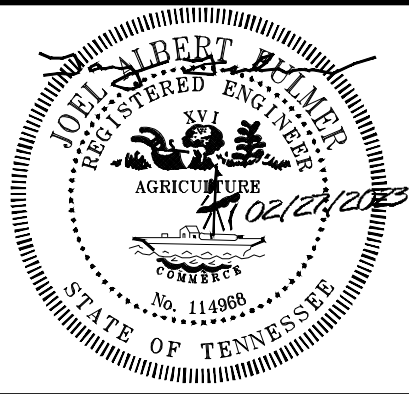


VICINITY MAP
N.T.S

OWNER(S): THE SCOTT CORPORATION, LLC

FEMA MAP NO. 47149C0015H DATED 1/5/2007
PROPERTY IN FLOOD ZONE AE AND X

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARIES, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.



SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

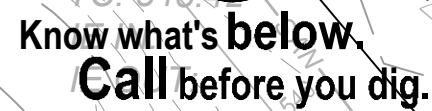
[illegible]

SITE DEMOLITION PLAN

C0.1

1123-04 SCOTT EQUIPMENT PARTS BUILDING

Monday, February 27, 2023
Z:\1123 Scott Equipment\04 - Waldron Parts Bldg\02 - Cad\Sheets\1123-04_Existing Conditions Plan.dwg



Know what's below.
Call before you dig.

SMH-85001
TC:544.85
IE IN: 537.20'
IE OUT:537.02'

PER METRO MAPS
INVERT IN: 536.65'
INVERT OUT: 536.31'

SMH-85003
TC:542.38
IE IN: 533.73"
24" DIA

GENERAL NOTES:

1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL. TO KEEP SEDIMENT ON SITE. EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

EROSION & SEDIMENT CONTROL NOTES:

1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
6. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LA VERGNE SPECIFICATIONS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, FUELS, OILS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
9. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
10. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
11. GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
12. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
13. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±2.6 AC. THE RECEIVING WATER (EAST BRANCH HURRICANE CREEK) IS LISTED AS NOT IMPAIRED.

CHECK ALL THAT APPLY - THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

- ☐ IMPAIRED FOR SILTATION
- ☐ IMPAIRED FOR HABITAT ALTERATION
- ☐ EXCEPTIONAL

SIGNATURE: Jay Suban

DATE: 02/27/2023

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

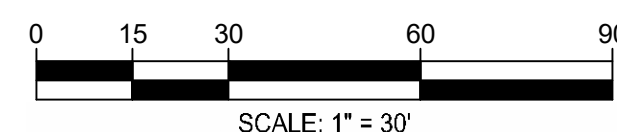
EROSION CONTROL LEGEND:

- | | |
|---|--|
|  | INLET PROTECTION (TCP-24) |
|  | WIRE BACKED SILT FENCE (TCP-13) |
|  | WEIGHTED SEDIMENT TUBE (TCP-14)
OR APPROVED EQUAL |
|  | LIMITS OF DISTURBANCE |
|  | CONSTRUCTION ENTRANCE/EXIT (TCP-15) |
|  | CONCRETE WASHOUT AREA (ICP-03) |
|  | 6" PERMANENT RIP RAP (TCP-20) |
|  | EROSION CONTROL MATTING (TCP-09) |
|  | ROCK CHECK DAM (TCP-12) |
|  | FILTER RING |

LEGEND

-  IRON ROD (OLD)
-  BENCHMARK
-  CATCH BASIN
-  FIRE HYDRANT
-  SEWER MANHOLE
-  EXISTING TREE
-  WATER VALVE
-  WATER METER
-  IRON ROD (NEW)
-  UTILITY POLE

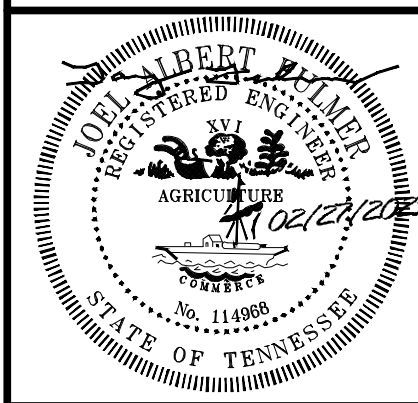
NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER



SURVEY INFO
 PROVIDED BY: GULF STATES ENGINEERING, INC.
 DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770



SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

DR.	DATE	DESCRIPTION
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INITIAL EPSC PLAN

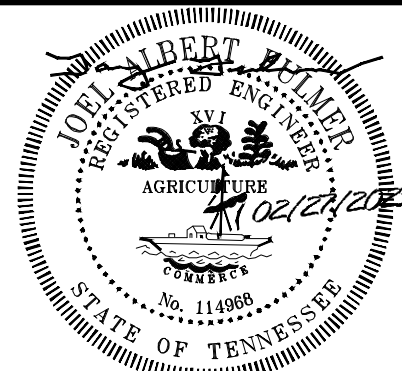
C0.2

1123-04 SCOTT EQUIPMENT PARTS BUIII DING



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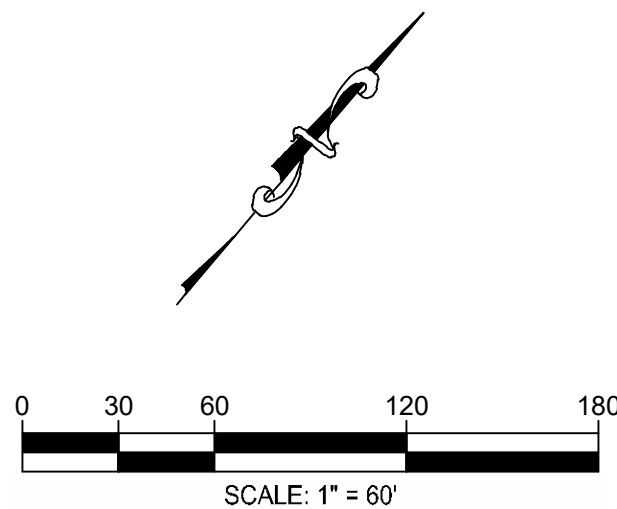
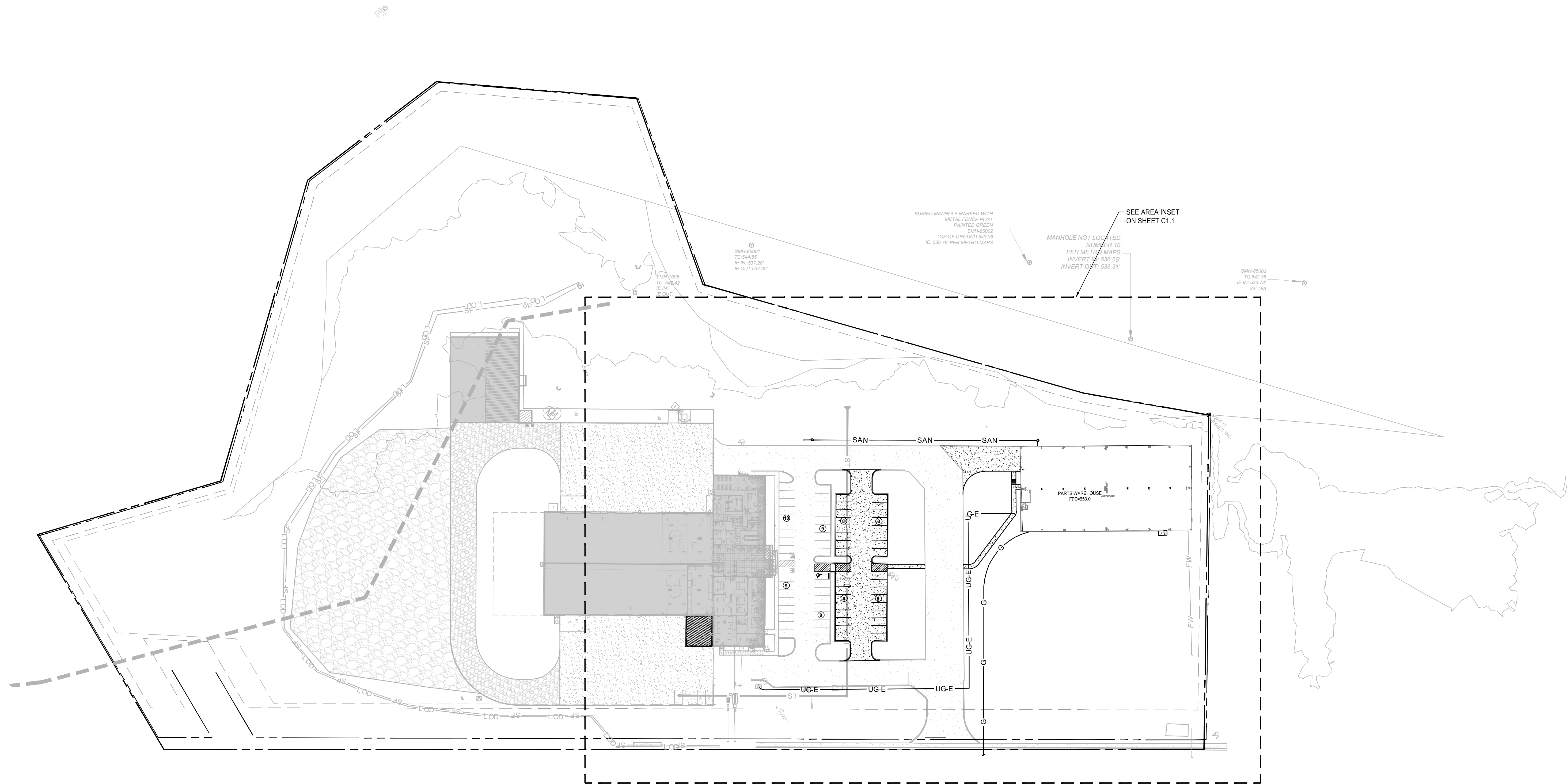
SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

[illegible]

OVERALL SITE LAYOUT PLAN

C1.0

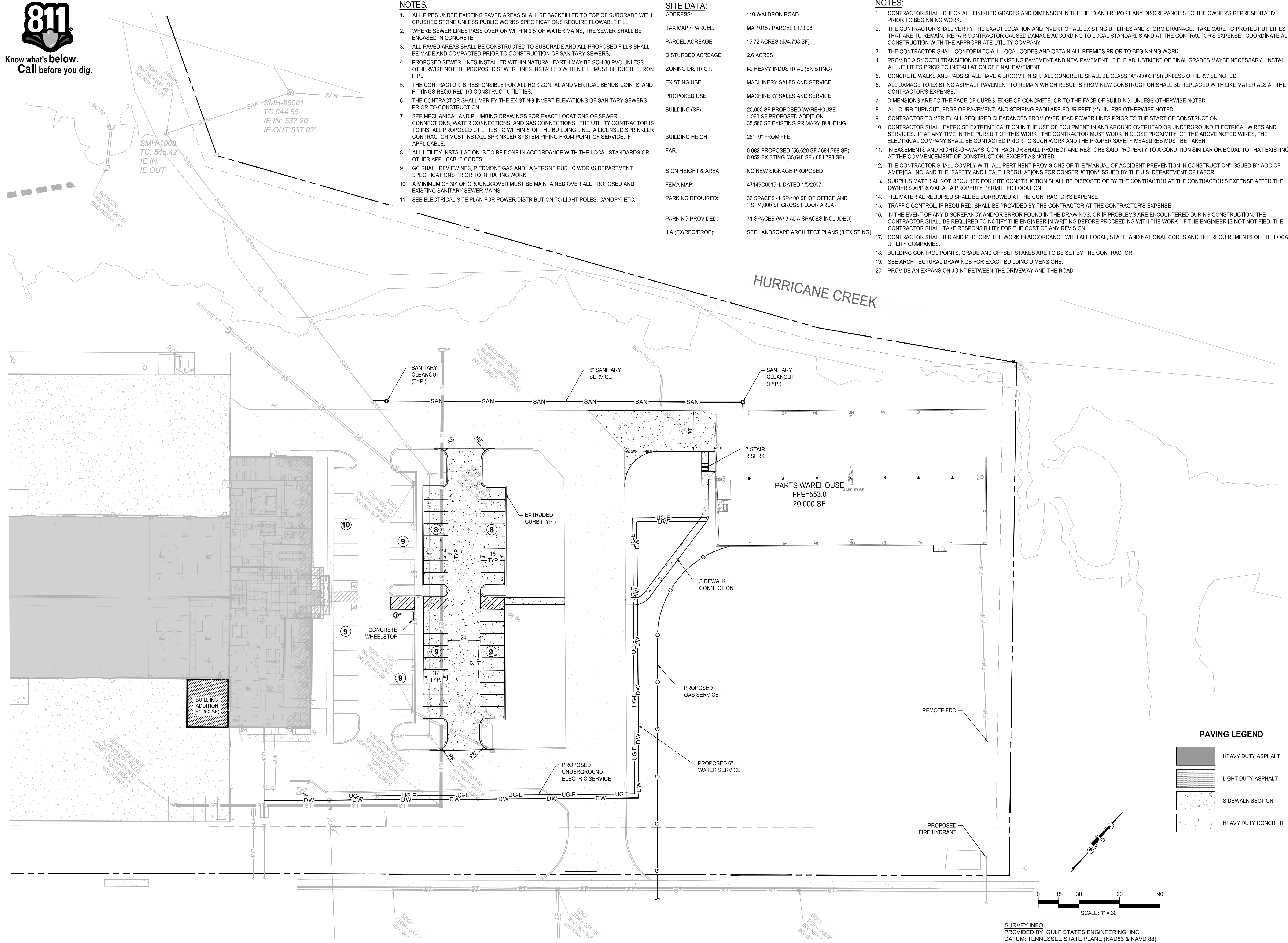
1123-04 SCOTT EQUIPMENT PARTS BIII DING



SURVEY INFO
PROVIDED BY: GULF STATES ENGINEERING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



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Call before you dig.



SURVEY INFO
PROVIDED BY: GULF STATES ENGINEERING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

SCALE: 1" = 30'

PAVING LEGEND

HEAVY DUTY ASPHALT

LIGHT DUTY ASPHALT

SIDEWALK SECTION

HEAVY DUTY CONCRETE

SITE DEVELOPMENT PLANS FOR:

SCOTT EQUIPMENT PARTS BUILDING

140 WALDRON ROAD

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

SITE LAYOUT & UTILITY PLAN

C1.1

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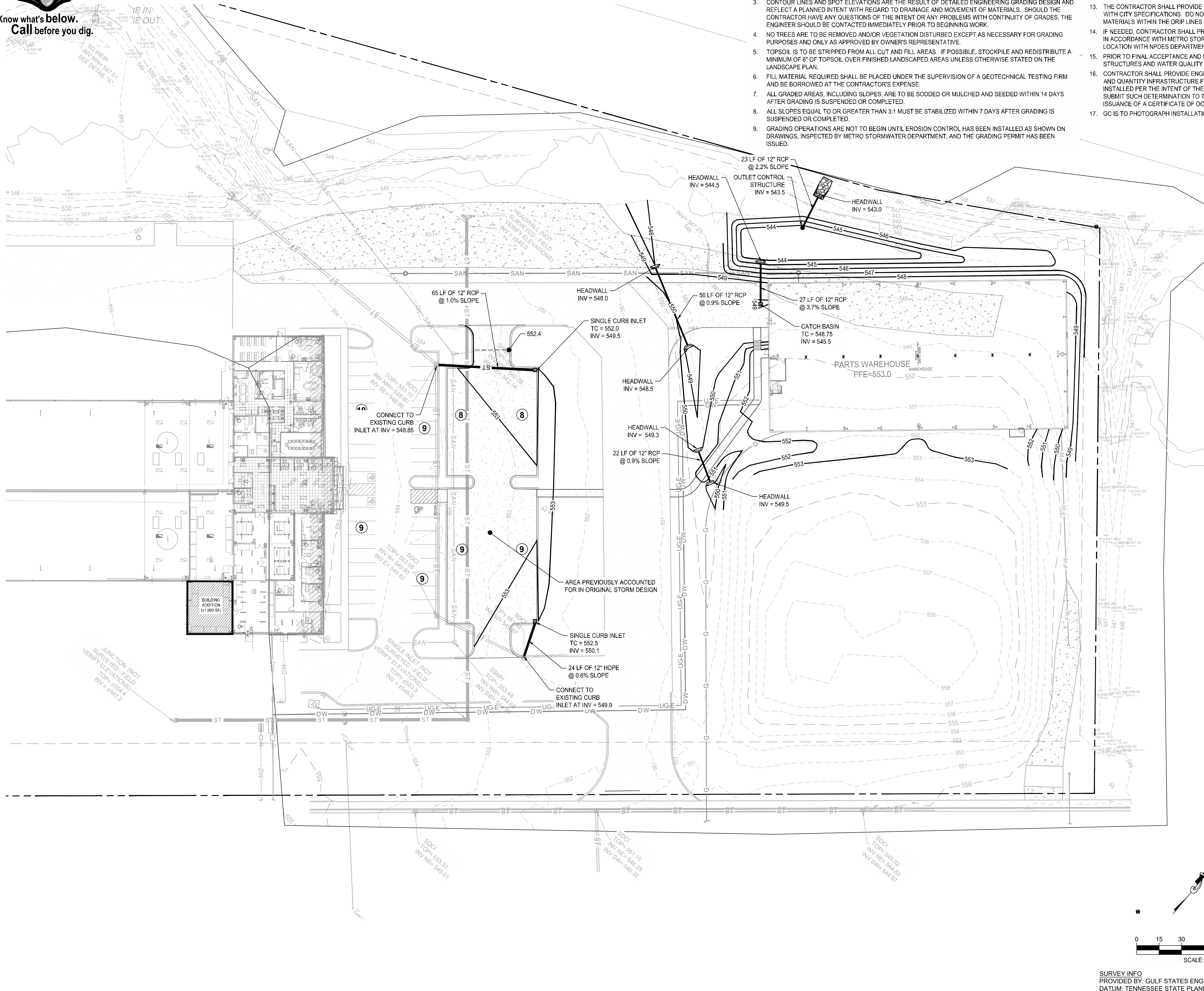


Monday, February 27, 2023
7:11:23 Scott Eccles@nfl04 - WalTMn Perts Rivin02 - Cad(Shoets)1123/04 Size and of Plan dhan

1123-04 SCOTT EQUIPMENT PARTS BIIII DING



Know what's below.
Call before you dig.



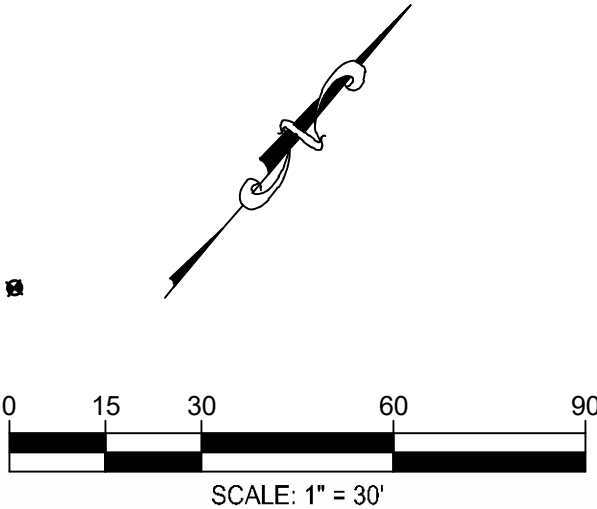
GRADING PLAN NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY METRO STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.

- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH METRO STORMWATER BMP CP-10 AND CP-13. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

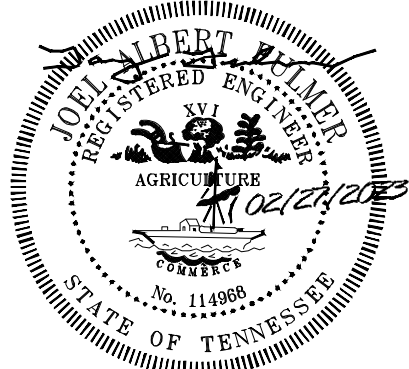
LEGEND

- DW DOMESTIC WATER SERVICE
- G GAS SERVICE
- SAN SANITARY SEWER SERVICE
- OH-E OVERHEAD ELECTRIC SERVICE
- OH-T OVERHEAD TELEPHONE SERVICE
- UD PERVIOUS PAVEMENT UNDERDRAIN
- RD ROOF DRAIN TRUNK LINE
- STORM PIPE (SEE PLANS FOR MATERIAL)
- 552 EXISTING CONTOUR
- 562 PROPOSED CONTOUR
- DRIVEWAY CENTERLINE
- PROPERTY LINE
- SM SANITARY SEWER MANHOLE
- ST STORM SEWER MANHOLE
- CI CURB INLET
- CB CATCH BASIN
- NLD NYLOPLAST DRAIN BASIN
- EC ELECTRIC/COMMUNICATION POLE
- TOP OF CURB SPOT ELEVATION
- BOTTOM OF CURB SPOT ELEVATION
- TW:XXX.XX RETAINING WALL
- TOP OF WALL
- FINISHED GRADE AT BOTTOM OF WALL



SURVEY INFO
PROVIDED BY: GULF STATES ENGINEERING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

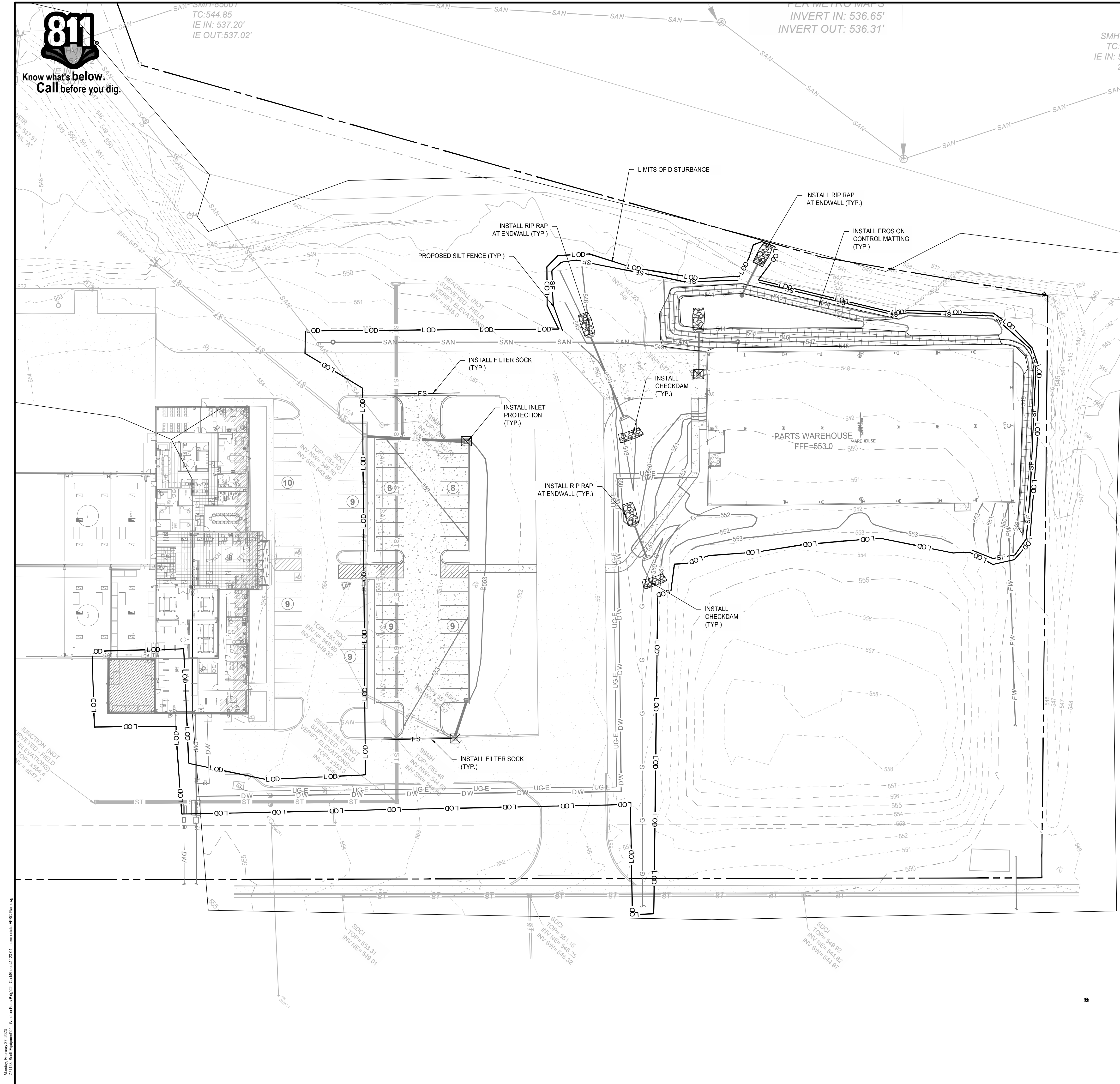


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

SR.	DATE	DESCRIPTION

SITE GRADING &
DRAINAGE PLAN

C2.0



- GENERAL NOTES:**
1. GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
 2. GC SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. GC SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ALL CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 3. GC SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND OR OVERHEAD ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF ELECTRICAL WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN.
 4. IN EASEMENTS AND RIGHTS-OF-WAY, GC SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT WHERE NOTED.
 5. GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
 6. CLEAR THE ENTIRE CONSTRUCTION AREA OF ALL WEEDS, BUSHES, TREES NOTED FOR REMOVAL OR WITHIN GRADING BOUNDARY, STUMPS, ASPHALT, CONCRETE, CURBS AND OTHER PROTRUDING OBSTRUCTIONS NOT DESIGNATED TO REMAIN.
 7. ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
 8. GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
 9. GC IS RESPONSIBLE FOR ALL NECESSARY EROSION CONTROL TO KEEP SEDIMENT ON SITE, EVEN IF IT IS NOT DIRECTLY SHOWN ON THE PLANS. ANY EROSION CONTROL NEEDED NOT SHOWN ON THE PLANS SHALL BE MARKED ON THE PLANS.
 10. GC SHALL NOT DISTURB EXISTING CONDITIONS OUTSIDE OF THE PROJECT PROPERTY UNLESS SHOWN ON THE PLANS OR WITH PERMISSION OF THE PROPERTY OWNER. ANY UNAUTHORIZED DAMAGES SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 11. ALL CURB AND GUTTER TO BE DEMOLISHED SHALL BE REMOVED TO THE NEAREST JOINT. CONTRACTOR TO FIELD VERIFY LIMITS AS JOINTS ARE NOT SHOWN ON THE PLANS.

- EROSION & SEDIMENT CONTROL NOTES:**
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 2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
 3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL BLANKETS/MATTING OR SOD.
 4. ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
 5. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
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 7. ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE LANDSCAPE PLAN. ALL AREAS NOT OTHERWISE RECEIVING SOD OR OTHER PLANTING SHALL RECEIVE SEED AND STRAW PER THE SPECIFICATIONS INCLUDED WITHIN TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
 8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
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 15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

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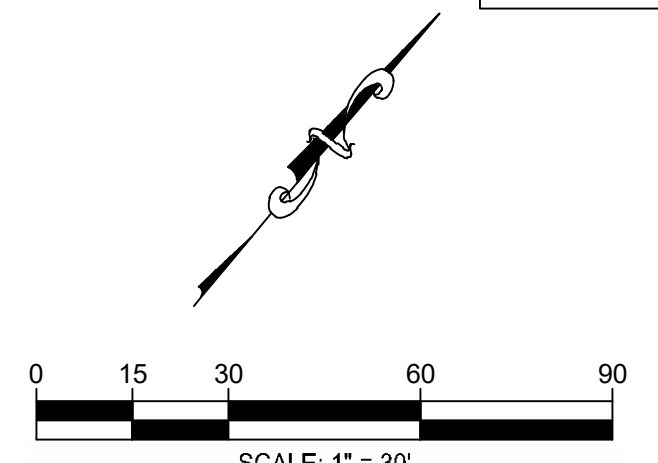
CHECK ALL THAT APPLY - THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

☐ IMPAIRED FOR SILTATION
☐ IMPAIRED FOR HABITAT ALTERATION
☐ EXCEPTIONAL

SIGNATURE: Day Sabin DATE: 02/27/2023
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

- EROSION CONTROL LEGEND:**
- INLET PROTECTION (TCP-24)
 - WIRE BACKED SILT FENCE (TCP-13), WEIGHTED SEDIMENT TUBE (TCP-14) OR APPROVED EQUAL
 - LIMITS OF DISTURBANCE
 - CONSTRUCTION ENTRANCE/EXIT (TCP-03)
 - CONCRETE WASHOUT AREA (ICP-03)
 -
- LEGEND**
- IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE

NOTE: ONCE SITE IS STABILIZED FOR U&O RELEASE ALL REMAINING ESPC MEASURES SHOULD BE REMOVED AND DISPOSED OF IN A PROPER MANNER



SURVEY INFO
PROVIDED BY: GULF STATES ENGINEERING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

811

Know what's below.
Call before you dig.

TC: 544.85
IE IN: 537.20'
IE OUT: 537.02'

INVERT IN: 536.65'
INVERT OUT: 536.31'

SMH-85C
TC: 542
IE IN: 533.
24" L

SMH-85C
TC: 542
IE IN: 533.
24" L

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770

100% COMPLETE
REGISTERED ENGINEER
AGRICULTURAL
NO. 11189
STATE OF TENNESSEE
02/27/2023

SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

INTERMEDIATE
EPSC PLAN

C2.1

1123-04 SCOTT EQUIPMENT PARTS BUILDING

Page 55 of 132

30" DUCTILE IRON DOME GRATE
RIM ELEV.=545.5

(SEE TABLE FOR
PONDING DEPTH)

3.1 SIDE
SLOPES

18"Ø HDPE OUTLET
INV=543.5

NATIVE
EARTH

6'Ø ORIFICE
INV=543.5

DETENTION POND
N.T.S.



CONTROL JOINT
N.T.S.



1. CONCRETE TO BE 4,000 P.S.I. AT 28 DAYS AND REINFORCED WITH NO. 4, GRAD 60 BARS.
2. PROVIDE 1/2" THICK LEDGER PLATES WHERE MORE THAN TWO CASTINGS ARE REQUIRED.
3. CASTING EQUAL OF JOHN BOUCHARD 4310 OR NEENAH R-3339-A.



1. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
2. EQUALLY SPACE 1/2" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
3. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.



HEAVY DUTY CONCRETE SECTION



CONCRETE SIDEWALK SECTION
N.T.S.

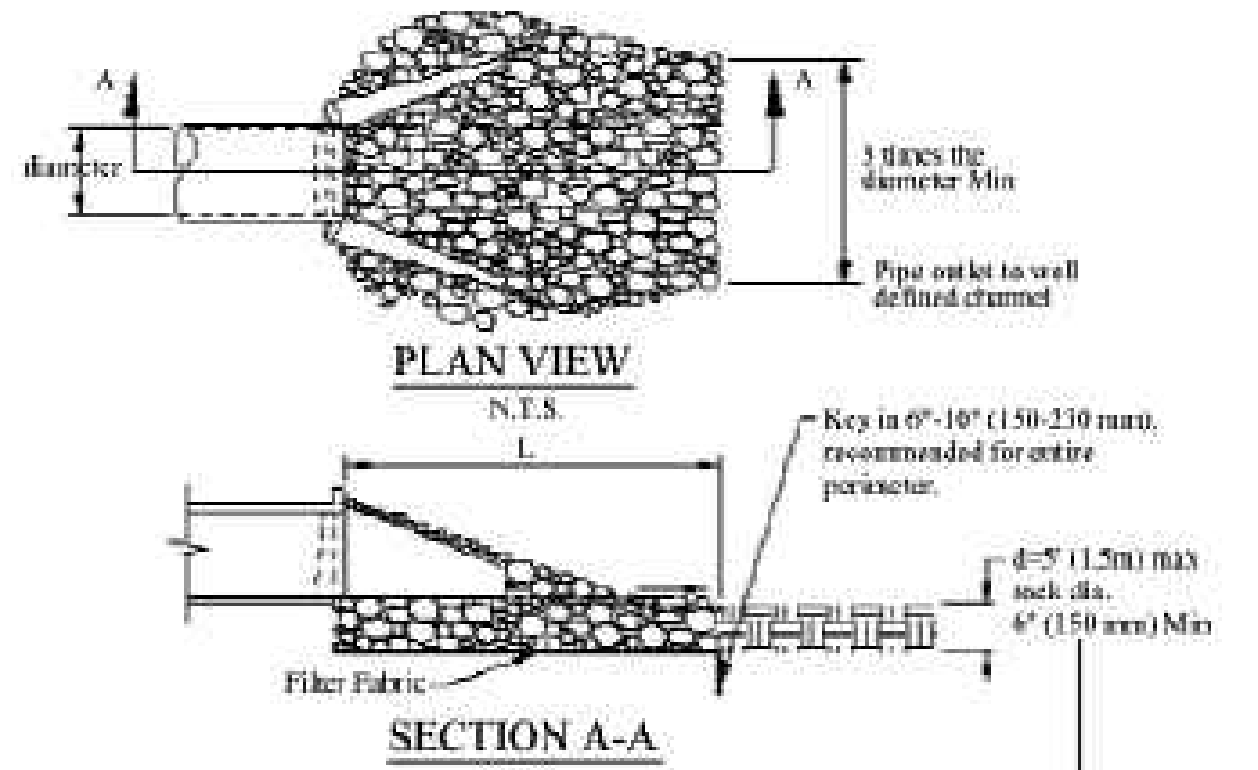


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

[illegible]

SITE DETAILS

C4.0



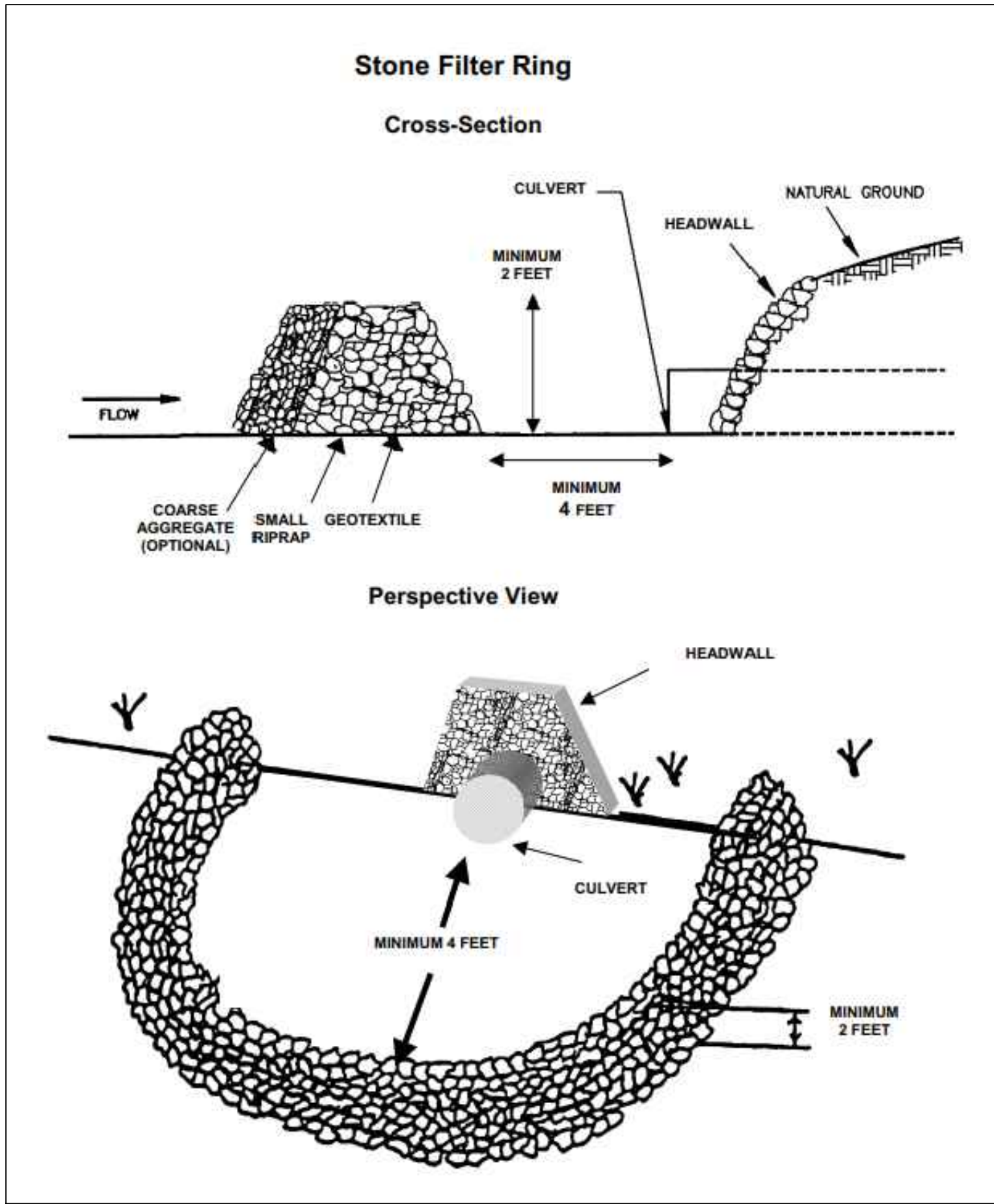
Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter (in (mm))	Discharge ft ³ /s (m ³ /s)	Apron Length, L (ft (m))	Rip-Rap D ₅₀ Diameter Min. (in (mm))
12 (300)	4.9 (0.14)	10 (3)	4 (100)
18 (450)	9.89 (0.28)	12 (4)	6 (150)
24 (600)	20.13 (0.57)	10 (3)	8 (200)
30 (750)	30.01 (0.85)	23 (7)	12 (300)
36 (900)	39.90 (1.13)	26 (8)	16 (400)
42 (1050)	50.01 (1.42)	10 (3)	8 (200)
48 (1200)	59.90 (1.68)	26 (8)	8 (200)
54 (1350)	69.81 (1.96)	26 (8)	12 (300)
60 (1500)	79.82 (2.24)	30 (9)	16 (400)

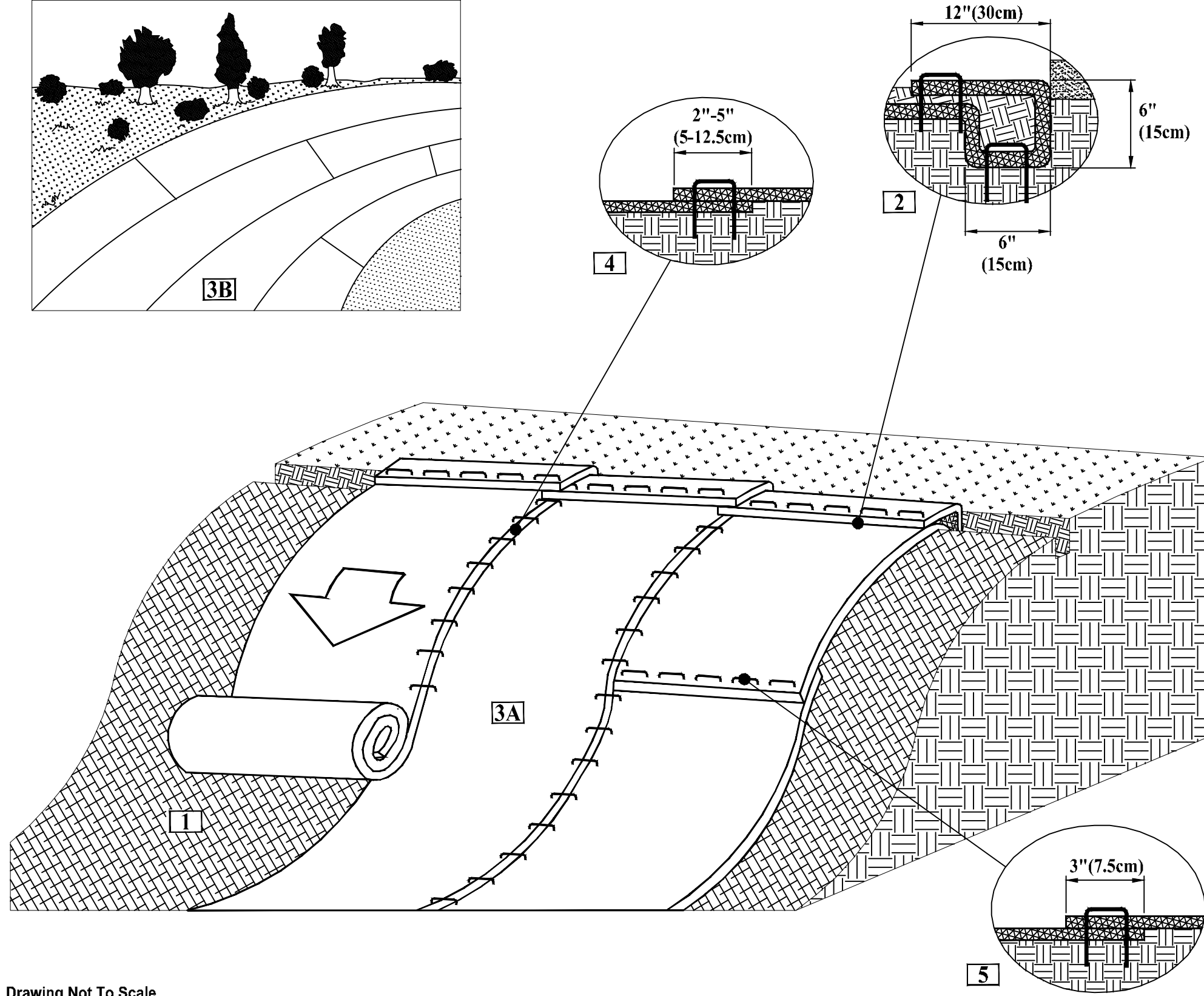
For larger or higher flows,
consult a registered civil engineer

Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing



FILTER RING
N.T.S.



