

AGENDA
La Vergne Planning Commission
June 27, 2023 at 6:00 PM

- Call meeting 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 Applicant)**
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 Applicant)**
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 Applicant)**
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 Applicant)**
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. **(Deferred by Applicant)**
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. **(Deferred by Applicant)**
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. **(Deferred by Applicant)**
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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON MAY 30, 2023 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on May 30, 2023 in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: April 25, 2023 Regular Meeting.

A motion, made by Mark Molnar, seconded by Mayor Jason Cole, to approve the minutes of the April 25, 2023 Regular Meeting, was adopted with all voting AYE.

OLD BUSINESS

2. Site Plan - Seventh Day Adventist Church. Requested by Azimtech, Inc. Property located at 271 Jefferson Pike (Tax Map 18N, Parcel 18.01). R-2 (Medium Density Residential) Zoning District. Property owned by Kentucky/Tennessee Conference of Seventh Day Adventists, Inc.

City Planner Bo Logan gave his report.

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

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

This item was deferred. No action was taken.

4. Site Plan - 5450 Murfreesboro Road - New Retail Building Totaling 11,550 Square Feet on 1.53 Acres. Requested by Huddleston - Steele, Inc. Property located at 5450 Murfreesboro Rd. (Tax Map 18B, Group E, Parcel 3). C-2

(Highway Service Commercial) Zoning District. Property owned by FHMY Realty Investors, LLC.

This item was deferred. No action was taken.

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

Mr. Logan gave his report. He stated that they do want to install a sidewalk. He stated that they have already paid the fee-in-lieu but the city will refund them for this.

City Engineer Gary Lide stated all comments had been addressed.

Mr. Blair presented the materials board to the Commissioners. Secretary Coates asked about the sidewalk. Mr. Logan explained that they would add the sidewalk now. Vice-Chairman / Mayor Cole asked if the gray section met the overlay. Mr. Logan stated it has to be 80% brick.

Mr. Eric Pearl, a representative of Ragan-Smith, approached the podium. He stated that he believes the front is 80% brick. A discussion ensued. Secretary Coates made comments about getting an accurate percentage.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to accept the site plan as submitted, was approved with all voting AYE.

NEW BUSINESS

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

A motion, made by Secretary Graeme Coates, seconded by Mayor Jason Cole, to approve the final plat as submitted, was adopted with all voting AYE.

9. **Final Plat - Portico Place, Section 2, Phase 2 & Resubdivision of Common Areas A & B of Section 2, Phase 1 - 52 Lots on 15.69 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.**

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

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

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

Mr. Logan gave his report.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to accept the preliminary plat, was adopted with all voting AYE.

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

The estimates for the bond amount was \$96,000 for the improvements.

A motion, made by Secretary Graeme Coates, seconded by Mark Molnar, to accept the bond amount of \$96,000 for Holmes Place, was adopted with all voting AYE.

14. **Bonds/Letters of Credit Update.**

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:24 p.m.

Chairman

City Recorder

Approved



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 Applicant)

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

Not Applicable - Deferred

blogan@lavergneth.gov

Engineering

Gary Lide

City Punchlist remains outstanding

glide@lavergneth.gov

Utilities

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

statalovich@lavergneth.gov

Codes

Randolph Salyers - 615-287-8605

Not Applicable - Deferred

rsalyers@lavergneth.gov

Fire

Curtis Brinkley - 615-405-5931 No Comments.

cbrinkley@laveragnetn.gov

Police

Police Department

no comments from PD

***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 Applicant)

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@lavergnethn.gov

Not applicable. Deferred.

Engineering

Gary Lide - 615-971-4069

glide@lavergnethn.gov

No comments

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergneth.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- Not applicable. Deferred.

8605

rsalyers@lavergneth.gov

Fire

Curtis Brinkley - 615-405-5931

cbrinkley@lavergneth.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@lavergneth.gov

No comments from PD

***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 #: 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 Applicant)

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.
3	C3.0	Show lane layout (striping) for driveway at intersection 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 north property line at several locations
7	C3.0	While it is understood that final location and dimension transformer pad(s) will depend upon electric utility, provide estimated guess to ensure that there is adequate space.
8	C3.0	Provide location for dumpster pad(s). Also provide detail 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 are 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 driveway 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 getting 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 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 availability.
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@laverghnetn.gov

1. Connect sewer service to public sewer, per City Standard Sewer Specifications and Details, see details 1.0 and 2.0. Connection is made to the pipe not the manhole. Specs are available on the City's website.
2. 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@laverghnetn.gov

Not applicable - deferred.

Fire

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

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

Police

JJ Eubank - 615-287-8613

Not applicable - deferred.

jeubank@lavergneth.gov

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



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 Applicant)

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@lavergnen.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@lavergnen.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

Traffic volume and visibility will be problem without improvements

***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 #: 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 completed.

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702 (Technical items go here)
blogan@lavergn.net

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

Engineering

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

1. The road improvements on Blair Road have not yet been completed. As of 22 June 2023, staff has not received a request for final inspections. Staff has a preference that this work be completed prior to approving the final plat for recording.

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

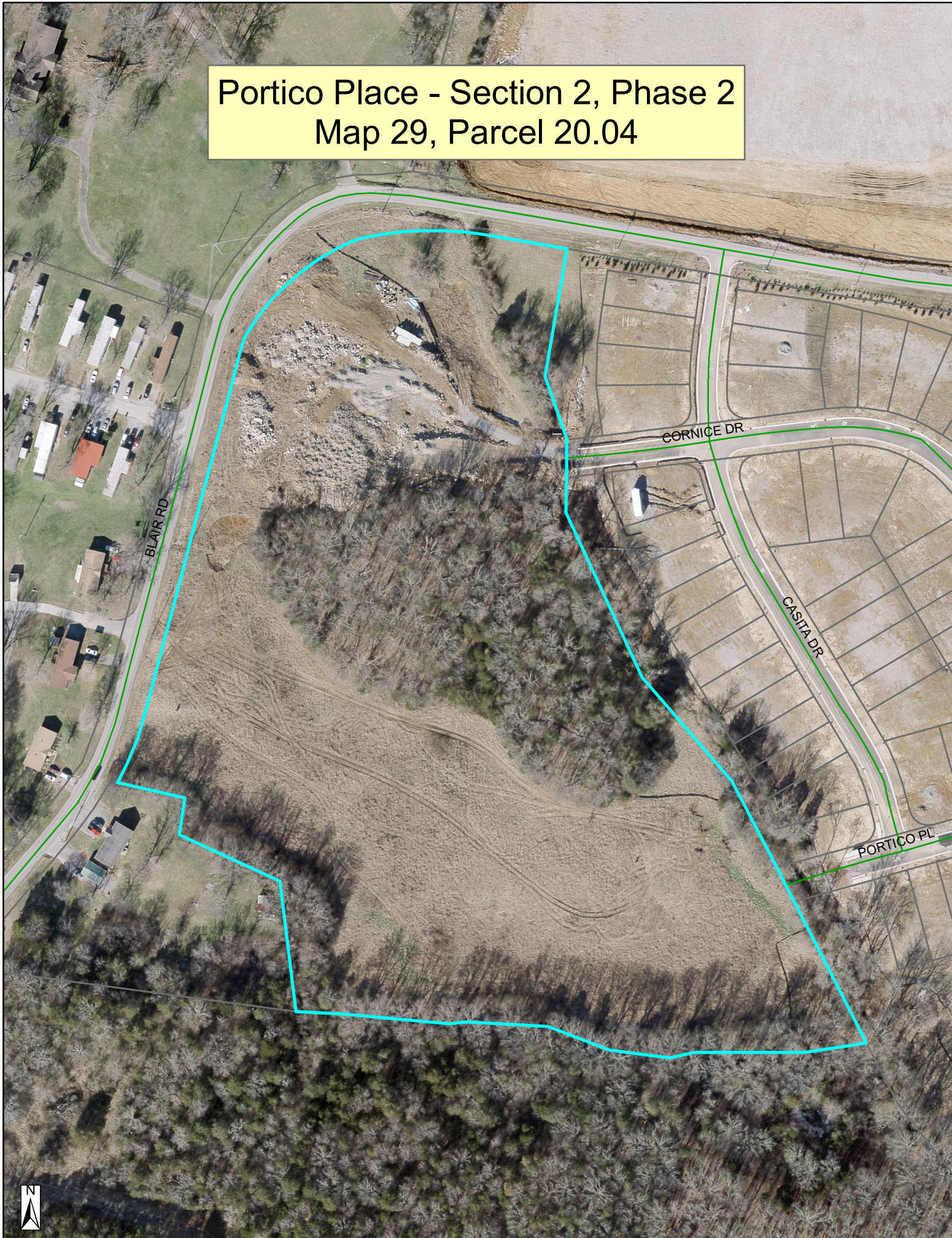
Police

JJ Eubank - 615-287-8613 traffic volume and visibility are a concern

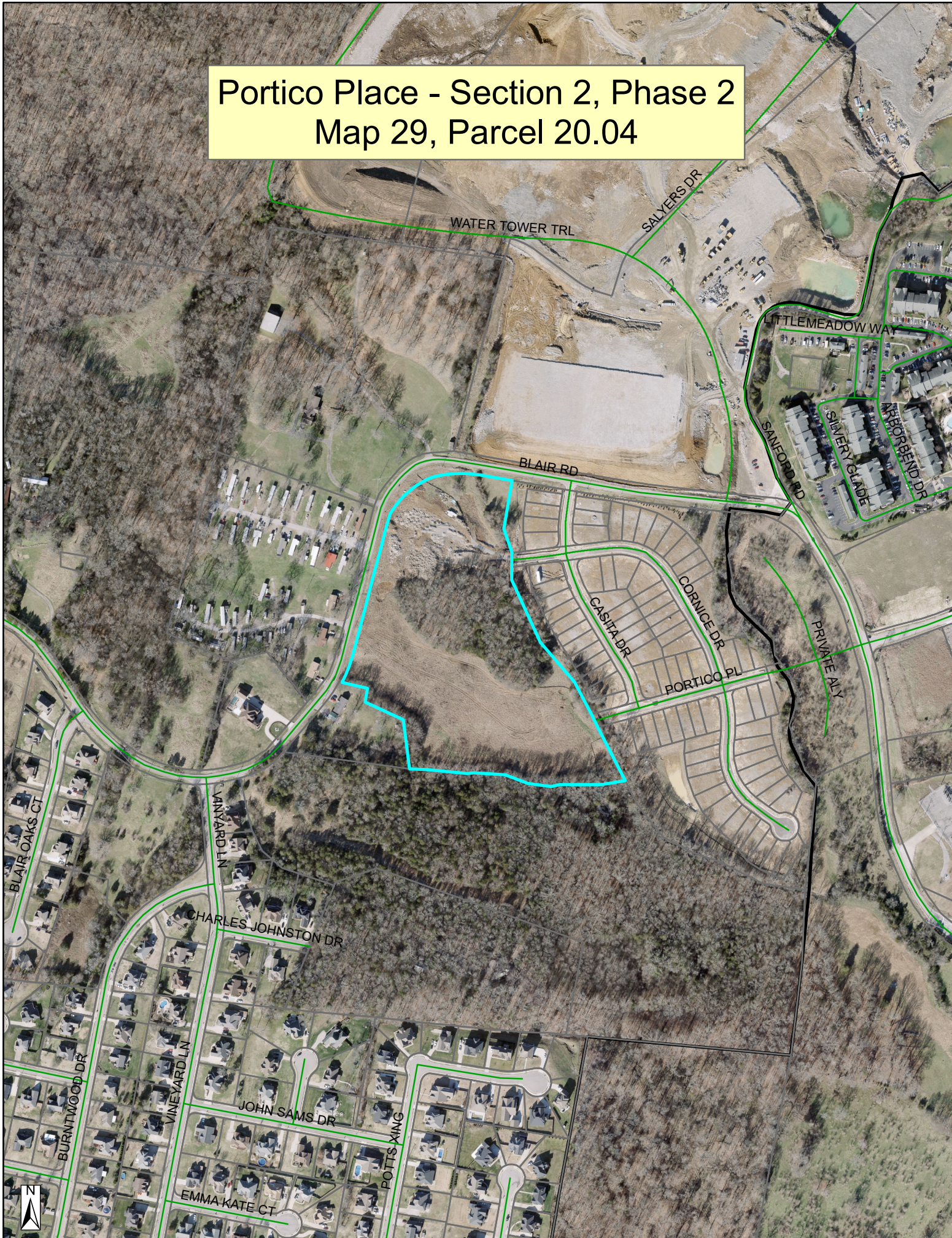
jeubank@lavergneth.gov

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

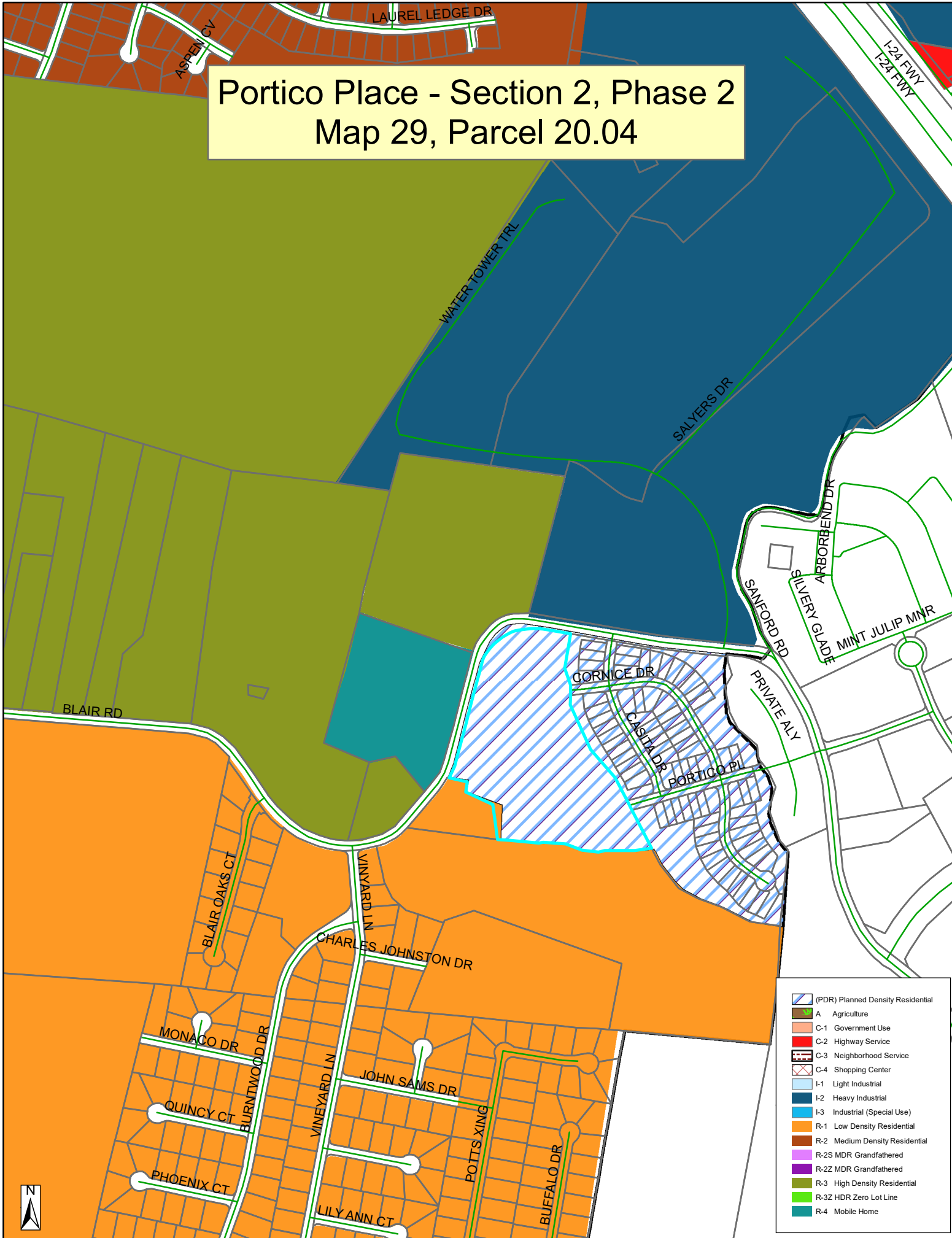
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



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



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

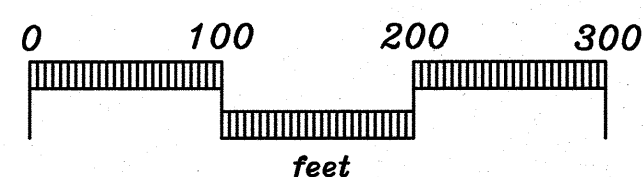






Carpenter
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"

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. 47149SC0105 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 LOT 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 79°42'43" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'54"	500.00'	52.59'	N 80°02'07" W	52.56'
C5	6°01'54"	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°01'54"	500.00'	52.59'	N 69°23'16" W	52.56'
C8	6°01'54"	500.00'	52.59'	N 55°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 5°20'50" W	17.47'
C10	26°59'52"	175.00'	82.41'	N 36°51'20" W	91.65'
C11	3°36'01"	175.00'	36.56'	N 07°43'54" W	36.50'
C12	28°02'31"	175.00'	67.32'	N 19°15'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'38" E	35.36'
C14	18°17'56"	220.00'	62.56'	S 67°42'10" E	62.55'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	3.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	4.60'	S 28°48'15" E	4.60'
C18	48°44'32"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°59'52"	50.00'	23.81'	N 64°10'51" E	24.92'
C21	70°3'44"	25.00'	30.77'	N 85°00'46" E	28.67'
C22	4°33'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°15'58"	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	10°15'58"	225.00'	40.05'	S 01°05'06" E	40.00'
C26	10°15'58"	225.00'	40.05'	S 8°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°15'58"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°15'58"	225.00'	40.05'	S 43°09'45" E	40.00'
C30	2°00'09"	225.00'	8.92'	S 49°16'15" E	8.92'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'11"	550.00'	50.00'	S 59°26'10" E	49.77'
C34	5°11'11"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'30" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°21'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" 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'	N 86°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°02'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	2°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	15°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'01"	500.00'	17.54'	N 72°29'18" W	17.64'
C47	16°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'38"	445.37'	151.01'	N 89°57'30" E	150.29'
C49	16°46'33"	50.00'	13.91'	N 22°40'49" E	13.87'
C50	3°32'58"	310.00'	203.16'	N 49°26'34" E	199.55'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	19°14'09"	459.84'	106.23'	N 82°00'37" E	105.99'

LOT AREA TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°42'43" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'54"	500.00'	52.59'	N 80°02'07" W	52.56'
C5	6°01'54"	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°01'54"	500.00'	52.59'	N 69°23'16" W	52.56'
C8	6°01'54"	500.00'	52.59'	N 55°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 5°20'50" W	17.47'
C10	26°59'52"	175.00'	82.41'	N 36°51'20" W	91.65'
C11	3°36'01"	175.00'	36.56'	N 07°43'54" W	36.50'
C12	28°02'31"	175.00'	67.32'	N 19°15'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'38" E	35.36'
C14	18°17'56"	220.00'	62.56'	S 67°42'10" E	62.55'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	3.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	4.60'	S 28°48'15" E	4.60'
C18	48°44'32"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°59'52"	50.00'	23.81'	N 64°10'51" E	24.92'
C21	70°3'44"	25.00'	30.77'	N 85°00'46" E	28.67'
C22	4°33'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°15'58"	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	10°15'58"	225.00'	40.05'	S 01°05'06" E	40.00'
C26	10°15'58"	225.00'	40.05'	S 8°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°15'58"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°15'58"	225.00'	40.05'	S 43°09'45" E	40.00'
C30	2°00'09"	225.00'	8.92'	S 49°16'15" E	8.92'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'11"	550.00'	50.00'	S 59°26'10" E	49.77'
C34	5°11'11"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'30" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°21'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" 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'	N 86°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°02'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	2°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	15°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'01"	500.00'	17.54'	N 72°29'18" W	17.64'
C47	16°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'38"	445.37'	151.01'	N 89°57'30" E	150.29'
C49	16°46'33"	50.00'	13.91'	N 22°40'49" E	13.87'
C50	3°32'58"	310.00'	203.16'	N 49°26'34" E	199.55'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	19°14'09"	459.84'	106.23'	N 82°00'37" E	105.99'

LINE TABLE

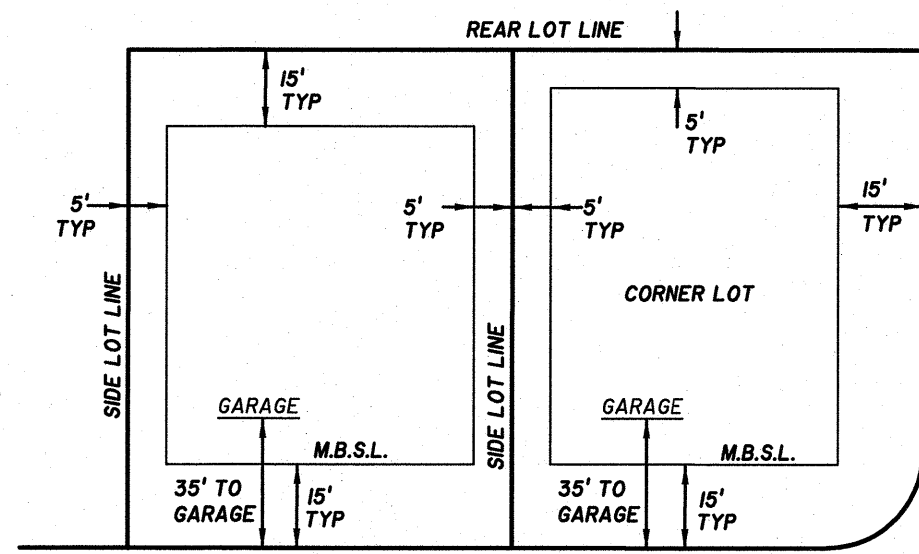
LINE	BEARING	DISTANCE
L1	S 09°06'55" W	16.38'
L2	S 04°48'24" W	57.41'
L3	S 06°55'57" E	87.80'
L4	S 83°04'03" W	26.00'
L5	S 06°52'57" E	50.00'
L6	N 83°04'03" E	34.91'
L7	S 06°55'57" E	76.07'
L8	S 20°14'48" E	35.73'
L9	S 29°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°59'31" E	41.99'
L12	S 18°31'01" E	24.85'
L13	S 76°40'26" W	32.68'
L14	S 83°11'15" W	21.44'
L15	N 69°43'22" W	30.34'
L16	S 13°59'02" W	28.31'
L17	N 11°23'44" W	24.97'
L18	S 83°00'45" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

AREA	SO. FEET	ACRES
OPEN SPACE A	54,042	1.24
OPEN SPACE B	132,609	3.04
OPEN SPACE C	7,757	0.16
OPEN SPACE D	32,537	0.75
OPEN SPACE E	53,965	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SO. 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: 5'
REAR: 15'

DEED REFERENCE:

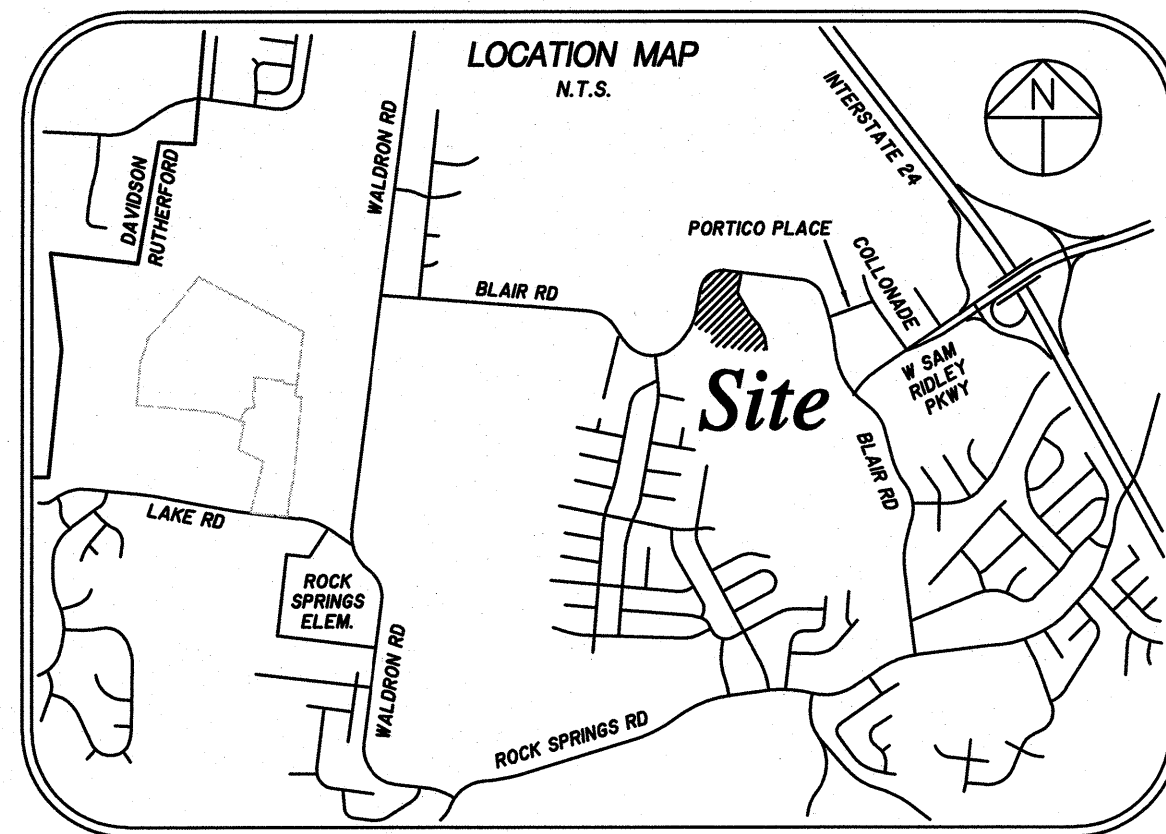
TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

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

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

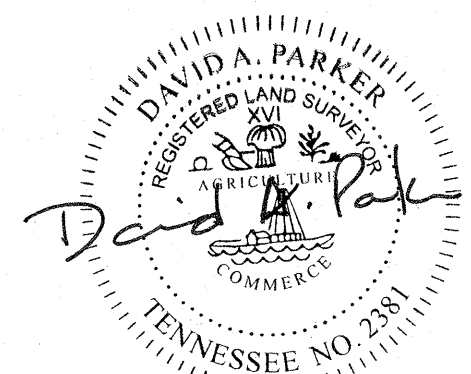
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION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

DATE _____ NAME _____
DEED REFERENCE: _____ BRIAN KERNAN, LAND DEVELOPMENT MANAGER
TAX MAP 29, PARCEL 20.04 _____ BLAIR ROAD, LLC
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 6-19-23 David A. Parker
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR



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 (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

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 - COVER SHEET

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 FILE: 17024 - PPSEC2PH2 DRAWN BY: SCALE: SHEET
REV: 6-19-23 FINALPLAT ATS 1" = 100' 1 OF 2

MAP 29, PARCEL 2101
SUNTRUST, TRUSTEE
R.B. 1307, PG. 2295
ZONED R-4

MAP 29, PARCEL 2100
LMP, 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

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°58'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°58'31" W	58.97'
C4	6°03'34"	500.00'	52.59'	N 80°20'07" W	52.56'
C5	6°03'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°03'34"	500.00'	52.59'	N 67°41'45" W	52.56'
C7	6°03'34"	500.00'	52.59'	N 61°23'16" W	52.56'
C8	6°03'34"	500.00'	52.59'	N 55°04'45" W	52.56'
C9	2°00'09"	500.00'	17.41'	N 89°50'50" W	17.47'
C10	26°58'58"	175.00'	82.41'	N 36°51'20" W	81.65'
C11	3°36'00"	175.00'	36.58'	N 07°33'54" W	36.30'
C12	22°02'51"	175.00'	39.27'	N 73°46'38" E	39.36'
C13	90°00'00"	25.00'	39.27'	S 67°52'10" E	62.35'
C14	16°17'36"	220.00'	62.56'	S 77°02'27" E	54.62'
C15	6°45'43"	50.00'	5.68'	N 89°50'50" W	5.62'
C16	11°42'41"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'15" E	40.41'
C18	48°44'32"	50.00'	42.54'	S 77°02'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'52" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'55" E	24.92'
C21	70°33'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	4°55'06"	225.00'	16.00'	S 77°49'05" W	16.00'
C23	10°11'58"	225.00'	40.05'	S 20°35'53" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	4°09'51"	225.00'	40.05'	S 39°07'44" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 11°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 82°07'24" E	45.00'
C28	4°09'51"	225.00'	40.05'	S 39°07'44" 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°18'13" E	8.19'
C31	32°02'03"	450.00'	32.00'	S 82°00'17" E	32.00'
C32	4°09'51"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'13"	550.00'	49.79'	S 60°25'56" E	49.77'
C34	5°11'13"	550.00'	49.79'	S 65°17'09" E	49.77'
C35	4°09'51"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'51"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.78'	S 78°51'48" E	44.78'
C38	4°09'51"	550.00'	39.92'	S 83°16'50" E	39.91'
C39	4°09'51"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'51"	550.00'	39.92'	S 88°24'27" E	39.91'
C41	4°09'51"	550.00'	39.92'	S 89°44'56" E	39.91'
C42	4°09'51"	550.00'	39.92'	S 90°05'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°44'59" E	33.91'
C44	28°49'59"	170.00'	86.50'	S 74°38'19" E	81.50'
C45	13°32'02"	220.00'	31.97'	N 82°47'00" W	51.85'
C46	2°01'08"	500.00'	17.64'	N 79°59'18" E	17.64'
C47	18°49'14"	40.00'	103.83'	N 58°15'31" E	86.08'
C48	18°49'14"	40.00'	51.01'	N 88°57'50" E	150.23'
C49	18°49'14"	50.00'	13.91'	N 22°41'49" E	13.87'
C50	37°32'58"	30.00'	203.81'	N 49°16'34" W	199.53'
C51	0°44'16"	445.37'	5.74'	N 77°58'09" E	5.74'
C52	13°44'09"	459.84'	106.23'	N 2°20'37" E	105.99'

LOT AREA TABLE

AREA	SO. FT.	ACRES
L1	6,473	0.15
L2	6,473	0.15
L3	6,473	0.15
L4	6,473	0.15
L5	6,473	0.15
L6	6,473	0.15
L7	6,473	0.15
L8	6,473	0.15
L9	6,473	0.15
L10	6,473	0.15
L11	6,473	0.15
L12	6,473	0.15
L13	6,473	0.15
L14	6,473	0.15
L15	6,473	0.15
L16	6,473	0.15
L17	6,473	0.15
L18	6,473	0.15
L19	6,473	0.15
L20	6,473	0.15
L21	6,473	0.15
L22	6,473	0.15
L23	6,473	0.15
L24	6,473	0.15
L25	6,473	0.15
L26	6,473	0.15
L27	6,473	0.15
L28	6,473	0.15
L29	6,473	0.15
L30	6,473	0.15
L31	6,473	0.15
L32	6,473	0.15
L33	6,473	0.15
L34	6,473	0.15
L35	6,473	0.15
L36	6,473	0.15
L37	6,473	0.15
L38	6,473	0.15
L39	6,473	0.15
L40	6,473	0.15
L41	6,473	0.15
L42	6,473	0.15
L43	6,473	0.15
L44	6,473	0.15
L45	6,473	0.15
L46	6,473	0.15
L47	6,473	0.15
L48	6,473	0.15
L49	6,473	0.15
L50	6,473	0.15
L51	6,473	0.15
L52	6,473	0.15
L53	6,473	0.15
L54	6,473	0.15
L55	6,473	0.15
L56	6,473	0.15
L57	6,473	0.15
L58	6,473	0.15
L59	6,473	0.15
L60	6,473	0.15
L61	6,473	0.15
L62	6,473	0.15
L63	6,473	0.15
L64	6,473	0.15
L65	6,473	0.15
L66	6,473	0.15
L67	6,473	0.15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 0°00'55" W	16.39'
L2	S 0°48'24" W	57.41'
L3	S 0°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 0°55'57" E	50.00'
L6	N 83°04'03" E	38.51'
L7	S 0°55'57" E	76.07'
L8	S 20°44'48" E	55.75'
L9	S 2°02'27" E	49.67'
L10	S 2°24'44" E	47.89'
L11	S 2°49'51" E	41.99'
L12	S 1°51'21" E	24.86'
L13	S 76°40'28" W	32.68'
L14	S 83°04'03" W	21.41'
L15	N 53°43'22" W	30.34'
L16	S 1°59'02" W	28.31'
L17	N 83°04'03" W	24.97'
L18	S 85°00'46" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

EN SPACE A	54,042	1.24
EN SPACE B	132,609	3.04
EN SPACE F	7,157	0.16
EN SPACE G	32,537	0.75
EN SPACE H	53,963	1.24

RIGHT-OF-WAY AREA TABLE

AREA	SO. FEET	ACRES
RIGHT-OF-WAY	84.541	1.94

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: 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 101
B
TAX MAP 29N, GROUP "A", PARCEL 15.01

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

FINAL PLAT

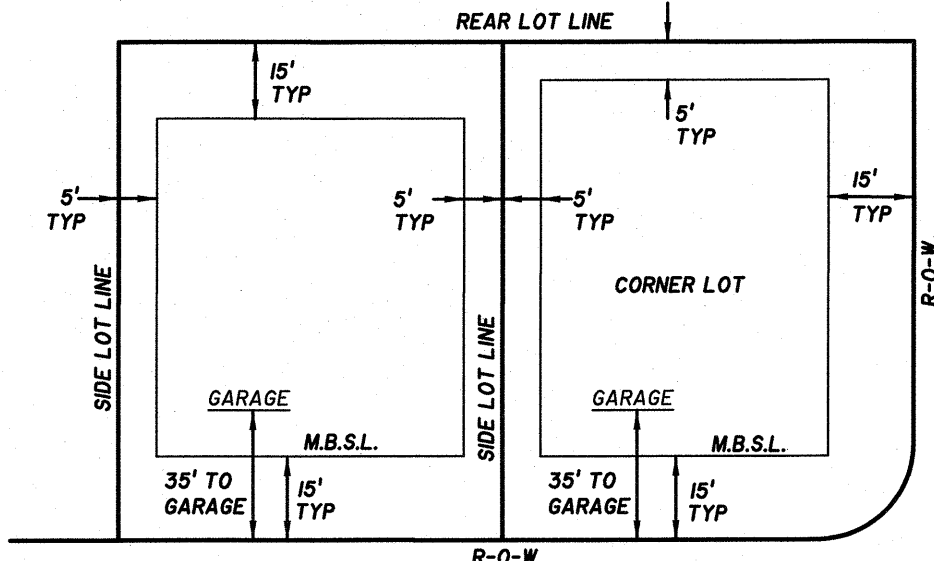
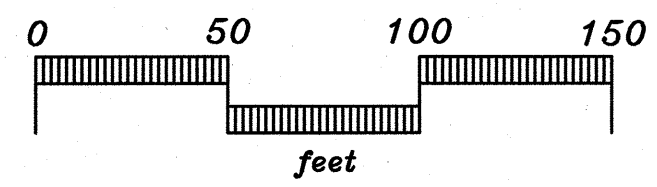
**SECTION 2, PHASE 2 AND RESUBDIVISION OF
COMMON AREAS A & B OF SECTION 2, PHASE 1
PORTICO PLACE SUBDIVISION**

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

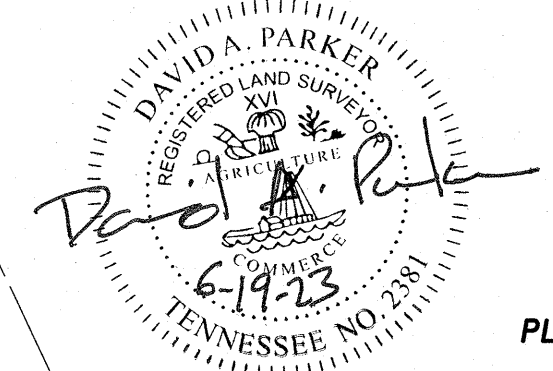
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

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

PROJ. # 17024 DATE: 4-26-23 FILE: 17024 - PPSEC2PH DRAWN BY: SCALE: SHEET
REV: 6-19-23 FINALPLAT ATS 1" = 50' 2 OF 2



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



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



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

All comments addressed.

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 No comments received
rsalyers@lavergneth.gov

