

WORKSHOP AGENDA

Planning Commission

June 13, 2023 @ 5:30 PM

For the June 27, 2023 Regular Meeting @ 7:00 PM

- Call workshop to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: **May 30, 2023 Regular Meeting**

OLD BUSINESS

2. 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. **(Deferred by Developer.)**
3. 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. **(Deferred by Developer.)**
4. 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. **(Deferred by Developer.)**
5. 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. **(Deferred by developer - Preliminary Plat submitted on same property. See Item 8.)**
6. 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.
7. 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.

NEW BUSINESS

8. Preliminary Plat - Marlowe La Vergne - Two Lots, public waterline easement, and right-of-way dedication 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.
9. Preliminary Plat - La Vergne Co-Op Business Park - Two Lots on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.
10. Concept Plan - La Vergne Co-Op Business Park - Seven (7) New Buildings Totaling 1,030,580 Square Feet. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.
11. Site Plan - Skyworks - New Building Totaling 24,867 Square Feet on 3.98 Acres. Requested by Huddleston-Steele, Inc. Property located at 151 Bain Drive (Tax Map 17, Parcel 7.05). I-2 (Heavy Industrial) Zoning District. Property owned by J. Reinhart Holdings, LLC.
12. Final Plat - BJ's Wholesale Club - Resubdivision of Lot 1 - Four Lots on Approximately 18.40 Acres. Requested by Kimley-Horn. Property located on Industrial Blvd. (Tax Map 29, Parcel 14.01). C-2 (Highway Service Commercial) Zoning District. Property owned by BJ's Wholesale Club, Inc.
13. Preliminary Plat - Mission Hills, Revised Section 1 - 15 Lots on 4.79 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.
14. Site Plan - Scott Equipment Parts Building - New Building totaling 20,000 Square Feet on 15.72 Acres. Requested by Fulmer-Lucas. Property located at 140 Waldron Road (Tax Map 15, Parcel 170.03). I-2 (Heavy Industrial) Zoning District. Property owned by Scott Equipment, LLC.
15. Concept Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Southern Precision Land Surveying, Inc. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.
16. Set Bond Amount for Portico Place, Section 2, Phase 2 (Tax Map 14, Parcel 24). Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.
17. Bonds/Letters of Credit Update.

ADJOURN



Item #: 2.

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. (Deferred by Developer.)

Reviewed By:

Gary Lide, City Engineer

Summary: Subdivision Acceptance for Lt Frank Walkup Subdivision

Staff Recommendation: Not Applicable - Deferred

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@lavergnethn.gov

Not Applicable - Deferred

Engineering

Gary Lide

glide@lavergnethn.gov

City Punchlist remains outstanding

Utilities

Scott Tatalovich - 615-287-8739 Not Applicable - Deferred

statalovich@lavergnethn.gov

Codes

Randolph Salyers - 615-287-8605

rsalyers@lavergnethn.gov

Not Applicable - Deferred

Fire

Curtis Brinkley - 615-405-5931 No Comments.
cbrinkley@laveragnetn.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.



Item #: 3.

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 FHY Realty Investors, LLC. (Deferred by Developer.)

Reviewed By:

Gary Lide, City Engineer
Jake Blair, Planning Tech
Bo Logan, City Planner
Curtis Brinkley, Fire Marshal
Scott Tatalovich, Utility Engineer

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 Recommendation: Not applicable. Deferred.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702

blogan@lavernetn.gov

Not applicable. Deferred.

Engineering

Gary Lide - 615-971-4069

glide@lavernetn.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 Not applicable. Deferred.

rsalyers@laverghnetn.gov

Fire

Curtis Brinkley - 615-405-5931

cbrinkley@laverghnetn.gov

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@laverghnetn.gov

No comments.

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Item #: 4.

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. (Deferred by Developer.)

Reviewed By:

Gary Lide, City Engineer
Jake Blair, Planning Tech
Curtis Brinkley, Fire Marshal
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer

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 Recommendation: Not applicable - deferred.

Staff Comments / Technical Items:

Planning

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

Engineering**Gary Lide - 615-28-8703**

glide@laverghnetn.gov

Item	Drawing Number	Comment
1	C3.0	Provide sufficient information to locate building corner orientation from property line. The parking lot can be located from buildings.
2	C4.0	Show existing contours on this sheet as well as proposed contours.
3	C3.0	Show lane layout (striping) for driveway at intersection with 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 dimension of transformer pad(s) will depend upon electric utility, provide an estimated guess to ensure that there is adequate space for pad(s).
8	C3.0	Provide location for dumpster pad(s). Also provide detail for 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 slope is less than 5:1 and 'seed with erosion control mat' if 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 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 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 parking area being in drainage area PS-1 and draining into infiltration trench. Sheet C4.0 contours do not indicate curb along southern edge of driveway which would drain 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 across cell tower access drive from the west to get to infiltration basin.
17	C6.4	Please add depth dimension to infiltration trench section to 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 for elevation of the water during the 100-year/24-storm. The calculations must assume an outflow rate of 0 cfs and be calculated to show the impact on the depth in that area of this development.
23	C5.0	Per NFPA 1, a building served by a dead end access must be within 400 feet of a fire hydrant. A single fire hydrant must be on a minimum 6-inch line depending on friction losses and flow rates. Fire Marshal has final say on this.
24	C5.0	Coordinate with Public Works engineer regarding water main.
25	C5.0	Show clean-outs and elevations along private sewer line.
26	C5.0	Apply to Public Works Engineer for water and sewer availability.
27	C5.0	Coordinate with Public Works engineer regarding proper sewer tap to existing manhole.

Utilities

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

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. Customer's 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@lavergn.net

Not applicable - deferred.

Fire

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

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

Not applicable - deferred.

jeubank@laveragnetn.gov

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Item #: 5.

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. (Deferred by developer - Preliminary Plat submitted on same property. See Item 8.)

Reviewed By:

Gary Lide, City Engineer
Jake Blair, Planning Tech
Bo Logan, City Planner
Curtis Brinkley, Fire Marshal
Scott Tatalovich, Utility Engineer

Summary: 367 multi-family units on 27.49-acre wooded and hilly to steep lot.

Staff Recommendation: Not applicable - deferred.

Staff Comments / Technical Items:

Planning

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

Engineering

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

No comments - deferred.

Utilities

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

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@lavergnethn.gov

Not applicable - deferred.

Fire

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

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

Not applicable - deferred.

jeubank@laveragnetn.gov

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Item #: 6.

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.

Reviewed By:

Gary Lide, City Engineer
Curtis Brinkley, Fire Marshal
Jake Blair, Planning Tech
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer

Summary: Final Plat for Portico Place Section 2.

Staff Recommendation: Defer approval of the final plat until Blair Road improvements are constructed.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702 (Technical items go here)
blogan@lavergnethn.gov

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

Engineering

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

1. The road improvements on Blair Road have not yet been constructed. Staff has a preference that this work be completed rather than bonded prior to approving the final plat for recording.

2. The 60-foot Stream Buffer was shown in the mail kiosk area on the approved Preliminary Plat. Please show it.

Utilities

Scott Tatalovich - 615-287-8739

statalovich@lavergneth.gov

Codes

Randolph Salyers - 615-287-8605 No comments received

rsalyers@lavergneth.gov

Fire

Curtis Brinkley - 615-405-5931 No comments received

cbrinkley@lavergneth.gov

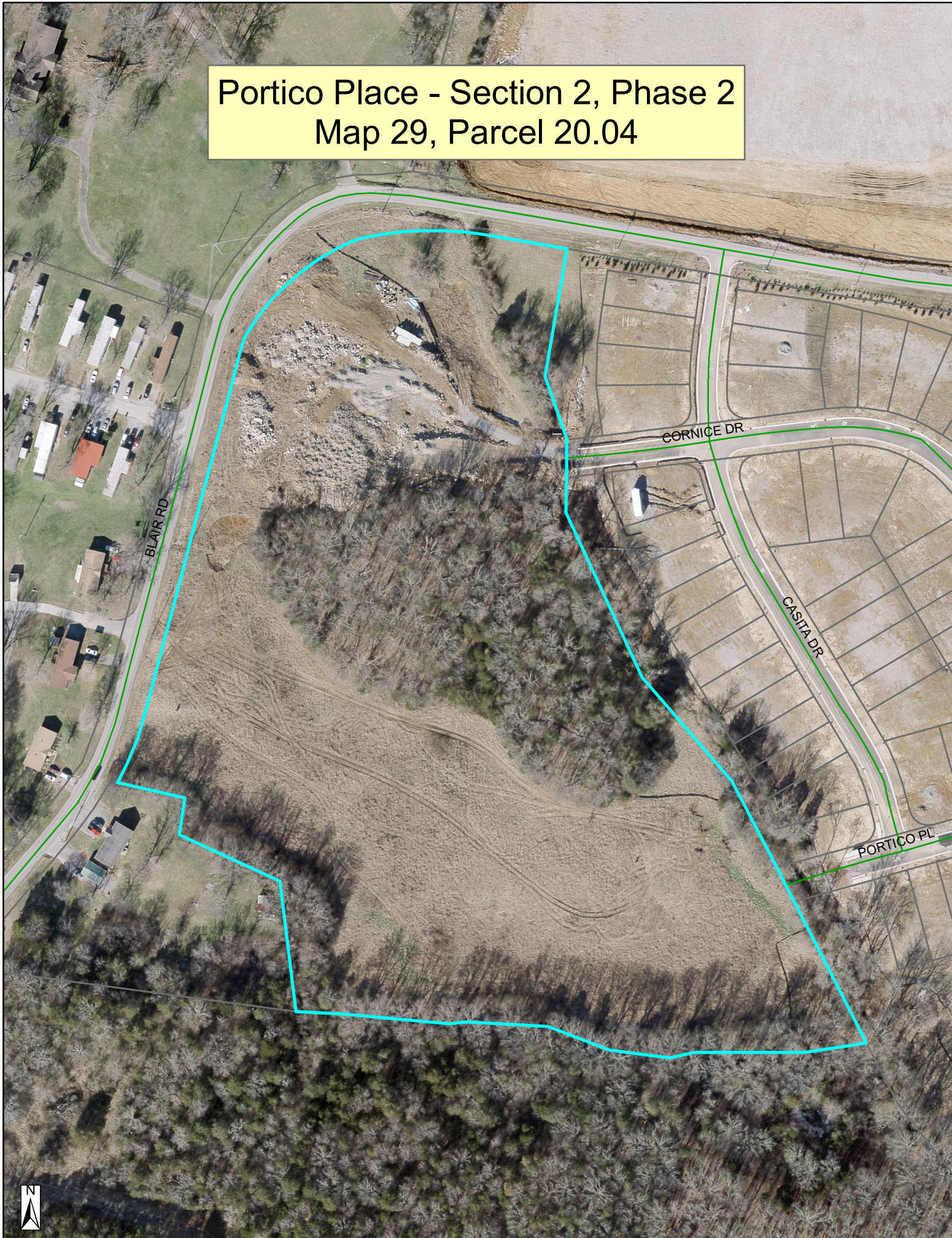
Police

JJ Eubank - 615-287-8613 No comments received

jeubank@lavergneth.gov

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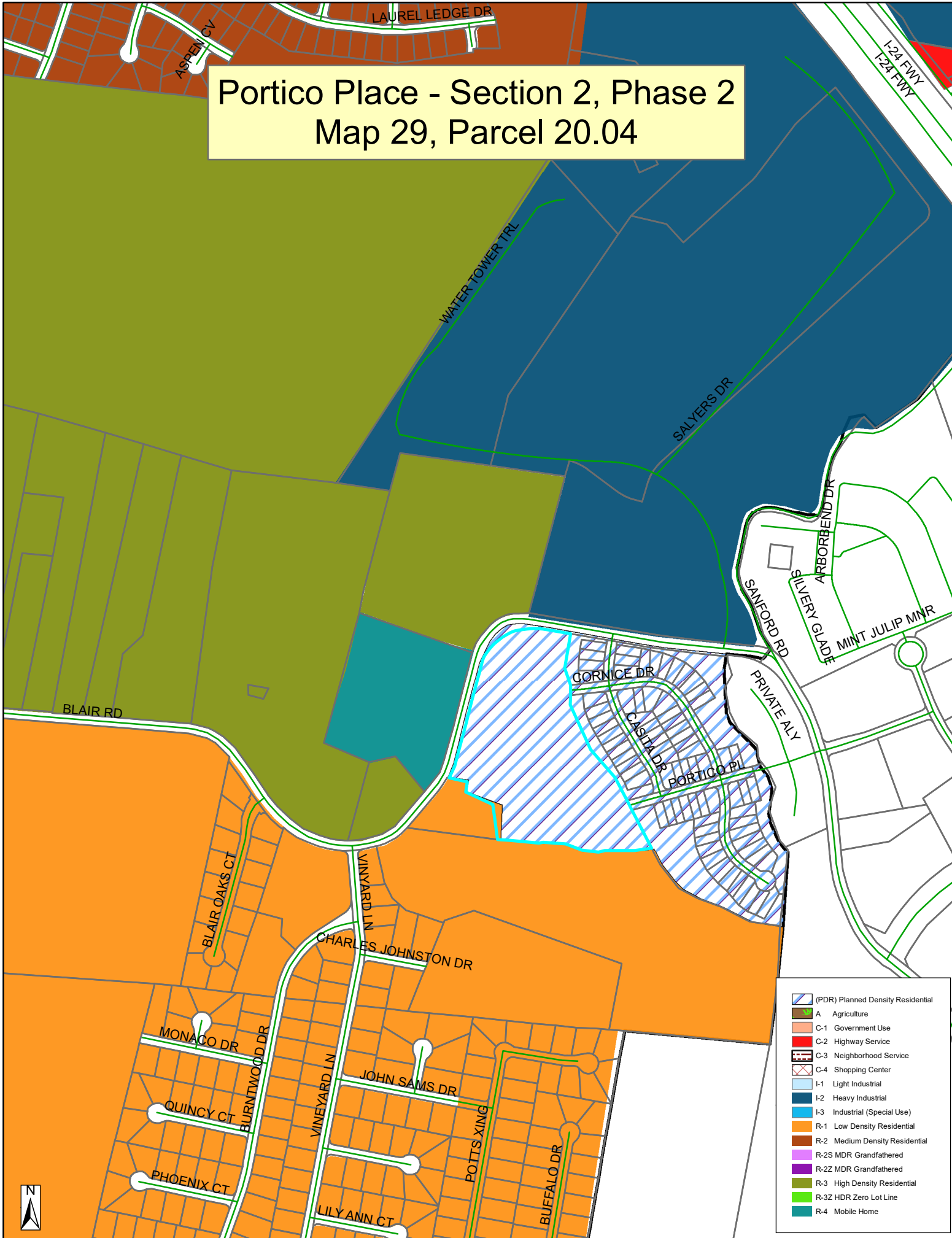
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



Portico Place - Section 2, Phase 2 Map 29, Parcel 20.04



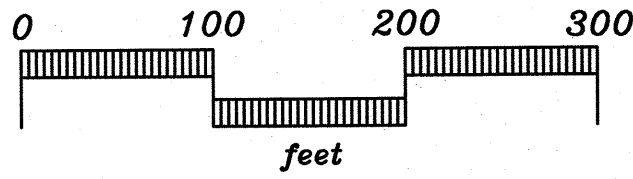
- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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





Carpenter
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"

PRIVATE
RESIDENCE



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 52 SINGLE FAMILY LOTS BEING SUPPORTED WITH ROAD RIGHT-OF-WAY AND EASEMENTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0005 H, EFFECTIVE DATE: JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR. MINIMUM SETBACK REQUIREMENTS ARE:
FRONT = 15 FT. / (35 FT. TO GARAGE) - SIDE = 5 FT. - REAR = 15 FT.
- FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LA VERGNE WITH THE DEVELOPER.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS AND DRAINAGE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- LOTS 34-39 AND 43-53 SHALL HAVE NO ACCESS TO BLAIR ROAD. ALL ACCESS FOR THESE LOTS SHALL BE FROM AND TO CORNICE DRIVE FOR LOTS 34-39 AND PORTICO PLACE FOR LOTS 43-53.
- CONSTRUCTION OR MOVING OF SOILS IS NOT ALLOWED WITHIN THE STREAM BUFFERS. NO VARIANCE WILL BE GRANTED FOR LOT 34.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°45'43"	500.00'	59.01'	S 73°35'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 88°35'34" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'34"	500.00'	52.59'	N 80°12'07" W	52.56'
C5	6°01'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'34"	500.00'	52.59'	N 67°23'16" W	52.56'
C8	6°01'34"	500.00'	52.59'	N 55°14'24" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 52°20'50" W	17.47'
C10	26°58'52"	175.00'	62.41'	N 36°31'20" W	81.65'
C11	38°36'00"	175.00'	96.52'	N 07°33'54" W	95.30'
C12	22°02'31"	175.00'	61.35'	N 18°18'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'38" E	35.36'
C14	18°17'36"	220.00'	62.56'	S 67°52'00" E	62.35'
C15	6°26'56"	50.00'	5.84'	N 65°45'41" W	5.82'
C16	114°24'	445.37'	9.64'	N 78°37'23" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'13" E	40.41'
C18	18°44'32"	50.00'	32.54'	S 77°01'21" E	41.58'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'35" E	24.32'
C21	70°34'44"	25.00'	30.77'	N 69°00'46" E	28.07'
C22	4°35'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°36'33" W	40.00'
C24	1°28'42"	225.00'	43.08'	S 09°45'14" W	43.00'
C25	10°11'58"	225.00'	40.05'	S 00°05'08" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 11°17'04" E	40.00'
C27	1°28'42"	225.00'	43.08'	S 22°00'42" E	43.00'
C28	10°11'58"	225.00'	40.05'	S 32°21'44" E	40.00'
C29	10°11'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'15" E	8.19'
C31	3°20'03"	550.00'	32.00'	S 50°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°49'54" E	39.91'
C33	5°11'13"	550.00'	43.79'	S 60°25'56" E	43.77'
C34	3°01'12"	550.00'	43.79'	S 65°37'09" E	43.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°31'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'05" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 88°24'21" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 88°57'50" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	3°32'20"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	23°48'59"	170.00'	66.66'	S 74°14'59" E	67.40'
C45	13°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'10"	500.00'	17.64'	N 75°29'18" E	17.64'
C47	18°49'14"	50.00'	103.69'	N 14°29'23" E	86.08'
C48	19°17'36"	445.37'	10.01'	N 88°57'50" E	150.29'
C49	18°56'33"	50.00'	13.91'	N 22°41'49" E	13.87'
C50	37°32'58"	310.00'	203.18'	N 49°26'34" E	199.25'
C51	04°44'14"	445.37'	4.74'	N 77°28'08" E	5.74'
C52	13°14'09"	459.84'	106.23'	N 82°20'37" E	105.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
16	6,473	0.15
17	6,473	0.15
18	6,473	0.15
19	5,765	0.13
20	5,765	0.13
21	5,765	0.13
22	5,765	0.13
23	5,765	0.13
24	6,056	0.14
25	8,193	0.19
26	7,790	0.18
27	7,790	0.18
28	5,750	0.13
29	5,125	0.12
30	6,750	0.15
31	5,125	0.12
32	5,125	0.12
33	7,008	0.16
34	5,750	0.13
35	5,125	0.12
36	5,750	0.13
37	5,728	0.13
38	6,247	0.14
39	7,188	0.17
40	7,133	0.16
41	5,125	0.12
42	5,125	0.12
43	5,750	0.13
44	5,125	0.12
45	5,125	0.12
46	6,652	0.15
47	6,530	0.15
48	7,458	0.17
49	6,652	0.15
50	6,652	0.15
51	6,652	0.15
52	6,530	0.15
53	5,443	0.12
54	5,443	0.12
55	5,443	0.12
56	5,443	0.12
57	6,873	0.16
58	7,008	0.16
59	5,550	0.13
60	6,552	0.15
61	6,552	0.15
62	5,680	0.13
63	5,623	0.13
64	5,543	0.13
65	5,560	0.13
66	5,560	0.13
67	5,560	0.13

LINE TABLE

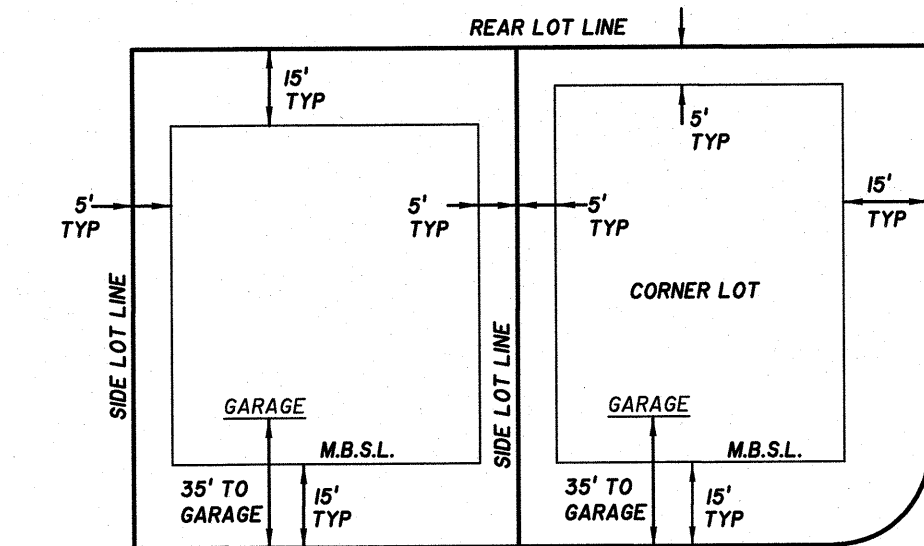
LINE	BEARING	DISTANCE
16	S 08°08'55" W	16.38'
17	S 08°08'55" W	16.38'
18	S 08°08'55" W	16.38'
19	S 08°08'55" W	16.38'
20	S 83°04'03" W	25.00'
21	S 08°08'55" E	50.00'
22	N 83°04'03" E	35.91'
23	S 08°08'55" E	76.07'
24	S 20°14'48" E	35.73'
25	S 29°02'21" E	49.67'
26	S 29°24'42" E	47.89'
27	S 29°24'42" E	47.89'
28	S 29°24'42" E	47.89'
29	S 29°24'42" E	47.89'
30	S 29°24'42" E	47.89'
31	S 29°24'42" E	47.89'
32	S 29°24'42" E	47.89'
33	S 29°24'42" E	47.89'
34	S 29°24'42" E	47.89'
35	S 29°24'42" E	47.89'
36	S 29°24'42" E	47.89'
37	S 29°24'42" E	47.89'
38	S 29°24'42" E	47.89'
39	S 29°24'42" E	47.89'
40	S 29°24'42" E	47.89'
41	S 29°24'42" E	47.89'
42	S 29°24'42" E	47.89'
43	S 29°24'42" E	47.89'
44	S 29°24'42" E	47.89'
45	S 29°24'42" E	47.89'
46	S 29°24'42" E	47.89'
47	S 29°24'42" E	47.89'
48	S 29°24'42" E	47.89'
49	S 29°24'42" E	47.89'
50	S 29°24'42" E	47.89'
51	S 29°24'42" E	47.89'
52	S 29°24'42" E	47.89'
53	S 29°24'42" E	47.89'
54	S 29°24'42" E	47.89'
55	S 29°24'42" E	47.89'
56	S 29°24'42" E	47.89'
57	S 29°24'42" E	47.89'
58	S 29°24'42" E	47.89'
59	S 29°24'42" E	47.89'
60	S 29°24'42" E	47.89'
61	S 29°24'42" E	47.89'
62	S 29°24'42" E	47.89'
63	S 29°24'42" E	47.89'
64	S 29°24'42" E	47.89'
65	S 29°24'42" E	47.89'
66	S 29°24'42" E	47.89'
67	S 29°24'42" E	47.89'

OPEN SPACE AREA TABLE

AREA	SQ. FEET	ACRES
OPEN SPACE A	54,042	1.24
OPEN SPACE B	132,609	3.04
OPEN SPACE C	1,157	0.06
OPEN SPACE D	36,537	0.75
OPEN SPACE E	53,963	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SQ. FEET	ACRES
RIGHT-OF-WAY	84,541	1.94



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

OWNER/DEVELOPER:
BLAIR ROAD, LLC
572 SAVANNAH HWY.
CHARLESTON, SC 29407

LAND DATA:
ZONING: PDR
52 LOTS ON 15.69± ACRES

BUILDING SETBACKS:
FRONT: 15'
SIDE: 15'
REAR: 15'

DEED REFERENCE:

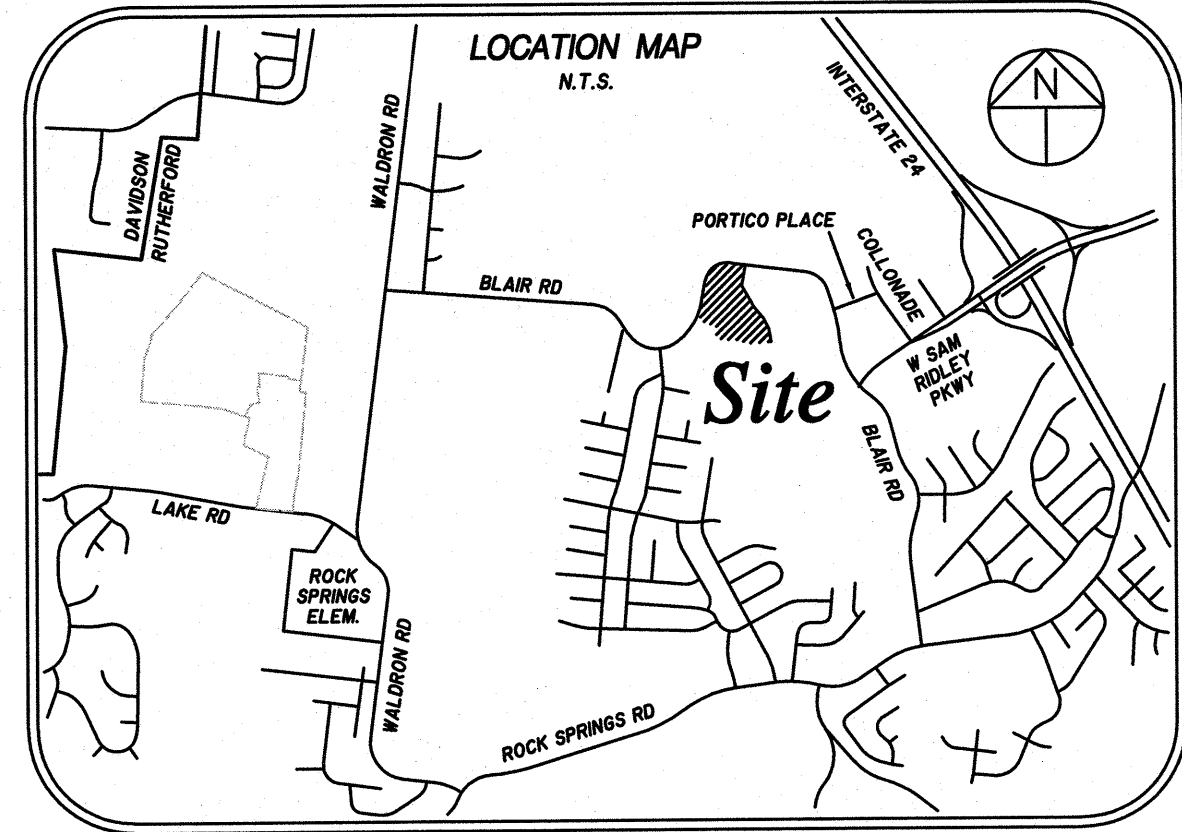
TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

REVISED COMMON AREA:
TAX MAP 29N, GROUP "A", PARCEL 1.01
&
TAX MAP 29N, GROUP "A", PARCEL 15.01

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____
DEED REFERENCE: _____
TAX MAP 29, PARCEL 20.04 BRIAN KEIRNAN, LAND DEVELOPMENT MANAGER
TAX MAP 29N, GROUP "A", PARCEL 1.01 A TENNESSEE LIMITED LIABILITY COMPANY
TAX MAP 29N, GROUP "A", PARCEL 15.01
RECORD BOOK 1655, PAGE 1199

CERTIFICATE OF ACCURACY

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

DATE 5-26-23 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381



CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT

SECTION 2, PHASE 2 AND RESUBDIVISION OF COMMON AREAS A & B OF SECTION 2, PHASE 1 PORTICO PLACE SUBDIVISION

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

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

850 MIDDLE TENNESSEE BLVD • WURTELSBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 17024 DATE: 4-26-23 FILE: 17024 - PP-SEC2PH2
REV: 5-26-23 REV: 5-26-23 FINAL PLAT
DRAWN BY: ATTS SCALE: 1" = 100'
SHEET 1 OF 2

MAP 29, PARCEL 21.01
SUNTRUST, TRUSTEE
R.B. 1507, PG. 2295
ZONED R-4

MAP 29, PARCEL 21.00
L.M.P., LLC
R.B. 106, PG. 2478
ZONED R-4

MAP 32, PARCEL 8.00
LARRY J. GIBBONS
R.B. 573, PG. 2635
ZONED R-1

- LEGEND**
- IRON PIN (FOUND)
 - IRON PIN SET (NEW)
 - CONC. MONUMENT (FOUND)
 - WATER LINE w/ FIRE HYD. & BLOW OFF VALVE
 - SEWER LINE w/ MANHOLE

BLAIR ROAD (LOCAL) (R/W VARIES)

S 80°17'34" E 297.06'

N 81°53'05" W 125.00'

S 80°05'55" W 97.58'

S 59°43'22" E 125.00'

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CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'51" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°38'46" W	58.97'
C4	6°01'34"	500.00'	52.59'	N 80°12'07" W	52.56'
C5	6°01'34"	500.00'	52.59'	N 74°42'53" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°42'53" W	58.97'
C7	6°01'34"	500.00'	52.59'	N 61°23'16" W	52.56'
C8	6°01'34"	500.00'	52.59'	N 55°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 69°20'50" W	17.47'
C10	26°56'52"	175.00'	82.41'	N 36°51'20" W	81.65'
C11	3°36'01"	175.00'	96.82'	N 07°33'54" W	95.30'
C12	2°00'09"	175.00'	17.47'	N 19°16'52" E	17.47'
C13	90°00'00"	25.00'	39.27'	N 75°16'58" E	39.36'
C14	16°17'36"	220.00'	62.56'	S 67°52'10" E	62.35'
C15	6°28'58"	50.00'	8.62'	N 62°56'41" E	8.62'
C16	1°14'24"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'59"	50.00'	41.60'	S 28°49'13" E	40.41'
C18	48°44'52"	50.00'	42.54'	S 77°01'27" E	41.23'
C19	90°00'00"	25.00'	39.27'	S 14°43'52" E	39.36'
C20	26°52'22"	50.00'	25.18'	N 64°10'35" E	24.92'
C21	70°31'44"	25.00'	30.77'	N 85°00'45" E	28.87'
C22	4°35'06"	225.00'	18.00'	S 74°29'05" W	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	4°35'06"	225.00'	18.00'	S 09°05'04" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 1°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°11'58"	225.00'	40.05'	S 32°47'41" E	40.00'
C29	10°11'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	3°20'03"	550.00'	32.00'	S 82°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'31"	550.00'	49.79'	S 60°25'56" E	49.77'
C34	4°09'31"	550.00'	39.92'	S 69°57'09" E	39.91'
C35	4°09'31"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°21'48" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'30" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	S 88°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'54" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	3°32'00"	550.00'	33.91'	N 76°14'59" E	33.91'
C44	2°24'59"	170.00'	68.50'	S 74°33'11" W	67.10'
C45	13°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'18"	500.00'	17.64'	N 79°29'18" E	17.64'
C47	18°49'14"	50.00'	103.69'	N 84°25'31" E	106.08'
C48	19°25'38"	445.37'	151.01'	N 88°57'50" E	150.29'
C49	15°56'33"	50.00'	13.31'	N 22°41'49" E	13.81'
C50	3°32'50"	300.00'	203.16'	N 49°26'51" E	199.85'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	13°14'09"	459.84'	106.23'	N 2°20'37" E	105.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
16	6,473.05	0.15
17	6,473.05	0.15
18	6,473.05	0.15
19	5,765.03	0.13
20	5,765.03	0.13
21	6,473.05	0.15
22	5,765.03	0.13
23	5,765.03	0.13
24	6,058.04	0.14
25	8,193.09	0.19
26	7,750.08	0.18
27	7,750.08	0.18
28	5,750.03	0.13
29	5,750.03	0.13
30	5,750.03	0.13
31	5,125.02	0.12
32	5,125.02	0.12
33	7,008.06	0.16
34	5,750.03	0.13
35	5,125.02	0.12
36	5,750.03	0.13
37	5,125.02	0.12
38	6,473.05	0.15
39	7,188.07	0.17
40	1,133.06	0.03
41	5,125.02	0.12
42	5,125.02	0.12
43	5,750.03	0.13
44	5,125.02	0.12
45	5,125.02	0.12
46	5,125.02	0.12
47	5,125.02	0.12
48	7,468.07	0.17
49	6,652.05	0.15
50	6,652.05	0.15
51	7,468.07	0.17
52	6,652.05	0.15
53	5,350.04	0.12
54	5,350.04	0.12
55	5,350.04	0.12
56	5,350.04	0.12
57	6,652.05	0.15
58	6,652.05	0.15
59	5,350.04	0.12
60	5,350.04	0.12
61	5,350.04	0.12
62	5,350.04	0.12
63	5,350.04	0.12
64	5,350.04	0.12
65	5,350.04	0.12
66	5,350.04	0.12
67	5,668.03	0.13

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°06'55" W	57.41'
L2	S 0°48'24" W	57.41'
L3	S 0°55'57" E	67.80'
L4	S 63°04'03" E	25.00'
L5	S 0°55'57" E	50.00'
L6	N 83°04'03" E	32.51'
L7	S 0°55'57" E	75.01'
L8	S 20°14'48" E	55.73'
L9	S 25°02'27" E	49.67'
L10	S 25°24'42" E	47.89'
L11	S 15°53'31" E	41.93'
L12	S 15°31'21" E	24.86'
L13	S 76°40'26" W	32.68'
L14	S 83°16'30" E	21.44'
L15	N 59°43'22" W	30.34'
L16	S 15°53'02" W	28.31'
L17	N 23°31'44" W	24.93'
L18	S 85°00'46" E	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

AREA	SQ. FT.	ACRES
EN SPACE A	54,042	1.24
EN SPACE B	132,609	3.04
EN SPACE C	4,797	0.11
EN SPACE G	32,537	0.75
EN SPACE H	53,963	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SQ. FT.	ACRES
RIGHT-OF-WAY	84,341	1.94

OWNER/DEVELOPER:
BLAIR ROAD, LLC
572 SAVANNAH HWY.
CHARLESTON, SC 29407

LAND DATA:
ZONING: PD
52 LOTS ON 15.69± ACRES

BUILDING SETBACKS:
FRONT: 15'
SIDE: 5'
REAR: 15'

DEED REFERENCE:
TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

REVISED COMMON AREA:
TAX MAP 29N, GROUP "A", PARCEL 1.01
8
TAX MAP 29N, GROUP "A", PARCEL 15.01

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

FINAL PLAT

**SECTION 2, PHASE 2 AND RESUBDIVISION OF
COMMON AREAS A & B OF SECTION 2, PHASE 1
PORTICO PLACE SUBDIVISION**

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

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

PROJ. # 17024 DATE: 4-26-23 REV: 5-26-23 FILE: 17024 - PPSC2PHI FINALPLAT DRAWN BY: ATS SCALE: 1" = 50' SHEET 2 OF 2



Item #: 7.

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.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Michael Dietz, Public Works Director
Gary Lide, City Engineer

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 Recommendation:

Staff Comments / Technical Items:

Planning

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

1. Height is limited to 3 stories or 35 feet.

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

Engineering

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

1. Please explain in the traffic study how the school traffic was incorporated. Also, please explain how

the study covers the 3:00 PM to 4:00 PM period when school is letting out.

Utilities

Scott Tatalovich - 615-287-8739 statalovich@lavergneth.gov 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@lavergneth.gov No comments received

Fire

Curtis Brinkley - 615-405-5931 cbrinkley@lavergneth.gov 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@lavergneth.gov No comments received

***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.

237 Chaney Blvd

CHANNEY BLVD

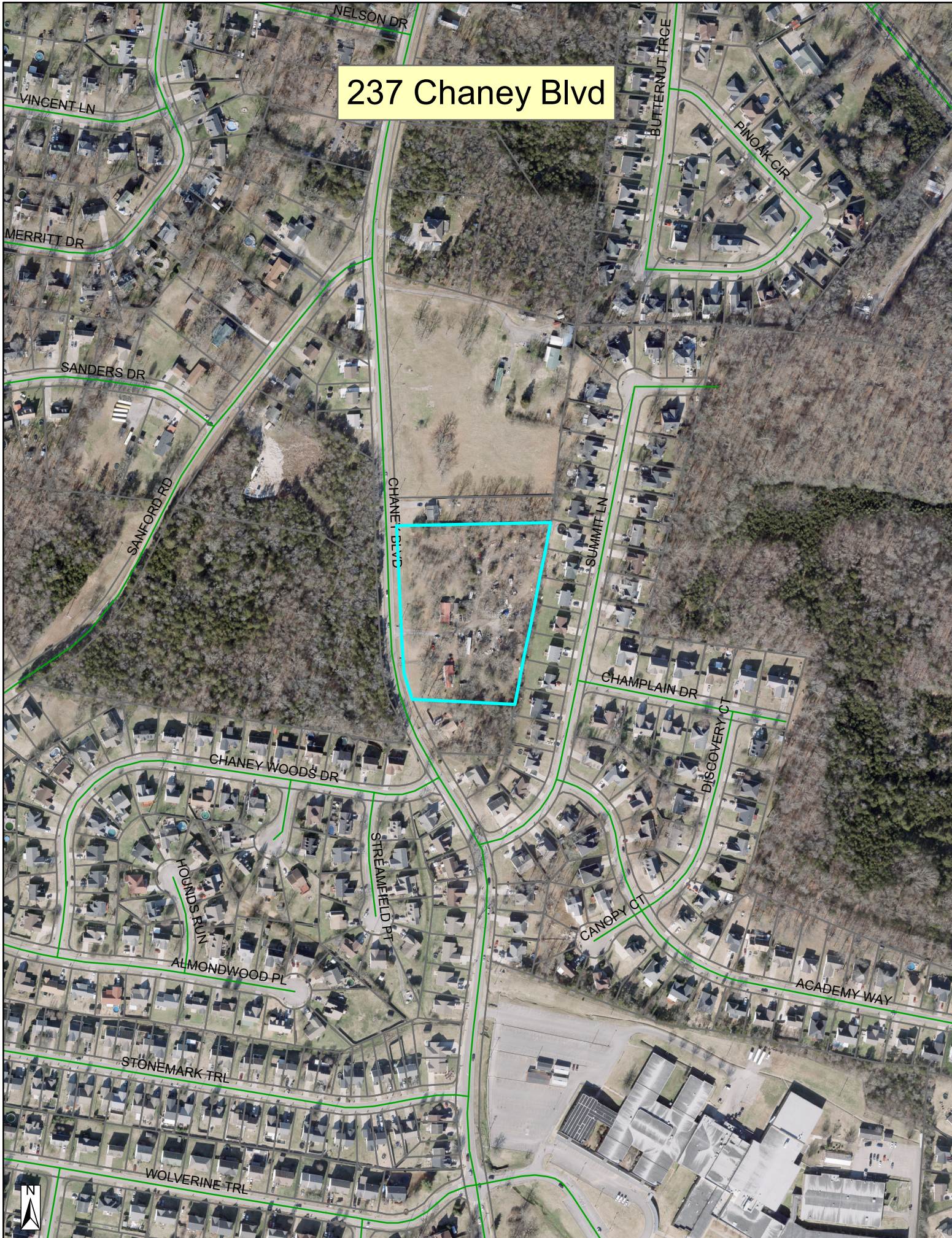
SUMMIT LN

CHAMPLAIN DR

ACADEMY WAY

CHANNY WOODS DR

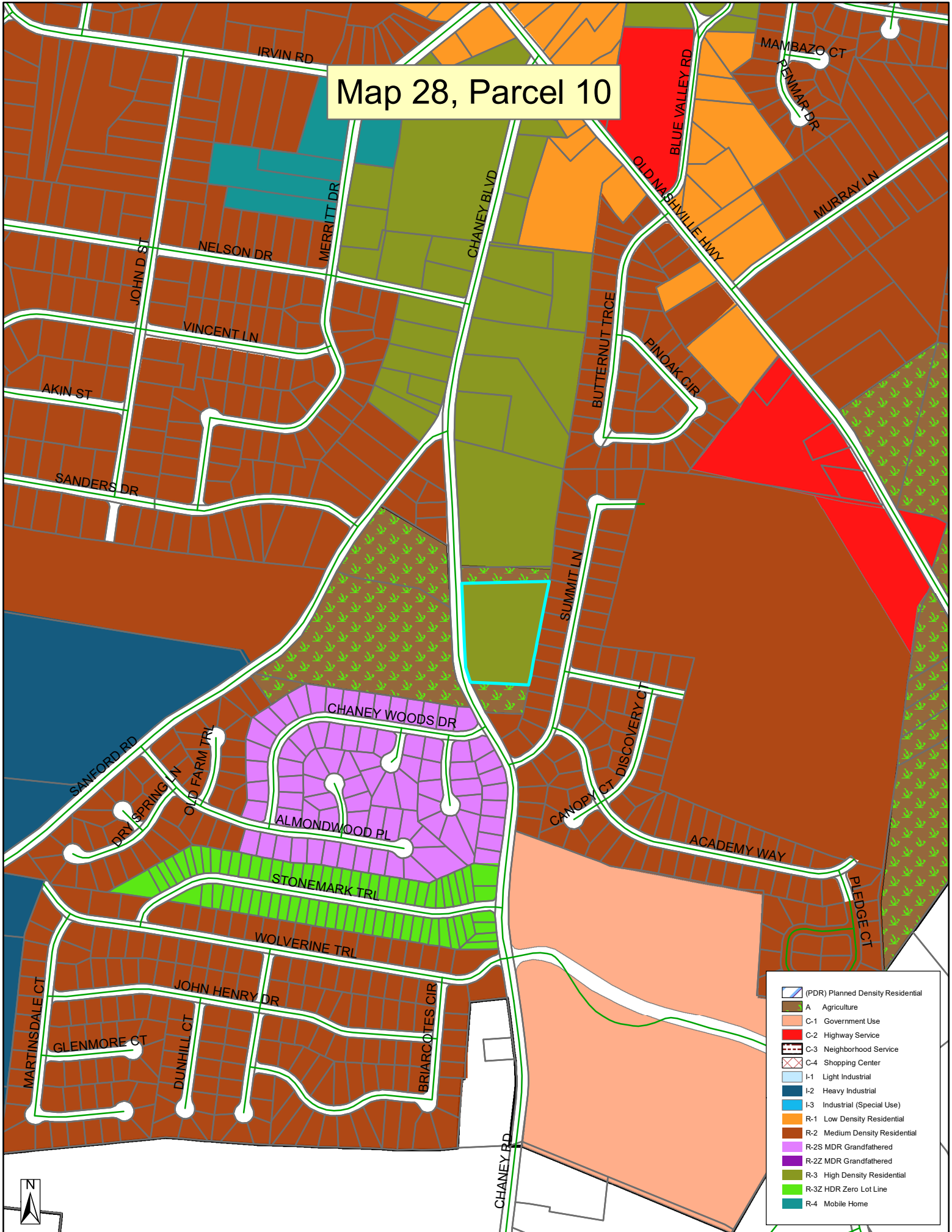




237 Chaney Blvd



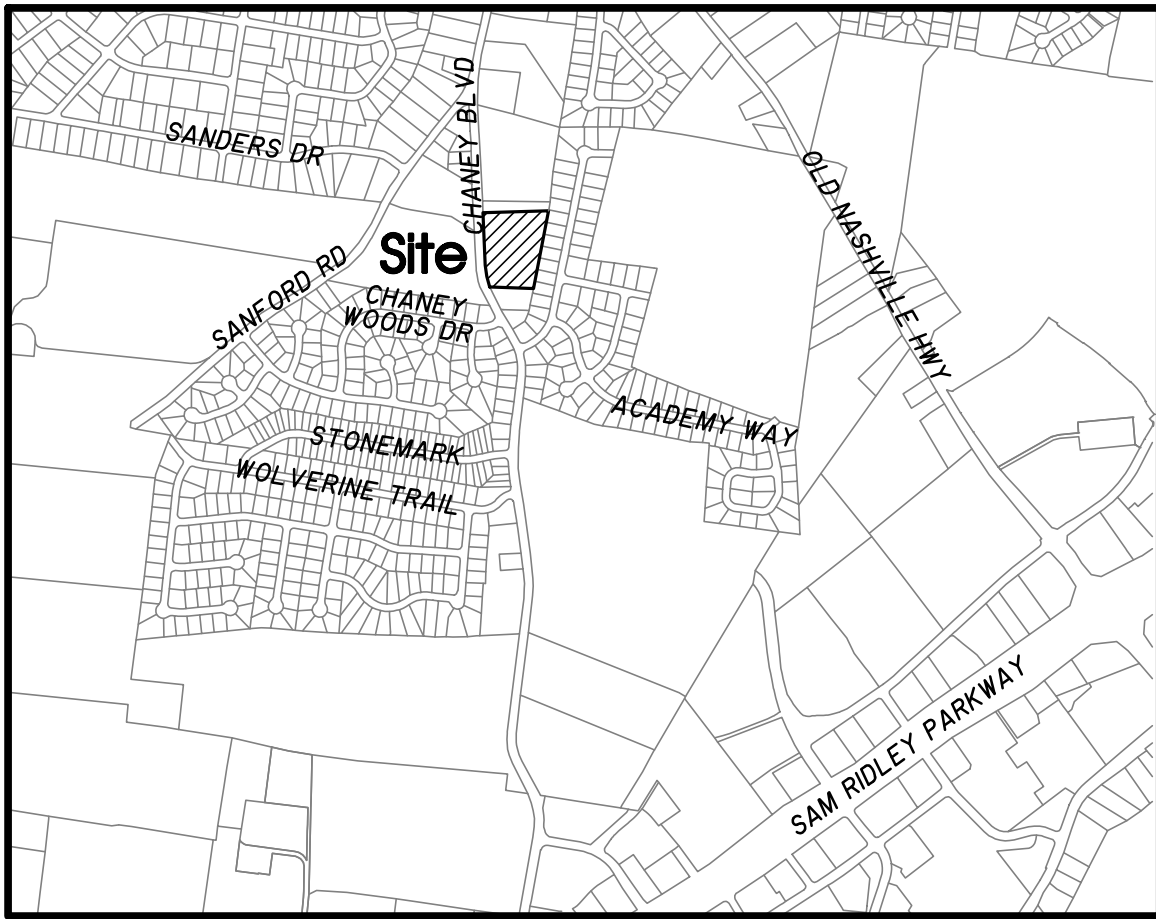
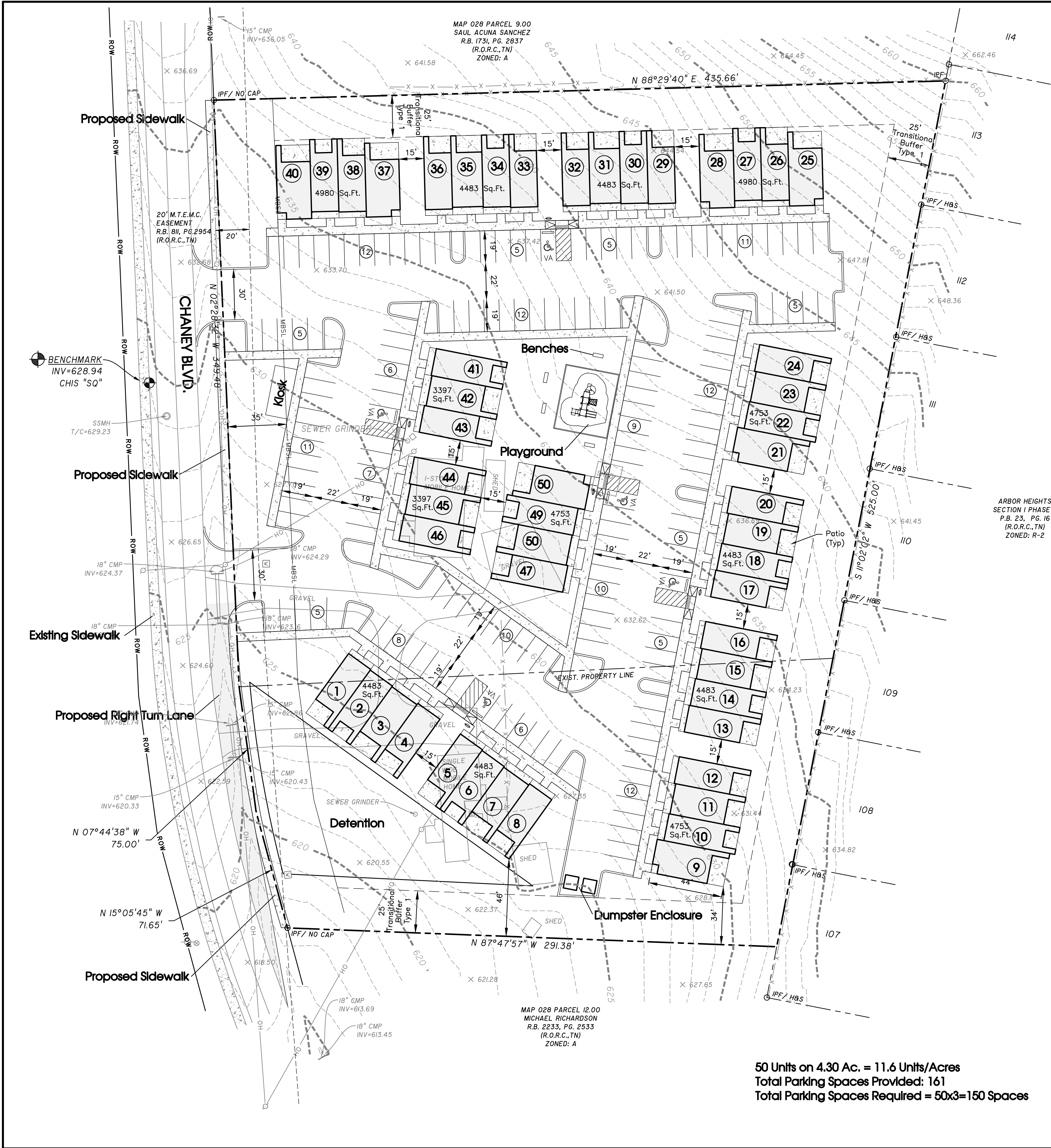
Map 28, Parcel 10





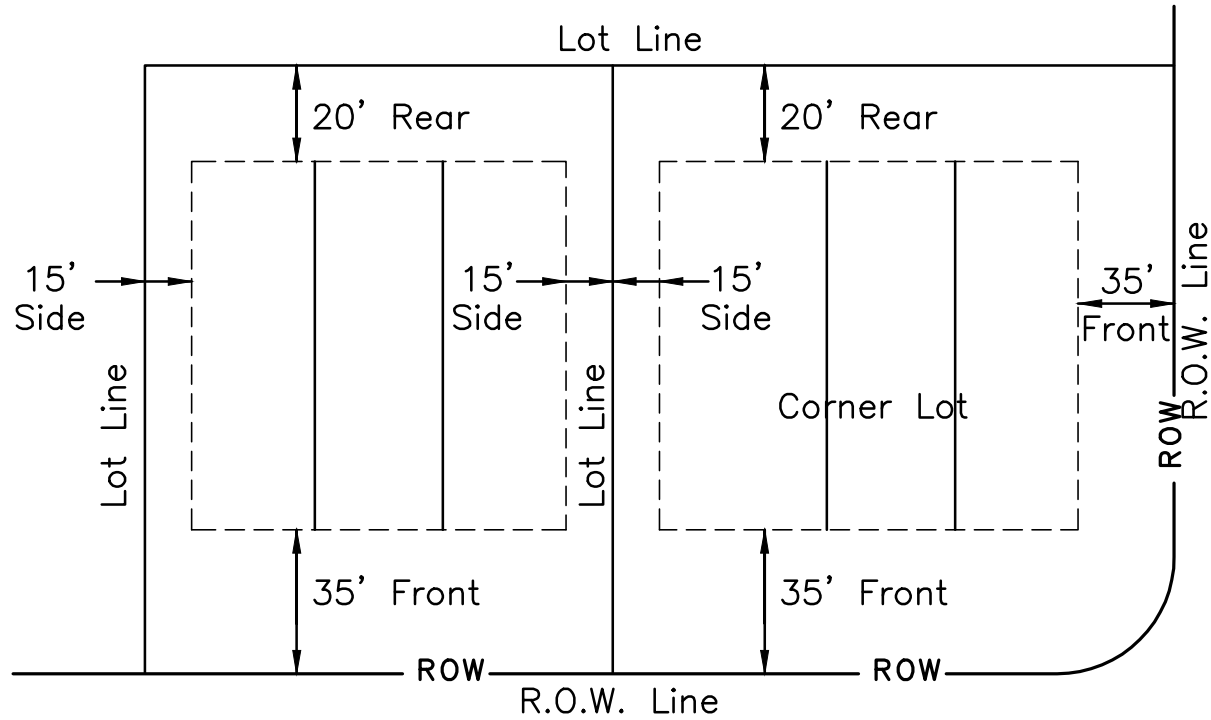




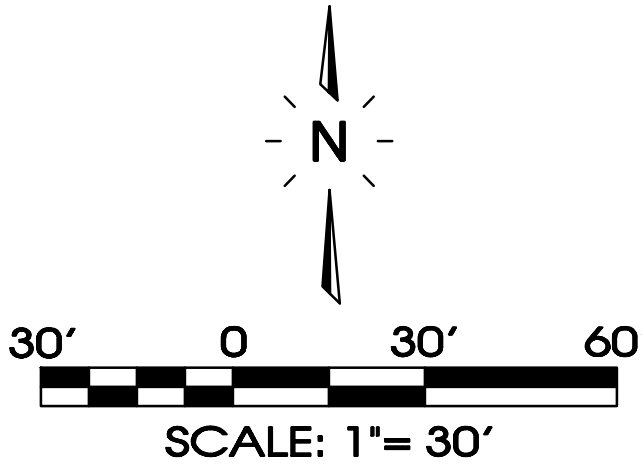


Site Location Map
Not To Scale

Building	Total Building Sq.Ft.
Units 1-4	4483 Sq.Ft.
Units 5-8	4483 Sq.Ft.
Units 9-12	4753 Sq.Ft.
Units 13-16	4483 Sq.Ft.
Units 17-20	4483 Sq.Ft.
Units 21-24	4753 Sq.Ft.
Units 25-28	4980 Sq.Ft.
Units 29-32	4483 Sq.Ft.
Units 33-36	4483 Sq.Ft.
Units 37-40	4980 Sq.Ft.
Units 41-43	3397 Sq.Ft.
Units 44-46	3397 Sq.Ft.
Units 47-50	4753 Sq.Ft.
Total	57911 Sq.Ft.



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



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	PROPOSED SPOT ELEVATION
DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION
FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION
FIRE HYDRANT	CATCH BASIN
GATE VALVE & BOX	CURB INLET
WATER METER	AREA DRAIN
GAS METER	HEADWALL
GREASE TRAP	WINGED HEADWALL
EXTERIOR CLEANOUT ECO	CONCRETE SWALE
MANHOLE	TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	ST M
PROPOSED STORM	ST M
EXISTING CONTOUR LINES	-601-
PROPOSED CONTOUR LINES	-601-
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Ole South Properties, Inc
262 Robert Rose Dr.
Murfreesboro, TN 37129
Contact: Dan Bobo

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0106H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 28, Parcel 10.00 & 11.00
Zoned: R3
50 Townhomes
Building Height: 2-Story; 25'
Total Land Area: 4.30 Acres
Density: 11.6 d.u./acre (14.5 Allowed)
R.Bk. 2332, Pg. 3395

REVISIONS:
5-22-2023: Staff Comments

DRAWN: PRN
DATE: 4-24-2023
CHECKED:
MAT
FILE NAME:
Concept C.dwg
SCALE:
1"=30'
JOB NO.
22118
SHEET:

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 894-7901
FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2022

THE STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
No. 10000
Matthew A. Taylor

Chaney Place
LaVergne, Tennessee

Concept Plan
1 Of 1



Item #: 8.

Item Title: Preliminary Plat - Marlowe La Vergne - Two Lots, public waterline easement, and right-of-way dedication 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.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Jake Blair, Planning Tech
Gary Lide, City Engineer
Curtis Brinkley, Fire Marshal

Summary: 2 lots and public waterline and right-of-way dedication on 27.49 Acres proposed on wooded, hilly lot in curve of Blair Road.

Staff Recommendation: Staff recommends that the Planning Commission discuss improvements to Blair Road with the developer at the Workshop.

Staff Comments / Technical Items:

Planning

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

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

1. Please discuss if any roadway improvements are planned on Blair Road and what they will be.
2. Label building setback lines.
3. Confirm whether any uses other than residential are planned.
4. Show any proposed walls, fences, or signs.
5. Provide general descriptions of trees within tree masses. (e.g. primarily hardwood, primarily deciduous, primarily evergreen, etc.
6. Provide map showing site areas with slopes from 12% to 20% and also areas with slopes greater than 20%.

Engineering

Gary Lide - 615-287-8703

glide@lavernetn.gov

- Provide more detail regarding the location of the public waterline easement through the site. Either provide bearings and distances, or a proposed building layout showing how the waterline is routed through the buildings, or a detailed narrative description of why the easement is located as shown.
- The 25' right-of-way dedication from the centerline of Blair Road does not account for any specific roadway improvements. Please discuss if any roadway improvements are planned on Blair Road and what they will be.
- Lot 1 has frontage on Blair Road but no drive or culvert shown.
- Provide site profiles through areas where planned site development will have cut or fill > 5'.
- The public sewer is not shown extended to Lot 1. Is Lot 1 planned to remain on the existing septic system?
- A Concept Plan requires a drainage study of pre-developed and post-developed run-off calculations. This is not possible with the information provided. Please provide a hydraulic study along with the following information:
 - a. Proposed land uses
 - b. Density and intensity of development
 - c. Road networks
 - d. General location of off-street parking
 - e. Building location
 - f. Open space
- A Concept Plan requires a traffic study indicating traffic counts and any offsite improvements. This is not possible with the information provided. Please provide a traffic study along with the following information:
 - a. Proposed land uses
 - b. Density and intensity of development
 - c. Road networks
 - d. General location of off-street parking

Utilities

Scott Tatalovich - 615-287-8739

statalovich@lavernetn.gov

Water and sewer availability letters were requested on April 25, 2023. The City's engineering consultants are working on the letters.

Fire Hydrant flow test data was supplied to Kimley-Horn on June 6, 2023.

Codes

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

No comments received

Fire

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

No comments received

Police

John Eubank - 615-287-8613
jeubank@lavergnethn.gov

No comments received

***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.

243 Blair Rd

WATER TOWER TRL

BLAIR RD

BLAIR OAKS CT

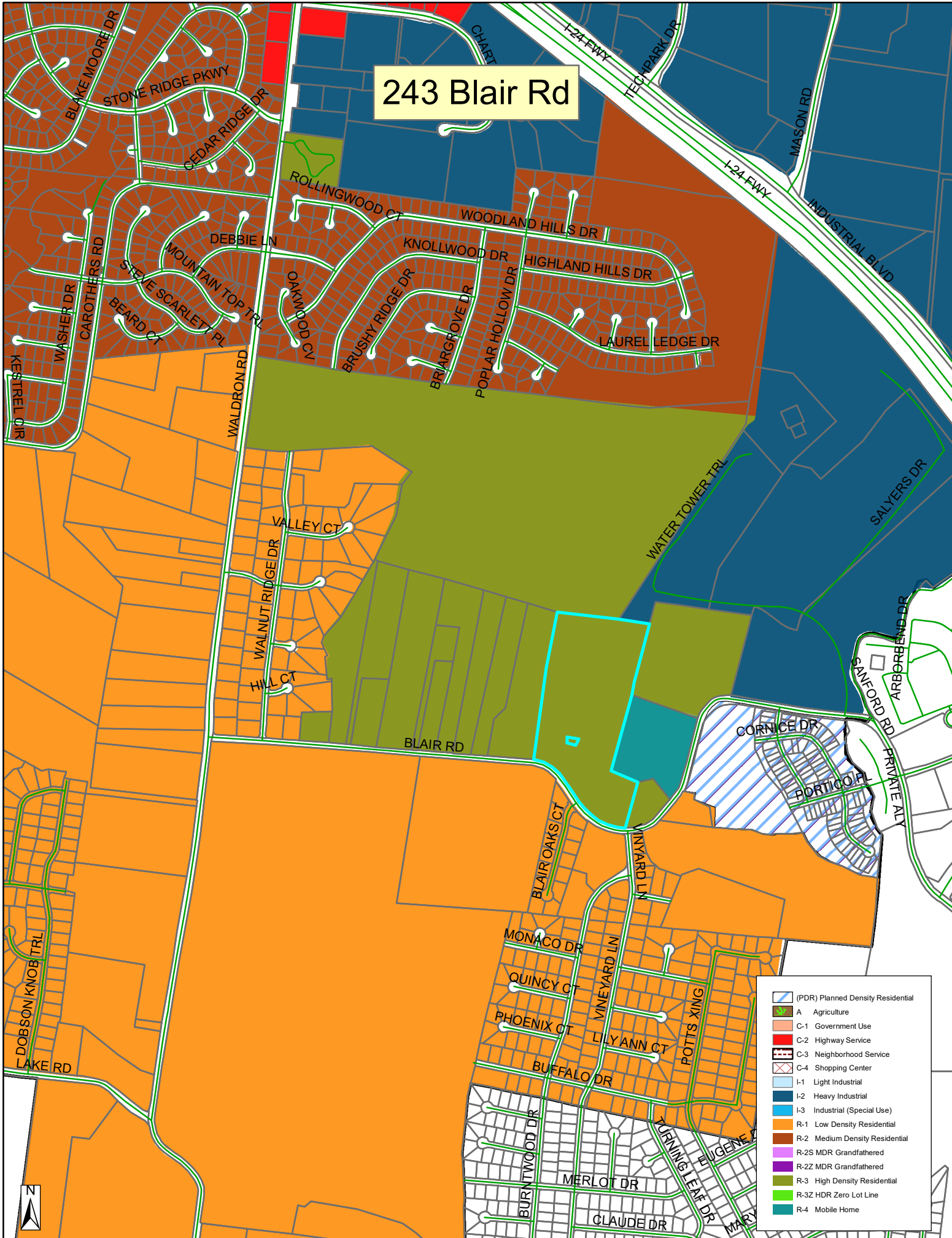
VINYARD LN





243 Blair Rd





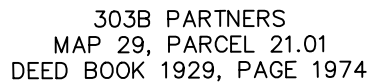


STOP

VINEYARD LANE
CLAIR ROAD



Drawing name: \\kimley-horn.com\SO NSHINSH LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C1-20 PRELIMINARY PLAT.dwg C1-20 PRELIMINARY PLAT May 26, 2023 1:15pm by: Garrett.Froula



TOTAL NUMBER OF NEW LOTS = 2
TOTAL ACREAGE = 27.49 AC
R.O.W. DEDICATED = 0.58 AC
LOT 1 = 19.26 AC, LOT 2 = 7.64 AC
CURRENT ZONING: R-3
(HIGH-DENSITY REISIDENTIAL)

PARCEL 6:
MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205
CONTACT: MARTIN SHOFNER
(615) 477-5155

	MONUMENT (OLD)
	IRON ROD (OLD)
	IRON ROD (NEW) 1/2" x 18" W/CAP STAMPED
	SEWER CLEAN-OUT
	UTILITY POLE
	UTILITY POLE W/ ANCHOR
	UTILITY POLE W/ LIGHT
	OVERHEAD POWER AND TELEPHONE LINES
	ELECTRIC BOX
	TELEPHONE RISER
	CABLE TV BOX
	CORRUGATED METAL PIPE
	FENCE

R.O.R.C.T. REGISTER'S OFFICE FOR
RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY TAX MAP 32, PARCEL 6.00
WILL BOOK 54, PAGE 163
RUTHERFORD COUNTY CLERK'S OFFICE
DEED BOOK 596, PAGE 3639, R.O.R.C.T.

