

AGENDA
La Vergne Planning Commission
May 30, 2023 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 25, 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 Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District. **(This item has been deferred.)**
4. 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. **(This item has been deferred.)**
5. Site Plan - Avenue Grading - Addition of 8,188 Square Feet on 4.73 Acres. Requested by Ragan-Smith. Property located at 121 Jones Boulevard (Tax Map 17, Parcel 6). I-2 (Heavy Industrial) Zoning District. Property owned by Barlow Builders.

NEW BUSINESS

6. Site Plan – 142 Stones River Road – Two Buildings Totaling 8,000 Square Feet Containing Showroom with Office and Indoor Storage on 8.61 Acres. Requested by James Nyquist. Property located at 142 Stones River Road (Tax Map 15M, Group C, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Titan Home Builders, LLC. **(This item has been deferred.)**
7. Site Plan – Marlowe La Vergne – 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner. **(This item has been deferred.)**
8. Final Plat – Music City Campground – Two Commercial Lots on 6.88 Acres.

Requested by Wamble & Associates. Property has frontage on Murfreesboro Road, Nir Shreibman Blvd. and 73rd Ave. (Tax Map 15, Parcels 16.02 and 15). C-2 (Highway Service) Zoning District. Property owned by Amnon Shreibman.

9. Final Plat – Portico Place, Section 2, Phase 2 & Resubdivision of Common Areas A & B of Section 2, Phase 1 – 52 Lots on 15.69 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.
10. Final Plat – Tidal Wave Addition to La Vergne Plat No. 2 – Two Commercial Lots on 3.86 Acres. Requested by Gonzalez-Strength & Associates. Property located at Murfreesboro Road and Fergus Road (Tax Map 18, Parcel 1.04). C-2 (Highway Service) Zoning District. Property owned by TWAS Properties, LLC.
11. Preliminary Plat – Arbor Ridge, Sections 4, 5, 9A & 10 – 227 Lots on Approximately 86 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.
12. Concept Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.
13. Set Bond Amount for Holmes Place (Tax Map 14, Parcel 24). Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.
14. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 25, 2023 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on April 25, 2023 in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

ORDER OF BUSINESS

1. **Approve Minutes: March 28, 2023 Public Hearing and March 28, 2023 Regular Meeting.**

A motion, made by Mark Molnar, seconded by Mayor Jason Cole, to approve the minutes of the March 28, 2023 Public Hearing and the March 28, 2023 Regular Meeting, was adopted with all voting AYE.

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.**

City Planner Bo Logan gave his report. City Engineer Gary Lide made comments about the site plan.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to defer this item, was adopted with all voting AYE.

3. **Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District.**

This item was deferred. No action was taken.

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.

Mr. Logan gave his report.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the site plan as submitted, was adopted with all voting AYE.

5. **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.**

This item was deferred. No action was taken.

6. **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.**

Mr. Logan gave his report.

Assistant City Administrator Kyle Brown stated that the motion was only for the building addition of 1,060 square feet and not the additional 20,000 square feet.

Mayor Cole asked about the parking. Mr. Brown explained. He asked if the addition materials match the existing building. Mr. Logan stated yes.

A motion, made by Mayor Cole, seconded by Secretary Cole, to approve the building addition of 1,060 square feet only, was adopted with all voting AYE.

7. **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.**

Mr. Logan gave his report.

Mr. Richard Howl, a representative of SEC, approached the podium. A discussion ensued regarding the PDR. Mr. Howl explained that the commercial side now has eight units. Vice-Chairman Cole asked if that is verified on the documents the City has. A discussion ensued. Mr. Howl stated that there will be ten residential units on top and the bottom section would be commercial. Vice-Chairman Cole asked if the paperwork needs to reflect the eight

commercial units or not. Mr. Logan stated that his concern is with the residential portion of the plan.

Secretary Coates made comments about the commercial units. He stated that it met the intent of the PDR.

Chairman Garvin asked if it could be noted that there would be a maximum of eight units on the commercial portion of the plan. Mr. Howl stated it is listed on the parking calculations and that he would add it to the plan too.

Mr. Molnar asked about the garbage on both sides. Mr. Howl stated there was trash availability on both sides.

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

NEW BUSINESS

8. **Site Plan - The Ridge, Phase 4, Lot 401 - Open Space, Community Pool & Pool House on 0.55 Acres. Requested by Wamble & Associates. Property located off Rocky Trail (Tax Map 29, Parcel 41.04 and P/O Parcel 41.02). R-1 (Low Density Residential) Zoning District & R-2 (Medium Density Residential) Zoning District. Property owned by Mitchell Bowman dba B & F Development, LLC.**

Mr. Logan gave his report.

City Engineer Gary Lide stated that all technical comments were addressed. He stated that the play ground and dog park would be built by the developer.

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

9. **Site Plan - Avenue Grading - Addition of 8,188 Square Feet on 4.73 Acres. Requested by Ragan-Smith. Property located at 121 Jones Boulevard (Tax Map 17, Parcel 6). I-2 (Heavy Industrial) Zoning District. Property owned by Barlow Builders.**

This item was deferred. No action was taken.

10. **Site Plan - Alterra - Existing Building Totaling Approximately 10,500 Square Feet & Building Addition of 7,300 Square Feet on 5.16 Acres. Requested by Paradym Studio, PLLC. Property Located at 122 Charter Place (Tax Map 29, Parcel 2.05). I-2 (Heavy Industrial) Zoning District. Property owned by 122 Charter Partners, LLC.**

Mr. Logan gave his report.

Mr. Lide explained the proposal they submitted for the concrete apron. He stated that all technical comments had been addressed.

Mr. Alex Dickerson, 1801 West End Ave, Nashville, approached the podium. He explained everything they added since the workshop. He made comments about paying a fee in lieu of the sidewalks. He stated there are no sidewalks on the south side of Charter Place. Mr. Dickerson showed the commissioners a material board. A discussion ensued.

Mayor Cole asked Assistant City Administrator Kyle Brown about the sidewalks by Dollar General. Mr. Brown explained.

Secretary Coates asked what the calculations for the length of the sidewalk would be. He also asked about the beautification of the corner of the building.

Mr. Steven Royder, a representative of Paradym Studio, Brentwood, approached the podium. He explained the outside of the building design. He stated that they would add more brick to the building to meet the 80% brick requirement. He explained that the rest would be metal. He showed the Commissioners a color board of the exterior brick and paint colors. A discussion ensued.

Secretary Coates asked about the total calculation for the sidewalk.

Mr. Bubba Ingram, Ingram Civil Engineering, Brentwood, approached the podium. He stated the 6-foot-wide section of the sidewalk at \$12 per square foot, would be \$33,000.00. A discussion about the new fee schedule prices and their original submittal date ensued.

Mayor Cole asked legal about the new price per square foot. City Attorney Philip Dodd asked about the submittal date. Mr. Molnar stated that the \$10 per square foot would be reasonable because of their submittal date. The calculation would be 450 x 6ft wide - \$27,000.00 at \$10 per square foot.

Mayor Cole asked Mr. Logan if they were in compliance with the overlay. Mr. Logan confirmed they were. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the site plan as submitted with the sidewalk fee in lieu of at \$27,000.00, was adopted with all voting AYE.

11. **Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by Doyle Elkins. 1.16 acres. Property Located at 392 Old Nashville Highway (Tax Map 17E, Group B, Parcel 22). Current Zoning District: R-1 (Low Density Residential) Zoning District; Proposed Zoning District: C-3 (Neighborhood Service Business District) Zoning District. Property owned by Gerges Gerges.**

Mr. Logan gave his report.

Mayor Cole asked about the use written on the application. Mr. Logan explained. Mayor Cole made comments about the food market on the application. Mr. Logan explained that the C-3 zone allows up to a certain size of small grocers. A discussion ensued.

Secretary Coates read the C-3 definition. He made comments about his concern with the narrow lots. He stated that it would be a difficult build. Mayor Cole asked Mr. Brown about the current zoning. Mr. Brown explained.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to send an unfavorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

12. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:49 p.m.

Chairman

City Recorder

Approved



Item #: 2.

Item Title: 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.

Reviewed By:

Gary Lide, City Engineer

Location:

See below and attachment.

Summary: On behalf of their client, Azimtech, Inc. is requesting site plan approval for an addition to the Seventh Day Adventist Church located on Jefferson Pike. Currently the property contains several buildings and associated parking and drive aisles.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

No technical comments

blogan@lavergn.net

Engineering

All Engineering comments addressed.

Utilities

All Engineering comments addressed.

Scott Tatalovich - 615-287-8739

statalovich@lavergn.net

Codes

Randolph Salyers - 615-287-8605

No comments

rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931 No Comments.

cbrinkley@laveragnetn.gov

Police

Police Department

No comments from police.

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

SITE PLAN

SEVENTH DAY ADVENTIST CHURCH

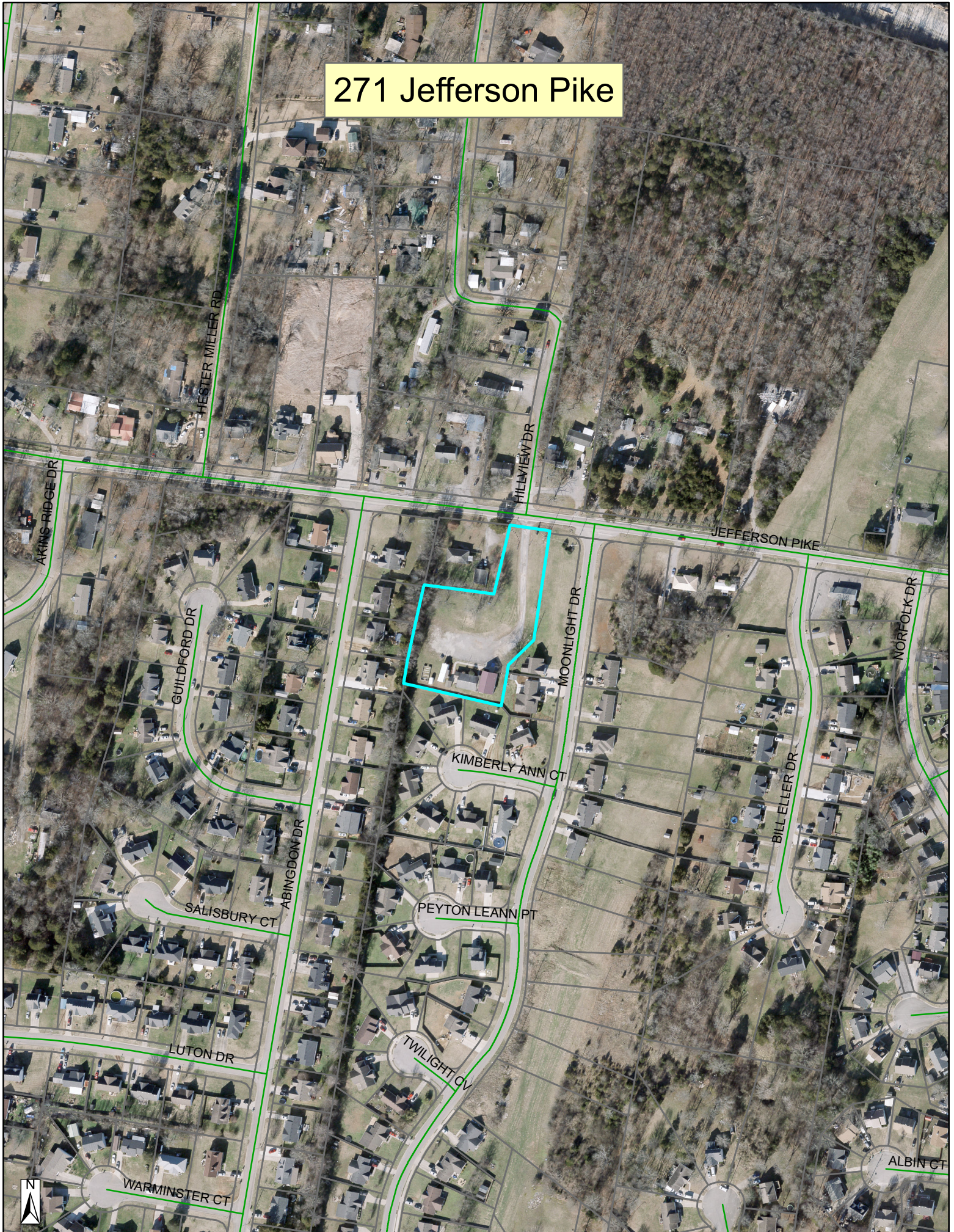
271 Jefferson Pike

HILLVIEW DR

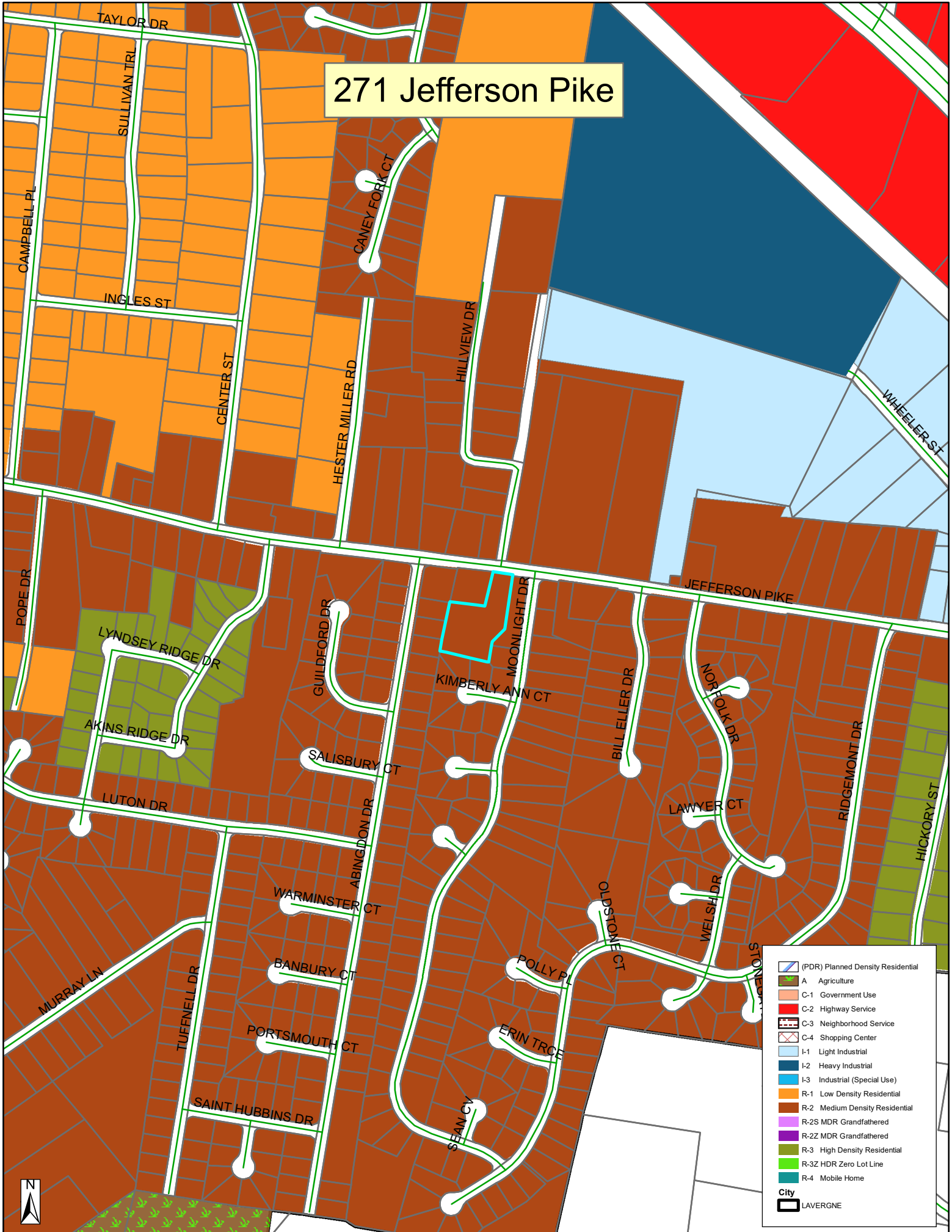
MOONLIGHT DR



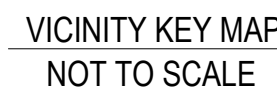
271 Jefferson Pike



271 Jefferson Pike



- (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



An architectural elevation drawing of a two-story barn. The left portion of the building features a gambrel roof and is clad in vertical siding. It has two arched windows on the lower level and a large double door with a diagonal brace. The right portion has a gabled roof and is clad in horizontal siding. It features a central double door with a diagonal brace, flanked by windows, and two large gable windows. A small square window is visible on the left side of the right portion. The roof is dark grey, and the ground is indicated by a simple line.

THE SUBJECT PROPERTY IS EXISTING & ZONED "R-2" WHERE THE INTENDED USE IS PERMITTED.

1)	THE PURPOSE OF THIS SITE PLAN IS TO ADD TO THE EXISTING BUILDING FOR GROWTH.		
2)	SUBJECT PROPERTY IS PARCEL #: 018 01801 & PRESENTLY ZONED R-2. THE INTENDED USE OF A RELIGIOUS INSTITUTION IS PERMITTED.		
3)	THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM F.E.M.A FLOOD ZONE MAP #	47149C0020J	EFFECTIVE DATE: 10/16/2008
4)	MINIMUM REQUIRED SETBACKS :		

- REV # 1 ADDED DATA

<u>SHEET</u>	<u>DESCRIPTION</u>
CV	COVER SHEET
C1.0	EXISTING CONDITION, EROSION CONTROL & SEDIMENT PLAN & NOTES FOR FINAL EROSION MEASURES
C1.1	FINAL EROSION CONTROL PLAN
C1.2	PROPOSED SITE LAYOUT PLAN
C2	PROPOSED SITE GRADING
C3	SITE PLAN DETAILS
L1	PROPOSED LANDSCAPING SITE PLAN
B1	EXISTING BUILDING FLOOR PLAN
B2	DEMOLITION TO EXISTING FLOOR PLAN
B3	PROPOSED BUILDING FLOOR PLAN
B4	PROPOSED BUILDING ELEVATIONS
B5	PROPOSED BUILDING ELEVATIONS

1. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
2. ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
3. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
4. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
5. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
6. THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
9. THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
10. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
12. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.



REV.	DESCRIPTION	DATE
1	REVISIONS PER PLANNING COMMISSION WORKSHOP COMMENTS	1/19/2023
2	REVISED PER PLANNING COMMENTS	5/4/2023
3	REVISED PER PLANNING COMMENTS (DRIVEWAY)	5/18/2023

DESIGNED BY : A.K.

RAWN BY : R.L.

SCALE : NO SCALE

PROJECT NO.

DATE: 5/18/2023

SUED FOR :

FOR APPROVAL

DRAWING TITLE :

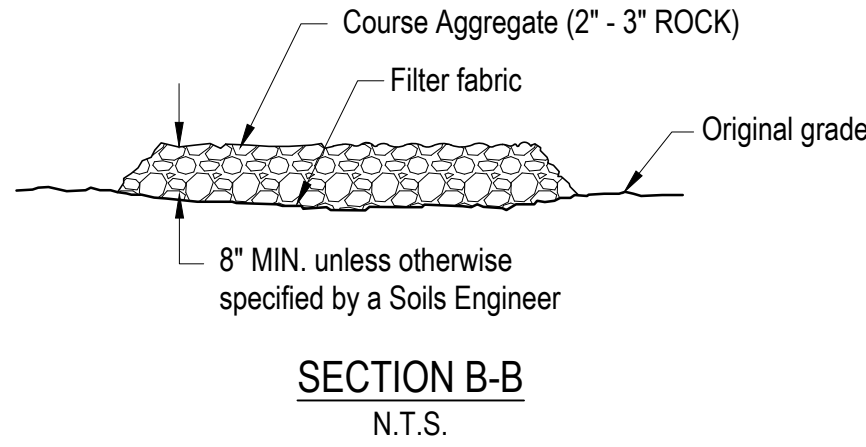
COVER SHEET

DRAWING NO.

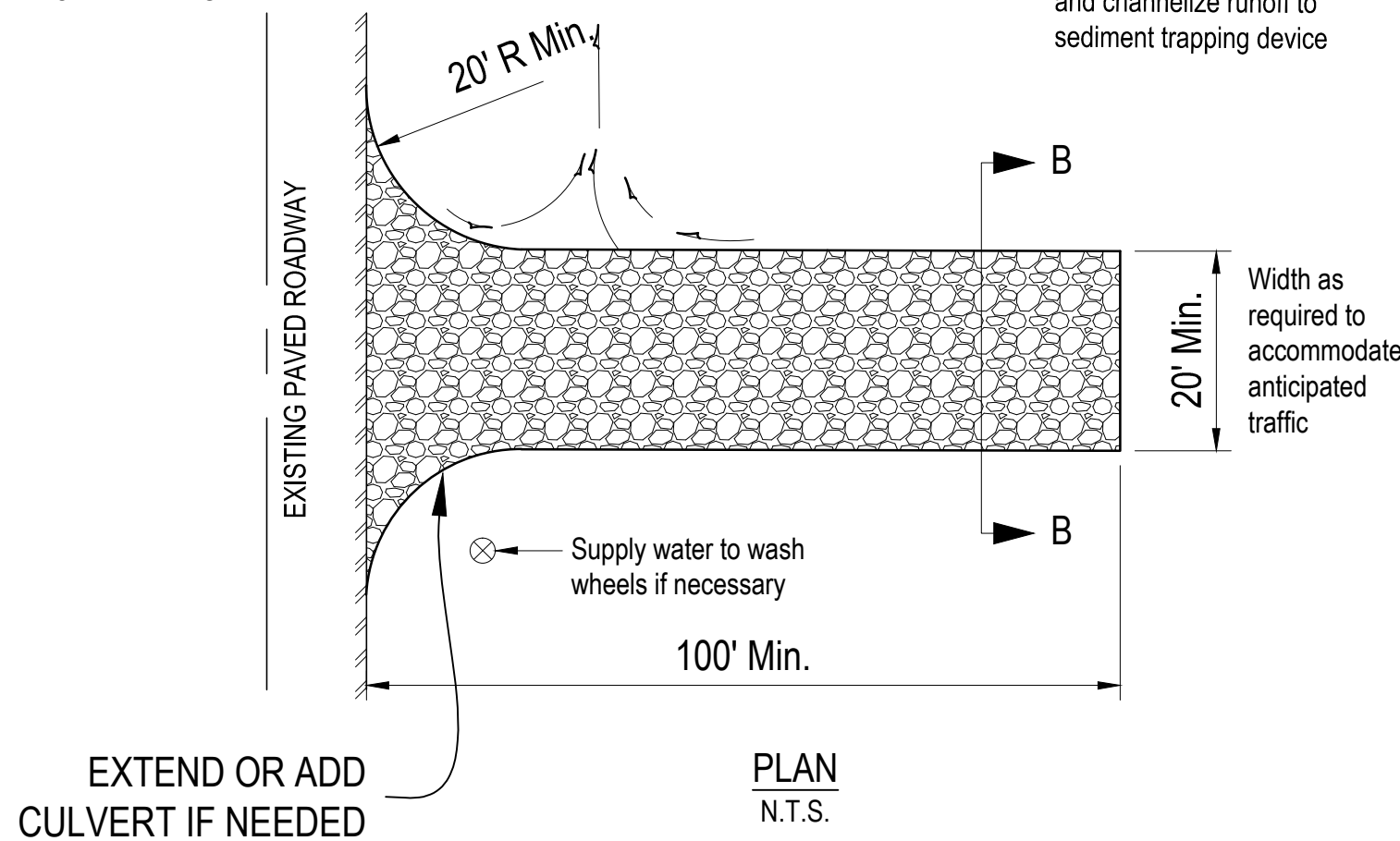
CV

NOTES:

1. ALL MATERIALS, DETAILS, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY.
2. STONE IS TO BE MAINTAINED IN A CONDITION AS TO PREVENT MUD TRACKING FROM TIRES BY CONSTRUCTION TRAFFIC
3. TO BE USED AT ALL TEMPORARY EXITS



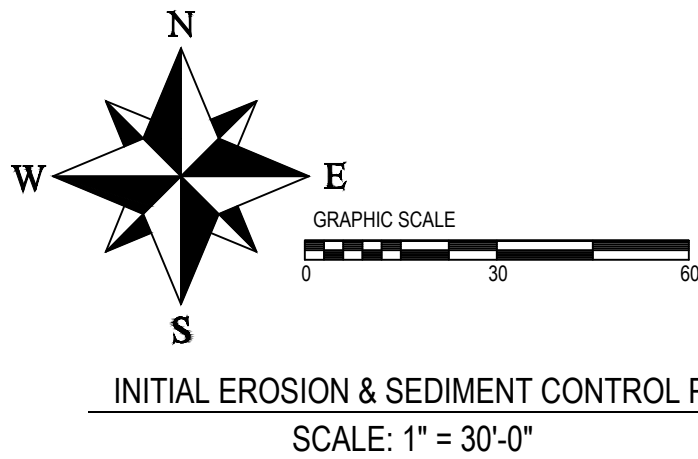
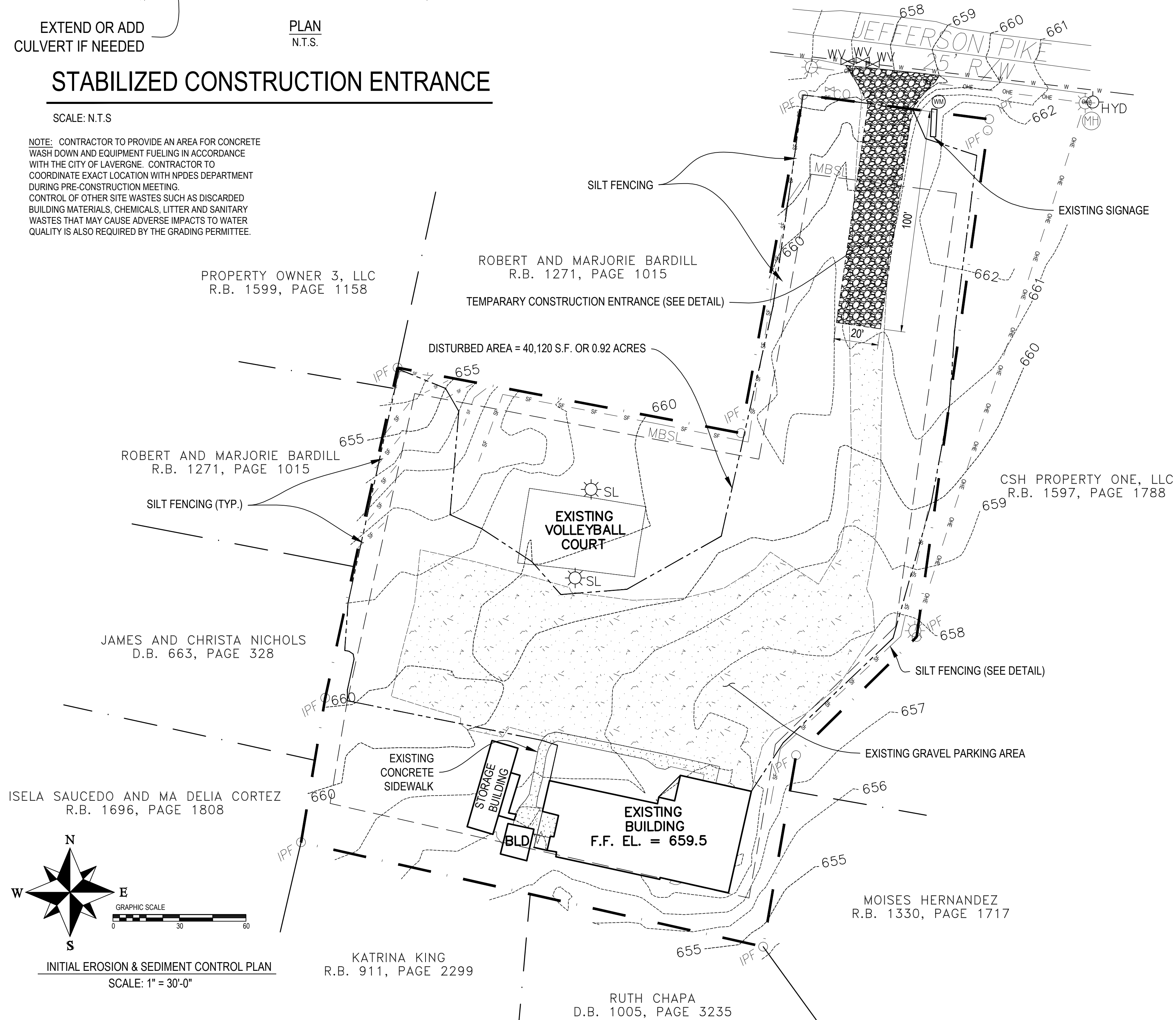
NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device



STABILIZED CONSTRUCTION ENTRANCE

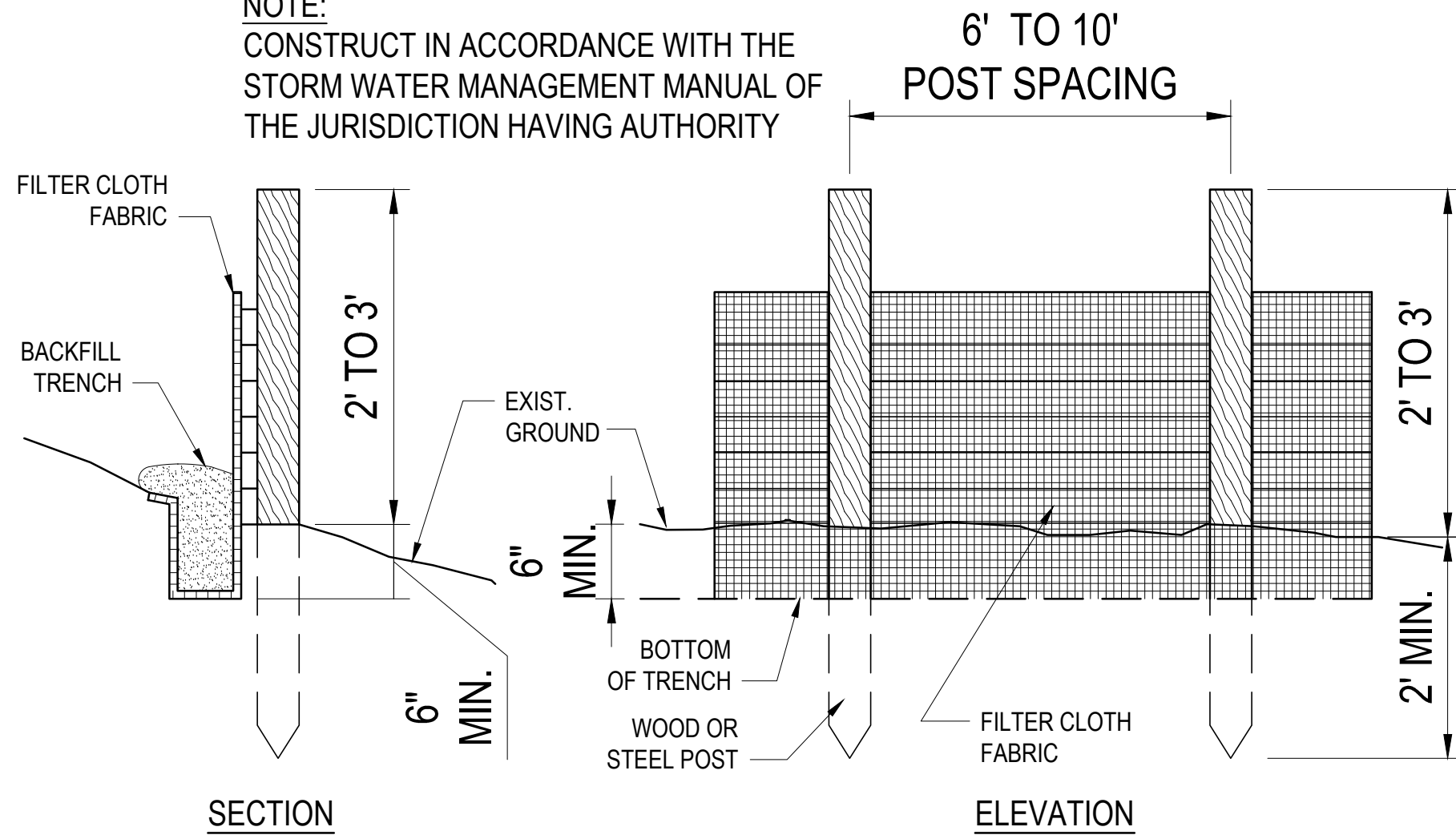
SCALE: N.T.S.

NOTE: CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH THE CITY OF LAVERGNE. 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.



INITIAL EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 30'-0"

NOTE:
CONSTRUCT IN ACCORDANCE WITH THE STORM WATER MANAGEMENT MANUAL OF THE JURISDICTION HAVING AUTHORITY



TEMPORARY SILT FENCE

SCALE: N.T.S.

STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION-ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.92 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Ali Kola

SIGNATURE

5/18/23

DATE

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
14. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
15. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

I hereby certify that this project does not require coverage under Tennessee Construction General Permit. The Total Disturbed Area is: 0.92 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional

Ali Kola 5/18/2023
Signature Date

Circle one: Developer ☒ Project Engineer ☐ Other

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LINETYPE LEGEND

PROPERTY LINE	---	---	---
1" WATER	---	1 W	---
WATER	---	W	---
FENCING	---	X	---
OVERHEAD ELECTRIC	---	OHE	---
SANITARY SEWER	---	SS	---
6" SANITARY SEWER	---	SS 6	---
STORM DRAIN PIPE	---	SD	---
SEDIMENT TUBES	---	ST	---
BUILDING OUTLINE	---	---	---
SILT FENCING	---	SF	---
RIGHT OF WAY	---	---	---
EXISTING MINOR CONTOURS	---	---	---
EXIST. MAJOR CONTOURS	---	---	---
PROPOSED CONTOURS	---	---	---
CENTER OF ROAD	---	---	---

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- ⊙ Water Valve
- ⊞ Water Meter
- ⊕ Fire Hydrant
- ⊘ Utility Pole
- ← Anchor / guy wire
- W- Water Line
- GAS- Gas Line
- OHL- Overhead Utility Line
- CMP Corrugated Metal Pipe
- RCP Reinforced Concrete Pipe
- SS Sanitary Sewer
- R.O.W. Right Of Way
- ⊥ Hose Bibb (H.B.)
- Clean-Out



PROJECT DESCRIPTION:
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH
271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801



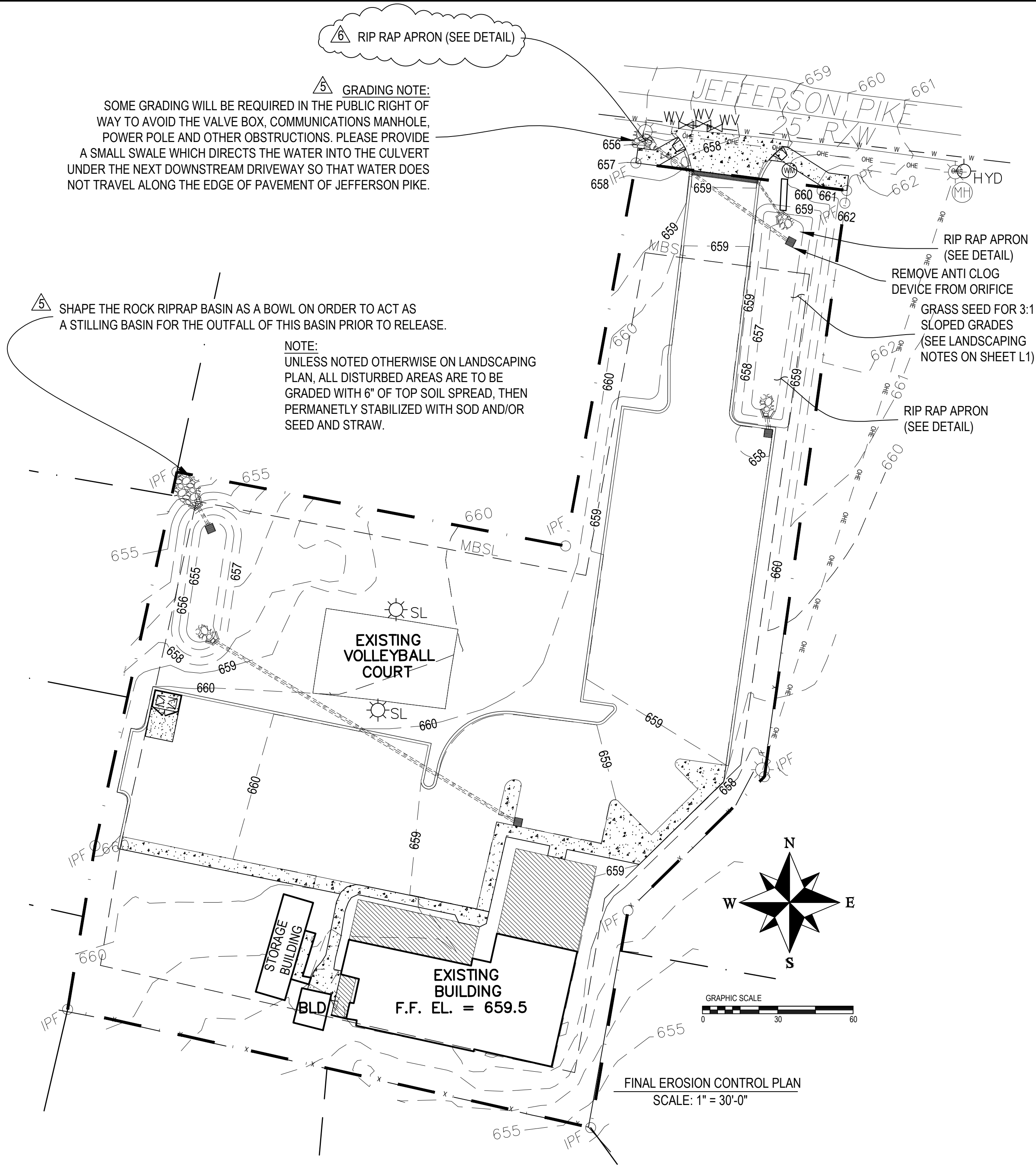
REV.	DESCRIPTION	DATE
1	REVISED PER PLANNING COMMENTS	5/4/2023

DESIGNED BY: A.K.
DRAWN BY: R.L.
SCALE: 1" = 30'
PROJECT NO.
DATE: 5/18/2023
ISSUED FOR:
FOR APPROVAL
DRAWING TITLE:
EROISION & SEDIMENT CONTROL PLAN
DRAWING NO.

C1.0

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL. SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
3. DISTURBED AREAS ARE TO BE GRADED TO DRAIN AS INDICATED IN THE PLAN TO SEDIMENT BARRIERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
6. ANY ACCESS ROAD TO THE SITE SHALL BE BASED ON CRUSHED ASTM #1 STONE, 100' LONG BY 20' WIDE AND 6" DEEP.
7. THE PLACING AND SPREADING IF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT TO HORIZONTAL LAYERS OF 8" LIFTS.
8. THE FILL MATERIALS TO BE FREE OF ROOTS, SOD, FROZEN SOIL OR DECOMPOSABLE MATERIALS.
9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
10. ALL WORK TO BE PERFORMED AND COMPLETED IN ABSOLUTE COMPLIANCE WITH THE RULES AND REGULATIONS AS SET FORTH IN THE RUTHERFORD COUNTY / CITY OF LAVERGNE SPECIFICATIONS.
11. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICE, OBTAIN ALL PERMITS AND PAY ANY FEES REQUIRED FOR THE COMPLETION OF HIS PORTION OF THE WORK. CONTRACTOR SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE LAWS AND ORDINANCES OR REGULATIONS RELATING TO HIS PORTION OF THE WORK.
12. ANY RETAINING WALL GREATER THAN 4' IN HEIGHT WILL REQUIRE A PEDESTRIAN BARRIER FOR SAFETY. SEE DETAIL SHEET FOR GUARDRAIL DETAIL.
13. ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.
14. USE S150 STRAW BLANKETS FOR 3:1 GRADE SLOPES. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
15. STEEP SLOPES ARE TO BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.



STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

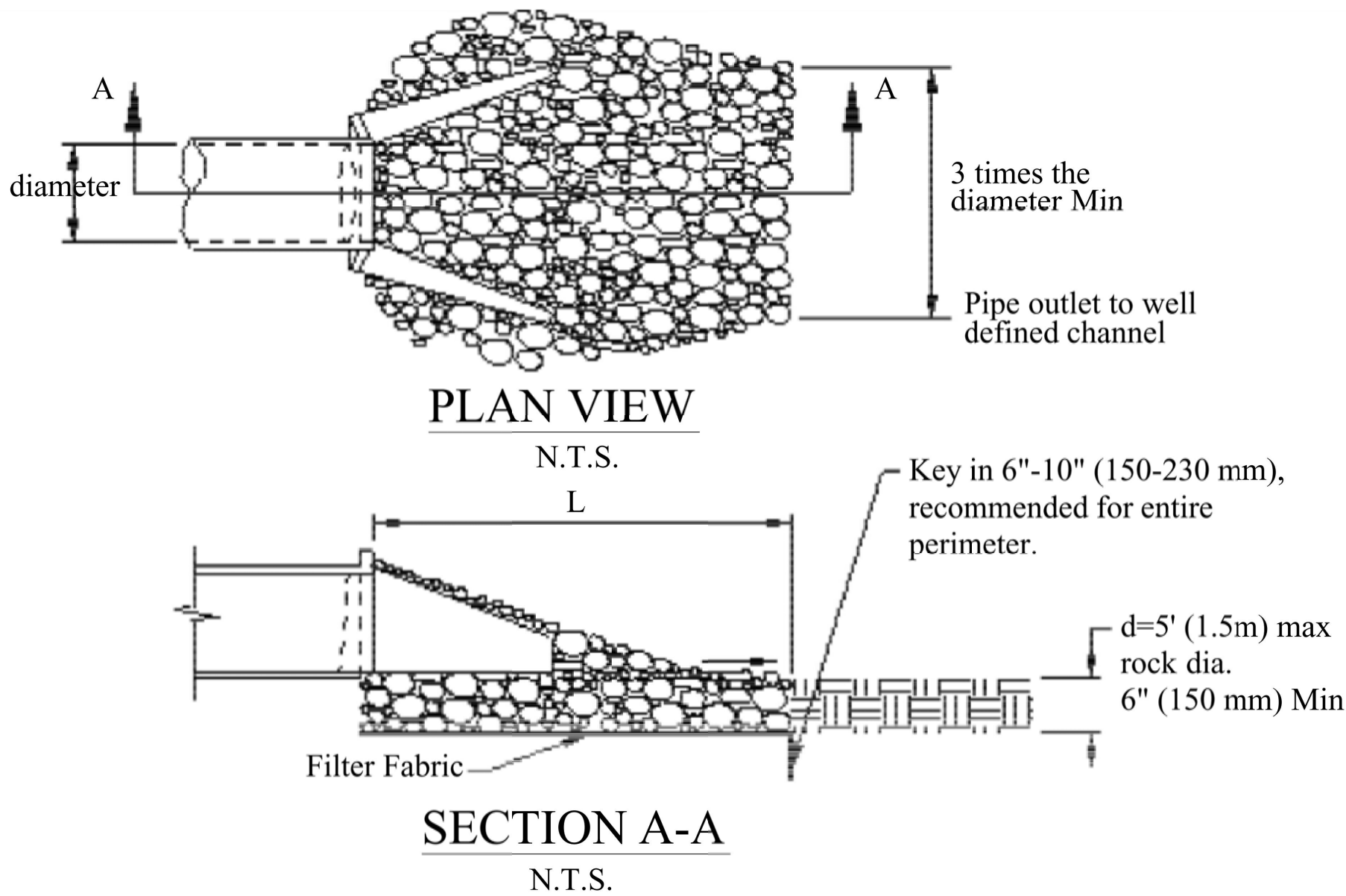
1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.92 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDeza/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

Al. Koh

5/18/23

SIGNATURE

DATE



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)
	9.89 (0.28)	13 (4)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	30.01 (0.85)	26 (8)	16 (400)
	39.90 (1.13)	16 (5)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
24 (600)	60.03 (1.70)	30 (9)	16 (400)
	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)

APRON OUTLET PROTECTION SIZING CHART

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- Water Valve
- Water Meter
- Fire Hydrant
- Utility Pole
- Anchor / guy wire
- Water Line
- Gas Line
- Overhead Utility Line
- Corrugated Metal Pipe
- Reinforced Concrete Pipe
- Sanitary Sewer
- Right Of Way
- Hose Bibb (H.B.)
- Clean-Out

LINETYPE LEGEND

PROPERTY LINE	---	---
1" WATER	---	1 W
WATER	---	W
FENCING	---	X
OVERHEAD ELECTRIC	---	OHE
SANITARY SEWER	---	SS
6" SANITARY SEWER	---	SS 6
STORM DRAIN PIPE	---	SD
SEDIMENT TUBES	---	ST
BUILDING OUTLINE	---	---
SILT FENCING	---	SF
RIGHT OF WAY	---	---
EXISTING MINOR CONTOURS	---	---
EXIST. MAJOR CONTOURS	---	---
PROPOSED CONTOURS	---	---
CENTER OF ROAD	---	---

REV.	DESCRIPTION	DATE
2	REVISED GRADING PER CITY ENGINEER COMMENTS	4/6/2023
3	REDESIGN SITE PLAN FOR PARKING SLOPE AND POND	4/12/2023
4	REVISED PER PLANNING COMMENTS	5/4/2023
5	ADDED NOTES PER PLANNING COMMISSION COMMENTS	5/9/2023
6	REVISED OUTFALL PIPE PER COMMENTS	5/9/2023

DESIGNED BY: A.K.

DRAWN BY: R.L.

SCALE: 1" = 30'

PROJECT NO.

DATE: 5/18/2023

ISSUED FOR:

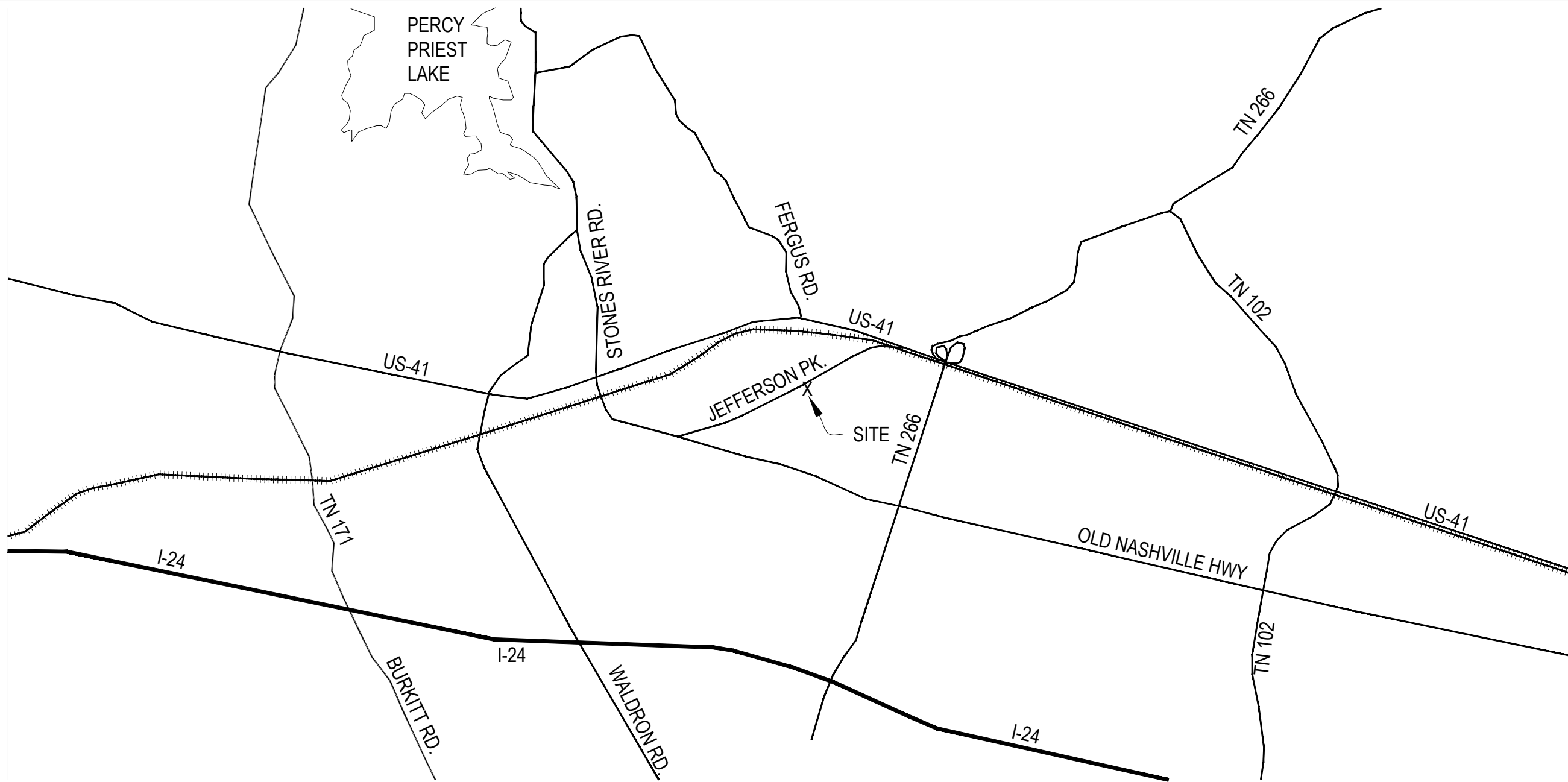
FOR APPROVAL

DRAWING TITLE:

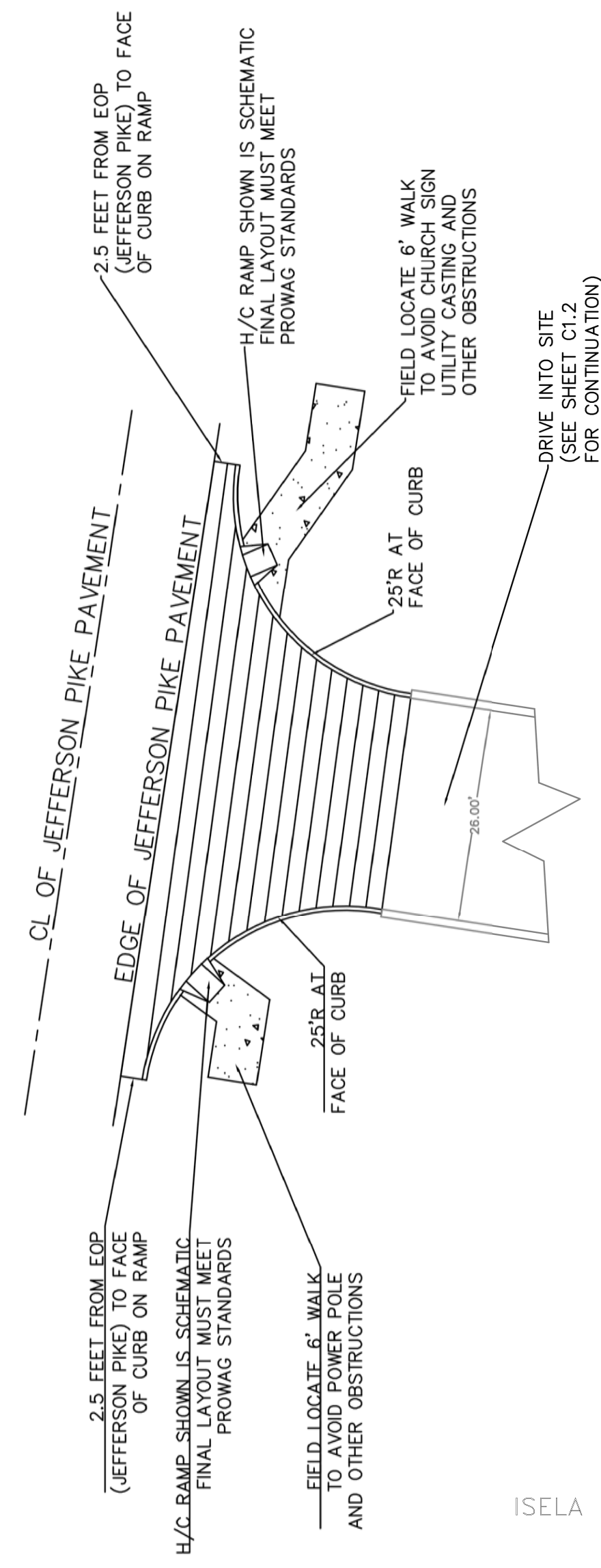
**FINAL EROSION
CONTROL PLAN**

DRAWING NO.

C1.1



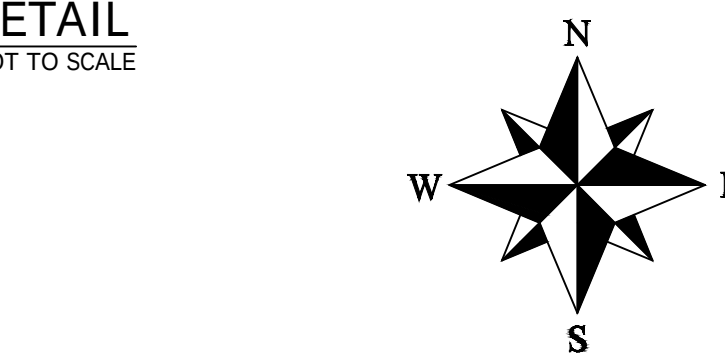
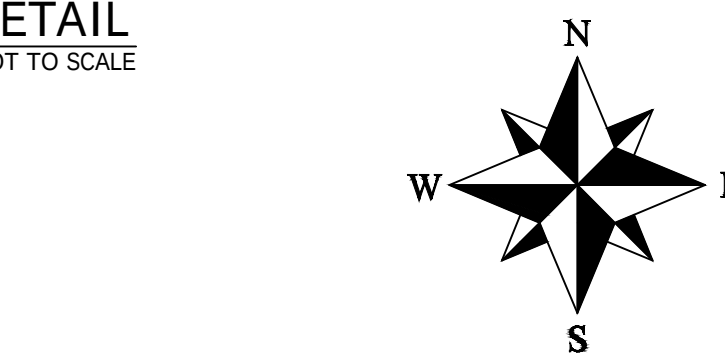
VICINITY MAP
NOT TO SCALE



2 DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

SEE CITY OF LA VERGNE PUBLIC WORKS DETAIL "NON-RESIDENTIAL DRIVEWAY RAMP (CONCRETE)" FOR ADDITIONAL DETAIL.

1 PROPOSED SITE PLAN
Scale: 1:30



SITE UTILITY NOTE:

THE EXISTING SITE WATER & SEWER UTILITIES ARE TO REMAIN AS IS SINCE THERE ARE NO FIRE SUPPRESSION REQUIRED FOR THE REMODELED LAYOUT PLAN.

NEW DRIVEWAY RAMP.
SEE DETAIL ON THIS SHEET.
(ADD CULVERT IF REQUIRED)

ADD 6' SIDEWALK

ADDED DATA

EXISTING SIGNAGE

PROPOSED DETENTION POND AREA
(SEE SHEET C2)

CSH PROPERTY ONE, LLC
R.B. 1597, PAGE 1788

- THE PURPOSE OF THIS SITE PLAN IS TO ADD TO THE EXISTING BUILDING FOR GROWTH.
- SUBJECT PROPERTY IS PARCEL # 018 01801 & PRESENTLY ZONED R-2. THE INTENDED USE OF A RELIGIOUS INSTITUTION IS PERMITTED.
- THE SUBJECT PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM F.E.M.A FLOOD ZONE MAP # 47149C0020J EFFECTIVE DATE: 10/16/2008 ZONE "X"
- MINIMUM REQUIRED SETBACKS :

a. FRONT	35'	JEFFERSON PIKE
b. RIGHT SIDE	10'	
c. LEFT SIDE	10'	
d. REAR	20'	
- LOT AREA: 65,432 SQ. FT. 1.50 ± ACRE
- PROPOSED SITE COVERAGE:

	TOTAL	EXISTING	ADDED
a. BUILDING AREA	4,940 SQ. FT.	2900	2040
b. ASPHALT PARKING & SIDEWALKS	24,143 SQ. FT.	785	23358
c. LANDSCAPE	36,349 SQ. FT.		
d. IMPERVIOUS AREA	29,083 SQ. FT.		
- PARKING TABULATION:

a. CHURCHES OR RELIGIOUS USES W/ NO PERMANENT SEATS			
b. 1 PER 50 S.F. OF ASSEMBLY AREA	2,666 S.F. +	50	= 53.3 OR 54 SPACES REQUIRED
c. TOTAL PARKING SPACES REQUIRED =			54 SPACES REQUIRED

- PROPOSED BUILDING EAVE HEIGHT 25 FT. ABOVE ADJACENT GRADE < 35'
- MAX FLOOR AREA RATIO (FAR) 0.075 = 7.5 % < 60.0 %
- MAX IMPERVIOUS AREA RATIO (ISR) 0.444 = 44.4 % < 90.0 %
- LANDSCAPE AREA RATIO (LAR) 0.556 = 55.6 % > 10.0 %
- PLEASE SEND ALL CORRESPONDENCE TO ENGINEER:
S. ALI KOLEINI, P.E. & / OR ROLANDO S. AQUINO P.E.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA 90066
OFFICE PHONE: (615) 299-7388

GENERAL NOTES

- THE CONTRACTOR IS TO CHECK AND VERIFY ALL BOUNDARY SURVEY, CORNERS, SETBACKS MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR SAME.
- ALL TREES, STUMPS, OBSTRUCTIONS, ETC. REMOVE FROM THE RIGHT-OF-WAY AND BORROW AREAS ARE TO BE DISPOSED OF BY CONTRACTOR AS APPROVED BY THE OWNER, SO AS TO CAUSE NO POLLUTION TO THE ENVIRONMENT.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
- CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS, ETC. WHICH ARE TO REMAIN AND NOT BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
- THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS, AND PAY LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY, AND STATE BUILDING LAWS, ORDINANCES, OR REGULATIONS.
- THE CONTRACTOR MUST UNDERSTAND THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SAME IS ACCEPTED AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- THE CONTRACTOR SHALL PROVIDE SUCH BRACING, SHEETING AND SHORING, BLASTING PROTECTION WARNING LIGHTS AND BARRICADES, ETC. AS MANY AS MAY BE NECESSARY FOR THE PROTECTION SHALL COMPLY WITH ALL APPLICABLE SAFETY STATUTES AND RULES REQUIRING CERTAIN OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC. THE CONTRACTOR SHALL PROVIDE PROTECTIVE PERSONAL APPAREL SUCH AS HARD HATS, EAR PLUGS, EYE SHIELDS, PROTECTIVE SHOES, ETC. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY OR LIABILITY FOR ACTIONS TAKEN BY THE CONTRACTOR ENDANGERING LIFE AND PROPERTY.
- THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT EACH OF THE UTILITY COMPANIES AND TENNESSEE "ONE CALL" (800) 351-1111 PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF APPROACH TO SUCH LINES.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL CONTACT TENNESSEE ONE CALL 800-351-1111 FOR MARKING ALL UTILITY LINES LOCATIONS BEFORE PERFORMING ANY DIGGING.
- ALL EROSION CONTROL MEASURES ARE TO BE REMOVED PRIOR TO AS-BUILT APPROVALS.

LEGEND

- Existing Iron Rod I.R.(O)
- Existing Conc. Mon. C.M.(O)
- Iron Rod (Set) I.R.(N)
- Water Valve
- Water Meter
- Fire Hydrant
- Utility Pole
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- Reinforced Concrete Pipe
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- Right Of Way
- Hose Bibb (H.B.)
- Clean-Out

LINETYPE LEGEND

PROPERTY LINE	---	---	---
1" WATER	---	1 W	---
WATER	---	W	---
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6" SANITARY SEWER	---	SS 6	---
STORM DRAIN PIPE	---	SD	---
SEDIMENT TUBES	---	ST	---
BUILDING OUTLINE	---		---
SILT FENCING	---	SF	---
RIGHT OF WAY	---		---
EXISTING MINOR CONTOURS	---		---
EXIST. MAJOR CONTOURS	---		---
PROPOSED CONTOURS	---		---
CENTER OF ROAD	---		---

REV.	DATE	DESCRIPTION
1	1/19/2023	REVISED PER WORKSHOP COMMENTS 1-11/23
2	5/4/2023	REVISED PER PLANNING COMMENTS
3	5/18/2023	DRIVEWAY REVISION PER PLANNING COMMENTS

DESIGNED BY:	A.K.
DRAWN BY:	R.L.
SCALE:	1" = 30'
PROJECT NO.	
DATE:	5/18/2023
ISSUED FOR:	
FOR APPROVAL	
DRAWING TITLE:	

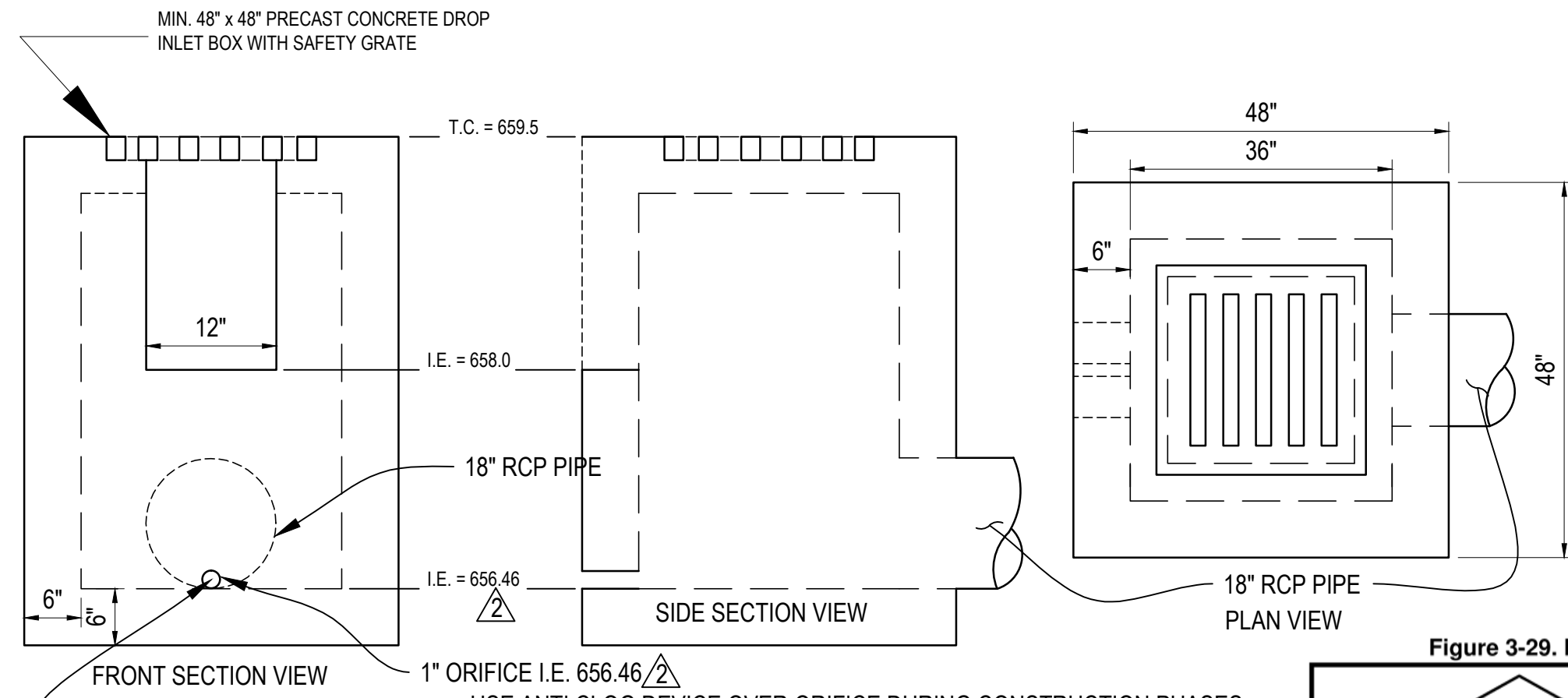
PROPOSED SITE PLAN

DRAWING NO.