Fire

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

Police

JJ Eubank - 615-287-8613 defer to Gary Lide's comments
jeubank@lavergneth.gov

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

237 Chaney Blvd

CHANNEY BLVD

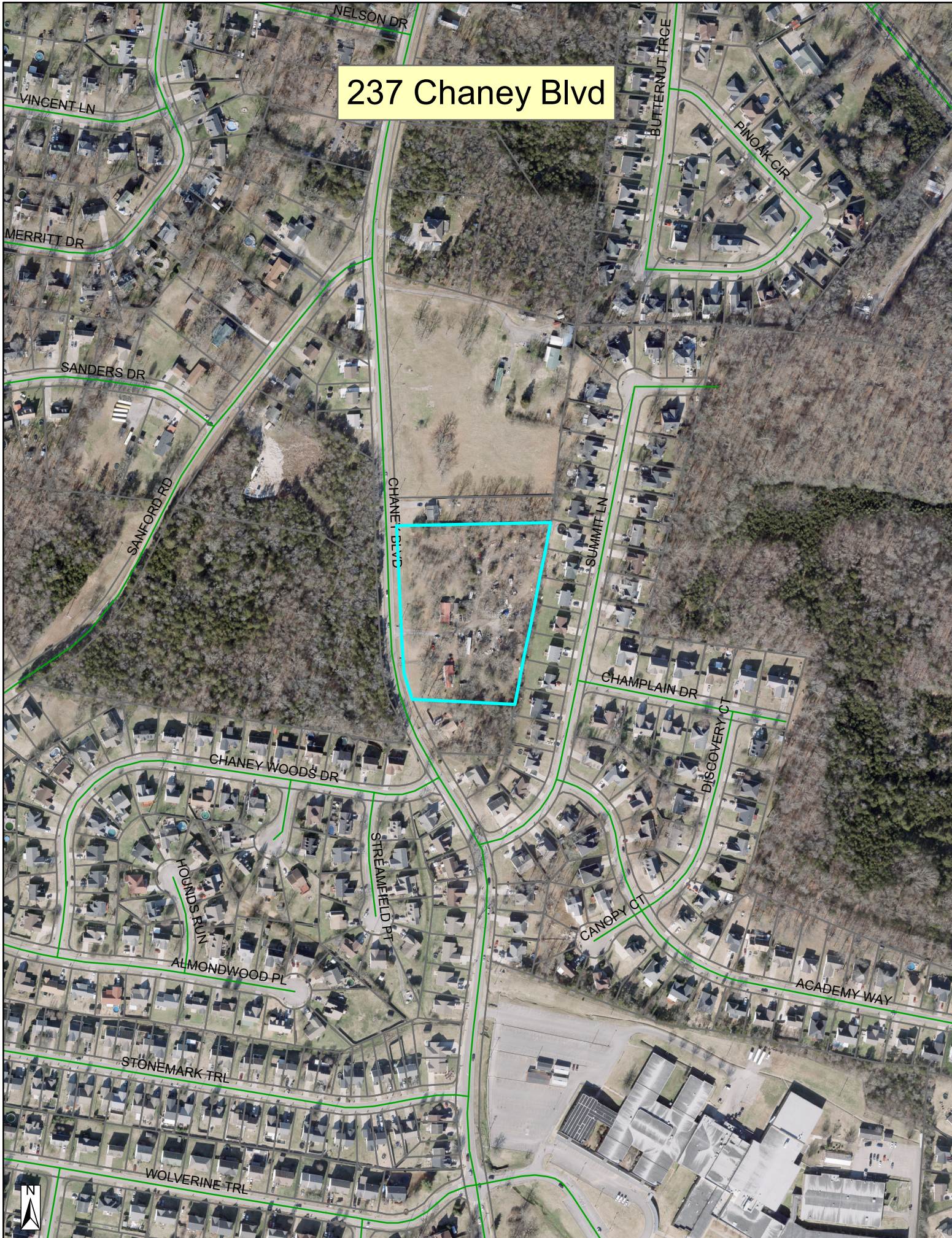
SUMMIT LN

CHAMPLAIN DR

ACADEMY WAY

CHANEY WOODS DR

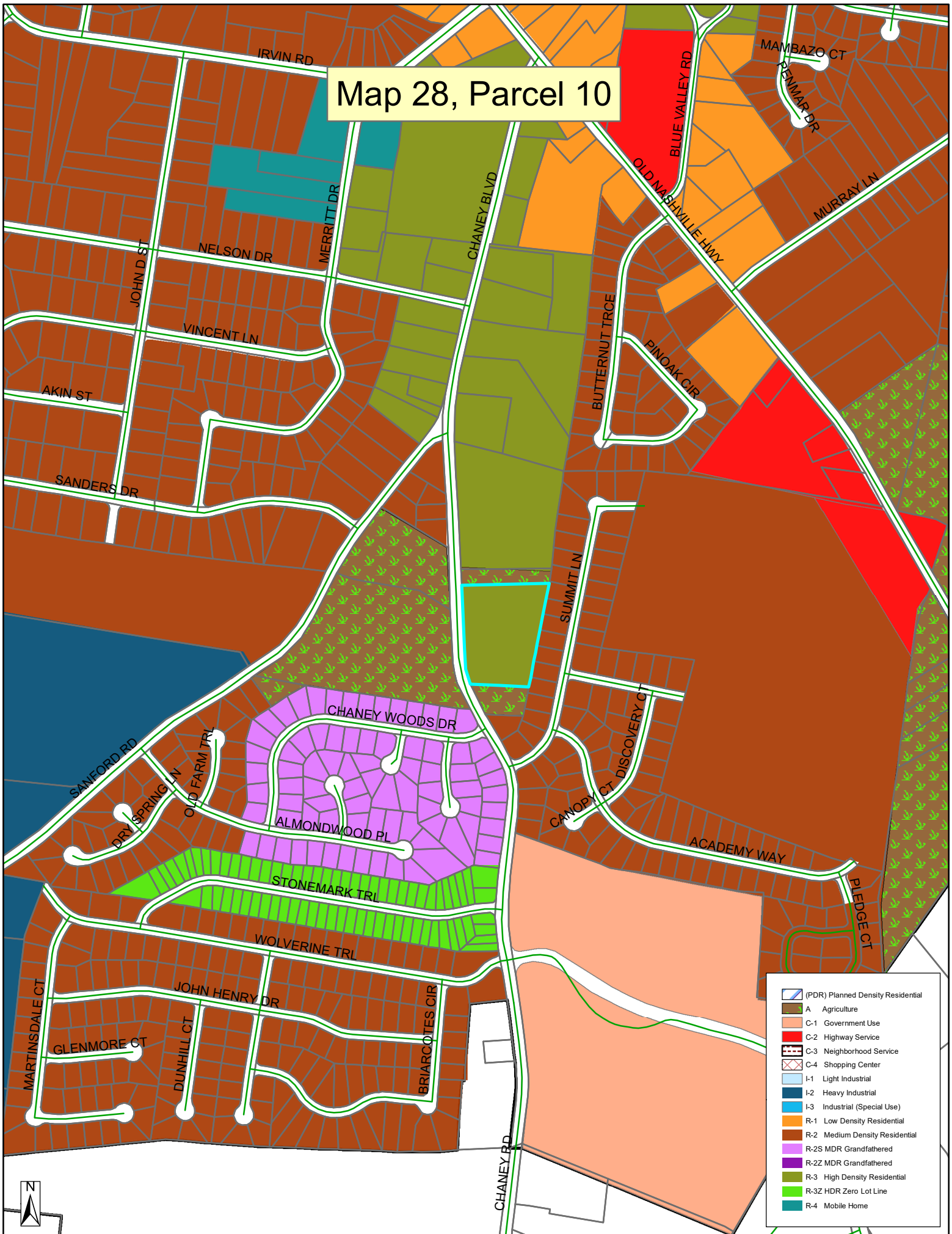




237 Chaney Blvd



Map 28, Parcel 10

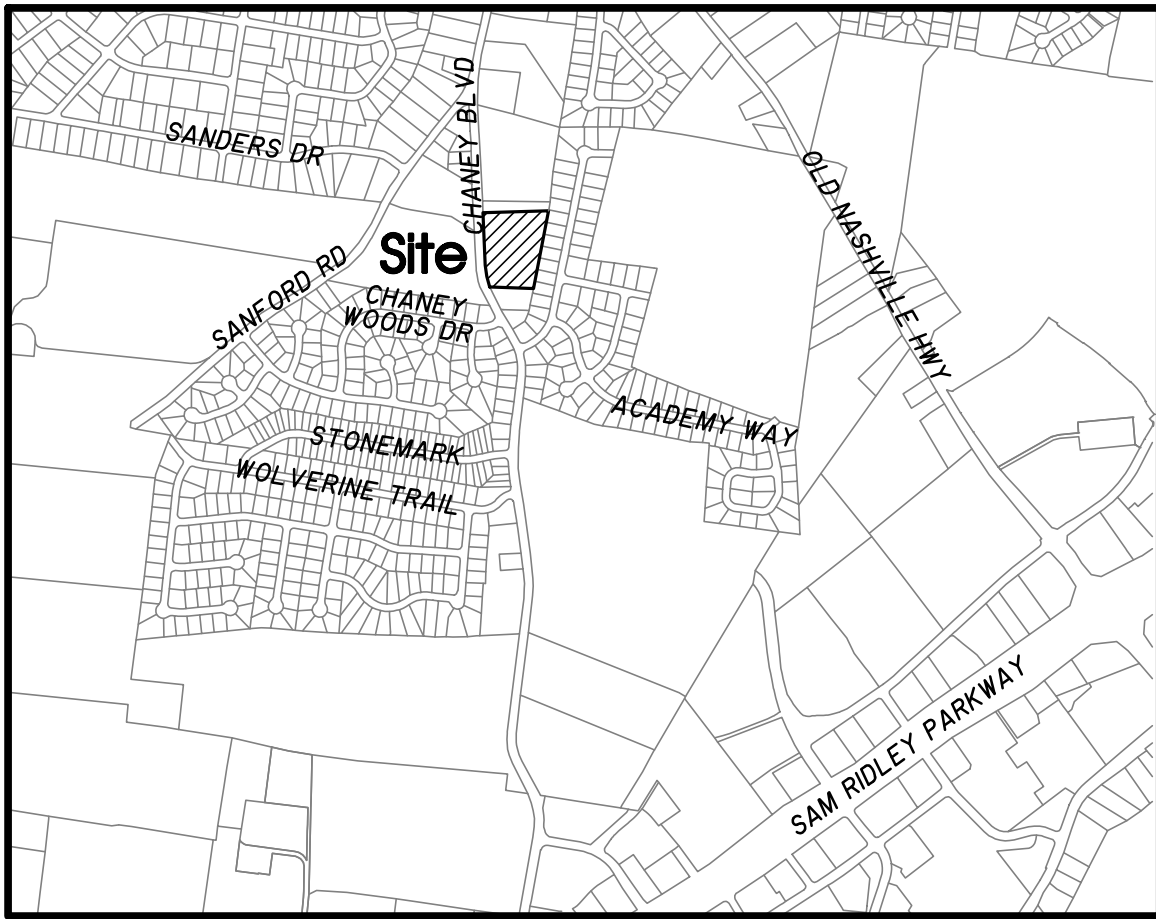
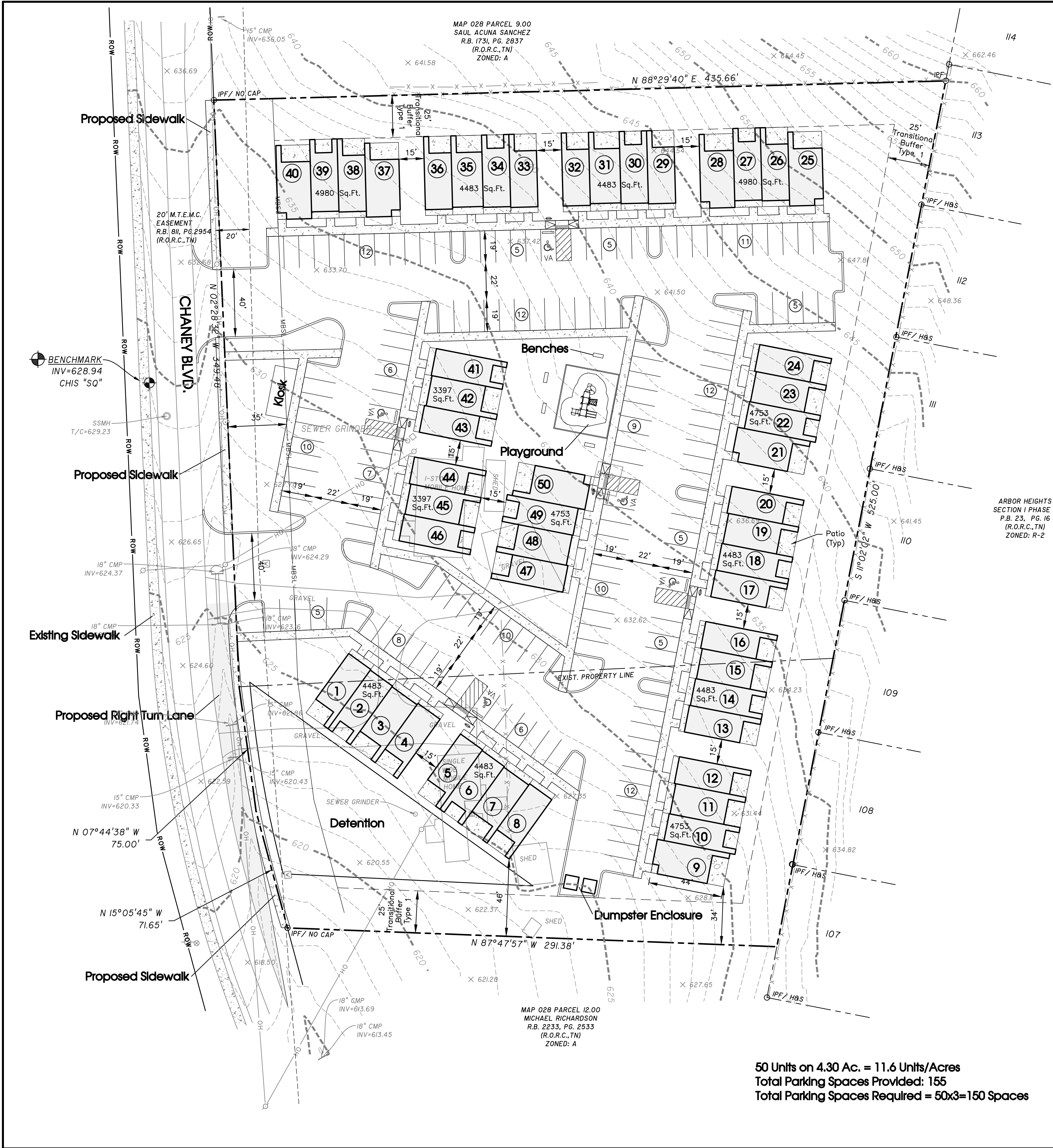


- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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



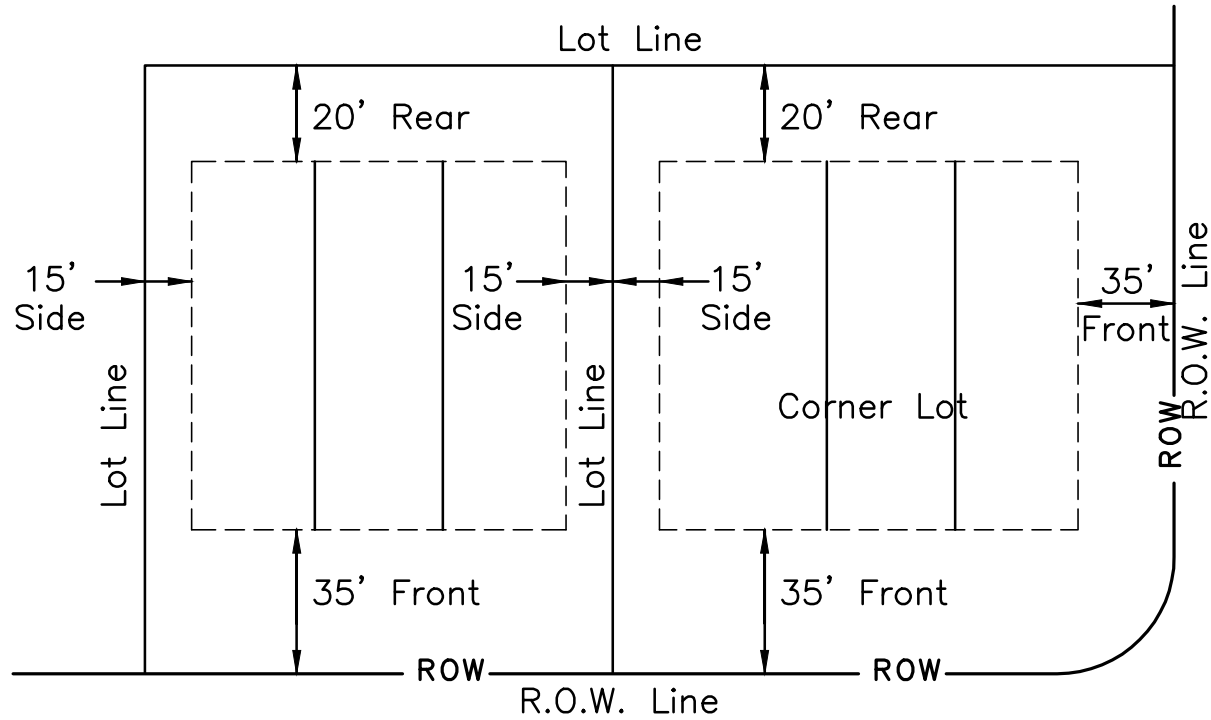




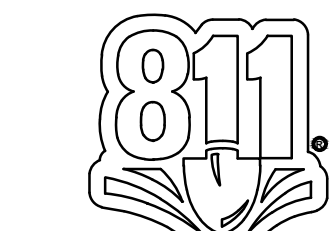
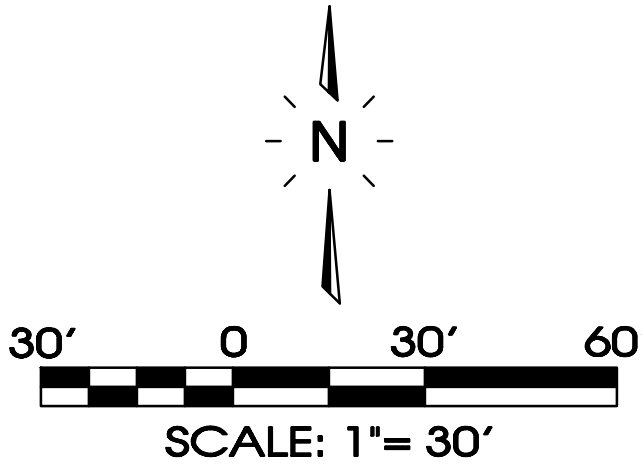


Site Location Map
Not To Scale

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) 890-7901
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. (Deferred by Applicant)

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@lavernetn.gov

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

No comments received

Fire

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

No comments received

Police

John Eubank - 615-287-8613
jeubank@lavergnetrn.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

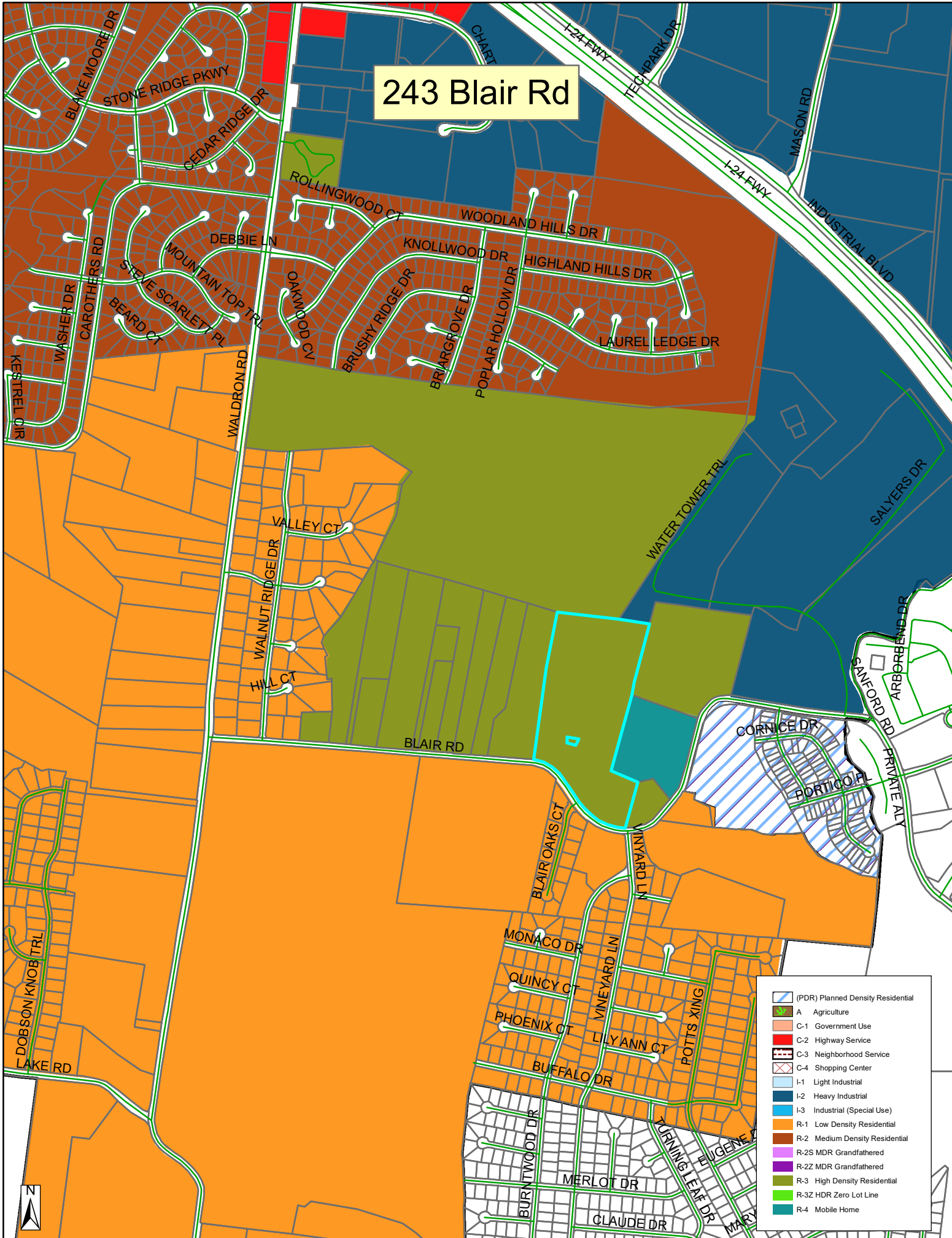
VINYARD LN





243 Blair Rd

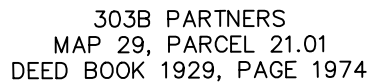








Drawing name: \\kimley-horn.com\SO NSHINSH LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C1-20 PRELIMINARY PLAT.dwg C1-20 PRELIMINARY PLAT May 26, 2023 1:15pm by: Garrett.Froula



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 RESIDENTIAL)

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
	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

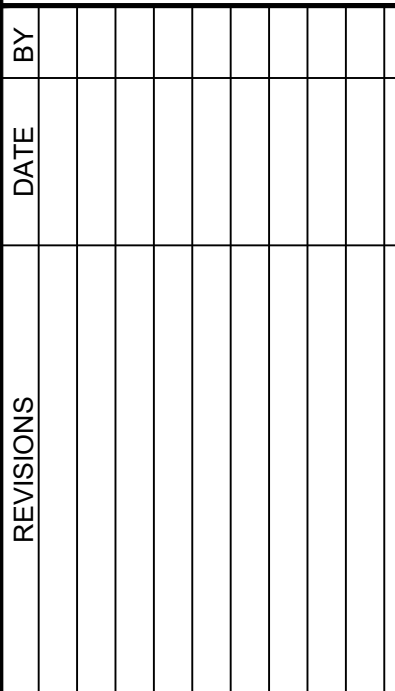
1a. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (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 THE 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 15/2007.



PRELIMINARY PLAT

SHEET NUMBER

C1-20



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 (Technical items go here)
blogan@laveragnetn.gov

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

Engineering

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

1. No comments.

Utilities

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

Water and sewer availability letters requested on May 16, 2023. The City's engineering consultants are working on
Page 1 of 2

the letters.

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

Codes

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

No comments received

Fire

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

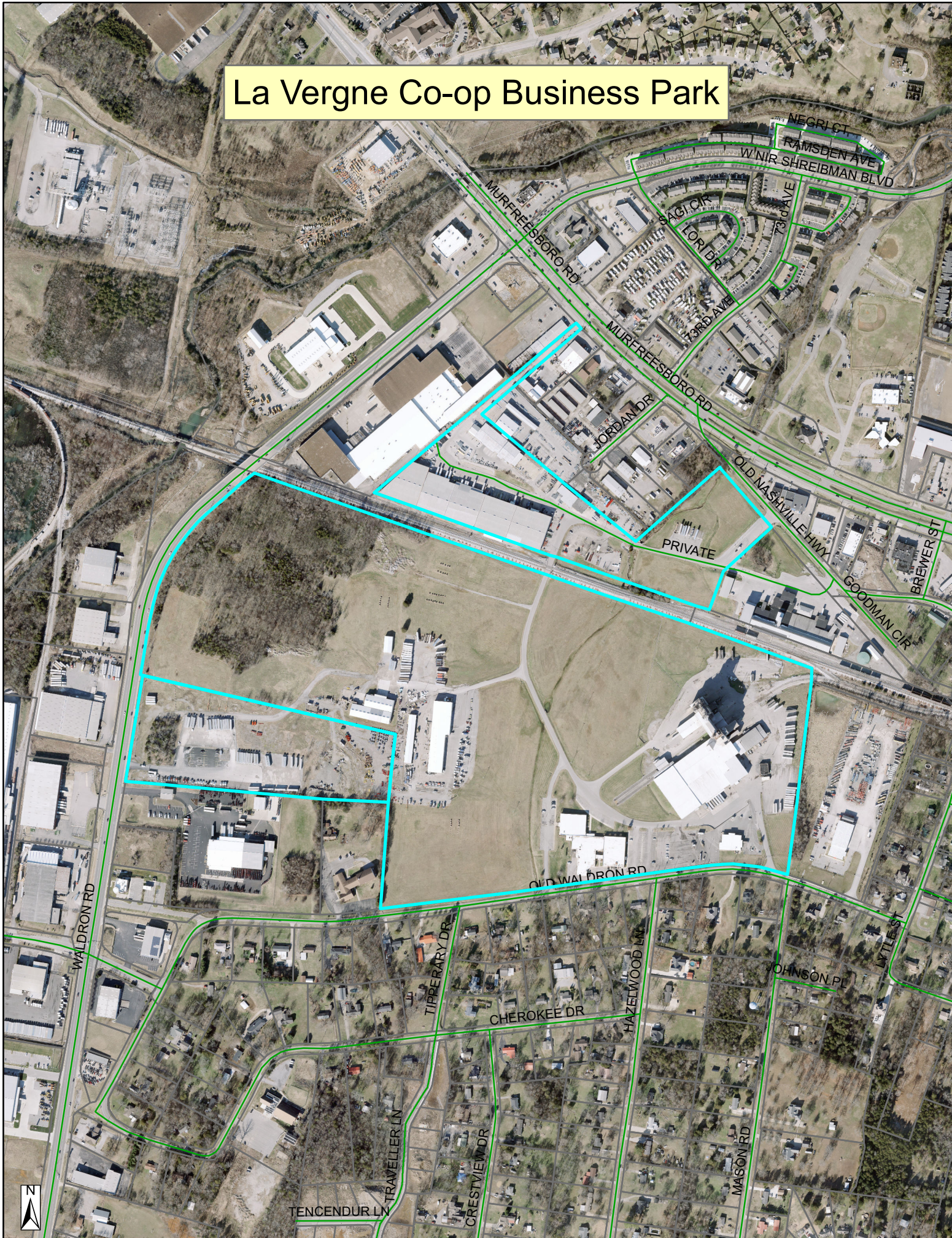
No comments received

Police

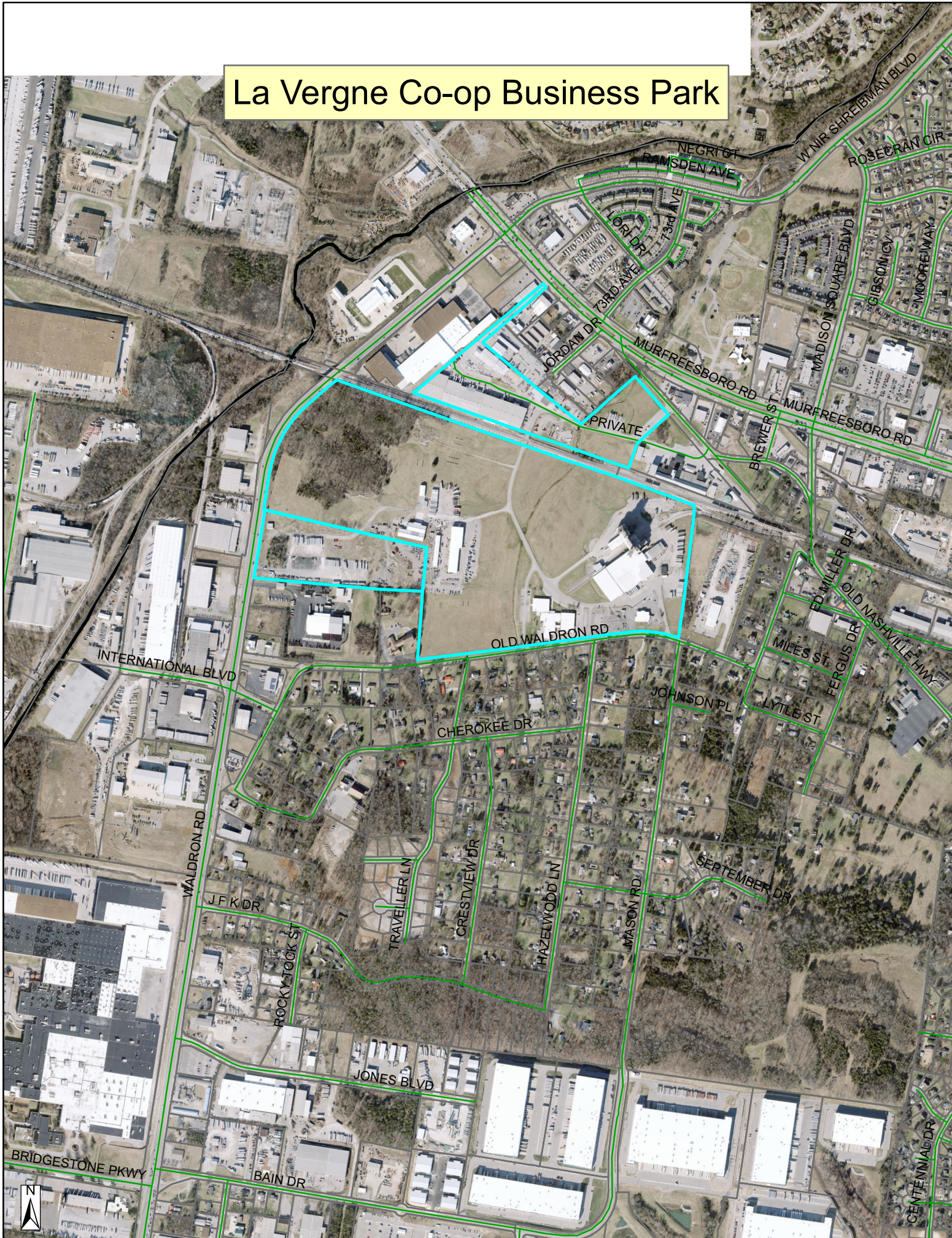
No comments from PD

***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.

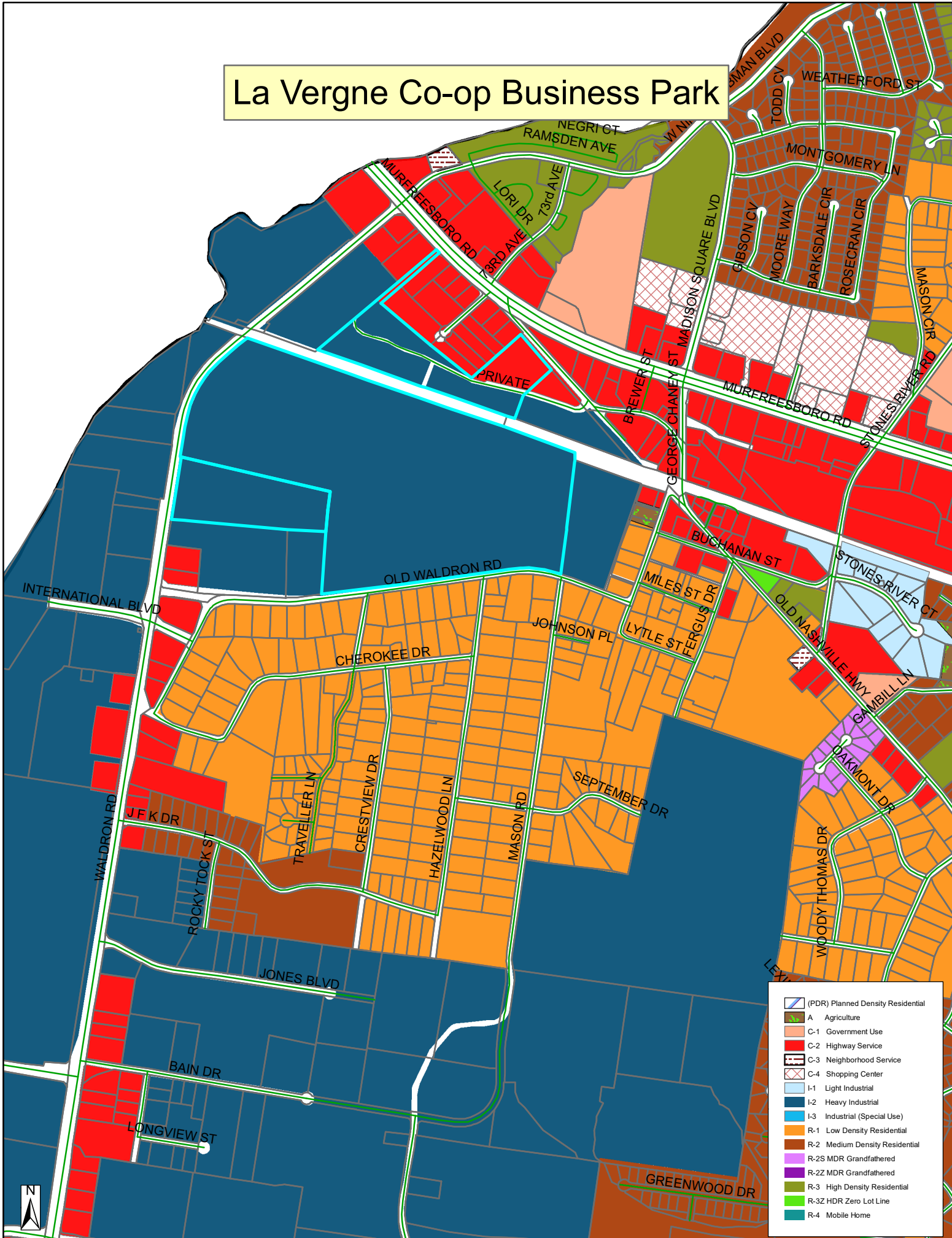
La Vergne Co-op Business Park



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









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

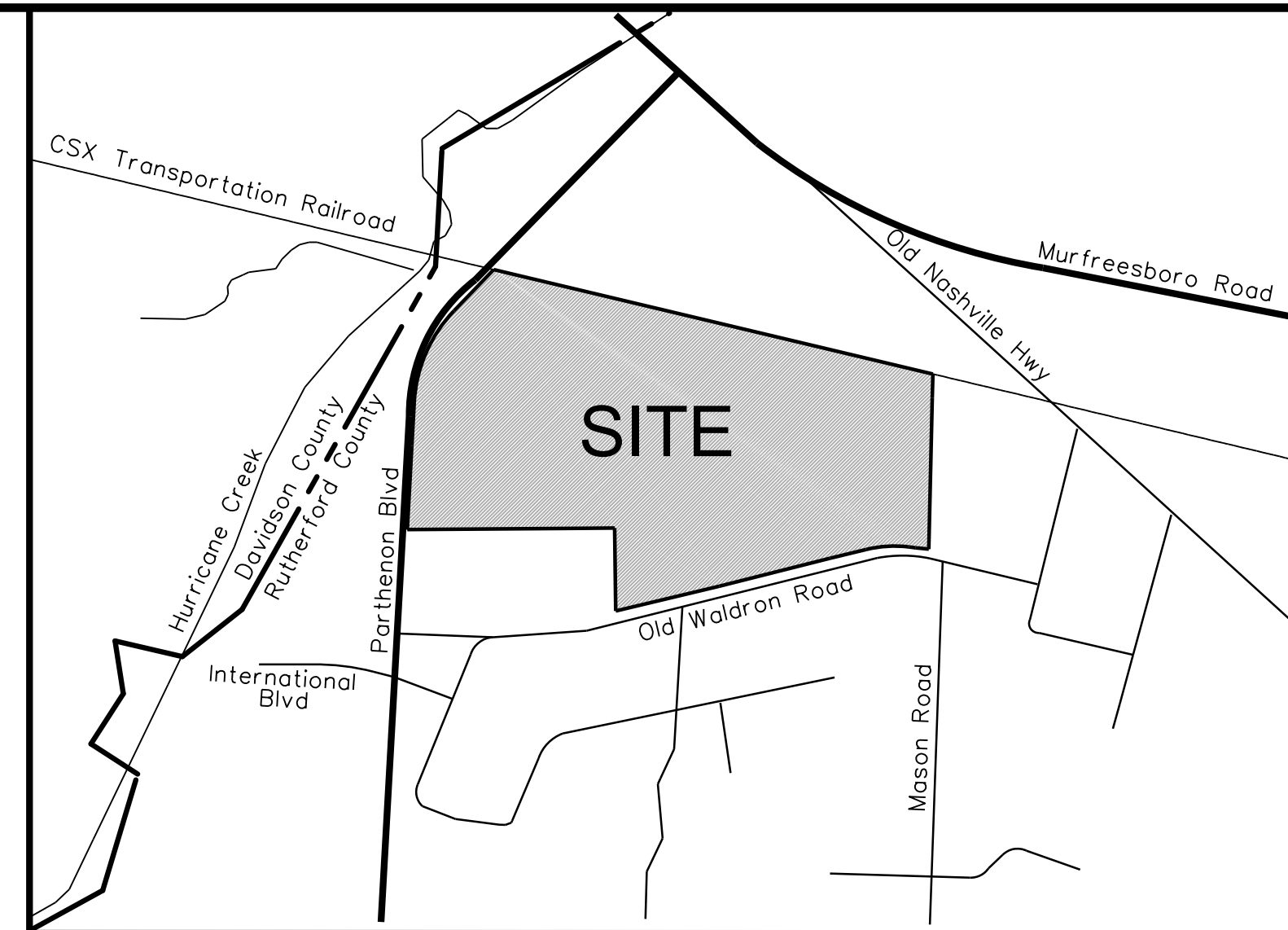
BY: James M. Overfelt DATE: 5/26/2023
TN. LIC. NO. 1634

DEED REFERENCE

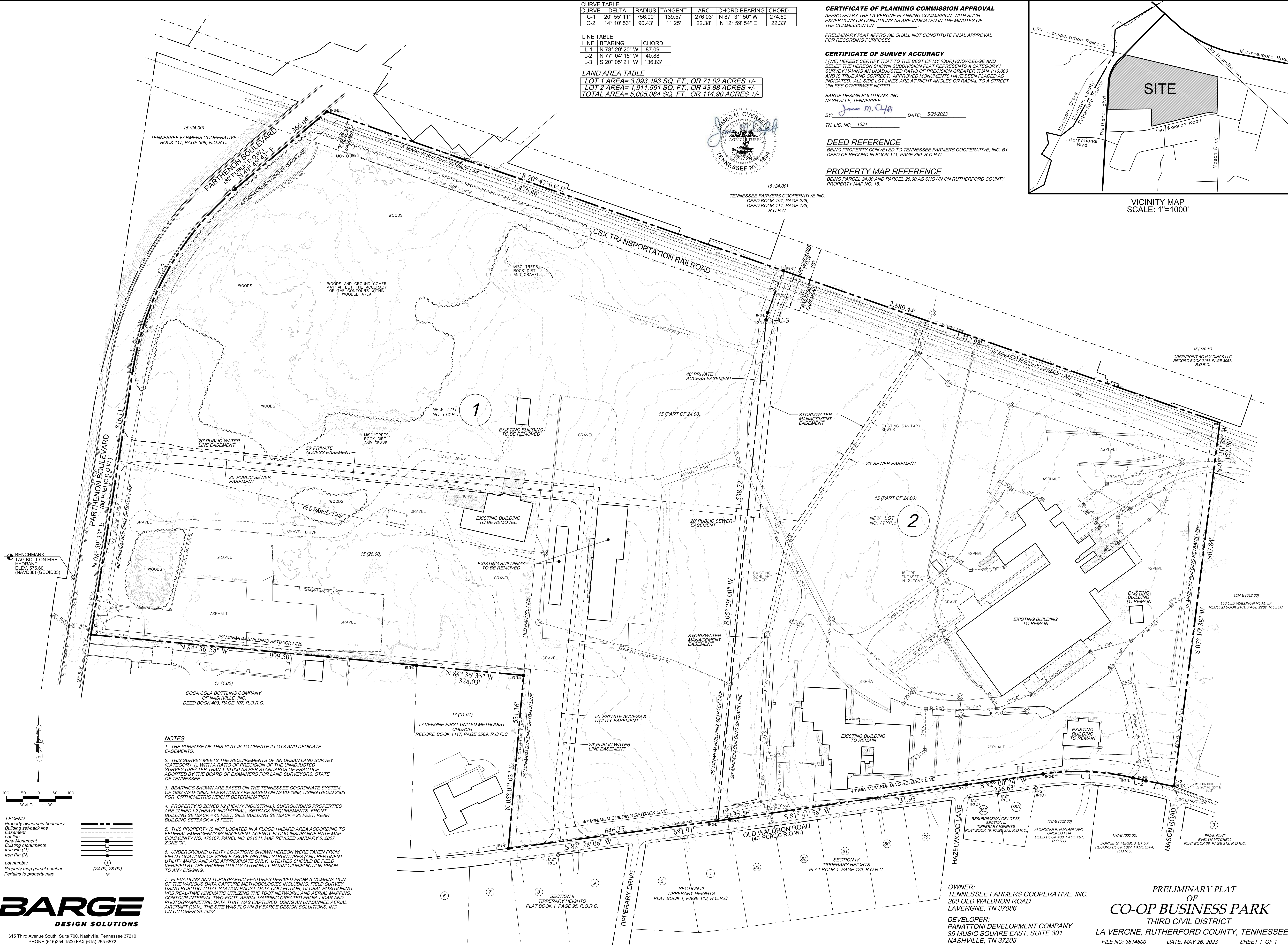
BEING PROPERTY CONVEYED TO TENNESSEE FARMERS COOPERATIVE, INC. BY DEED OF RECORD IN BOOK 111, PAGE 369, R.O.R.C.

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'





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@lavergneth.gov

Jake Blair - 615-287-8702

jblair@lavergneth.gov

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@lavergneth.gov

1. At the Planning Commission meeting, please describe for the record the lane and striping improvements proposed for Waldron Road from Section 1.1 of the traffic study. Present the 'optional' recommendation as a portion of the planned improvements and not as an option. Having a drawing in hand of what those improvements will look like is strongly recommended.
2. In the Planning Commission Workshop, the Commission requested that the developer review making improvements to Old Waldron Road. Please discuss your findings in section 1.2 of the traffic study to explain why none are shown.

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

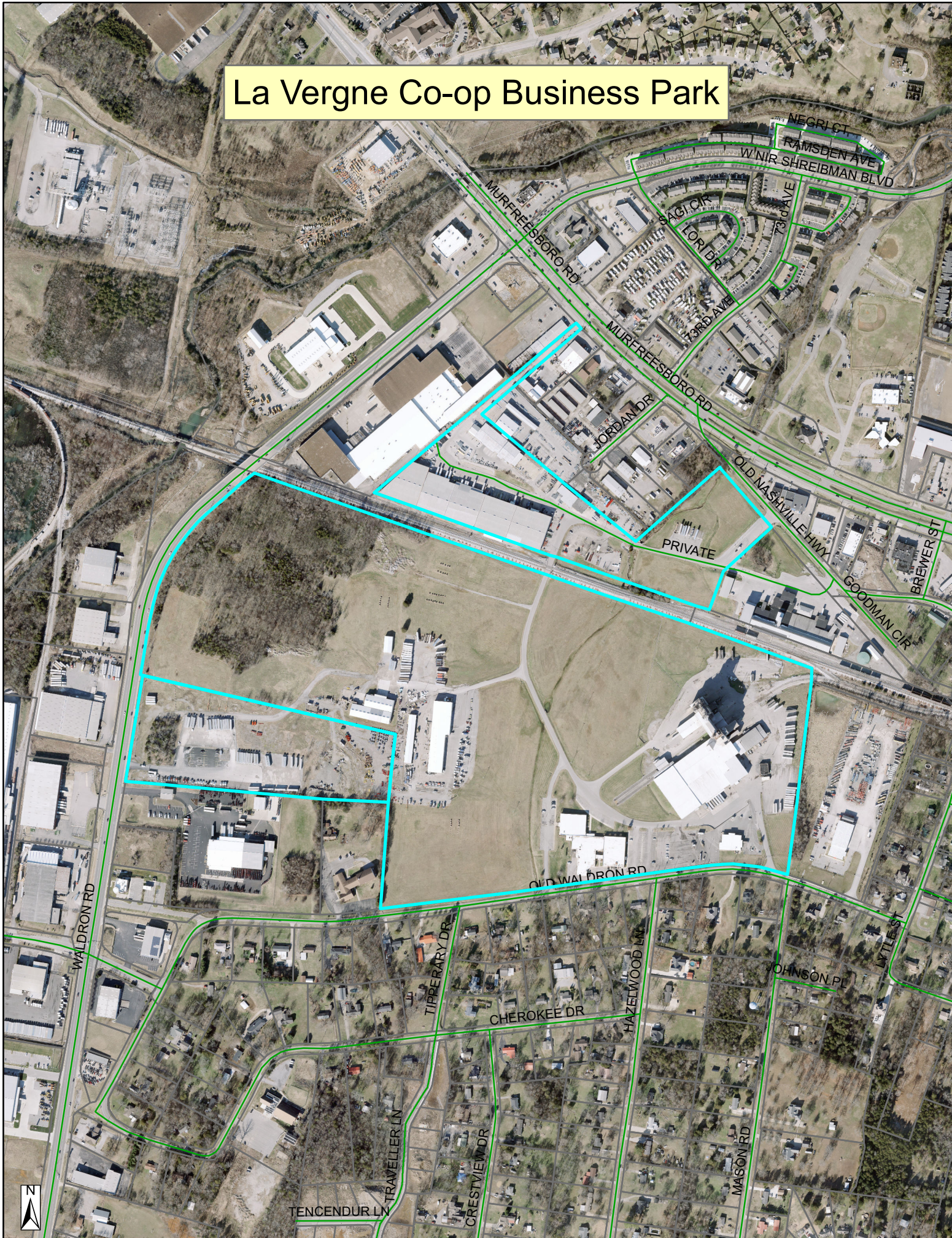
cbrinkley@lavergneth.gov

No comments received

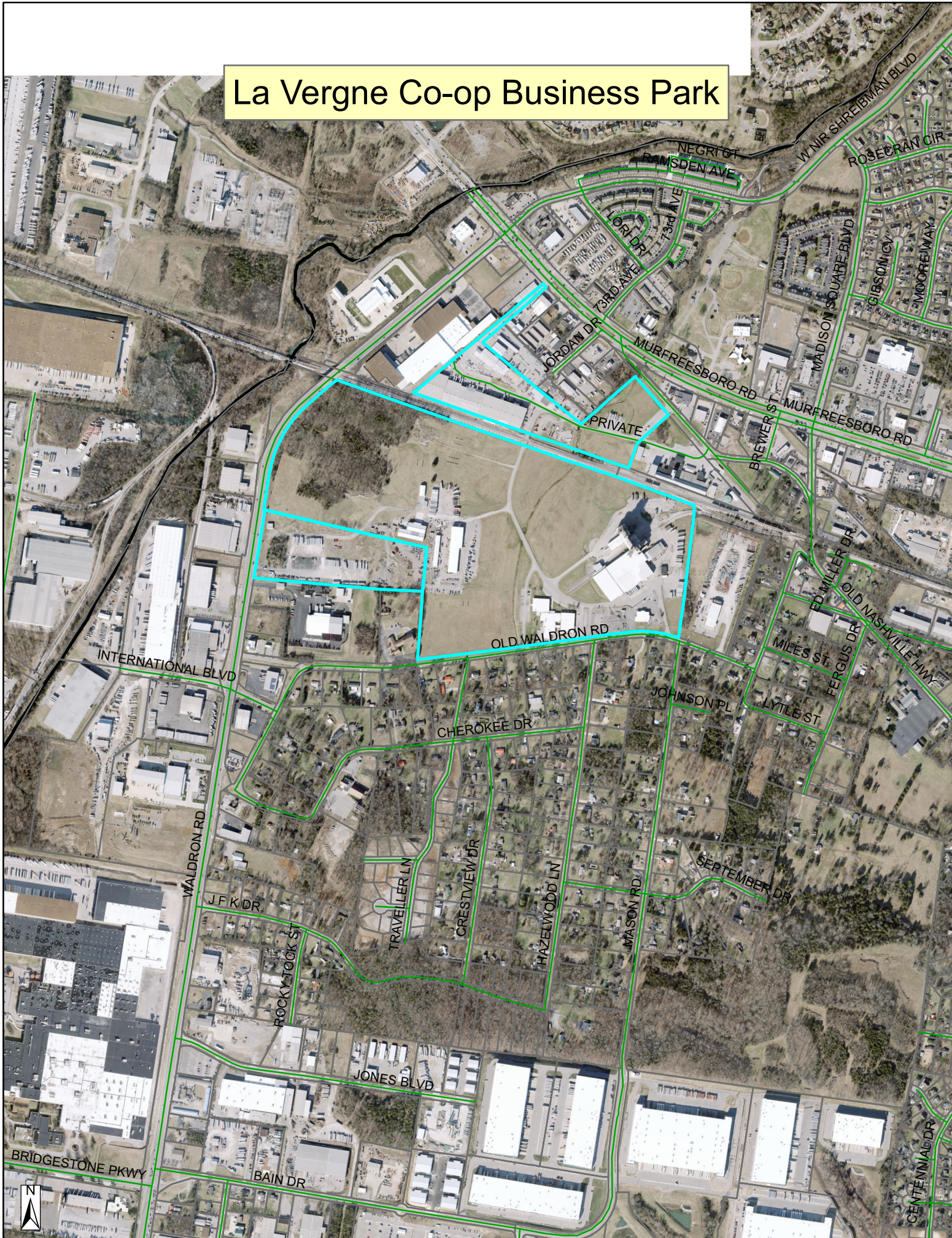
Police

***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.

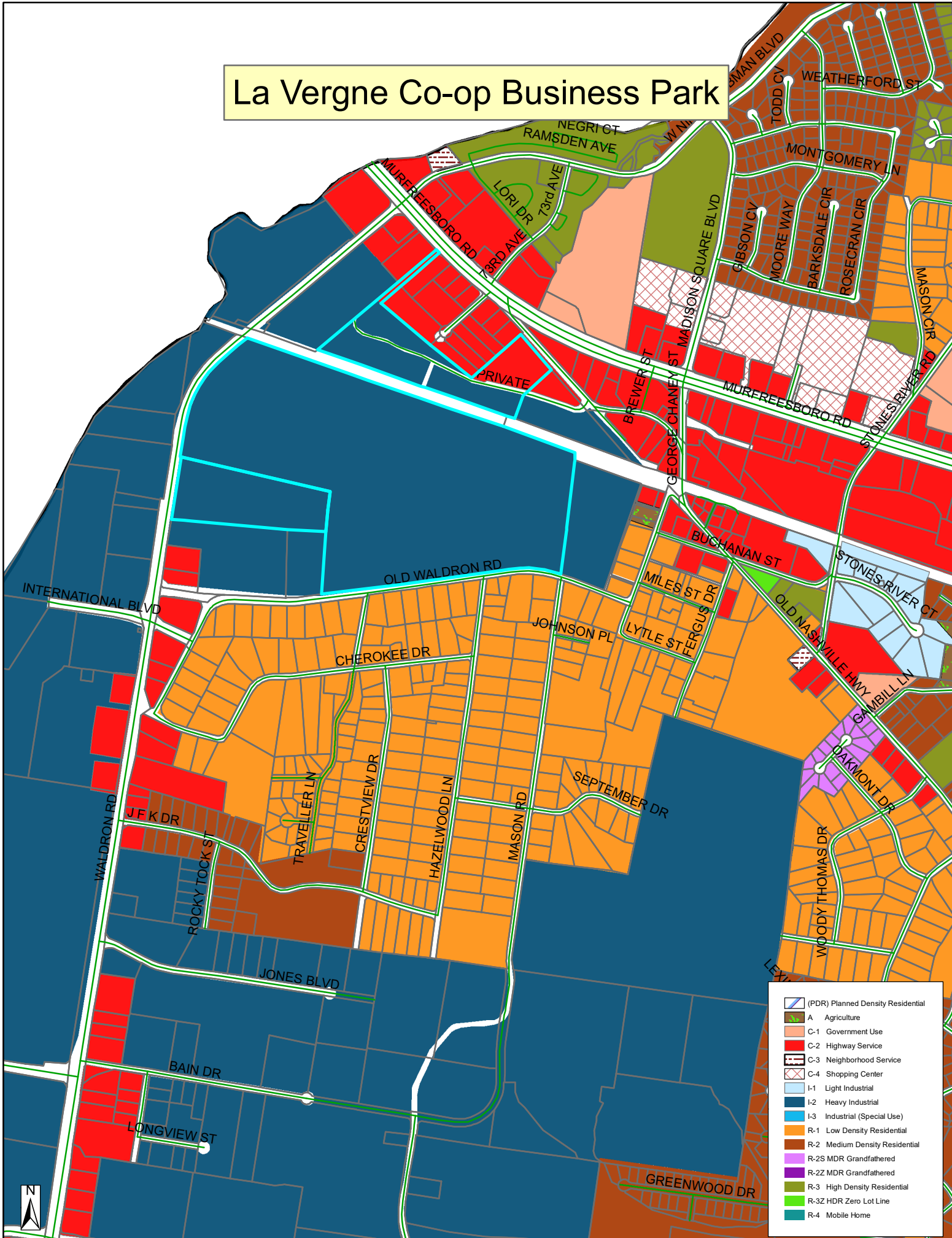
La Vergne Co-op Business Park



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



TENNESSEE FARMERS
COOPERATIVE

GATE 1

VISITORS
ENTRANCE





CO-OP BUSINESS PARK

200 OLD WALDRON ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 05/30/2023
CONCEPT PLAN RESUBMITTAL: 06/19/2023

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		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.