BEING PARCEL 6.00 AS SHOWN ON RUTHERFORD
COUNTY PROPERTY MAP 32.

RUTHERFORD COUNTY TAX MAP 32, PARCEL 6.00
WILL BOOK 54, PAGE 163
RUTHERFORD COUNTY CLERK'S OFFICE
DEED BOOK 596, PAGE 3639, R.O.R.C.T.

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
2. THIS PRELIMINARY PLAT WAS PREPARED AND IS BEING SUBMITTED UNDER THE CITY'S DEVELOPMENT STANDARDS FOR R-3 ZONING FOR THE PURPOSE OF DEVELOPING MULTIFAMILY APARTMENTS.

FLOOD HAZARD NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP - EFFECTIVE DATE JANUARY 5, 2007, THE PROPERTY SHOWN DOES NOT LIE WITHIN A FLOOD ZONE.
MAP #47149C0105H



CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

1. THE PLAT SHOWN HEREON BASED ON BOUNDARY SURVEY BY CROW LAND SURVEYING DATED 12/28/2022 SEALED BY R.L.S. #2758 THOMAS W. CROW

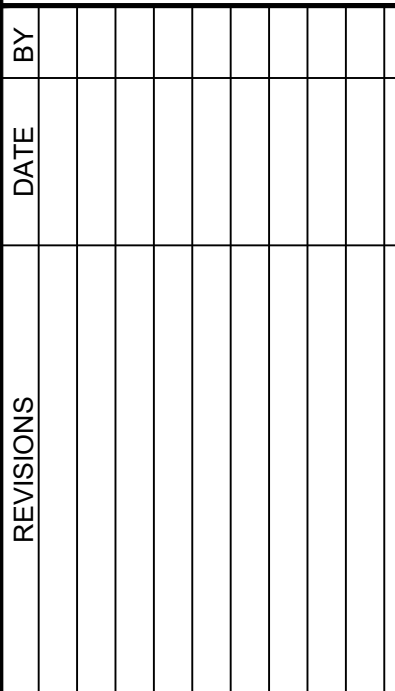
1a. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (A) TYPE OF SURVEY: BASE/ROVER RTK
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF SURVEY: 12/13/2022
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL: OPUS
(F) GEOID MODEL: NGS2018
(G) COMBINED GRID FACTOR: N/A - 1.000000

1b. TOPOGRAPHY SHOWN HERON ACQUIRED BY QL-2 LIDAR IN TN STATE PLANE COORDINATES & WAS PROVIDED BY BARJOW LAND CONSULTING AT THE REQUEST OF THE CLIENT. A FIELD RUN TOPOGRAPHIC SURVEY WAS NOT DONE BY THIS SURVEYOR.

1c. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ON-SITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.

2. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.
3. PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL. A TITLE SEARCH REPORT WAS NOT PROVIDED TO THIS SURVEYOR.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE DESIGNATED SPECIAL FLOOD ZONE AREAS. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47149C0105H, DATED 1/5/2007.



SHEET NUMBER

Kimley»»Horn

0 Lea Avenue Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.

e 41 of 165



Item #: 9.

Item Title: Preliminary Plat - La Vergne Co-Op Business Park - Two Lots on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Curtis Brinkley, Fire Marshal
Jake Blair, Planning Tech
Gary Lide, City Engineer

Summary: This plan shows the consolidation of one lot and the subdivision of another to reconfigure two lots into two different lots and allow a separation of ownership between the existing Co-op Property and the remainder of the proposed Co-op Business Park Property.

Staff Recommendation: Details of the proposed developments are provided under Item 10.

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

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

1. Please clarify to the Planning Commission what properties are going to be consolidated and subdivided by this plat process and how that coordinates with the Concept Plan.

Utilities

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

Water and sewer availability letters requested on May 16, 2023. The City's engineering consultants are working on the letters.

A fire hydrant flow test was provided to Kimley-Horn on May 17, 2023.

Codes

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

No comments received

Fire

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

No comments received

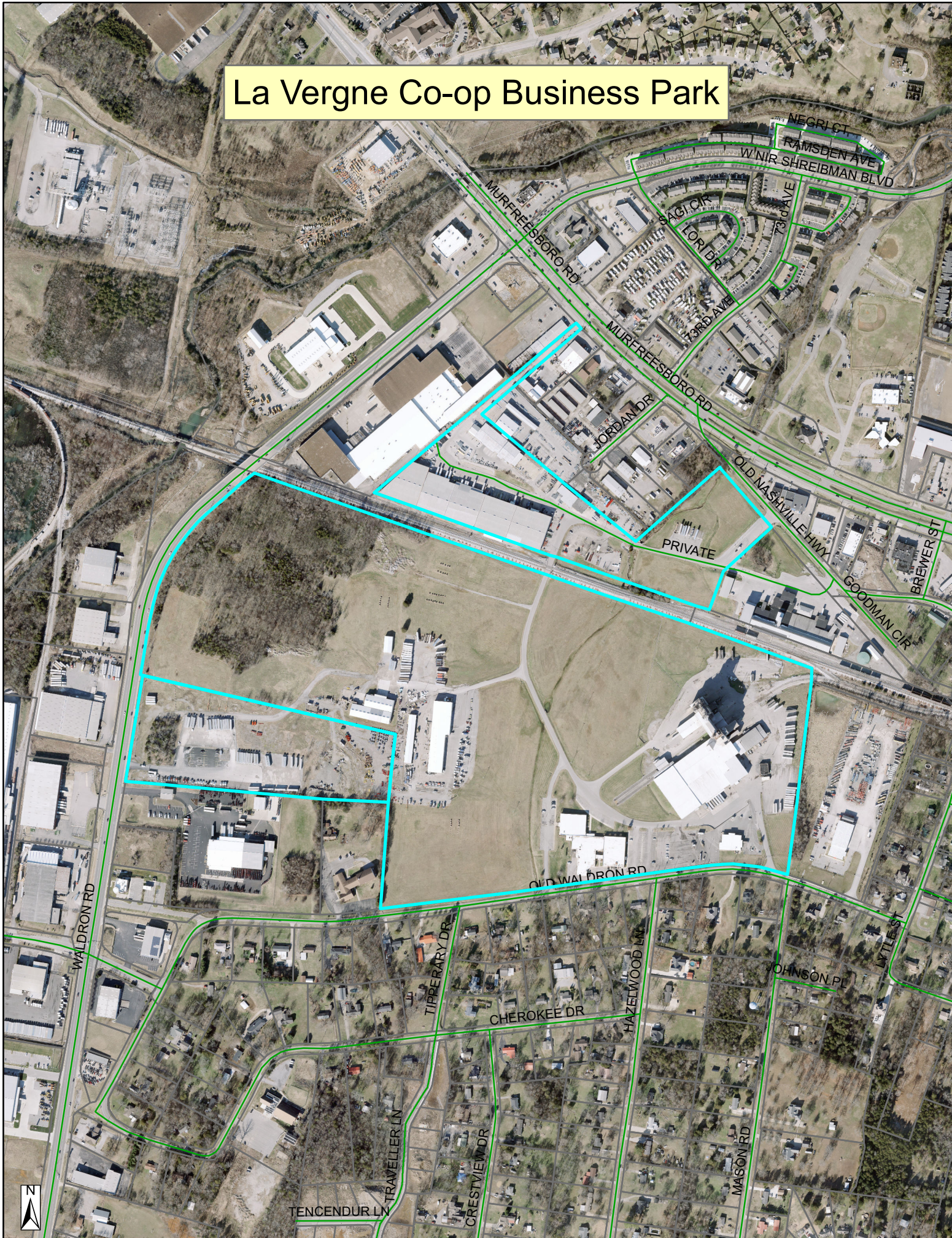
Police

John Eubank - 615-287-8613
jeubank@laverghnetn.gov

No comments received

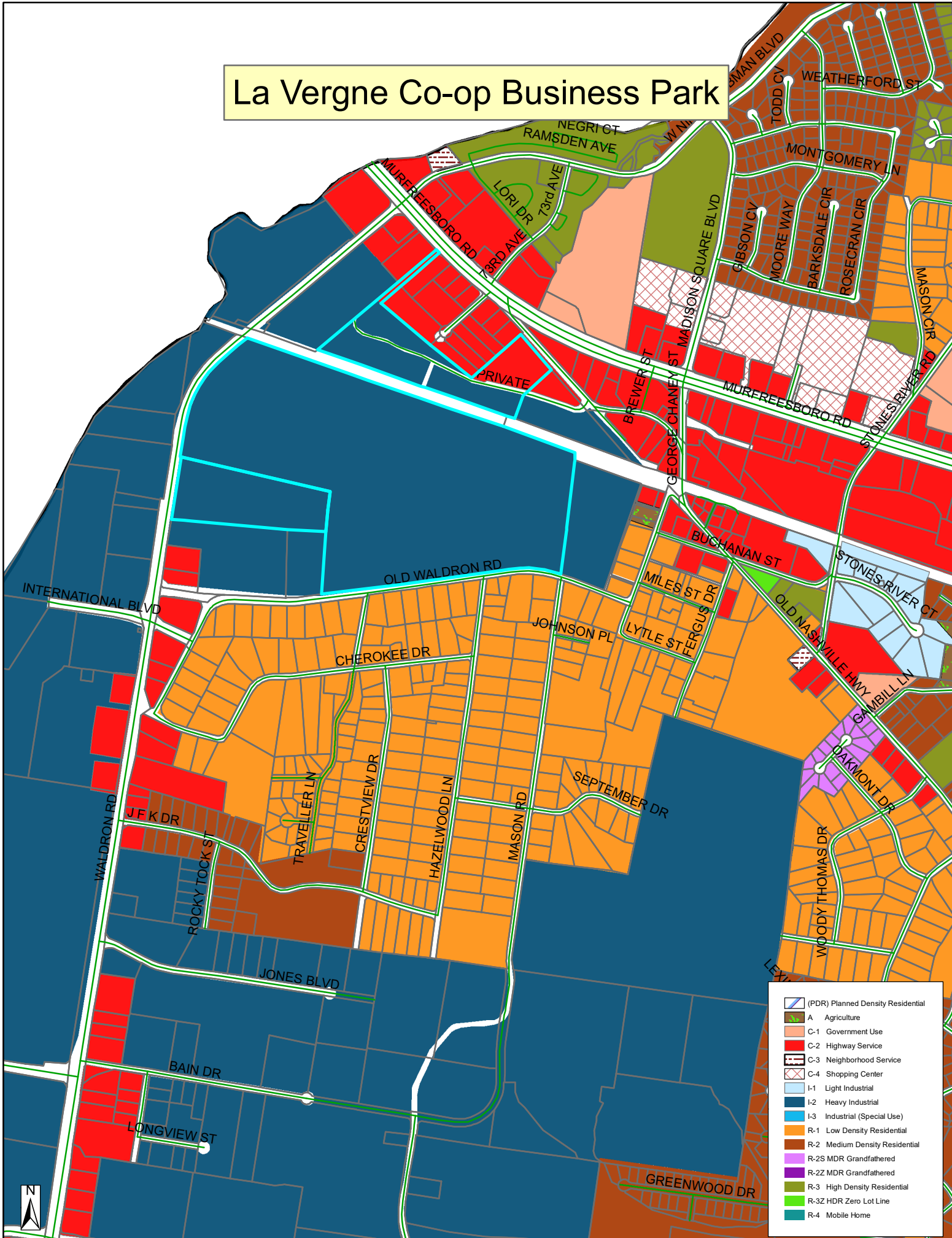
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility 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.

La Vergne Co-op Business Park



This aerial map shows the La Vergne Co-op Business Park, which is outlined in cyan. The park is situated in a suburban area with various residential streets and commercial buildings. The map includes a north arrow in the bottom left corner and labels for numerous streets, including International Blvd, Waldron Rd, Old Waldron Rd, Cherokee Dr, Johnson Pl, Lytle St, September Dr, Jones Blvd, Bain Dr, Bridgestone Pkwy, and others. A large area within the park is labeled 'PRIVATE'.

La Vergne Co-op Business Park











CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C-1	20° 55' 11"	756.00'	139.57'	276.03'	N 87° 31' 50" W	274.50'
C-2	14° 10' 53"	90.43'	11.25'	22.38'	N 12° 59' 54" E	22.33'

LINE	BEARING	CHORD
L-1	N 78° 29' 20" W	87.09'
L-2	N 77° 04' 15" W	40.88'
L-3	S 20° 05' 21" W	136.83'

LOT 1 AREA=	3,093,493 SQ. FT. OR 71.02 ACRES +/-
LOT 2 AREA=	1,911,591 SQ. FT. OR 43.88 ACRES +/-
TOTAL AREA=	5,005,084 SQ. FT. OR 114.90 ACRES +/-



CERTIFICATE OF PLANNING COMMISSION APPROVAL

APPROVED BY THE LA VERGNE PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON _____

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY I SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION GREATER THAN 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BARGE DESIGN SOLUTIONS, INC.
NASHVILLE, TENNESSEE

BY: *James M. Overfelt* DATE: 5/26/2023

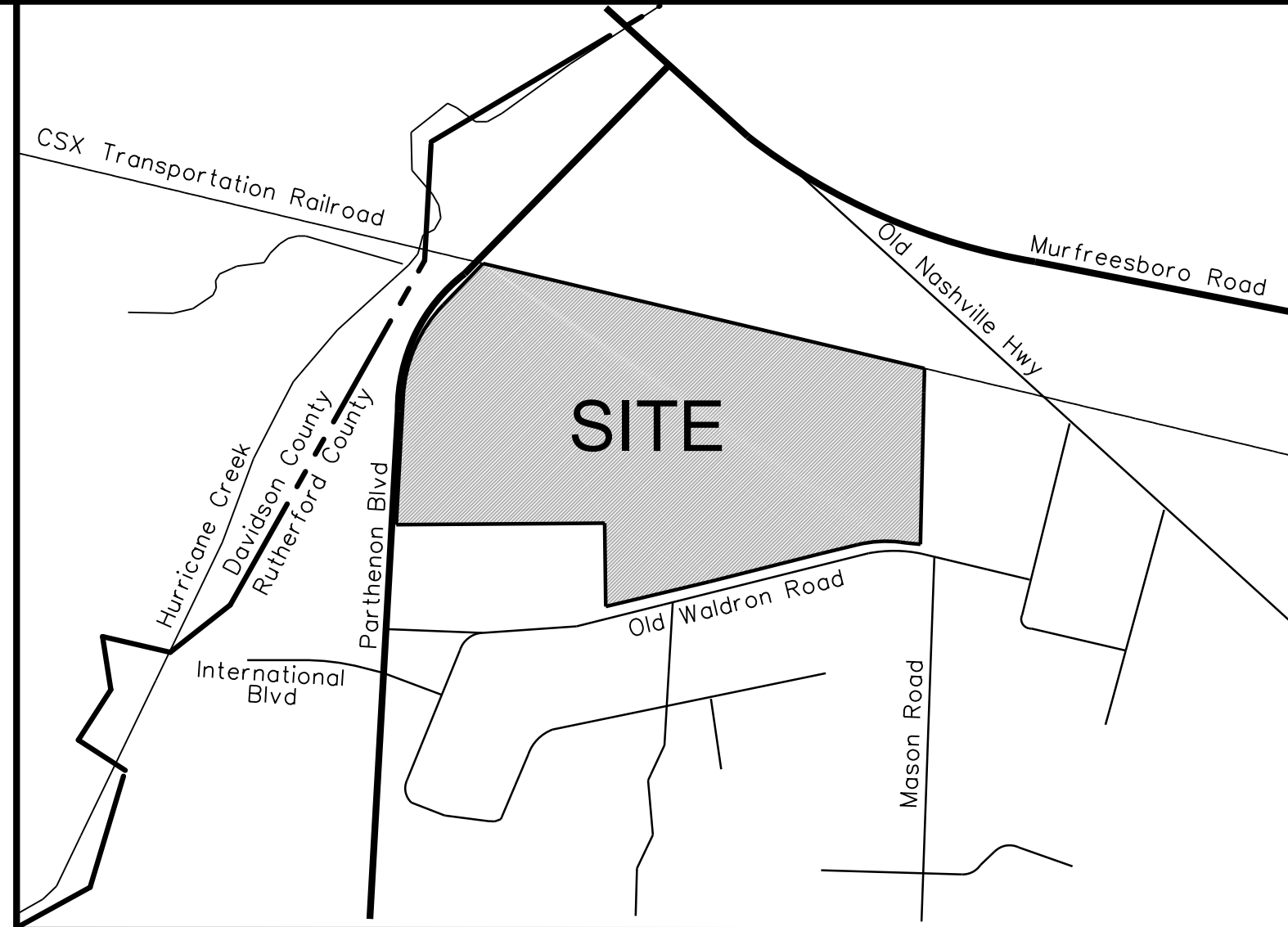
TN. LIC. NO. 1634

DEED REFERENCE

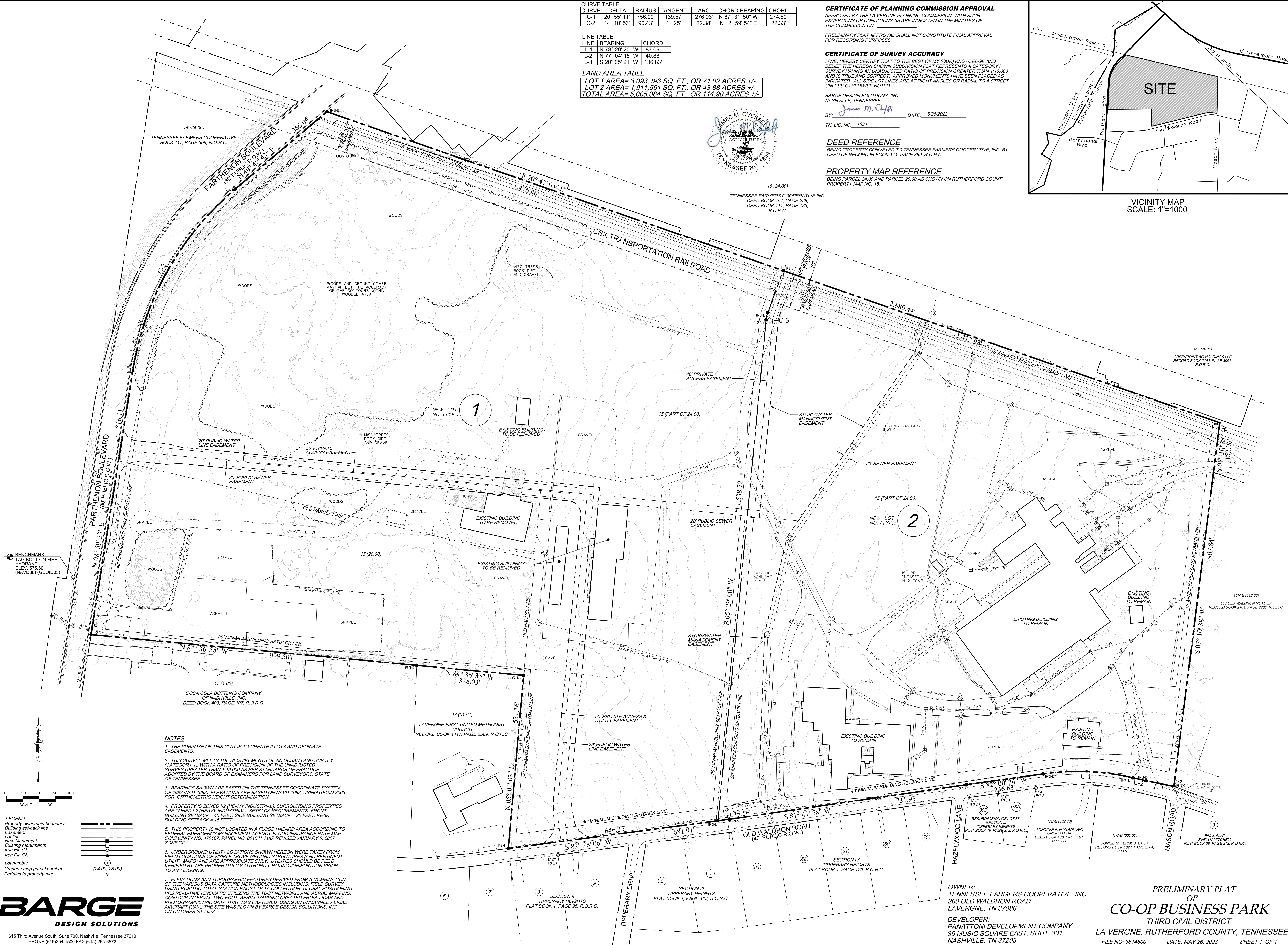
BEING PROPERTY CONVEYED TO TENNESSEE FARMERS COOPERATIVE, INC. BY DEED OF RECORD IN BOOK 111, PAGE 369, R.O.R.C.

PROPERTY MAP REFERENCE

BEING PARCEL 24.00 AND PARCEL 28.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 15.



VICINITY MAP
SCALE: 1"=1000'



NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND DEDICATE EASEMENTS.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
- PROPERTY IS ZONED I-2 (HEAVY INDUSTRIAL). SURROUNDING PROPERTIES ARE ZONED I-2 (HEAVY INDUSTRIAL). SETBACK REQUIREMENTS: FRONT BUILDING SETBACK = 40 FEET; SIDE BUILDING SETBACK = 20 FEET; REAR BUILDING SETBACK = 15 FEET.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470167, PANEL NO. 0015 H, MAP REVISED JANUARY 5, 2007, ZONE "X".
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
- ELEVATIONS AND TOPOGRAPHIC FEATURES DERIVED FROM A COMBINATION OF THE VARIOUS DATA CAPTURE METHODOLOGIES INCLUDING: FIELD SURVEY USING ROBOTIC TOTAL STATION RADIAL DATA COLLECTION, GLOBAL POSITIONING SYSTEM REAL-TIME KINEMATIC UTILIZING THE TOST NETWORK, AND AERIAL MAPPING, CONTOUR INTERVAL TWO-FOOT; AERIAL MAPPING CREATED FROM LIDAR AND PHOTOGRAMMETRIC DATA THAT WAS CAPTURED USING AN UNMANNED AERIAL AIRCRAFT (UAV). THE SITE WAS FLOWN BY BARGE DESIGN SOLUTIONS, INC. ON OCTOBER 26, 2022.

LEGEND
Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number
Property map parcel number
Pertains to property map

BARGE
DESIGN SOLUTIONS

615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

OWNER:
TENNESSEE FARMERS COOPERATIVE, INC.
200 OLD WALDRON ROAD
LAVERGNE, TN 37086

DEVELOPER:
PANATTONI DEVELOPMENT COMPANY
35 MUSIC SQUARE EAST, SUITE 301
NASHVILLE, TN 37203

PRELIMINARY PLAT
OF
CO-OP BUSINESS PARK
THIRD CIVIL DISTRICT
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE
FILE NO: 3814600 DATE: MAY 26, 2023 SHEET 1 OF 1



Item #: 10.

Item Title: Concept Plan - La Vergne Co-Op Business Park - Seven (7) New Buildings Totaling 1,030,580 Square Feet. Requested by Kimley-Horn. Property located on Old Waldron Road and Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Curtis Brinkley, Fire Marshal
Jake Blair, Planning Tech
Gary Lide, City Engineer

Summary: On behalf of their client, Kimley-Horn is requesting approval of the concept plan for the La Vergne Co - Op located on 112 ± acres. The purpose of the concept plan is to present the proposed layout of new industrial development.

This concept plan proposes seven new buildings ranging from 74,196 SF to 252,072 square feet. Two new drives into the property are also shown. One driveway will be on Waldron Road and the other on Old Waldron Road. Total industrial space proposed with this concept plan is just over 1 million square feet.

The proposed layout shows seven (7) new buildings are indicated for the new parcels. Together, these seven (7) proposed buildings total over 1,000,000 square feet (1.0 million square feet) of new industrial space. The largest building indicated is approximately 252,000 square feet in size.

The Co-Op Business Park will be served via a new internal road which will be installed by the developer. This road will be a private road. Improvements to Waldron Road will be necessary to handle the increased truck traffic and to ease overall traffic flow. These include a new traffic signal.

The building closest to Waldron Road may have enhanced architectural details to improve the aesthetics as seen from the street.

Staff Recommendation: Planning Commission should weigh the following items:

1. The impact of a signalized intersection 1/2 mile from the intersection of Waldron Road with Murfreesboro Road.
2. The impact of additional traffic on Old Waldron Road and the intersection of Old Waldron with Mason Road
3. The benefits to the City of improving water quality in this area
4. The benefits to the City of remediating an existing drainage issue in this area

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702
blogan@lavergn.net

Jake Blair - 615-287-8702
jblair@lavergn.net

1. The site must comply with all regulations of the Murf Rd/Waldron Rd Overlay District;
2. Applicant must submit full-size color elevations that meet the overlay requirements;
3. Applicant must submit an architectural materials board with actual samples of all exterior materials, including samples of all paint colors;
4. All references to Parthenon Blvd. need to be removed;

Engineering

Gary Lide - 615-28-8703
glide@lavergn.net

1. Add a narrative (or calculations, if deemed necessary) to the Traffic Study regarding the impact of the development (particularly Building 7) on the existing driveways and parking requirements and traffic flow from the existing Co-op driveways.
2. Add a narrative (or calculations, if deemed necessary) to the Traffic Study regarding the impact of the development on the intersection of Old Waldron Road with Mason Road.
3. In the 'Project Description' on Sheet C0-00, explain what properties are going to be consolidated and subdivided by this plat process.
4. No information is found on the drawings regarding areas prone to flooding. A brief review of the latest FIRM map indicates a small area in the northwest corner of the site that may be backwater flood zones. Clearly indicate areas subject to flooding on the drawings or add a note that the entire site is Zone X.
5. Clearly label proposed lot lines.
6. Add a note to Sheet C4-00 locating the area which will contain "constructed wetland-style vegetation" as referenced in the hydraulic study. Be prepared to discuss this before the Commission. The staff considers this a strong positive to the development.

7. Get water and sewer availability as soon as possible from Scott Tatalovich at Public Works.
8. This project presents the opportunity to upsize a culvert crossing under Old Waldron Road, upstream of the existing wet weather conveyance shown between proposed buildings 5 and 7. This would help with some existing drainage concerns in that area. If the developer is willing to make this upgrade to the public drainage system, add a note to that effect to the drawings.

Utilities

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

No comments received

Codes

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

No comments received

Fire

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

No comments received

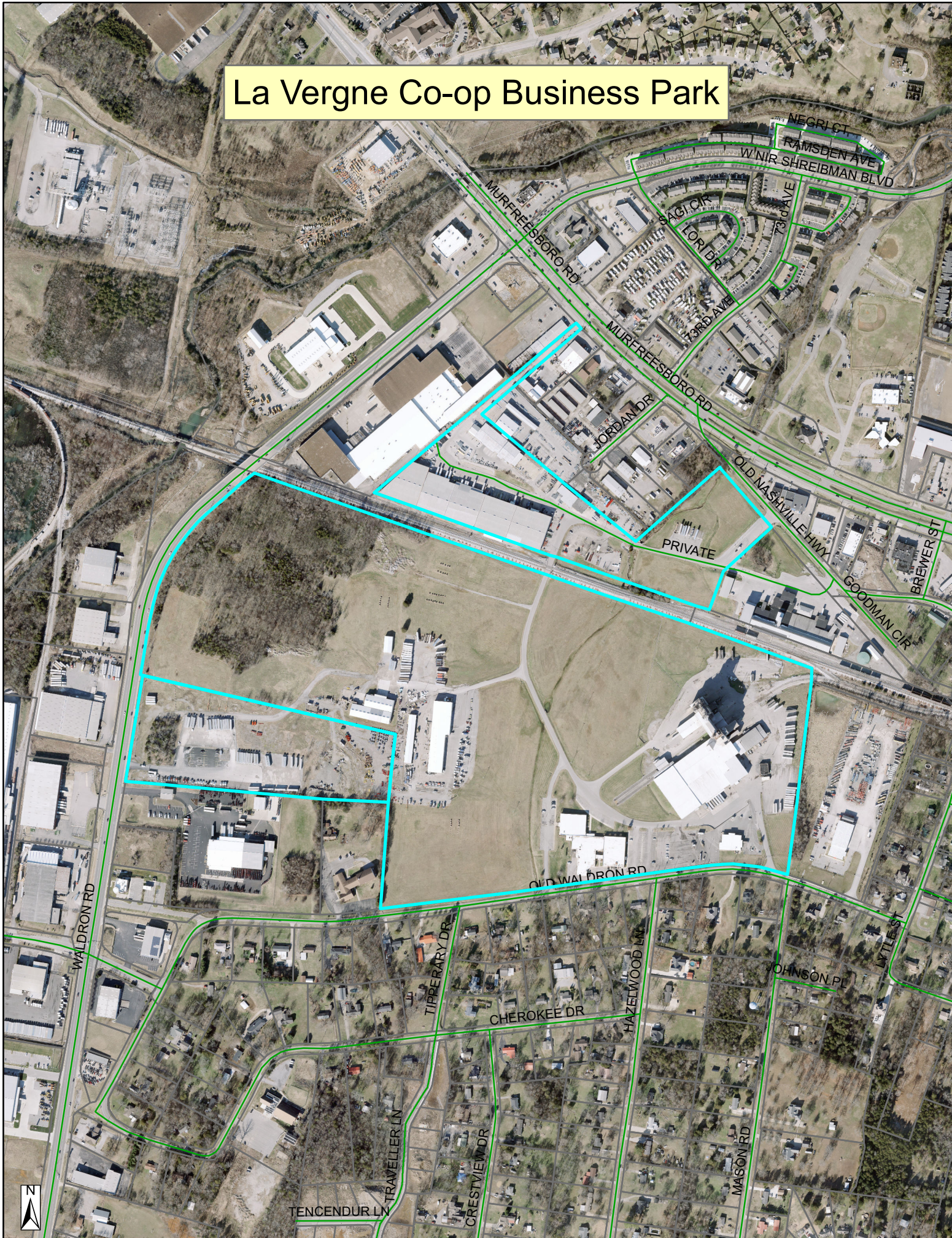
Police

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

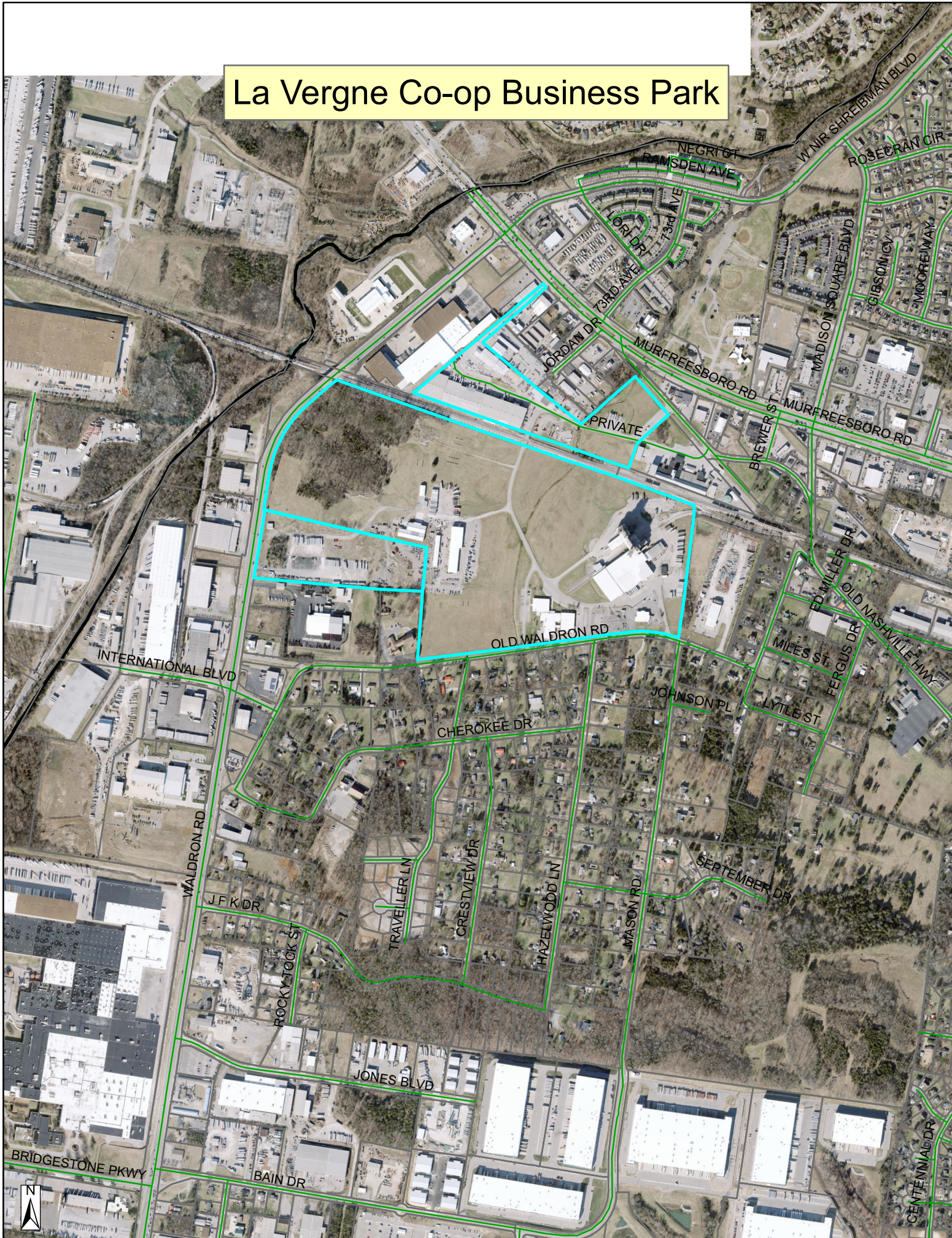
No comments received

***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.

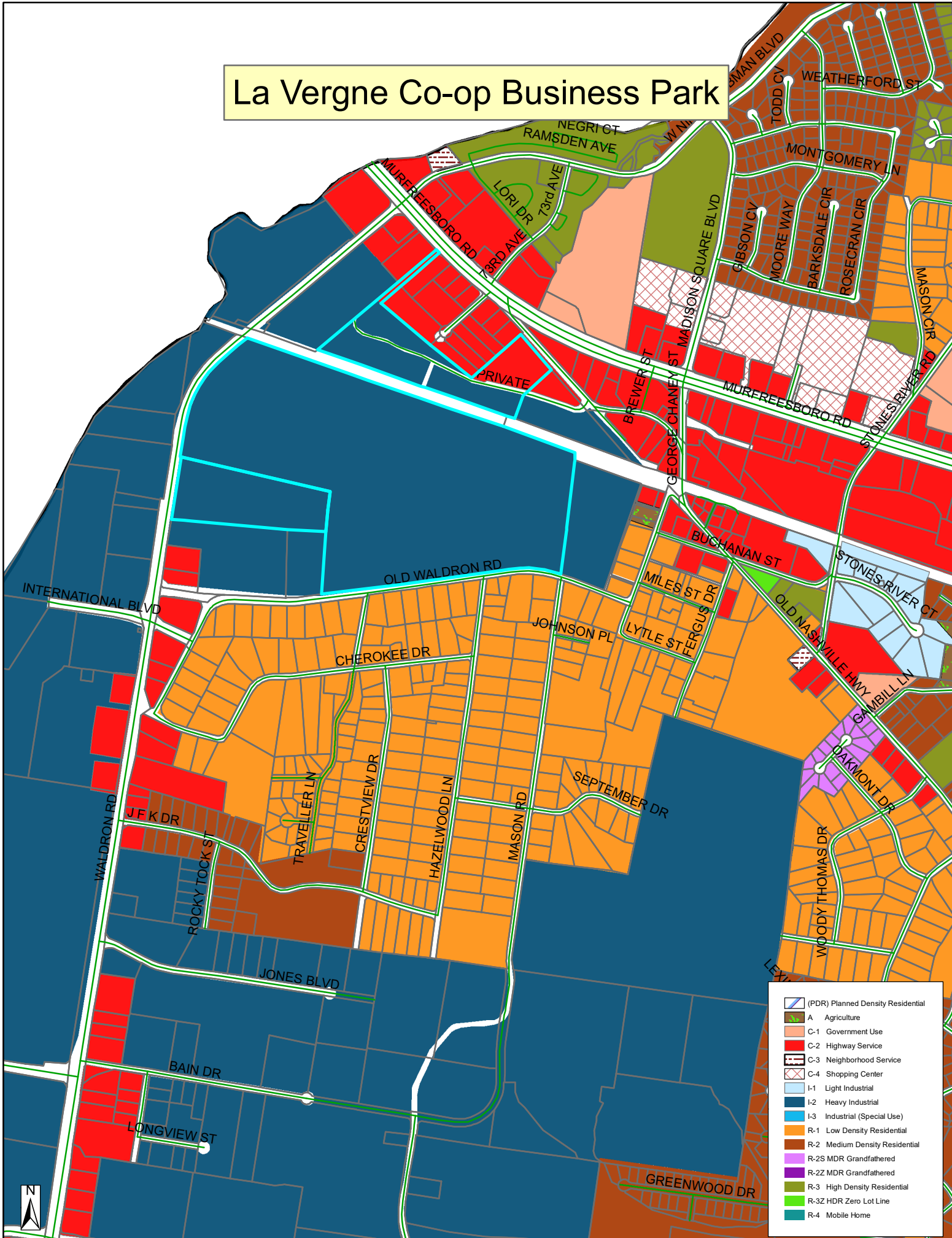
La Vergne Co-op Business Park



La Vergne Co-op Business Park



La Vergne Co-op Business Park



- (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







CONCEPT PLAN SUBMITTAL

200 OLD WALDRON ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 05/30/2023

SITE DATA TABLE		
SITE ADDRESS	200 OLD WALDRON ROAD LA VERGNE, TENNESSEE	
TAX MAP	MAP 015 PARCEL 02400, 02800	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	114.9 AC	114.9 AC
DISTURBED AREA	N/A	114.9 AC
DEDICATED R.O.W. AREA	N/A	TBD
IMPERVIOUS AREA	28.4 AC	66.3 AC
PERVIOUS AREA	86.5 AC	48.6 AC

GENERAL BUILDING DATA & REQUIREMENTS ¹	REQUIRED	PROVIDED
HEIGHT	50 FT (MAX.)	50 FT
STORIES	N/A	1
FLOOR AREA RATIO	N/A	0.21
LOT COVERAGE	50% (MAX.)	21%
YARD / SETBACK REQUIREMENTS	MINIMUM	PROVIDED
FRONT YARD	10 FT	10 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR BUILDING SETBACK	15 FT	15 FT

1. THIS PROJECT ADHERES TO THE REQUIREMENTS SET BY THE CITY OF LA VERGNE ZONING ORDINANCE ADOPTED FEBRUARY 6, 1990, LAST AMENDED JANUARY 3, 2023.

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±74,196 SF	432' x 168'
BUILDING 2	±93,298 SF	486' x 168'
BUILDING 3	±292,072 SF	700' x 356'
BUILDING 4	±120,280 SF	594' x 200'
BUILDING 5	±163,480 SF	810' x 200'
BUILDING 6	±181,440 SF	610' x 222'
BUILDING 7	±155,844 SF	702' x 222'
TOTAL BUILDING AREA	±1,030,580 SF	

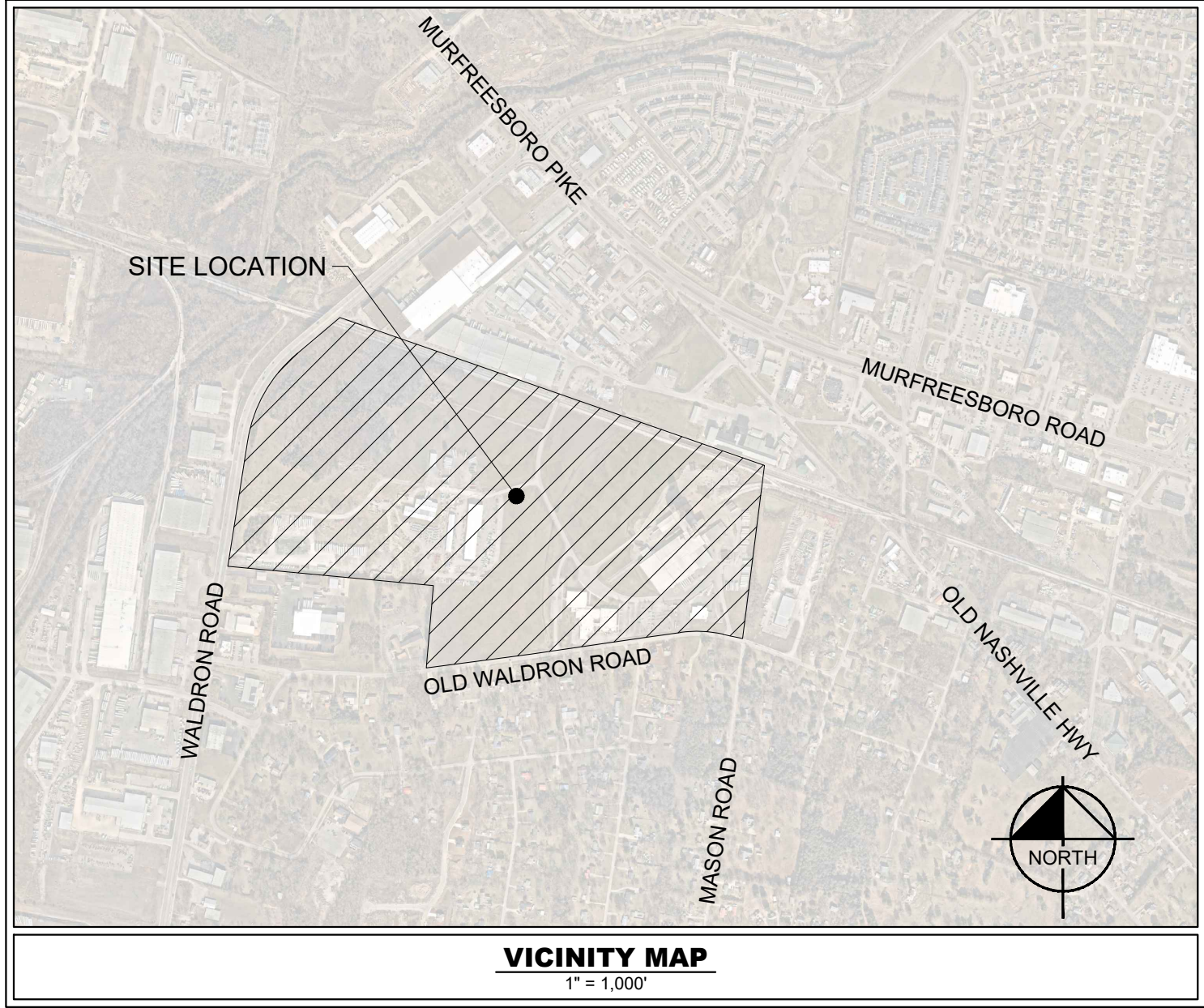
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±490	990
ACCESSIBLE (INCL. VAN ACCESSIBLE)	9 (2 VAN)	20 (4 VAN)
TRUCK PARKS	N/A	±257

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT WILL CONSIST OF A SEVEN-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±115-ACRES ALONG WALDRON ROAD IN LA VERGNE, TENNESSEE. IN TOTAL, THE COMBINED AREA FOR ALL SEVEN BUILDINGS IS ±1,030,580 SQUARE FEET.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	200 OLD WALDRON ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015, PARCELS 02400, 02800
U.S. FEMA FIRM PANEL:	47149C0015J DATED 05/09/2023
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING



**CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE**

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
CONTACT: ROBERT ARTS, PE
PHONE: (615) 564-2701

SURVEY
BARGE DESIGN SOLUTIONS, INC.
211 COMMERCE STREET, SUITE 600
NASHVILLE, TN 37210
CONTACT: JIM OVERFELT
PHONE: (615) 252-4421

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITY OF LA VERGNE CODES
5175 MURFEESBORO RD
LA VERGNE, TN 37086
RANDOLPH SALYERS
PHONE: (615) 213-2624

STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 287-8703

SANITARY SEWER
CITY OF SMYRNA
PUBLIC WORKS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TN 37167
PHONE: (615) 459-9766

ZONING
CITY OF LA VERGNE PLANNING
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
BO LOGAN
PHONE: (615) 862-6608

ELECTRIC
MIDDLE TN ELECTRIC
MEMBERSHIP CORPORATION
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
JOSH HOWLAND
PHONE: (615) 453-3074

NATURAL GAS
SMYRNA GAS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TN 37167
PHONE: (615) 355-5740

WATER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
PHONE: (615) 793-9891

FIRE
CITY OF LA VERGNE FIRE MARSHAL
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
CURTIS BRINKLEY
PHONE: (615) 287-5832

TELEPHONE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

CABLE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

SHEET INDEX	
SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C0-20	SITE PHASING PLAN
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C6-00	UTILITY PLAN - OVERALL
L1-00	LANDSCAPE PLAN

OWNER / DEVELOPER



P A N A T T O N I®

PANATTONI DEVELOPMENT COMPANY
ONE MUSIC CIRCLE SOUTH, SUITE 110
NASHVILLE, TENNESSEE 37203
PHONE: (303) 408-7817
CONTACT: JEFF KONIECZNY

PLANS PREPARED BY

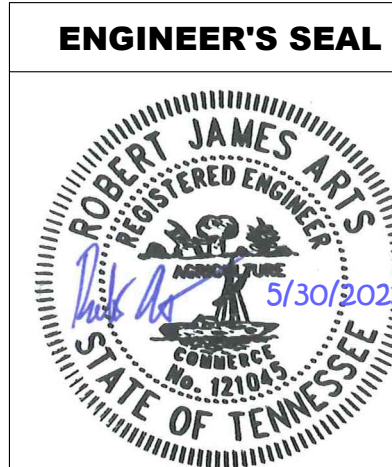
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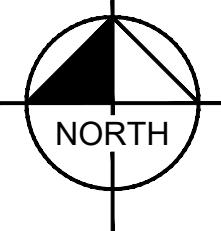
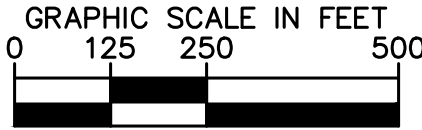
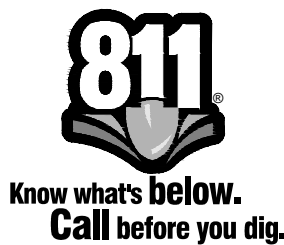
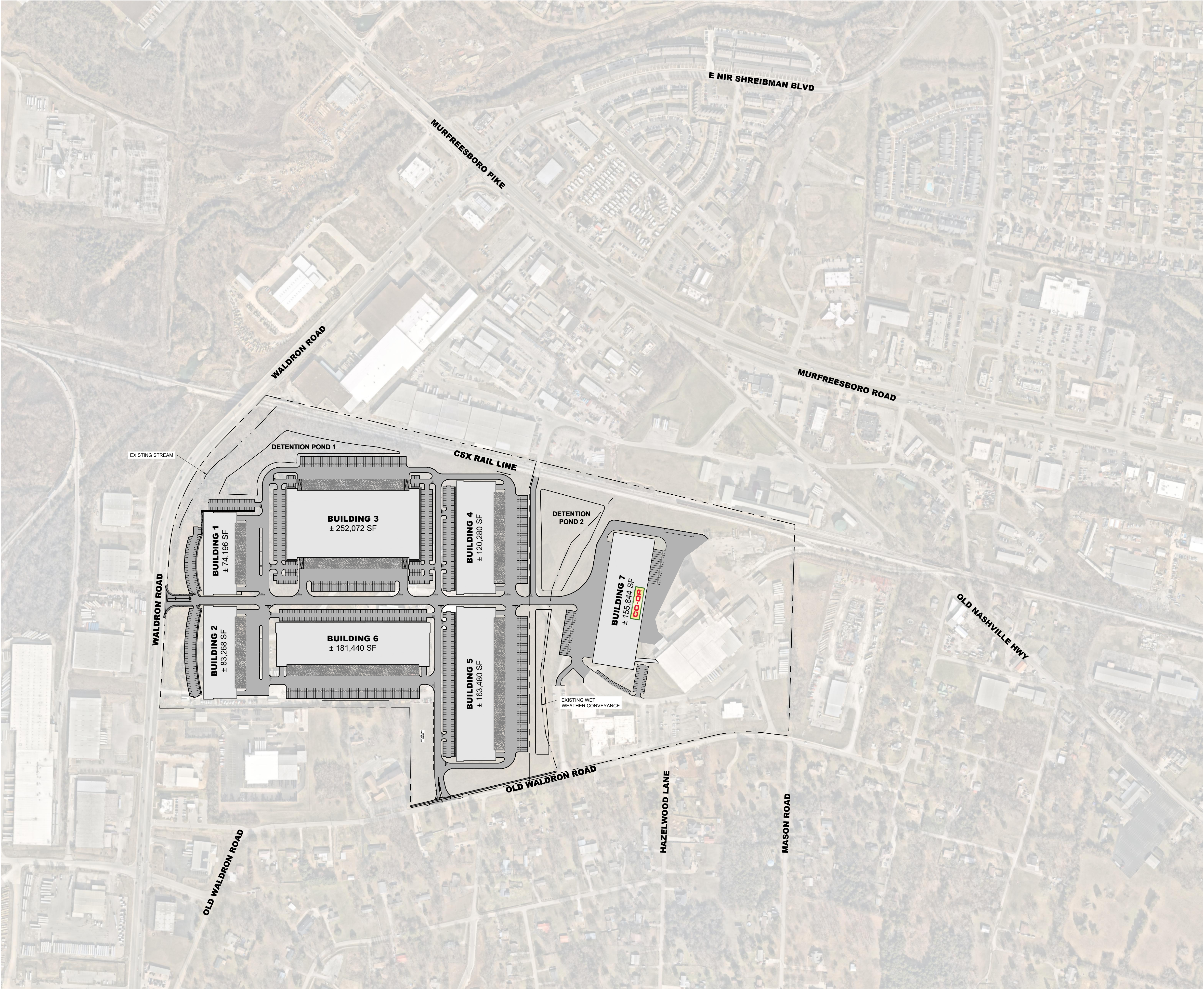
PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118163044	C0-00	9



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REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:	GTF		
DRAWN BY:	GTF		
CHECKED BY:	RJA		
DATE:	05/30/2023		
KIMLEY-HORN PROJECT NO. 118163044			

SITE VICINITY MAP

SHEET NUMBER

C0-10



PANATTONI®

CO-OP BUSINESS PARK
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

Kimley»Horn

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PHASE ONE
14.22 ACRES

BUILDING 1
± 252,072 SF

PHASE TWO
7.11 ACRES

BUILDING 2
± 163,480 SF

PHASE THREE
16.97 ACRES

BUILDING 3
± 252,072 SF

PHASE FOUR
14.56 ACRES

BUILDING 4
± 280,000 SF

PHASE FIVE
11.39 ACRES

BUILDING 5
± 163,480 SF

PHASE SIX
15.14 ACRES

BUILDING 6
± 163,480 SF

PHASE SEVEN
35.51 ACRES

BUILDING 7
± 155,844 SF
GO-OP

WALDRON ROAD

MURFREESBORO ROAD

CSX RAIL LINE

EXISTING STREAM

OLD WALDRON ROAD

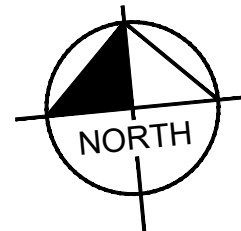
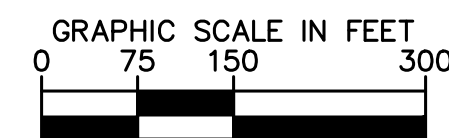
HAZELWOOD LANE

MASON ROAD

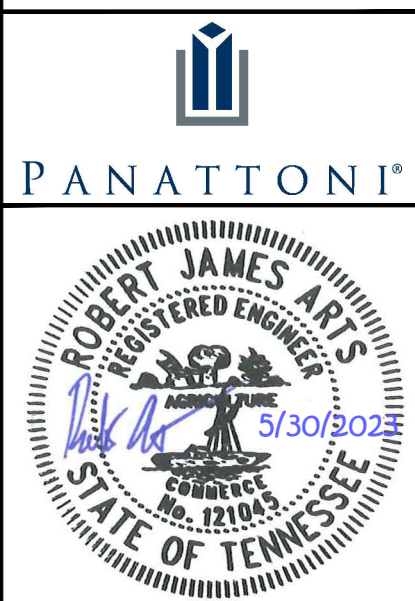
EXISTING WET WEATHER CONVEYANCE



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CO-OP BUSINESS PARK
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE



REVISIONS		DATE	BY
No.	1		
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DRAWN BY:		GTF	
CHECKED BY:		RJA	
DATE:		05/30/2023	
KIMLEY-HORN PROJECT NO. 138167044			

SITE PHASING PLAN

SHEET NUMBER

C0-20

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EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SURVEY DISCLAIMER

EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED JANUARY 18, 2023. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

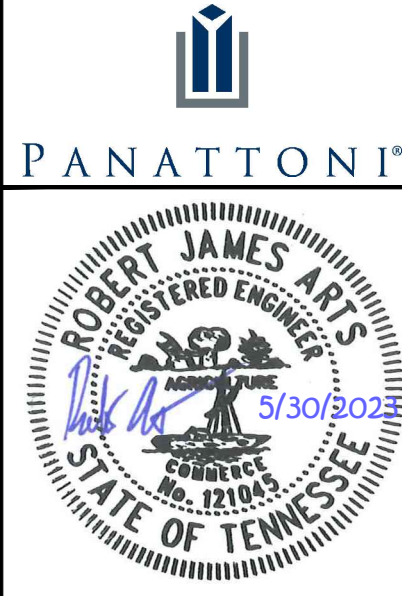
SLOPE LEGEND

12-20% SLOPE
>20% SLOPE

Kimley»Horn

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CO-OP BUSINESS PARK
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

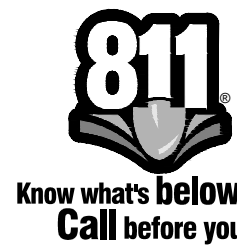


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DRAWN BY:			
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DATE:		05/30/2023	
KIMLEY-HORN PROJECT NO.			
118163044			

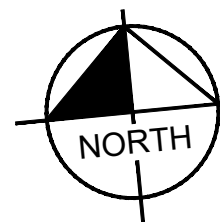
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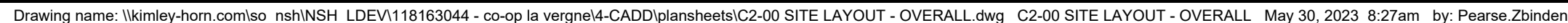
C1-00



GRAPHIC SCALE IN FEET
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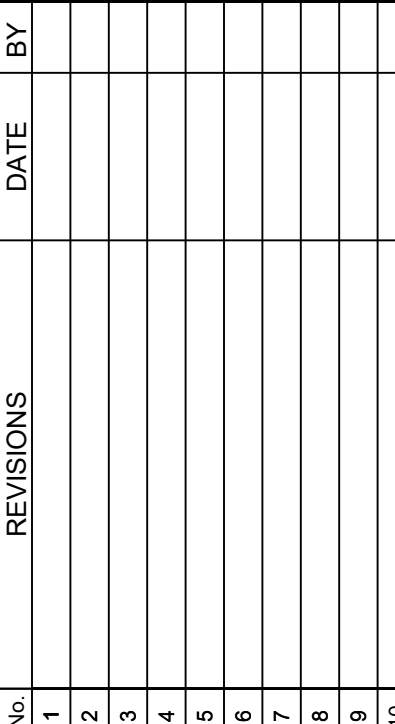


Drawing name: \\kimley-horn.com\so nsh\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL May 30, 2023 8:27am by: Pearse.Zbinden



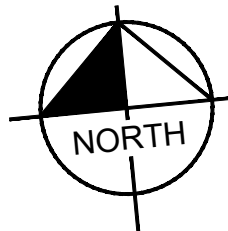
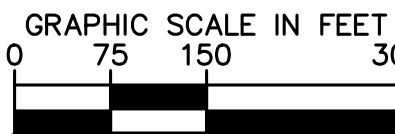
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SAY ALL CURBS SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS AND ALL CURBS, ISLANDS, BUILDING, ROAD, ETC. EVENLY MATCHED BETWEEN ELEMENTS.
6. PROVIDE ELEVATION DATA TO PROVIDE ELEVATION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
7. CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. ANY DAMAGED SECTIONS OF EXISTING INFRASTRUCTURE TO BE REBUILT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO UTILITIES, TRUCKS, STORAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PROVIDED AS ALTA SURVEY SHEET.
11. ALL EXISTING UTILITY CONNECTIONS SHALL BE FIELD VERIFIED AND SUBJECT TO CHANGE PER UTILITY DISTRIC REQUEST.
12. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO FIND AND AVOID DISTURBING SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWINGS. VERIFY LOCATION AND CONSIDER SUCH WHEN ESTIMATING.
13. CONTRACTOR SHALL MARK ALL PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS AT DRIVEWAY ENTRANCE WITHIN 10' OF THE INTERSECTING ROADWAY SHALL BE THERMOPLASTIC.
14. ALL TRAFFIC CONTROL, SIGNS AND PAVEMENT MARKING WILL BE IN ACCORDANCE WITH ALL STATE AND FEDERAL STANDARDS.
15. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
<http://www.fairhousing.org/>
<http://www.advisa.gov/>
U.S. Justice Dept.
http://www.justice.gov/crt/housing/fairhousing/about_fairhousing
16. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
17. ALL EXISTING ISLANDS SHALL BE MOUNDED WITH TOPSOIL ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
18. NO PEDESTRIAN PATHWAY SHALL EXCEED 2.0% CROSS SLOPE OR 0.5% LONGITUDINAL SLOPE.
19. ALL PAVING SPACES SHALL EXCEED 2.0% CROSS SLOPE IN ANY DIRECTION.
20. ALL ADA ACCESSIBLE ROUTES INCLUDING CROSS WALKS, CROSSING GUARDS, AND PAVING SPACES MUST MEET ADA SLOPE REQUIREMENTS.
21. THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ETC.) WITHIN SIDEWALK.
22. CONTRACTOR TO PLACE ASPHALT COURSE ONLY AFTER ALL CONSTRUCTION IS COMPLETED AND ALL OTHER CONSTRUCTION TRAFFIC IS ANTICIPATED.