C1.2

GRADING / EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR KEEPING DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER METHODS.
2. ALL CUT AND FILL AREAS SHALL HAVE A MINIMUM OF 6" TOP SOIL, SHALL RECEIVE 12 POUNDS PER 1000 S.F. OF 6-12-12 FERTILIZER (UNLESS OTHERWISE SPECIFIED IN WRITTEN SPECIFICATIONS).
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9. FILL TO BE COMPACTED TO A MINIMUM IF 95% STANDARD PROCTOR.
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POND # 1 CONTROL BOX DETAIL

SCALE: N.T.S.

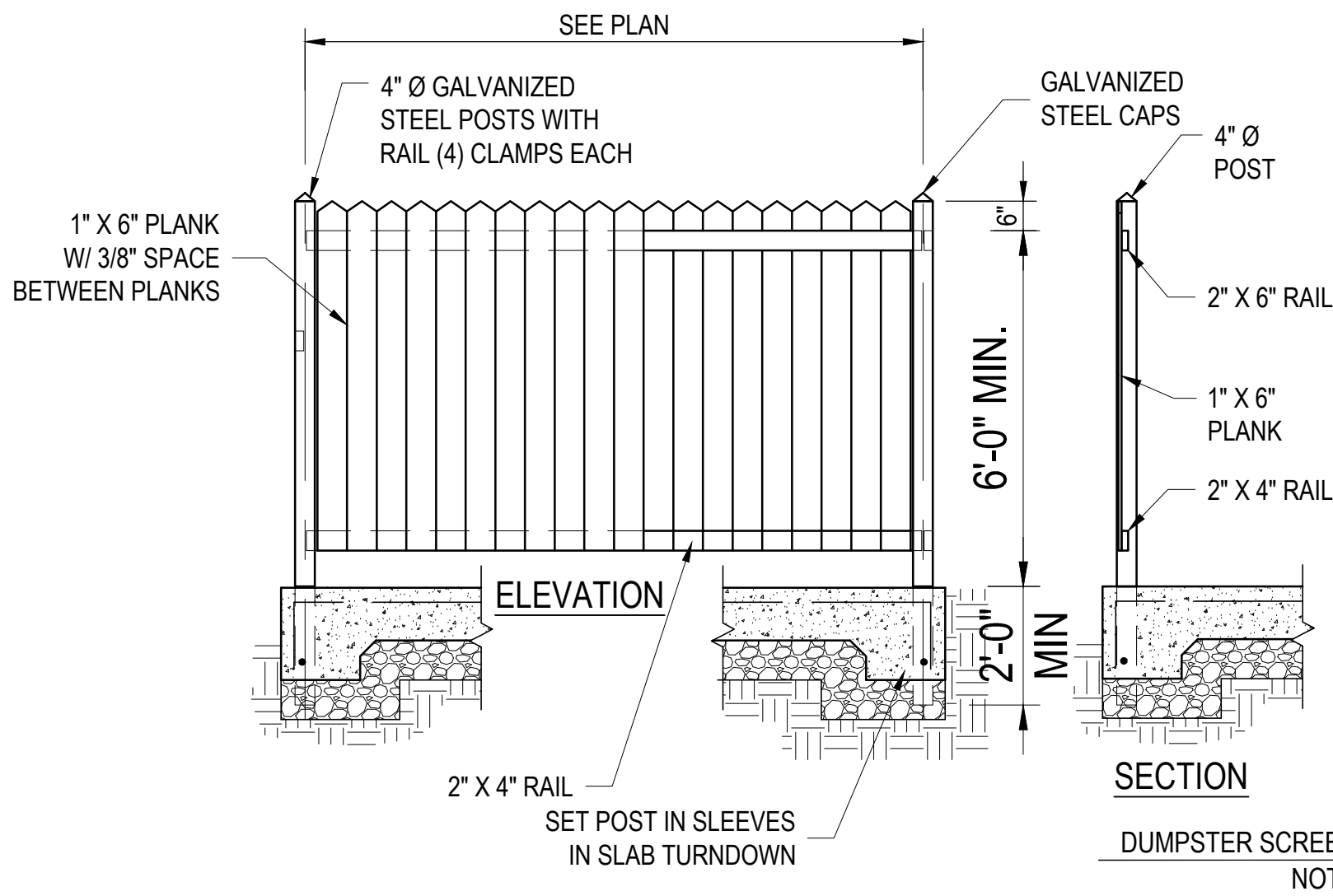
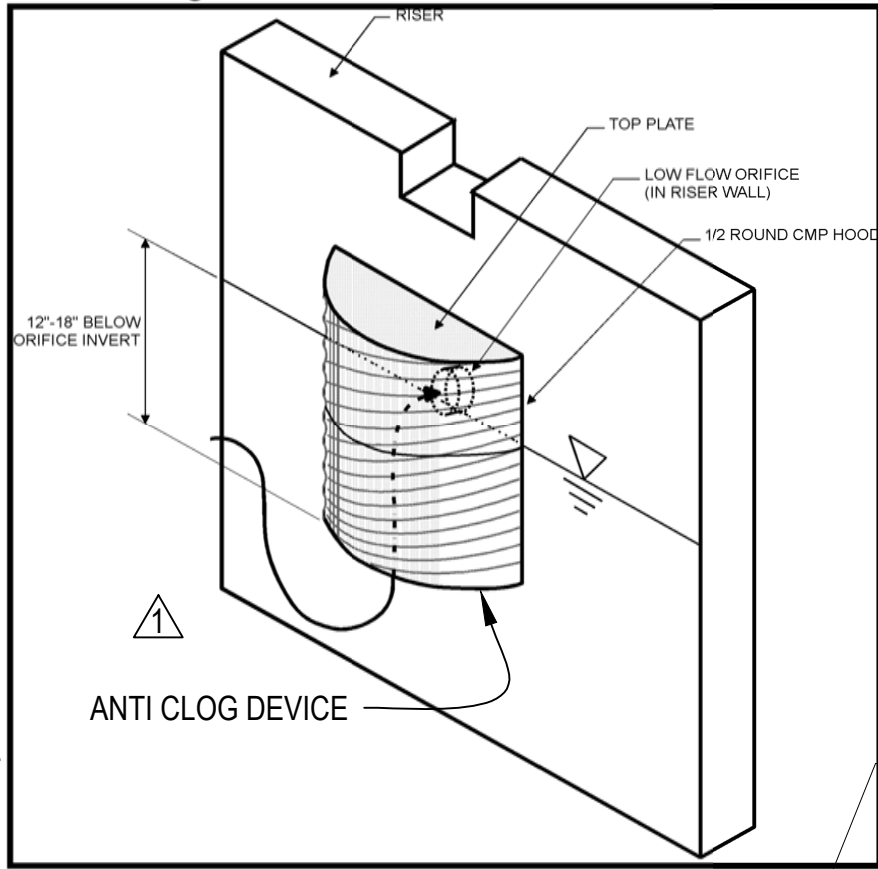
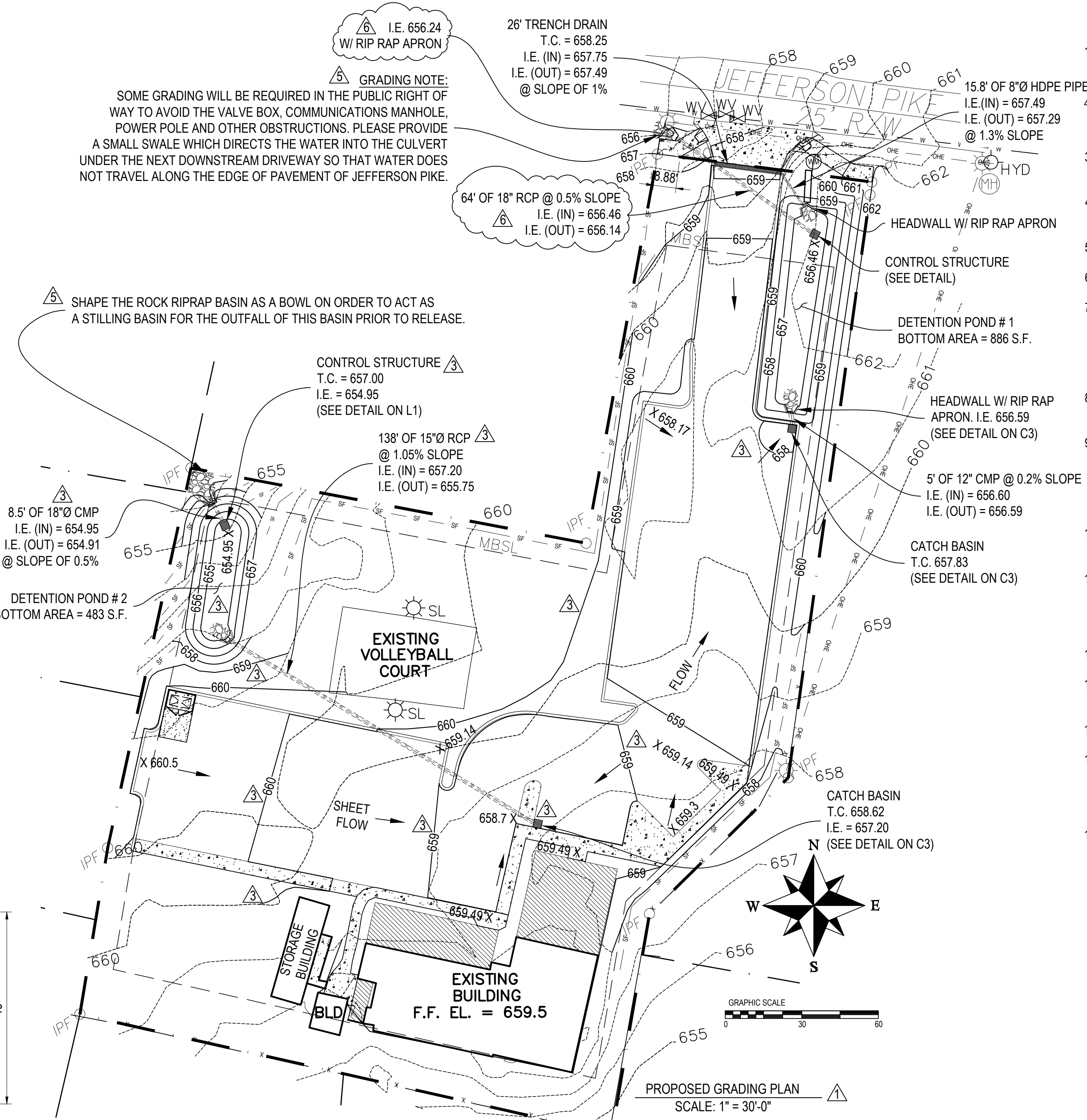
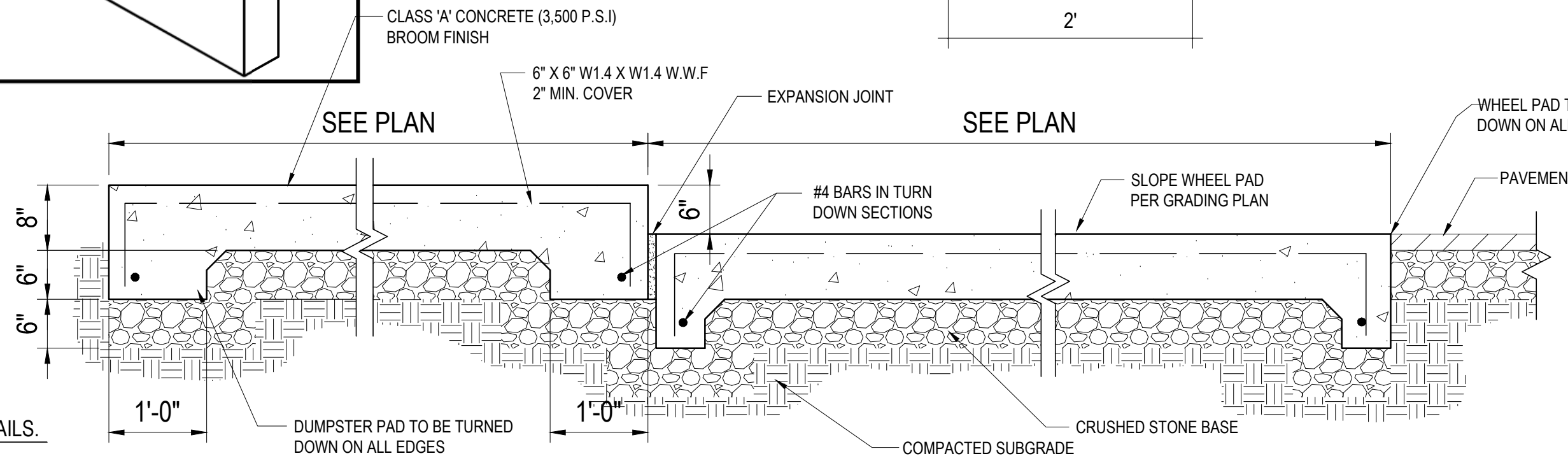


Figure 3-29. Half-Round CMP Orifice Hood



TYPICAL TRENCH DRAIN DETAIL

NOT TO SCALE



STORM WATER POLLUTION PREVENTION NOTES (TENNESSEE)

1. THE OWNER AND THE CONTRACTOR ARE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) TO DISCHARGE CONSTRUCTION ACTIVITY STORM WATER APPLICATION TO THE LOCAL TENNESSEE ENVIRONMENTAL ASSISTANCE CENTER AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONSTRUCTION ACTIVITY ANTICIPATED ON THIS PROJECT INCLUDES CLEARING, GRUBBING, GRADING, TOP SOILING AND SEEDING.
3. THE APPROXIMATE TOTAL AREA OF THE SITE IS 1.50 ACRES. THE APPROXIMATE TOTAL AREA OF GRADING PROPOSED IS 0.92 ACRES DISTURBED.
4. THE INCREASE IN POST-CONSTRUCTION IMPERVIOUS AREA IS 0.56ACRES. THE ESTIMATED VOLUME OF RUNOFF FROM THE SITE DUE TO A ONE INCH RAINFALL IS 0.04 ACRE-FEET.
5. THE ANTICIPATED FILL MATERIAL WILL CONSIST OF ON-SITE SOIL AND/OR SHOT ROCK MATERIALS.
6. THE RECEIVING WATER/STORM SEWER OPERATOR IS CITY OF LAVERGNE WATER SERVICES.
7. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AND AT MAXIMUM 14 DAY CALENDAR DAYS IN DRY PERIODS AND WITHIN 24 HOURS AFTER ANY RAINFALL EXCEEDING 0.5 INCH WITHIN A 24 HOUR PERIOD.
8. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
9. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED FOR MORE THAN 15 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATS. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
10. THE CONTRACTOR SHALL MAINTAIN RECORDS OF EROSION CONTROL INSPECTIONS AND REPAIRS FOR A MINIMUM OF 3 YEARS AFTER CONSTRUCTION COMPLETION.
11. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS:
JAN 1 - MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
MAY 1 - JULY 15 SUDAN OR STARR MILLET
JULY 15 - JAN 1 BALBOA RYE/ITALIAN RYE
12. MULCHING SHALL CONSIST OF LOOSE HAY OR STRAW APPLIED AT THE RATE OF 2 TONS/ACRE.
13. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM TRAPS, SILT FENCES, SEDIMENT SWALES AND ETC. AS NECESSARY AND WHEN CAPACITY HAS BEEN REDUCED BY 50%.
14. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
15. THE CONTRACTOR IS TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH CITY OF LAVERGNE CP-10 AND CP-13 RESPECTIVELY. THE CONTRACTOR IS TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
16. I CERTIFY UNDER PENALTY OF THE LAW THAT THESE STORM WATER POLLUTION PREVENTION PLANS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION, AND BY QUALIFIED PERSONNEL WHO PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTED FALSE INFORMATION, INCLUDING THE POSSIBILITY OF A FINE AND IMPRISONMENT.

SIGNATURE: Ali Koh DATE: 5/18/23

Tennessee Construction Permit Notice of Coverage (NOC) Certification:

I hereby certify that this project does not require coverage under Tennessee Construction General Permit. The Total Disturbed Area is: 0.92 acres.

Check all that apply: This site discharges into waters identified by TDEC as:
☒ Impaired for siltation ☐ Impaired for habitat alterations ☐ Exceptional
Signature: Ali Koh Date: 5/18/2023

Circle one: Developer ☒ Project Engineer ☐ Other

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acres do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) acres require State permit coverage.

LINETYPE LEGEND

PROPERTY LINE	---	---	---
1" WATER	---	1 W	---
WATER	---	W	---
FENCING	---	X	---
OVERHEAD ELECTRIC	---	OHE	---
SANITARY SEWER	---	SS	---
6" SANITARY SEWER	---	SS 6	---
STORM DRAIN PIPE	---	SD	---
SEDIMENT TUBES	---	ST	---
BUILDING OUTLINE	---	---	---
SILT FENCING	---	SF	---
RIGHT OF WAY	---	---	---
EXISTING MINOR CONTOURS	---	---	---
EXIST. MAJOR CONTOURS	---	---	---
PROPOSED CONTOURS	---	---	---
CENTER OF ROAD	---	---	---

REV.	DESCRIPTION	DATE
1	REVISED GRADING PER CITY ENGINEER COMMENTS	4/6/2023
2	REDESIGN SITE PLAN FOR PARKING SLOPE - ADD POND	4/12/2023
3	REVISED PER PLANNING COMMENTS	5/4/2023
4	ADDED NOTES PER PLANNING COMMENTS	5/9/2023
5	REVISED OUTFALL PIPE PER COMMENTS	5/9/2023

DESIGNED BY: A.K.

DRAWN BY: R.L.

SCALE: 1" = 30'

PROJECT NO.

DATE: 5/18/2023

ISSUED FOR:

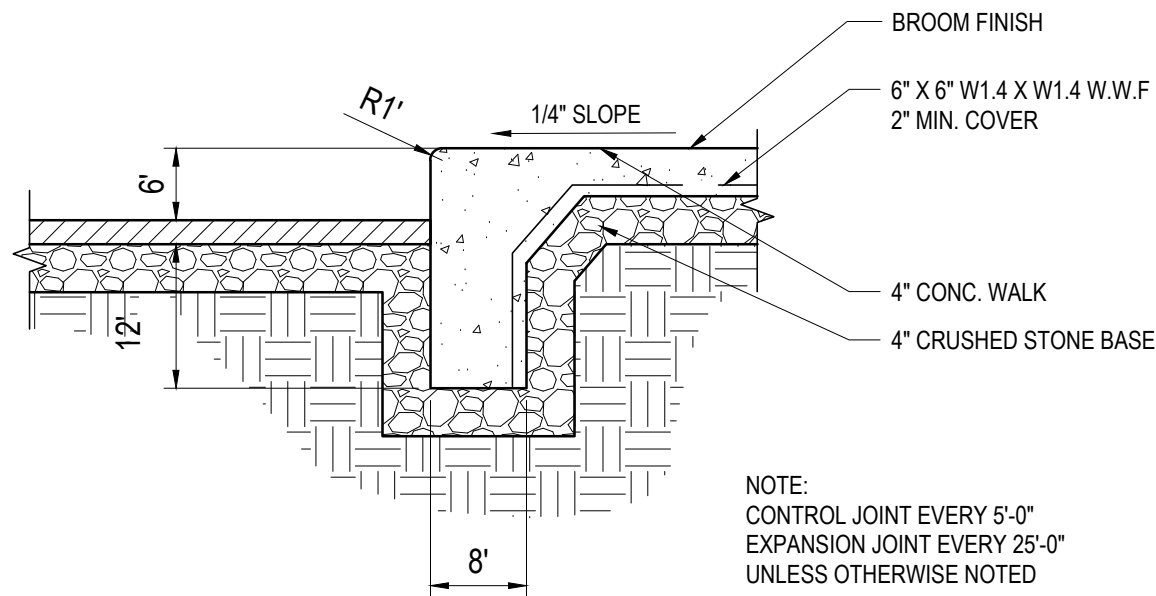
FOR APPROVAL

DRAWING TITLE:

PROPOSED GRADING SITE PLAN

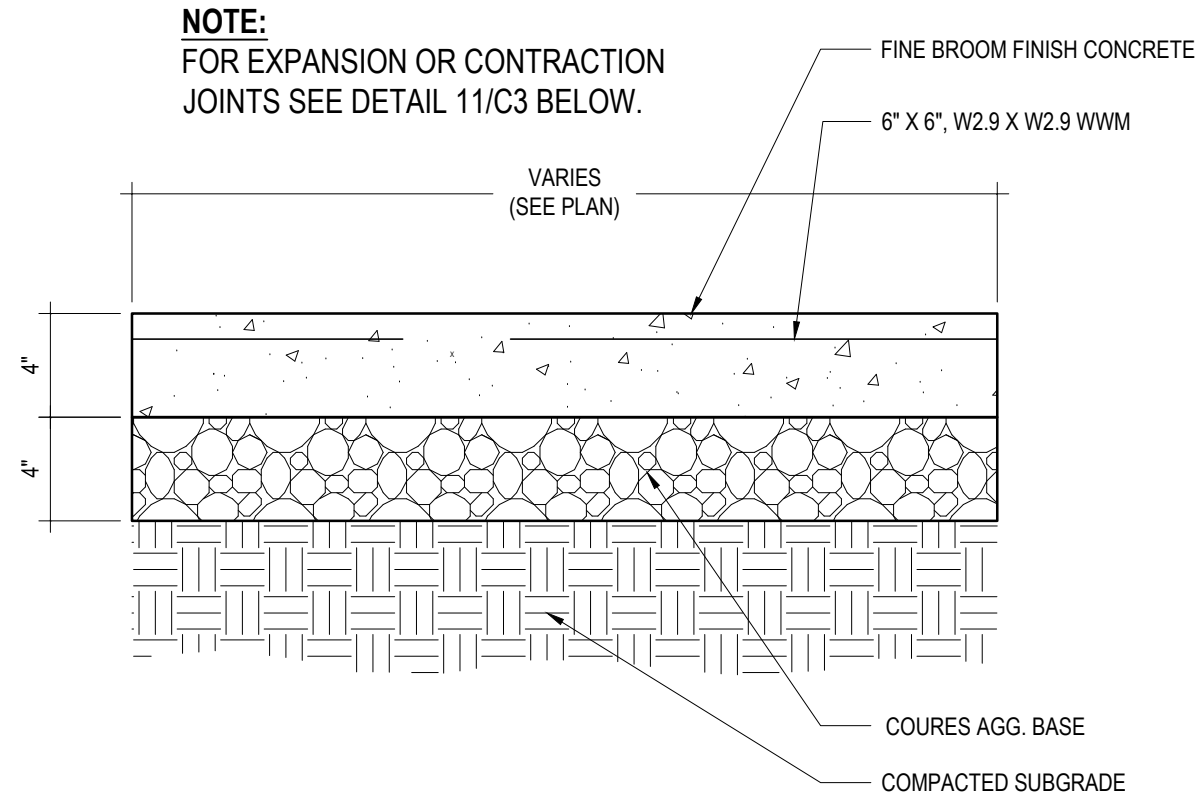
DRAWING NO.

C2



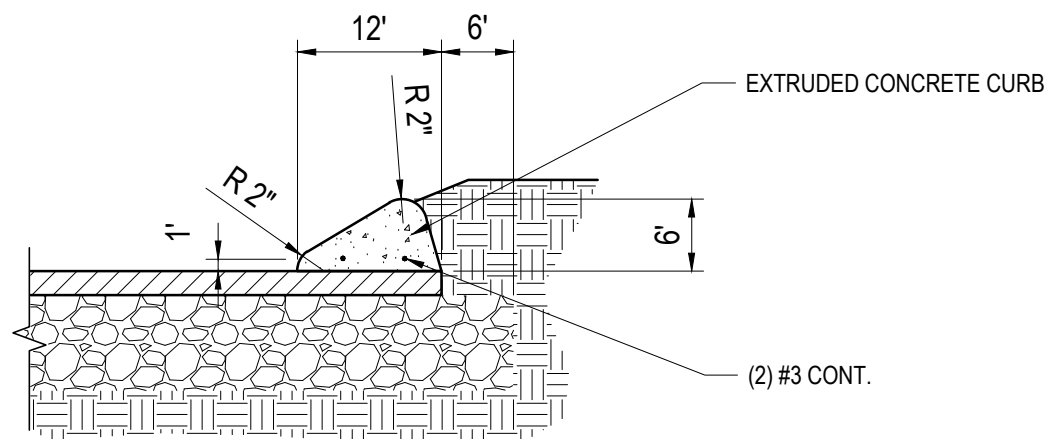
1 TURN DOWN CURB @ WALK

C1.1 SCALE: N.T.S.



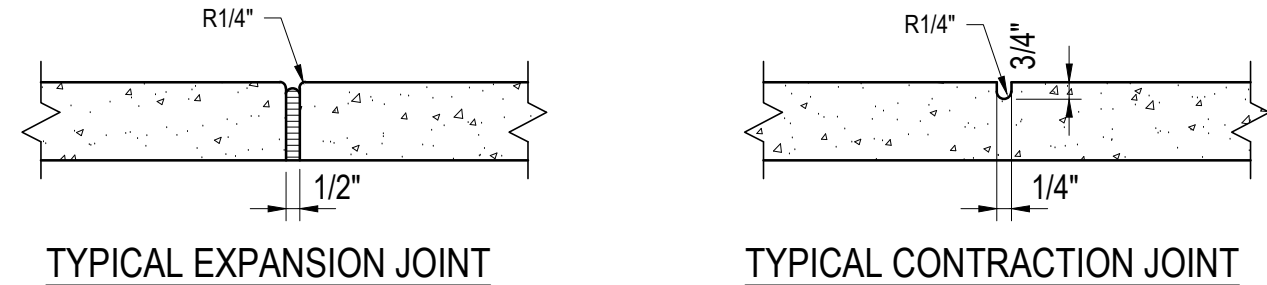
2 DETAIL @ TYP. CONCRETE WALK

C1.1 SCALE: N.T.S.



3 EXTRUDED CURB DETAIL

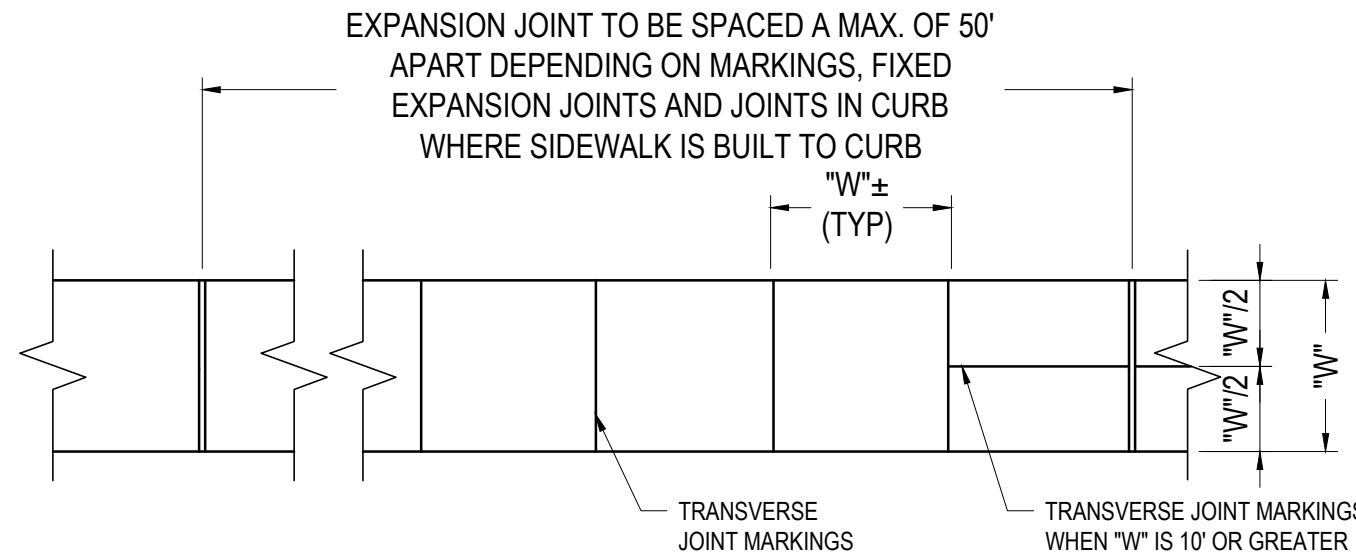
C1.1 SCALE: 3/4" = 1'-0"



TYPICAL EXPANSION JOINT

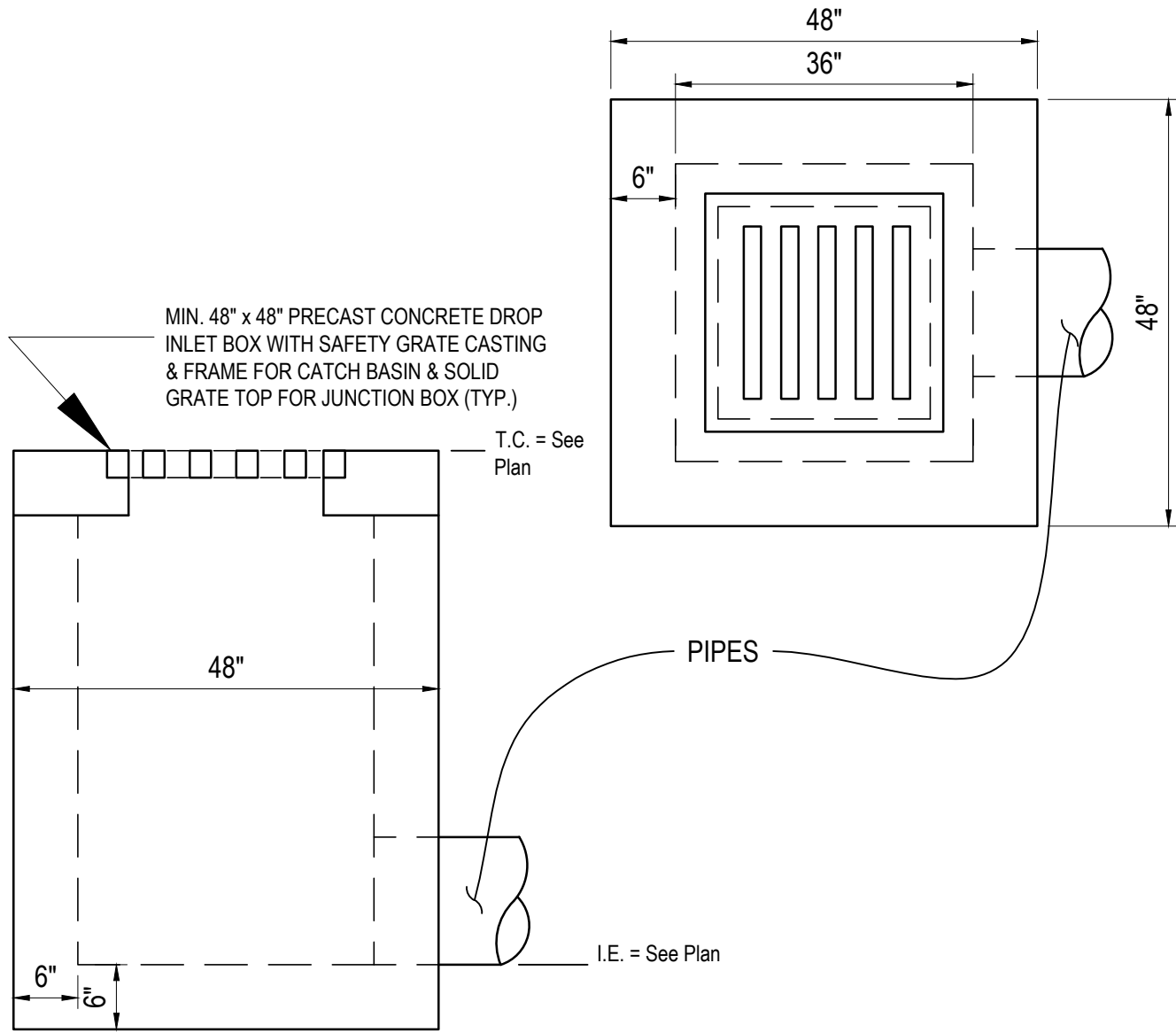
TYPICAL CONTRACTION JOINT

PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 10'-0" MAX. CENTERS BETWEEN EXPANSION JOINTS. JOINTS IN SIDEWALK TO BE IN LINE WITH JOINTS IN CURB AND GUTTER.



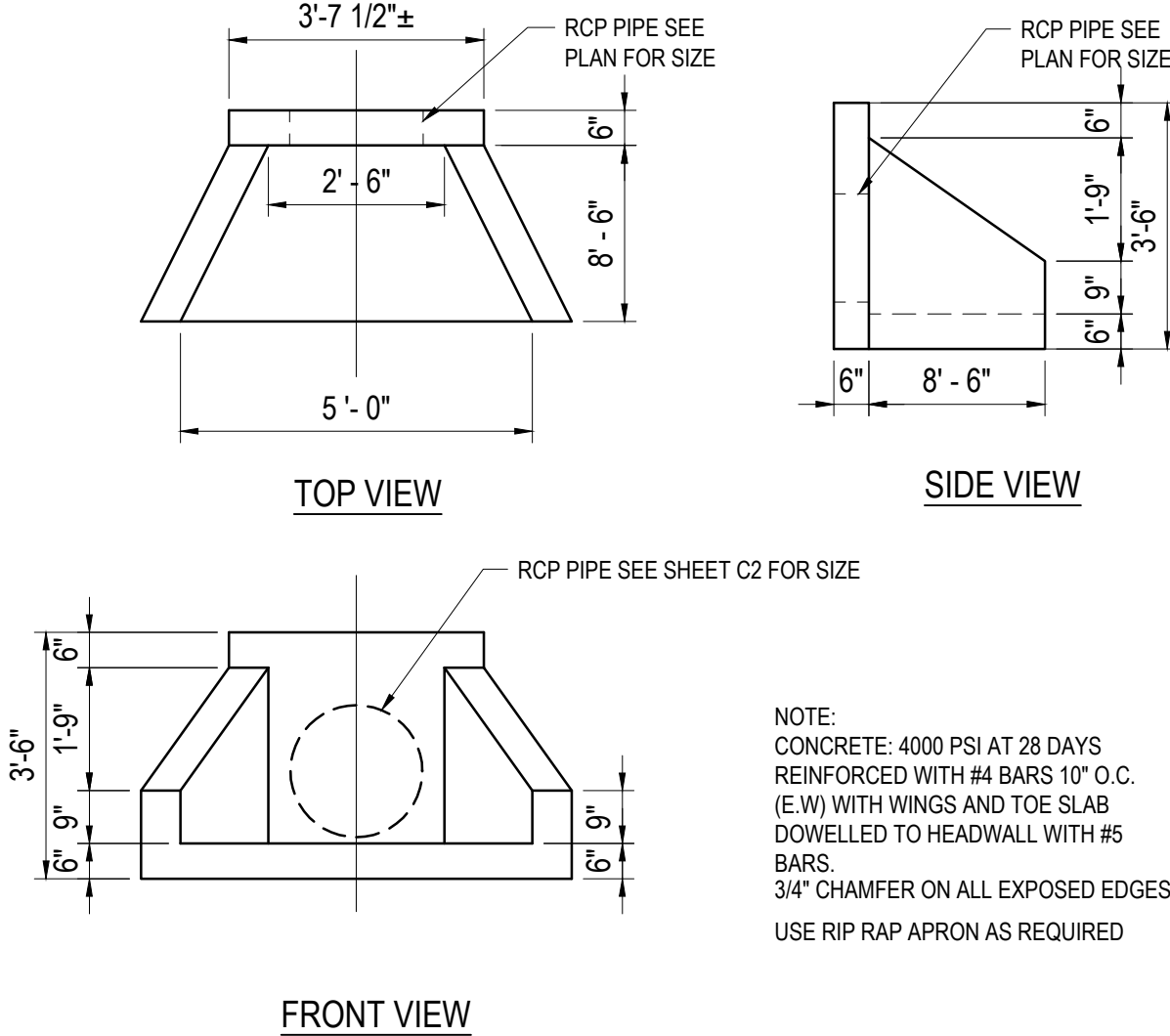
4 SIDEWALK JOINT DETAILS

C1.1 N.T.S.



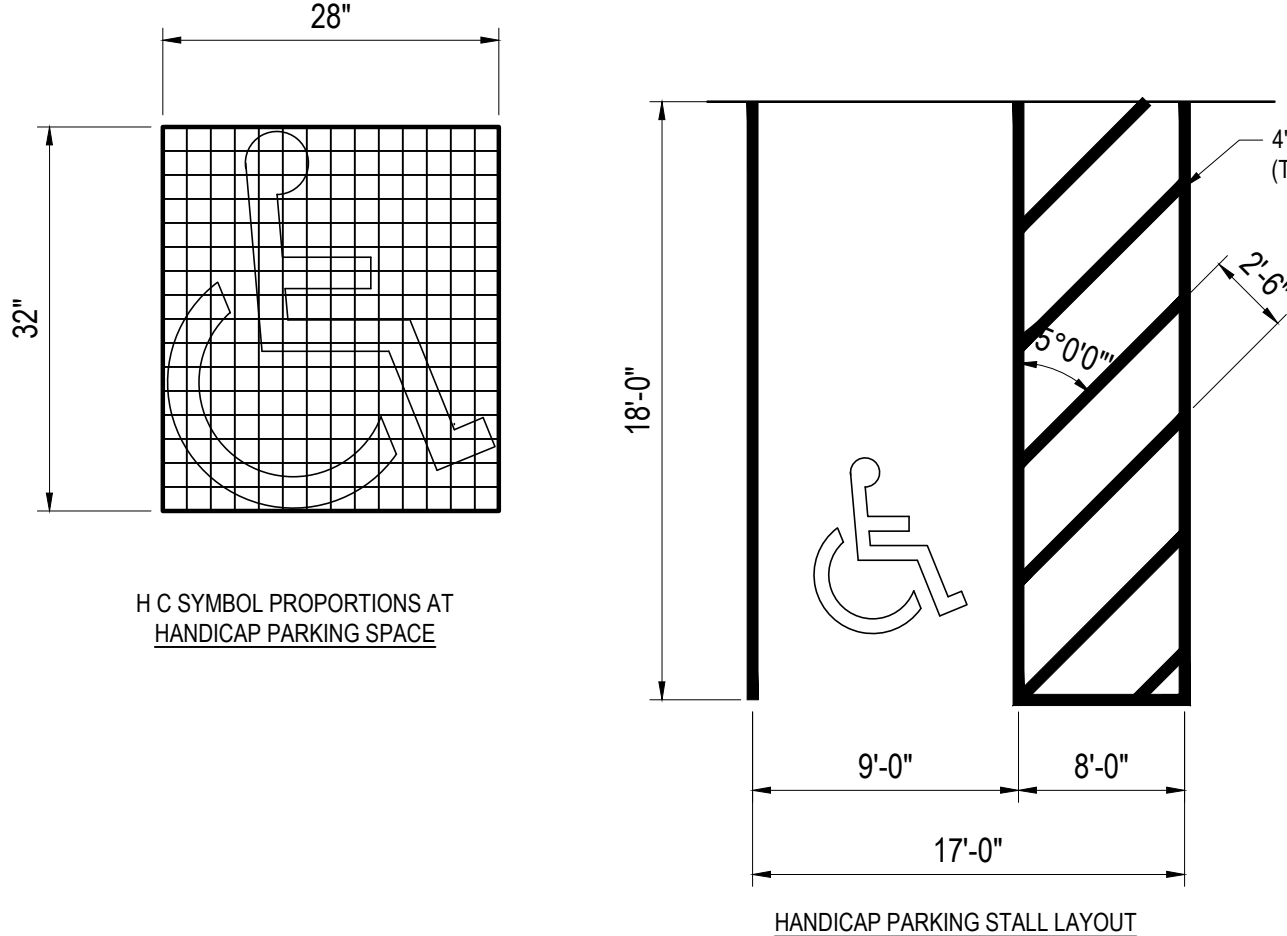
5 TYP. INLET & JUNCTION BOX DETAIL

C2 SCALE: N.T.S.



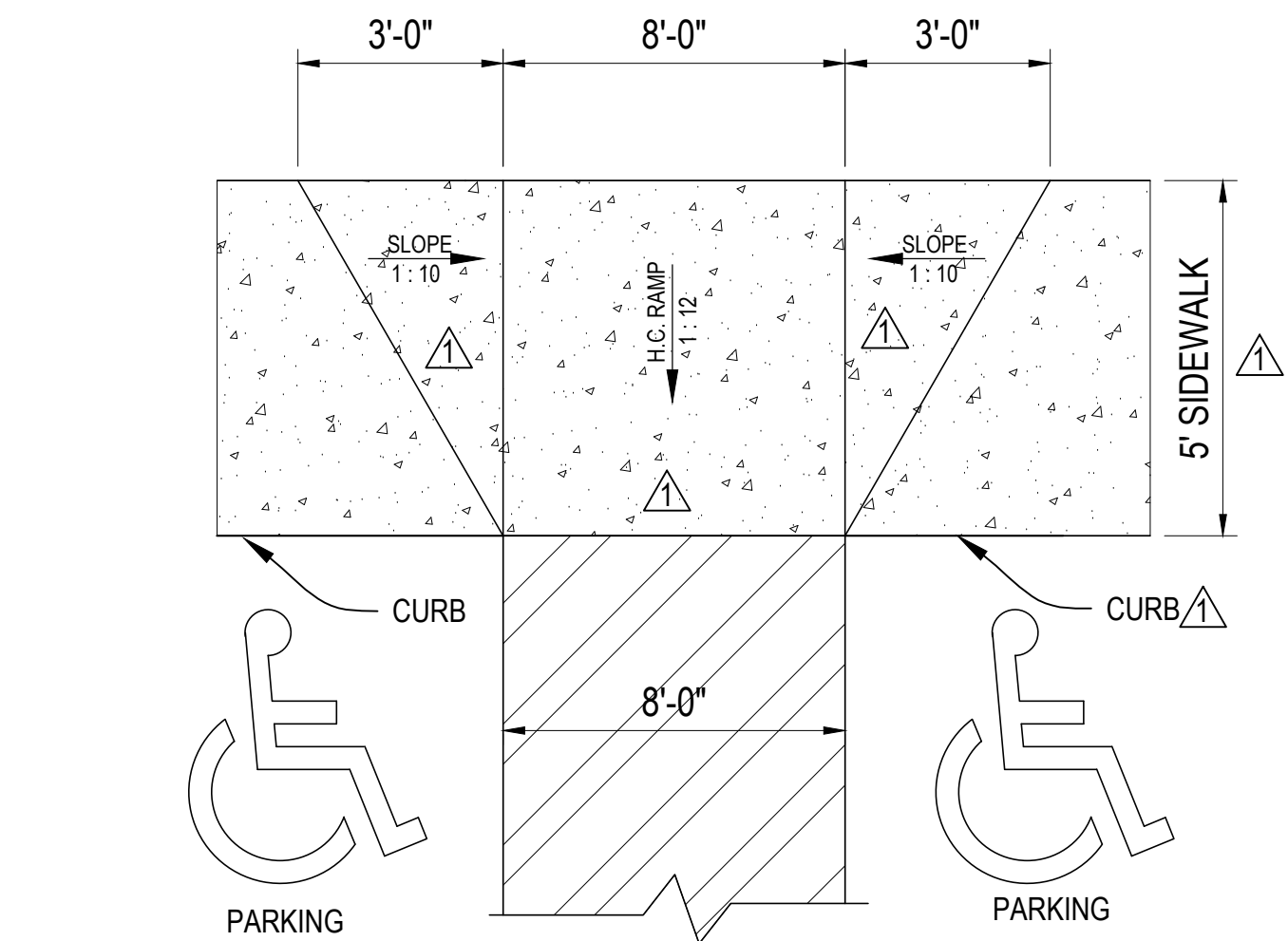
6 DETAIL @ CONCRETE HEADWALLS

C2 SCALE: N.T.S.



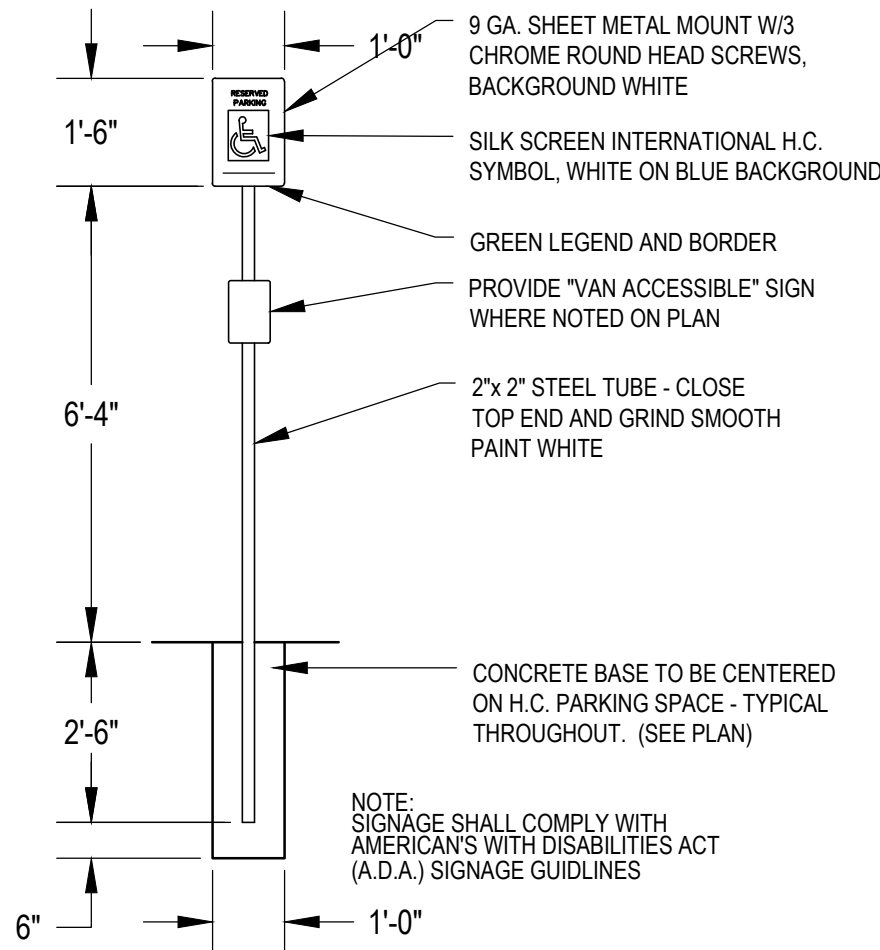
7 HANDICAP STALL PARKING

C1.1 SCALE: N.T.S.



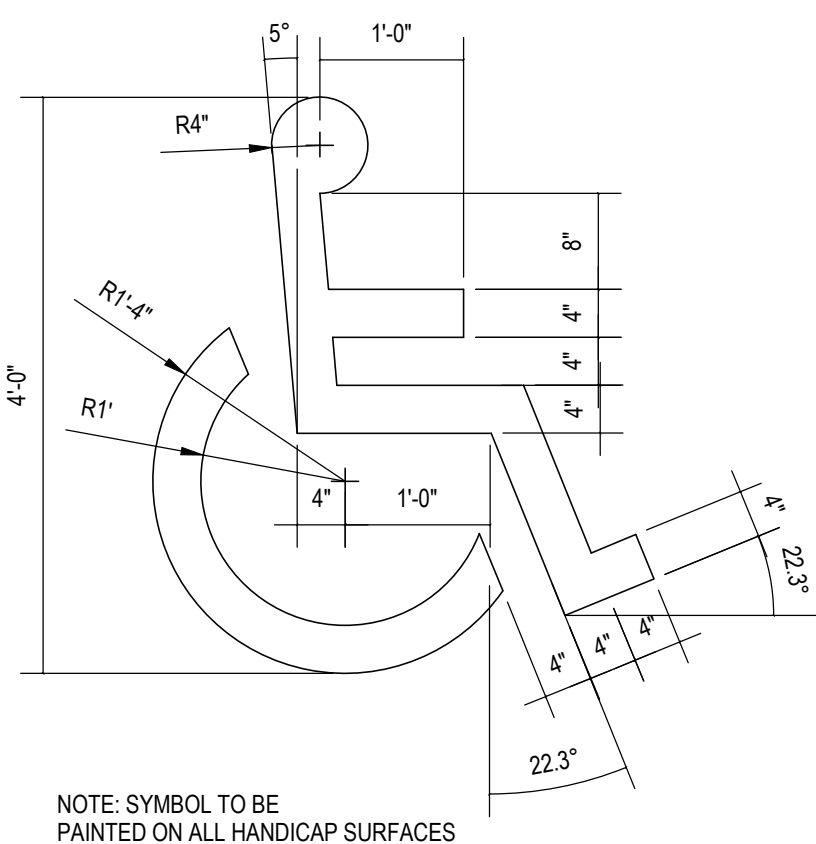
8 DETAIL @ HANDICAP RAMP

C1.1 SCALE: N.T.S.



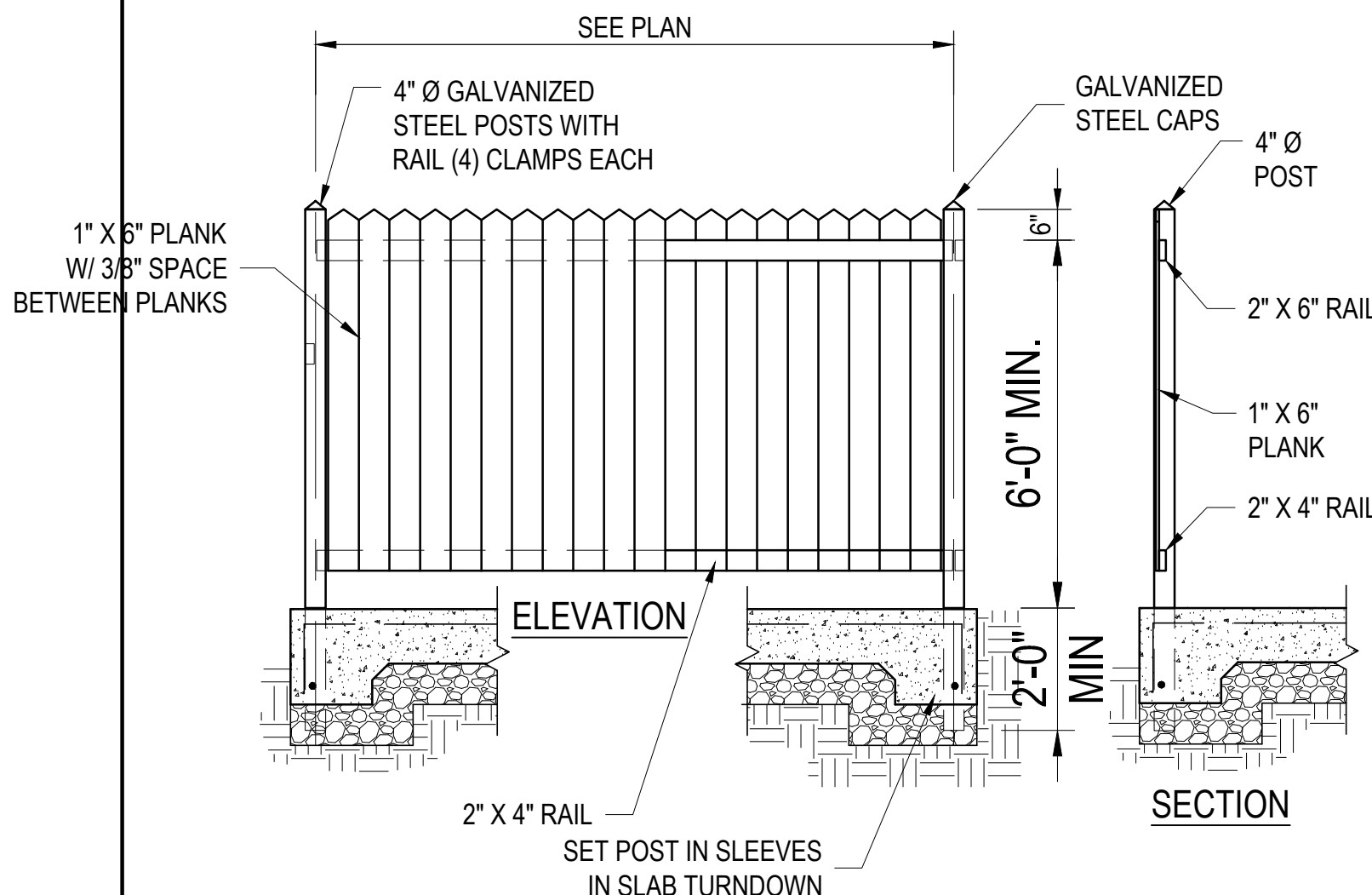
9 EXTERIOR HANDICAP SIGN

C1.1 SCALE: N.T.S.



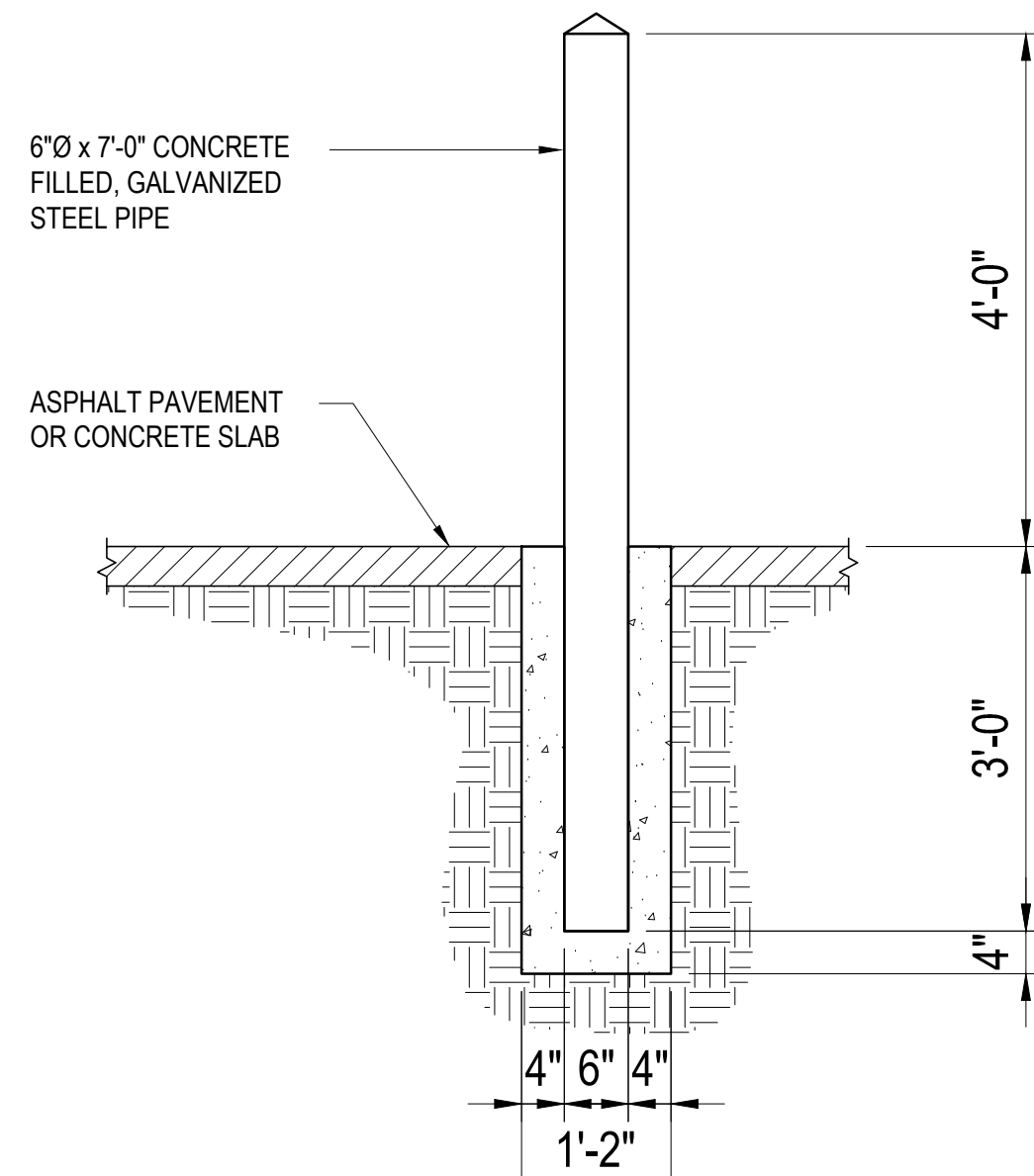
10 PAINTED HANDICAP SYMBOL

C1.1 SCALE: N.T.S.



11 DUMPSTER ENCLOSURE

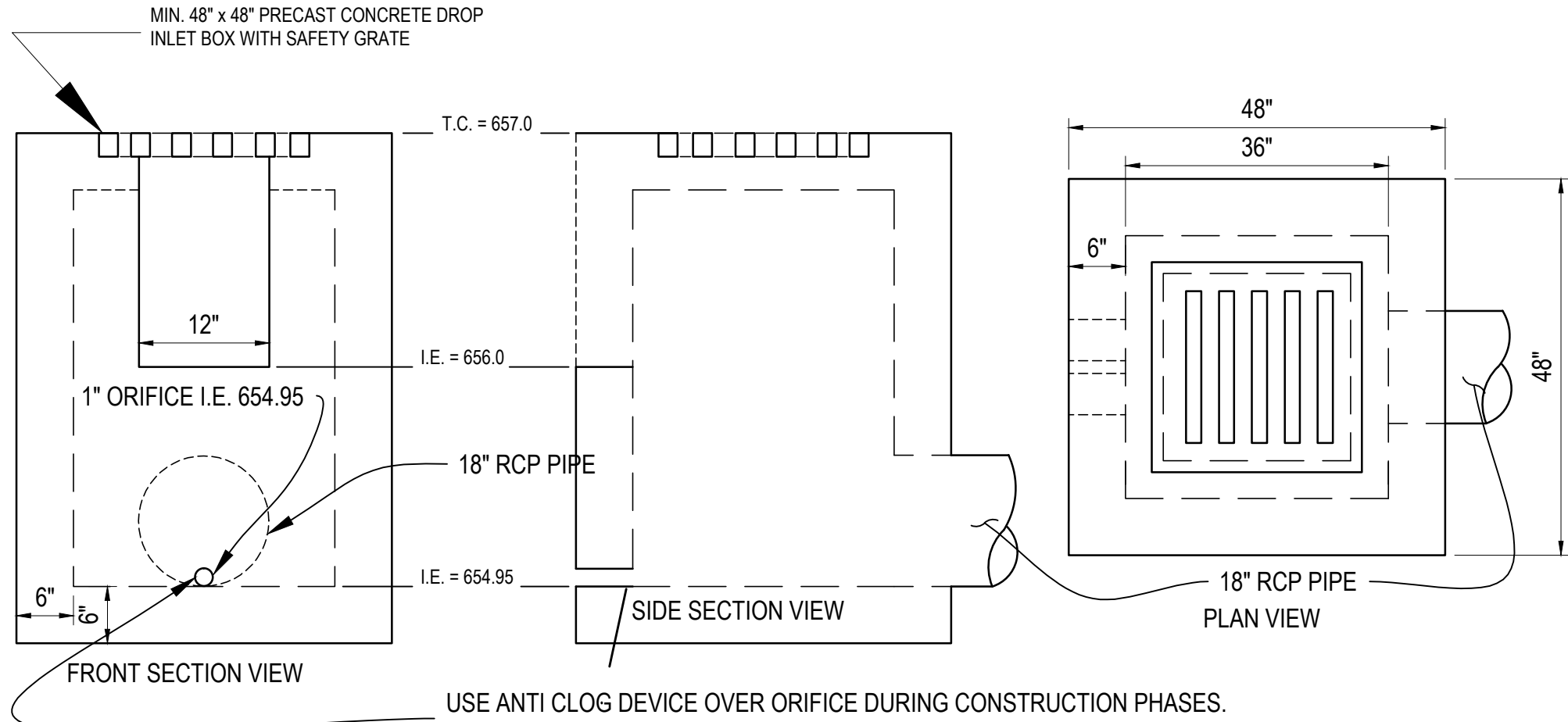
C1.1 SCALE: N.T.S.