Drawing Not To Scale

**NORTH
AMERICAN
GREEN**
5401 St. Wendel - Cynthiana Rd.
Poseyville, IN 47633
PH: 800-772-2040
www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17

***NOTE:**
In loose soil conditions, the use of staple or stake lengths greater than 6" (15cm) may be necessary to properly secure the RECP's.

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6" (15cm) deep X 6" (15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12" (30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3" (7.5cm) overlap. Staple through overlapped area, approximately 12" (30cm) apart across entire RECPs width.

SITE DEVELOPMENT PLANS FOR:

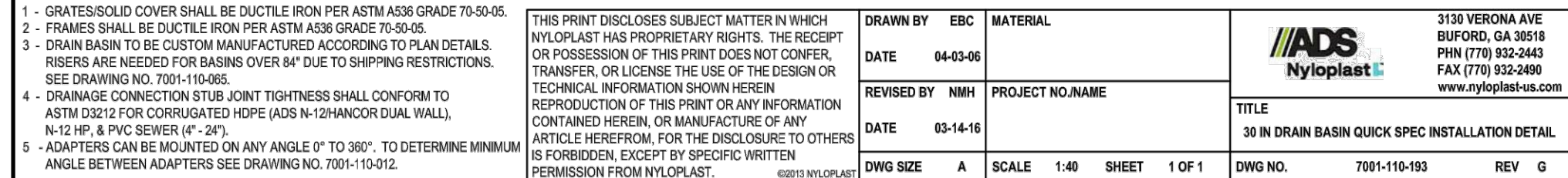
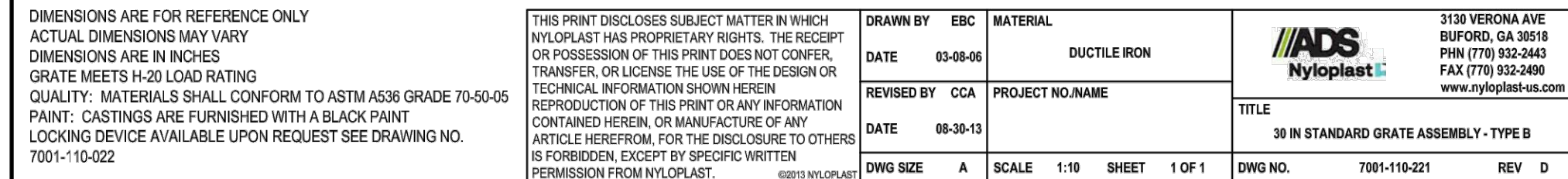
SCOTT EQUIPMENT PARTS BUILDING

140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

DESCRIPTION
DATE
BY

SITE DETAILS

C4.1



SITE DEVELOPMENT PLANS FOR:

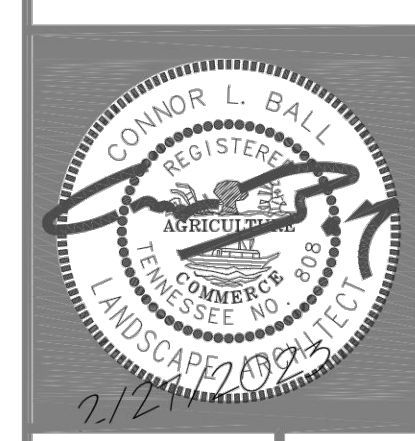
SCOTT EQUIPMENT PARTS BUILDING

140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

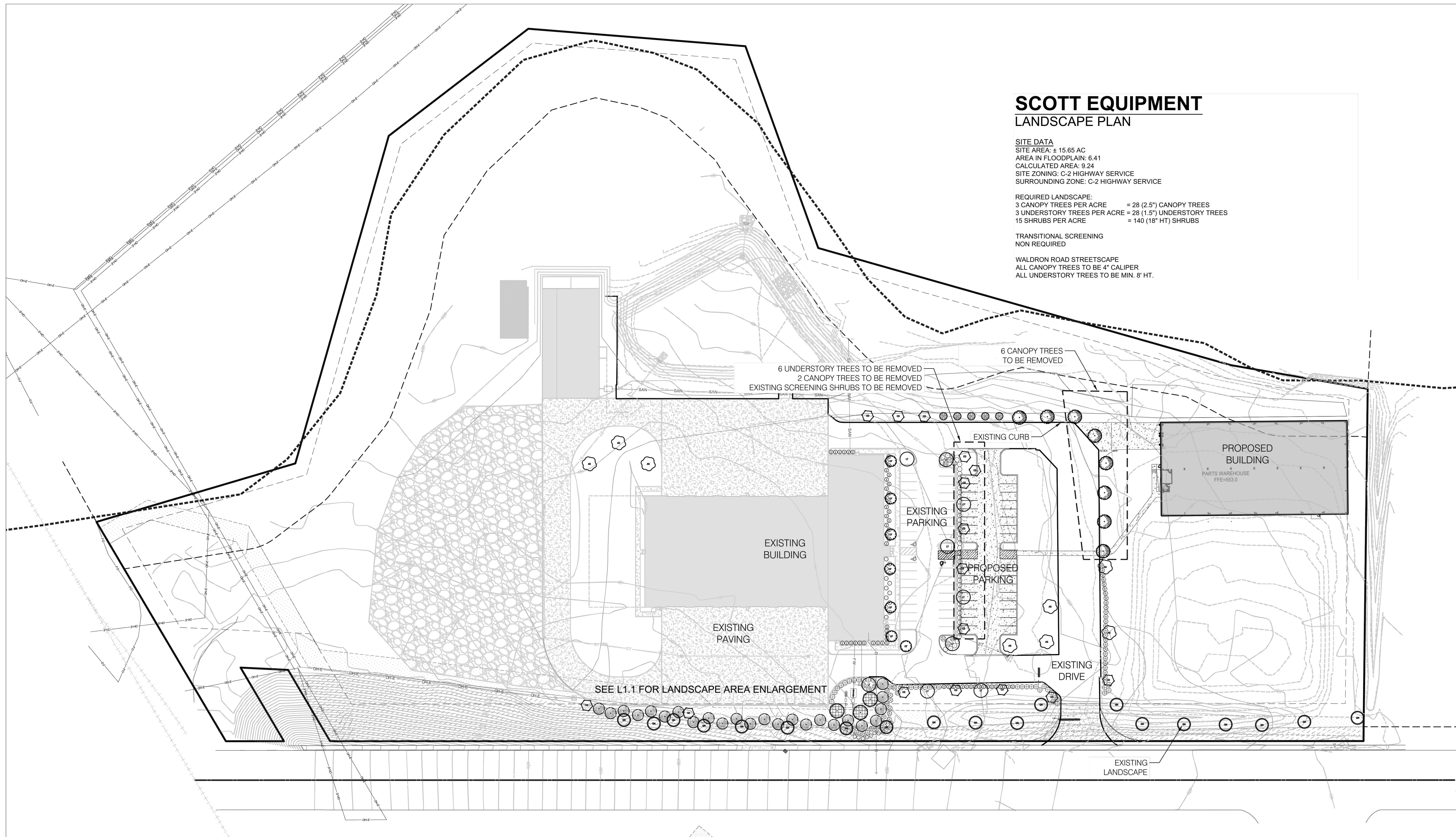
[illegible]

SITE DETAILS

C4.2



BY: cb



SCOTT EQUIPMENT
LANDSCAPE PLAN

SITE DATA
SITE AREA: ± 15.65 AC
AREA IN FLOODPLAIN: 6.41
CALCULATED AREA: 9.24
SITE ZONING: C-2 HIGHWAY SERVICE
SURROUNDING ZONE: C-2 HIGHWAY SERVICE

REQUIRED LANDSCAPE:
3 CANOPY TREES PER ACRE = 28 (2.5") CANOPY TREES
3 UNDERSTORY TREES PER ACRE = 28 (1.5") UNDERSTORY TREES
15 SHRUBS PER ACRE = 140 (18" HT) SHRUBS

TRANSITIONAL SCREENING
NON REQUIRED

WALDRON ROAD STREETSCAPE
ALL CANOPY TREES TO BE 4" CALIPER
ALL UNDERSTORY TREES TO BE MIN. 8' HT.

6 UNDERSTORY TREES TO BE REMOVED
2 CANOPY TREES TO BE REMOVED
EXISTING SCREENING SHRUBS TO BE REMOVED

6 CANOPY TREES
TO BE REMOVED

PROPOSED
BUILDING

PARTS WAREHOUSE
PFE-553.0

EXISTING
BUILDING

EXISTING
PAVING

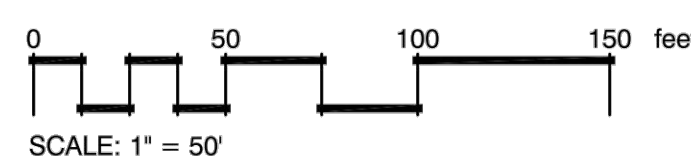
EXISTING
PARKING

PROPOSED
PARKING

EXISTING
DRIVE

EXISTING
LANDSCAPE

SEE L1.1 FOR LANDSCAPE AREA ENLARGEMENT



LANDSCAPE CONTRACTOR TO INVENTORY ALL
EXISTING PLANT MATERIAL TO VERIFY LANDSCAPE IS
INSTALLED PER APPROVED PLAN FROM 10/8/2019. ANY
DEAD OR MISSING LANDSCAPE TO BE REPLACED.

14 TREES TO BE REPLACE
INSTALL PARKING LOT SCREEN

Landscape Standards

- This development shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- A Landscape Ordinance Plan shall be submitted with the Final SP submittal.
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet, or as required by the zoning code if closer spacing.
- All landscaping shall be properly irrigated and maintained by a landscape contractor.
- Where trees are planted in rows, they shall be uniform in size and shape.
- All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.
- All contained ground material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.
- Groups of shrubs shall be placed in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plan mass. Trees located within four feet of shrubs beds shall share same mulch bed.
- Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage ways from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.
- Trees should remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.
- The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

PLANTING NOTES:

- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- All materials are subject to the approval of the Landscape Architect and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
- Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the Landscape Architect, unless otherwise specified.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
- If tree are staked, the tree stakes and guys shall be regularly monitored to ensure there are no detrimental effects to the tree. All the stakes and guys shall be removed no later than one growing season after planting
- Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
- Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain

TO AVOID OVERHEAD UTILITY CONFLICTS:

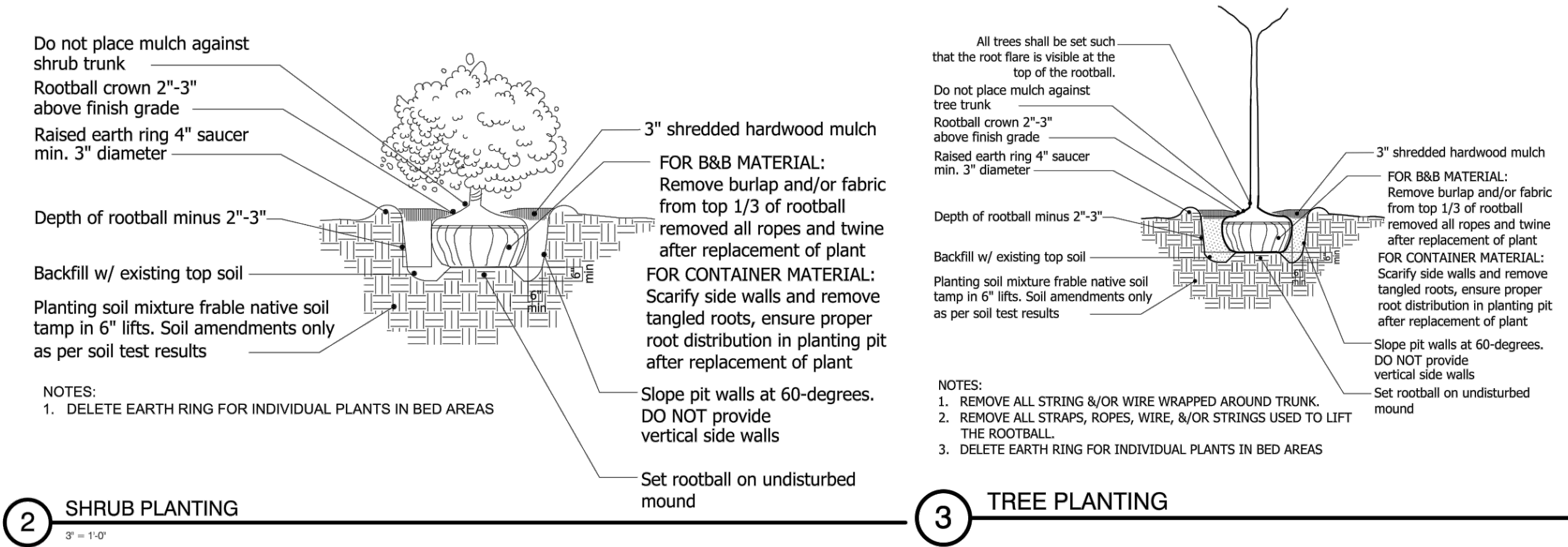
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

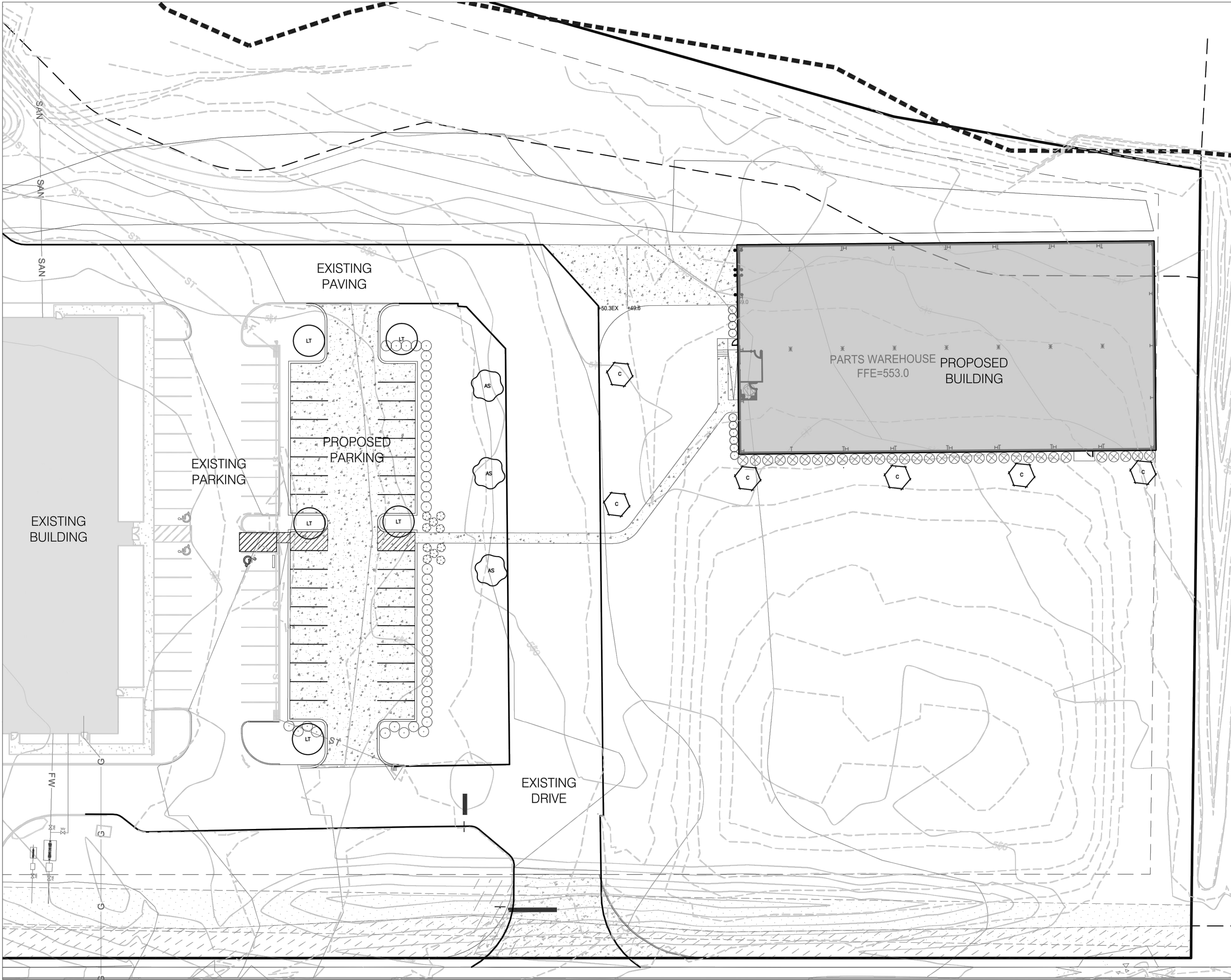
PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the material's schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.



2 SHRUB PLANTING

3 TREE PLANTING



PLANT SCHEDULE ADDITION LANDSCAPE

1.5' UNDERSTORY TREE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Eastern Redbud / Cercis canadensis 4' Clear Single Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	1.5"Cal	10'-12' HT
2.5' CANOPY TREE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	3	Legacy Sugar Maple / Acer saccharum 'Legacy' 5' Clear Trunk. Single, Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2.5"Cal	12'-14' HT
	5	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk. Single, Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications	B & B	2.5"Cal	12'-14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	32	Neddepoint Holly / Ilex cornuta 'Neddepoint' Full; Dense Form	18' HT		
	10	Dwarf Japanese Holly / Ilex crenata 'Compacta' Full; Dense Form	#3 Cont. 16' HT		
	10	Henry's Garnet Sweetpire / Itea virginica 'Henry's Garnet' Full. Heavy. Well Branched	18' HT		
	46	Sea Green Juniper / Juniperus chinensis 'Sea Green' Full. Heavy	18' HT		

PLAN NOTES:

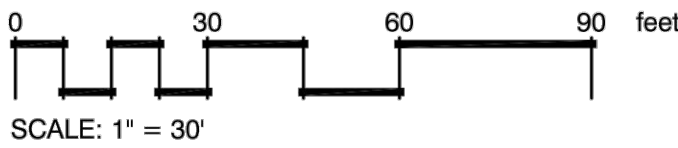
- ALL LANDSCAPE BEDS SHALL BE UNIFORMLY TRENCHED AND EDGED IN ACCORDANCE WITH THE PERIMETER LINES SHOWN ON THIS DRAWING AND HAVE 3" MINIMUM COMPACTED DEPTH OF DECOMPOSED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED WITH RIVER ROCK.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE SEEDED WITH TALL TURF TYPE FESCUE

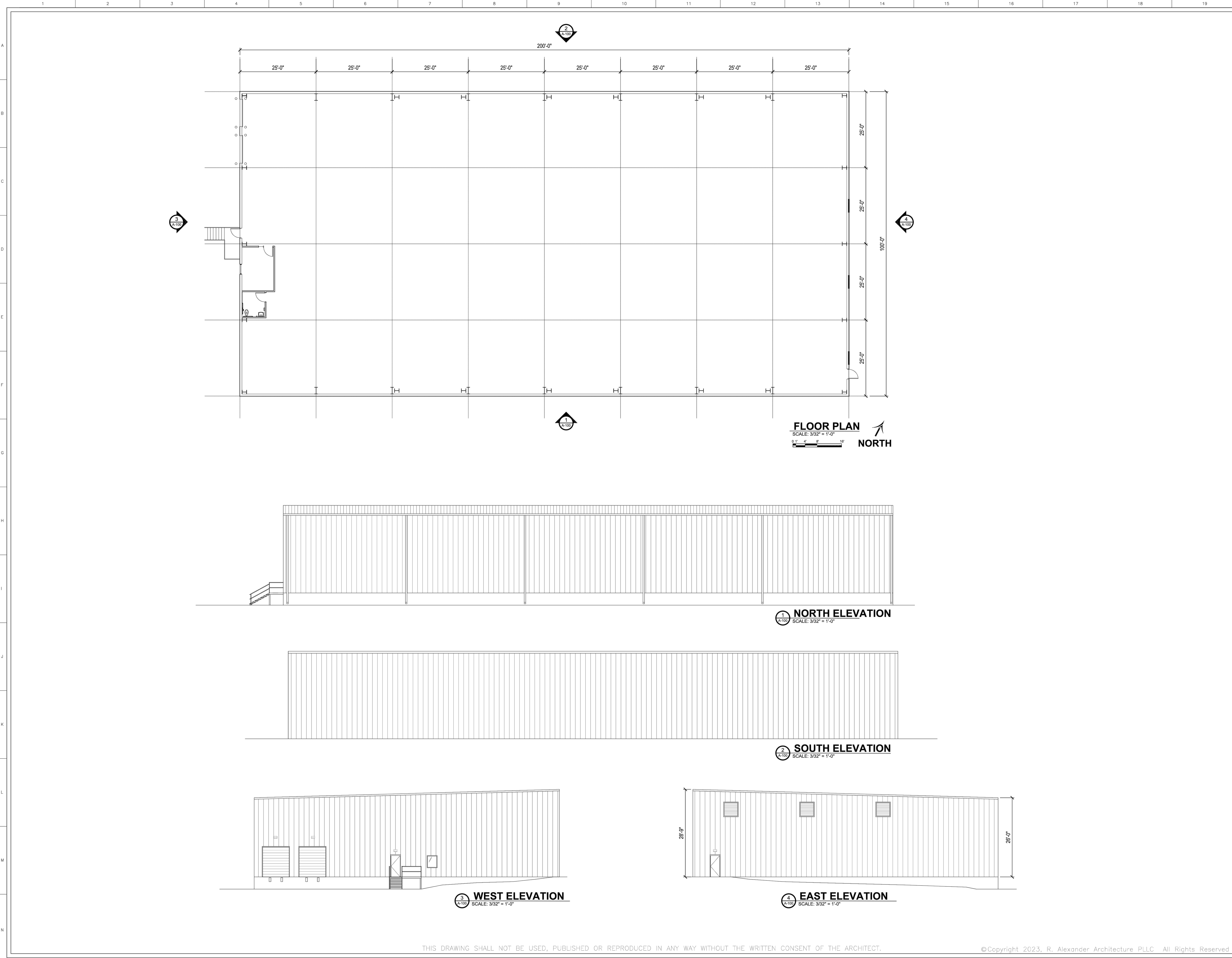
PLANTING SCHEDULE NOTES

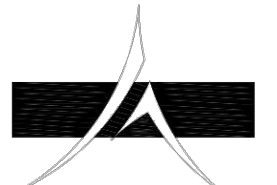
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

SOILS NOTES

- TOPSOIL MUST MEET BASELINE SPECS. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING TOPSOIL ON SITE. IF EXISTING TOPSOIL CAN BE RE-USED, AMEND TOPSOIL TO MEET SPECS
- PROVIDE 6' MIN. DEPTH OF TOPSOIL, 12' OVER ROCK.
- PROVIDE 24" MIN. DEPTH OF AMENDED TOPSOIL MIX FOR TREES AND SHRUB BEDS
- REFER TO CIVIL FOR ALL GRADING, ROADWAYS, AND SITE LAYOUT.







R.ALEXANDER
ARCHITECTURE
P.L.L.C.

104 SOUX CT
HENDERSONVILLE, TN
37075
615.987.8248
WWW.ALEX-ARCH.COM

PARTS WAREHOUSE

SCOTT EQUIPMENT

LA VERGNE, TN

REV.	DATE	DESCRIPTION

Project #

Sheet

Date

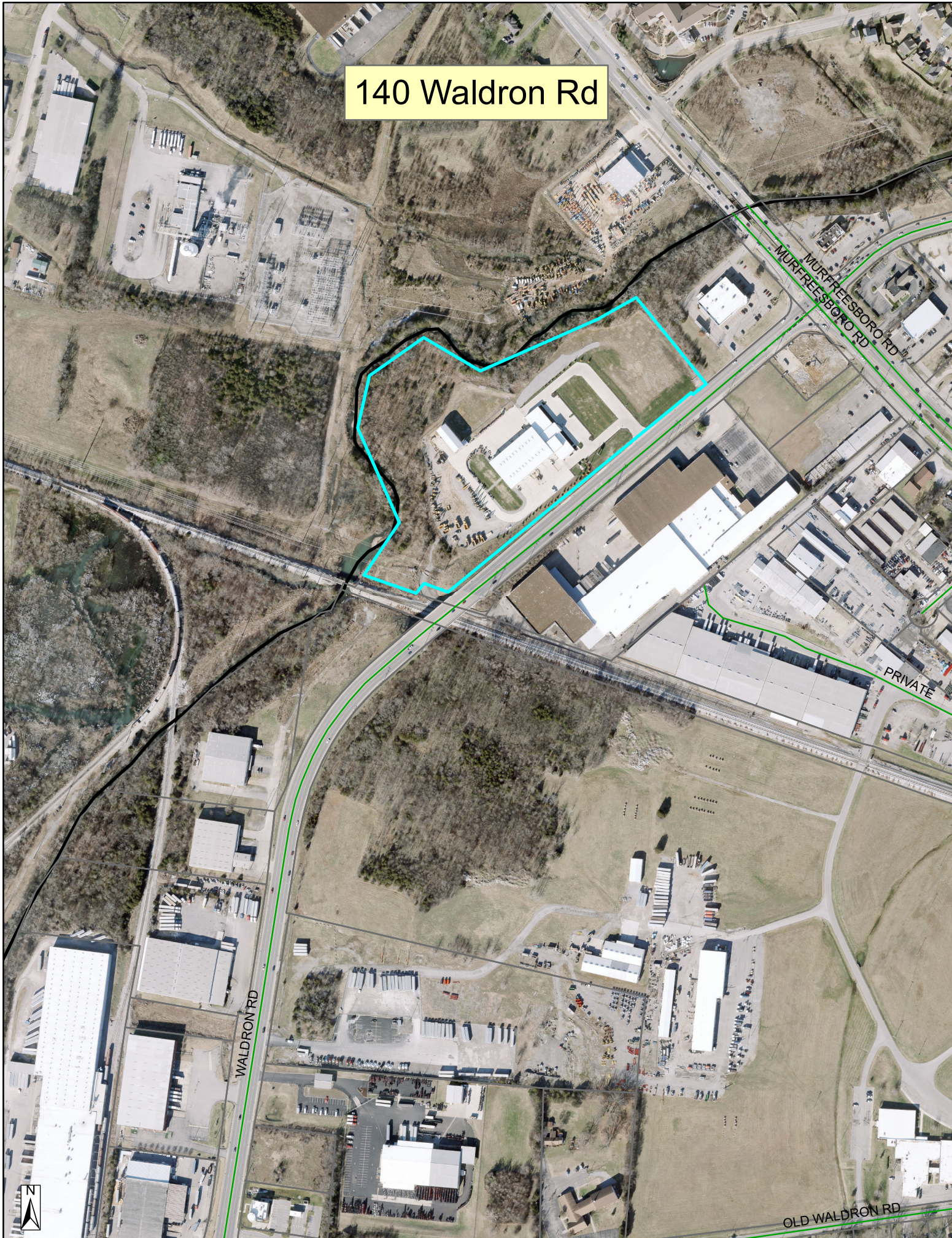
2/6/2023

A-100

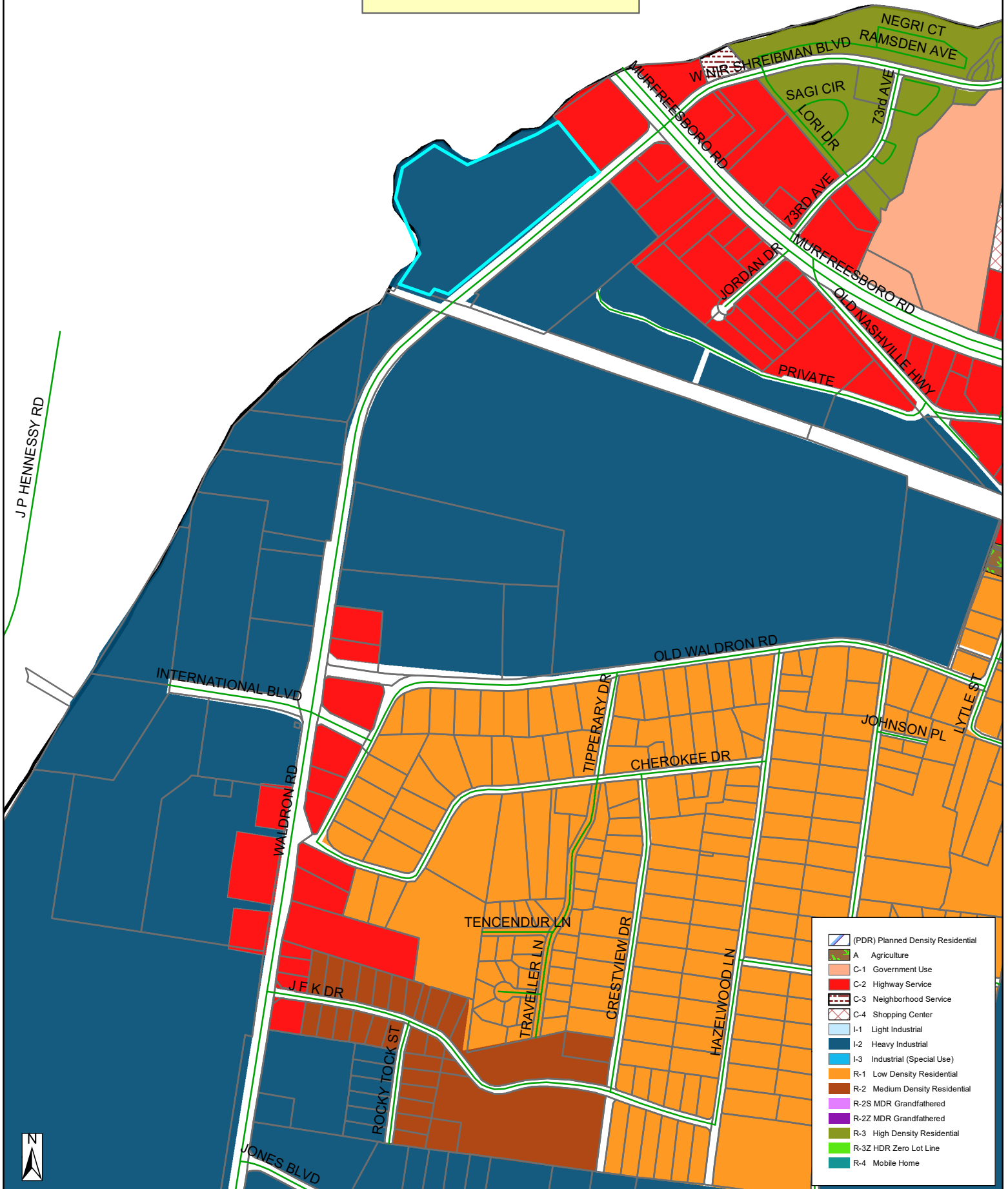
140 Waldron Rd



140 Waldron Rd

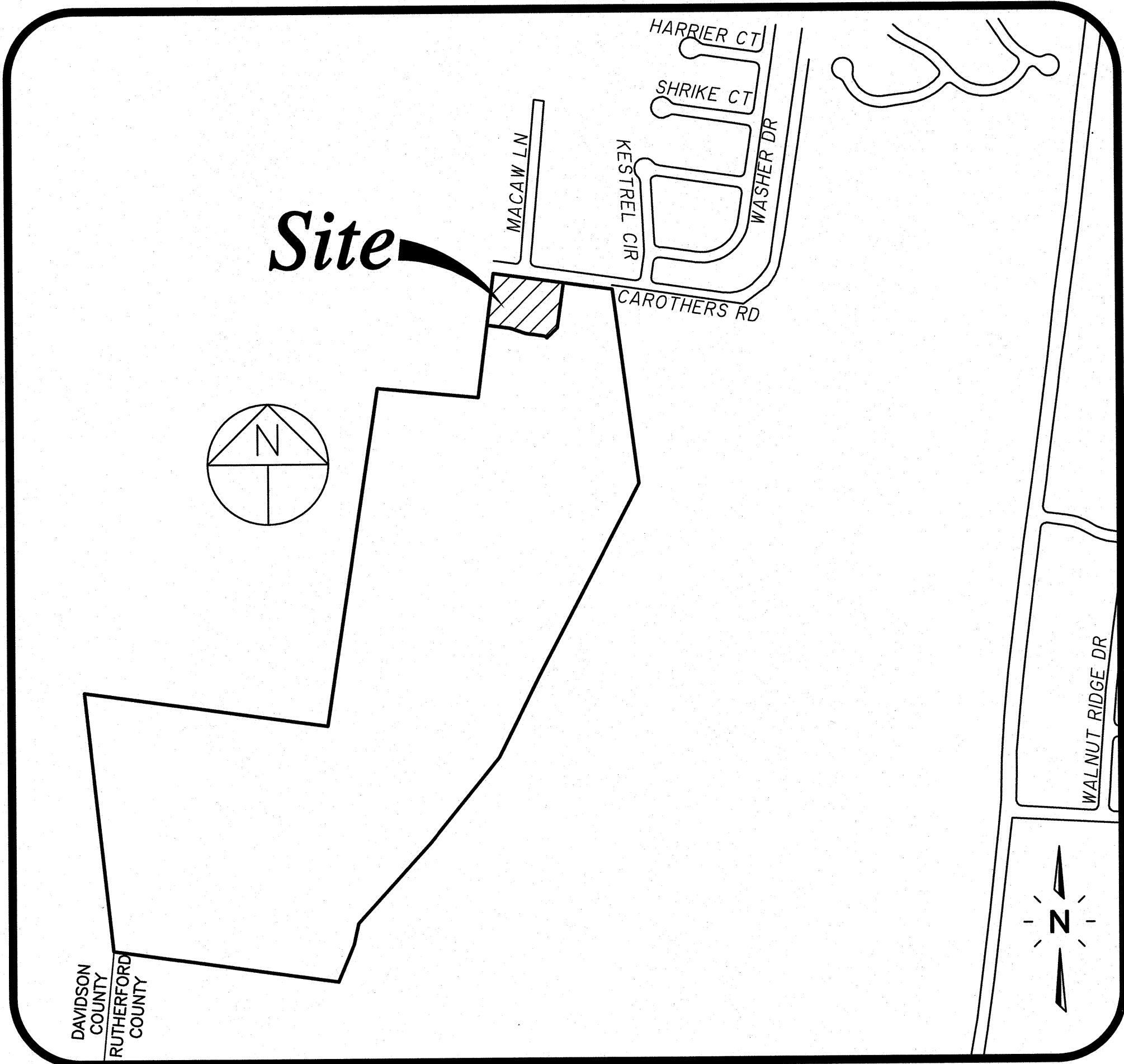


140 Waldron Rd



Carothers Crossing Commercial

La Vergne, Tennessee Site Plan and Construction Drawings



Site Location Map
Not To Scale

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Site Plan
C2.0	Existing Conditions and Initial EPSC Plan
C3.0	Intermediate EPSC Plan
C4.0	Final EPSC Plan
C5.0	Grading and Drainage Plan
C6.0-6.1	Details
A1-A6	Architectural Plans
L1.0	Landscape Plans
PH1.0	Photometrics

Owner/Developer:

Burkitt Hills Investment Group, LLC
105 Westpark Dr.
Brentwood, TN 37027

Floodplain Note:

No portion of this Site Lies Within the 100yr flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0105H, Dated January 05, 2007.