CO-OP BUSINESS PARK
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

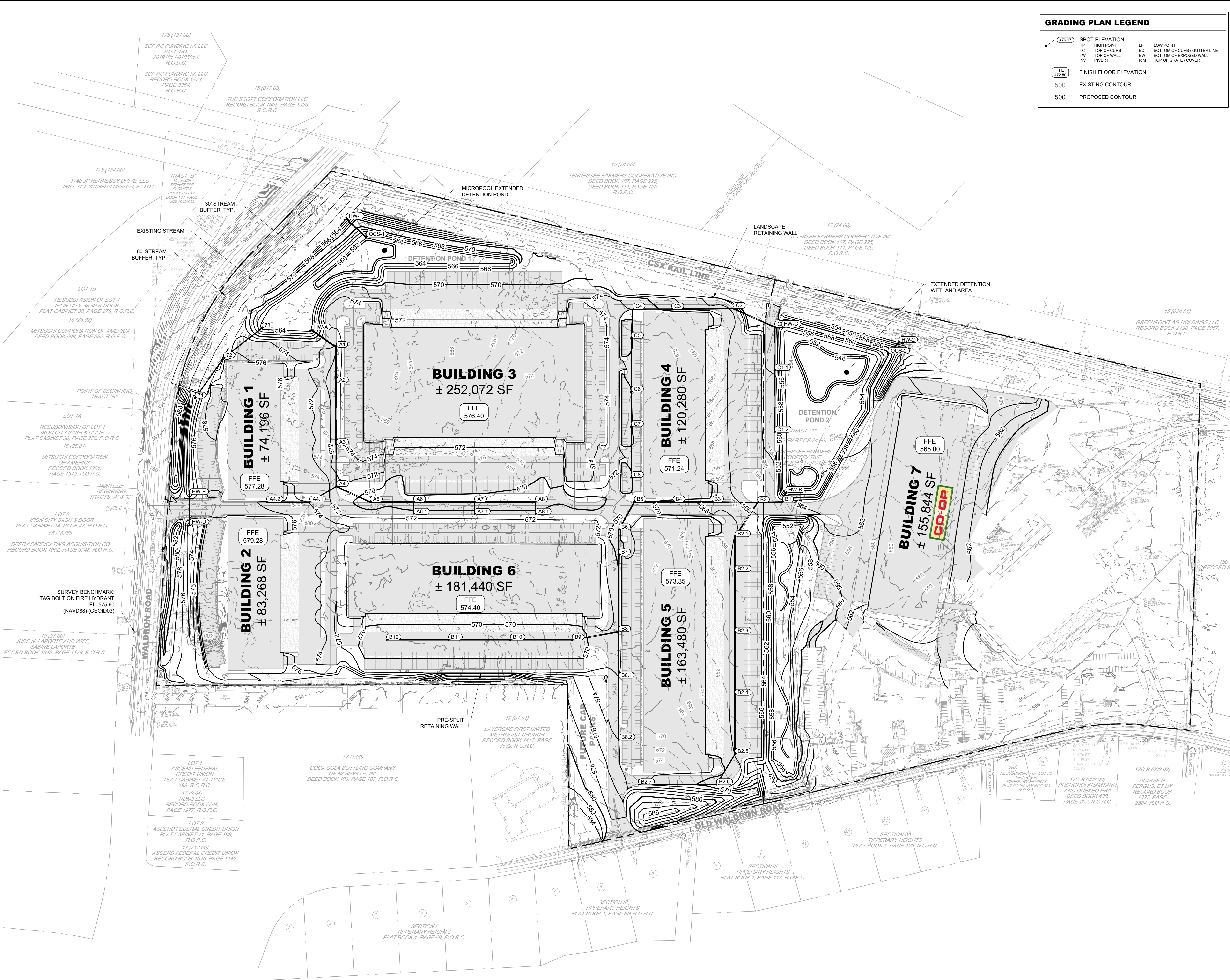


SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00



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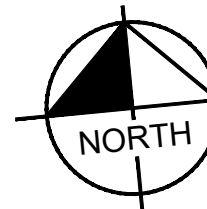


- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-752-4007.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.



Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 75 150 300



Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
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CO-OP BUSINESS PARK

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

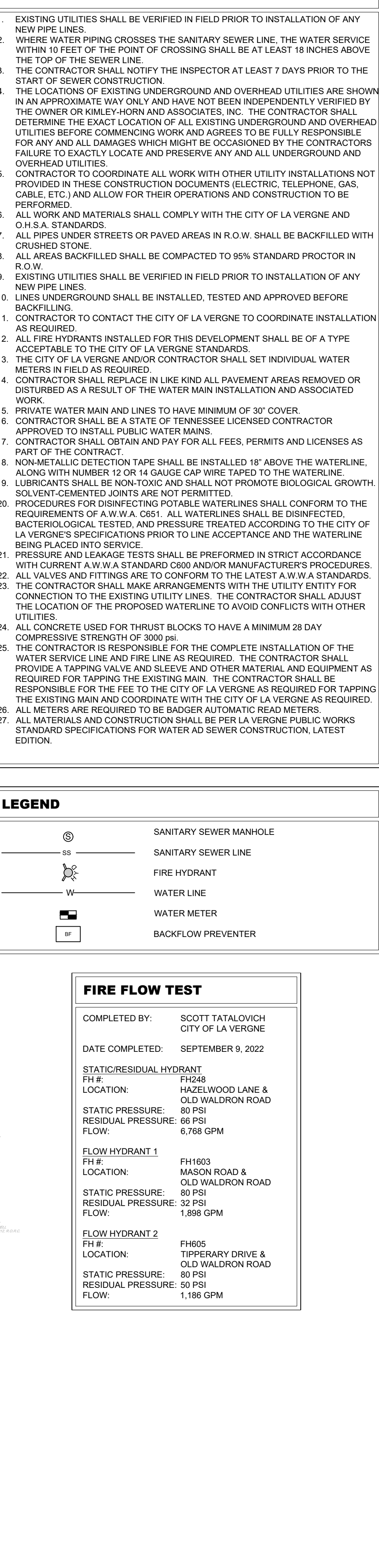


PANATTONI®



No.	DATE	BY	REVISIONS									
			1	2	3	4	5	6	7	8	9	10
DESIGNED BY: _____												
DRAWN BY: _____												
CHECKED BY: _____												
DATE: 05/30/2023												
KIMLEY-HORN PROJECT NO. 118163044												
GRADING AND DRAINAGE PLAN - OVERALL												
SHEET NUMBER												
C4-00												

Drawing name: \\kimley-horn.com\so nsh\NSH LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C6-00 UTILITY PLAN - OVERALL.dwg C6-00 UTILITY PLAN - OVERALL May 30, 2023 8:28am by: Pearse.Zbinder

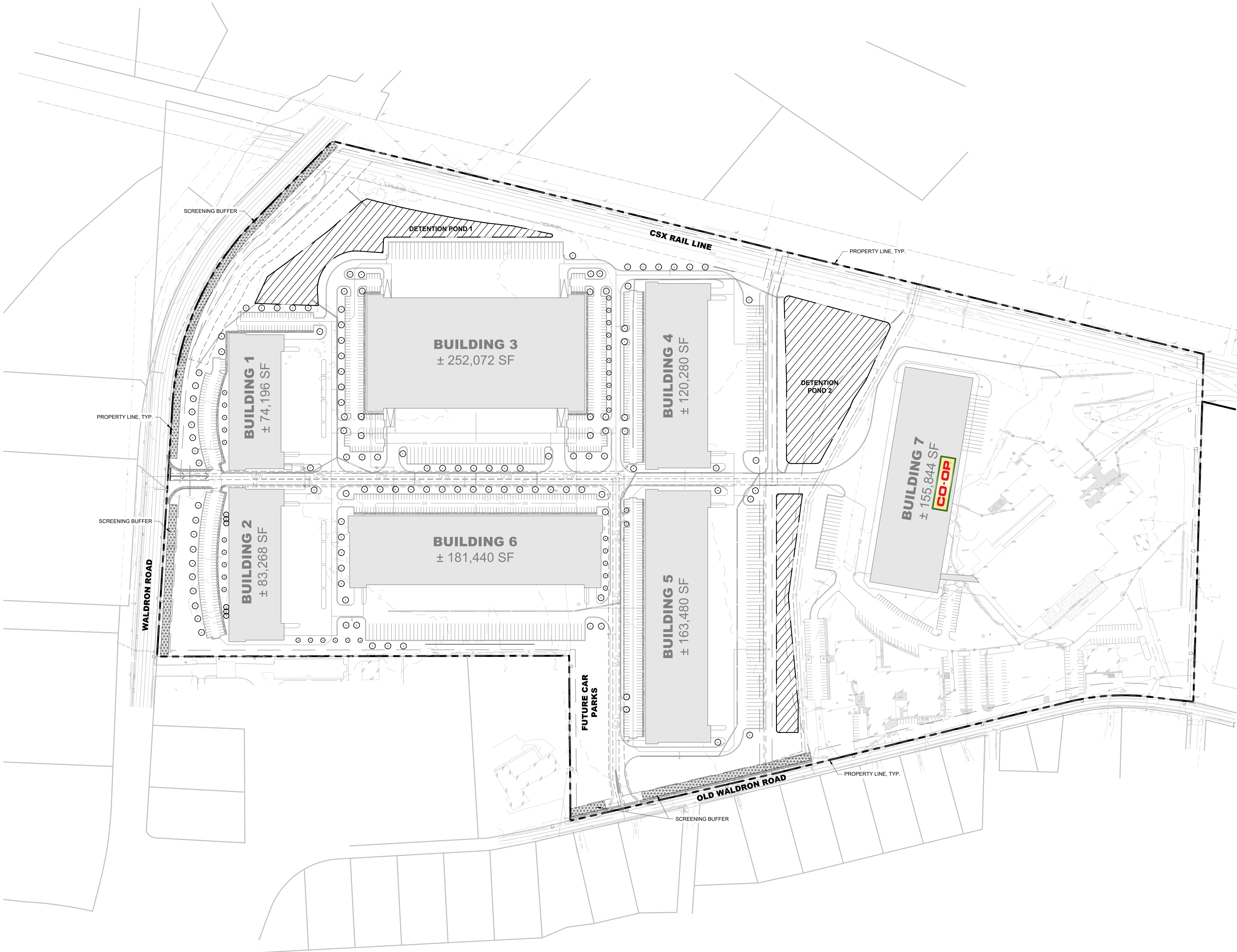


UTILITY PLAN -
OVERALL

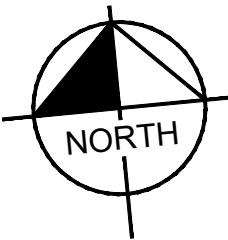
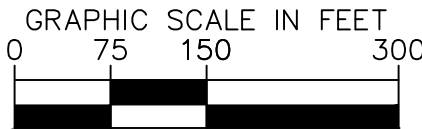
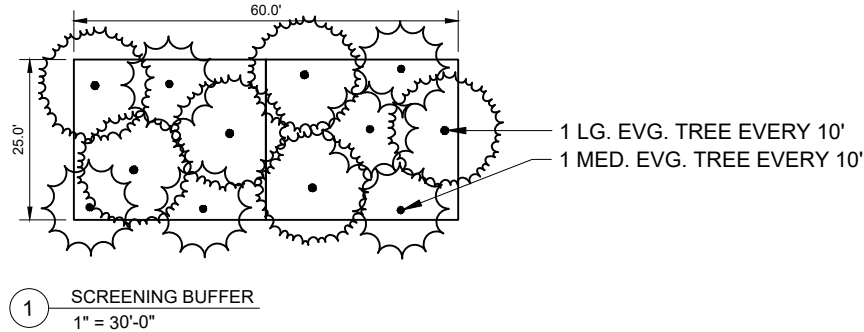
SHEET NUMBER

C6-00

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LANDSCAPE DATA TABLE	
PROJECT NAME:	210 CUMBERLAND BEND
PROPERTY ADDRESS:	210 CUMBERLAND BEND
MAP AND PARCEL ID:	NASHVILLE, TENNESSEE 37228 MAP 071-13 PARCEL 010-00
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA (AC):	5.04 AC
BUILDING AREA (SF):	1,030,580 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD
LANDSCAPE REQUIREMENTS	
REQUIRED BUFFERS: LANDSCAPE BUFFERS ARE NOT REQUIRED.	
REQUIRED SITE PLANTINGS: PLANTINGS REQUIRED FOR NON-RESIDENTIAL PER ACRE: 3 CANOPY TREES 3 UNDERSTORY TREES 15 SHRUBS	
BIORETENTION REQUIREMENTS	
1	BIORETENTION AREA: BIORETENTION SIZE: 86,054.9 SF TREES REQUIRED (1 TREE PER 400 SF): 215.1 TREES PROVIDED: 216
	BIORETENTION AREA: BIORETENTION SIZE: 164,040 SF TREES REQUIRED (1 TREE PER 400 SF): 410.1 TREES PROVIDED: 411
	ALL BIORETENTION AREAS ARE TO MEET METRO NASHVILLE MINIMUM STANDARDS (PER GIP-01) FOR TREES, SHRUBS AND GROUNDCOVER. SHRUBS AND GROUNDCOVER TO BE DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.
LANDSCAPE LEGEND	
SCREENING BUFFER	



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CO-OP BUSINESS PARK

PANATTONI DEVELOPMENT COMPANY

LA VERGNE, TENNESSEE

CHRISTOPHER JON JENSEN
LANDSCAPE ARCHITECT
8/25/2023

BY:	
DATE:	
REVISIONS:	
No:	1 2 3 4 5 6 7 8 9 10
DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	JLR
DATE:	05/30/2023
KIMLEY-HORN PROJECT NO. 118163044	
LANDSCAPE PLAN - OVERALL	
SHEET NUMBER L1-00	



Item #: 11.

Item Title: Site Plan - Skyworks - New Building Totaling 24,867 Square Feet on 3.98 Acres. Requested by Huddleston-Steele, Inc. Property located at 151 Bain Drive (Tax Map 17, Parcel 7.05). I-2 (Heavy Industrial) Zoning District. Property owned by J. Reinhart Holdings, LLC.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Jake Blair, Planning Tech
Curtis Brinkley, Fire Marshal
Gary Lide, City Engineer

Summary: On behalf of their client, Huddleston-Steele is requesting site plan approval for a proposed building on Bain Drive. There are two one-story buildings indicated on the plan. One building will be demolished. The total lot size is 3.98 acres.

The added space is slated to become office area for the business as well as warehouse space and would total 24,867 sq. feet. The space in the rear (to the northeast) and along the road is existing concrete and paving that is proposed to be removed.

A total of 24 parking spaces are being provided where 19 are required. That includes 1 ADA parking space. There is a 70 -foot wide ingress/egress shown on the site plan.

This parcel is not contained within the Murfreesboro Road/Waldron Overlay Streetscape District.

Staff Recommendation: Due to pending TDOT project, staff recommends that in-lieu of sidewalk payment be accepted. Workshop discussion of signage and layout of entry drive is recommended.

Staff Comments / Technical Items:

Planning

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

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

1. Sidewalk is required along all road frontage;
2. Landscape Plan is missing;
3. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
4. Add detail and note on all sheets to indicate installation of a 5' sidewalk along frontage;
5. Sign plan is required if new signs are proposed.
6. Provide dumpster enclosure details if using dumpster.

Engineering

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

1. (Sheet C1.0) Provide signage plan to show how entry drive will be organized to avoid confusion of incoming and outgoing drivers.
2. (General) Provide narrative for additional traffic generated by the new construction on the site to justify the lack of a traffic study.
3. (Sheet C1.0) Show or provide architectural plans that show dimensions and separations of overhead door entries into west side of existing building;

Utilities

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

Submit water and sewer availability request at Public Works or email Scott Tatalovich (Utility Engineer) at statalovich@lavergneth.gov.

Label existing sewer to existing building to be removed as 6" private.

Plans to reconstruct Bain Dr are being finalized. Water, sewer, and storm drain will change. Utility Engineer can provide proposed improvements, please request them.

Codes

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

No comments received

Fire

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

No comments received

Police

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

No comments received

***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.

151 Bain Dr

BAIN DR





151 Bain Dr

ROCKY TOCK ST

JEK DR

HAZELWOOD LN

JONES BLVD

CHEERFUL PL

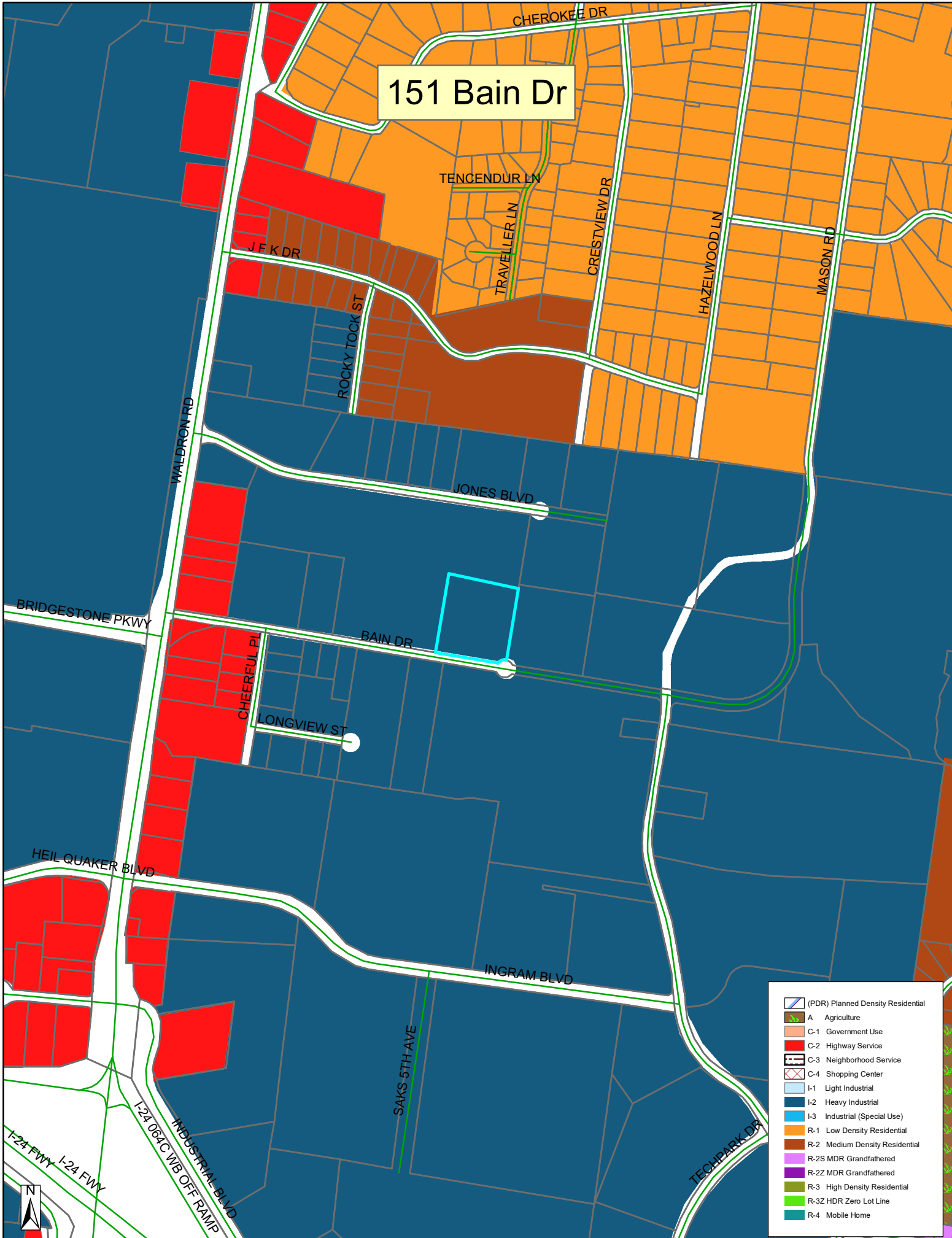
LONGVIEW ST

BAIN DR

MASON RD

INGRAM BLVD





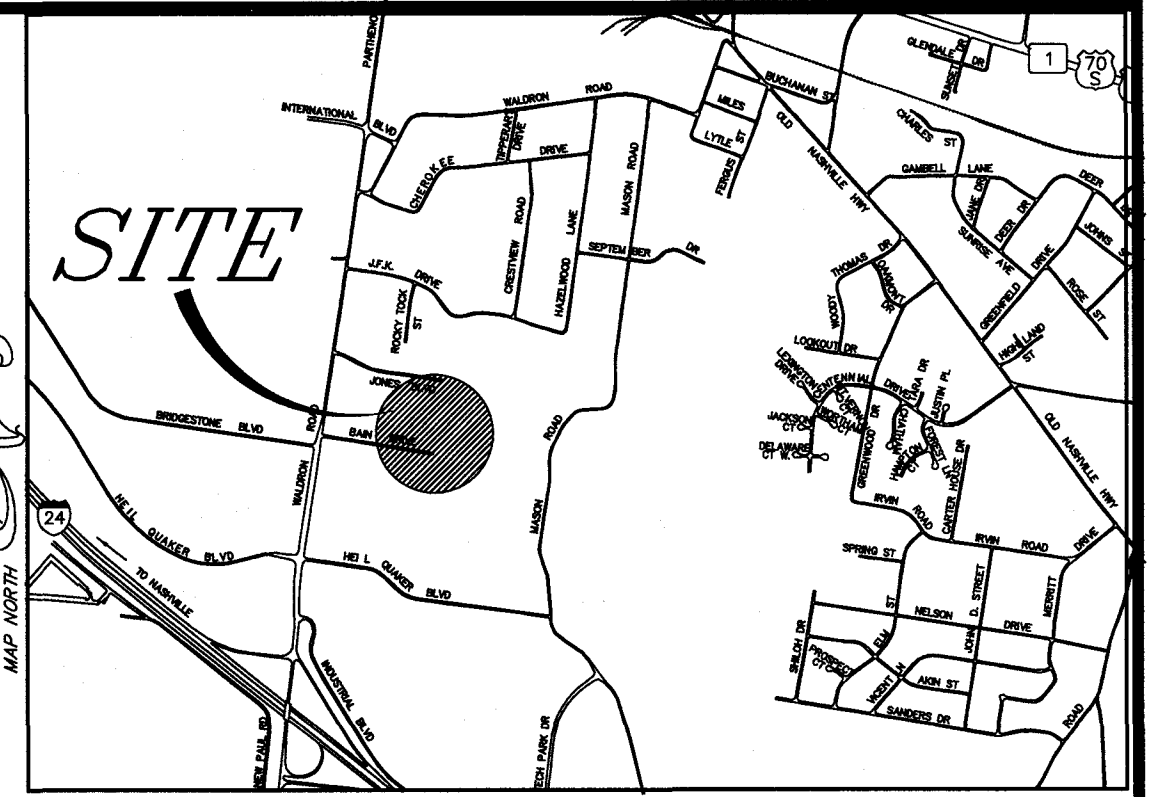




Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- Proposed Underground Electric
- Proposed Storm Drain Line
- Proposed Fire Line



LOCATION MAP
N.T.S.

PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior to their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Per the Town of LaVergne, Bain Drive is to be improved by TDOT under their industrial access road program. Coordination with TDOT regarding proposed improvements under that project will be required.
- Per the Town of LaVergne, the 20 foot pre-split wall will require a wall permit from the Codes Department. A stamped letter from a geotechnical engineer confirming the structural stability of the wall will be required. Contact Codes Department officials for details.

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2

Knestrick Properties Holdings, LLC
Record Book 1680, Page 1385
Zoned: I-2

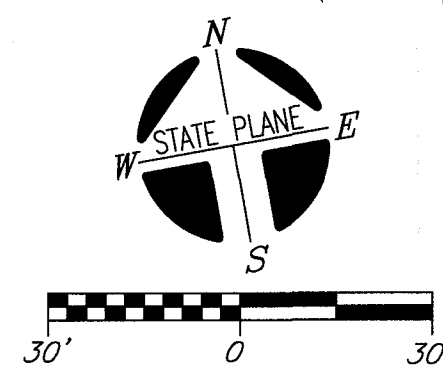
CRG
Gladeville
Rock Outcrop 96.8%
("D" Soil)

TRC
Talbott-Barfield
Rock Outcrop 3.2%
("C" Soil)

SHEET NO. DESCRIPTION

SHEET NO.	DESCRIPTION
C0.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	LANDSCAPE PLAN
C4.0	EPSC-INITIAL MEASURES
C4.1	EPSC-INTERMEDIATE MEASURES
C4.2	EPSC-FINAL MEASURES
C5.0	DETAILS
C5.1	FIRE TRUCK AUTO-TURN

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review

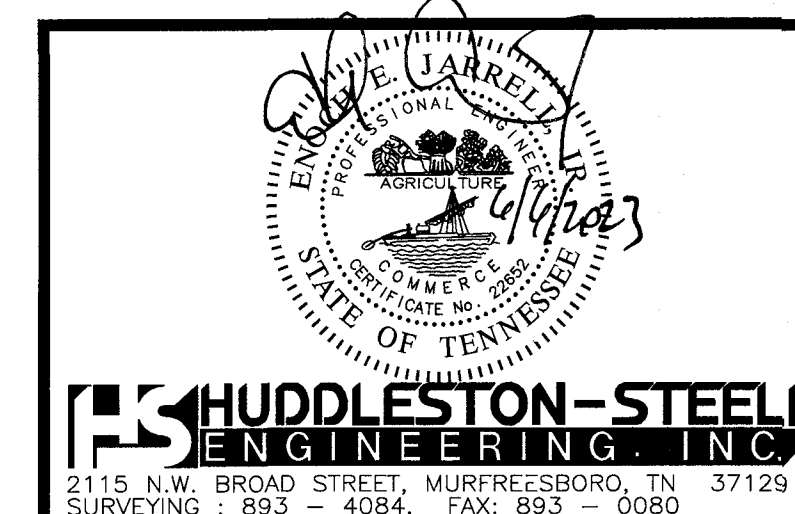


- LEGEND FOR MONUMENTS
- IRON PIN SET
 - (1/2" rebar with HSENGR cap)
 - IRON PIN FND
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND
 - CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37806

Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP PANEL NO. 47149C0015H,
ZONE: X, DATED 01-05-2007.

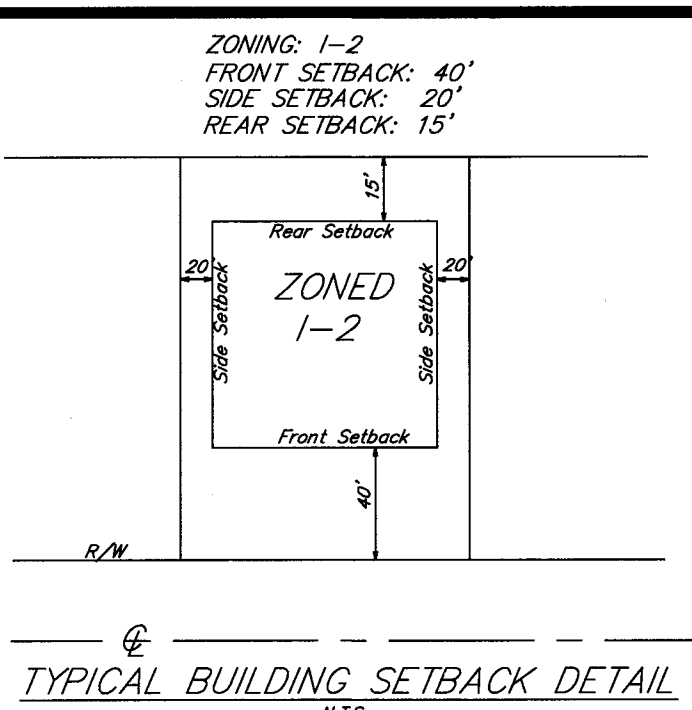
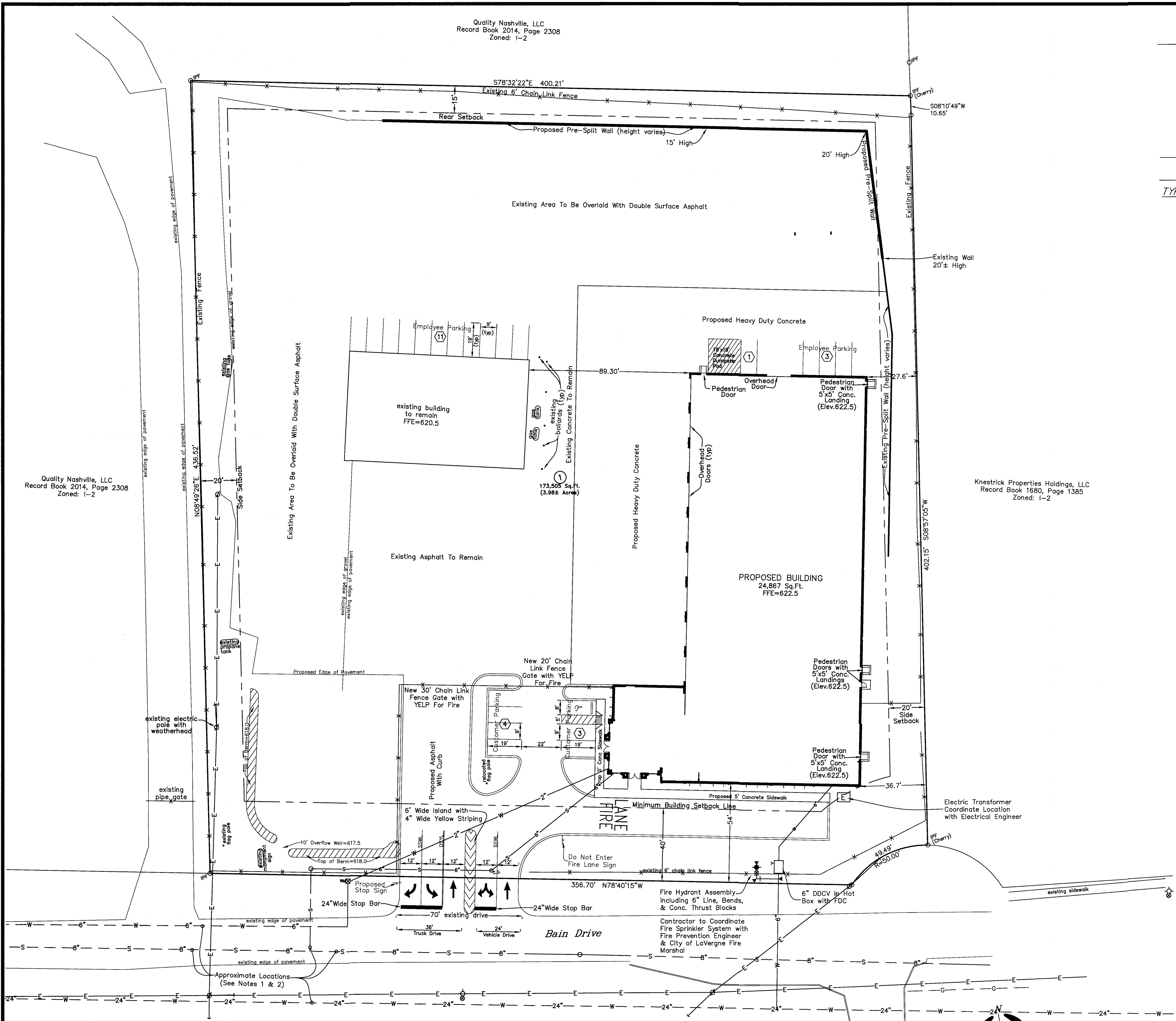


Existing Conditions
& Demolition Plan

SKYWORKS

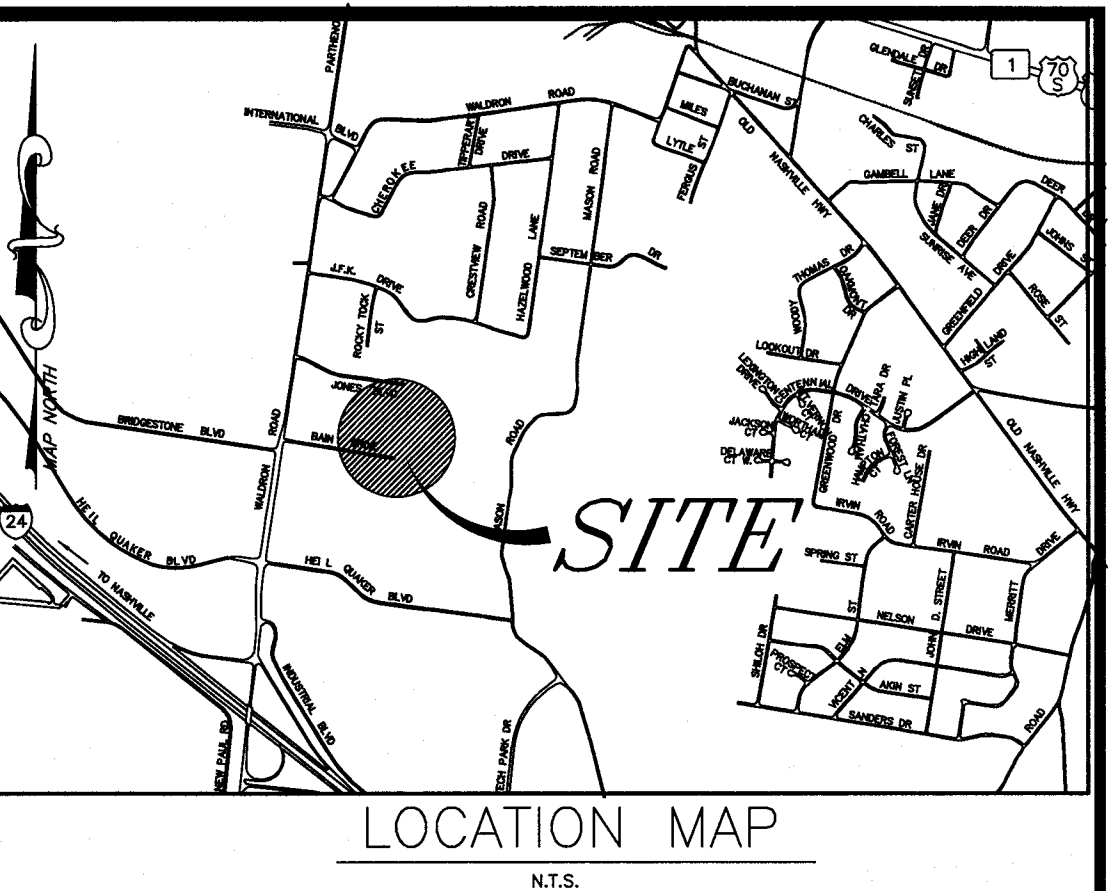
151 Bain Drive, LaVergne, TN 37806
3rd Civil District of Rutherford County, Tennessee

Date: May, 2023 Scale: 1"=30' Sheet C0.0



LEGEND

⊕	Power Pole
⊕	Existing Fire Hydrant
⊕	Proposed Fire Hydrant
⊕	Reducer
⊕	Proposed Gate Valve & Box
⊕	Concrete Thrust Block
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—W—	Proposed Water Line
—S—	Existing Sanitary Sewer Line
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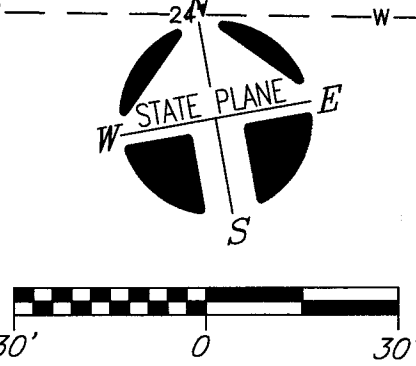


SITE DATA CHART

LOT SIZE (S.F.):	173,505
FLOOR AREA RATIO:	0.14
SQUARE FOOTAGE OF PROPOSED BUILDING:	24,867
SQUARE FOOTAGE FOR USE:	OFFICE (S.F.) 5,467
	WAREHOUSE (S.F.) 19,400
PROPOSED USE:	OFFICE / WAREHOUSE
PARKING REQUIRED:	1 SPACE PER 400 S.F. OF OFFICE AND/OR SALES FLOOR AREA, PLUS 1 SPACE FOR EVERY 4000 S.F. OF GROSS FLOOR AREA
	= 5,467/400 = 13.67 = 14
	= 19,400/4,000 = 4.85 = 5
PARKING PROVIDED:	21+1 HC
IMPERVIOUS AREA (S.F.) INCLUDING BUILDING	132,234
IMPERVIOUS %	76.21%
OPEN SPACE PROVIDED (S.F.):	41,271
CANOPY TREES REQUIRED (3 PER ACRE):	12
CANOPY TREES PROVIDED:	12
UNDERSTORY TREES REQUIRED (3 PER ACRE):	12
UNDERSTORY TREES PROVIDED:	12
SHRUBS REQUIRED (15 PER ACRE):	60
SHRUBS PROVIDED:	60

- PLAN NOTES**
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- LEGEND FOR MONUMENTS**
- ⊕ IRON PIN SET
 - ⊕ IRON PIN SET WITH HSENGR cap
 - ⊕ IRON PIN FND.
 - ⊕ RAILROAD SPIKE
 - ⊕ SURVEY POINT
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Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

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Site & Utility Plan

SKYWORKS

151 Bain Drive, LaVergne, TN 37806

3rd Civil District of Rutherford County, Tennessee

Date: May, 2023 Scale: 1"=30' Sheet C1.0

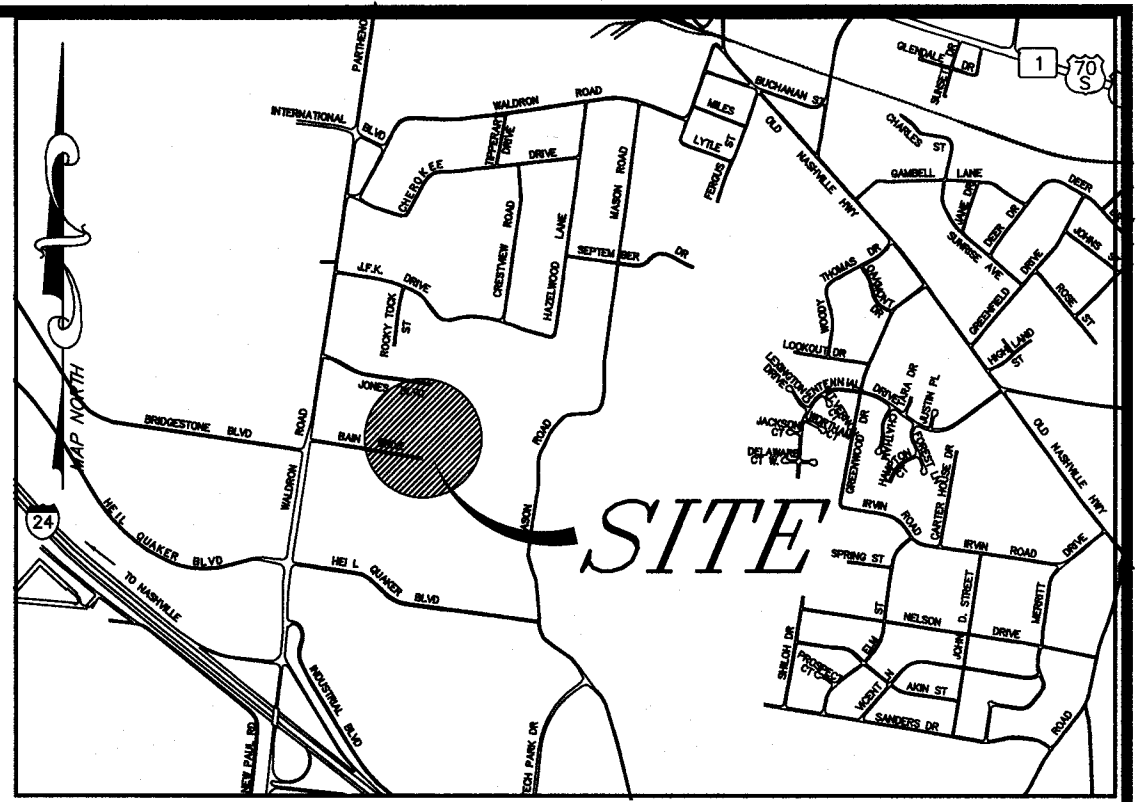
Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2

ZONING: I-2
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 15'

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- Proposed Storm Drain Line
- Proposed Fire Line

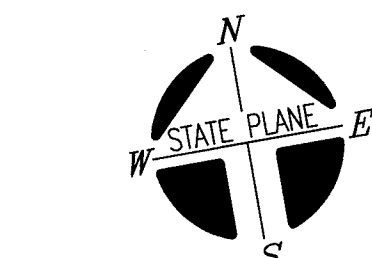
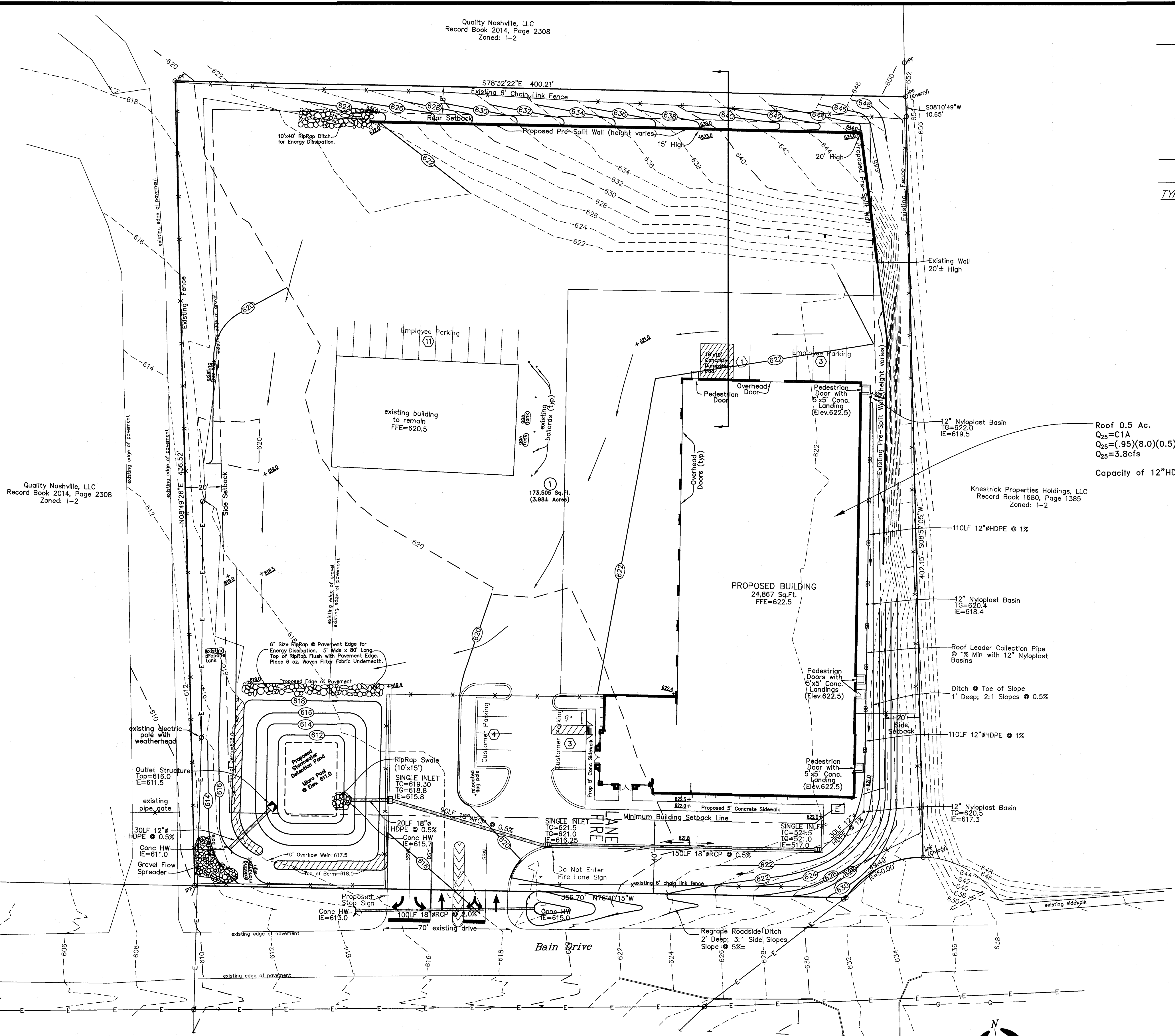
TYPICAL BUILDING SETBACK DETAIL
N.T.S.



PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Per the City of LaVergne, Bain Drive is to be improved by TDOT under their industrial access road program. Coordination with TDOT regarding proposed improvements under that project will be required.
- Per the City of LaVergne, the 20 foot pre-split wall will require a wall permit from the Codes Department. A stamped letter from a geotechnical engineer confirming the structural stability of the wall will be required. Contact Codes Department officials for details.

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2



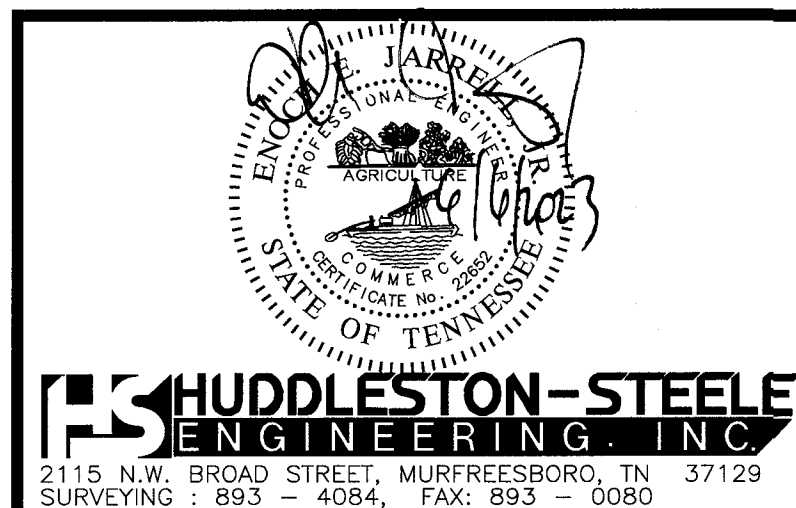
30' 0 30'

- LEGEND FOR MONUMENTS
- IRON PIN SET
 - (1/2" rebar with HSENGR cap)
 - IRON PIN FND
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - CONC. MARKER FND
 - CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37066

Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

THIS TRACT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015H, ZONE: X, DATED 01-05-2007.



Grading & Drainage Plan

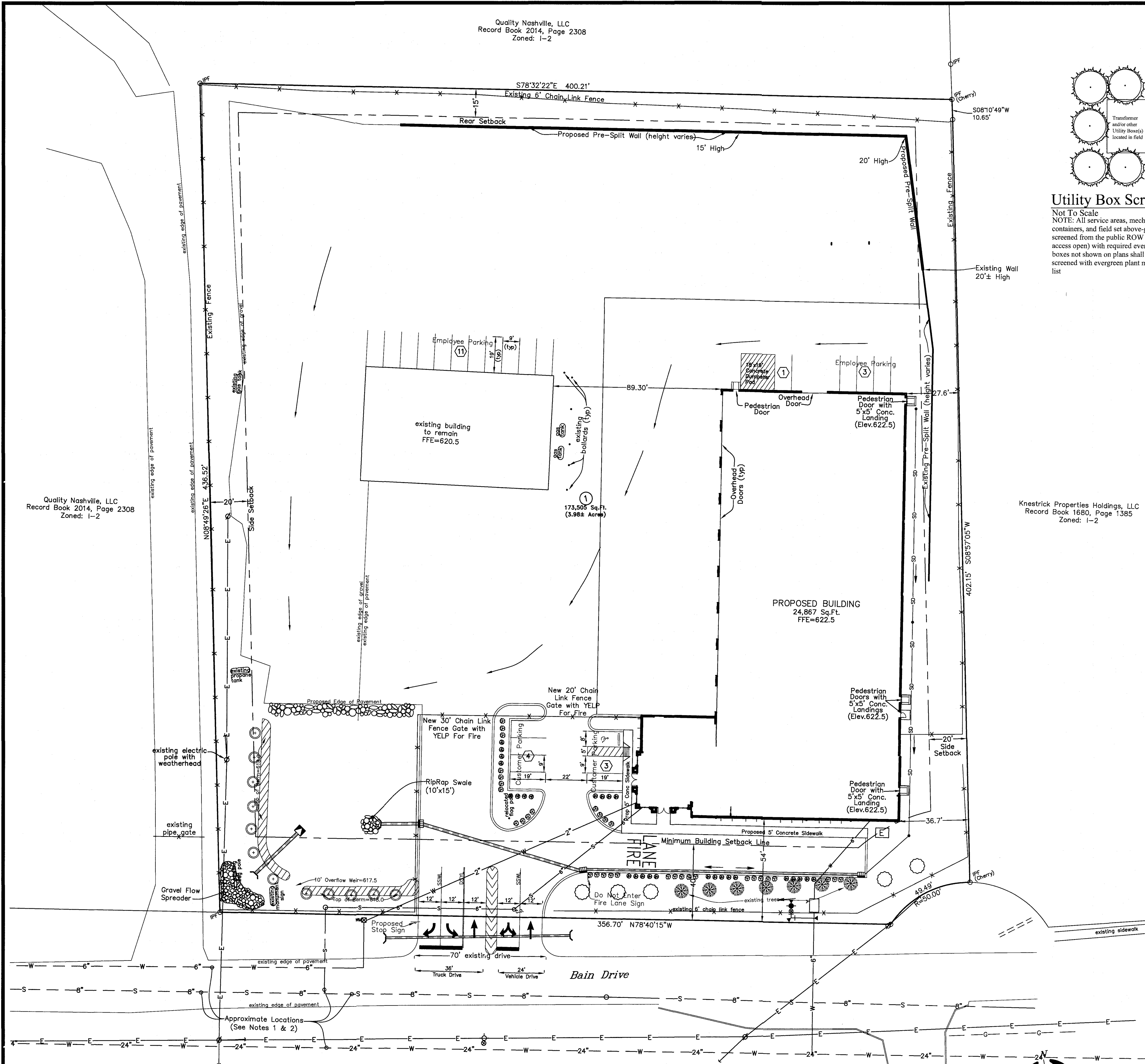
SKYWORKS

151 Bain Drive, LaVergne, TN 37066

3rd Civil District of Rutherford County, Tennessee

Date: May, 2023 Scale: 1"=30' Sheet C2.0

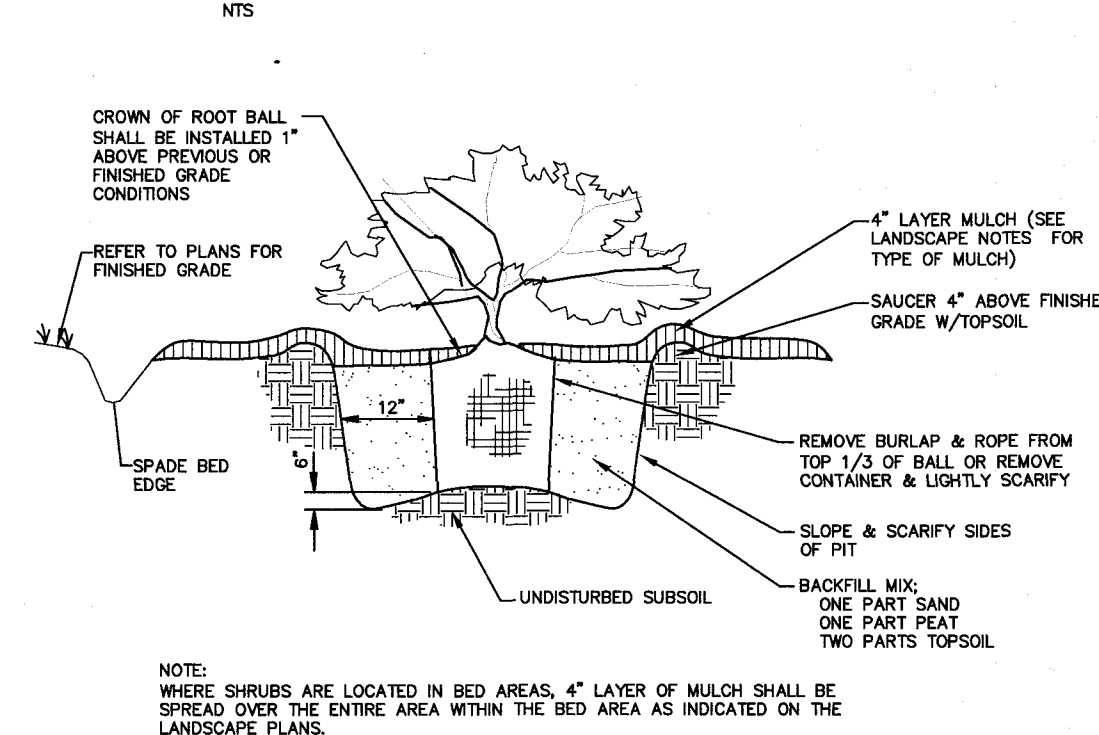
Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2



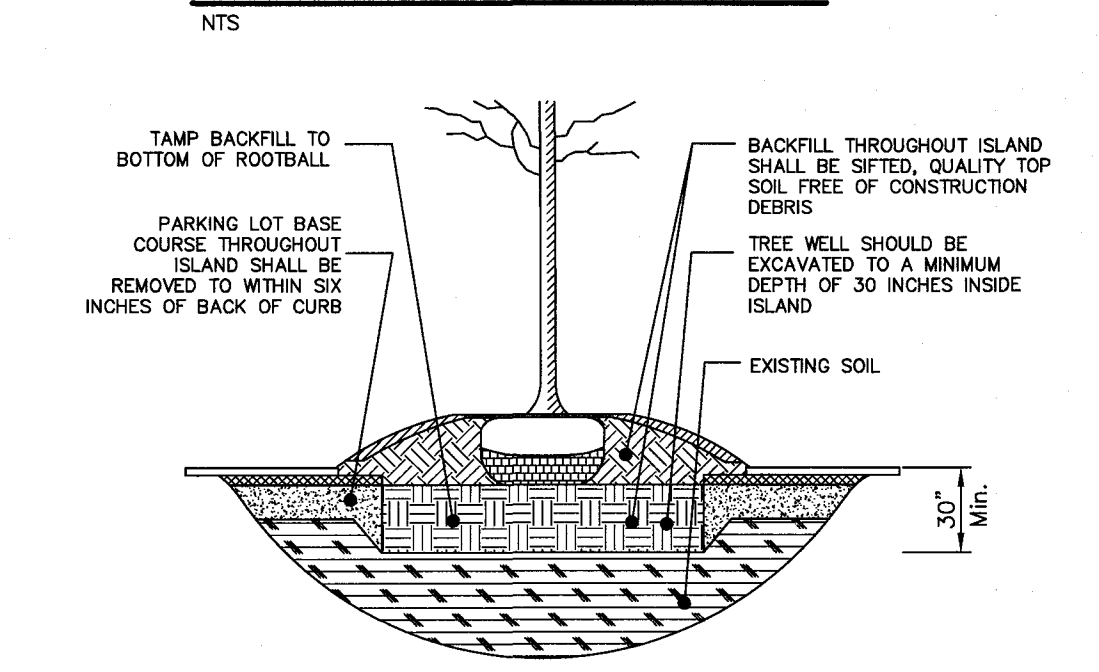
Utility Box Screening

NOTE: All service areas, mechanical equipment, trash containers, and field set above-ground utility boxes must be screened from the public ROW on three sides (leaving door access open) with required evergreen plant material. Utility boxes not shown on plans shall be identified in the field and screened with evergreen plant material as noted on the plant list.

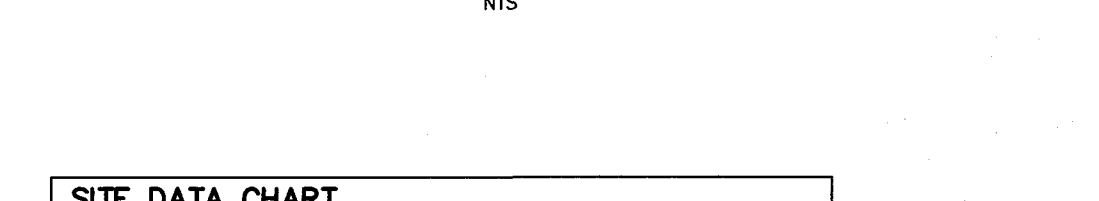
TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



LANDSCAPE ISLAND OR MEDIAN DETAIL

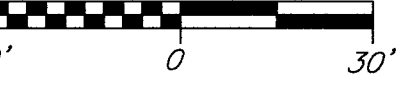


SITE DATA CHART	
LOT SIZE (S.F.):	173,505
FLOOR AREA RATIO:	0.14
SQUARE FOOTAGE OF PROPOSED BUILDING:	24,867
SQUARE FOOTAGE FOR USE:	5,467
WAREHOUSE (S.F.):	19,400
PROPOSED USE: OFFICE / WAREHOUSE	
PARKING REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND/OR SALES FLOOR AREA, PLUS 1 SPACE FOR EVERY 4000 S.F. OF GROSS FLOOR AREA	
$= 5,467/400 = 13.67 = 14$	19
$= 19,400/4,000 = 4.85 = 5$	
PARKING PROVIDED:	21+1 HC
IMPERVIOUS AREA (S.F.) INCLUDING BUILDING	132,234
IMPERVIOUS %	76.21%
OPEN SPACE PROVIDED (S.F.):	41,271
CANOPY TREES REQUIRED (3 PER ACRE):	12
CANOPY TREES PROVIDED:	12
UNDERSTORY TREES REQUIRED (3 PER ACRE):	12
UNDERSTORY TREES PROVIDED:	12
SHRUBS REQUIRED (15 PER ACRE):	60
SHRUBS PROVIDED:	60

PLANT SCHEDULE

CANOPY TREES:			
7	Existing Canopy Tree	4" Cal.	
5	Acer rubrum 'October Glory'	2.5" Cal.	Clear Trunk, Single, -Straight Central Leader, and Full Canopy
UNDERSTORY TREES:			
12	Thuja occidentalis 'Smaragdo'	1.5" Cal.	Full, symmetrical shape, full to ground
SHRUBS:			
33	Ilex cornuta Bufo-dii	36" Hgt.	Full, symmetrical shape
27	Buxus koreana	24" Hgt.	Full, symmetrical shape

All plants must meet or exceed the specifications set forth in ANSI Z60. 1-2004 or later version.

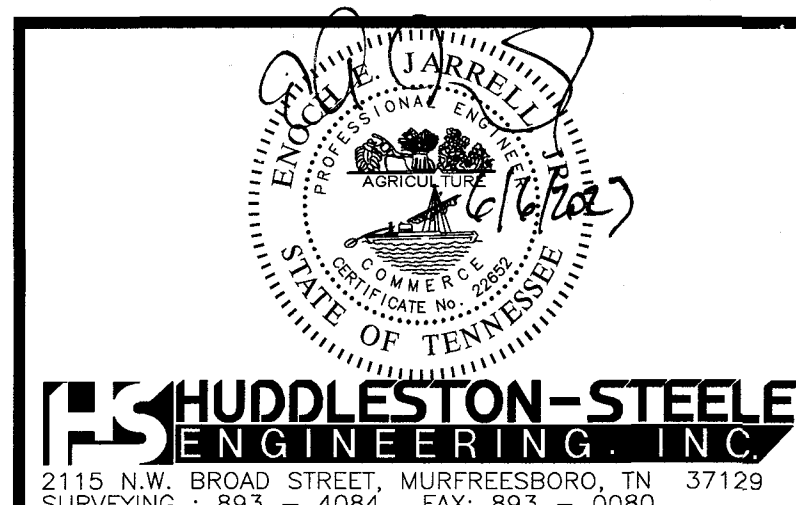


LEGEND FOR MONUMENTS
IRON PIN SET
1/2" rebar with HSENG cap
IRON PIN FND.
RAILROAD SPIKE
FENCE
SURVEY POINT
NAIL
CONC. MARKER FND.
CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37086

Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

THIS TRACT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C001SH, ZONE: X, DATED 01-05-2007.