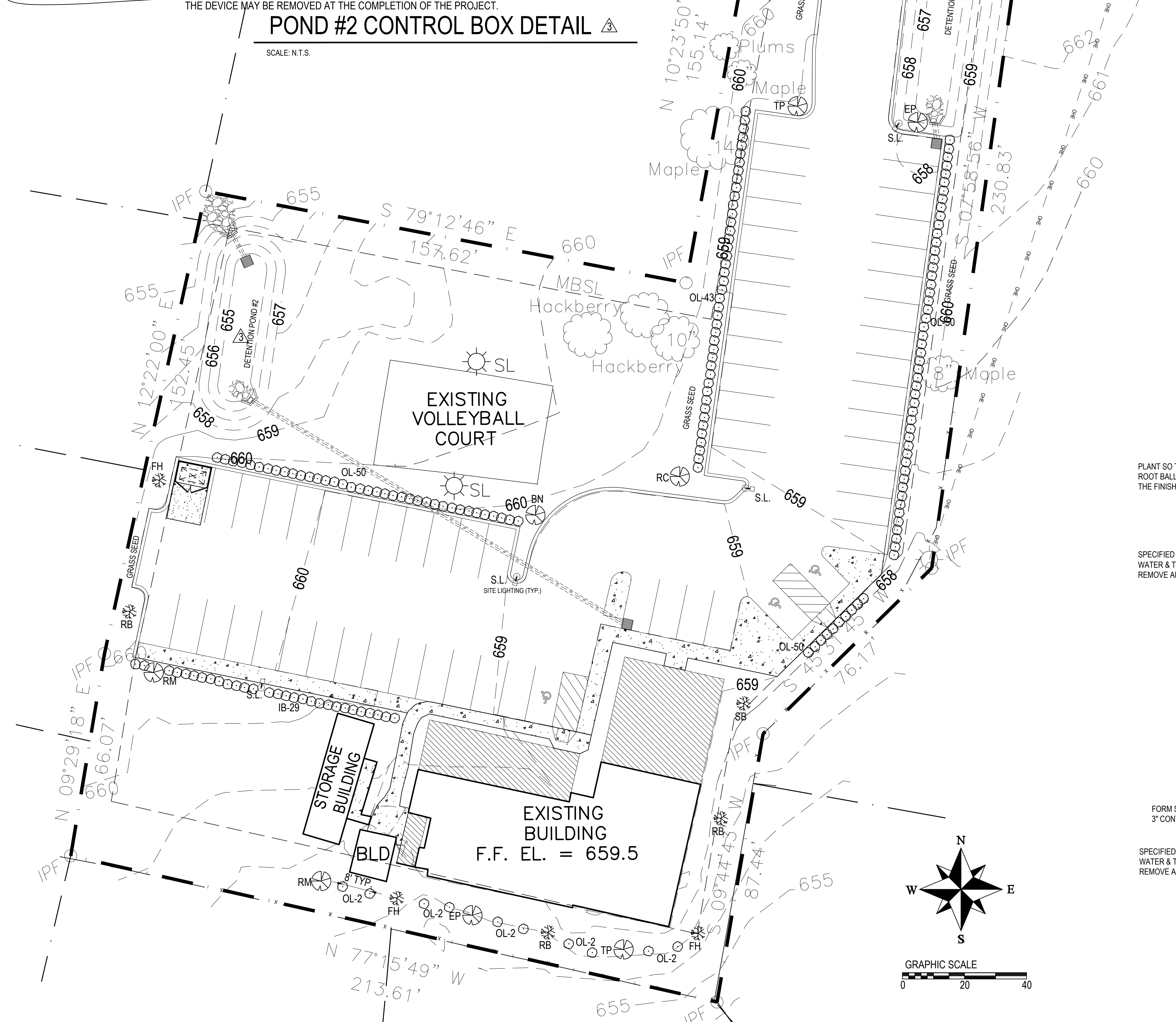
12 CONCRETE FILLED STEEL BOLLARD

C1.1 NOT TO SCALE

REV.	DATE	DESCRIPTION
1	1/19/2023	REVISED PER WORKSHOP COMMENTS - 1/17/23
2	5/18/2023	REVISED PER PLANNING COMMENTS
DESIGNED BY:	A.K.	
DRAWN BY:	R.L.	
SCALE:	VARIABLES AS NOTED	
PROJECT NO.		
DATE:	5/18/2023	
ISSUED FOR:	FOR APPROVAL	
DRAWING TITLE:	SITE PLAN DETAILS	
DRAWING NO.	C3	



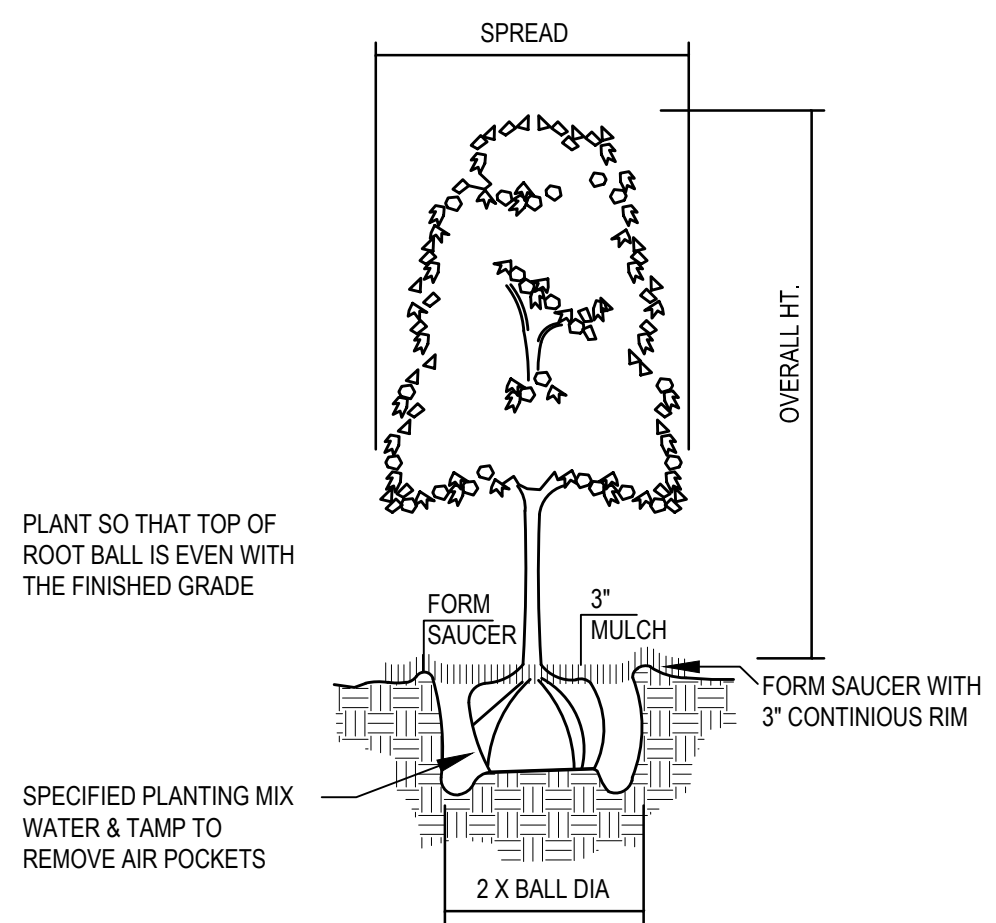
POND #2 CONTROL BOX DETAIL
SCALE: N.T.S.



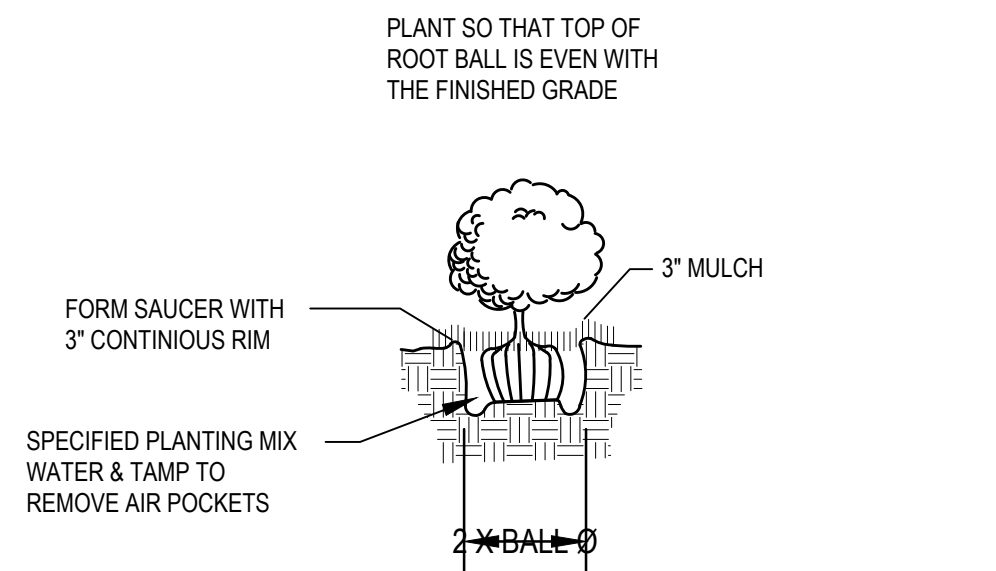
LANDSCAPE PLAN
SCALE: 1" = 20'-0"

PLANT LEGEND	
SHRUBS 2'x3' SPREAD	
SHRUBS 3'x3' SPREAD	
UNDERSTORY TREES	
CANOPY TREES (N/A)	
EXISTING TREES (N/A)	

PLANT LIST		AT PLANTING		NOTES AND/OR REMARKS	
QTY.	SPECIES	MIN. CAL.	MIN. HT.	SPACING	
CANOPY TREES					
2	EP - Eastern White Pine (Pinus strobus) Canopy Evergreen	2"	8'	See Plan	Per ANSI Z60.1-2004
1	RC - Red Cedar (Juniperus virginiana) Canopy Evergreen	2"	8'	See Plan	Per ANSI Z60.1-2004
2	TP - Tulip Tree (Liriodendron tulipifera) Canopy Deciduous	2"	8'	See Plan	Per ANSI Z60.1-2004
1	BN - Norway Spruce (Picea canadensis) Canopy Deciduous	2"	8'	See Plan	Per ANSI Z60.1-2004
2	RM - Red Maple (Acer rubrum) Canopy Deciduous	2"	8'	See Plan	Per ANSI Z60.1-2004
UNDERSTORY TREES					
3	FH - Foster Holly (Ilex x McNamara) Understory Evergreen	2"	6'	See Plan	Per ANSI Z60.1-2004
1	RB - Redbud (Vicia canadensis) Understory Deciduous	2"	6'	See Plan	Per ANSI Z60.1-2004
1	SB - SERVICEBERRY (AMELEANCHER CANADENSIS) Understory	2"	6'	See Plan	Per ANSI Z60.1-2004
SHRUBS					
100	OL - Cherry Laurel (Prunus laurocerasus) Shrub Evergreen	2"	3'	3' APART	Grp as Shown
10	KB - Korean Banded Buxus (Buxus var. Incurva) Shrub Evergreen	2"	3'	3' APART	Grp as Shown
20	WM - Holly (Ilex x McNamara) Shrub Deciduous	2"	3'	3' APART	Grp as Shown
10	IB - Inkberry (Vaccinium corymbosum) Shrub Deciduous	2"	3'	3' APART	Grp as Shown



TREE PLANTING DETAIL
SCALE: N.T.S.



SHRUB PLANTING DETAIL
SCALE: N.T.S.

LEGEND	
	Existing Iron Rod I.R.(O)
	Existing Conc. Mon. C.M.(O)
	Iron Rod (Set) I.R.(N)
	Water Valve
	Water Meter
	Fire Hydrant
	Utility Pole
	Anchor / guy wire
	Water Line
	Gas Line
	Overhead Utility Line
	Corrugated Metal Pipe
	Reinforced Concrete Pipe
	Sanitary Sewer
	Right Of Way
	Hose Bibb (H.B.)
	Clean-Out
	SITE LIGHTING (S.L.) POLE MOUNT
	SITE LIGHTING (S.L.) WALL MOUNT

LINETYPE LEGEND	
PROPERTY LINE	---
1" WATER	1 W
WATER	W
FENCING	X
OVERHEAD ELECTRIC	OHE
SANITARY SEWER	SS
6" SANITARY SEWER	SS 6
STORM DRAIN PIPE	SD
SEDIMENT TUBES	ST
BUILDING OUTLINE	---
SILT FENCING	SF
RIGHT OF WAY	---
EXISTING MINOR CONTOURS	---
EXIST. MAJOR CONTOURS	---
PROPOSED CONTOURS	---
CENTER OF ROAD	---

LANDSCAPE NOTES AND SPECIFICATIONS

NOTE TO THE LANDSCAPE CONTRACTOR: READ THE NOTES AND PLANT LIST. INSTALL DESIGN AS SHOWN ON THE PLANS. DO NOT SUBSTITUTE PLANT MATERIALS OR OTHERWISE DIVIATE FROM THE PLANS WITHOUT PRIOR APPROVAL. PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN ANSI Z60.1-2004.

1. SEEDING: All areas disturbed by construction not shown as building, pavement, sod, ground covers, or shrubs shall be seeded with the seed/amendment mix specified at the rate of 11 lbs. per 1,000 sq. ft. Areas to be seeded shall be leveled to an even, uniform appearance prior to seeding. Fertilizer and agricultural limestone in the specified amounts shall be scarified to a depth of 4 inches except in areas that are hard and compacted. Compacted areas such as those areas that have been used for temporary vehicular access and are deeply compacted shall be scarified to a minimum depth of 8 inches. All stones, brick, sticks, and other foreign materials larger than 1 inch by 1 inch shall be removed from the seeded surface before seeding. Seed shall be raked into the top 1/4 inch of soil and shall be mulched as specified. Specifications Per 1,000 Square Feet of Seeded Area:

On Site Mix per 1,000 Square Feet
3 lbs. Bonanza KY-31 Fescue
3 lbs. Rebel II KY-31 Fescue
8 lbs. Anthem KY-31 Fescue
1/2 lb. Kentucky Bluegrass
1 1/2 lbs. Annual Ryegrass
Fertilizer - 10 lbs of 10-10-10
Agricultural Limestone - 75 lbs.
Mulch - 2 1/2 Bales of Cereal Grain Straw

2. Areas to be seeded are indicated on the plans. Sod shall have a similar grass mix as the "On Site Mix" shown above. The Contractor shall submit a list of the seed mix and a sample of the sod to the Owner's Representative for approval prior to delivery of any sod to the site. All stones, brick, sticks, and other foreign materials larger than 1 inch by 1 inch shall be removed from the sod bed surface before placing sod.

3. No substitutions or other deviations from the plans shall be permitted without written permission from the Landscape Architect or Owner's Representative.

4. Any series of trees or shrubs proposed to be placed in a particular arrangement will be field checked for accuracy. The Contractor shall relocate any plants not appropriately arranged.

5. Soil used in backfilling planting pits shall be 4 parts topsoil, 1 part sphagnum peat moss and 1 part sand. The backfilling soil shall be thoroughly mixed using a rotary tiller prior to being placed in the planting pit.

6. Upon securing plant material and before installation, the Contractor shall notify the Owner's Representative for a pre-installation inspection to assure that all plant materials meet specifications.

7. Pre-emergent (Trelan or equivalent) shall be applied to plant bed prior to installation of mulch.

8. All plants shall have a minimum of 3 inches of shredded hardwood bark mulch. The Contractor shall submit a sample of the mulch to the Owner's Representative for approval prior to delivery of any mulch to the site. The mulch shall extend 12 inches beyond the planting pit for individually planted trees. Mulch shall extend 18 inches beyond shrub and ground cover beds. All shrubs shall be planted and mulched in continuous beds. The size of planting pits are shown in the details.

9. Proposed trees shall be staked according to the planting details.

10. Dimensions for height, spread, and trunk caliper on the material schedule are a guide for the minimum desired size of each plant. The dimensions given for the caliper shall always take preference over the other dimensions.

11. The Quantities indicated on the material schedule (Plant List) are provided for the benefit of the Contractor but should not be assumed to always be correct. In the event of any discrepancy, the planting shown on the plans will take precedence over the material schedule. The Contractor shall be responsible for his own quantity calculations and the liability pertaining to those quantities and any related Contract Documents and/or price quotations.

12. WATERING: All trees and shrubs shall be thoroughly watered after pits are backfilled two-thirds full. Water again after the pits are completely backfilled.

13. All plants shall be grade No. 1, properly formed to the species, true to the name as designated in the Standardized Plant Names, current edition, published by the American Joint Committee on Horticulture Nomenclature. The varieties not included are generally in conformity with names accepted in the trade. All plants shall be nursery grown, free from insects, insect eggs, scale, fungus, or disease. All plants shall meet the standard of size, culture, and quality for the highest grades and standards as adopted by the American Nursery and Landscape Association. All plants shall be planted where designated on the Planting Plan.

14. PLANT GUARANTEE AND REPLACEMENT: Plants shall be guaranteed for a period of one year from the date of final acceptance. Any plant that is not in satisfactory condition shall be removed and replaced. The cost of replacement shall be borne by the Landscape Contractor except for possible replacements resulting from removal of any part, vandalism, or acts of neglect on the part of others.

AZIM TECH
ENGINEERING INC.
CONSULTING ENGINEERS

3360 Sawtelle Blvd #101
Los Angeles, CA 90066
Phone: (615) 347 7903
www.azimtech.com
azimtech.eng@gmail.com

PROJECT DESCRIPTION:

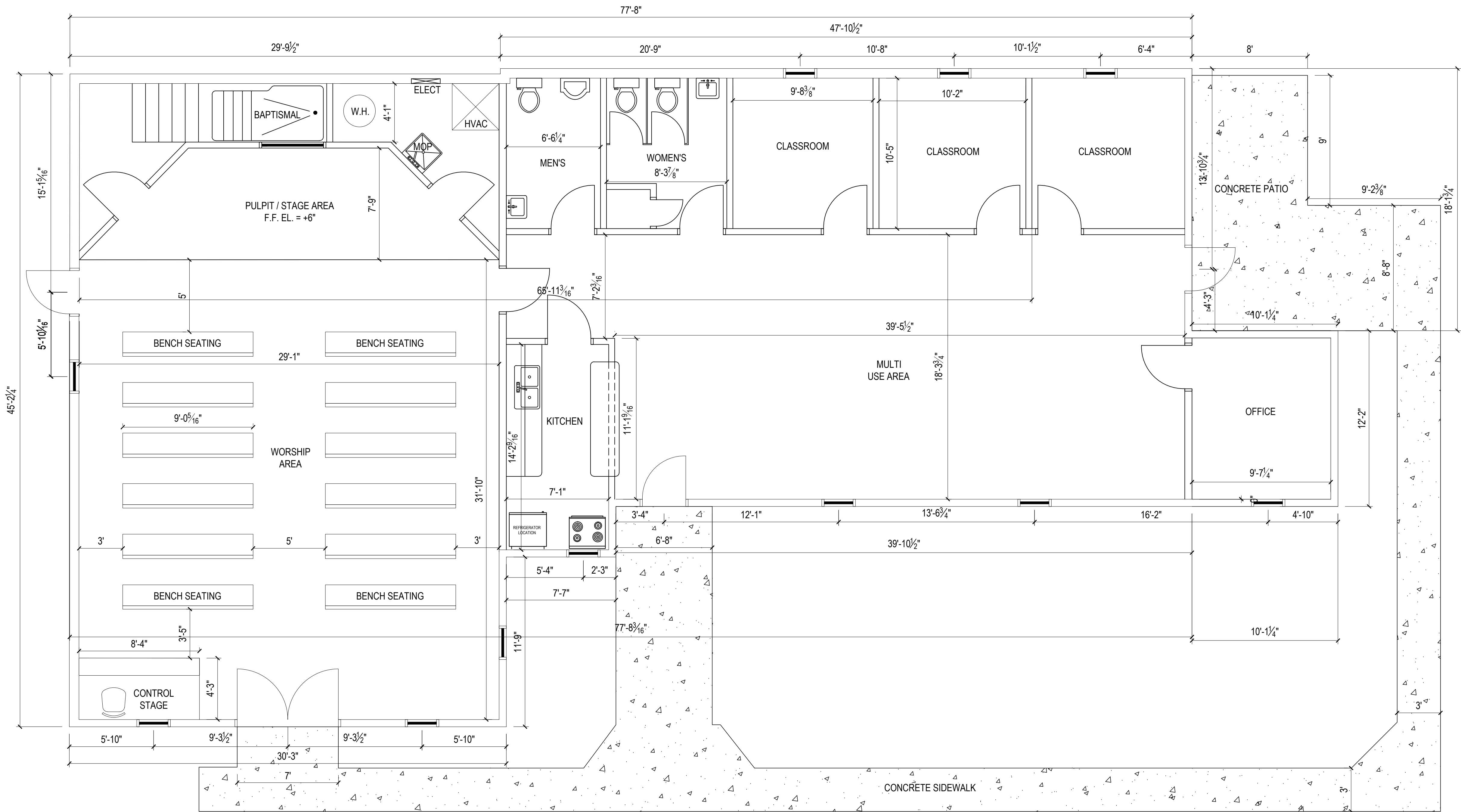
SEVENTH DAY ADVENTISTS
ADDITION TO EXISTING CHURCH

271 JEFFERSON PK., LAVERGNE, TN 37086 - PARCEL ID: 018 01801



REV.	DATE	DESCRIPTION
1	4/6/2023	REVISED GRADING PER CITY ENGINEER COMMENTS
2	4/12/2023	REDESIGN SITE PLAN FOR PARKING SLOPE AND POND
3	5/4/2023	REVISED PER PLANNING COMMENTS
4	5/9/2023	ADDED NOTES PER PLANNING COMMISSION COMMENTS
5	5/9/2023	REVISED OUTFALL PIPE PER COMMENTS

DESIGNED BY: A.K.
DRAWN BY: R.L.
SCALE: 1" = 20' - 0"
PROJECT NO.
DATE: 5/18/2023
ISSUED FOR: FOR APPROVAL
DRAWING TITLE: LANDSCAPING SITE PLAN
DRAWING NO. L1



EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN REVIEW DATA

APPLICABLE CODES
This List Is Provided As A Convenience To The Contractor And Is Not To Be Considered To Be All Inclusive Of Codes And Regulations That May Apply To The Work. The Contractor Shall Comply With All Applicable Codes, Standards, Regulations, And Laws.
All code books are available from the model code organizations.
List of code editions adopted by theThe City of La Vergne:

Building Codes:
2012 International Building Code
2012 International Residential Code (except chapters 11, and 34 through 43)
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Property Maintenance Code
2012 International Fire Code
2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
NFPA 101 Life & Safety Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

BUILDING CLASSIFICATION
Use & Occupancy: Assembly Group A-3 (Section 303.4), Building Type II B, Unprotected, UnSprinkled

OCCUPANT LOAD:
Occupancy Load: Maximum Occupancy Load =
Worship Area with fixed seating = 72 seats
Worship Area Standing (1 per 5 s.f.) 90 s.f. = 18 Persons
Stage Area (1 per 15 s.f.) 165 s.f. = 11 Persons
Office Area (1 per 100 s.f.) 100 s.f. = 1 Persons
Classroom Area (1 per 20 s.f.) 320 s.f. = 16 Persons
Multi Use Area with unconcentrated tables & chairs (1 per 15 s.f.) 585 s.f. = 39 Persons
Occupant Load = 157 Persons
ALLOWABLE AREA Per Table 503 = 9,500 SQ. FT. > Building Area of 2,900 s.f.

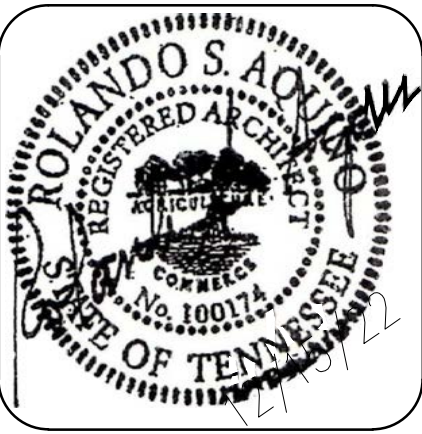
EGRESS DATA
Maximum Path of Travel = 45'± or Less than 200' Per Table 1016.2
Egress Width Provided Per Section 1005.3.2 = (157 Persons (2)) = 31.4" < (5) 36" = 180" Provided

PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
Water Closets Required: (Male 1 per 150) & (Female 1 per 75)
(157 / 2 = 79 of each sex) = 1 male required <= 2 provided; 2 female required = 2 provided
Lavatories Required: 1 per 200 = 1 required = 2 provided
Drinking Fountain Required: 1 per 1,000 = Water is provided free at kitchen.
Service Sink Required: 1 required = 1 provided

REVISIONS	BY

EXISTING BUILDING FLOOR PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com



DRAWN R.J.L.
CHECKED S.A.K.
DATE December 15, 2022
SCALE 1/4" = 1'-0"
JOB NO. 1905-03
SHEET SHEET

B1

Version # 2





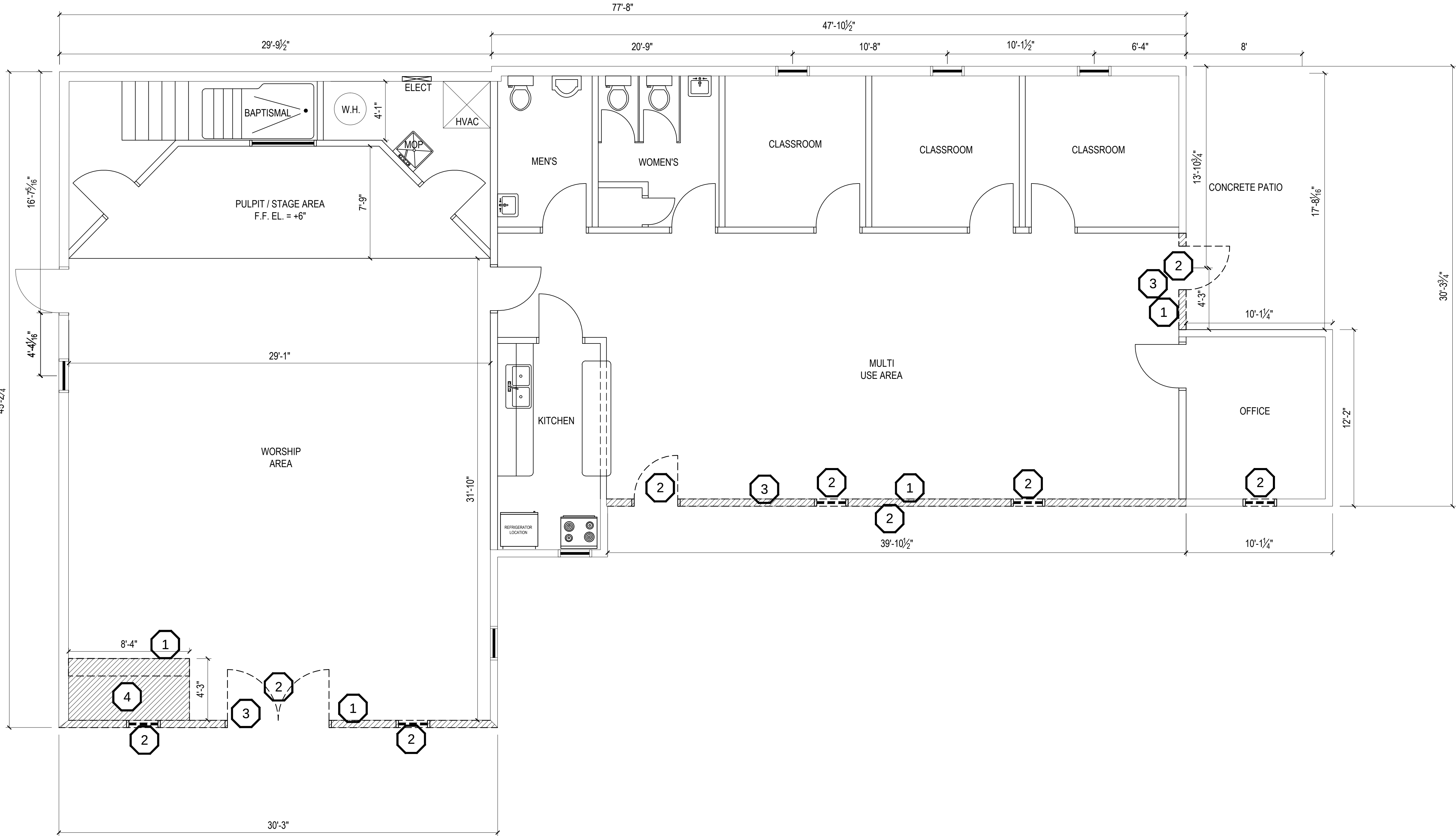
REVISIONS	BY

DEMOLITION TO EXISTING BUILDING PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com



DRAWN R.J.L.
CHECKED S.A.K.
DATE December 15, 2022
SCALE 1/4" = 1'-0"
JOB NO. 1905-03
SHEET
B2
Version # 2



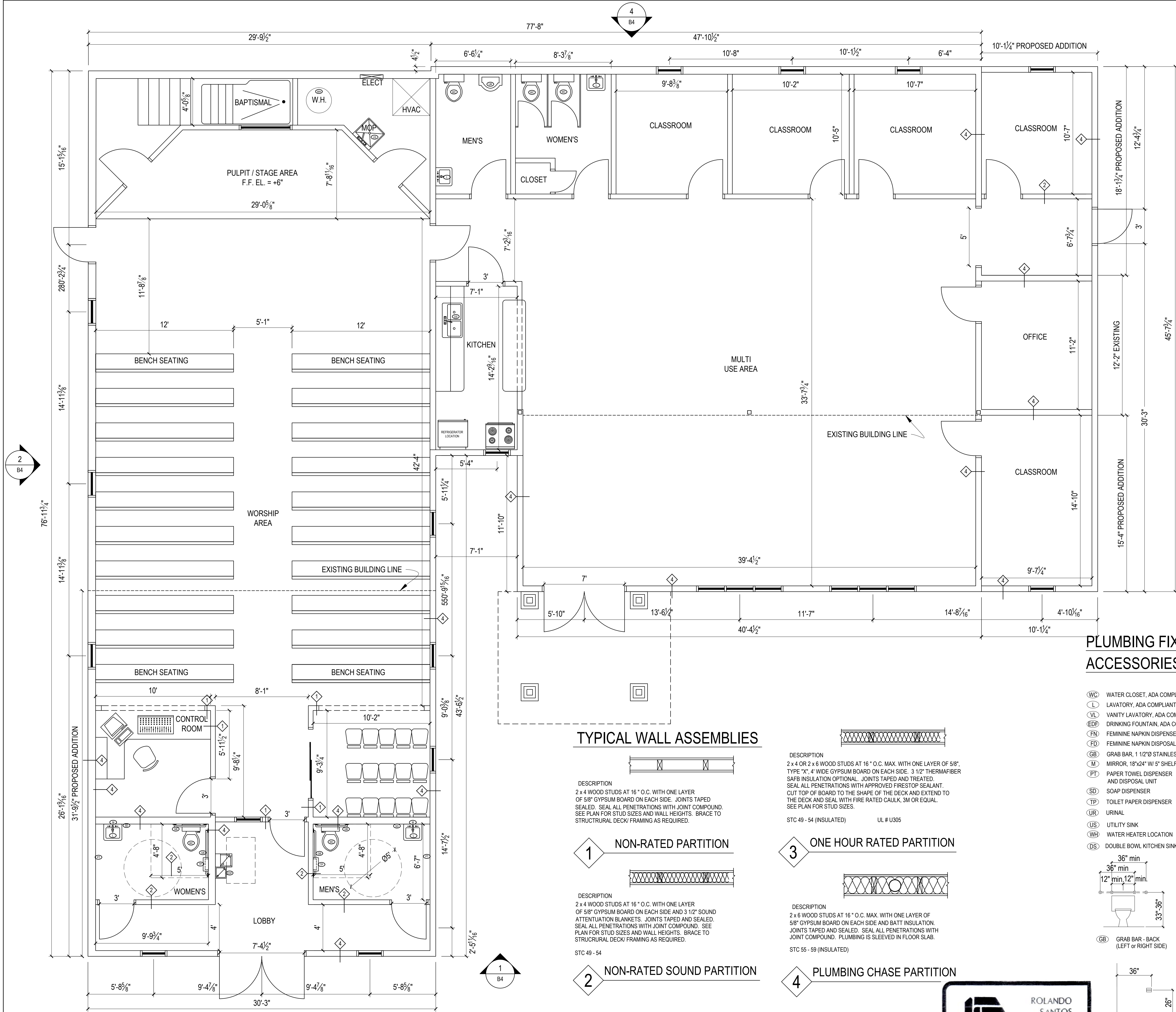
DEMOLITION TO EXISTING BUILDING FLOOR PLAN

SCALE: 1/4" = 1'-0"

APPLICABLE CODES
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All code books are available from the model code organizations.
List of code editions adopted by theThe City of La Vergne:

Building Codes:
2012 International Building Code
2012 International Residential Code (except chapters 11, and 34 through 43)
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2012 International Property Maintenance Code
2012 International Fire Code
2009 International Energy Conservation Code
2012 International Swimming Pool and Spa Code
2012 International Existing Building Code
2009 Life & Safety Code (NFPA 101)
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

- DEMOLITION NOTES:**
- 1 ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA SAFETY REGULATIONS & PRACTICES AND MUST MEET LOCAL & STATE CODES. REMOVE ALL DEMOLISHED MATERIALS & DISPOSE OF PROPERLY & IN ACCORDANCE TO ALL LOCAL CODES & ORDINANCES THAT EXIST.
- 2 ALL ELECTRICAL POWER SUPPLY TO DEMOLISHED WALL AREAS ARE TO BE DISCONNECTED PRIOR TO DEMOLITION TO HATCHED WALLS OR FIXTURES SHOWN WITH HIDDEN / DASHED LINES ON PLAN. DEDICATE OTHER CIRCUITS FOR TEMPORARY POWER SOURCE TO PERFORM DEMOLITION & NEW CONSTRUCTION.
- 3 FRONT EXTERIOR WALLS SHOWN WITH HATCHING WITH WINDOWS & DOORS SHOWN WITH DASHED LINES SHALL BE DEMOLISHED FOR NEW CONSTRUCTION ADDITION. THE CONTRACTOR SHALL CONTACT ENGINEER TO DETERMINE IF THE WALLS ARE BEARING WALLS & CONSULT ENGINEER FOR TEMPORARY SUPPORT WALL LOCATIONS TO CONSTRUCT ADDITION. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING ANY STRUCTURES DURING DEMOLITION.
- 4 REPAIR ALL FLOOR COVERING & CEILING TILES IN DEMOLISHED WALL AREAS & PREPARE FOR NEW WALL LOCATION CONSTRUCTION AS SHOWN ON PROPOSED PLAN.
- DEMOLISH EXISTING RAISED FLOOR STAGE CONTROL AREA SHOWN WITH HATCHING & FLUSH FINISH FLOOR AREA IN PREPARATION FOR NEW FLOOR COVERING TO BE INSTALLED.



PROPOSED BUILDING ADDITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN REVIEW DATA

APPLICABLE CODES
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NFPA 101 Life & Safety Code
2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities Code
2008 National Electrical Code

BUILDING CLASSIFICATION
Use & Occupancy: Assembly Group A-3 (Section 303.4), Building Type II B, Unprotected, UnSprinkled

OCCUPANT LOAD:
Occupancy Load: Maximum Occupancy Load =
Worship Area with fixed seating = 180 Seats
Stage Area (1 per 15 s.f.) 165 s.f. = 11 Persons
Office Area (1 per 100 s.f.) 100 s.f. = 1 Persons
Classroom Area (1 per 20 s.f.) 320 s.f. = 16 Persons
Multi Use Area with unconcentrated tables & chairs (1 per 15 s.f.) 1,189 s.f. = 79 Persons
Occupant Load = 297 Persons
ALLOWABLE AREA Per Table 503 = 9,500 SQ. FT. > Building Area of 4,533 s.f.

EGRESS DATA
Maximum Path of Travel = 56'± or Less than 200' Per Table 1016.2
Egress Width Provided Per Section 1005.3.2 = (297 Persons (2)) = 59.4" < (5) 36" = 180" Provided

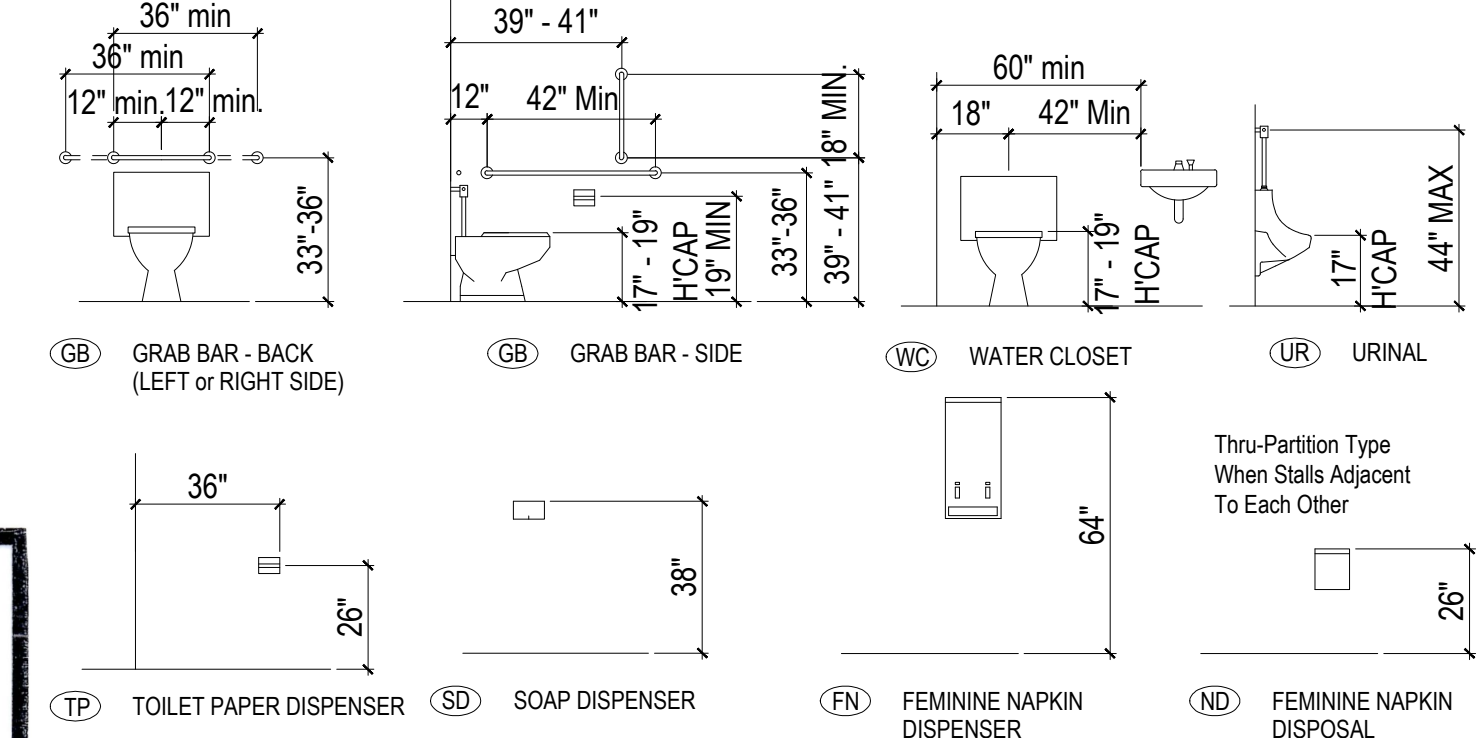
PLUMBING FIXTURES REQUIRED (Per Table 2902.1):
Water Closets Required: (Male 1 per 150) & (Female 1 per 75)
(315 / 2 = 157.5 of each sex) = 2 male required <= 3 provided; 3 female required = 3 provided
Lavatories Required: 1 per 200 = 2 required = 4 provided
Drinking Fountain Required: 1 per 1,000 = 1 Provided
Service Sink Required: 1 required = 1 provided

LIFE & SAFETY SYMBOL LEGEND

- BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE
- COMBINATION BATTERY POWERED EMERGENCY EGRESS LIGHT FIXTURE & BATTERY POWERED EXIT SIGN
- FIRE EXTINGUISHER - TYPE PER FIRE MARSHAL'S REQUEST
- 2x4" PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED T-8 LAMPS, F32T8/TL841PLUS/ALTO, LITHONIA FIXTURE 2PM3NG B 3 32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
- 2x2" PARABOLIC DROP-IN FIXTURES WITH HINGED LENS & THREE (3) 4100K RATED T-8 LAMPS, F32T8/TL841PLUS/ALTO, LITHONIA FIXTURE 2PM3NG B 3 32 18LD 120, OR EQUAL. BALLASTS MUST HAVE A MINIMUM 80% EFFICIENCY FACTOR.
- 4" STRIP FLUORESCENT LIGHT FIXTURE
- FRACTIONAL HP EXHAUST FAN (150 CFM)
- ELECTRICAL OR MISC. PANEL BOARD.
- SEWER CLEAN-OUT (INSTALL PER LOCAL CODES)
- FLOOR DRAIN PLUMBED TO GREASE TRAP (TYP.)
- ONE HOUR FIREWALL

PLUMBING FIXTURES & ACCESSORIES LEGEND

- WC WATER CLOSET, ADA COMPLIANT
- L LAVATORY, ADA COMPLIANT
- VL VANITY LAVATORY, ADA COMPLIANT
- EDF DRINKING FOUNTAIN, ADA COMPLIANCE
- FN FEMININE NAPKIN DISPENSER
- FD FEMININE NAPKIN DISPOSAL
- GB GRAB BAR, 1 1/2" STAINLESS STEEL
- M MIRROR, 18"x24" W/ 5" SHELF
- PT PAPER TOWEL DISPENSER AND DISPOSAL UNIT
- SD SOAP DISPENSER
- TP TOILET PAPER DISPENSER
- UR URINAL
- US UTILITY SINK
- WH WATER HEATER LOCATION
- DS DOUBLE BOWL KITCHEN SINK



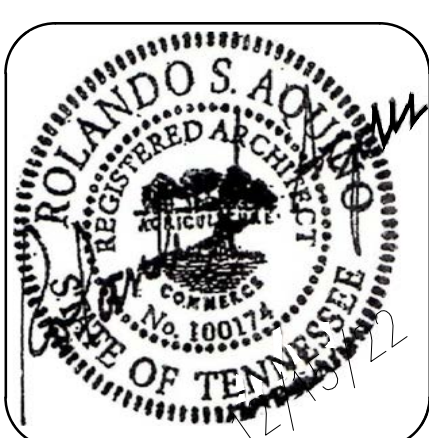
TYPICAL WALL ASSEMBLIES

- 1 NON-RATED PARTITION
DESCRIPTION
2 x 4 WOOD STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE. JOINTS TAPE AND SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. SEE PLAN FOR STUD SIZES AND WALL HEIGHTS. BRACE TO STRUCTURAL DECK/ FRAMING AS REQUIRED.
STC 49 - 54
- 2 NON-RATED SOUND PARTITION
DESCRIPTION
2 x 4 WOOD STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE AND BATT INSULATION. JOINTS TAPE AND SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. PLUMBING IS SLEEVED IN FLOOR SLAB.
STC 55 - 59 (INSULATED)
- 3 ONE HOUR RATED PARTITION
DESCRIPTION
2 x 4 WOOD STUDS AT 16" O.C. MAX. WITH ONE LAYER OF 5/8" TYPE "X", 4" WIDE GYPSUM BOARD ON EACH SIDE. 3 1/2" THERMAFIBER SAFB INSULATION OPTIONAL. JOINTS TAPE AND TREATED. CUT TOP OF BOARD TO THE SHAPE OF THE DECK AND EXTEND TO THE DECK AND SEAL WITH FIRE RATED CAULK, 3M OR EQUAL. SEE PLAN FOR STUD SIZES.
STC 49 - 54 (INSULATED) UL # U305
- 4 PLUMBING CHASE PARTITION
DESCRIPTION
2 x 6 WOOD STUDS AT 16" O.C. MAX. WITH ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE AND BATT INSULATION. JOINTS TAPE AND SEALED. SEAL ALL PENETRATIONS WITH JOINT COMPOUND. PLUMBING IS SLEEVED IN FLOOR SLAB.
STC 55 - 59 (INSULATED)

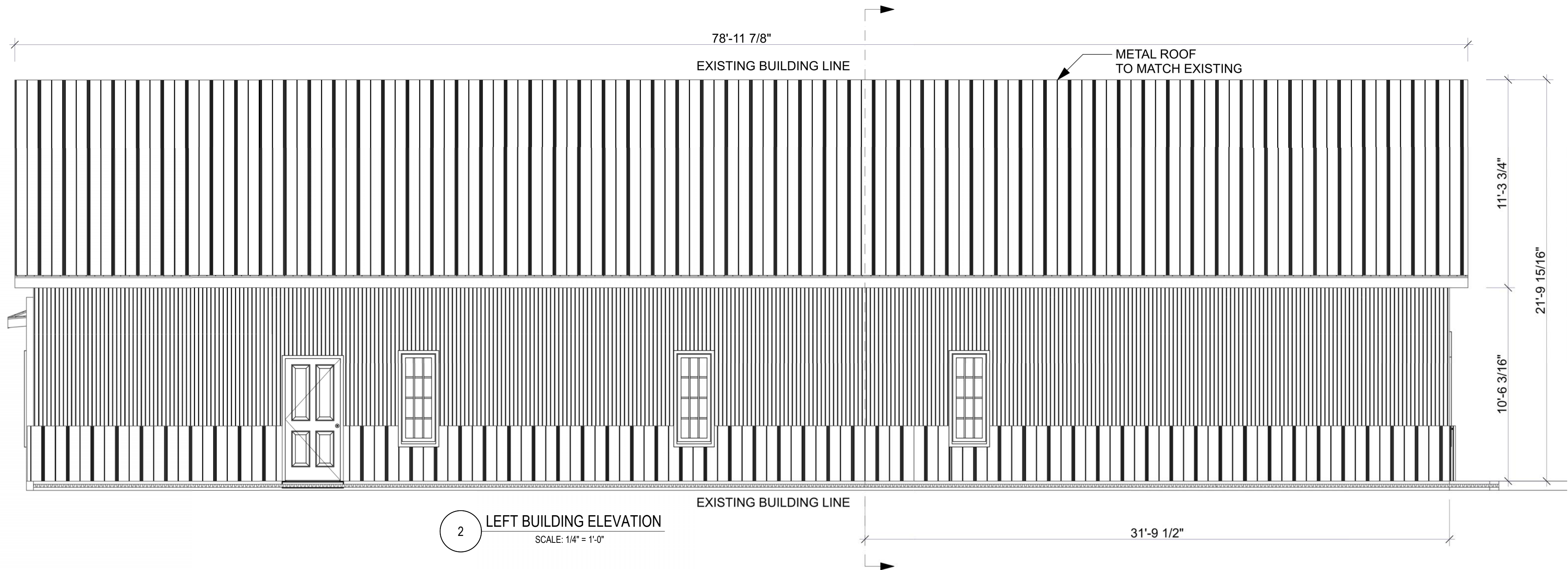
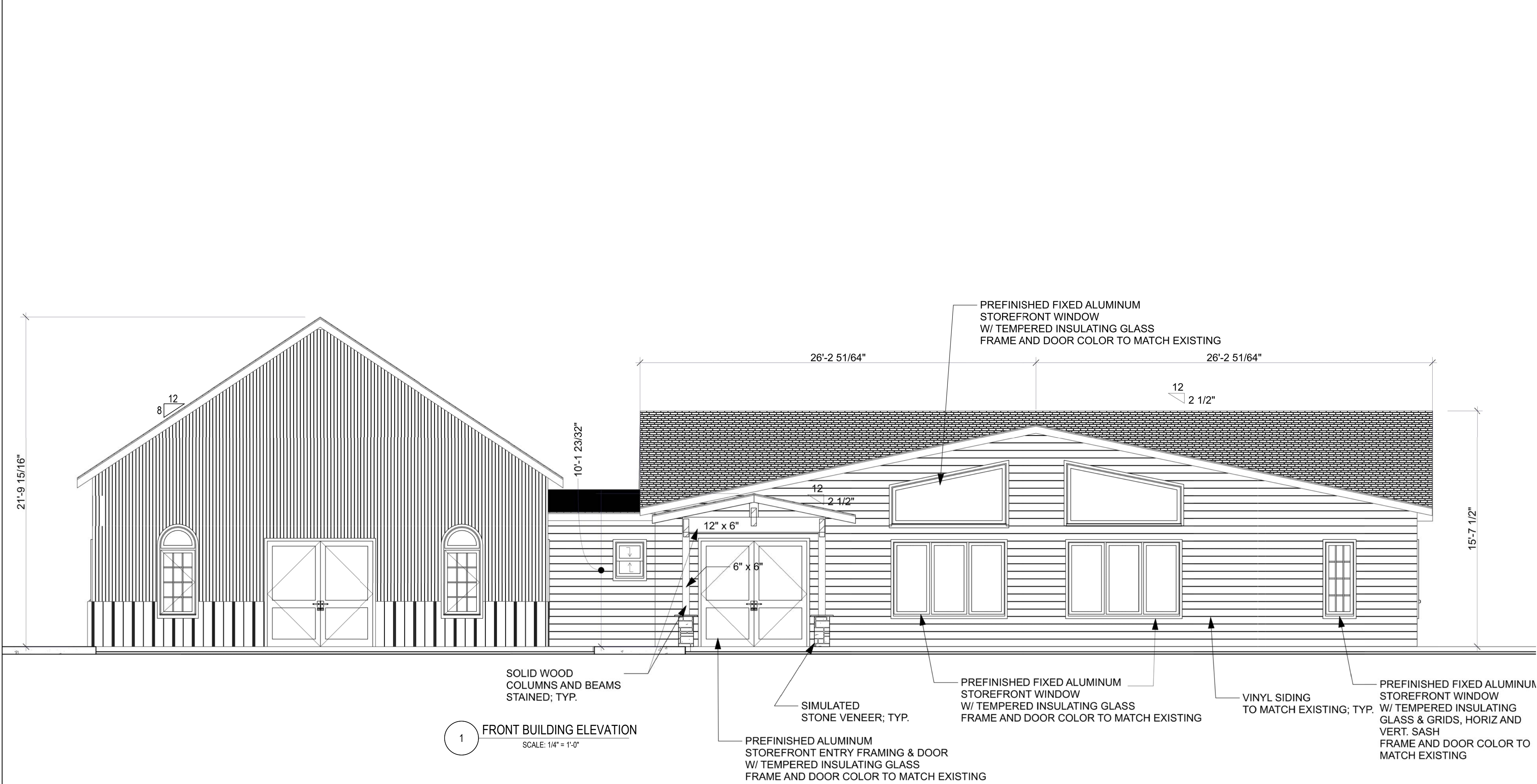
REVISIONS	BY

PROPOSED BUILDING ADDITION FLOOR PLAN
7th DAY ADVENTIST CHURCH
271 JEFFERSON PIKE
LA VERGNE, TENNESSEE 37086
PARCEL # 018 01801

AZIMTECH ENGINEERING INC.
3360 SAWTELLE BLVD. #101
LOS ANGELES, CA. 90066
PHONE: (615) 347-7903 OFFICE: (615) 299-7388
e-mail: azimtech.eng@gmail.com



DRAWN R.J.L.
CHECKED S.A.K.
DATE December 15, 2022
SCALE 1/4" = 1'-0"
JOB NO. 1905-03
SHEET B3
Version # 2



GENERAL NOTES

1. THE CONTRACTORS SHALL INSURE THAT ALL CONSTRUCTION LOADS DO NOT EXCEED THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS AND THAT THESE LOADS ARE NOT PUT ON THE STRUCTURAL MEMBERS PRIOR TO THE TIME THAT ALL FRAMING MEMBER AND THEIR CONNECTIONS ARE IN PLACE.
2. THE OWNER AND CONTRACTOR SHALL EXAMINE THE STRUCTURE AND INFORM THE STRUCTURAL ENGINEER IN WRITING OF ANY LOADS NOT LISTED ABOVE. NO RESERVE LOAD CAPACITY EXIST FOR CONVERSION TO OTHER USES IF NOT NOTED ABOVE.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, HORIZONTAL AND VERTICAL DIMENSIONS AND COORDINATION OF ARCHITECTURAL AND STRUCTURAL DRAWINGS. IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. SEE STRUCTURAL DRAWINGS FOR ELEVATION NOT SHOWN AND FOR EXACT LOCATIONS OF ALL SLAB DEPRESSIONS. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL SECTIONS WITH THE ARCHITECTURAL SECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
5. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. THE DETAILS SHOWN ON THE STRUCTURAL DRAWINGS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS.
7. INVESTIGATE ACTUAL LOCATIONS OF UNDERGROUND LINES AND UTILITIES BEFORE EXCAVATING AND ADVISE THE ENGINEER OF ALL INTERFERENCES.

CONSTRUCTION NOTES

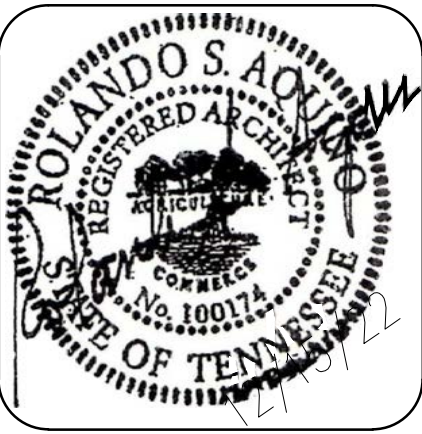
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REVISIONS	BY

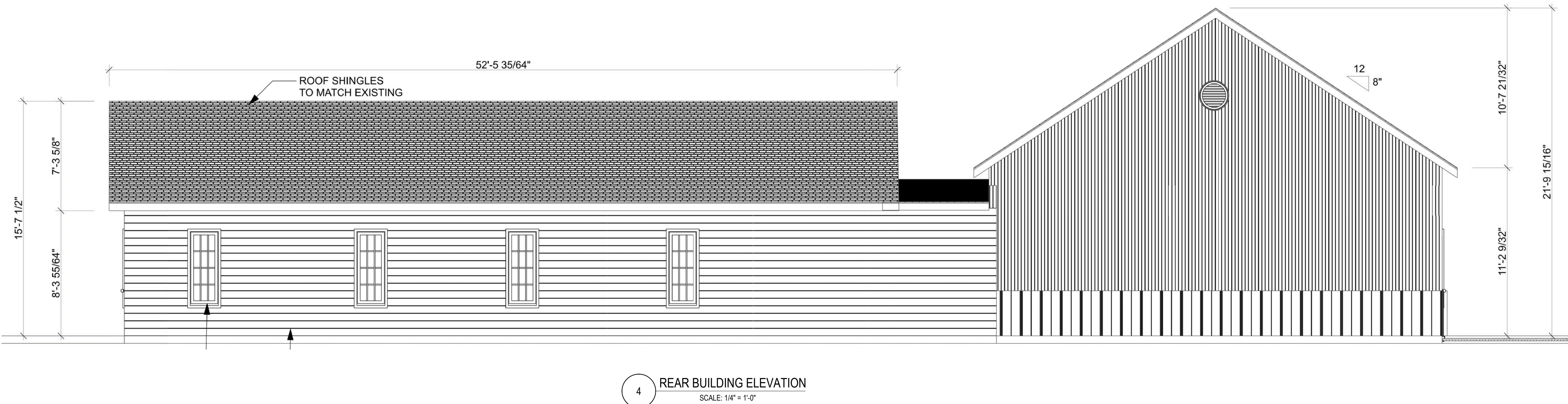
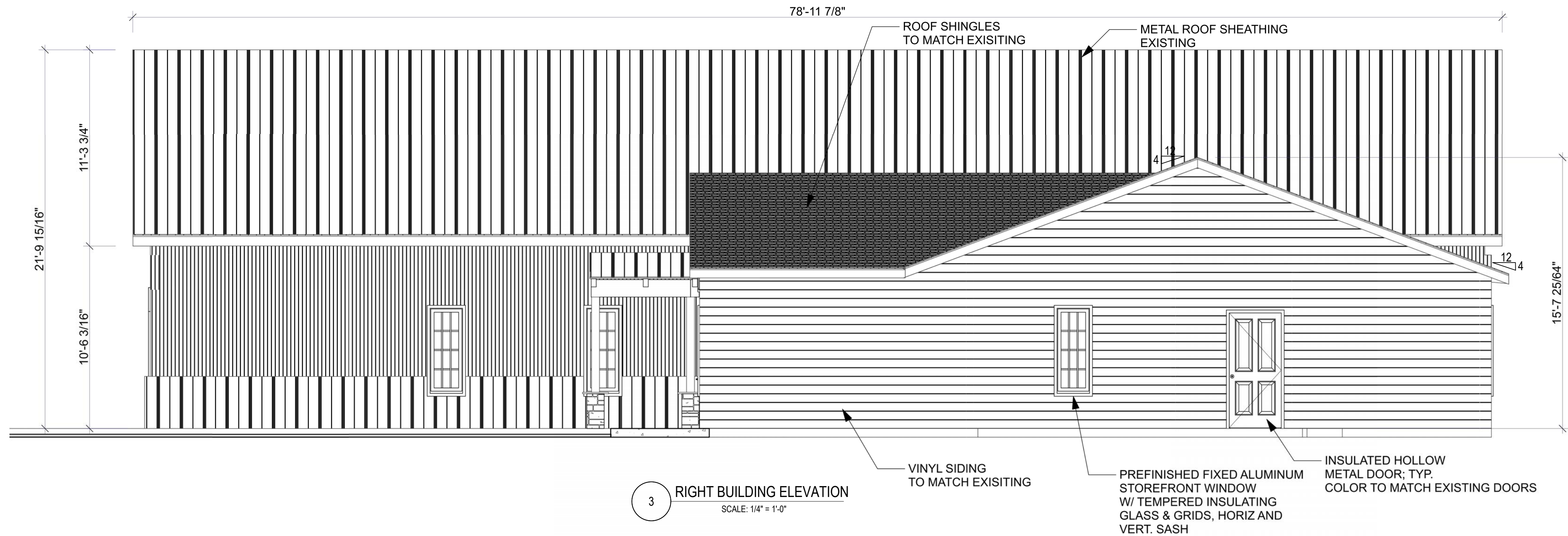
PROPOSED BUILDING ELEVATIONS W/ ADDITIONS
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DRAWN
R.J.L.
CHECKED
S.A.K.
DATE
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SCALE
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JOB NO.
1905-03
SHEET

B4
Version # 2



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REVISIONS	BY

PROPOSED BUILDING ELEVATIONS W/ ADDITIONS

7th DAY ADVENTIST CHURCH

271 JEFFERSON PIKE

LA VERGNE, TENNESSEE 37086

PARCEL # 018 01801

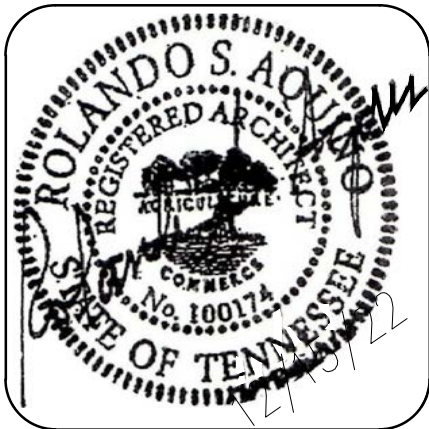
AZIMTECH ENGINEERING INC.

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e-mail: azimtech.eng@gmail.com



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B5

Version # 2





Item #: 3.

Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District. (This item has been deferred.)

Reviewed By:

Gary Lide, City Engineer

Location:

See below and attachments

Summary: Subdivision Acceptance for Lt Frank Walkup Subdivision

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

(Technical items go here)

blogan@lavergn.net

Engineering

City Punchlist remains outstanding

Utilities

Scott Tatalovich - 615-287-8739 (Technical items go here)

statalovich@lavergn.net

Codes

Randolph Salyers - 615-287-8605

(Technical items go here)

rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931 No Comments.
cbrinkley@laverqnetn.gov

Police

Police Department

no comments

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

SUBDIVISION ACCEPTANCE

LT FRANKK WALKUP
SUBDIVISION



Item #: 4.

Item Title: 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. **(This item has been deferred.)**

Reviewed By:

Gary Lide, City Engineer

Location:

See attachments and below.

Summary: On behalf of their client, Huddleston-Steele is requesting site plan approval for a proposed retail facility on Murfreesboro Road. This lot is proposed to have a new building comprised of 11,550 square feet. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. Color elevations as well as a materials board have been provided.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@laveragnetn.gov

Engineering

Gary Lide - 615-971-4069

glide@laveragnetn.gov

No comments

Utilities

Scott Tatalovich - 615-287-8739

statalovich@laveragnetn.gov

Comments regarding the Utility Plan (Sht 3/9):

1. Remove the word "Public" from the 6 inch sanitary sewer, which is shown on the adjacent property to the west of 5450 Murfreesboro Rd (unless you have documentation otherwise).
2. Remove the word "Town of" in all notes, as it applies to the City of La Vergne.

3. Show existing PUDE on Washtopia property for existing 8" gravity sewer, which is a 15' easement.
4. Label all ROW, property, and easement lines. Property and ROW lines are customarily phantom lines, and easements are customarily dashed lines for clarity.
5. Fonts on this sheet are almost illegible at full scale plans, I can barely make out the lettering for 6-inch fire line and 2-inch domestic water services to the building (because the text is bold and thicker than the others). Suggest working on your CAD standards and plan presentation.
6. Label 6" *"fire line"* to building for clarity.
7. Label 2" *"domestic waterline"* to building for clarity.
8. See item 6 on the fire line. If you locate a check valve outside the building, it should be in a vault, which shall be shown and drawn to scale, and deep enough for frost protection.
9. Recommend 2" domestic water line isolation valve at the initial connection to the 6" fire line.
10. Show cleanout (C.O.) at every building sewer connection no more than 5 feet off the building, at every angle point greater than 45 degrees, and not more than every 100 feet on your sewer service line, so that a 50 foot snake can clean any portion of the gravity sewer.
11. Show existing PUDE on Washtopia site for existing public gravity Sewer.
12. Provide plan view boundary and clear separation between the two plan views represented on this sheet - it's confusing where the top plan ends and the bottom one starts.
13. Grinder Pump tank needs electrical service and above ground panel, please locate them on the plan. Recommendations: 1) use the 240-volt E-One pump not the 120-volt version (design your electrical service accordingly), 2) include a profile section detail of the grinder pump tank, so details of the pump station design are understood and considered, such as a) depth of wet well, b) float on and off levels, c) wet well storage volume, d) electrical panel design and size, e) how is station be monitored and how is owner notified of a problem?, f) If you have telemetry or SCADA it must have a battery backup.
14. Show pipe stationing on the 2" force main and label "matchline" with respective station number on the plans where the plan is broken and separated.
- 15. The design shall not trench the back side of a public FH – a new alignment is needed for the offsite public low pressure sewer extension. Suggest easement with adjacent property between 5450 Murfreesboro Rd and the discharge MH on the Washtopia property.**
- 16. Provide offsets from ROW for 2" force main alignment within public ROW. Without an easement in adjacent property, current low pressure sewer line alignment does not appear to have sufficient offset from the existing ROW for installation and maintenance.**
17. The portion of the 2" Force main within public ROW is a public low pressure sewer extension and shall be labeled accordingly.
18. You shall obtain TDEC approval for the 2" low pressure sewer, public sewer extension.
19. Customer's 2" force main shall connect to City's 2" low pressure sewer extension at the ROW per City Std Dtl 19.0 (which is a ball

valve and check valve in a box). City's standards are available on the City Website.

20. Where is the survey datum statement for this plan set?

21. Add note that the 2" low pressure sewer extension shall be design and installed in accordance with City of La Vergne's latest version of *Standard Sewer Specifications and Details*.

Codes

Randolph Salyers - 615-287-8605

rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931

cbrinkley@lavergn.net

FDC should be located 50' from the building in a box. It can be located at the top of the entryway at the road. Hydrant must be within 150' of FDC.

Police

JJ Eubank - 615-892-0161

jeubank@lavergn.net

No comments.

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

SITE PLAN

5450 MURFREESBORO
ROAD

DEFERRED



Item #: 5.

Item Title: Site Plan - Avenue Grading - Addition of 8,188 Square Feet on 4.73 Acres. Requested by Ragan-Smith. Property located at 121 Jones Boulevard (Tax Map 17, Parcel 6). I-2 (Heavy Industrial) Zoning District. Property owned by Barlow Builders.

Reviewed By:

Gary Lide, City Engineer

Location:

See attachment and below.

Summary: On behalf of their client, Ragan-Smith is requesting site plan approval for a proposed addition to an existing building at the corner of Jones Boulevard and Waldron Road. There is a one-story building along with a two-story addition indicated on the plan. The total lot size is 4.73 acres. The existing building contains 8,651 sq. ft. The added space is slated to become office area for the business and would total 8188 sq. feet. The space in the rear (to the northeast) is an existing gravel lot and is partly made of concrete. This parcel is contained within the Murfreesboro Road/Waldron Overlay Streetscape District and must adhere to the applicable overlay provisions.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@laveragnetn.gov

1. Applicant will be refunded for last year's payment of fee for sidewalks;
2. Applicant will install a sidewalk along all frontages including Jones;
3. The entire building must be brought up to meet the standards of Murfreesboro Road Overlay Streetscape District.

Jake Blair - 615-287-8702
jblair@lavergnnetn.gov

Engineering

Gary Lide - 615-28-8703
glide@lavergnnetn.gov

All Engineering comments addressed.

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergnnetn.gov

Codes

Randolph Salyers - 615-287-8605 (Technical items go here)
rsalyers@lavergnnetn.gov

Fire

Curtis Brinkley - 615-405-5931
cbrinkley@lavergnnetn.gov

All fire department comments have been addressed.

Police

JJ Eubank - 615-287-8613
jeubank@lavergnnetn.gov

No comments.