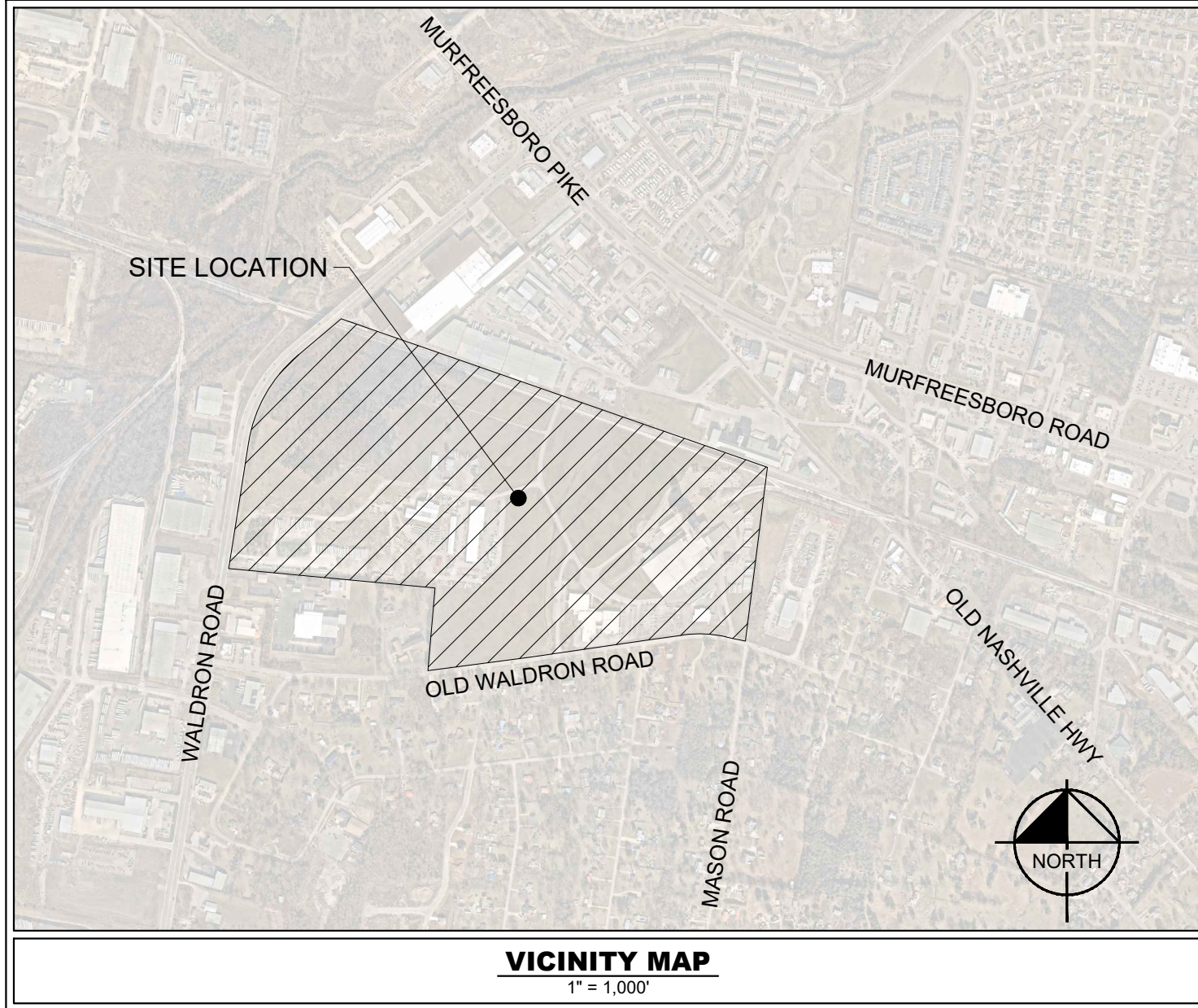
BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±74,196 SF	432' x 168'
BUILDING 2	±83,268 SF	486' x 168'
BUILDING 3	±252,072 SF	702' x 356'
BUILDING 4	±120,280 SF	594' x 200'
BUILDING 5	±163,480 SF	810' x 200'
BUILDING 6	±181,440 SF	810' x 222'
BUILDING 7	±155,844 SF	702' x 222'
TOTAL BUILDING AREA	±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. THE DEVELOPMENT WILL CONSOLIDATE TWO EXISTING PARCELS (015 02400 AND 015 02800) AND SUBDIVIDE INTO TWO FEATURE LOTS. THE PROPOSED DEVELOPMENT AREA HAS PORTIONS OF THE 500-YEAR FLOODPLAIN PER THE US FEMA FIRM PANEL, BUT IS NOT SHOWN TO HAVE 100-YR FLOODPLAIN ON THE PANEL.

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
NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
JOSH MCGILL
PHONE: (615) 747-3662

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



PANATTONI®

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

PLANS PREPARED BY

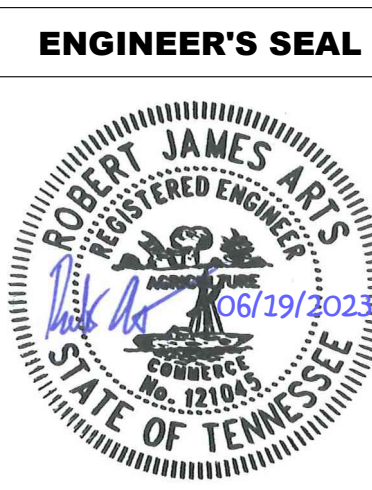
Kimley»»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
© 2023 Kimley-Horn and Associates, Inc.

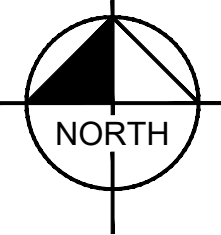
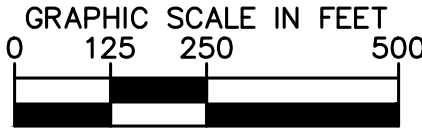
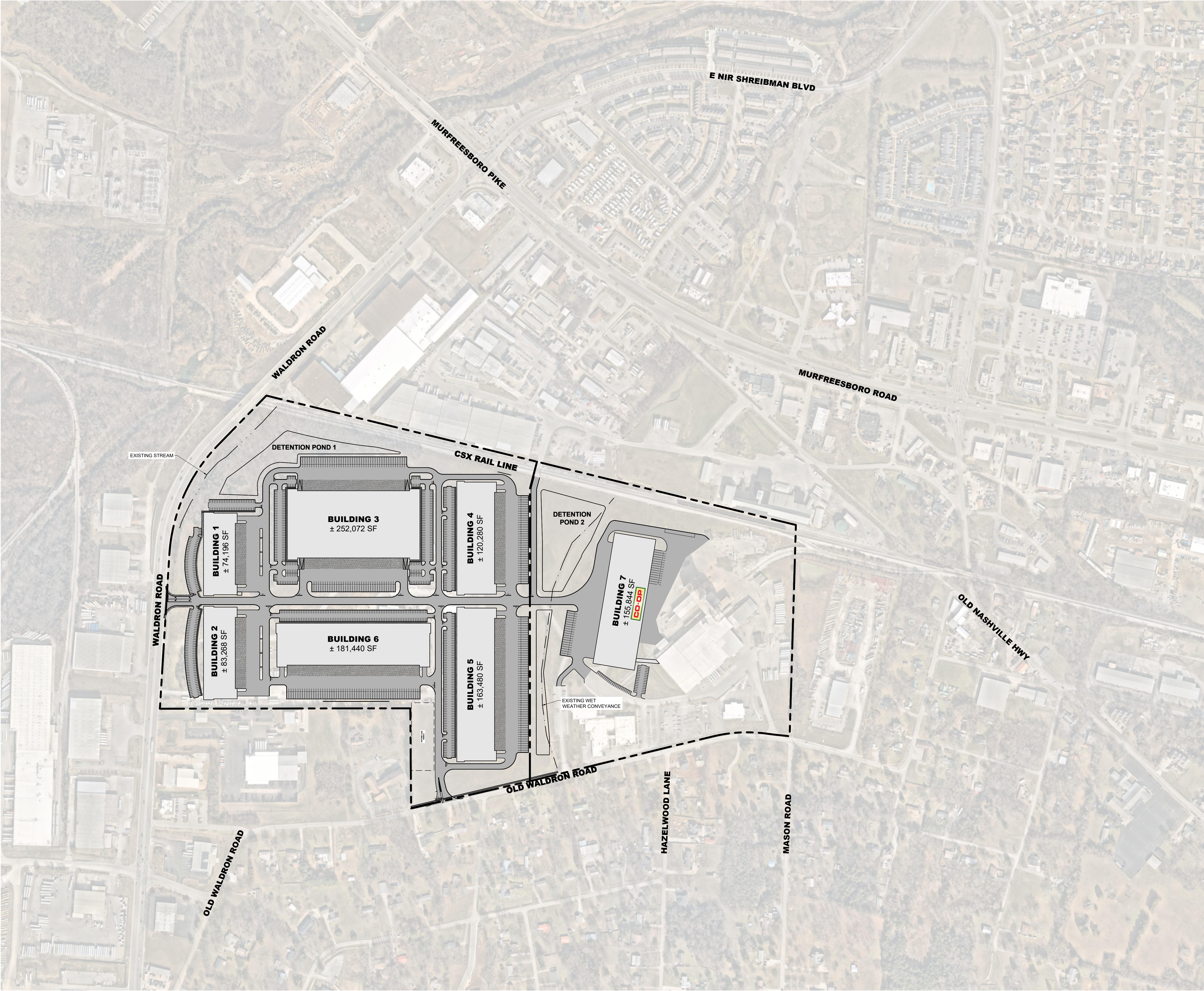
PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118163044	C0-00	9



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



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



REVISIONS		DATE	BY
No.	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		
DESIGNED BY:		GTF	
DRAWN BY:		GTF	
CHECKED BY:		RJA	
DATE:		06/19/2023	
KIMLEY-HORN PROJECT NO. 118163044			

SITE VICINITY MAP

SHEET NUMBER

C0-10



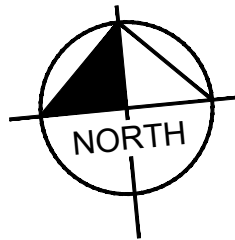
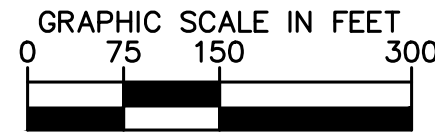
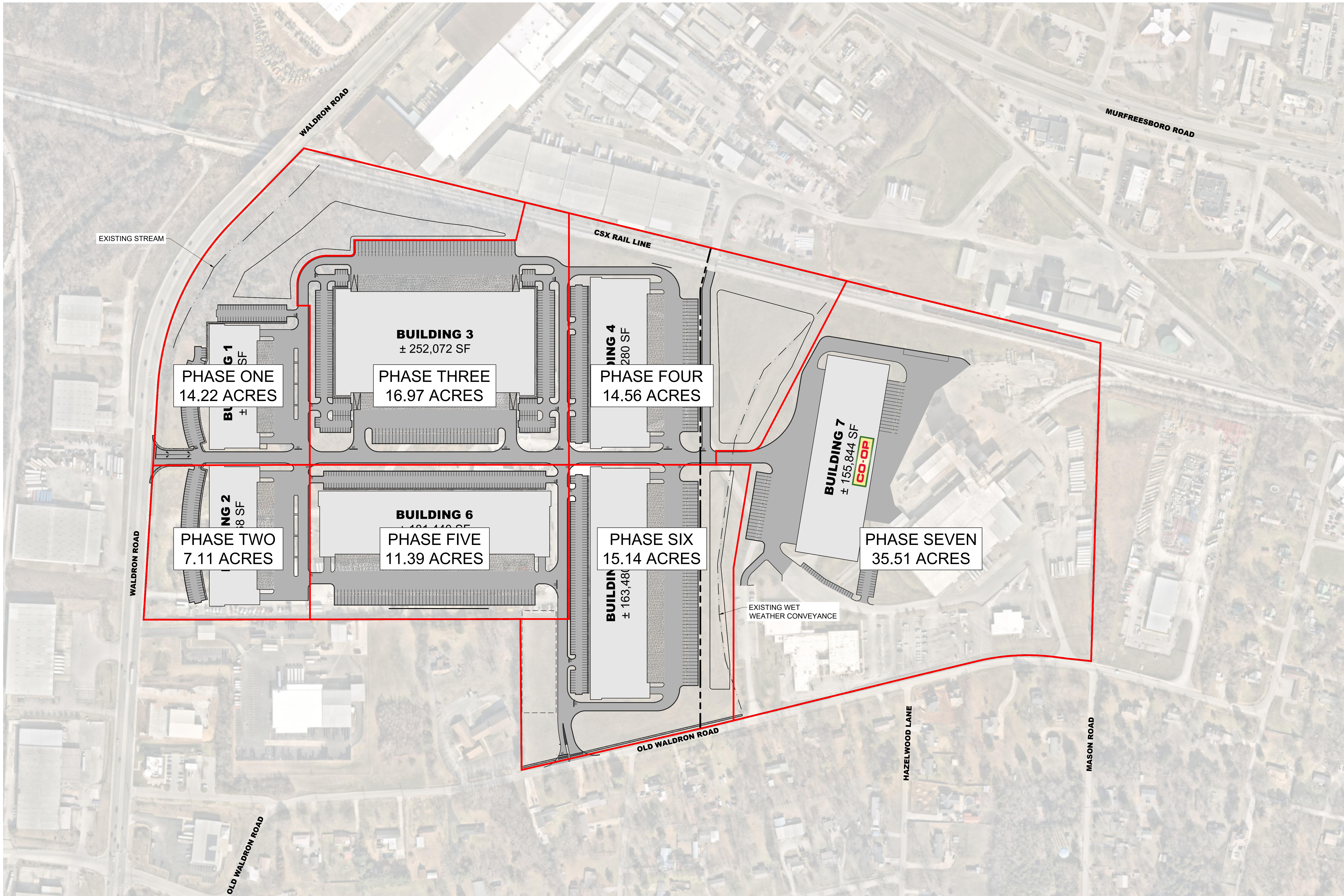
PANATTONI®

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

Kimley»Horn

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

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Kimley»Horn

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

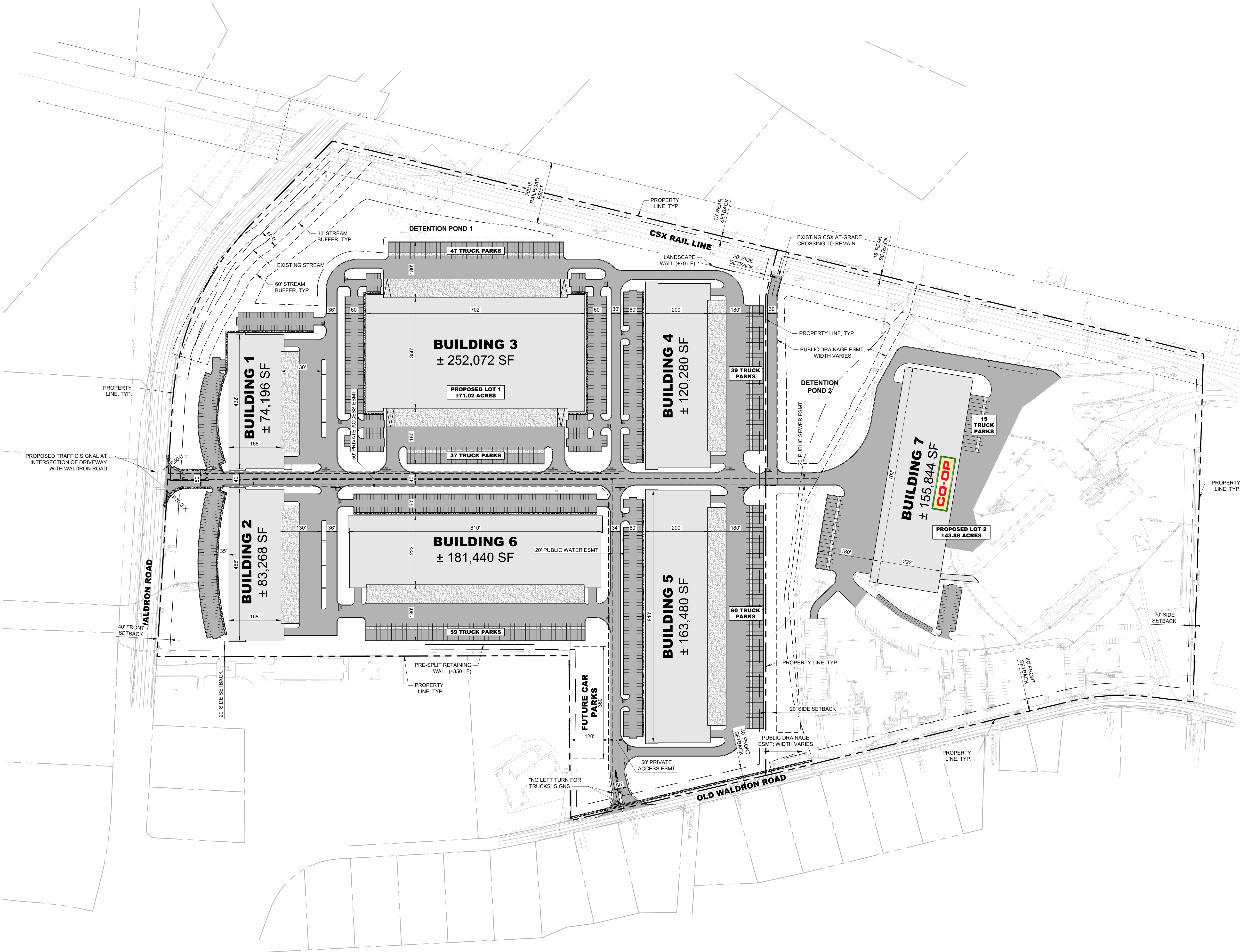
CO-OP BUSINESS PARK

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
06/19/2023
STATE OF TENNESSEE

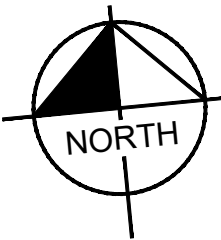
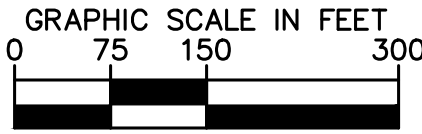
REVISIONS	DATE	BY
No.	1	2
DESIGNED BY:	GTF	
DRAWN BY:	GTF	
CHECKED BY:	RJA	
DATE:	06/19/2023	
KIMLEY-HORN PROJECT NO. 118163044		
SITE PHASING PLAN		
SHEET NUMBER C0-20		

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LAYOUT NOTES

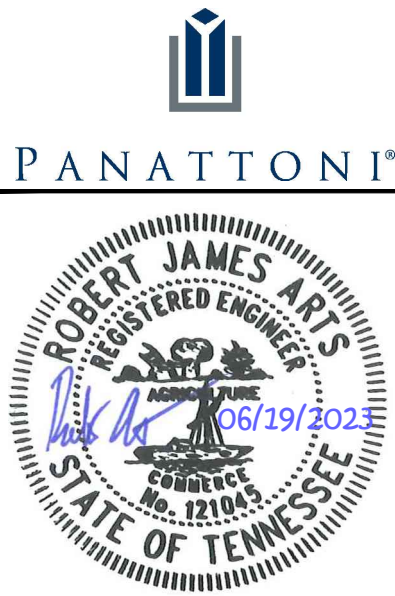
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
- LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
- INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDING, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- ANY DAMAGED SECTIONS OF EXISTING INFRASTRUCTURE TO BE REPLACED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, 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.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PROVIDED AS ALTA SURVEY SHEET.
- ALL PROPOSED UTILITY CONNECTIONS SHALL BE FIELD VERIFIED AND SUBJECT TO CHANGE PER UTILITY DISTRICT REQUEST.
- 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.
- ALL PAVEMENT MARKING ON 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 CONNECTIONS WITHIN 25' OF THE INTERSECTING ROADWAY SHALL BE THERMOPLASTIC.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING WILL COMPLY WITH THE MOST RECENT MUTCD STANDARDS.
- ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
ADA: <http://www.ada.gov/>
U.S. Justice Dept.
http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
- NO PEDESTRIAN PATHWAY SHALL EXCEED 2.0% CROSS SLOPE OR 5.0% LONGITUDINAL SLOPE.
- NO ADA PARKING SPACES SHALL EXCEED 2.0% CROSS SLOPE IN ANY DIRECTION.
- ALL ADA ACCESSIBLE ROUTES INCLUDING CROSS WALKS, RAMPS, AND SIDEWALKS TO MEET ADA SLOPE REQUIREMENTS.
- THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ETC.) WITHIN SIDEWALK.
- CONTRACTOR TO PLACE ASPHALT COURSE ONLY AFTER ALL CONSTRUCTION IS COMPLETED AND NO OTHER CONSTRUCTION TRAFFIC IS ANTICIPATED.



Kimley»Horn

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

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

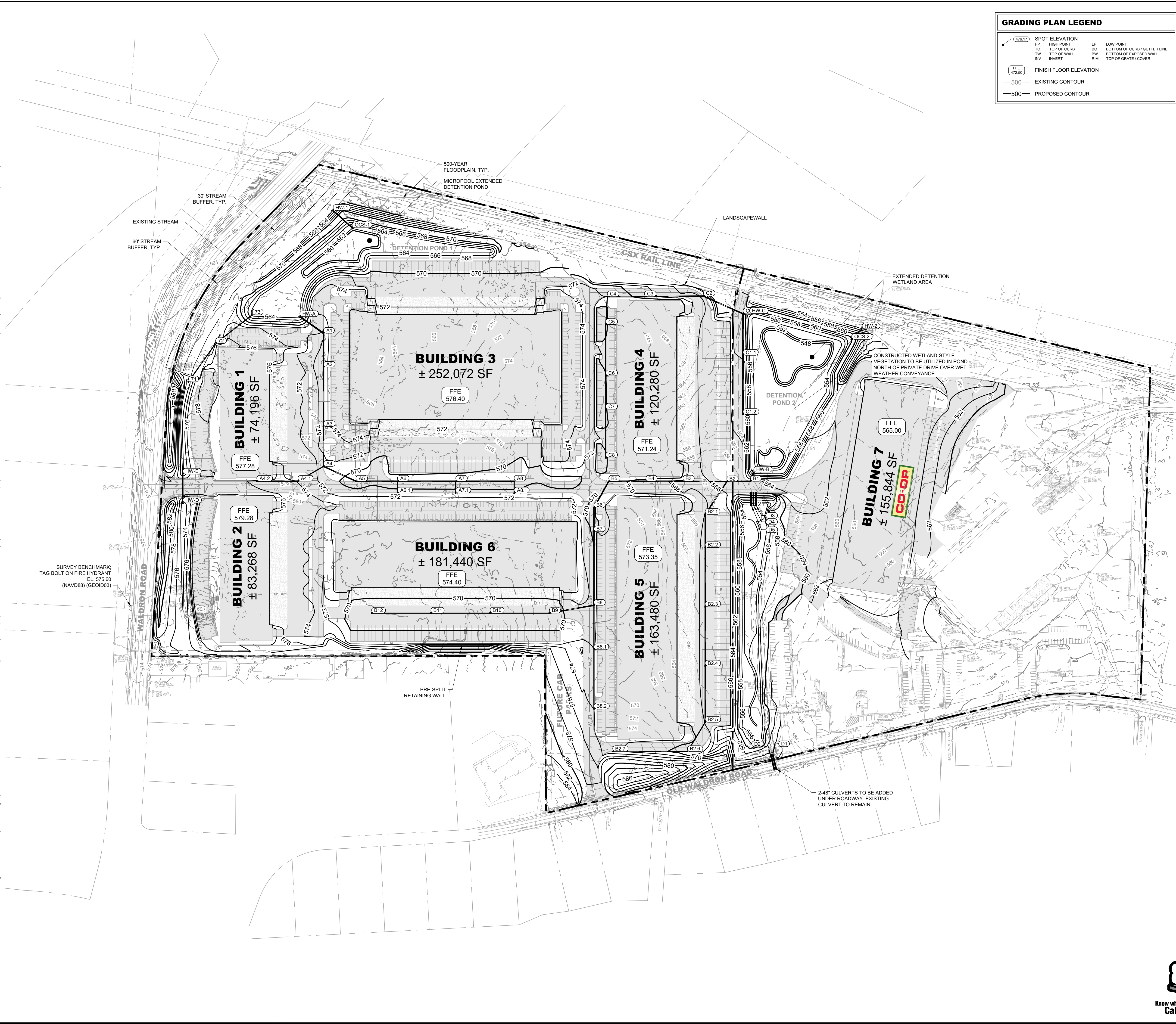


REVISIONS	DATE	BY
No.	1	2
DESIGNED BY:		
DRAWN BY:		
CHECKED BY:		
DATE:	06/19/2023	
KIMLEY-HORN PROJECT NO.	118163044	

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

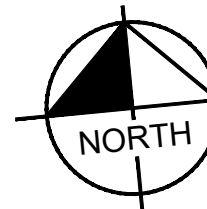


- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION 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 RECEIVING 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 1-800-752-6007.
 - 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





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

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



PANATTONI®



REVISIONS	DATE	BY

No. 1 2 3 4 5 6 7 8 9 10

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

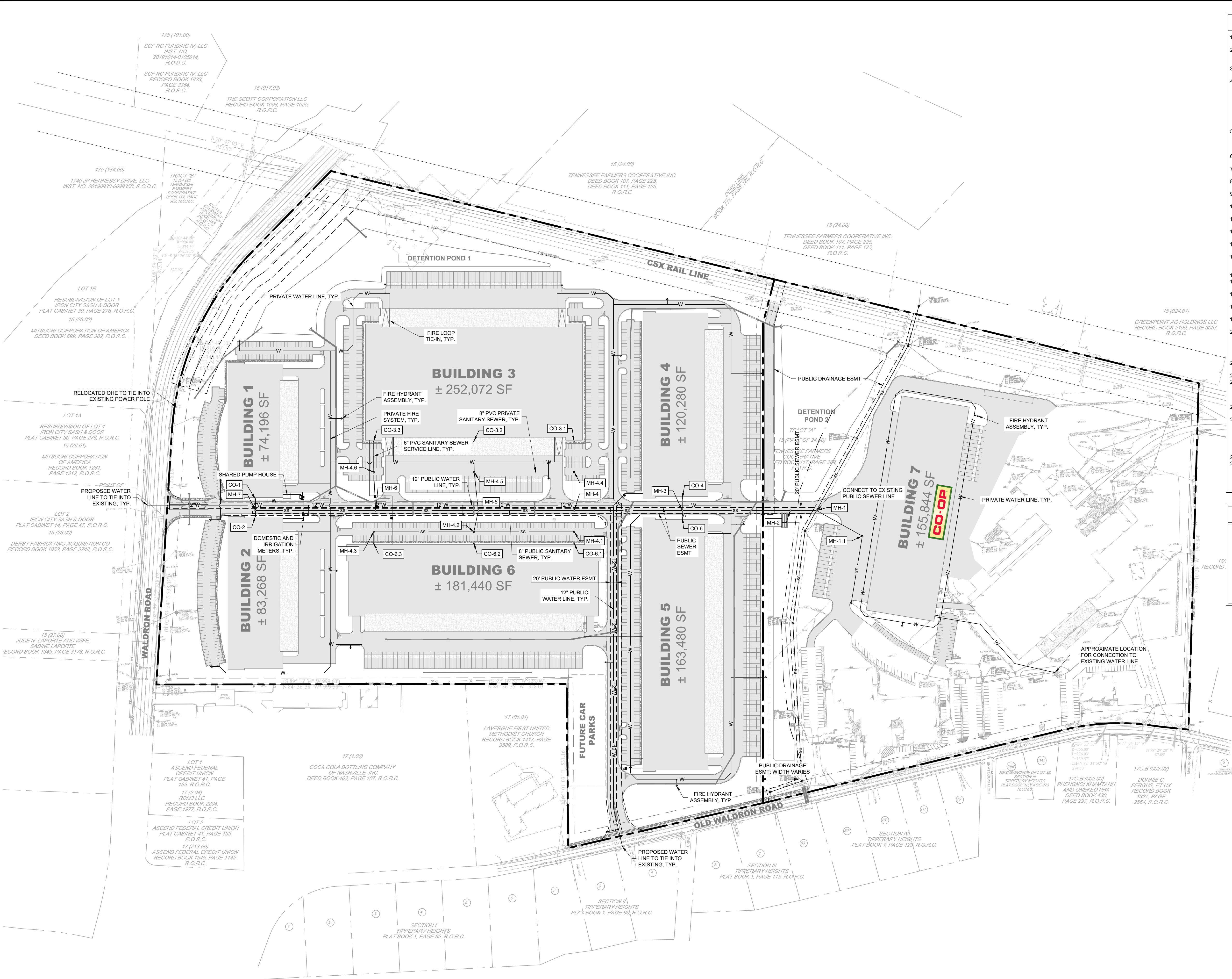
DATE: 06/19/2023

KIMLEY-HORN PROJECT NO. 118163044

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER **C4-00**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- SITE UTILITY NOTES**
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
 - WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
 - THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
 - THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
 - ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
 - ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
 - LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
 - CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
 - ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
 - THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
 - CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
 - PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
 - CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
 - CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
 - NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
 - LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
 - PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
 - PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
 - ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
 - THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
 - ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH THE CITY OF LA VERGNE AS REQUIRED.
 - ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
 - ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.
- LEGEND**

	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	FIRE HYDRANT
	WATER LINE
	WATER METER
	BACKFLOW PREVENTER
- FIRE FLOW TEST**

COMPLETED BY:	SCOTT TATALOVICH
DATE COMPLETED:	SEPTEMBER 9, 2022
STATIC/RESIDUAL HYDRANT	
FH #:	FH428
LOCATION:	HAZELWOOD LANE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	66 PSI
FLOW:	6,768 GPM
FLOW HYDRANT 1	
FH #:	FH1603
LOCATION:	MASON ROAD & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	32 PSI
FLOW:	1,898 GPM
FLOW HYDRANT 2	
FH #:	FH605
LOCATION:	TIPPERARY DRIVE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	50 PSI
FLOW:	1,186 GPM

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

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

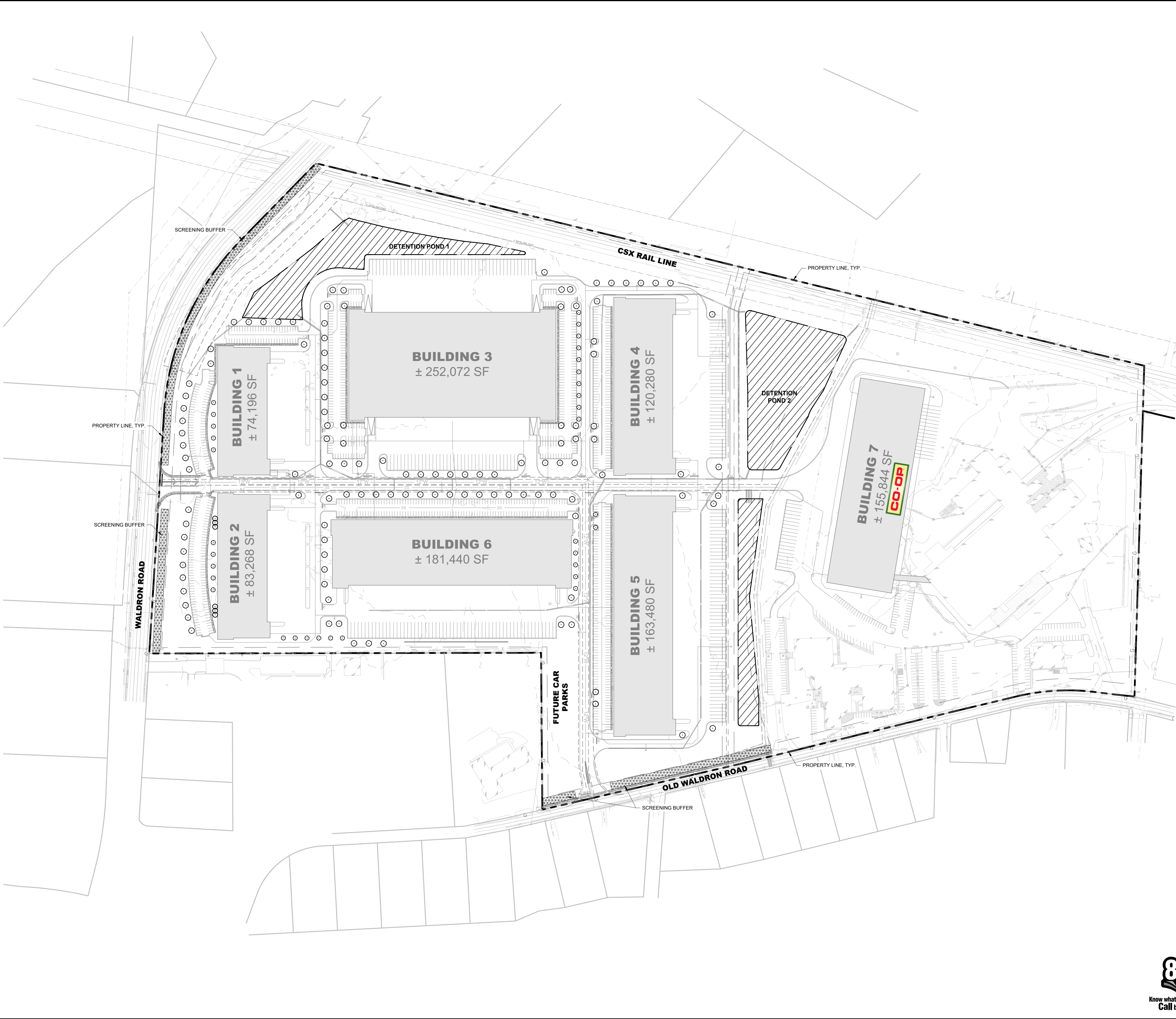
ROBERT JAMES ARTS
REGISTERED ENGINEER
08/19/2022
STATE OF TENNESSEE

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/19/2023
KIMLEY-HORN PROJECT NO.	118163044
UTILITY PLAN - OVERALL	
SHEET NUMBER	
C6-00	

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 75 150 300

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

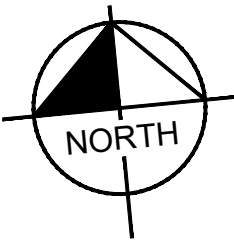
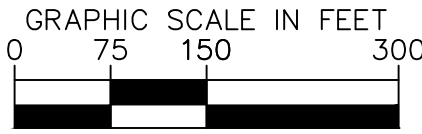
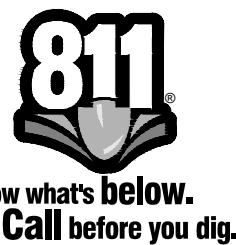
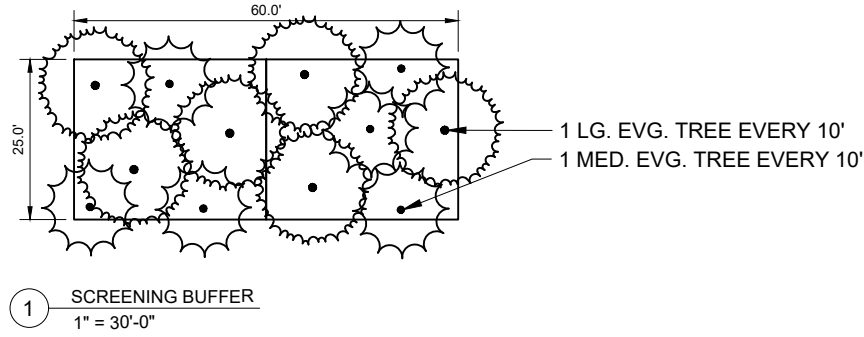


LANDSCAPE DATA TABLE	
PROJECT NAME:	CO-OP BUSINESS PARK
PROPERTY ADDRESS:	200 OLD WALDRON ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015 PARCEL 02400, 02800
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA (AC):	114.9 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
2	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



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

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

AGRICULTURE
LANDSCAPE ARCHITECT
6/19/2023

BY:	DATE:	REVISIONS:								
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	OAS									
DRAWN BY:	OAS									
CHECKED BY:	JLR									
DATE:	06/19/2023									
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:

Staff Comments / Technical Items:

Planning

Engineering

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

1. Sidewalk must be coordinated with latest TDOT Bain Drive plans.
2. Stormwater detention must be coordinated with latest TDOT Bain Drive plans.
3. Utilities must be coordinated with latest Bain Drive plans and latest City of La Vergne utility relocation plans.

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

The following items need to be shown: fire hydrants, fire department connection, and the fire line.