Land Data:

Zoning: PDR
10 Mixed Use Buildings on 1.61± Ac.
2 Commercial Lots

Building Setbacks:

Front: 10'
Side: 5'
Rear: 22'

Deed Reference:

The Property Shown Hereon Is Tax Map 29, Parcel 29.00
Deed Book 1737, Page 3857 Rutherford County Register Of Deeds.
3rd Civil District
10th County Commission

Approved by the LaVergne Planning Commission, with such exceptions or conditions as are indicated in the Minutes of the Commission on 9-25-18.

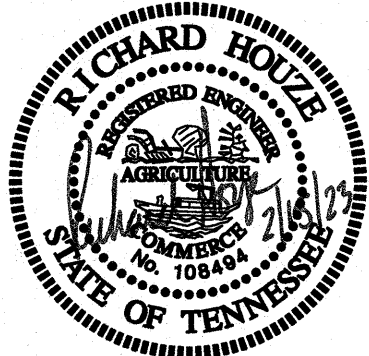
Preliminary Plat Approval Shall Not Constitute Final Approval For Recording Purposes.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2023

By: Richard Houze Date: 2/15/23
Richard Houze, P.E. TN. Reg. #108494



Watershed: East Branch Hurricane Creek

Sheet C0.0
Carothers Crossing Commercial
S.E.C. Project #18038
Submitted: 1-5-2023
Revised:

Plot Size: S.E.C. Standard Monocb Plot Date: 2/8/2023 8:33 AM User: Michelle Galbo

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to Sheet ____ Existing Conditions & Initial EPSC Plan.

2. Demolition includes the following within the property lines:

1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)

2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.

3) Demolition and removal of site improvements.

4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

3. Promptly remove waste materials, unsuitable and excess topsoil and other clearing debris from Owner's property and dispose of off site.

4. Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain.

5. Existing foundations and utilities may be encountered across the site. If encountered, these items may require removal as indicated on the drawings. Resulting excavations should be backfilled with properly compacted select fill.

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows:

1) Footings: 18 inches

2) Walks: 12 inches

3) Roads: 18 inches

4) Parking Areas: 12 inches

5) Lawn Areas: 18 inches

6) Fills: 12 inches

7. Remove reinstall, and relocate; items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated on drawings.

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.

1) Protect improvements on adjoining properties and on the Owner's property.

2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

9. Contractor shall schedule demolition activities with the construction project manager.

10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.

11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.

12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.

1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.

2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.

1) Erect temporary protection, barricades as per local governing authorities.

2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skimming of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.

1) Protect tree root systems due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.

2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments, do not break or chop.

16. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

17. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.

18. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.

19. Remove existing above-grade and below-grade improvements necessary to permit construction and other work as indicated.

20. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

21. Do NOT Burn or bury materials on site.

22. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.

23. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.

24. Utilities shown are based on visual observations and utility markings. Contractor shall call TN One Call and confirm locations prior to starting work.

General Plan Notes:

1. Prior to starting construction the contractor shall be responsible for making sure that all required permits and approvals have been obtained. No construction or fabrication shall begin until the contractor has received and thoroughly reviewed all plans and other documents approved by all of the permitting authorities.

2. All work shall be performed in accordance with these plans, specifications, and the requirements and standards of the local governing authority. The soils report and recommendations set forth therein are a part of the required construction documents and take precedence unless specifically noted otherwise on the plans. The contractor shall notify the construction/project manager of any discrepancy between soils report and plans, etc.

3. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

4. The locations of underground facilities shown on the plan are based on field surveys and city records. It shall be the contractor's full responsibility to contact the various utility companies to locate their facilities prior to the starting construction. No additional compensation shall be paid to the contractor for work having to be redone due to information shown incorrectly on these plans if such notification has not been given.

5. All work within the rights of way shall be in accordance with the governing jurisdiction and specifications.

6. Contractor shall coordinate any maintenance of traffic with the owner's representative and the local jurisdiction prior to construction.

7. Contractor shall at all times ensure that SWPP measures protecting existing drainage facilities be in place prior to the commencement of any phase of the site construction or land alteration.

8. Upon completion of project, contractor shall clean the paved areas prior to removal of temporary sediment controls, as directed by the city and/or construction/project manager. If power washing is used, no sediment laden water shall be washed into the storm system. All sediment laden material on pavement or within the storm system shall be collected and removed from the site at contractor's expense.

9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

10. These project construction documents shall not constitute a contractual relationship between the engineer and the contractor.

11. The engineer shall not be responsible for construction of safety means, methods, techniques, sequence's, or procedures utilized by the contractor or subcontractors.

12. The owner/developer for budget purposes, should check with City of LaVergne Water & Sewer Dept. for connection fees which may be substantial.

13. Contractors for sewer work must be approved by the City of LaVergne Sewer Department. Contractor for water work must be approved by City of LaVergne Water Dept..

Site Plan Notes:

1. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.

2. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for bid changes after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.

5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.

6. The contractor is responsible for the protection and replacement of all property pins on this site.

7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.

8. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.

9. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.

10. All parking space striping and markings on site shall be 4" wide white painted stripes. Other markings shall be as shown.

11. All dimensions and radii are given to face of curb unless otherwise noted.

12. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.

13. Materials:

13A) Subgrade: Cohesive subgrade shall be compacted to 98% compaction. Cohesion less subgrade shall be compacted to 100% compaction.

13B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.

13C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

14. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C-94 (latest ed.) for ready mixed concrete.

15. All concrete shall be in-transit mixed concrete, 5% air-entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.

16. Slump: Maximum allowable slump will be five (5) inches.

17. Concrete Materials:

17A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.

17B) Aggregates: ASTM C-33 (latest ed.)

17C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.

17D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.

17E) Admixture: Air type to meet ASTM C-260 (latest ed.)

18. Related Materials:

18A) Curing Compound: "Horncrete 300" as manufactured by A.C. Horn Company, (800) 654-0402. This product is not to be used on the interior floor slab.

19. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter. No. 4 Bars 16" O.C. both ways. Joints to be sawed at 15" foot centers for transverse and longitudinal joints.

20. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.

21. Weather Requirements:

21A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in-place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from dryer out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.

21B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

22. Concrete tests shall be authorized by the owner on an as needed basis.

23. All exterior curb shall have expansion joints at 100'-0" O.C., and construction joints at 10'-0" O.C. (unless otherwise specified on the detail sheets).

24. All concrete shall have a medium transverse finish.

25. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth fill compacted as specified, or the subgrade for all pavements shall be uniformly stable before any stone base is installed. No base materials shall be placed if the subgrade indicates pumping.

26. Surface preparation, spreading and laying, compacting and rolling operations shall conform with asphalt institute recommended specifications.

27. Inspect area to be paved and ensure that all subgrade conditions are sufficiently carried out to ensure a good paving job. A finished surface shall not vary more than 1/8" in 10 feet when tested with a straight edge applied parallel with, or at right angle, to centerline of asphalt surface. Humps or depressions which exceed specified tolerances or which retain water shall be immediately corrected by removing the defective work and replacing it with new material at the contractor's expense.

Grading And Drainage Plan Notes:

1. The site contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.

2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.

3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.

4. Clearing and grubbing limits shall include all areas disturbed by grading operation.

5. The soil materials shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.

6. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0105H dated January 5, 2007.

7. Before starting grading operations, see the Existing Conditions and Initial EPSC plan notes and details.

8. Prior to site construction activity, the contractor shall install all SWPP measures to protect existing drainage facilities. Contractor shall prevent siltation from leaving the site at all times.

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.

11. Contractor shall submit a compaction report prepared by a Licensed Geotechnical Engineer, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans and specifications. Notify project engineer if any unsuitable soils are found.

12. Compaction testing is mandatory for parking lot, building slab and foundations sub-grade.

13. Fill under paved areas and slabs on grade shall be compacted per specifications and geotechnical 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% standard proctor.

14. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in-place density. Scarifying and drying operation should be included in the contractor's price and should not be considered and extra for the contract.

15. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a depth as specified on L.A. Plans in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

16. After fine grading topsoil, contractor shall stabilize per L.A. plans, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

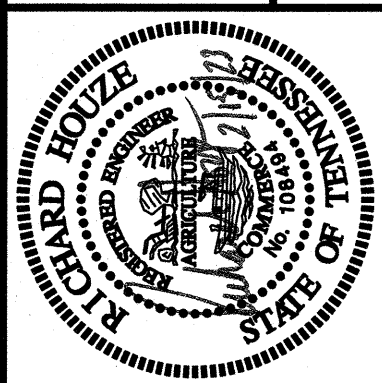
17. Elevations given are at bottom face of curb and/or finished pavement grade unless otherwise specified on grading plan. All pavement shall be laid on a strat, eve, and uniform grade with a minimum of 1% slope toward the collection points unless otherwise specified on the grading plan. DO not allow negative grades or ponding of water.

18. Contractor shall provide butt end joint to meet existing pavement in elevation at drive returns and ensure positive drainage.

Propose Summary:
Construction of 30 Multi-use units with associated infrastructure.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD • NASHVILLE, TENNESSEE 37109
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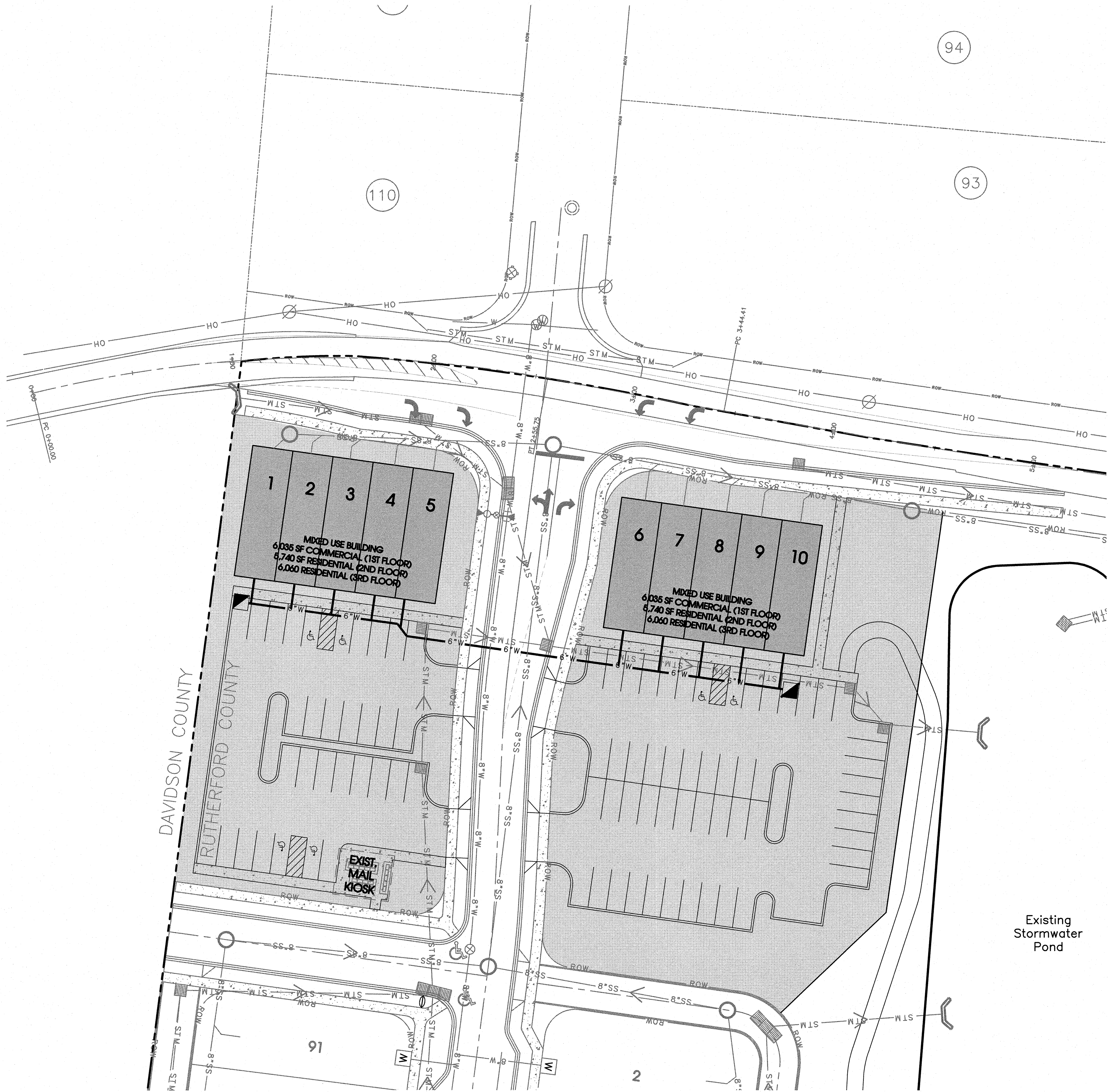
Carothers Crossing Commercial
Site Plans
LaVergne, Tennessee

REVISION:	
DRAWN: MLG	
DATE: 1-5-2023	
CHECKED: RH	
FILE NAME: 18038Carothers_Site	
SCALE: NTS	
JOB NO. 18038	
SHEET:	

C0.1

Notes

The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer to ensure that the design is feasible and that the construction of the project will be in accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL

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
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	8"W
FORCEMAIN	FM FM
FORCEMAIN RETURN	FMR FMR
FLOODWAY	FW FW
JOINT TRENCH	

Know what's below.
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N

30' 0 30' 60'

SCALE: 1" = 30'

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Site Plans
LaVergne, Tennessee

REVISED:
DRAWN: MLG
DATE: 1-5-2023
CHECKED: RH
FILE NAME: 18038Carothers_Site
SCALE: 1"=30'
JOB NO. 18038
SHEET: C0.2

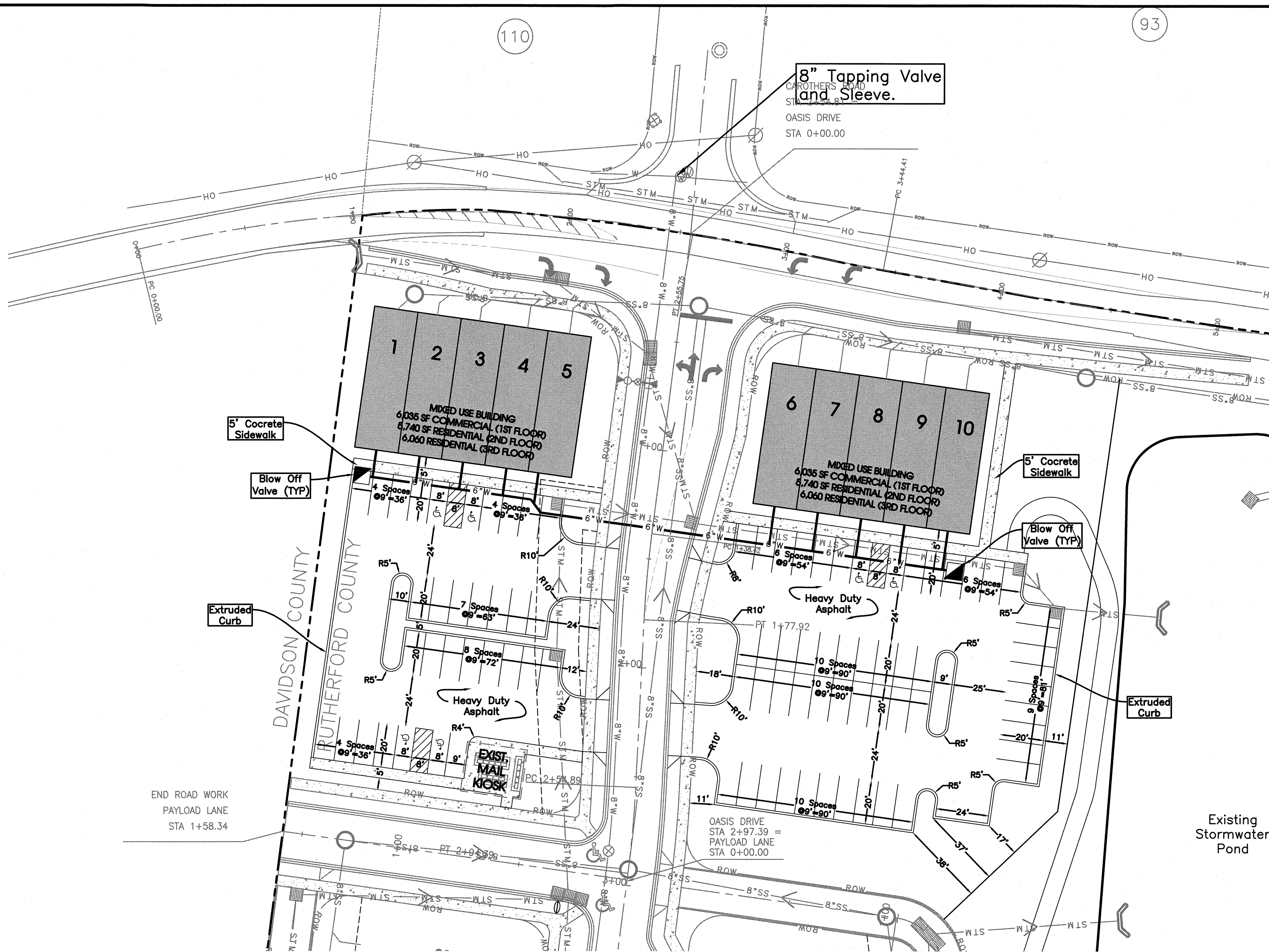
Master Plan

Parking Count

78 - Proposed Car Parking Spaces
6 - Proposed Handicap Parking Spaces
84 - Total Proposed Parking Spaces

NOTES:

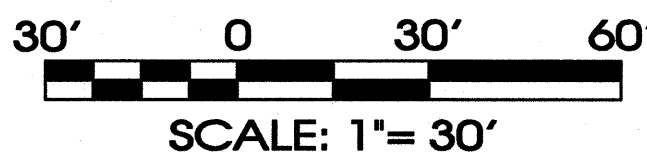
1) All Parking Areas, Driveways, Drive Aisles, Etc.
Must Be 100% Dustless.



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER and PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB and GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE and BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
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 _____	
MINIMUM BUILDING SETBACK LINE		_____ MBSL _____	
PHASE BOUNDARY		■■	

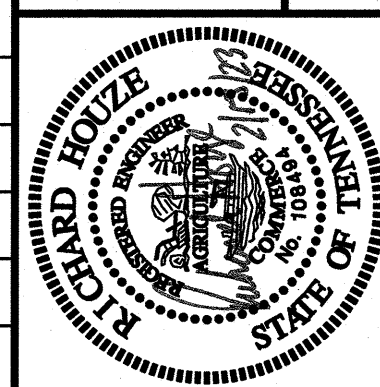


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Legend:

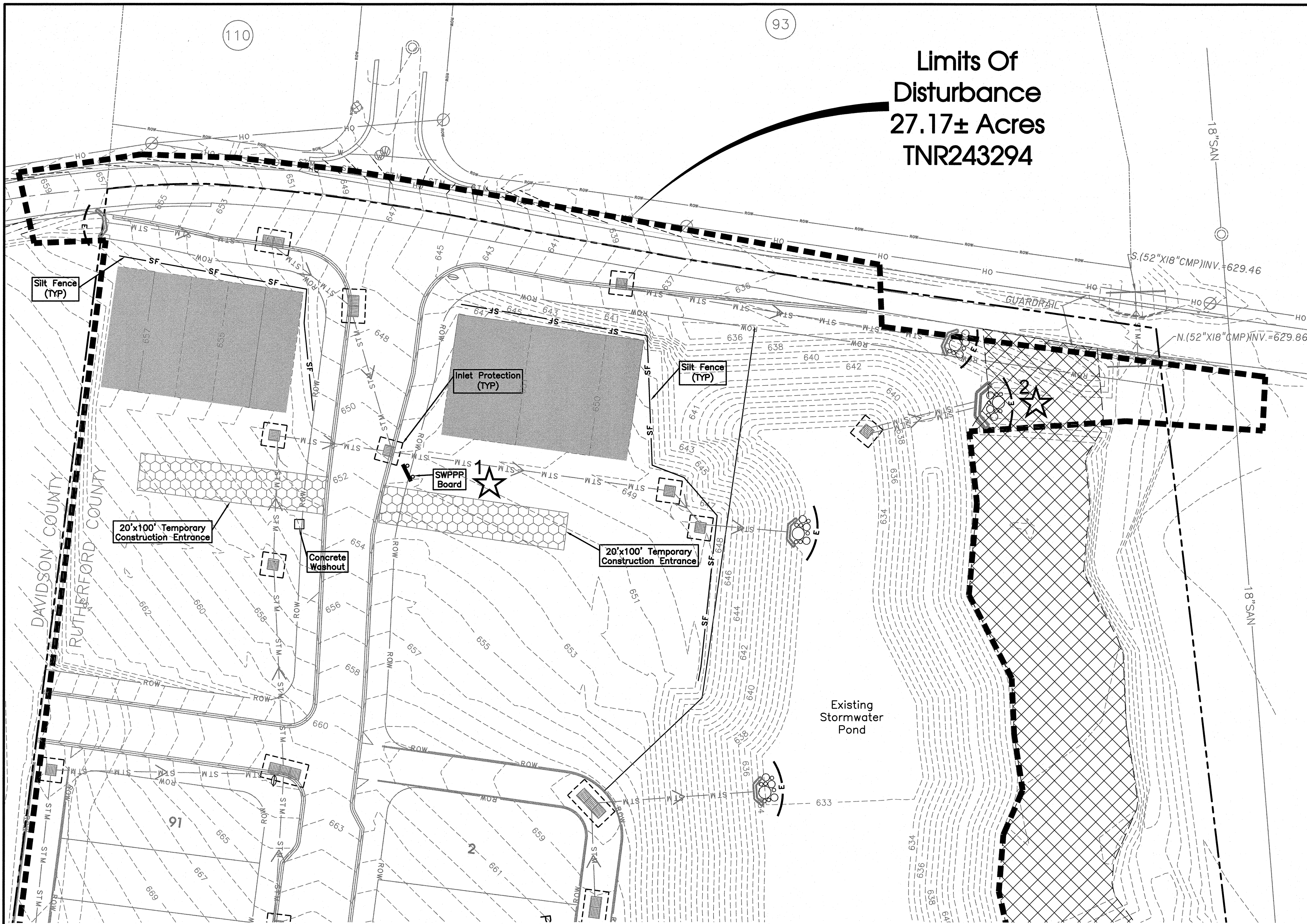
□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK
●	IRON PIN SET (I.P.S.)	⊕	HANDICAP PARKING SYMBOL
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+	EXIST. SIGN POST	○	HC SIGN
○	EXIST. SEWER CLEANOUT	+	PROPOSED SIGN POST
⊕	EXIST. MANHOLE (SEWER and PHONE)	•	CONCRETE BOLLARD
⊕	EXIST. CATCH BASIN (STORM SEWER)	⊕	WHEEL STOP
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⊕	EXIST. WATER METER	⊕	TURN LANE ARROWS
⊕	EXIST. UTILITY POLE	⊕	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	⊕	DRAINAGE STRUCTURE DESIGNATION
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⊕	BLOW OFF VALVE	⊕	RIP RAP
⊕	REDUCER	⊕	RUNOFF FLOW ARROW
⊕	REMOTE FIRE DEPT. CONNECTION	⊕	INLET FILTER PROTECTION
⊕	CONCRETE THRUST BLOCK	⊕	PROPOSED SPOT ELEVATION
⊕	DOUBLE DETECTOR CHECK VALVE	⊕	EXIST. SPOT ELEVATION
⊕	FIRE DEPT. CONNECTION	⊕	SEWER/STORM FLOW DIRECTION
⊕	FIRE HYDRANT	⊕	CATCH BASIN
⊕	GATE VALVE and BOX	⊕	CURB INLET
⊕	WATER METER	⊕	AREA DRAIN
⊕	GAS METER	⊕	HEADWALL
⊕	GREASE TRAP	⊕	WINGED HEADWALL
⊕	EXTERIOR CLEANOUT	⊕	CONCRETE SWALE
⊕	MANHOLE	⊕	TYPE - X - HEADWALL



Carothers Crossing Commercial
Site Plans
LaVergne, Tennessee

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REVISED:	
DRAWN: MLG	
DATE: 1-5-2023	
CHECKED: RH	
FILE NAME: 18038Carothers_Site	
SCALE: 1"=30'	
JOB NO. 18038	
SHEET: C1.0	



Limits Of
Disturbance
27.17± Acres
TNR243294

Storm Water Pollution Prevention Notes:

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

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

- Permanent vegetation shall be installed within 7 days at the completion of any graded area, weather permitting.
- At such time rough grading or the site is complete and drainage diverts to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
- Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains. Install rock check dams for headwall inlets for storm water pollution prevention.
- Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
- Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.
- Silt barriers, construction entrances, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within 10 days.
- Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the contractor for inspection, lifting shall be weekly and after rain storms.
- Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details and notes.
- All storm water pollution prevention practices shall be installed before any other earth moving occurs.
- The contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
- The following storm water pollution prevention and sediment control measures will be used on this site:
 - A) Sediment control barrier
 - B) Filter fabric inlet protection
 - C) Construction entrance
 - D) Concrete washout facility
 - E) Check dams
 - F) Temporary seeding
 - G) Erosion control blanket
 - H) Permanent seeding or sodding
- Sediment shall be removed from sediment controls as necessary but at least when the design capacity of the control has been reduced by 50%.
- All chemicals must be properly stored, while all spills must be cleaned ASAP, and all litter must be kept to a minimum.

Construction Sequence:

- Stake and/or flag limits of clearing.
- During preconstruction meeting all erosion and sediment control facilities and procedures shall be discussed.
- Clear and grub, as necessary, for installation of perimeter controls.
- Install sediment control perimeter controls as shown on plans.
- Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
- Clear and grub the remaining site as necessary.
- Refer to construction SWPPP plan.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EGO		CONCRETE SWALE
	MANHOLE		TYPE X-HEADWALL
	LIGHT POLE		CANOPY LIGHT
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EEL		E	
EXISTING TREELINE			
EXISTING FENCELINE		X	
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE			
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		-60-	
PROPOSED CONTOUR LINES		-60-	
EXISTING SANITARY SEWER			
PROPOSED SANITARY SEWER		8"SS	
EXISTING WATER		W	
PROPOSED WATER		8"W	
FORCEMAIN		FM	
FORCEMAIN RETURN		FMR	
FLOODWAY		FW	
JOINT TRENCH			

OUTFALLS

NUMBER	DESCRIPTION	DRAINAGE AREA			RECEIVING FEATURE
		DISTURBED	NON-DISTURBED PAST 1990	TOTAL	
1	TEMP. CONSTRUCTION EXIT	0.10 Ac.	0.00 Ac.	0.10 Ac.	EAST BRANCH HURRICANE CREEK
2	DETENTION POND	23.19 Ac.	27.35 Ac.	50.54 Ac.	EAST BRANCH HURRICANE CREEK

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
WOODS	WOODS IN GOOD CONDITION B SOILS, CN=55	3.06
WOODS	WOODS IN GOOD CONDITION C SOILS, CN=70	12.19
WOODS	WOODS IN GOOD CONDITION D SOILS, CN=77	11.57
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES B SOILS, CN=69	0.01
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES D SOILS, CN=93	0.26
COMPOSITE		CN=72

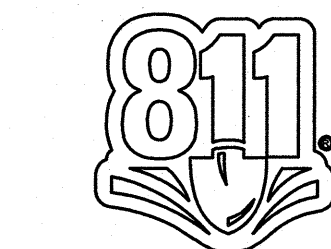
PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
PAVED ROADS	ROADS, CN=98	6.82
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES B SOILS, CN=89	0.01
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES D SOILS, CN=93	0.26
OPEN SPACE	OPEN SPACE B SOILS, CN=61	2.98
OPEN SPACE	OPEN SPACE C SOILS, CN=74	1.33
OPEN SPACE	OPEN SPACE D SOILS, CN=80	2.50
RESIDENTIAL 1/8 ACRE LOTS	RESIDENTIAL 50% IMPERVIOUS C SOILS, CN=80	7.09
RESIDENTIAL 1/8 ACRE LOTS	RESIDENTIAL 50% IMPERVIOUS D SOILS, CN=85	6.11
COMPOSITE		CN=66

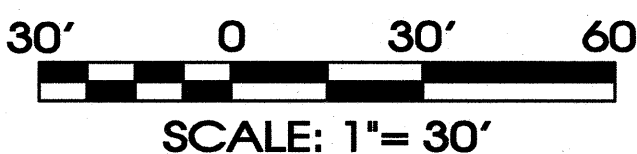
1★ Outfall
LIMITS OF DISTURBANCE

EPSC Phasing

- Initial: Silt Fence Along Downgradient
Perimeter Construction Entrance
Check Dams in Existing Ditches
Filter Fabric Inlet Protection
- Intermediate: Temporary Seeding
Temporary Sediment Basins
Filter Fabric Inlet Protection
Check Dams in Proposed Ditches
Silt Fence To Protect Ditches
Erosion Control Blanket Installation
At Prescribed Locations
- Final: Seeding And Stabilization Of All
Disturbed Areas

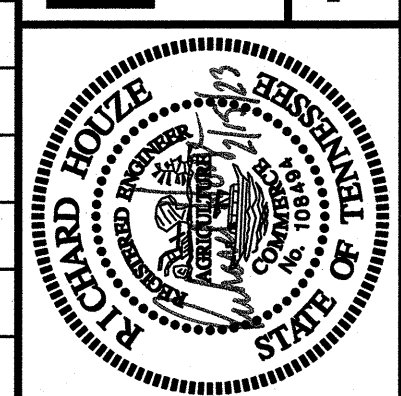


Know what's below.
Call before you dig.



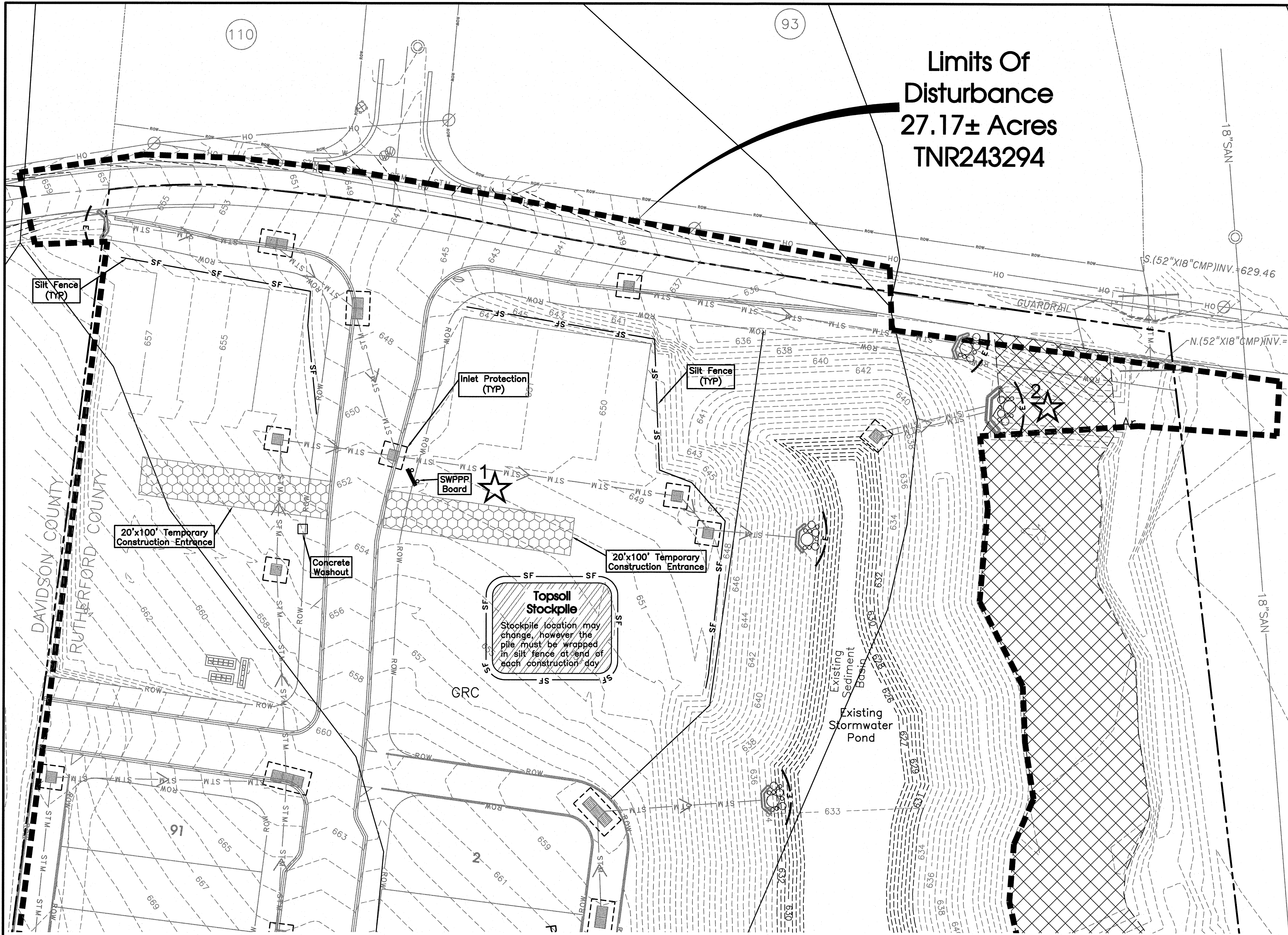
SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
KURFESSBURG, TENNESSEE 37139
PHONE: (615) 501-1001 FAX: (615) 501-2567
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Carothers Crossing Commercial
Site Plans
LaVergne, Tennessee

Existing Conditions
and Initial EPSC Plan
C2.0



Limits Of
Disturbance
27.17± Acres
TNR243294

Storm Water Pollution Prevention Notes:

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

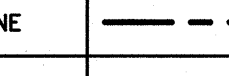
Seeding Dates	Seed Type	Application Rate Per 1,000 Sq.Ft.
March 1 - August 15	Oats Perennial Rye Grass Or Tall Fescue	5#
August 16 - November 1	Rye, Wheat or Perennial Rye Grass Tall Fescue	1#
After November 1	Straw or Hay Mulch	2-3 Bales
Seed Bed Preparation	Lime 10-10-10 or 12-12-12 Fertilizer	100# 12-15#

- Permanent vegetation shall be installed within 7 days at the completion of any graded area, weather permitting.
- At such time rough grading or the site is complete and drainage ditches to inlets, inlet sediment filters shall be installed at all inlet structures to keep piping systems free of siltation.
- Silt barriers shall be installed around all existing or new storm inlets, catch basins, yard drains. Install rock check dams for headwall inlets for storm water pollution prevention.
- Storm water pollution prevention measures shall be installed around all dirt or topsoil stockpiles and other temporarily disturbed areas.
- Contractor shall inspect all SWPPP measures daily and repair as necessary to prevent erosion. Siltation shall be removed from areas where failures have occurred and corrective action taken within 24 hours to maintain all SWPPP items.
- Silt barriers, construction entrances, and silt fences shall remain in place until a good stand of grass has been obtained and/or paving operations are complete. Contractor shall keep silt from entering any storm drainage system. Once site has been completely stabilized, and silt in pipes and drainage swales shall be removed within 10 days.
- Temporary sedimentation and storm water pollution prevention measures must be inspected and logged by the contractor for inspection, logging shall be weekly and after rain storms.
- Utility companies must comply with all storm water pollution prevention measures as defined on the storm water pollution prevention plans, details and notes.
- All storm water pollution prevention practices shall be installed before any other earth moving occurs.
- The contractors shall use temporary sediment filter bags as necessary to control sediment runoff.
- The following storm water pollution prevention and sediment control measures will be used on this site:
 - A) Sediment control barrier
 - B) Filter fabric inlet protection
 - C) Construction entrance
 - D) Concrete washout facility
 - E) Check dams
 - F) Temporary seeding
 - G) Erosion control blanket
 - H) Permanent seeding or sodding
- Sediment shall be removed from sediment controls as necessary but at least when the design capacity of the control has been reduced by 50%.
- All chemicals must be properly stored, while all spills must be cleaned ASAP, and all litter must be kept to a minimum.

Construction Sequence:

- Stake and/or flag limits of clearing.
- During preconstruction meeting all erosion and sediment control facilities and procedures shall be discussed.
- Clear and grub, as necessary, for installation of perimeter controls.
- Install sediment control perimeter controls as shown on plans.
- Install construction entrance and concrete washout facility, if conditions are such that mud is collecting on vehicle tires, the tires must be cleaned before the vehicles enter the public roadway. The site entrance shall be maintained in a condition that will prevent the tracking or flow of mud onto the public right-of-way. All materials spilled, dropped, washed or tracked from vehicles onto the roadway must be removed promptly.
- Clear and grub the remaining site as necessary.
- Refer to construction SWPPP plan.

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE X-HEADWALL
	LIGHT POLE		CANOPY LIGHT
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 _____	
MINIMUM BUILDING SETBACK LINE		=====	
PHASE BOUNDARY		■■	

NUMBER	DESCRIPTION	DRAINAGE AREA			RECEIVING FEATURE
		DISTURBED	NON-DISTURBED PASS THRU	TOTAL	
1	TEMP. CONSTRUCTION EXIT	0.10 Ac.	0.00 Ac.	0.10 Ac.	EAST BRANCH HURRICANE CREEK
2	DETENTION POND	23.19 Ac.	27.35 Ac.	50.54 Ac.	EAST BRANCH HURRICANE CREEK

COVER	SCS CLASSIFICATION	AREA (Ac)
WOODS	WOODS IN GOOD CONDITION B SOILS, CN=55	3.06
WOODS	WOODS IN GOOD CONDITION C SOILS, CN=70	12.19
WOODS	WOODS IN GOOD CONDITION D SOILS, CN=77	11.57
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES B SOILS, CN=89	0.01
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES D SOILS, CN=93	0.26
COMPOSITE CN=72		

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
PAVED ROADS	ROADS, CN=98	6.82
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES B SOILS, CN=89	0.01
PAVED STREETS W/ DITCHES	PAVED STREETS W/ DITCHES D SOILS, CN=93	0.26
OPEN SPACE	OPEN SPACE B SOILS, CN=61	2.98
OPEN SPACE	OPEN SPACE C SOILS, CN=74	1.33
OPEN SPACE	OPEN SPACE D SOILS, CN=80	2.50
RESIDENTIAL 1/8 ACRE LOTS	RESIDENTIAL 50% IMPERVIOUS C SOILS, CN=80	7.09
RESIDENTIAL 1/8 ACRE LOTS	RESIDENTIAL 50% IMPERVIOUS D SOILS, CN=85	6.11
COMPOSITE CN=66		

NOTES:

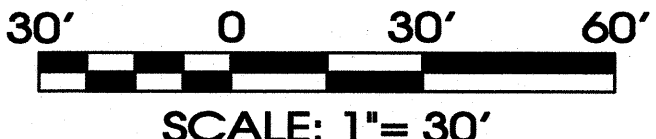
- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
- Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape/Pavement) Will Be Installed By Contractor.
- Contractor To Stabilize All Disturbed Areas After Construction.