1. Full-size color elevations are required;
2. Sidewalk is required along all frontage including all of Jones;
3. Landscape Plan should address Overlay requirements;
4. The entire building must be brought up to meet standards of Murfreesboro Road Overlay Streetscape District;
1. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
6. Add detail and note on all sheets to indicate installation of a 5' sidewalk along frontage;

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

SITE PLAN

AVENUE GRADING

Map 17, Parcel 6



WALDRON RD

ROCKY TOEK ST

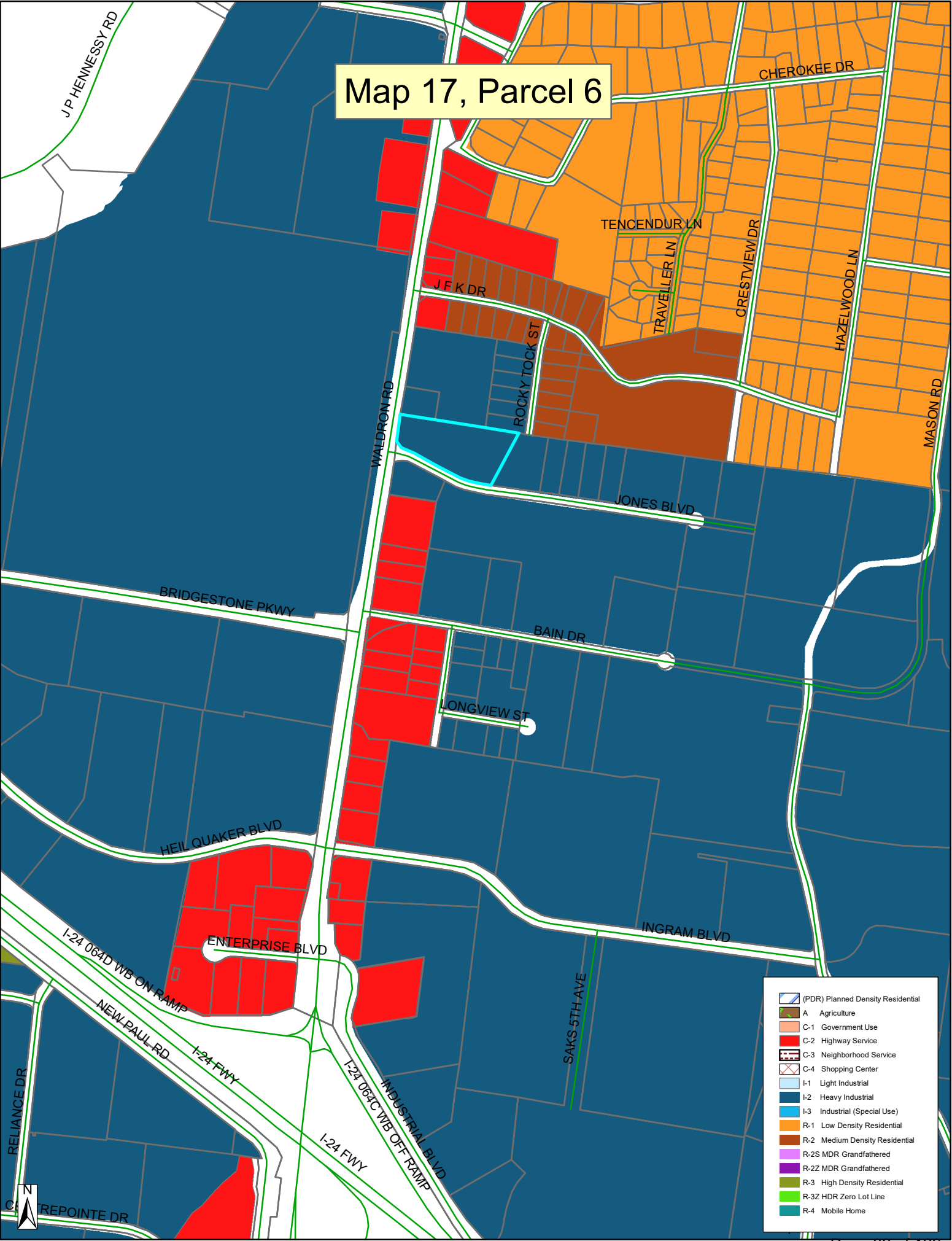
JONES BLVD



Map 17, Parcel 6



Map 17, Parcel 6



- (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



Greenrise

Greenrise

Greenrise

Greenrise



SITE PLANS
AVENUE GRADING OFFICE BUILDING
FOR
BARLOW BUILDERS

SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS: 381 WALDRON ROAD & 121 JONES BOULEVARD
CITY: LAVERGNE
STATE: TENNESSEE
COUNTY: RUTHERFORD
CIVIL DISTRICT: 3
TAX MAP: 17
PARCEL: 6
LOT SIZE: 4.73 ± ACRES

ZONING INFORMATION:

ZONING CLASSIFICATION: I-2 (HEAVY INDUSTRIAL)
ZONING OVERLAY: WALDRON ROAD/MURFREESBORO ROAD
STREETSCAPE DISTRICT
EXISTING USE: WAREHOUSE AND OUTDOOR STORAGE
PROPOSED USE: OFFICE AND OUTDOOR STORAGE

BUILDING AREA DATA:

EXISTING BUILDING TO REMAIN: 8,651 SF
PROPOSED BUILDING AREA: 8,188 SF
TOTAL BUILDING AREA: 16,839 SF

BUILDING SETBACKS:

FRONT YARD: 10'
FRONT BUILDING SETBACK: 40'
SIDE BUILDING: 20'
REAR BUILDING: 15'
MAX HEIGHT: 50'

PARKING SUMMARY:

1 SPACE PER 400 SF OF FLOOR AREA FOR OFFICE AND/OR SALES
8,188 SF OF FLOOR AREA FOR OFFICE AND/OR SALES = 20.47 SPACES
1 SPACE PER 4,000 SF OF GROSS FLOOR AREA
8,651 SF OF GROSS FLOOR AREA = 2.16 SPACES
TOTAL PARKING REQUIRED = 22.63 ≈ 23 SPACES

PARKING PROVIDED:
REGULAR PARKING = 22 SPACES
VAN ACCESSIBLE SPACES = 1 SPACES
TOTAL PARKING PROVIDED = 23 SPACES

SITE SURFACE INFORMATION:

PERVIOUS AREA: 3.74 ACRES
IMPERVIOUS AREA: 0.99 ACRES
FLOOR AREA RATIO: 0.06

SURVEY INFORMATION:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM
A SURVEY BY RAGAN-SMITH ASSOCIATES DATED 10/09/20.

FLOOD INFORMATION:

FEMA MAP#: 47149C0015H
EFFECTIVE DATE: JANUARY 5, 2007
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES
WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP NO. 47149C0015H, WITH AN EFFECTIVE DATE OF
JANUARY 5, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD
INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470167, PANEL NO. 0015,
SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP
FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES
ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.

CONTACTS

OWNER/DEVELOPER

BARLOW BUILDERS
BYRD CAIN
3020 STANSBERRY LANE, SUITE 101
FRANKLIN, TN 37069
615-376-1680
BYRDCAIN@BELLSOUTH.NET

CIVIL

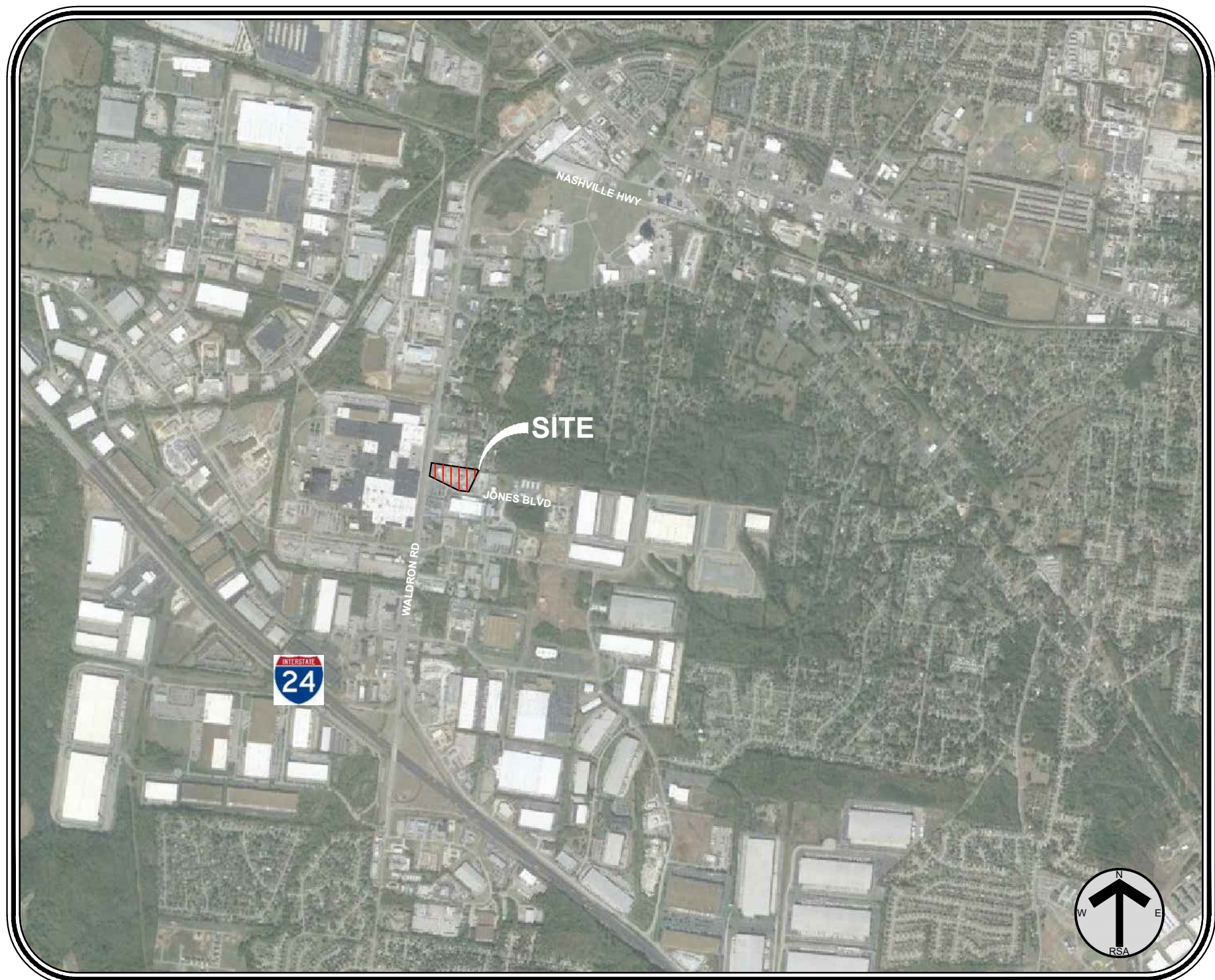
RAGAN-SMITH ASSOCIATES
ERIC PARL
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
EPARL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

RAGAN-SMITH ASSOCIATES
ANDREW TARSI
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
ATARSI@RAGANSMITH.COM

ARCHITECTURE

BARLOW BUILDERS
J.R. ROLLINS
3020 STANSBERRY LANE, SUITE 101
FRANKLIN, TN, 37069
(615) 376-1680
JR@BARLOWBUILDERS.COM



MAP SOURCE: GOOGLE EARTH PRO-2020

LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET DESCRIPTION

C0.0 COVER SHEET

CIVIL PLANS

C0.1 CIVIL NOTES
C0.2 EXISTING CONDITIONS
C0.3 DEMOLITION PLAN
C1.1 OVERALL SITE LAYOUT PLAN
C1.2 ENLARGED SITE LAYOUT PLAN
C2.1 INITIAL EROSION CONTROL PLAN
C3.1 SITE GRADING, DRAINAGE & INTERMEDIATE EROSION CONTROL PLAN
C3.2 FINAL EROSION CONTROL PLAN
C4.1 UTILITY PLAN
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C5.2 CONSTRUCTION DETAILS

LANDSCAPE ARCHITECTURAL PLANS

L1.1 LANDSCAPE PLAN
L1.2 LANDSCAPE NOTES AND DETAILS

ARCHITECTURAL PLANS

A2.1 ARCHITECTURAL COLOR ELEVATIONS - FRONT AND LEFT SIDE
A2.2 ARCHITECTURAL COLOR ELEVATIONS - REAR AND RIGHT SIDE
A2.3 ARCHITECTURAL HEIGHT AND MATERIAL ELEVATIONS - FRONT AND LEFT SIDE

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050
ragansmith.com



AVENUE GRADING OFFICE BUILDING
FOR
BARLOW BUILDERS
121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20124	1954	EMP	GBB	NOT TO SCALE	MARCH 22, 2021	5	5	05-22-2023 PER CITY COMMENTS
						4	4	05-01-2023 PER CITY COMMENTS
						3	3	03-27-2023 PER PLAN UPDATES
						2	2	10-04-2021 PER CITY COMMENT
						1	1	03-22-2021 PER CITY COMMENTS

COVER SHEET

C0.0



Know what's below.
Call before you dig.

RSA STANDARD NOTES

SITE GENERAL NOTES

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (MUTCD). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ADA requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

SITE CONSTRUCTION NOTES

1. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
2. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
3. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
5. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
6. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
7. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
8. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.

DEMOLITION NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement 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. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required around utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property, arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart, where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
16. Refueling construction equipment and construction equipment maintenance shall be performed in a designated placed determined by the contractor. Any spills to be cleaned up immediately and clean up to follow TDEC standards.

SITE GRADING & STORM DRAINAGE NOTES

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review geotechnical report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines 1/2" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

TREE PROTECTION NOTES

1. Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ansi a-300-95 standard so as to minimize impact of the general root system. No disturbance, including trenching, is permitted within tree protection zones.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

GEOTECHNICAL NOTE

1. No geotechnical study has been conducted on this site. however, the design for the site improvements shown on this plan has relied on experience with similar projects and similar soil/site conditions. If, in the pursuit of this work by the contractor, conditions or circumstances are encountered that are different than reflected in these plans or that appear to impact the scope of the work, the contractor will immediately notify the civil engineer, and the owner/developer before any remedial course of action or design change is initiated. All parties (owner, civil engineer, proper governmental agencies, and contractor) must be in agreement and the magnitude of the cost/time required for the measures established.

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ragansmith.com



AVENUE GRADING OFFICE BUILDING

FOR

BARLOW BUILDERS

121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

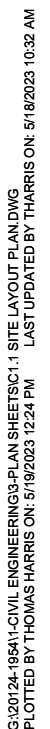
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20124	1954	EMP	GBB	NOT TO SCALE	MARCH 22, 2021	#		

CIVIL NOTES

C0.1











WK ORDER	1954	EMP	4	05-01-2023	PER CITY COMMENTS
JOB NO	20124	DESIGNED	EMP	DRAWN	GBB
SCALE	1"=20'	DATE	MARCH 22, 2021	REV	#
DESCRIPTION					

SITE GRADING,
DRAINAGE &
INTERMEDIATE EROSION
CONTROL PLAN

C3.1

GRADING NOTE (ACCESSIBLE ENTRANCE):

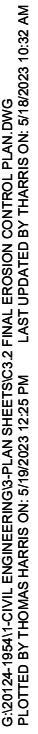
ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x80" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8" FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

STORM DRAINAGE NOTES:

- ALL STORMWATER WORKS ON THIS PROJECT WILL BE CONSTRUCTED TO BE IN COMPLIANCE WITH THE CITY OF LA VERGNE WORKS SPECIFICATIONS AND REQUIREMENTS.
- TRENCHES FOR STORMWATER PIPING WILL BE BEDDED WITH 4" OF CRUSHED STONE TO RECEIVE THE CULVERT PIPE AND GIVE A UNIFORM BEARING ALONG THE RUN OF THE TRENCH. REMAINING TRENCH SECTION TO BE BACKFILLED WITH CLEAN STONE #57 TO TOP OF PIPE OR TO SUBGRADE WHEN LOCATED IN PAVEMENT.
- TOP OF CASTING EL. REFERS TO TOP OF GRATE OF "K" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.
- B.W. REFERS TO FINISHED GRADE AT BOTTOM OF WALL.

LEGEND

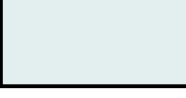
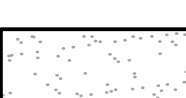
- PROPOSED BUILDING
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED/EXISTING GREEN SPACE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE



1. ALL 3:1 SLOPES OR GREATER TO HAVE NAG SC150 MATTING.
2. SEE LANDSCAPE PLAN FOR GROUND COVER STABILIZATION.

ALL ENTRANCES ON ANY BUILDING WHICH IS CONSIDERED A HANDICAP ACCESSIBLE ENTRANCE IS TO BE PROVIDED FOR A MINIMUM OF 60"x60" LANDING FOR A SINGLE DOOR AND A 72"x60" LANDING FOR A DOUBLE DOOR, IF A PROPOSED ACCESS EXCEEDS A 72" WIDTH THE LANDING IS TO ACCOMMODATE SAID ACCESS WIDTH. SAID LANDING IS NOT TO EXCEED A 1% GRADE (1/8"/FOOT FALL) IN ANY DIRECTION. CONTRACTOR IS TO COORDINATE WITH DESIGNING ARCHITECT FOR ALL LOCATIONS, LAYOUTS, ELEVATIONS AND TREATMENTS TO ANY PROPOSED BUILDING ACCESS.

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3. TOP OF CASTING EL. REFERS TO TOP OF GRADE OF "K" AND "M" & "H" CASTINGS. DRAINAGE STRUCTURE CASTING SHALL BE DRY SET WHEN BUILT AND MORTAR SET LATER WHEN ADJUSTED TO GRADE OF FINAL SURFACE TREATMENT.
4. B.W. REFERS TO FINISHED GRADE AT BOTTOM OF WALL.

	PROPOSED BUILDING
	PROPOSED CONCRETE WALK
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED/EXISTING GREEN SPACE
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL
	EXISTING CONCRETE

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LANDSCAPE ARCHITECTS • SURVEYORS

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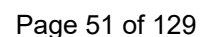
AVENUE GRADING OFFICE BUILDING FOR BARLOW BUILDERS

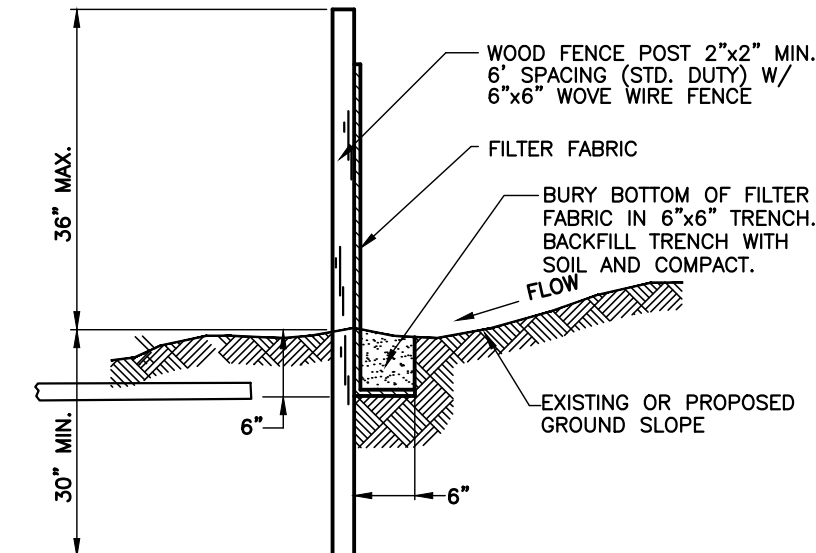
121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

[illegible]

FINAL EROSION CONTROL PLAN

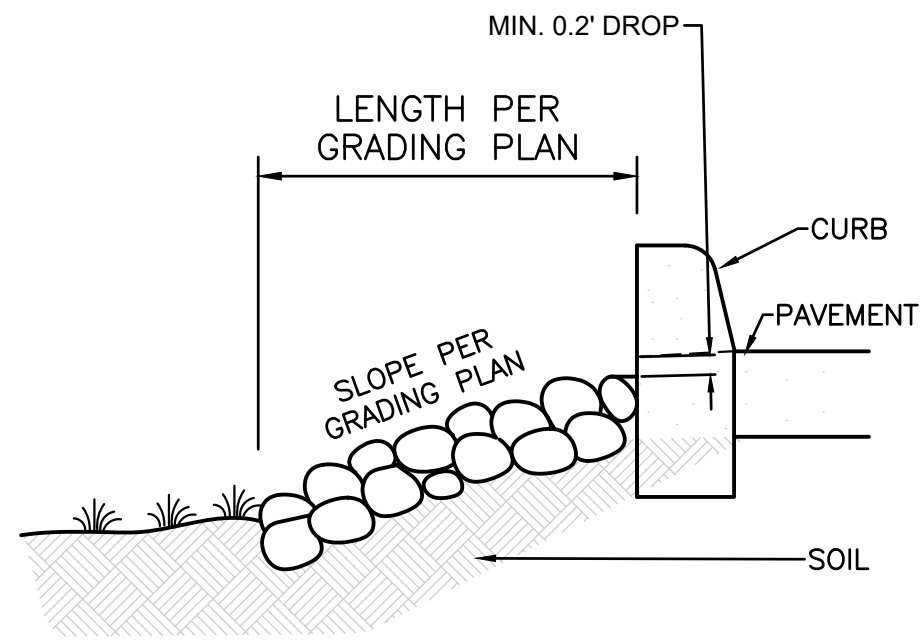
C3.2



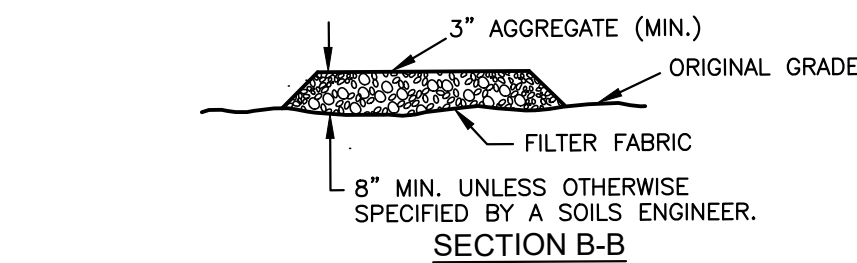


TO BE INSTALLED AS NOTED ON PLAN BEFORE COMMENCING GRADING OPERATION AND LEFT IN PLACE UNTIL A GOOD STAND OF GRASS IS ESTABLISHED OVER ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONFIRM WITH THE CITY OF FRANKLIN ENGINEERING DEPT. THAT THIS DETAIL IS THE CURRENT AND APPROVED EROSION/SILTATION BARRIER.

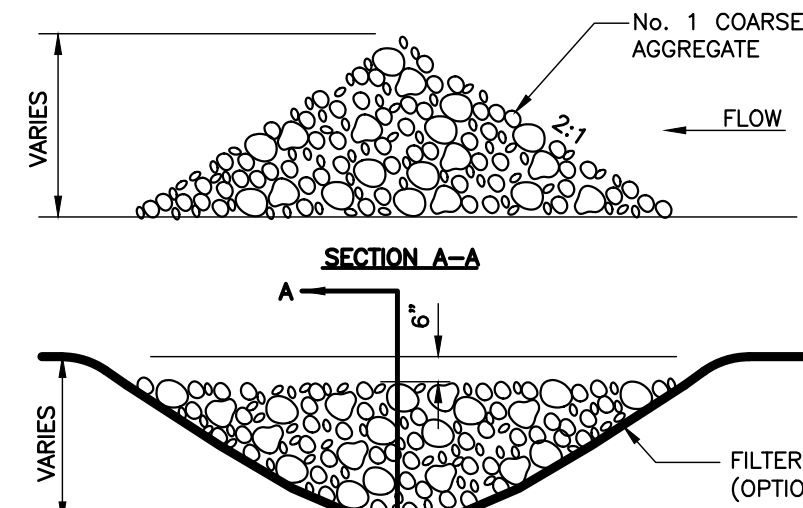
EROSION/SILTATION FENCE
NOT TO SCALE



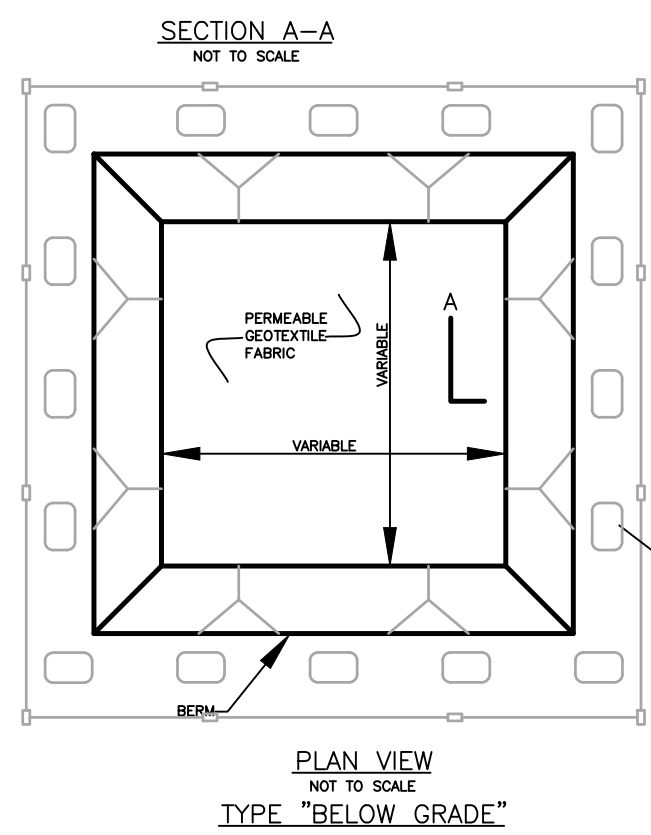
STONE FILTER RING
NOT TO SCALE



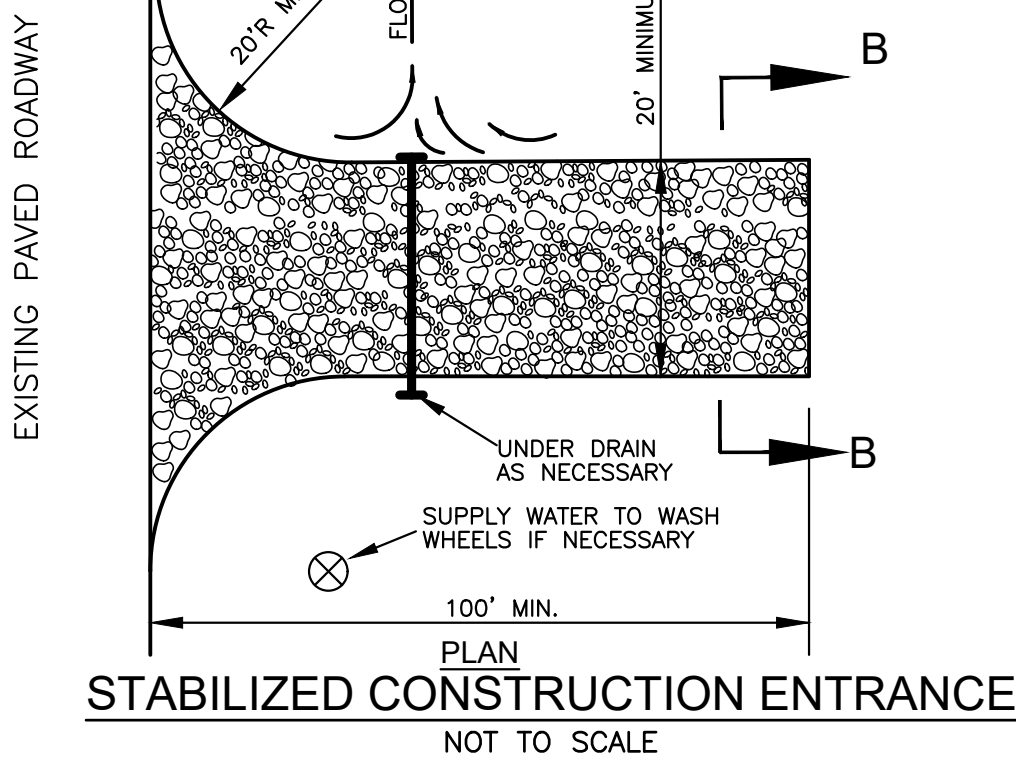
CURB CUT AND RIP-RAP
NOT TO SCALE



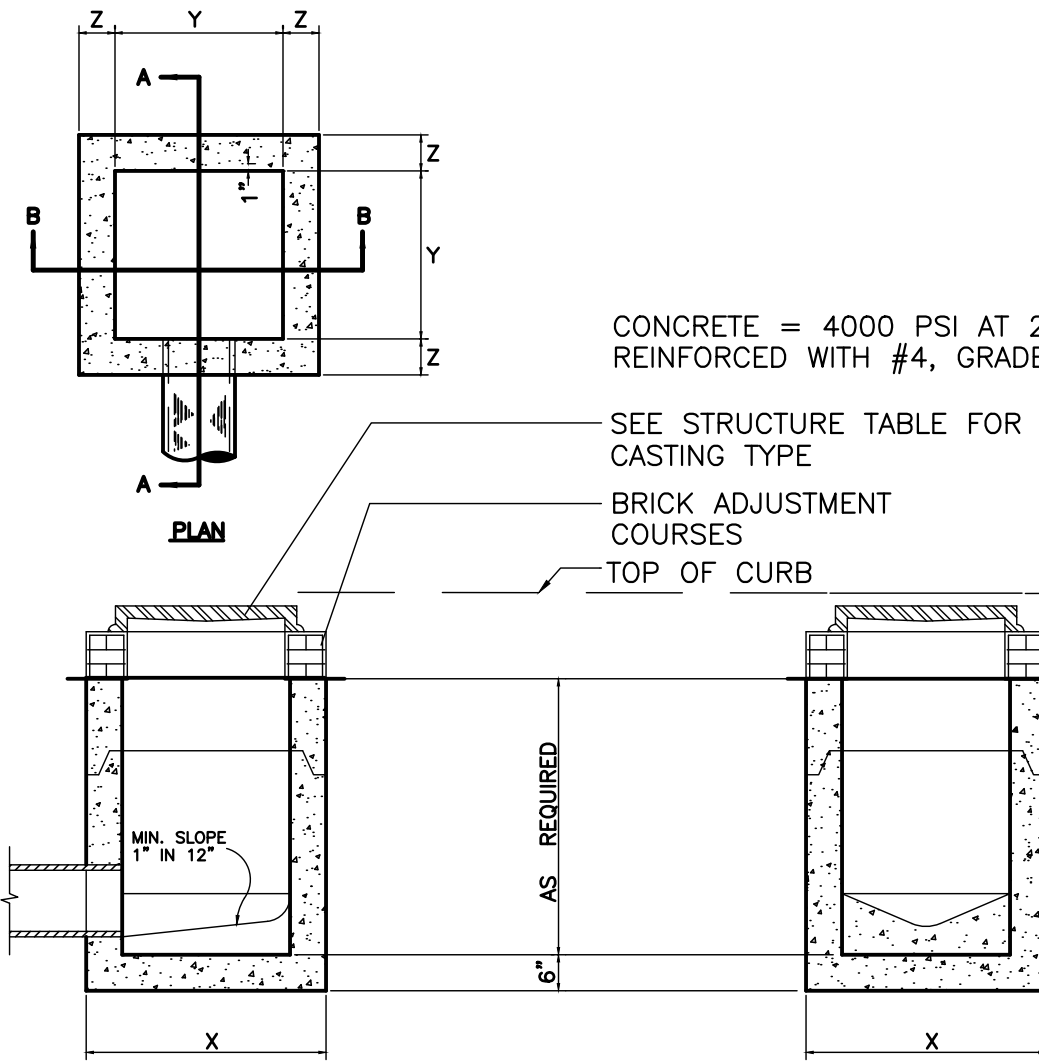
ROCK CHECK DAM
NOT TO SCALE



CONCRETE WASHOUT
NOT TO SCALE

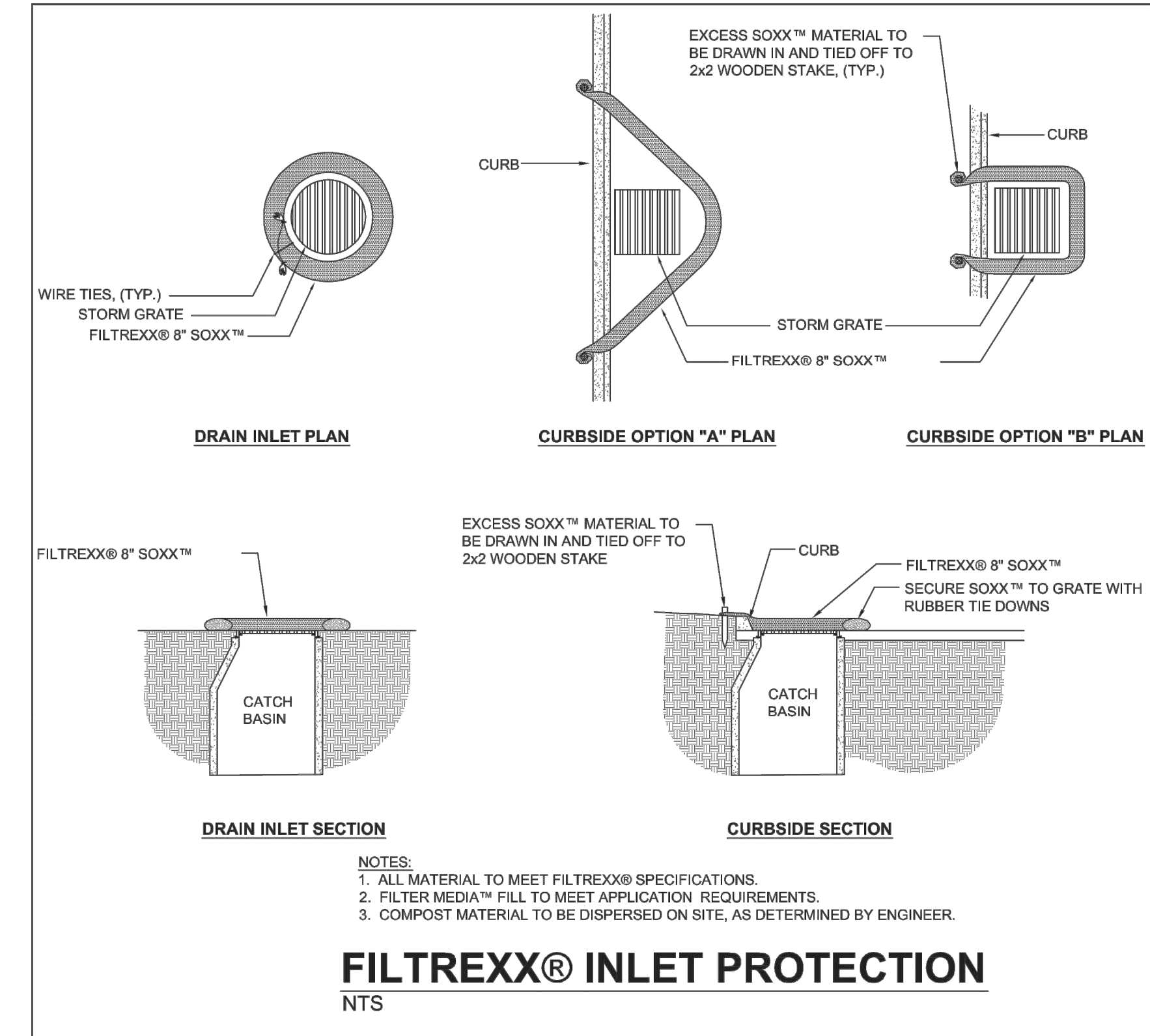


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

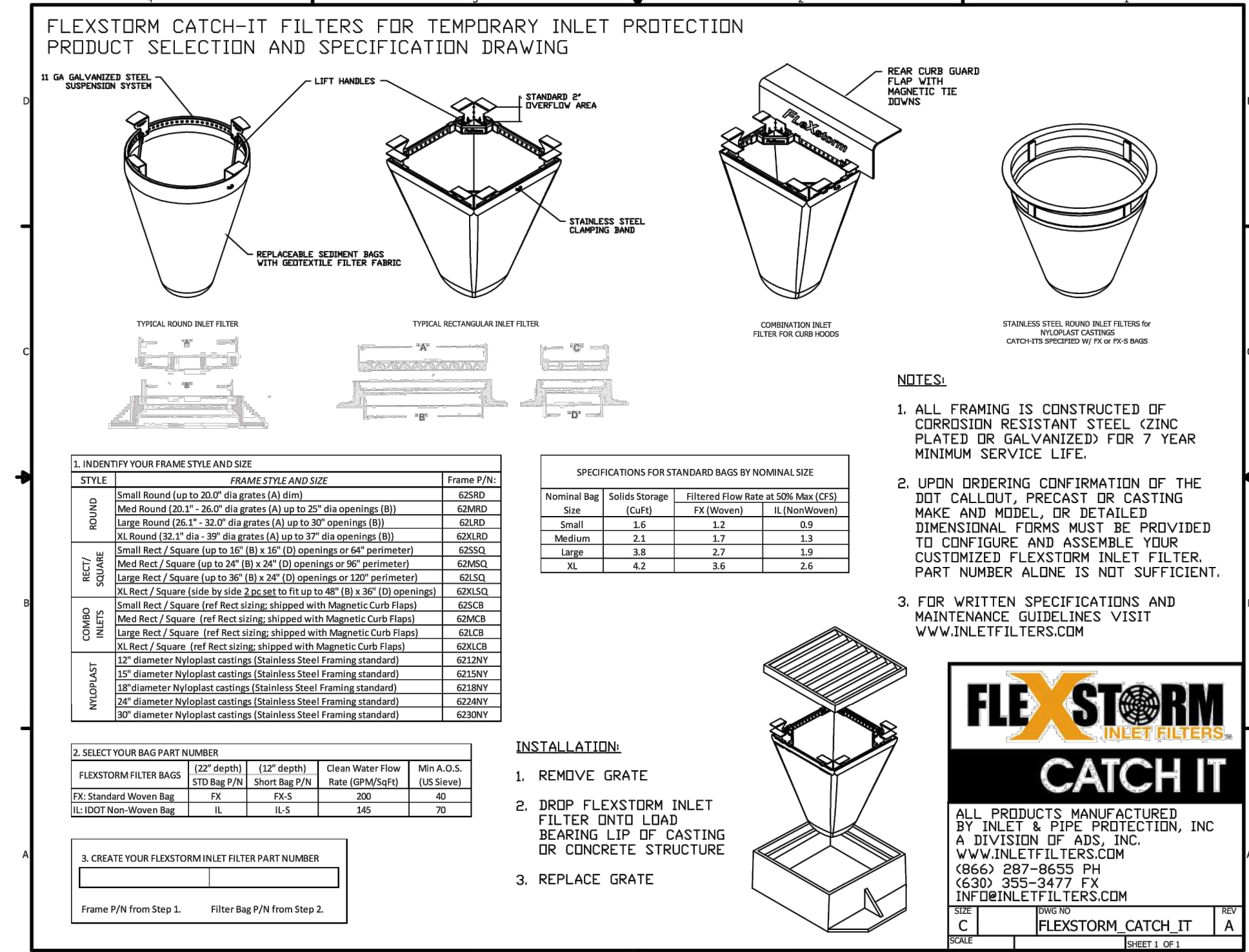


SINGLE INLET (PRECAST)
NOT TO SCALE
SEE TABLE FOR MINIMUM DIMENSION BASED ON PIPE SIZE

PIPE SIZES	X	Y	Z
18"	40"	28"	6"
24"	48"	32"	8"
30"	64"	48"	8"
36"	78"	62"	8"
42"	78"	62"	8"
48"	88"	72"	8"



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DATE: MARCH 22, 2021

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AVENUE GRADING OFFICE BUILDING

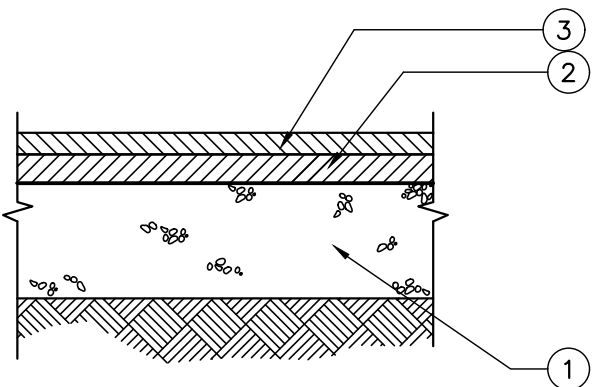
FOR
BARLOW BUILDERS

121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

CONSTRUCTION DETAILS

C5.1

WK ORDER: 1954
DESIGNED: EMP
DRAWN: GBB
SCALE: NOT TO SCALE
DATE: MARCH 22, 2021

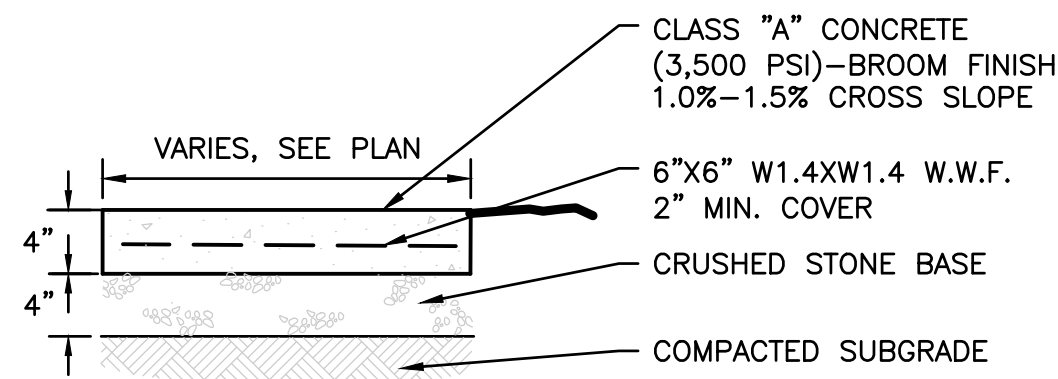


- NOTES:
- THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL STUDY FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.
 - REFER TO "TDOT STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION" FOR PAVING MATERIALS AND SPECIFICATIONS.

LIGHT DUTY PAVEMENT

NOT TO SCALE

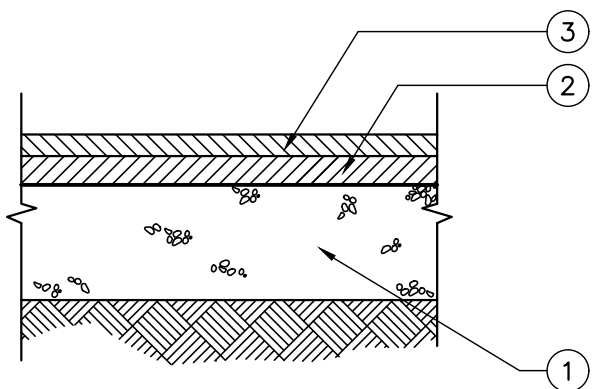
PROPOSED PAVEMENT SCHEDULE			
MATERIAL	THICKNESS (INCHES)	TDOT GRADING	
1. AGGREGATE BASE	6	C or D	
2. ASPHALT BASE	2.0	B-Modified	
3. ASPHALT SURFACE	1.0	D or E	



CONCRETE WALK

NOT TO SCALE

NOTE:
CONTROL JOINT EVERY 5',
RUBBERIZED EXPANSION
JOINT EVERY 25', UNLESS
OTHERWISE NOTED.

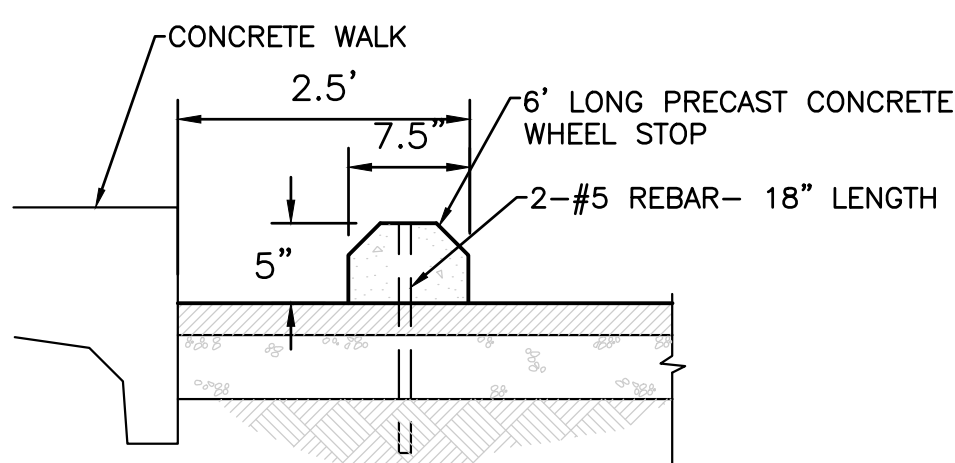


- NOTES:
- THIS PAVEMENT SECTION IS BASED ON TYPICAL AREA SOIL TYPES, SITE CONDITIONS AND LOADING. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER FOR SITE SPECIFIC PAVEMENT RECOMMENDATIONS.

HEAVY DUTY PAVEMENT

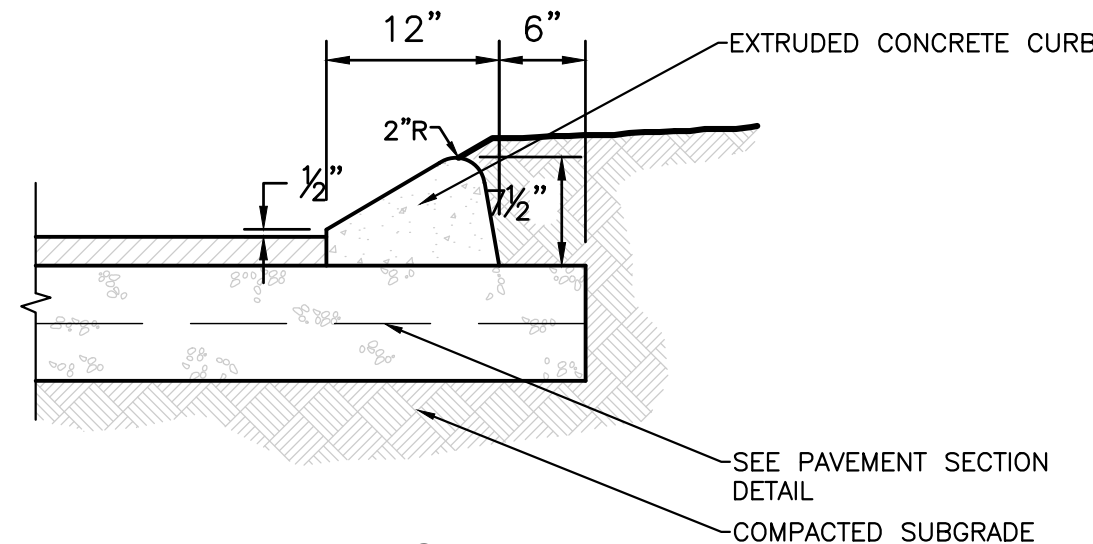
NOT TO SCALE

PROPOSED PAVEMENT SCHEDULE			
MATERIAL	THICKNESS (INCHES)	TDOT GRADING	
1. AGGREGATE BASE	8.0	C or D	
2. ASPHALT BASE	2.5	B-Modified	
3. ASPHALT SURFACE	1.0	D or E	



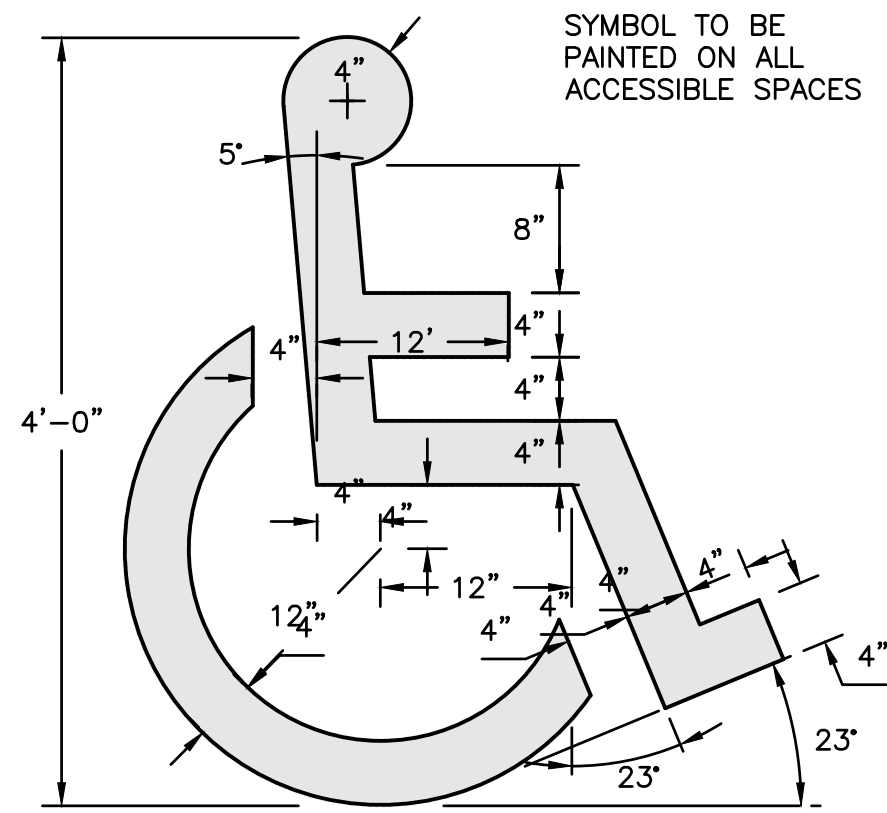
PRECAST CONCRETE WHEEL STOP

NOT TO SCALE



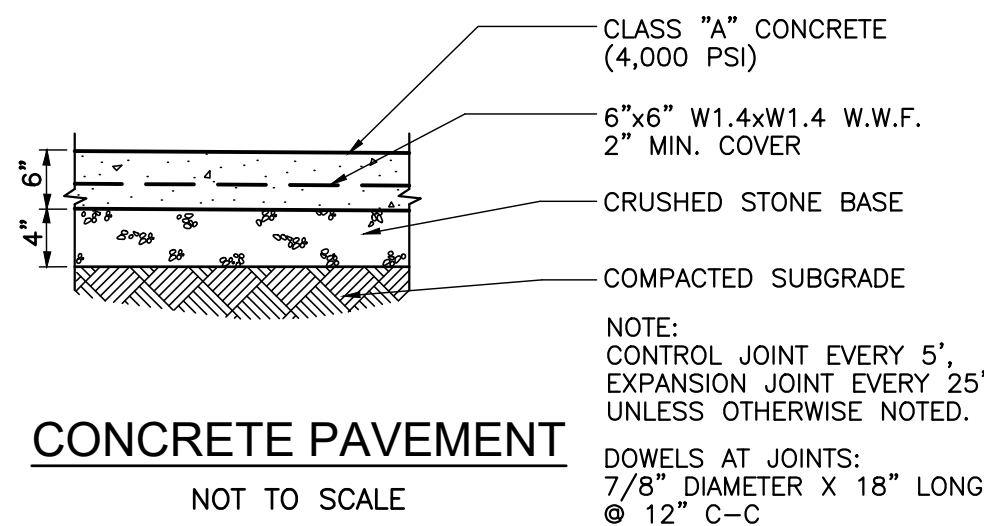
EXTRUDED CURB

NOT TO SCALE



PAINTED ACCESSIBLE SYMBOL

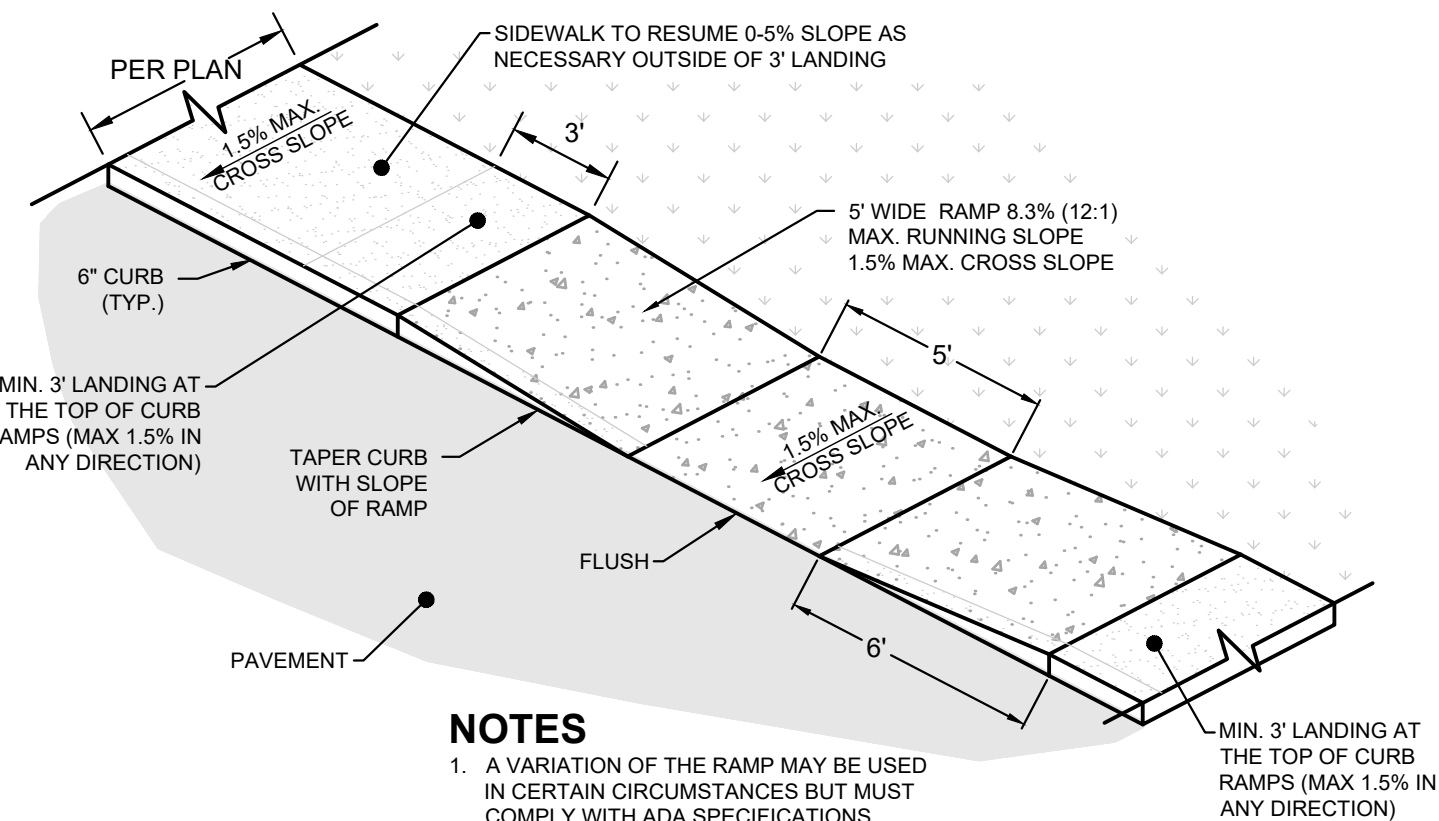
NOT TO SCALE



CONCRETE PAVEMENT

NOT TO SCALE

NOTE: GEOTECH TO VERIFY THIS SECTION IS ACCEPTABLE FOR SITE CONDITIONS.