Police

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

No comments from PD

***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

CHEERFUL PL

LONGVIEW ST

INGRAM BLVD

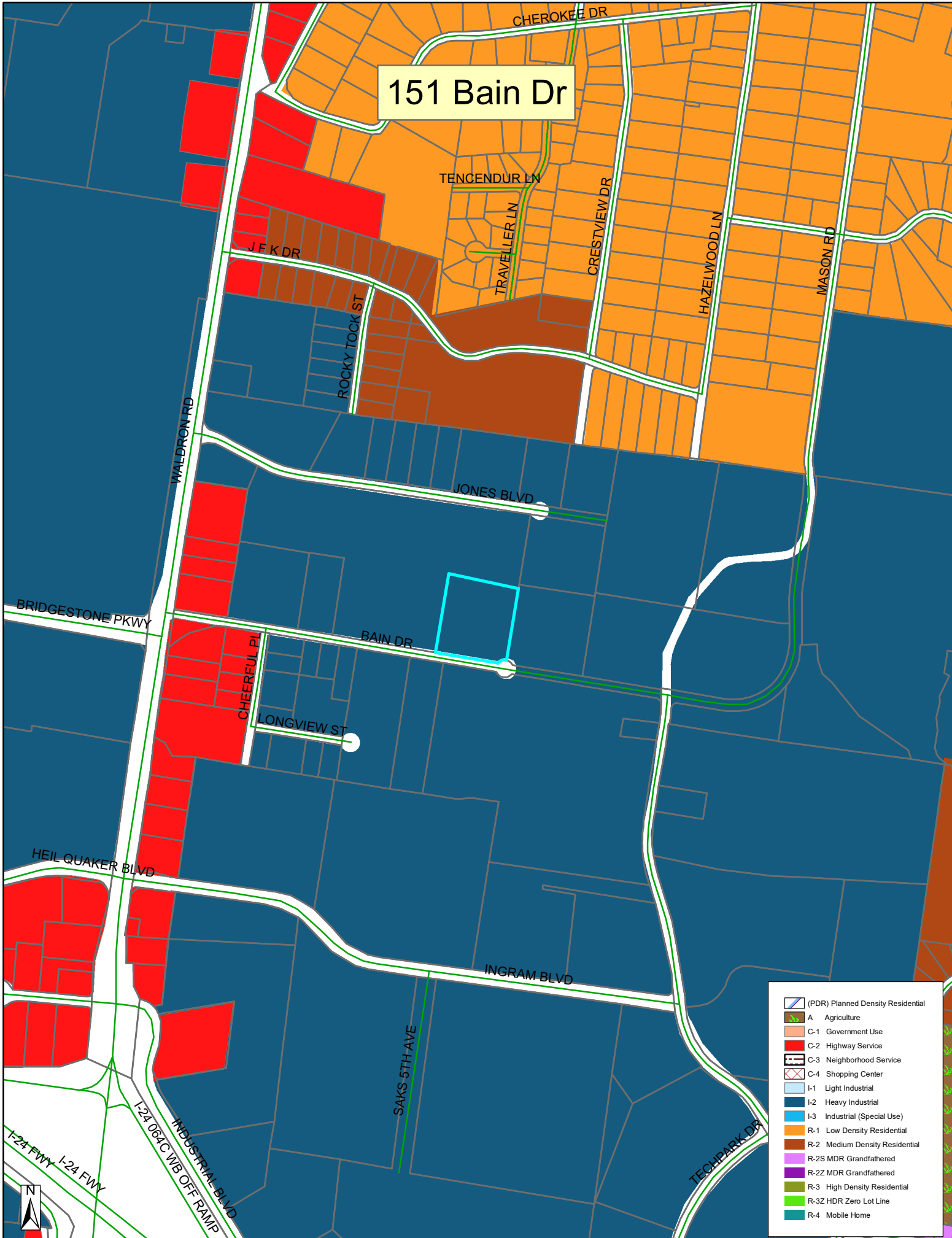
JONES BLVD

BAIN DR

MASON RD

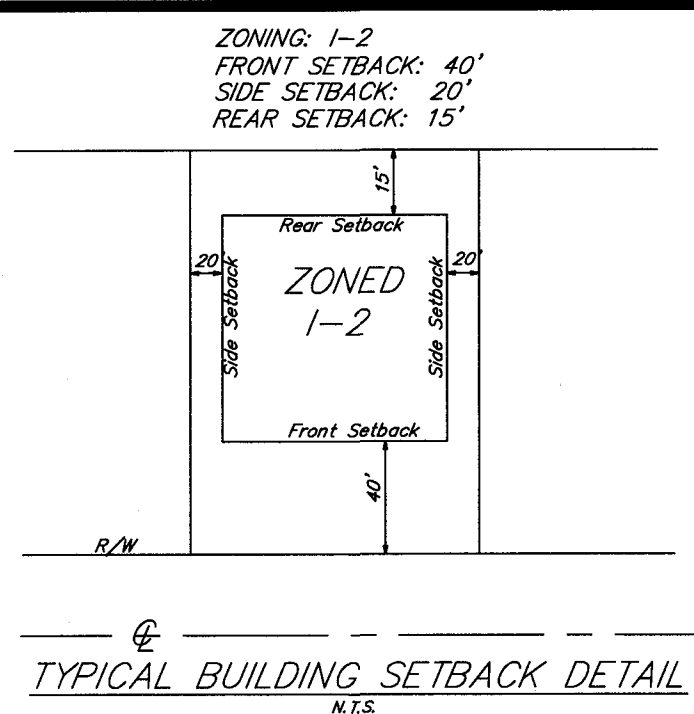
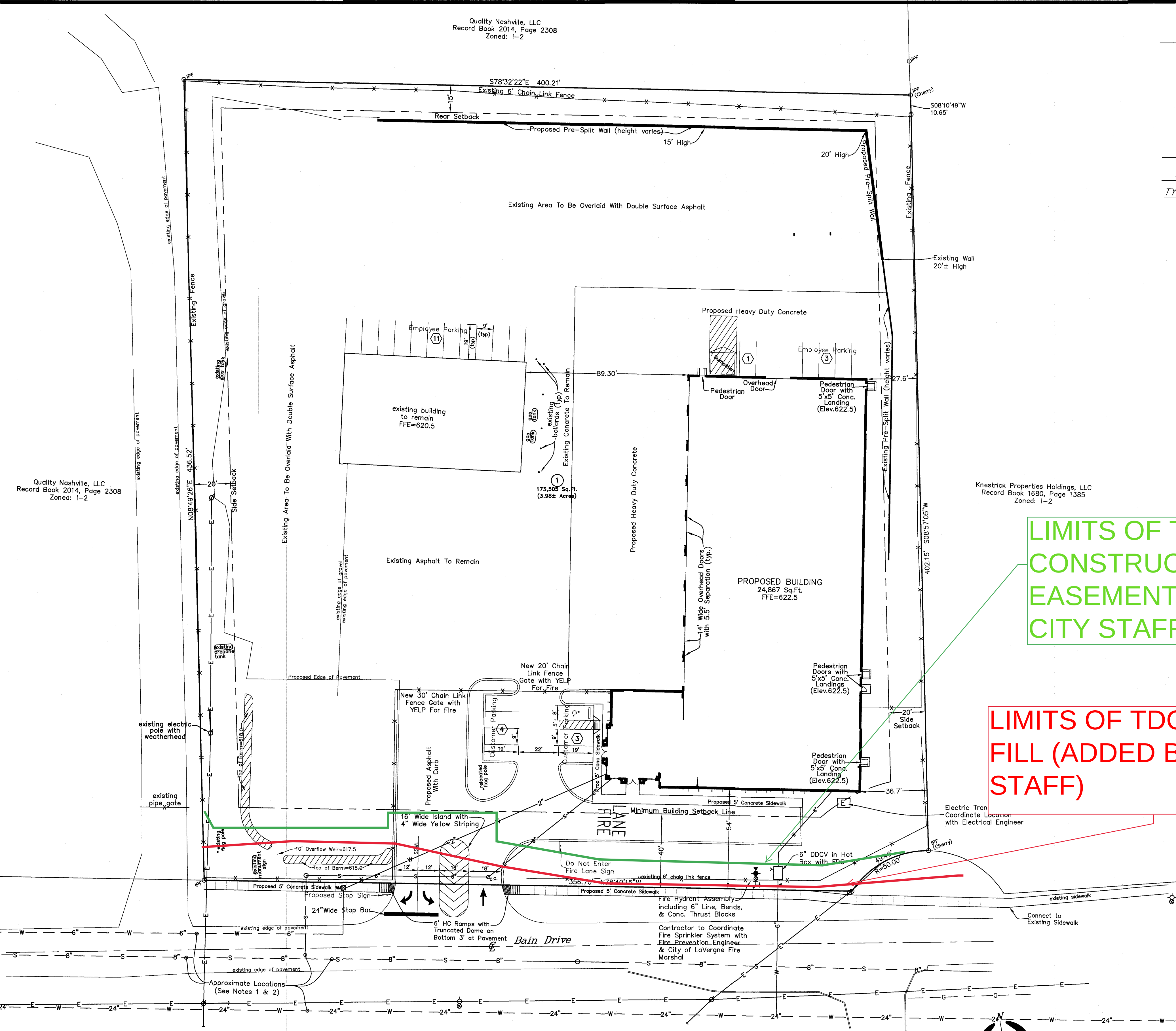
HAZELWOOD LN





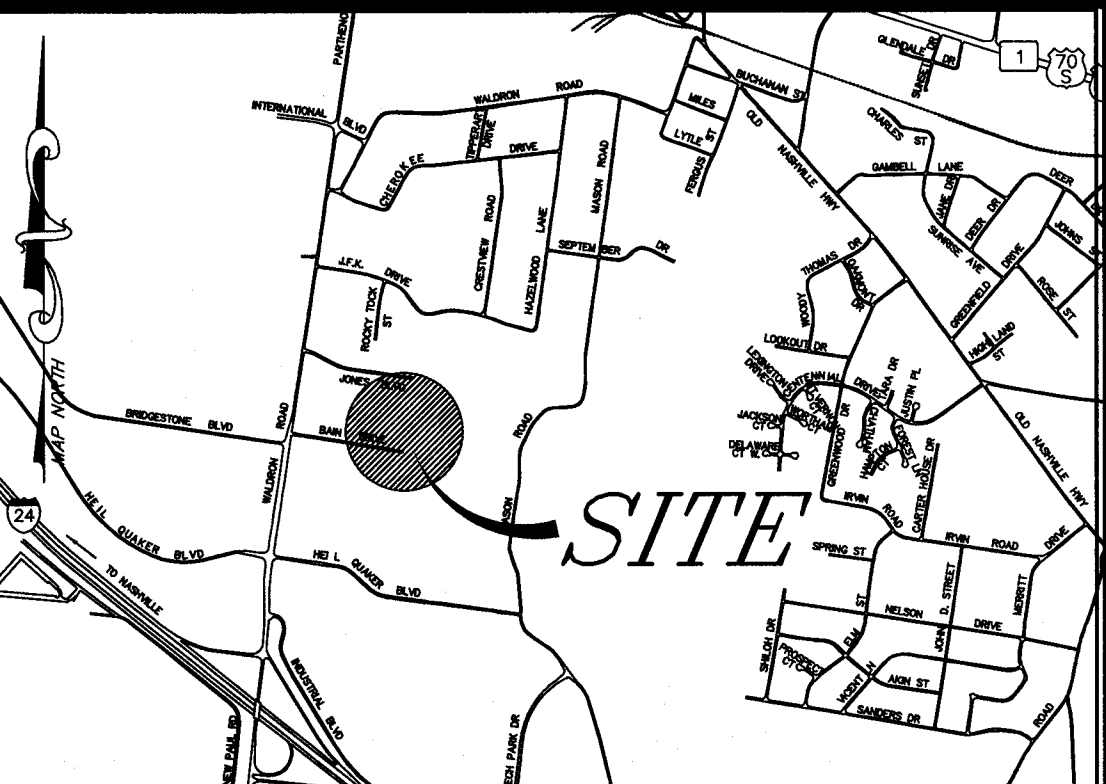






LEGEND

- 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
- UGP = Proposed Underground Electric Pad
- SD = Proposed Storm Drain Line
- F = Proposed Fire Line



SITE DATA CHART

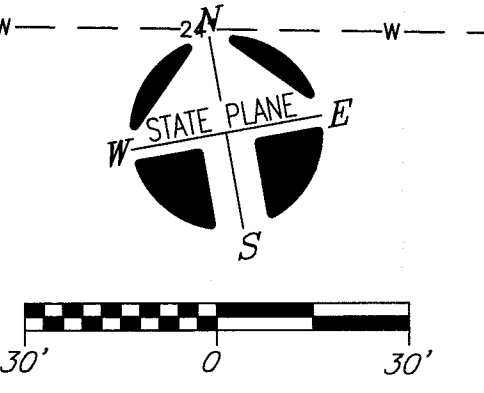
LOT SIZE (S.F.):	173,505
FLOOR AREA RATIO:	0.14
SQUARE FOOTAGE OF PROPOSED BUILDING:	24,867
SQUARE FOOTAGE FOR USE:	OFFICE (S.F.) 5,467
	WAREHOUSE (S.F.) 19,400
PROPOSED USE: OFFICE / WAREHOUSE	
PARKING REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND/OR SALES FLOOR AREA, PLUS 1 SPACE FOR EVERY 4000 S.F. OF GROSS FLOOR AREA	
	$= 5,467/400 = 13.67 = 14$
	$= 19,400/4,000 = 4.85 = 5$
	19
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**
- 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 herein 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.

LIMITS OF TDOT CONSTRUCTION EASEMENT (ADDED BY CITY STAFF)

LIMITS OF TDOT CUT/FILL (ADDED BY CITY STAFF)

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments



- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - 1/2" rebar with HSENGR cap)
 - IPF
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAI
 - 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. 47148C00151, ZONE: X, DATED 01-05-2007.



Site & Utility Plan

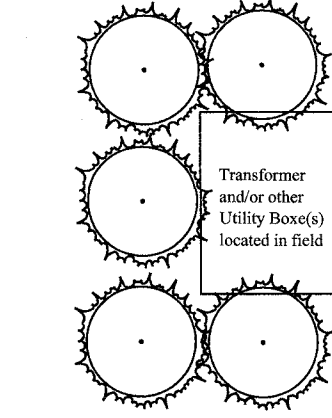
SKYWORKS

151 Bain Drive, LaVergne, TN 37086

3rd Civil District of Rutherford County, Tennessee

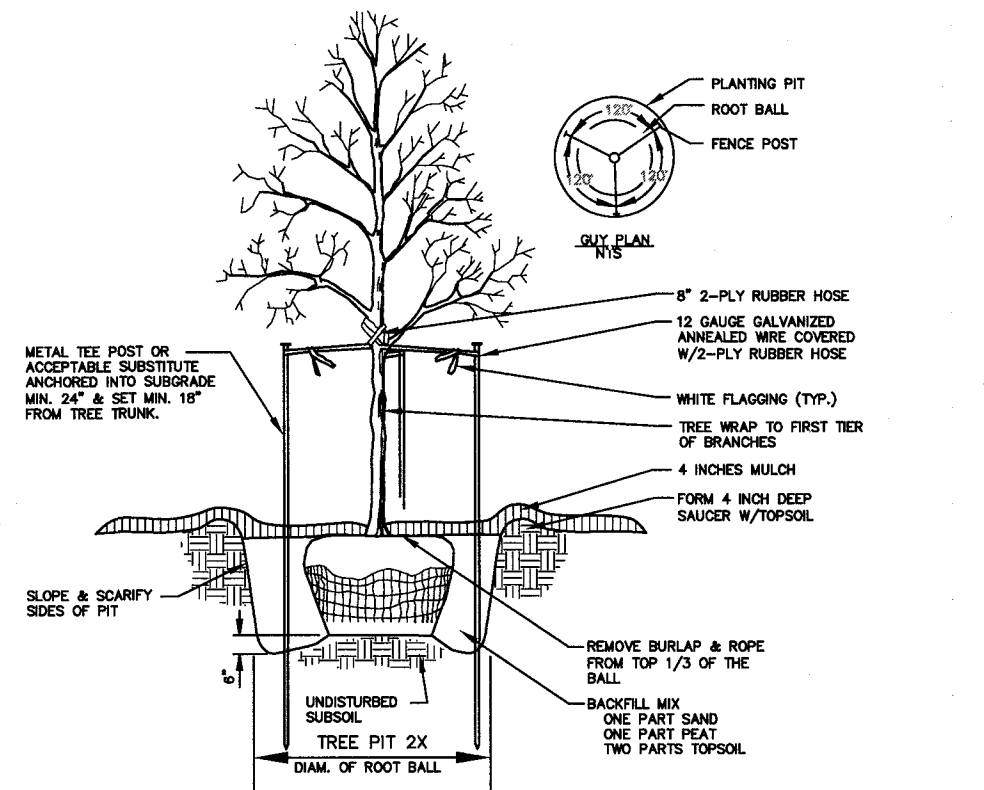
Date: May, 2023 Scale: 1"=30' Sheet C1.0

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



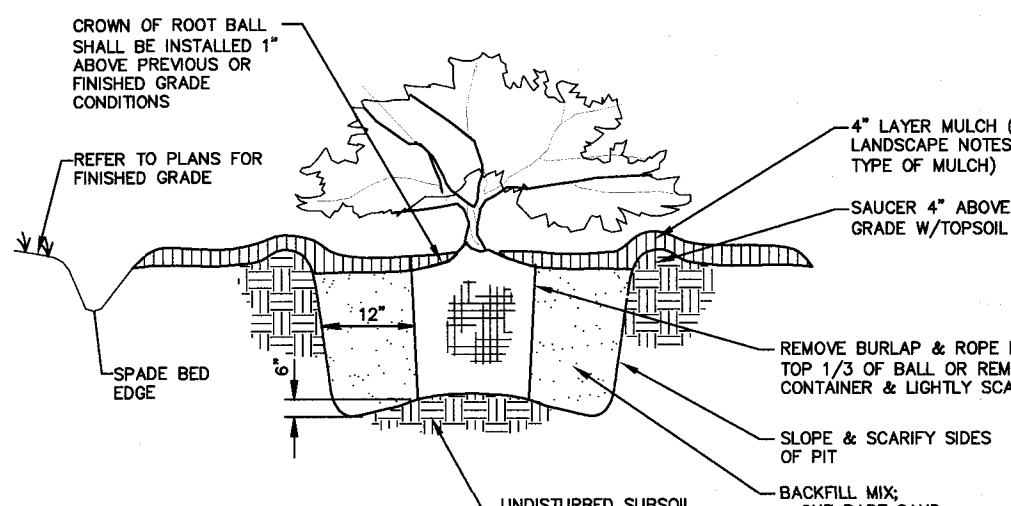
Utility Box Screening

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.



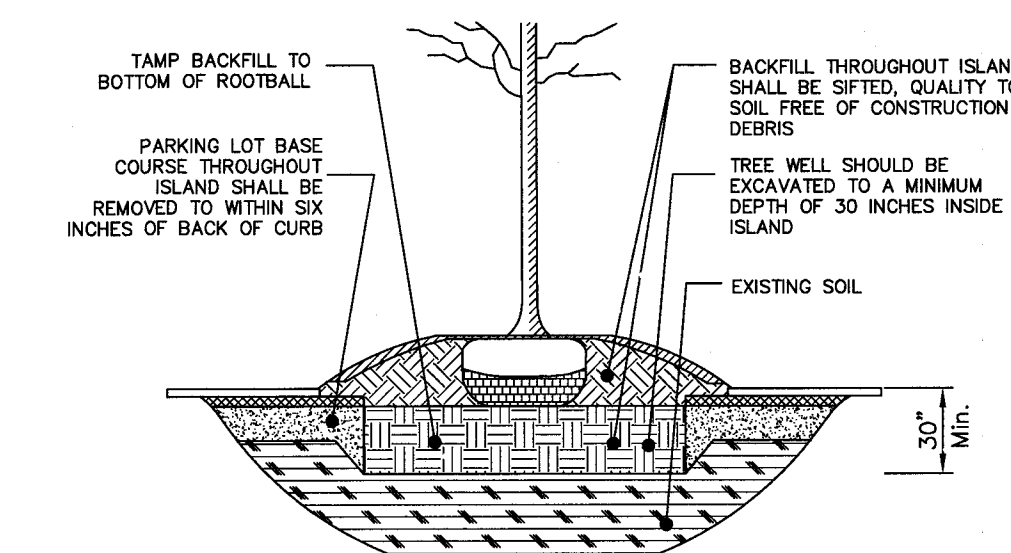
TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



LANDSCAPE ISLAND OR MEDIAN DETAIL

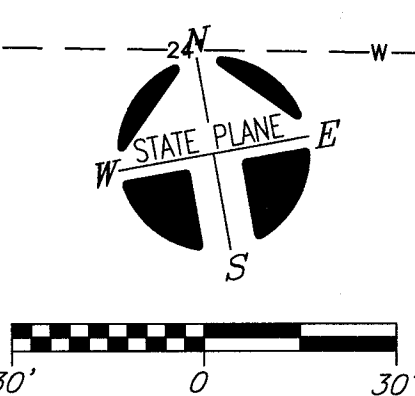
NTS

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
= 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'	October Glory Red Maple	2.5" Cal. Clear Trunk, Single, -Straight Central Leader, and Full Canopy
UNDERSTORY TREES:			
12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1.5" Cal. Full, symmetrical shape, full to ground
SHRUBS:			
33	Ilex cornuta Bufordii	Buford Holly	36" Hgt. Full, symmetrical shape
27	Buxus koreana	Green Velvet Boxwood	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" 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. 4714C0015H, ZONE: X, DATED 01-05-2007.



Landscape Plan

SKYWORKS

151 Bain Drive, LaVergne, TN 37086

3rd Civil District of Rutherford County, Tennessee

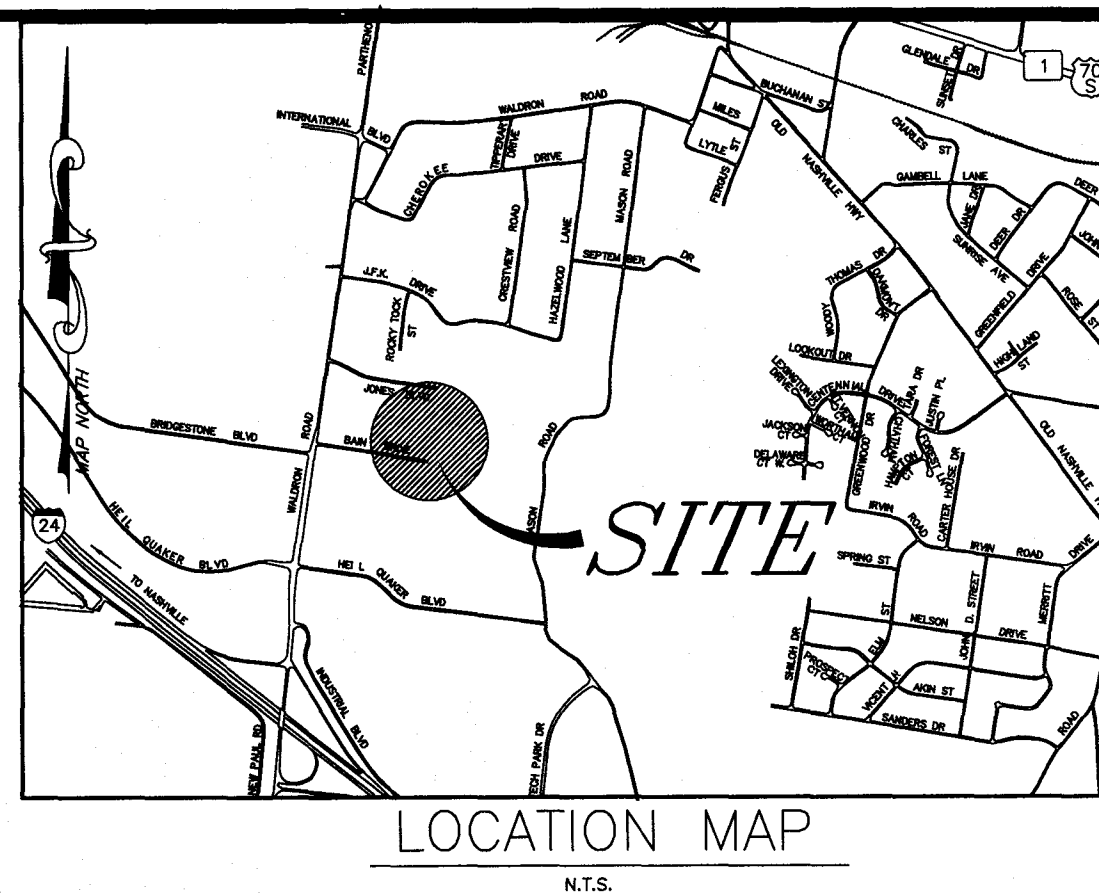
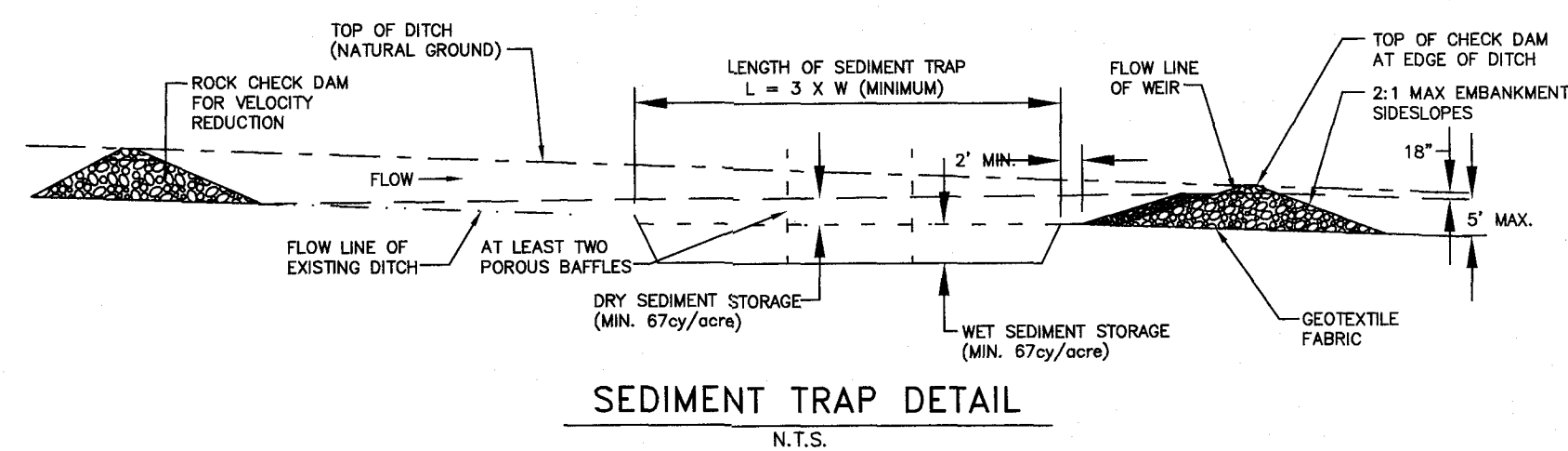
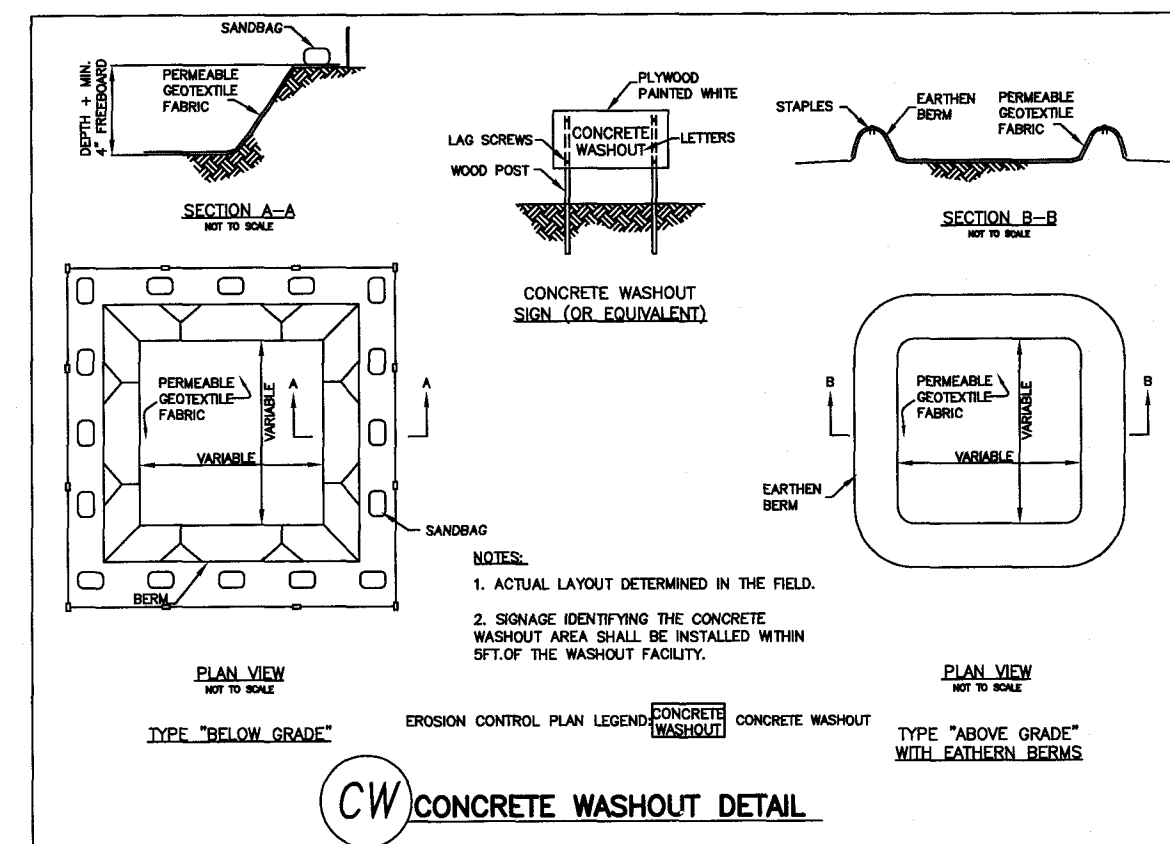
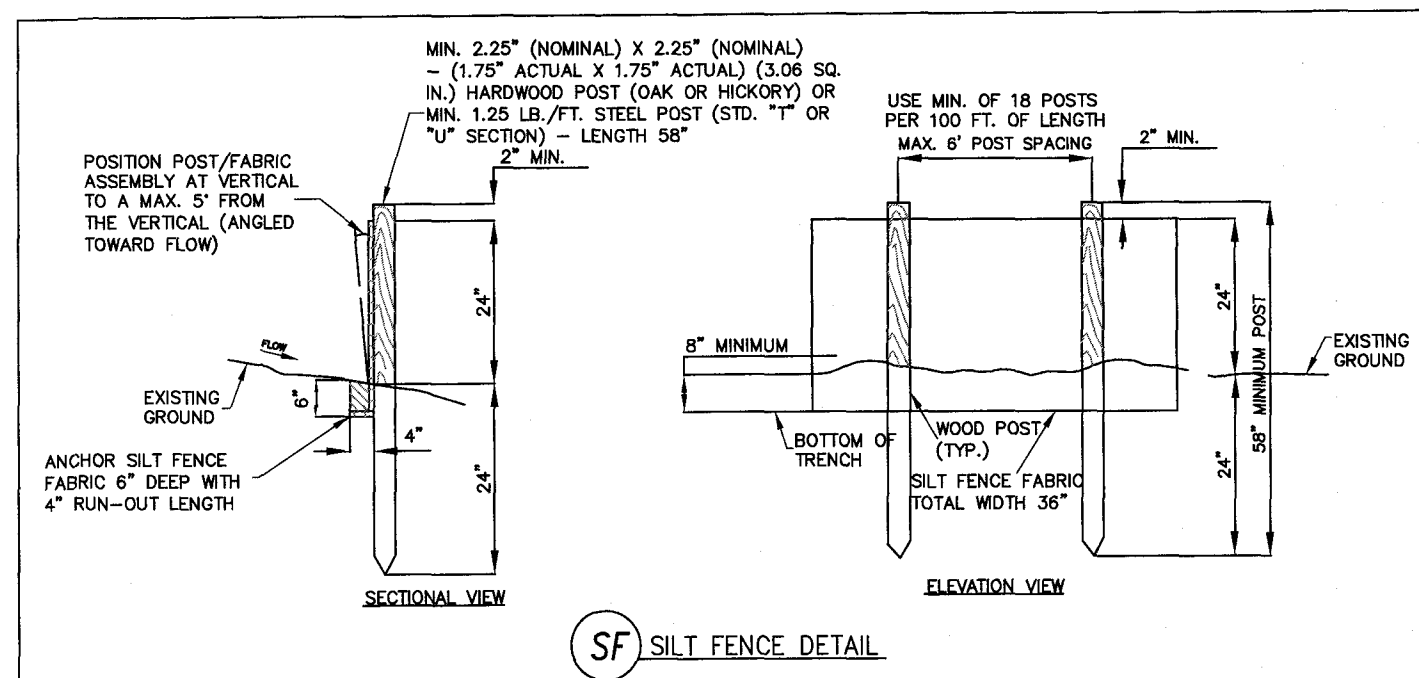
Date: May, 2023

Scale: 1"=30'

Sheet C3.0

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments

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



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 hours prior of their intent to excavate. This notification must 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. Under the 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 located by other means 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 or erosion, or under the structure to the drainage system to be 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. The City of Laverne and Drainage District No. 10, if ever intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, stormwater, water lines, gas lines, electric lines, telephone lines, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there can not be any notice or consultation with the individual lot Owners of this subdivision.
6. Per the City of Laverne, Bain Drive is to be improved by TDOT under their industrial access road program. Coordination with TDOT regarding proposed improvements to the road will be required.
7. Per the City of Laverne, the 20 foot pre-split wall will require a wall permit from the Codes Department. A stamped letter from a geotechnical engineer will be required to confirm the safety of the wall will be required. Contact Codes Department officials for details.

EROSION CONTROL LEGEND

- | | |
|---|---|
|  | CONCRETE WASHOUT |
|  | CONSTRUCTION EXIT |
|  | SILT FENCE
 |
|  | SWPPP BOARD |
|  | SITE OUTFALL |
|  | SEDIMENT TRAP |
|  | TURF REINFORCEMENT MATTING |

Area of Disturbance = $3.58 \pm$ Acres

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments

EROSION CONTROL INITIAL MEASURES:

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

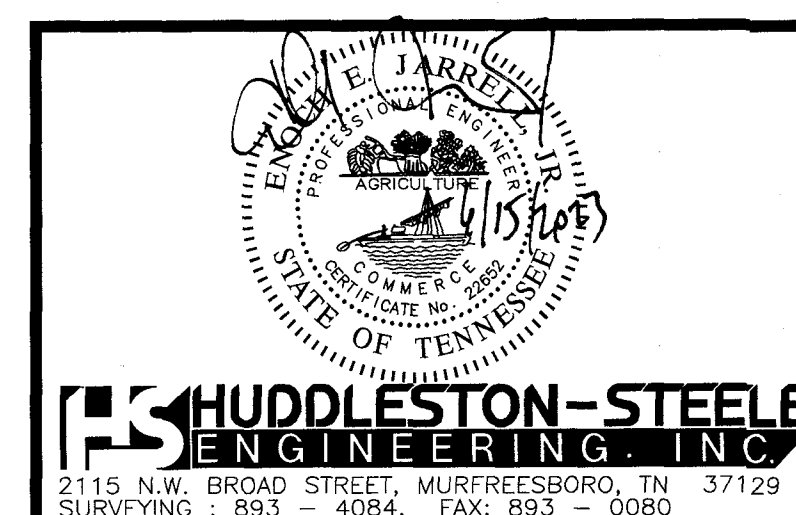
LEGEND FOR MONUMENTS

- IRON PIN SET
(1/2" 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
LaVerne, 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.

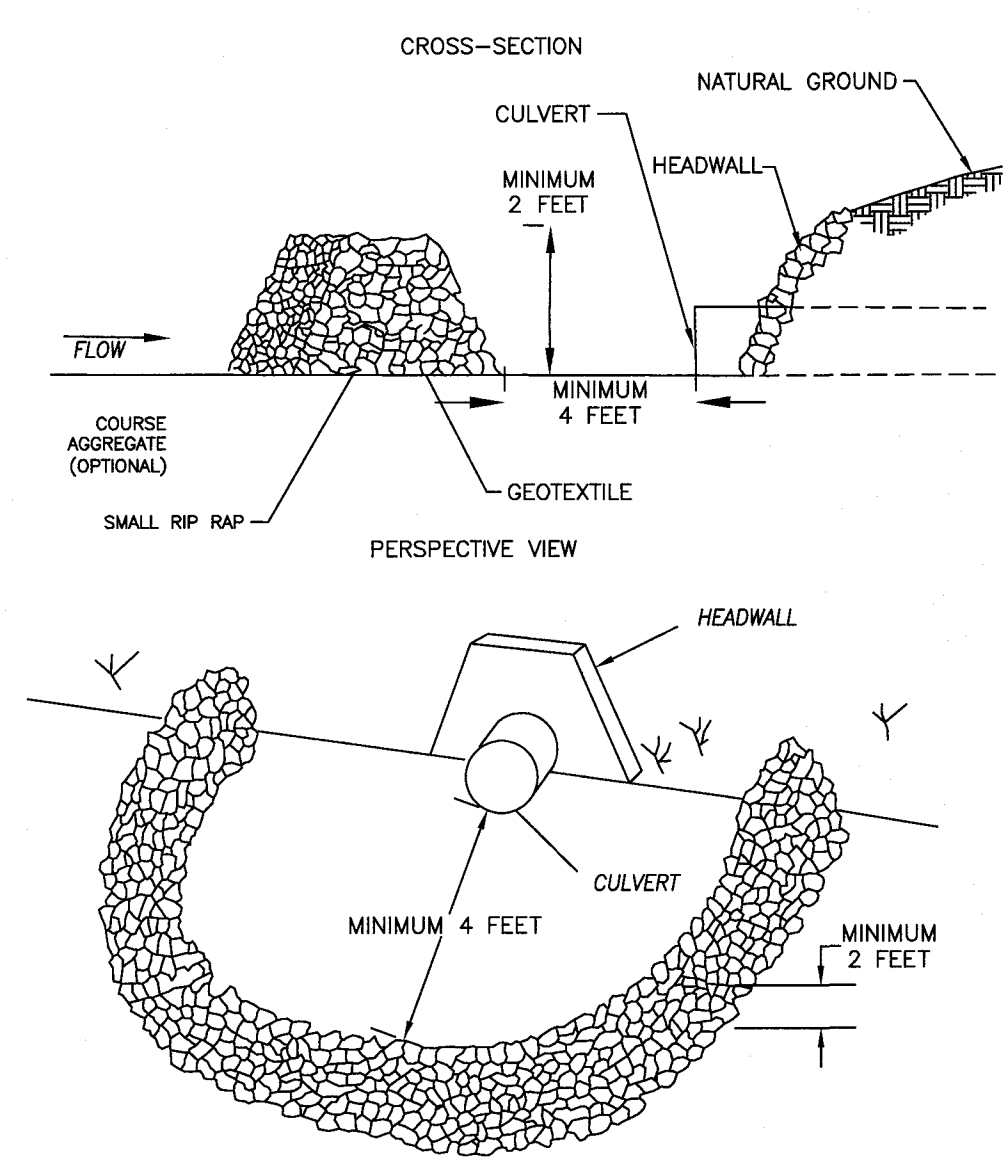
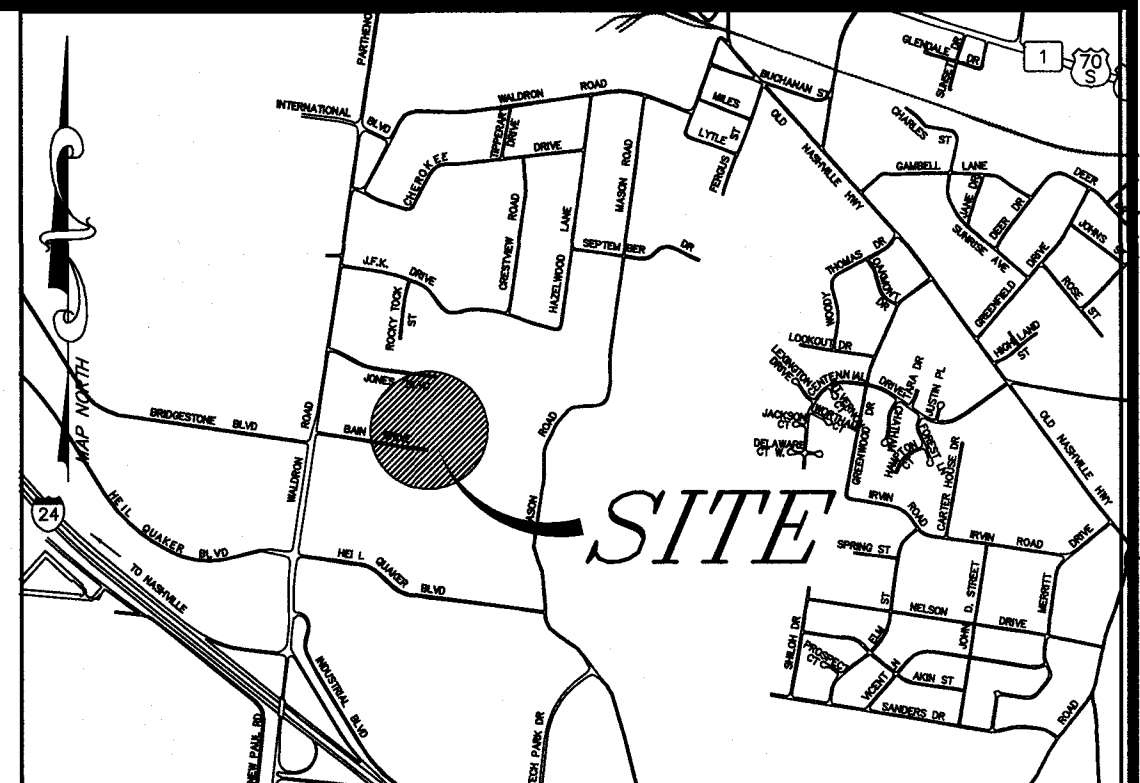
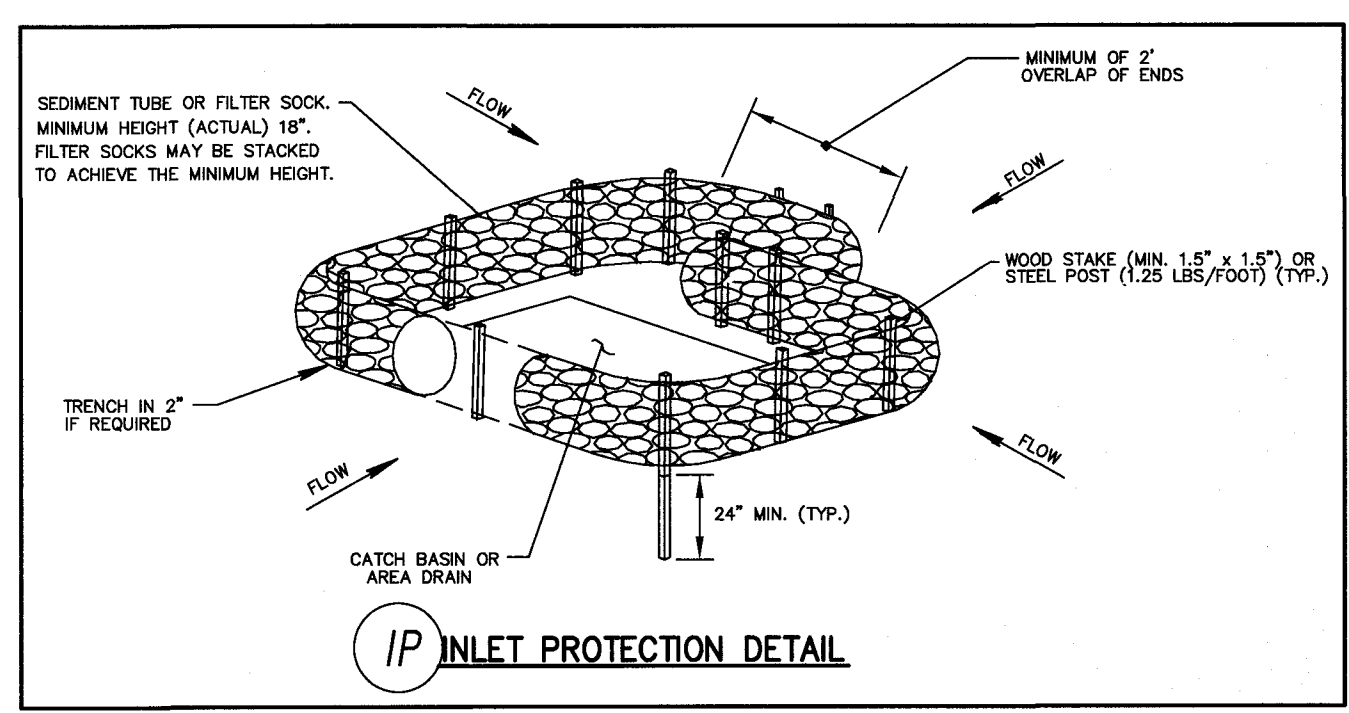
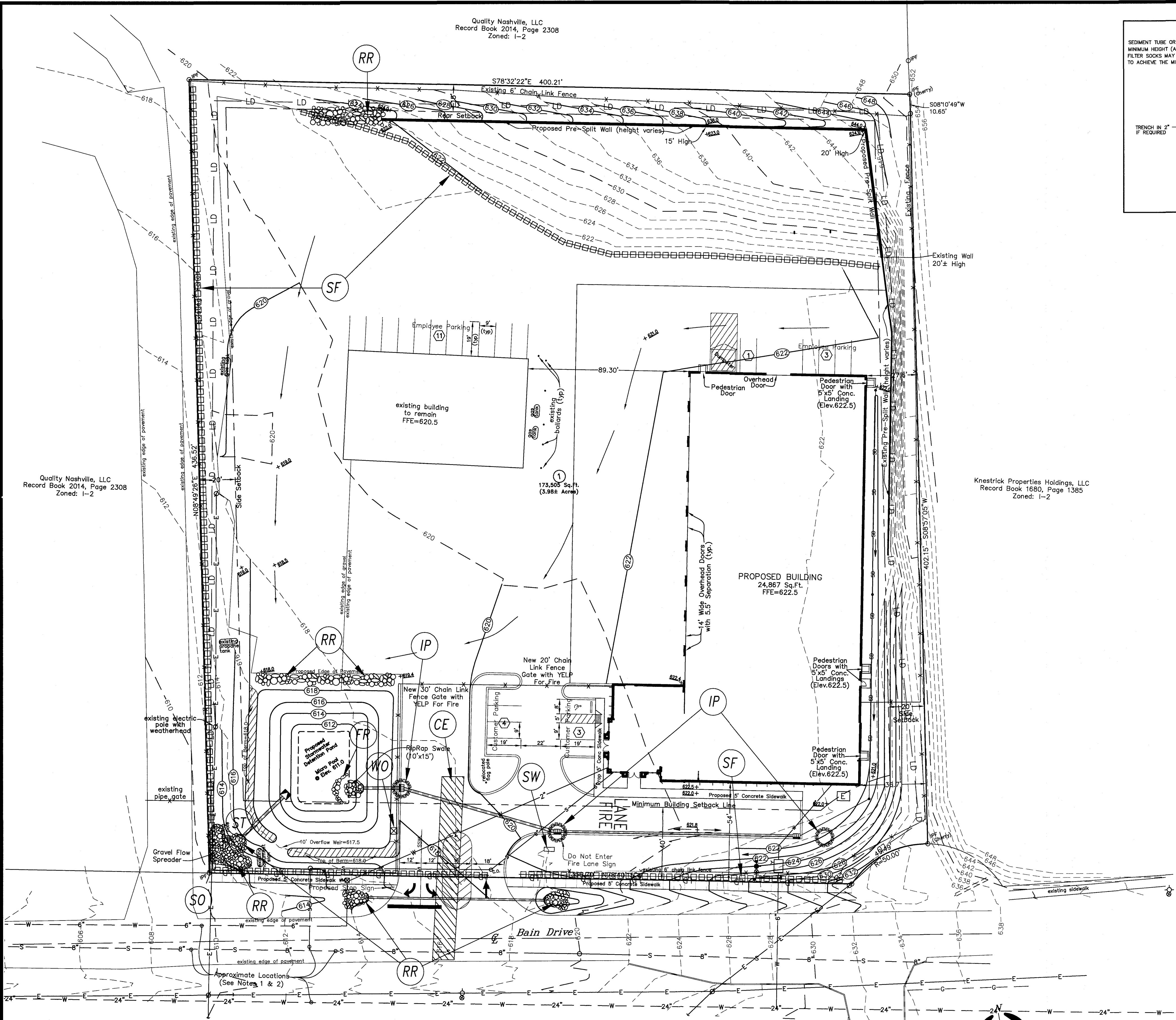


*Erosion Prevention & Sediment
Control - Initial Measures*
SKYWORKS
151 Bain Drive, La Vergne, TN 37086
3rd Civil District of Rutherford County, Tennessee

Date: May. 2023

Scale: 1"=30'

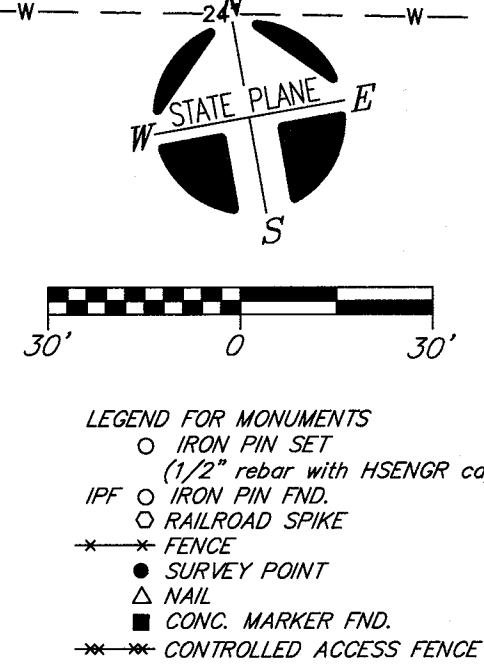
Sheet C4.0



- 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.