1 ☆ Outfall
LIMITS OF DISTURBANCE

EPSC Phasing

- Initial: Silt Fence Along Downgradient Perimeter Construction Entrance Check Dams In Existing Ditches Filter Fabric Inlet Protection
- Intermediate: Temporary Seeding Temporary Sediment Basins Filter Fabric Inlet Protection Check Dams In Proposed Ditches Silt Fence To Protect Ditches Erosion Control Blanket Installation At Prescribed Locations
- Final: Seeding And Stabilization Of All Disturbed Areas

811
Know what's below.
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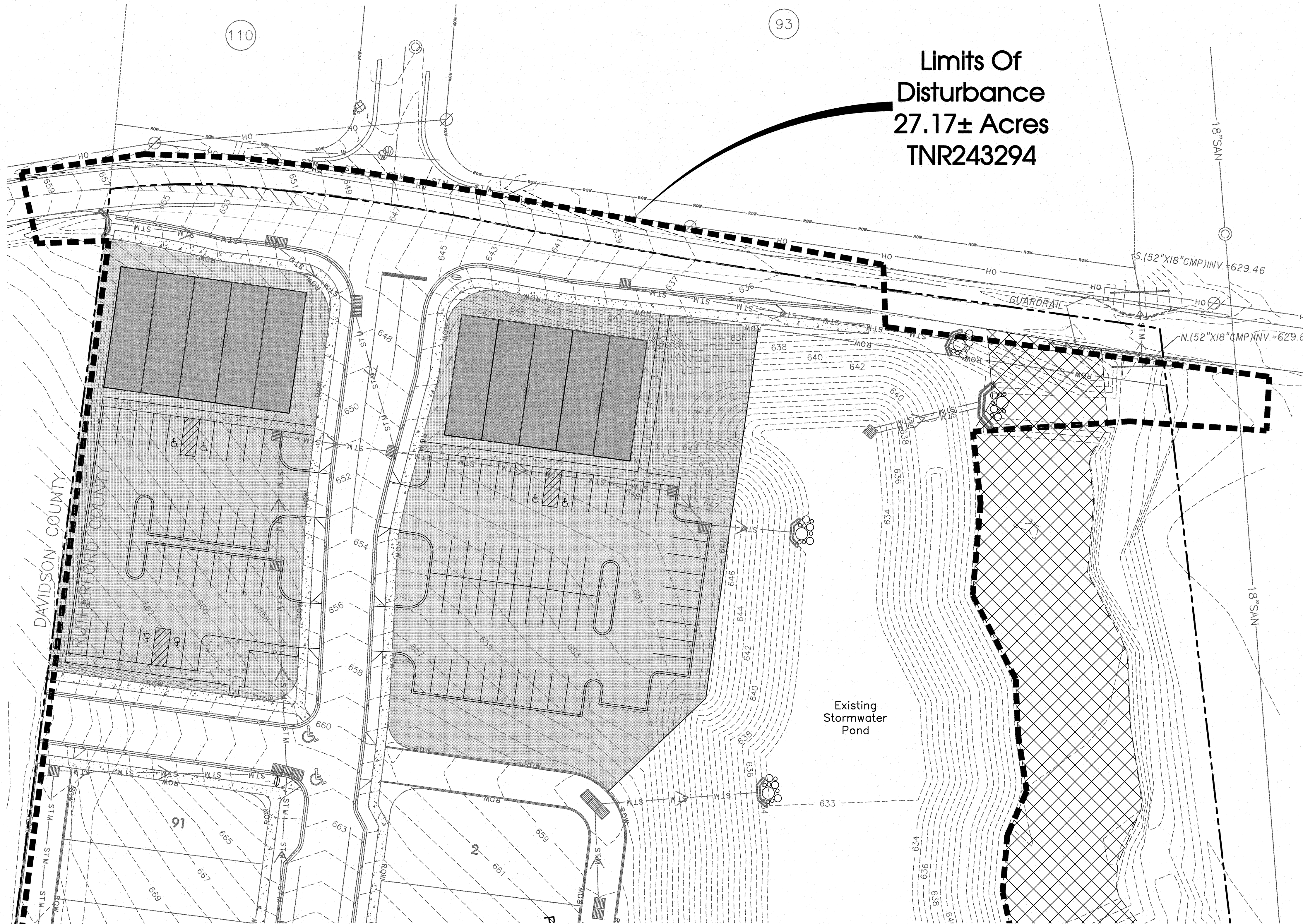
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Carothers Crossing Commercial
Site Plans

LaVergne, Tennessee

Intermediate EPSC Plan
DRAWN: MLG
DATE: 1-5-2023
CHECKED: RH
FILE NAME: 18038Carothers_Site
SCALE: 1"=30'
JOB NO. 18038
SHEET: C3.0



Limits Of
Disturbance
27.17± Acres
TNR243294

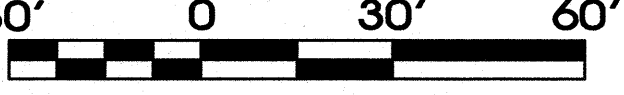
Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
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	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
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	FIRE HYDRANT		CATCH BASIN
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	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE X-HEADWALL
	LIGHT POLE		CANOPY LIGHT
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 _____	
MINIMUM BUILDING SETBACK LINE		_____	
PHASE BOUNDARY		■■	



Know what's below.
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N



30' 0 30' 60'

SCALE: 1"= 30'

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUZE@SEC-CIVIL.COM FAX: (615) 895-2567
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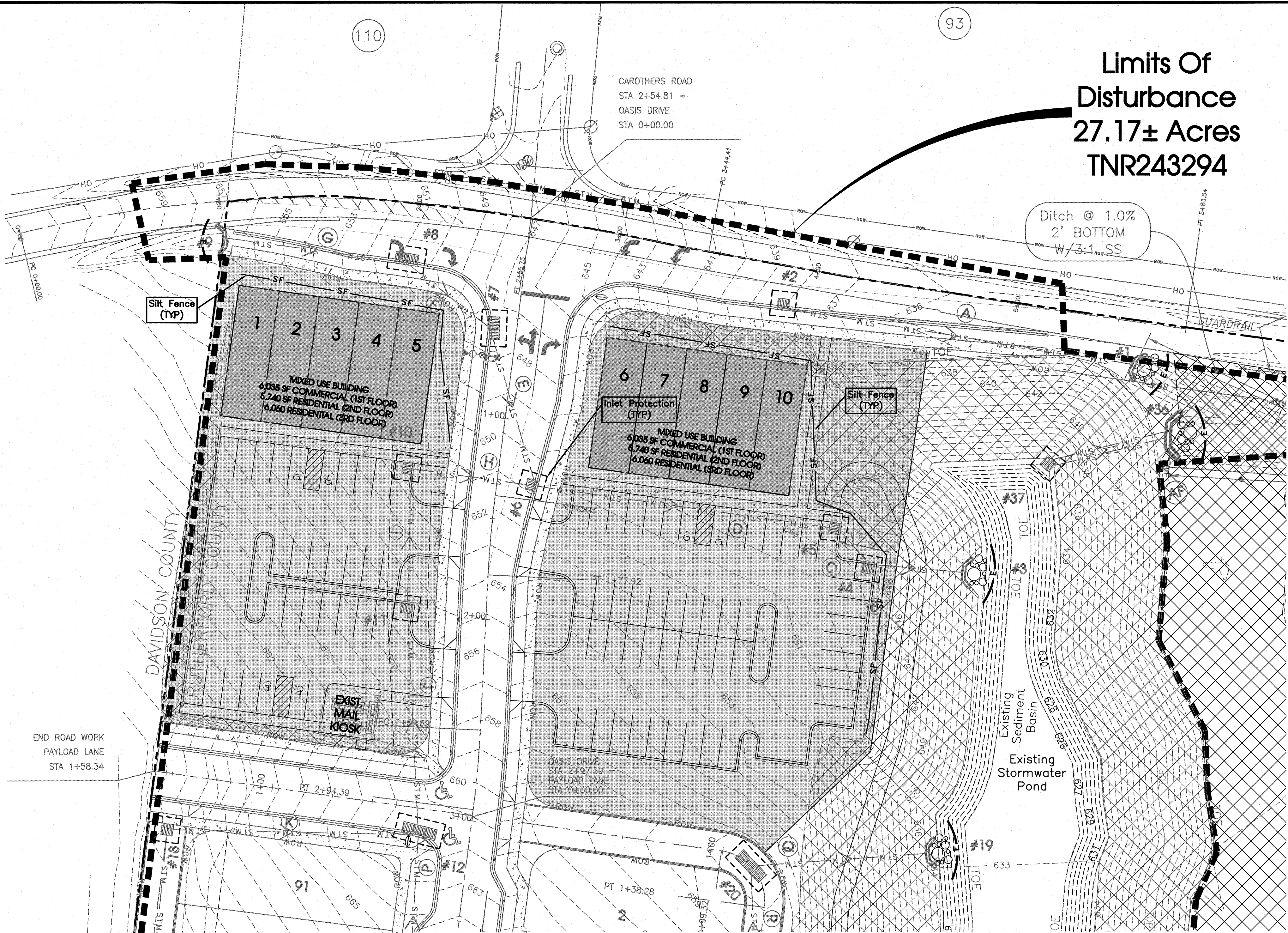


Carothers Crossing Commercial
Site Plans
LaVergne, Tennessee

REVISIONS:

DRAWN: MLG	DATE: 1-5-2023
CHECKED: RH	
FILE NAME: 18038Carothers_Site	
SCALE: 1"=30'	
JOB NO. 18038	
SHEET: C4.0	

Final EPSC Plan



DRAINAGE STRUCTURE TABLE			
NAME	T.O.G. ELEV (FT)	DESCRIPTION	JB&S CASTING #
#1	—	CONCRETE WINGED HW	—
#2	638.00	SINGLE BOX	1-3104V
#3	636.03	CONCRETE WINGED HW	—
#4	648.64	SINGLE BOX	1-3103
#5	648.28	SINGLE BOX	1-3103
#6	650.66	SINGLE BOX	1-3104V
#7	647.29	DOUBLE BOX	2-3104
#8	650.66	DOUBLE BOX	2-3104V
#9	655.58	CONCRETE WINGED HW	—
#10	652.23	SINGLE BOX	1-3103
#11	655.99	SINGLE BOX	1-3103
#12	660.97	TRIPLE BOX	3-3104
#13	670.77	SINGLE BOX	1-4220
#19	—	ENERGY DISSIPATING HW	—
#20	657.72	TRIPLE BOX	3-4220
#36	—	CONCRETE WINGED HW	—
#37	640.50	SINGLE BOX	7514

DRAINAGE PIPE TABLE										
NAME	STRUC (DN)	STRUC (UP)	INV (DN)	INV (UP)	LENGTH (FT)	SLOPE (%)	TYPE	SIZE (IN)	BARRELS	MANNING'S N
A	#1	#2	631.95	634.05	175	1.20	RCP III	15	1	0.013
B	#3	#4	632.50	637.76	46	11.34	HDPE	30	1	0.012
C	#4	#5	637.76	640.97	23	14.00	RCP III	30	1	0.013
D	#5	#6	640.97	642.48	151	1.00	RCP III	30	1	0.013
E	#6	#7	643.48	644.29	81	1.00	RCP III	18	1	0.013
F	#7	#8	644.29	647.66	53	6.41	RCP III	18	1	0.013
G	#8	#9	647.66	654.10	90	7.16	RCP III	18	1	0.013
H	#6	#10	645.48	648.23	62	4.44	RCP III	30	1	0.013
I	#10	#11	648.23	651.99	67	5.62	RCP III	30	1	0.013
J	#11	#12	652.49	657.46	114	4.34	RCP III	24	1	0.013
K	#12	#13	657.46	660.59	124	2.52	RCP III	24	1	0.013
Q	#19	#20	633.00	646.00	87	14.95	HDPE	18	1	0.012
AF	#36	#37	631.40	632.00	60	1.00	RCP III	36	2	0.013

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB AND GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 x 63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) x (63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE AND BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
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 _____	
MINIMUM BUILDING SETBACK LINE		_____ MBSL _____	
PHASE BOUNDARY			
EXISTING GAS LINE		_____ GAS _____	
PROPOSED GAS LINE		_____ GAS _____	
EXISTING STORM		_____ STM _____ STM _____	
PROPOSED STORM		_____ STM _____ STM _____	
EXISTING CONTOUR LINES		_____ -601- _____	
PROPOSED CONTOUR LINES		_____ -601- _____	
EXISTING SANITARY SEWER		_____ SS _____ SS _____	
PROPOSED SANITARY SEWER		_____ SS _____ SS _____	
EXISTING WATER		_____ W _____ W _____	
PROPOSED WATER		_____ W _____ W _____	

Know what's below.
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N

30' 0 30' 60'

SCALE: 1"= 30'

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
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	FIRE HYDRANT		CATCH BASIN
	GATE VALVE and BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE-X HEADWALL

Legend:

	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 —
	MINIMUM BUILDING SETBACK LINE ———— MBSL —
	PHASE BOUNDARY ————
	EXISTING GAS LINE ———— GAS —
	PROPOSED GAS LINE ———— GAS —
	EXISTING STORM ———— STM — STM —
	PROPOSED STORM ———— STM — STM —
	EXISTING CONTOUR LINES ———— -601- —
	PROPOSED CONTOUR LINES ———— -601- —
	EXISTING SANITARY SEWER ———— SS — SS —
	PROPOSED SANITARY SEWER ———— SS — SS —
	EXISTING WATER ———— W — W —
	PROPOSED WATER ———— W — W —

Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
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	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE-X HEADWALL

Legend:

	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 —
	MINIMUM BUILDING SETBACK LINE ———— MBSL —
	PHASE BOUNDARY ————
	EXISTING GAS LINE ———— GAS —
	PROPOSED GAS LINE ———— GAS —
	EXISTING STORM ———— STM — STM —
	PROPOSED STORM ———— STM — STM —
	EXISTING CONTOUR LINES ———— -601- —
	PROPOSED CONTOUR LINES ———— -601- —
	EXISTING SANITARY SEWER ———— SS — SS —
	PROPOSED SANITARY SEWER ———— SS — SS —
	EXISTING WATER ———— W — W —
	PROPOSED WATER ———— W — W —

Legend:

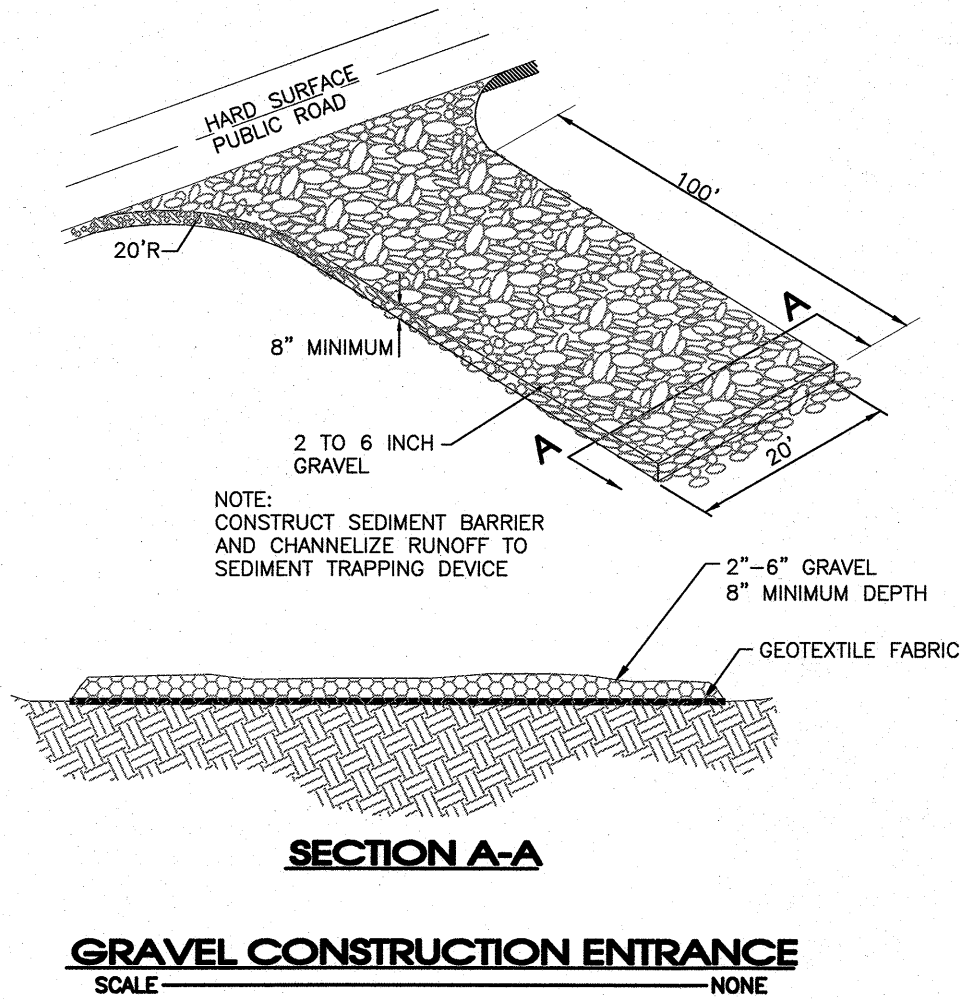
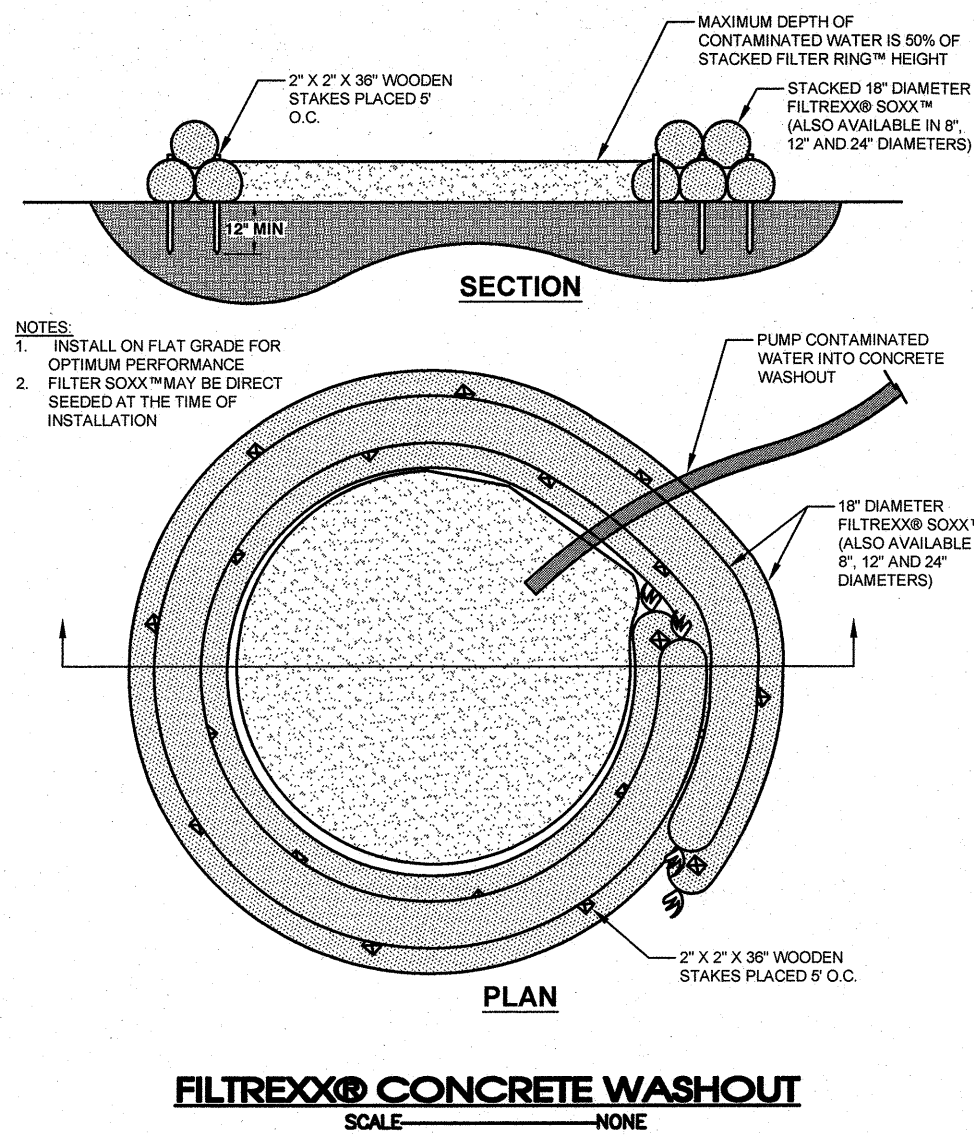
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER and PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB and GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE and BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE-X HEADWALL

Legend:

	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 —
	MINIMUM BUILDING SETBACK LINE ———— MBSL —
	PHASE BOUNDARY ————
	EXISTING GAS LINE ———— GAS —
	PROPOSED GAS LINE ———— GAS —
	EXISTING STORM ———— STM — STM —
	PROPOSED STORM ———— STM — STM —
	EXISTING CONTOUR LINES ———— -601- —
	PROPOSED CONTOUR LINES ———— -601- —
	EXISTING SANITARY SEWER ———— SS — SS —
	PROPOSED SANITARY SEWER ———— SS — SS —
	EXISTING WATER ———— W — W —
	PROPOSED WATER ———— W — W —

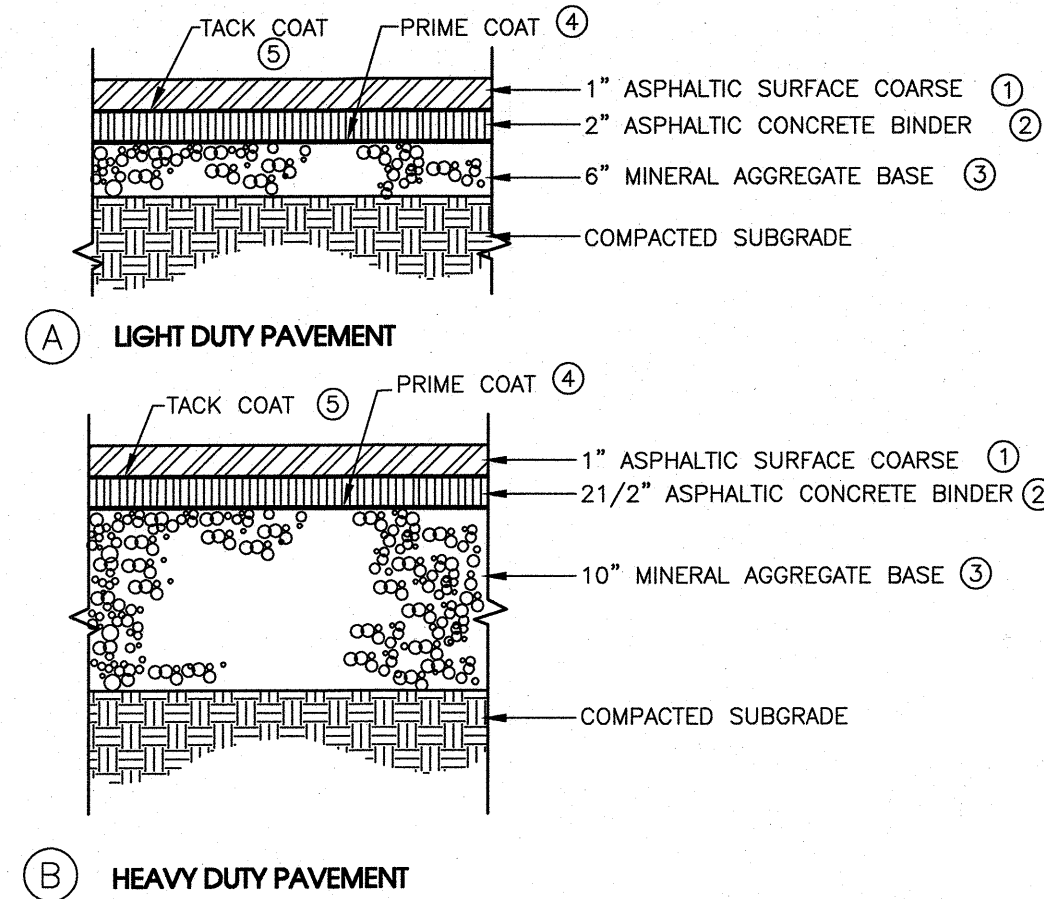
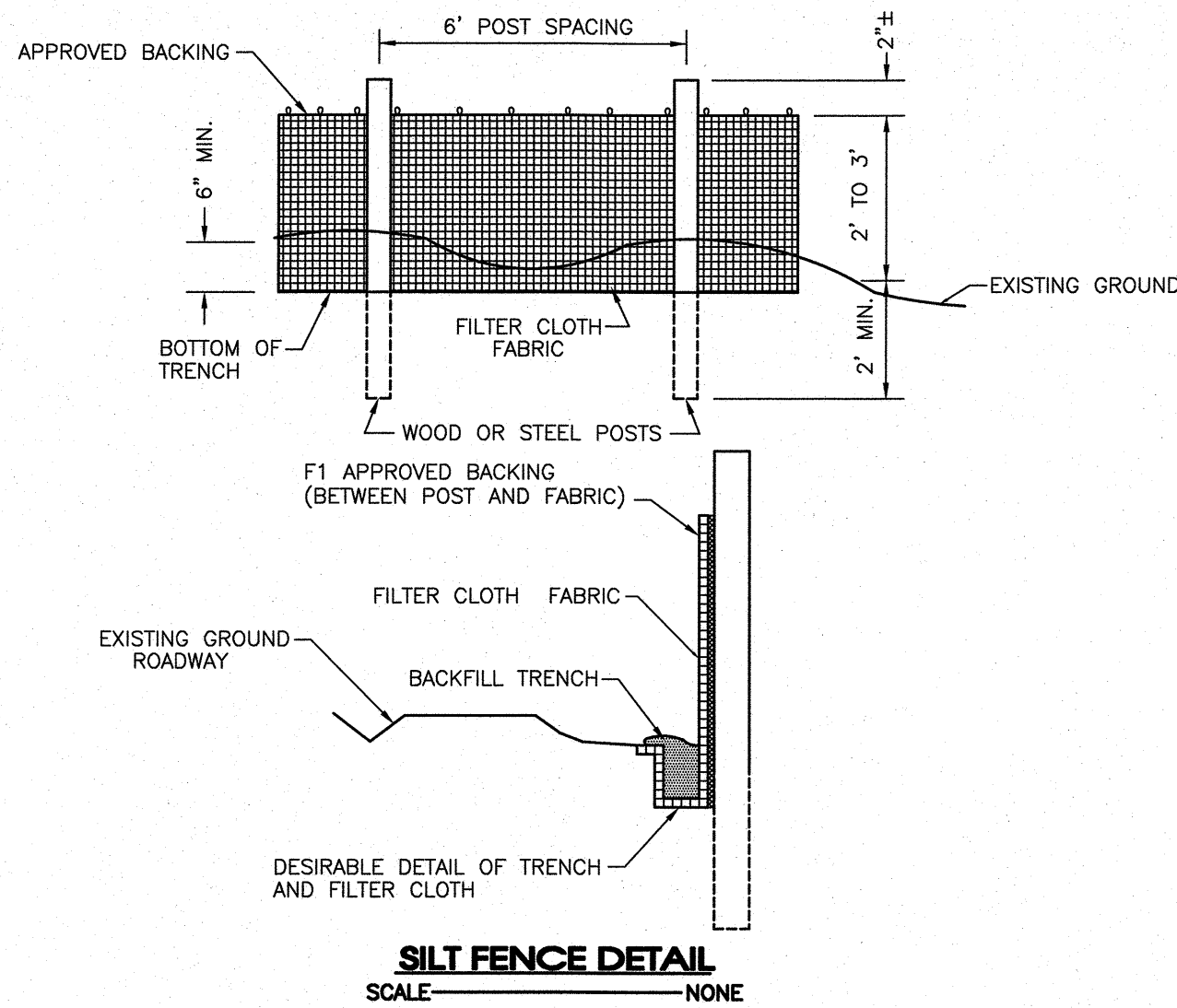
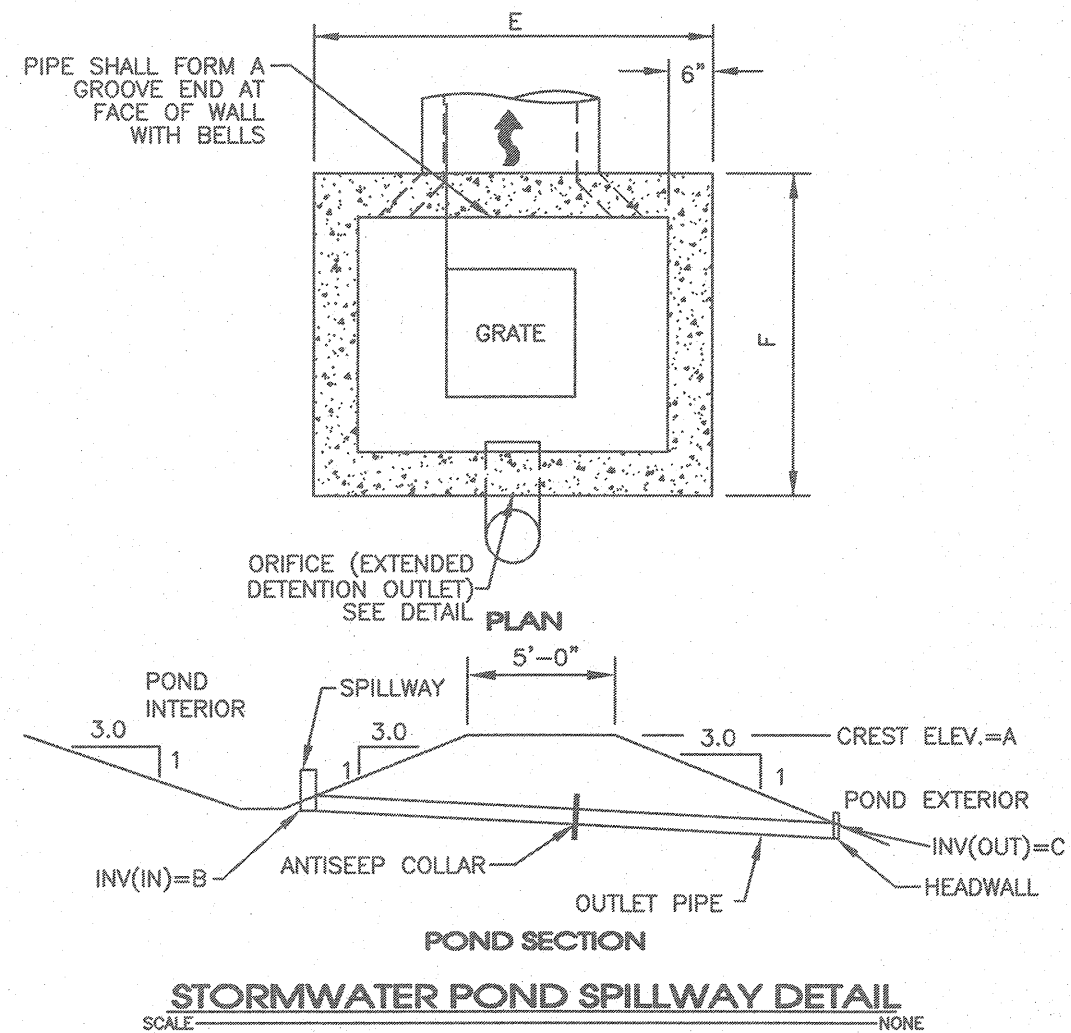
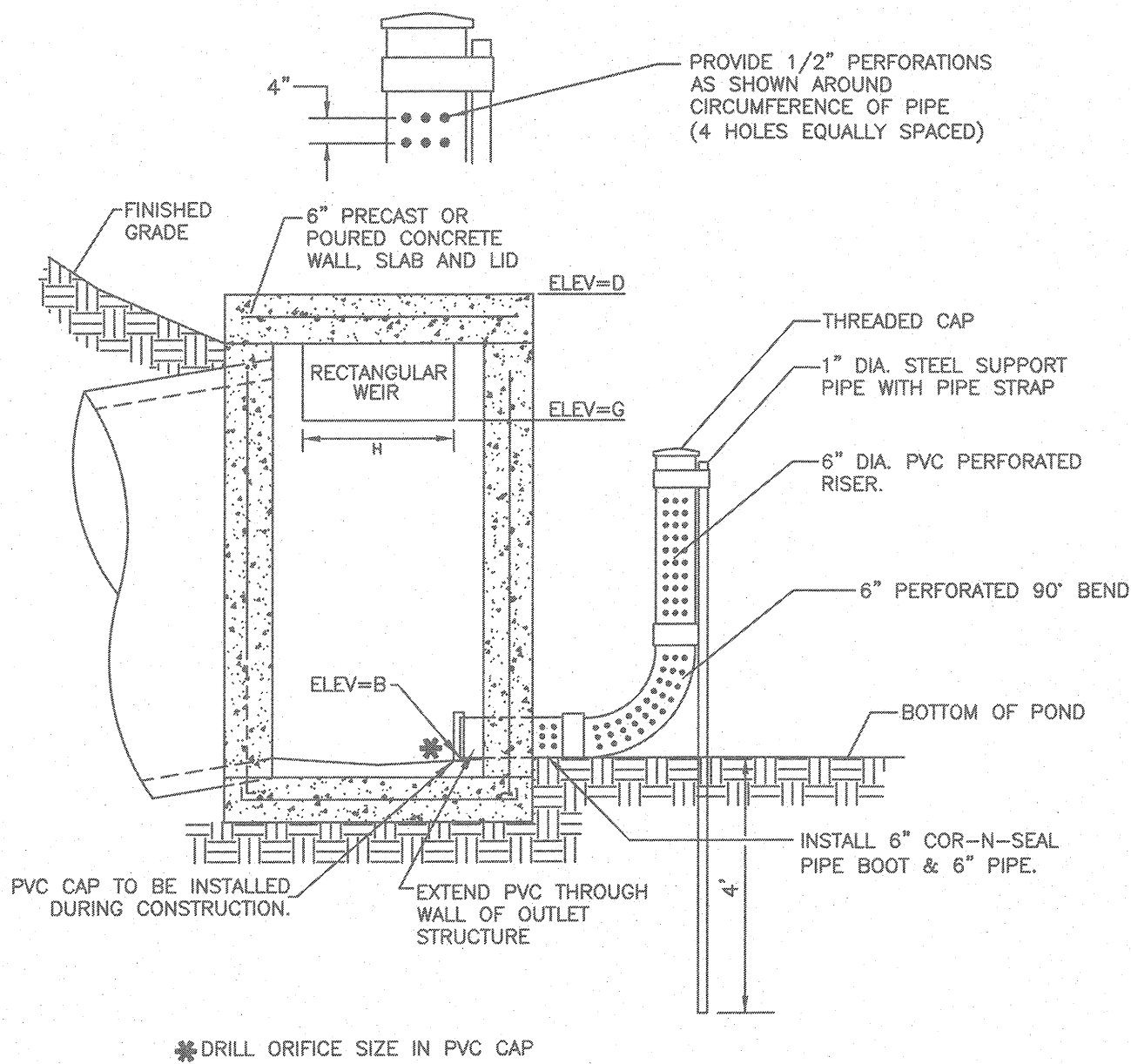
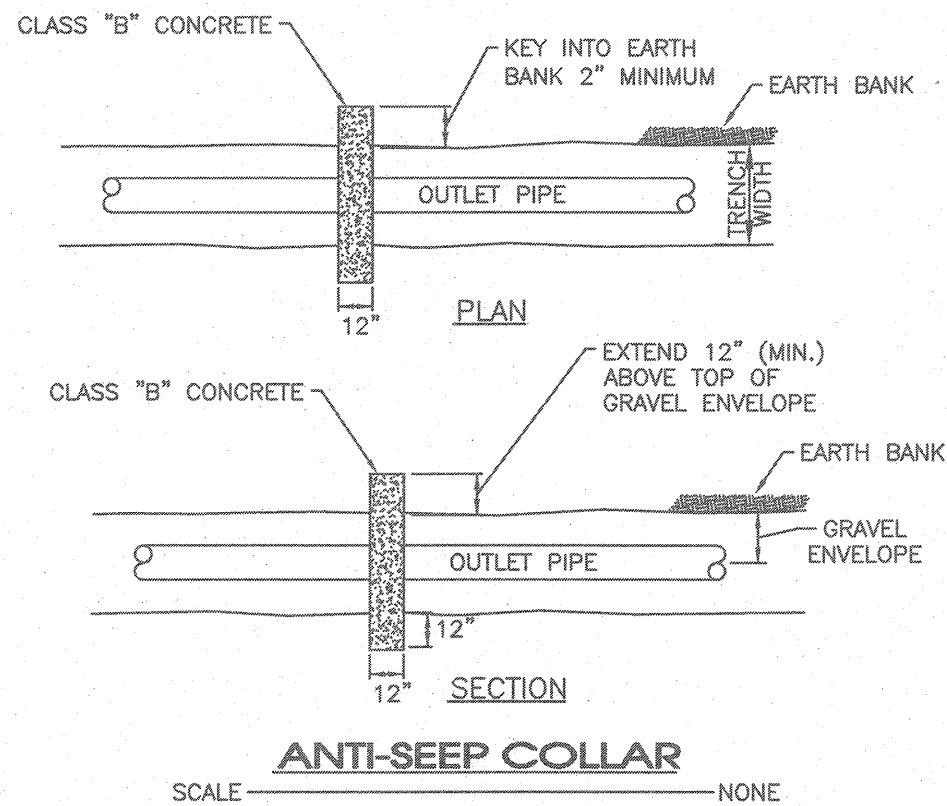
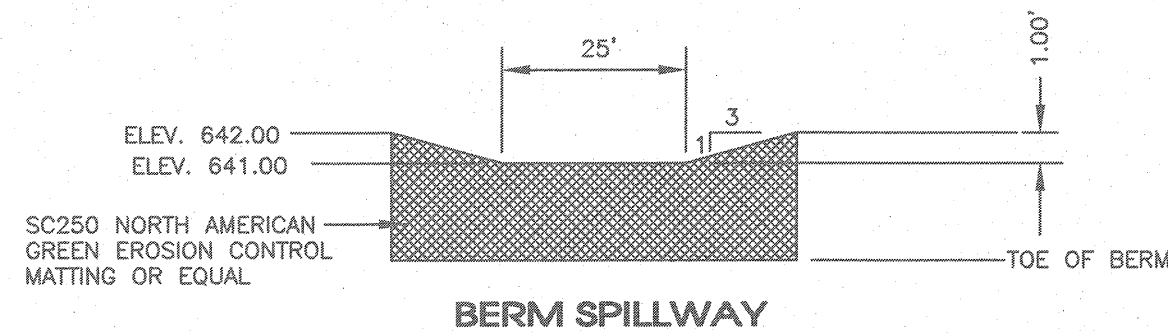
Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER and PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB and GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION