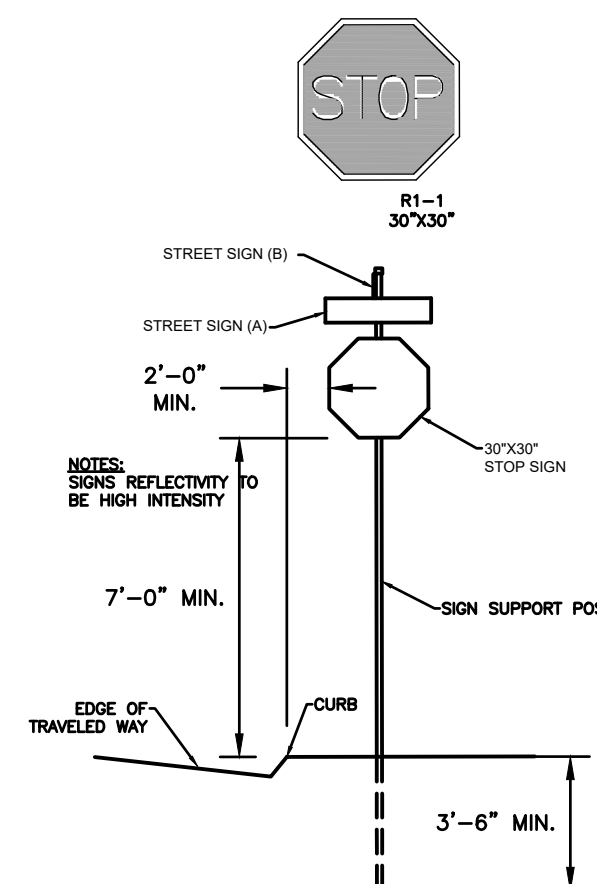


NOTES

- A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH ADA SPECIFICATIONS

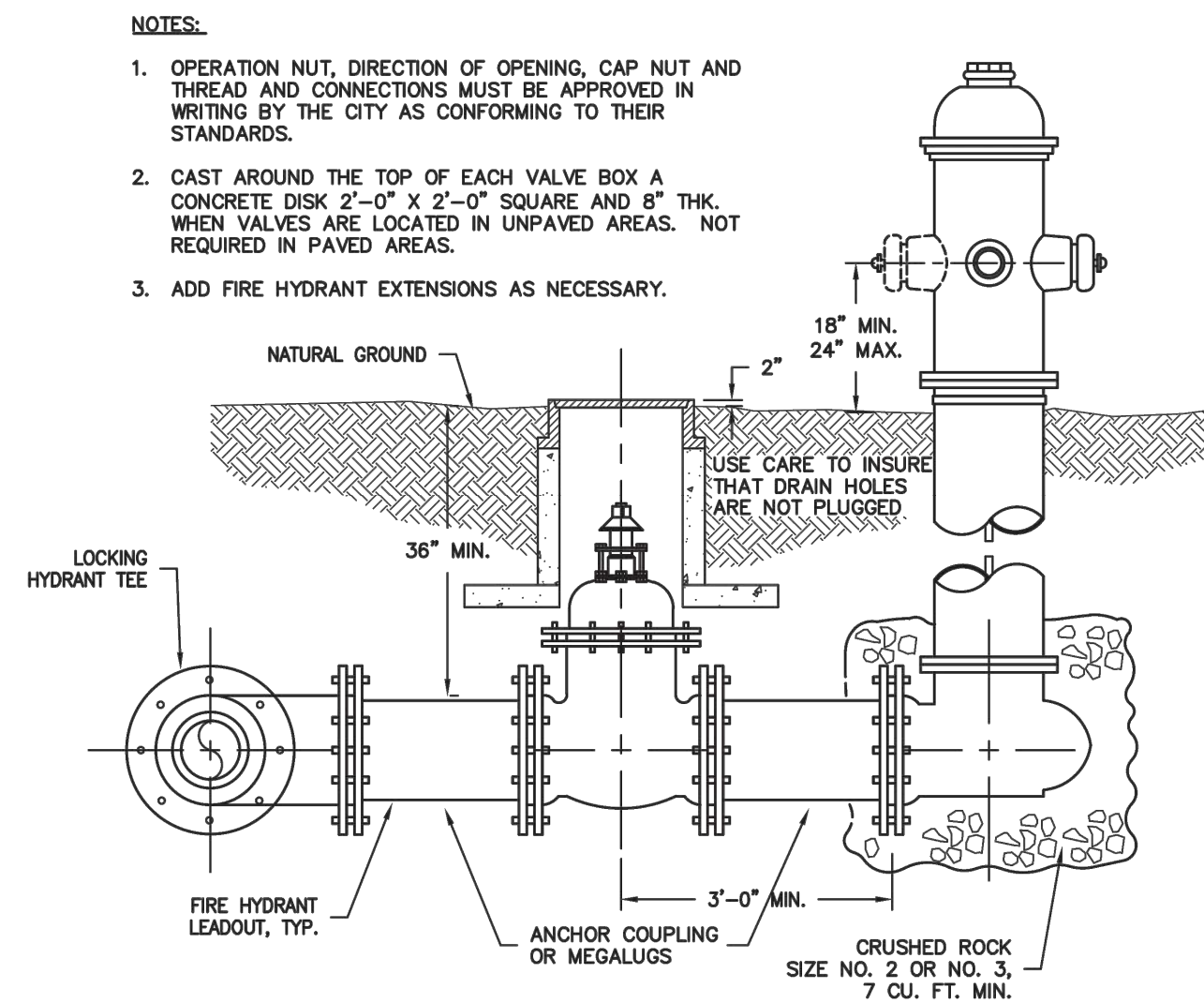
PARALLEL ACCESSIBLE RAMP

NOT TO SCALE



TYPICAL SIGN DETAIL

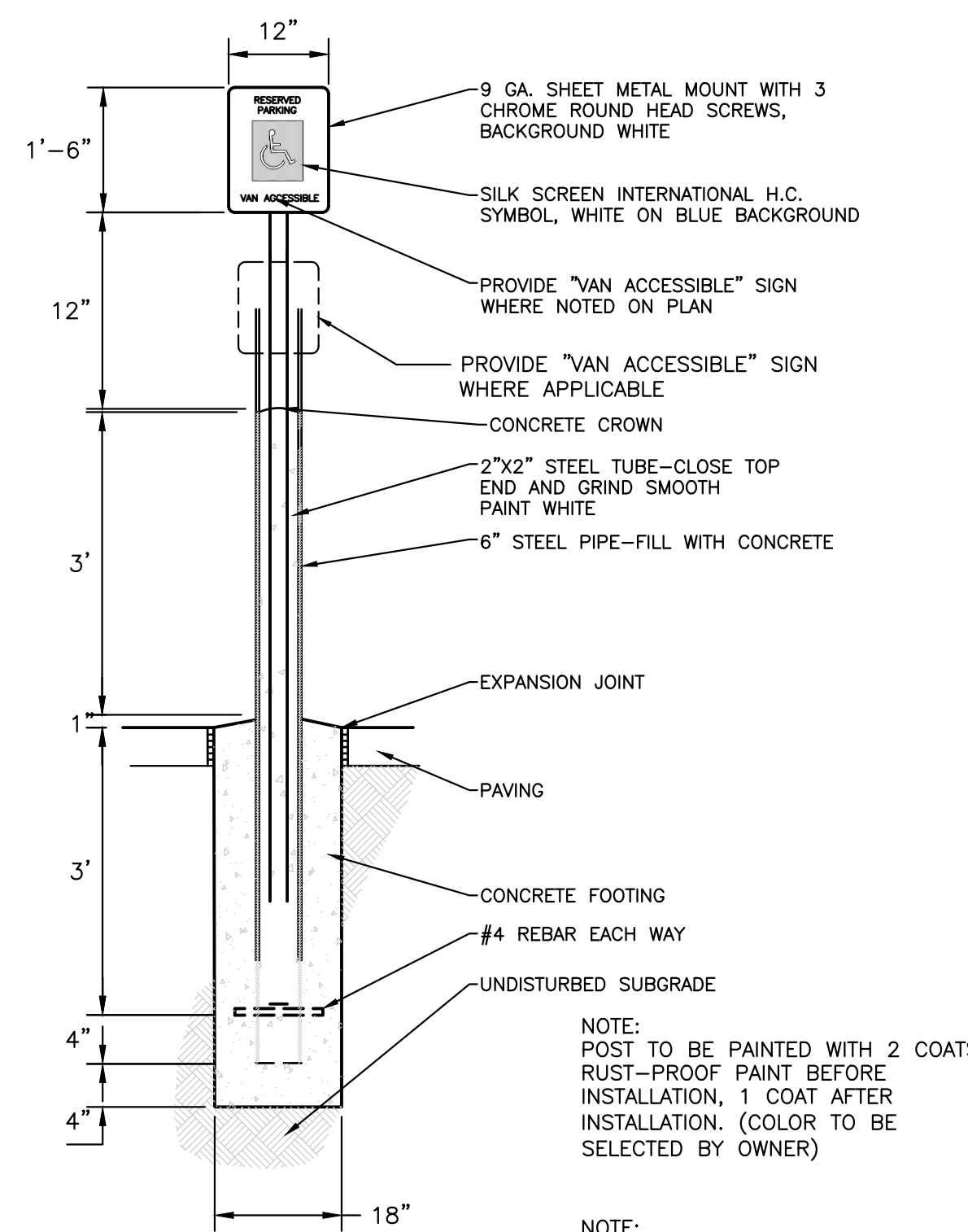
NOT TO SCALE



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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P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 • FAX (615) 895-0632
FILE NAME: L:\Engineering\442-56\2015 Update\040 Drawing\Fire Hydrant Setting.dwg

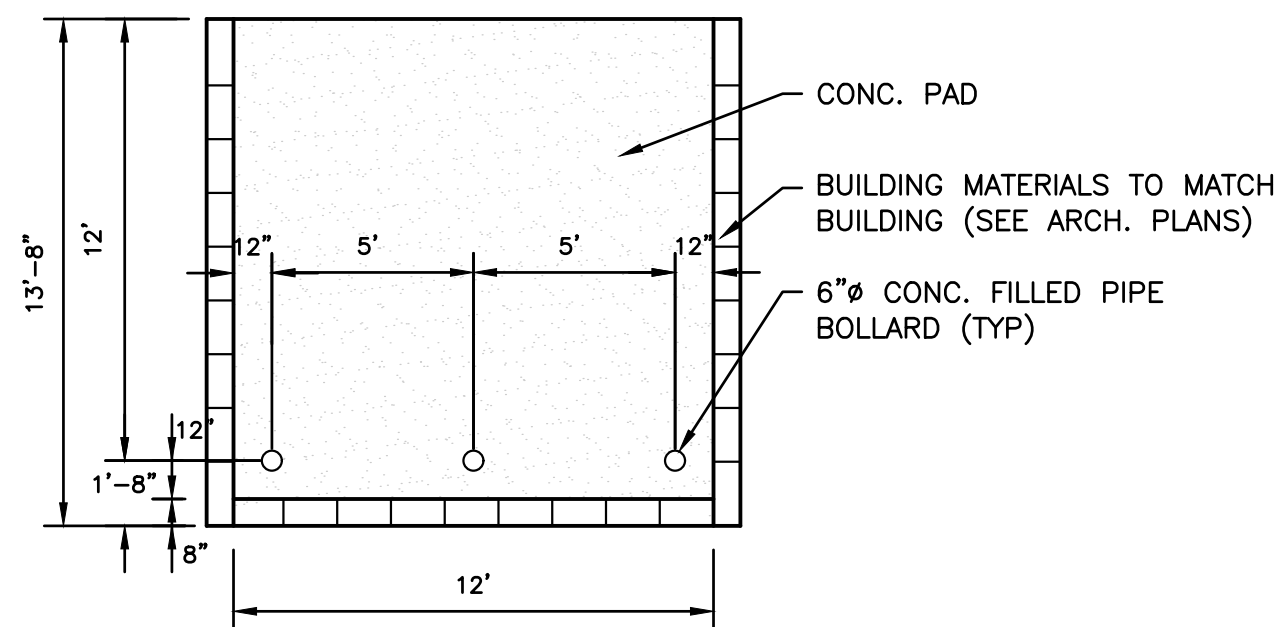


EXTERIOR ACCESSIBLE SIGN

NOT TO SCALE

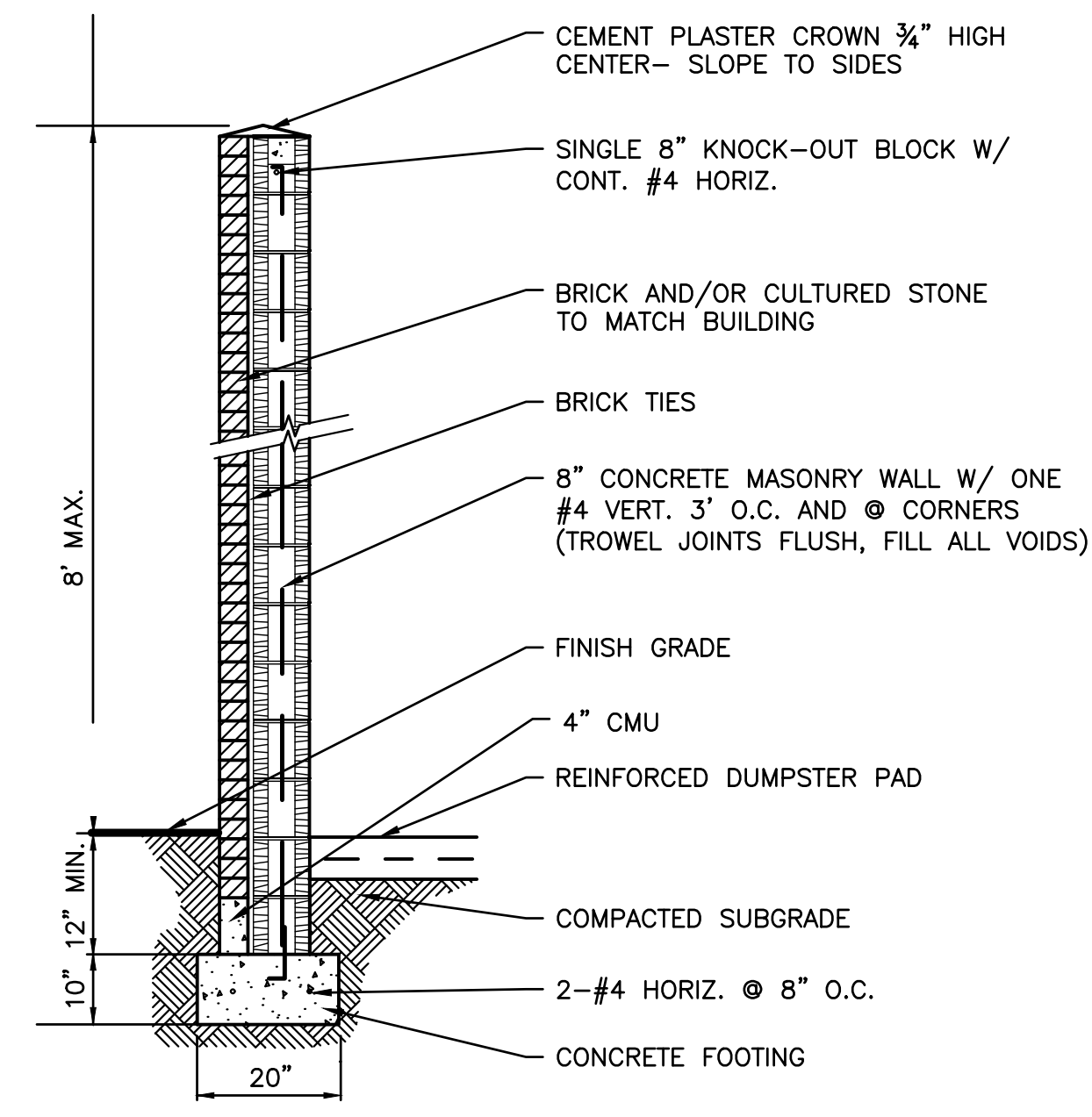
NOTE:
POST TO BE PAINTED WITH 2 COATS
RUST-PROOF PAINT BEFORE
INSTALLATION. 1 COAT AFTER
INSTALLATION. (COLOR TO BE
SELECTED BY OWNER)

NOTE:
SIGNAGE SHALL COMPLY WITH
AMERICANS WITH DISABILITIES ACT
(A.D.A.) SIGNAGE GUIDELINES



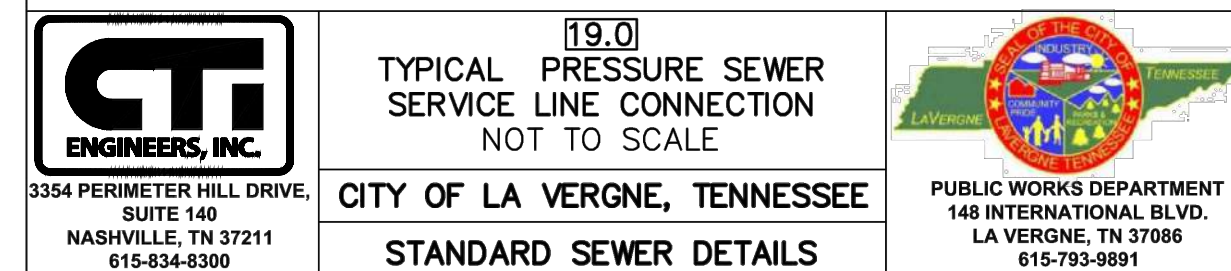
DUMPSTER PAD

NOT TO SCALE



DUMPSTER ENCLOSURE WALL SECTION

NOT TO SCALE



TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION

NOT TO SCALE



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AVENUE GRADING OFFICE BUILDING FOR BARLOW BUILDERS

121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV. #	DATE:	DESCRIPTION:
20124	1954	EMP	GBB	NOT TO SCALE	05-22-2023	5	05-01-2023	PER CITY COMMENTS
						4	05-01-2023	PER CITY COMMENTS

CONSTRUCTION DETAILS

C5.2

GRAPHIC: 150417-001, ENGINEERED BY: ANTHONY L. LANDSCAPE & ARCHITECTS, P.C. LAST UPDATED BY: ADAM ON: 01/20/2023 3:15 PM
PLOTTED BY: THOMAS HARRIS ON: 01/20/2023 3:15 PM

SITE DATA:

PROPERTY INFORMATION:

STREET ADDRESS: 121 JONES BOULEVARD & 381 WALDRON ROAD
CITY: LAVERGNE
STATE: TENNESSEE
COUNTY: RUTHERFORD
CIVIL DISTRICT: 3
TAX MAP: 17
PARCEL: 6
LOT SIZE: 4.73 ± ACRES

ZONING INFORMATION:

ZONING CLASSIFICATION: I-2 (HEAVY INDUSTRIAL)
ZONING OVERLAY: WALDRON ROAD/MURFREESBORO ROAD
STREETSCAPE DISTRICT

LANDSCAPE INFORMATION:

CANOPY TREES REQUIRED: 15 TREES
UNDERSTORY TREES REQUIRED: 15 TREES
SHRUBS REQUIRED: 75 SHRUBS

NON RESIDENTIAL REQUIREMENTS PER 1 ACRE:

- 3 CANOPY TREES @ 2.5" CAL
- 3 UNDERSTORY TREES @ 2.5 CAL
- 15 SHRUBS @ 18" TALL

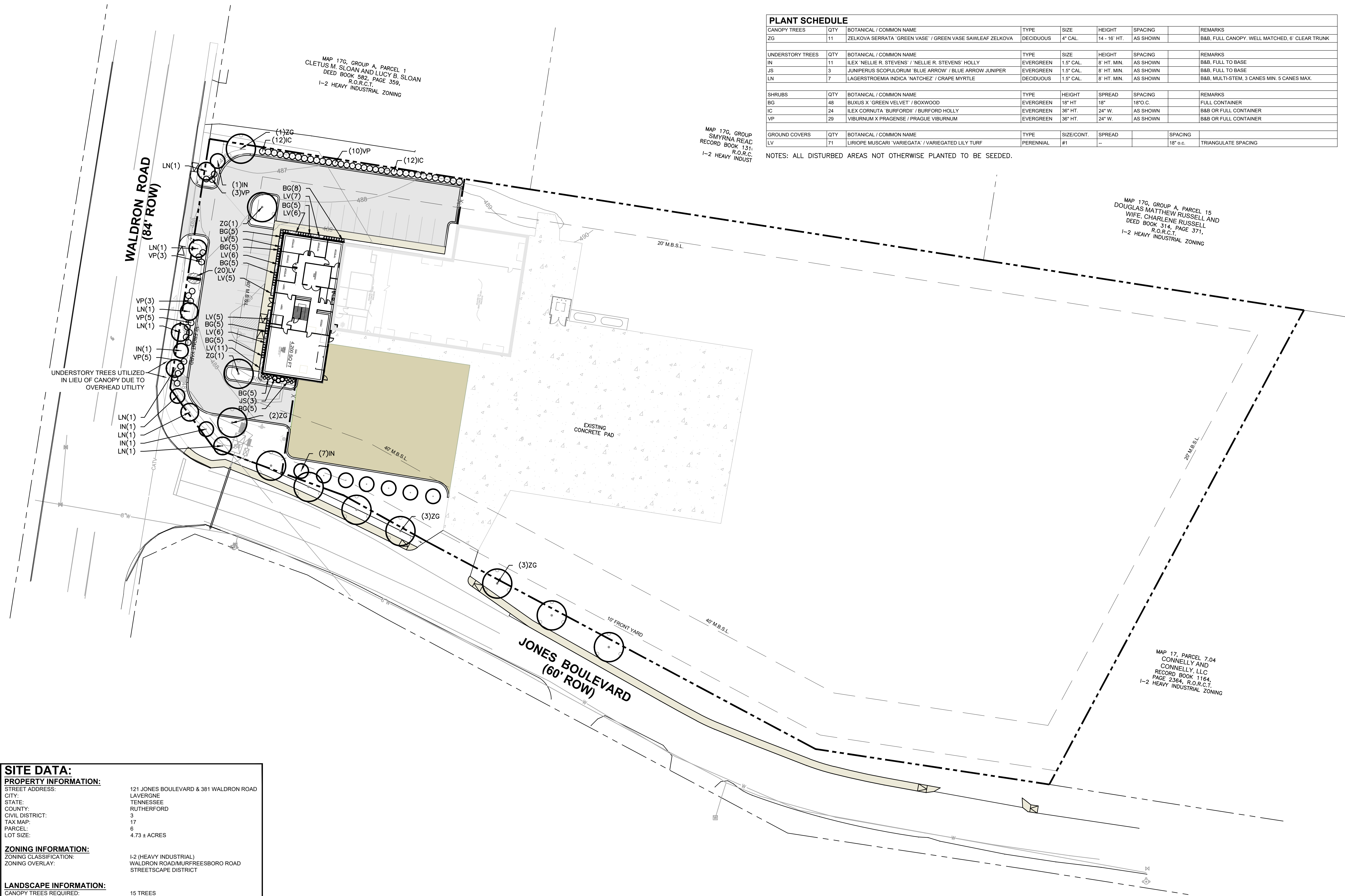
MURFREESBORO/WALDRON ROAD STREETSCAPE DISTRICT

- CANOPY TREES - 4" CAL
- UNDERSTORY TREES - 8" MIN
- SCREENING SHRUBS - 36" MIN HT

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
ZG	11	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	DECIDUOUS	4" CAL.	14 - 16' HT.	AS SHOWN	B&B, FULL CANOPY. WELL MATCHED, 6" CLEAR TRUNK
UNDERSTORY TREES	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
IN	11	ILEX 'NELLIE R. STEVENS' / 'NELLIE R. STEVENS' HOLLY	EVERGREEN	1.5" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
JS	3	JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER	EVERGREEN	1.5" CAL.	8' HT. MIN.	AS SHOWN	B&B, FULL TO BASE
LN	7	LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE	DECIDUOUS	1.5" CAL.	8' HT. MIN.	AS SHOWN	B&B, MULTI-STEM, 3 CANES MIN. 5 CANES MAX.
SHRUBS	QTY	BOTANICAL / COMMON NAME	TYPE	HEIGHT	SPREAD	SPACING	REMARKS
BG	48	BUXUS X 'GREEN VELVET' / BOXWOOD	EVERGREEN	18" HT.	18"	18" O.C.	FULL CONTAINER
IC	24	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	EVERGREEN	36" HT.	24" W.	AS SHOWN	B&B OR FULL CONTAINER
VP	29	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	36" HT.	24" W.	AS SHOWN	B&B OR FULL CONTAINER
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	SIZE/CONT.	SPREAD	SPACING	REMARKS
LV	71	LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF	PERENNIAL	#1	--	18" O.C.	TRIANGULATE SPACING

NOTES: ALL DISTURBED AREAS NOT OTHERWISE PLANTED TO BE SEEDED.



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AVENUE GRADING OFFICE BUILDING FOR BARLOW BUILDERS

121 JONES BOULEVARD & 381 WALDRON ROAD, LAVERGNE RUTHERFORD COUNTY, TENNESSEE

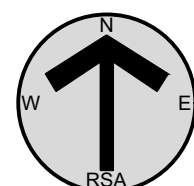
JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DATE:	DESCRIPTION:
20124	1954	APT	APT	1"=30'	MARCH 22, 2021	1	03/22/2021	PER CITY COMMENTS
						3	03/27/2023	PER PLAN UPDATES
						5	05/22/2023	PER CITY COMMENTS

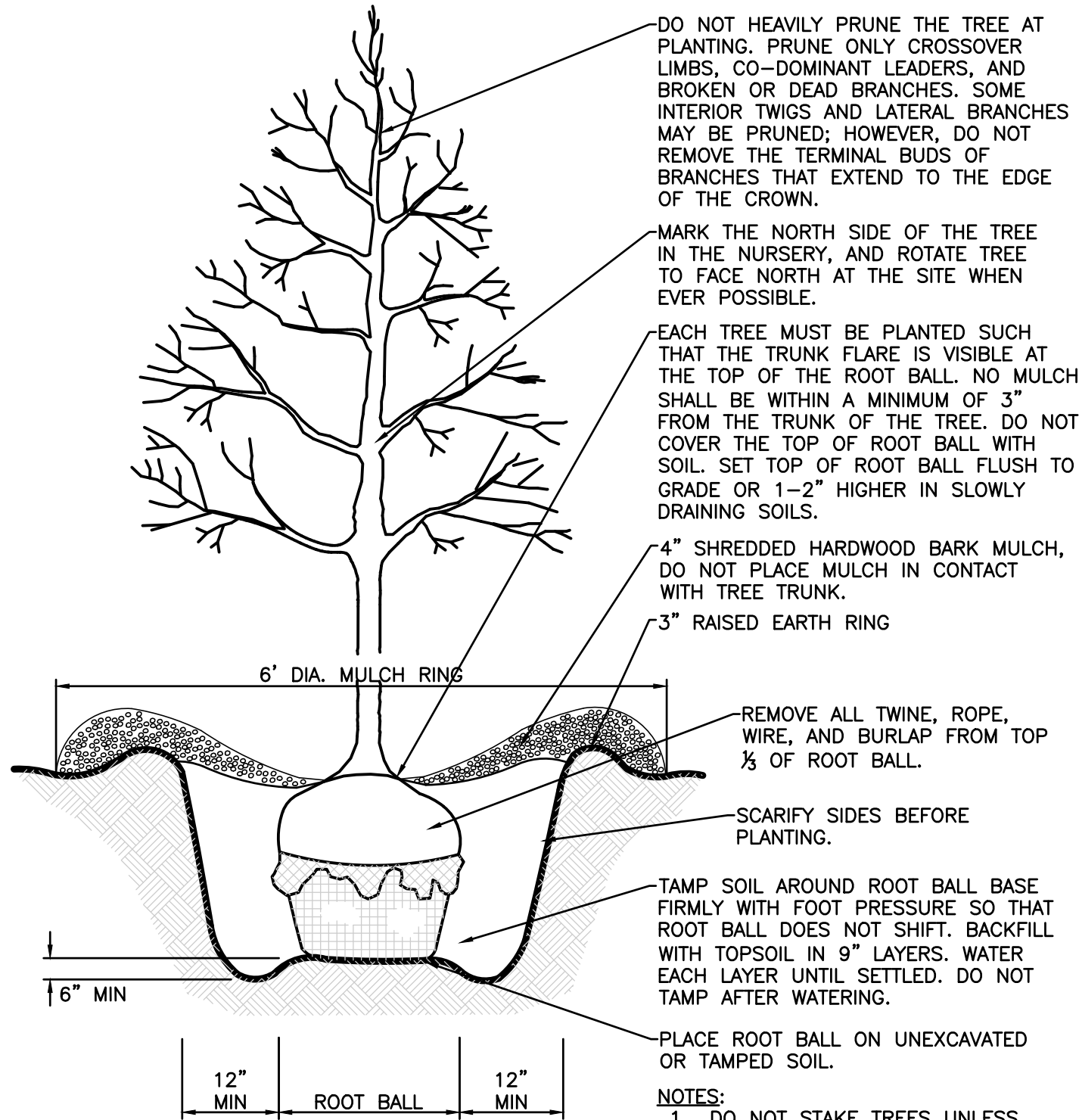
LANDSCAPE PLAN

L1.1

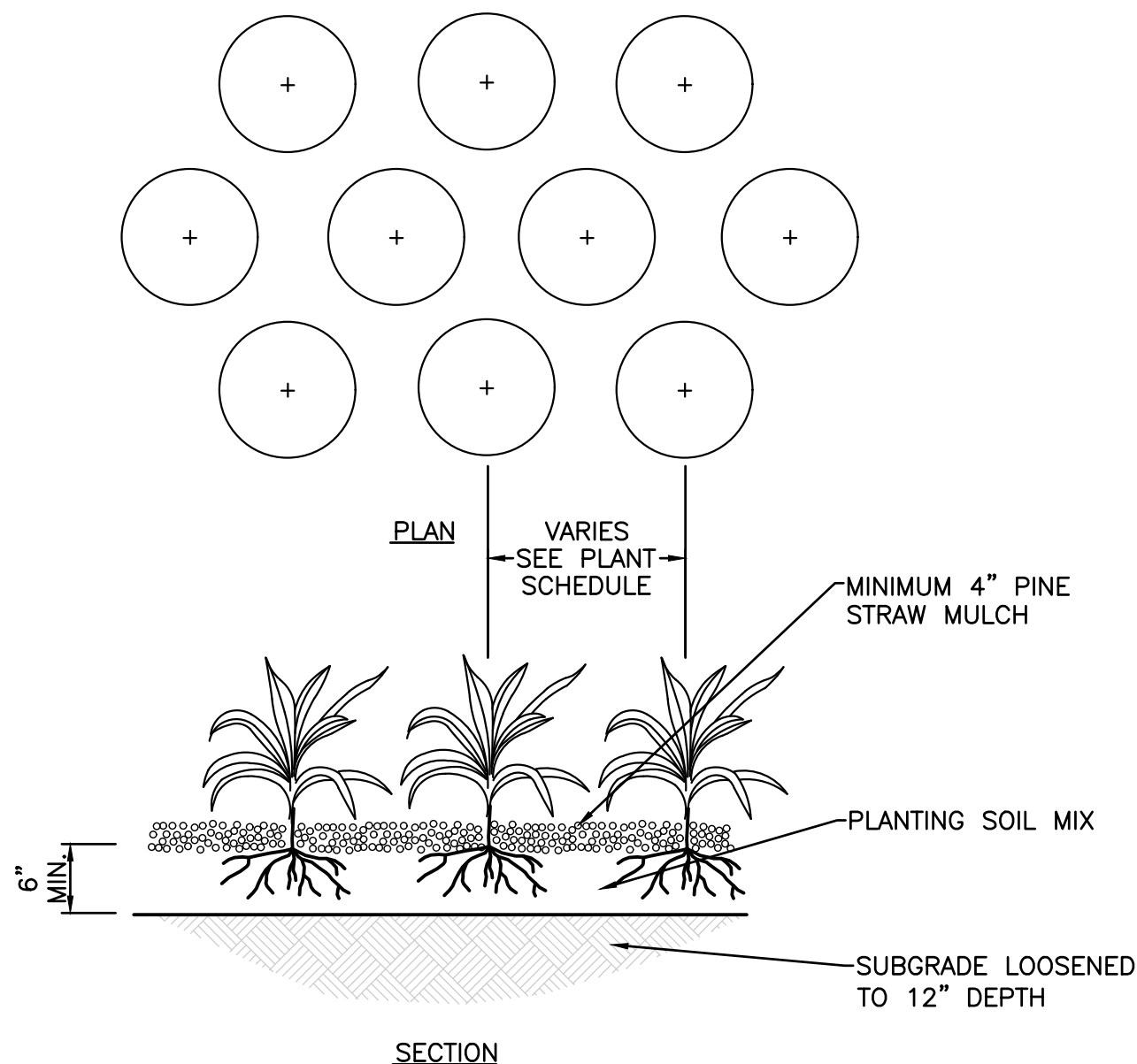


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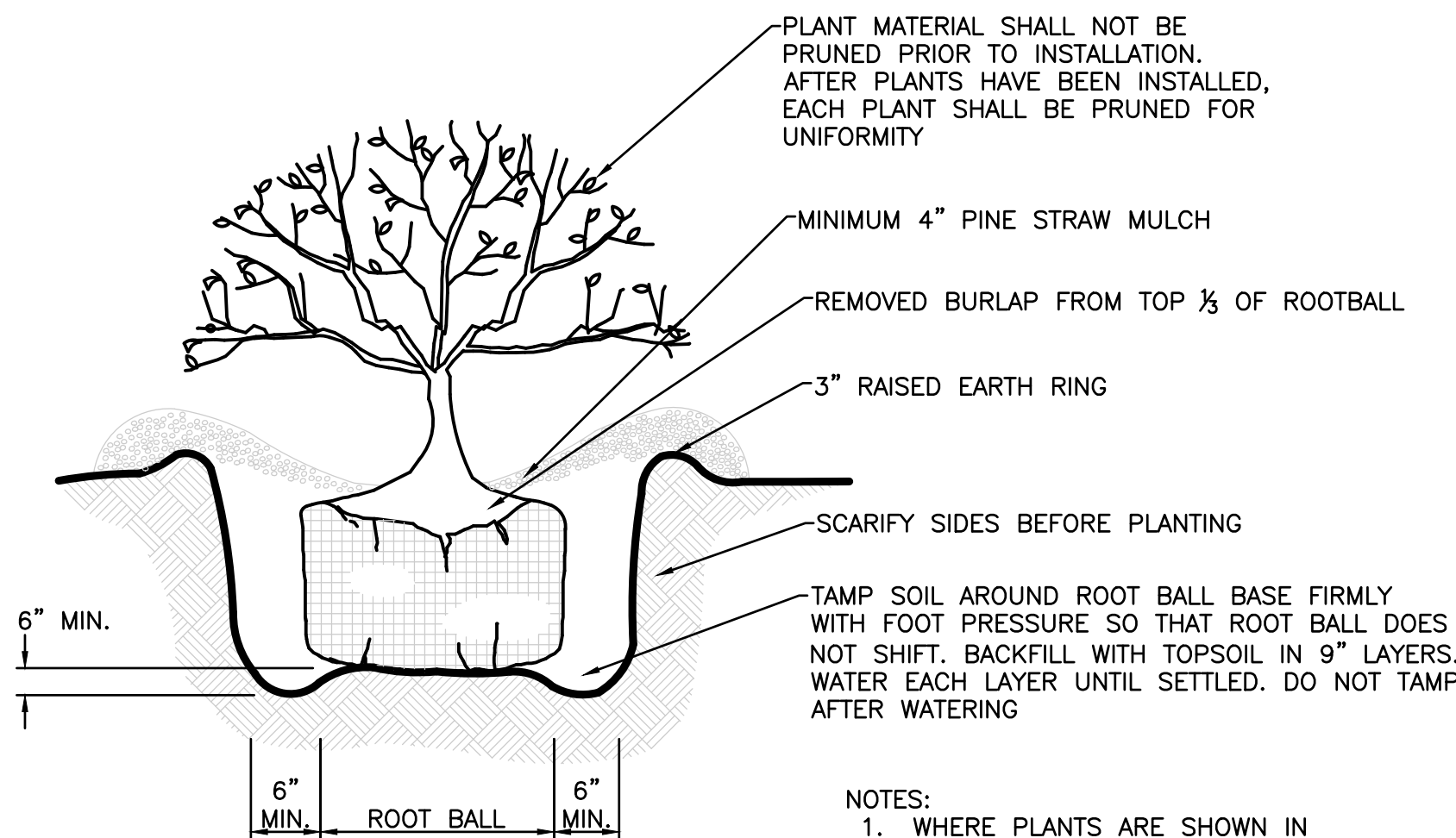




TREE PLANTING
NOT TO SCALE



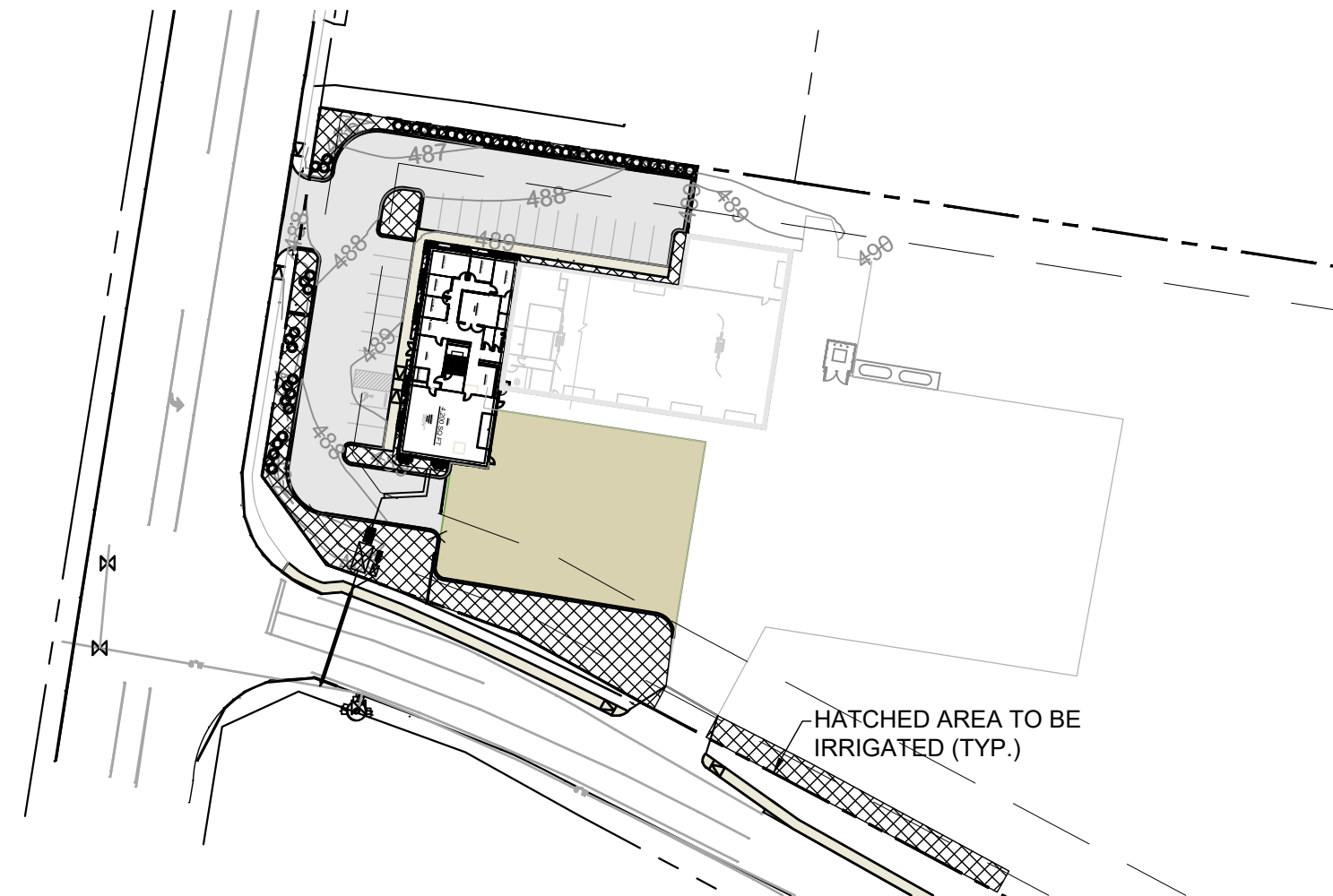
GROUNDCOVER PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

IRRIGATION NOTES:

1. ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
2. SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
3. PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
4. PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
5. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
6. IRRIGATION PLANS TO BE SUBMITTED PRIOR TO ISSUANCE OF PERMITS.



IRRIGATION AREA PLAN
NOT TO SCALE

PLANTING NOTES:

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
3. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
4. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
5. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
6. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 4 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
13. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. CONTRACTOR TO WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

SEEDING NOTES:

1. SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
2. PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
3. THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
4. APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
5. APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
6. ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
7. IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
8. CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

JOB NO.	WK. ORDER	DESIGNED:	APR	DRAWN:	APR	SCALE:	NOT TO SCALE	DATE:	REV.	DATE:	DESCRIPTION:
20124	1954										



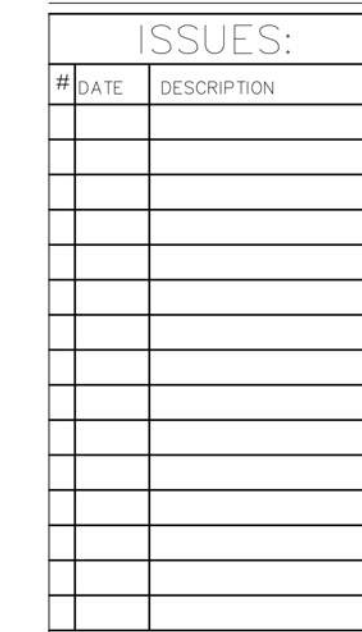
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

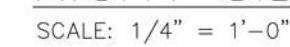


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BARLOW
GARRISON
CONSTRUCTION

Page 57 of 129

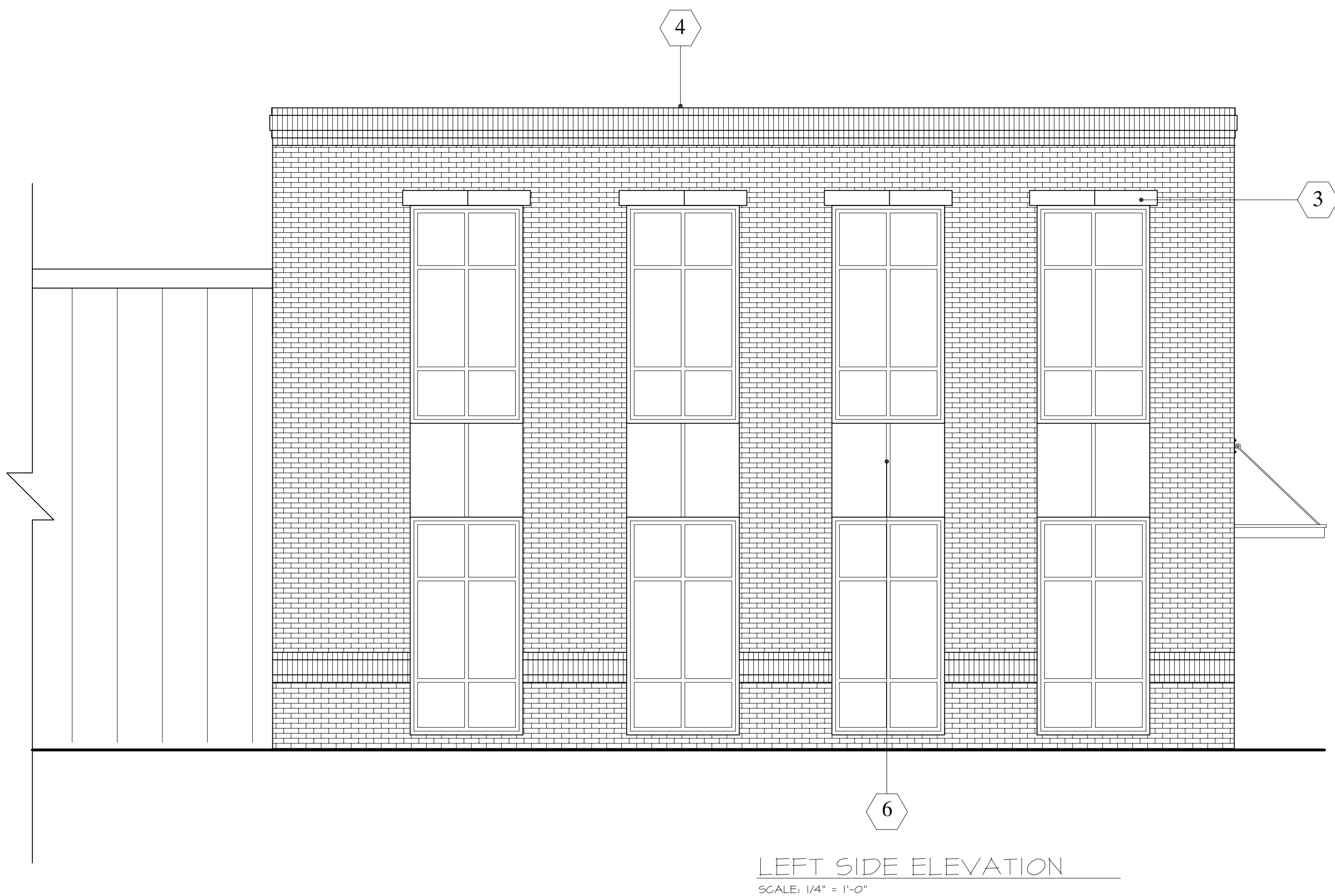
SCALE: 1/4" = 1'-0"



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is strictly prohibited unless expressly authorized in
writing by Barlow Builders, LLC.

BARLOW
GARRISON
CONSTRUCTION

A.2.3



PROPOSED EXTERIOR FINISH LEGEND

- 1 BRICK 1
STYLE/SIZE: QUEEN
COLOR: MOSSTOWN
MANUFACTURER: CHEROKEE PARK
MORTAR: CUSTOM BLEND - IVORY & BROWN SAND
MORTAR MANUF: NATIONAL CEMENT

2 BRICK 2
STYLE/SIZE: QUEEN
COLOR: ANSLY PARK
MANUFACTURER: CHEROKEE PARK
MORTAR: CUSTOM BLEND - IVORY & BROWN SAND
MORTAR MANUF: NATIONAL CEMENT

3 CAST STONE ACCENT
STYLE/SIZE: SMOOTH
COLOR: NATURAL LIME STONE
MANUFACTURER: DELTA CAST STONE
MORTAS: CUSTOM BLEND - IVORY & BROWN SAND
MORTAR MANUF: NATIONAL CEMENT

4 PREFINISHED METAL COPING
STYLE/SIZE: PREFINISHED METAL COPING
COLOR: STATUARY BRONZE

5 METAL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: COLOR TO MATCH STATUARY BRONZE

6 SPANDREL GLASS
STYLE/SIZE:
COLOR:

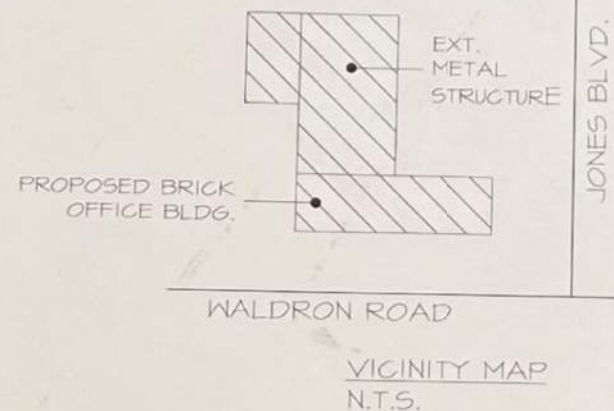
GENERAL BUILDING SECTION NOTES:

1. CONTRACTOR TO VERIFY DEPTHS OF FOOTINGS MEET OR EXCEED ALL APPLICABLE CODES.
2. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION SYSTEM, INCLUDING SIZE AND REINFORCING OF CONTINUOUS FOOTERS, PIERS, CONCRETE BLOCK/POURED WALLS, SLABS AND THICKENED SLABS.
3. CONTRACTOR TO VERIFY ADEQUATE NATURAL BEARING CONDITIONS OR PROVIDE COMPACTED FILL TO MEET OR EXCEED ALL APPLICABLE CODES.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE BY MEANS OF NATURAL GRADING AND/OR BURIED DRAINAGE SYSTEMS.
5. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR ALL STRUCTURAL TIES, BRACING AND CONNECTION REQUIREMENTS BETWEEN FRAMING AND FOUNDATION SYSTEM.
6. INSULATION NOT SHOWN FOR CLARITY OF DRAWINGS, BUILDER TO ENSURE INSULATION MEETS OR EXCEEDS ALL APPLICABLE CODES.
7. CONTRACTOR SHALL PROVIDE TIE BRACES AND COLLAR TIES PER CODE.
8. CONTRACTOR SHALL ENSURE ALL CONCRETE SLABS SLOPE AWAY FROM THE STRUCTURE AT A DEGREE SATISFACTORY TO ALL APPLICABLE CODES.
9. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER TO VERIFY REQUIREMENTS FOR STRUCTURAL RIDGE BEAMS, AS REQUIRED TO MEET OR EXCEED ALL APPLICABLE CODES.
10. OVERHANGS ARE DIMENSIONED FROM OUTSIDE FACE OF STUD TO RAFTER END, TYPICAL.



PROPOSED EXTERIOR FINISH LEGEND	
1. BRICK	QUEEN
2. BRICK	MOSSTOWN
3. BRICK	CHEROKEE PARK
4. BRICK	CUSTOM BLEND- IVORY & BROWN SAND
5. BRICK	NATIONAL CEMENT
6. BRICK	NATIONAL CEMENT

AVENUE GRADING
381 WALDRON RD.
LAVERGNE, TN 37086



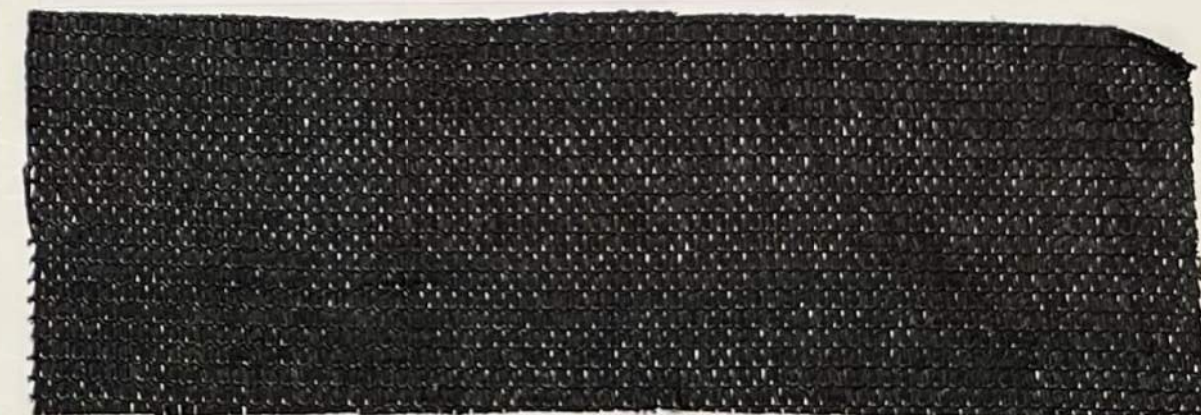
BRICK 1

STYLE/SIZE: QUEEN
COLOR: MOSSTOWN
MANUFACTURER: CHEROKEE PARK
MORTAR: CUSTOM BLEND- IVORY & BROWN SAND
MORTAR MANUF: NATIONAL CEMENT



BRICK 2

STYLE/SIZE: QUEEN
COLOR: ANSLEY PARK
MANUFACTURER: CHEROKEE PARK
MORTAR: CUSTOM BLEND- IVORY & BROWN SAND
MORTAR MANUF: NATIONAL CEMENT



Black Fence Screen



Siding

COLOR: COUNTY CHARCOAL
GAUGE: 26 Ga.

ARCHITECT:
W. MICHAEL DAVIS
210 SKYLINE DRIVE
BRENTWOOD, TN
37027
615-243-2061

J.R. ROLLINS (PROJECT CONTACT)
615-714-5569 CELL
615-376-1680 OFFICE

A NEW OFFICE FOR:
A AVENUE
GRADING
381 WALDRON RD.
LAVERGNE, TN 37086
(CORNER OF WALDRON
RD. & JONES BLVD.)

CONTRACTOR:
AVENUE
COMMERCIAL
3020 STANSBERRY LN
SUITE 101
FRANKLIN, TN 37069
615-271-1111



Item #: 6.

Item Title: Site Plan – 142 Stones River Road – Two Buildings Totaling 8,000 Square Feet Containing Showroom with Office and Indoor Storage on 8.61 Acres. Requested by James Nyquist. Property located at 142 Stones River Road (Tax Map 15M, Group C, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Titan Home Builders, LLC. (This item has been deferred.)

Reviewed By:

Gary Lide, City Engineer

Location:

See attachment and below.

Summary: On behalf of their client, benesch and James Nyquist are requesting site plan approval for a proposed facility on Stones River Road adjacent to the railroad. This lot is proposed to have two new buildings comprised of 4,000 square feet and 4,000 square feet respectively. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. Color elevations need to be provided as well as a materials board.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702
blogan@laveragnetn.gov

1. Color elevations need to be provided. They must be full-size (24"x36").
2. A materials board is required that shows samples of all exterior materials including paint and trim colors.
3. Max height is wrong on C3.0 - Height is limited to 35 feet in C-2 district.

Jake Blair - 615-287-8702
jblair@laveragnetn.gov

Engineering

Gary Lide - 615-28-8703	Item	Drawing Number	Comment
-------------------------	------	----------------	---------

glide@laveragnetn.gov	1	C3.0	Provide sufficient information to locate building corner orientation from property line. The parking lot can be from buildings.
	2	C4.0	Show existing contours on this sheet as well as proposed
	3	C3.0	Show lane layout (striping) for driveway at intersection of Stones River
	4	C3.0	Show radius return on driveway at Stones River
	5	C3.0	Show locations of curb on driveway
	6	C3.0	Show distance from northern edge of proposed driveway to north property line at several locations
	7	C3.0	While it is understood that final location and dimensions of transformer pad(s) will depend upon electric utility, provide an estimated guess to ensure that there is adequate space
	8	C3.0	Provide location for dumpster pad(s). Also provide details of dumpster enclosure.
	9	C6.4	There are two sheets labeled 'C6.4'. Please correct.
	10	L2.0	Areas to be grass must be labeled as 'seed and straw' if slopes are less than 5:1 and 'seed with erosion control mat' if slopes are steeper.
	11	C4.0	Show roof drain locations and how they are routed into retention basin.
	12	C5.0	Add note stating "No more than 500 feet of open utility trench will be allowed at one time."
	13	C3.0	Label of "40' Commercial Driveway" is confusing. Provide layout showing width and radius returns at Stones River
	14	C3.0	Provide turning template for fire-engine-sized truck doing a hammerhead turnaround to prove adequacy. Final determination will be by Fire Marshal.
	15	C4.0 and C4.2	Sheet C4.2 and calculations appear to show entire portion of driveway being in drainage area PS-1 and draining into infiltration trench. Sheet C4.0 contours do not indicate a curb along southern edge of driveway which would divert large amounts of the driveway into drainage area PS-2 which is untreated. Please clarify.
	16	C4.0	Please provide detail regarding how stormwater is going to get across cell tower access drive from the west to get to infiltration basin.
	17	C6.4	Please add depth dimension to infiltration trench section and prove volume shown in calculations.
	18	C6.4 and Calcs	Please provide perc test results demonstrating that the subgrade provides the necessary infiltration rate.
	19	C6.4 (the first one)	Detail 1 - Add elevations specific to project.
	20	C6.4 (the first one)	Detail 5 - Add elevations specific to project.
	21	C6.4 (the first one)	Detail 1 - State that Grate Option = 'Standard'
	22	C4.0 and calcs	The site does not have an offsite outfall and drains to area in the southwest corner where it stands within the

		railroad ROW. Provide pre- versus post- calculations elevation of the water during the 100-year/24-storm. calculations must assume an outflow rate of 0 cfs and calculated to show the impact on the depth in that are this development.
23	C5.0	Per NFPA 1, a building served by a dead end access within 400 feet of a fire hydrant. A single fire hydrant on a minimum 6-inch line depending on friction losses flow rates. Fire Marshal has final say on this.
24	C5.0	Coordinate with Public Works engineer regarding wa
25	C5.0	Show clean-outs and elevations along private sewer
26	C5.0	Apply to Public Works Engineer for water and sewer availability.
27	C5.0	Coordinate with Public Works engineer regarding pro sewer tap to existing manhole.

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergneth.gov

1. Connect sewer service to public sewer, per City Standard Sewer Specifications and Details, see details 1.0 and 2.0. Connection is made to the pipe not the manhole. Specs are available on the City's website.
2. Customers water meter size and type will be defined by the City's Meter Department Manager after customer fills out a fixture count form for their project during water service application. Water service application can be made at the Codes Department.

Codes

Randolph Salyers - 615-287-8605
rsalyers@lavergneth.gov

Fire

Curtis Brinkley - 615-405-5931
cbrinkley@lavergneth.gov

1. A private fire hydrant will be needed due to the length of the road.
2. The proposed turnaround is not an approved "Hammerhead" turnaround. Please display a turning template for a 2015 Sutphen mid-mount 100' aerial bucket truck to determine if the proposed parking lot will allow for adequate turnaround operations.
3. The access road where a hydrant is to be located must be 26' wide, according to Appendix D of the IFC 2018.

Police

JJ Eubank - 615-287-8613
jeubank@lavergneth.gov

(Technical items go here)

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SITE PLAN

142 STONES RIVER
ROAD

DEFERRED



Item #: 7.

Item Title: Site Plan – Marlowe La Vergne – 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner. (This item has been deferred.)

Reviewed By:

Gary Lide, City Engineer

Location:

See attachment and below.

Summary: 376 apartment units proposed on wooded, hilly lot in curve of Blair Road.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702
blogan@laveragnetn.gov

1. Front setback is incorrect - Must show 35 feet, not 30 feet.
2. Height of Buildings needs to be shown - currently says TBD.
3. Note 5 on the Title Sheet says "Metro Water Services".
4. Phone number for Bo Logan is incorrect.
5. Required parking spaces for all R-3 is always 3 spaces - the required parking for Marlowe is 1,128 spaces.
6. Minimum spacing for all buildings is 30 feet.

Jake Blair - 615-287-8702
jblair@laveragnetn.gov

Engineering

Gary Lide - 615-28-8703
glide@laveragnetn.gov

1. It is understood that this is intended to be a 'conceptual' site plan. However, Site Plans fall under the Zoning Ordinance which does not have a

'Conceptual Site Plan' submittal and review process. The following are the items that are lacking which will be required for a Site Plan meeting the Zoning Ordinance criteria:

- a. All buildings must be located by coordinate or bearing and distance to an exact location
 - b. All required construction details including pavement sections, curb sections, accessible parking details, manholes, utility connections, utility details, stormwater details, etc.
 - c. Full set of erosion control plans including initial, intermediate, and final will be required.
 - d. Provide dimensions of open space
 - e. Signage plan must be included
 - f. Complete construction plans including sizes and slopes of all drainage pipes, sizes and elevations of all catch basins and manholes, construction details for drainage items
 - g. Show riprap at all pipe outfalls leaving the site. Dragons teeth are not acceptable by themselves.
2. Sheet C2-00 shows proposed grades over the existing cemetery. Please make sure that the plans show no changes in elevation in the cemetery area and also shows reasonable access provided to the cemetery.
 3. Complete construction plans for water and sewer utilities including all pipe sizes and types, slopes for sewer lines, sizes and elevations for manholes, meters valve boxes, fire system, and construction details for the utilities.
 4. Traffic Study is not included and is required.
 5. Label all retaining walls with maximum heights.
 6. Provide details of the architectural appearance of all retaining walls (especially those fronting on Blair Road) and add to the exterior materials board for review by the Planning Commission.
 7. Provide a table clarifying which buildings are split elevation and which are full three stories.
 8. Provide number of units per building.
 9. Hydraulic Calculations:
 - a. Provide a comprehensive schematic showing which drainage areas are draining to which ponds and POAs.
 - b. In Pond 1, the calculations show a single outfall structure and a single barrel. The

drawings show three outfall structures.
Please clarify.

- c. Please show where water quality calculations are included which demonstrate an 80% removal of TSS from the first ½" of runoff from all impermeable areas.
 - d. The portion of Drainage Area 1 north of Building 2 appears to drain directly into the back of Building 2 and then might go to Pond 2. Provide clarity on where this water goes and make the calculations match.
10. All buildings in La Vergne greater than 5,000 SF must be sprinklered.
 11. To handle multiple fire hydrants and fully-sprinklered buildings on this site, the six-inch line in Blair Road from the site entrance to the 12" existing line at Vineyard Lane will have to be upsized to an 8".
 12. For the same reason, 8" water lines will be needed through the entire site rather than the 6" lines shown. Hydraulic pressure calculations will be required.
 13. Mission Hills Subdivision is about to start construction immediately north of this site and has a stub out to the northern boundary of the site named Altair Avenue. This will be located approximately 85 feet west of the iron pin which is the southeast corner of the John Gilleland Living Trust property. A stub out of an 8" waterline should be made from the Marlowe water system to that point. It is due north of Building 2. Discussions need to be held with the City concerning whether the waterline through the complex would become public and each building separately metered.
 14. The connection to Altair Avenue in Mission Hills to the north appears to be required by fire codes as an emergency access point to the rear of this complex. This will require reworking the location of Building 2. Fire Marshal to confirm.
 15. Since buildings are sprinklered, FDCs must be shown on the Utility Plan. They must be farther than 50' from a building and within 100' of a fire hydrant.
 16. More detail must be provided regarding the driveways in and out of the site on Blair road including width, lane layout and striping, proposed radius return, distance between driveways, and distance from driveway to nearest property corner.

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergn.net

1. Water availability letter will be written by the City's consulting engineer. Water availability letter cannot be completed until the Draft Water Master Plan is finalized. This could be several more weeks. Water availability letter cannot be written until a fire flow test is supplied. Fire flow test was requested on May 10, and is usually completed within two weeks.
2. A public water line loop, 8-inch diameter, will likely be required through the development from Blair Rd and Vinyard Ln to the development's northern boundary.
3. Sewer availability letter will be written by the City's consulting engineer. Because this property is within the boundaries of the Interlocal Agreement – Blair Rd Drainage Basin – 2018-02, sewer will flow to Town of Smyrna collection system. The current nearest point of connection is near 303 Blair Rd. Planning and design for sewerage required for this development will take some time and coordination to determine.

Codes

Randolph Salyers - 615-287-8605
rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931
cbrinkley@lavergn.net

1. D103.1 Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders.
2. D106.2 Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
3. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders in the immediate vicinity of the building or portion thereof.
4. The project will need a turning template for the 2014 100' mid-mount Sutphen aerial bucket truck.

Police

JJ Eubank - 615-287-8613
jeubank@lavergn.net

(Technical items go here)

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SITE PLAN

MARLOWE LA VERGNE
MULTI-FAMILY

DEFERRED



Item #: 8.

Item Title: Final Plat – Music City Campground – Two Commercial Lots on 6.88 Acres. Requested by Wamble & Associates. Property has frontage on Murfreesboro Road, Nir Shreibman Blvd. and 73rd Ave. (Tax Map 15, Parcels 16.02 and 15). C-2 (Highway Service) Zoning District. Property owned by Amnon Shreibman.

Reviewed By:

Bo Logan, City Planner

Location:

See attachment and below.

Summary: On behalf of the applicant, Wamble & Associates is requesting approval of the final plat for Music City Campground located on 6.88 acres. The property is located on 73rd Avenue, Nir Shreibman and Murfreesboro Road. The purpose of the final plat is only to move an existing boundary line.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

(Technical items go here)

blogan@lavergneth.gov

Jake Blair - 615-287-8702

jblair@lavergneth.gov

Engineering

Gary Lide - 615-28-8703

No comments

glide@lavergneth.gov

Utilities

Scott Tatalovich - 615-287-8739 (Technical items go here)

statalovich@lavergneth.gov

Codes

Randolph Salyers - 615-287-8605

rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931 No comment

cbrinkley@lavergn.net

Police

JJ Eubank - 615-287-8613 (Technical items go here)

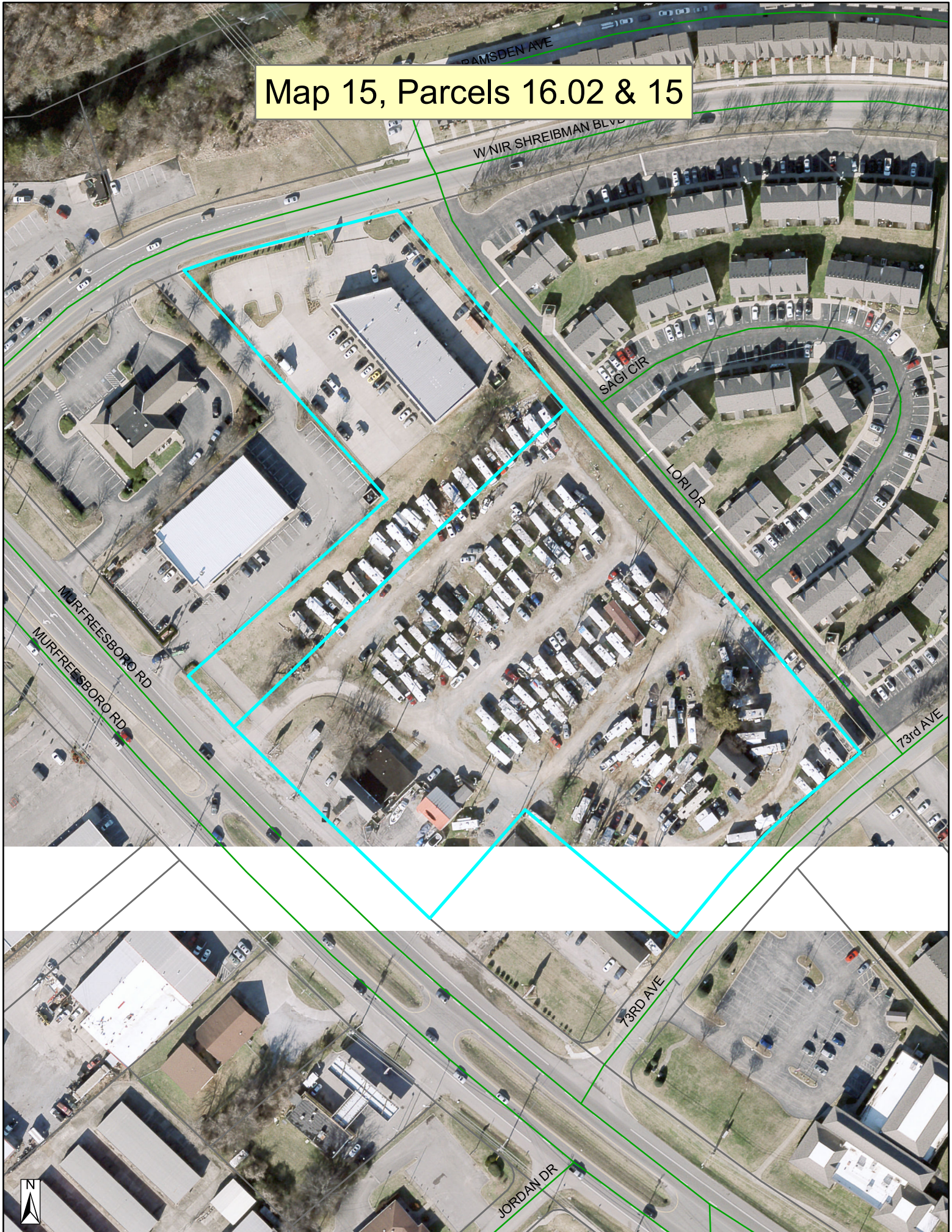
jeubank@lavergn.net

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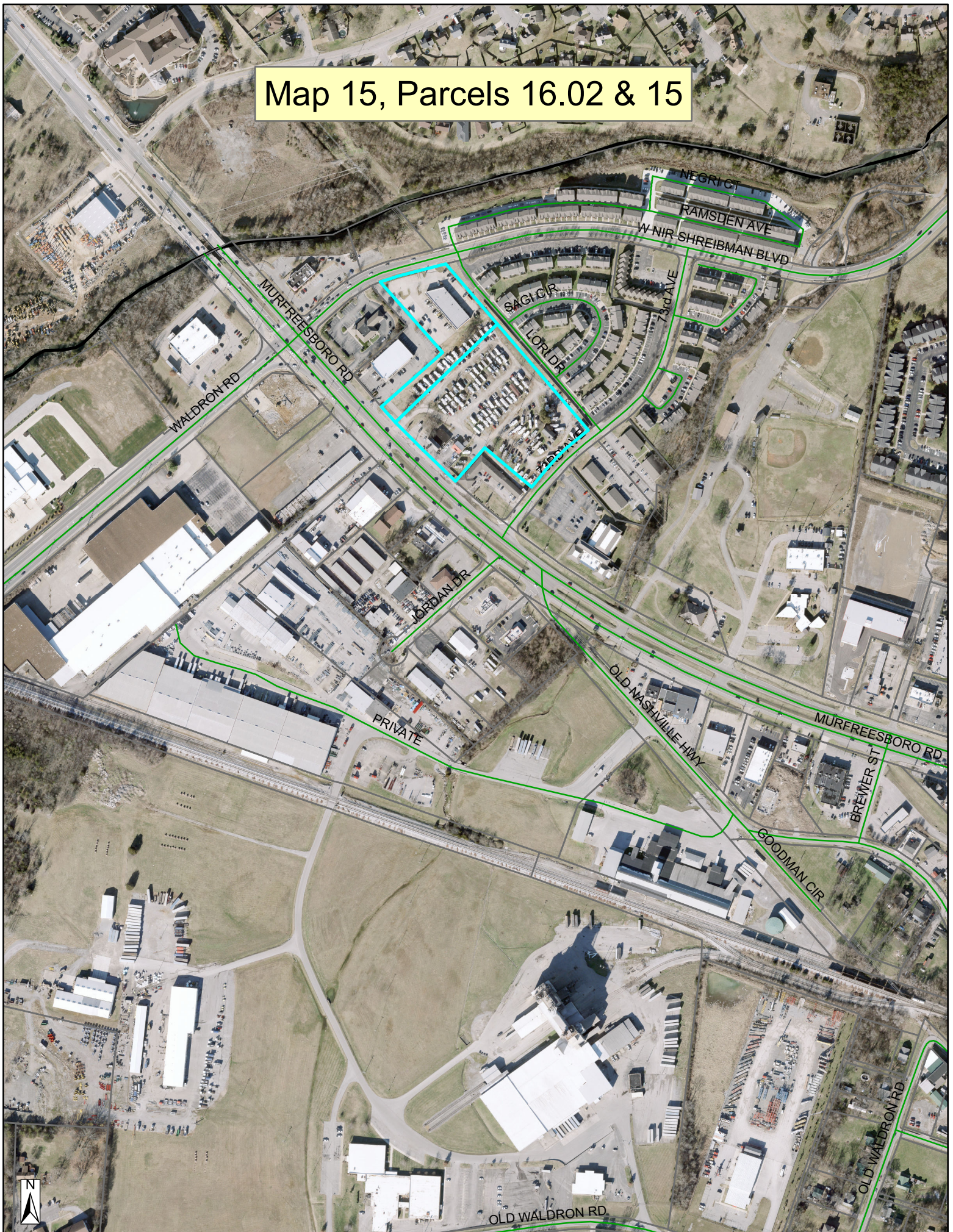
FINAL PLAT

**MUSIC CITY
CAMPGROUND**

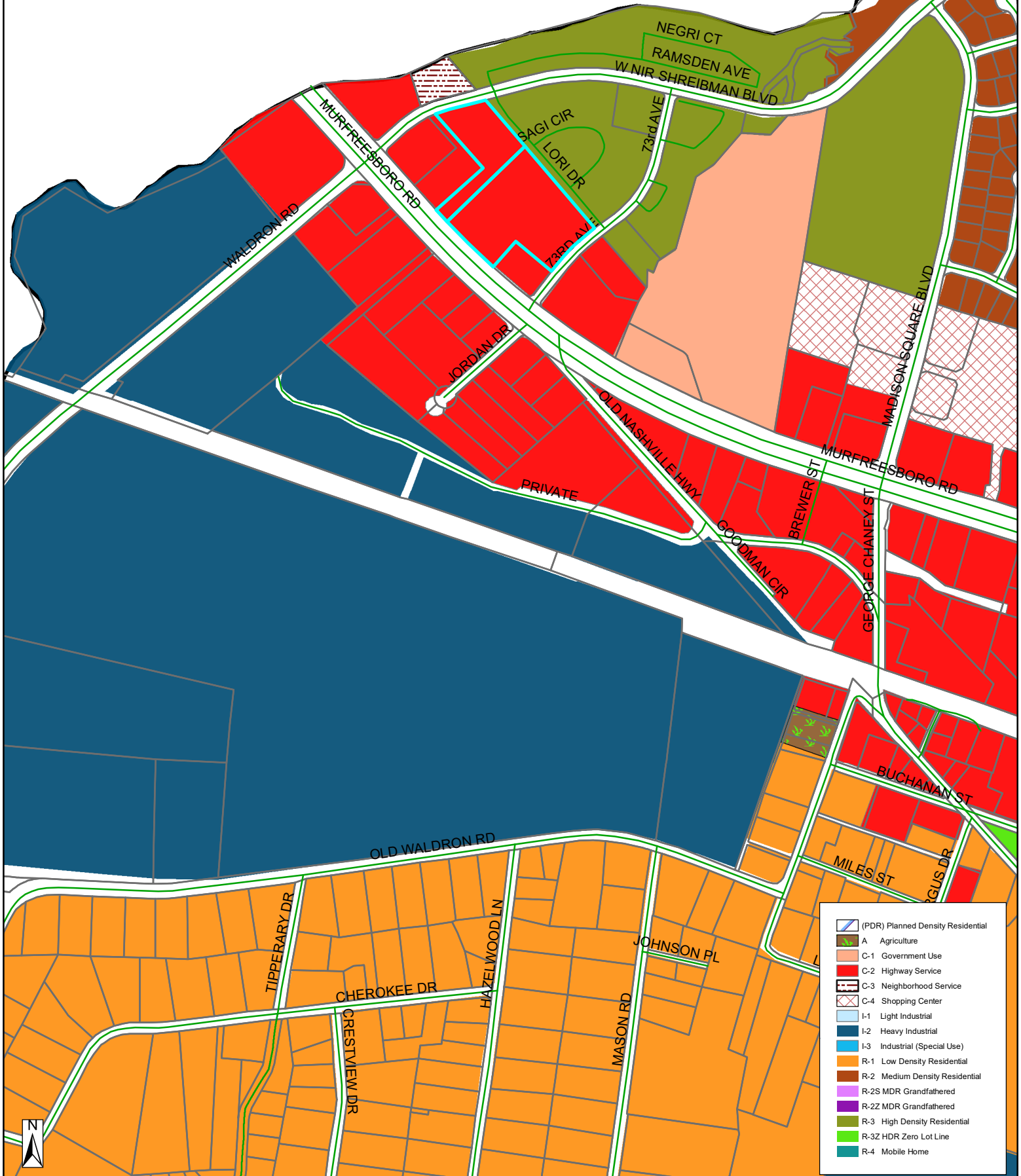
Map 15, Parcels 16.02 & 15



Map 15, Parcels 16.02 & 15



Map 15, Parcels 16.02 & 15







Item #: 9.