Landscape Plan

SKYWORKS

151 Bain Drive, LaVergne, TN 37086

3rd Civil District of Rutherford County, Tennessee

Date: May, 2023

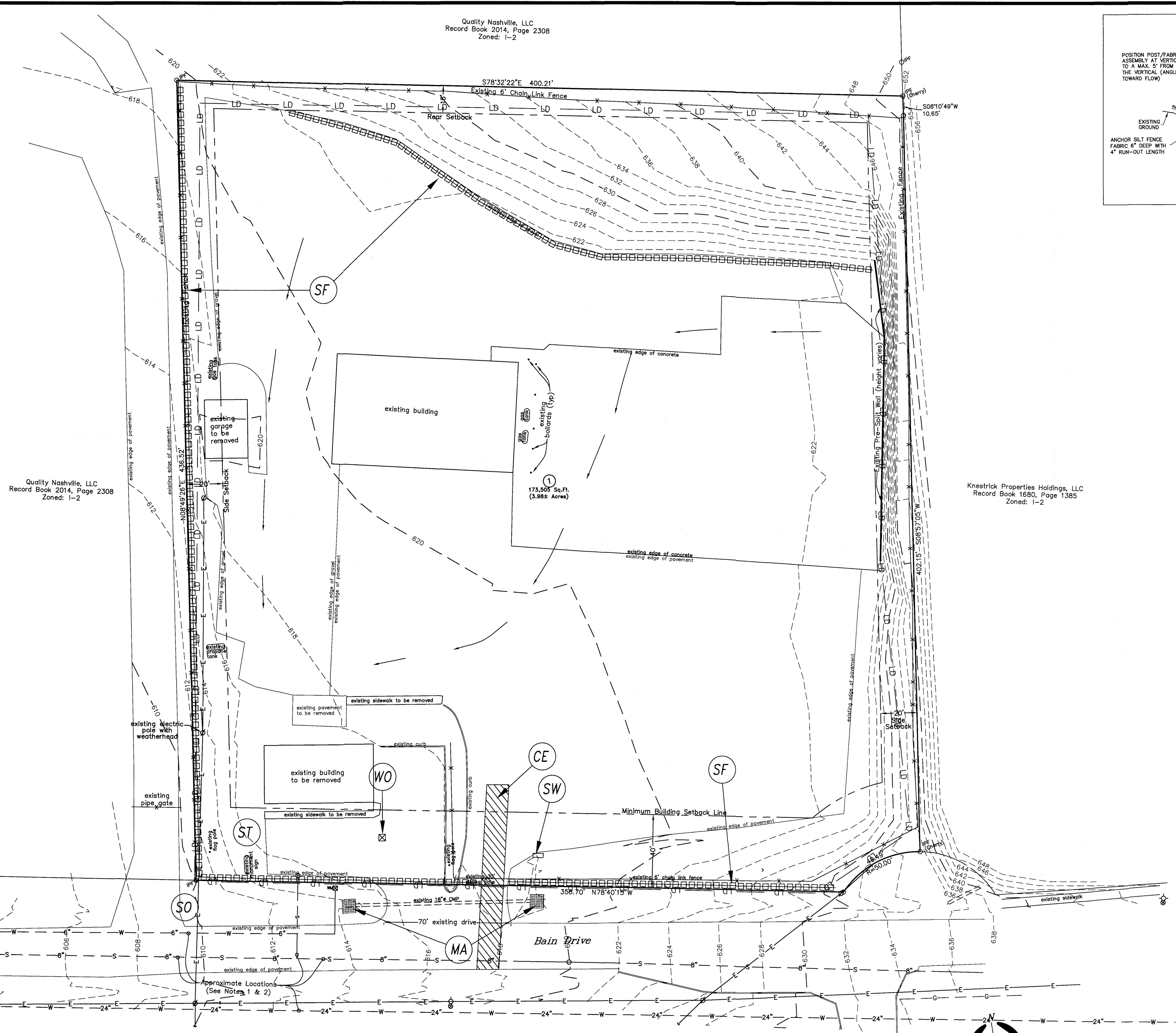
Scale: 1"=30'

Sheet C3.0

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: 1-2

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: 1-2

Knestrick Properties Holdings, LLC
Record Book 1680, Page 1385
Zoned: 1-2



EROSION CONTROL INITIAL MEASURES:

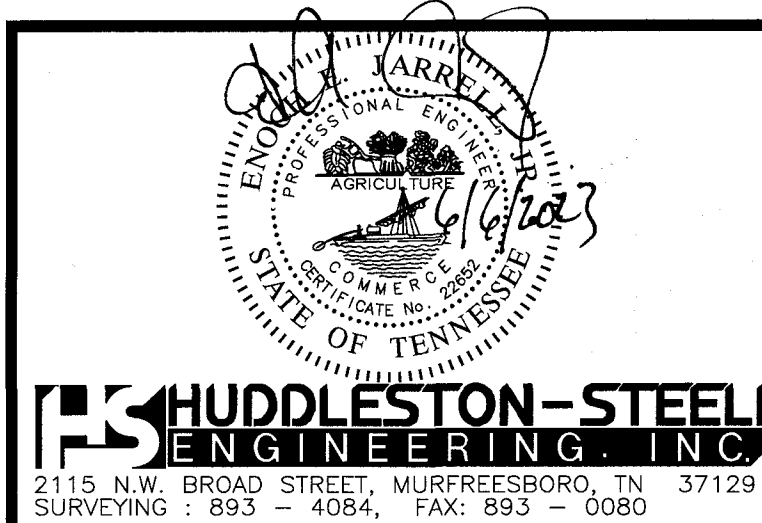
1. INSTALL CONSTRUCTION EXIT.
2. INSTALL SILT FENCE ALONG DOWNGRAIDENT PERIMETER AREAS.
3. INSTALL TEMPORARY SEDIMENT TRAP

LEGEND FOR MONUMENTS
○ IRON PIN SET
○ 1/2" IRON PIN WITH HSENGR cap)
○ IRON PIN FND.
○ RAILROAD SPIKE
★ FENCE
● SURVEY POINT
▲ NAIL
■ CONC. MARKER FND.
--- CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37806

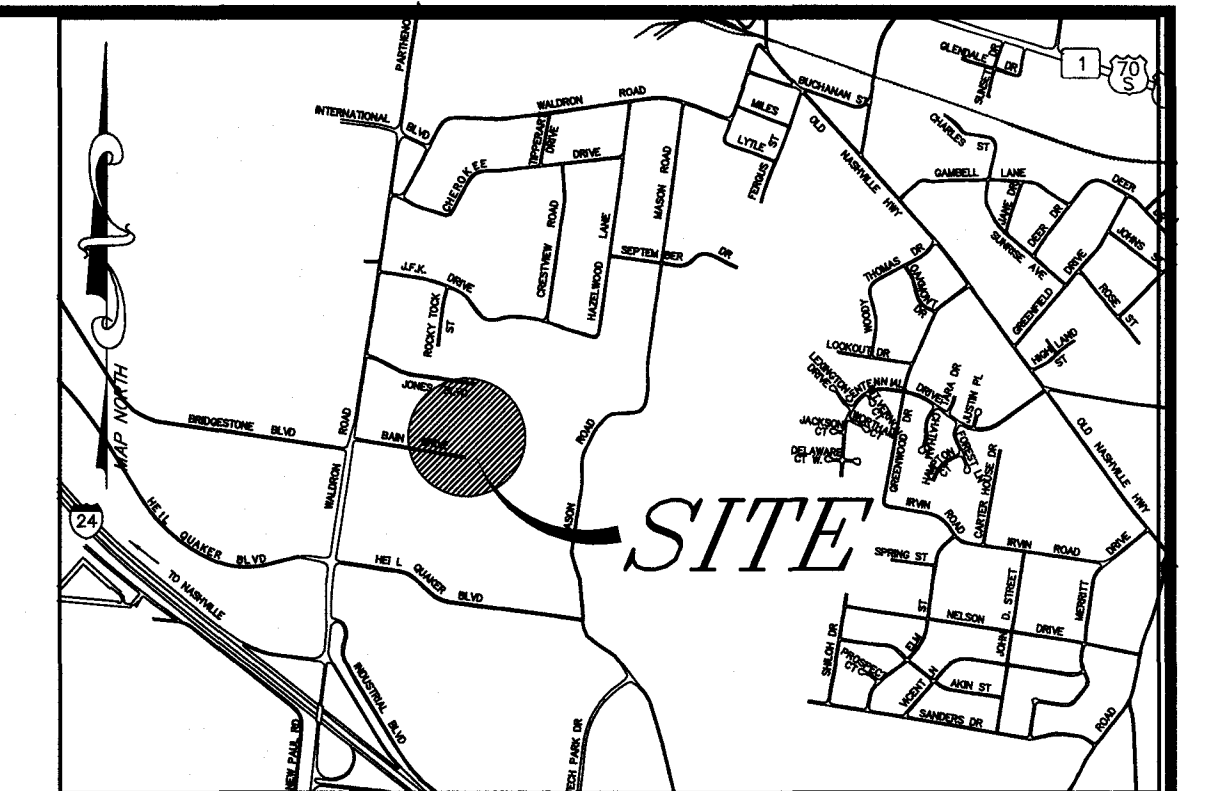
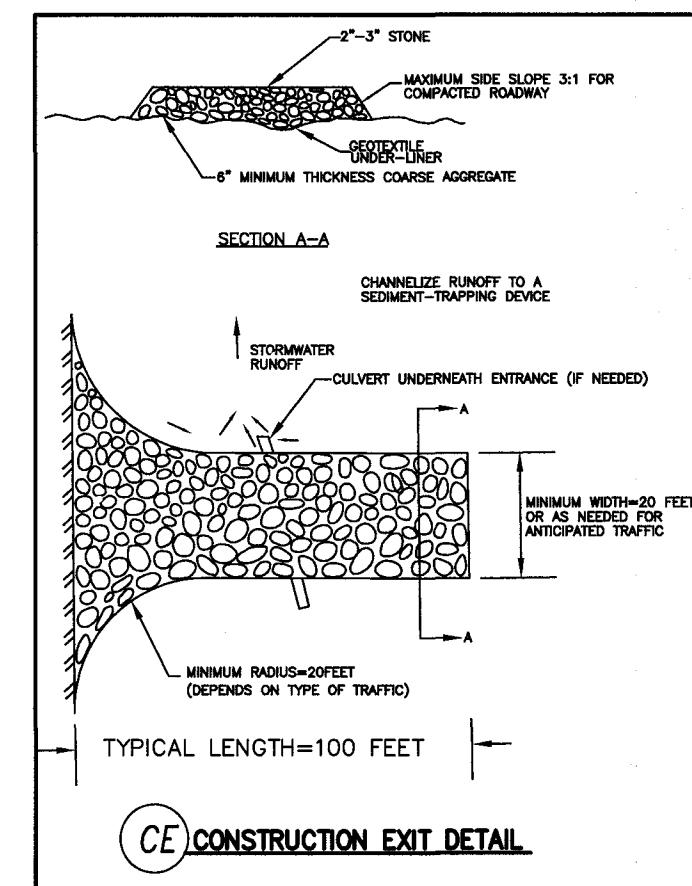
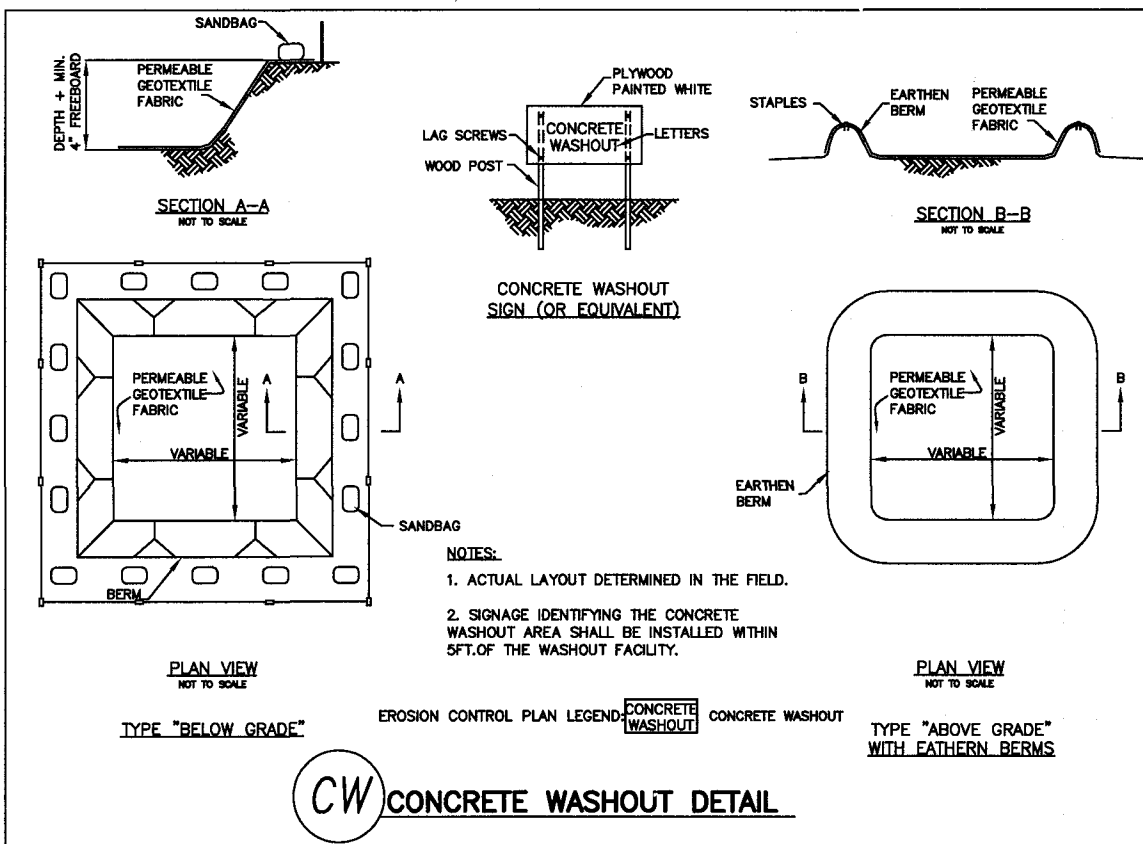
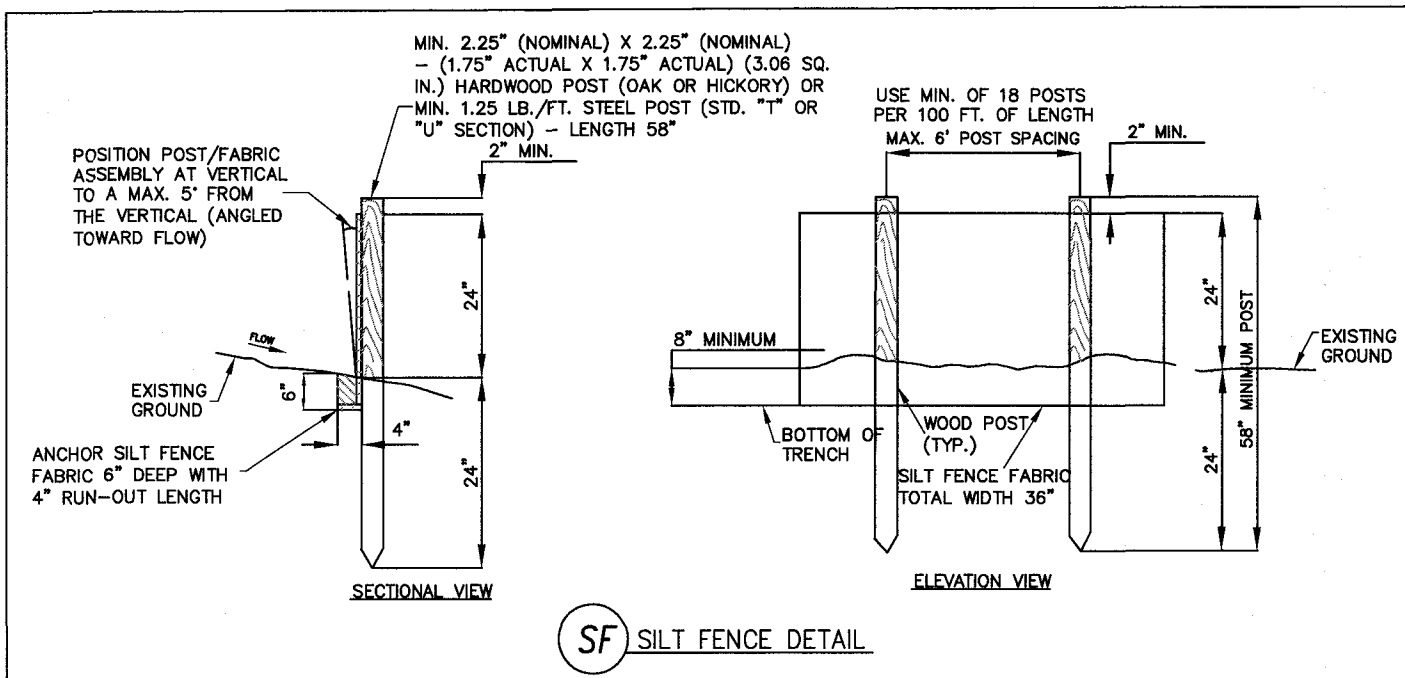
Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

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THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP PANEL NO. 47149C0015H,
ZONE: X, DATED 01-05-2007.



Erosion Prevention & Sediment
Control - Initial Measures
SKYWORKS
151 Bain Drive, LaVergne, TN 37806
3rd Civil District of Rutherford County, Tennessee

Date: May, 2023 Scale: 1"=30' Sheet C4.0



LOCATION MAP

N.T.S.

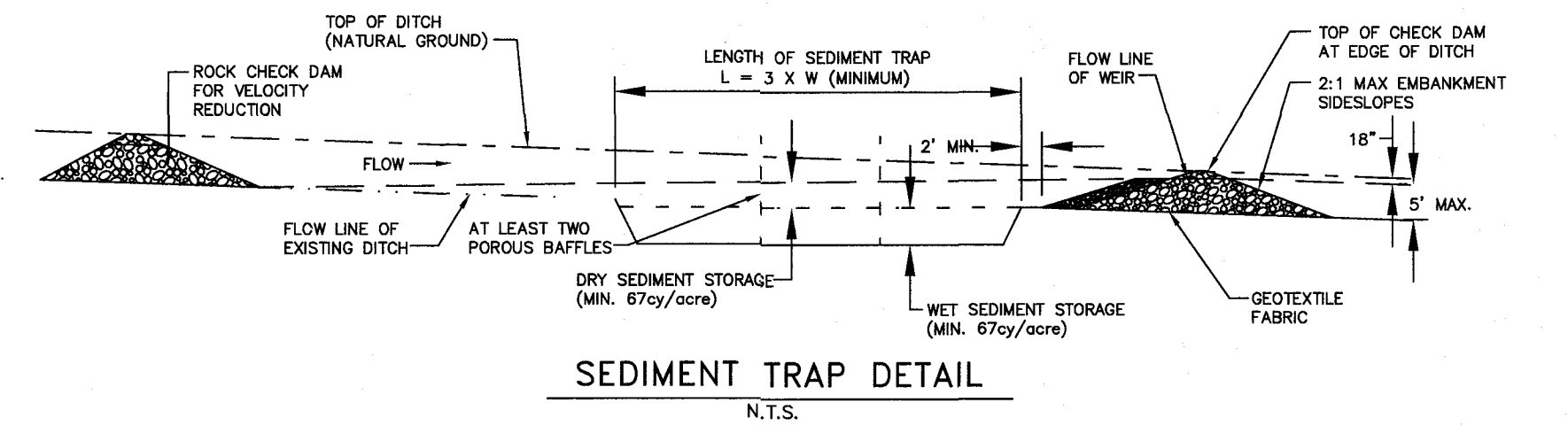
PLAN NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot owners of this construction.
6. Per the Town of LaVergne, Bain Drive is to be improved by TDOT under their industrial access road program. Coordination with TDOT regarding proposed improvements under that project will be required.
7. Per the Town of LaVergne, the 20 foot pre-split wall will require a wall permit from the Codes Department. A stamped letter from a geotechnical engineer confirming the structural stability of the wall will be required. Contact Codes Department officials for details.

EROSION CONTROL LEGEND

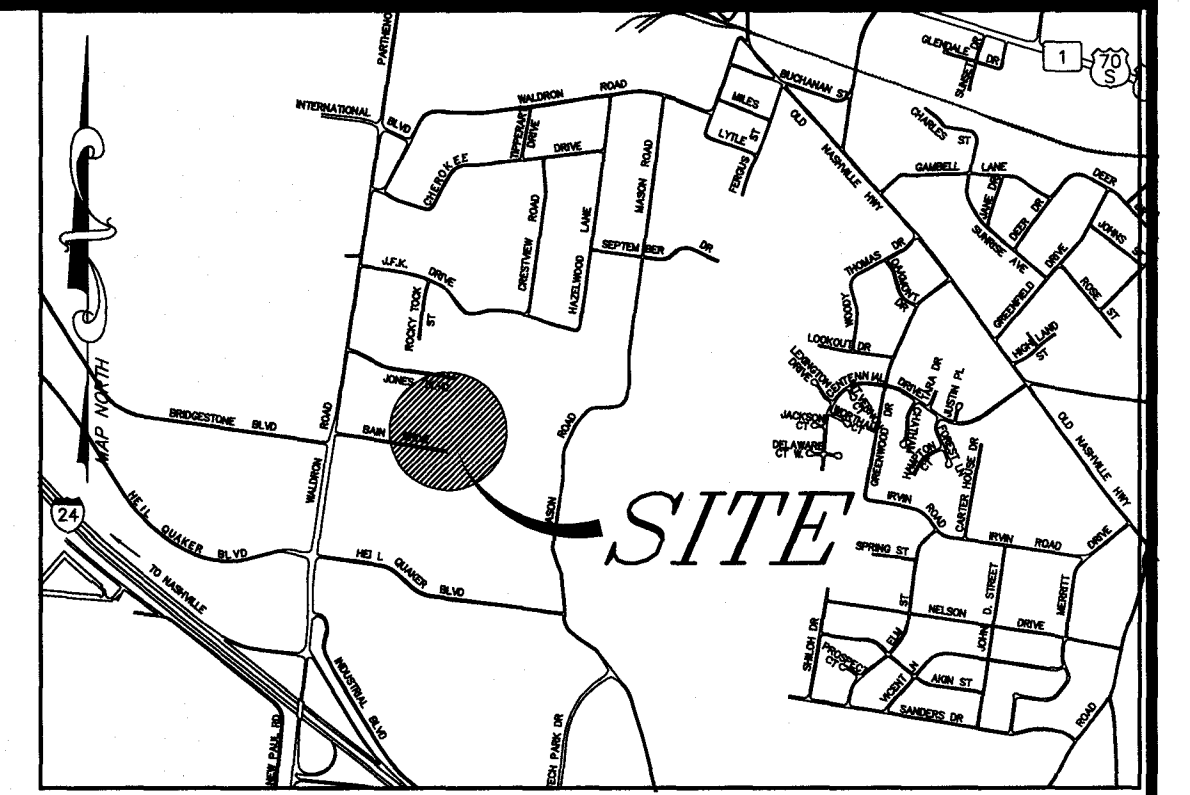
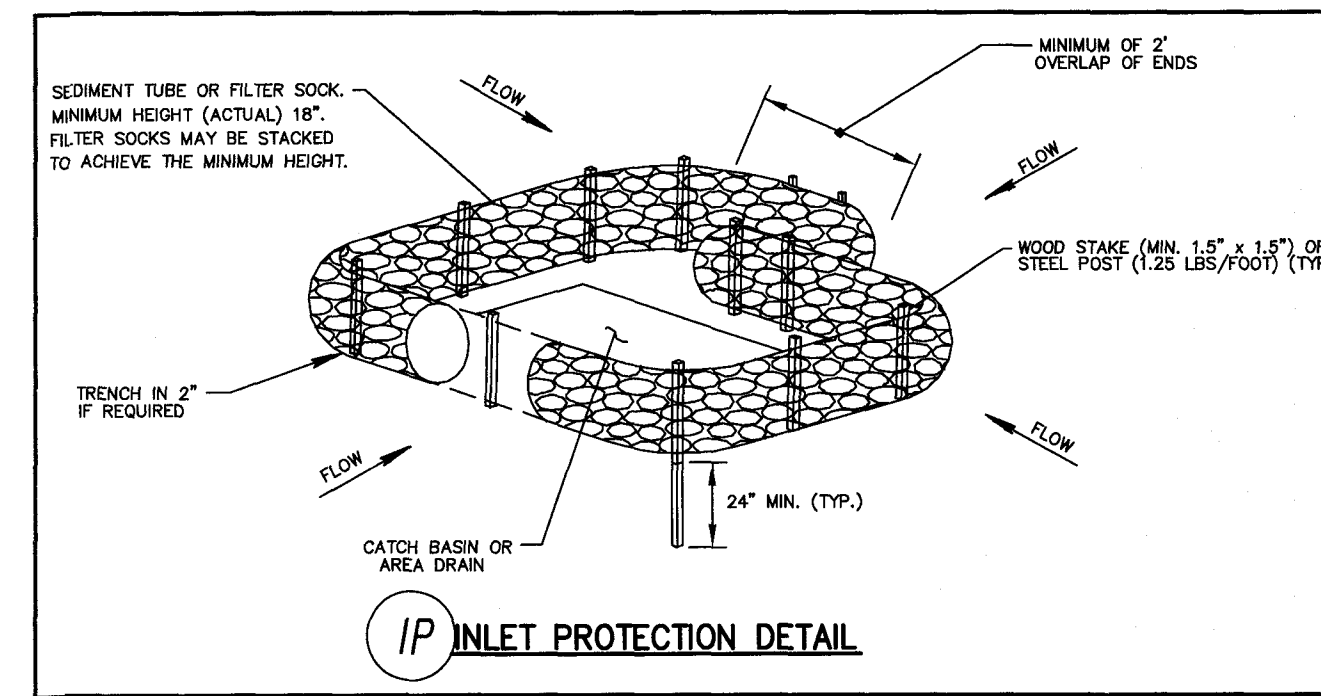
- (WO) CONCRETE WASHOUT
- (CE) CONSTRUCTION EXIT
- (SF) SILT FENCE
- (SW) SWPPP BOARD
- (SO) SITE OUTFALL
- (ST) SEDIMENT TRAP
- (MA) TURF REINFORCEMENT MATTING

Area of Disturbance = 3.58± Acres



NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2

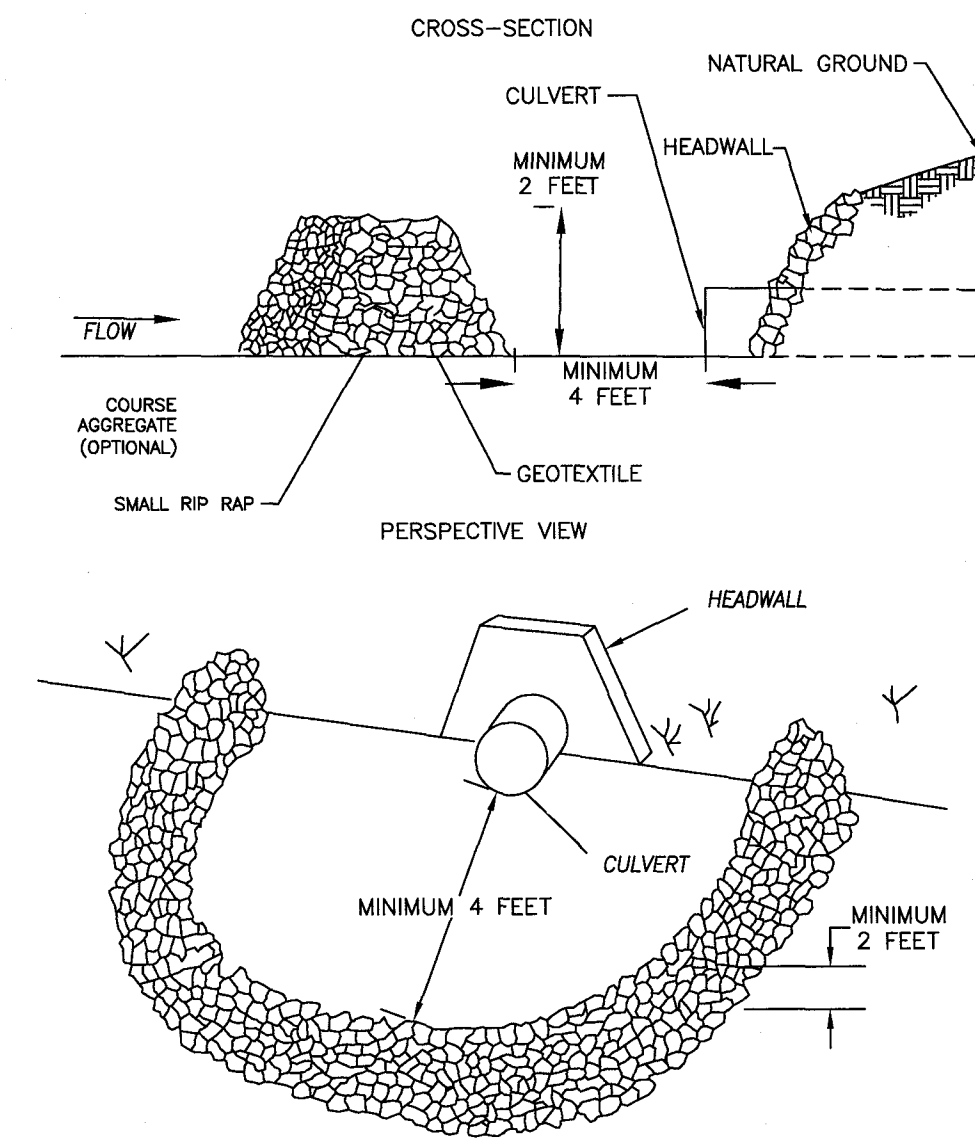


LOCATION MAP

N.T.S.

PLAN NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. The utility owner information is obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-251-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on the site will be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable stormwater and drainage system. The system will be located on the lot depending in the lot or under the structure, from its structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that are not represented on this plan.
5. Public utility and drainage easements where shown herein are intended to indicate an easement for construction, operation, and maintenance of public utility and drainage works. Easements will include, but not be limited to, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may have infrastructure constructed within them under future development and there may be a notice or consultation with the individual Lot Owners of this construction.
6. Per the Town of LoVerde, Bain Drive is to be improved by IDOT under their jurisdiction and no project improvements by IDOT regarding proposed improvements under that project will be required.
7. Per the Town of LoVerde, the 20 foot pre-split wall will require a wall penetration test. Codes Department will be required to hire a geotechnical engineer confirming the structural stability of the wall will be required. Contact Codes Department officials for details.



STONE FILTER RING

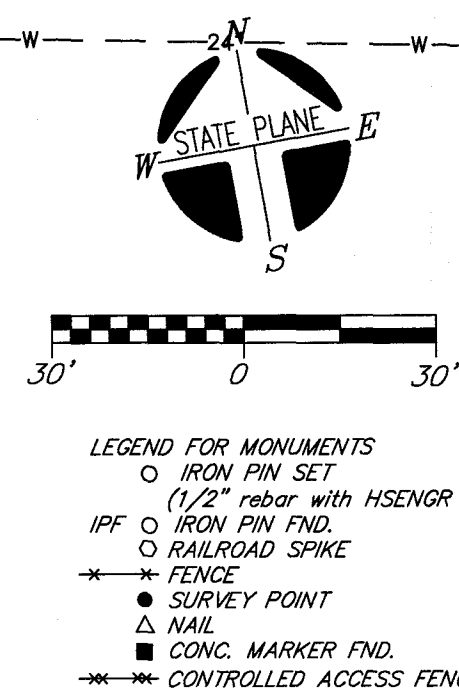
EROSION CONTROL LEGEND

- | | |
|------|----------------------------|
| (WO) | CONCRETE WASHOUT |
| (CE) | CONSTRUCTION EXIT |
| (SF) | SILT FENCE
----- |
| (SW) | SWPPP BOARD |
| (SO) | SITE OUTFALL |
| (SB) | TEMPORARY SEDIMENT BASIN |
| (IP) | INLET PROTECTION |
| (MA) | TURF REINFORCEMENT MATTING |
| (FR) | FILTER RING |

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review

EROSION CONTROL INTERMEDIATE MEASURES:

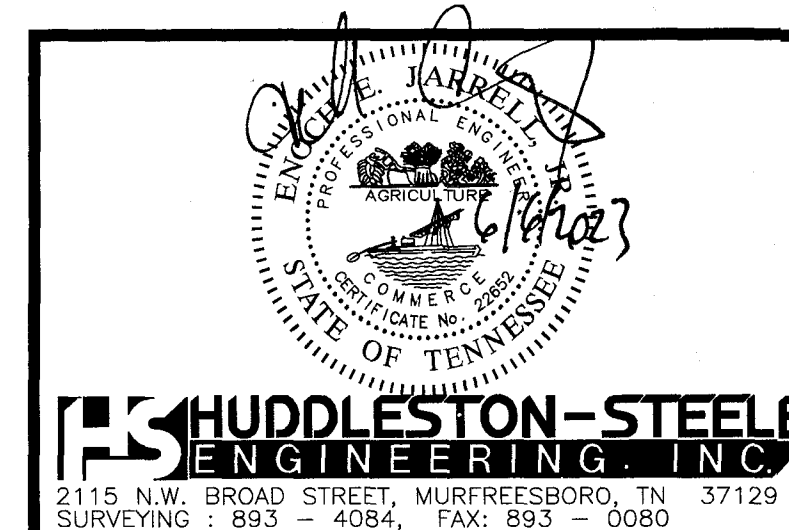
1. SILT FENCE IS TO BE INSTALLED AT EDGES OF DITCHES ONCE DITCHES HAVE BEEN CONSTRUCTED.
2. USE FILTER FABRIC INLET PROTECTION FOR CURB INLETS ONCE CURB INLETS ARE CONSTRUCTED AND BEFORE PERMITS ARE RELEASED.
3. USE RIPRAP FOR PERMANENT INLET AND OUTLET PROTECTION AT PIPE HEADWALLS.
4. STONE CHECK DAMS ARE TO BE INSTALLED IN DITCHES ONCE CONSTRUCTED.
5. DISTURBED AREAS SHALL BE SEEDD TEMPORARILY.



OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37806

Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

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THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP PANEL NO. 47149C0015H,
ZONE: X, DATED 01-05-2007.



Erosion Prevention & Sediment Control-Intermediate Measures

SKYWORKS

151 Bain Drive, La Vergne, TN 37086

3rd Civil District of Rutherford County, Tennessee

Date: May, 2023

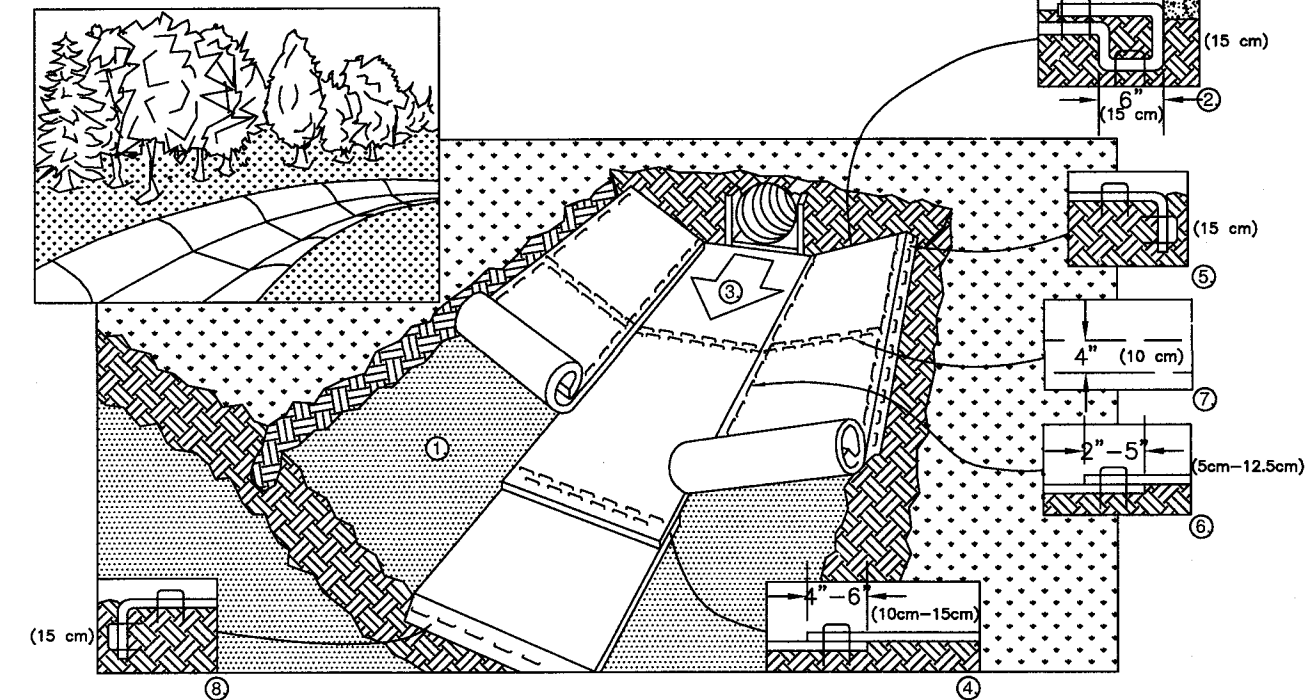
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Sheet C4.1

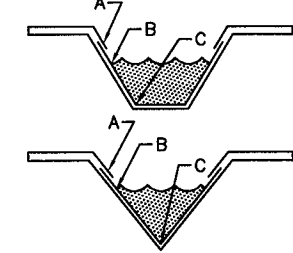
Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: 1-2

Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: 1-2

Knestrick Properties Holdings, LLC
Record Book 1680, Page 1385
Zoned: 1-2



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP x 4" (10cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDENT ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP x 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

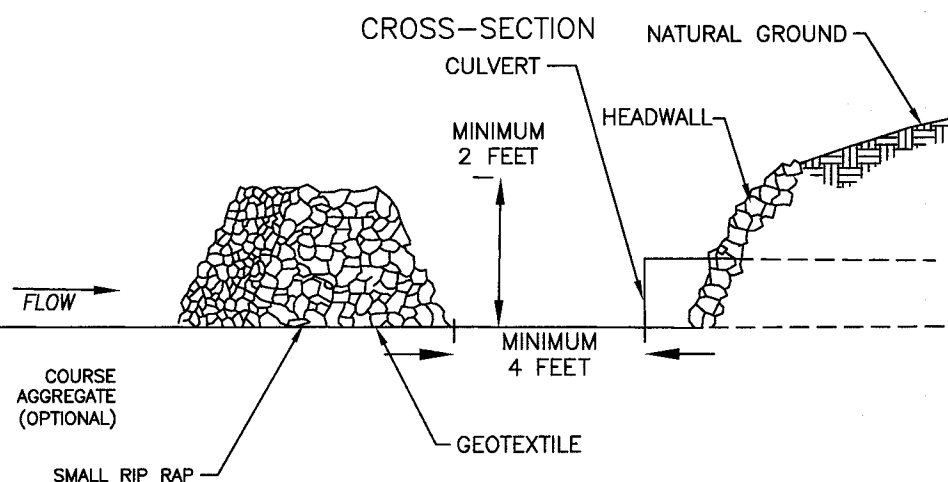


NOTE:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

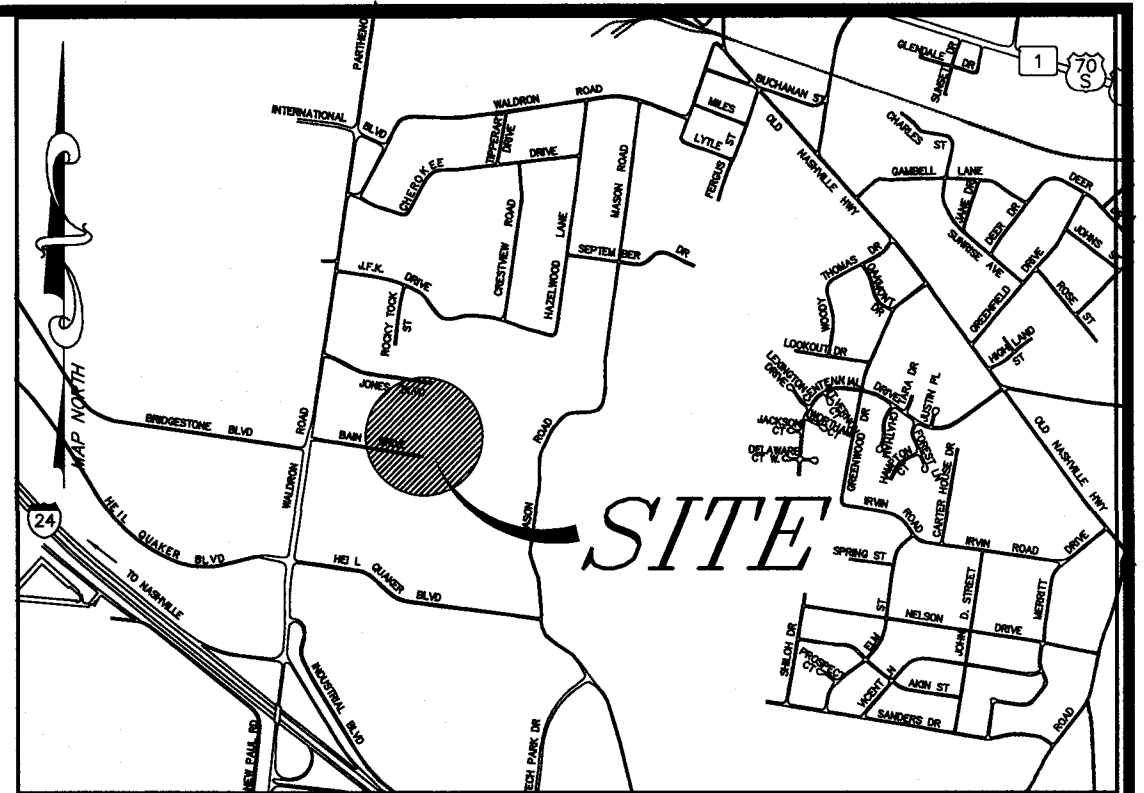
14549 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nsgreen.com

TURF REINFORCEMENT MATTING

N.T.S.



STONE FILTER RING



LOCATION MAP

N.T.S.

PLAN NOTES

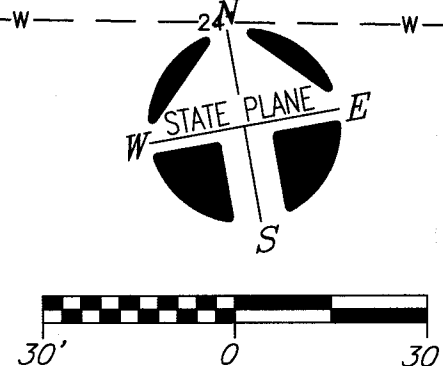
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EROSION CONTROL LEGEND

- (SO) SITE OUTFALL
(DP) DETENTION POND
(MA) TURF REINFORCEMENT MATTING
(FR) FILTER RING
(RR) RIP RAP

EROSION CONTROL 'FINAL' MEASURES

2. VEGETATION (INCLUDING, SOD, SEED, STRAW & EROSION MATTING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES-SEE TDEC 4TH EDITION MANUAL DATED AUGUST 2012-PRACTICE 7.9 PERMANENT VEGETATION (PS).

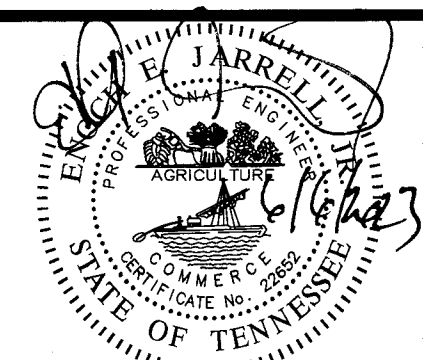


LEGEND FOR MONUMENTS
○ IRON PIN SET
(1/2" rebar with HSENGR cap)
● IRON PIN FND.
○ RAILROAD SPIKE
+ FENCE
● SURVEY POINT
▲ NAIL
■ CONC. MARKER FND.
--- CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37806

Map Tax 17, Parcel 7.05
Record Book 2304, Page 3049-3054

THIS TRACT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015H, ZONE: X, DATED 01-05-2007.



H. J. HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

Erosion Prevention & Sediment Control - Final Measures

SKYWORKS

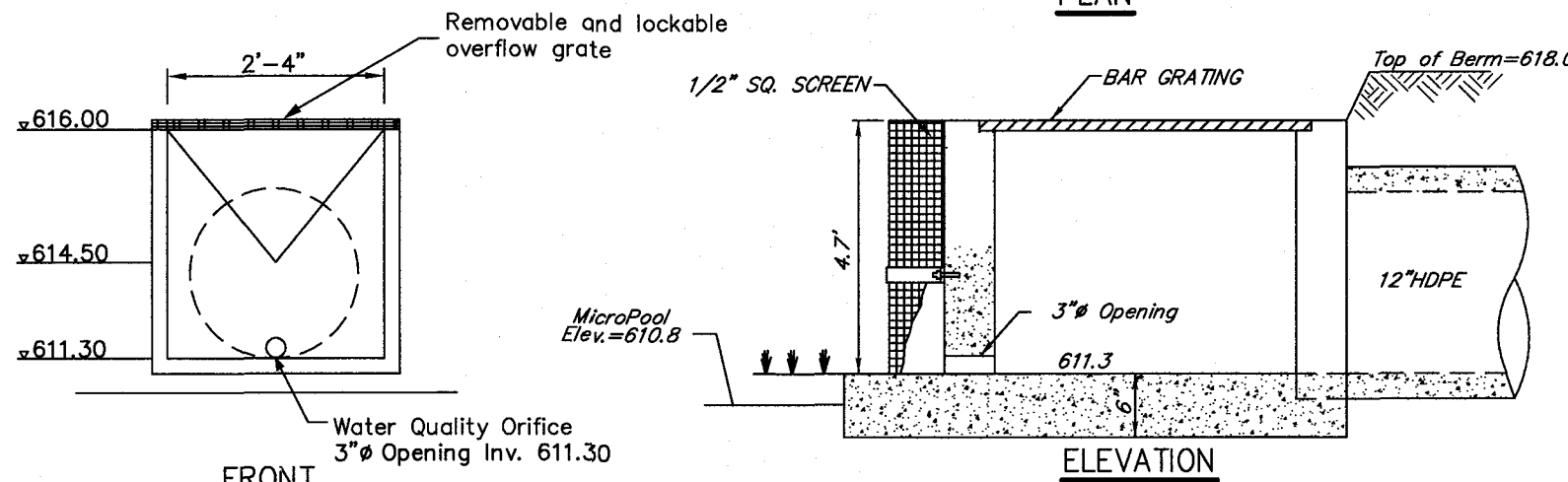
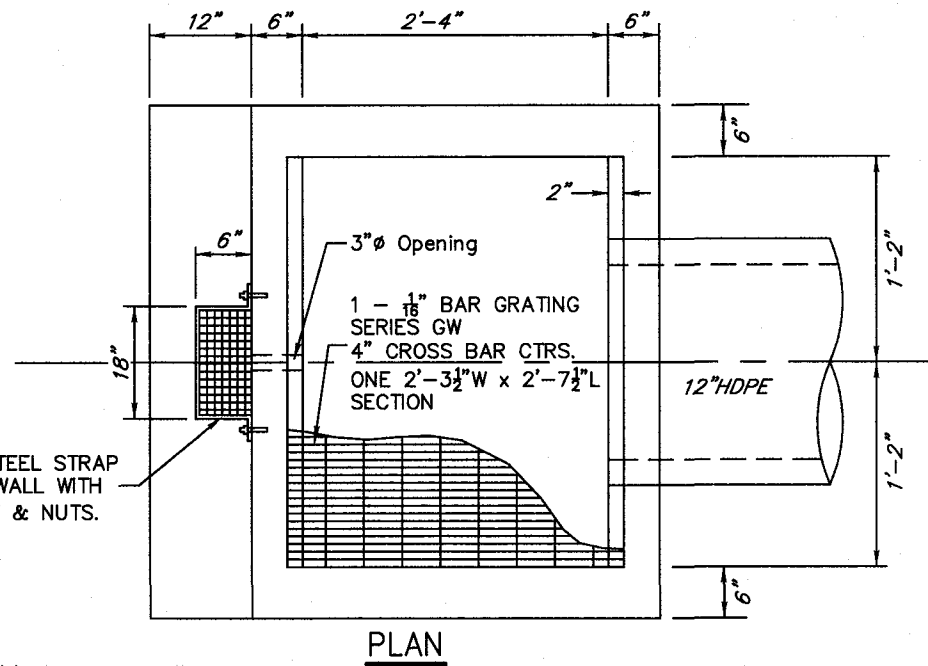
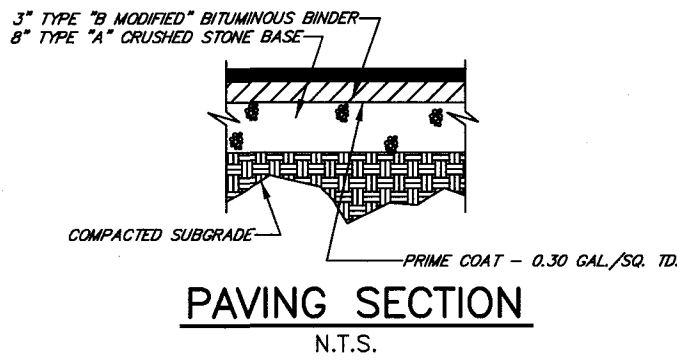
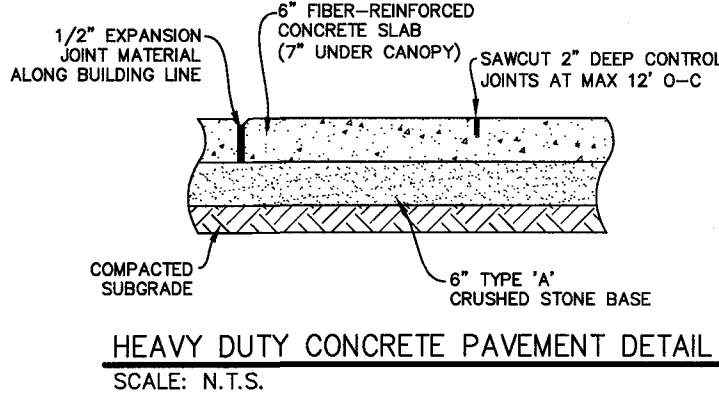
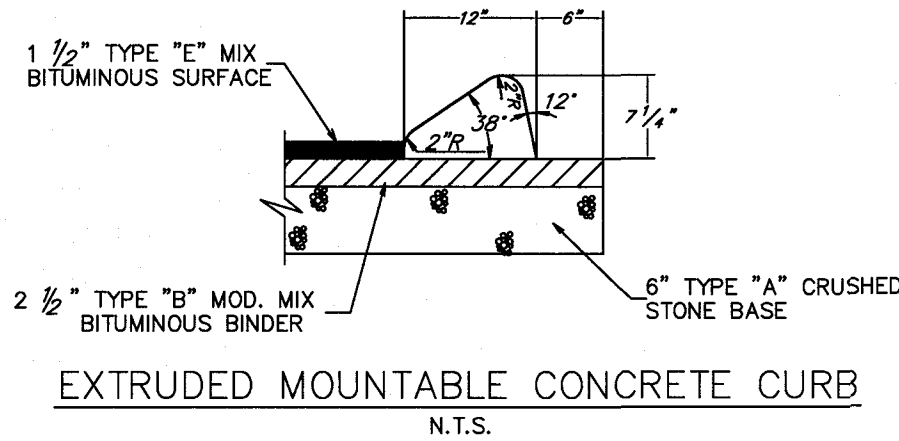
151 Bain Drive, LaVergne, TN 37806

3rd Civil District of Rutherford County, Tennessee

Date: May, 2023

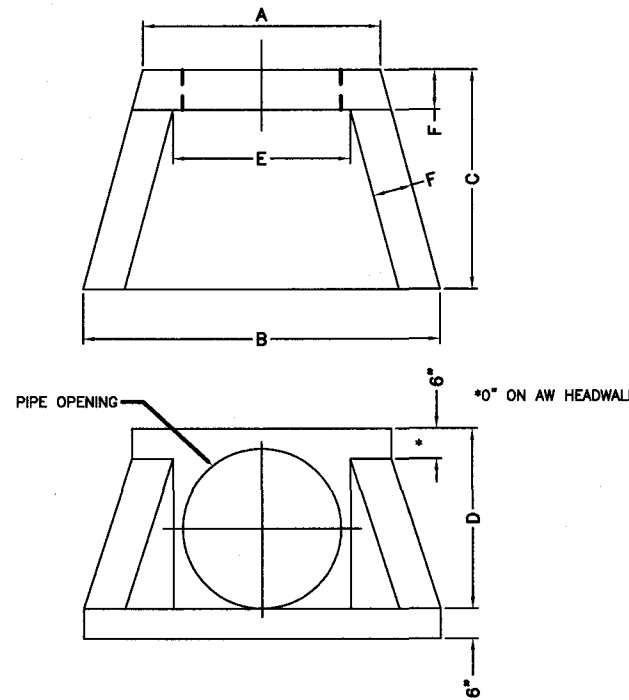
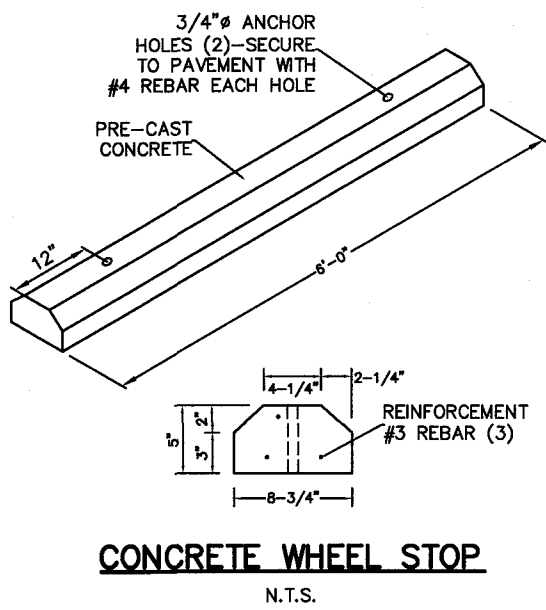
Scale: 1"=30'

Sheet C4.2



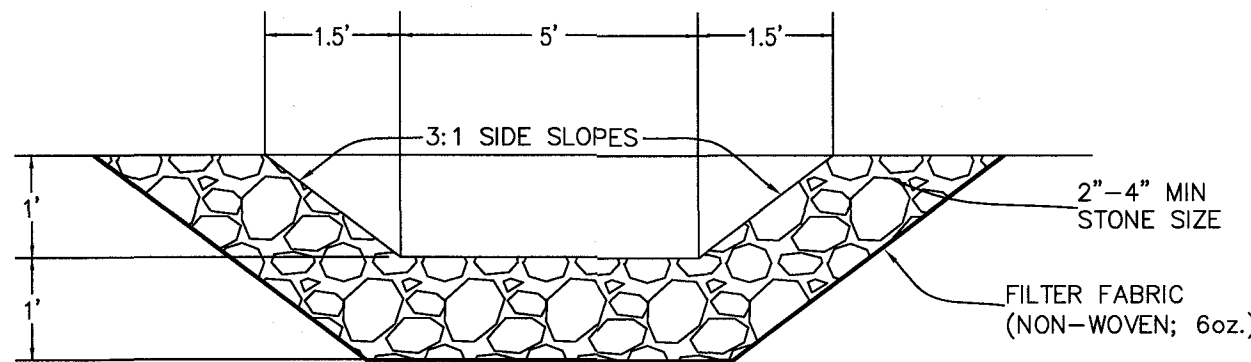
PAVEMENT LEGEND
 1. TWO LAYERS CRUSHED STONE (PUG MILL MIX) TO A COMPACTED THICKNESS OF 6".
 2. BITUMINOUS COAT USING RS-2 EMULSIFIED ASPHALT APPLIED OVER BASE COURSE AT A RATE OF 0.30 TO 0.40.
 3. NUMBER 6 CRUSHED STONE CHIPS APPLIED AT A RATE OF 30 TO 40 LBS / SQ. YD.
 4. BITUMINOUS COAT USING RS-2 EMULSIFIED ASPHALT APPLIED OVER COURSE AT A RATE OF 0.30 TO 0.40 GAL / SQ.YD.
 5. NUMBER 7 CRUSHED STONE CHIPS APPLIED AT A RATE OF 30 TO 40 LBS / SQ. YD.

DOUBLE SURFACE TREATMENT

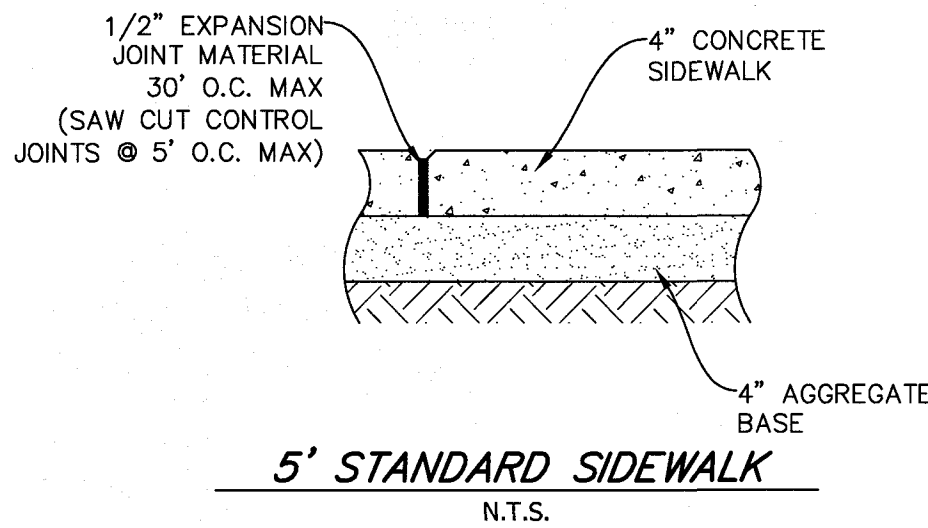


SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	26"	36"	60"	66"
E	24"	36"	64"	63"
F	6"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

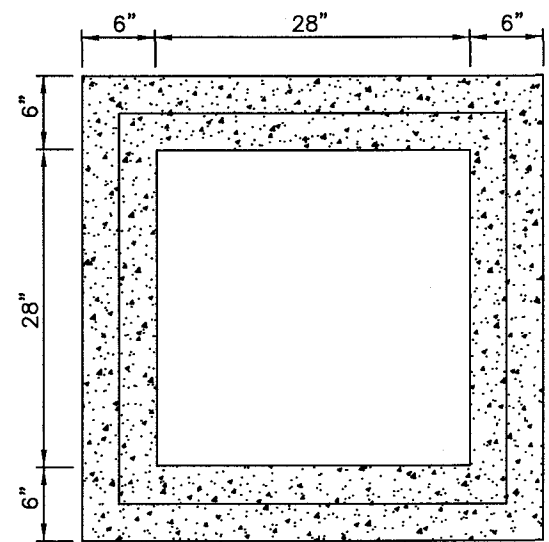
GENERAL NOTES:
 1. MINIMUM REINFORCING: WIRE REINFORCEMENT 4x4 W7/W7.
 2. f'_c - 4,500 PSI.
 3. f_y - 60KSI.



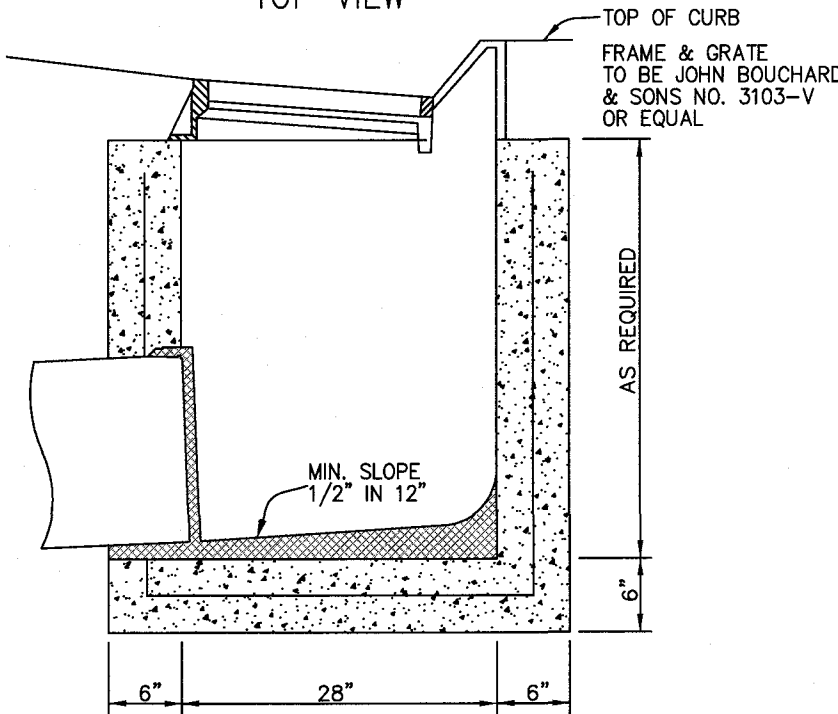
GRAVEL FLOW SPREADER



HANDICAP SIGN

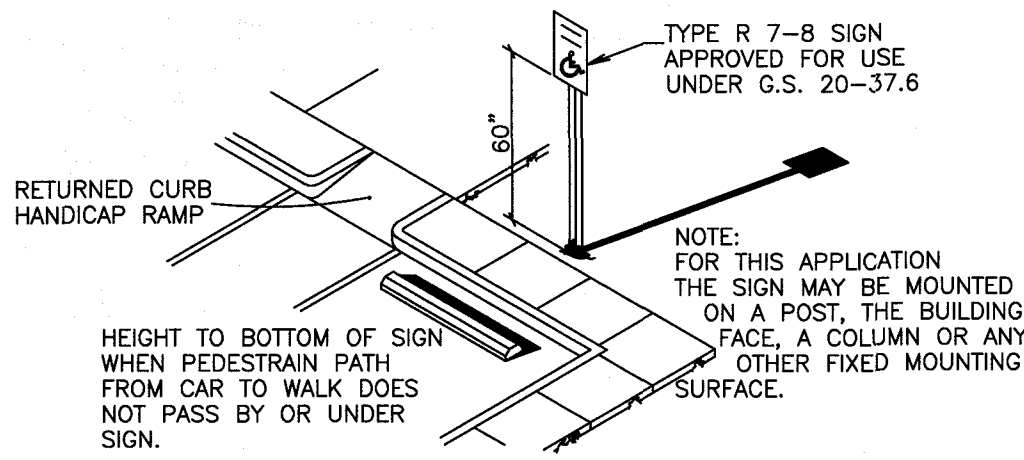
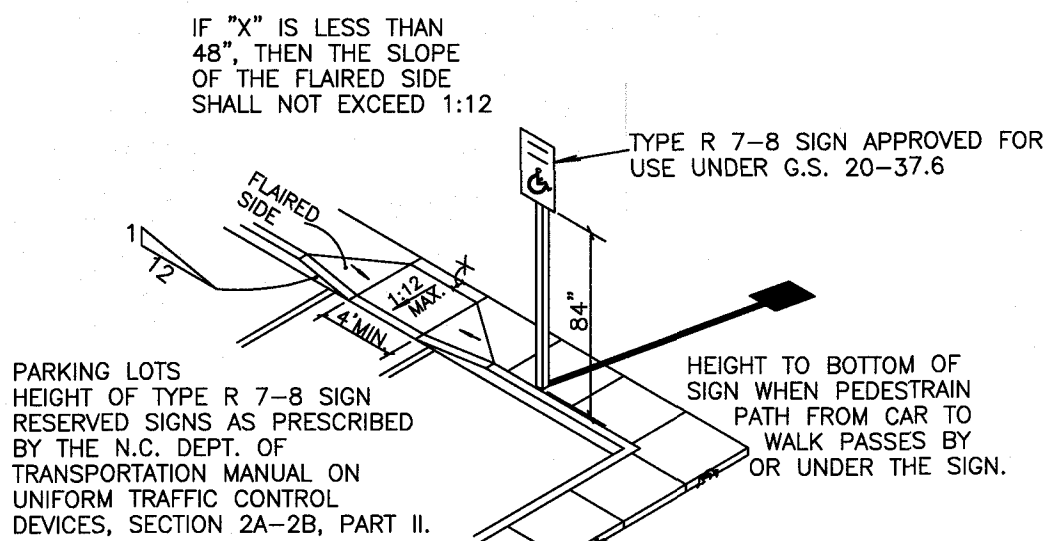


TOP VIEW

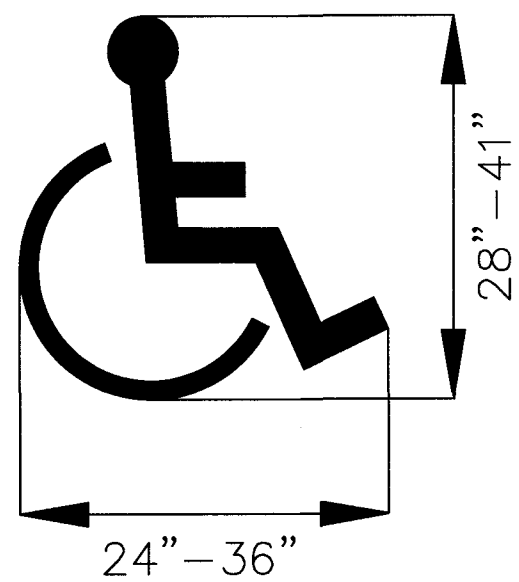


SECTION A-A

SINGLE CATCH BASIN DETAIL



H.C. SIGN AND RAMP DETAILS



HANDICAP PARKING SPACE DETAIL

OWNER: J. Reinhart Holdings, LLC
 ADDRESS: 151 Bain Drive
 LaVergne, TN 37086

Map 17, Parcel 7.05
 Record Book 2304, Page 3049-3054

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review



Details
SKYWORKS
 151 Bain Drive, LaVergne, TN 37086

3rd Civil District of Rutherford County, Tennessee
 Date: May, 2023 N.T.S. Sheet C5.0

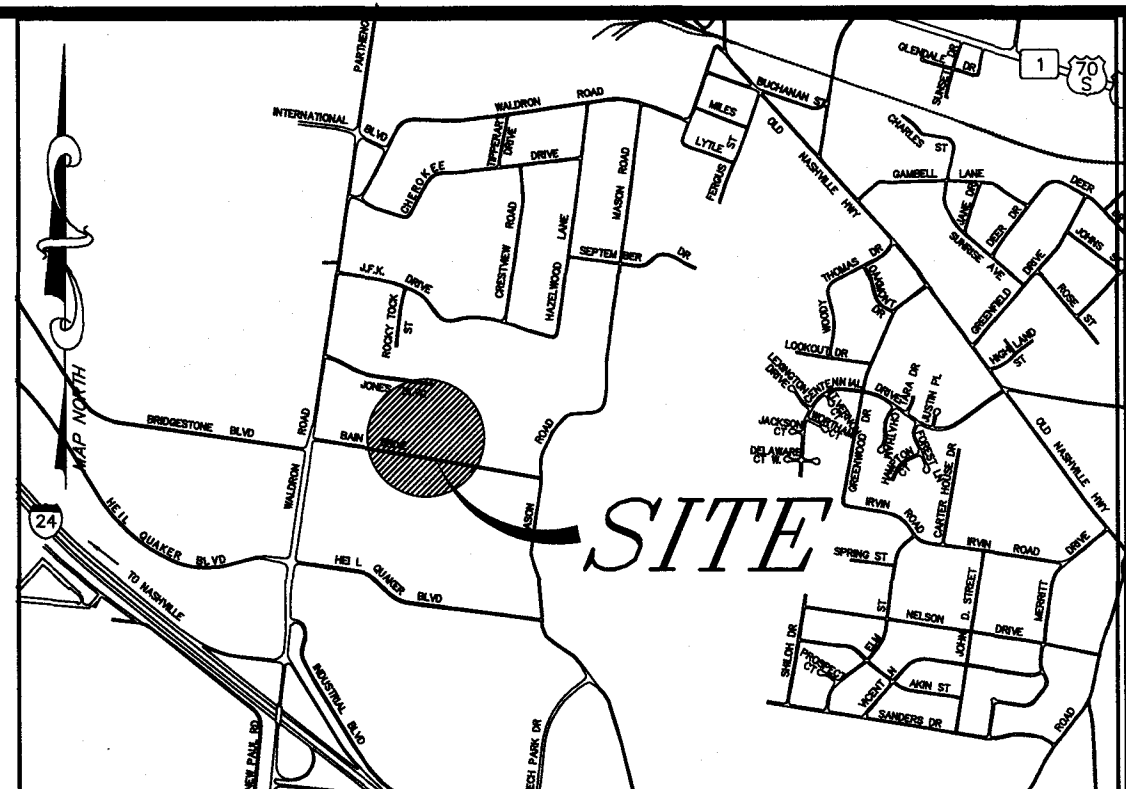
Quality Nashville, LLC
Record Book 2014, Page 2308
Zoned: I-2

ZONING: I-2
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 15'

LEGEND

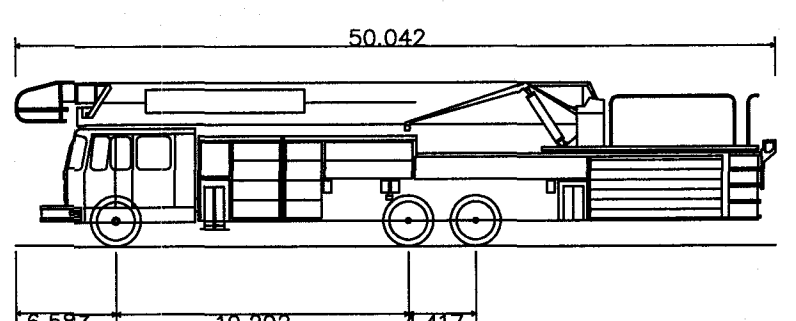
- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Sewer Line Check Dam
- Existing Manhole
- Proposed Manhole
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- UGL = Proposed Underground Electric
- SD = Proposed Storm Drain Line
- F = Proposed Fire Line

TYPICAL BUILDING SETBACK DETAIL
N.T.S.