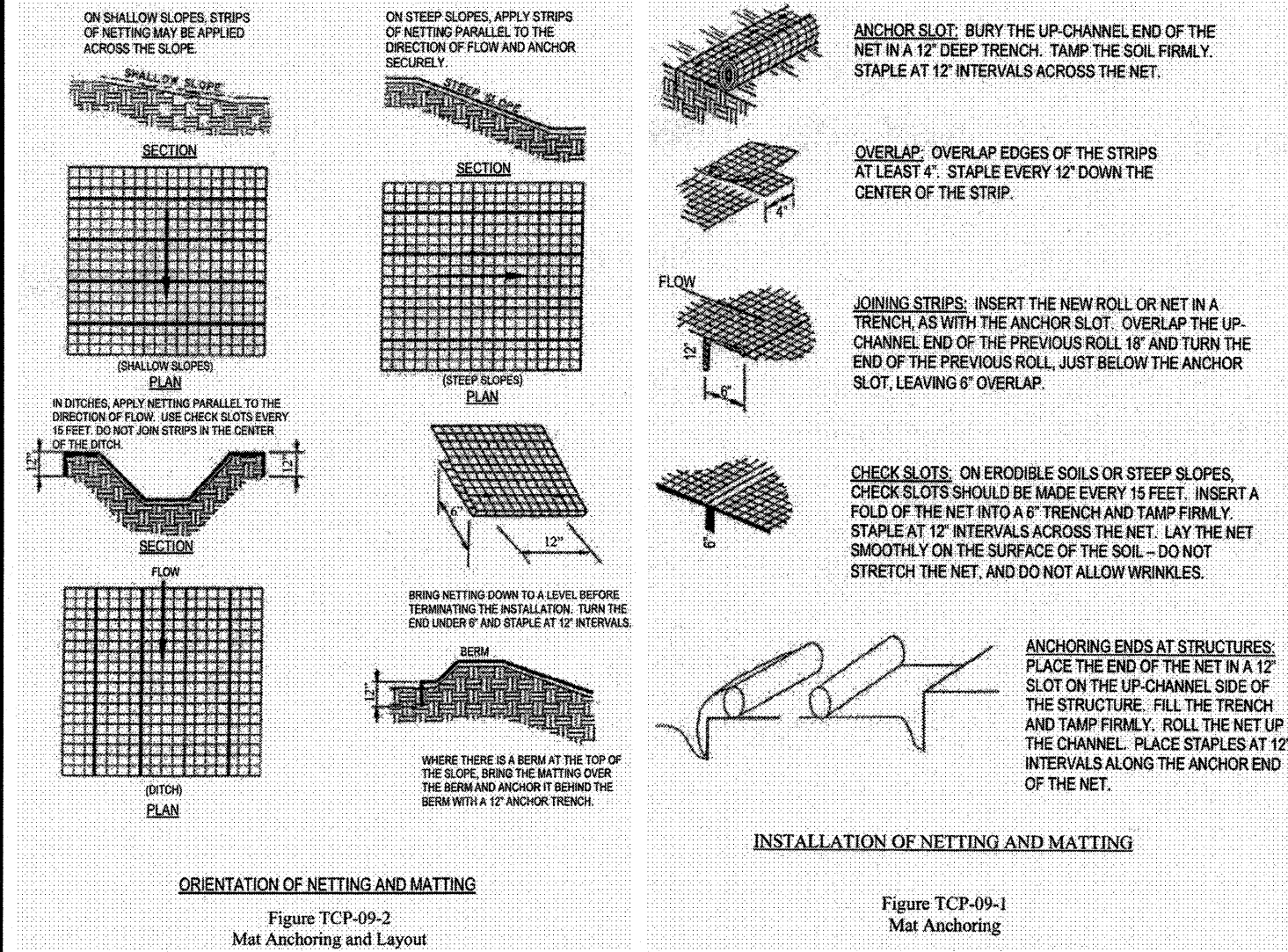
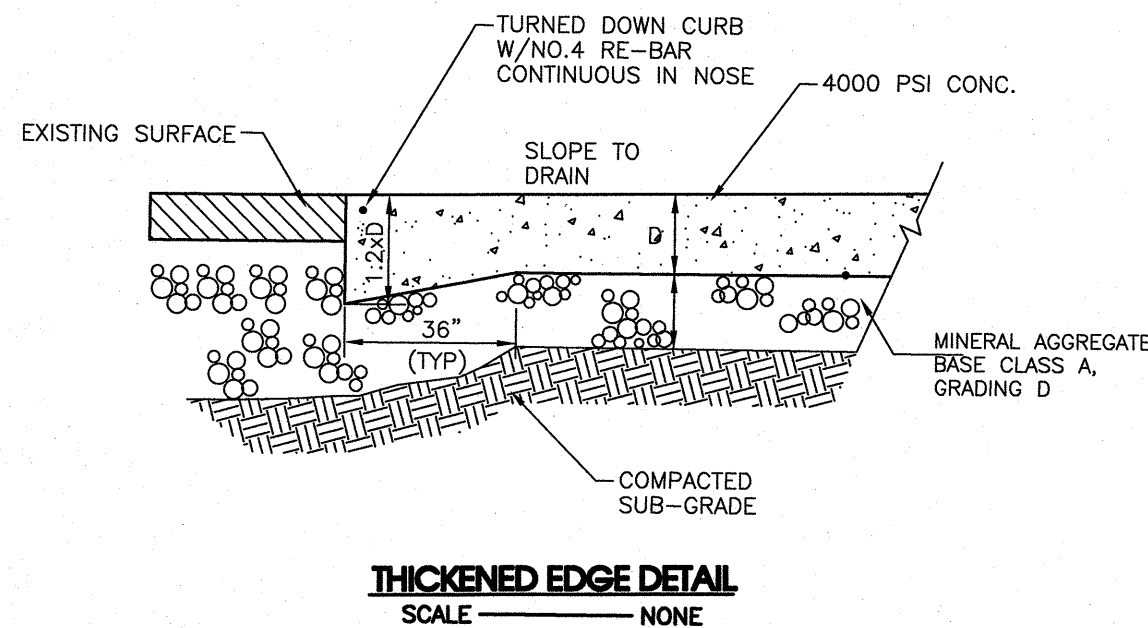
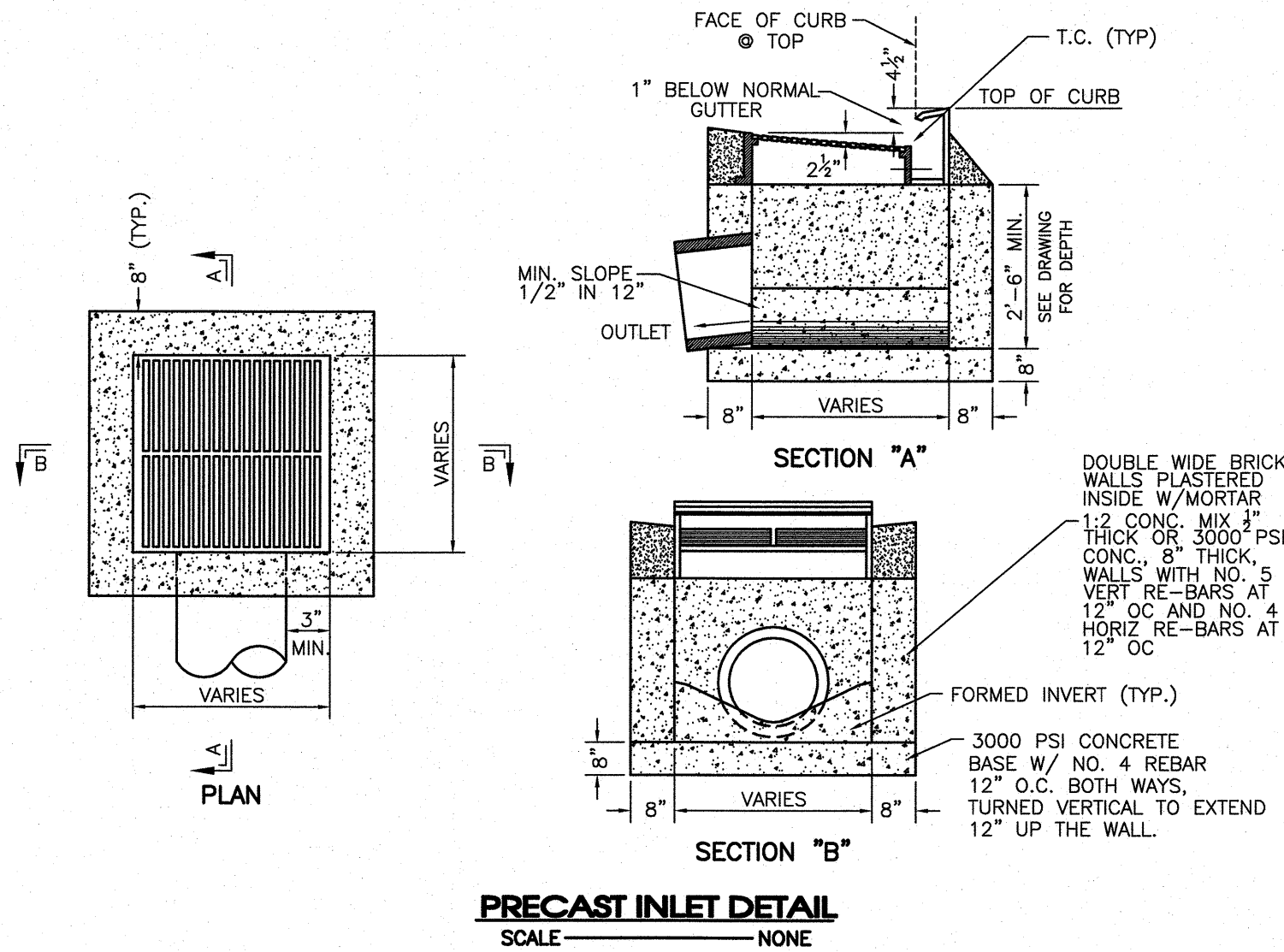
ELEVATIONS									OUTLET PIPE			*
POND	A	B	C	D	E	F	G	H	SIZE	LENGTH	SLOPE	ORIFICE SIZE
	642.00	632.00	631.40	640.50	10'	4'	634.60	3'	2-36"	SEE PLAN	1.00%	3.5"

Previously Installed



- ① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 - MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411-01.02 - ASPHALTIC CEMENT (ASC) GRADING "E"
- ② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 - BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"
- ③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303-01 - MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"
- ④ PRIME COAT:
TDOT 402-01 - BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.
TDOT 402-02 - AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.
- ⑤ TACK COAT:
TDOT 403-01 - BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS
SCALE: NONE



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD, SUITE 37129
MURFREESBORO, TENNESSEE 37129
E-MAIL: RHOULZE@SEC-CIVIL.COM FAX: (615) 895-2567
PHONE: (615) 890-7001
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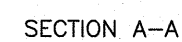
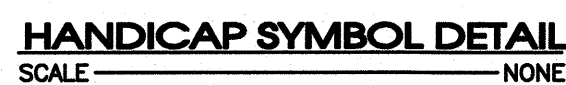
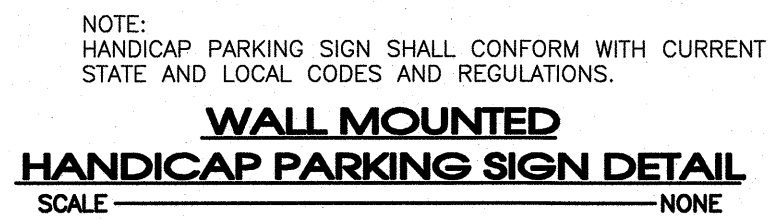
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer to ensure that the construction of the site is in accordance with the design and objectives. It is the sole responsibility of the engineer to ensure that the construction of the site is in accordance with the design and objectives. It is the sole responsibility of the engineer to ensure that the construction of the site is in accordance with the design and objectives.



Carothers Crossing Commercial
Site Plans
LaVergne, Tennessee

REVISIONS		DATE	BY	DESCRIPTION
1	MLG	1-5-2023		DRAWN
2	MLG			CHECKED
3	MLG			FILE NAME
4	MLG			SCALE
5	MLG			NTS
6	MLG			JOB NO.
7	MLG			18038
8	MLG			SHEET

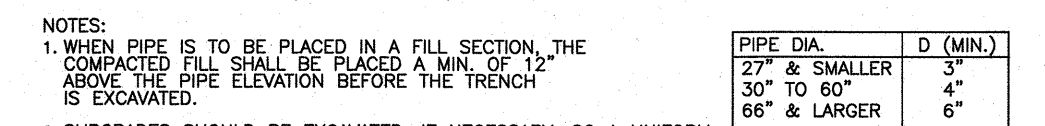
C6.0



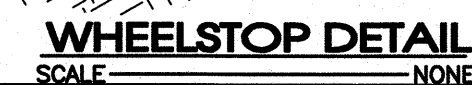
GENERAL NOTES:

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 COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.
4. 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, WITH LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.
5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP
SCALE _____ NONE



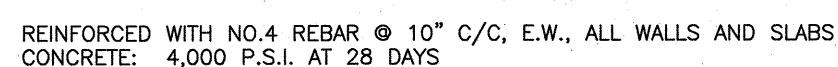
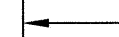
**TRENCH BEDDING FOR STORM DRAIN
CMP AND RCP ONLY**



FILTREXX SEDIMENT CONTROL
SCALE _____ NONE



TYPICAL CURB CUT FOR DRAINAGE
SCALE _____ NONE



PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE—————NONE

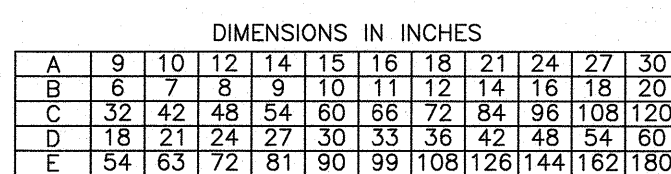


GENERAL NOTES:

1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)



ENERGY DISSIPATER OUTLET STRUCTURE
SCALE _____ NONE



SEC, Inc.
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Carothers Crossing Commercial Site Plans

LaVergne, Tennessee

Details

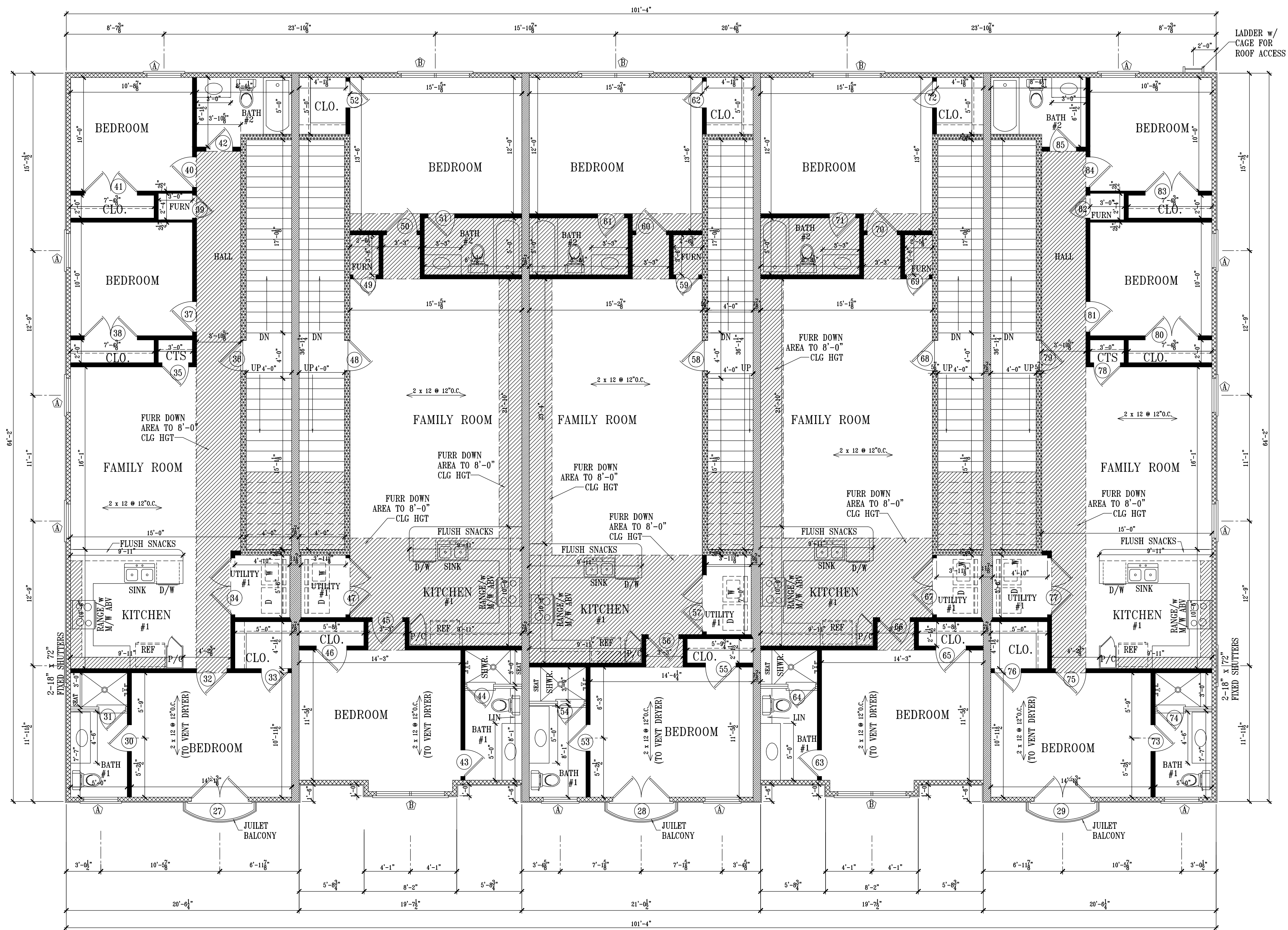
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DRAWN: MLG				
DATE: 1-5-2023				
CHECKED:				
RH				
FILE NAME:				
18038Carothers_Sit				
SCALE:				
NTS				
JOB NO.				
18038				
SHFFT:				

C6.1

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ARCHITECT
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MEMPHIS, TN 38111
arnave1@gmail.com
901-409-1787

DALAMAR HOMES

HAMLET MIXED USE
101 Oasis Drive
Laverne, TN.



SECOND LEVEL FLOOR PLAN

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

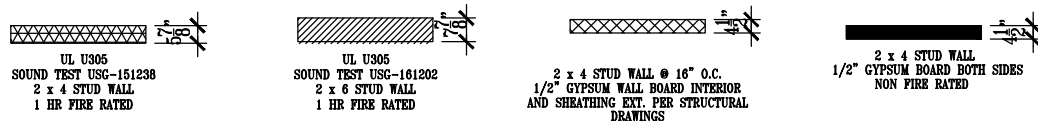
UNIT 5

UNIT 4

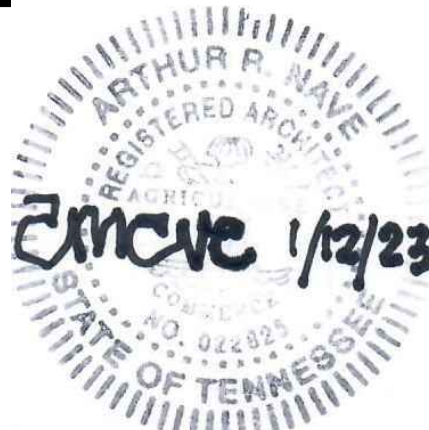
UNIT 3

UNIT 2

UNIT 1



JOB NO:
DATE: 10-22
DRAWN: BEW
CHECKED:
CAD FILE:



A2

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901-409-1787

DALAMAR HOMES

HAMLET MIXED USE
101 Oasis Drive
Lavergne, TN.



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

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

- 1/2" THICK WALL WITH REINFORCING BARS FOR FIRE RATED
- 1/2" THICK WALL WITH REINFORCING BARS FOR FIRE RATED
- 1/2" THICK WALL WITH REINFORCING BARS FOR FIRE RATED
- 1/2" THICK WALL WITH REINFORCING BARS FOR FIRE RATED

No.		
Revision		
Date		

JOB NO:
DATE: 10-22
DRAWN: BEW
CHECKED:
CAD FILE:

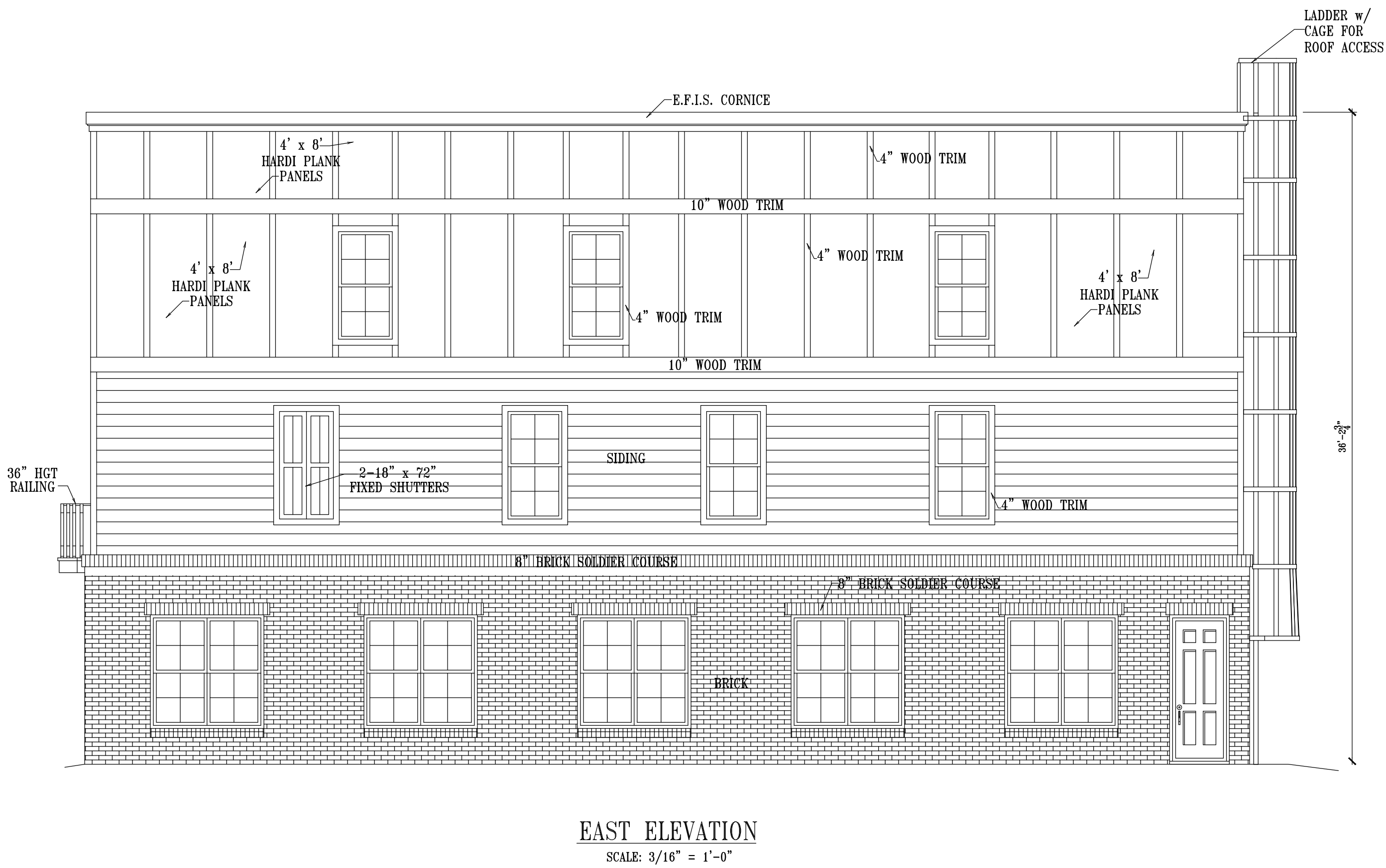
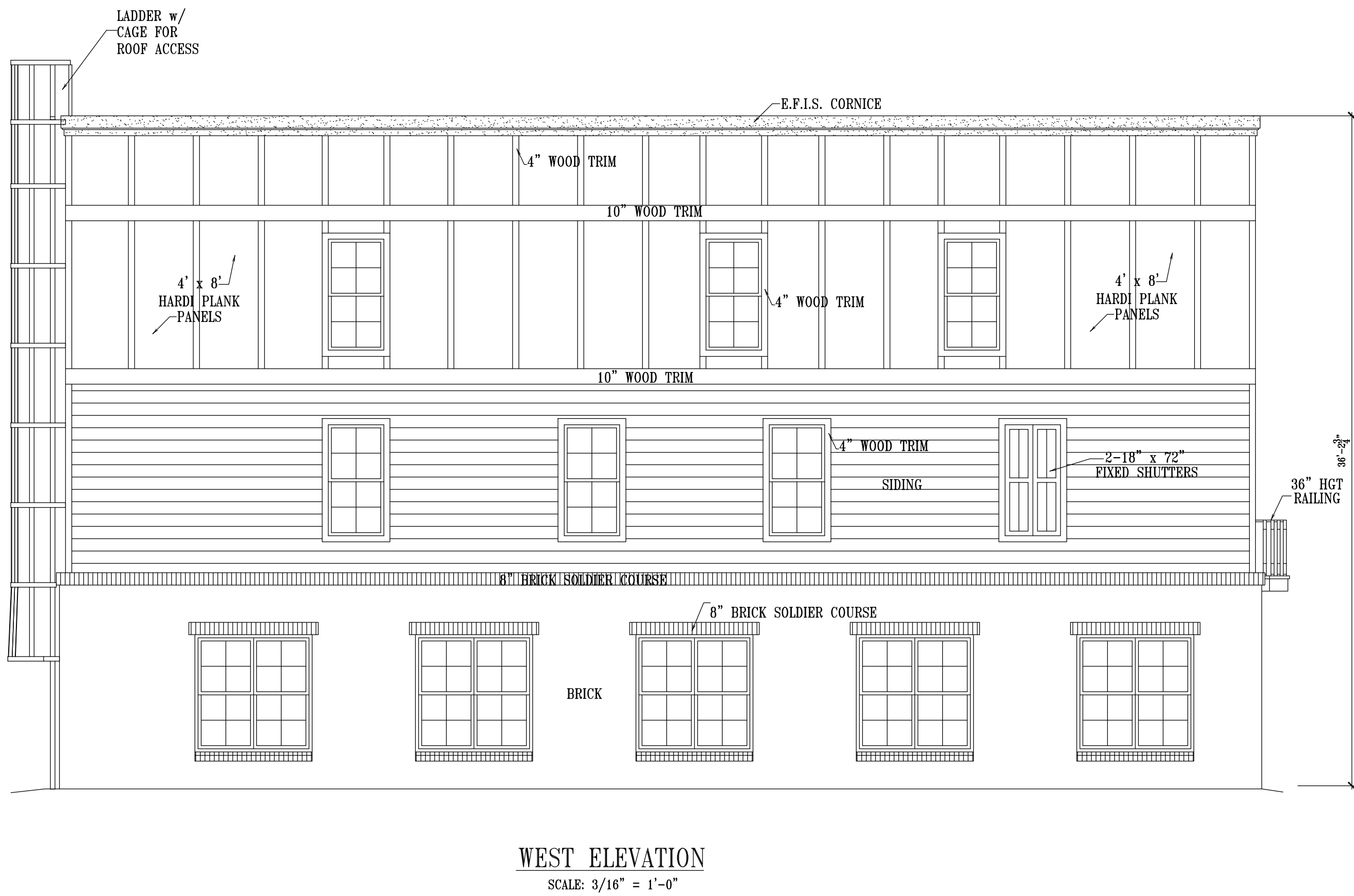


A3

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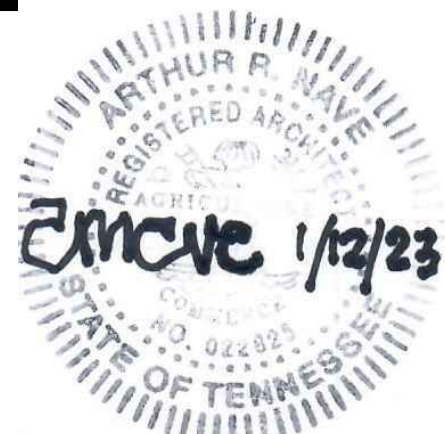
DALAMAR HOMES

HAMLET MIXED USE
101 Oasis Drive
Lavergne, TN.

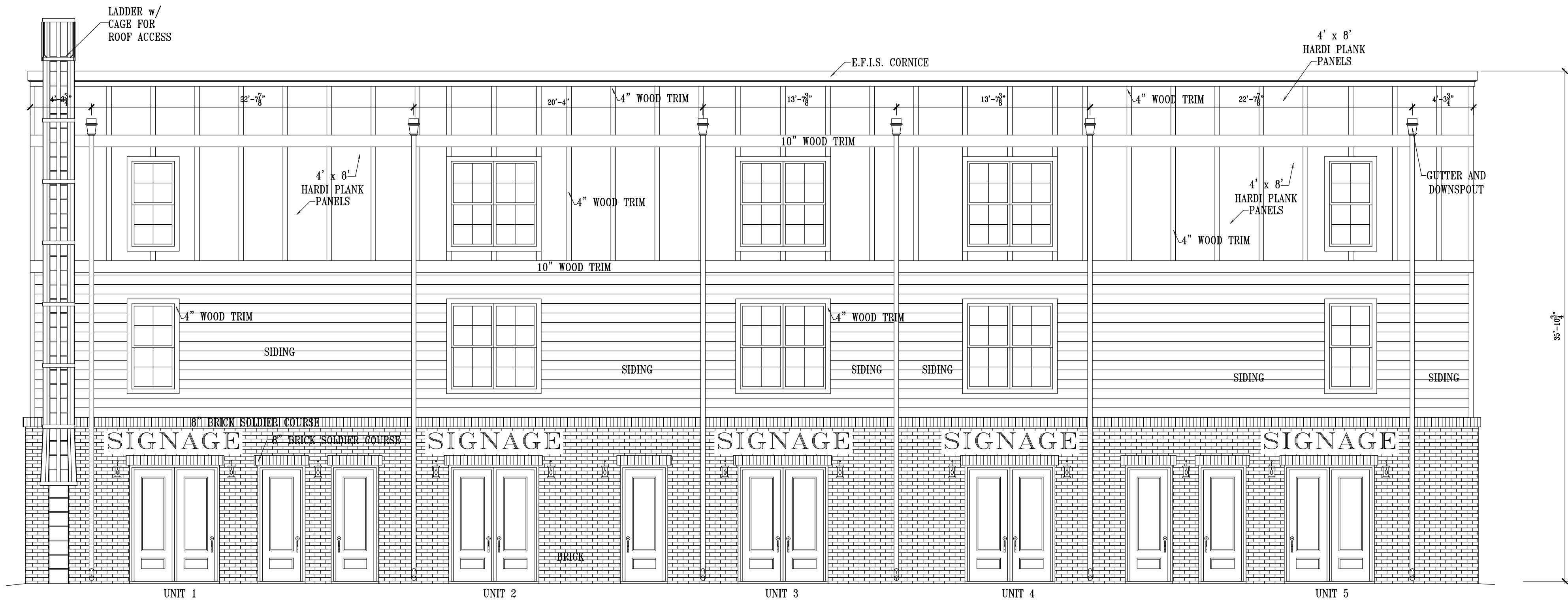


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No.	Revision	Date

JOB NO:
DATE: 10-22
DRAWN: BEW
CHECKED:
CAD FILE:

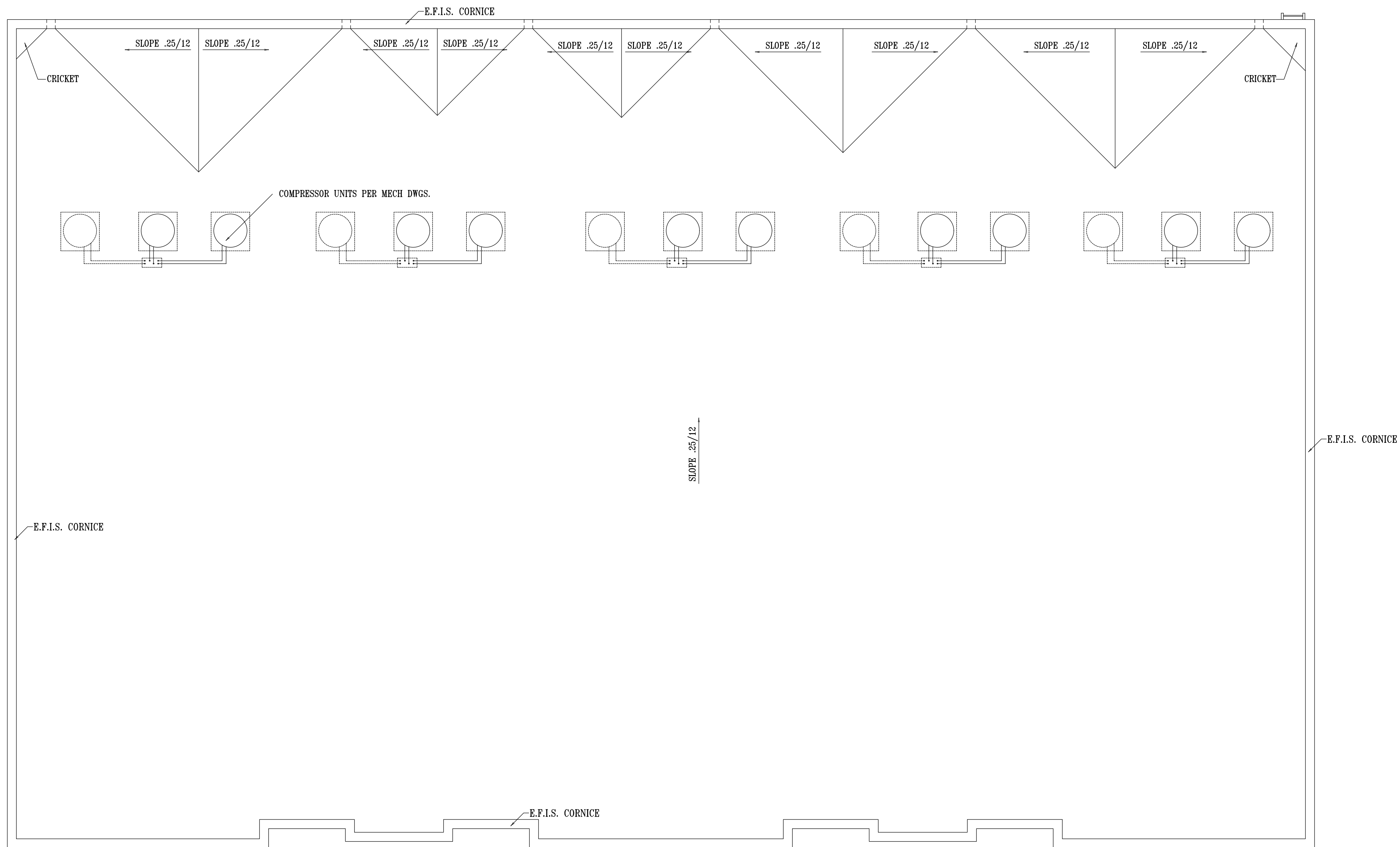


A5



SOUTH ELEVATION

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



ROOF PLAN

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

ARTHUR R. NAVE
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DALAMAR HOMES

HAMLET MIXED USE
101 Oasis Drive
Lavergne, TN.

*		
No.	Revision	Date

JOB NO:
DATE: 10-22
DRAWN: BEW
CHECKED:
CAD FILE:



A6



Carothers Crossings Commercial

LANDSCAPE PLAN

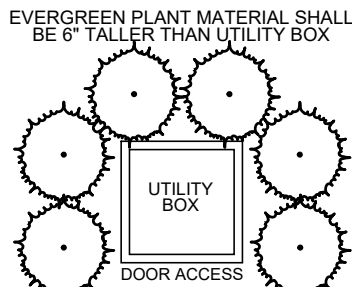
SITE DATA
SITE AREA: 1.61 ACRES
SITE ZONING: PDR

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

REQUIRED LANDSCAPING	REQUIRED	PROVIDED
(CANOPY TREES) 3 SHADE TREE / ACRE	5 TREES	5 TREES
(UNDERSTORY TREES) 3 UNDERSTORY TREE / ACRE	5 TREES	5 TREES
(18" SHRUBS) 15 SHRUBS / ACRE	24 SHRUBS	24 SHRUBS

- PLAN NOTES:
- 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.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND TURF AREAS SHALL BE IRRIGATED.
 - ALL SHRUBS TO BE 3' BACK OF CURB.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
 - 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.)
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
 - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
 - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
 - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LAVERGNE PLANNING DEPARTMENT 615-213-2624 PRIOR TO INSTALLATION.
 - ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

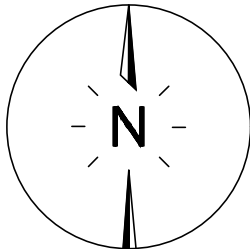


NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE



Know what's below.
Call before you dig.