Item Title: Final Plat – Portico Place, Section 2, Phase 2 & Resubdivision of Common Areas A & B of Section 2, Phase 1 – 52 Lots on 15.69 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC. (This item has been deferred)

Reviewed By:

Gary Lide, City Engineer

Location:

See below.

Summary: Final Plat for Portico Place Section 2.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@laverghnetn.gov

(Technical items go here)

Jake Blair - 615-287-8702

jblair@laverghnetn.gov

Engineering

Gary Lide - 615-28-8703

glide@laverghnetn.gov

1. The as-built location of the Mail Kiosk is within the public right-of-way which is not allowed. It will have to be relocated.
2. Please provide at least two offstreet parking spaces in the common area for the mail kiosk. These parking spaces require maneuvering area such that cars do not have to back out into the public right-of-way to exit.

3. No performance bond amount has been submitted.

Utilities

Scott Tatalovich - 615-287-8739 Water and sewer utilities shown are incorrect, surveyor should
statalovich@lavergneth.gov seek assistance from Developer's engineer w.r.t. what has actually
been installed. The plat shall be corrected and resubmitted for
review. Known errors are number and/or location of FHs, blowoffs,
valves, and sewer manholes and sewer lines.

Codes

Randolph Salyers - 615-287-8605 (Technical items go here)
rsalyers@lavergneth.gov

Fire

Curtis Brinkley - 615-405-5931 (Technical items go here)
cbrinkley@lavergneth.gov

Police

JJ Eubank - 615-287-8613 (Technical items go here)
jeubank@lavergneth.gov

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FINAL PLAT

PORTICO PLACE
SECTION 2

DEFERRED



Item #: 10.

Item Title: Final Plat – Tidal Wave Addition to La Vergne Plat No. 2 – Two Commercial Lots on 3.86 Acres. Requested by Gonzalez-Strength & Associates. Property located at Murfreesboro Road and Fergus Road (Tax Map 18, Parcel 1.04). C-2 (Highway Service) Zoning District. Property owned by TWAS Properties, LLC.

Reviewed By:

Bo Logan, City Planner

Location:

See attachment and below.

Summary: The applicant wishes to create an additional building lot to the north of the newly opened car wash. The property is all zoned C-2.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@lavergn.net

Jake Blair - 615-287-8702

jblair@lavergn.net

Engineering

Gary Lide - 615-28-8703

glide@lavergn.net

No comments

Utilities

Scott Tatalovich - 615-287-8739 (Technical items go here)

statalovich@lavergn.net

Codes

Randolph Salyers - 615-287-8605
rsalyers@lavergnnetn.gov

Fire

Curtis Brinkley - 615-405-5931 No Comment
cbrinkley@lavergnnetn.gov

Police

JJ Eubank - 615-287-8613 (Technical items go here)
jeubank@lavergnnetn.gov

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FINAL PLAT

TIDAL WAVE

Tidal Wave





Tidal Wave

MARS ST

MINERVA DR

MERCURY DR

JUPITER ST

MURFREESBORO RD

FERGUS RD

FISSK DR

MILL DR

SOUTHLAKE DR

DEERLAKE DR

SHADYLAKE DR

TRAILS END CT

AIRPORT RD

HILLVIEW DR

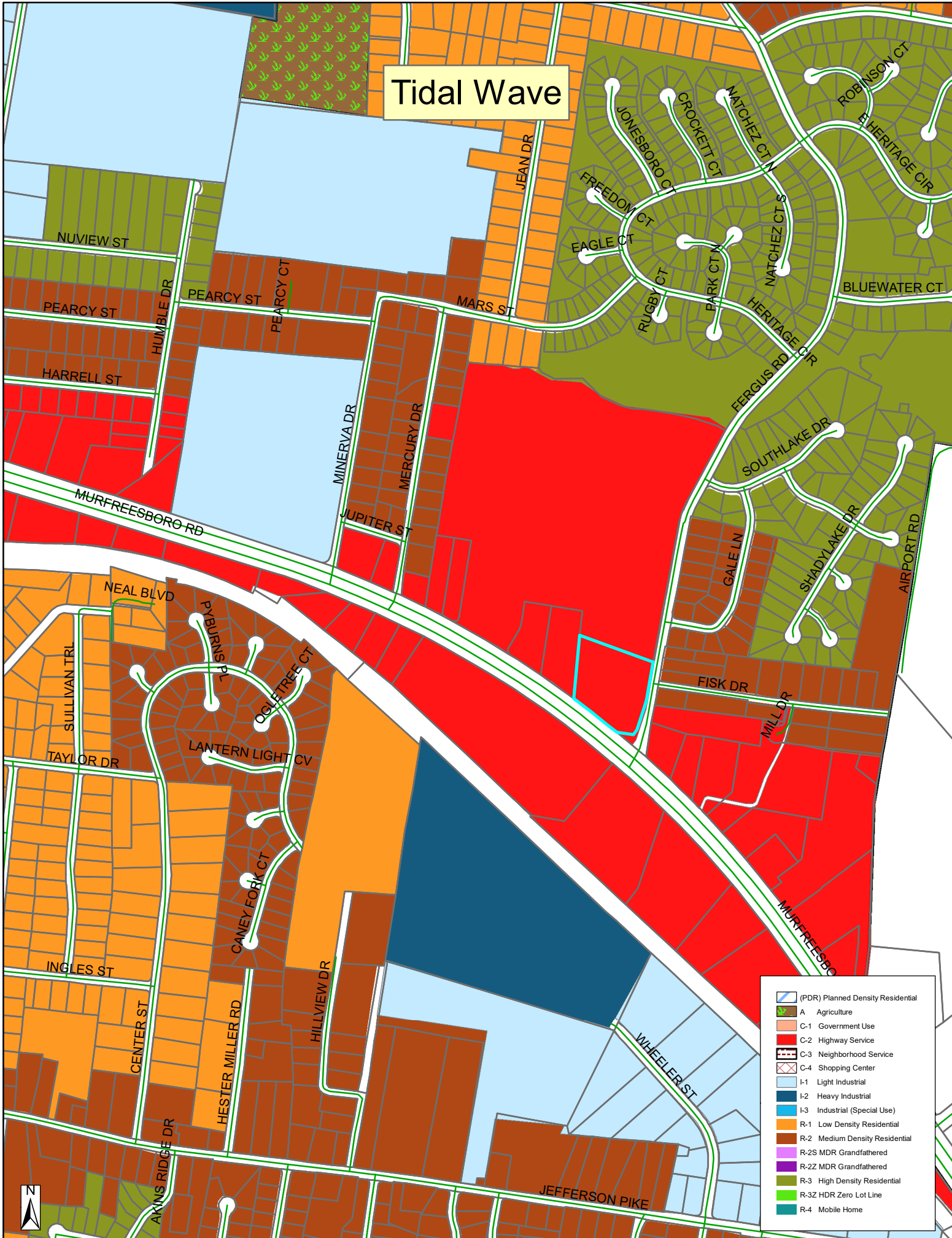
WHEELER ST

MURFREESBORO RD

NELSON ST



Tidal Wave



- (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



NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- According to the Flood Insurance Rate Map (FIRM) for Rutherford County, Tennessee (community-panel number 47149C0020J, dated October 16, 2008), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain" and a portion of the subject property lies within Special Flood Hazard Areas Subject To Inundation By The 1% Annual Chance Flood, defined as "The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard includes Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- North arrow and bearings shown hereon are based on Conic Projection - Tennessee - NAD 83 adjusted 2011 and derived by using NGS OPUS Solutions.
- Equipment used to collect the survey data was a Trimble S6 Series Robotic total station and a Trimble TSC3 tablet Data Collector.
- GPS equipment used to establish control on site was a Trimble R12 GR5 GPS receiver.
- 95% of the project was located using conventional robotic total station, only the survey control was set with GPS equipment.
- Locations generated using Real Time Kinematic (RTK) vectors had a Root Mean Square (RMS) of no more than 0.04' horizontal.
- Distances shown hereon are ground distances.

LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR w/CAP)
- CONCRETE MONUMENT FOUND
- + CROSS FOUND
- CALCULATED POINT

GPS NOTES FOR SITE CONTROL

POSITION ACCURACY: 95% CONFIDENCE LEVEL
TYPE OF GPS FIELD PROCEDURE: STATIC
DATES OF SURVEY: 11/03/2021
DATUM/EPOCH: NAD 83
(2011)/EPOCH-2010.00
PUBLISHED/FIXED-CONTROL USE: OPUS GPS
GEOID MODEL: 2018
COMBINED GRID FACTOR(S): 0.99993065
COMBINED SCALE FACTOR CALCULATED USING CARLSON SOFTWARE.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	(D2)	REAL BOOK 528, PAGE 715
P.O.B.	POINT OF BEGINNING	R.R.	RAILROAD
(M)	MEASURED	EL.	ELEVATION
(C)	CALCULATED	B.L.D.G.	BUILDING
(D)	DEED BOOK 1343, PAGE 2792		
(S)	SURVEY PERFORMED BY HIDDLESTON-STEEL ENGINEERING DATED OCTOBER 2014		

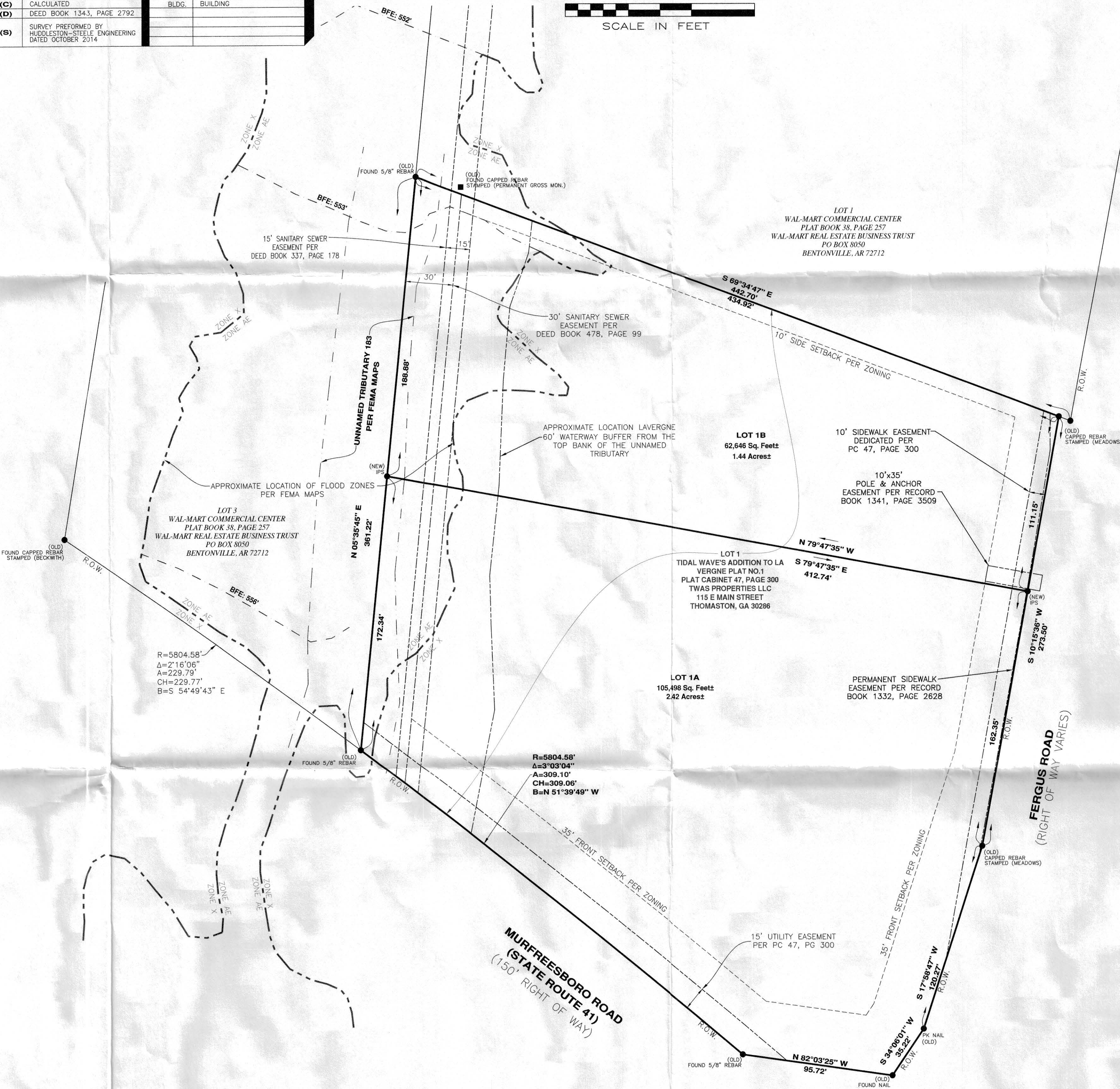
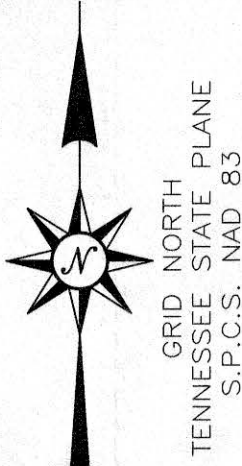
CURRENT ZONING

ZONING: C-2

BUILDING SETBACK REQUIREMENTS:

FRONT: 35 FEET
REAR: 20 FEET
SIDE: 10 FEET

0' 40' 80' 120'
SCALE IN FEET



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby verify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 2189, Page 2032, County Registers Office, and 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.

TWAS PROPERTIES LLC

OWNER:

DATE:

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 24,802.

Derek S. Meadows

Tennessee, Reg. No. 2839
Gonzalez-Strength & Associates, Inc.

Dated: 4/28/23

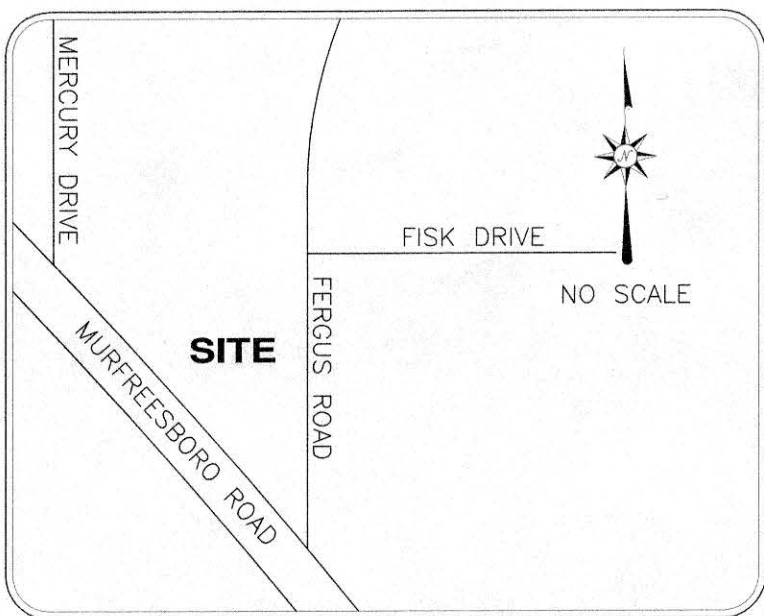
CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION

Dated:

VICINITY MAP



Tennessee 811
Know what's below
Call before you dig.
Dial 811
Or Call 800-351-1111

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE.

PLAT REFERENCE

OWNER: TWAS PROPERTIES LLC
DEED: Deed Book 2189, Page 2032

PROPERTY MAP REFERENCE

SUBJECT SITE MAY BE IDENTIFIED AS PARCEL NUMBER R0007815 ON RUTHERFORD COUNTY TAX MAP.

MINOR SUBDIVISION

PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 1 EXISTING LOT FOR COMMERCIAL DEVELOPMENT.

TIDAL WAVE'S ADDITION TO LA VERGNE PLAT NO. 2

Being a survey of Lot 1 Tidal Wave's Addition to La Vergne Plat No.1 as recorded in Plat Cabinet 47, Page 300 and being situated in the 2nd Civil District in the Town of La Vergne, County of Rutherford, State of Tennessee and being recorded in Deed Book 2189, Page 2032 in the Register's Office for Rutherford County, Tennessee.

Prepared by:

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE - SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com

APRIL 2023

JOB #22-0113



Item #: 11.

Item Title: Preliminary Plat – Arbor Ridge, Sections 4, 5, 9A & 10 – 227 Lots on Approximately 86 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.

Reviewed By:

Gary Lide, City Engineer

Location:

See attachment and below.

Summary: Four additional sections of the Arbor Ridge PDR totaling 227 lots.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

(Technical items go here)

blogan@laverghnetn.gov

Jake Blair - 615-287-8702

jblair@laverghnetn.gov

Engineering

Gary Lide - 615-28-8703

All Engineering comments addressed.

glide@laverghnetn.gov

Utilities

Scott Tatalovich - 615-287-8739 (Technical items go here)

statalovich@laverghnetn.gov

Codes

Randolph Salyers - 615-287-8605
rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931 No Comment
cbrinkley@lavergn.net

Police

JJ Eubank - 615-287-8613 (Technical items go here)
jeubank@lavergn.net

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

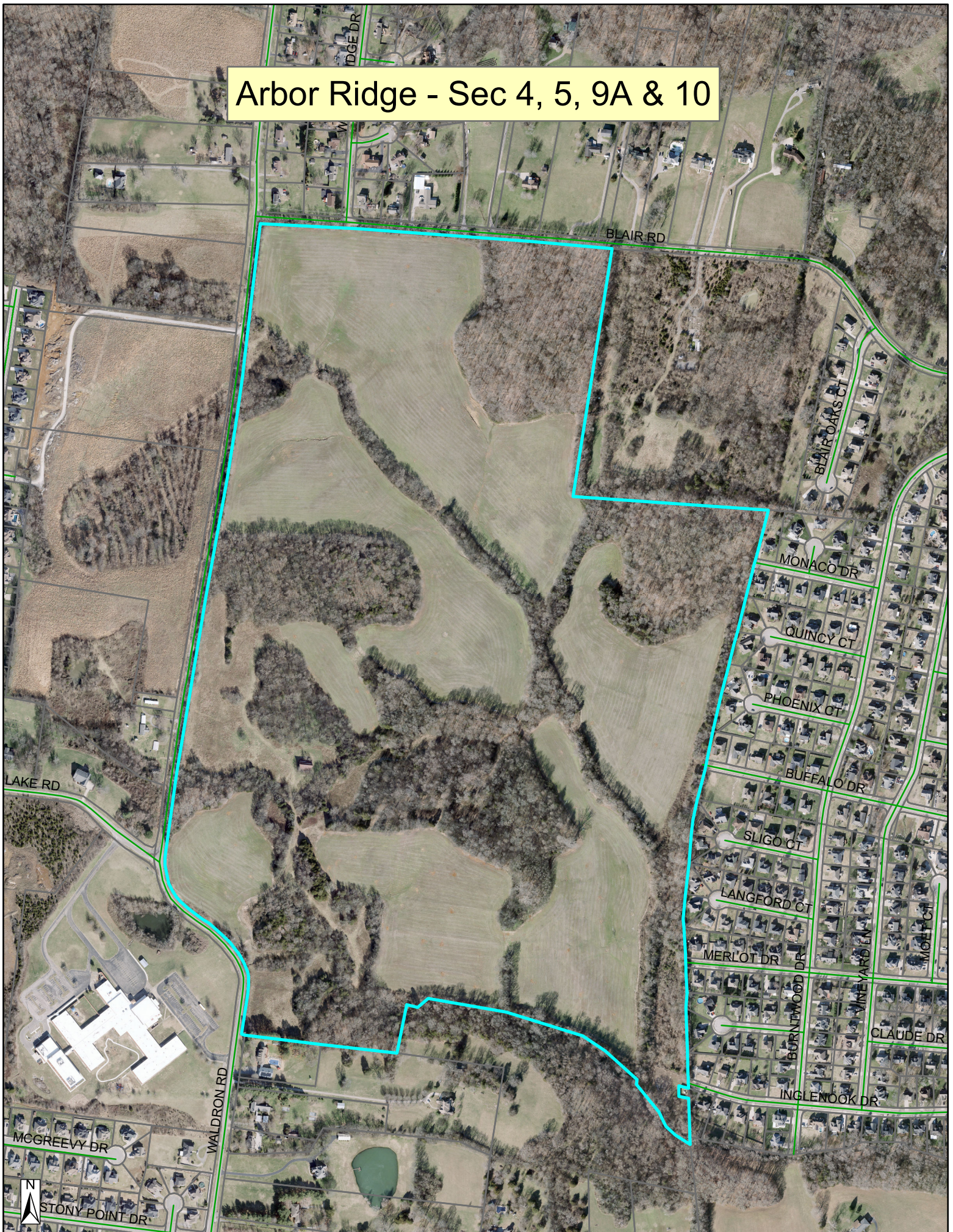
PRELIMINARY PLAT

ARBOR RIDGE

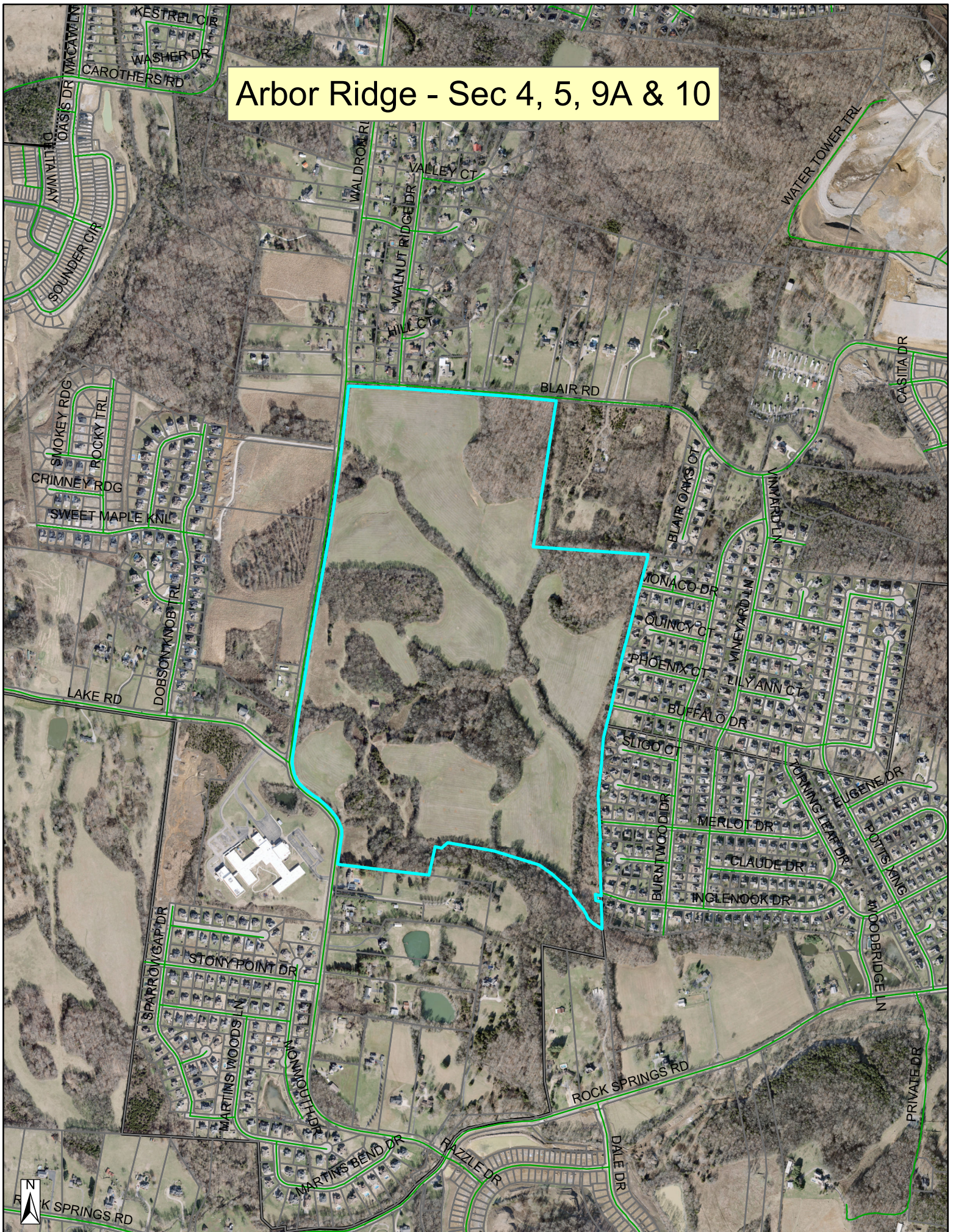
SECTIONS 4, 5, 9A, AND

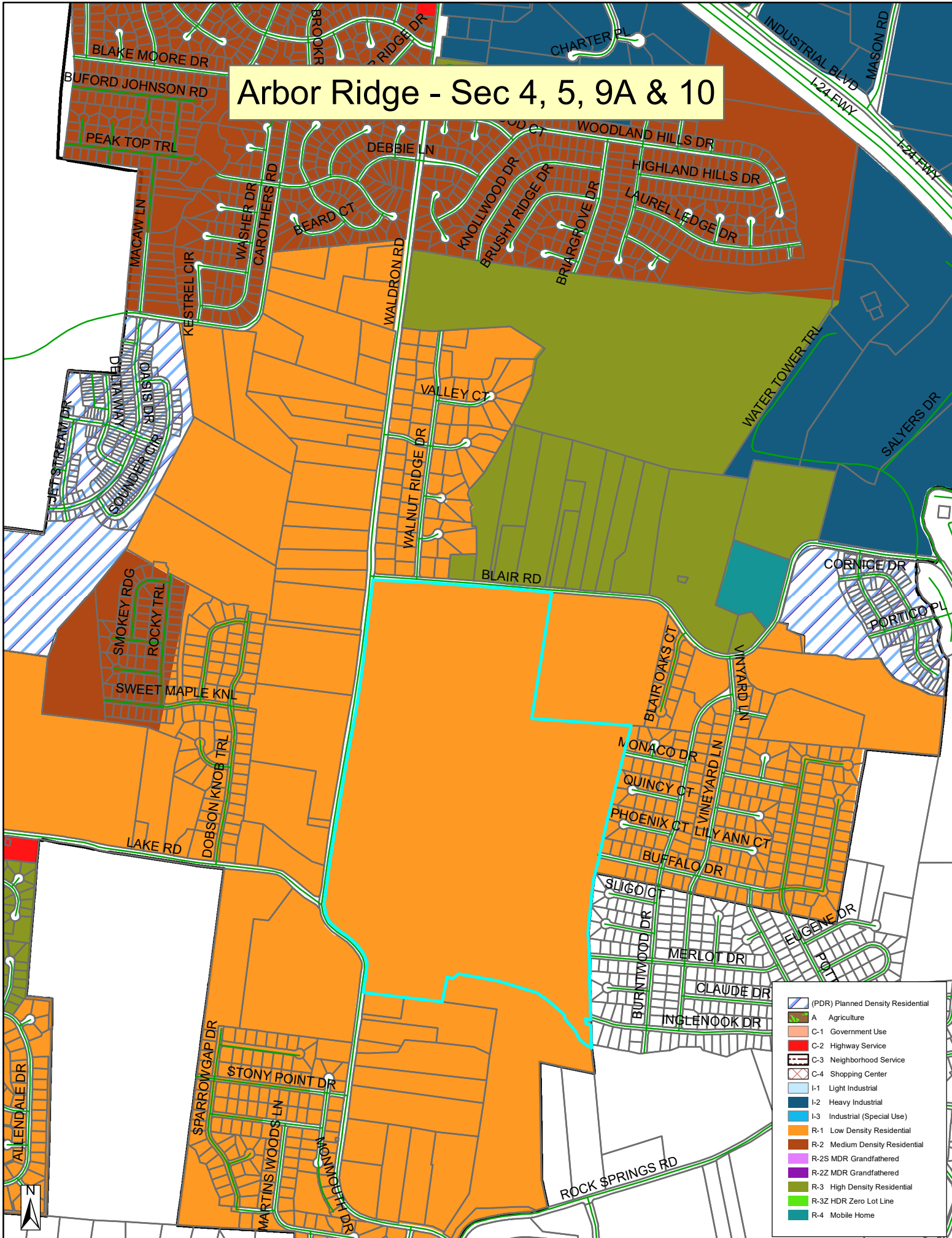
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Arbor Ridge - Sec 4, 5, 9A & 10



Arbor Ridge - Sec 4, 5, 9A & 10







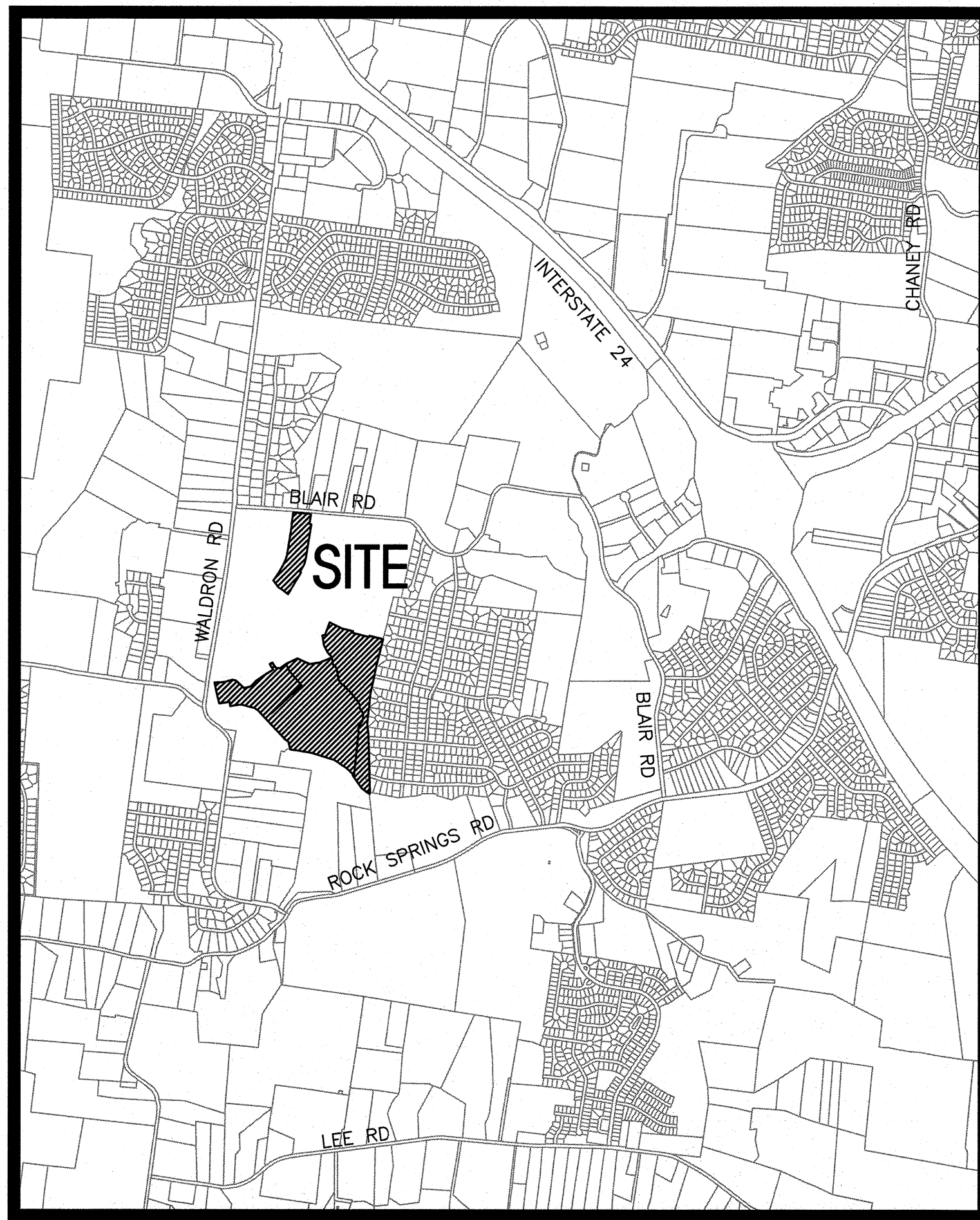
Arbor Ridge Section 4, 5, 9A, & 10

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.2	Master Plan
C1.0-1.8	Preliminary Plat
C2.0	Slope Analysis



Site Location Map
Not To Scale

Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari

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 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
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Section 5: 32 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.86± Acres
Section 10: 105 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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

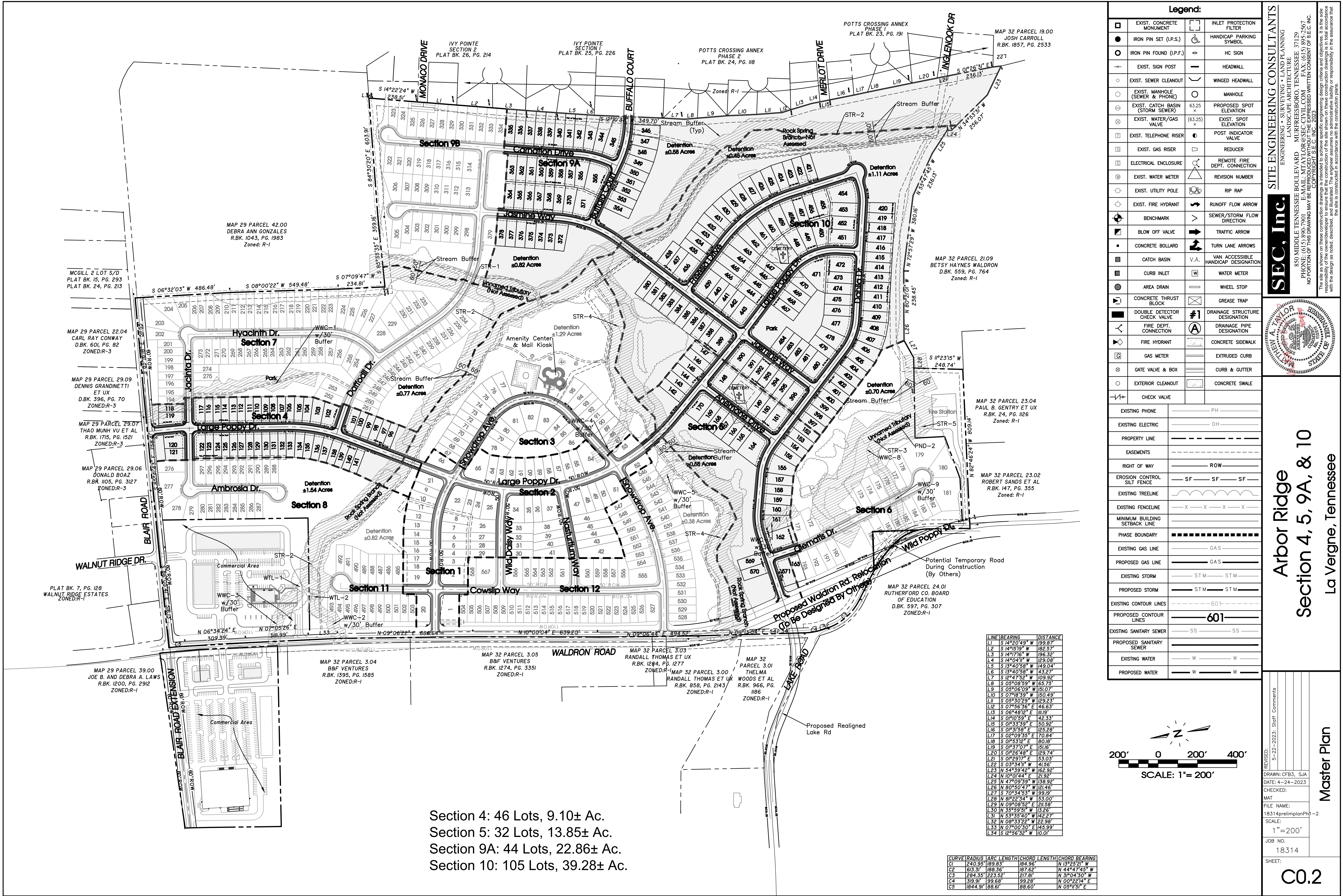
By: Matthew A. Taylor Date: May 22, 2023
Matthew A. Taylor, P.E. TN. Reg. #112515



Watershed: East Branch Hurricane Creek (Not Supporting)

5-yr, 24-hr EPSC Storm Event

Sheet C0.0
Arbor Ridge
Section 4, 5, 9A, & 10
Preliminary Plat & Construction Drawings
S.E.C. Project #18314
Date: 4-24-2023
Revised: 5-22-2023



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

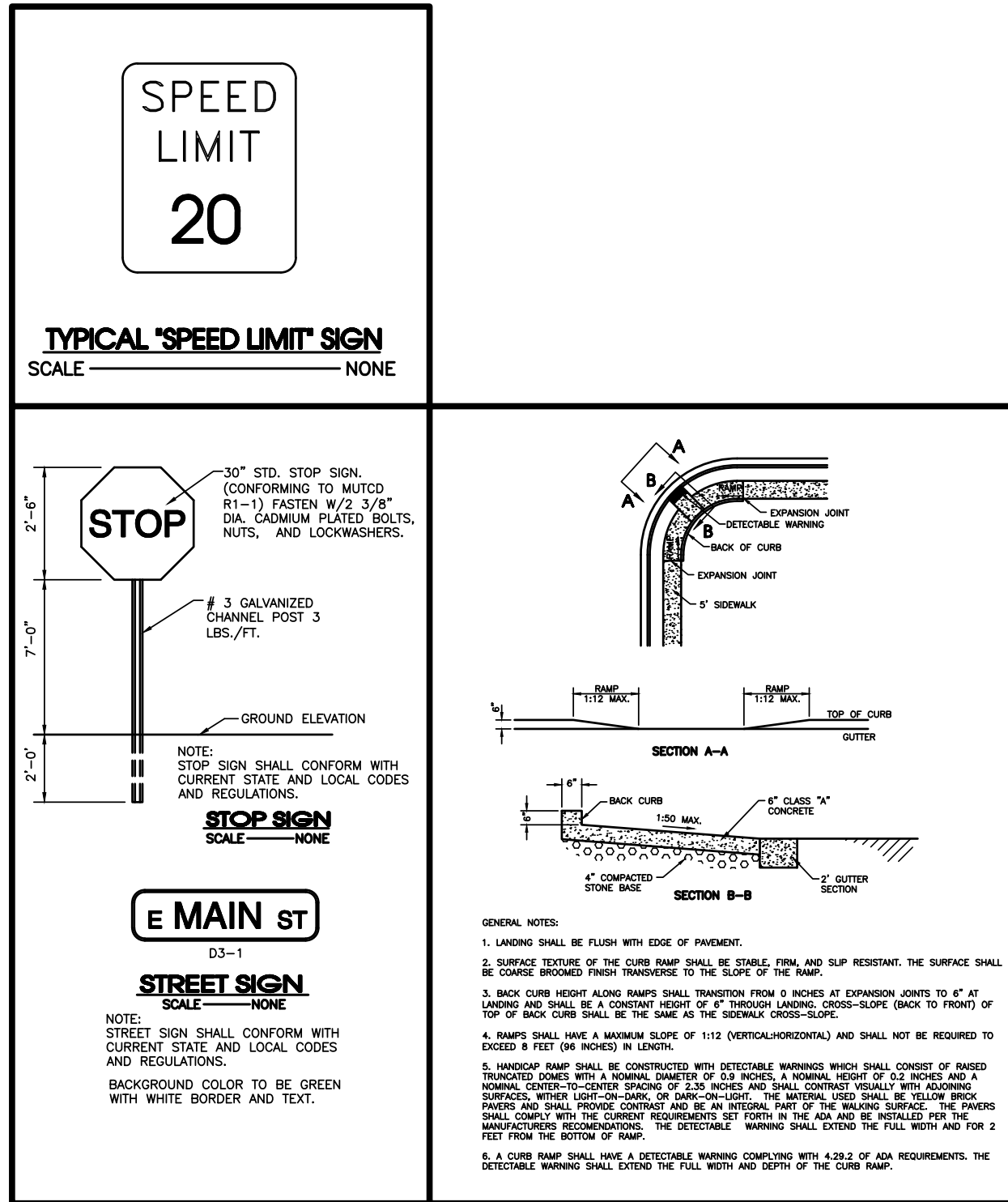
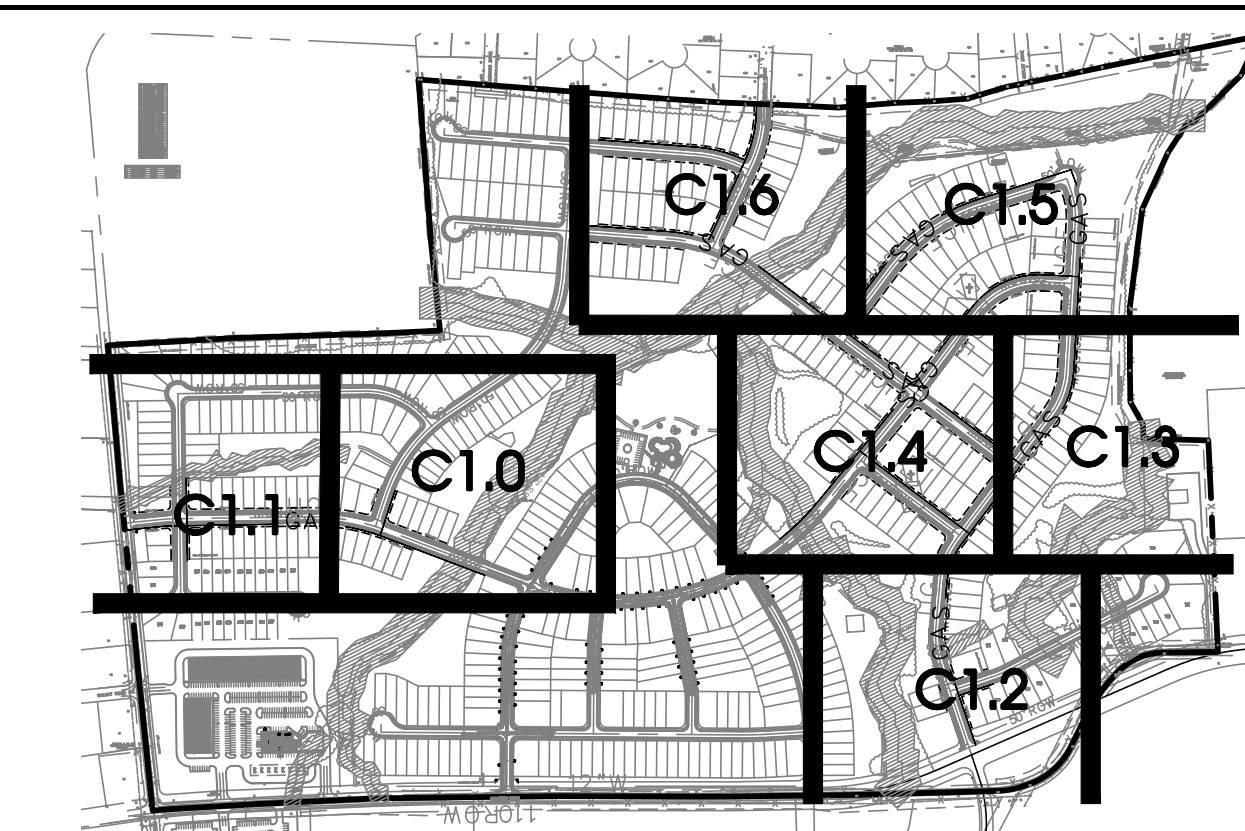
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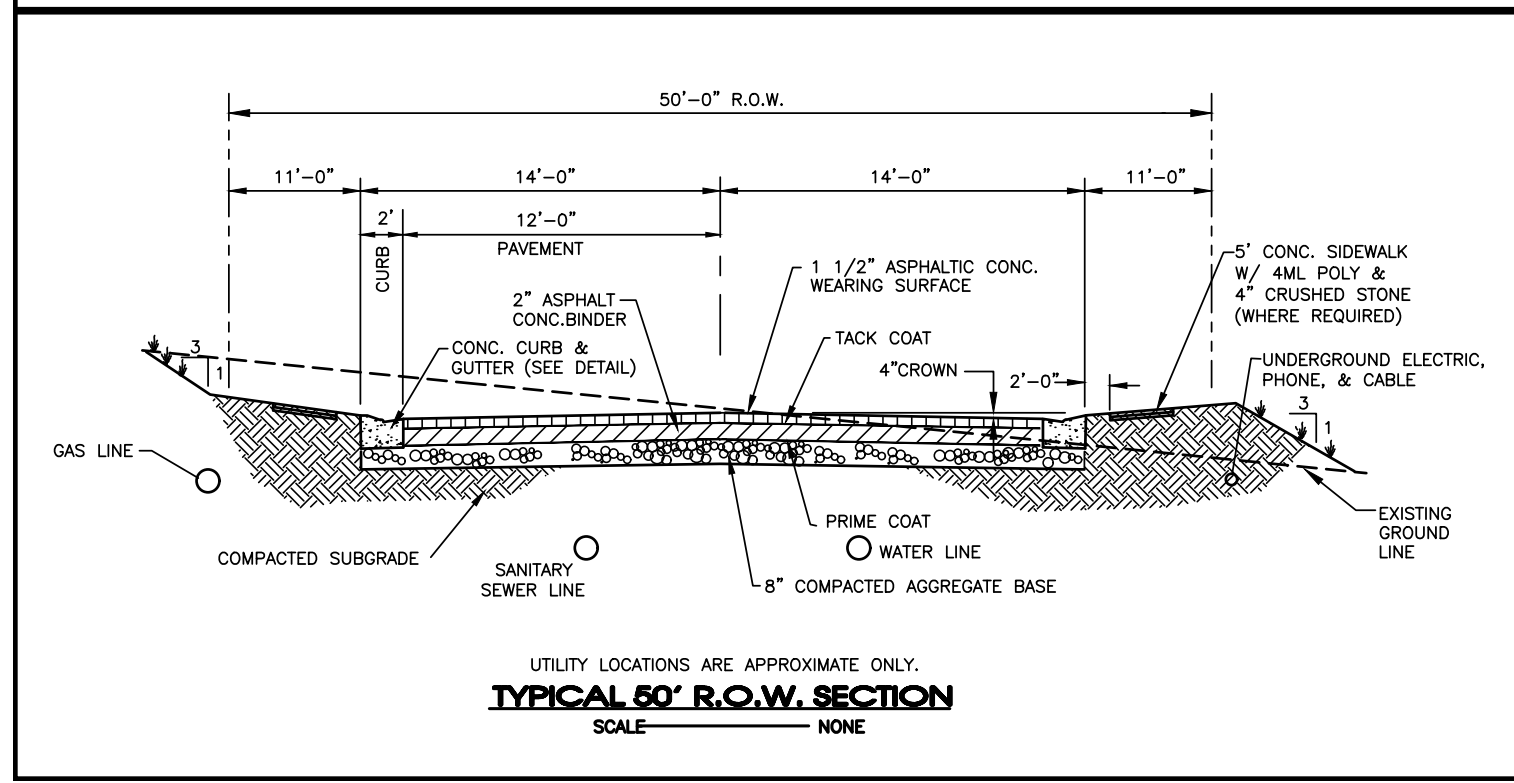
Arbor Ridge
Section 4, 5, 9A, & 10
La Vergne, Tennessee

REVISION: 5-22-2023: Staff Comments

DRAWN: CFB3, SJA
DATE: 4-24-2023
CHECKED: MAT
FILE NAME: 18314prelimplanPh1-2
SCALE: 1"=200'
JOB NO. 18314
SHEET: C0.2



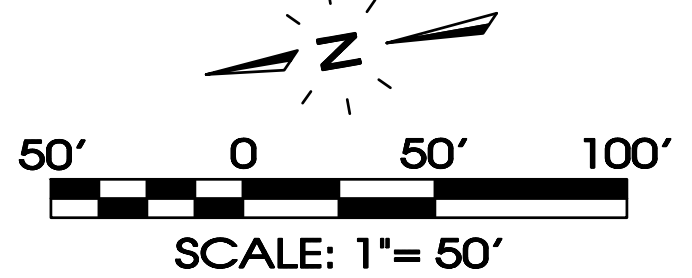
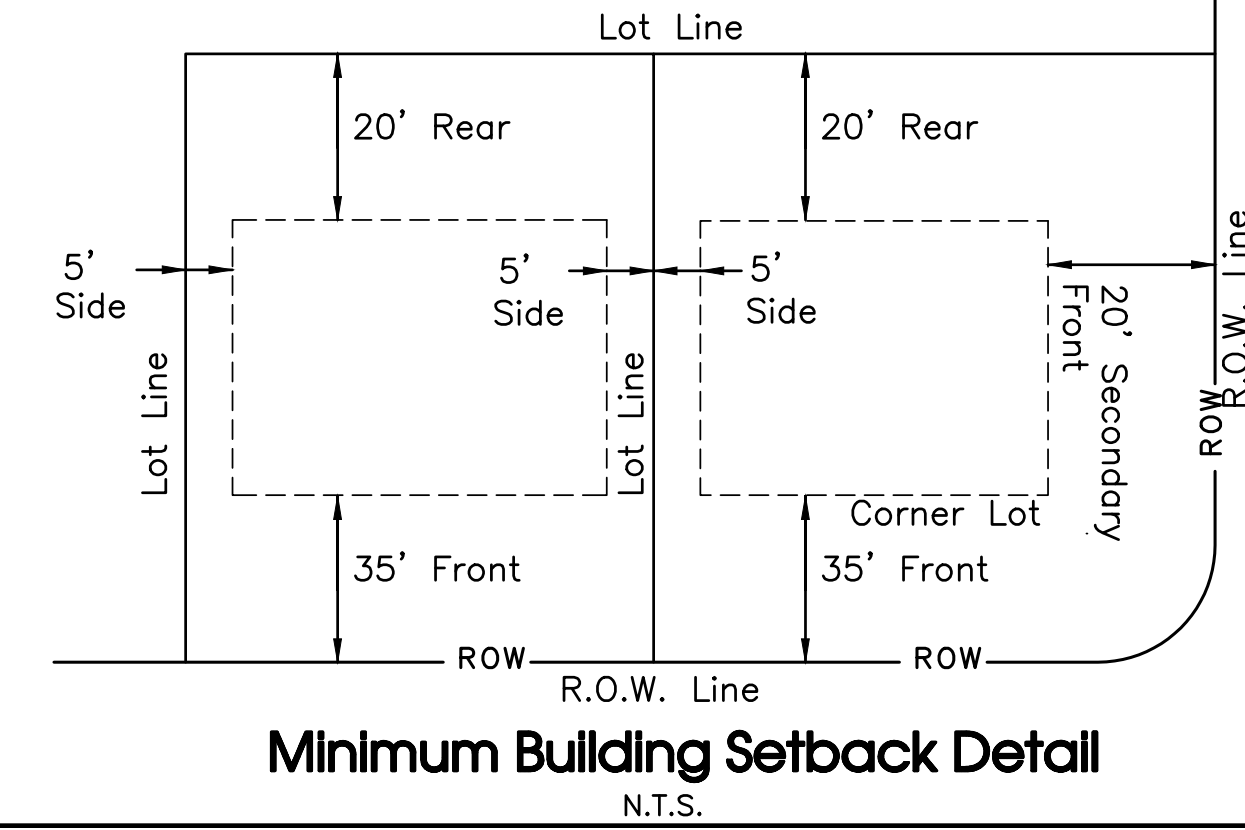
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 - NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).



Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

- Electrical Legend**
- TRANSFORMER 36"x40"
 - MANHOLE
 - STREET LIGHT
 - SWITCHER
 - PRIMARY PULLBOX
 - SECONDARY PULLBOX 24" x 36"
 - CONDUIT-SEE NOTE
 - 3 PH Sector Cabinet



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 & 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
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	DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION
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	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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST.M. ST.M.
PROPOSED STORM	ST.M. ST.M.
EXISTING CONTOUR LINES	60' 60' 60'
PROPOSED CONTOUR LINES	60' 60' 60'
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St. Suite 200
Franklin, TN 37064
Contact: Christian Macari

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.