- 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

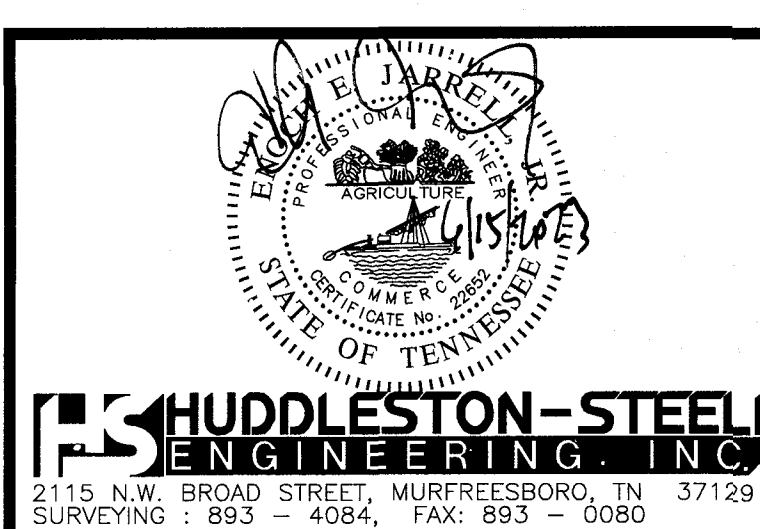
- EROSION CONTROL INTERMEDIATE MEASURES:**
- SILT FENCE IS TO BE INSTALLED AT EDGES OF DITCHES ONCE DITCHES HAVE BEEN CONSTRUCTED.
 - USE FILTER FABRIC INLET PROTECTION FOR CURB INLETS ONCE CURB INLETS ARE CONSTRUCTED AND BEFORE PERMITS ARE RELEASED.
 - USE RIPRAP FOR PERMANENT INLET AND OUTLET PROTECTION AT PIPE HEADWALLS.
 - STONE CHECK DAMS ARE TO BE INSTALLED IN DITCHES ONCE CONSTRUCTED.
 - DISTURBED AREAS SHALL BE SEEDED 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

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.



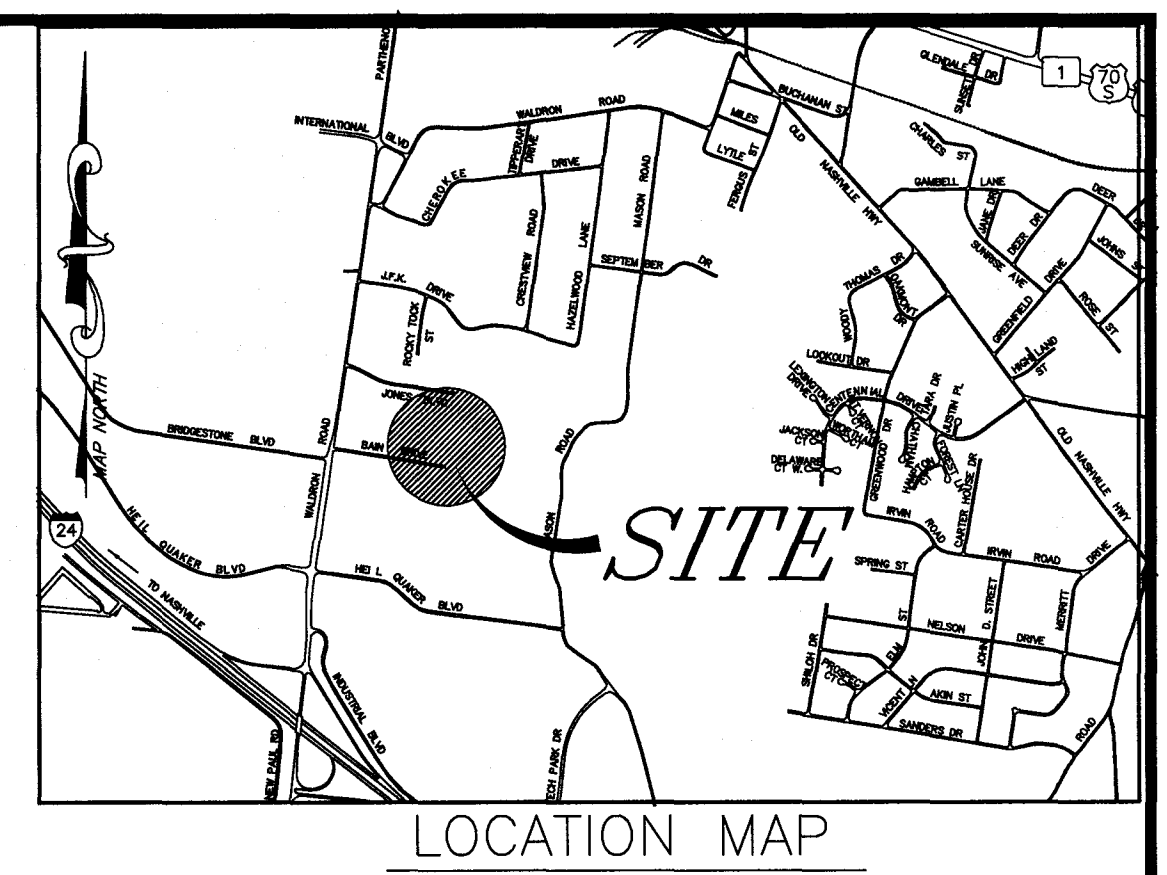
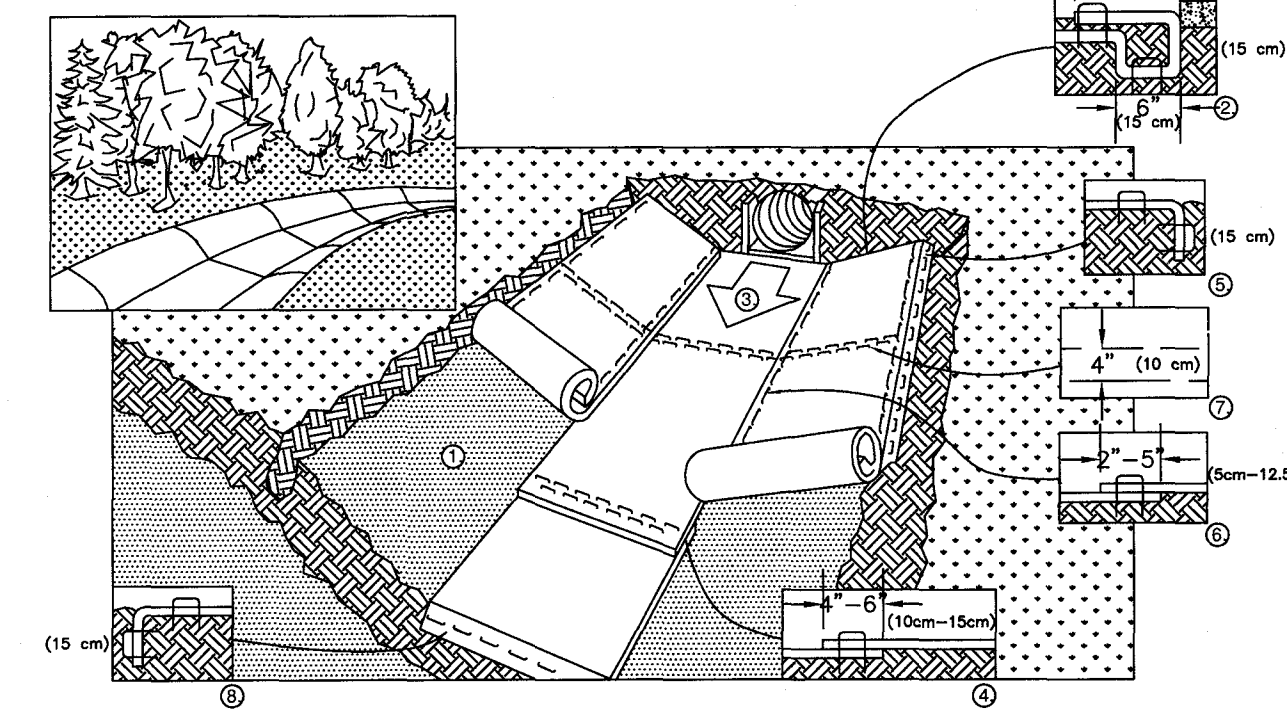
Erosion Prevention & Sediment Control-Intermediate Measures

SKYWORKS

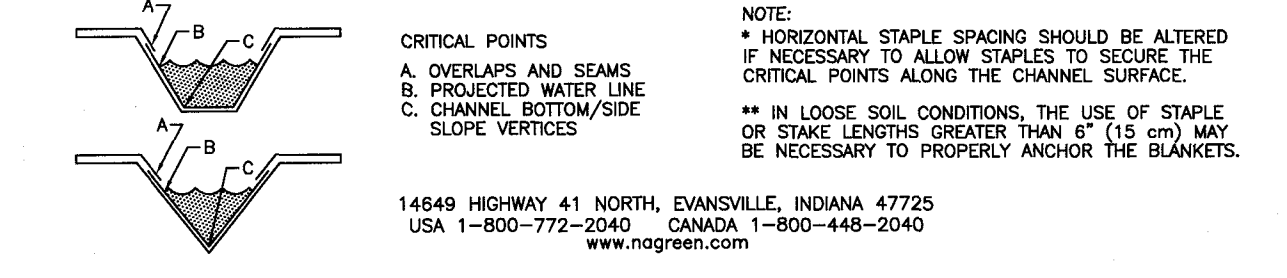
151 Bain Drive, LaVergne, TN 37806
3rd Civil District of Rutherford County, Tennessee

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

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-UL-SEED DO NOT SEED PREPARED AREA. CELL-UL-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. LAY THE TOP OF THE BLANKET OVER THE BLANKET TO BE REPLACED. THE BLANKET SHOULD BE LAPPED WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDING 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. THE TRENCH SHOULD BE 30" (76cm) WIDE, 6" (15cm) DEEP, AND 12" (30cm) PAST THE END OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SLEW AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES AT 12" (30cm) INTERVALS. THE TRENCH SHOULD BE 30" (76cm) WIDE, 6" (15cm) DEEP, AND 12" (30cm) PAST THE END OF BLANKETS. BACKFILL 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/STAKES TO SECURE THE OVERLAP.
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) (DEPENDING ON BLANKET TYPE) AND STAPLED TO INSURE PROPER OVERLAP. THE OVERLAP SHOULD BE SECURED WITH BLANKET (BLANKET TYPE) INSTALLED ON TOP (EVEN WITH THE COLORED SEAM SITTING 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 1/2" (12.5mm) DIA. (1/4" (6.3mm) DIA. IF AVAILABLE) STEEL ROD OR PIPE TO PUNCH A SLOT THROUGH THE BLANKET.
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.



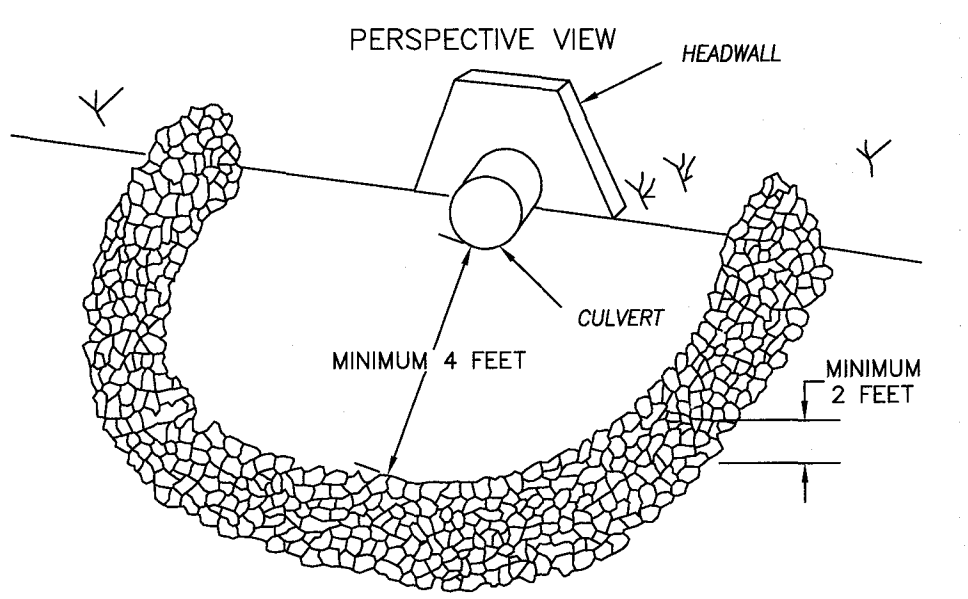
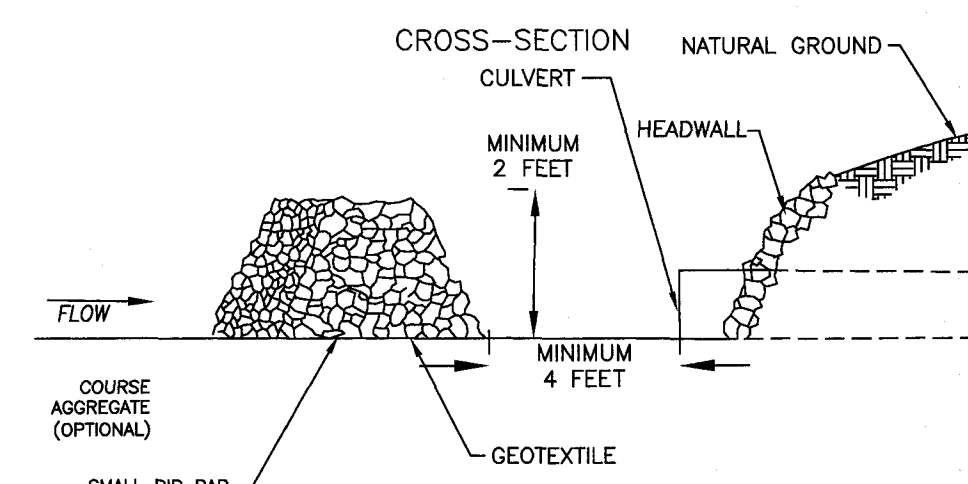
TURF REINFORCEMENT MATTING

References

- ## 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 to any of their intent to excavate. The Tennessee One-Call System can 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 the subject sites should be determined with the utility owner prior to commencing 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 or erosion, 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 a complete title search may reveal.
 5. Public utility drainage easements shown hereon are not 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, and gas lines, 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 City of LaVerne, Brain Drive is to be improved by TDDT under their industrial access road program. Coordination with TDDT regarding proposed improvements under that project will be required.
 7. The City of LaVerne, Tennessee, may 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

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

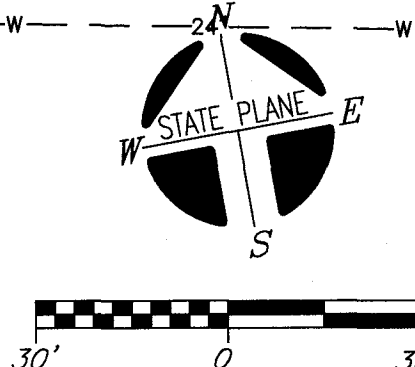


STONE FILTER RING

NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments

EROSION CONTROL 'FINAL' MEASURES

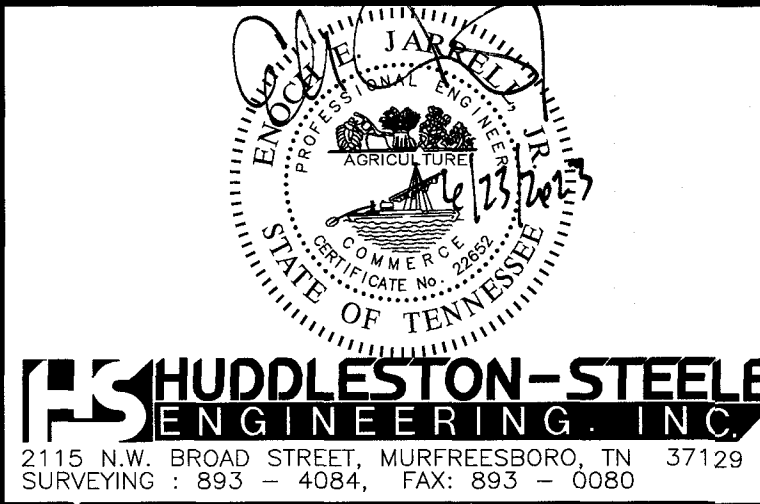
2. VEGETATION (INCLUDING, SOD, SEED, STRAW & EROSION MATTING) OF DISTURBED AREAS TO BE INSTALLED AS FINAL MEASURES—SEE TDEC 4TH EDITION MANUAL DATED AUGUST 2012—PRACTICE 7.9 PERMANENT VEGETATION (PS).



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.

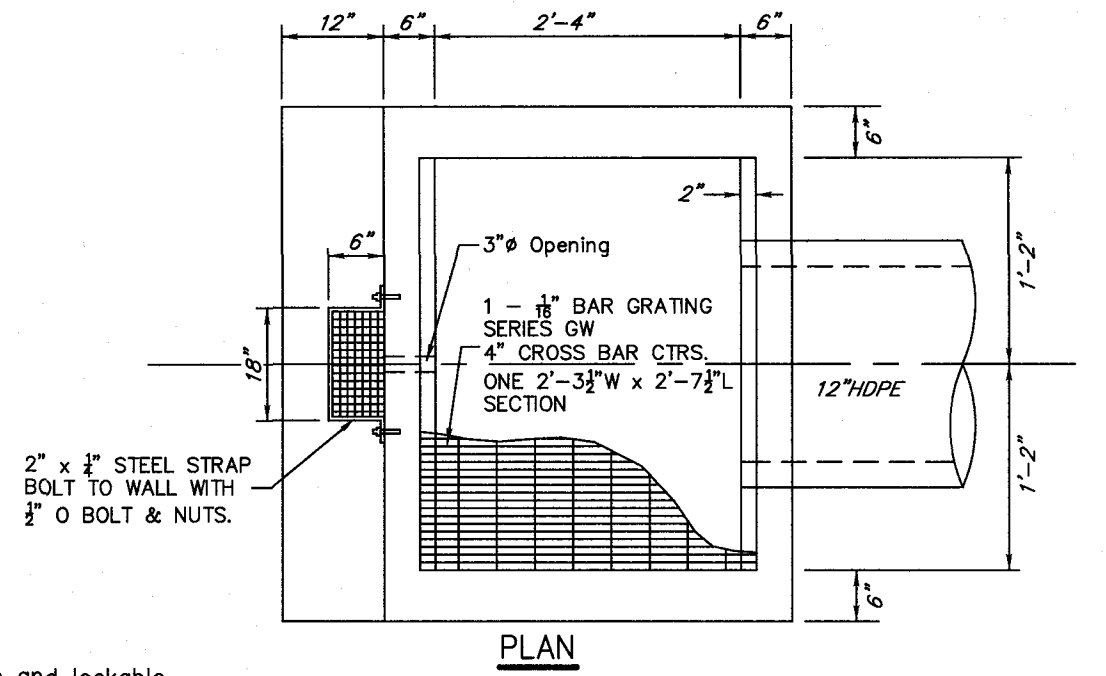
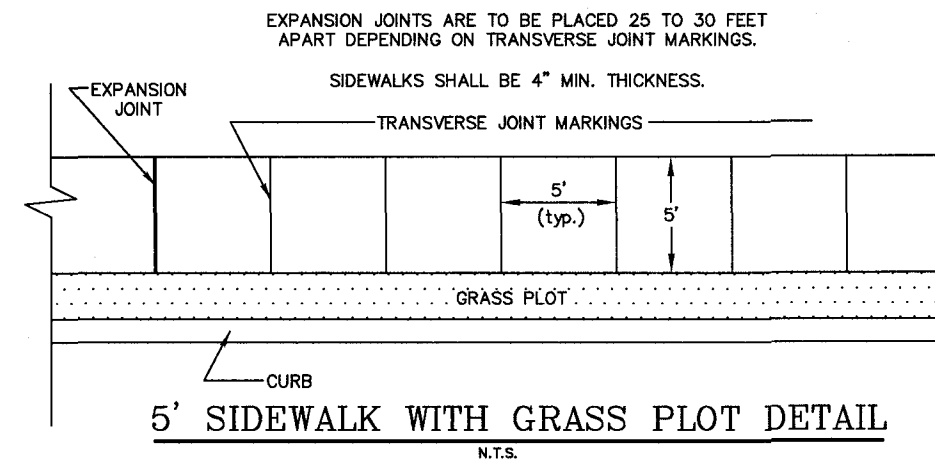
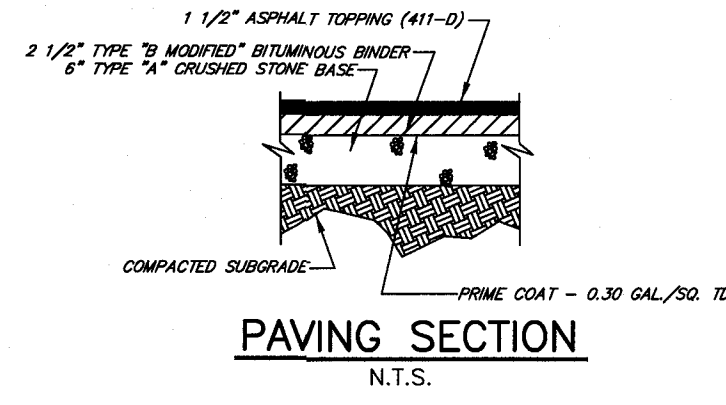
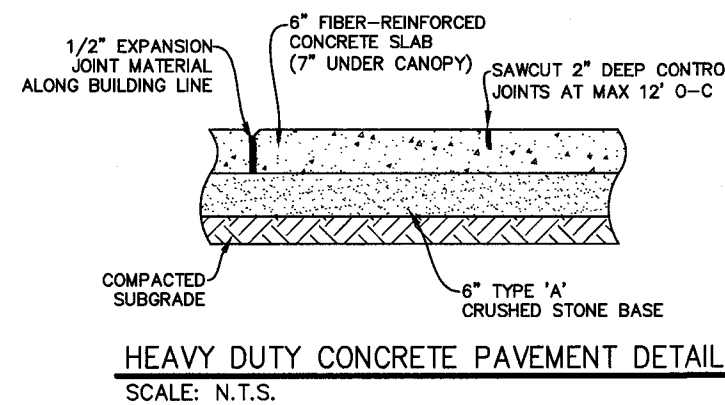
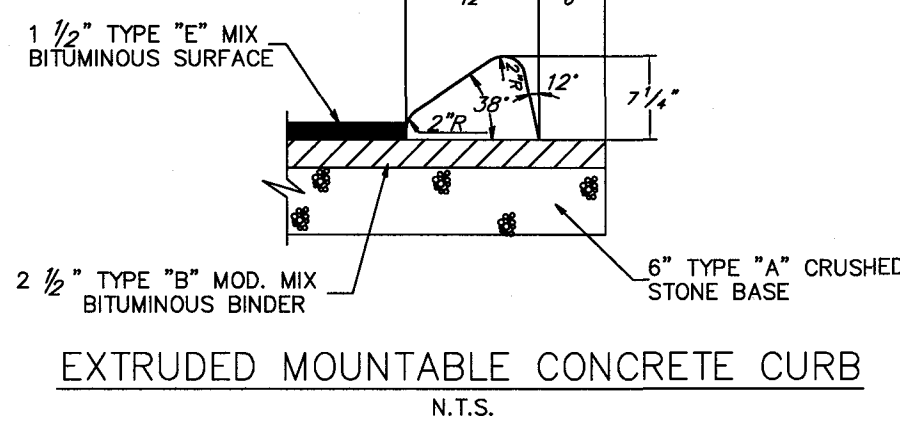


Erosion Prevention & Sediment Control – Final Measures

SKYWORKS

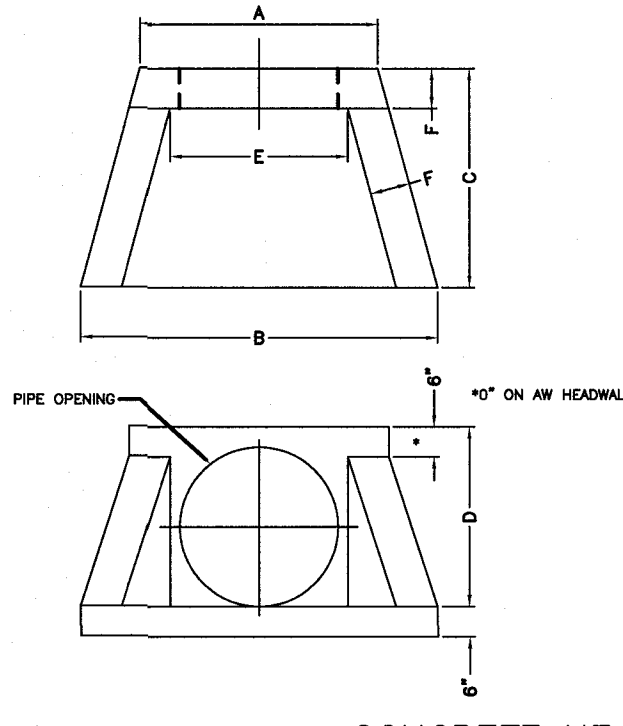
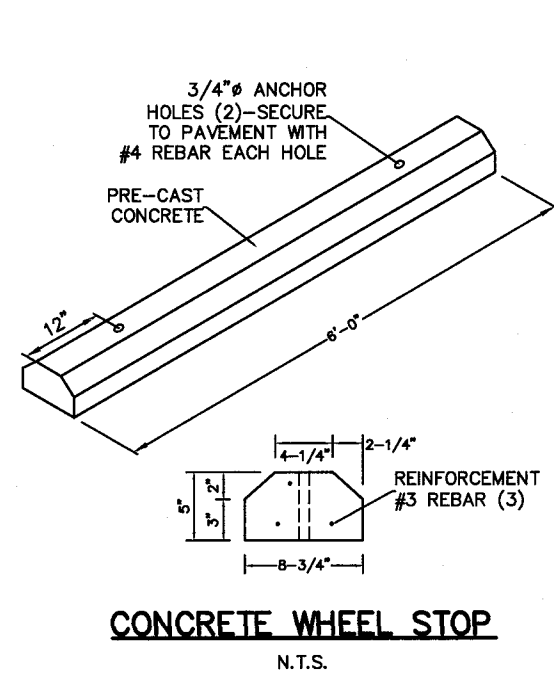
151 Bain Drive, La Vergne, TN 37086
3rd Civil District of Rutherford County, Tennessee

Date: May, 2023	Scale: 1"=30'	Sheet C4.2
-----------------	---------------	------------



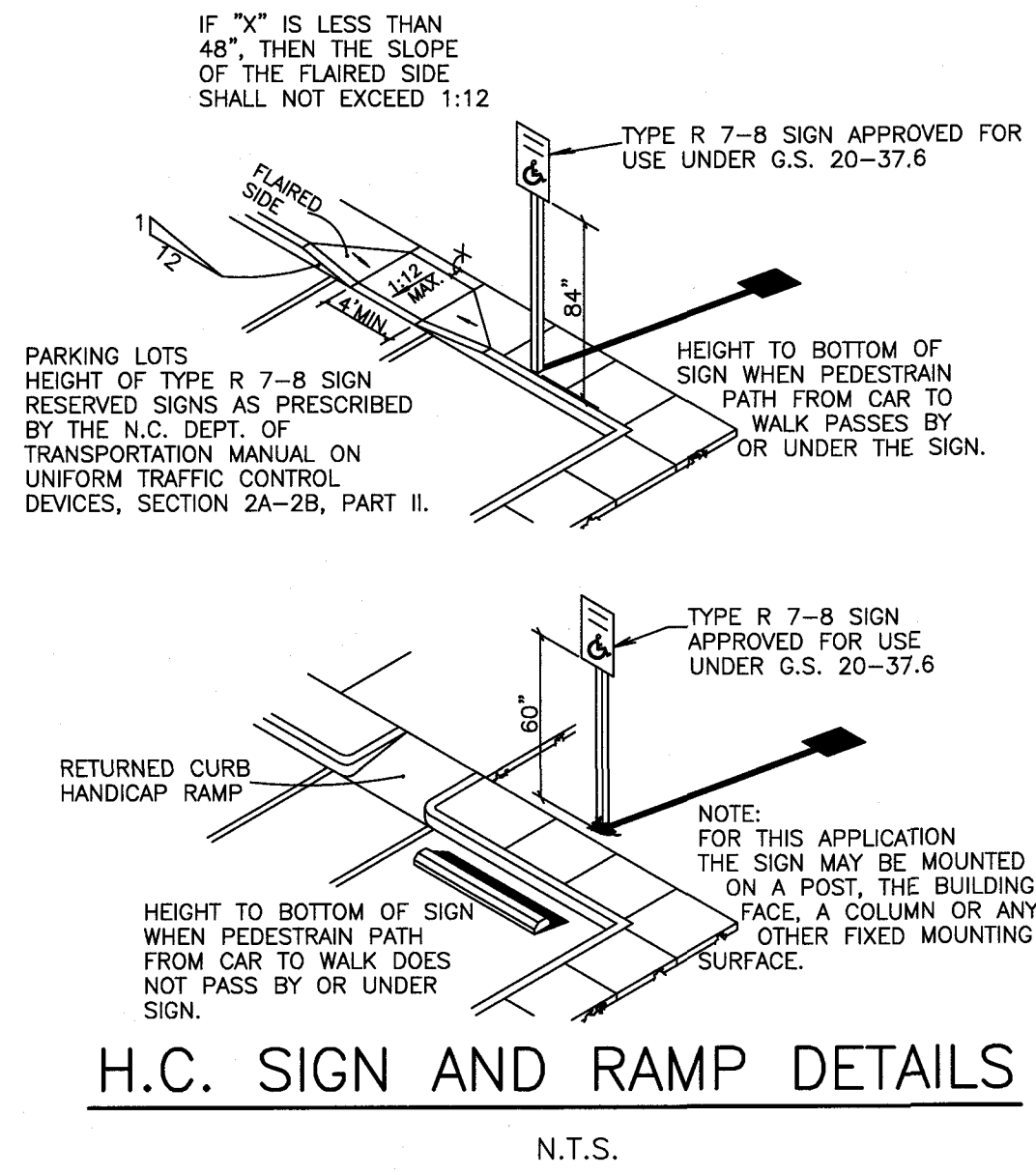
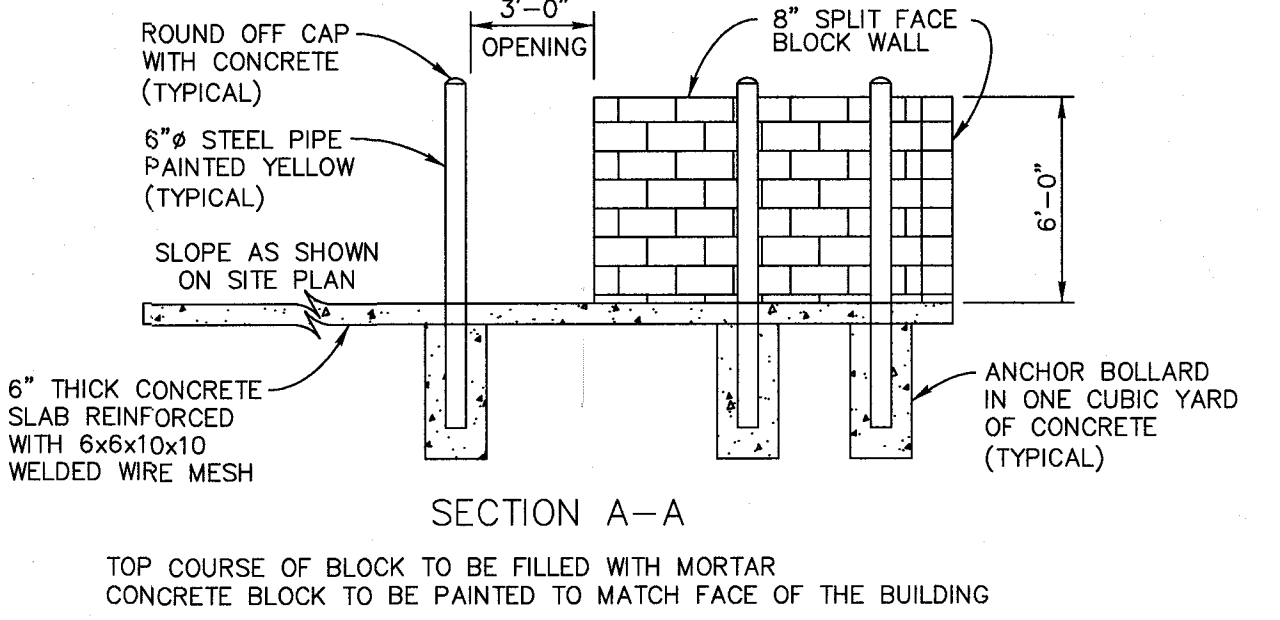
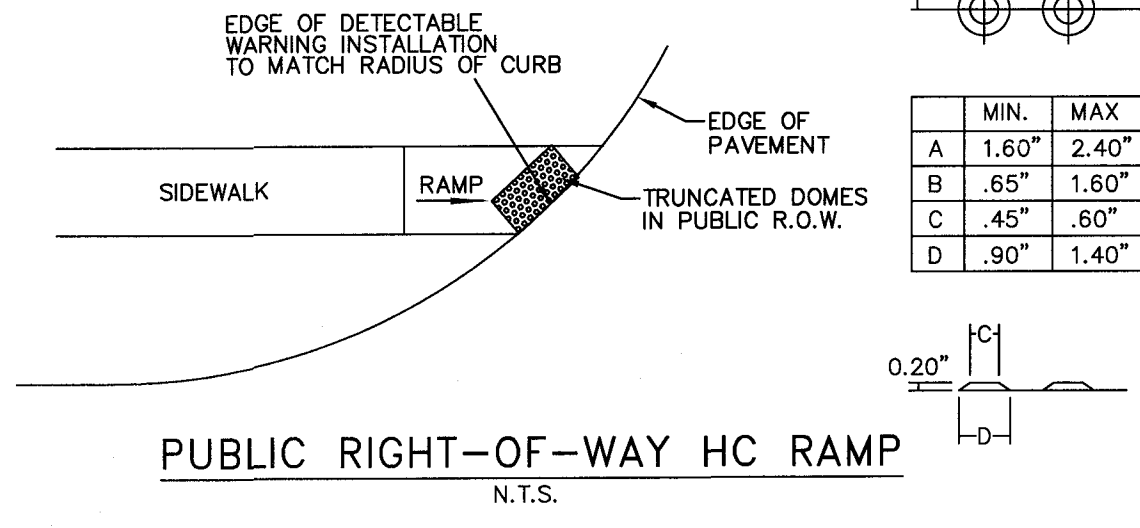
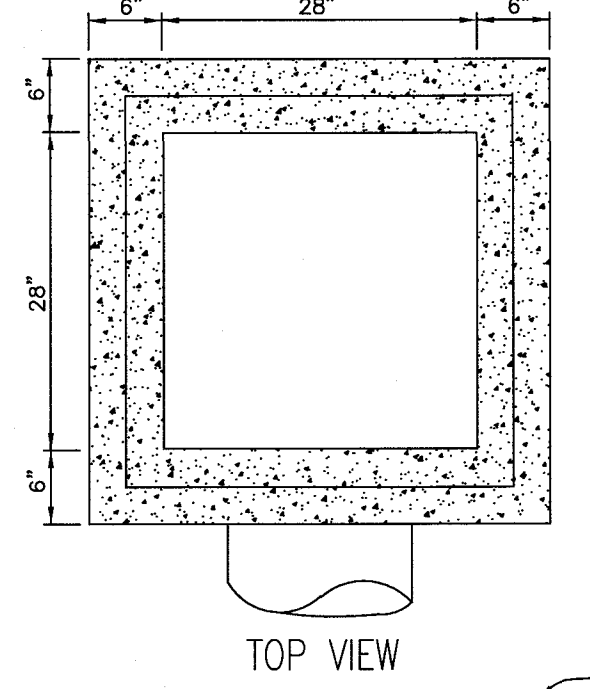
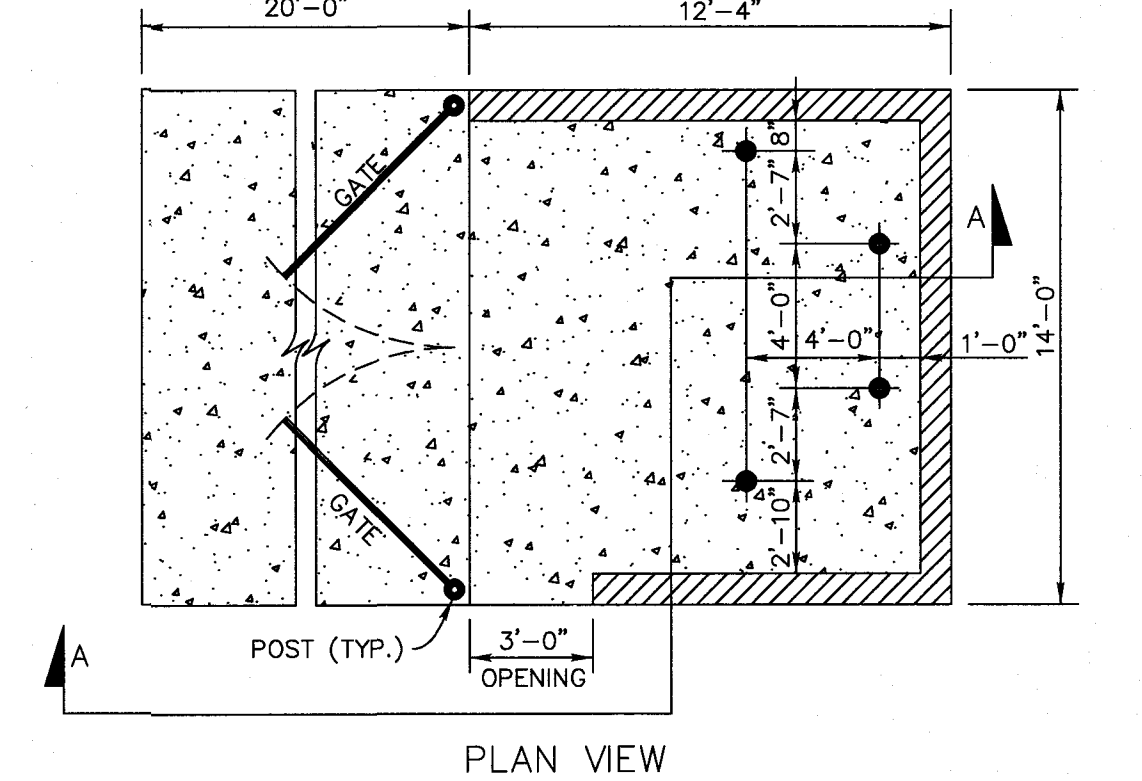
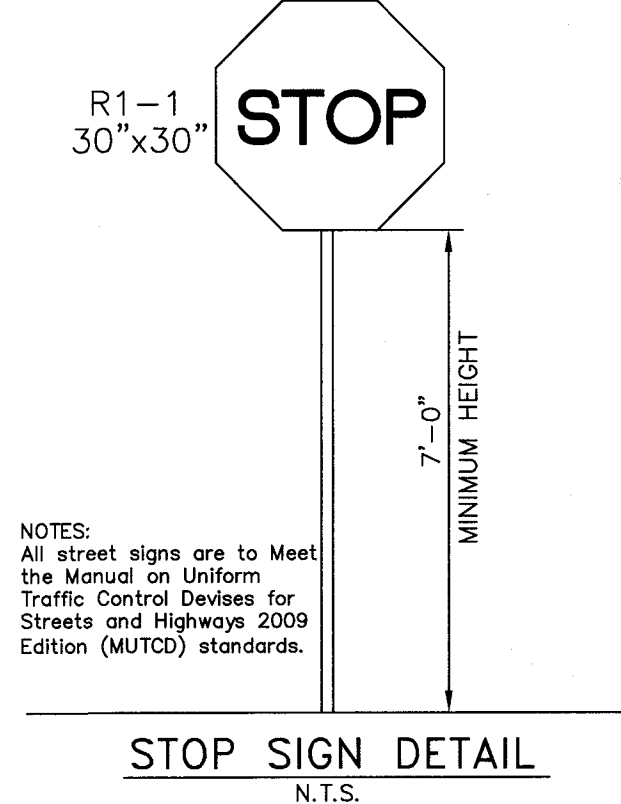
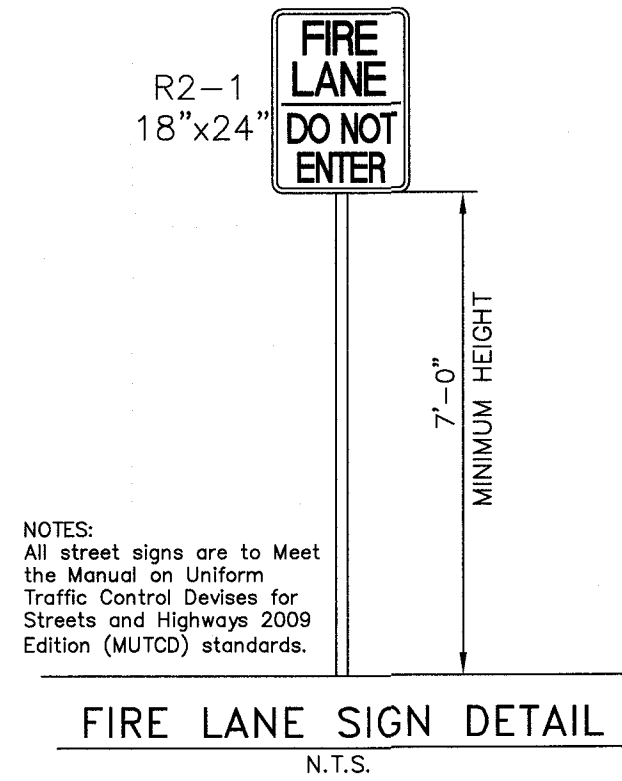
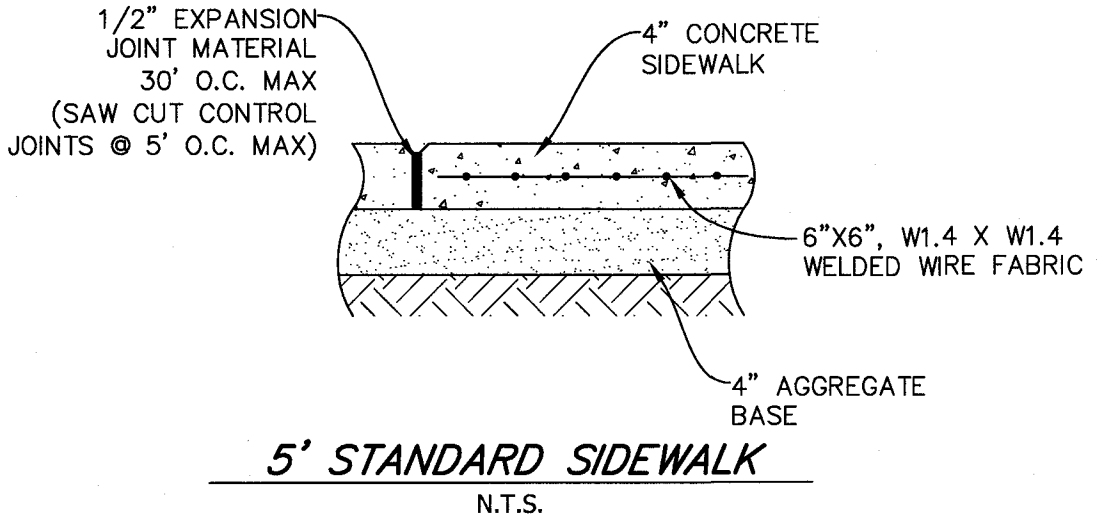
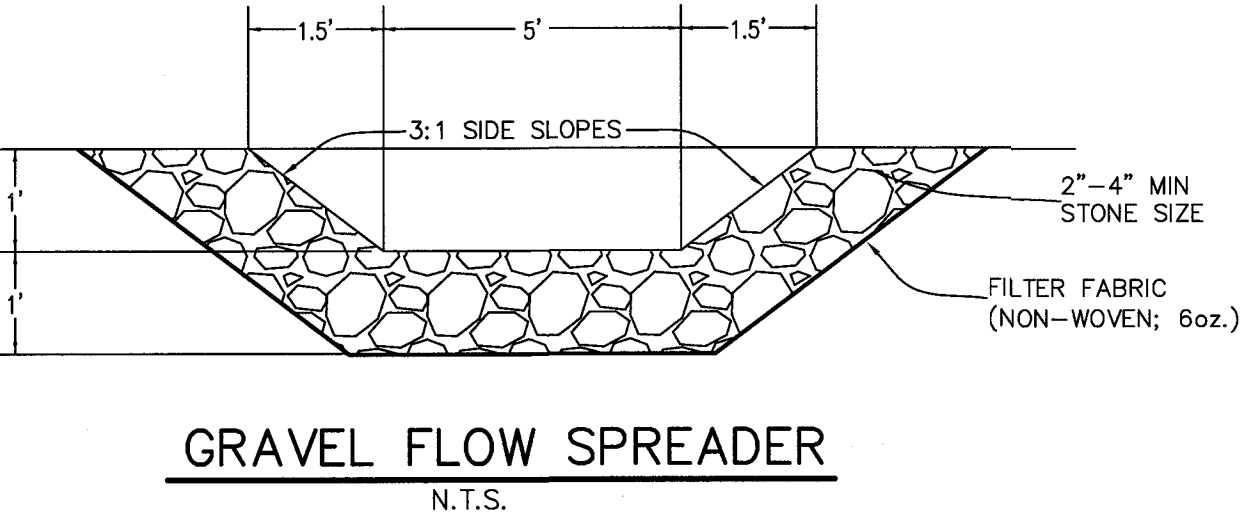
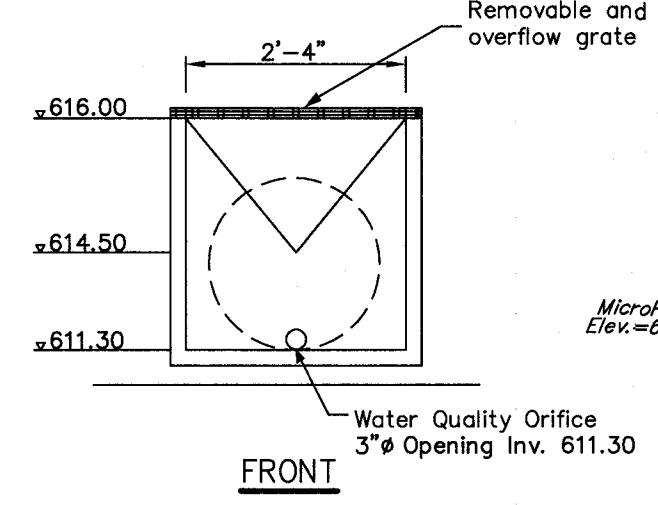
PAVEMENT LEGEND
1. TWO LAYERS CRUSHED STONE (PUG MILL MIX) TO A COMPACTED THICKNESS OF 6".
2. BITUMINOUS COAT USING RS-2 EMULSIFIED ASPHALT APPLIED OVER BASE COURSE AT A RATE OF 0.30 TO 0.40.
3. NUMBER 6 CRUSHED STONE CHIPS APPLIED AT A RATE OF 30 TO 40 LBS / SQ. YD.
4. BITUMINOUS COAT USING RS-2 EMULSIFIED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