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

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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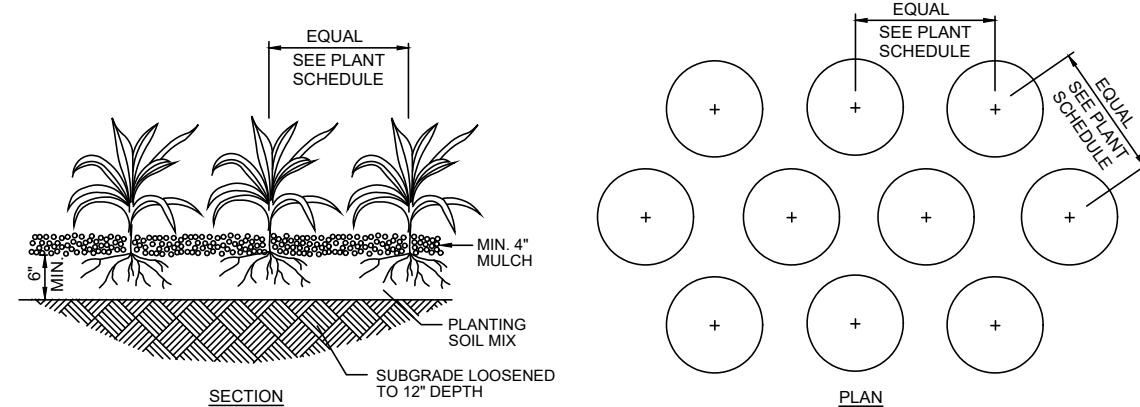
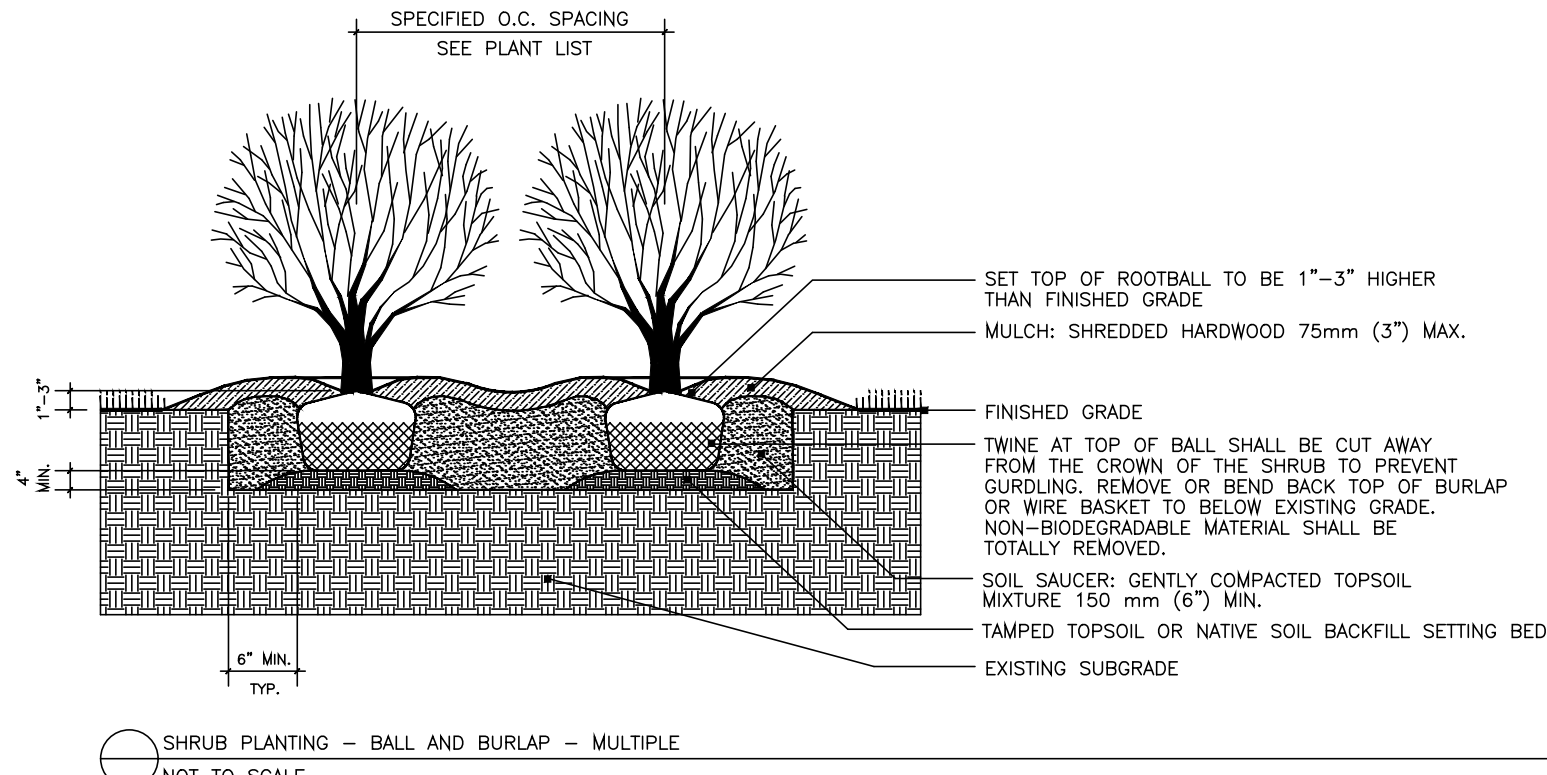
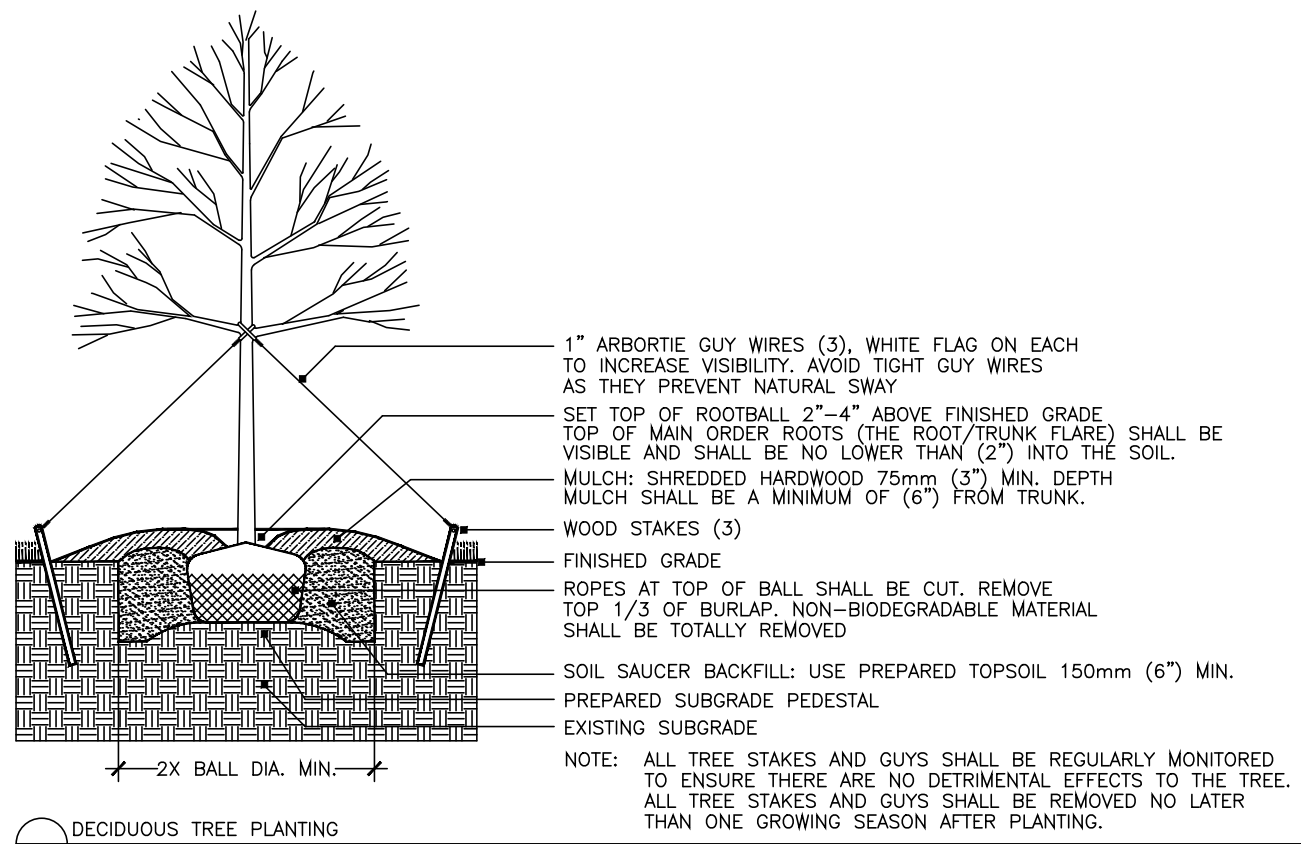
Carothers Crossing Commercial

LaVergne, Tennessee

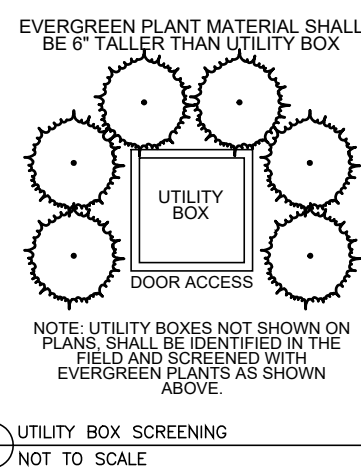
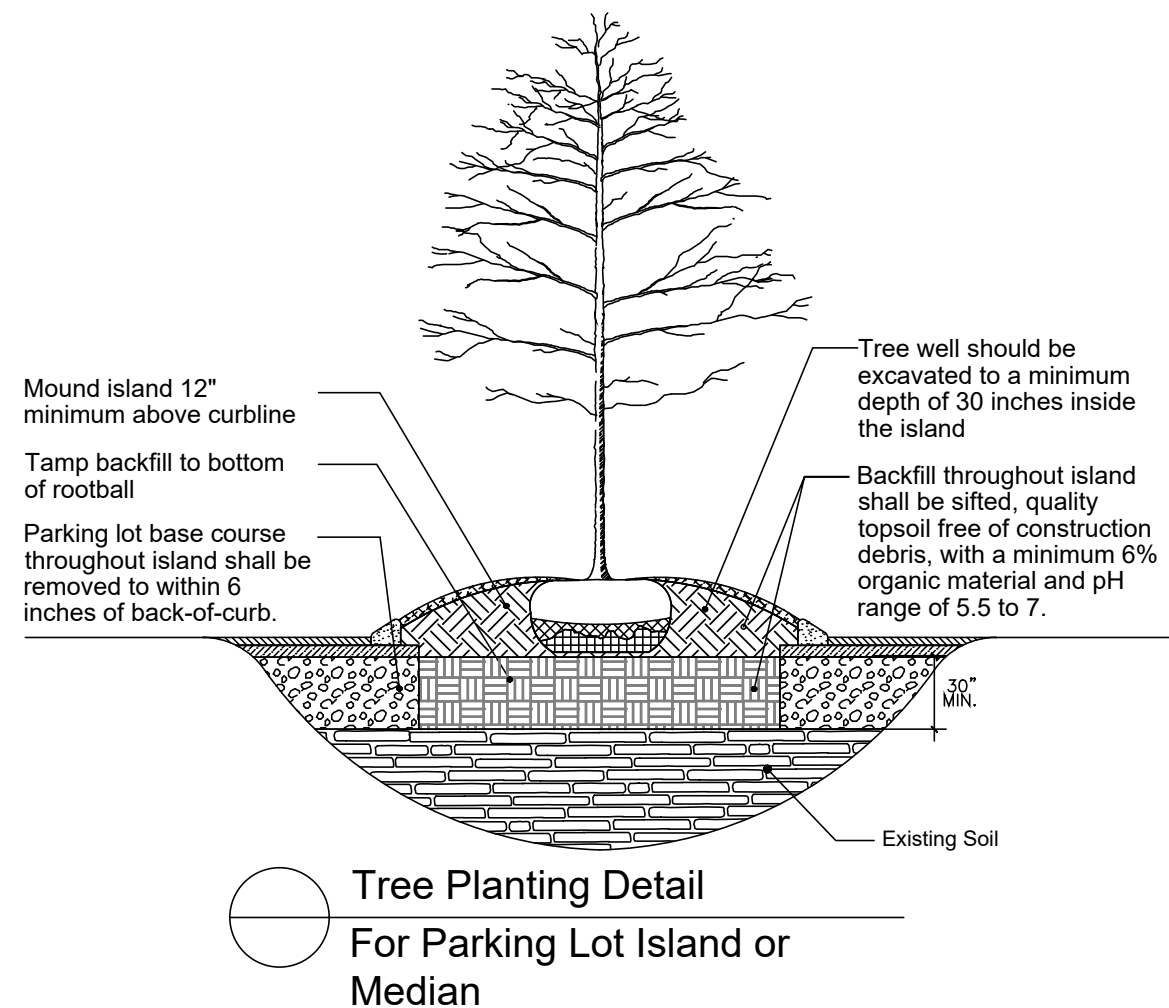
Landscape Plan

REVISIONS:
DRAWN: KMG
DATE: 02-27-2023
CHECKED:
RSM
FILE NAME:
18038CarothersSite_LA
SCALE:
1" = 20'
JOB NO.
18038
SHEET:

L1.0



GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



Know what's below.
Call before you dig.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ASL	7	ACER SACCHARUM "LEGACY" / LEGACY SUGAR MAPLE	B # B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	BC	2	BETULA NIGRA "CULLY" TM / HERITAGE BIRCH	B # B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LS	6	LIQUIDAMBAR STYRACIFLUA "ROTUNDOLOBA" TM / ROUND-LOBED SWEET GUM	B # B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CA2	2	CERCIS CANADENSIS "ACE OF HEARTS" / ACE OF HEARTS REDBUD	B # B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
	CR	3	CORNUS X "RUTBAN" / AURORA FLOWERING DOGWOOD	B # B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HP	12	HYDRANGEA PANICULATA "JANE" / LITTLE LIME HARDY HYDRANGEA	CONT.		12"	12"	4' O.C.	FULL, WELL-BRANCHED, MATCHED
	SBN	12	SPIRAEA X BUMALDA "NEON FLASH" / NEON FLASH SPIREA	CONT.		12"	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	AG	54	ABELIA X GRANDIFLORA "KALEIDOSCOPE" / GLOSSY ABELIA	CONT.		36"	36"	5' O.C.	WELL-BRANCHED, DENSE, MATCHED
	BB	36	BUXUS MICROPHYLLA JAPONICA "GREEN BEAUTY" / GREEN BEAUTY BOXWOOD	CONT.		36"	36"	5' O.C.	DENSE, FULL, MATCHED
	BG	2	BUXUS X "GREEN MOUNTAIN" / BOXWOOD	CONT.		30"	24"	4' O.C.	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE
	BMW	32	BUXUS MICROPHYLLA "WINTER GEM" / GLOBE WINTER GEM BOXWOOD	CONT.		12"	12"	3' O.C.	WELL-BRANCHED, DENSE, MATCHED
	EJ	10	EUONYMUS JAPONICUS "AURO-MARGINATUS" / GOLDEN EUONYMUS	CONT.		12"	12"	4' O.C.	FULL, WELL-BRANCHED, MATCHED
	ICS	2	ILEX CRENATA "STEEDS" / STEEDS JAPANESE HOLLY	CONT.		36"	36"	4' O.C.	DENSE, FULL, MATCHED
	IG	46	ILEX GLABRA "SHAMROCK" / INK BERRY	CONT.		36"	36"	5' O.C.	FULL, WELL BRANCHED, MATCHED
	NL	6	NANDINA DOMESTICA "LEMON LIME" / LEMON LIME NANDINA	CONT.		18"	18"	4' O.C.	DENSE, FULL, MATCHED
	NL*	16	NANDINA DOMESTICA "LEMON LIME" / LEMON LIME NANDINA	CONT.		12"	12"	4' O.C.	DENSE, FULL, MATCHED
	TC	11	THUJA OCCIDENTALIS "CONGARE" / FIRE CHIEF ARBORVITAE	CONT.		18"	18"	4' O.C.	DENSE, FULL, MATCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	SS2	12	SCHIZACHYRIUM SCOPARIUM "THE BLUES" / THE BLUES LITTLE BLUESTEM	1 GAL		12" - 18"	12"	2' O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HS	30	HEMEROCALLIS X "STELLA DE ORO" / STELLA DE ORO DAYLILY	1 QUART		12"	12"	18" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER

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, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES 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 GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL 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.

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE

SEC, Inc.



Carothers Crossing Commercial

LaVergne, Tennessee

Landscape Details & Notes

REVISED:
DRAWN: KMG
DATE: 02-27-2023
CHECKED:
RSM
FILE NAME:
18038CarothersSite_LA
SCALE:
N/A
JOB NO.
18038
SHEET:

L2.0

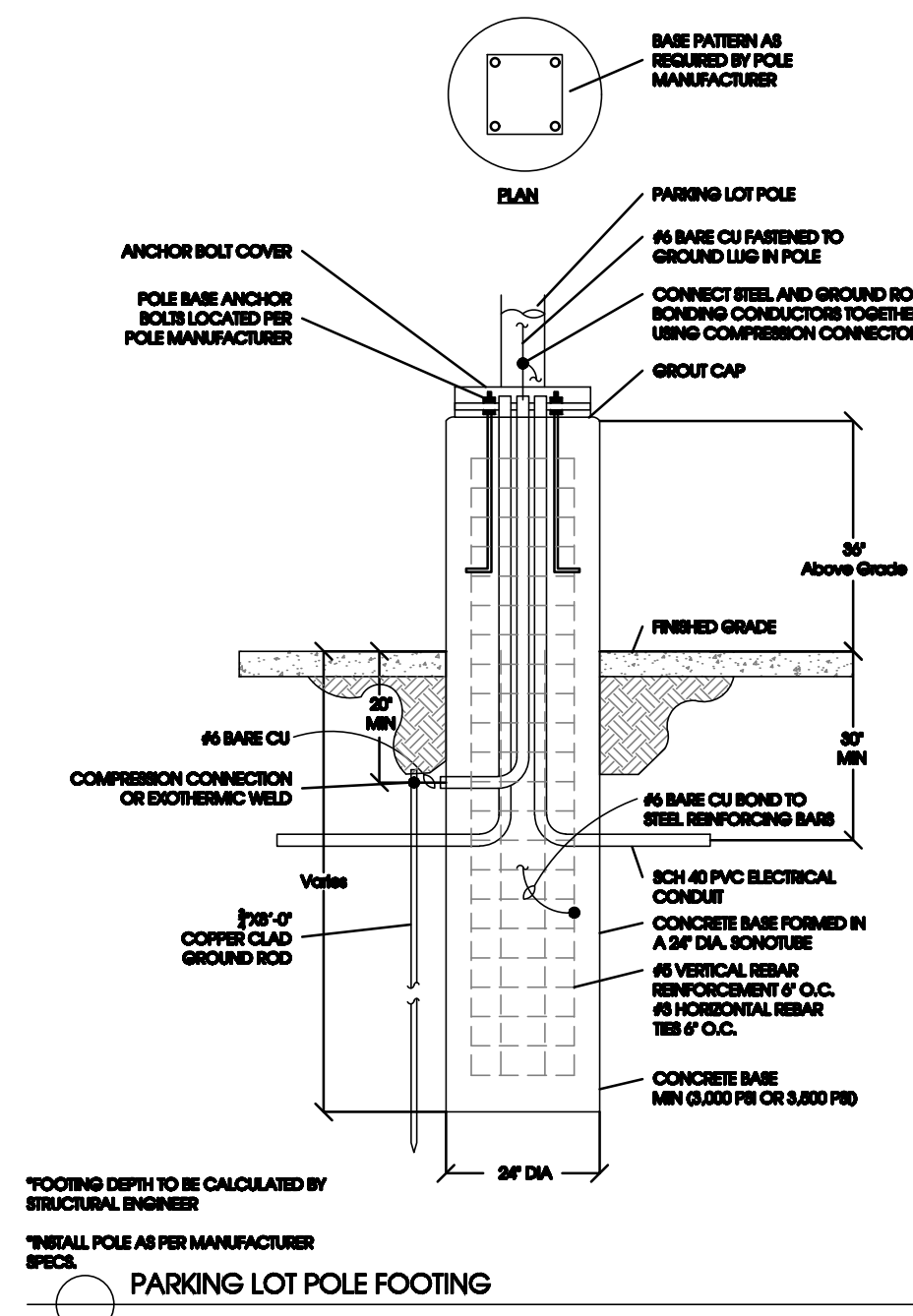
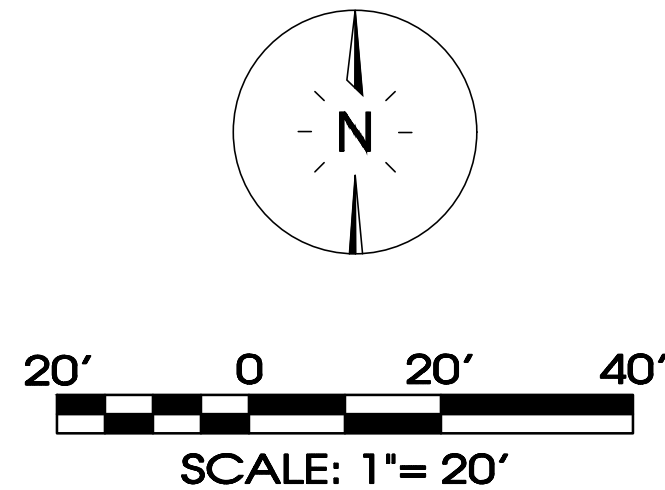


West Parking Lot Calculations	
AVERAGE FOOT-CANDLES	1.49
MAXIMUM FOOT-CANDLES	3.3
MINIMUM FOOT-CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.11
MAXIMUM TO MINIMUM FC RATIO	8.73
AVERAGE TO MINIMUM FC RATIO	4.01

East Parking Lot Calculations	
AVERAGE FOOT-CANDLES	1.46
MAXIMUM FOOT-CANDLES	3.3
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	11.21
AVERAGE TO MINIMUM FC RATIO	4.93

Site Boundary	
AVERAGE FOOT-CANDLES	0.09
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.0

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	QUANTITY	LAMP DEPRECIATION	
A		D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 5 Wide	POLE	Lithonia Lighting, DSX1 LED P4 40K 70CRI T5W	20'	4	0.9	
B		D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Extreme Backlight Control External Glare Shield	POLE	Lithonia Lighting, DSX1 LED P1 40K 70CRI BLC3 EGS	20'	1	0.9	



Crother's Crossing Commercial

PHOTOMETRIC PLAN

PLAN NOTES:

- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 20' ABOVE FINISHED GRADE.
- PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO RUTHERFORD COUNTY BEFORE SUBSTITUTIONS CAN BE APPROVED.
- ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

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

D-Series Size 1 LED Area Luminaire

Specifications

EPAC: 0.69 ft²
Length: 32.71" (846mm)
Width: 14.26" (362mm)
Height H1: 2.98" (75.8mm)
Height H2: 2.73" (69.3mm)
Weight: 34 lbs (15.4kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information		EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPSA NLTAIR2 PIRHN DBD8XD			
Series	SKU	Color Temperature	Color Rendering Index	Dimensions	Shipped Included
DSX1 LED	Forward optics	(This section 70CRI only)	90	Automotive front view	WIRET 120V-277V
P1	P1	3000K	90	T5W Type I medium	WIRET 120V-277V
P2	P2	4000K	90	T5W Type II medium	WIRET 277V-480V
P3	P3	5000K	90	T5W Type III medium	WIRET 277V-480V
P4	P4	6000K	90	T5W Type IV medium	WIRET 277V-480V
P5	P5	7000K	90	T5W Type V medium	WIRET 277V-480V
P6	P6	8000K	90	T5W Type VI medium	WIRET 277V-480V
P7	P7	9000K	90	T5W Type VII medium	WIRET 277V-480V
P8	P8	10000K	90	T5W Type VIII medium	WIRET 277V-480V
P9	P9	11000K	90	T5W Type IX medium	WIRET 277V-480V
P10	P10	12000K	90	T5W Type X medium	WIRET 277V-480V
P11	P11	13000K	90	T5W Type XI medium	WIRET 277V-480V
P12	P12	14000K	90	T5W Type XII medium	WIRET 277V-480V
P13	P13	15000K	90	T5W Type XIII medium	WIRET 277V-480V
P14	P14	16000K	90	T5W Type XIV medium	WIRET 277V-480V
P15	P15	17000K	90	T5W Type XV medium	WIRET 277V-480V
P16	P16	18000K	90	T5W Type XVI medium	WIRET 277V-480V
P17	P17	19000K	90	T5W Type XVII medium	WIRET 277V-480V
P18	P18	20000K	90	T5W Type XVIII medium	WIRET 277V-480V
P19	P19	21000K	90	T5W Type XIX medium	WIRET 277V-480V
P20	P20	22000K	90	T5W Type XX medium	WIRET 277V-480V

One Lithonia Way • Gwynn, Georgia 30012 • Phone: 1-800-735-SERV (7378) • www.lithonia.com

DSX1-LED Rev. 01/20/20 Page 1 of 10

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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SEC, Inc.

REVIEW SET

001-18033-001

Crother's Crossing Commercial

Site Plan

Rutherford County, Tennessee

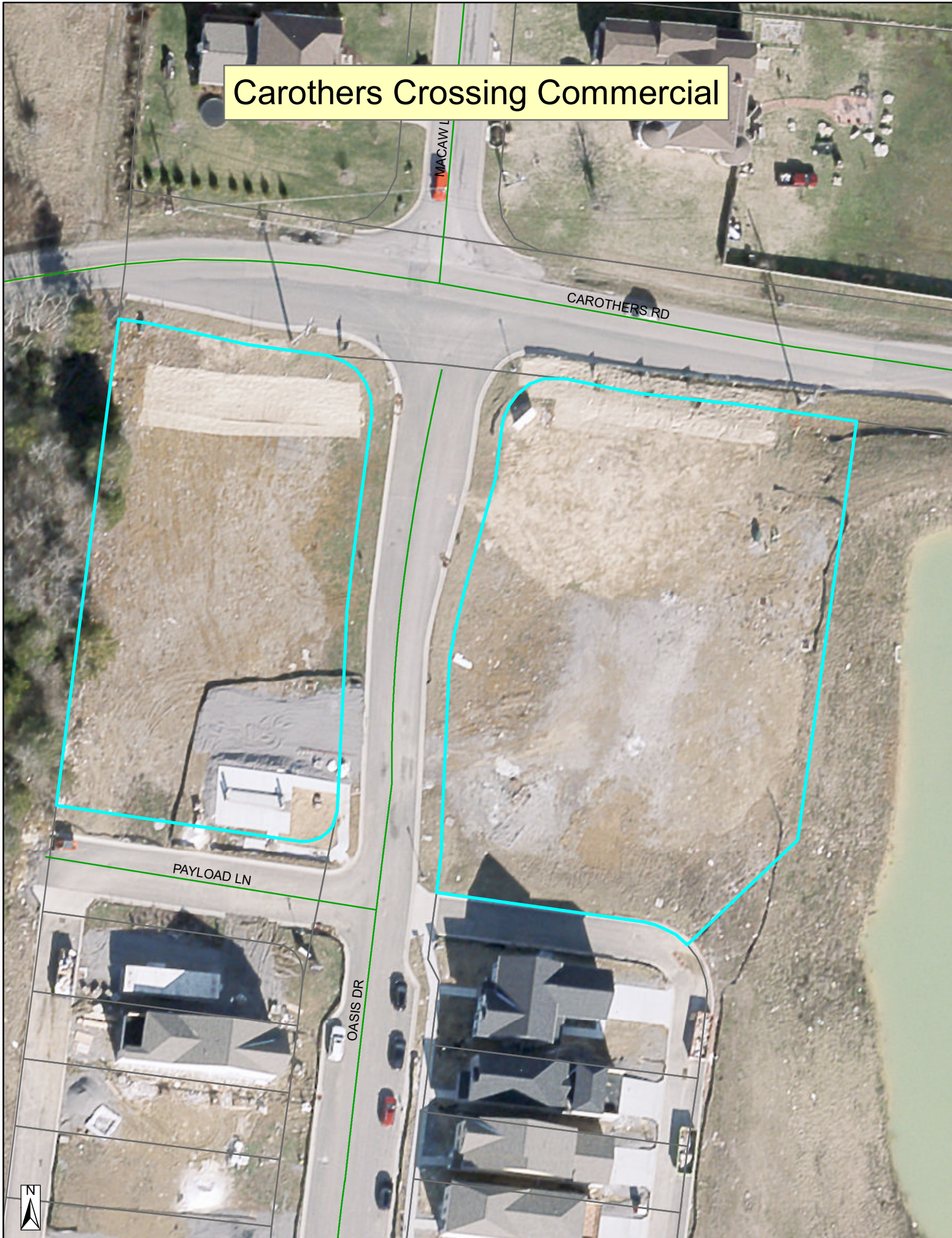
PHOTOMETRIC PLAN

18033

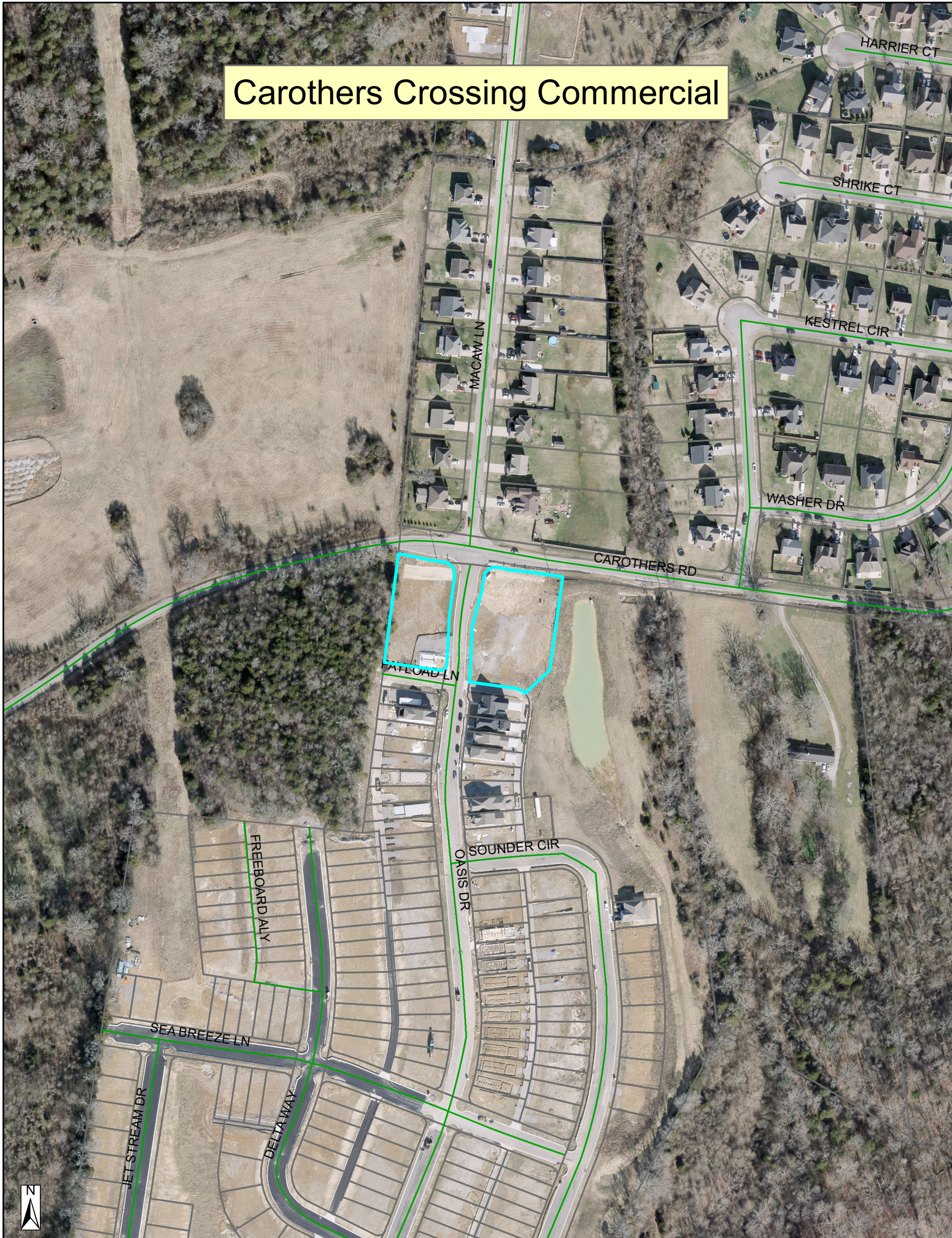
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Page 82 of 132

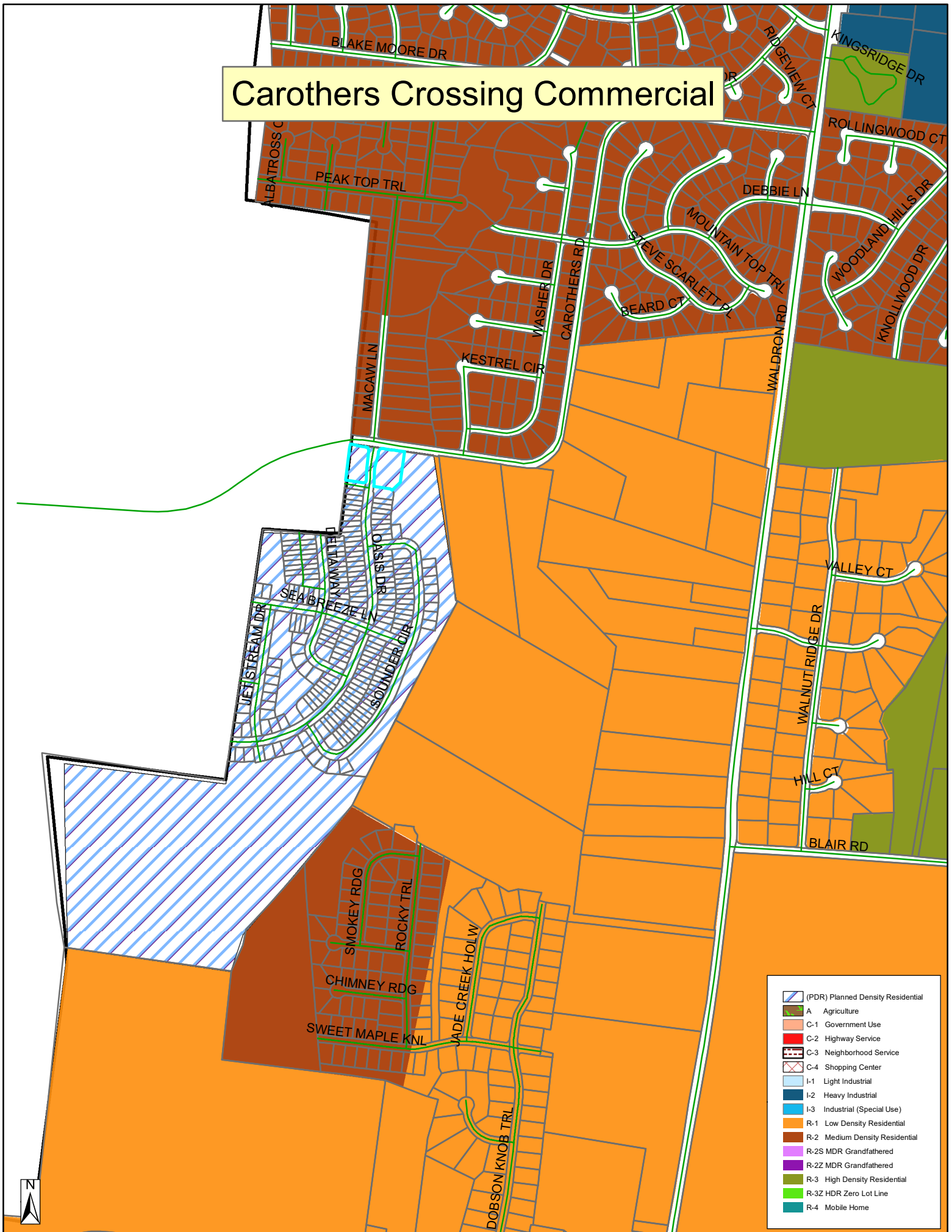
Carothers Crossing Commercial



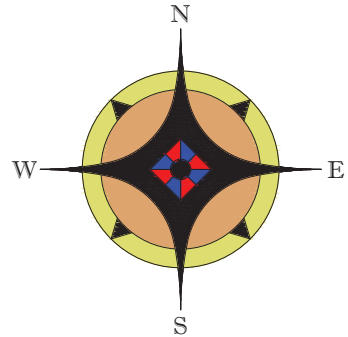
Carothers Crossing Commercial



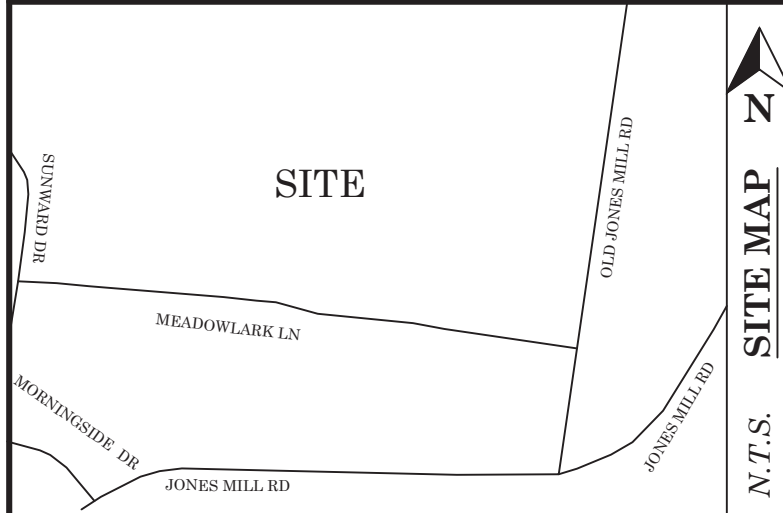
Carothers Crossing Commercial



CHAPDELAINE
& ASSOCIATES
LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF SURVEY: 9/9/2022
d. DATUM / EPOCH: NAD83 (2011) EPOCH
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 12B
g. COMBINED GRID FACTOR: 0.99993296

Randolph L. Chapdelaine 2/27/2023

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE

JOHN R. BAMFIELD
TO MYE T. BAMFIELD
449 MEADOWLARK LANE
DEED BOOK 218 PAGE 334 R.O.R.C.
LOT 48 OF MORNINGSIDES ACRES
SUBDIVISION
PLAT BOOK 3 PAGE 87 R.O.R.C
19th CIVIL DISTRICT OF RUTHERFORD
COUNTY, TENNESSEE
PROPERTY MAP 13H GROUP A PARCEL 34
ZONING: R-1