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Arbor Ridge

Section 4, 5, 9A, & 10

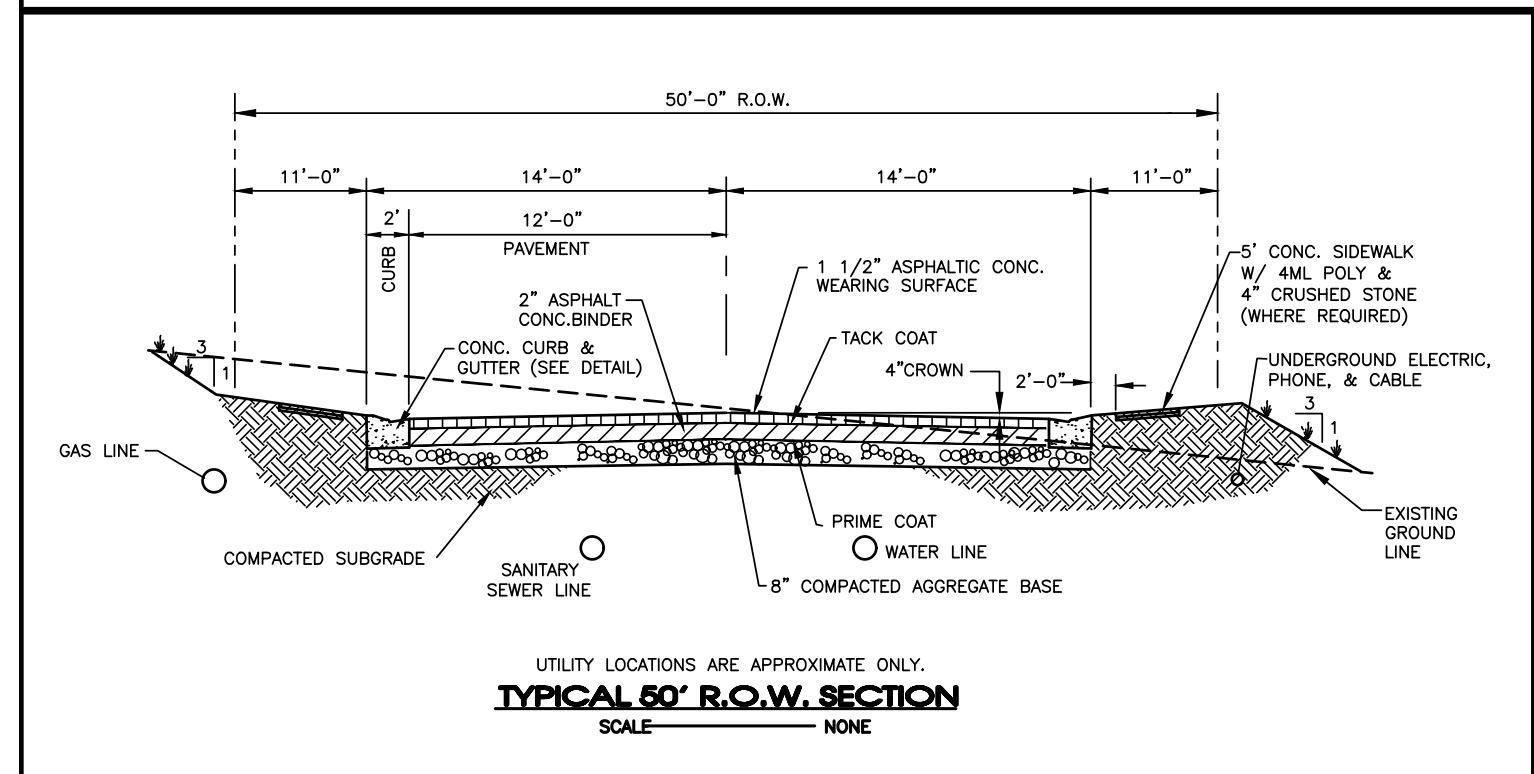
La Vergne, Tennessee

Preliminary Plat

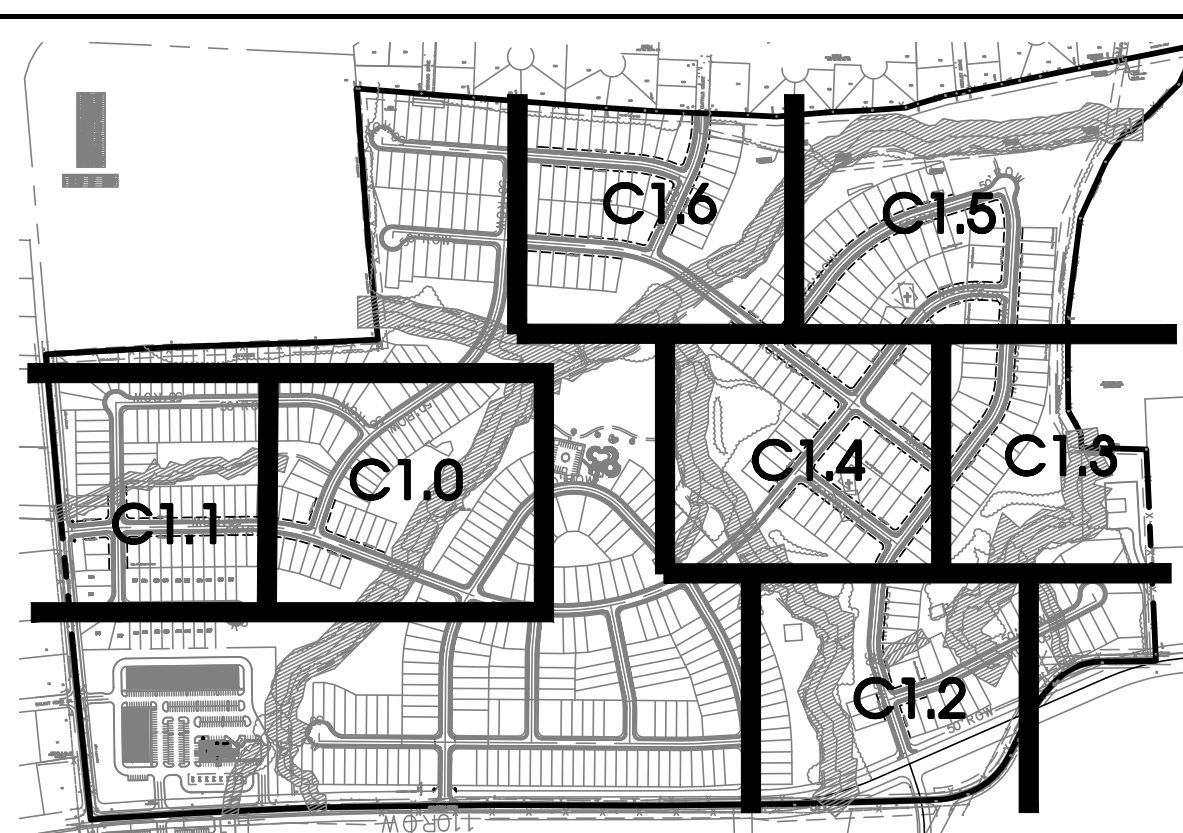
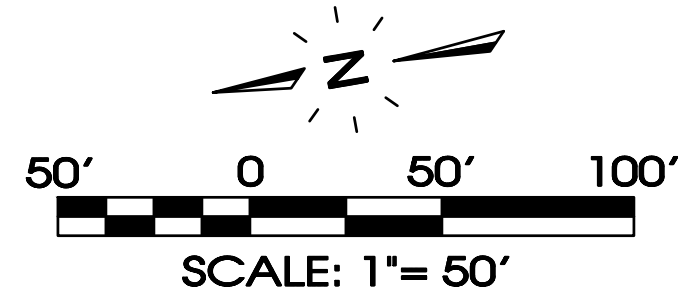
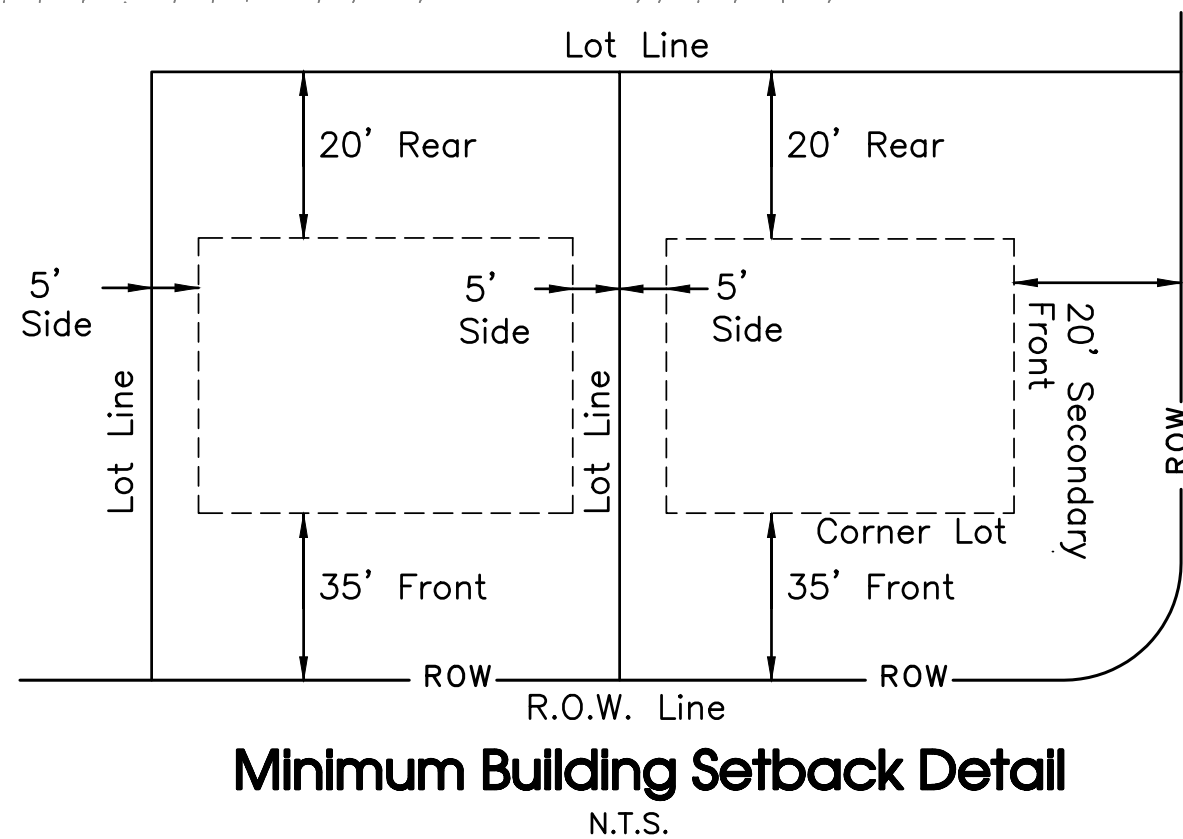
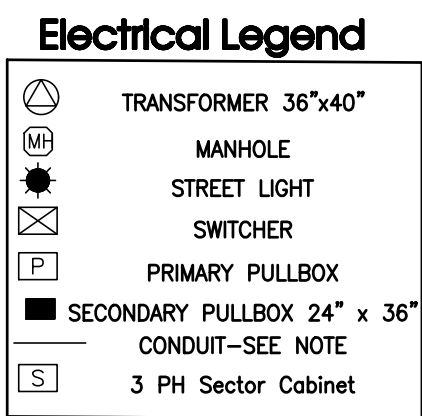
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REVISED: 5-22-2023: Staff Comments

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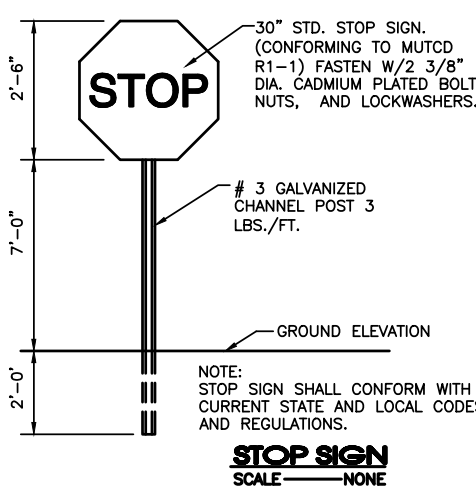


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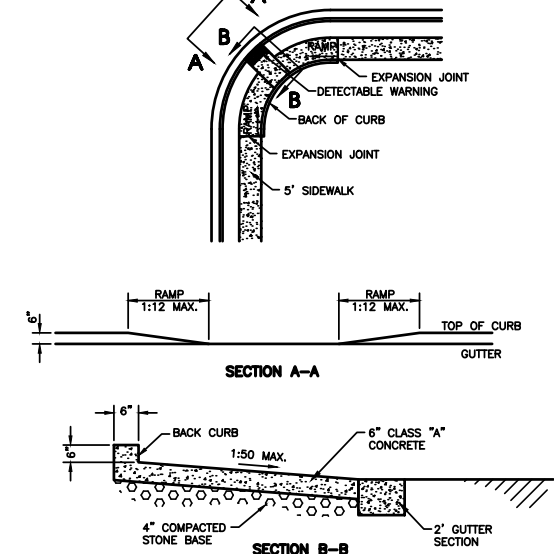
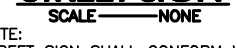


SPEED
LIMIT
20

TYPICAL "SPEED LIMIT" SIGN
SCALE _____ NON



STREET SIGN



NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE AREA OF THE CURB RAMP SHALL BE SUFFICIENTLY FIRM AND STABLE TO SUPPORT TRAFFIC. THE SURFACE SHALL BE COARSE BROOMED UNTIL TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ABOVE RAMPS SHALL TRANSITION FROM 5 INCHES AT EDVATION POINTS TO 4 FT. 6 INCHES AT THE END OF THE RAMP. THE CROSS-SLOPE SHALL BE 1% TO 2% TOWARD THE RAMP. THE SURFACE OF THE TOP BACK CURB SHALL BE THE SAME AS THE DETECTABLE CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) (BACK TO FRONT) OF THE RAMP.
5. HANDCAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING. EACH SIDE OF RAMPS TRANSITION CORNER WITH A MINIMUM DIAMETER OF 0.3 INCHES. MINIMUM HEIGHT SHALL BE 0.2 INCHES AND A MINIMUM THICKNESS SHALL BE 0.1 INCHES. CONTRACTOR MUST CONSULT ILLUSTRATIONS WITH ALLOWING SURFACES, WHEN LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BROWN OR BLACK GRANULAR POLYMER CONCRETE. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2' ON EITHER SIDE OF THE RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 209.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

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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. CATCH BASIN (STORM SEWERS)		WHEEL STOP
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	EXIST. GAS RISER		CURB & GUTTER
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	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EGO		CONCRETE SWALE
	MANHOLE		TYPE - X - HEADWALL

EXISTING PHONE	_____ PH _____
EXISTING ELECTRIC	_____ OH _____
PROPERTY LINE	=====
EASEMENTS	- - - - -
RIGHT OF WAY	----- 50' ROW -----
EROSION CONTROL SILT FENCE	____ SF ____ SF ____ SF ____
EROSION EEL	_____ E _____ E _____ E _____
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	- - - - - 60' - - - - -
PROPOSED CONTOUR LINES	----- 60' -----
EXISTING SANITARY SEWER	_____ SS _____
PROPOSED SANITARY SEWER	=====
EXISTING WATER	_____ W _____
PROPOSED WATER	===== W =====

Owner/Developer:
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99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari

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MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7001 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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SITE ENGINEERING CONSULTANTS

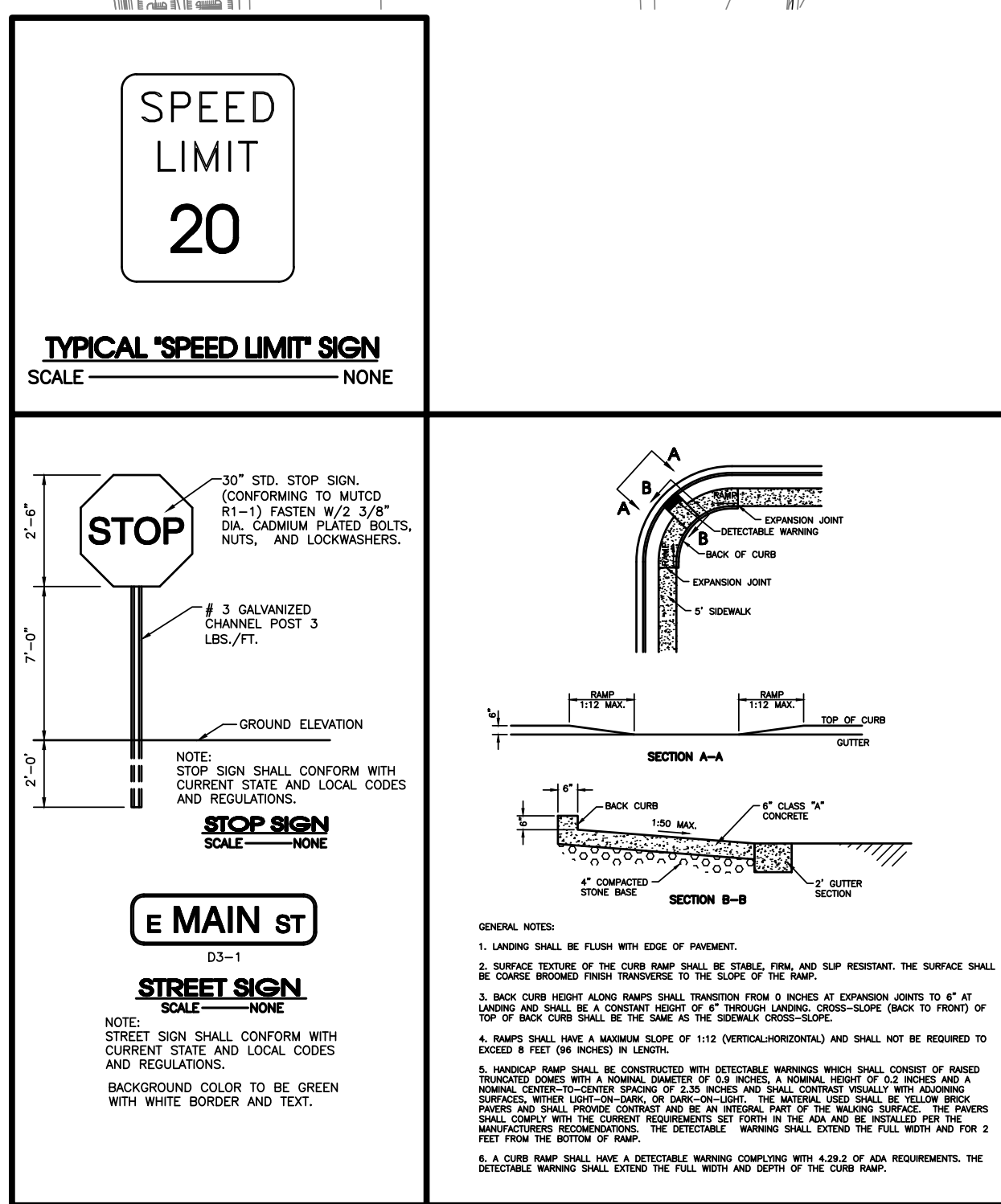
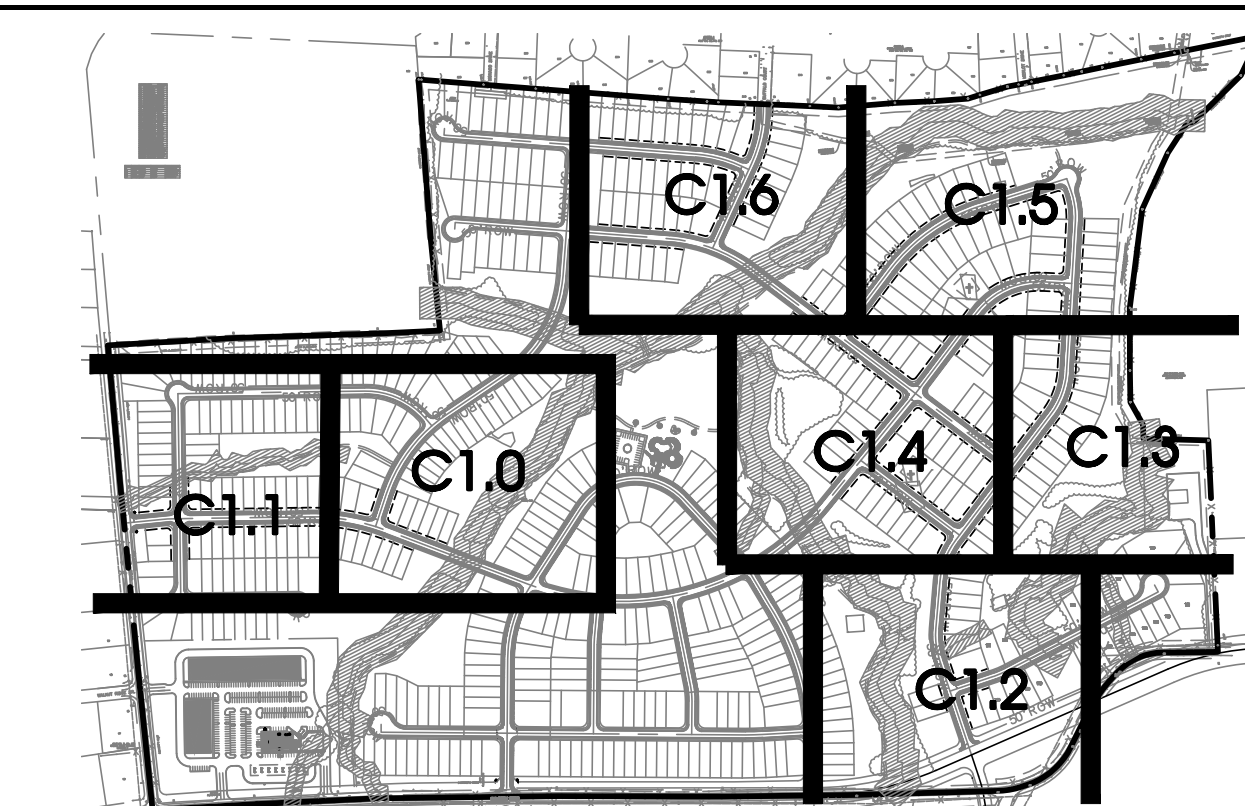
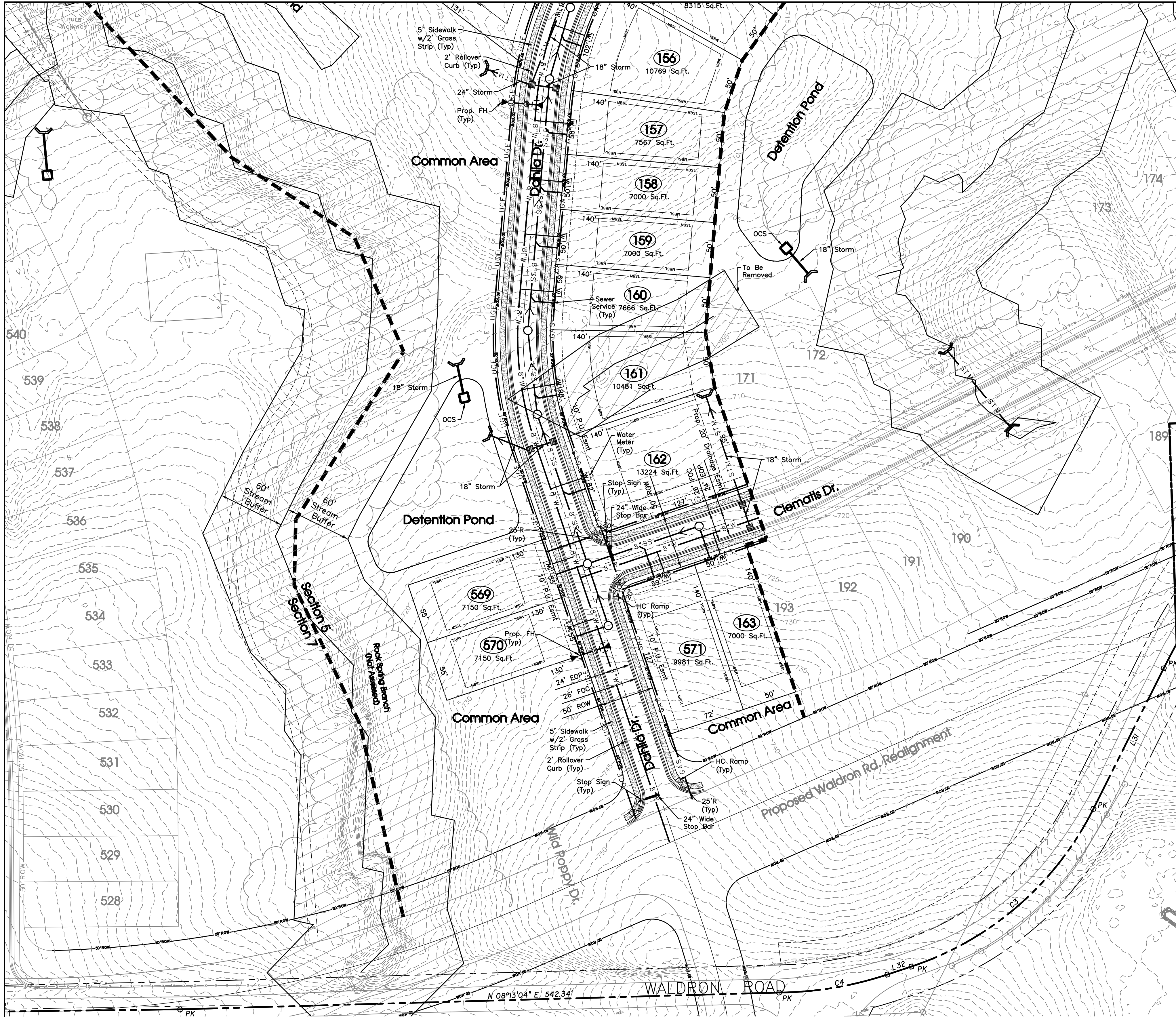
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

The site as shown on these construction drawings is intended to achieve specific engineering criteria and objectives. It is the sole 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 detailed on these drawings. SEC, Inc. is not responsible for the quality or quantity of the site. The site is constructed in accordance with the construction plans.

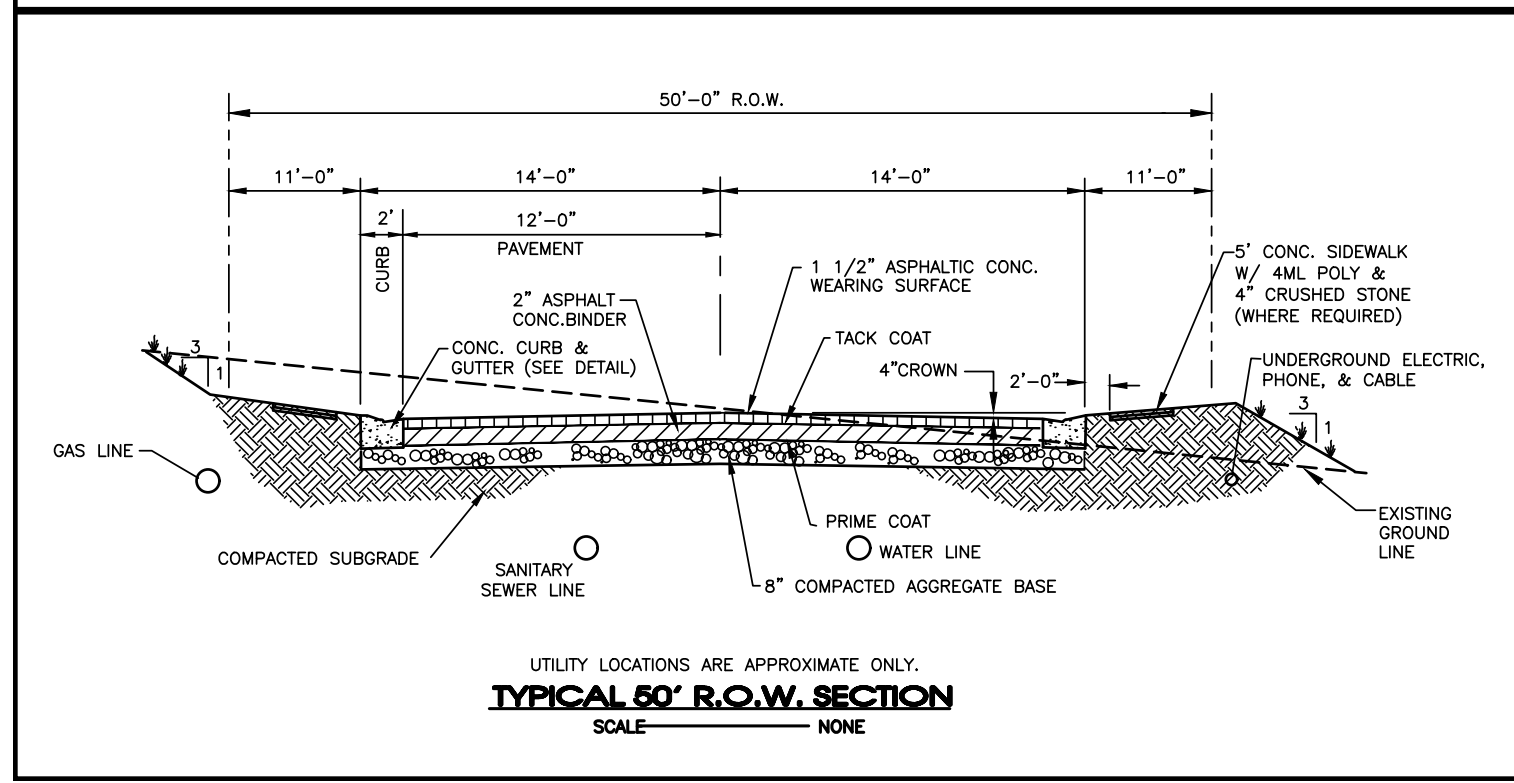
Arbor Ridge
Section 4, 5, 9A, & 10
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REVISD:	5-22-2023: Staff Comments
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DATE: 4-24-2023	
CHECKED:	
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FILE NAME:	
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SCALE:	
1"=50'	
JOB NO.	
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SHEET:	

C1.1



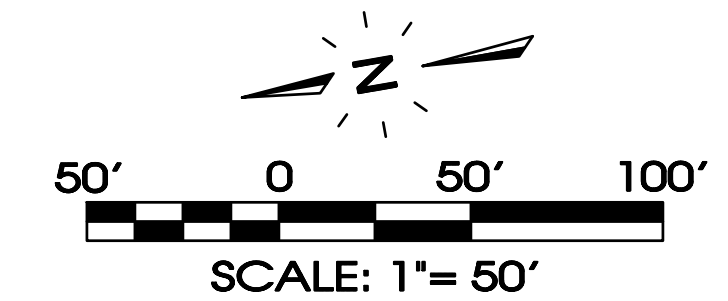
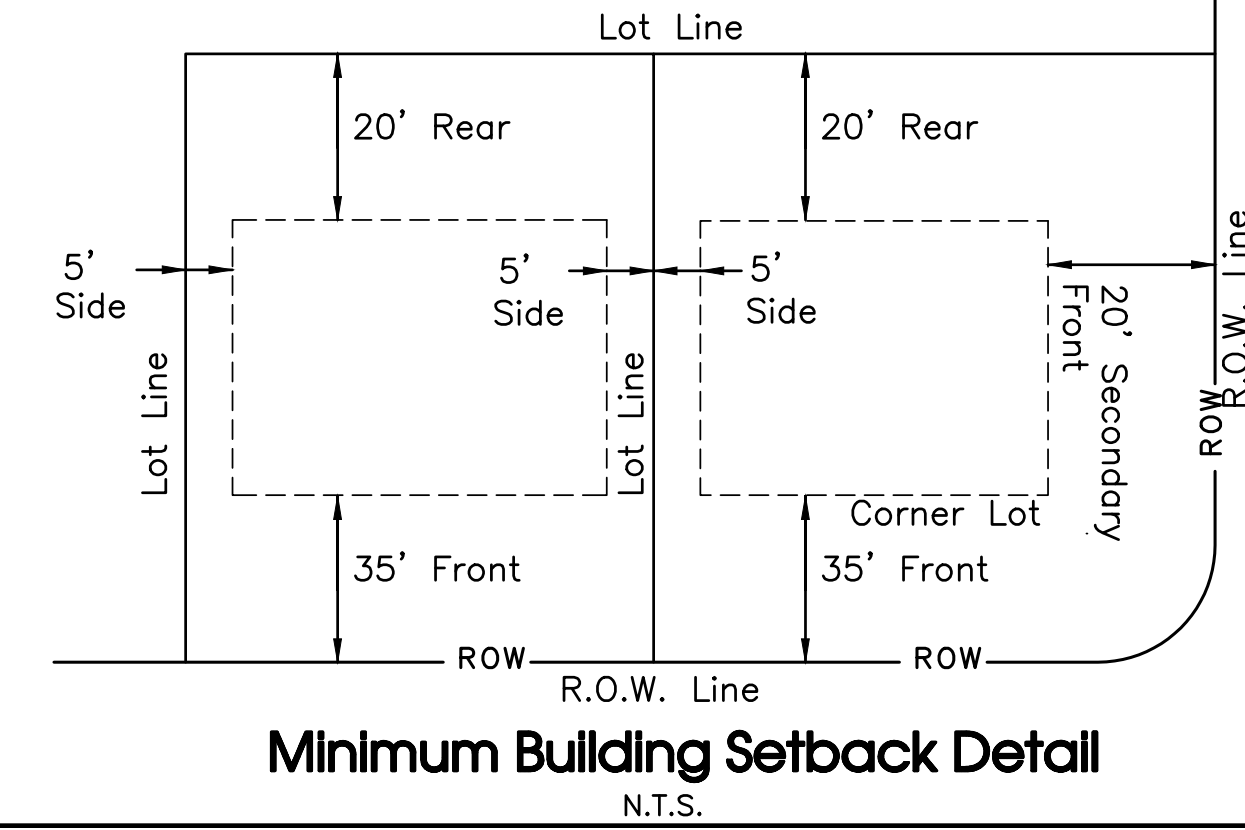
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 - 3 PH Sector Cabinet



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	EXIST. WATER METER		TURN LANE ARROWS
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	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
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	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
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	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	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST.M. ST.M.
PROPOSED STORM	ST.M. ST.M.
EXISTING CONTOUR LINES	601
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Arbor Ridge

Section 4, 5, 9A, & 10

La Vergne, Tennessee

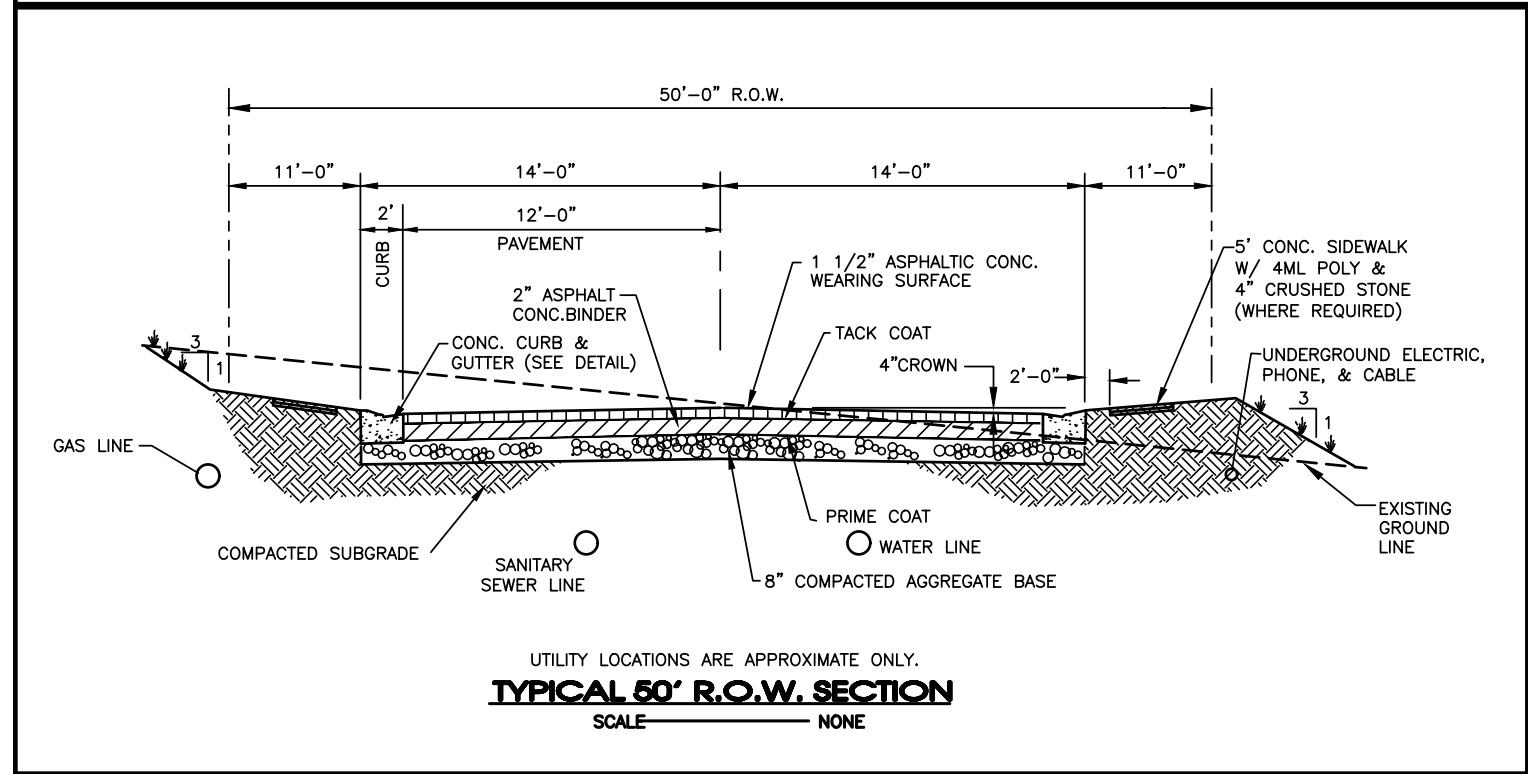
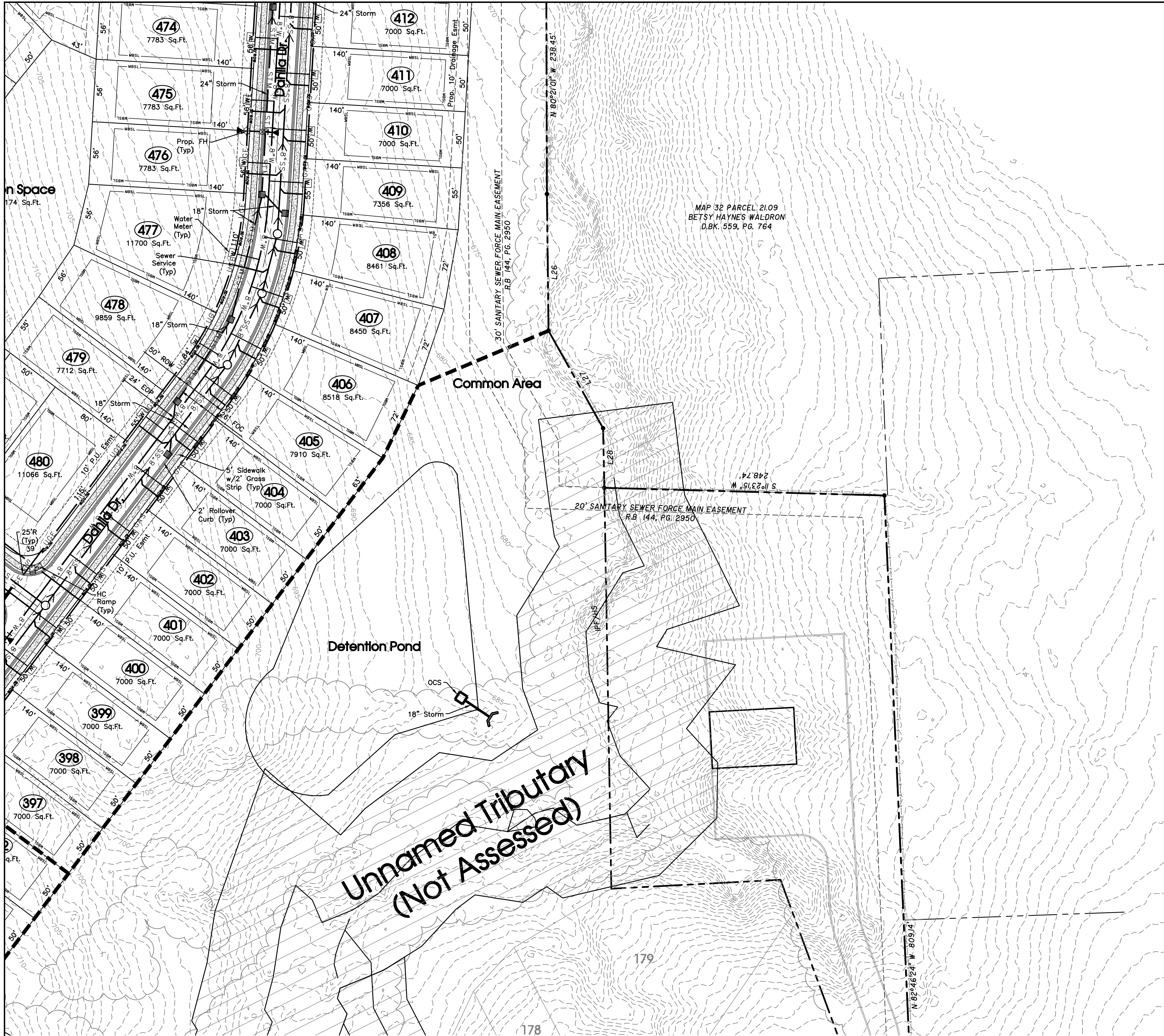
Preliminary Plat

C1.2

REVISIONS:

5-22-2023	Staff	Comments
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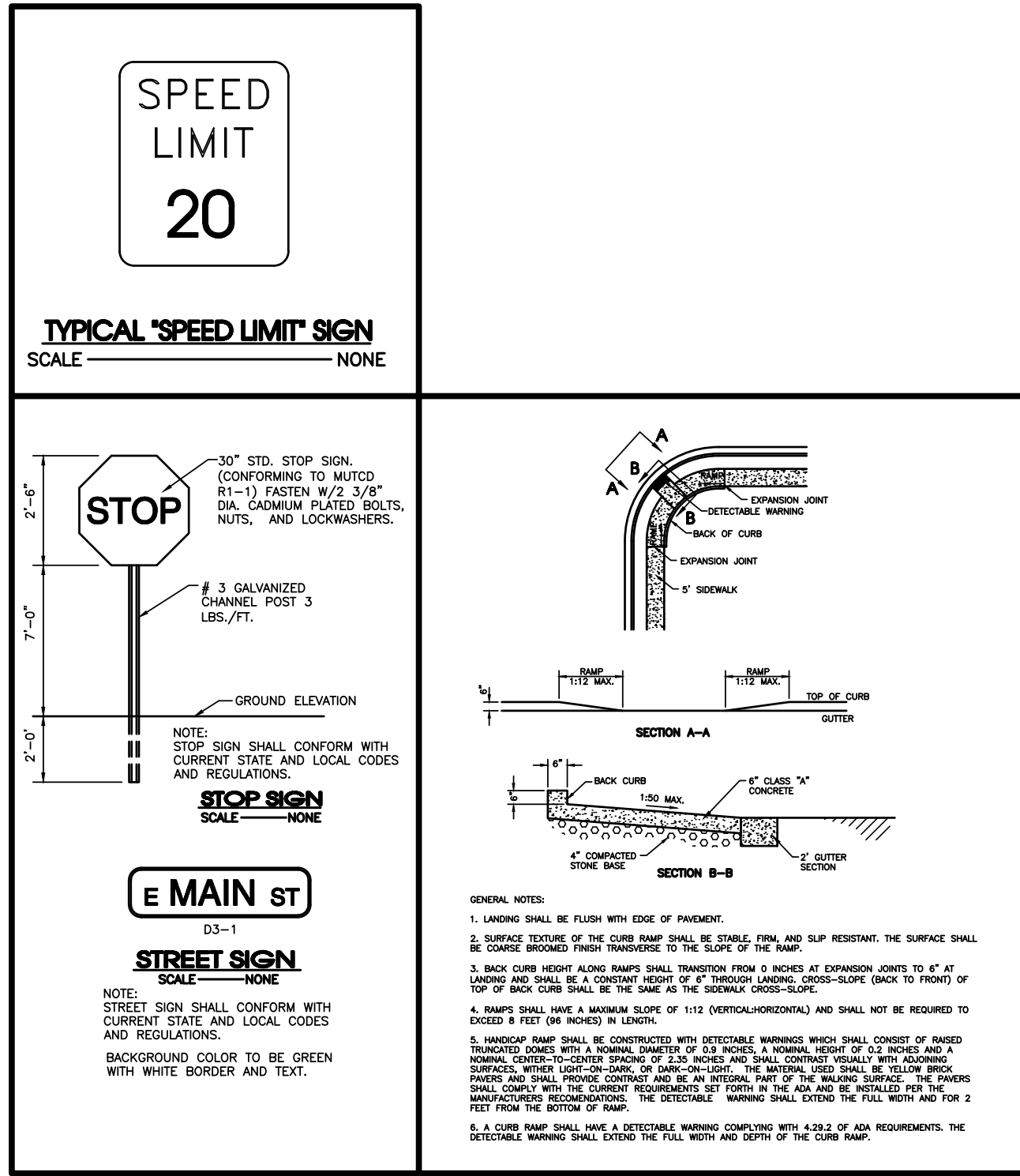
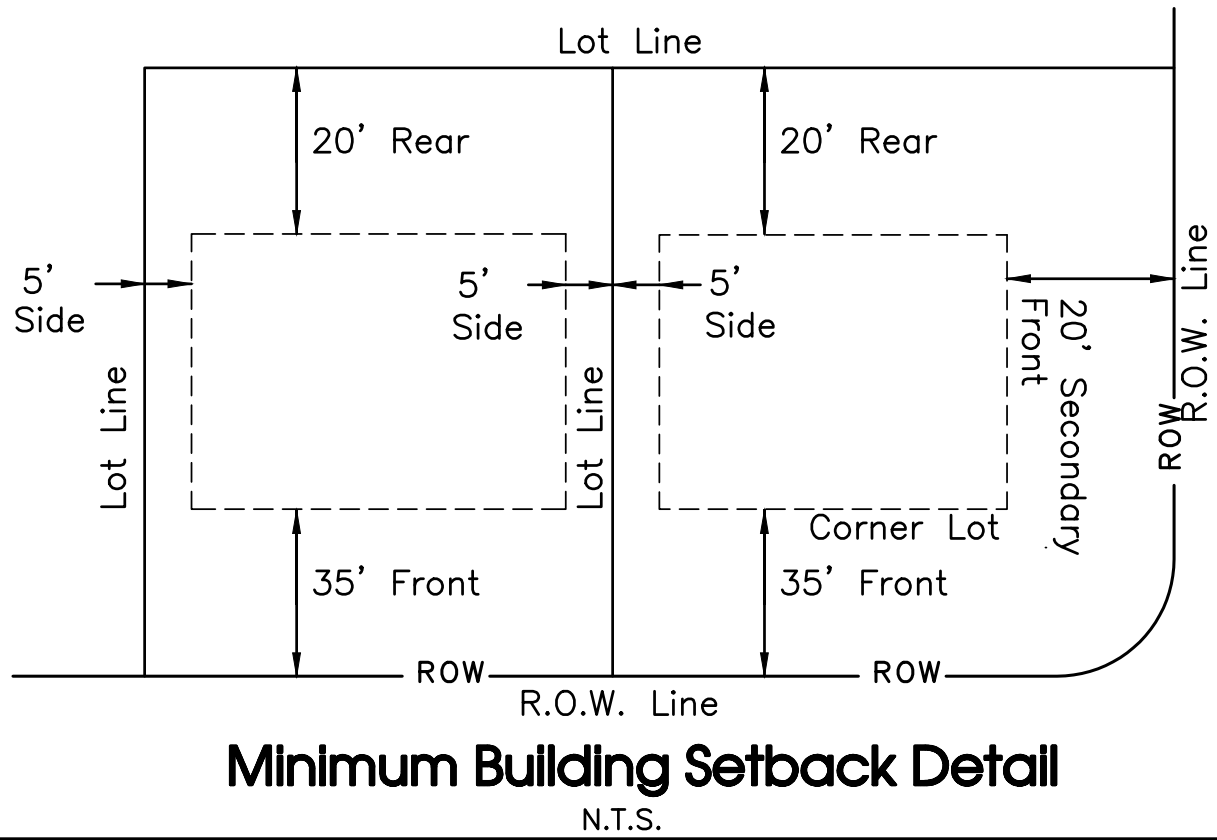
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SHEET:



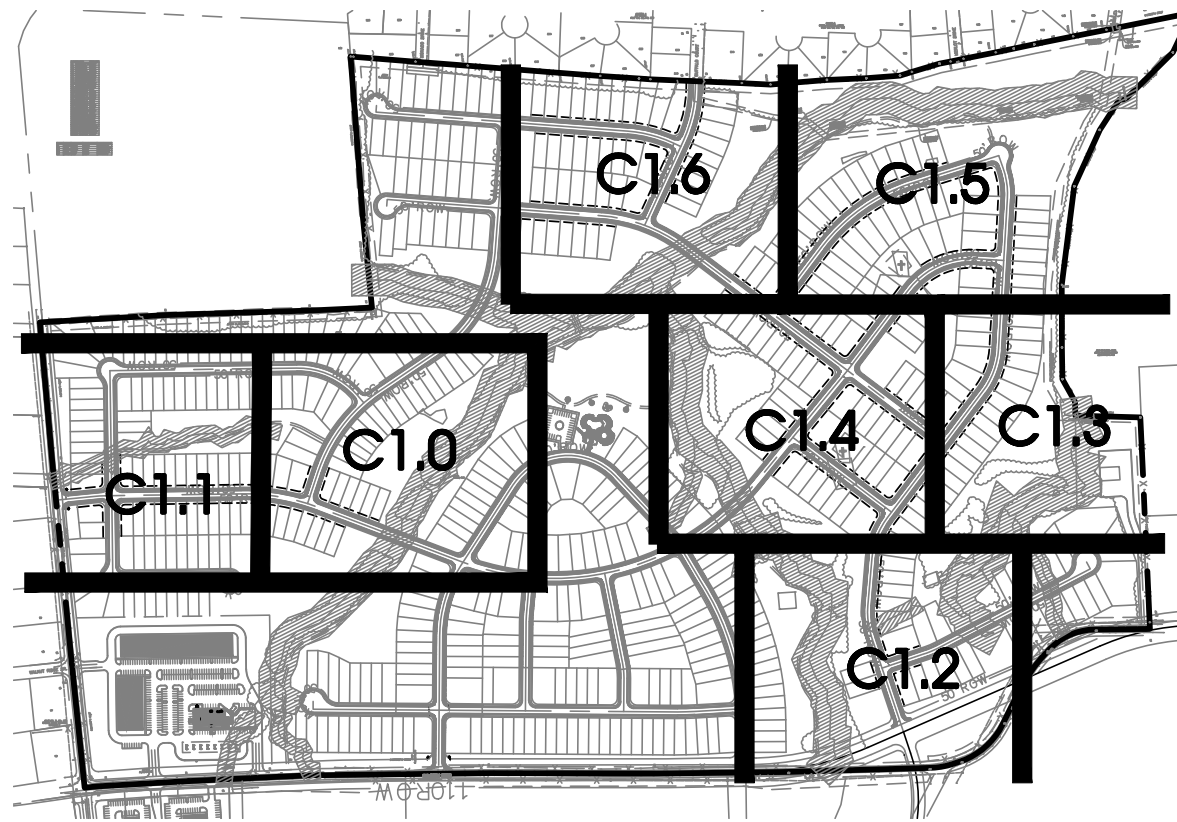
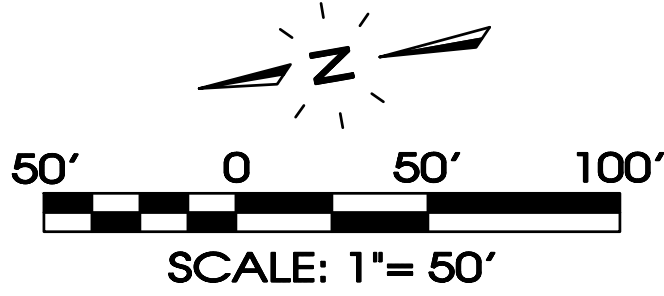
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PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
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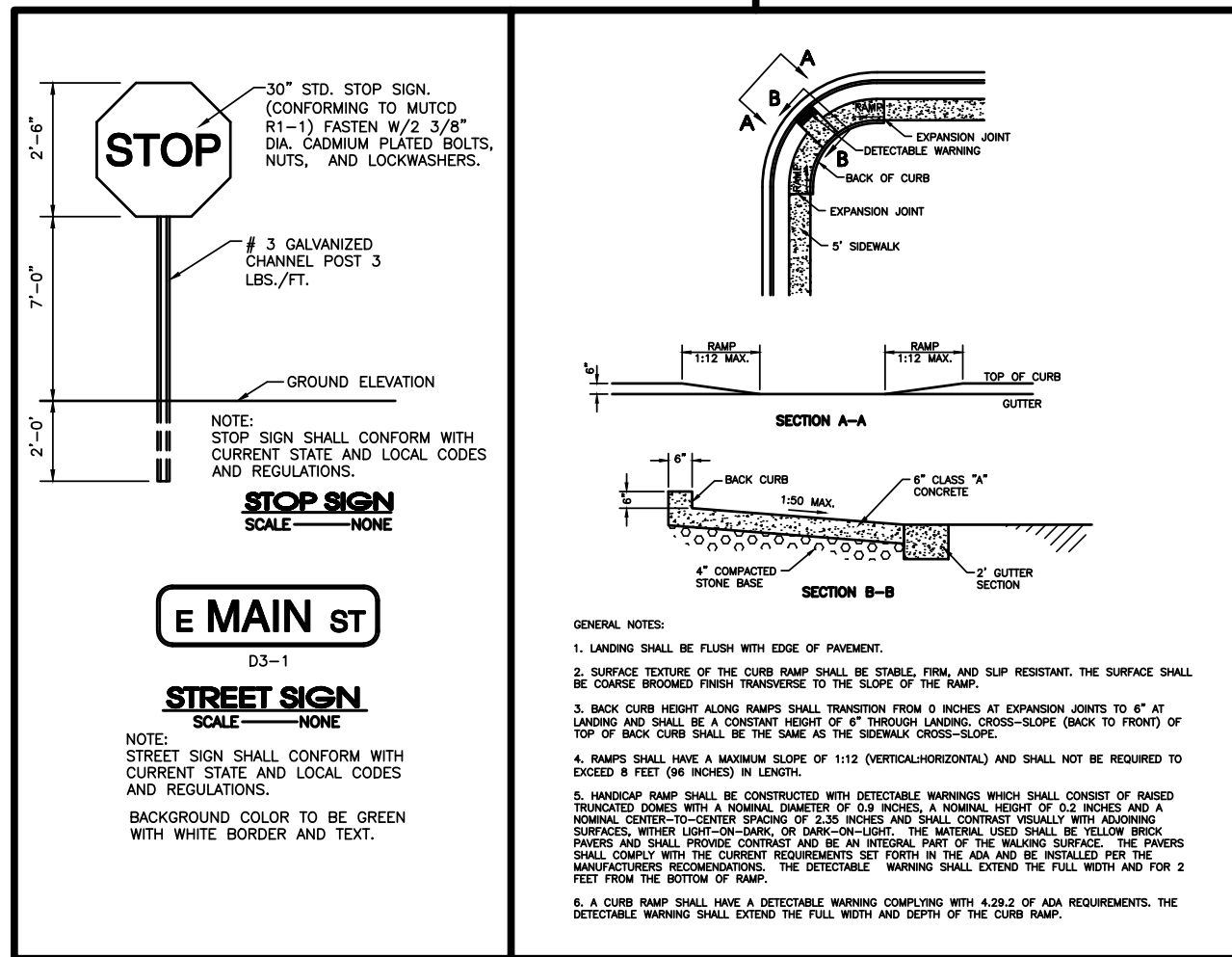
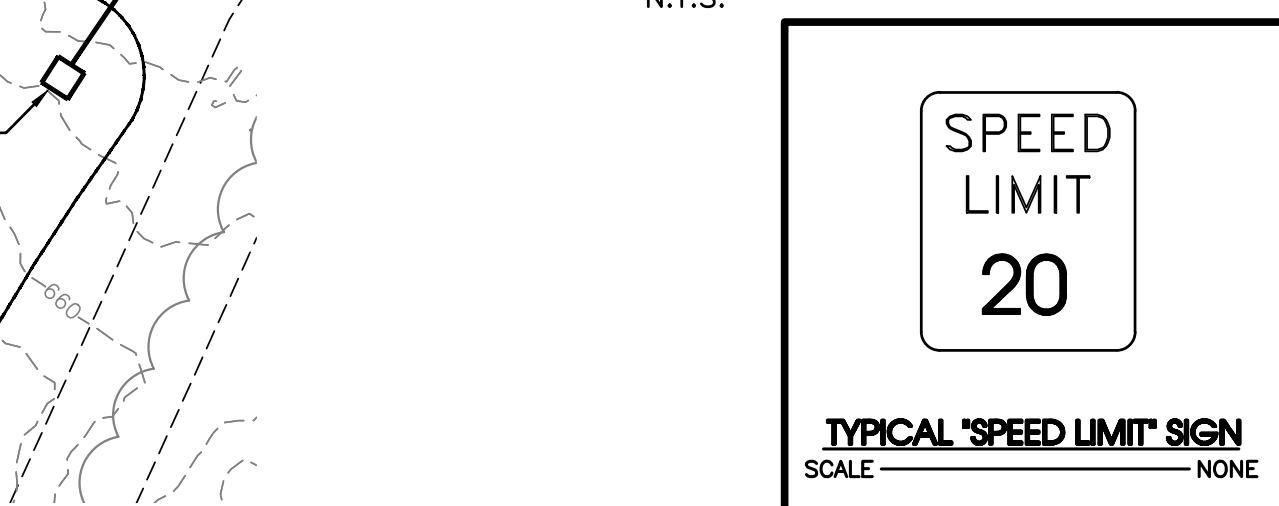
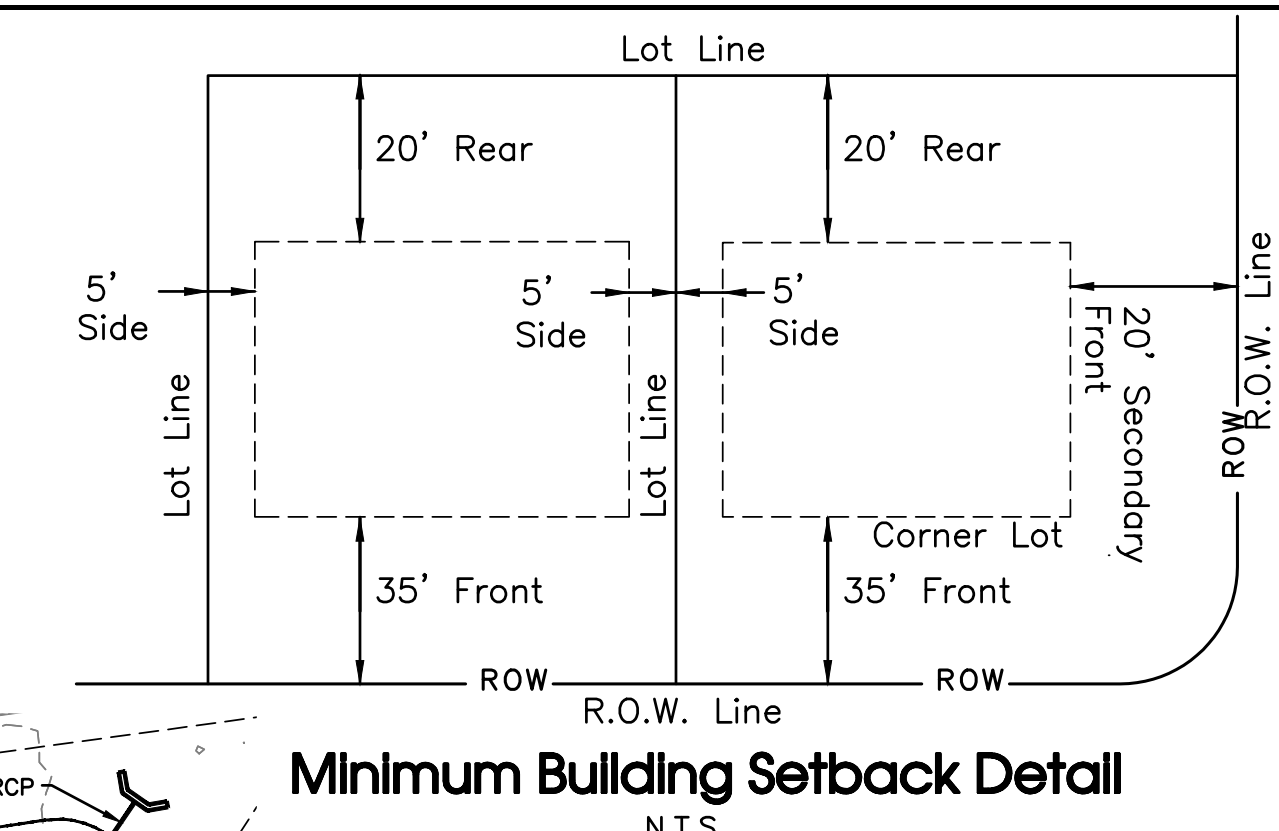
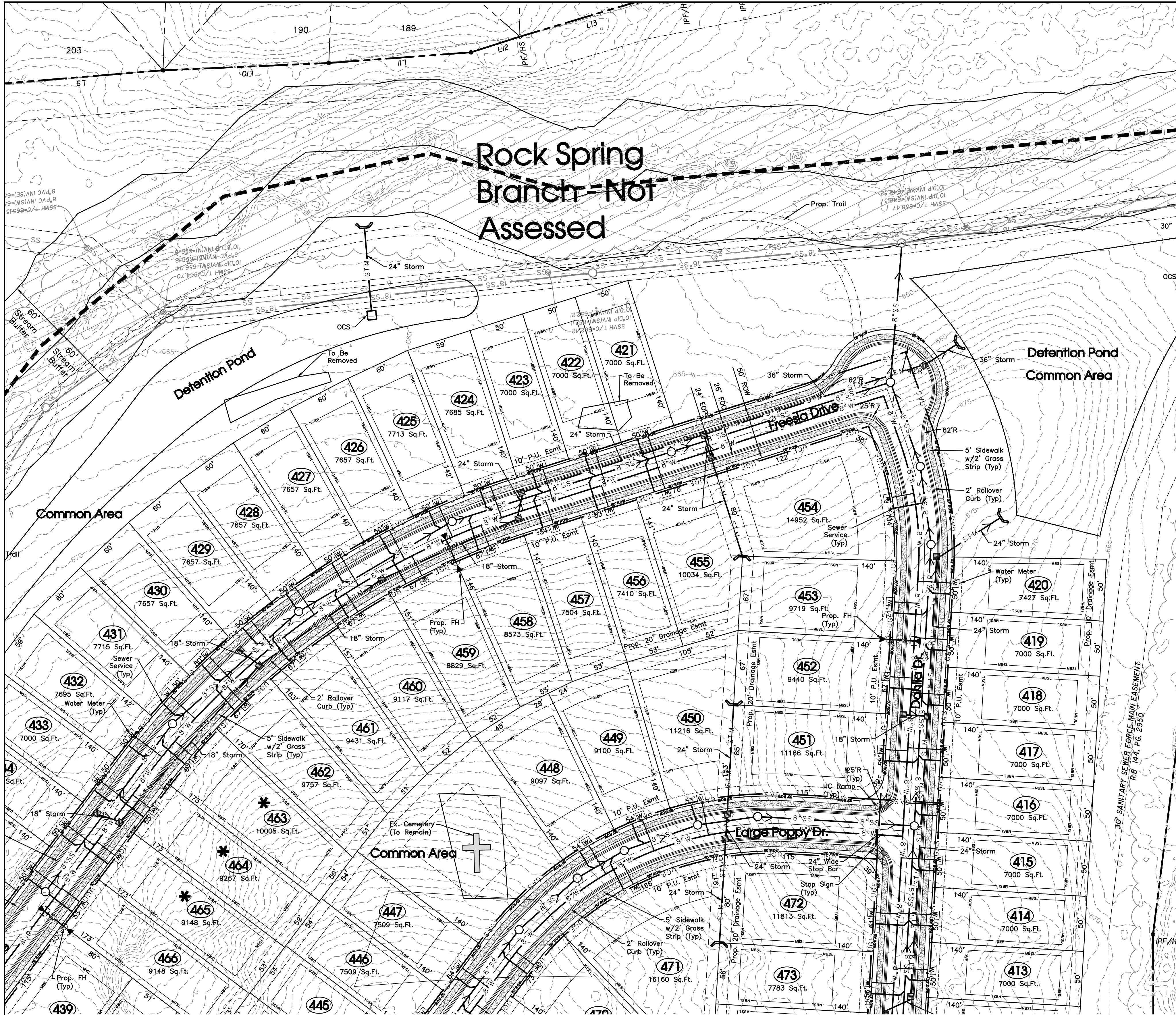
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C1.3