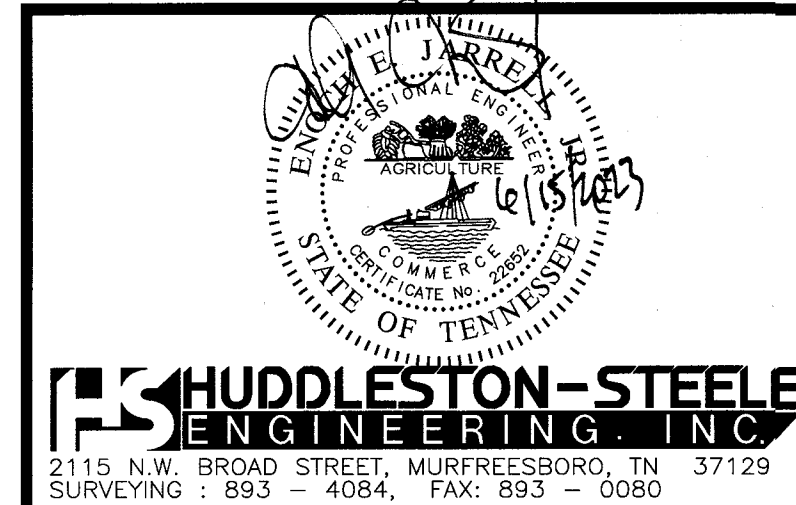


SIZE	AW	BW	CW	DW
A	32"	48"	80"	99"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	28"	36"	60"	66"
E	24"	36"	64"	83"
F	6"	6"	6"	6"
MAX. OPENING	22"	32"	55"	75"
WT/*	1,380	3,100	8,100	11,400

GENERAL NOTES:
1. MINIMUM REINFORCING: WIRE REINFORCEMENT 4x4 W7xW7.
2. f'c = 4,500 PSI.
3. fy = 60KSI.

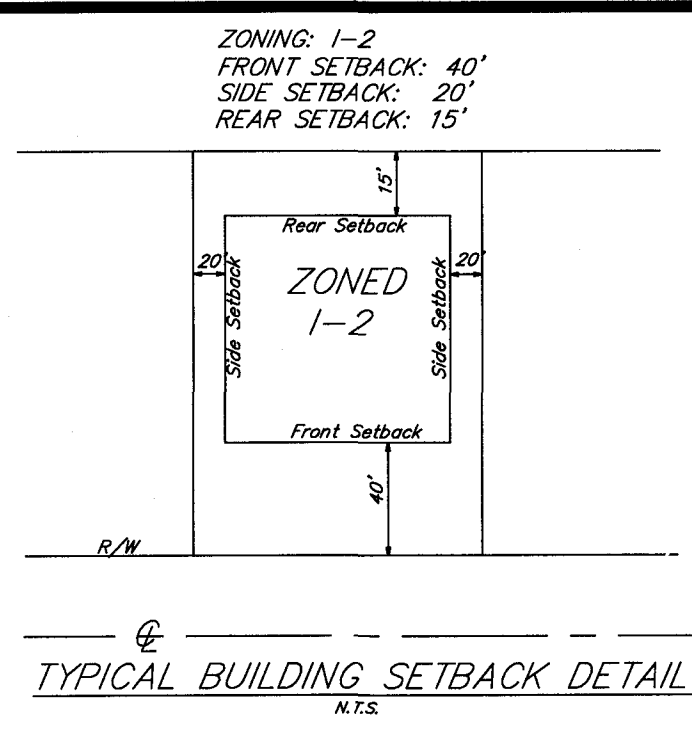
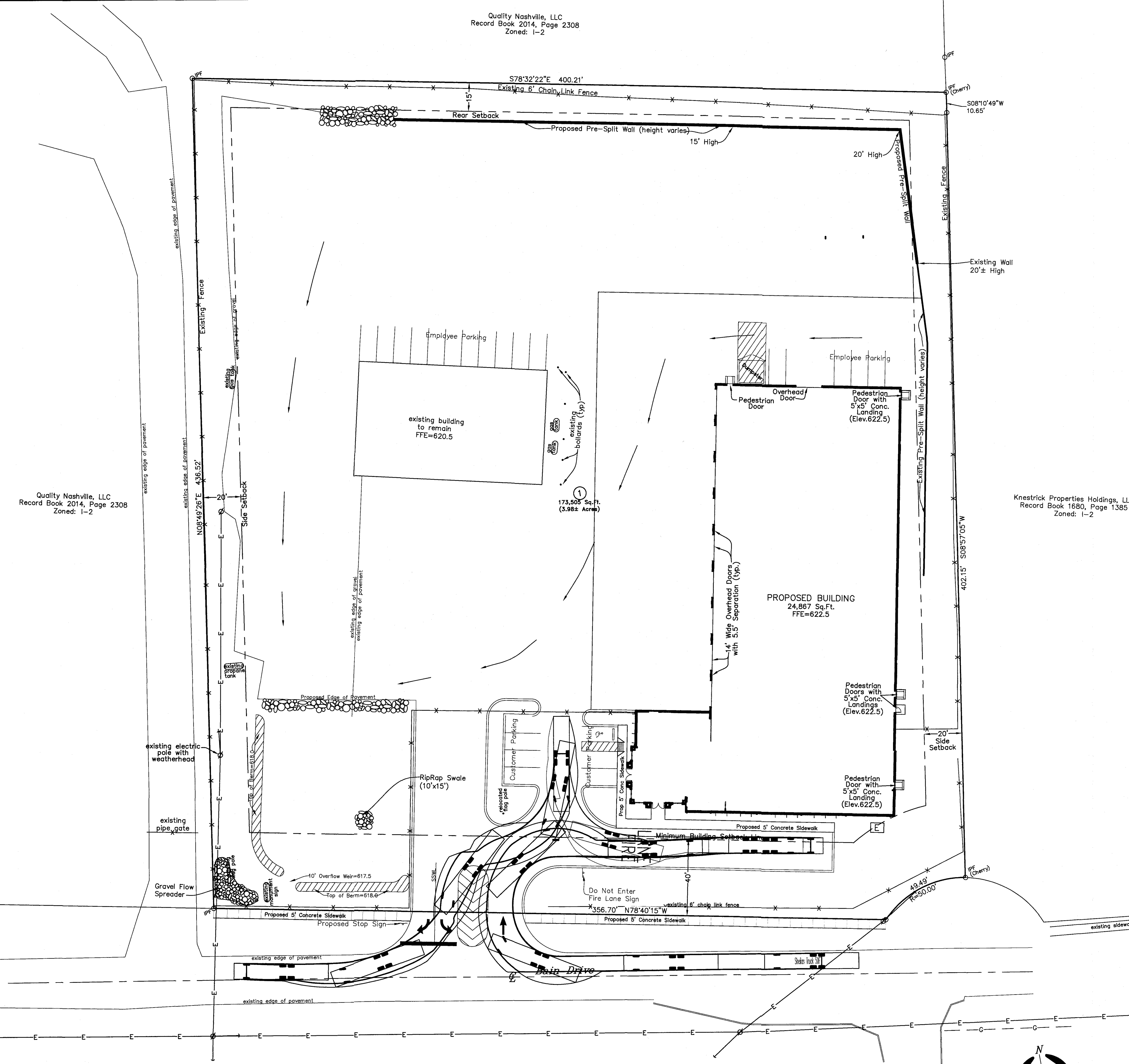


NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
1	06-06-23	Revised per Preliminary Engineering Review
2	06-15-23	Revised per Staff Comments

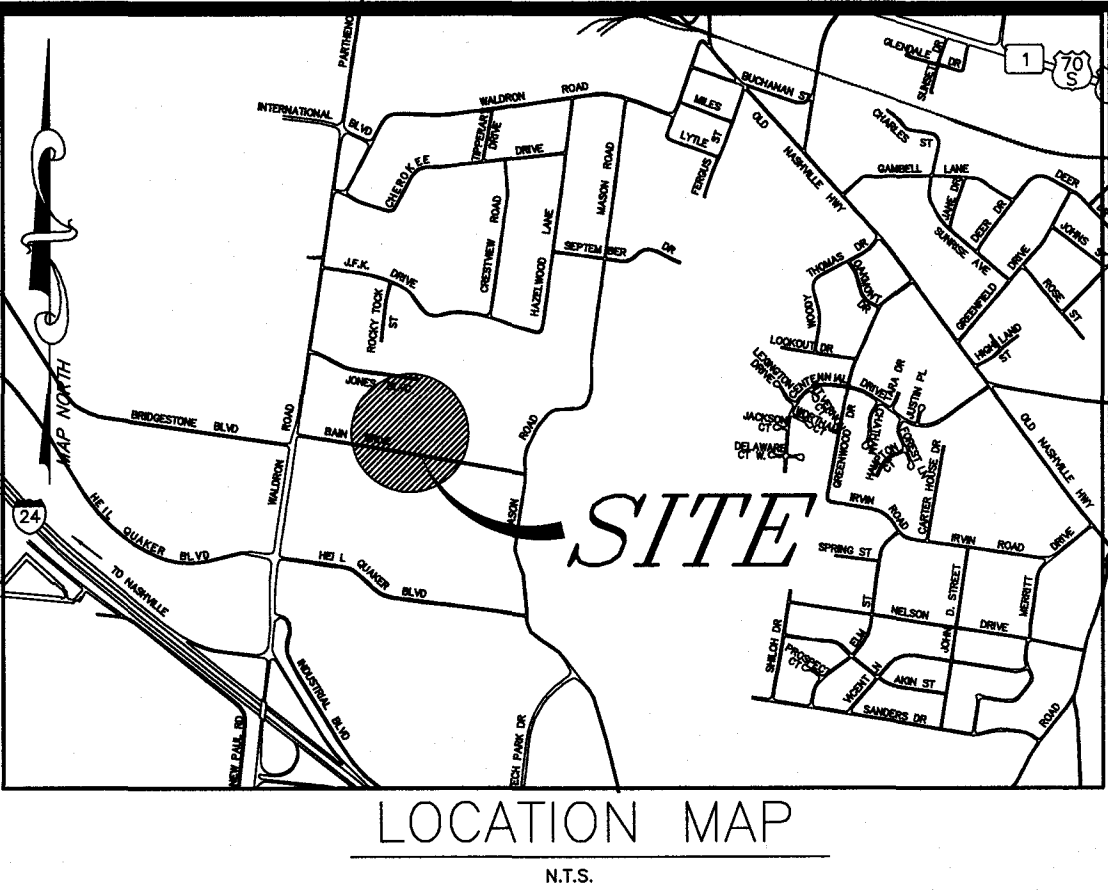


Details
SKYWORKS
151 Bain Drive, LaVergne, TN 37086
3rd Civil District of Rutherford County, Tennessee
Date: May, 2023 N.T.S. Sheet C5.0

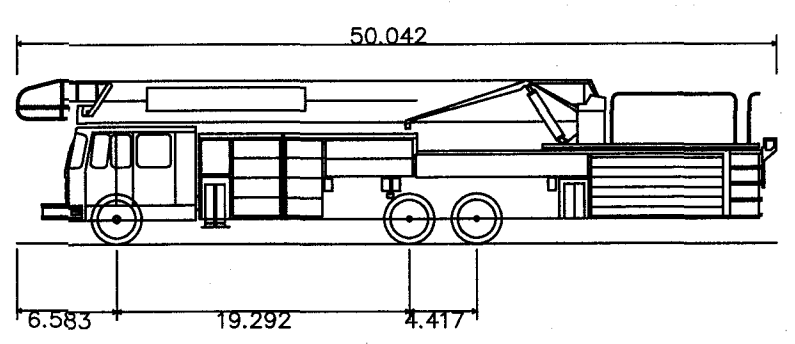
OWNER: J. Reinhart Holdings, LLC
ADDRESS: 151 Bain Drive
LaVergne, TN 37086
Tax Map 17, Parcel 7.05
Record Book 2304, Page 3049-3054



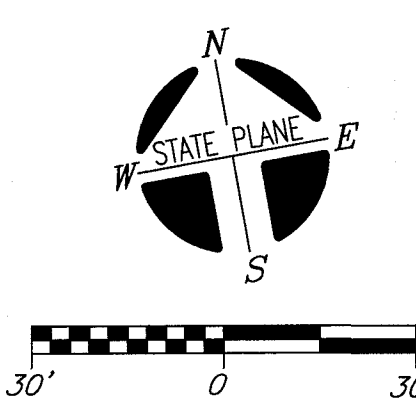
- LEGEND**
- Power Pole
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Reducer
 - Proposed Gate Valve & Box
 - Concrete Thrust Block
 - Existing Water Line
 - Proposed Water Line
 - Existing Sanitary Sewer Line
 - Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - Sewer Line Check Dam
 - Proposed Contours
 - Existing Spot Elevations
 - Proposed Spot Elevations
 - MFE = Minimum Building Foot 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



- 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 herein 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.



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

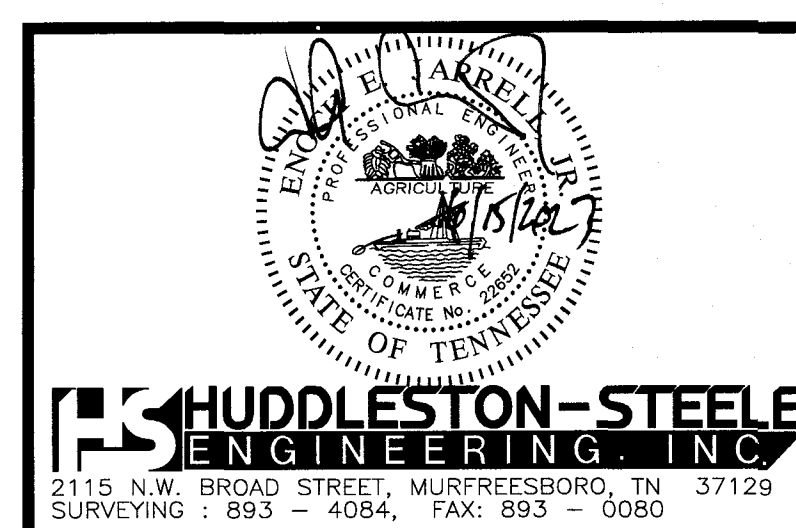


- LEGEND FOR MONUMENTS**
- IRON PIN SET
 - 1/2" rebar with HSENGR cap
 - IRON PIN FND
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - WALK
 - CONC. MARKER FND
 - CONTROLLED ACCESS FENCE

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. 47149C001SH, ZONE: X, DATED 01-05-2007.



Fire Truck Turn-Around
SKYWORKS
151 Bain Drive, LaVergne, TN 37806
3rd Civil District of Rutherford County, Tennessee

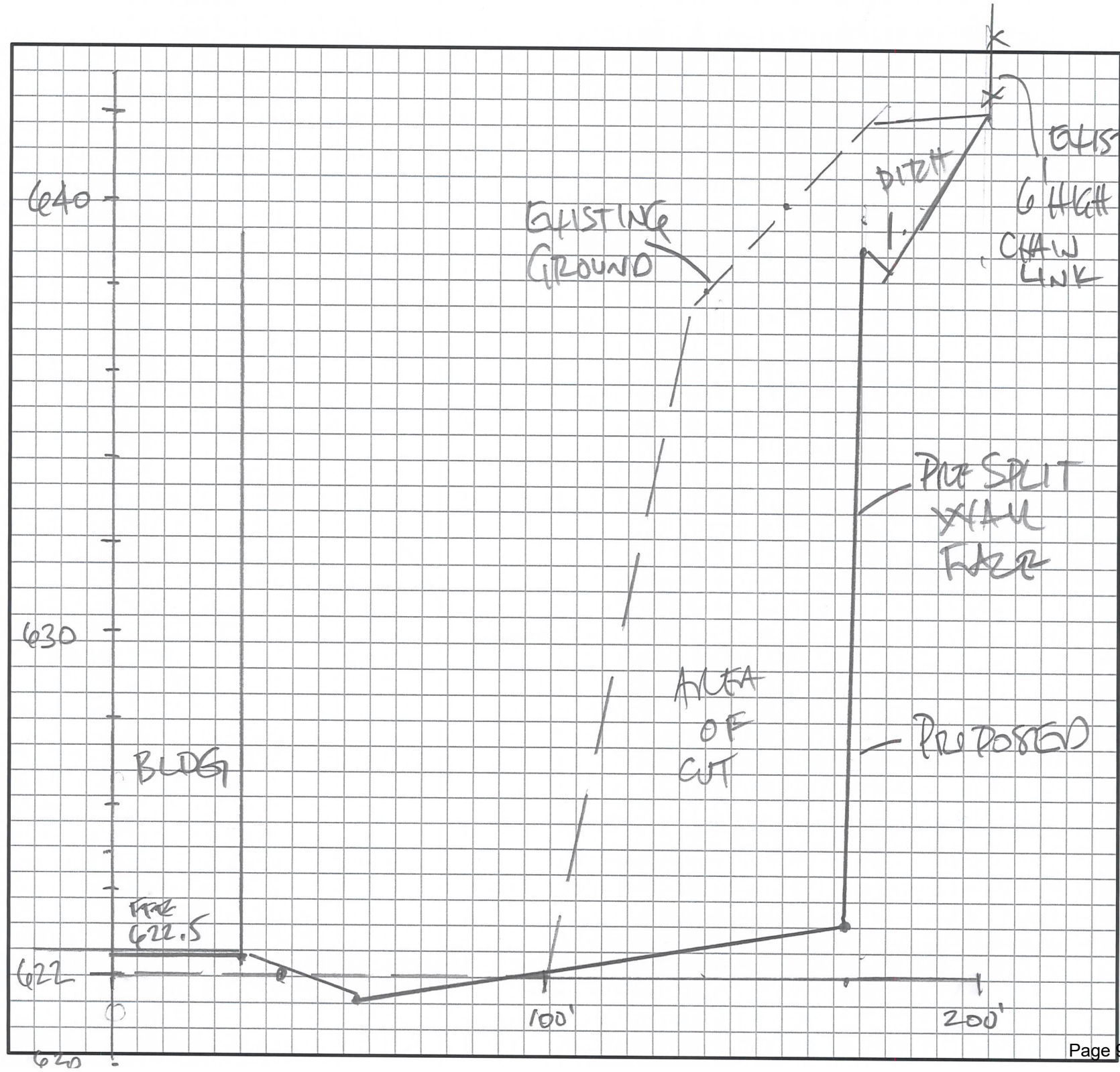
NO.	DATE	DESCRIPTION
0	05-31-23	Original Issue
2	06-15-23	Revised per Staff Comments

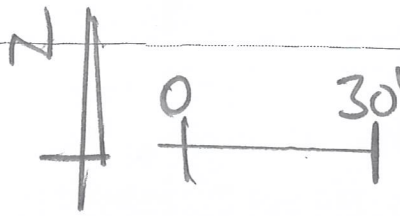
Date: May, 2023 Scale: 1"=30' Sheet C5.1

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

SHEET 1 OF 2
 DATE: 6-6-2023

DESIGNED BY: EE

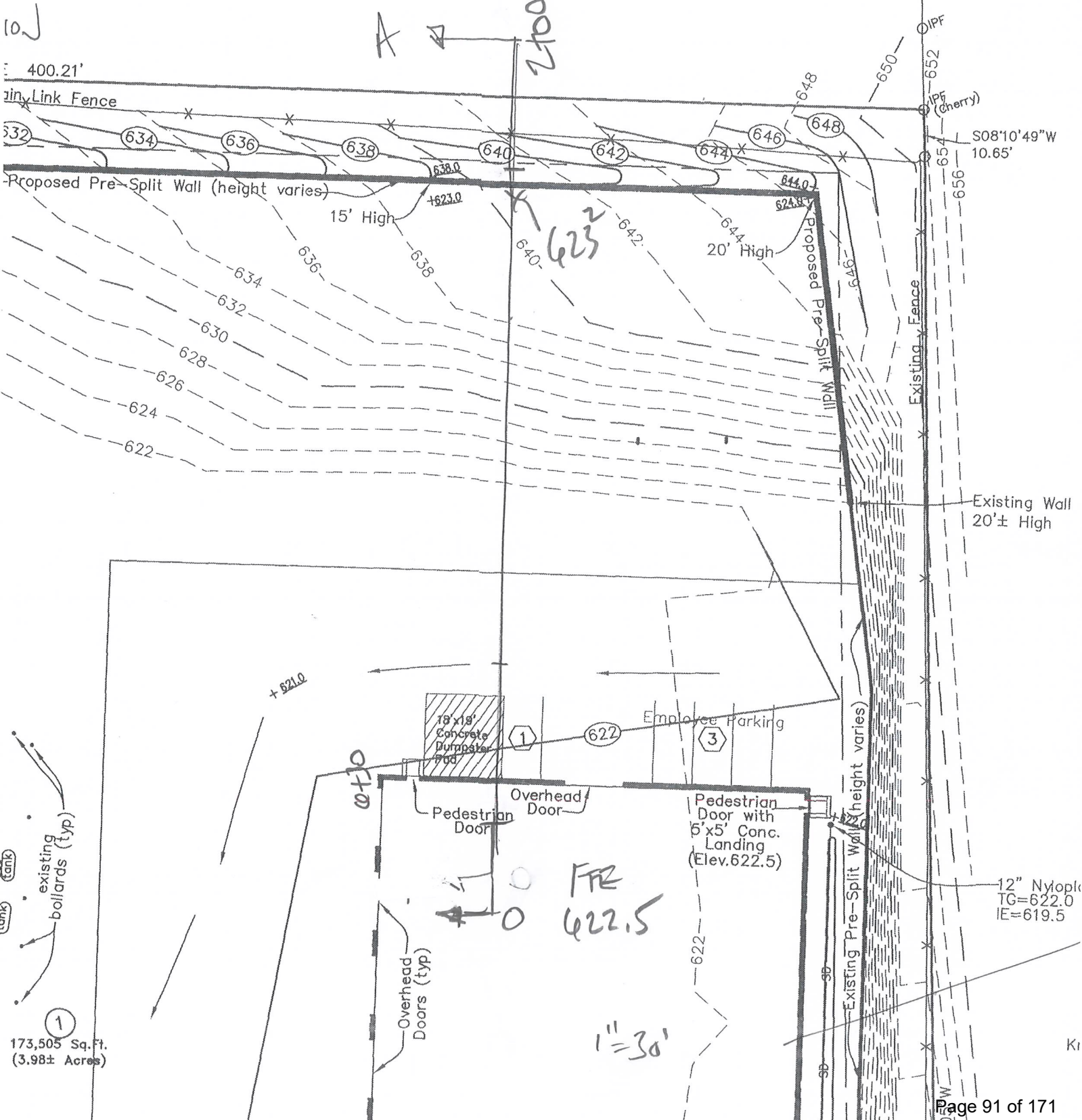




SKYX/OLKS

6/6/2023 2/2

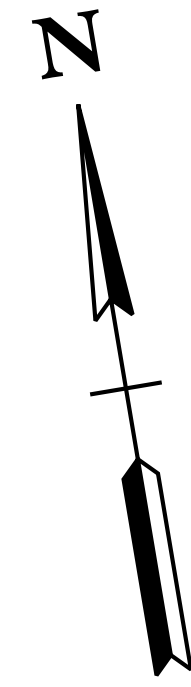
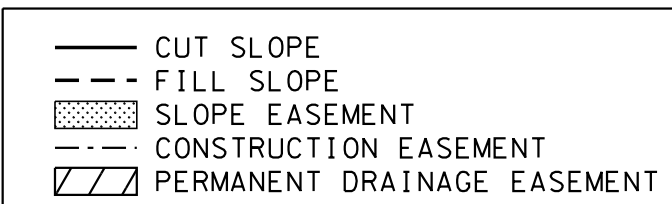
LLC
Page 2308



LATEST TDOT DRAWINGS FOR BAIN DRIVE IMPROVEMENTS

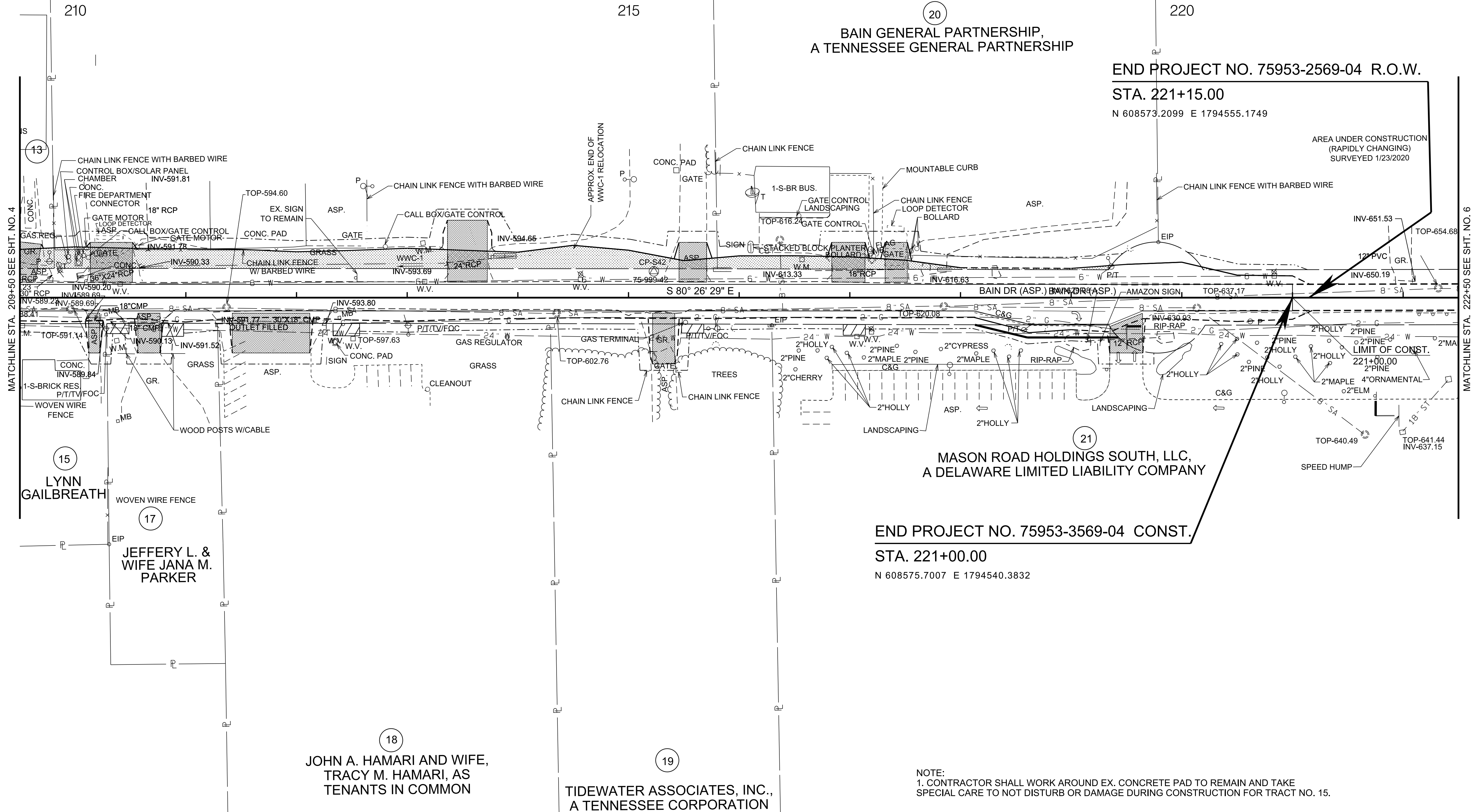
5/15/2023 6:27:04 PM
Y:\Projects\0010000\0014000\14285 TDOT Roadway 2017-2020\WO #18-SIA LaVergne\01Dgn\005.sht

QUALITY NASHVILLE, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY



TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2021	75953-2569-04	5
CONST.	2023	75953-3569-04	5

REV. 03-03-22: REVISED OWNER NAME FOR TRACT NOS. 15, 16, 18, 19, 20, 21, AND 22. REVISED CONST. ESMTS. FOR TRACT NOS. 13 AND 15-22.
REV. 08-29-22: REVISED OWNER NAME FOR TRACT NO. 18. REVISED CONST. ESMT. FOR TRACT NOS. 15 AND 19. ADDED NOTE FOR TRACT NO. 15.



CONSTRUCTION
FIELD
REVIEW

SEALED BY

COORDINATES ARE NAD 83(1995), ARE DATUM ADJUSTED BY THE FACTOR OF 1.00007 AND TIED TO THE TGRN. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988 WITH GEOID 03.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

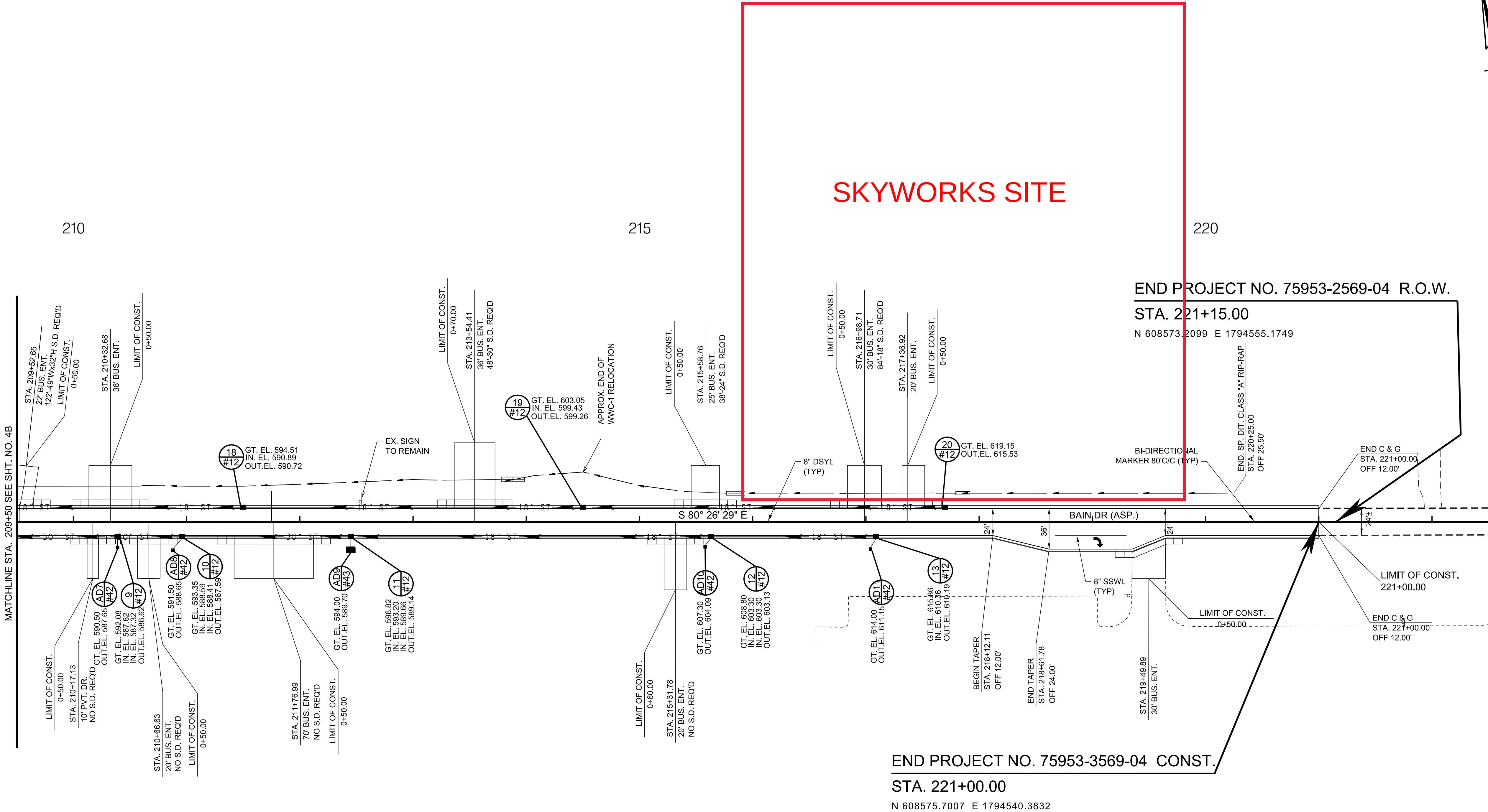
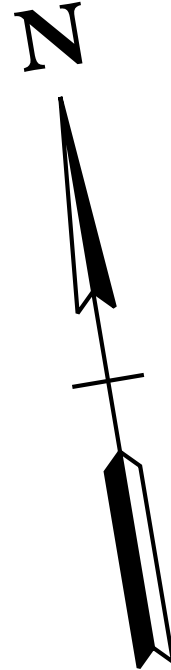
PRESENT
LAYOUT

STA. 209+50 TO STA. 222+50
SCALE: 1"= 50' Page 93 of 17

NOTE:
1. CONTRACTOR SHALL WORK AROUND EX. CONCRETE PAD TO REMAIN AND TAKE SPECIAL CARE TO NOT DISTURB OR DAMAGE DURING CONSTRUCTION FOR TRACT NO. 15.

CONTROL POINTS						
POINT	NORTH	EAST	ELEV.	GPS POINT	STATION	OFFSET
S42	608694.8743	1793975.2631	606.51	75-999-42	215+22.94	23.68' (LT)

TYPE	YEAR	PROJECT NO.	SHEET NO.
R.O.W.	2021	75953-2569-04	5B
CONST.	2023	75953-3569-04	5B



CONSTRUCTION
FIELD
REVIEW

SEALED BY

COORDINATES ARE NAD 83(1995), ARE
DATUM ADJUSTED BY THE FACTOR
OF 1.00007 AND TIED TO THE TGRN.
ALL ELEVATIONS ARE REFERENCED
TO THE NAVD 1988 WITH GEOID 03.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

PROPOSED
LAYOUT

STA. 209+50 TO STA. 222+50
SCALE: 1"= 50' Page 95 of 17



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@lavernetn.gov

(Technical items go here)

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

Engineering

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

Comments addressed.