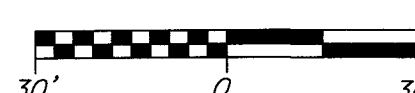
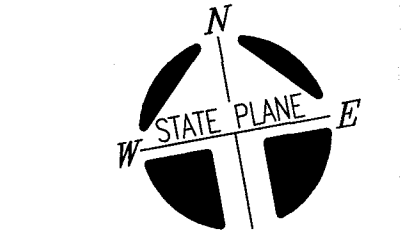
PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Per the Town of LaVergne, Bain Drive is to be improved by TDOT under their industrial access road program. Coordination with TDOT regarding proposed improvements under that project will be required.
- Per the Town of LaVergne, the 20 foot pre-split wall will require a wall permit from the Codes Department. A stamped letter from a geotechnical engineer confirming the structural stability of the wall will be required. Contact Codes Department officials for details.



50FT FIRE TRUCK
Overall Length 50.042ft
Overall Width 8.330ft
Overall Body Height 10.697ft
Min Body Ground Clearance 1.127ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 42.000ft

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue

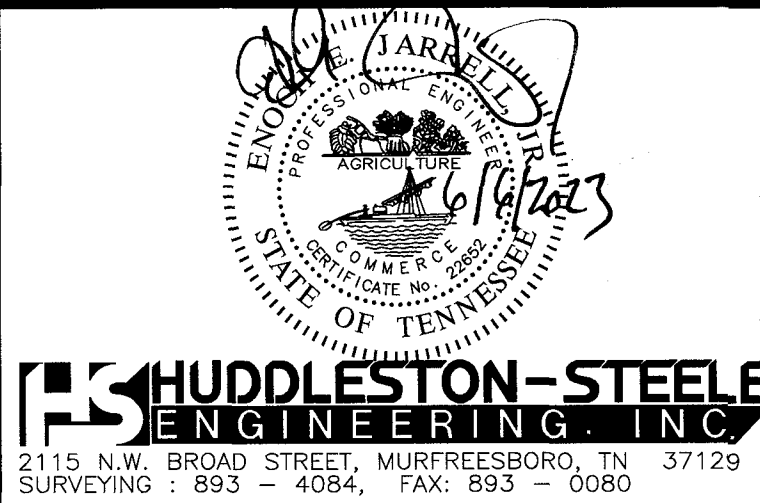


- LEGEND FOR MONUMENTS
- IRON PIN SET
 - 1/2" rebar with HSENGR cap
 - IPF IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND.
 - CONTROLLED ACCESS FENCE

OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37806

Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054

THIS TRACT IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0015H, ZONE: X, DATED 01-05-2007.

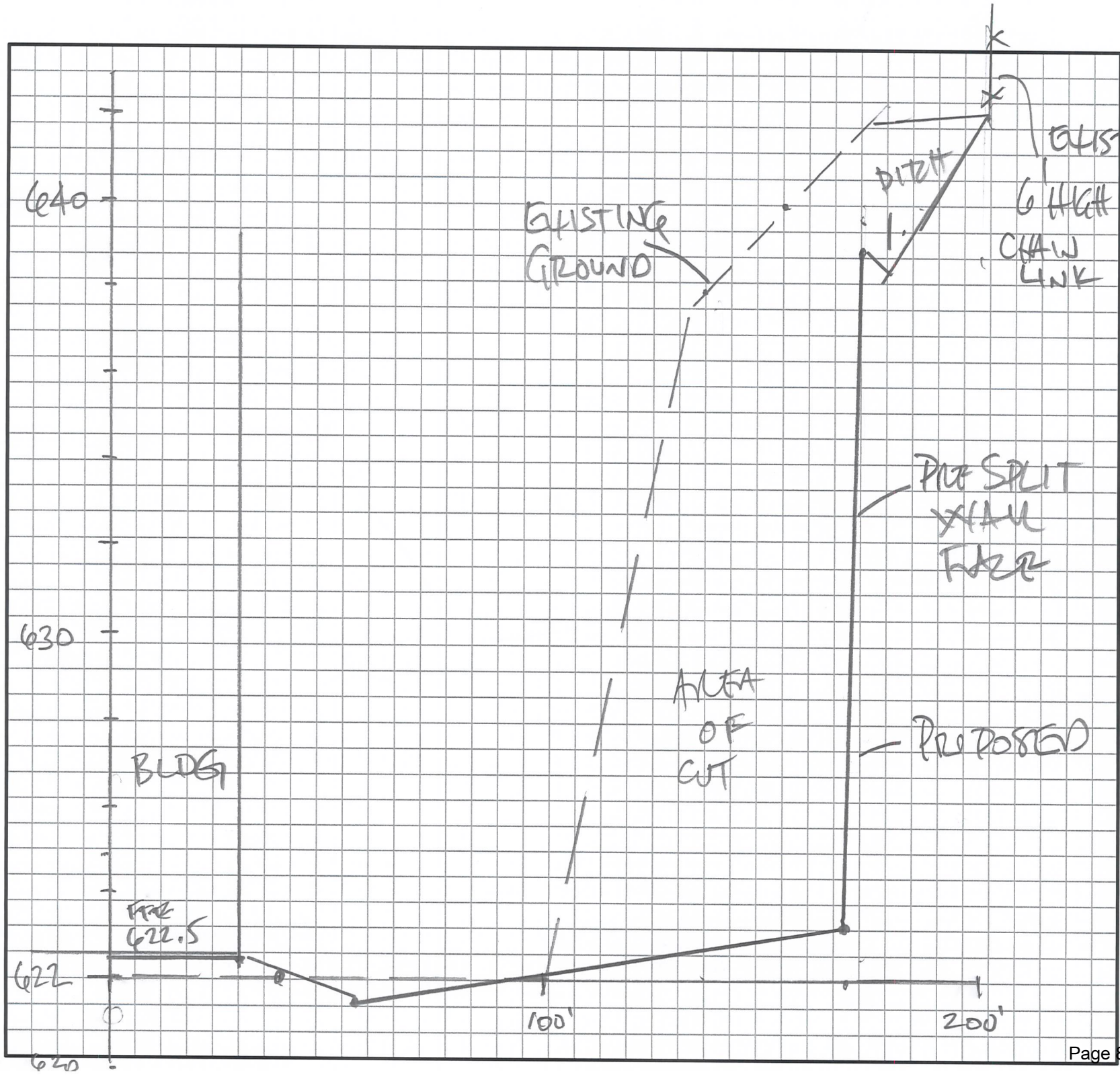


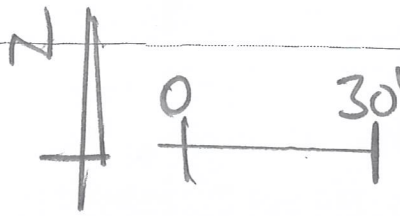
Fire Truck Turn-Around
SKYWORKS
151 Bain Drive, LaVergne, TN 37806
3rd Civil District of Rutherford County, Tennessee
Date: May, 2023 Scale: 1"=30' Sheet C5.1

PROJECT: SKYWORKS - SITE PROFILE A-A
1"=3' VERT 1"=30' HORIZ.

SHEET 1 OF 2
 DATE: 6-6-2023

DESIGNED BY: EE

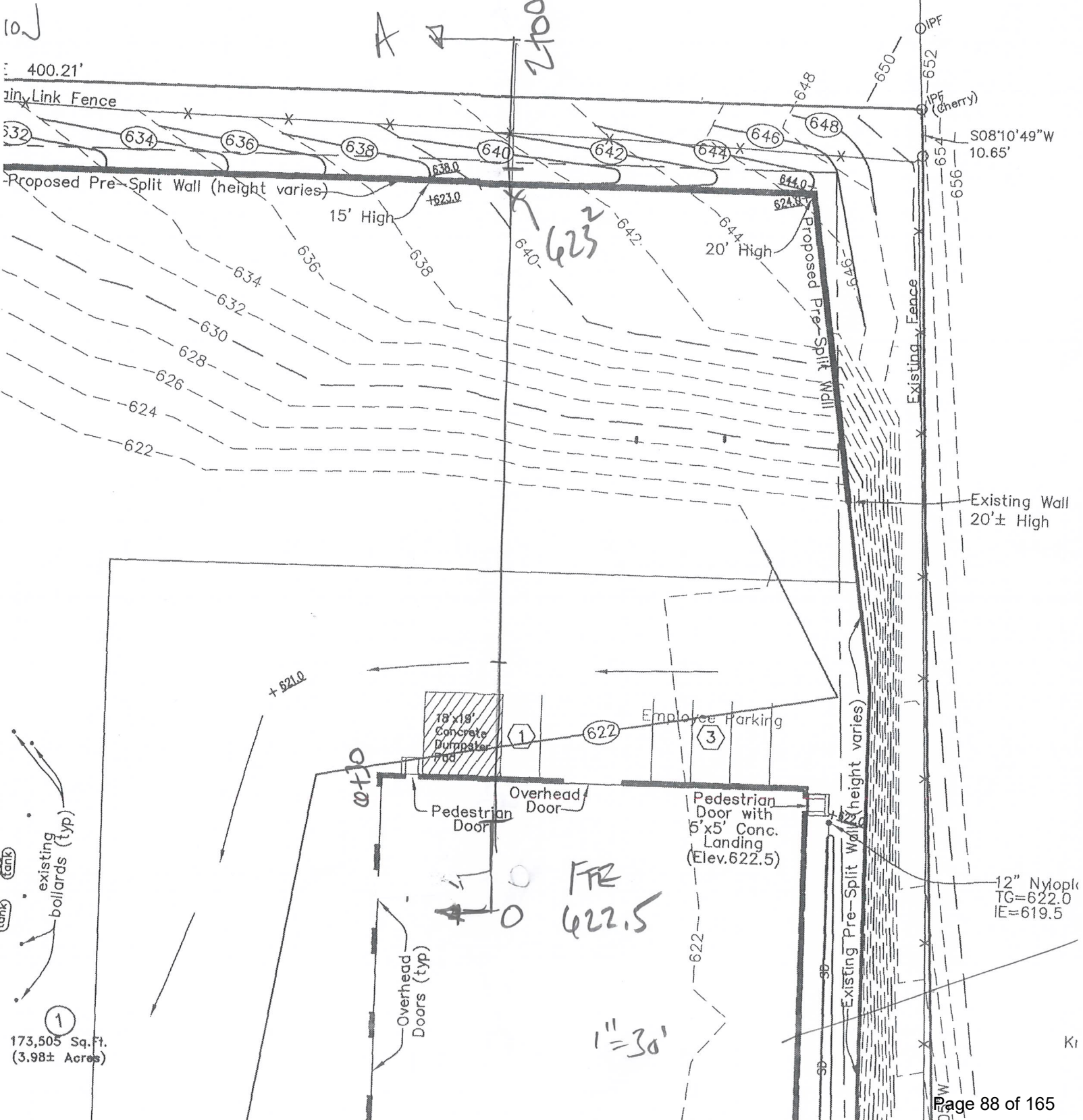




SKYX/OLKS

6/6/2023 2/2

LLC
Page 2308





Item #: 12.

Item Title: Final Plat - BJ's Wholesale Club - Resubdivision of Lot 1 - Four Lots on Approximately 18.40 Acres. Requested by Kimley-Horn. Property located on Industrial Blvd. (Tax Map 29, Parcel 14.01). C-2 (Highway Service Commercial) Zoning District. Property owned by BJ's Wholesale Club, Inc.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Curtis Brinkley, Fire Marshal
Jake Blair, Planning Tech
Gary Lide, City Engineer

Summary: This plat creates three new outparcels (Lots 5, 6,. and 7), dedicates right-of-way for Industrial Boulevard road widening, dedicates public utility easements, and records a joint access easement for the new properties. Two of the new lots (Lot 5 and Lot 6) are commercial outparcels of 1.842 and 0.632, respectively. Lot 7 is meant to transfer ownership of the public lift station to the City. A relocation was made to the public sidewalk to work around a fire hydrant installed by the City which puts a small portion of the walk out of the public right-of-way. An additional easement of about 40 square feet will be needed in the vicinity of Lot 3 for public access for this walk.

Staff Recommendation: Request public access easement for walk be added to this plat.

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

Gary Lide - 615-28-8703
glide@lavergn.net

1. Add access easement for short run of sidewalk which encroaches from the Industrial Blvd ROW due to fire hydrant location.
2. Provide bearings and distances to define the locations of the Public Utility Easement, Public Gas Easement, the Access Easement and any other easements being officially recorded with this plat.
3. Provide owner's name.
4. Show total acreage.

4. Add sewer approval certificate.

Utilities

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

See City Engineer's comments.

Codes

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

No comments received

Fire

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

No comments received

Police

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

No comments received

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

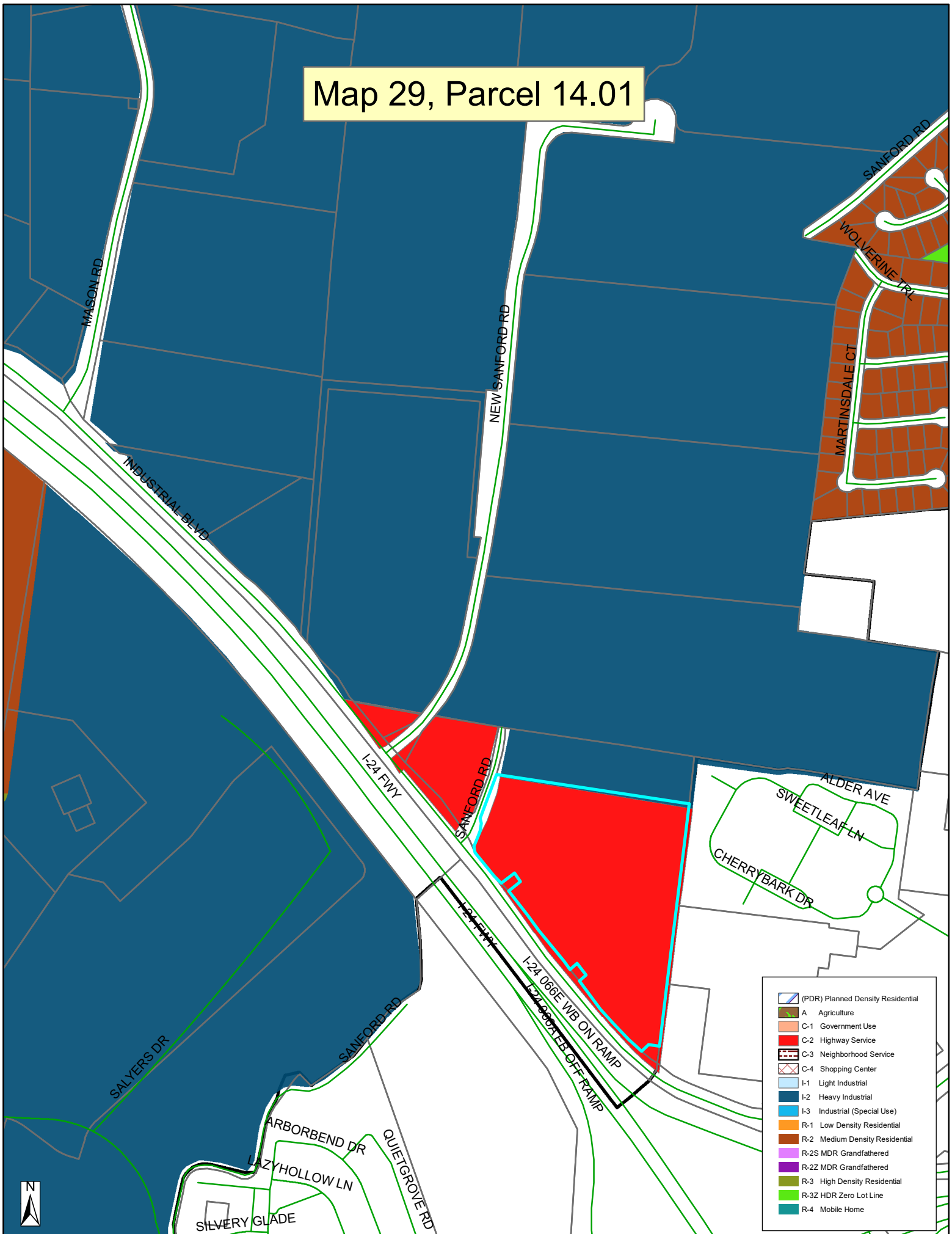
Map 29, Parcel 14.01



Map 29, Parcel 14.01



Map 29, Parcel 14.01



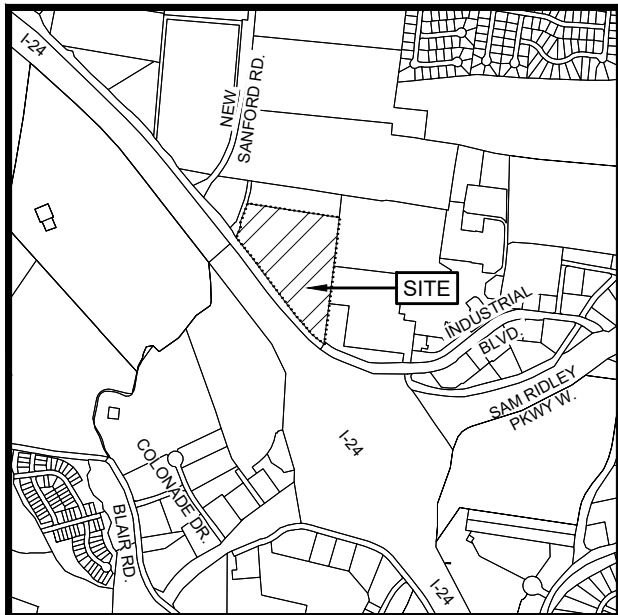
- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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











VICINITY MAP
N.T.S.

(14.00)
WALDRON TENNESSEE
COMMUNITY
PROPERTY TRUST
BOOK 1799, PAGE 2749

(13.00)
SAEED SASSAN
BK. 1747, PG. 2056

(14.01)
BJS WHOLESALE CLUB
BOOK 2311 - PAGE 3011

LOT 1
REMAINING LANDS
768,031 SQ. FT.
OR 17.632 ACRES ±

LOT 5
NEW LOT
80,250 SQ. FT.
OR 1.842 ACRES ±

N36°45'05"W
229.59'
R.O.W. DEDICATION
2,160 SQ. FT.
OR 0.050 ACRES ±

SURVEY CONTROL POINT #300
IRON ROD W/RED CAP
N: 600,138.28
E: 1,798,147.01

LOT 2
EXISTING LOT FINAL PLAT OF
BJS WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.

LOT 6
NEW LOT
27,522 SQ. FT.
OR 0.632 ACRES ±

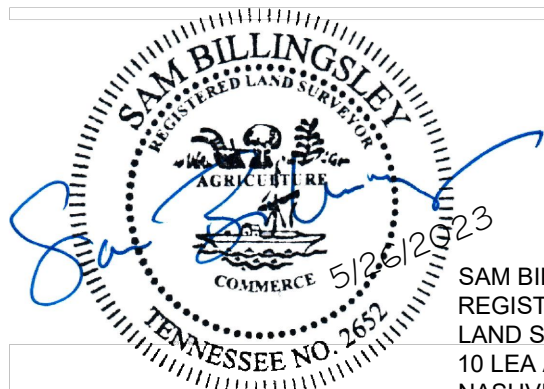
LOT 3
EXISTING LOT FINAL PLAT OF
BJS WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.

LOT 4
EXISTING LOT FINAL PLAT OF
BJS WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.

LOT 7
NEW LOT
3,199 SQ. FT.
OR 0.073 ACRES ±

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE FINAL PLAT OF BJS WHOLESALE CLUB TO CREATE THREE (3) NEW LOTS FOR A TOTAL OF FOUR (4) LOTS.
2. THE PLAT SHOWN HEREON BASED ON SURVEY & VESTING PLAT BY SAME DATED 02/04/2022 AND REVISED 02/27/2022 SEALED BY R.L.S. #1756 JEFFREY K. KIMBRO RECORDED AS "FINAL PLAT OF BJS WHOLESALE CLUB" P.C. 43 - PG. 254 R.O.R.C., SURVEY NOTES AS FOLLOWS:
 - a. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
 - b. ALL CORNERS TO BE MARKED BY IRON RODS WITH CAPS.
 - c. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF JULY 5, 2018 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: $H=0.2\sqrt{V}=0.2'$. THE COMBINED GRID FACTOR OF 0.99992473 WAS CALCULATED AT SURVEY CONTROL POINT NO. 300, AS SHOWN HEREON.
 - d. SURVEY FIELD DATA COLLECTED ON JUNE 15, 2021.
 - e. TDOT MONUMENTS WERE DISREGARDED DUE TO POOR PLACEMENT.
 - f. THE SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE, THE PROPERTY IS SUBJECT TO THE FINDINGS OF A COMPLETE, DETAILED, AND ACCURATE TITLE SEARCH AND/OR TITLE COMMITMENT.
 - g. CLOSURE ERROR >1:10,000
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47149C0105H, DATED JANUARY 5, 2007.
4. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
5. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE (RORC).
6. BY SUBMITTING THIS FINAL PLAT FOR APPROVAL BY THE LAVERGNE PLANNING COMMISSION (THE, "PLANNING COMMISSION"), THE OWNER(S) OF AND ALL INTERESTED PARTIES IN THE PROPERTY THAT IS THE SUBJECT OF THIS FINAL PLAT (THE, "PROPERTY") ACKNOWLEDGE AND AGREE THAT THE PLANNING COMMISSION'S APPROVAL OF THIS FINAL PLAT DOES NOT CONSTITUTE THE ACQUISITION OR CONDONATION OF ANY VIOLATION OF REGULATION, ORDINANCE OR LAW THAT MAY EXIST WITH RESPECT TO THE SAME, AND THAT, FURTHERMORE, THE PLANNING COMMISSION'S APPROVAL OF THIS FINAL PLAT IS WITHOUT PREJUDICE TO CITY OF LAVERGNE'S RIGHT AND ABILITY TO ENFORCE OR OTHERWISE REQUIRE COMPLIANCE WITH ANY AND ALL REGULATIONS, ORDINANCES AND LAW GOVERNING THE USE OR DEVELOPMENT OF THE PROPERTY, OR OTHERWISE.



SAM BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2652
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (615) 564-2701
Sam.Billingsley@kimley-horn.com

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 2311 PAGE 3011 COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

TITLE _____ DATE _____
TITLE _____

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

SECRETARY, PLANNING COMMISSION _____ DATE _____

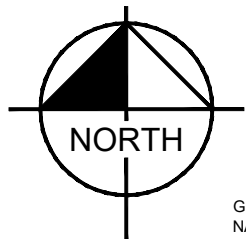
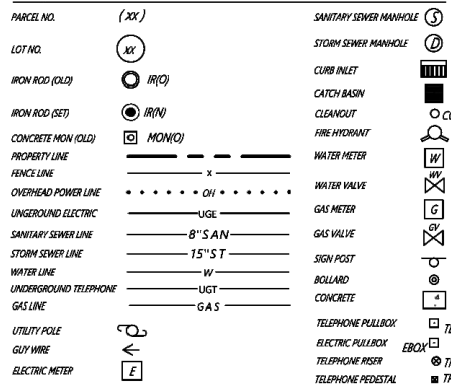
I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

SAM BILLINGSLEY, TENNESSEE RLS. NO. 2652
5/26/2023
DATE

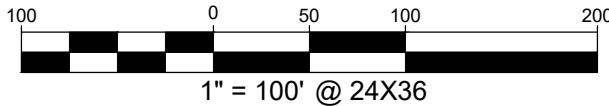
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°46'35"	854.93'	86.19'	N46°48'21"W	86.15'
C2	130°25'34"	8.00'	18.21'	N16°06'14"W	14.53'

LEGEND



GRAPHIC SCALE IN FEET



1" = 100' @ 24X36

LINE TABLE

NO.	BEARING	LENGTH
L1	N80°51'35"W	57.10'
L2	S08°58'23"W	55.20'
L3	S80°51'35"E	58.82'
L4	N80°17'21"W	54.23'
L5	S48°07'58"W	49.84'
L6	N38°16'17"W	25.24'
L7	N49°03'28"E	46.35'
L8	N38°16'17"W	74.78'
L9	S49°03'28"W	46.35'
L10	N38°16'17"W	50.06'
L11	S41°17'45"E	11.37'
L12	N39°20'39"W	66.92'
L13	N52°32'37"E	75.99'
L14	N36°03'35"W	51.01'
L15	S52°02'54"W	83.16'
L16	N22°42'32"E	82.50'
L17	N08°18'15"E	37.89'
L18	N15°16'18"W	25.31'

FINAL PLAT RESUBDIVISION OF LOT 1 OF FINAL PLAT OF BJS WHOLESALE CLUB

PER P.C.47 - PG.254
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011
PARCEL ID: MAP 029, PARCEL 014.01
543, 547, & 565 INDUSTRIAL BLVD - 3rd COMMISSION DISTRICT
CURRENTLY ZONED C-2 HIGHWAY SERVICE PER PUBLICLY AVAILABLE ZONING MAP
CITY OF LAVERGNE, RUTHERFORD COUNTY, TENNESSEE

Kimley»Horn

10 Lea Ave Suite 400
Nashville, Tennessee 37210
Tel. No. (615) 564-2701

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	TCO	SCB	5/26/2023	118407000	SV1-00



Item #: 13.

Item Title: Preliminary Plat - Mission Hills, Revised Section 1 - 15 Lots on 4.79 Acres. Requested by SEC, Inc. Property located on Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.

Reviewed By:

Jake Blair, Planning Tech
Curtis Brinkley, Fire Marshal
Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Gary Lide, City Engineer

Summary: The purpose of this submittal is due to a significant revision to the previously-approved preliminary plat for this section - Missions Hills Section 1.

Staff Recommendation: Planning Commission should discuss the following items:

1. The architectural aesthetic and views of the revised detention basin which is constructed from concrete walls.
2. Confirmation that the mail kiosk will be fully installed, operational, and accessible before any certificates of occupancy are issued for Section 1.

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

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

1. Please provide information regarding the height, visibility from Vanguard Drive, and architectural

- appearance of the retaining walls proposed around Detention Pond #1.
2. Add a note on Sheet C0.2 that the mail kiosk will be installed, operational, and accessible via an all-weather asphalt surface prior to Certificates of Occupancy being issued on any lots in Section 1.
 3. Please provide dimensions and architectural information on monument sign located at Waldron Road.
 4. (Sheet C2.0) Subdivision Regulations require slopes of 12% to 20% and above 20% be shown. This sheet shows 15% to 20%. Please correct. Also, soil types must be shown for all slopes 12% or steeper.

Utilities

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

1. Show 12" waterline in Vanguard Drive.
2. Show connection to existing 12 inch water in Waldron Road (west side of street)

Codes

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

No comments received

Fire

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

No comments received

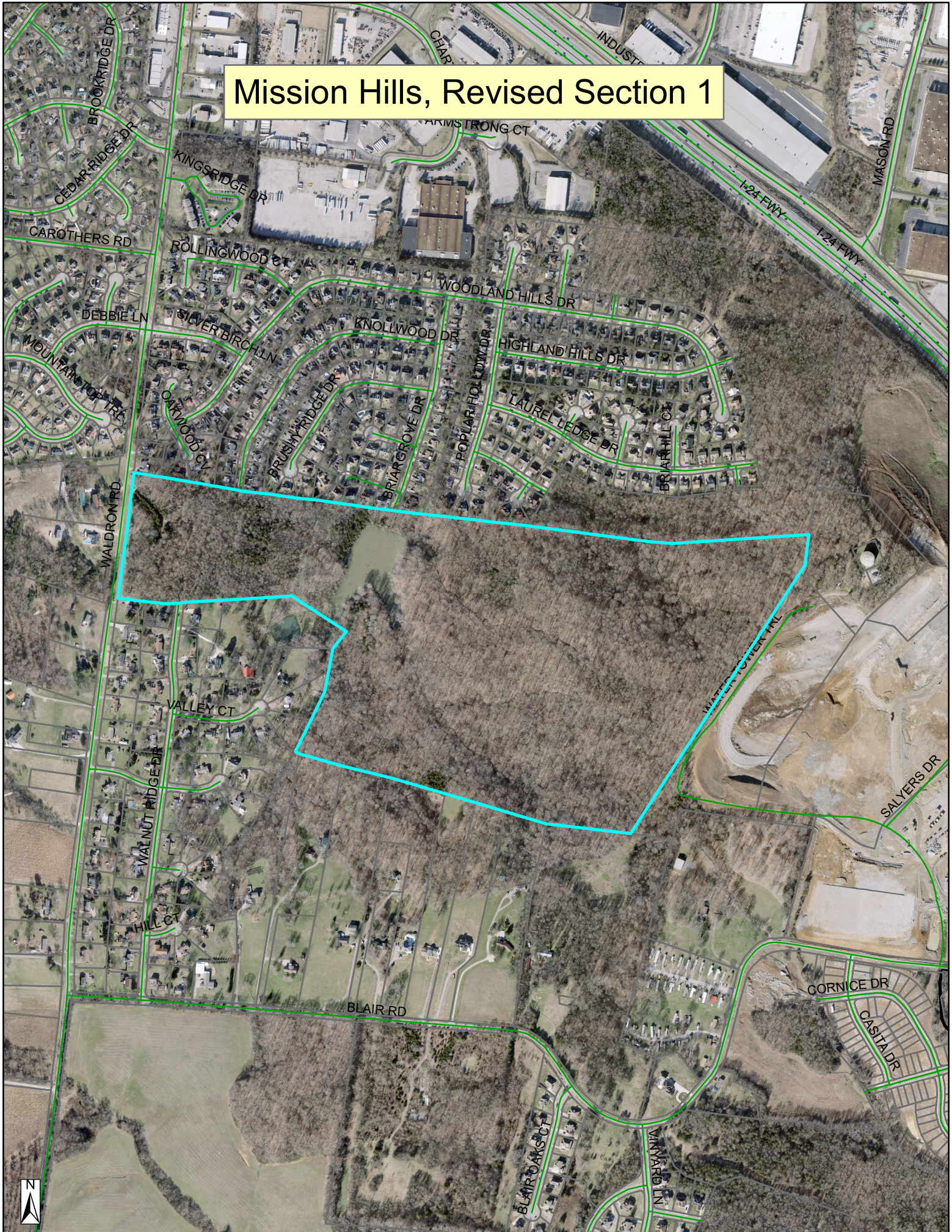
Police

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

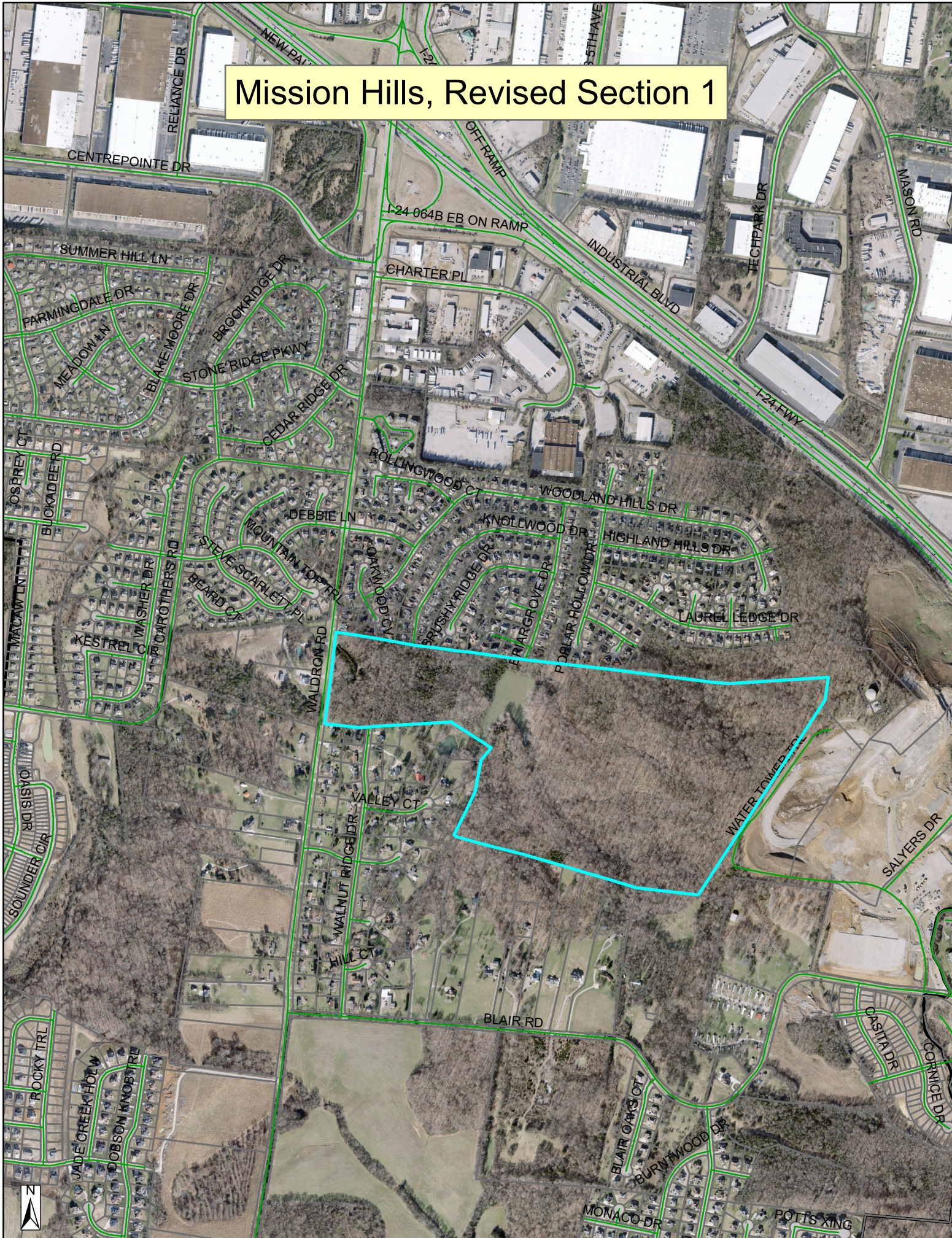
No comments received

***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.

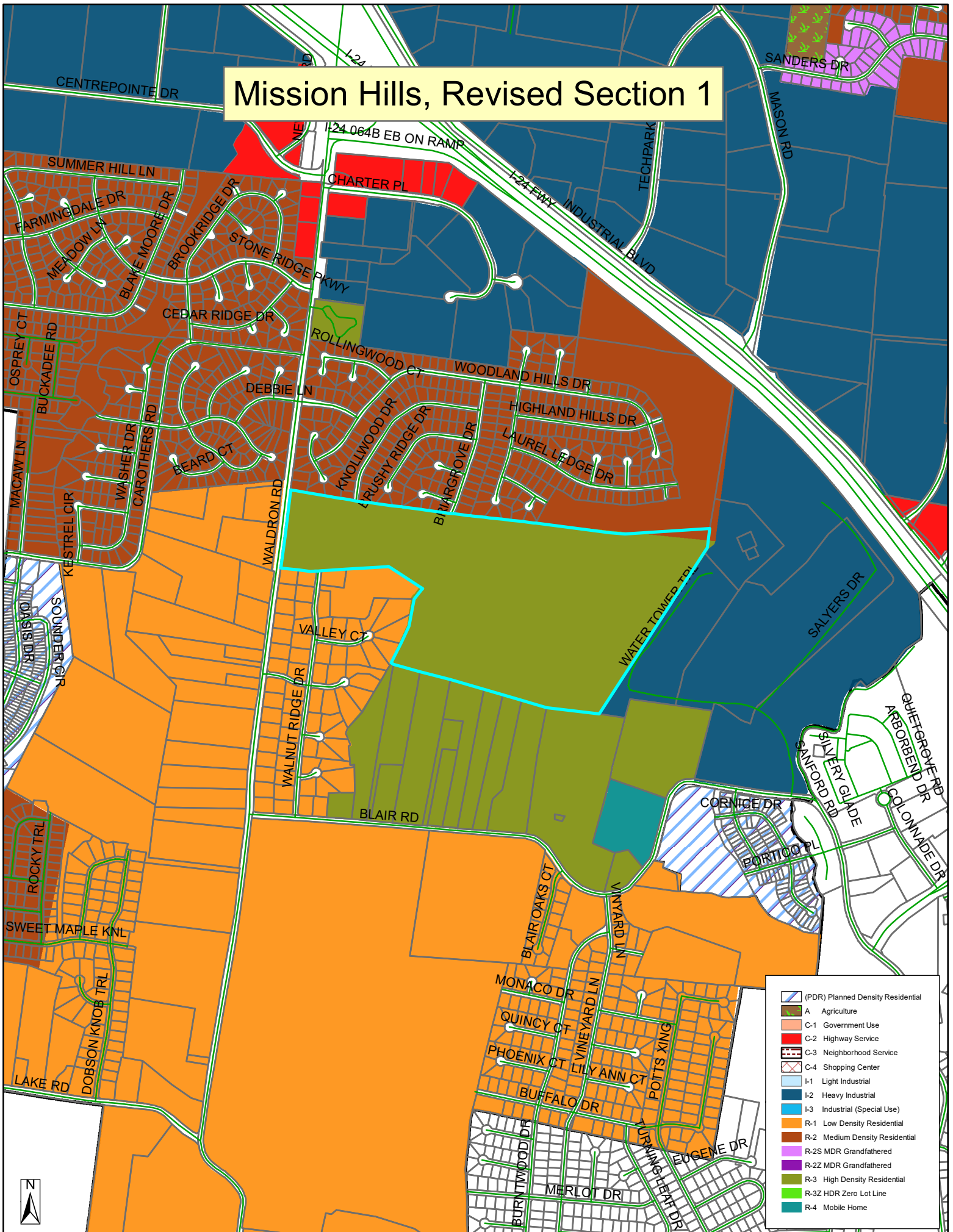
Mission Hills, Revised Section 1



Mission Hills, Revised Section 1



Mission Hills, Revised Section 1





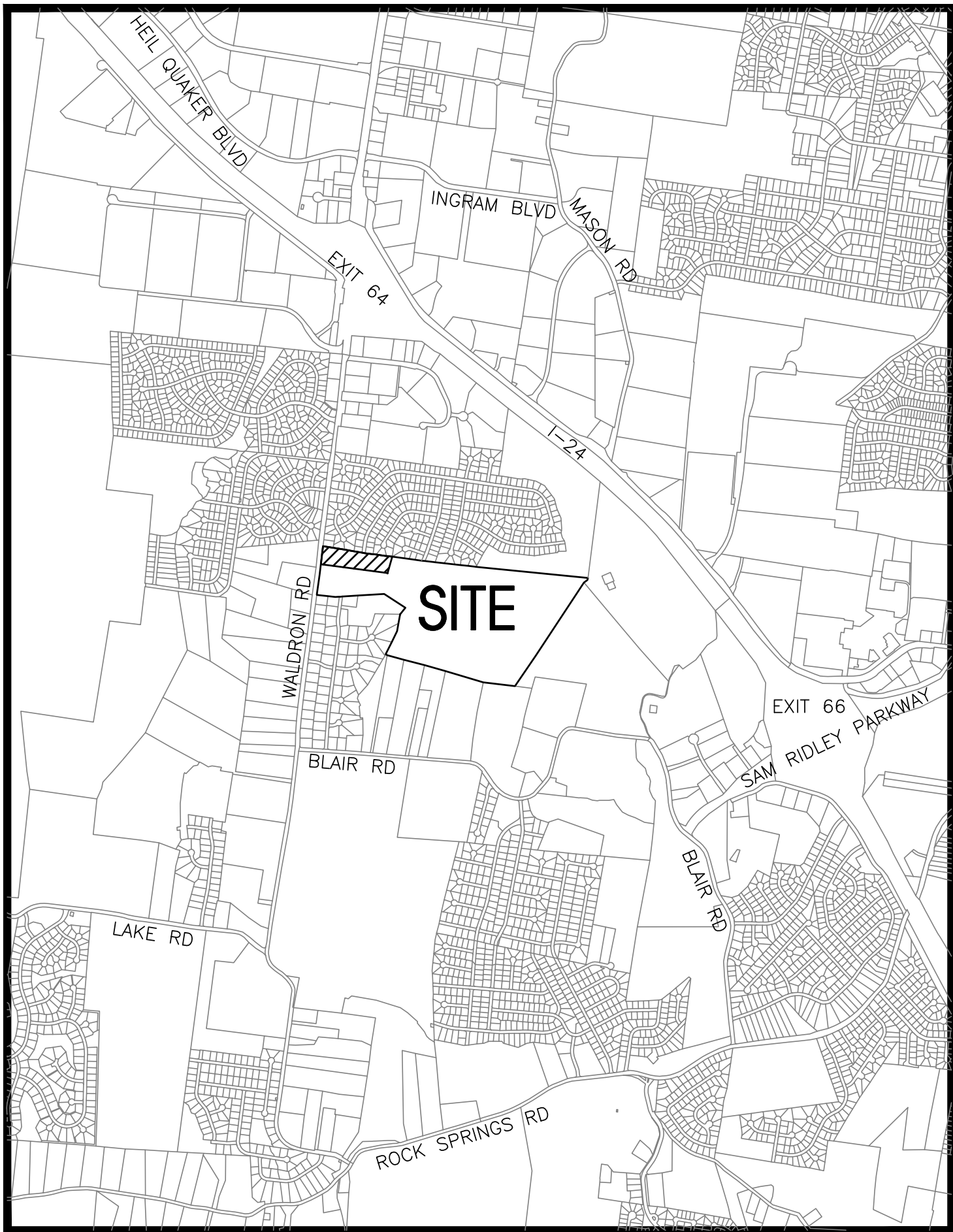
Mission Hills Revised Section 1

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C0.3	Master Sewer Plan
C0.4	Master Drainage Plan
C1.0-1.1	Preliminary Plat
C2.0	Existing Slope Analysis



Site Location Map
Not To Scale

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

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

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

Deed Reference:
Tax Map 29, Parcel 22.02
Zoning: R3
Section 1: 15 Lots
Total: 276 Lots
Section 1 Land Area: 4.79± Acres
Min. Lot Size = Varies

Minimum Lot Size Area: 3,000 Sq.Ft.
Lot Width at Building Setback Line: 40 ft.

Minimum Yard Requirements:
Front Setback: 15 ft.
Side Setback: 5 ft.
Rear Setback: 15 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on 1-31-2023.

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567
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By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515

Sheet C0.0
Mission Hills
Section 1
S.E.C. Project #22078
Date: 5-30-2023
Revised:

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to sheet 6 Existing Conditions & Initial EPSC.

2. Demolition includes the following within the property lines:

- 1) Transfer benchmark control to new locations outside the disturbed area prior to commencing demolition operations (when applicable)
- 2) Provide temporary barricades and other forms of protection as required to protect owner's personnel property and general public from injury due to demolition work.
- 3) Demolition and removal of site improvements.
- 4) Disconnecting, capping or sealing, and abandoning/removing site utilities in place (whichever is applicable)

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

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

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

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

- 1) Footings: 18 inches
- 2) Walks: 12 inches
- 3) Roads: 18 inches
- 4) Parking Areas: 12 inches
- 5) Lawn Areas: 18 inches
- 6) Fills: 12 inches

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

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

- 1) Protect improvements on adjoining properties and on the Owner's property.
- 2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

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

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

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

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

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

- 1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities as acceptable to owner and to governing authorities.
- 2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

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

- 1) Erect temporary protection, barricades as per local governing authorities.
- 2) Protect existing site improvements and appurtenances to remain.

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

- 1) Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
- 2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

16. Explosives: use of explosives will not be permitted for site clearing and demolition.

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

8. Rock may be present at shallow depths requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

10. Materials:

- 10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
- 10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DCA.
- 10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

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

12. All concrete shall be in-transit mixed concrete, 3% to 5% air-entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.

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

14. Concrete Materials:

- 14A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
- 14B) Aggregates: ASTM C-33 (latest ed.)
- 14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
- 14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
- 14E) Admixture: Air type to meet ASTM C-260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

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

17. Weather Requirements:

- 17A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
- 17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

20. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0105H Dated 1/5/2007.

7. Before starting grading operations, see sheets 8-14 for Construction SWPPP plan notes and details.

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

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

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

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

12. It is the earthwork contractor's responsibility to maintain the site soils and engineered fills with a workable moisture content range to obtain the required in-place density. Scarifying and drying operation should be included in the contractor's price and should not be considered an extra for the contract. The contractor shall review and be aware of all moisture concerns and soil remediations requirements.

13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

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

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

Waterline Notes:

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

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

3. 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 and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

4. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

5. The contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

6. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.

9. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate to the owner a person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.

10. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.

11. All waterline taps are to be made by City of LaVergne Utilities Department.

12. Contractor shall comply with all requirements of the latest edition of City of LaVergne Utilities Department specifications for water main construction.

13. Contractor shall comply with all requirements of the latest edition of City of LaVergne specifications.

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

Sanitary Sewer Notes:

1. The contractor must notify City of LaVergne for sewer inspection prior to starting work.

2. The owner/developer for budget purposes, should check with the City of LaVergne for connection fees which may be substantial

3. Contractors for sewer work must be approved by the City of LaVergne Water and Sewer Department.

4. Coordinates or dimensions shown are to centerline of pipe or fitting or to centerline of manhole.

5. The top elevation of all manholes in paved areas shall match finish grade. The top elevation of all manholes in grassed areas shall be 6" above finished grade.

6. The minimum horizontal separation between the closest two points of the water and sewer line is ten (10) feet. The minimum vertical separation between the closest two points of the water and sewer line shall be 18 inches.

7. Contractor shall comply with all requirements of the latest edition of the "Standard Technical Specifications and Detail Drawings for the installation of Sanitary Sewer Mains and Appurtenances" of the City of LaVergne.

8. Sanitary sewer wyes and 45° bends are to be the same material and class/wall thickness as the mainline pipe.

9. Sewer construction must be in accordance with all City of LaVergne Public Works specifications and drawings.

10. Contractor must have a State of Tennessee license, Municipal Utility (MU) classification, to perform work.

11. The existing sewer main and/or manholes utilized or altered by this project must be tested before and after construction. Should the sewer not be tested prior to construction and defects found after construction will be the responsibility of the contractor to repair at his or her expense.

12. A maximum of 2-6" (6 in.) adjustment rings will be allowed per any existing or proposed manholes associated with this installation. If any manhole requires adjustment beyond the 2-6" adjustment rings allowed then the contractor must remove, adjust, or add barrel sections to the manhole to get it to grade at his or her own expense.

13. All newly constructed sanitary sewer mains, rehabilitated sanitary sewer laterals and mains, existing sanitary sewer mains that intersect under or over a newly constructed or removed utility, or any sewer main that has been physically altered in any way must be fully televised via in-line Closed Circuit Television (CCTV) post construction survey fully compliant with the guidelines set forth by the North American Sanitary Sewer Company's (NASSCO) Pipeline Assessment Certification Program (PACP) at the expense of the contractor.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. A portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0414H, Dated 4/5/17 & #47187C0255F, Dated 9/29/06.
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615-793-9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
On Site Utilities:
Natural Gas- Smyrna Gas 615-355-5740
Electric- Nashville Electric Service 615-736-6900
Water- City of La Vergne 615-793-9891
Sewer- City of La Vergne 615-793-9891
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615-287-5832 for fire code information and compliance.

Notes:

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

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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This is a heavy construction drawing. It is not to be used for any other purpose. The engineer assumes no administrative liability or responsibility in the assurance that the design is correct. The engineer assumes no liability for the construction of the site shown on these construction drawings in total accordance with the design as noted, described, and illustrated. To the maximum extent permitted by law, the engineer disclaims any and all liability for the construction of the site shown on these construction drawings in total accordance with the design as noted, described, and illustrated.



Mission Hills Revised
Section 1
La Vergne, Tennessee

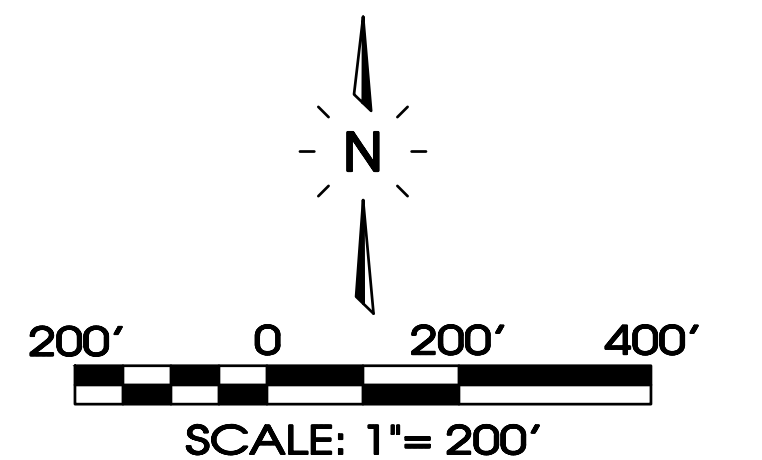
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DATE: 5-30-2023				
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MAT				
FILE NAME:				
22078Sec.1 Prelim				
SCALE:				
None				
JOB NO.				
22078				
SHEET:				

C0.1



Note:
Construction Traffic To Utilize Waldron Road.
No Construction Traffic Will Be Allowed On
Knollwood Drive Or Briargrove Drive.