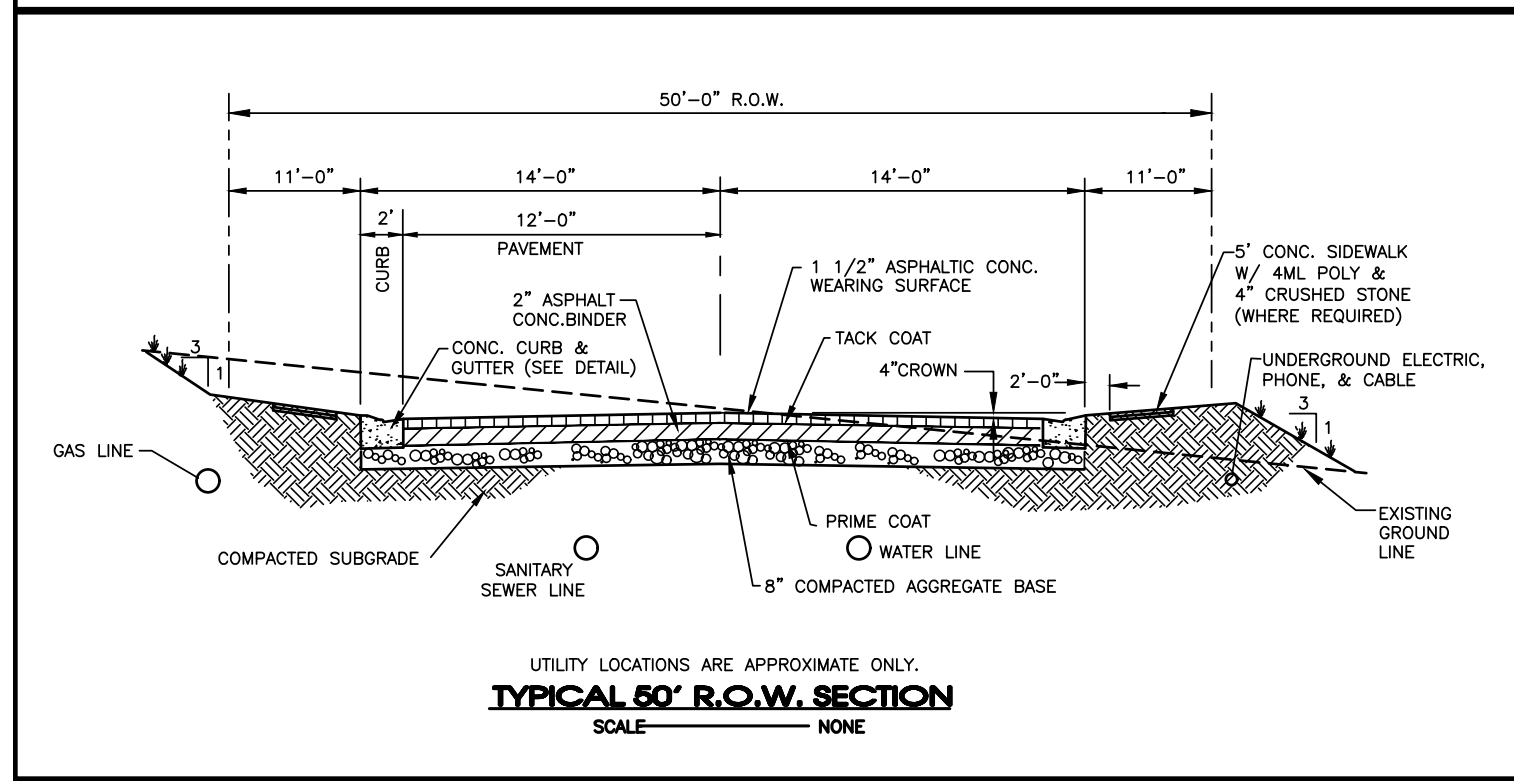
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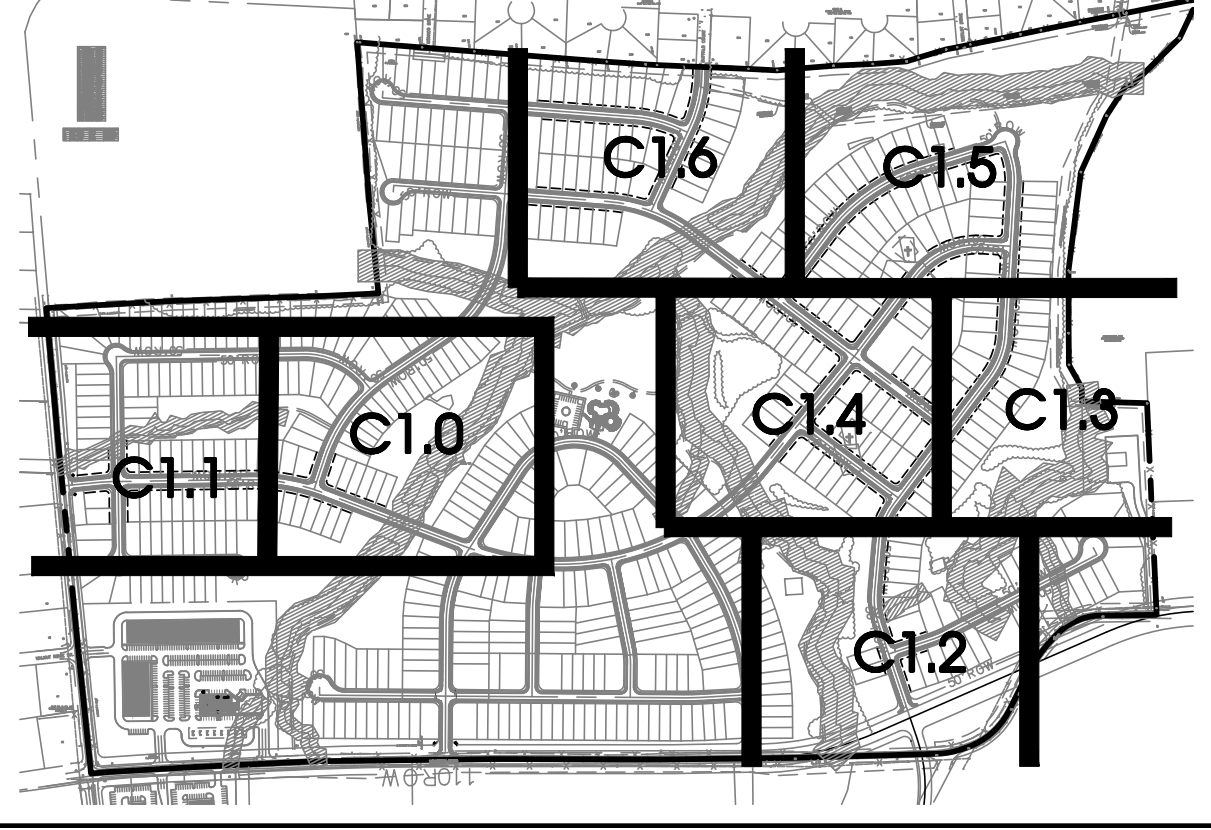
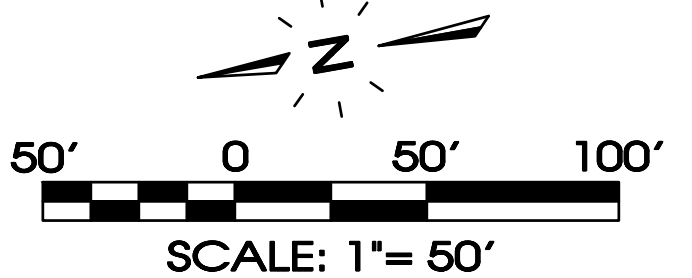
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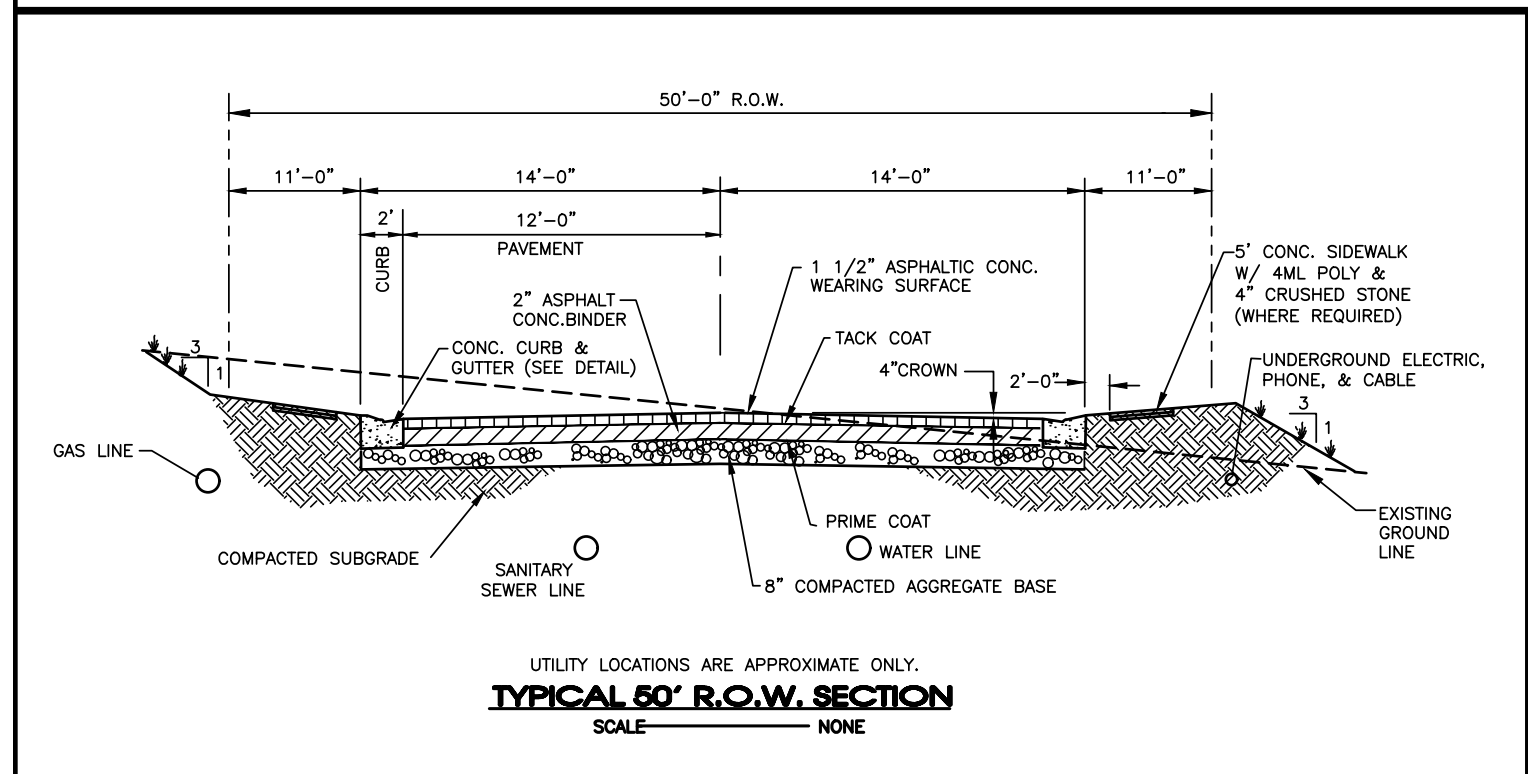
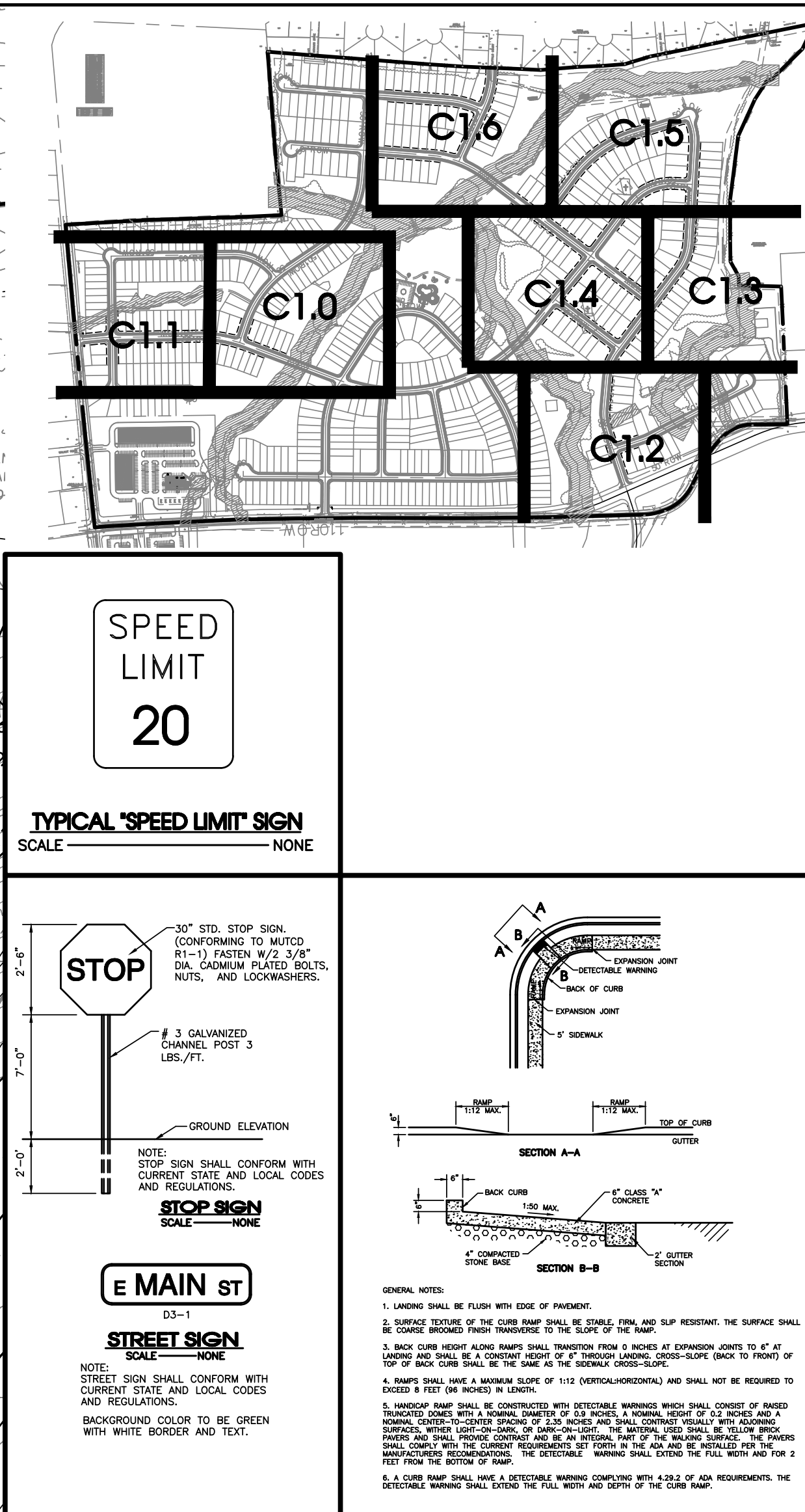
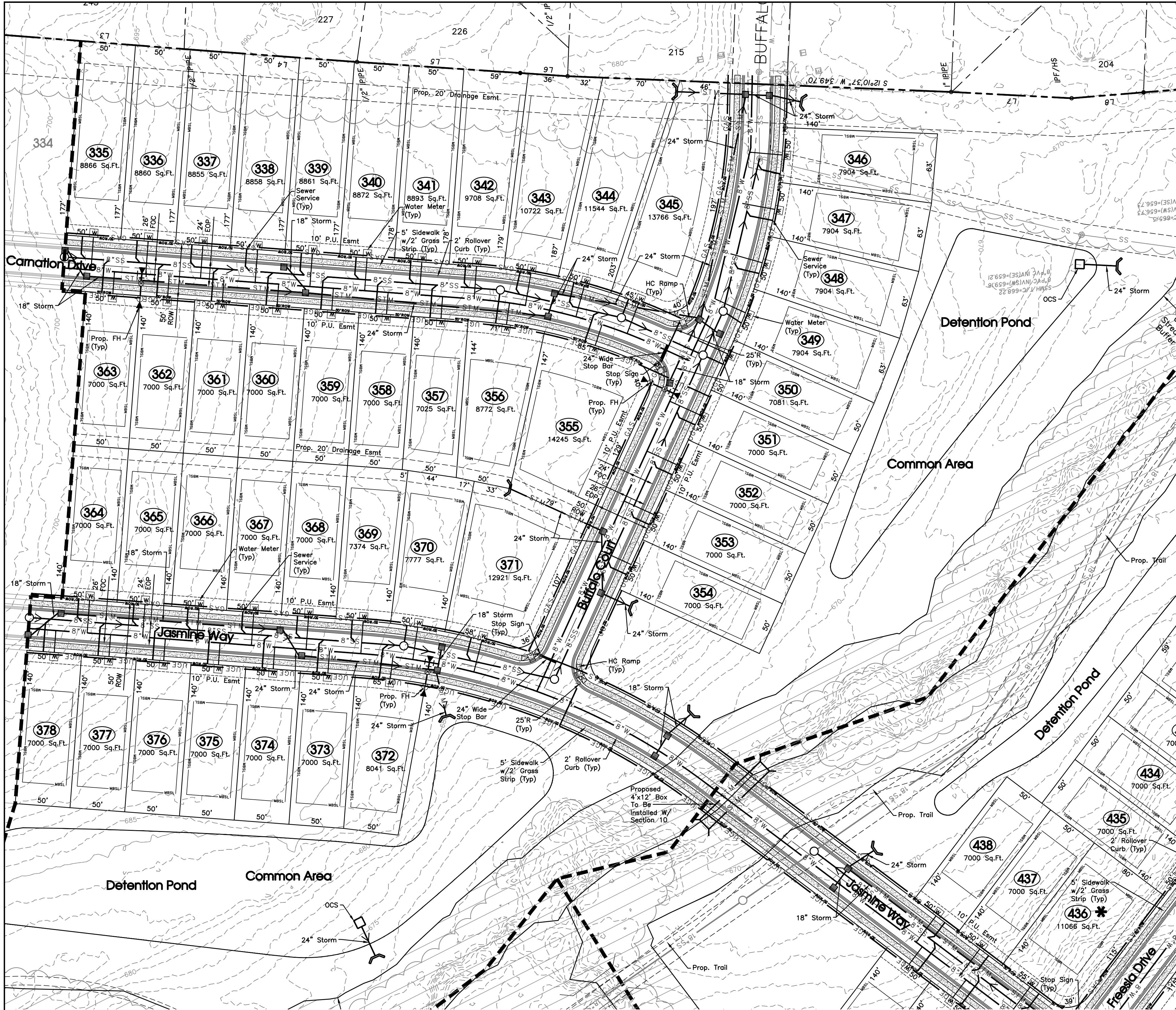
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FAX: (615) 895-2567
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Arbor Ridge
Section 4, 5, 9A, & 10
La Vergne, Tennessee

Preliminary Plat
C1.5

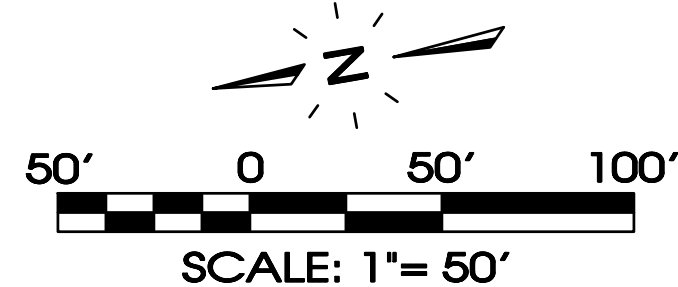
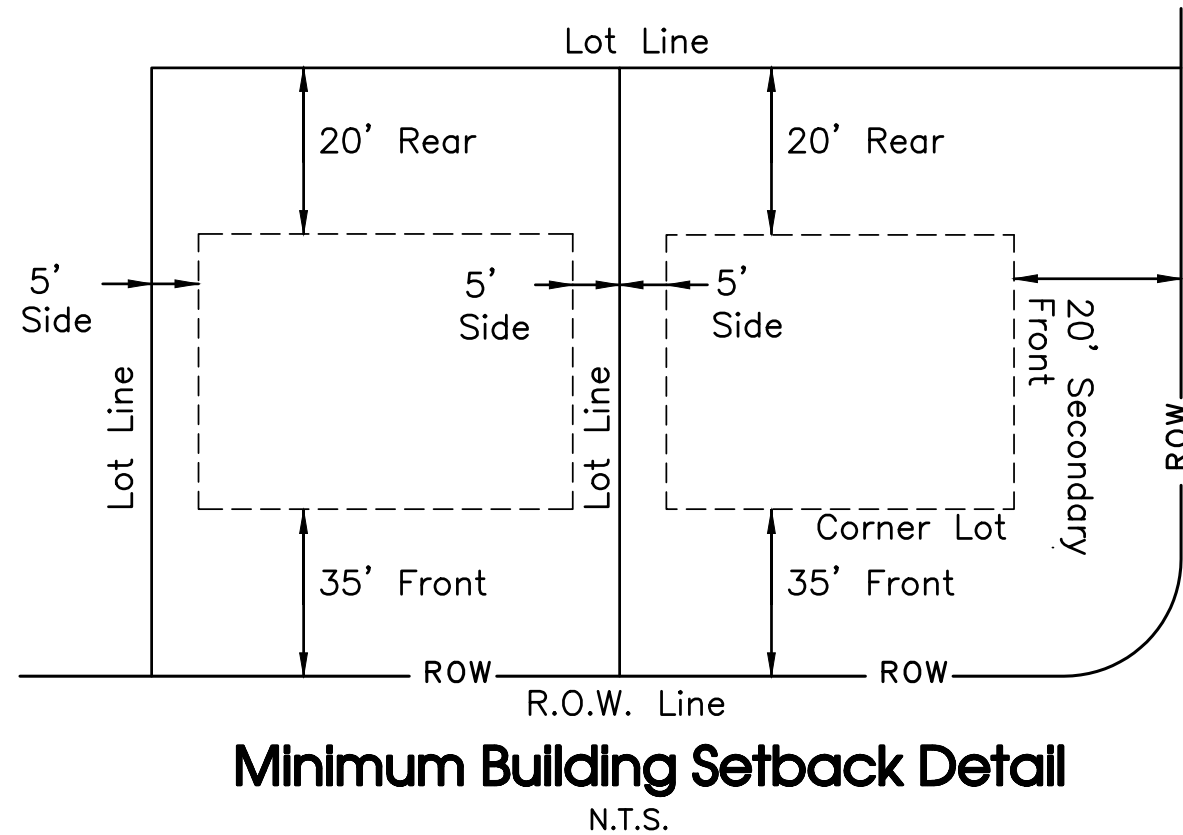
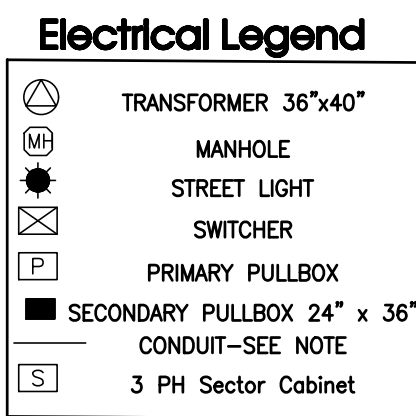
REVISIONS:
5-22-2023: Staff Comments

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DATE: 4-24-2023
CHECKED:
MAT
FILE NAME:
18314prelimplatPh-2
SCALE:
1"=50'
JOB NO.
18314
SHEET:



Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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



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 & 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	#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	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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
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	
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St. Suite 200
Franklin, TN 37064
Contact: Christian Macari

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 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 4: 46 Lots on 9.10± Acres
Section 5: 32 Lots on 13.85± Acres
Section 9A: 44 Lots on 22.86± Acres
Section 10: 105 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

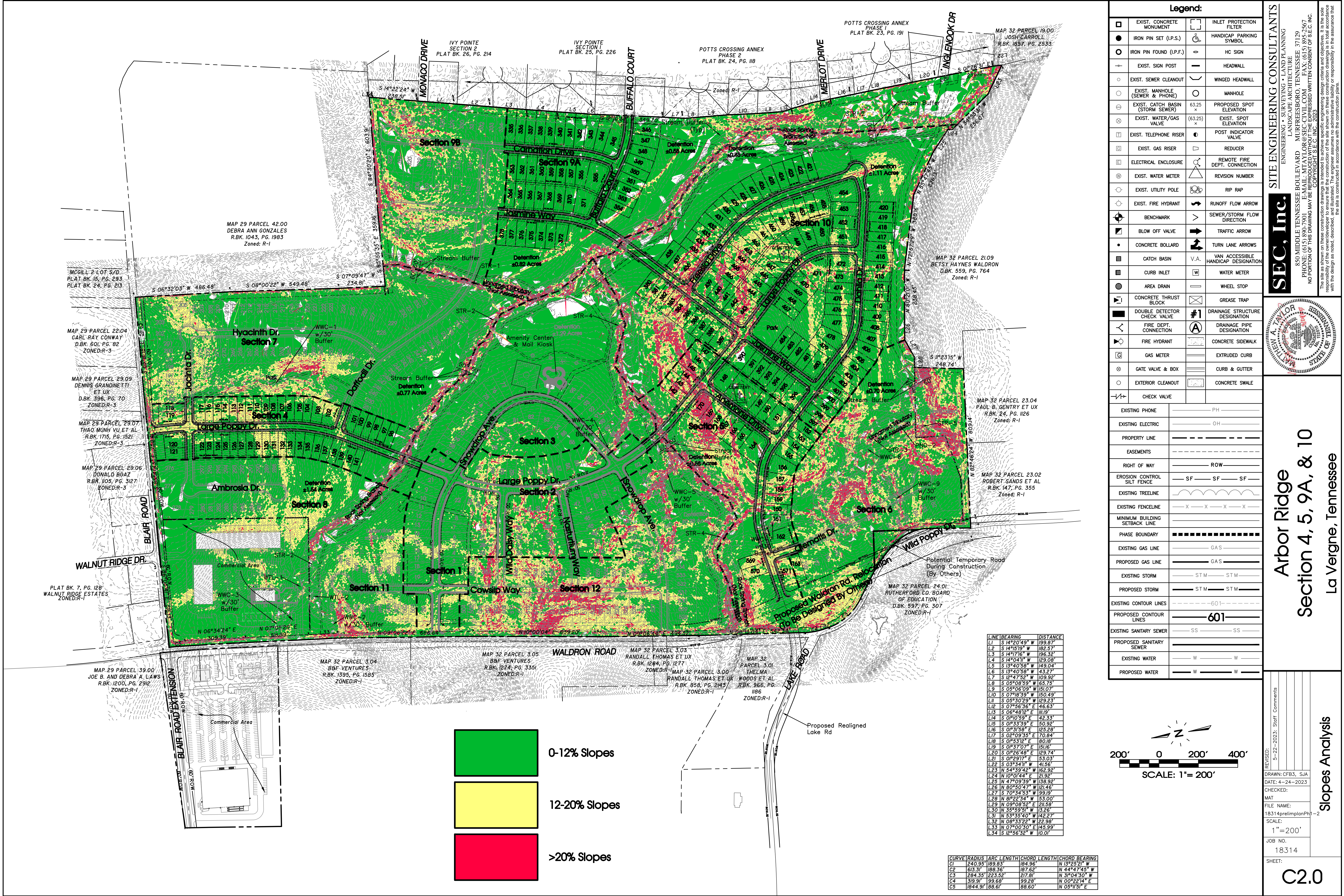
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
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Arbor Ridge
Section 4, 5, 9A, & 10
La Vergne, Tennessee

Preliminary Plat
C1.6

REVISIONS:
5-22-2023: Staff Comments

DRAWN: CFB3, SJA
DATE: 4-24-2023
CHECKED:
MAT
FILE NAME:
18314preliminaryPlat--2
SCALE:
1"=50'
JOB NO.
18314
SHEET:



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	X X X X
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	
EXISTING WATER	W W
PROPOSED WATER	W W

Arbor Ridge

Section 4, 5, 9A, & 10

La Vergne, Tennessee

5-22-2023: Staff Comments

DRAWN: CFB3, SJA

DATE: 4-24-2023

CHECKED:

MAT

FILE NAME:

18314prelimplanPH-2

SCALE:

1"=200'

JOB NO.

18314

SHEET:

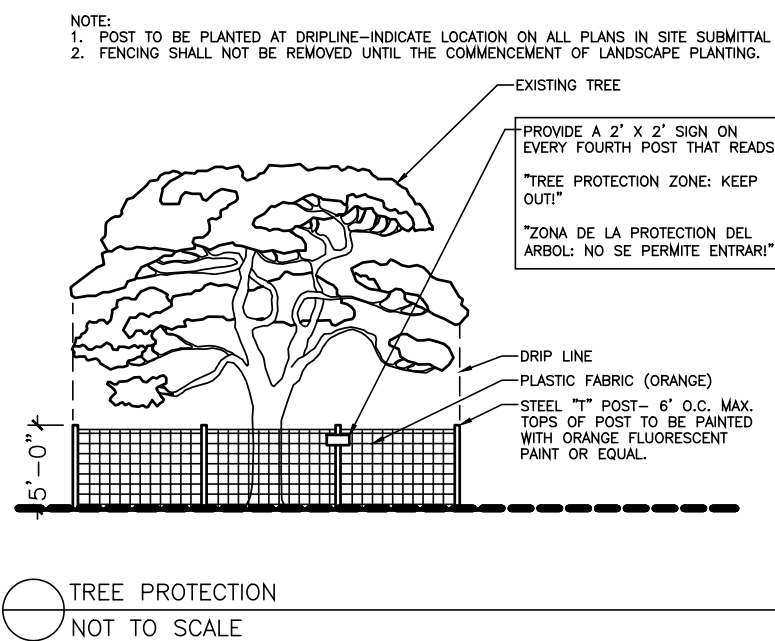
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Page 106 of 129

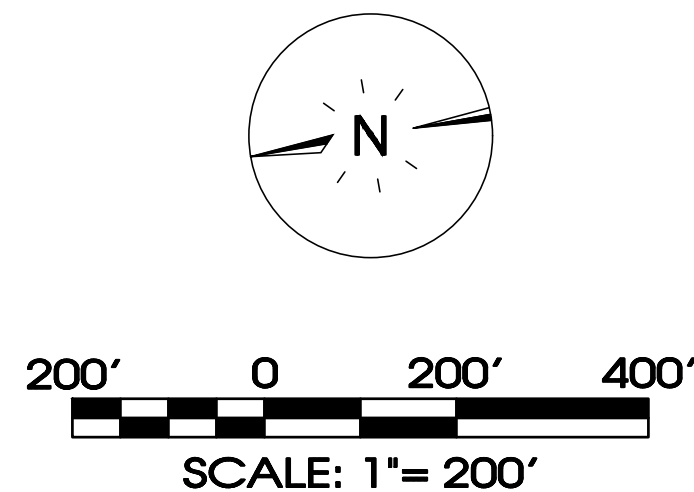
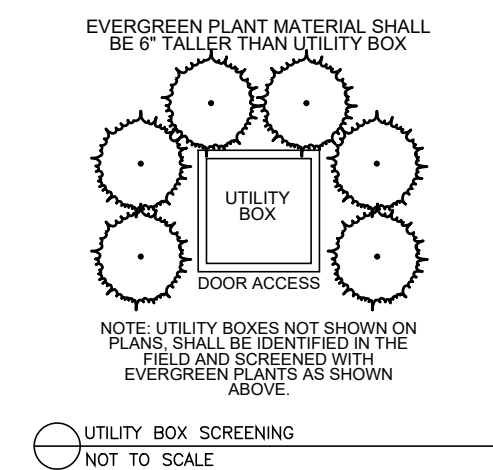


PLANTING SCHEDULE NOTES

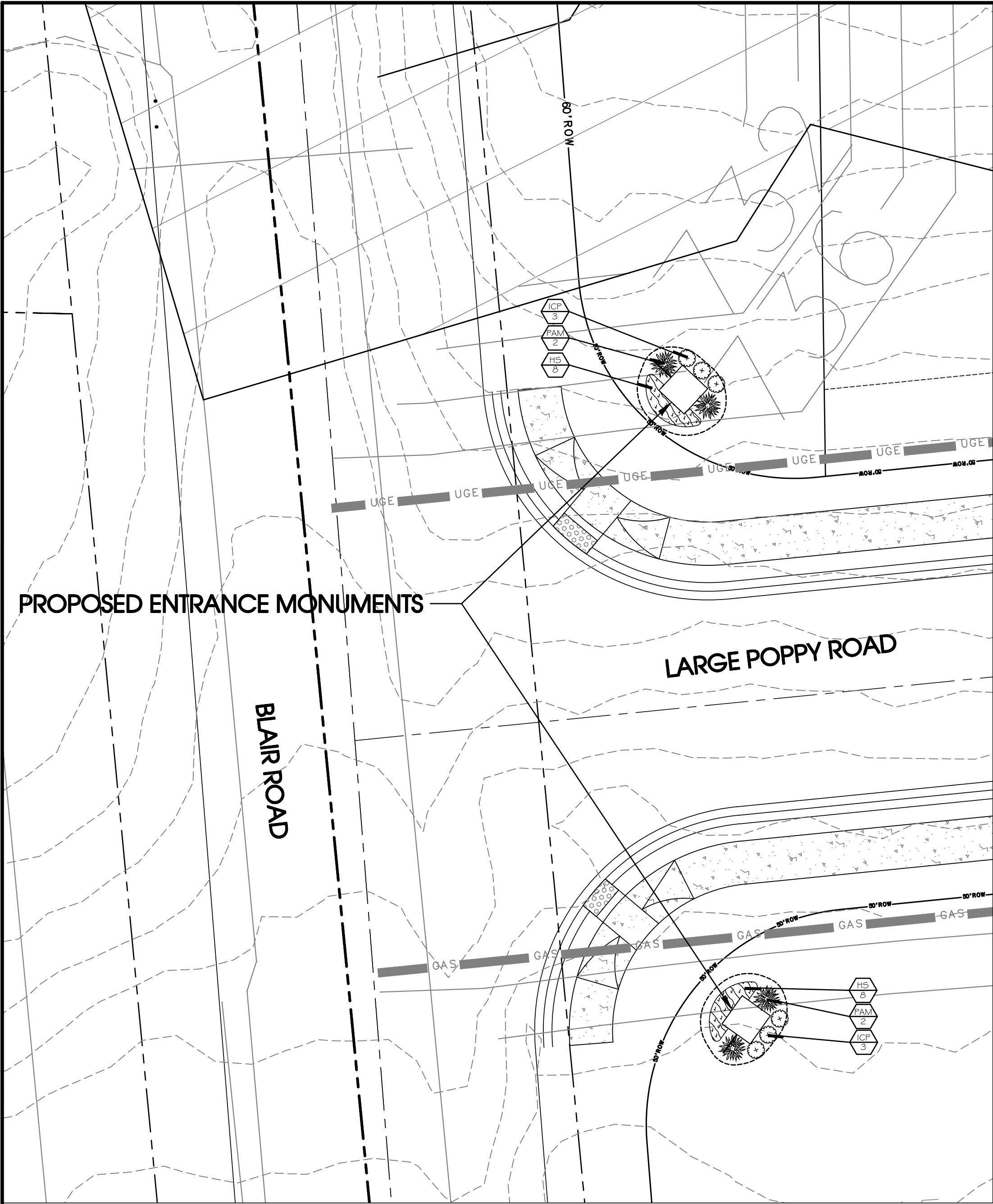
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT 615-287-8702 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



- **TREE PRESERVATION NOTES:**
- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT THE CITY OF LA VERGNE AT 615-287-8702 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIFLINE WILL NOT BE ACCEPTED.
- TREES WITHIN STREAM PROTECTION BUFFERS ARE NOT TO BE DISTURBED.
- WALKING TRAILS SHALL RESPECT EXISTING TREES WITHIN STREAM PROTECTION BUFFERS. SHOULD A TREE NEED REMOVED FOR THE PLACEMENT OF THE WALKING TRAIL, THE PROJECT LANDSCAPE ARCHITECT AND CITY MUST AGREE UPON THE NECESSITY TO DO SO AND DISSEMINATE THE DECISION IN CALIPER INCHES OF PROPOSED TREE(S) TO BE REMOVED. PER TENNESSEE'S DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S APPROVAL.



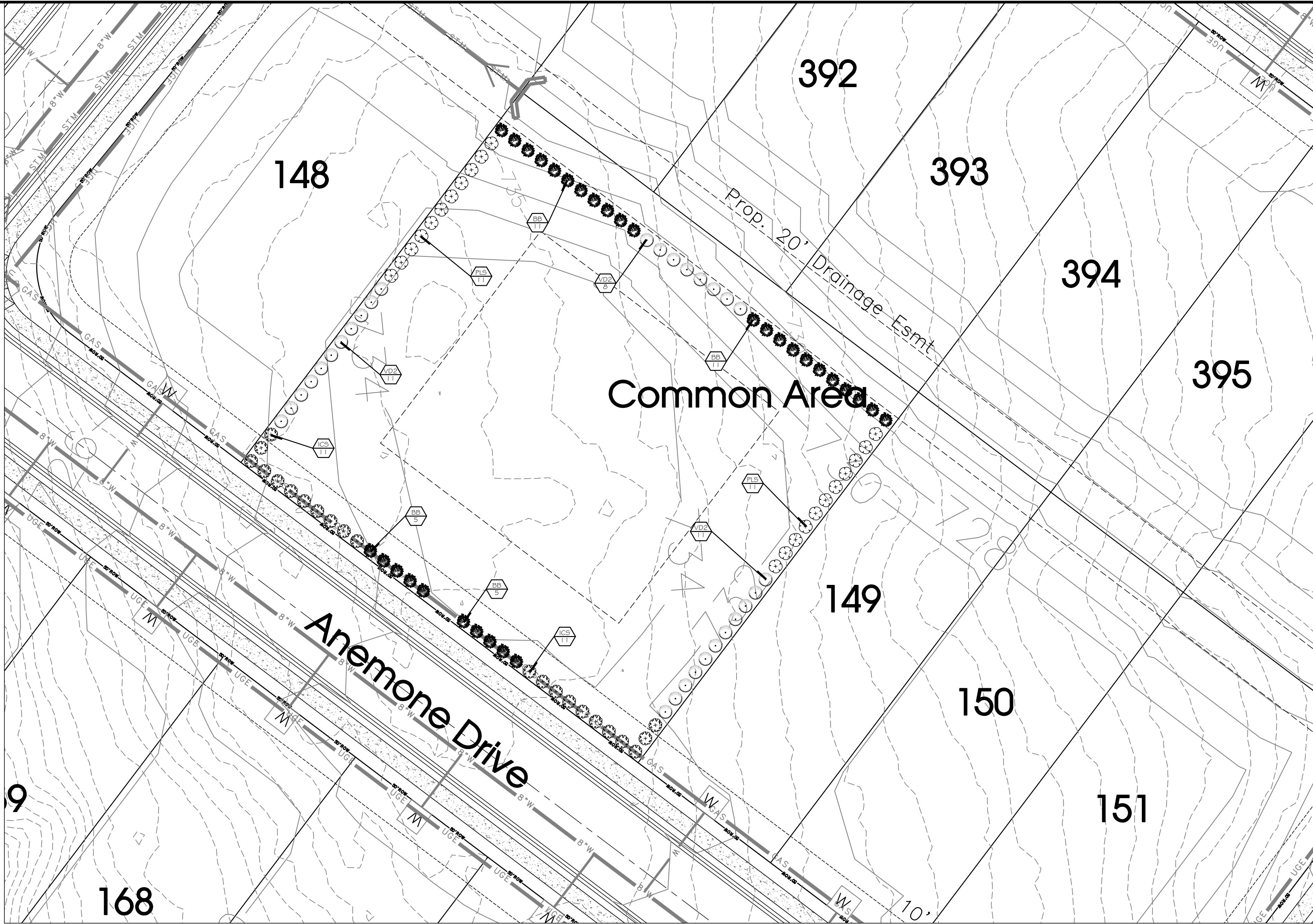
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RSM		
FILE NAME:		
18314project_LA		
SCALE:		
1" = 200'		
JOB NO.		
18314		
SHEET:		
L1.0		



SHEET L1.1A

10' 0 10' 20'

SCALE: 1"= 10'



SHEET L1.1B

20' 0 20' 40'

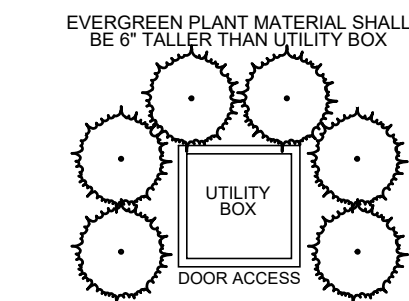
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PLANT SCHEDULE BLAIR ROAD ENTRANCE

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICP	6	ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	CONT.	30"	18"	2' O.C.	DENSE, FULL, MATCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PAM	4	PENNISETUM ALOPECUROIDES 'MOUDRY' / ORIENTAL FOUNTAIN GRASS	3 GAL	12" - 18"	12"	3' O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	H5	16	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 QUART	12"	12"	18" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER

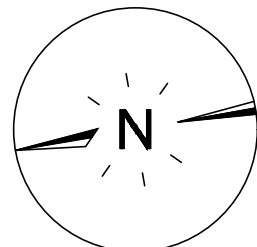
PLANT SCHEDULE WESTERN CEMETERY

SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BB	32	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	CONT.	24"	24"	5' O.C.	DENSE, FULL, MATCHED
	ICS	22	ILEX CRENATA 'STEEDS' / STEEDS JAPANESE HOLLY	CONT.	24"	24"	5' O.C.	DENSE, FULL, MATCHED
	PL5	22	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.	24"	24"	5' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	30	VIBURNUM OBOVATUM 'DENSE' / DWARF WALTERS VIBURNUM	CONT.	24"	24"	5' O.C.	DENSE, FULL, MATCHED

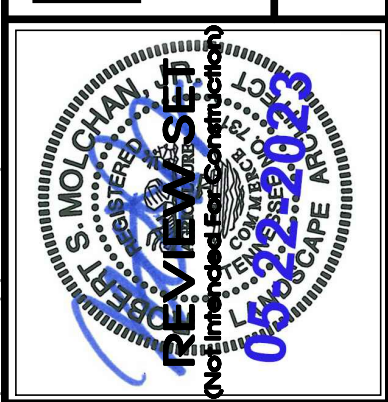


NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING NOT TO SCALE



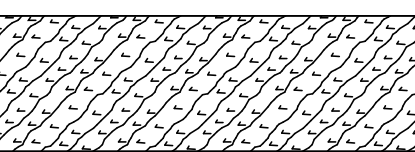
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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Arbor Ridge
Sections 4, 5, 9A, & 10
La Vergne, Tennessee

REVISIONS:	
DRAWN: SWL	
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CHECKED: RSM	
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SCALE: VARIES	
JOB NO. 18314	
SHEET:	

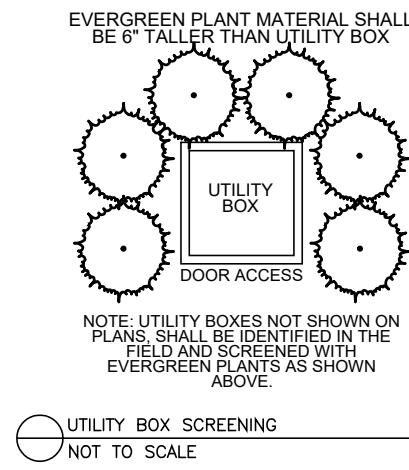
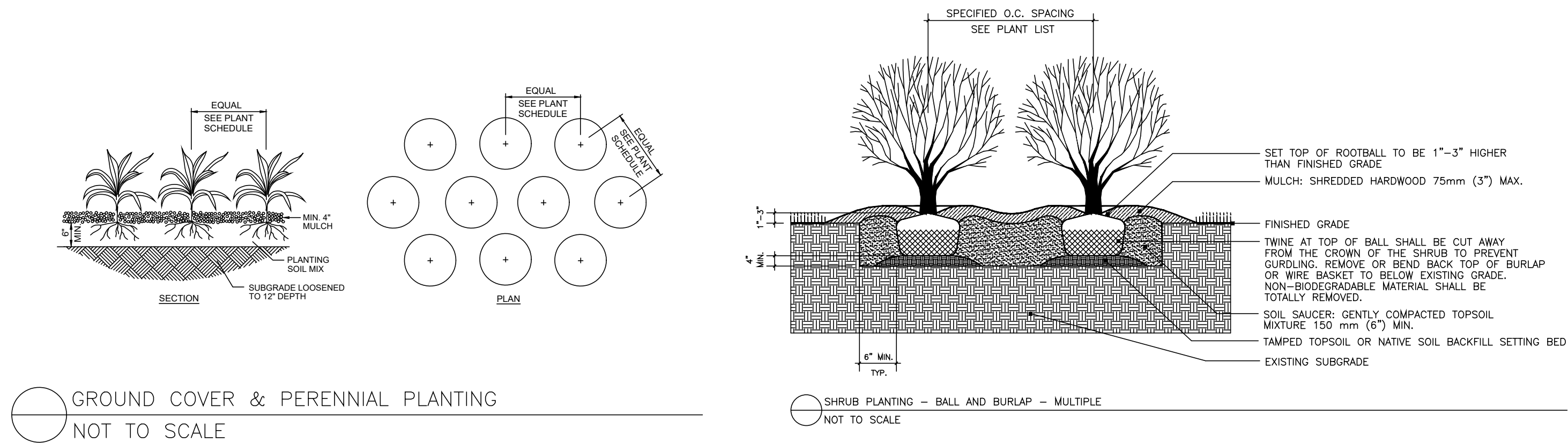
L1.1

MASTER PLANT SCHEDULE								
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICP	6	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	CONT.	30"	18"	2` O.C.	DENSE, FULL, MATCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PAM	4	PENNISETUM ALOPECUROIDES `MOUDRY` / ORIENTAL FOUNTAIN GRASS	3 GAL	12" - 18"	12"	3` O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BB	56	BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` / GREEN BEAUTY BOXWOOD	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	ICS	44	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	PLS	44	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.	24"	24"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	59	VIBURNUM OBOVATUM `DENSEA` / DWARF WALTER'S VIBURNUM	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HS	16	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

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
- 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.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 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.
- 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.
- 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).
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 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.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
- SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- 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.



SEC, Inc.

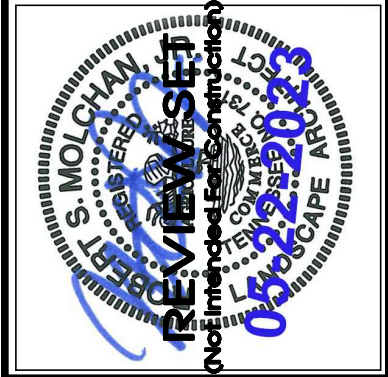
SITE ENGINEERING CONSULTANTS

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LANDSCAPE ARCHITECTURE

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MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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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 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 dimensioned on these drawings. SEC, Inc. shall not be responsible for any liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



Arbor Ridge

Sections 4, 5, 9A, & 10

La Vergne, Tennessee

REVISIONS:

DRAWN: SWL

DATE: 05-22-2023

CHECKED: RSM

FILE NAME: 18314project_LA

SCALE: N/A

JOB NO. 18314

SHEET:

LANDSCAPE DETAILS & NOTES

L2.0



Item #: 12.

Item Title: Concept Plan – Chaney Place – 50 Townhomes on 4.30 Acres. Requested by SEC, Inc. Property located at 237 Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc. **(This item has been deferred)**

Reviewed By:

Gary Lide, City Engineer

Location:

See below.

Summary: The applicant, SEC, Inc., is requesting approval of a concept plan on approximately 4.30 acres. This property is zoned R-3 (High Density Residential). The property is located at 237 & 245 Chaney Boulevard. The concept plan shows the development of approximately 50 townhomes. There is a mixture of zoning in the area including R-3, R-1 and R-2.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@laveragnetn.gov

1. Height is limited to 3 stories or 35 feet.
2. The 15 feet of separation between buildings may need to be reviewed by the Planning Commission, and ultimately the BOZA.

Jake Blair - 615-287-8702

jblair@laveragnetn.gov

Engineering

Gary Lide - 615-28-8703

glide@laveragnetn.gov

1. Please provide the gross square footage of each four-unit building.
2. Please provide NFPA 80A calculations confirming that 15' separation is sufficient to meet fire codes.

3. Per SubRegs 3-101.2/13, please provide hydraulic calculations sufficient to prove that detention area provided can be designed to meet pre- versus post requirements for design storms from the Stormwater Management Ordinance
4. Given that the site is within 1,000 feet of La Vergne High School and is on Chaney Road which is a heavily-traveled Road connecting Old Nashville Road in La Vergne and Sam Ridley Road in Smyrna, a traffic study will be required. This study should look at both driveways and include whether turn lanes are needed in Chaney Road. It should also look at School Peaks as well as AM/PM peaks.

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergn.net

Utility engineer provided water and sewer availability letter for this development on March 30, 2023.

Engineer is unable to comment until both existing and proposed water and sewer utilities are shown on the plans.

Codes

Randolph Salyers - 615-287-8605
rsalyers@lavergn.net

Fire

Curtis Brinkley - 615-405-5931
cbrinkley@lavergn.net

A building height over 30' could affect the project layout. The height of the concept is not listed.

Police

JJ Eubank - 615-287-8613
jeubank@lavergn.net

(Technical items go here)

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

CONCEPT PLAN

CHANEY PLACE TOWNHOMES

DEFERRED



Item #: 13.

Item Title: Set Bond Amount for Holmes Place (Tax Map 14, Parcel 24). Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.

Reviewed By:

Gary Lide, City Engineer

Location:

See attachment and below.

Summary: Wamble & Assoc., on behalf of their client, is requesting that the Planning Commission set the bond amount for the public improvements at Holmes Place (Tax Map 014, Parcel 024.00), consisting of 31 lots on approximately 10.00 acres. Per the Subdivision Regulations, the developer has submitted three (3) construction bids, an average plus the required 20% contingency, and an estimate provided by the engineer.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

(Technical items go here)

blogan@lavergneth.gov

Jake Blair - 615-287-8702

jblair@lavergneth.gov

Engineering

Gary Lide - 615-287-8703

Review complete - no comments.

glide@lavergneth.gov

Utilities

Scott Tatalovich - 615-287-8739 (Technical items go here)

statalovich@lavergneth.gov

Codes

Randolph Salyers - 615-287-8605 (Technical items go here)
rsalyers@lavergnetrn.gov

Fire

Curtis Brinkley - 615-405-5931 (Technical items go here)
cbrinkley@lavergnetrn.gov

Police

JJ Eubank - 615-287-8613 (Technical items go here)
jeubank@lavergnetrn.gov

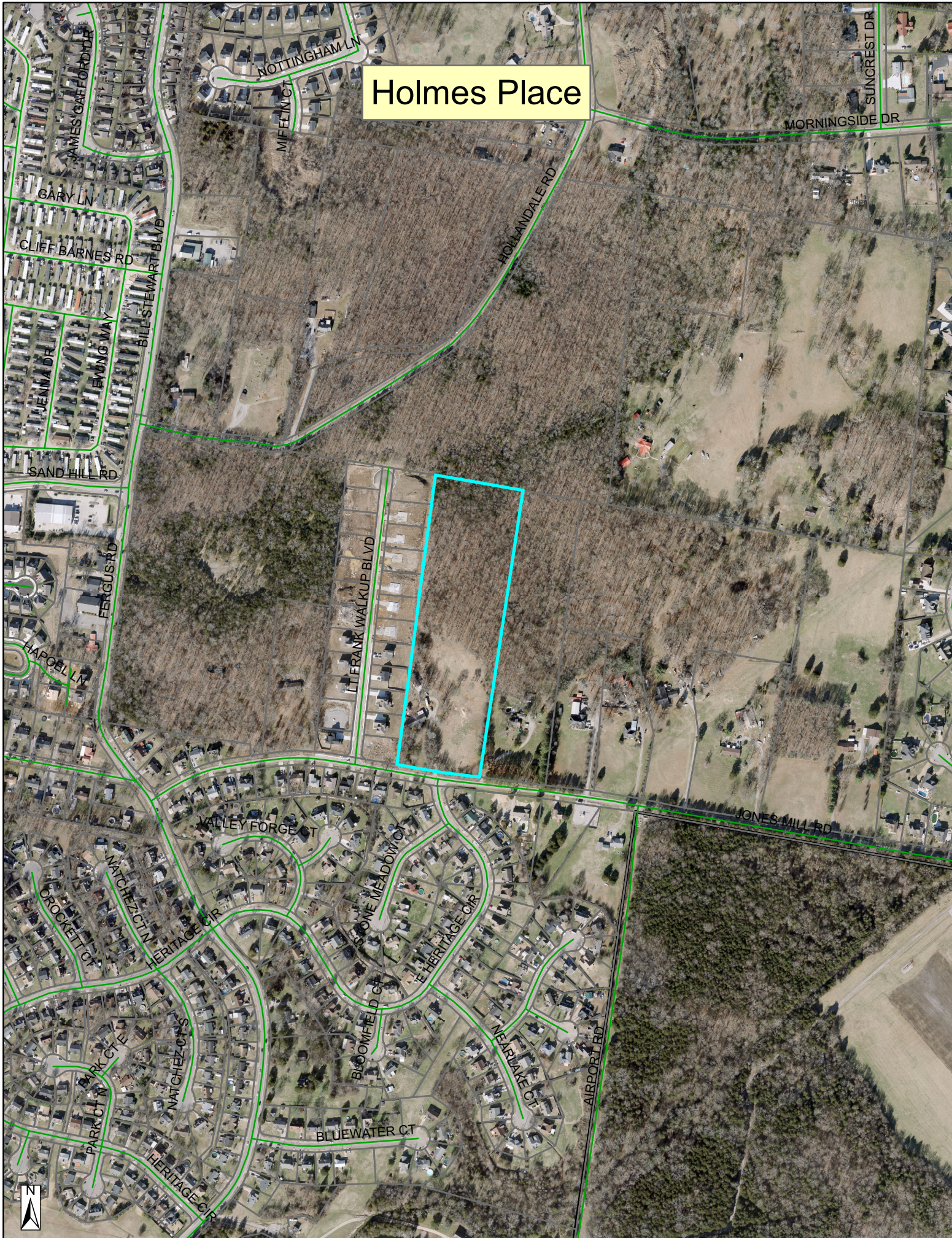
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

BOND AMOUNT

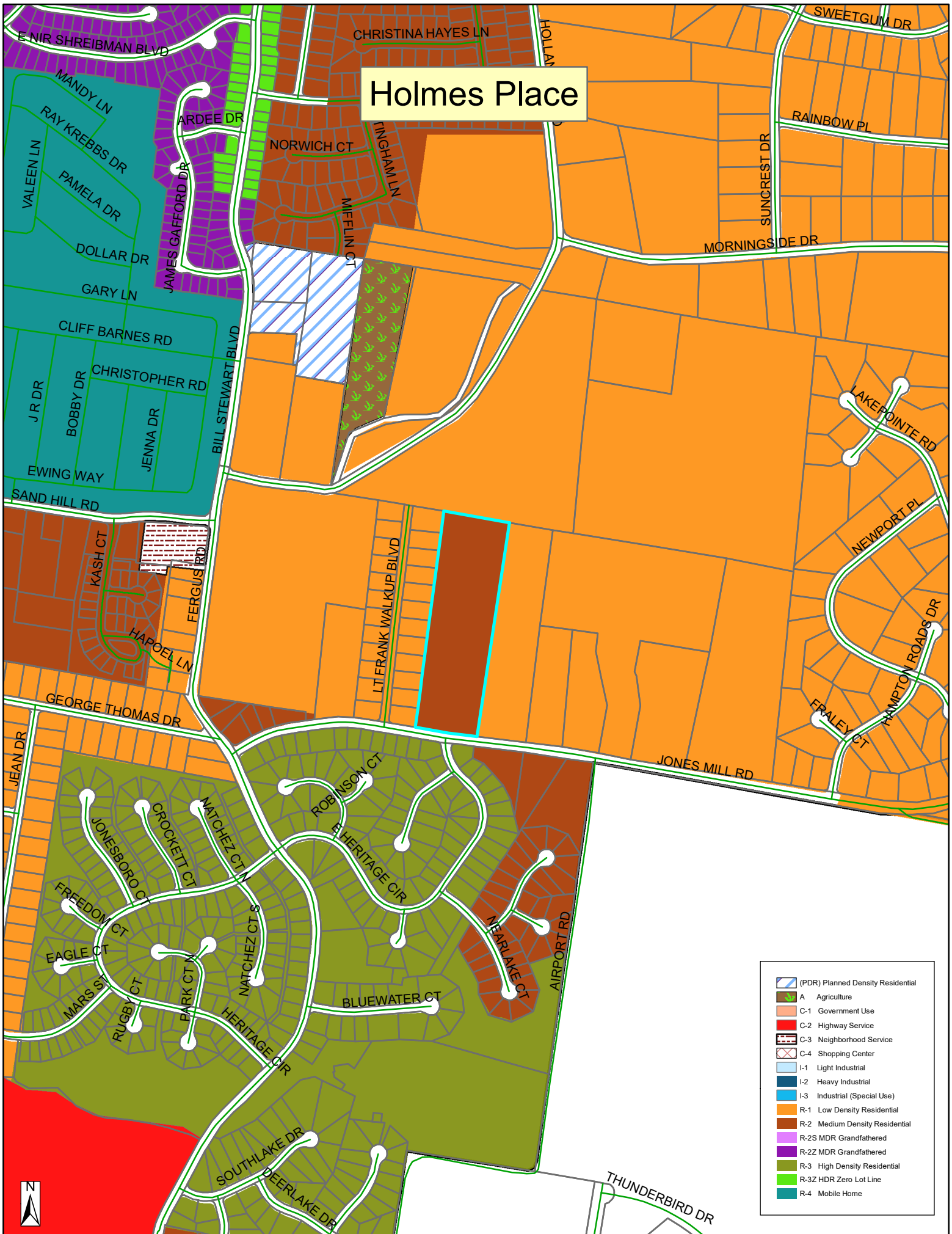
**HOLMES PLACE
SUBDIVISION**

Holmes Place





Holmes Place





Civil Engineering • Land Surveying • Land Planning

May 22, 2023

Bo Logan
City of La Vergne
5175 Murfreesboro Road
La Vergne, TN 37086

Re: Holmes Place (31 single-family lots and one open space lot)
Final Plat – Re-submittal of Bond Setting package
Owner/Developer: Amnon Shreibman
W&A File No.: 249-0121

Dear Mr. Logan:

Please see the attached bond submittal package that reflects the City Engineer's review comments dated 5/05/2023, for the above referenced project for approval in the May 30 Planning Commission meeting. Amnon Shreibman and I attended the workshop meeting on May 16, and received no technical or "other" comments from city staff to address. The plat was approved on April 26, 2022. This package contains the following information:

1. Summary Table
2. Bid from Sessions Paving Company, dated 4/10/23
3. Bid from Four Star Paving, dated 4/13/23 (Revised to add 2" surface w/tack – no revision date)
4. Bid from Gibbs Brothers Construction, dated 4/21/23 (Revised 5/05/23 to add 2" surface w/tack)
5. Minutes of 4/26/22 La Vergne Planning Commission meeting - approval of final plat on page 2.
6. Copy of Final Plat for reference (reduced size)

The total bond amount is \$96,000.00. This amount is based on the Engineer's Estimate, which is supported by three bids. I am including five (5) copies of the bond setting package in this resubmittal. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "James D. Wamble".

James D. Wamble, P.E., R.L.S.

JDW/kl

cc: Amnon Shreibman
Gary Lide, Director of Engineering

**ENGINEER'S ESTIMATE
FOR FINAL ASPHALT SURFACE PAVING
HOLMES PLACE**

DESCRIPTION	BID AMOUNT	COST TO FINISH
Bid: Sessions Paving	\$56,875.00	\$67,264.50 (Average of 3 bids)
Bid: Four Star Paving	\$61,474.50	
Bid: Gibbs Brothers Construction	\$83,444.00	
Utility repairs/adjustments of frames and covers		\$7,500.00
Erosion control inspections, report and maintenance		\$5,000.00
Sub-Total		\$79,764.50
20% Inflation		\$15,952.90
GRAND TOTAL		\$95,717.40
	(Rounded)	\$96,000.00

Revised 5/15/23, per City Engineer's review comments.



SESSIONS PAVING COMPANY
P.O. Box 90266
NASHVILLE, TENNESSEE 37209

(615) 356-0600

Page No 1 of 1 Pages

PROPOSAL

TO Wamble & Associates, PLLC
Attn: Ms. Karla Lee
Karlalee@wambleassociates.com

PHONE (615) 251-9555
DATE 4/10/23
JOB NAME / LOCATION
Aphalt Paving & Curbs For
Holmes Place Subdivision
Jones Mill Road, LaVergne, TN
Plans: Wamble 3/28/2022
JOB NUMBER
JOB PHONE

We hereby submit specifications and estimates for:
furnishing the necessary labor, equipment, and material to carry out the
following items of construction for the above referenced project:

1. Crushed Stone Base (8")	3,500 SY @ \$14.00 per SY =	\$ 49,000.00
2. Crushed Stone Base Under Curb & Gutter (4")	750 SY @ \$7.00 per SY =	5,250.00
3. Prime & 2" Hotmix Binder	3,500 SY @ \$16.85 per SY =	58,975.00
4. Tack & 2" Hotmix Surface	3,500 SY @ \$16.25 per SY =	56,875.00
5. Concrete Curb & Gutter (24")	2,670 LF @ \$23.50 per LF =	62,745.00
TOTAL (Lump Sum) =		\$ 232,845.00

- NOTES: 1. Subgrade to be turned over to SPC plus or minus 0.1 foot of final subgrade.
2. Testing and initial layout to be by others.
3. SPC's prices will be good for work that can be completed by 12/31/2023.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
Two Hundred Thirty Two Thousand Eight Hundred Forty Five dollars (\$ 232845.00)
Payment to be made as follows:

PAYMENT WILL BE DUE WITHIN 10 DAYS OF OUR INVOICE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Robert A. Hutchinson

President

Note: This proposal may be withdrawn by us if not accepted within

10 days

Acceptance of Proposal

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

Signature

Signature

Date of Acceptance:

FSP FOUR STAR PAVING

1441 Elm Hill Pike
Nashville, TN. 37210

Phone 615-627-2901
Fax 615-627-2906

DATE: 04/13/23

PROPOSAL # _____

FROM: Zach Wright
JOB: Holmes Place SD

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving-				
Base 8"				
Prime	3,595	SY	\$14.40	\$51,768.00
Binder 2"	3,595	SY	\$1.30	\$4,673.50
24" X 8" Mountable C&G	3,595	SY	\$14.65	\$52,666.75
	2,400	LF	\$21.75	\$52,200.00
Bituminous Index (April 2023)-Reference Only				
No bituminous index adjustment this month	1	LS	\$0.00	\$0.00
TOTAL				\$161,308.25
Tack & Surface 2" BUDGET ONLY	3,595	SY	\$17.10	\$61,474.50

Notes:

No concrete flatwork.

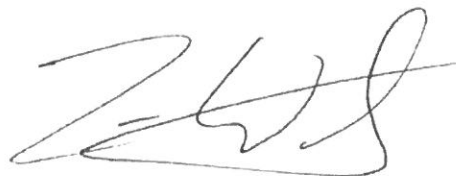
This proposal must become part of any contract.

No offsite C&G included in pricing. Need a better drawing to determine LF and patching in front of curb.

EXCLUSIONS:

1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.
11. Pricing good thru June 2023

Quote is based on April 2023 TDOT Bituminous Index (\$659.17)
Prices will be adjusted in accordance with the TDOT Bituminous
Index, based on the variance from the month the job was quoted
to the month the work is done.



ZACH WRIGHT
FOUR STAR PAVING

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

TO:	Wamble & Associates	PROJECT:	Holmes Place
ATTN:		LOCATION:	Jones Mill Road
Street Address:		Project Info:	Based On Wamble Quantities
City, State, Zip:		Project Info:	Plan Date

DATE: 5/5/23

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Base + Binder

Construct a 8" crushed limestone base course
Place 2" type 307B asphalt binder course
Approximately 3600 SQ. Yards

Base + Binder = \$127,872.00

Topping Budget

Tack binder with liquid asphalt to prepare for topping
Place 2" type 411E asphalt surface course
Approximately 3600 SQ. Yards

Topping = \$83,444.00

Curbs

Install 24" curb and gutter as per plan: Approximately 2645 L.F.

Curbs = \$60,835.00

Note: Work is bid with 2 mobilization per crew and any extra will be \$1,500.00 each.

Note: If item does not appear above it means that it was not bid.

NOTE: Price based on April, 2023 TDOT Bituminous Index of \$655.45 per ton and will be adjusted monthly at time of placement.

EXCLUSIONS:	Concrete Flumes	Testing Costs	Extruded Curbs	Utilities
	Stone under Concrete		Post Curb	Signs
	Sidewalks	Integral Curb	Ramps	Thermoplastic
	Seal Coat	Stripe	Grade Work	Fabric

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the SUM of:

\$ See Above

PAYMENT to be made as follows: Amount Due upon Completion. **INVOICES NOT PAID WHEN DUE ARE SUBJECT TO LATE CHARGES OF 1.5% PER MONTH.** If Account is turned over for Collection, Customer will be liable for all Attorney fees.

Authorized Signature _____

Marty Huddleston

NOTE: This Proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature _____

Date of Acceptance _____

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON APRIL 26, 2022, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on April 26, 2022, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

The members present were: Chairman Earl Garvin, Jr, Secretary / Alderman Graeme Coates, John Rutledge, Jim Hesemann, and Terry Coleman. Mayor Jason Cole and Vice-Chairman Diane Sanders were absent.

Approval of Minutes

A motion, made by Secretary Graeme Coates, seconded by John Rutledge, to approve the minutes of the March 29, 2022 Regular Meeting, was adopted with all voting AYE.

OLD BUSINESS

1. **Site Plan - Jackson Station - One (1) New Building containing 60 Apartments on 4.32 Acres. Requested by Jamie Gillespie. Property located at 317 Old Nashville Highway (Tax Map 17D, Group D, Parcel 29). R-3 (High Density Residential) Zoning District. Property owned by Jackson's Station LP.**

Mr. Bo Logan gave his report.

Mr. Jaime Gillespie, 1 Vantage Way, Nashville, approached the podium. Mr. Gillespie requested a deferral to work out all the items needed.

A motion, made by Secretary Graeme Coates, seconded by John Rutledge, to grant the deferral, was adopted with all voting AYE.

2. **Site Plan - U HAUL - Removal of Four (4) Proposed Buildings, Vehicle Canopies and Striping from Rear of 10 Acre Site. Requested by SEC. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Company.**

Mr. Logan gave his report.

Mr. Zach Wohlpart, SEC, 850 Middle Tennessee Blvd, Murfreesboro, approached the podium. Mr. Wohlpart presented a material board to the Board.

Secretary Coates asked if the material board met the overlay district and requirements. Mr. Logan stated that it did.

Mr. Chris Hardin, 1519 Beasy Road, Murfreesboro, approached the podium and presented color drawings to the Board. Chairman Garvin confirmed that the Board is satisfied with the colors on hand.

Secretary Coates confirmed that the drawings in front of them were correct for the main drawing. Mr. Wohlpart stated they were correct. He also asked the applicant if the color board is the correct board, dated April 13, 2022. Mr. Wohlpart confirmed that it was all correct. Secretary Coates asked Mr. Wohlpart if they had any issues with the building, colors, or drawing sets. Mr. Wohlpart stated that they had no issue with it.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to accept the revision to the U-Haul site plan, dated July 22, 2020, and the color board sheets supplied April 13, 2022, was adopted with all voting AYE, except John Rutledge, who voted NO.

NEW BUSINESS

3. **Final Plat - Holmes Place - 32 Lots on 10 Acres. Requested by Wamble & Associates. Property located at 147 Jones Mill Road (Tax Map 14, Parcel 24). R-2 (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman.**

Mr. Logan gave his report.

Vice-Chairman Dianne Sanders joined the meeting.

Mr. Danny Wamble, 216 Centerview Dr, Brentwood, approached the podium. Secretary Coates asked if all the lots were buildable. Mr. Wamble stated they were.

A motion, made by Secretary Graeme Coates, seconded by, Terry Coleman, to accept the final plat as submitted, was adopted with all voting AYE.

4. **Final Plat - The Ridge, Phase 4 - Seven Lots totaling approximately 2.95 Acres. Requested by Wamble & Associates. Property located off Rocky Trail (Tax Map 14, Parcels 41.02, 41.03 & 41.04). R-1 (Low Density Residential) Zoning District & R-2 (Medium Density Residential) Zoning District. Property owned by B & F Development, LLC.**

This item was deferred. No action was taken.

5. Recommendation to the Board of Mayor and Alderman for a Subdivision Acceptance - The Cottages of Lake Forest, Phase 5. Property located off Nixon Way. Requested by Wamble & Associates. R-3 (High Density Residential) Zoning District.

Mr. Logan gave his report.

Mr. Logan asked Assistant City Administrator Kyle Brown if there was anything that was not completed on the punch list. Mr. Brown stated that he was not aware of anything left on the list. Mr. Brown mentioned that a few items were taken care of by Scott Ritter. Codes Director Randolph Salyers confirmed.

A motion, made by Secretary Graeme Coates, seconded by John Rutledge, to send a favorable recommendation to the Board of Mayor and Aldermen for the subdivision acceptance, was adopted with all voting AYE.

6. Bonds/Letters of Credit Update.

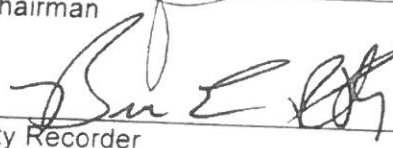
Mr. Kyle Brown updated the board on the status of bonds and letters of credit.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:16 p.m.


Chairman


City Recorder

6/28/22
Approved