REVISION #	DATE

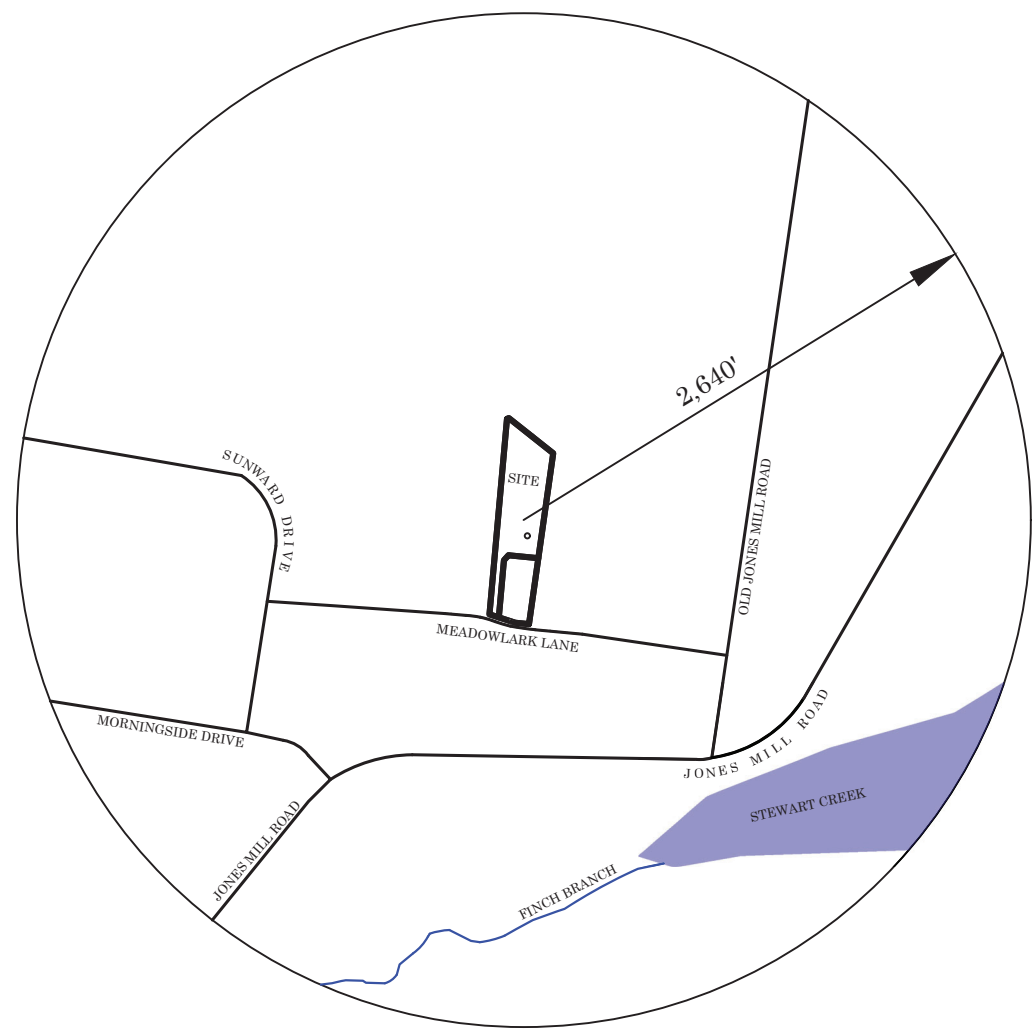
DATE: FEBRUARY 27, 2023
DRAWN BY: NAB
JOB #: 7236
SCALE: 1" = 60'



V-1.1

PRELIMINARY SUBDIVISION PLAT FOR
MINOR REVISION FOR LOT 48 MORNINGSIDES ACRES SUBDIVISION

US ARMY CORPS OF ENGINEERS
J PERCY PRIEST LAKE
Address: J PERCY PRIEST LAKE
PROPERTY MAP 1 PARCEL 1
ZONING: R-1



VICINITY MAP
SCALED 1":1,000'

SECTION II
MORNINGSIDES ACRES SUBDIVISION
PLAT BOOK 3 PAGE 87 R.O.R.C.
ZONING: R-1

LINE	BEARING	DISTANCE
L1	S 67°03'18" W	10.61'
L2	S 84°20'14" E	71.90'
L3	N 81°04'53" W	10.00'
L4	S 42°19'17" W	35.74'
L5	N 72°07'14" W	51.27'

LEGEND
—UE— UNDERGROUND ELECTRIC LINE
—E— OVERHEAD ELECTRIC LINE
—T— TELECOMMUNICATION LINE
—X— WIRE FENCE
—□— WOOD FENCE
—○— CHAIN LINK FENCE
—W— WATER LINE
—S— SEWER LINE
—FM— FORCE MAIN SEWER
—G— GAS LINE
—SF— SILT FENCE
—WELL— WELL
—UTILITY POLE— UTILITY POLE
—GRID STAKE— GRID STAKE
—EXISTING IRON PIN (UNLESS NOTED)— EXISTING IRON PIN (UNLESS NOTED)
—EXISTING CONCRETE MONUMENT— EXISTING CONCRETE MONUMENT
—IRON PIN SET (UNLESS NOTED)— IRON PIN SET (UNLESS NOTED)
—POINT— POINT
—FIRE HYDRANT— FIRE HYDRANT
—ELECTRIC METER— ELECTRIC METER
—WATER METER— WATER METER
—GAS METER— GAS METER
—SEWER MANHOLE— SEWER MANHOLE
—STORM MANHOLE— STORM MANHOLE
—WATER VALVE— WATER VALVE
—ELECTRIC TRANSFORMER BOX— ELECTRIC TRANSFORMER BOX
—ELECTRIC PULL BOX— ELECTRIC PULL BOX

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.
 2. POTABLE WATER FOR PROPERTY SERVED BY LAYERSIDE WATER.
 3. THE SUBJECT PROPERTY LIES IN A ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FIRM MAP 471460002M DATED 10/16/2008.
 4. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORRS.
 5. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 7. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 8. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. FISH AND WILDLIFE SERVICE, TENNESSEE WILDLIFE RESOURCES AGENCY, TENNESSEE DIVISION OF WATER POLLUTION CONTROL, TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 9. TOPOGRAPHY DATUM BASED ON NAVD 1983 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 10. ZONING R-1; SETBACKS: FRONT 40'; SIDE 15'; REAR 25'

SOIL AREAS ARE
DETERMINED BY
SOIL SCIENTIST
JAY ANDREW

SOIL AREAS ARE
DETERMINED BY
SOIL SCIENTIST
JAY ANDREWS

Lot 48 Morningside Acres



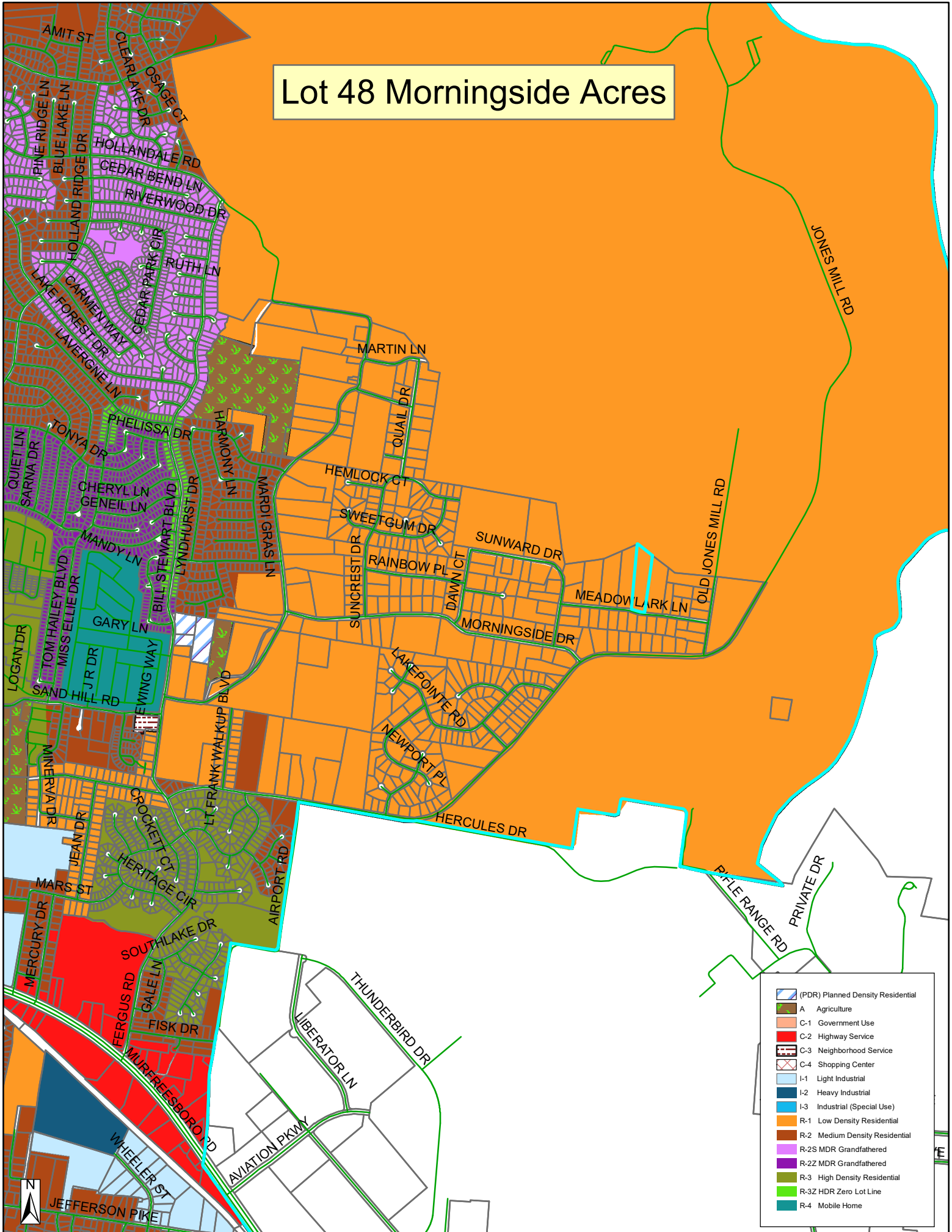
MEADOWLARK LN



Lot 48 Morningside Acres



Lot 48 Morningside Acres



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home

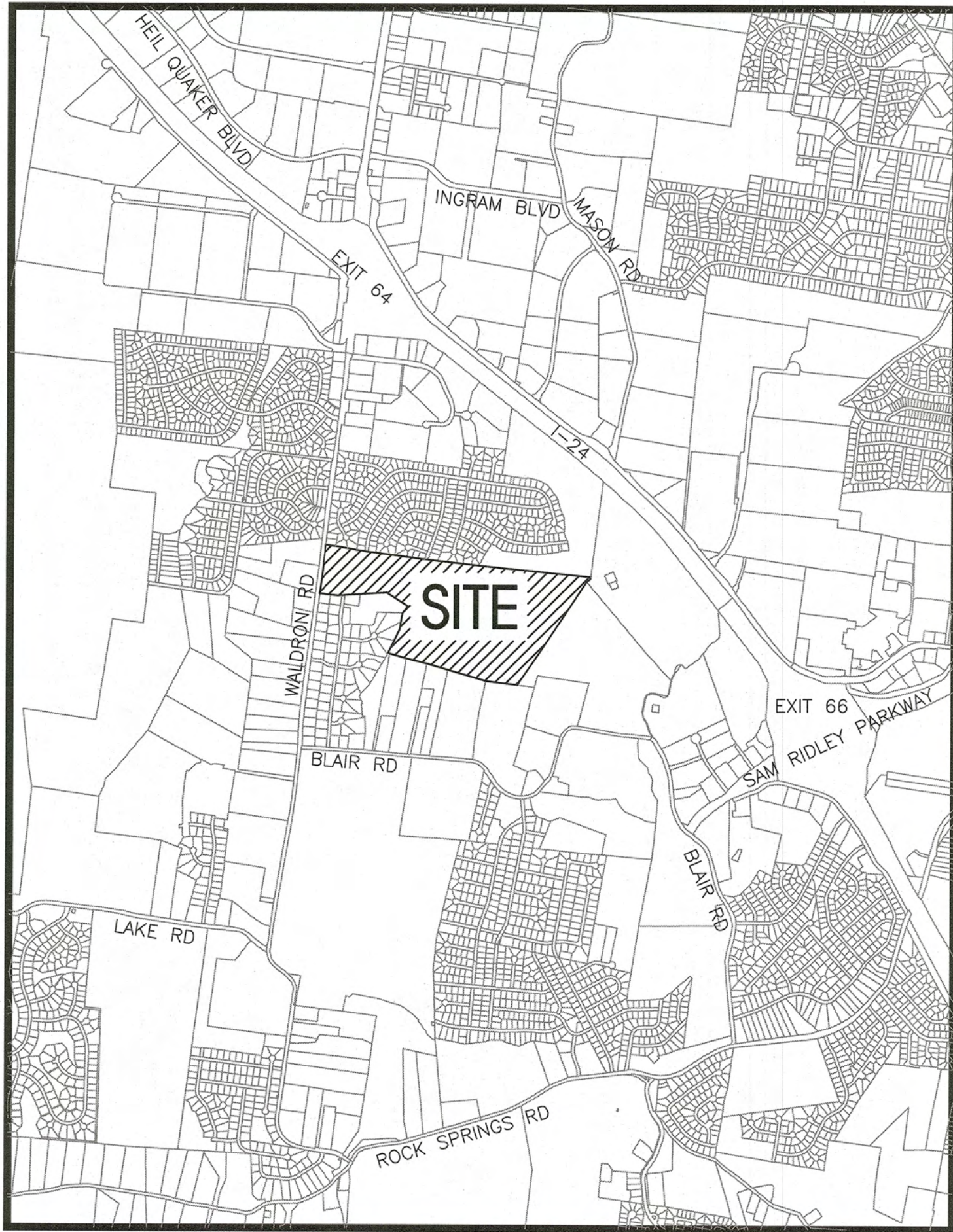
Mission Hills Apartment Site

La Vergne, Tennessee

Updated Concept Plan

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.6	Concept Plan



Site Location Map
Not To Scale

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

Parking Calculations:
Required: 113-1 Bedroom Units x 1.5 Spaces
179-2 Bedroom Units x 2.2 Spaces
32-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 669 Spaces + 13 H.C.
Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family
Multi-Family Dwelling 3,000 Sq.Ft.

Lot Width at Building Setback Line
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback
Multi-Family Dwelling 35 ft.

Side Setback
Multi-Family Dwelling 15 ft.

Rear Setback
Multi-Family Dwelling 20 ft.

Multi-Family 30 ft. Between Bldgs.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height

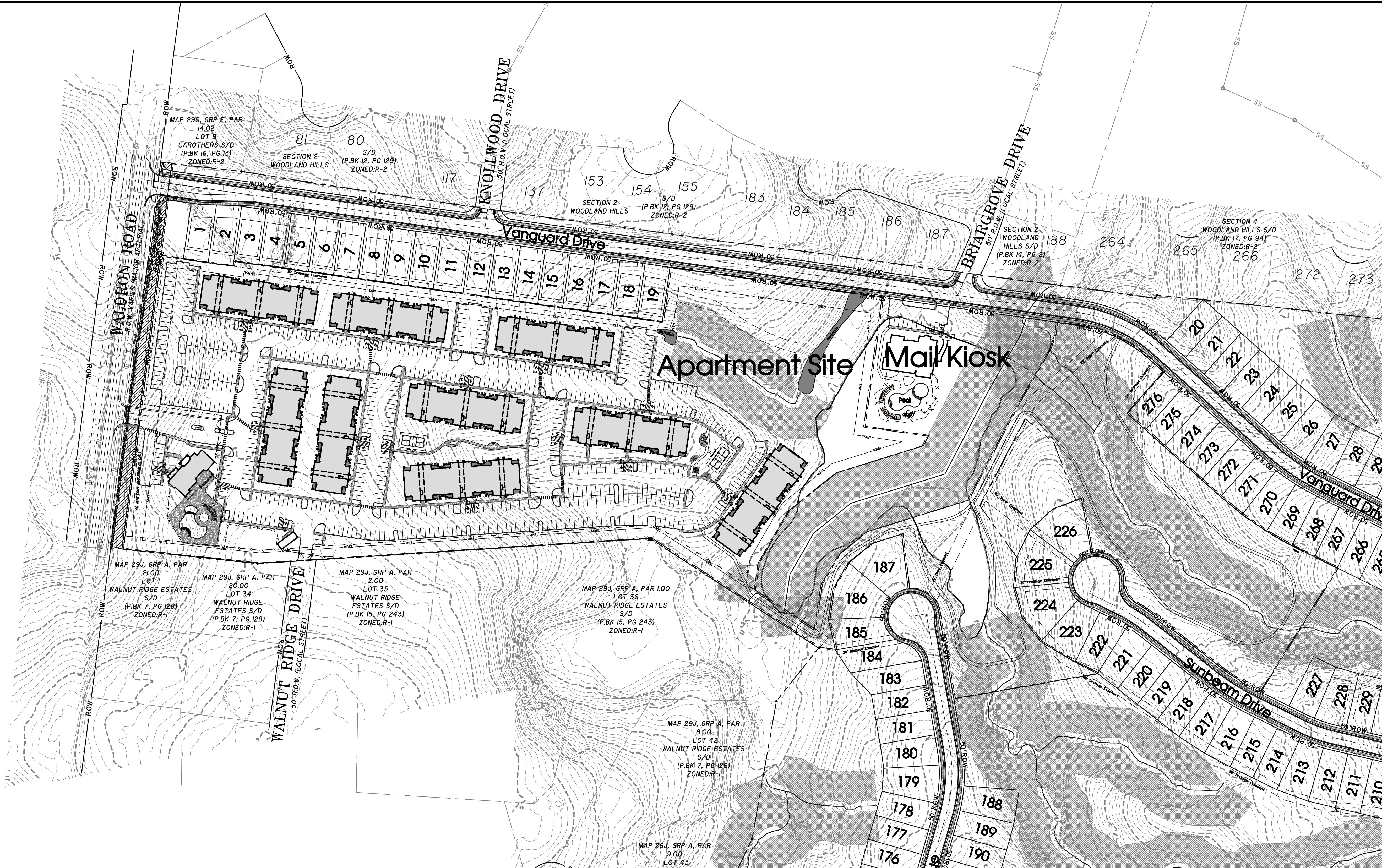
Sheet C0.0
Mission Hills Apartment Site
Concept Plan & Construction Drawings
S.E.C. Project #22078
Date: 2-27-2023
Revised:

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

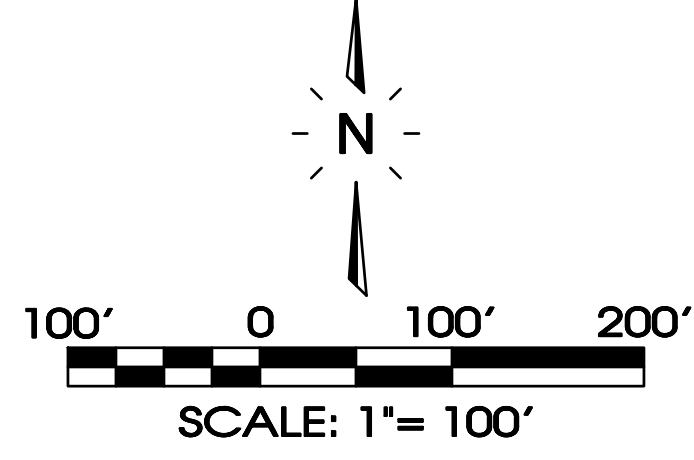
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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COPYRIGHT SEC, INC. 2023

By: Matthew A. Taylor Date: February 23, 2023
Matthew A. Taylor, P.E. TN. Reg. #112515





Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
	EXIST. SIGN POST		HEADWALL
	EXIST. SEWER CLEANOUT		WINGED HEADWALL
	EXIST. MANHOLE (SEWER & PHONE)		MANHOLE
	EXIST. CATCH BASIN (STORM SEWER)		PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
	EXIST. TELEPHONE RISER		POST INDICATOR VALVE
	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE			
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY		Dashed line	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		60	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		8"SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	



Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height

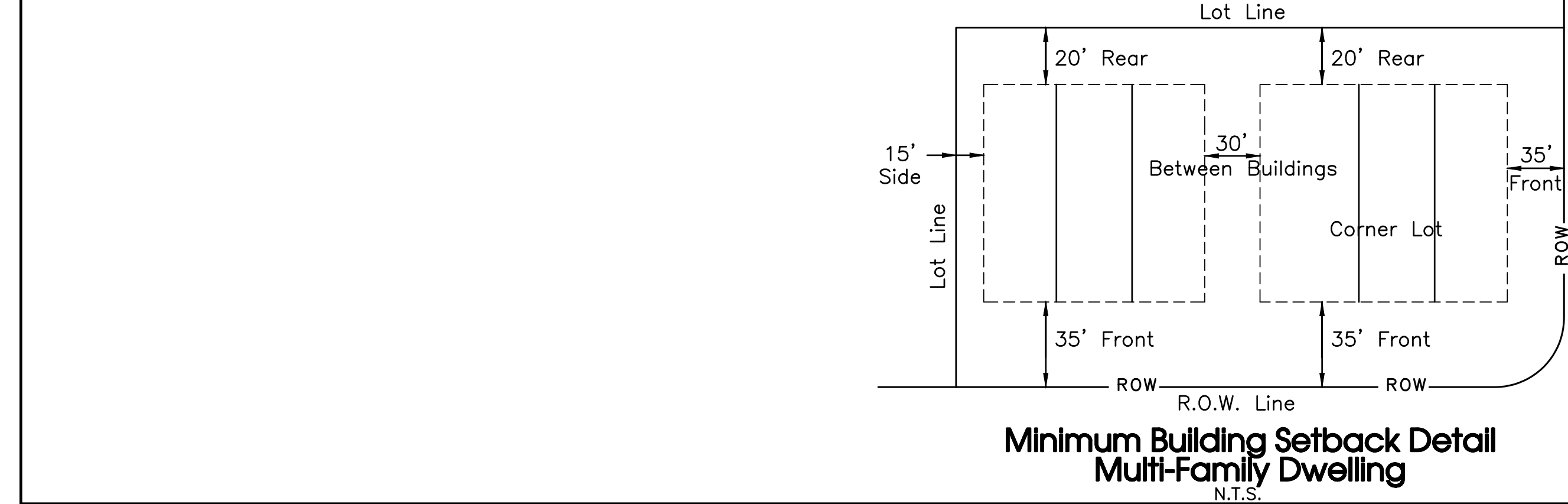
SEC, Inc.

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MURFREESBORO, TENNESSEE 37129
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COPYRIGHT SEC, INC., 2023
This site plan is a conceptual drawing and is not to be used for construction. It is the responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

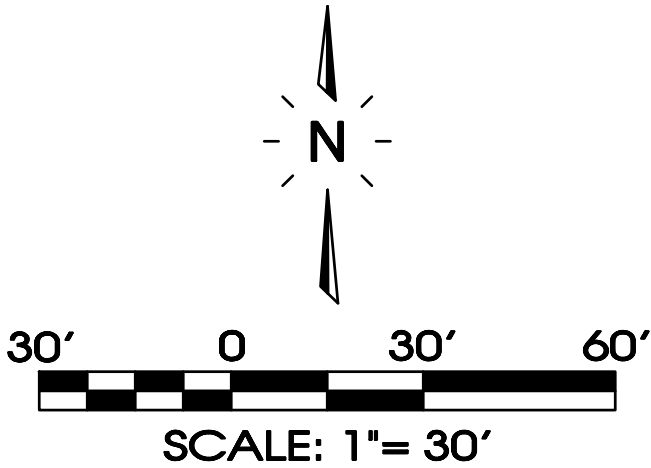
MISSION HILL
APARTMENT SITE
LA VERGNE, TENNESSEE

Master Plan

REVISIONS:
DRAWN: SJA
DATE: 2-27-2023
CHECKED:
MAT
FILE NAME:
22078ConceptApor
SCALE:
1"=100'
JOB NO.
22078
SHEET:
C0.2



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Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
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Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

[illegible]

BENCHMARK:
NAIL IN CHEVRON
ELEV=705.01
(NAVD-88)

Future
Waldron Rd
Improvements
(Typ)

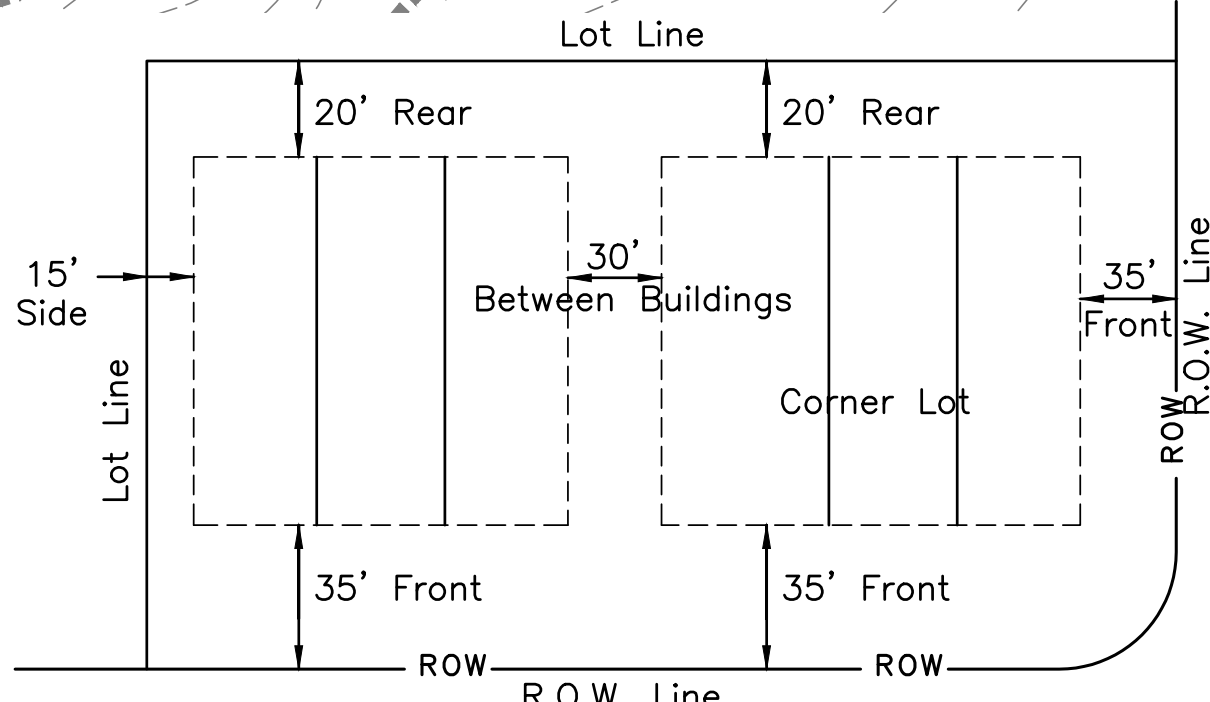
Proposed 22'
ROW Dedication

WALDRON ROAD
R.O.W. VARIES (MAJOR ARTERIAL)

MAP 29J, GRP A, PAR 21.00
LOT 1
WALNUT RIDGE ESTATES S/D
(P.BK 7, PG 128)
ZONED:R-1

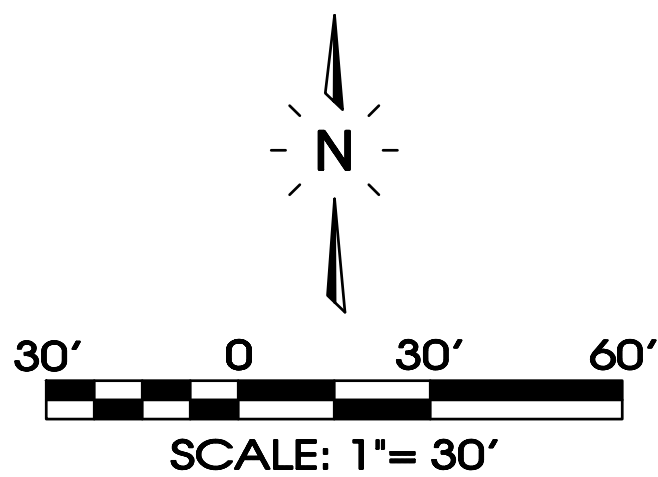
MAP 29J, GRP A, PAR 20.00
LOT 34
WALNUT RIDGE ESTATES S/D
(P.BK 7, PG 128)
ZONED:R-1

MAP 29J, GRP A, PAR 2.00
LOT 35
WALNUT RIDGE ESTATES S/D
(P.BK 15, PG 243)
ZONED:R-1



**Minimum Building Setback Detail
Multi-Family Dwelling**
N.T.S.

Note:
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Parking Calculations:
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32-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 669 Spaces + 13 H.C.
Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family:
Multi-Family Dwelling 3,000 Sq.Ft.

Lot Width at Building Setback Line:
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback Multi-Family Dwelling 35 ft.
Side Setback Multi-Family Dwelling 15 ft.
Rear Setback Multi-Family Dwelling 20 ft.
Multi-Family 30 ft. Between Bldgs.

Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
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	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN		VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE		DRAINAGE STRUCTURE DESIGNATION
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	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	

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Density: 13.62 d.u./acre

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

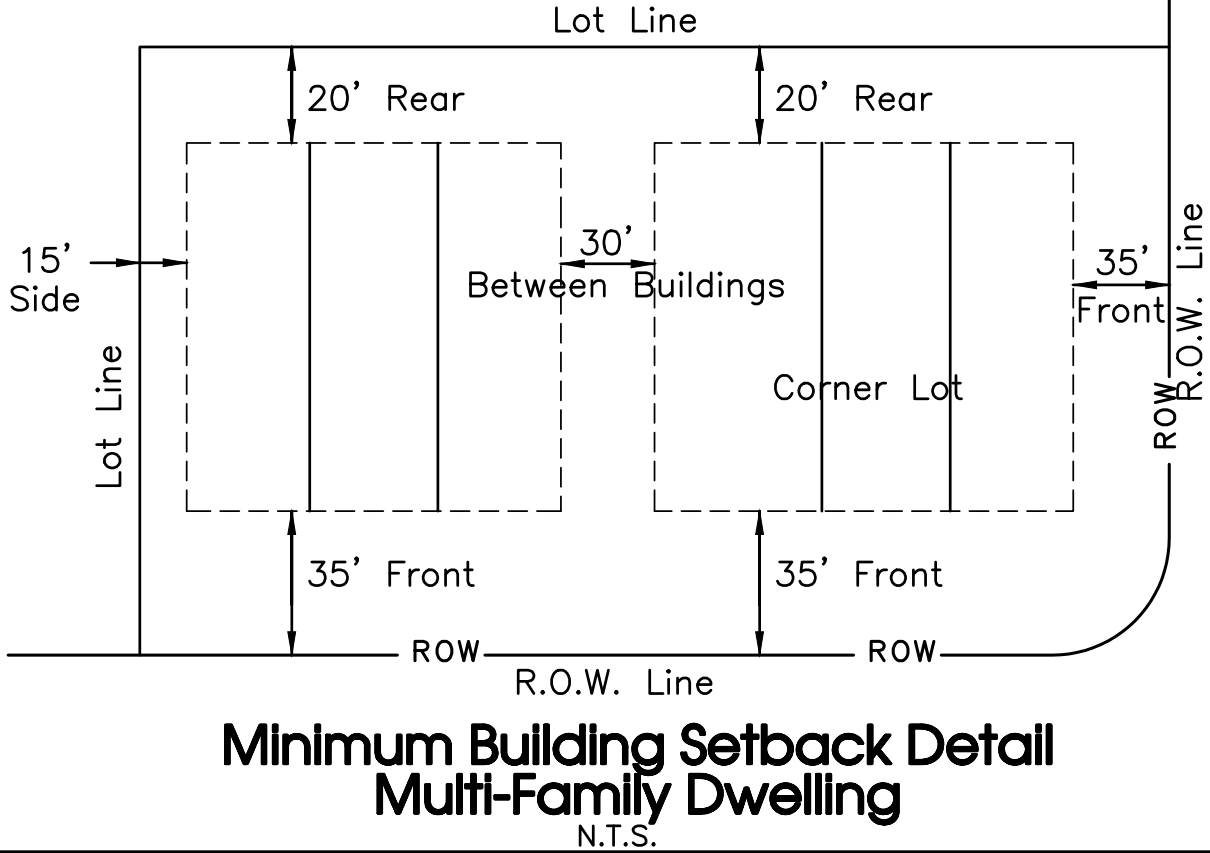
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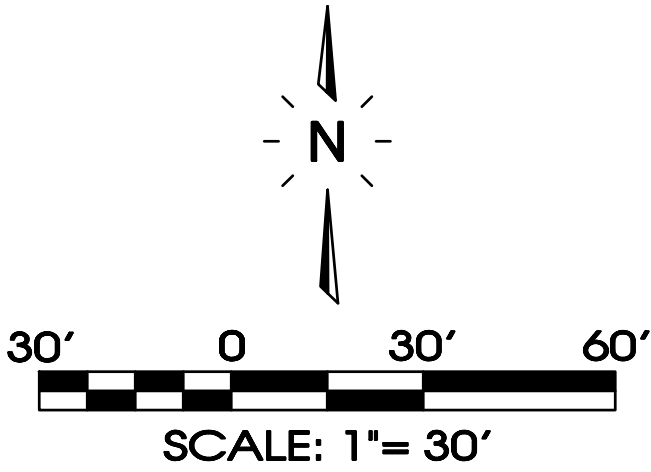
**Mission Hill
Apartment Site**
La Vergne, Tennessee

Concept Plan
REVISIONS:
DRAWN: SJA
DATE: 2-27-2023
CHECKED:
MAT
FILE NAME:
22078ConceptApor
SCALE:
1"=30'
JOB NO.
22078
SHEET:

C1.0



Note:
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Per Family	
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	EXIST. WATER/GAS VALVE		EXIST. SPOT ELEVATION
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	EXIST. GAS RISER		REDUCER
	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
	EXIST. WATER METER		REVISION NUMBER
	EXIST. UTILITY POLE		RIP RAP
	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
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EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
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Contact:

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MISSION HILL

APARTMENT SITE

LA VERGNE, TENNESSEE

REVISIONS:

DRAWN: SJA

DATE: 2-27-2023

CHECKED: MAT

FILE NAME: 22078ConceptApor

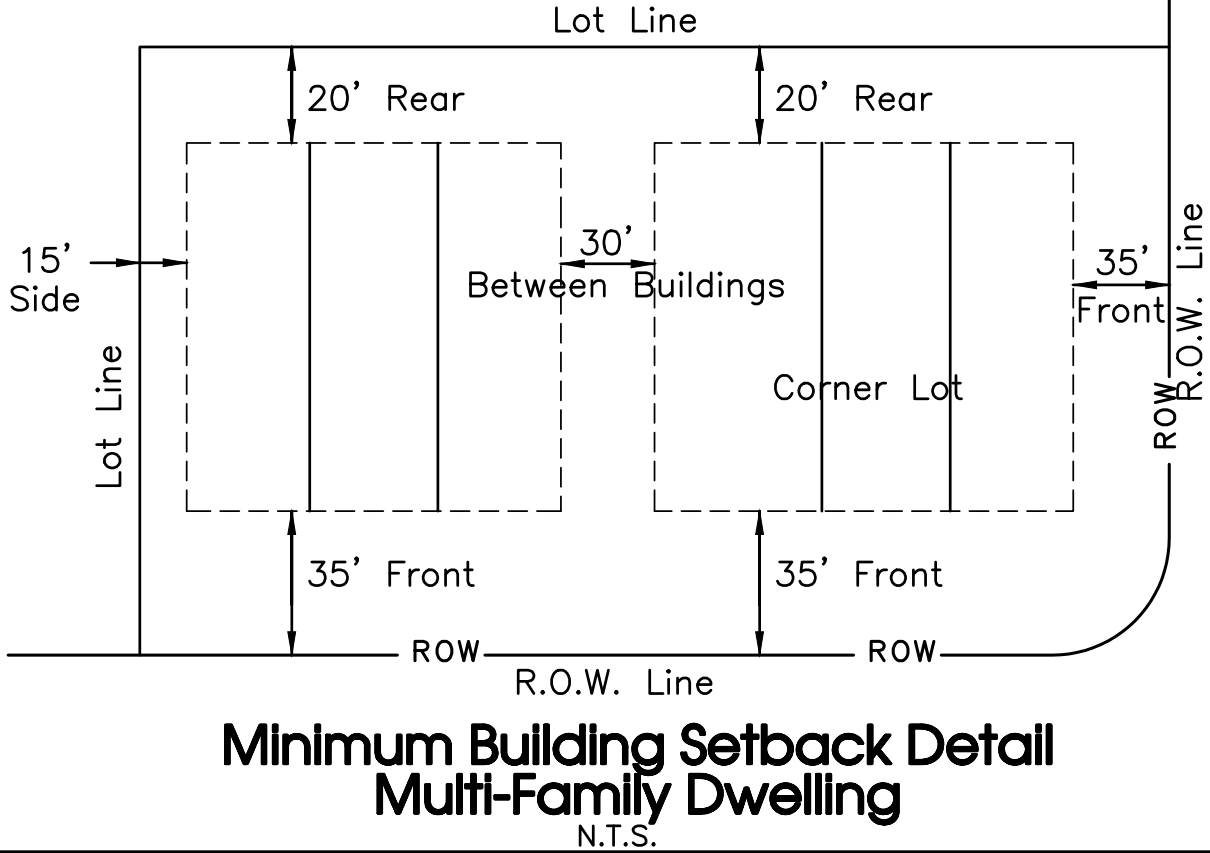
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JOB NO. 22078

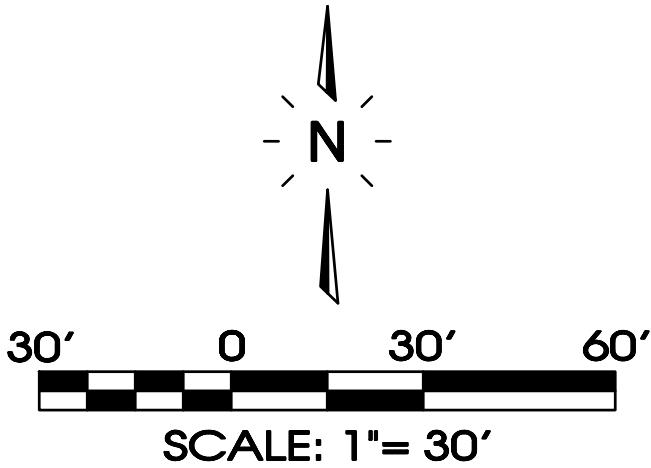
SHEET: C1.2

SEC, Inc.