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



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STATE OF TENNESSEE

PLANNING & CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER

NO. 00000000

DATE 01/01/2023

Mission Hills Revised

Section 1

La Vergne, Tennessee

REVISIONS:

DRAWN: SJA

DATE: 5-30-2023

CHECKED: MAT

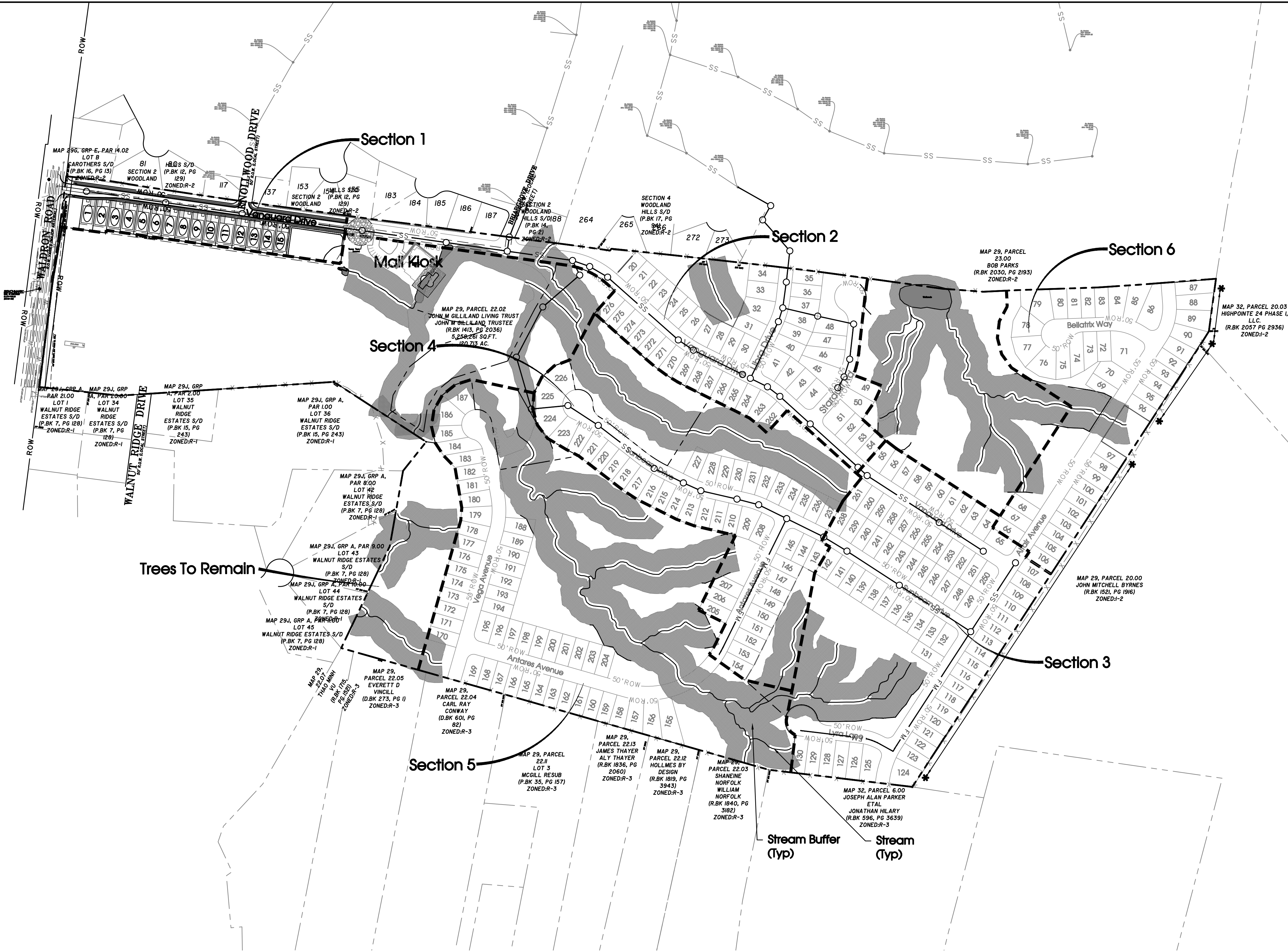
FILE NAME: 22078Sec.1 Prelim

SCALE: 1"=200'

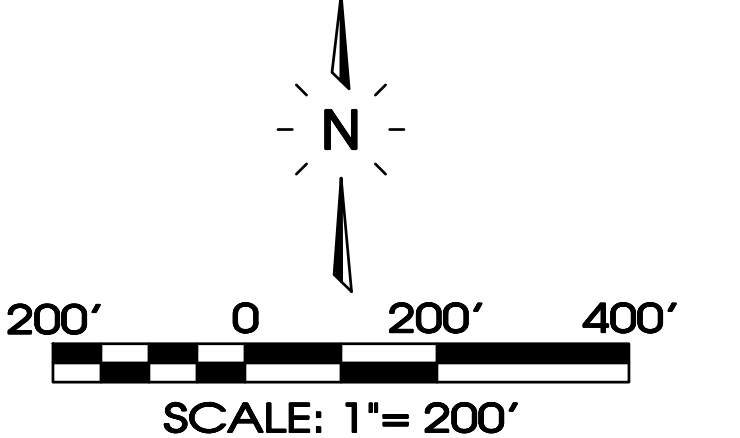
JOB NO. 22078

SHEET: C0.2

Master Plan



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



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MISSION HILLS REVISÉD

SECTION 1

La Vergne, Tennessee

REVISIONS

DATE: 5-30-2023

CHECKED: MAT

FILE NAME: 22078Sec.1 Prelim

SCALE: 1"=200'

JOB NO. 22078

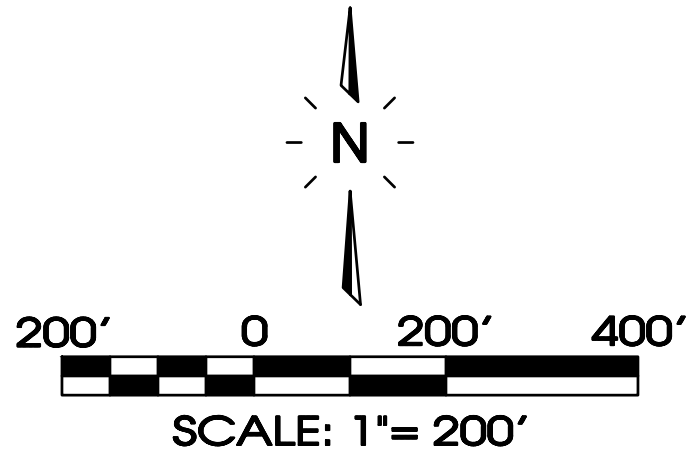
SHEET: C0.3

Master Sewer Plan

Page 108 of 165



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



REVISIONS

DRAWN: SJA

DATE: 5-30-2023

CHECKED: MAT

FILE NAME: 22078Sec.1 Prelim

SCALE: 1"=200'

JOB NO. 22078

SHEET: C0.4

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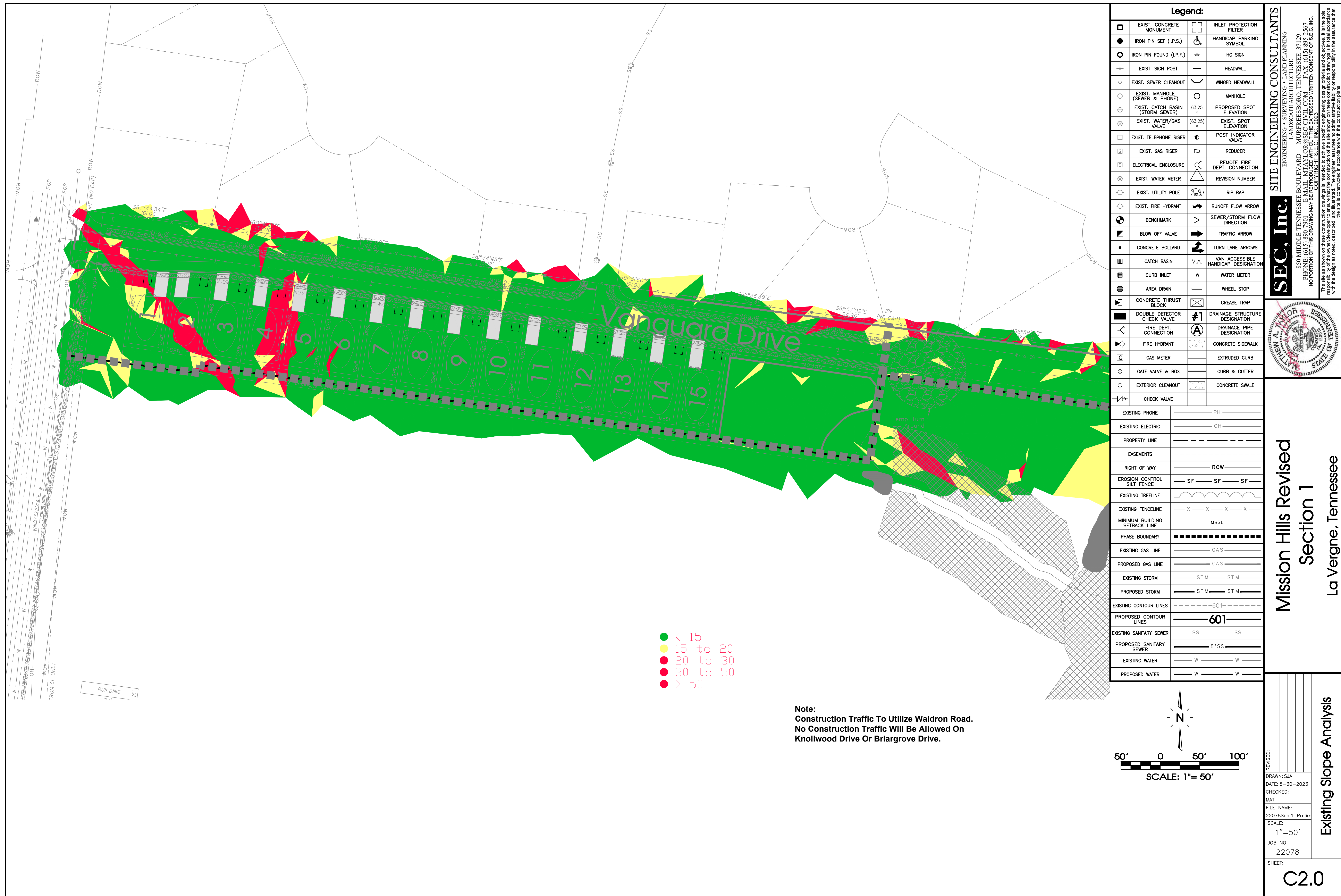
Section 1

La Vergne, Tennessee

Master Drainage Plan

C0.4

Page 109 of 165

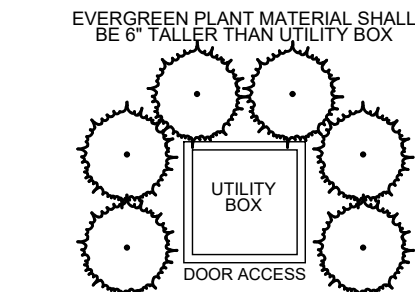


Mission Hills

PRELIMINARY PLAT LANDSCAPE PLAN

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

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

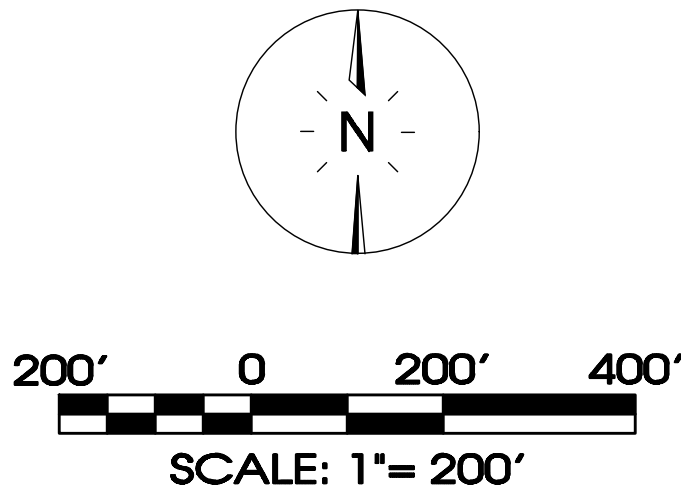


NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH THE EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING NOT TO SCALE



Know what's below.
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REVISED:	10-17-2022	Start	Comments
DRAWN:	BPG		
DATE:	10-17-2022		
CHECKED:	RSM		
FILE NAME:	22078		
SCALE:	1" = 200'		
JOB NO.	22078		
SHEET:			

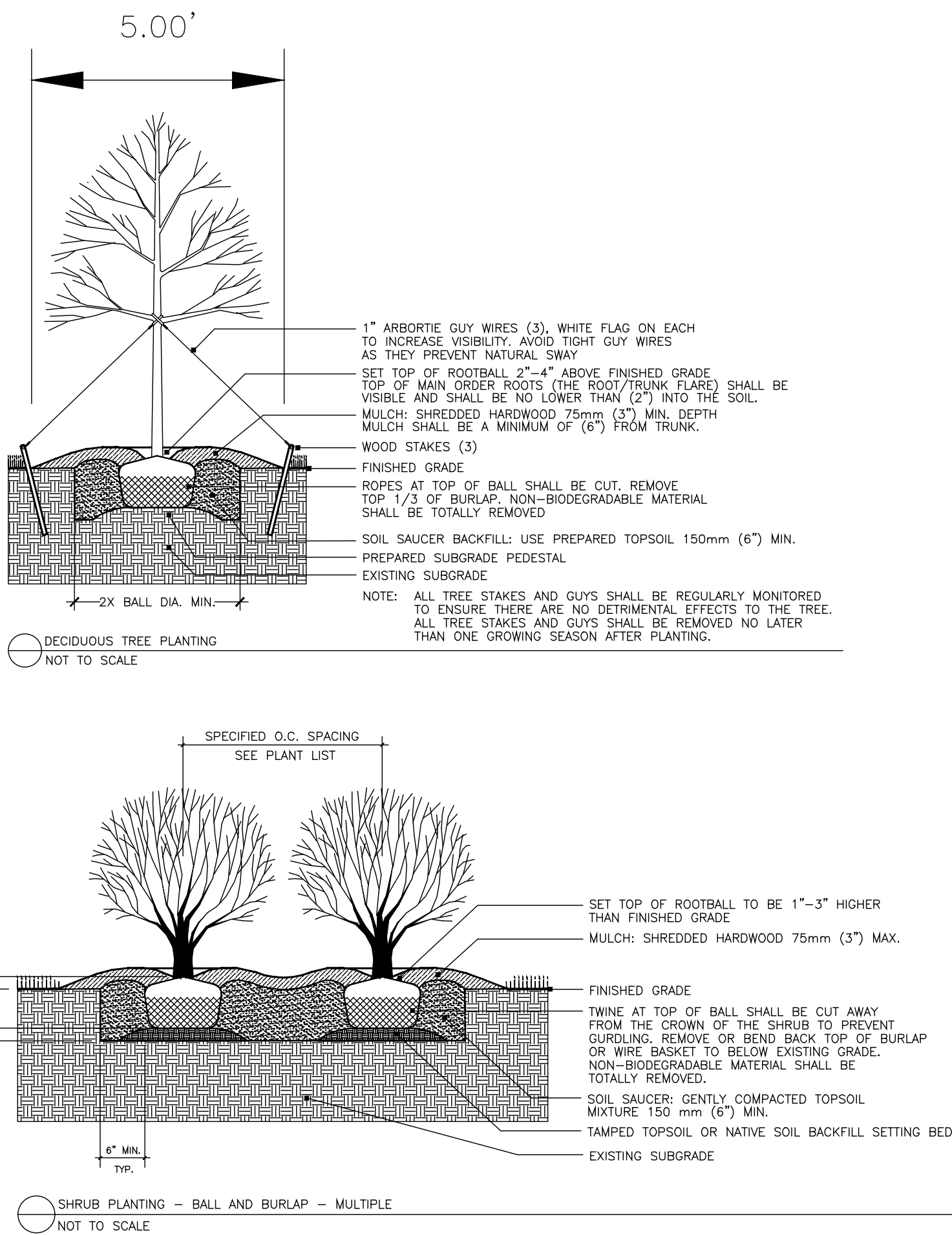
Landscape Plan

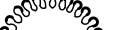
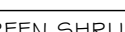
L1.0



Mission Hills
LaVergne, Tennessee

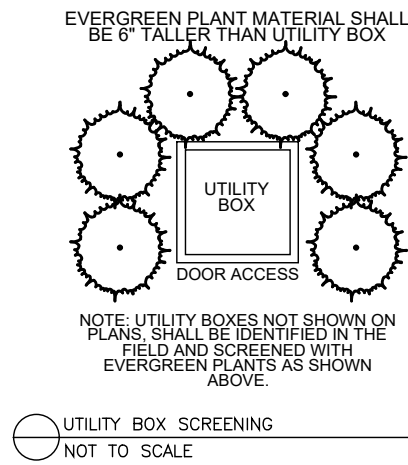
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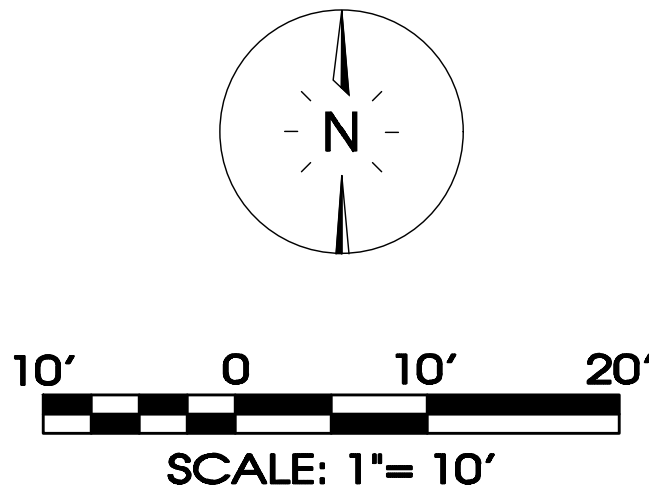
PLANT SCHEDULE									
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PY	1	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B # B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CC3	4	COTONEASTER APICULATUS / CORAL BEAUTY COTONEASTER	CONT.		12"	12'	5' O.C.	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICH	8	ILEX CRENATA 'HOOGENDORN' / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12'	3' O.C.	DENSE, FULL, MATCHED
	TC	3	THUJA OCCIDENTALIS 'CONGABE' / FIRE CHIEF ARBORVITAE	CONT.		12"	12'	4' O.C.	DENSE, FULL, MATCHED

LANDSCAPE NOTES

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



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SITE ENGINEERING CONSULTANTS



Mission Hills
LaVergne, Tennessee

[illegible]

Landscape Plan

L1.0



Item #: 14.

Item Title: Site Plan - Scott Equipment Parts Building - New Building totaling 20,000 Square Feet on 15.72 Acres. Requested by Fulmer-Lucas. Property located at 140 Waldron Road (Tax Map 15, Parcel 170.03). I-2 (Heavy Industrial) Zoning District. Property owned by Scott Equipment, LLC.

Reviewed By:

Gary Lide, City Engineer
Curtis Brinkley, Fire Marshal
Scott Tatalovich, Utility Engineer
Bo Logan, City Planner

Summary: The addition of a 20,000 SF warehouse building to the Scott Equipment Company site.

Staff Recommendation: None for Workshop

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702 (Technical items go here)
blogan@lavergneten.gov

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

Engineering

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

1. (Sheet V-1.00) Show bearings and distances on the overall site property line.
2. (Sheet C1.0) Locate new building from either:
 3. Existing building
 4. Property line
 5. Coordinates
6. (Sheet A-200 and C1.0) No signage is shown on the building and no directional or informational

- signage is shown along the drive. Either confirm this is correct or provide a signage plan.
7. (Hydraulic calculations) Post-Development Drainage Area Map (Post) does not match Storm Sewer System Map (STRM). It appears that STRM is correct and that POST is missing a portion of the area that is draining into the 'bypass' flows. This also appears to apply to the Prer-Development drainage areas shown on PRE. Correct the drainage areas.
 8. (Hydraulic Calculations) The description of the City of La Vergne water quality requirements in the 2nd paragraph of the 'Project Description Narrative' is incorrect. The requirement is that 80% of the TSS for the first 1/2" of rainwater running off of all impervious surfaces must be removed before the stormwater exits the property. While a 24-hour drawdown may accomplish this, calculations using the settling rate of clay materials should be provided to prove it.
 9. (Hydraulic Calculations) Also regarding the water quality. Since there is significant impervious paved area draining into the 'bypass' flows which bypass detention, the TSS removed from those flows should be set at zero and added to the TSS removed by the detention basin to prove that the overall removal rate of 80% is being met.
 10. (Sheet C1.0) Provide details for the walk crossing of the drive which meet ADA standards.
 11. (Sheet C 0.2, C2.1, and C2.0) Show 'Stone Filter Ring' downstream from proposed pipe outfalls toward stream.
 12. (Sheet C2.1) Provide silt fence or filter socks downstream of utility trench excavations.
 13. (Sheet C2.0) Change title of sheet to "Site Grading, Drainage, and Final EPSC Plan" to bring submittal into full compliance with City Ordinance Requirements. Also, show permanent groundcover on this sheet.
 14. (Sheet C3.0) Add note that no more than 500' of utility trench may be open at one time.
 15. (Sheet C1.0) If a dumpster is needed for this building, provide location and pad/enclosure details.

Utilities

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

Submit fire sprinkler calculations, pipe sizes, and plans with building permit submittal to Codes Department.

Submit fixture count form to Public Works Utilities Engineer prior to submitting for building permit with Codes Department.

Codes

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

No comments received

Fire

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

No comments received

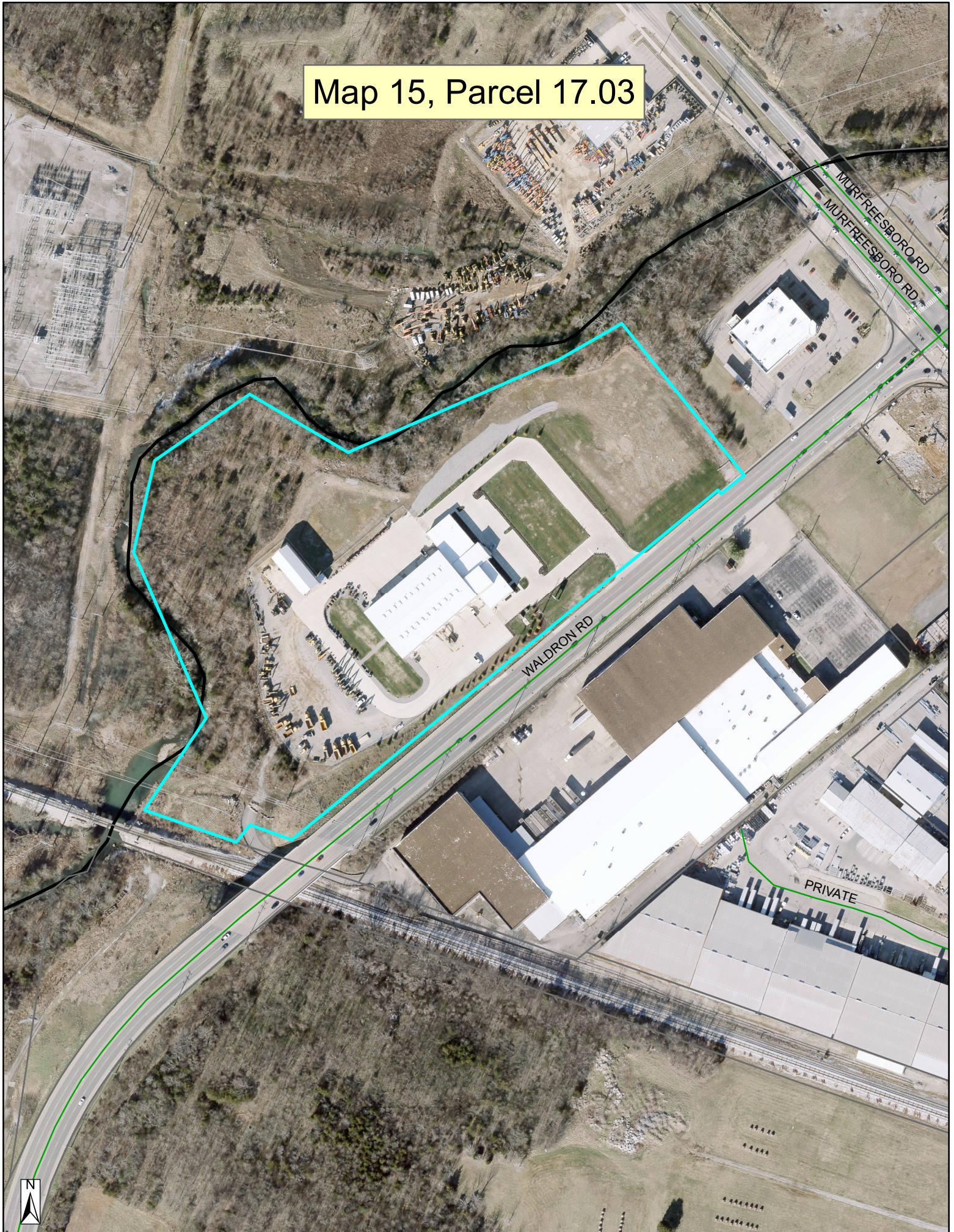
Police

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

No comments received

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

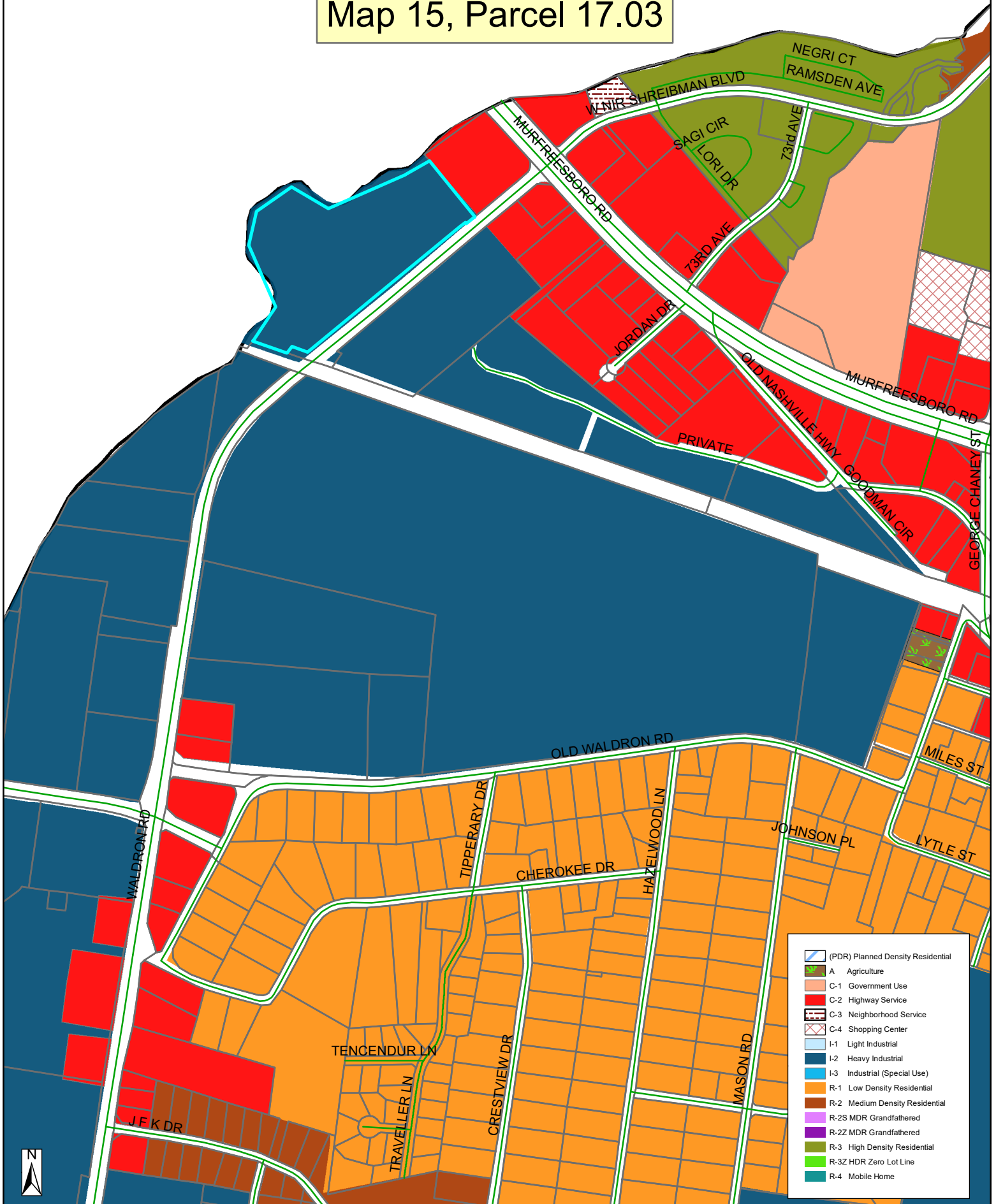
Map 15, Parcel 17.03



Map 15, Parcel 17.03



Map 15, Parcel 17.03









SITE DEVELOPMENT PLANS FOR:
WALDRON PARTS BUILDING
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086
TAX MAP 015 PARCEL 0170.03

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

CONTACT: ERIC GOEBEL
504-405-3552

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

CONTACT: JOSH HUTCHESON
615-477-9440

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

CONTACT: DOUGLAS BALL-CHANDLER
251-460-4646

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

CONTACT: RICK ALEXANDER
615-587-8249

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

CONTACT: CONNOR BALL
615-376-2421



VICINITY MAP
N.T.S

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
V-1.00	TOPOGRAPHIC SURVEY
C0.1	SITE DEMOLITION PLAN
C0.2	INITIAL EPSC PLAN
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING & DRAINAGE PLAN
C2.1	INTERMEDIATE EPSC PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
L1.0	EXISTING LANDSCAPE PLAN
L1.1	PROPOSED LANDSCAPE PLAN
A100	BUILDING ELEVATIONS

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

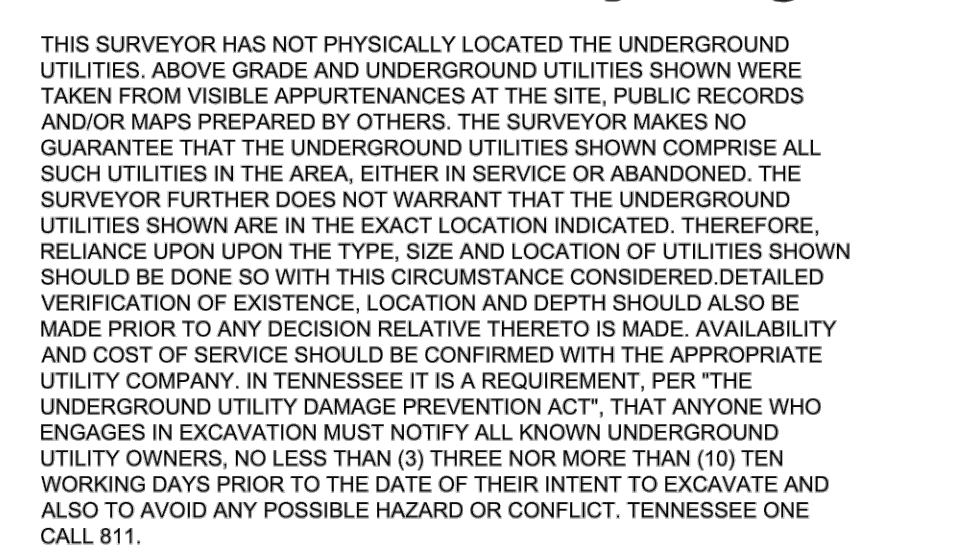


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

DATE	DESCRIPTION
05/21/2023	INITIAL PLANNING COMMISSION SUBMITTAL

COVER SHEET

C0.0



DEED REFERENCE

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

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE "AE," "X SHADED," AND "X UNSHADED" AREA OF MINIMAL FLOODING AS PER FEMA FLOOD MAP 47149C0015H WITH AN EFFECTIVE DATE ON 01/05/07.
2. PROPERTIES CURRENTLY ZONED: I-2; HEAVY INDUSTRIAL.
3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OF THE PROPERTY.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE SUTHERFORD COUNTY & LA VERGNE PLANNING COMMISSION.
6. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
7. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, TENNESSEE ANNOTATIVE CODE CHAPTER 0820-3-07.
8. WATER AND SANITARY SEWER MAPS HAVE BEEN REQUESTED.

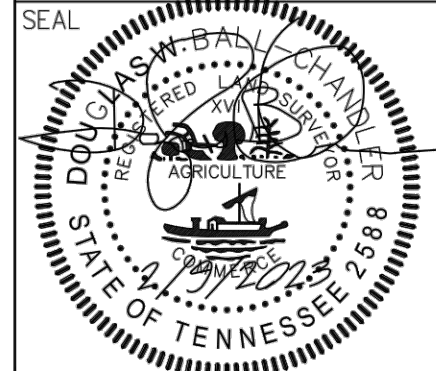
SURVEYOR'S CERTIFICATE

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

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


DOUGLAS W. BALL-CHANDLER,

2/9/2023
DATE

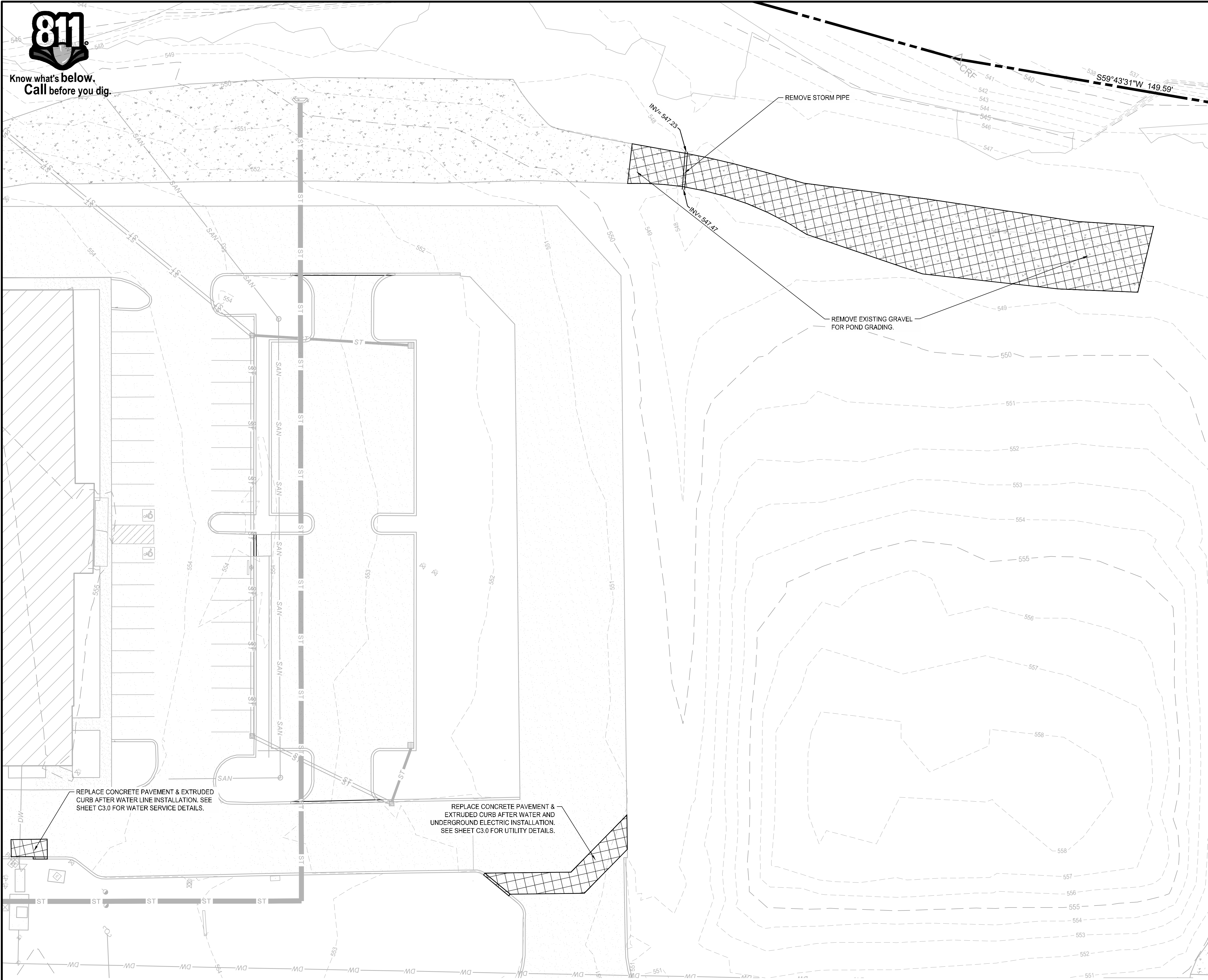
[illegible]

SCOTT EQUIPMENT			
PARTIAL TOPOGRAPHIC SURVEY			
140 WALDRON ROAD			
LA VERGNE, TENNESSEE			
TITLE:			
THIS DRAWING IS THE PROPERTY OF GUST'S SURVEYING ENGINEERING, INC. IT IS LOANED AND IS TO BE RETURNED UPON REQUEST. THE DESIGN AND IDEAS SHOWN HEREON ARE THE PROPERTY OF GUST'S SURVEYING ENGINEERING, INC. AND NOT BE USED, OR COPIED, OR DISCLOSED TO OTHERS IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM GUST'S SURVEYING ENGINEERING, INC.			
DRAWING:	CHECKED:	APPROVED:	
CDE	DBC	DBC	
DATE:	SCALE:		
2/9/2023	1" = 40'		
DRAWING NUMBER:		REVISION:	
TS230004		A	

V-1.00



Know what's below.
Call before you dig.



VICINITY MAP
N.T.S

MAP REFERENCE:
OWNER(S): THE SCOTT CORPORATION, LLC

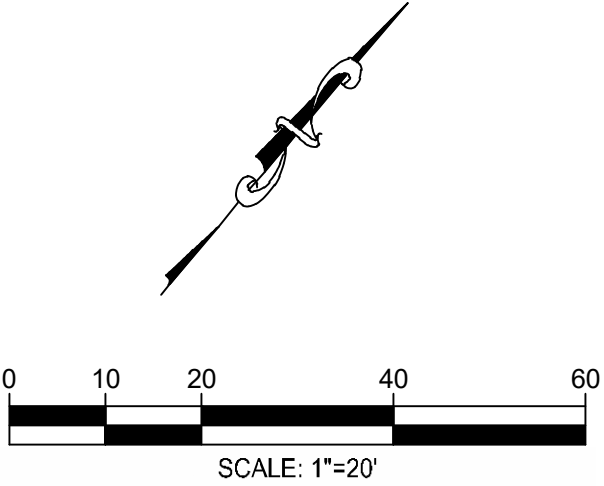
FEMA MAP NO. 47037C0412J DATED 2/25/2022
PROPERTY IN FLOOD ZONE AE AND X

GENERAL NOTES:

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

LEGEND

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



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

FULMER LUCAS

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



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

SR.	DATE	DESCRIPTION
JHL	05/21/2023	INITIAL PLANNING COMMISSION SUBMITTAL

SITE
DEMOLITION
PLAN

C0.1



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

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

SIGNATURE: *Josh Hutcherson*

DATE: 05/31/2023

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

- GENERAL NOTES:**

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

EROSION & SEDIMENT CONTROL NOTES:

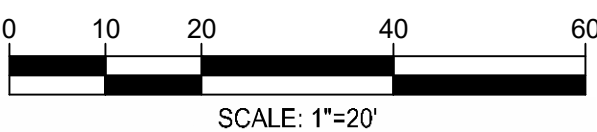
1. ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
2. ALL STOCKPILES ARE TO BE CONTAINED ON THE PROJECT PROPERTY UNLESS WRITTEN PERMISSION IS GIVEN BY THE ADJACENT PROPERTY OWNER. INSTALL SILT FENCE AT THE BASE OF ANY STOCKPILES.
3. ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE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

EROSION CONTROL LEGEND:

- | | |
|---|---|
|  | INLET PROTECTION |
|  SF | SILT FENCE , |
|  FS | WEIGHTED SEDIMENT TUBE
OR APPROVED EQUAL |
|  LOD | LIMITS OF DISTURBANCE |
|  | CONSTRUCTION ENTRANCE/E |
|  | CONCRETE WASHOUT AREA |
|  | 6" PERMANENT RIP RAP |
|  | EROSION CONTROL MATTING |
|  | FILTER RING |
|  | CHECK DAM |

LEGEND

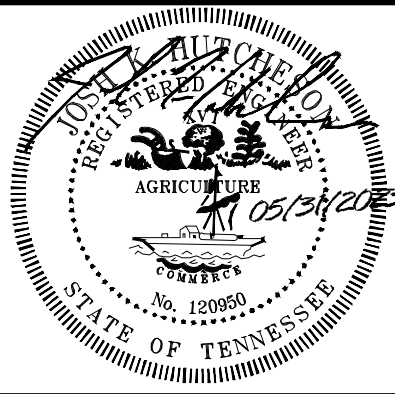
-  IRON ROD (OLD)
-  BENCHMARK
-  CATCH BASIN
-  FIRE HYDRANT
-  SEWER MANHOLE
-  EXISTING TREE
-  WATER VALVE
-  WATER METER
-  IRON ROD (NEW)
-  UTILITY POLE



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

FULMER LUCAS

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



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

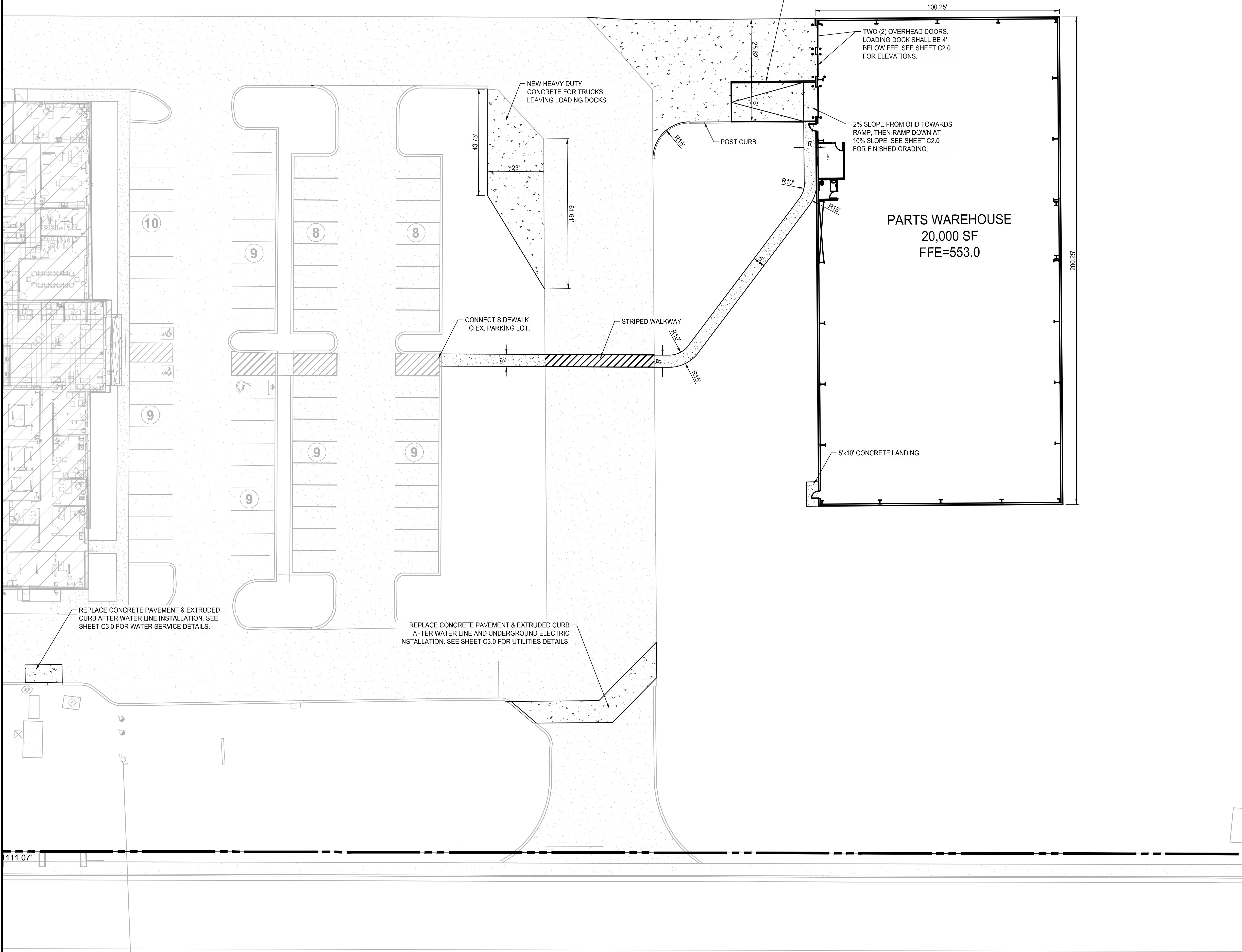
DR.	DATE	DESCRIPTION
JUN	06/1/2023	INITIAL PLANNING COMMISSION SUBMITTAL

INITIAL EPSC PLAN

C0.2



Know what's below.
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SITE DATA:

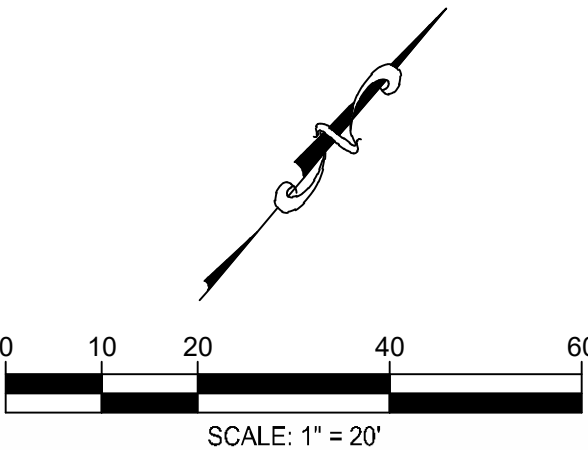
ADDRESS:	140 WALDRON ROAD
TAX MAP / PARCEL:	MAP 015 / PARCEL 0170.03
PARCEL ACREAGE:	15.72 ACRES (684,798 SF)
DISTURBED ACREAGE:	±1.9 ACRES
ZONING DISTRICT:	I-2 HEAVY INDUSTRIAL (EXISTING)
EXISTING USE:	MACHINERY SALES AND SERVICE
PROPOSED USE:	MACHINERY SALES AND SERVICE
BUILDING (SF):	20,000 SF PROPOSED BUILDING
BUILDING HEIGHT:	28' - 9" FROM FFE
FAR:	0.083 PROPOSED (56,620 SF / 684,798 SF) 0.055 EXISTING (36,620 SF / 684,798 SF)
SIGN HEIGHT & AREA:	NO NEW SIGNAGE PROPOSED
FEMA MAP:	47037C0412J DATED 2/25/2022
PARKING REQUIRED:	36 SPACES (1 SP/400 SF OF OFFICE AND 1 SP/4,000 SF GROSS FLOOR AREA)
PARKING PROVIDED:	71 SPACES (W/ 3 ADA SPACES INCLUDED)

NOTES:

- CONTRACTOR SHALL CHECK ALL FINISHED GRADES AND DIMENSION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND INVERT OF ALL EXISTING UTILITIES AND STORM DRAINAGE. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR CONTRACTOR CAUSED DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAYBE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF FINAL PAVEMENT.
- CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE CLASS "A" (4,000 PSI) UNLESS OTHERWISE NOTED.
- ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
- DIMENSIONS ARE TO THE FACE OF CURBS, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING, UNLESS OTHERWISE NOTED.
- ALL CURB TURNOUT, EDGE OF PAVEMENT, AND STRIPING RADII ARE FOUR FEET (4') UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL REQUIRED CLEARANCES FROM OVERHEAD POWER LINES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD OR UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK, THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRICAL COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES MUST BE TAKEN.
- IN EASEMENTS AND RIGHTS-OF-WAYS, CONTRACTOR SHALL PROTECT AND RESTORE SAID PROPERTY TO A CONDITION SIMILAR OR EQUAL TO THAT EXISTING AT THE COMMENCEMENT OF CONSTRUCTION, EXCEPT AS NOTED.
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION" ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL AT A PROPERLY PERMITTED LOCATION.
- FILL MATERIAL REQUIRED SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- TRAFFIC CONTROL, IF REQUIRED, SHALL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT OF ANY DISCREPANCY AND/OR ERROR FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK. IF THE ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES.
- BUILDING CONTROL POINTS, GRADE AND OFFSET STAKES ARE TO BE SET BY THE CONTRACTOR.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
- PROVIDE AN EXPANSION JOINT BETWEEN THE DRIVEWAY AND THE ROAD.

PAVING LEGEND

	EXISTING CONCRETE
	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED HEAVY DUTY CONCRETE



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

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
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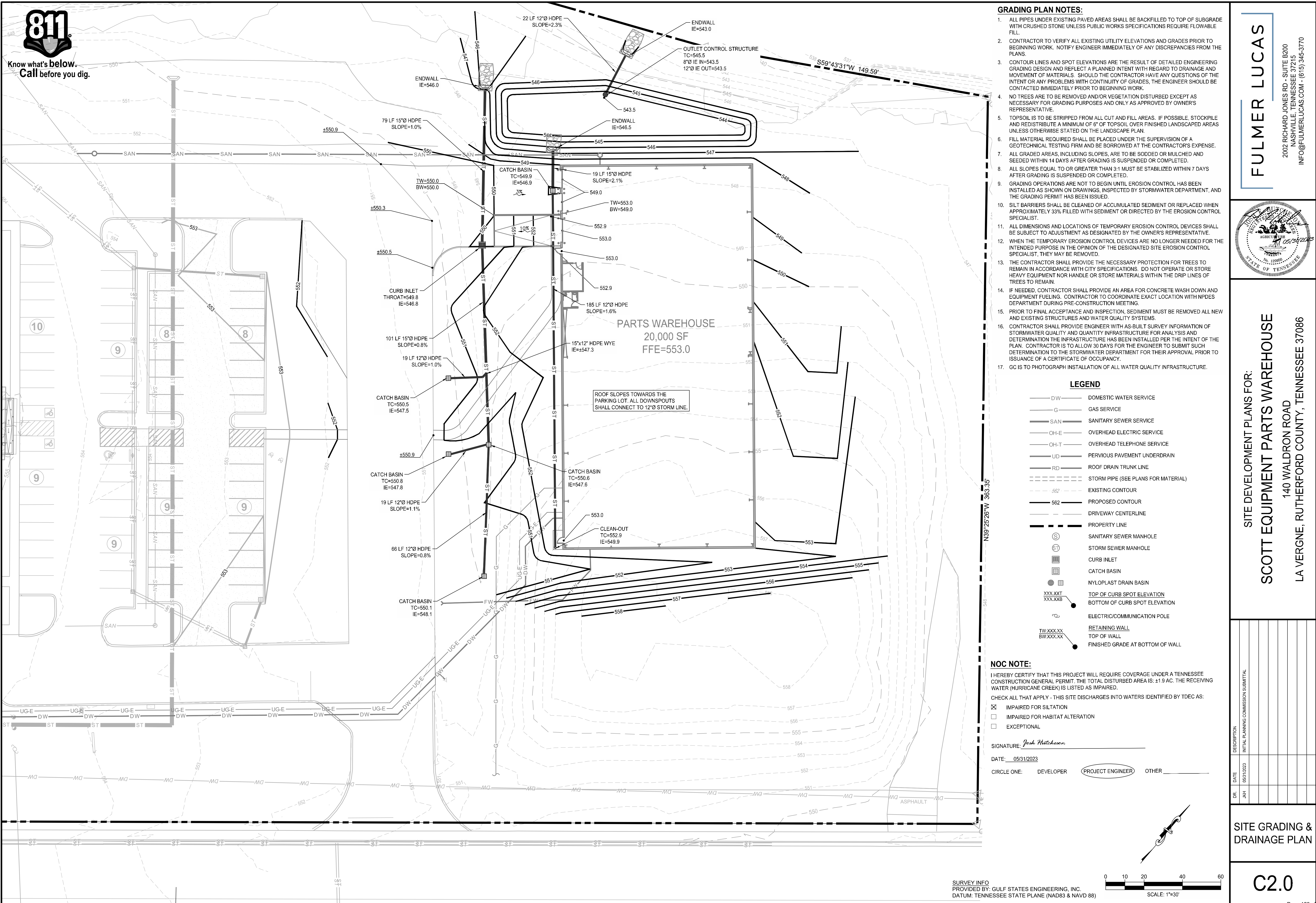
SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

DESCRIPTION
INITIAL PLANNING COMMISSION SUBMITTAL

DATE
JRH 05/21/2023

SITE LAYOUT
PLAN

C1.0



GRADING PLAN NOTES:

- ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
- CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS OF THE INTENT OR ANY PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. IF POSSIBLE, STOCKPILE AND REDISTRIBUTE A MINIMUM OF 6" OF TOPSOIL OVER FINISHED LANDSCAPED AREAS UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED FOR THE INTENDED PURPOSE IN THE OPINION OF THE DESIGNATED SITE EROSION CONTROL SPECIALIST, THEY MAY BE REMOVED.
- THE CONTRACTOR SHALL PROVIDE THE NECESSARY PROTECTION FOR TREES TO REMAIN IN ACCORDANCE WITH CITY SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF TREES TO REMAIN.
- IF NEEDED, CONTRACTOR SHALL PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRE-CONSTRUCTION MEETING.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
- CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT SURVEY INFORMATION OF STORMWATER QUALITY AND QUANTITY INFRASTRUCTURE FOR ANALYSIS AND DETERMINATION THE INFRASTRUCTURE HAS BEEN INSTALLED PER THE INTENT OF THE PLAN. CONTRACTOR IS TO ALLOW 30 DAYS FOR THE ENGINEER TO SUBMIT SUCH DETERMINATION TO THE STORMWATER DEPARTMENT FOR THEIR APPROVAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

LEGEND

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

NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.9 AC. THE RECEIVING WATER (HURRICANE CREEK) IS LISTED AS IMPAIRED.

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

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

SIGNATURE: *Josh Hutchinson*

DATE: 05/31/2023

CIRCLE ONE: DEVELOPER **PROJECT ENGINEER** OTHER

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

DESCRIPTION
INITIAL PLANNING COMMISSION SUBMITTAL

DATE
JRH 05/31/2023

SITE GRADING &
DRAINAGE PLAN

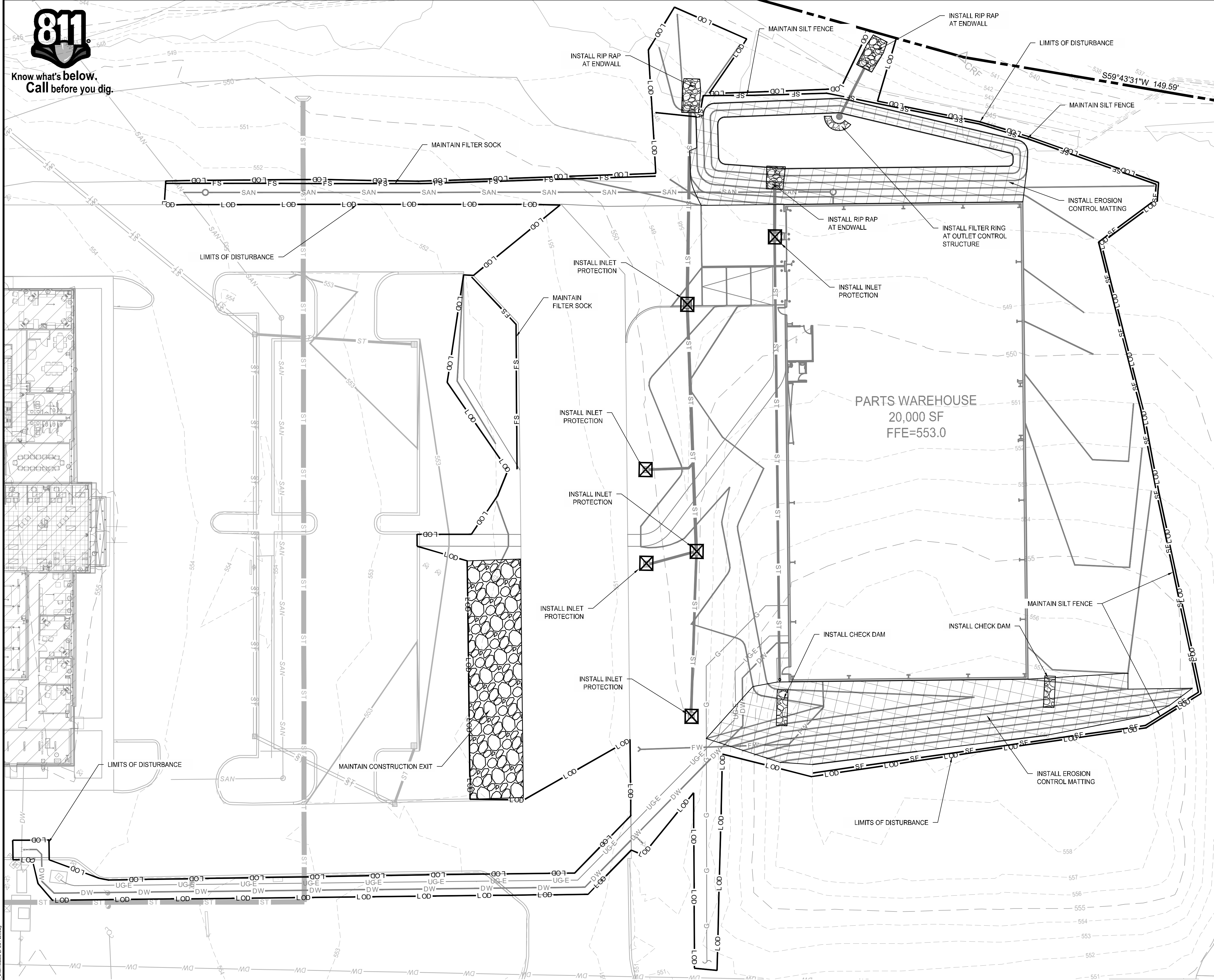
C2.0

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

0 10 20 40 60
SCALE: 1"=30'



Know what's below.
Call before you dig.



NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.9 AC. THE RECEIVING WATER (HURRICANE CREEK) IS LISTED AS IMPAIRED.

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

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

SIGNATURE: *Josh Hutcherson*

DATE: 05/31/2023

CIRCLE ONE: DEVELOPER ☐ PROJECT ENGINEER ☒ OTHER ☐

GENERAL NOTES:

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

EROSION & SEDIMENT CONTROL NOTES:

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

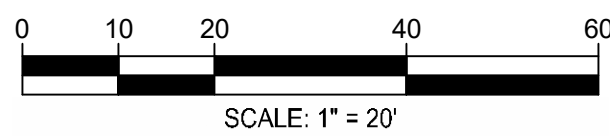
EROSION CONTROL LEGEND:

- ☒ INLET PROTECTION
SF SILT FENCE, WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
FS
LOD LIMITS OF DISTURBANCE
CONSTRUCTION ENTRANCE/EXIT
CONCRETE WASHOUT AREA
6" PERMANENT RIP RAP
EROSION CONTROL MATTING
FILTER RING
CHECK DAM

LEGEND

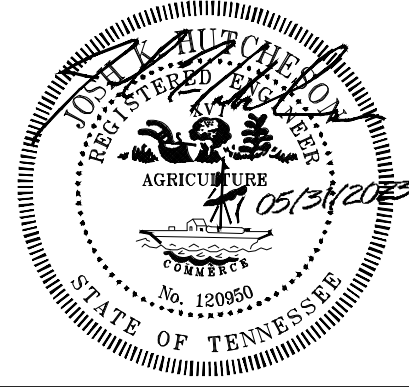
- IRON ROD (OLD)
◆ BENCHMARK
■ CATCH BASIN
⊕ FIRE HYDRANT
⊙ SEWER MANHOLE
⊙ EXISTING TREE
WV WATER VALVE
WM WATER METER
● IRON ROD (NEW)
⊕ UTILITY POLE

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



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

FULMER LUCAS



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

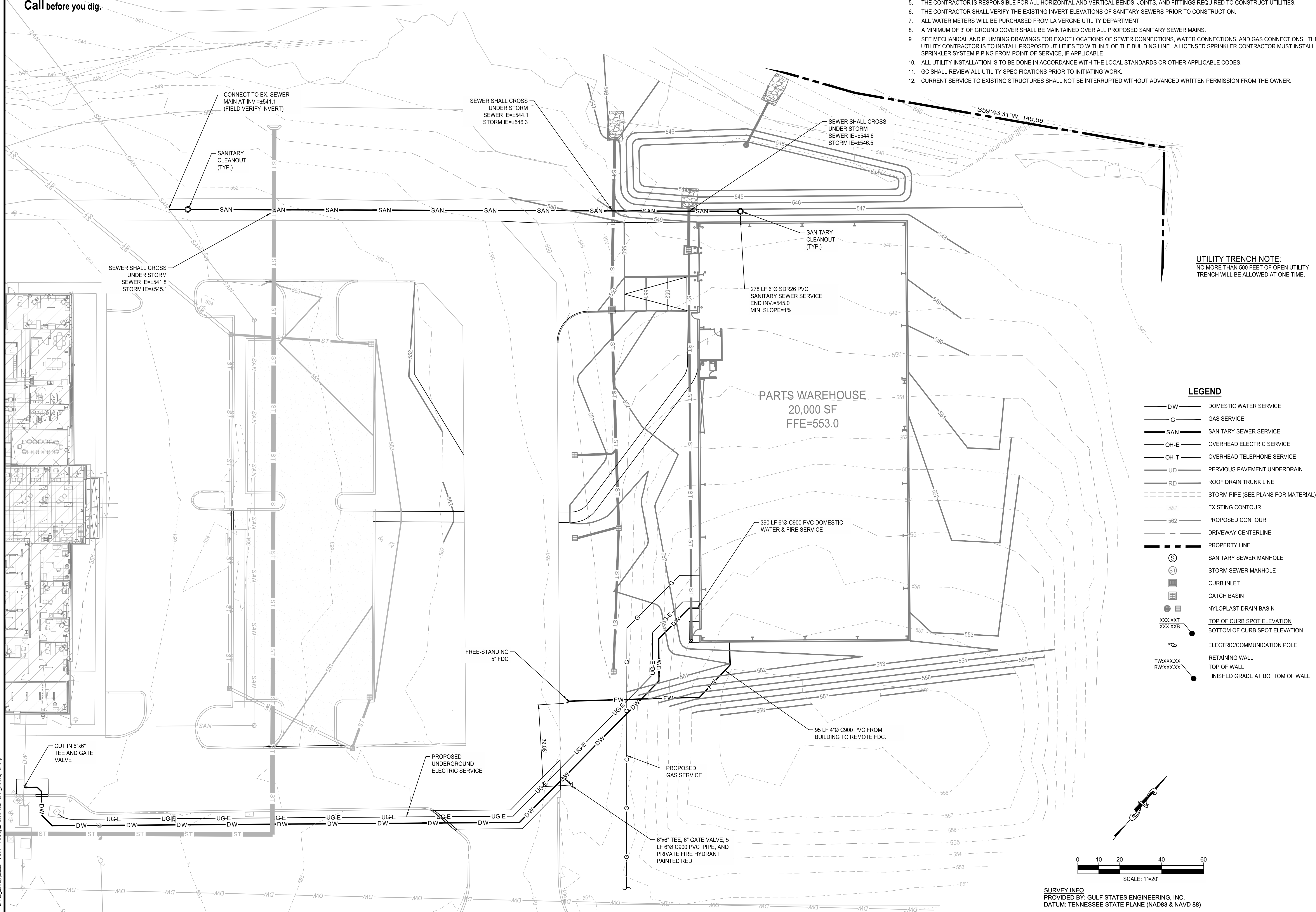
DATE	DESCRIPTION
05/31/2023	INITIAL PLANNING COMMISSION SUBMITTAL

INTERMEDIATE
EPSC PLAN

C2.1



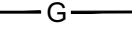
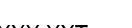
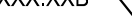
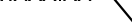
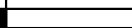
Know what's below.
Call before you dig.

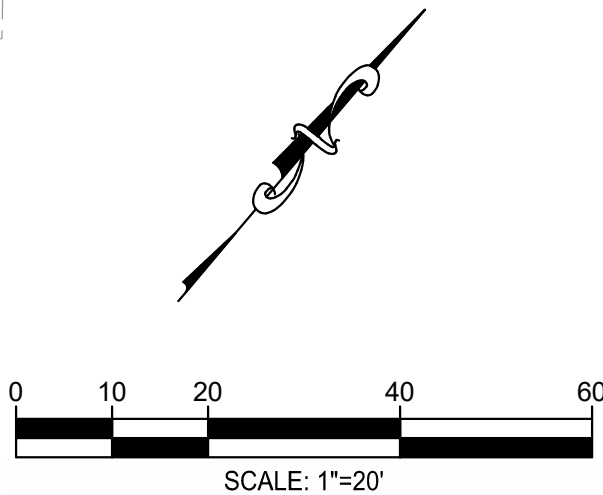
**UTILITY NOTES:**

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLOWABLE FILL.
2. WHERE SEWER LINES PASS OVER OR WITHIN 2.5' OF WATER MAINS, THE SEWER SHALL BE ENCASED IN CONCRETE.
3. ALL PAVED AREAS SHALL BE CONSTRUCTED TO SUBGRADE AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
4. PROPOSED SEWER LINES INSTALLED WITHIN NATURAL EARTH MAY BE SDR 35 PVC. PROPOSED SEWER LINES INSTALLED WITHIN FILL MUST BE DUCTILE IRON PIPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS REQUIRED TO CONSTRUCT UTILITIES.
6. THE CONTRACTOR SHALL VERIFY THE EXISTING INVERT ELEVATIONS OF SANITARY SEWERS PRIOR TO CONSTRUCTION.
7. ALL WATER METERS WILL BE PURCHASED FROM LA VERGNE UTILITY DEPARTMENT.
8. A MINIMUM OF 3' OF GROUND COVER SHALL BE MAINTAINED OVER ALL PROPOSED SANITARY SEWER MAINS.
9. SEE MECHANICAL AND PLUMBING DRAWINGS FOR EXACT LOCATIONS OF SEWER CONNECTIONS, WATER CONNECTIONS, AND GAS CONNECTIONS. THE UTILITY CONTRACTOR IS TO INSTALL PROPOSED UTILITIES TO WITHIN 5' OF THE BUILDING LINE. A LICENSED SPRINKLER CONTRACTOR MUST INSTALL SPRINKLER SYSTEM PIPING FROM POINT OF SERVICE, IF APPLICABLE.
10. ALL UTILITY INSTALLATION IS TO BE DONE IN ACCORDANCE WITH THE LOCAL STANDARDS OR OTHER APPLICABLE CODES.
11. GC SHALL REVIEW ALL UTILITY SPECIFICATIONS PRIOR TO INITIATING WORK.
12. CURRENT SERVICE TO EXISTING STRUCTURES SHALL NOT BE INTERRUPTED WITHOUT ADVANCED WRITTEN PERMISSION FROM THE OWNER.

UTILITY TRENCH NOTE:
NO MORE THAN 500 FEET OF OPEN UTILITY
TRENCH WILL BE ALLOWED AT ONE TIME.

LEGEND

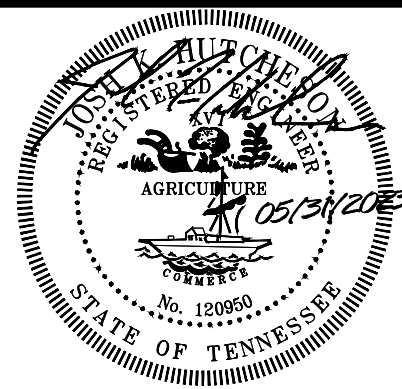
- | | |
|---|-------------------------------------|
|  | DOMESTIC WATER SERVICE |
|  | GAS SERVICE |
|  | SANITARY SEWER SERVICE |
|  | OVERHEAD ELECTRIC SERVICE |
|  | OVERHEAD TELEPHONE SERVICE |
|  | PERVIOUS PAVEMENT UNDERDRAIN |
|  | ROOF DRAIN TRUNK LINE |
|  | STORM PIPE (SEE PLANS FOR MATERIAL) |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | DRIVEWAY CENTERLINE |
|  | PROPERTY LINE |
|  | SANITARY SEWER MANHOLE |
|  | STORM SEWER MANHOLE |
|  | CURB INLET |
|  | CATCH BASIN |
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SURVEY INFO
PROVIDED BY: GULF STATES ENGINEERING, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3777



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

DR.	DATE	DESCRIPTION
JKH	05/11/2023	INITIAL PLANNING COMMISSION SUBMITTAL

SITE UTILITY PLAN

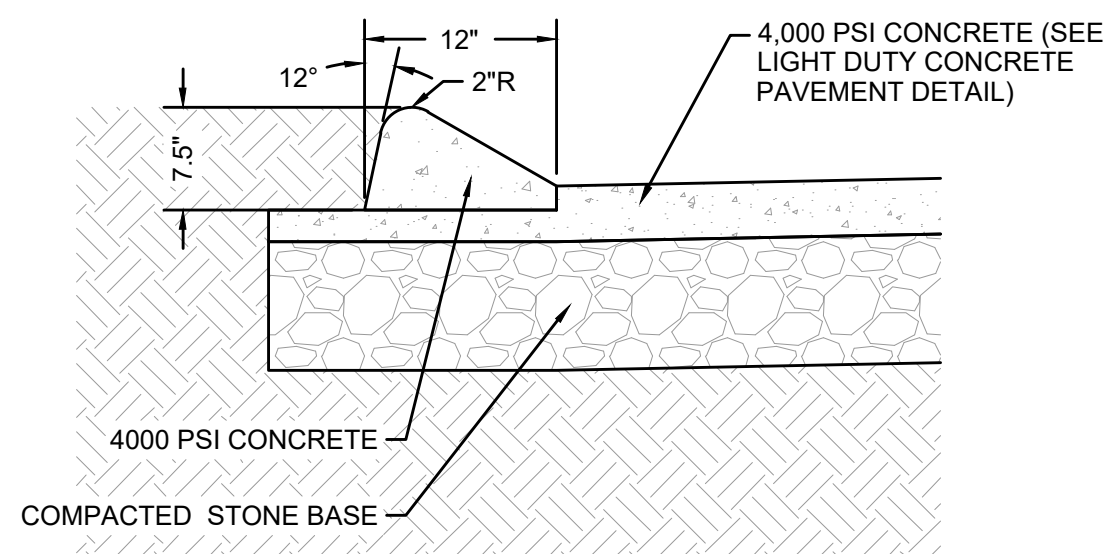
C3.0

NOTE: EXPANSION JOINTS ARE TO BE SPACED 25' TO 30' APART DEPENDING ON TRANSVERSE JOINT MARKINGS.