Utilities

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

See City Engineer's comments.

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 from PD

***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.

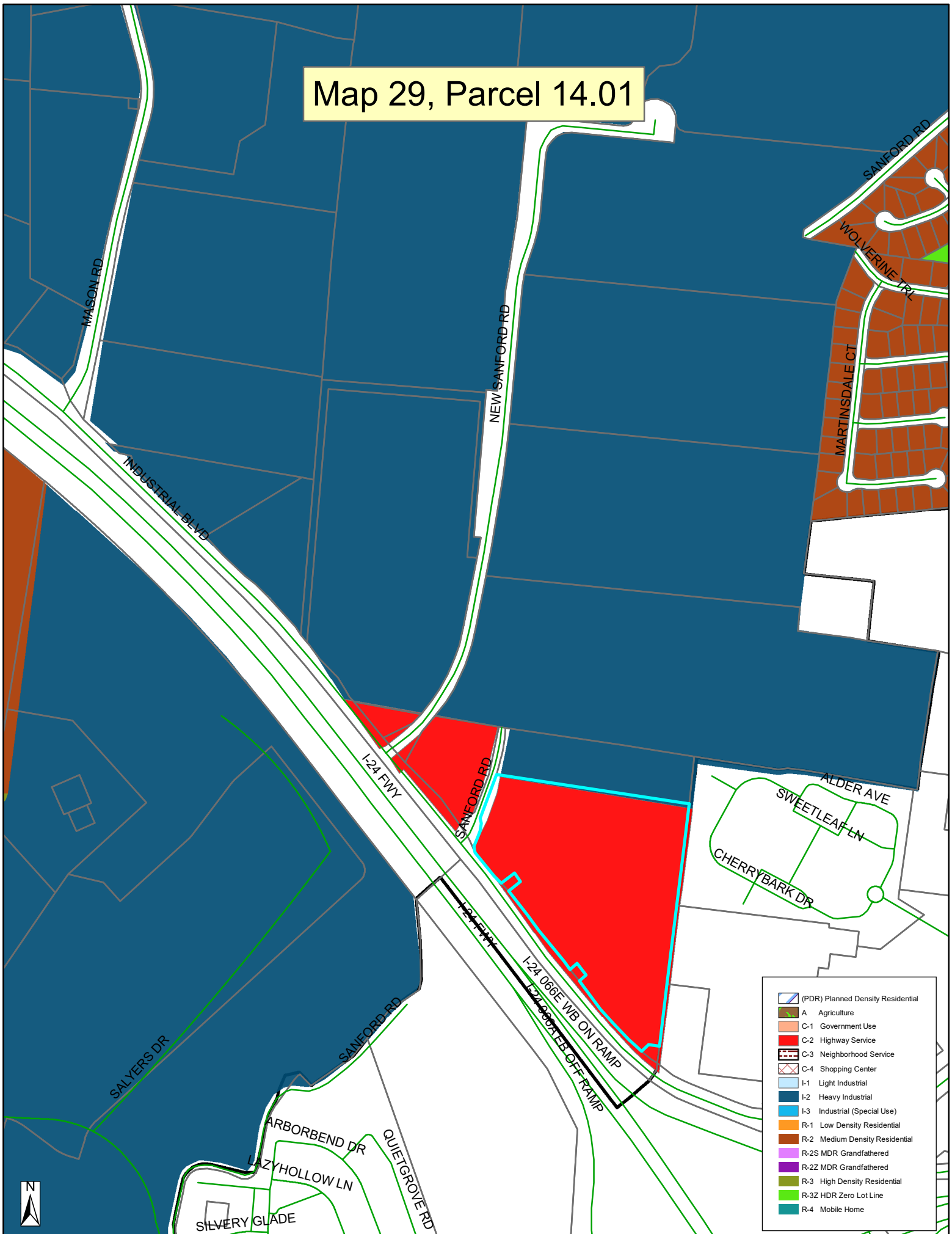
Map 29, Parcel 14.01



Map 29, Parcel 14.01



Map 29, Parcel 14.01

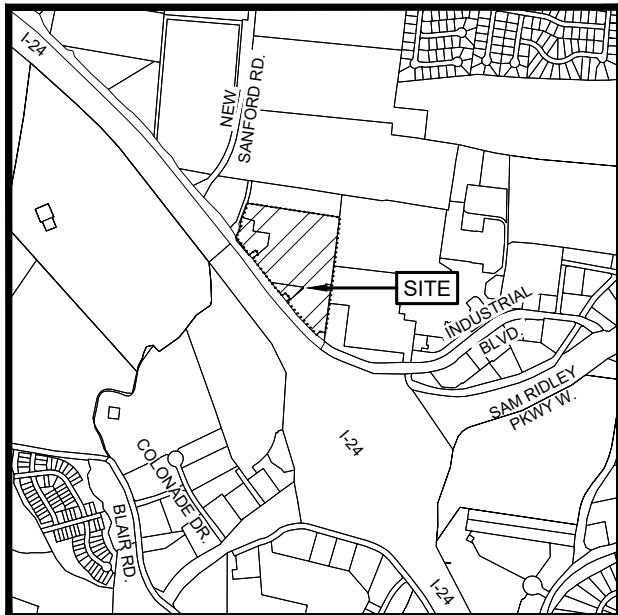












VICINITY MAP
N.T.S.

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

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

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL
SUBDIVISION PLAT ENTITLED "FINAL PLAT RESUBDIVISION OF LOT 1, 2, & 3 OF FINAL PLAT
OF BJS WHOLESALE CLUB" HAVE/HAS 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.

UTILITY DISTRICT

DATE

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 AND BOOK 804 PAGE
3774 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.

BJS WHOLESALE CLUB INC

DATE

SSI-LAVERGNE LLC

DATE

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
SAM BILLINGSLEY, TENNESSEE RLS. NO. 2652

6/19/2023
DATE

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
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
4,015 SQ. FT.
OR 0.092 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN,
AT 551 INDUSTRIAL BLVD
PARCEL ID: 029-014.03-000

LANDS NOW OR
FORMERLY OF
BJS
WHOLESALE
CLUB
PER D.B.2311 -
PG.3011 R.O.R.C.T.
AT 543, 547, & 565
INDUSTRIAL BLVD

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

LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD
PARCEL ID: MAP 029, PARCEL 014.01

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

LOT ⑦
NEW LOT
3,199 SQ. FT.
OR 0.073 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

LOT ⑥
NEW LOT
27,522 SQ. FT.
OR 0.632 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

LOT ③
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
3,462 SQ. FT.
OR 0.079 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN,
AT 555 INDUSTRIAL BLVD
PARCEL ID: 029-014.04-000

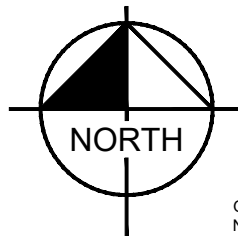
LINE TABLE		
NO.	BEARING	LENGTH
L100	N51°43'43"E	1.00'
L101	S38°16'17"E	35.00'
L102	S51°43'43"W	1.00'
L103	N38°16'17"W	35.00'

LOT ④
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
(NOT IN RESUBDIVISION)

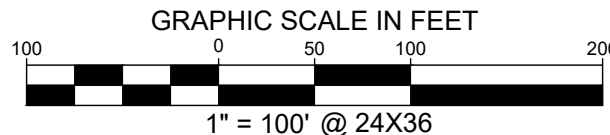
SAM BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2652
10 LEA AVE, SUITE 400
NASHVILLE, TENNESSEE 37210
PH. (615) 564-2701
Sam.Billingsley@kimley-horn.com

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C3	25°46'52"	74.52'	33.53'	N67°09'17"E
C4	71°21'53"	55.50'	69.13'	N44°21'53"E
C5	90°00'00"	10.00'	15.71'	N36°19'04"W
C6	90°00'00"	10.00'	15.71'	N53°40'56"E
C7	49°54'51"	20.00'	17.42'	S16°16'30"E
C8	52°13'27"	20.00'	18.23'	S55°12'21"E
C9	80°35'54"	50.50'	71.04'	S58°22'59"W
C10	30°37'11"	95.00'	50.77'	S33°23'38"W
C11	38°55'51"	50.00'	33.97'	S29°14'18"W
C12	18°37'00"	20.00'	6.50'	N58°00'44"E
C13	22°25'08"	20.00'	7.83'	N56°06'40"E
C14	36°13'10"	65.00'	41.09'	N26°47'30"E
C15	90°00'00"	15.00'	23.56'	N36°19'04"W
C16	89°59'52"	10.00'	15.71'	S53°40'55"W
C17	89°59'59"	10.00'	15.71'	N36°19'00"W
C18	50°19'49"	50.00'	43.92'	N56°09'10"W
C19	49°54'51"	50.00'	43.56'	N16°16'30"W
C20	95°10'30"	10.00'	16.61'	N38°54'19"W
C21	40°47'19"	40.00'	28.48'	S73°06'47"W

LINE TABLE		
NO.	BEARING	LENGTH
L104	N52°55'25"E	121.09'
L105	N08°40'56"E	2.52'
L106	N81°19'04"W	9.04'
L107	N08°40'56"E	30.00'
L108	S81°19'04"E	9.04'
L109	N08°40'56"E	3.37'
L110	S81°19'04"E	30.00'
L111	S08°40'56"W	256.26'
L112	S41°13'55"E	31.98'
L113	S34°14'41"E	111.29'
L114	S81°19'04"E	483.08'
L115	S09°06'27"W	30.00'
L116	N81°19'04"W	131.51'
L117	S48°42'13"W	158.61'
L118	N36°31'34"W	56.30'
L119	N48°42'13"E	147.94'
L120	N67°19'14"E	32.29'
L121	N08°40'56"E	7.84'
L122	N81°19'04"W	131.00'
L123	N81°19'07"W	24.00'
L124	N81°19'04"W	82.80'
L125	N34°14'41"W	108.41'
L126	N41°13'55"W	30.15'
L127	N08°40'56"E	106.00'
L128	S52°43'07"W	122.22'
L129	N38°19'47"W	40.44'



GRID NORTH
NAD83



FINAL PLAT
RESUBDIVISION OF LOT 1, 2, & 3 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	6/19/2023	118407000	SV1-10

1	6/19/23	REVISED PER PC COMMENTS
No.	DATE	REVISION DESCRIPTION

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, 2, & 3 OF THE FINAL PLAT OF BJS WHOLESALE CLUB TO CREATE THREE (3) NEW LOTS FOR A TOTAL OF SIX (6) LOTS.

1a. TOTAL AREA OF SUBDIVIDED LANDS 888,639 S.F. OR 20.400 ACRES± (886,479 S.F. OR 20.350 ACRES± AFTER R.O.W. DEDICATION)

2. THE PLAT SHOWN HEREON BASED ON SURVEY & VESTING PLAT BY S&ME 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:

2a. 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.

2b. ALL CORNERS TO BE MARKED BY IRON RODS WITH CAPS.

2c. 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"/V=0.2". THE COMBINED GRID FACTOR OF 0.99992473 WAS CALCULATED AT SURVEY CONTROL POINT No. 300, AS SHOWN HEREON.

2d. SURVEY FIELD DATA COLLECTED ON JUNE 15, 2021.

2e. TDOT MONUMENTS WERE DISREGARDED DUE TO POOR PLACEMENT.

2f. 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.

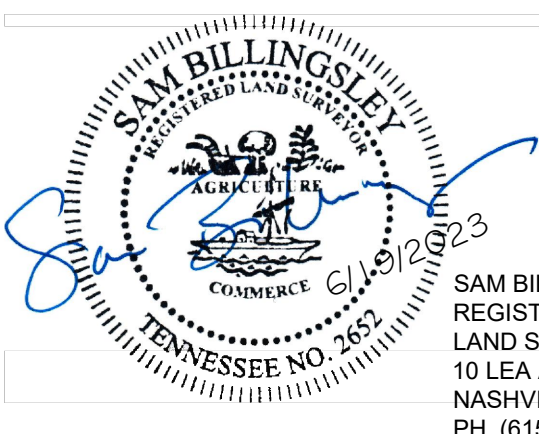
2g. CLOSURE ERROR >1:10,000

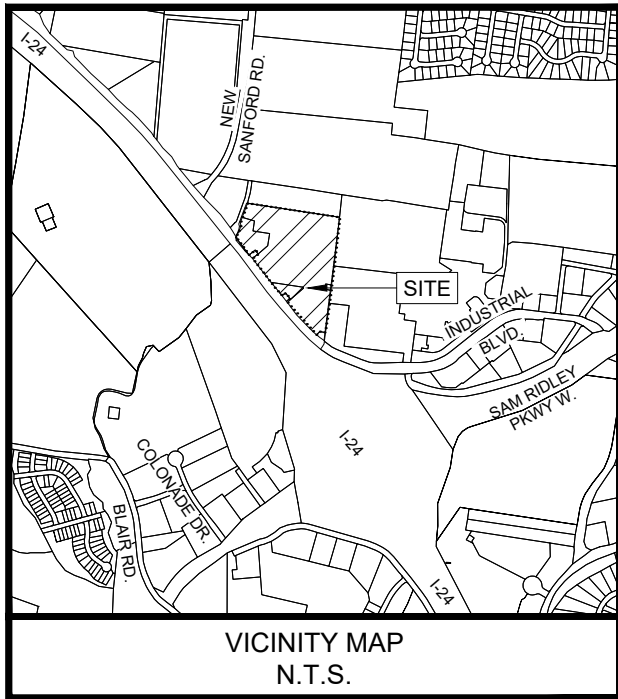
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47149C0105H, DATED JANUARY 5, 2007.

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 ACQUESCENCE 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.





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

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

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT RESUBDIVISION OF LOT 1, 2, & 3 OF FINAL PLAT OF BJS WHOLESALE CLUB" HAVE/HAS 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.

UTILITY DISTRICT

DATE

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 AND BOOK 804 PAGE 3774 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.

BJS WHOLESALE CLUB INC

DATE

SSI-LAVERGNE LLC

DATE

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
SAM BILLINGSLEY, TENNESSEE RLS. NO. 2652

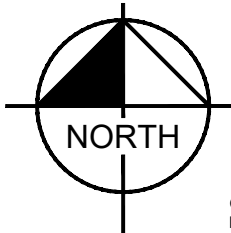
6/19/2023
DATE

CURVE TABLE

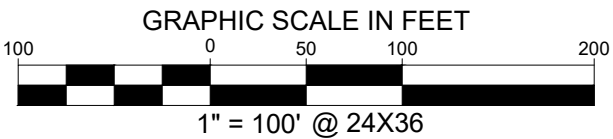
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C22	0°59'24"	876.13'	15.14'	N49°09'08"W	15.14'

LINE TABLE

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L200	N36°45'05"W	229.59'	L220	N37°17'41"W	104.44'
L201	N22°42'32"E	37.58'	L221	S52°02'54"W	55.42'
L202	S24°33'13"E	83.81'	L222	S38°19'23"E	285.98'
L203	S41°07'37"E	151.22'	L223	S28°54'40"E	47.60'
L204	N52°29'19"E	71.81'	L224	S36°48'01"E	128.57'
L205	S37°17'37"E	122.07'	L225	S41°42'34"E	51.60'
L206	S21°34'06"E	130.68'	L226	S23°19'57"E	35.80'
L207	S36°13'01"E	166.89'	L227	S49°03'28"W	3.65'
L208	S81°17'04"E	550.24'	L228	N39°02'23"W	176.46'
L209	N07°14'14"E	55.23'	L229	N37°36'43"W	39.67'
L210	S80°51'35"E	14.84'	L230	N28°54'40"W	47.51'
L211	S07°11'03"W	482.22'	L231	N38°25'53"W	284.85'
L212	S81°50'04"W	56.17'	L232	S52°02'54"W	12.20'
L213	S48°34'28"W	49.90'			
L214	N48°34'28"E	56.41'			
L215	N81°50'04"E	49.21'			
L216	N07°11'59"E	401.02'			
L217	N81°16'50"W	556.47'			
L218	N36°18'10"W	175.31'			
L219	N21°37'43"W	131.03'			



GRID NORTH
NAD83



FINAL PLAT RESUBDIVISION OF LOT 1, 2, & 3 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

6/19/2023

118407000

SV1-20

1	6/19/23	REVISED PER PC COMMENTS
No.	DATE	REVISION DESCRIPTION

LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD
PARCEL ID: MAP 029, PARCEL 014.01

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

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

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
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
4,015 SQ. FT.
OR 0.092 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN.
AT 551 INDUSTRIAL BLVD
PARCEL ID: 029-014.03-000

15' WIDE PUBLIC GAS
UTILITY EASEMENT

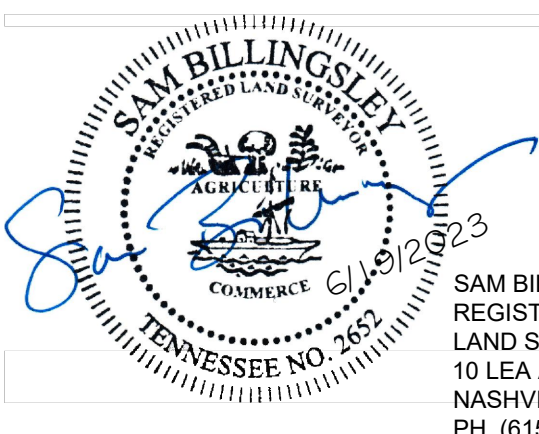
LOT 7
NEW LOT
3,199 SQ. FT.
OR 0.073 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

LOT 6
NEW LOT
27,522 SQ. FT.
OR 0.632 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

LOT 3
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
3,462 SQ. FT.
OR 0.079 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN.
AT 555 INDUSTRIAL BLVD
PARCEL ID: 029-014.04-000

LOT 4
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
(NOT IN RESUBDIVISION)

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



NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, 2, & 3 OF THE FINAL PLAT OF BJS WHOLESALE CLUB TO CREATE THREE (3) NEW LOTS FOR A TOTAL OF SIX (6) LOTS.

1a. TOTAL AREA OF SUBDIVIDED LANDS 888,639 S.F. OR 20.400 ACRES± (886,479 S.F. OR 20.350 ACRES± AFTER R.O.W. DEDICATION)

2. THE PLAT SHOWN HEREON BASED ON SURVEY & VESTING PLAT BY S&ME 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:

2a. 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.

2b. ALL CORNERS TO BE MARKED BY IRON RODS WITH CAPS.

2c. 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"/V=0.2". THE COMBINED GRID FACTOR OF 0.99992473 WAS CALCULATED AT SURVEY CONTROL POINT No. 300, AS SHOWN HEREON.

2d. SURVEY FIELD DATA COLLECTED ON JUNE 15, 2021.

2e. TDOT MONUMENTS WERE DISREGARDED DUE TO POOR PLACEMENT.

2f. 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.

2g. 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 ACQUIESCENCE 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.



VICINITY MAP
N.T.S.

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

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

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL
SUBDIVISION PLAT ENTITLED "FINAL PLAT RESUBDIVISION OF LOT 1, 2, & 3 OF FINAL PLAT
OF BJS WHOLESALE CLUB" HAVE/HAS 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.

UTILITY DISTRICT

DATE

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 AND BOOK 804 PAGE
3774 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.

BJS WHOLESALE CLUB INC

DATE

SSI-LAVERGNE LLC

DATE

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
SAM BILLINGSLEY, TENNESSEE RLS. NO. 2652

6/19/2023
DATE

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
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
4,015 SQ. FT.
OR 0.092 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN.
AT 551 INDUSTRIAL BLVD
PARCEL ID: 029-014.03-000

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

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

LOT ⑦
NEW LOT
3,199 SQ. FT.
OR 0.073 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

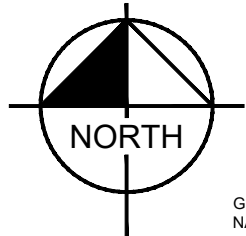
LOT ⑥
NEW LOT
27,522 SQ. FT.
OR 0.632 ACRES ±
LANDS NOW OR FORMERLY OF
BJS WHOLESALE CLUB
PER D.B.2311 - PG.3011 R.O.R.C.T.
AT 543, 547, & 565 INDUSTRIAL BLVD

LOT ③
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
3,462 SQ. FT.
OR 0.079 ACRES ±
LANDS NOW OR FORMERLY OF
SSI-LAVERGNE LLC
PER DB.804 - PG.3774 R.O.R.C., TN.
AT 555 INDUSTRIAL BLVD
PARCEL ID: 029-014.04-000

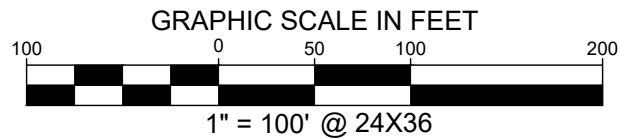
LOT ④
EXISTING LOT FINAL PLAT OF
BJ'S WHOLESALE CLUB
P.C.47 - PG.254 R.O.R.C.
(NOT IN RESUBDIVISION)

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

LINE TABLE		
NO.	BEARING	LENGTH
L300	N20°52'33"E	20.05'
L301	S73°05'59"E	158.05'
L302	S08°25'52"W	102.30'
L303	S81°19'04"E	204.83'
L304	S08°40'56"W	383.24'
L305	S41°13'55"E	149.43'
L306	S81°19'04"E	491.96'
L307	S09°07'08"W	30.00'
L308	N81°19'04"W	487.14'
L309	N41°13'55"W	5.62'
L310	N81°19'01"W	87.57'
L311	N39°36'44"W	30.06'
L312	S81°19'01"E	86.25'
L313	N41°13'55"W	144.88'
L314	N08°40'56"E	372.54'
L315	N81°19'04"W	204.74'
L316	N08°25'52"E	104.97'
L317	N73°05'59"W	142.20'



GRID NORTH
NAD83



FINAL PLAT
RESUBDIVISION OF LOT 1, 2, & 3 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	6/19/2023	118407000	SV1-30

1	6/19/23	REVISED PER PC COMMENTS
No.	DATE	REVISION DESCRIPTION

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1, 2, & 3 OF THE FINAL PLAT OF BJS WHOLESALE CLUB TO CREATE THREE (3) NEW LOTS FOR A TOTAL OF SIX (6) LOTS.

1a. TOTAL AREA OF SUBDIVIDED LANDS 888,639 S.F. OR 20.400 ACRES± (886,479 S.F. OR 20.350 ACRES± AFTER R.O.W. DEDICATION)

2. THE PLAT SHOWN HEREON BASED ON SURVEY & VESTING PLAT BY S&ME 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:

2a. 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.

2b. ALL CORNERS TO BE MARKED BY IRON RODS WITH CAPS.

2c. 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 TDOOT 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"/V=0.2". THE COMBINED GRID FACTOR OF 0.99992473 WAS CALCULATED AT SURVEY CONTROL POINT No. 300, AS SHOWN HEREON.

2d. SURVEY FIELD DATA COLLECTED ON JUNE 15, 2021.

2e. TDOOT MONUMENTS WERE DISREGARDED DUE TO POOR PLACEMENT.

2f. 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.

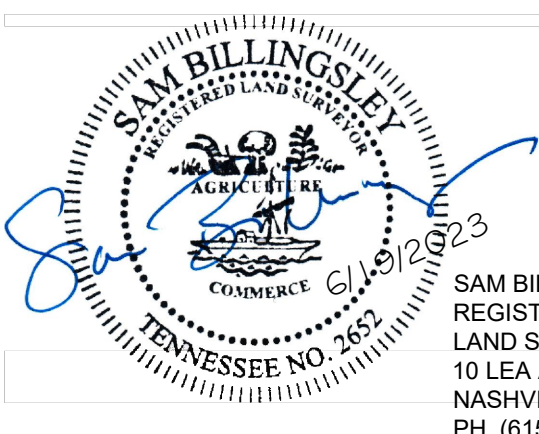
2g. CLOSURE ERROR >1:10,000

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 ACQUESCENCE 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.





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. Per comments from Planning Commission Workshop, please provide a materials board, exemplar materials, and photographs showing the architectural appearance of the detention pond walls.

Utilities

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

No comments received

Fire

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

No comments received

Police

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

No comments from PD

***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



BROOKRIDGE DR
CEDAR RIDGE DR
CAROTHERS RD

DEBBIE LN
MOUNTAIN TOP TRL

KINGSRIDGE DR
ROLLINGWOOD CT

SILVER BIRCH LN
OAKWOOD CV

BRUSHY RIDGE DR
KNOLLWOOD DR
BRIARGROVE DR

WOODLAND HILLS DR

HIGHLAND HILLS DR
LAUREL LEDGE DR

BRANCH CT

ARMSTRONG CT

INDUST

I-24 FWY
I-24 FWY

MASON RD

WALDRON RD

VALLEY CT

WALNUT RIDGE DR

HILL CT

BLAIR RD

BLAIR OAKS CT

WINDY LN

WATER TOWER TRL

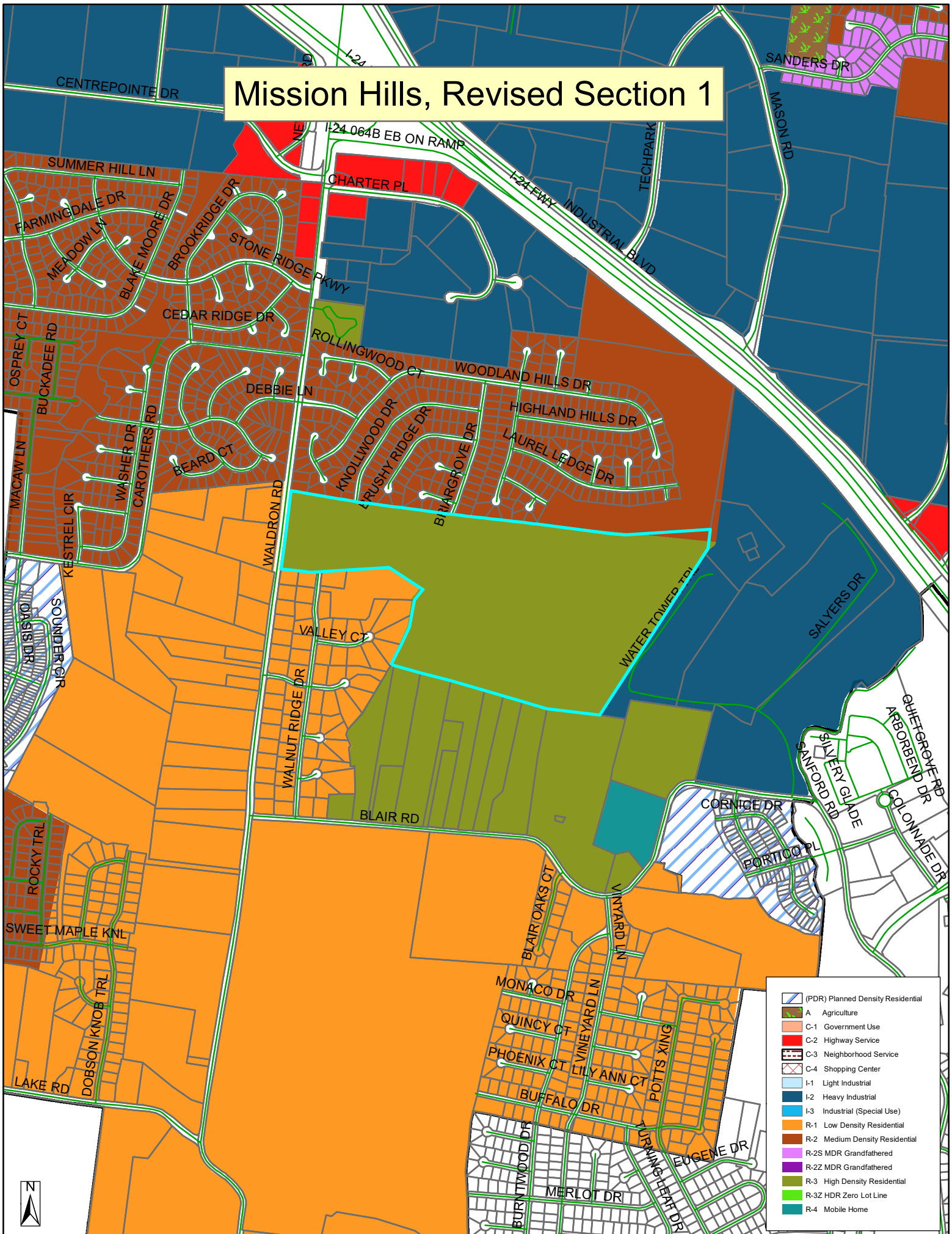
SALYERS DR

CORNICE DR
CASTLE DR



[illegible]

Mission Hills, Revised Section 1





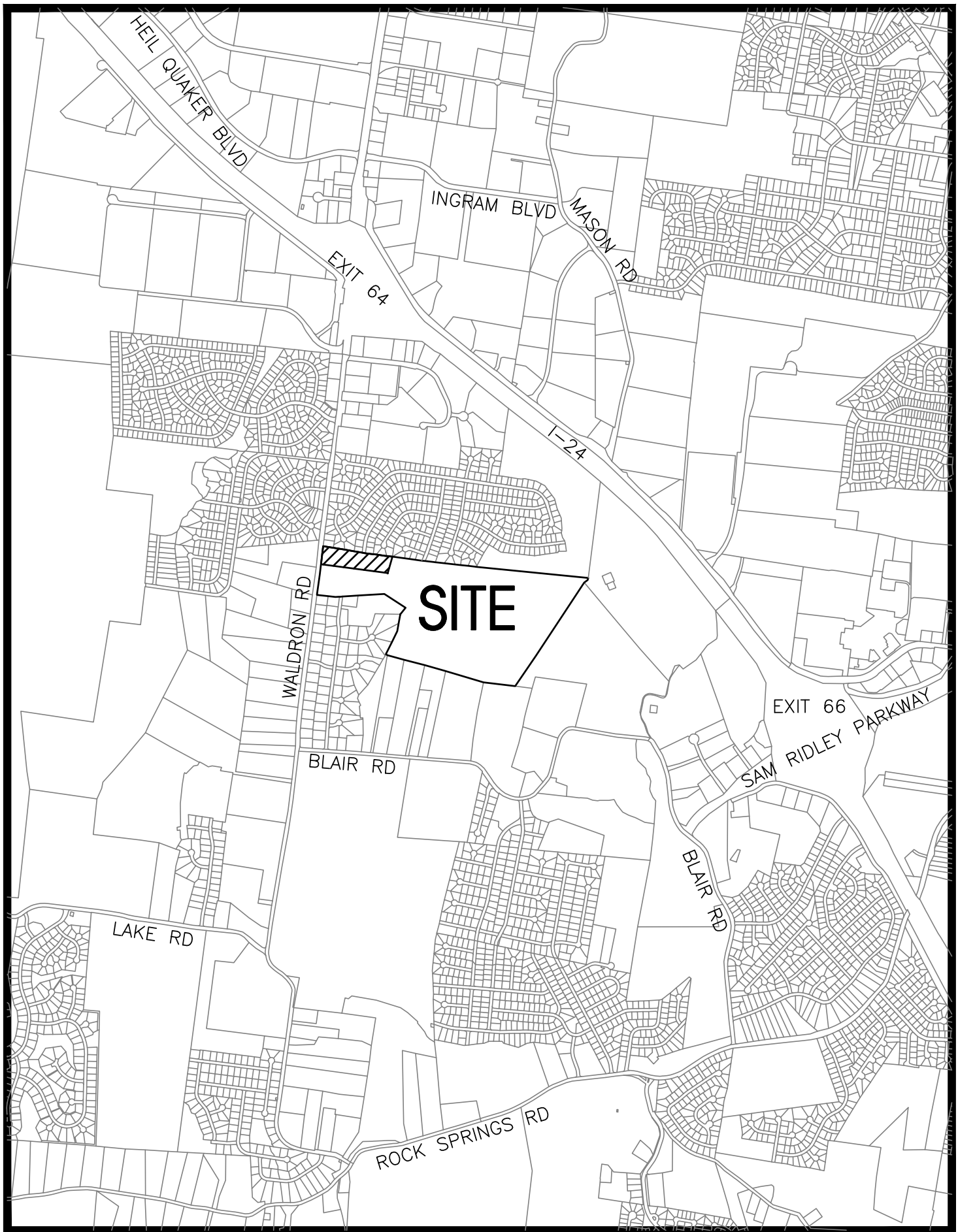
Mission Hills Revised Section 1

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 Soils & 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

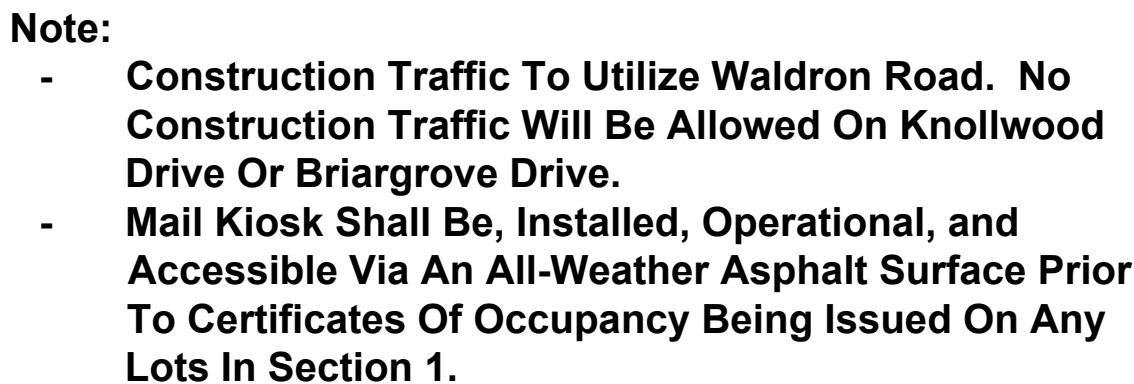
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

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

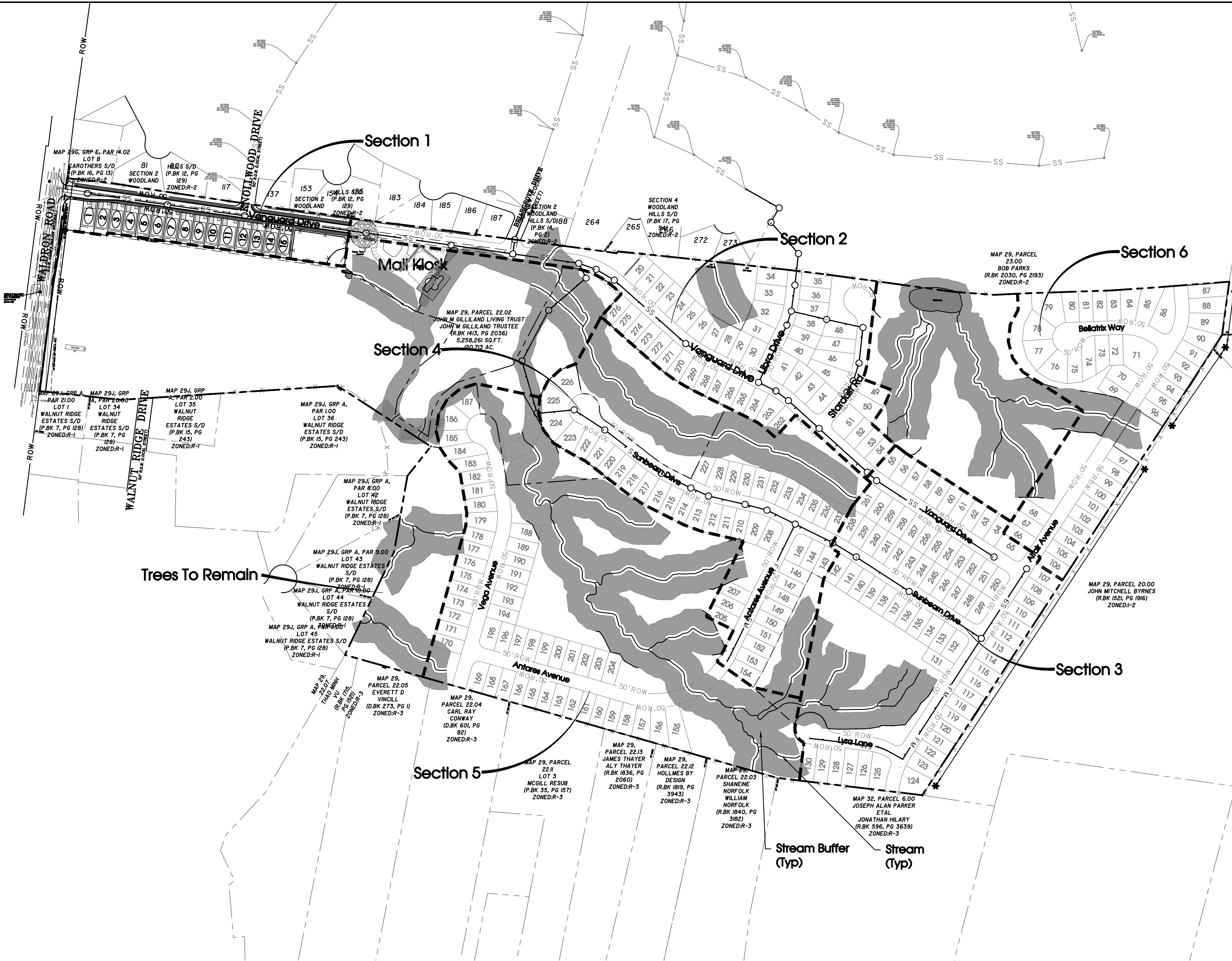
By: _____ Date: _____
Matthew A. Taylor, P.E. TN. Reg. #112515



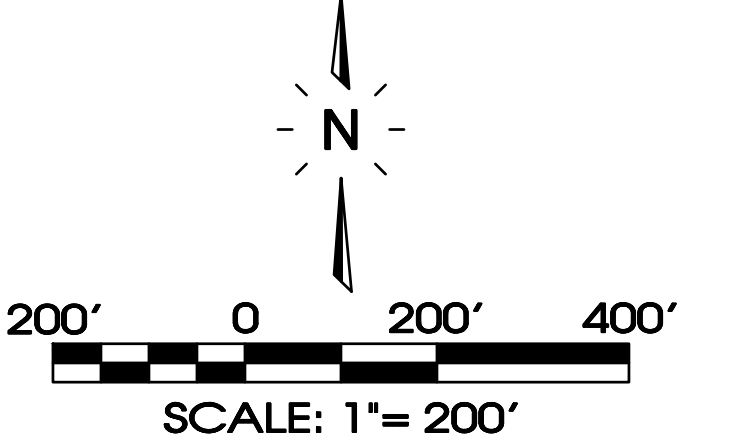
Sheet C0.0
Mission Hills
Section 1
S.E.C. Project #22078
Date: 5-30-2023
Revised: 6-19-2023



Page 117 of 171



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



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

MISSION HILLS

REVIEW SET

(Not Intended for Construction)

Mission Hills Revised

Section 1

La Vergne, Tennessee

REVISIONS

REVISED: 6-19-2023: Staff Comments

DRAWN: SJA

DATE: 5-30-2023

CHECKED: MAT

FILE NAME: 22078Sec.1 Prelim

SCALE: 1"=200'

JOB NO. 22078

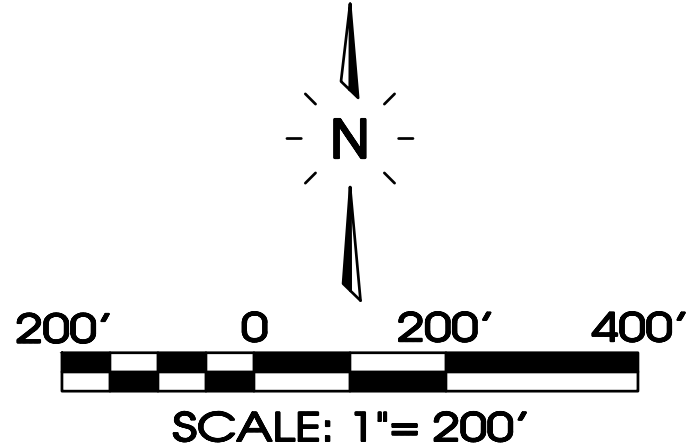
SHEET: C0.3

Master Sewer Plan

Page 118 of 171



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



SEC, Inc.