CONCEPT PLAN



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EASEMENTS		----	
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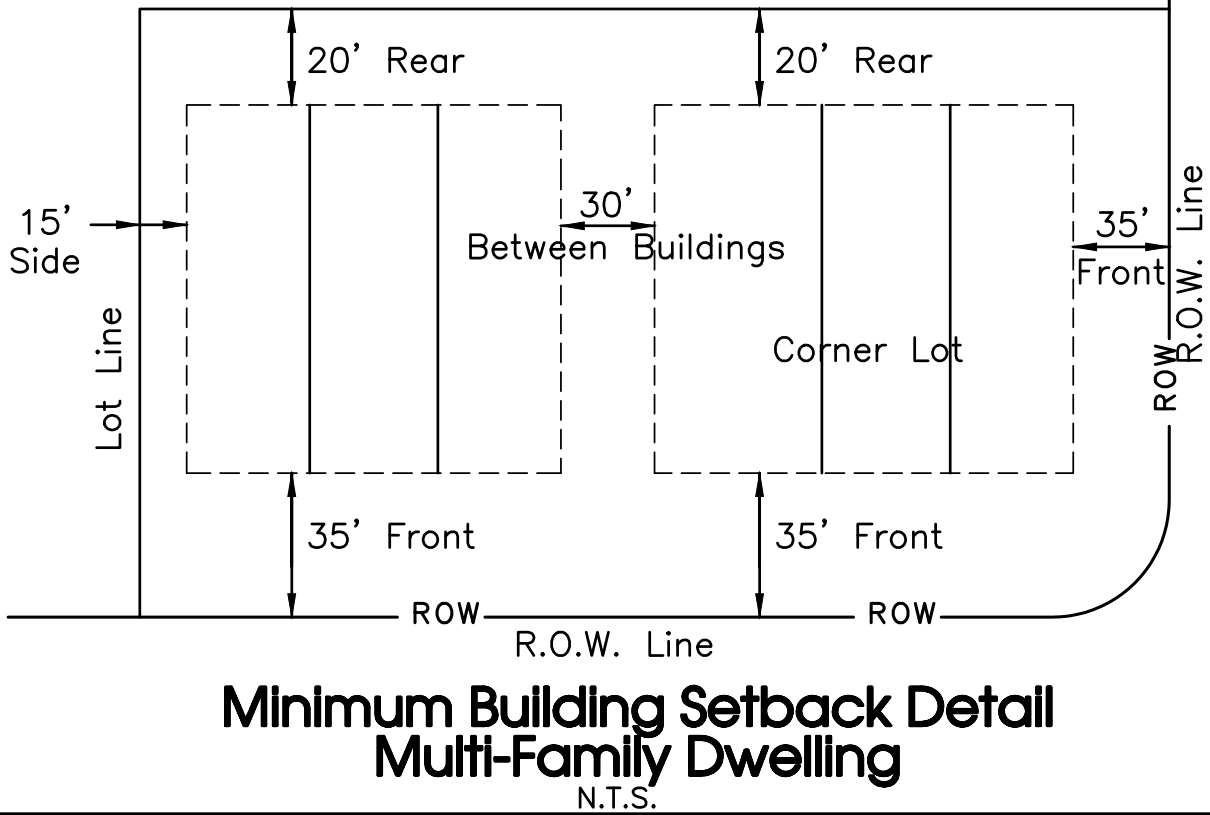
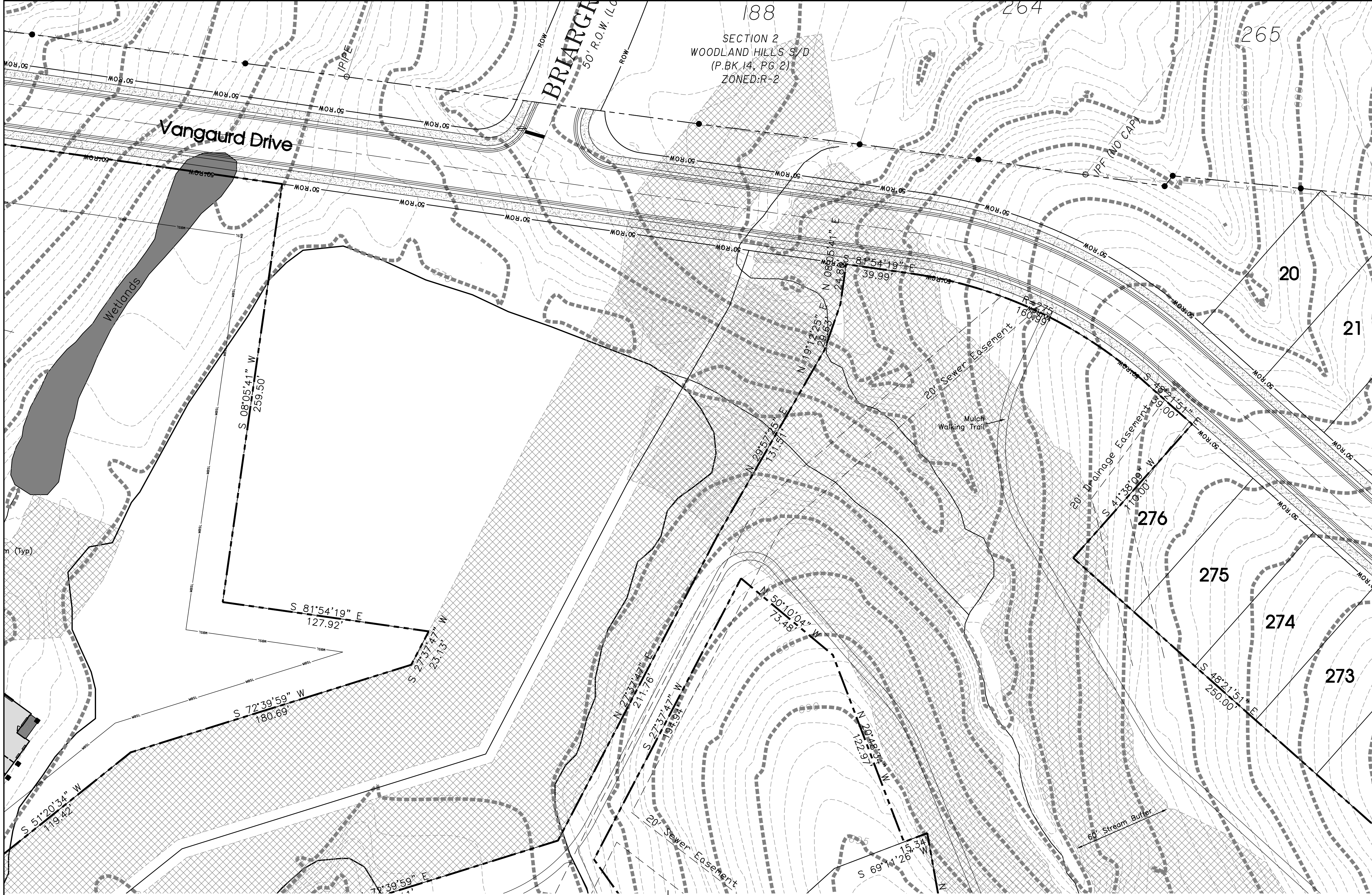
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LA VERGNE, TENNESSEE

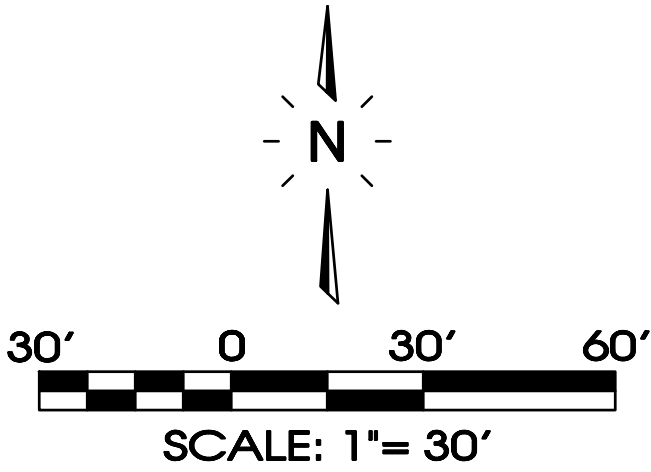
CONCEPT PLAN

C1.3

Page 95 of 132



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	GATE VALVE & BOX		CURB & GUTTER
	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF SF SF	
EXISTING TREELINE		---	
EXISTING FENCELINE		X X X X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM STM	
PROPOSED STORM		STM STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS SS	
PROPOSED SANITARY SEWER		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	

Owner:
Gilliland John M Living Trust
3180 Waterlevel Hwy Cleveland, TN 37311

Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact:

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
324 Apartments
Total Land Area: 23.78± Acres
Density: 13.62 d.u./acre

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MISSION HILL

APARTMENT SITE

LA VERGNE, TENNESSEE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
E-MAIL: MTAYLOR@SEC-CIVIL.COM
FAX: (615) 895-2567
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REVISIONS

DRAWN: SJA

DATE: 2-27-2023

CHECKED: MAT

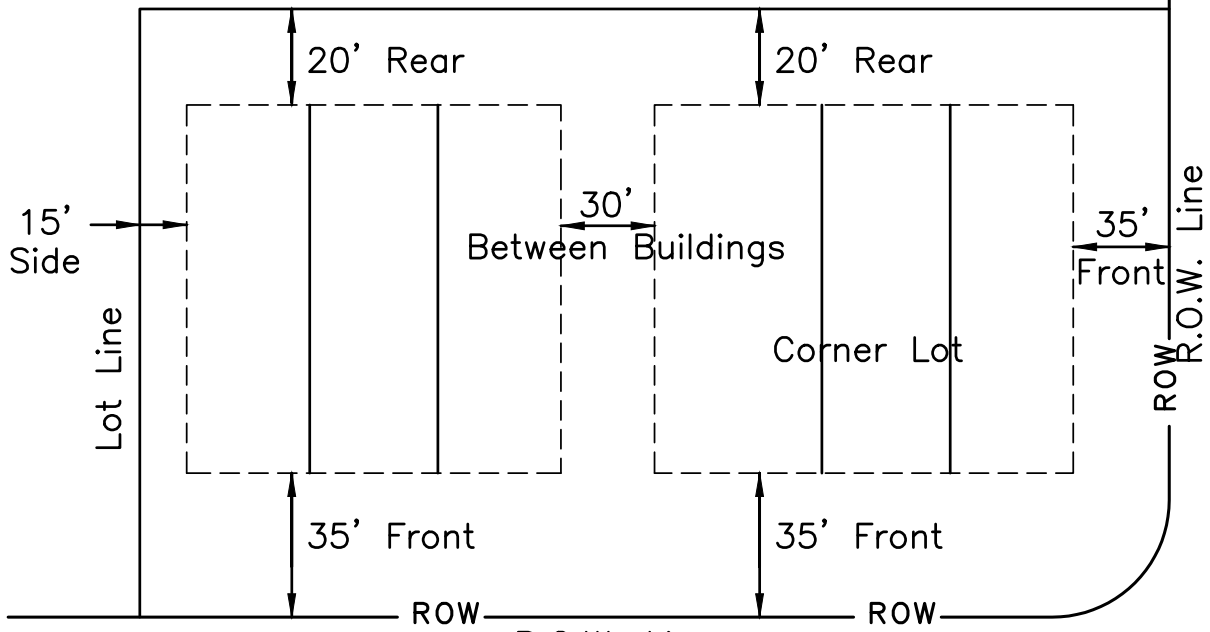
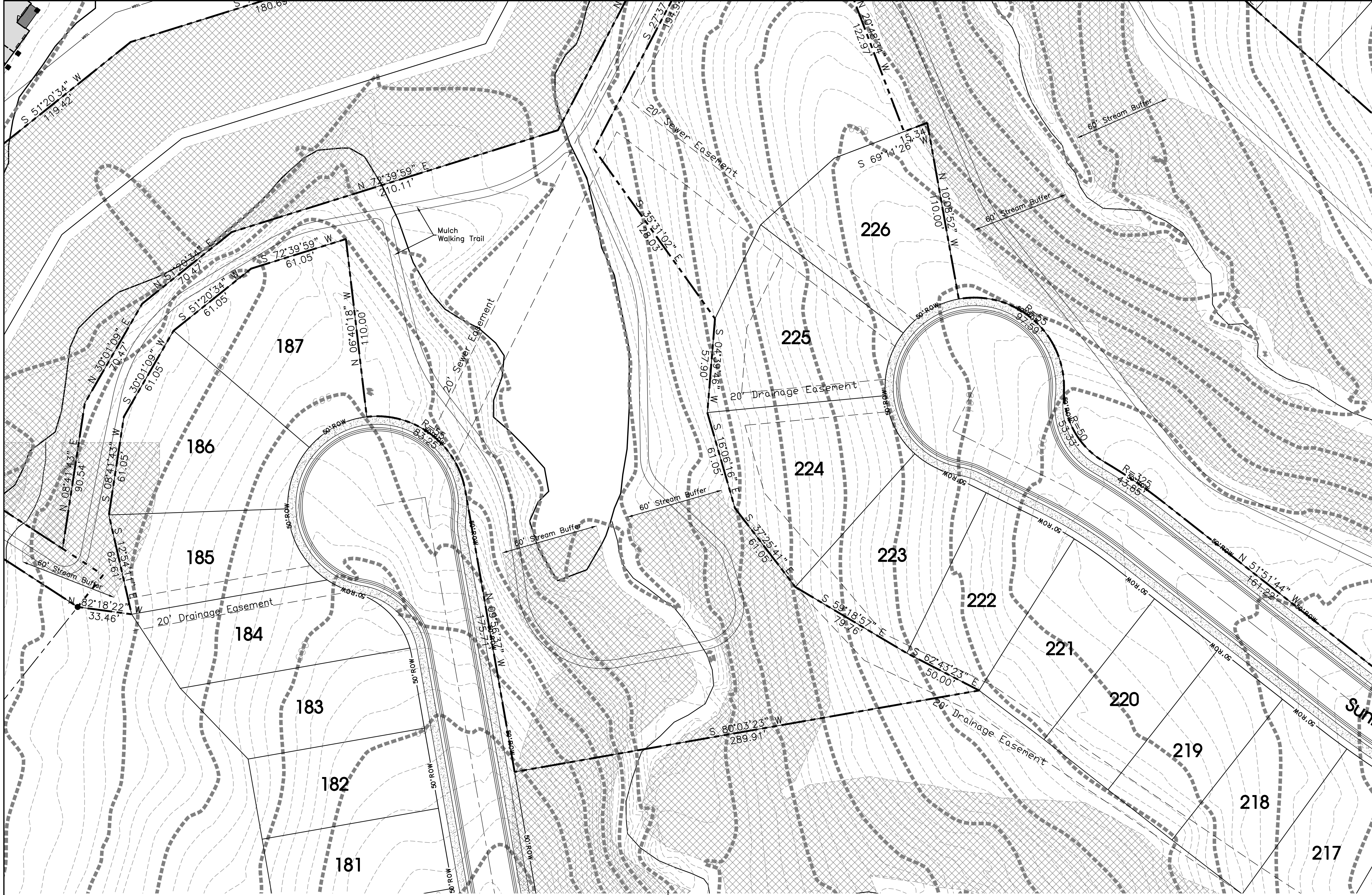
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SCALE: 1"=30'

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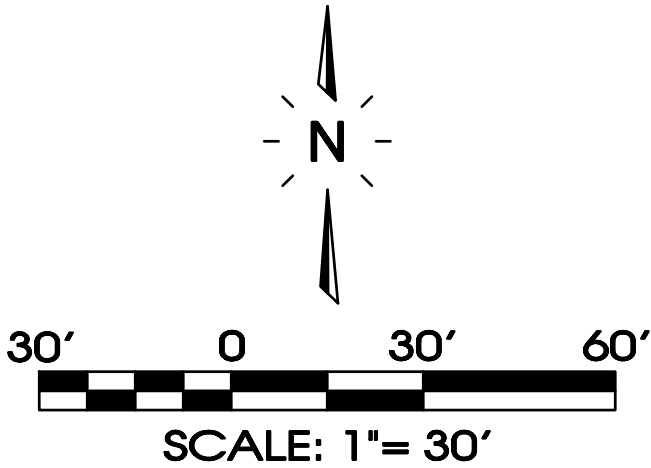
SHEET: C1.4

Page 96 of 132



Minimum Building Setback Detail
Multi-Family Dwelling
N.T.S.

Note:
The applicant is requesting a height variance with this application. The variance would allow the buildings to be 3-stories tall with no limitation on the dimensioned height



Parking Calculations:
Required: 113-1 Bedroom Units x 1.5 Spaces
179-2 Bedroom Units x 2.2 Spaces
32-3 Bedroom Units x 3.3 Spaces
Total Required Parking: 669 Spaces + 13 H.C.
Total Provided Parking: 652 Reg + 25 H.C. = 677 Total Spaces

Minimum Lot Size Area:
Multi-Family Dwelling 15,000 Sq.Ft.

Per Family:
Multi-Family Dwelling 3,000 Sq.Ft.

Lot Width at Building Setback Line:
Multi-Family Dwelling 100 ft.

Minimum Yard Requirements:
Front Setback Multi-Family Dwelling 35 ft.
Side Setback Multi-Family Dwelling 15 ft.
Rear Setback Multi-Family Dwelling 20 ft.
Multi-Family 30 ft. Between Bldgs.

Legend:			
	EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		HC SIGN
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	EXIST. WATER METER		REVISION NUMBER
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	BENCHMARK		SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
	CONCRETE BOLLARD		TURN LANE ARROWS
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	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
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FILE NAME: 22078ConceptApor

SCALE: 1"=30'

JOB NO. 22078

SHEET: C1.5

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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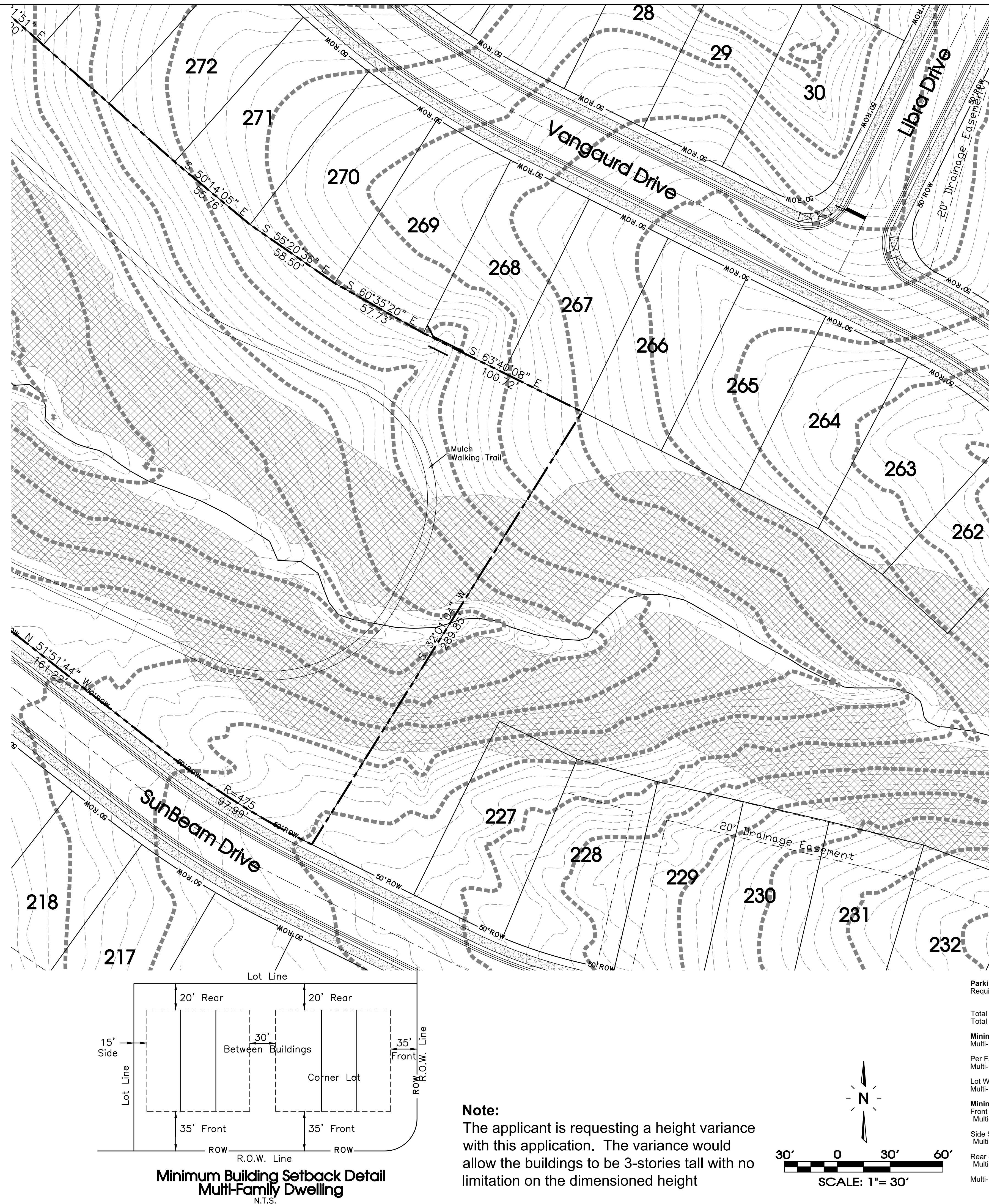
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SEC, Inc.

MISSION HILL
APARTMENT SITE
LA VERGNE, TENNESSEE

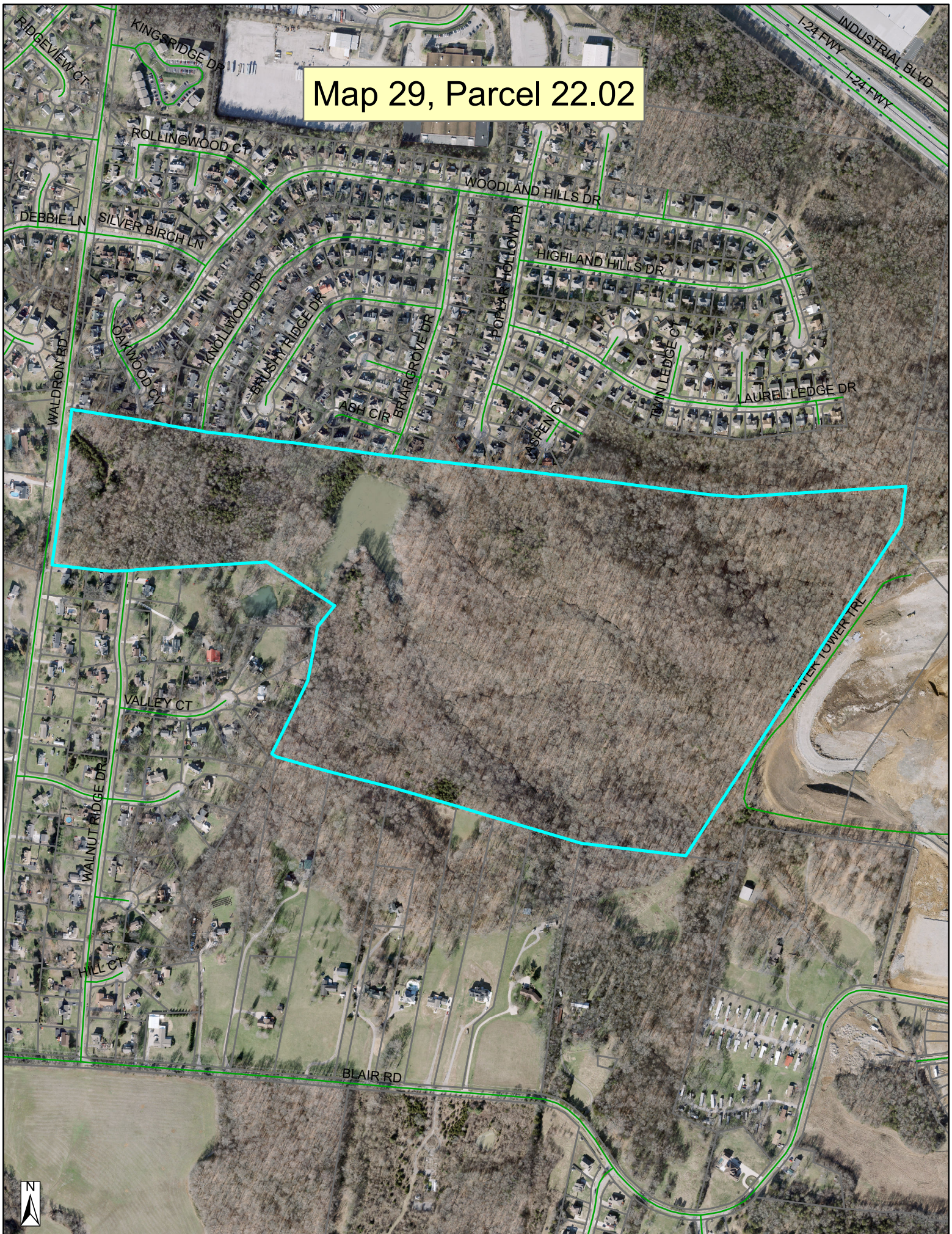
CONCEPT PLAN

Page 97 of 132

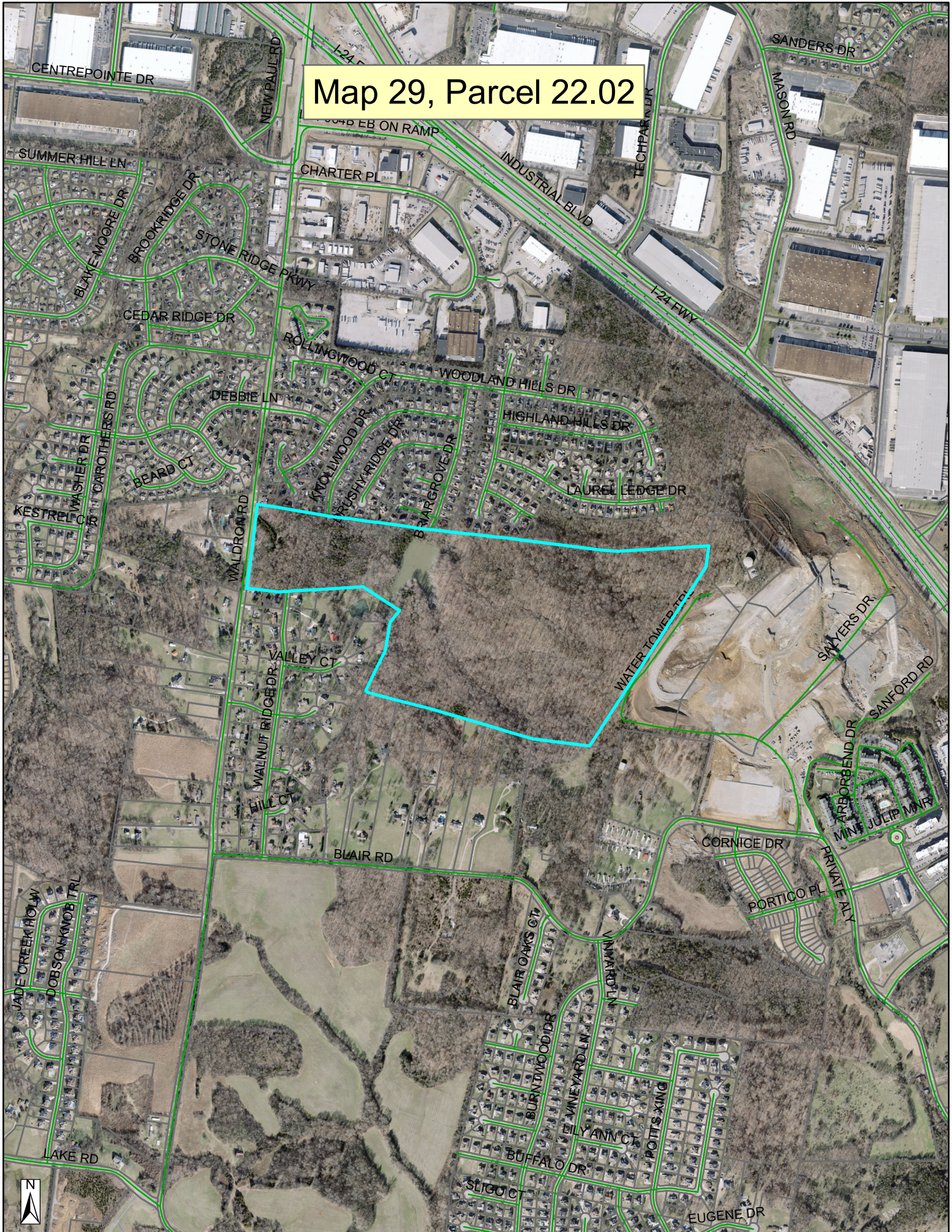


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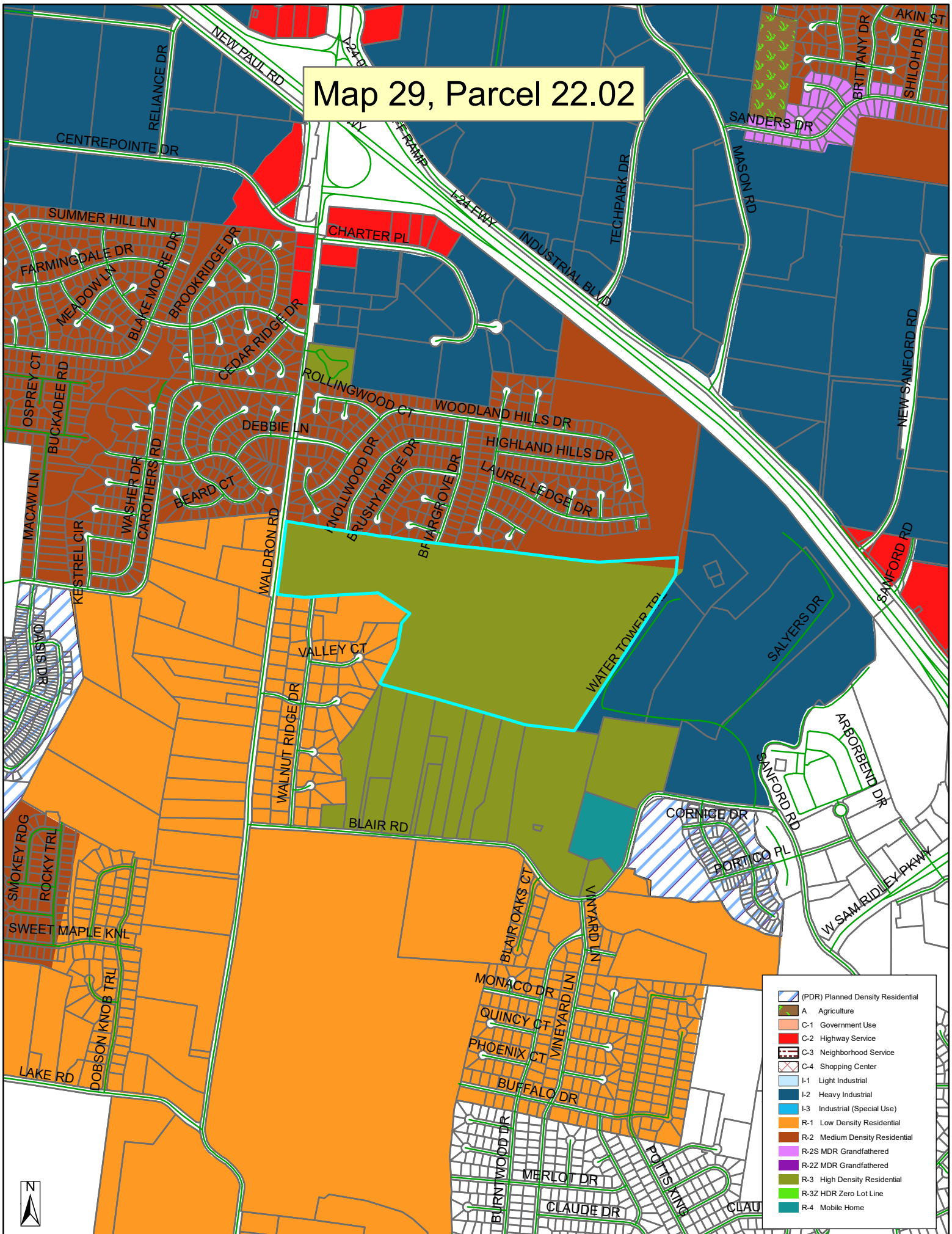
Map 29, Parcel 22.02



Map 29, Parcel 22.02



Map 29, Parcel 22.02



ORDINANCE

AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.055 OF THE CITY OF LA VERGNE ZONING ORDINANCE REGARDING THE FLOODWAY AND FLOOD FRINGE DISTRICTS.

WHEREAS, the following changes have been reviewed and recommended by the La Vergne Planning Commission; and,

WHEREAS, a public hearing thereon has been held as required as required by law; and,

WHEREAS, the following changes have been approved by the La Vergne Board of Mayor and Aldermen.

NOW THEREFORE BE IT ORDAINED BY THE LA VERGNE BOARD OF MAYOR AND ALDERMEN:

That **The Zoning Ordinance of La Vergne, Tennessee**, is hereby amended to read as follows:

SECTION I. AMEND: ARTICLE V, Section 5.055, to read as follows:

5.055 Floodway and Flood Fringe Districts

A. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

1. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of La Vergne, Tennessee, Mayor and the Board of Alderman, do ordain as follows:

2. Findings of Fact

a. The City of La Vergne, Tennessee, Mayor and its Board of Alderman, wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.

- b. Areas of the City of La Vergne, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- c. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

3. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

- a. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
- b. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
- c. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- d. Control filling, grading, dredging and other development which may increase flood damage or erosion;
- e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

4. Objectives

The objectives of this Ordinance are:

- a. To protect human life, health, safety and property;
- b. To minimize expenditure of public funds for costly flood control projects;

- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;
- f. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
- g. To ensure that potential homebuyers are notified that property is in a floodprone area;
- h. To maintain eligibility for participation in the NFIP.

B. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

- 1. Accessory structures shall only be used for parking of vehicles and storage.
- 2. Accessory structures shall be designed to have low flood damage potential.
- 3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
- 4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
- 5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see "Special Flood Hazard Area".

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "Structure".

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or "Emergency Program" means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see "Existing Construction".

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
2. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or

an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or "Floodprone Area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or "Flood-related Erosion Prone Area" means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a

district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City of La Vergne, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum

(NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see "Base Flood".

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood

without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

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

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

C. GENERAL PROVISIONS

1. Application

This Ordinance shall apply to all areas within the incorporated area of La Vergne, Tennessee.

2. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of La Vergne, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47149C0010J, 47149C0015J, 47149C0020K, 47149C0028J, 47149C0040K, 47149C0105J, and 47149C0106J, dated May 9, 2023, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

3. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

4. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

5. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

6. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

7. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and

engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of La Vergne, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

8. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of La Vergne, Tennessee from taking such other lawful actions to prevent or remedy any violation.

D. ADMINISTRATION

1. Designation of Ordinance Administrator

The Codes Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

2. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

a. Application stage

- i. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

- ii. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.
- iii. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Sections E(1) and E(2).
- iv. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
- v. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - (1) An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators
 - (2) Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
 - (3) A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
 - (4) A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

b. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

c. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

3. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

- a. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- b. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- c. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- d. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
- e. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
- f. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Section D(2).
- g. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Section D(2).
- h. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Section D(2).
- i. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

- j. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of La Vergne, Tennessee FIRM meet the requirements of this Ordinance.
- k. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.
- l. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

E. PROVISIONS FOR FLOOD HAZARD REDUCTION

1. General Standards

In all areas of special flood hazard, the following provisions are required:

- a. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- b. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.
- c. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- d. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- e. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- f. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- h. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- i. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;
- j. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;
- k. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including

Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;

- l. All subdivision proposals and other proposed new development proposals shall meet the standards of Section E(2);
- m. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;
- n. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

2. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Section E(1), are required:

a. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

b. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one (1) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Section B). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Section D(2).

c. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- i. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.

- (1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - (2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;
 - (3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
 - ii. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.
 - iii. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Section E(2).
- d. Standards for Manufactured Homes and Recreational Vehicles
- i. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
 - ii. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - (1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one (1) foot above the level of the Base Flood Elevation or
 - (2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Section B).

- iii. Any manufactured home, which has incurred “substantial damage” as the result of a flood, must meet the standards of Sections E(1) and E(2).
- iv. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- v. All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - (1) Be on the site for fewer than 180 consecutive days;
 - (2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;
 - (3) The recreational vehicle must meet all the requirements for new construction.
- e. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

 - i. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
 - ii. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
 - iii. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - iv. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions)

greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Section E(5)).

3. Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

- a. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;
- b. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
- c. ONLY if Section E(3), provisions (a) through (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Section E(1) and E(2).

4. Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated

Located within the Special Flood Hazard Areas established in Section C(2), where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

- a. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is

demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

- b. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of § 65.12, and receives the approval of FEMA;
- c. ONLY if Section E(4) provisions (a) through (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Section E(1) and E(2).

5. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

Located within the Special Flood Hazard Areas established in Section C(2), where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

- a. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Section E(1) and E(2).
- b. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.
- c. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Section B). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate

automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Section E(2).

- d. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of La Vergne, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
- e. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Sections E(1) and E(2). Within approximate A Zones, require that those subsections of Section E(2) dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

6. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Sections E(1) and E(2), all new construction and substantial improvements shall meet the following requirements:

- a. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
- b. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Section E(6)(a) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the

capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section D(2)(a)(iii) and Section E(2)(b).

- c. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

7. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Section C(2), are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Sections E(1) and E(2), all new construction and substantial improvements shall meet the following requirements:

- a. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

8. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Section C(2), are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Section D and Section E shall apply.

9. Standards for Unmapped Streams

Located within the City of La Vergne, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- a. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the La Vergne.

- b. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Sections D and E.
- c. ONLY if Section E(9) provisions (a) and (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Sections E(1) and E(2).

F. VARIANCE PROCEDURES

1. Board of Zoning Appeals

a. Authority

The City of La Vergne Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

b. Appeals: How Taken

An appeal to the Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, an application fee as set forth in the fee schedule adopted with the annual budget shall be paid by the appellant. The Administrator shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

c. Powers

The Board of Zoning Appeals shall have the following powers:

i. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

ii. Variance Procedures

In the case of a request for a variance the following shall apply:

- (1) The City of La Vergne Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
- (2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.
- (3) In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:
 - a) The danger that materials may be swept onto other property to the injury of others;
 - b) The danger to life and property due to flooding or erosion;
 - c) The susceptibility of the proposed facility and its contents to flood damage;
 - d) The importance of the services provided by the proposed facility to the community;
 - e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

- f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- (4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.
 - (5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

2. Conditions for Variances

- a. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Section F(1).
- b. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.

- c. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as \$25 for \$100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- d. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

SECTION II If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

SECTION III. In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of La Vergne, Tennessee, the most restrictive shall in all cases apply.

SECTION IV. This Ordinance shall become effective on May 9, 2023, in accordance with the Charter of the City of La Vergne, Tennessee, and the public welfare demanding it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman

Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen:

1st Reading

Jason Cole, Mayor

2nd Reading

ATTEST:

Bruce E. Richardson, City Recorder

Published in the Murfreesboro Post on _____.