PAVEMENT SECTIONS ARE SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT

NOTES:

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



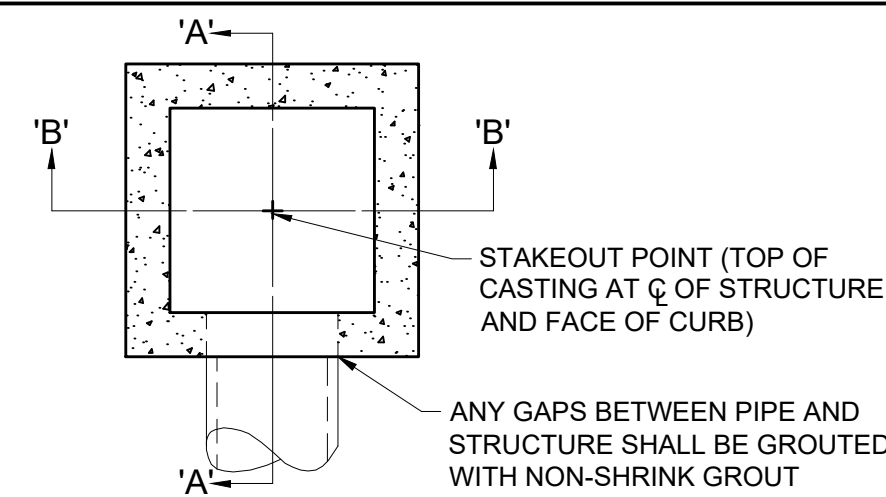
The drawing illustrates the design of a Rock Check Dam with three views:

- PLAN VIEW:** Shows the top-down layout of the dam. It is an oval shape with a horizontal centerline labeled 'A-A' and a vertical centerline labeled 'B-B'. An arrow labeled 'FLOW' points downwards, indicating the direction of water flow.
- SECTION A-A:** A cross-section taken along the horizontal centerline. It shows the dam's profile with a top width of 6". The material is represented by a stippled pattern. A dimension line indicates the 'DEPTH OF DITCH' below the dam base.
- SECTION B-B:** A cross-section taken along the vertical centerline. It shows the dam's profile with a top width of 2'-0". The material is represented by a stippled pattern. A dimension line indicates the 'DEPTH OF DITCH - 6"'. An arrow labeled 'FLOW' points to the left, indicating the direction of water flow. The bottom of the ditch is labeled 'DITCH BOTTOM'.

CLEAN STONE
 $D = 6"$
 $\text{MIN. DIA.} = 3"$

ROCK CHECK DAM
 N.T.S.

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



BRICK ADJUSTMENT COURSES

MIN. SLOPE 1" IN 12"

CAST IN PLACE CONCRETE INVERT (TYP.)

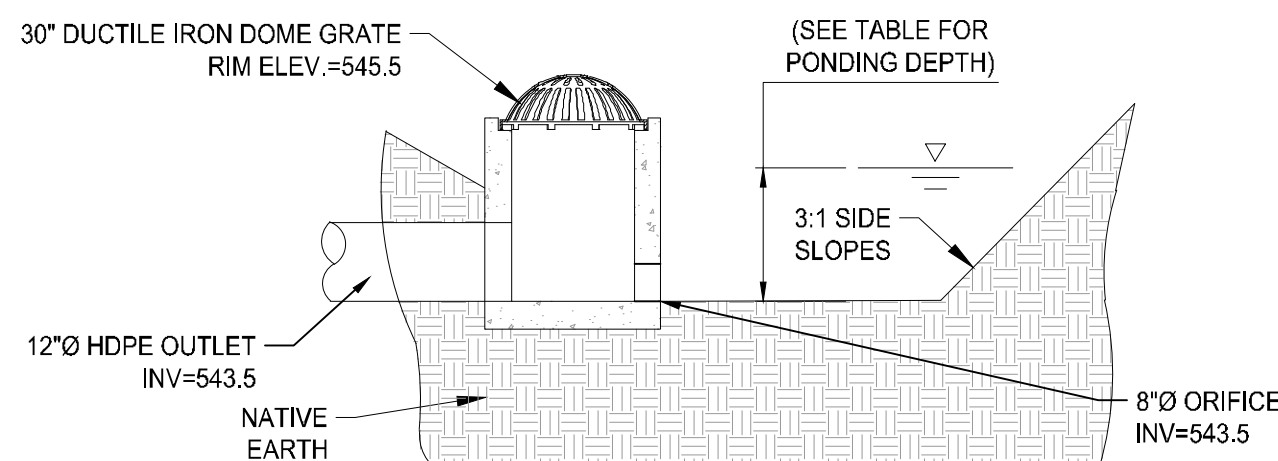
6" PIPE O.D. + 12" 28" MIN.

6" AS REQUIRED

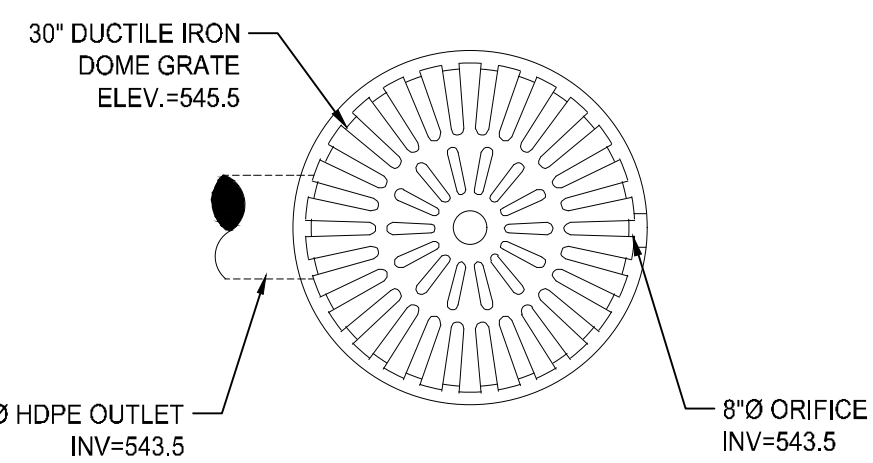
6" PIPE O.D. + 24" 28" MIN.

6" AS REQUIRED

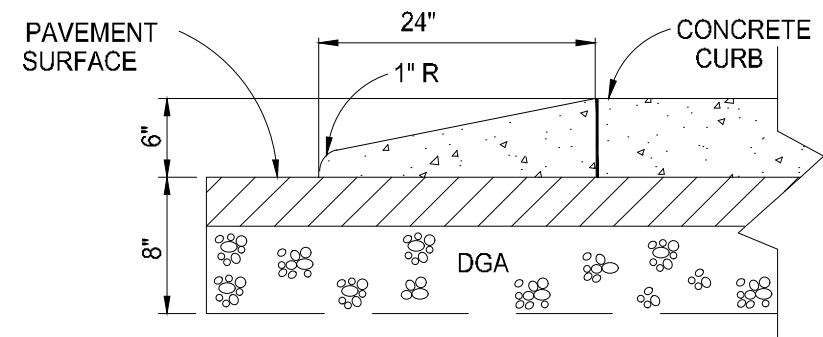
DETENTION POND SIZING SUMMARY					
POND #	POND TOP OF BANK ELEVATION	OVERFLOW STRUCTURE RIM	PONDING BOTTOM ELEVATION	REQUIRED TREATMENT VOLUME (CF)	PROVIDED TREATMENT VOLUME (CF)
DET#1	546.0	545.5	543.5	314	4,718



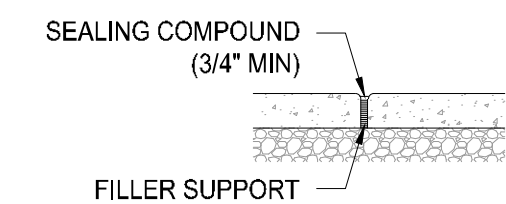
DETENTION POND
N.T.S.



CURB TAPER
N.T.S.

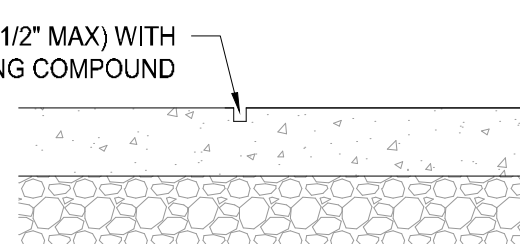


NOTE:
30' MAXIMUM SPACING.



EXPANSION JOINT
N.T.S.

NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR
ADDITIONAL RECOMMENDATIONS .



CONTROL JOINT
N.T.S.

Diagram illustrating the application of Sika Corp. Sealant to a joint in a concrete pavement. The diagram shows a cross-section of a concrete pavement slab with a joint. A 1/2 inch premolded joint filler is shown in the joint. Sealant is applied to the joint, and the rigid structure is shown on the right.

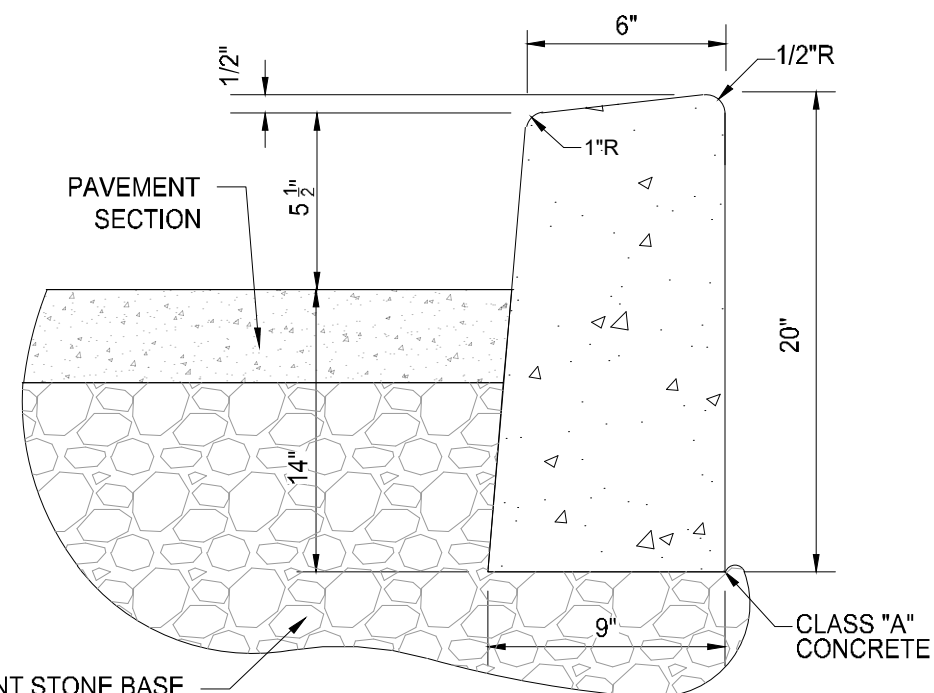
Labels in the diagram:

- SEALANT
- CONCRETE PAVEMENT
- 1/2" PREMOLDED JOINT FILLER
- RIGID STRUCTURE

Text below the diagram:

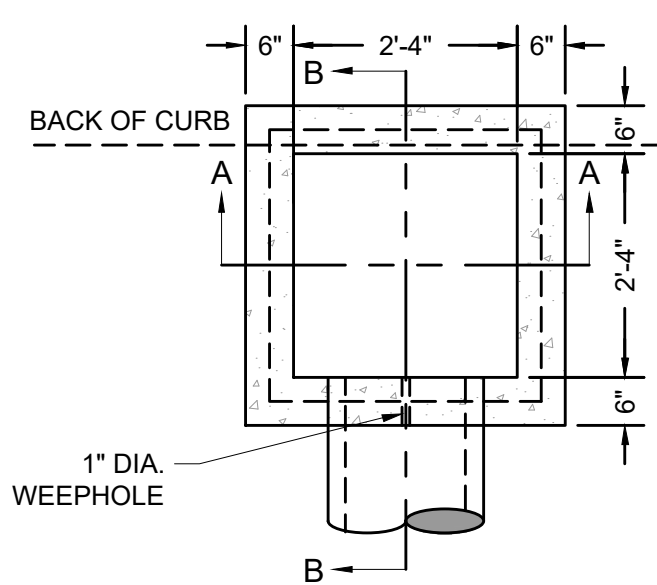
SEAL JOINTS WITH SIKA CORP. SIKAFLEX 1C SL OR CRAFTCO ROADSAVER SILICONE SL SEALANT

ISOLATION JOINT
N.T.S.



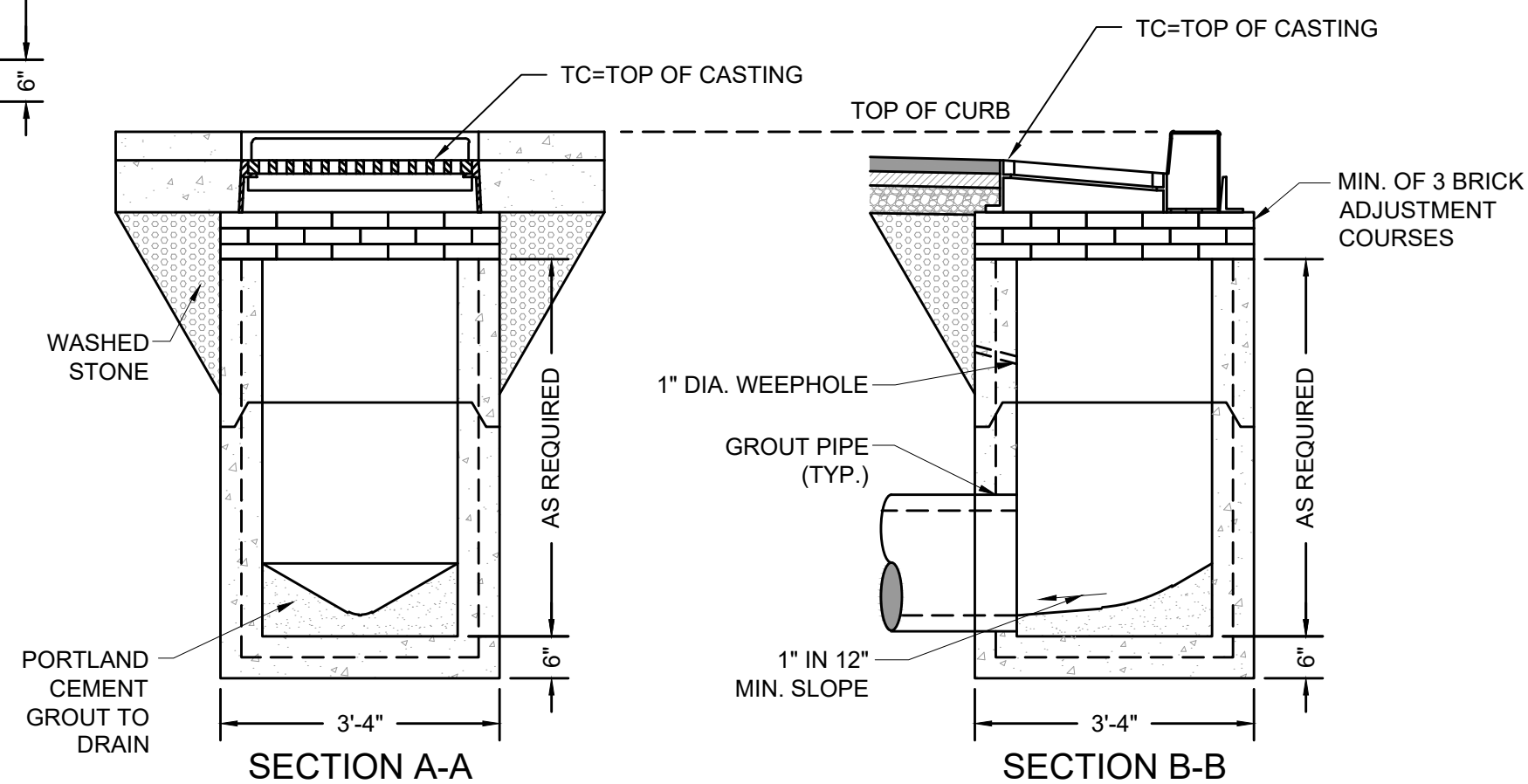
6" POST CURB
N.T.S.

1. CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3103 & 3103-V OR APPROVED EQUAL FOR EXTRUDED CURB AND 3300 & 3300-V FOR POST CURB OR APPROVED EQUAL. REFER TO STORM DRAINAGE SCHEDULES FOR CURB CASTING TYPE AND FINISH.
2. FRAME AND GRATE SHALL BE REQUIRED TO BE MARKED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.
3. CASTINGS SHALL BE FURNISHED WITH MANUFACTURER'S STANDARD ASPHALT COATING.
4. GUTTER AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
5. CONCRETE = MIN. 4000 PSI AT 28 DAYS. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 STEEL.
7. PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS WILL BE AT NO ADDITIONAL COST TO OWNER. ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.
8. SINGLE INLET SHALL BE PROVIDED WITH ONE (1) 1" Ø WEEP HOLE ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.
9. INSTALL MANHOLE STEPS 2146 TYPE AND GRADE 49108 @ 16" O.C.
10. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE.



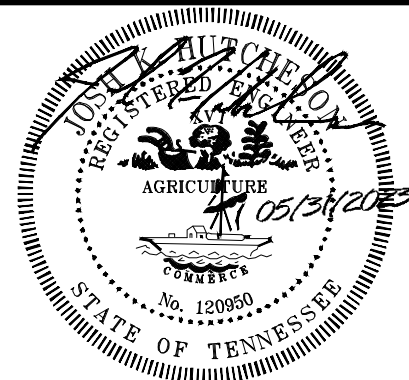
ADJUST DIMENSIONS OF
STRUCTURE AS NEEDED TO
ACCOMMODATE PIPE SIZES
AND ORIENTATION

JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-327-2427 (FAX)



SINGLE CURB INLET
NOT TO SCALE

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



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

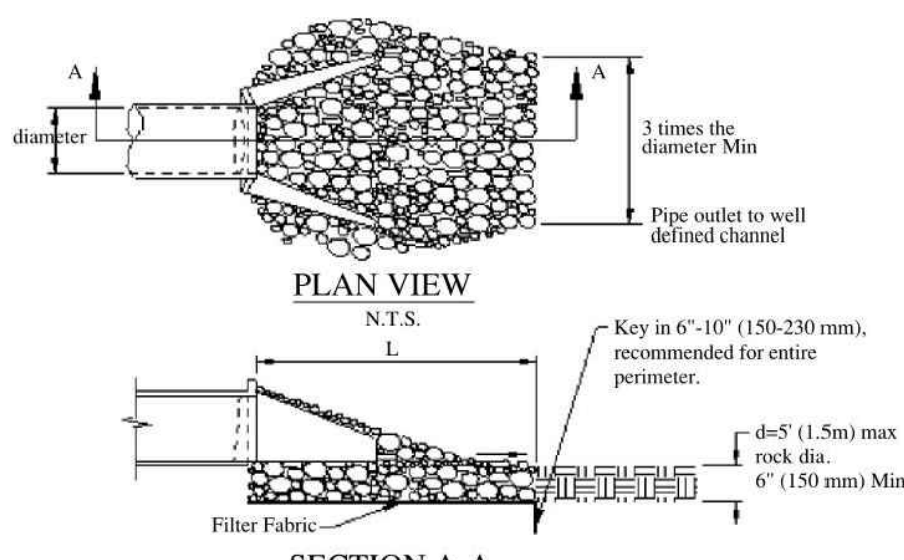
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SITE DETAILS

C4.0

ACTIVITY: Outlet Protection

PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

Pipe Diameter D (mm)	Discharge Q (m ³ /s)	Apron Length, L (m)	Rip-Rap D (mm) Min
12 (300)	4.9 (0.14)	10 (3)	4 (100)
18 (450)	9.89 (0.28)	13 (4)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	26 (8)	8 (200)
	50.14 (1.42)	26 (8)	12 (300)
	60.03 (1.70)	30 (9)	16 (400)

For larger or higher flows,
consult a registered civil engineer

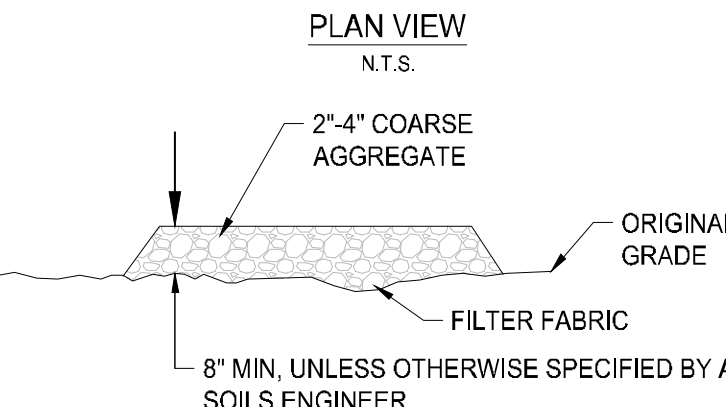
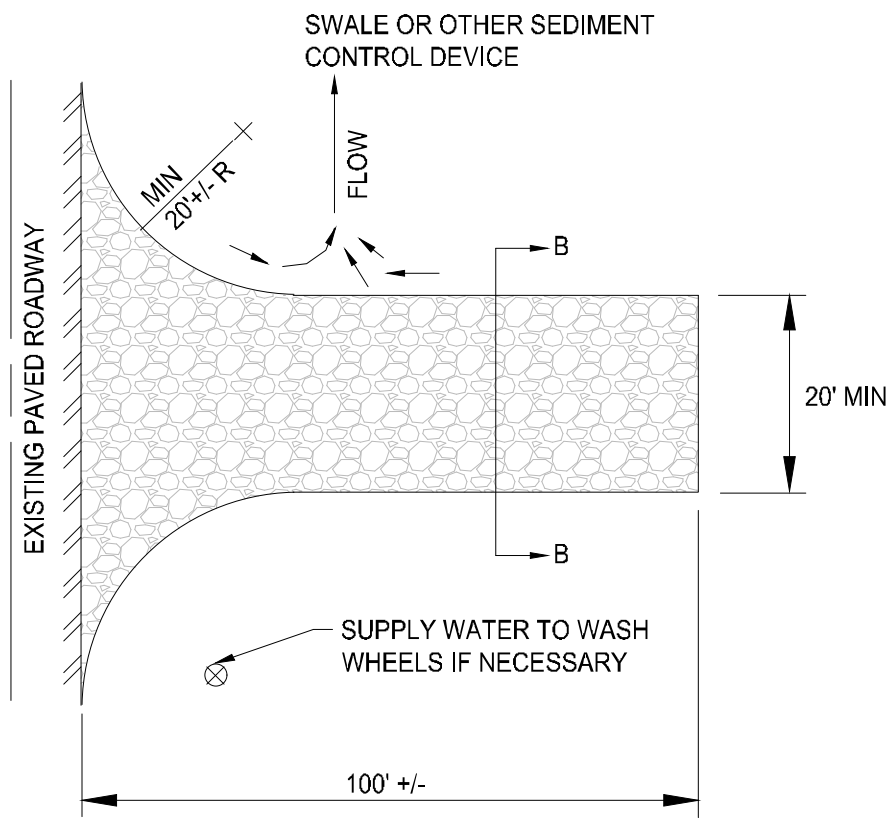
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

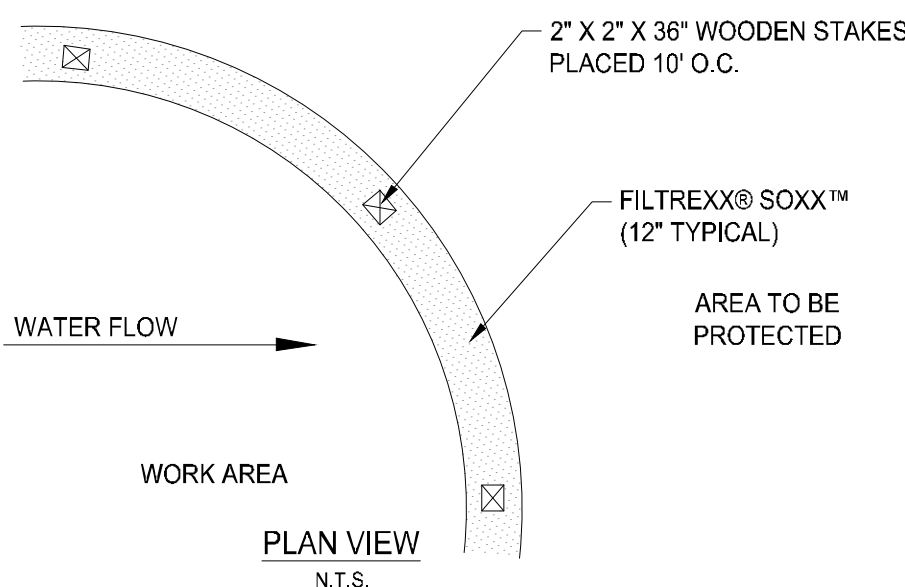
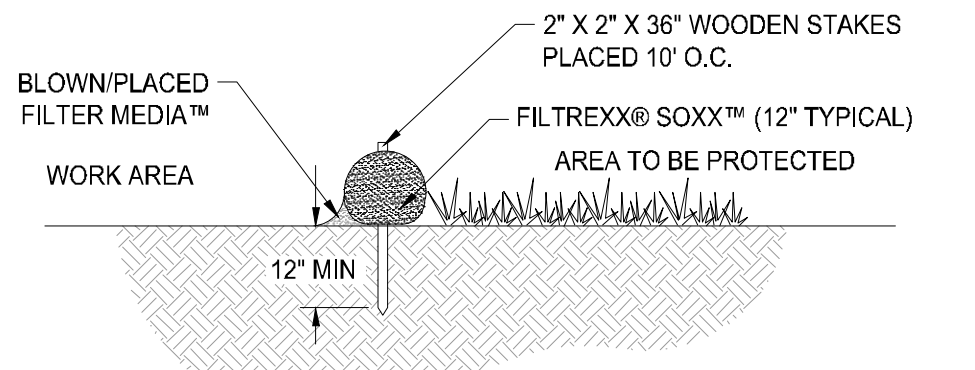
Volume 4:
BMP For Development Activity –
Permanent E&S Control Management Practices

PESC-07-3

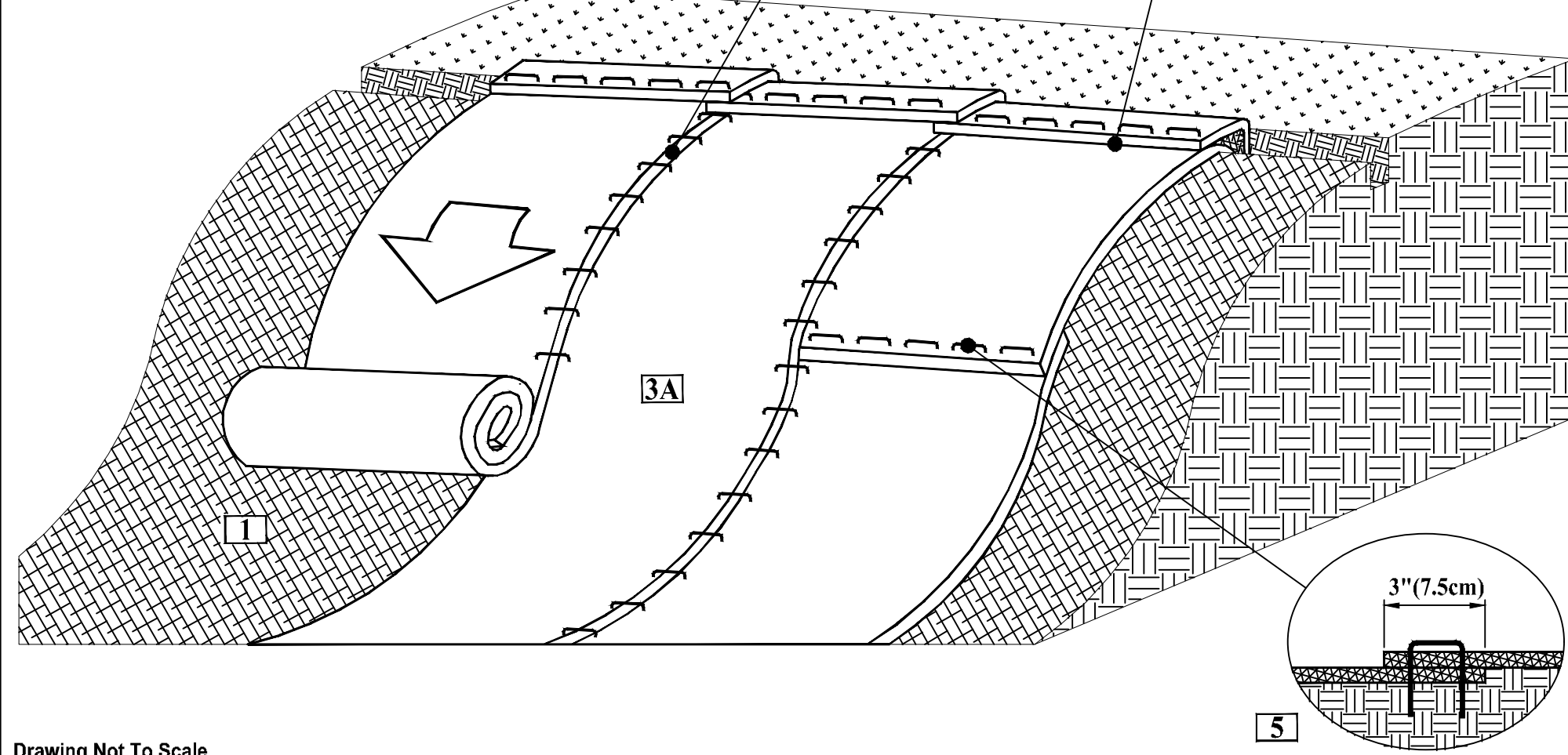
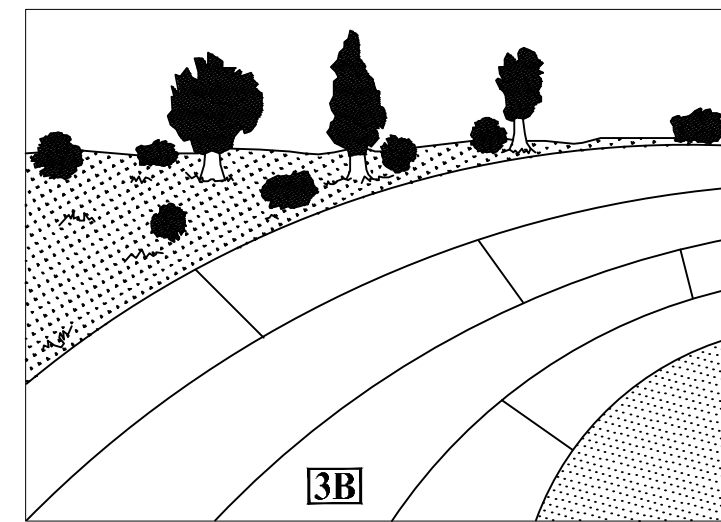
2021



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



WEIGHTED SEDIMENT TUBE
N.T.S.



Drawing Not To Scale

NORTH AMERICAN GREEN
5401 St. Wendel - Cynthia Road.
Poseyville, IN 47633

PH: 800-772-2040
www.nagreen.com

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

Drawn on: 5-4-17

EROSION CONTROL MATTING

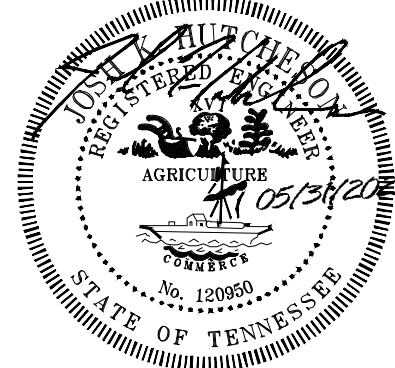
SLOPE INSTALLATION DETAIL

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

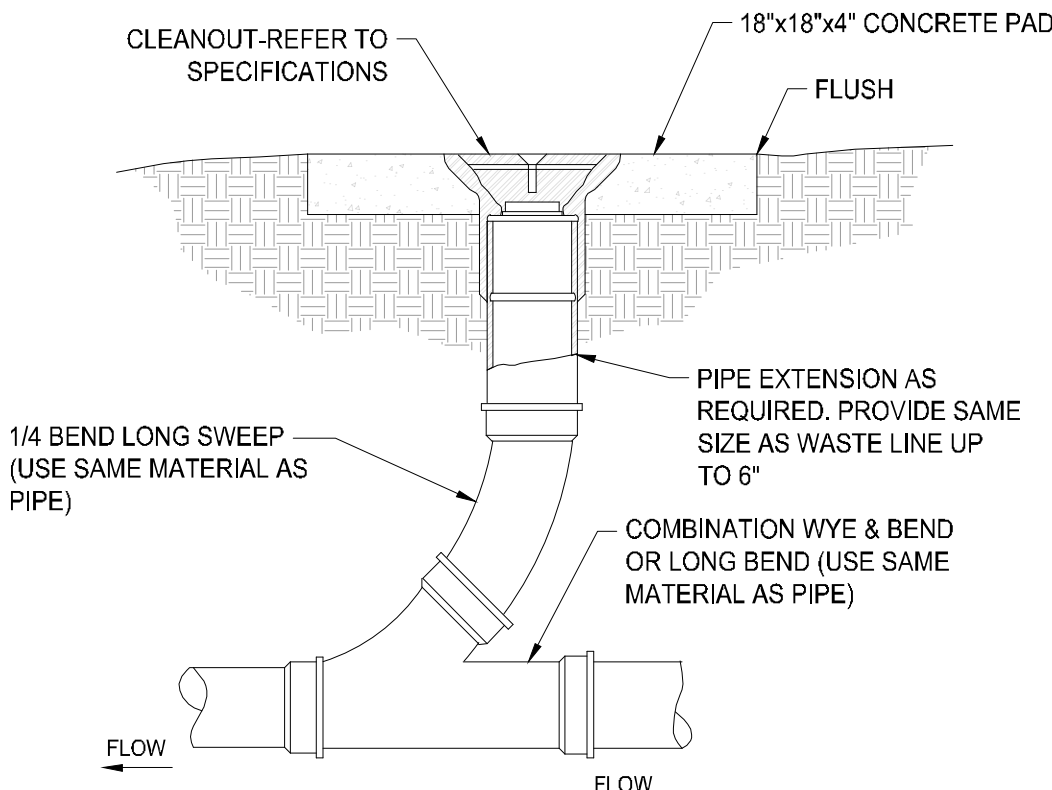
*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECPs.

FULMER LUCAS

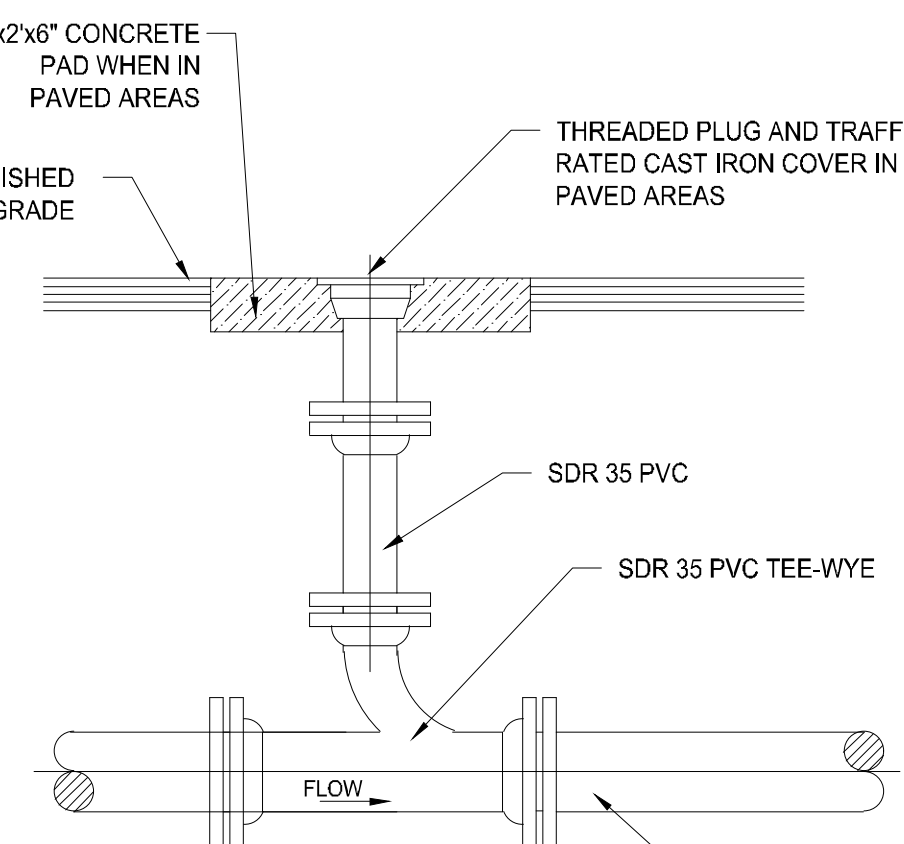
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770



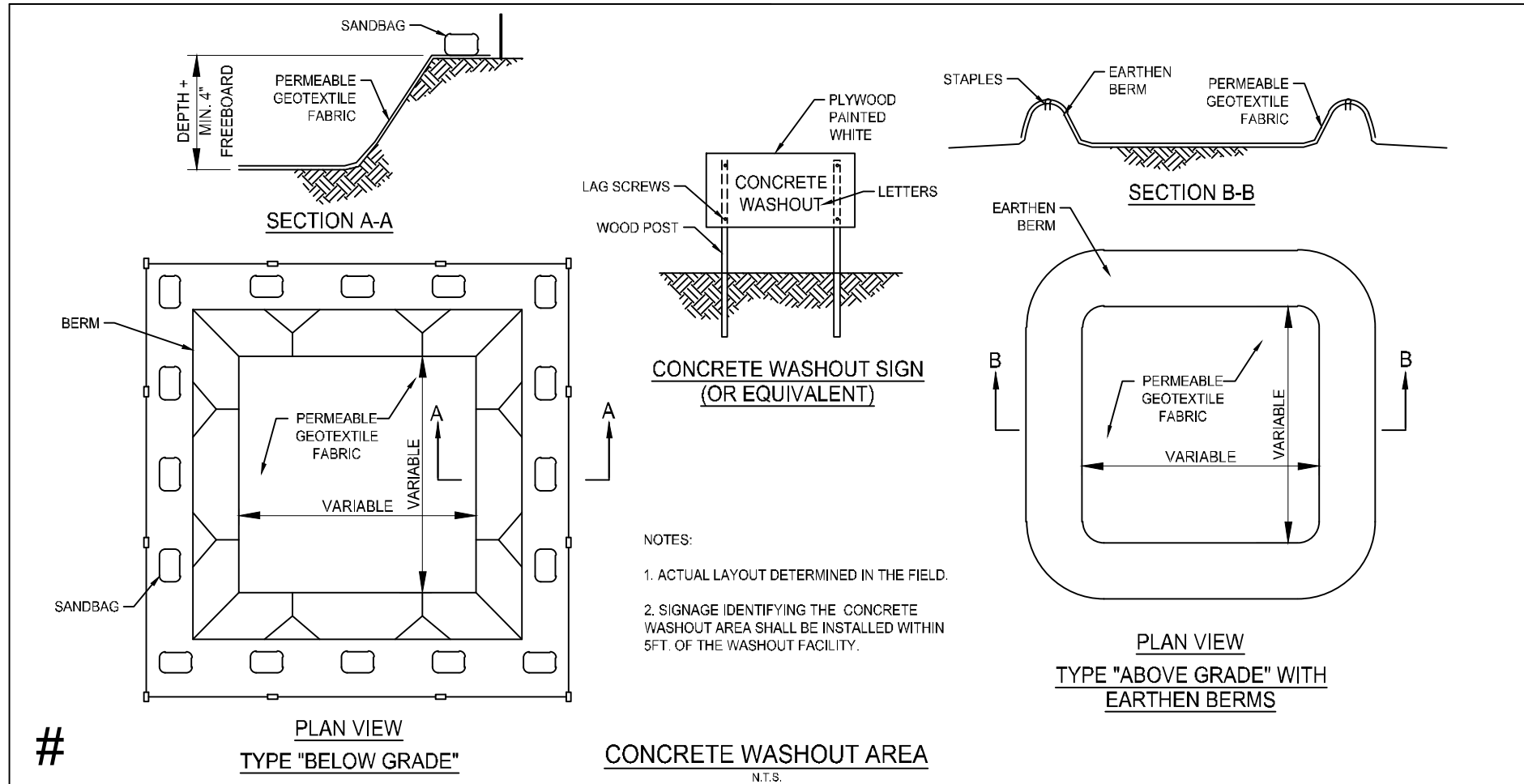
SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086



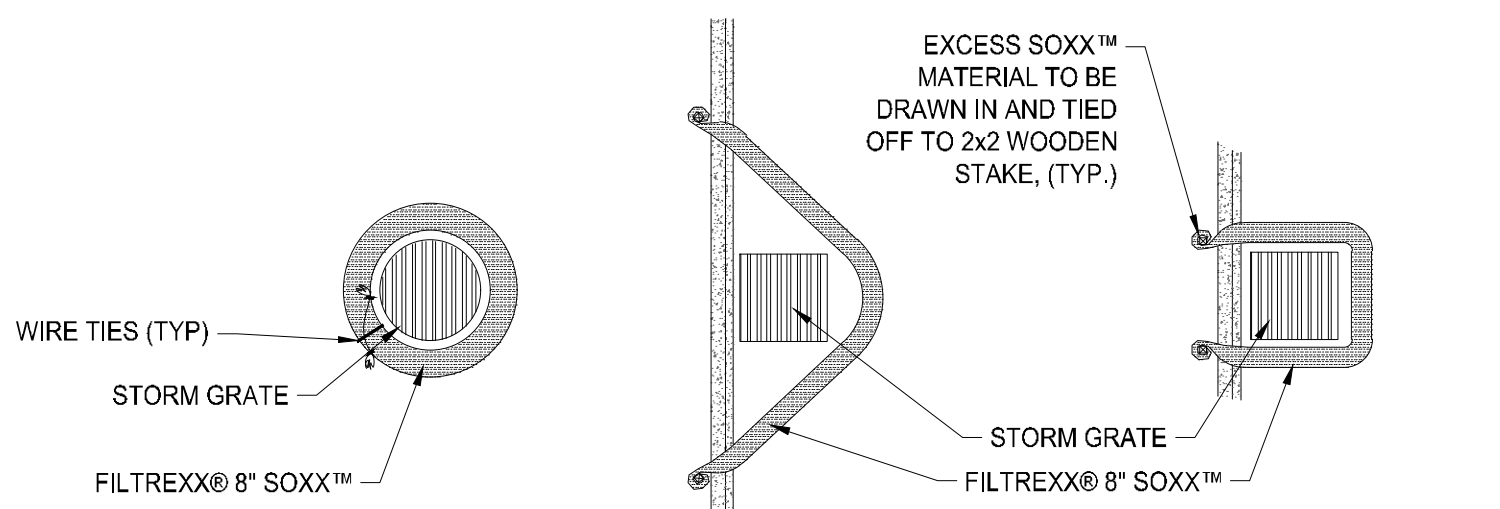
SANITARY CLEANOUT
N.T.S.



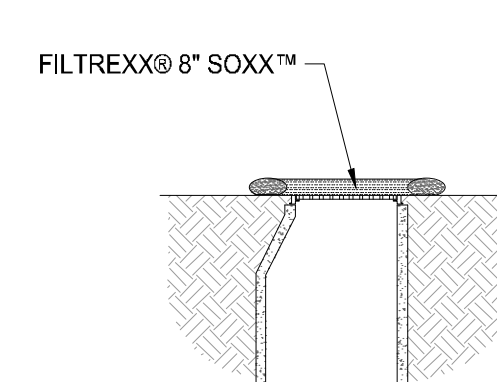
STORMWATER CLEANOUT
N.T.S.



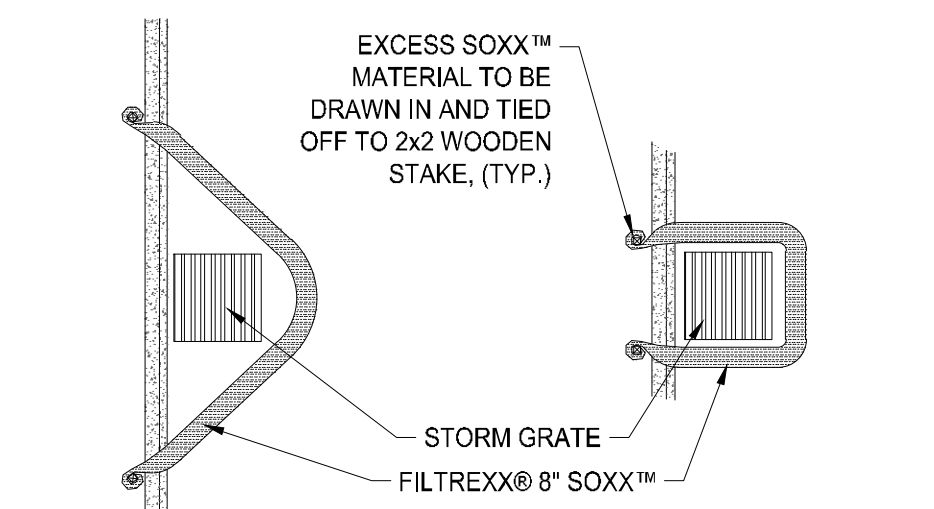
CONCRETE WASHOUT AREA
N.T.S.



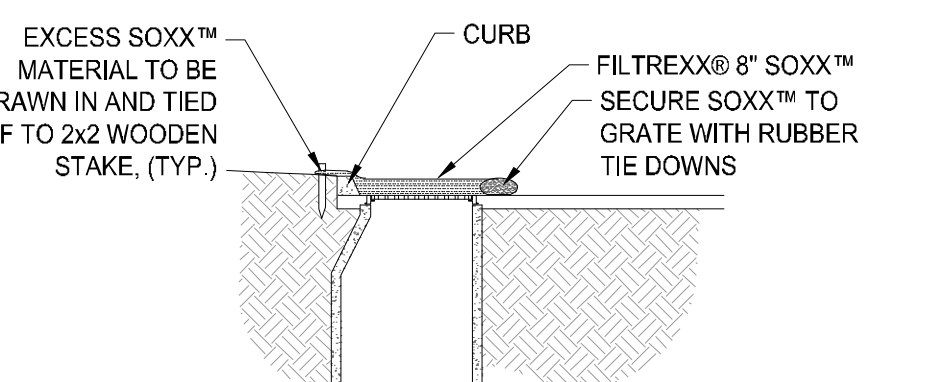
DRAIN INLET PLAN



DRAIN INLET SECTION

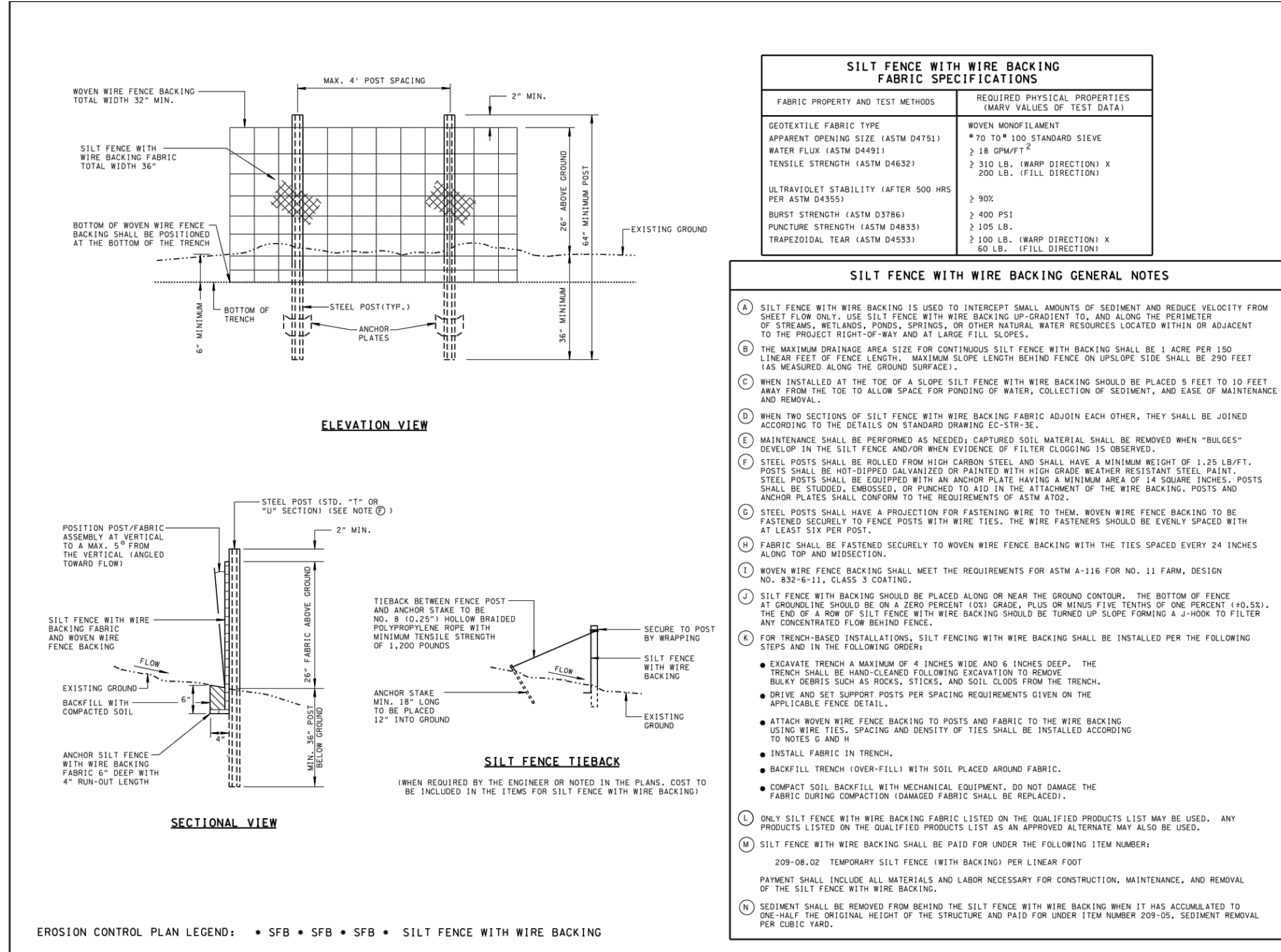


CURBSIDE OPTION "A" PLAN



CURBSIDE OPTION "B" PLAN

INLET PROTECTION
N.T.S.



EROSION CONTROL PLAN LEGEND: • SFB • SFB • SFB • SILT FENCE WITH WIRE BACKING

DATE	DESCRIPTION
05/21/2023	INITIAL PLANNING COMMISSION SUBMITTAL
06/01/2023	REVISION 1: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 2: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 3: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 4: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 5: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 6: CHANGED FROM 12" TO 18" WIRE BACKING
06/01/2023	REVISION 7: CHANGED FROM 12" TO 18" WIRE BACKING
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06/01/2023	REVISION 9: CHANGED FROM 12" TO 18" WIRE BACKING
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06/01/2023	REVISION 100: CHANGED FROM 12" TO 18" WIRE BACKING

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
SILT FENCE WITH WIRE BACKING
12-18-02 EC-STR-3C

SITE DETAILS

C4.1

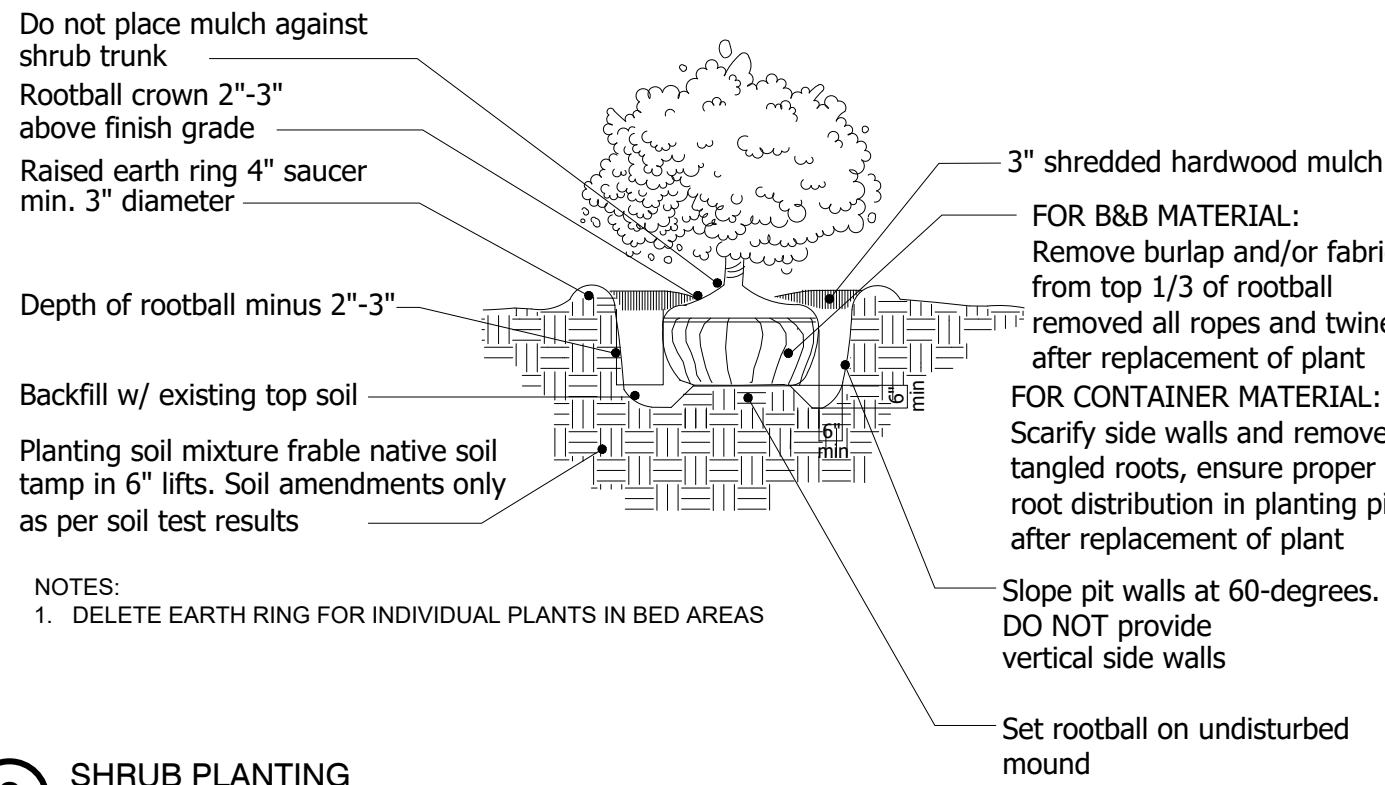
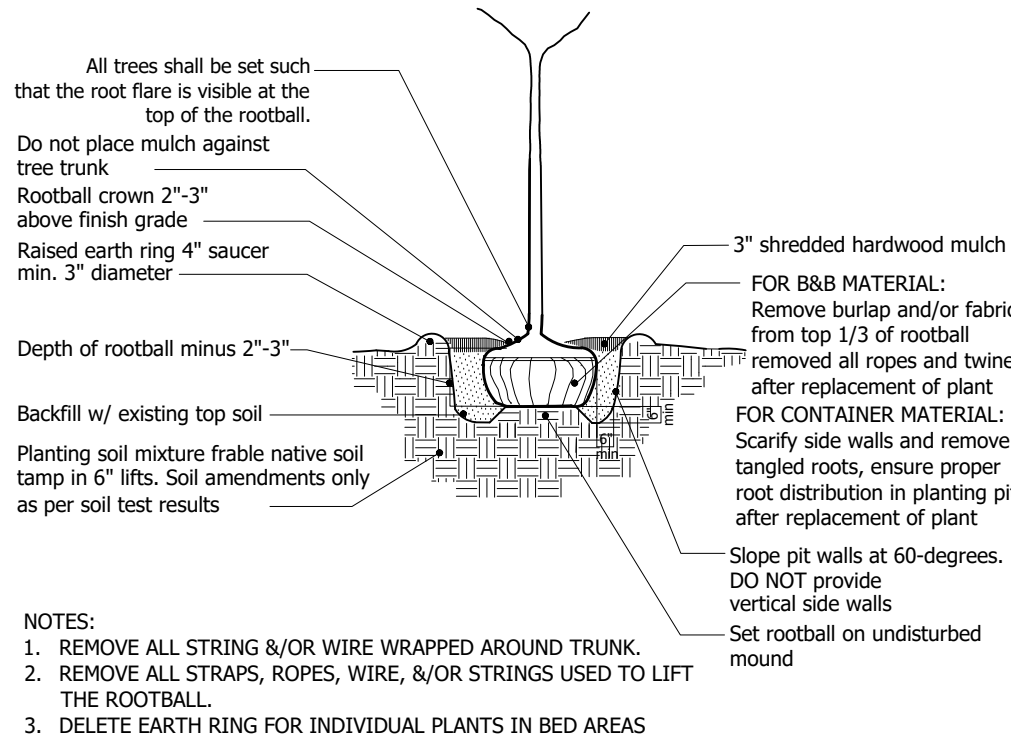
- This development shall comply with the requirements of the SP and adopted tree ordinance 2008-328 (Metro Code Chapter 17.24).
- A Landscape Ordinance Plan shall be submitted with the Final SP submittal.
- Street trees shall be provided along all street frontages at a minimum spacing average of fifty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

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

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

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

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

 $3^{\circ} = 14$ 

3

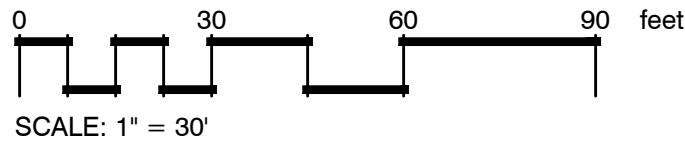
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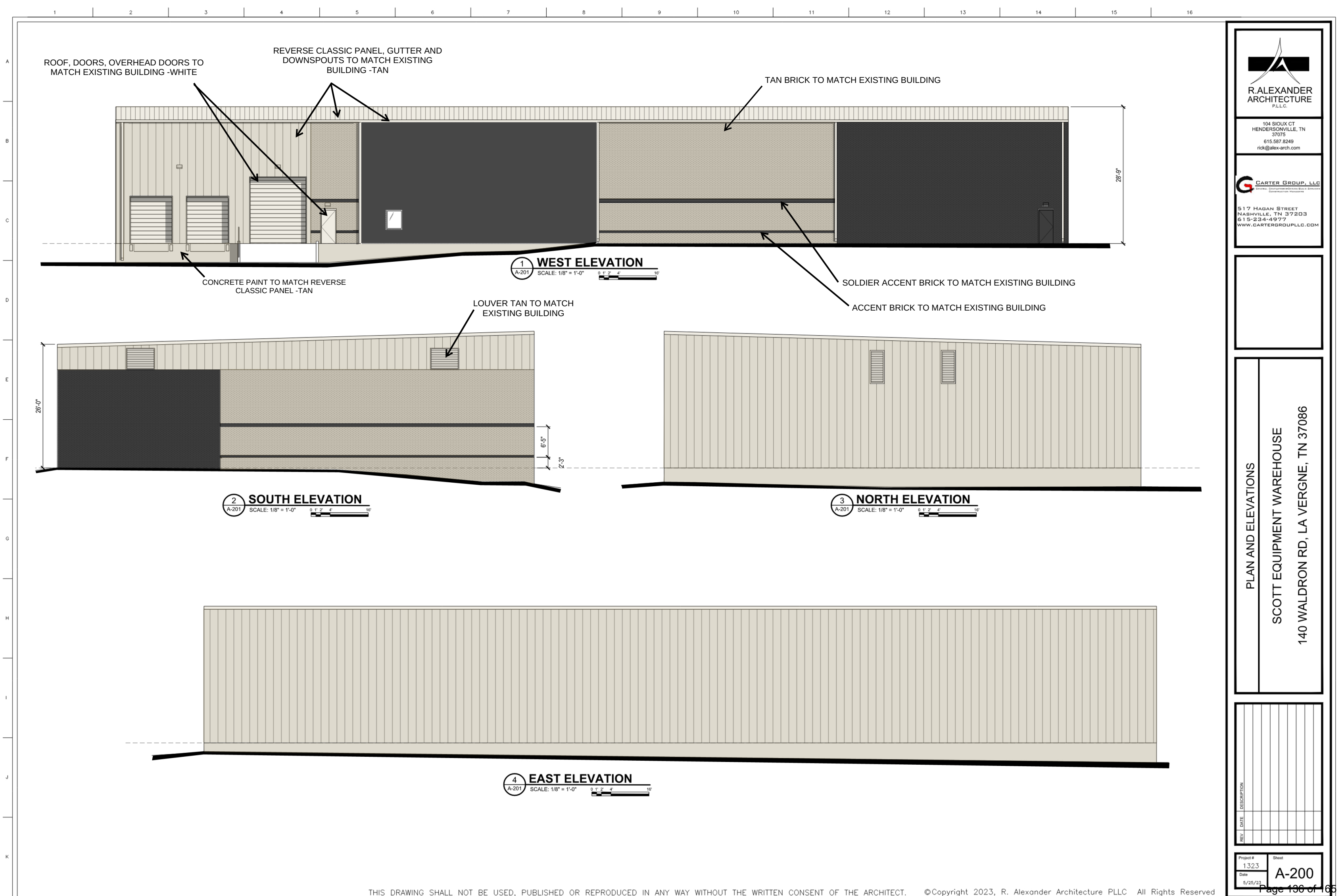
1.5' UNDERSTORY TREE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	9	Nellie Stevens Holly / Ilex x 'Nellie R Stevens' Full to Base. Full Dense Form. See Tree Specifications	B & B	1.5'Cal	6' HT
2.5' CANOPY TREE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	8	Legacy Sugar Maple / Acer saccharum 'Legacy' 5' Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2.5'Cal	12'-14' HT
	5	Tulip Poplar / Liriodendron tulipifera 5' Clear Trunk. Single; Straight Central Leader. Full Upswepth Branching. Even Branching. See Tree Specifications.	B & B	2.5'Cal	12'-14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	36	Neddlpoint Holly / Ilex cornuta 'Needlepoint' Full; Dense Form	18' HT		
	25	Henry's Garnet Sweetspire / Itea virginica 'Henry's Garnet' Full. Heavy. Well Branched	18' HT		

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

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

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





104 SIOUX CT
HENDERSONVILLE, TN 37075
615.587.8249
rick@alex-arch.com



517 HAGAN STREET
NASHVILLE, TN 37203
615-234-4977
WWW.CARTERGROUPLLC.COM

PLAN AND ELEVATIONS

SCOTT EQUIPMENT WAREHOUSE
140 WALDRON RD, LA VERGNE, TN 37086

REV	DATE	DESCRIPTION

Project # 1323	Sheet A-200
Date 5/25/23	



Item #: 15.

Item Title: Concept Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Southern Precision Land Surveying, Inc. Property located on Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Sandhill Partners, LLC.

Reviewed By:

Bo Logan, City Planner
Scott Tatalovich, Utility Engineer
Curtis Brinkley, Fire Marshal
Jake Blair, Planning Tech
Gary Lide, City Engineer

Summary: This concept plan subdivides 0.87 acres into seven residential lots ranging in size from approx. 5,000 to 6,000 square feet. This item was submitted as a preliminary plat but a concept plan is required. Therefore, staff is reviewing it as a concept plan.

This site was previously submitted to the Planning Commission as a townhome development.

Staff Recommendation: Planning Commission should discuss the following topics:

1. Site access impacts from the poor site distance coming from the east.
2. Sewer service for the site.

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

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

1. Since this subdivision is more than 5 lots, it is a Major Subdivision and therefore requires a Concept

Plan to be submitted prior to Preliminary Plat. Please remove all confusing references such as "Preliminary Plat", "Construction Drawings", and "Conceptual Site Plan". There should be nothing on these plans except for "Concept Plan".

2. Provide engineering calculations which demonstrate the design concept for meeting the detention requirements of the La Vergne Stormwater Management Ordinance within the area allotted on the plan. Also provide narrative description of methods used to meet the water quality standards of that same ordinance.
3. Coordinate water and sewer availability with Scott Tatalovich at 615-287-8739. Please note that the sanitary sewer manhole shown on your survey does not appear on the City's GIS mapping and may not be a part of the public sewer system. This must be confirmed with Scott.
4. Please confirm whether each unit will have its own wastewater pump and will be utilizing a force main system. Also, please provide more detail on how that system will tie to the City system.
5. Please provide more detail regarding driveway layouts for the individual units. The site distance for traffic coming from the east is poor and it is strongly recommended to allow space for cars to turn around in the driveway and avoid backing into Sandhill Road.

Utilities

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

1. The City will have to update its sewer availability letter for this different development concept. From that, the City may determine a different wastewater discharge location.
2. Manhole shown on plans is an access way to a vault for an air release valve for the City's 18 inch water transmission main. It is not sewer.

Codes

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

No comments received

Fire

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

No comments received

Police

John Eubank - 615-287-8613
jeubank@lavernetn.gov

No comments received

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

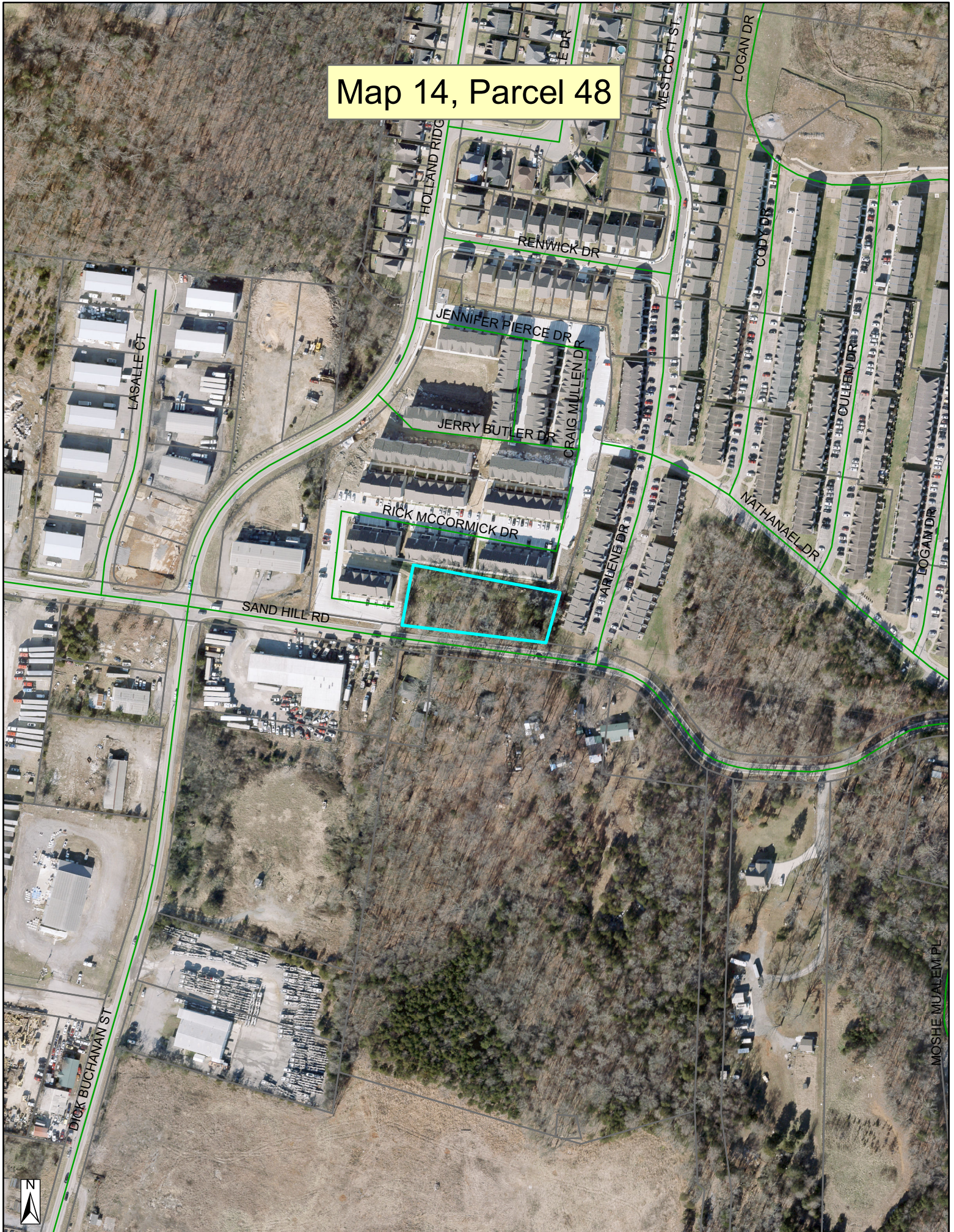
Map 14, Parcel 48

RICK MCCORMICK DR

SAND HILL RD

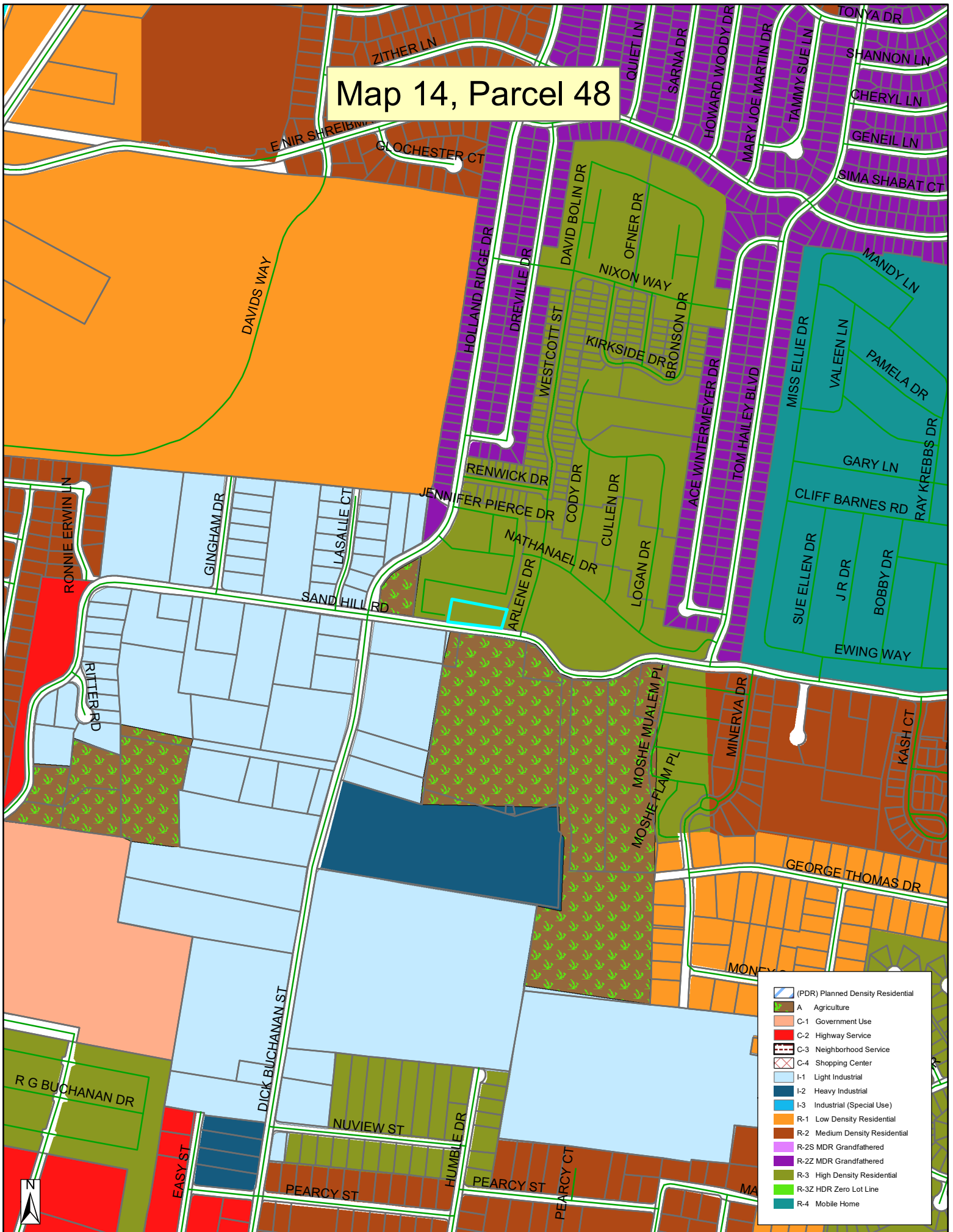


Map 14, Parcel 48



MOSHE MUALEM PL

Map 14, Parcel 48





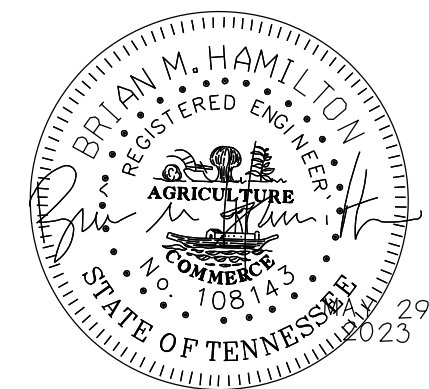






Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

Client:
Sky Houses Inc
2505 Hester Court
Nolensville, TN 37135
Mourad



sheet title:

CONCEPTUAL
SITE PLAN

for:

SANDHILL
HOMES

located:

441
Sandhill
Road

LaVergne
Rutherford
County
Tennessee

Project #:
NC 23-461

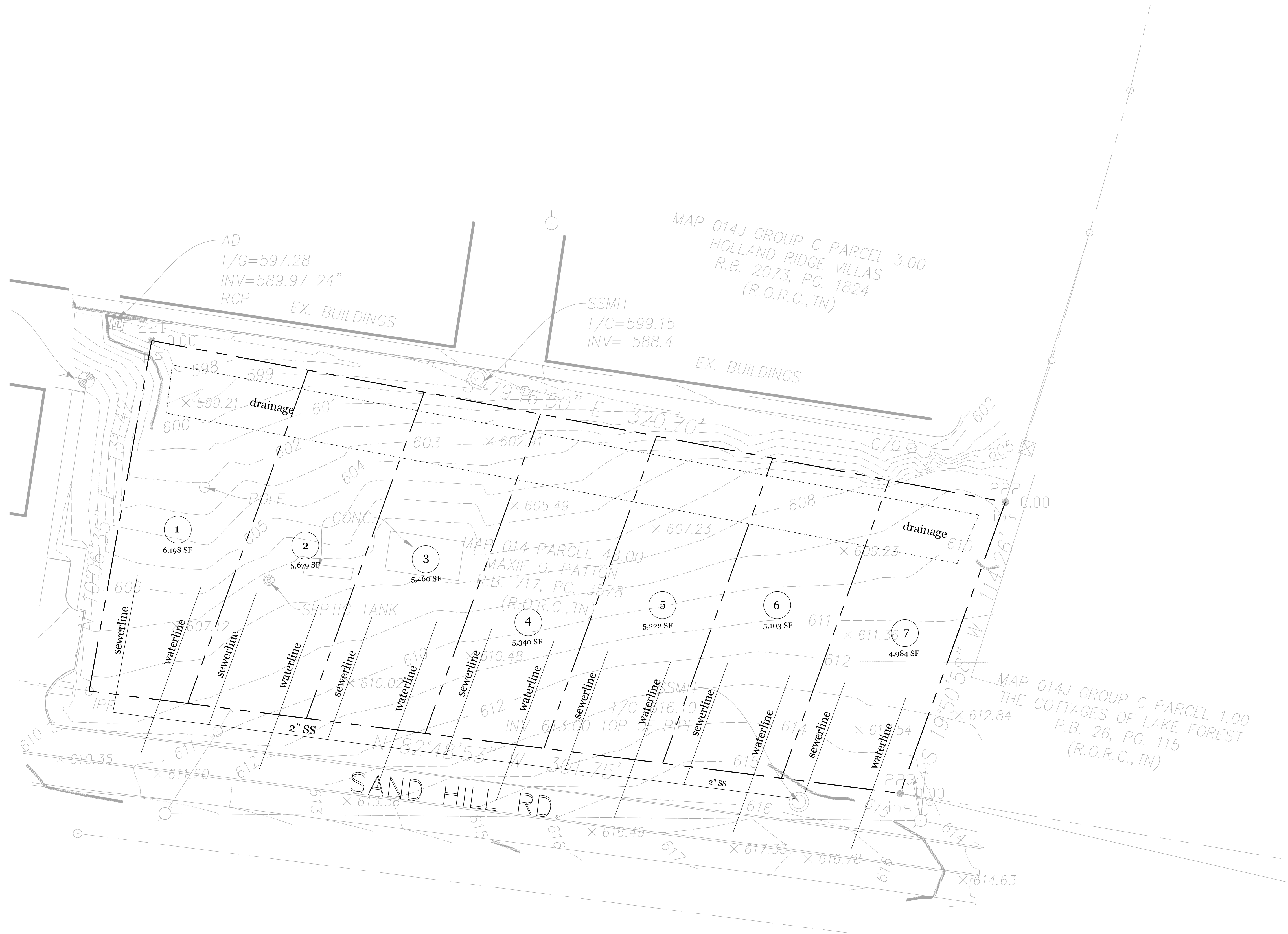
Original Issue Date:
30 May 2023

Revisions:

Phase:
Construction Drawings

Conceptual Site Plan

C2

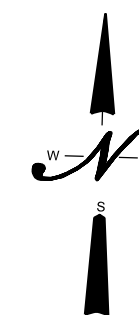
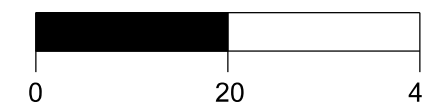


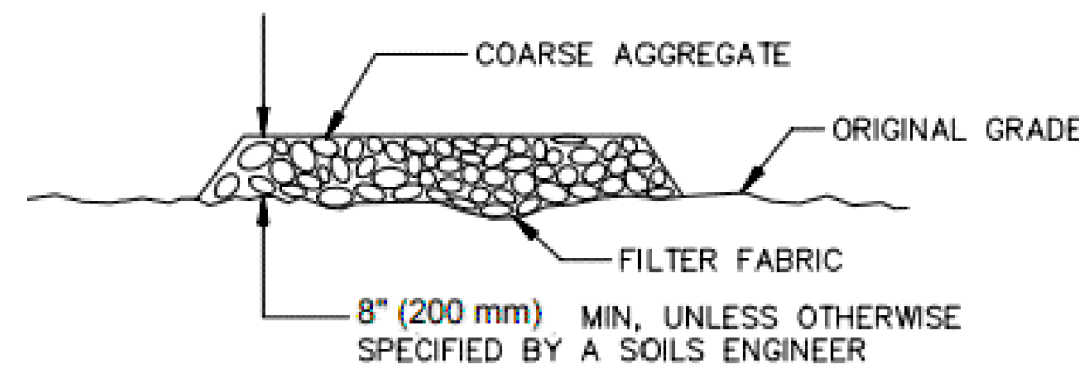
Project Map & Parcel 014 04800
Owner : Sky Houses LLC

Developer: SKY HOUSES INC
2505 HESTER CT
NOLENSVILLE, TN
37135

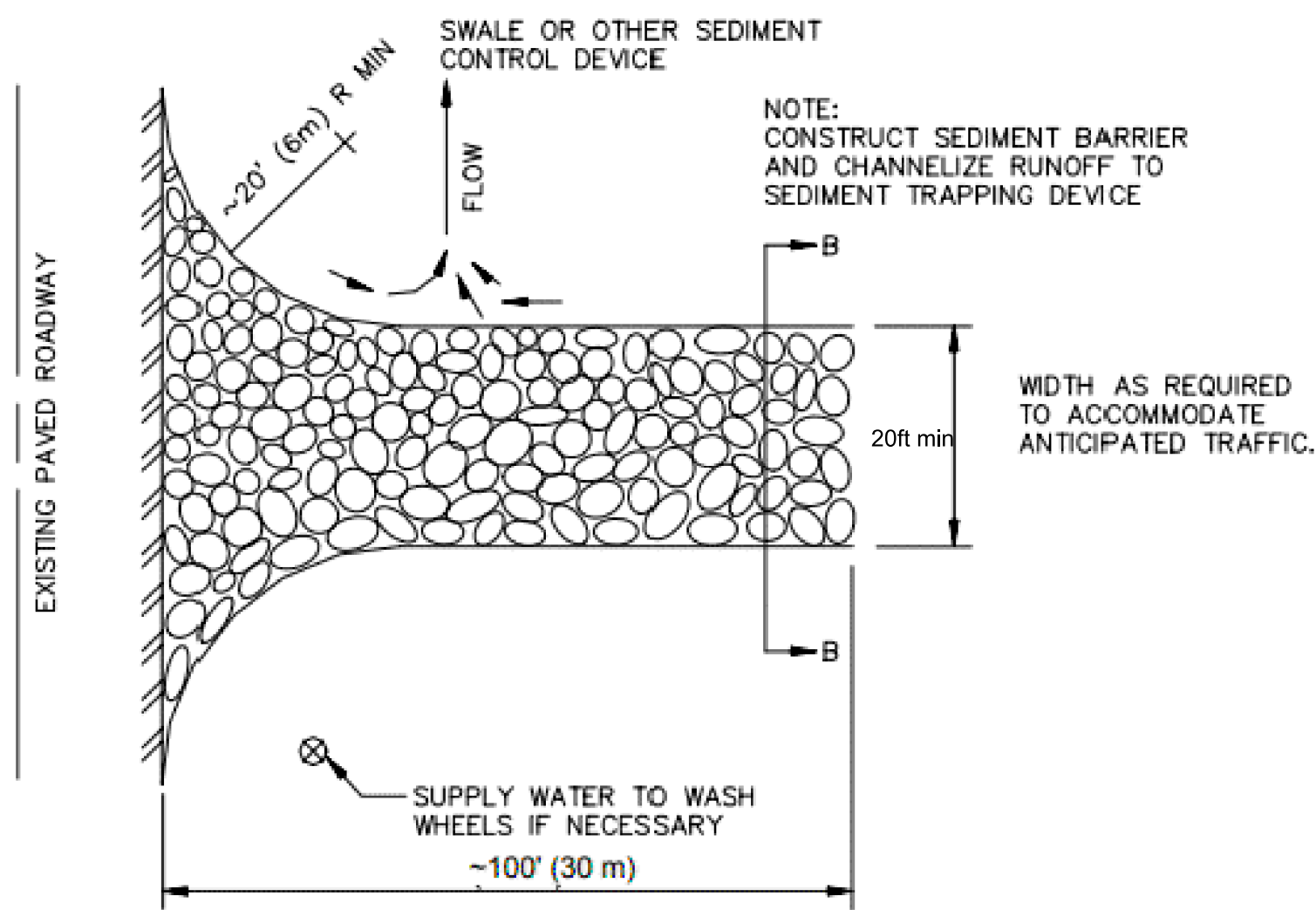
Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615.353.9622
b@nashvillecivil.com

Graphic Scale : 20
1" = 20'





SECTION B-B
N.T.S.



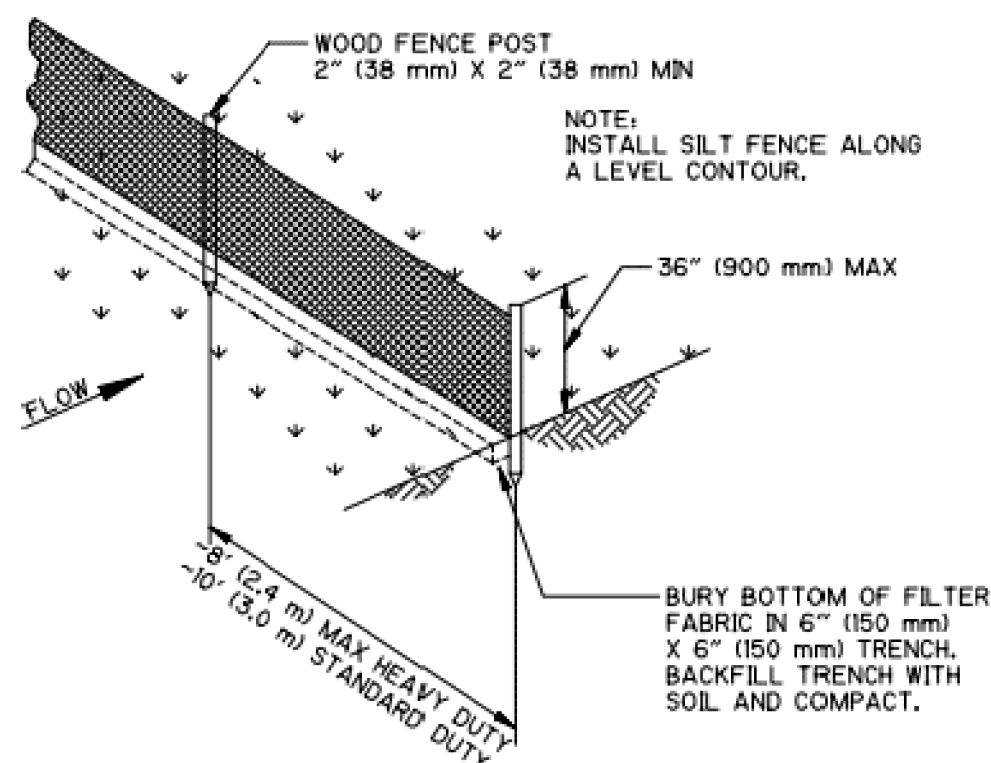
PLAN VIEW
N.T.S.

Figure TCP-03-1
Stabilized Construction Entrance

2 Temporary Construction Road TCP-03

NOT TO SCALE

Note: 20ft Min. Width



TYPICAL PREFABRICATED
SILT FENCE INSTALLATION
N.T.S.

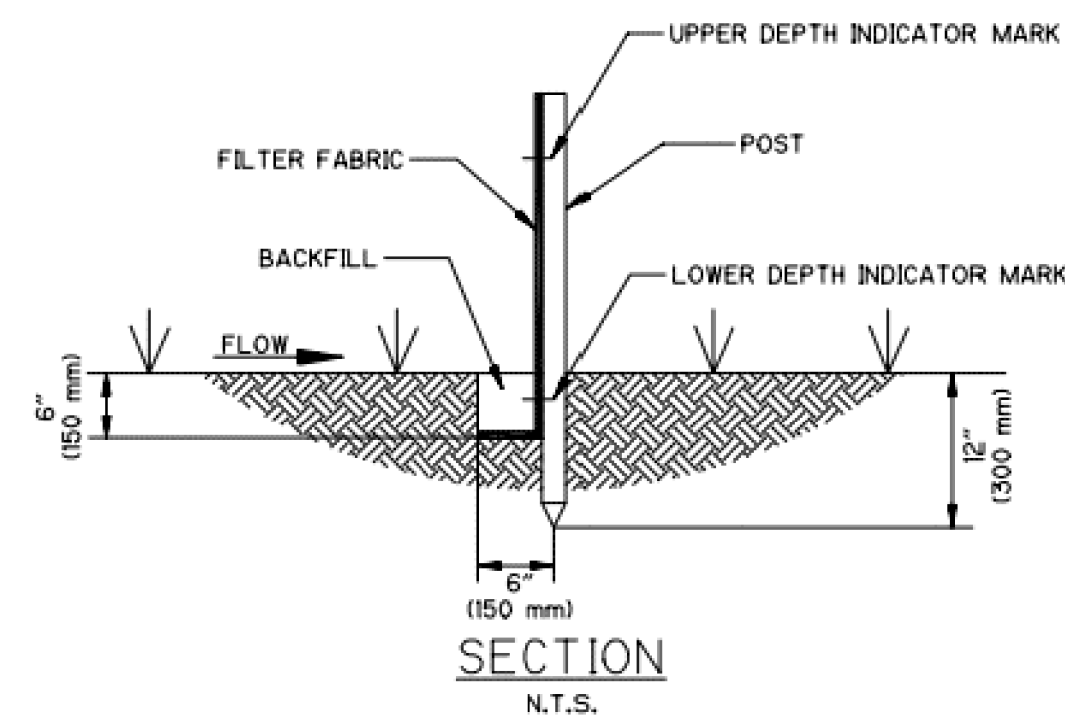
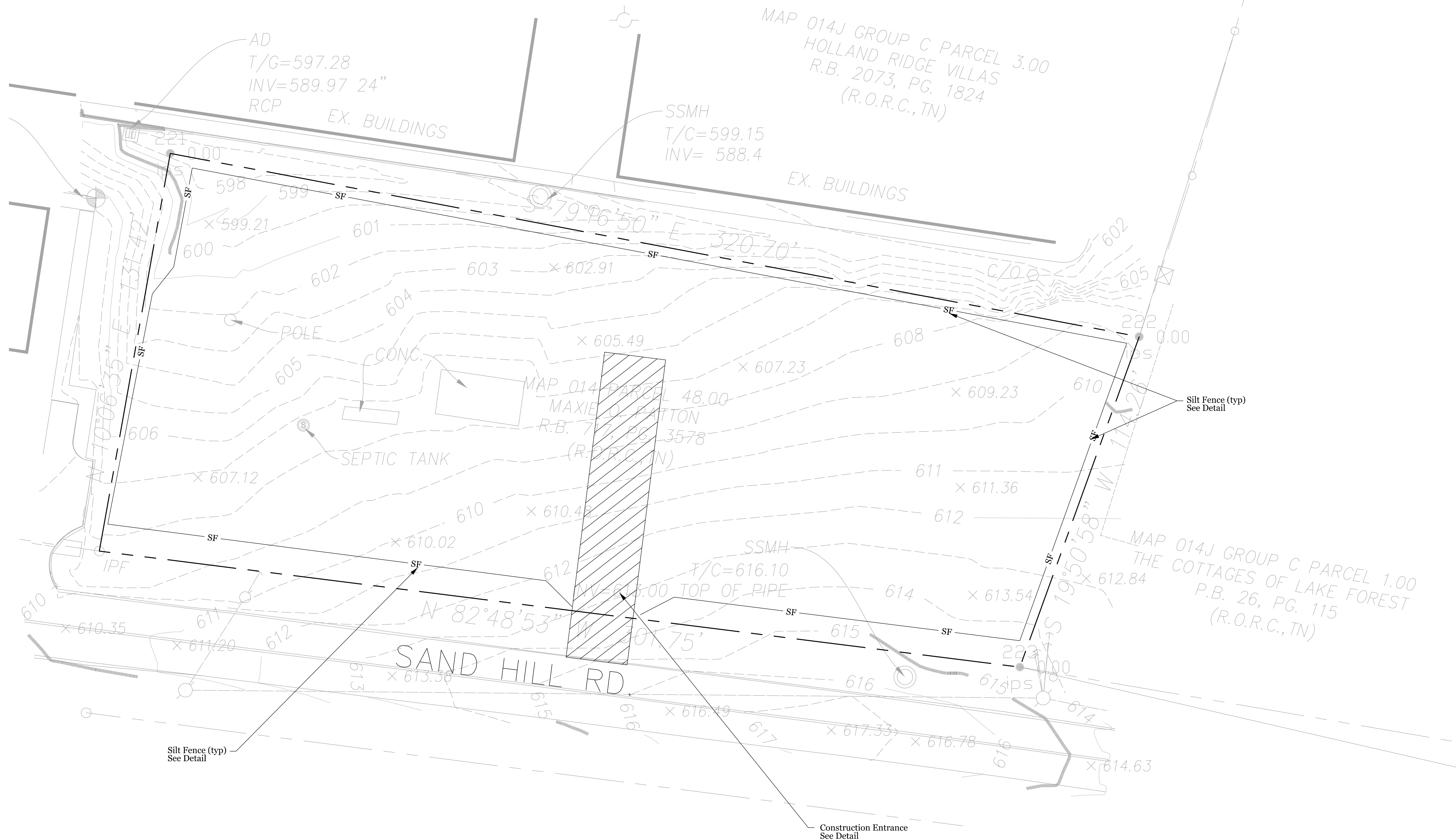


Figure TCP-13-1
Silt Fence Anchoring

1 Silt Fence TCP-13

NOT TO SCALE



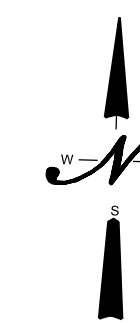
Project Map & Parcel 014 04800
Owner : Sky Houses LLC

Developer: SKY HOUSES INC
2505 HESTER CT
NOLENSVILLE, TN
37135

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615.353.9622
b@nashvillecivil.com

Graphic Scale : 20
1" = 20'

0 20 40



Plan Prepared By:

Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

Client:
Sky Houses Inc
2505 Hester Court
Nolensville, TN 37135
Mourad



sheet title:

EXISTING CONDITIONS
INITIAL EROSION CONTROLS

for:

SANDHILL
HOMES

located:

441
Sandhill
Road

LaVergne
Rutherford
County
Tennessee

Project #:
NC 23-461

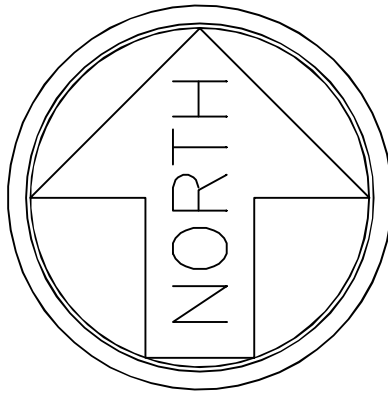
Original Issue Date:
30 May 2023

Revisions:

Phase:
Construction Drawings

Existing Conditions Initial Erosion Controls

C1



VICINITY MAP
N.T.S.

HOLLAND RIDGE VILLAS
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 3.00
RECORD BOOK 2073, PAGE 1824
(R.O.R.C., TN.)

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

HOLLAND RIDGE VILLAS
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 3.00
RECORD BOOK 2073, PAGE 1824
(R.O.R.C., TN.)

THE COTTAGES OF LAKE FOREST
SAND HILL ROAD
TAX MAP 14J, GROUP "C", PARCEL 1.00
PLAT BOOK 26, PAGE 115
(R.O.R.C., TN.)

OWNER / DEVELOPER
SANDHILL PARTNERS, LLC
150 UPTOWN SQUARE, SUITE A
MURFREESBORO, TN 37129

SURVEYOR

BRIAN MCCAIN, P.L.S. #2256
P.O. BOX 220
PEGRAM, TN 37143
(615) 952-3600
brian@southernprecision.net

NOTES:

- The purpose of this plat is to create 2 residential lots.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor; therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, and is not in print.

- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Nashville Civil.
- Setbacks: Front = 15' Sides = 5' Rear = 15'
- For location of utilities, please call the local utility provider.
- Current Zoning: R3
- Subdivision Boundary consists of Tax Map 14, Parcel 48.00

AREA:

LOT 1 = 6,198 sq.ft. or 0.142 Ac.
LOT 2 = 5,579 sq.ft. or 0.128 Ac.±
LOT 3 = 5,461 sq.ft. or 0.125 Ac.±
LOT 4 = 5,342 sq.ft. or 0.122 Ac.±
LOT 5 = 5,223 sq.ft. or 0.119 Ac.±
LOT 6 = 5,104 sq.ft. or 0.117 Ac.±
LOT 7 = 4,985 sq.ft. or 0.114 Ac.±
TOTAL AREA = 37,892 sq.ft. or 0.87 Ac.±

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 2224, PAGE 2880 COUNTY REGISTERS OFFICE AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ OWNER _____

DATE: _____ OWNER _____

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON: THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____
REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SAND HILL VILLAS" HAS / HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____
SECRETARY, PLANNING COMMISSION



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

**SOUTHERN
PRECISION**
LAND SURVEYING, INC.
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 952-3600
"WE WILL PUT YOU ON THE MAP"





Item #: 16.

Item Title: Set Bond Amount for Portico Place, Section 2, Phase 2 (Tax Map 14, Parcel 24). Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary: SEC, Inc., on behalf of their client, is requesting the Planning Commission to set the bond amount for the public improvements in Portico Place, Sec. 2, Phase 2, consisting of approximately fifty two (52) lots.

Per the Subdivision Regulations, the developer has submitted three (3) construction bids, an average plus the required 20% contingency, and a stamped estimate provided by the engineer. Bids are from Grade A, Harakas Construction, LLC and Volunteer Paving Company; engineer's estimate comes to \$259,000.00 in total.

Staff Recommendation: Staff recommends that Blair Road improvements not be bonded but that final plat (Item 6) not be approved until the Blair Road improvements are complete.

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

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

1. Staff recommends that the Blair Road improvements not be bonded but that construction on them be complete prior to approval of final plat.
2. (Items 1 and 2) The Volunteer Paving bid has expired. Please get it updated.

3. (Items 1 and 2) The Harakas Construction, Inc. bid does not include tack coat. Please confirm that tack coat is included or have it added.
4. (Items 1 and 2) The Harakas Construction, Inc. bid does not include subgrade prep or base gravel for Blair Road. Have this added.
5. (Items 1 and 2) The Grade A Construction bid has expired. Please get it updated.
6. (Items 1 and 2) The Grade A Construction bid does not include tack coat. Please confirm that tack coat is included or have it added.
7. (Items 1 and 2) The Grade A Construction bid includes multiple exclusions such as not including base gravel for Blair Road. Please have this added.
8. (Items 1 and 2) I am not able to determine which bids are for the subdivisions roads (which would be wearing surface and tack coat only) and which are for Blair Road (which would include the entire section with gravel and subgrade preparation). Please provide a breakdown so it is clear from where you are getting your final numbers and show the averaging process.
9. Items 3, 4, 5, and 6 look okay.
10. Item 7 is 20% which is correct.

Utilities

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

No comments received

Codes

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

No comments received

Fire

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

No comments received

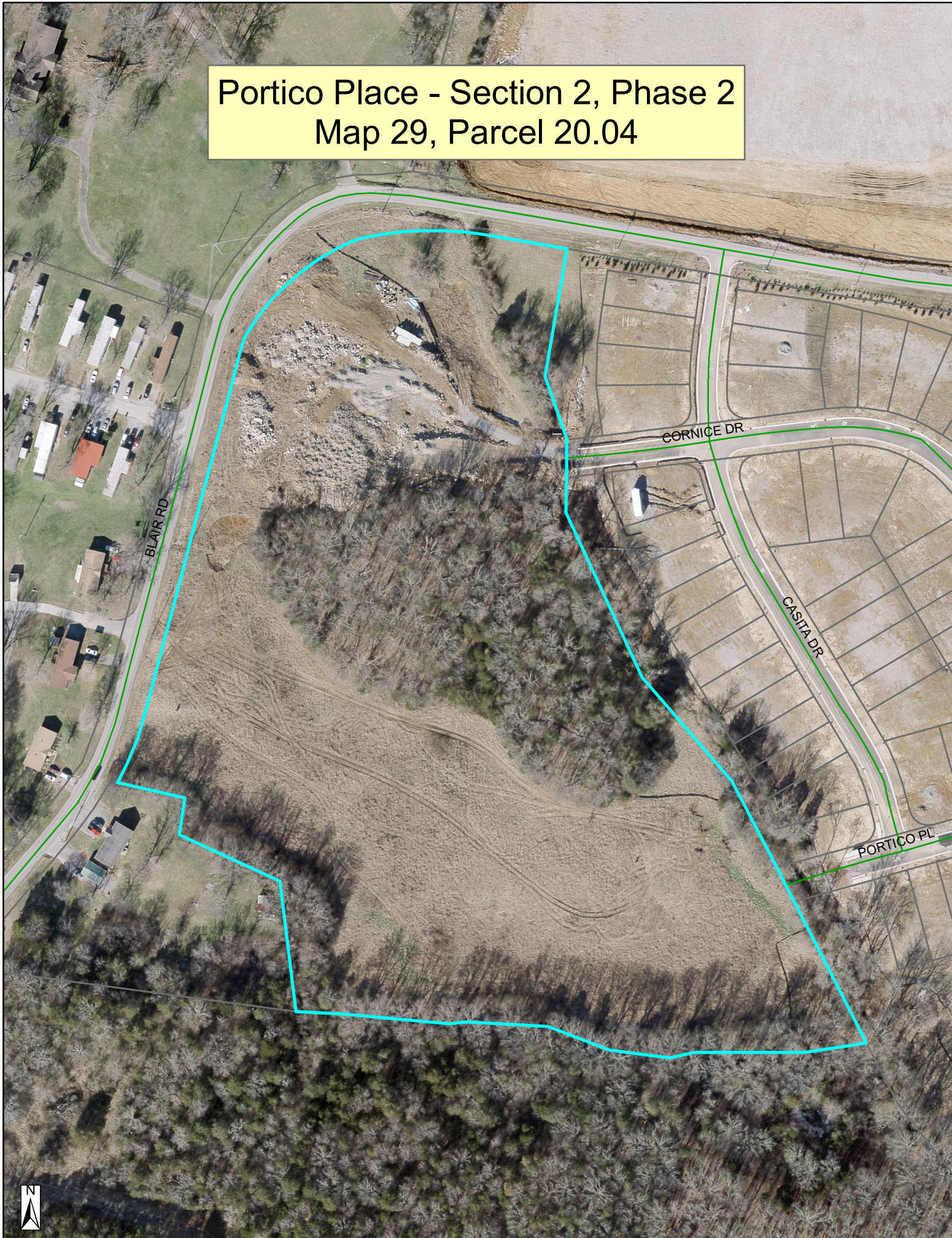
Police

John Eubank - 615-287-8613
jeubank@lavergnethn.gov

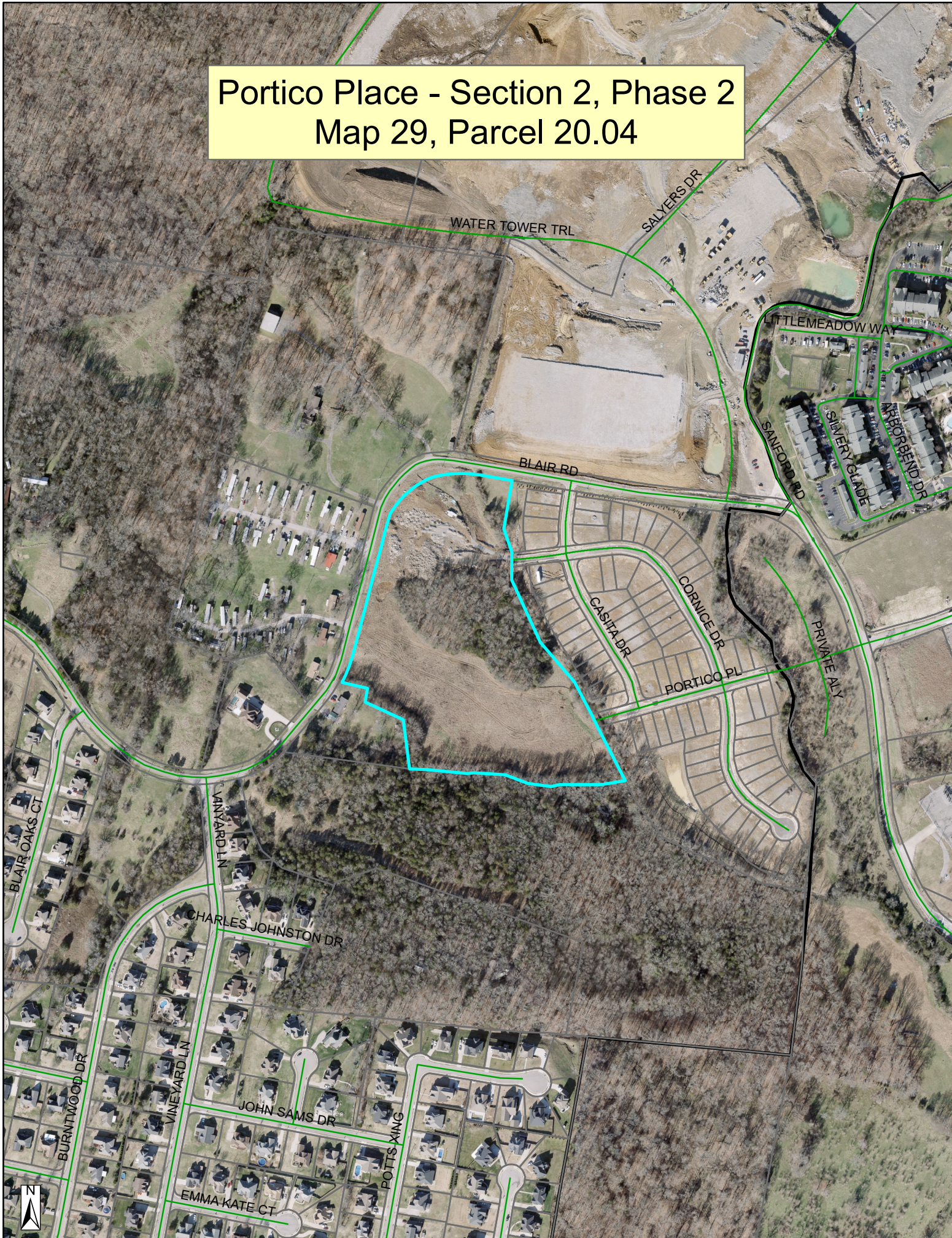
No comments received

***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.

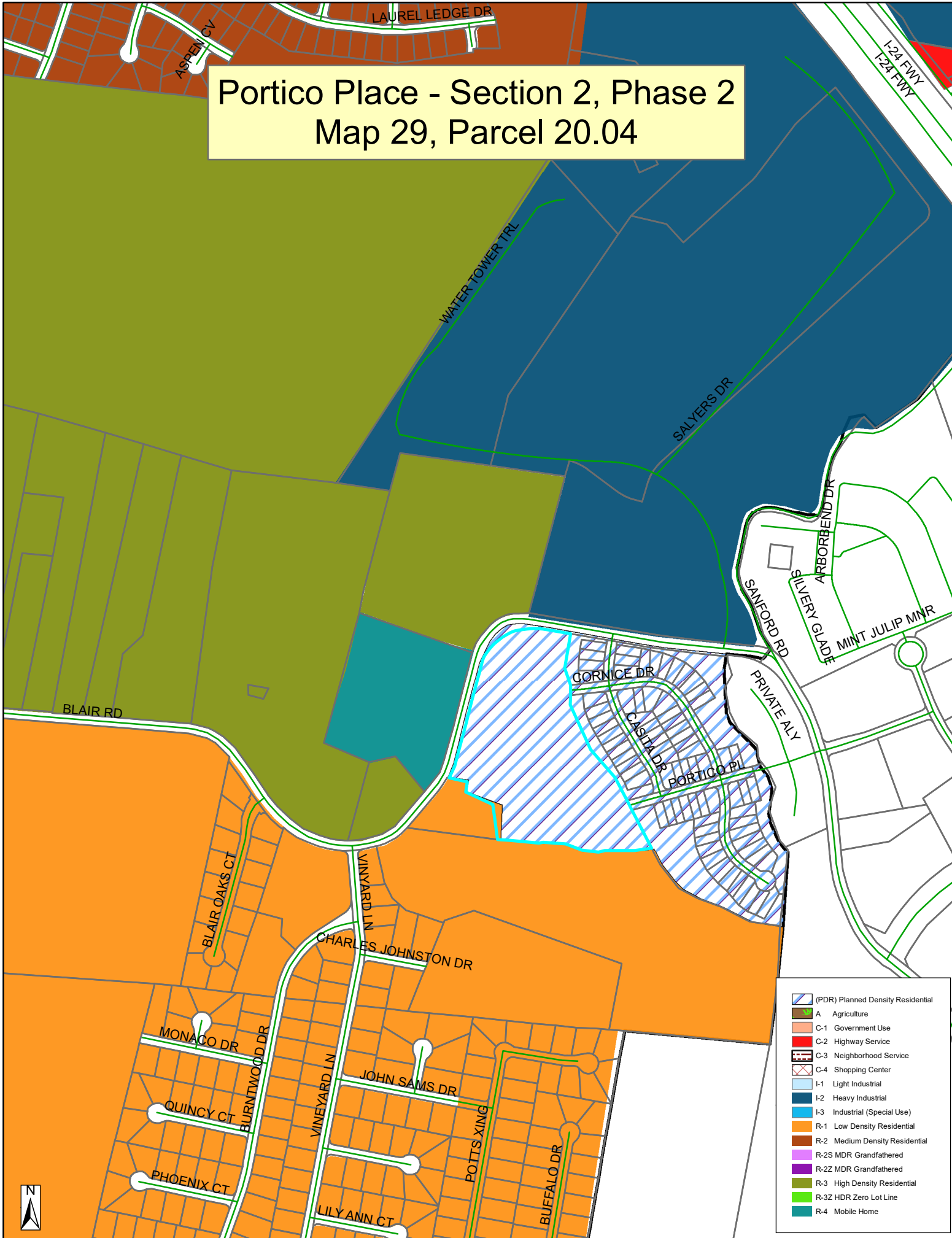
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



Portico Place - Section 2, Phase 2 Map 29, Parcel 20.04



- (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



SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

May 30, 2023

Bo Logan
City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Portico Place Section 2 Phase 2
Opinion of Probable Cost for City Bonding
SEC No. 17024

Dear Bo,

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

1. 3-quotes for pavement average (on site)	\$66,500
2. 3-quotes for off site (Blair Rd) pavement average	\$74,300
3. Mail Kiosk Parking	\$50,000
4. SEC, Inc. Cost for As-Builts	\$5,000
5. General Erosion Control Maintenance	\$10,000
6. General Water and Sewer Maintenance	\$10,000
7. Contingency	\$43,200

Total opinion of probable cost = \$259,000

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

Sincerely,



John Miner, P.E.
SEC, Inc.

Grade A Construction, LLC.
200 Nonaville Road
Mt. Juliet, TN 37122



Phone: 615-444-8133

Fax: 615-933-7492

Website Address:

www.GradeAServices.com

Date: May 5, 2023

Job #: 23-072-00

Project: Portico Place Ph 2 sec 2

To: Levi Grantham

SUBMITTED BY: Rachelle Reigard, President Certified DBE

Grade A Pricing:

Asphalt BM binder Phase 2 sec 2	\$ 90,285.00
Asphalt Pavement Blair Rd Widening	\$ 105,253.00
Asphalt Surface BUDGET	\$ 65,052.50

TERMS AND CONDITIONS:

1. Scope items may not be separated without prior approval.
2. This proposal shall be included in any contract signed between Grade A Construction, LLC. and Client.
3. Out of scope work requests will not be performed without a signed request from Client and/or project Owner.
4. Changes to scope or plans may impact project delivery dates.
5. Asphalt, Striping & Concrete pricing are SF, SY, LF, CY or other quantities are priced using UNIT RATES.
6. Retainage will be at 5% per TN State law.
7. This proposal is based upon working Monday-Friday (7:00am-5:00pm) No night or weekend work.
8. If not accepted this proposal may be withdrawn after 30 days.
9. A mutually acceptable schedule will be required prior to the start of contract/work by Grade A Construction.
10. This proposal is contingent on a lack of future impact by the ongoing escalation of prices of material. Due to most of the material manufacturing is short supply and pricing is rapidly changing. Material, equipment and/or energy. Grade A Construction cannot anticipate the impact of the current increasing pricing. Grade A Construction will use its best efforts to purchase the materials, equipment, and energy in such a manner as to limit the impact of the escalation. However, Grade A Construction reserves the right to seek an equitable change order if Grade A Construction or its subcontractors and suppliers are unable to supply these products at the same costs as carried out in contract pricing. We reserve the right to seek a charge for additional material escalation cost if cost of materials exceeds to cost at time of contract.
11. Pricing will only be held until 5/19/2023. Material pricing subject to be adjusted to the current pricing at time of submittal approval.
12. Fuel index will apply for adjustment based on fuel rates at time of bid.
13. Billings will be submitted by the 25th of the month and payment thereof will be received by the 15th of the following month.
14. Close out documentation is only provided upon receipt of final payment less retainage.
15. If Client/Owner does not pay Grade A Construction within agreed terms, they will stop working until payment is received.
16. If nonpayment occurs, Grade A Construction, LLC. will be reimbursed for legal fees and paid 7% interest on balances due accrued from the original billing due date until balance is paid in full.
17. Grade A Construction, LLC. reserves the right to review pricing should plans change during the project performance period.
18. See additional Terms and Conditions on the last page of this proposal.

PLAN REFERENCES:

Grade A Construction, LLC. submits the listed prices to furnish and install the required work for the above-referenced project per plans by SEC, Inc. dated 1/10/2019.

SCOPE OF WORK BY CATEGORY:

Asphalt Pavement Clarifications:

- Survey and Layout is Excluded from pricing. We will require 2 foot off-set stakes with line and grade (hub w/tack) before mobilization. Or Curb and Gutter installed.
- Base Stone to be turned over to Grade A Construction on final base stone grade and proper compaction by others.
- All testing is excluded.

- (3,950 SY) Asphalt Binder Paving consisting of (435 TN) 2" B-Mod Binder.
- Budget for (325 TN) 1.5" 411-E Surface has been included in Budget pricing.
- (1,585 SY) Asphalt Paving on Blair Rd. consisting of (265 TN) 4" A- Mix asphalt base, (175 TN) 2" B-Mod Binder, and (135 TN) 1.5" 411-E Surface has been included in pricing.
- All adjusting of utilities boxes etc. has been excluded.
- All Concrete Pavement and curbs Have been excluded from pricing.
- Asphalt pricing is based on the April 2022 base rate of \$659.17. The price of the mix will be adjusted +/- based on the liquid AC price at time of purchase.
- All Paving performed between December 20th and March 12th may incur price adjustments due to plant closures/availability, plant surcharges, overruns, & trucking requirements. The subcontractor will make its best effort to minimize impact to Contractor where possible. Price adjustments shall be provided by Subcontractor and adjusted by way of fully executed signed Change Order by Owner and Contractor.
- All other asphalt scope is excluded from pricing.

Concrete Clarifications:

- All other concrete scope (i.e., curbs, Sidewalks, building pads, steps, stairs, Enclosures, stoops, A/C pads, Electrical pads, etc.) are excluded from pricing.

Misc. Road Items Clarifications:

- All Painted pavement markings have been excluded.
- Traffic Control for Grade A scope of work has been included in pricing.
- All signs excluded.

Please Note the Following Exclusions:

❖ Fees

- Fees, Testing, Reporting, Permits and Bonds (monitoring, tapping, capacity, meter, inspection, impact, compaction assessment, compaction, road, or ROW bonds, etc.).

❖ General

- All landscaping.
- As-built drawings.
- Wheel wash or water services of any kind.
- Remediation of damage to site caused by others. Including but not limited to pad, subgrade, structures, castings, pipe, underdrains, stub ups, etc. All repair costs for damage are the responsibility of the damaging party.
- All asphalt and/or concrete repair, stripping, signage, asphalt testing or installation unless stated in the scope above.
- All demolition unless stated in the scope above.
- All Traffic control and Traffic Control requiring uniformed officers.
- All Traffic control devices.
- Work with temperatures less than 50 degrees and rising at 8am CST which can be used to extend the established project schedule.
- Workdays with precipitation or wet subgrade/stone.
- Any facet of work not specifically stated above.

❖ Site Paving & Concrete Package

- Leveling or scratch mix required to obtain subgrade for plan asphalt depths.
- All site paving & concrete unless specified in scope above.
- Striping, pipe, bollard(s) unless stated in scope.
- Curb Walls have been excluded in pricing.
- All Paving performed between December 20th and March 12th of any year.
- Undercutting of subgrade due to subbase failure/Unsuitable soils remediation of any kind.
- Elevation adjustments to manholes, inlets, valve boxes or any other utility.
- Grade staking, layout, or blue topping.
- Damages/tracking due to construction traffic or equipment of others.
- Small water pockets due to flat grades.
- Asphalt cracking, water pockets, erosion control, or drainage problems.
- Asphalt settlement, underground utility damage, or vegetation growth.
- Asphalt pavement imperfections (roller marks, cold joints, stretch marks, etc.) during cold weather conditions.

Notes:

- Project mobilizations included for the above project are as follows: (1) paving. Additional mobilizations for convenience, delays, or sequencing issues no fault of Grade A will incur additional fees of \$6,500 per instance.

SUBMITTED BY:



Rachelle L Reigard, President

Grade A Construction, LLC.

To accept this quotation, sign here and return: _____

Name: _____

Title: _____

Date: _____

Terms & Conditions

Final and complete payment for all Work performed hereunder shall be made not later than fifteen (15) days after the completion of Work or delivery of materials. Interest at the highest legal rate allowable under the laws of the jurisdiction in which the contract is executed or one and one-half percent (1.5%) per month. Whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

Grade A Construction shall not become obligated to perform the Work called for under this contract until customer credit has been checked and approved by our Credit Department. If credit conditions become unsatisfactory at any time prior to our completion of the Work hereunder, Grade A Construction shall be furnished adequate security upon our request.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. Any increase or decrease in the contract price resulting from such change shall be included in such writing.

Grade A Construction shall be provided with suitable access to the work area. If Grade A Construction Work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit Grade A to perform its Work hereunder in a normal uninterrupted single-shift operation.

Unless a time for the performance of Grade A Construction 's Work is specified, Grade A shall undertake it during our normal operating schedule. Grade A shall not be liable for any failure to undertake or complete the Work for causes beyond our control, including but not limited to fire, flood, or other casualty; labor disputes or other disagreements; and accidents or other mishaps, whether affecting this work or other operations in which Grade A Construction is involved, directly or indirectly.

If for causes beyond our control our Work is not complete within twelve (12) months after the date of your acceptance of this proposal, Grade A Construction may cancel this agreement at any time thereafter on ten (10) days' notice. In such an event Grade A Construction shall be (I) relieved of any further obligation with respect to the balance of the Work; and (II) entitled to receive final and complete payment for all Work performed to the date of Cancellation within (15) days thereafter.

Grade A Construction shall not be responsible for, and customer agrees to hold Grade A Construction, its officers, directors, successors, assigns, agents, and employees, harmless from and indemnify them against, any liability resulting from damages to utilities or other facilities or objects buried beneath the surface; damages to sidewalks, driveways or injuries resulting from hazardous or toxic waste within the Work area. It is further understood that Grade A Construction shall not be responsible for any damage or deterioration of any of its work, whether completed or in process, resulting from any cause or causes beyond our control, including but limited to failure of subgrade or failure or inadequacy due to the work of others, whether or not such failure or inadequacy was or could have been known at the time or Work was undertaken.

You agree to indemnify and save Grade A Construction, its officers, directors, successors, assigns, agents, and employees harmless from and against all loss, damage, costs, expenses and attorney's fees of every kind whatsoever which may occur on account of any breach by you of this contract. This agreement shall be governed by and construed under the law of the state in which the Work is to be performed.



Harakas Construction, Inc.

1138 New Highway 7

Columbia, TN, 38401

Contact: Curt Harakas

Phone: 615-207-3813

Email: harakasconst@yahoo.com

Quote To: Craig Yerian
Director of Land Development
Crescent Homes
Phone: 859.625.8960
Email: Craig.Yerian@levigrantham.com

Job Name: Portico Place Section 2 Phase 2
Date of Plans: 6/24/22
Revision Date: 5/24/23

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	Grading and Excavating				
200	Mobilization	1.00	LS	4,786.21	4,786.21
	Grading				4,786.21
	PAVING				
701	Prime Coat	4,800.00	SY	3.38	16,224.00
703	2" Asphalt B Mix	478.00	TONS	151.64	72,483.92
704	1.5" Asphalt D Mix	390.00	TONS	195.48	76,237.20
	Paving				164,945.12
GRAND TOTAL					\$169,731.33



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3/17/2023

Levi Grantham Land Group

Craig Yerian

101 Forrest crossing, suite 107
Franklin, TN 37064

Project: 856 - PORTICO PLACE SECT 2 PHASE 2 OFF SITE UPDATED 17 MARCH 2023

We are pleased to submit the following scope of work for the Development located in LAVERGNE (RUTHERFORD COUNTY), Tennessee. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work

This quote includes all labor, materials and equipment required for the performance of the following described work.

Description	Quantity	Unit	Price	Extension
8" MINERAL AGGREGATE BASE	1,266.000	S.Y.	19.12	24,205.92
PRIME COAT w/ COVER MATERIAL	1,192.000	S.Y.	2.57	3,063.44
2" ASPHALT MIX (PG64-22) GRADING B-M	1,192.000	S.Y.	25.42	30,300.64
TACK COAT	1,192.000	S.Y.	0.55	655.60
1.5" ASPHALT MIX (PG64-22) GRADING D	1,192.000	S.Y.	27.53	32,815.76
THERMOPLASTIC STRIPING	1.000	L.S.	7,875.00	7,875.00
			QUOTE TOTAL:	98,916.36

EXCLUSIONS:

1. No permits, bonds, or fees
2. No preparation or compaction of subgrade
3. No engineering or survey layout
4. Not responsible for any damages to existing curb or pavement gaining access to project
5. No leveling asphalt mix at tie-ins
6. No Traffic Control
7. No testing of subgrade or asphalt materials

NOTES:

8. This proposal is good for 30 days.
9. This proposal includes 2 mobilizations (Base stone 1, Binder 1). Each additional mobilization will be \$1500.00
10. This proposal requires 2 foot off-set stakes every 50 feet with line and final grade before the project begins
11. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
12. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work



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being performed. Any increase or decrease to the price will be included in the writing.

13. No paving will be performed between December 15th and March 15th without approval / waiver
14. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer
15. Payment is due 30 days from invoice date. A 1.5% late fee will be charged monthly on all unpaid balances until full payment has been received.
16. This proposal is based on the TDOT Bituminous Index. The proposal price may be adjusted in accordance with this index based on the change from the month the job was quoted to the month the work was performed.
Current Index : \$663.18 per ton of liquid AC -March 2023

Submitted by:

Ricky Sanford
Project Manager
Volunteer Paving, LLC

Accepted by: _____
Title: _____
Date: _____



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3/17/2023

Levi Grantham Land Group

Craig Yerian

101 Forrest Crossing, Suite 107
Franklin, TN 37064

Project: 856 - PORTICO PLACE SECTION 2 PHASE 2 UPDATED 17 MARCH 2023

We are pleased to submit the following scope of work for the Development located in LAVERGNE (RUTHERFORD COUNTY), Tennessee. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work

This quote includes all labor, materials and equipment required for the performance of the following described work.

Description	Quantity	Unit	Price	Extension
8" MINERAL AGGREGATE BASE	5,751.000	S.Y.	18.42	105,933.42
PRIME COAT w/ COVER MATERIAL	5,010.000	S.Y.	2.18	10,921.80
2" ASPHALT MIX (PG64-22) GRADING B-M	5,010.000	S.Y.	12.36	61,923.60
24" MOUNTABLE CURB & GUTTER	3,575.000	L.F.	21.00	75,075.00
QUOTE TOTAL:				253,853.82

EXCLUSIONS:

1. No permits, bonds, or fees
2. No preparation or compaction of subgrade
3. No striping or signage
4. No engineering or survey layout
5. No testing of subgrade or asphalt materials
6. Not responsible for any damages to existing curb or pavement gaining access to project

NOTES:

7. This proposal is good for 30 days.
8. This proposal includes 3 mobilizations (Base stone 2, Binder 1). Each additional mobilization will be \$1500.00
9. This proposal requires 2 foot off-set stakes every 50 feet with line and final grade before the project begins
10. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
11. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work being performed. Any increase or decrease to the price will be included in the writing.
12. No paving will be performed between December 15th and March 15th without approval / waiver
13. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or



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Developer

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Submitted by:

Ricky Sanford
Project Manager
Volunteer Paving, LLC

Accepted by: _____
Title: _____
Date: _____