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

MISSION HILLS

REVIEW SET

(Not Intended for Construction)

Mission Hills Revised

Section 1

La Vergne, Tennessee

REVISIONS

DATE: 5-30-2023

CHECKED: MAT

FILE NAME: 22078Sec.1 Prelim

SCALE: 1"=200'

JOB NO. 22078

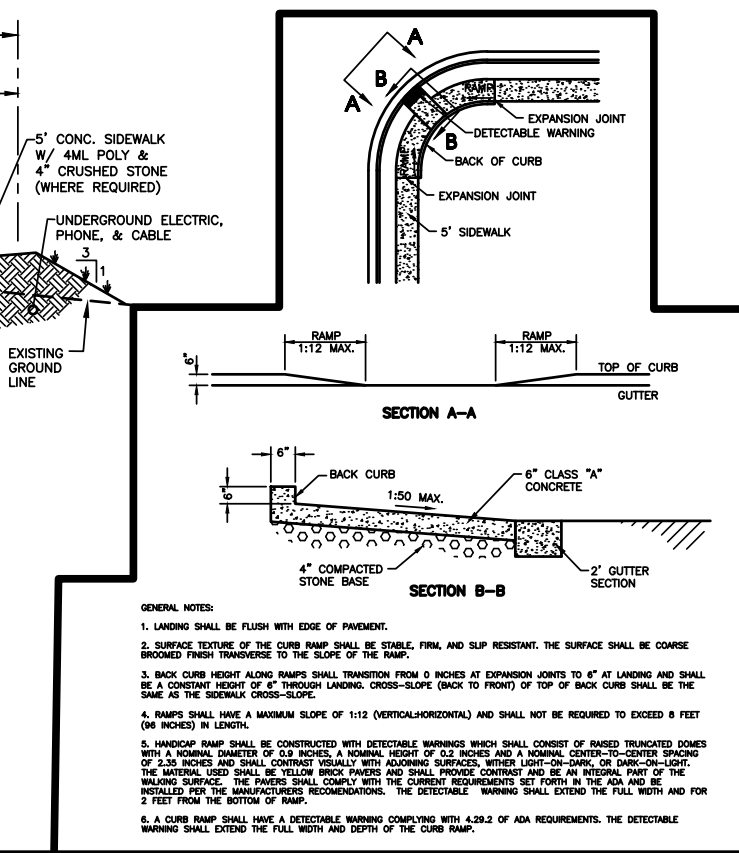
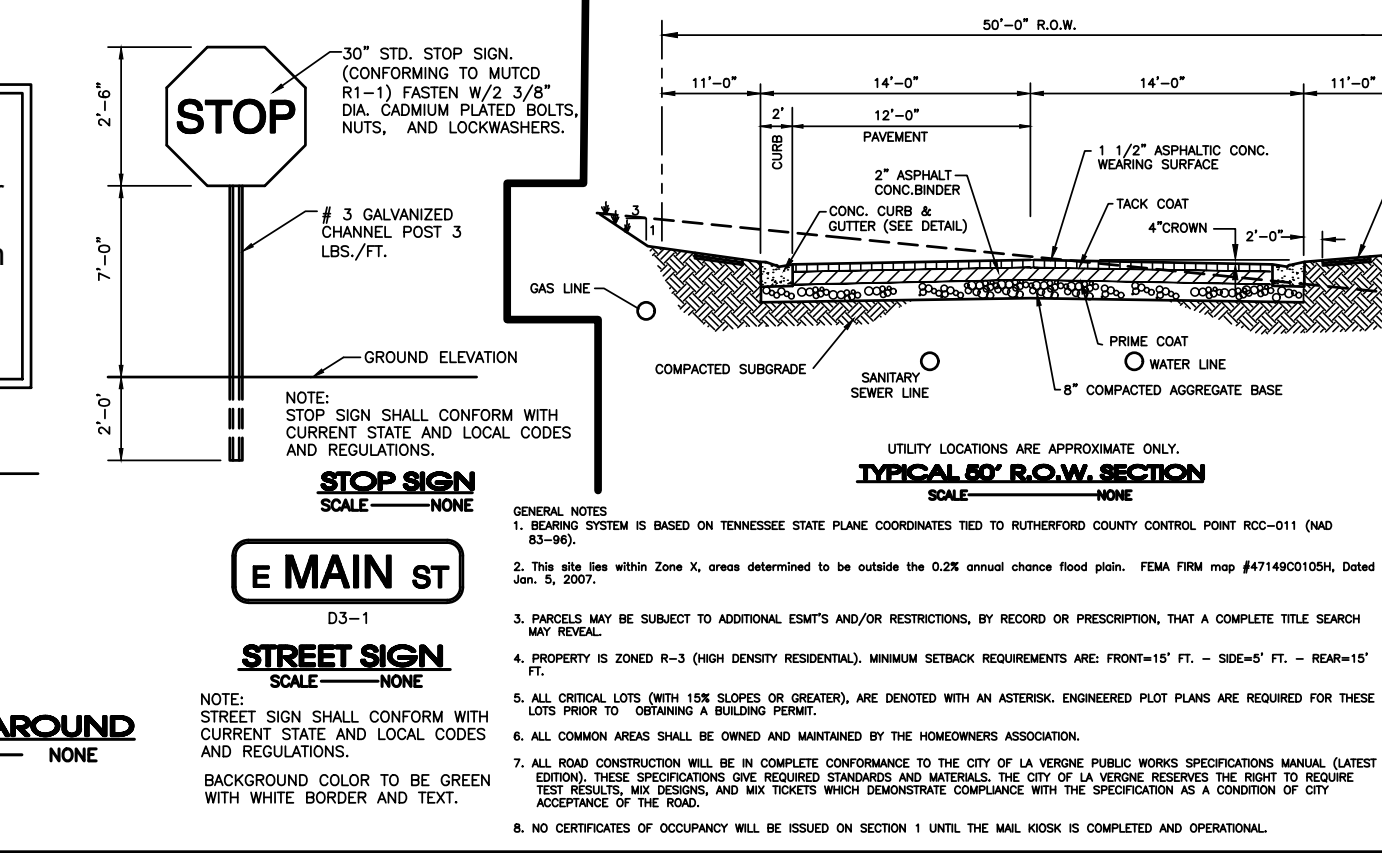
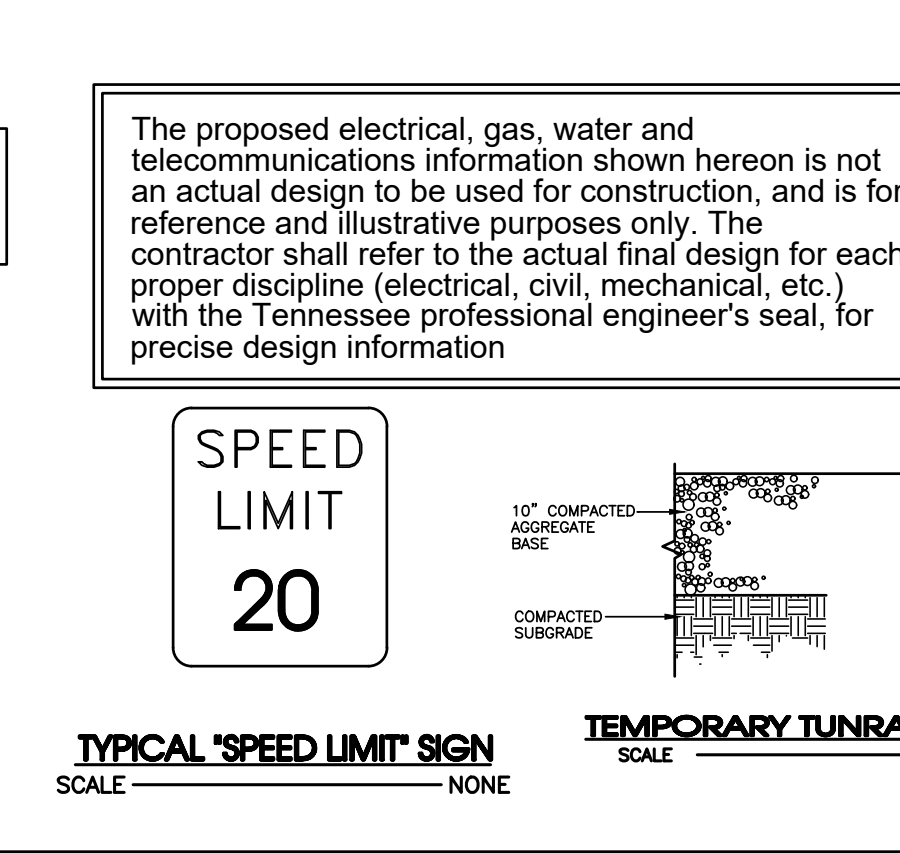
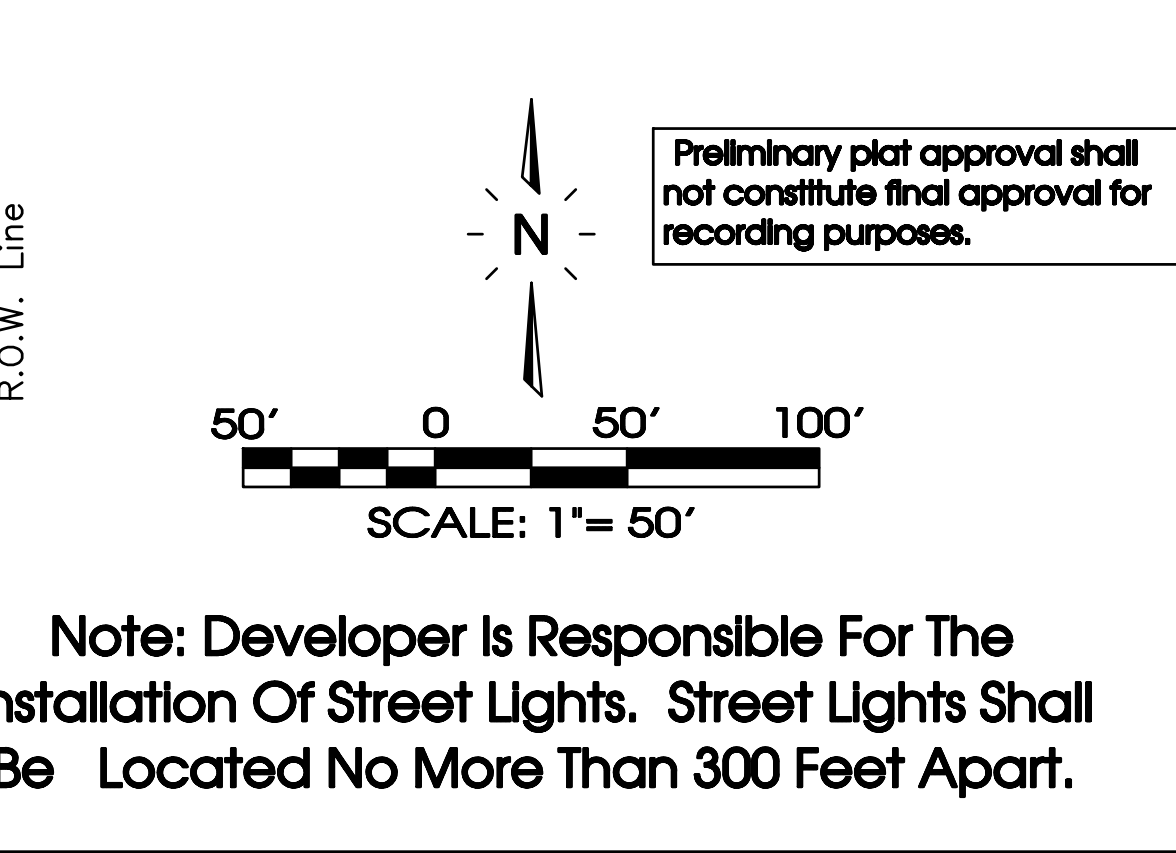
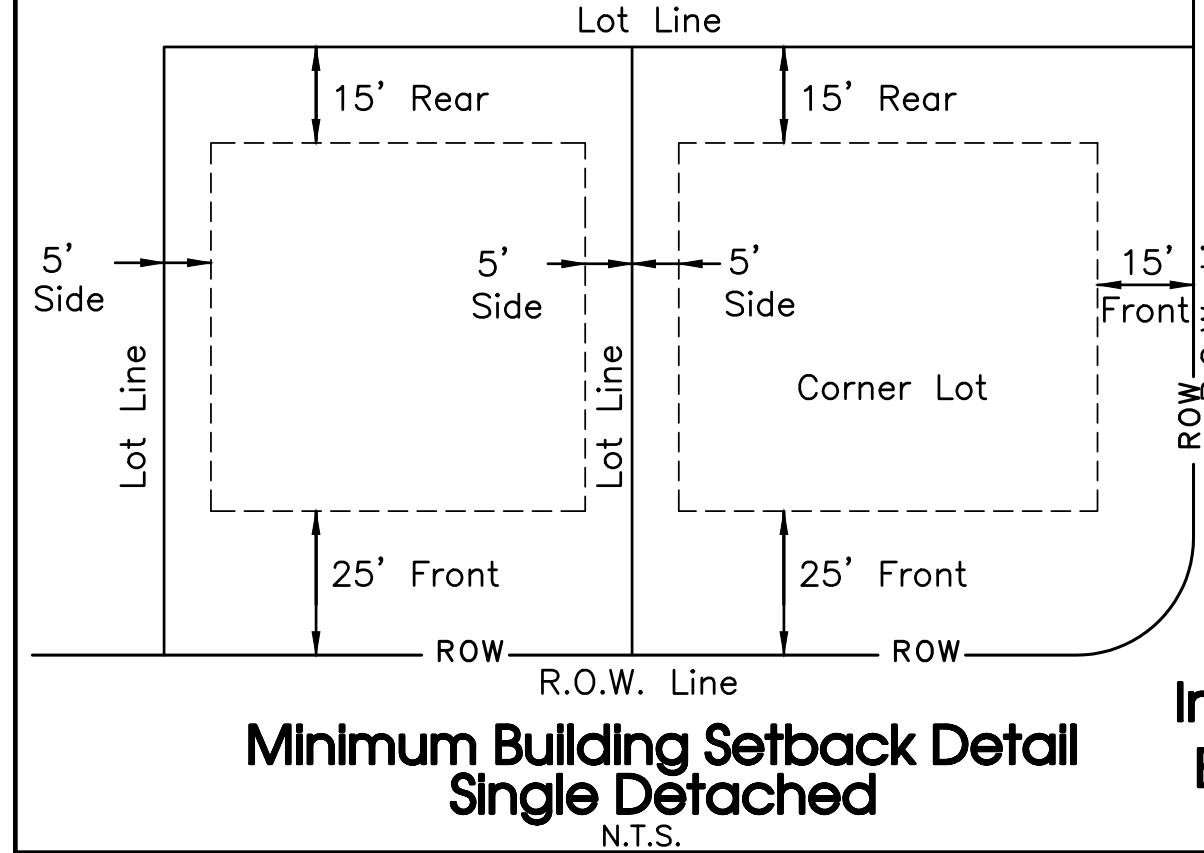
SHEET: C0.4

Master Drainage Plan

Page 119 of 171



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)	63.25	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25)	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	V.A.	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		SS SS	
EXISTING WATER		W W	
PROPOSED WATER		W W	



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

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

Dead 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.

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

MISSION HILLS

REVIEW SET

Not Intended for Construction

Mission Hills Revised

Section 1

La Vergne, Tennessee

REVISIONS

6-19-2023: Staff Comments

DRAWN: SJA

DATE: 09-12-2022

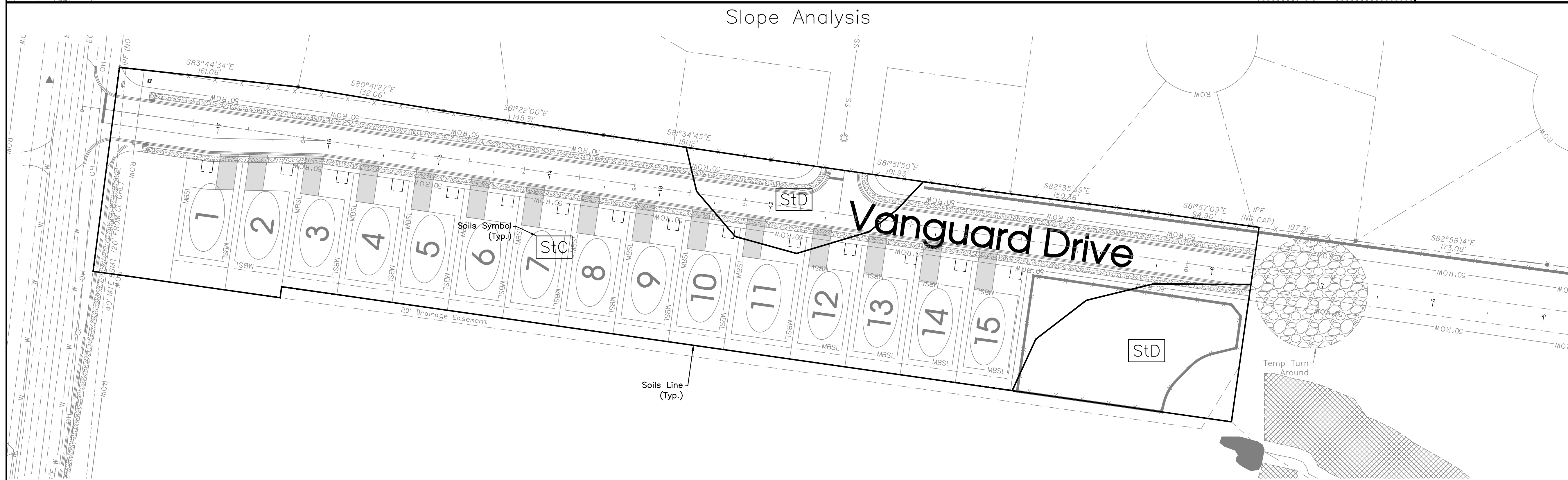
CHECKED: MAT

FILE NAME: 22078Sec.1 Prelim

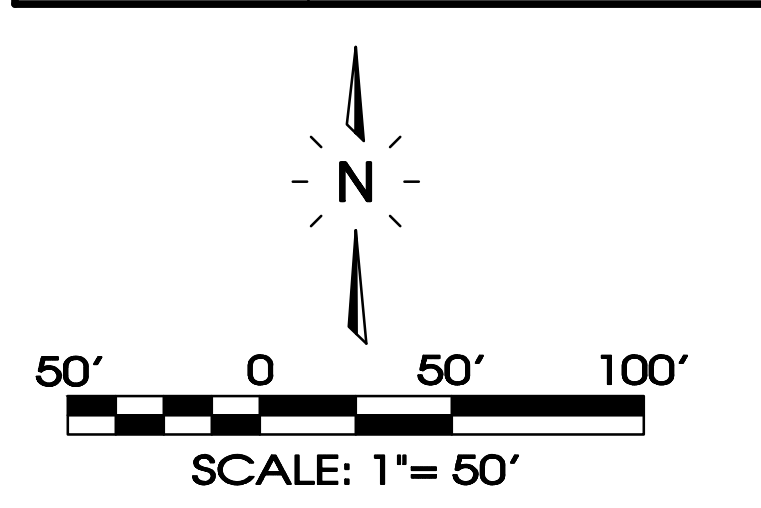
SCALE: 1"=50'

JOB NO. 22078

SHEET: C1.1



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)	63.25 x	PROPOSED SPOT ELEVATION
	EXIST. WATER/GAS VALVE	(63.25) x	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	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET		WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION		DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
	GAS METER		EXTRUDED CURB
	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 =====	



REVISIONS					
REVISED:	6-19-2023.	Staff	Comments		
DRAWN:	SJA				
DATE:	5-30-2023				
CHECKED:					
FILE NAME:	22078Sec.1 Prelim				
JOB NO.	22078				
SHEET:					

Mission Hills Revised
Section 1

La Vergne, Tennessee

SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7701 E-MAIL: MT@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2023

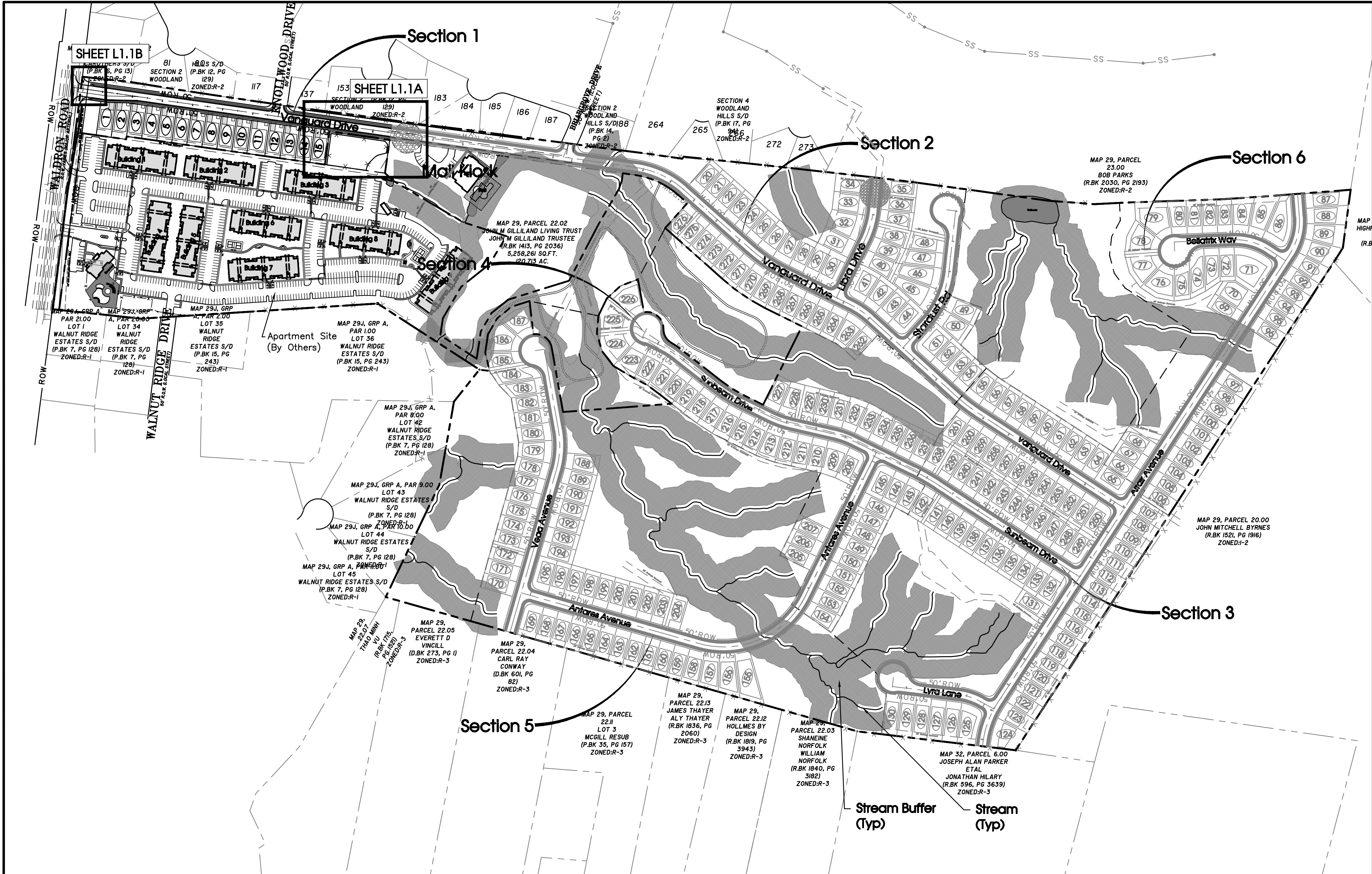


The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/drawee to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, or referenced herein. The engineer's responsibility is limited to the assurance that the site is constructed in accordance with the construction plans.

REVISED SET
(Not Intended for Construction)

EXISTING SOILS & SLOPE ANALYSIS

C2.0



MISSION HILLS SECTION 1

LANDSCAPE PLAN

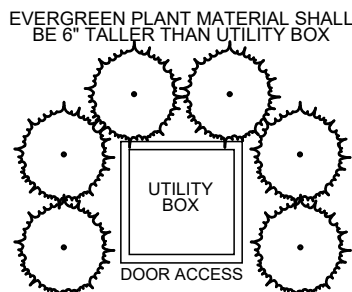
SITE DATA
SECTION 1 SITE AREA: 4.79 ACRES
SITE ZONING: R3

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

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



MISSION HILLS SUBDIVISION ENTRANCE SIGNAGE CONCEPT EXAMPLE

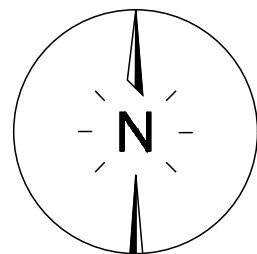


NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE.

UTILITY BOX SCREENING
NOT TO SCALE

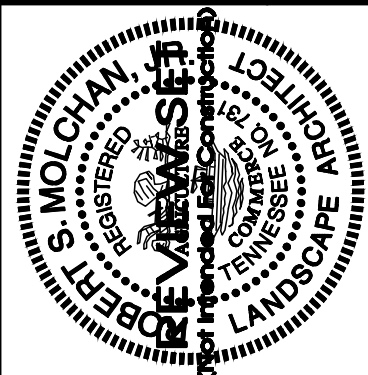


Know what's below.
Call before you dig.



200' 0 200' 400'
SCALE: 1" = 200'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC. 2023



Mission Hills Revised
Section 1
La Vergne, Tennessee

REVISIONS:
DRAWN: SWL
DATE: 06-19-2023
CHECKED: RSM
FILE NAME: 22078Section1_LA
SCALE: 1" = 200'
JOB NO. 22078
SHEET:

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. (Deferred by Applicant)

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:

Staff Comments / Technical Items:

Planning

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

(Technical items go here)

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

Engineering

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

1. (Sheet V-1.00) Show bearings and distances on the overall site property line.
2. (Sheet C1.0) Locate new building from either:
 1. Existing building
 2. Property line
 3. Coordinates
3. (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.
4. (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.
 5. (Sheet C1.0) Provide details for the walk crossing of the drive which meet ADA standards.
 6. (Sheet C 0.2, C2.1, and C2.0) Show 'Stone Filter Ring' downstream from proposed pipe outfalls toward stream.
 7. (Sheet C2.1) Provide silt fence or filter socks downstream of utility trench excavations.
 8. (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.
 9. (Sheet C3.0) Add note that no more than 500' of utility trench may be open at one time.
 10. (Sheet C1.0) If a dumpster is needed for this building, provide location and pad/enclosure details.

Utilities

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

The current building layout does not provide adequate fire department access. Portions extend beyond 150'.

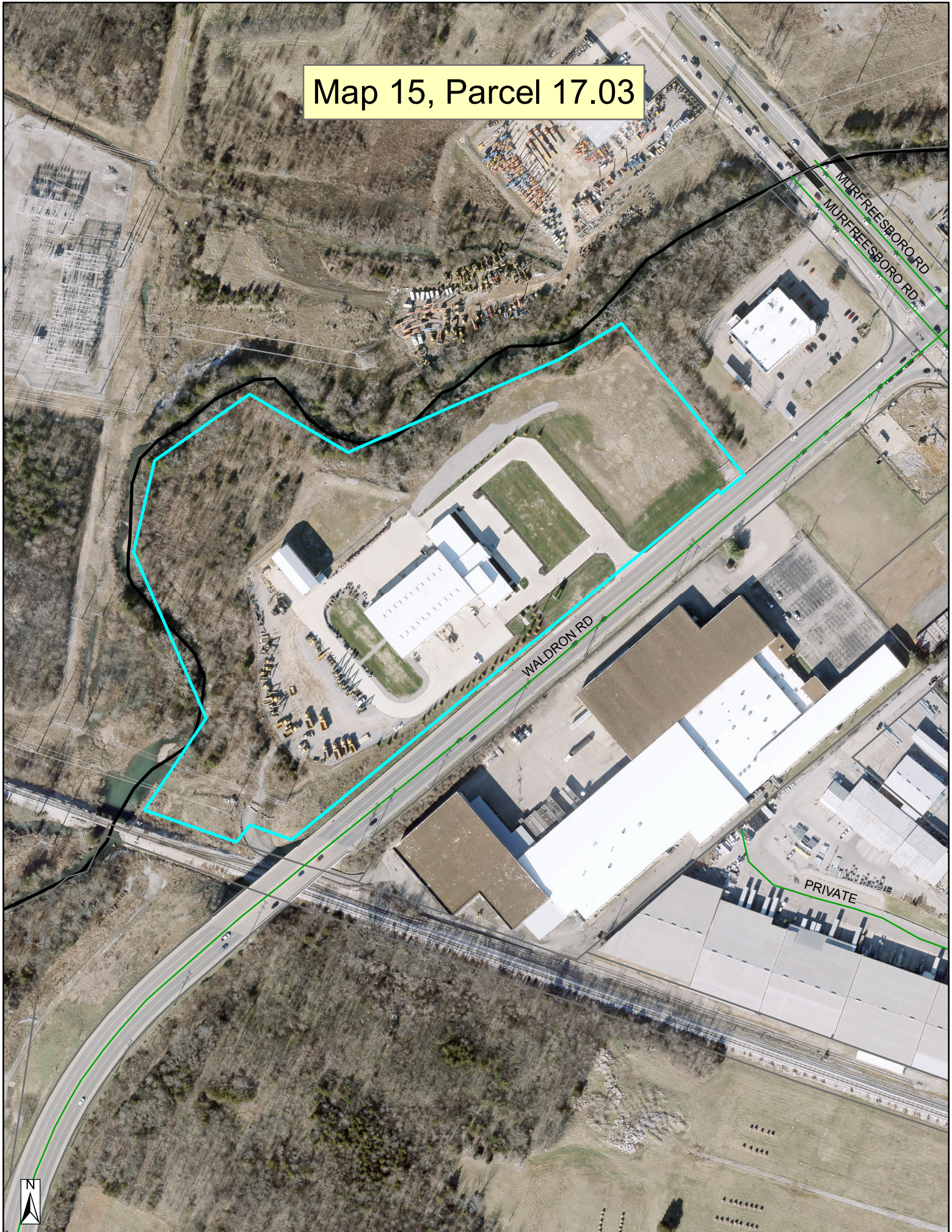
Police

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

No comments from the PD

***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.

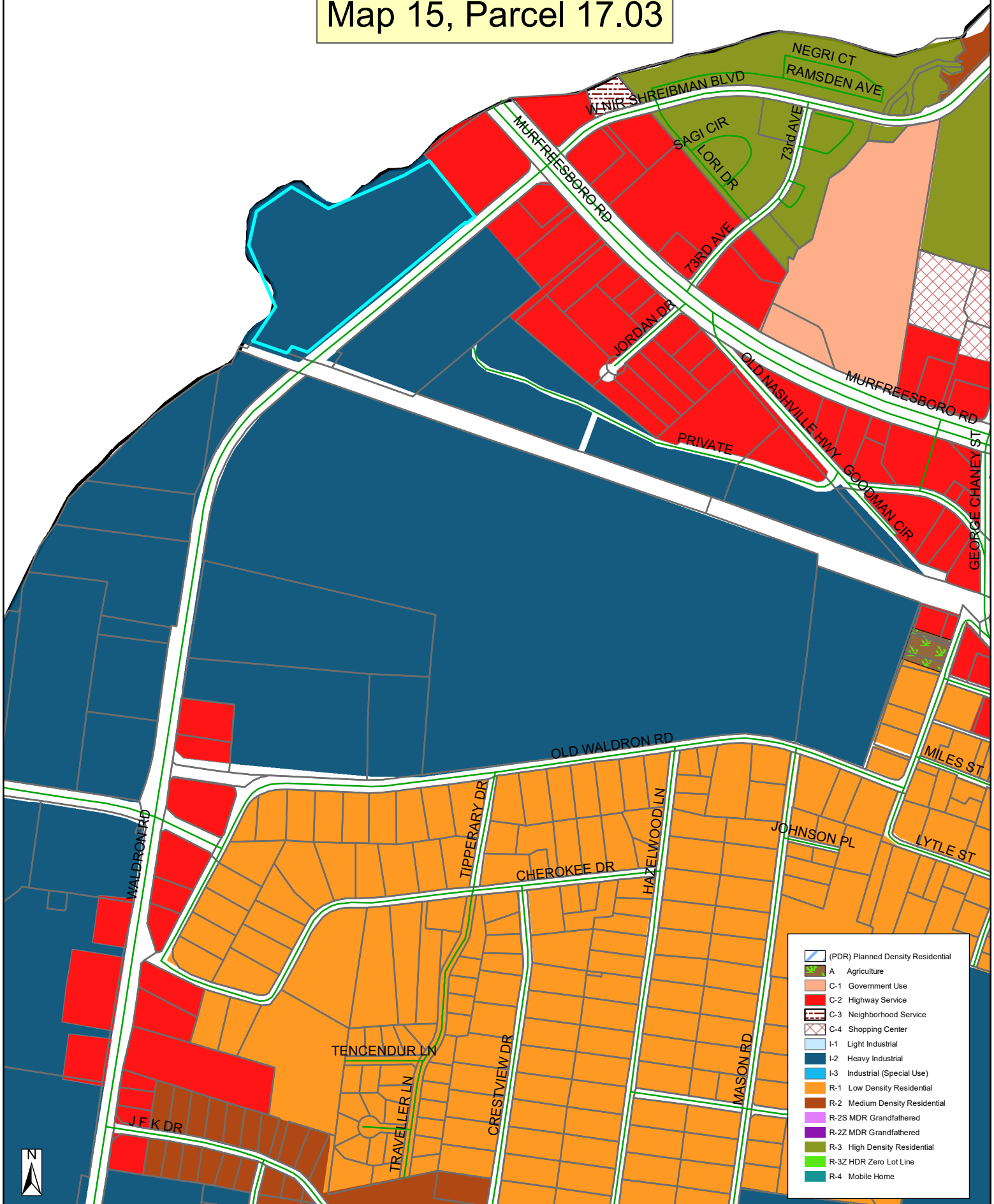
Map 15, Parcel 17.03



Map 15, Parcel 17.03



Map 15, Parcel 17.03



- (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







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

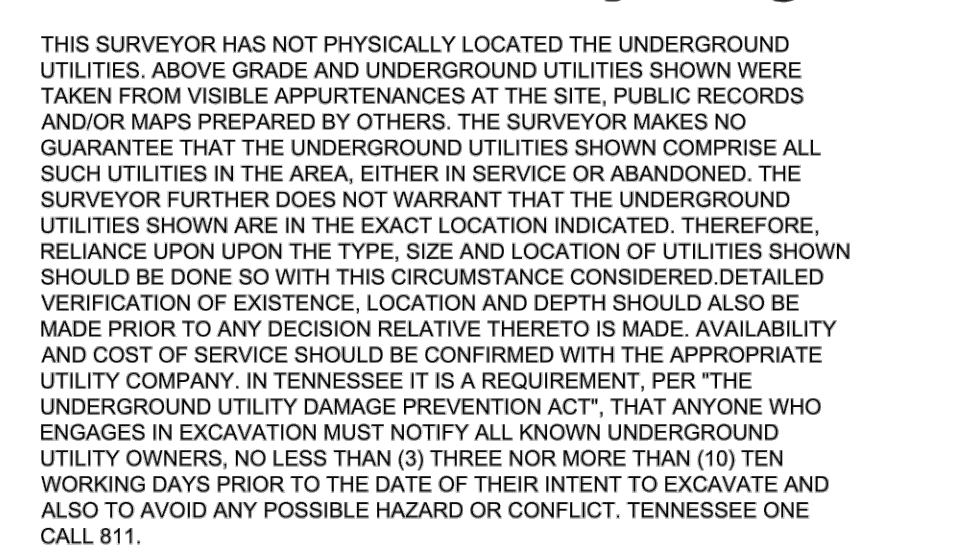


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

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 01/05/2007.
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 ENVIRONMENT.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE RUTHERFORD COUNTY ZONING AND URBAN VERMINE 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 ANNOTATED CODE CHAPTER 0820-3-07.
8. WATER AND SANITARY SEWER MAPS HAVE BEEN REQUESTED.

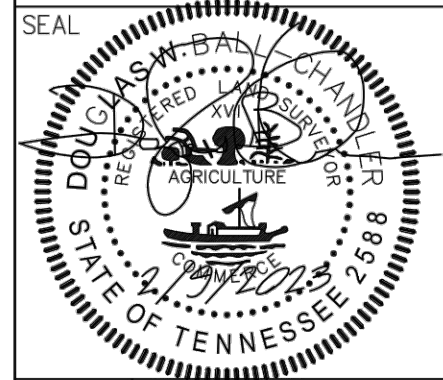
SURVEYOR'S CERTIFICATE

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

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


DOUGLAS W. BALL-CHANDLER, RLS #2588

2/9/2023
DATE

[illegible]

THIS DRAWING IS THE PROPERTY OF GULF STATES ENGINEERING, INC.
IT IS LOANED TO YOU FOR YOUR INFORMATION. THE DESIGN AND IDEAS SHOWN
HEREIN ARE THE PROPERTY OF GULF STATES ENGINEERING, INC. AND ARE NOT
TO BE USED, REPRODUCED, COPIED, OR DISCLOSED TO OTHERS IN WRITING OR ORALLY
WITHOUT WRITTEN PERMISSION FROM GULF STATES ENGINEERING, INC.

SCOTT EQUIPMENT

PARTIAL TOPOGRAPHIC SURVEY

140 WALDRON ROAD

LA VERGNE, TENNESSEE

TITLE: _____

DRAWN: _____

CHECKED: _____

APPROVED: _____

DATE: **2/9/2023**

SCALE: **1" = 40'**

REVISION: _____

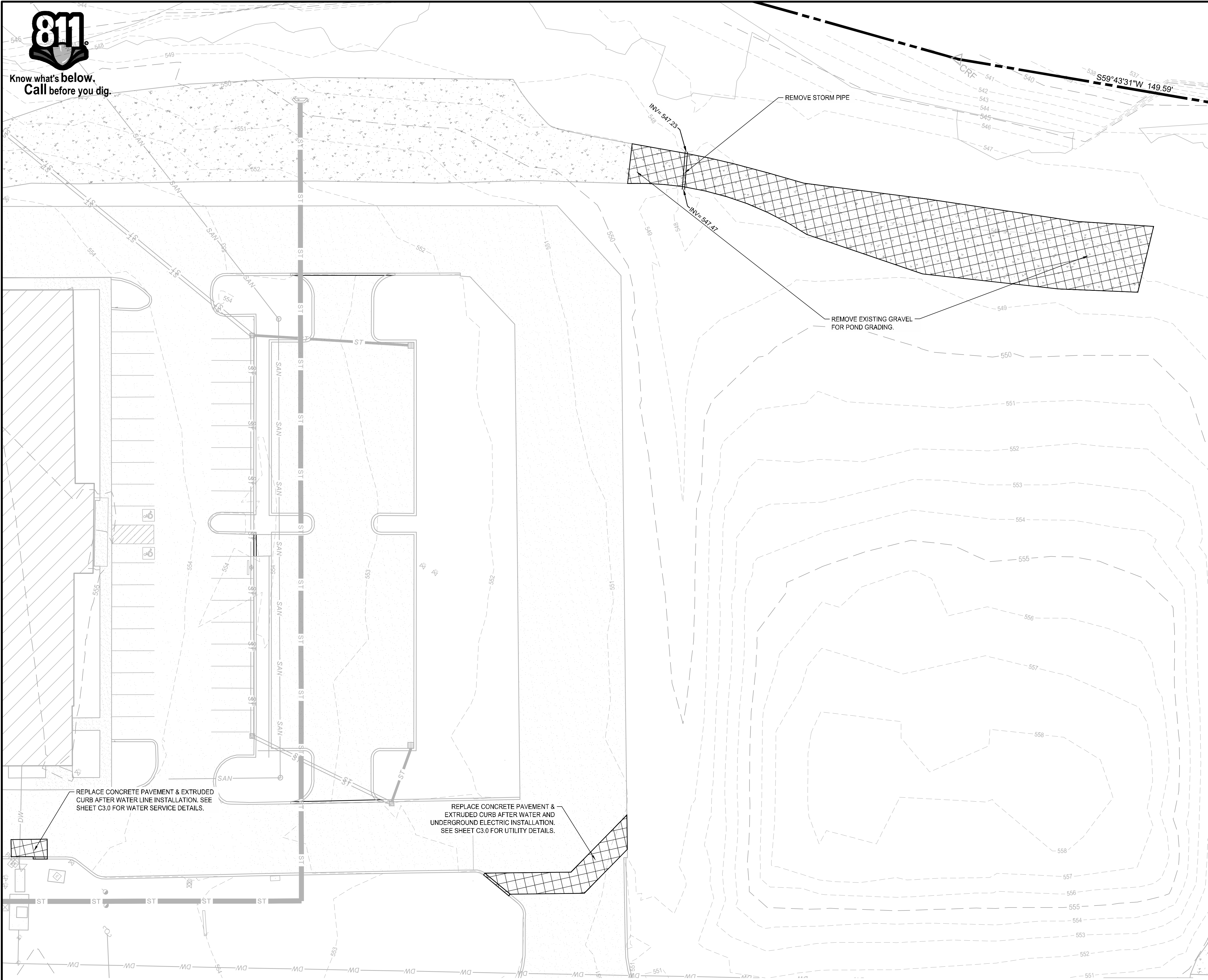
TS230004

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

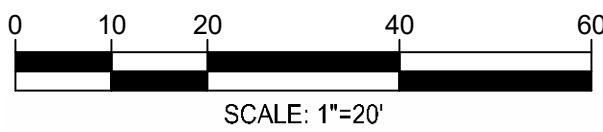
FEMA MAP NO. 47037C0412J DATED 2/25/2022
PROPERTY IN FLOOD ZONE AE AND X

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
 - WM 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

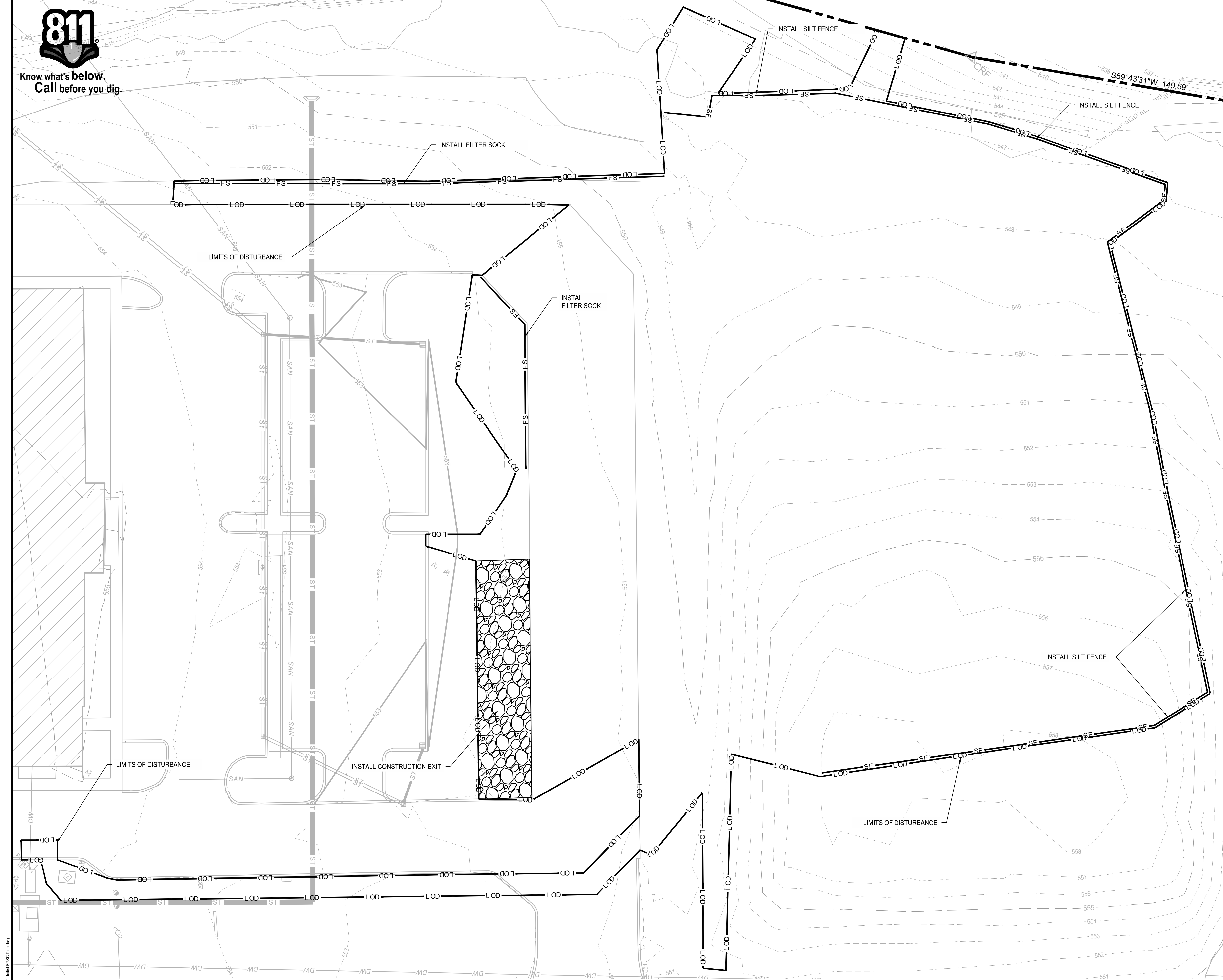


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

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

SITE
DEMOLITION
PLAN

C0.1



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 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
- SILT FENCE
- WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- 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
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE

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*

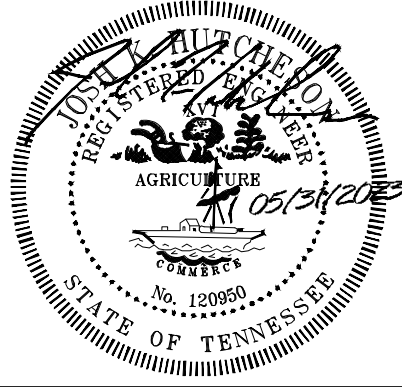
DATE: 05/31/2023

CIRCLE ONE: DEVELOPER ☐ PROJECT ENGINEER ☒ OTHER ☐

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

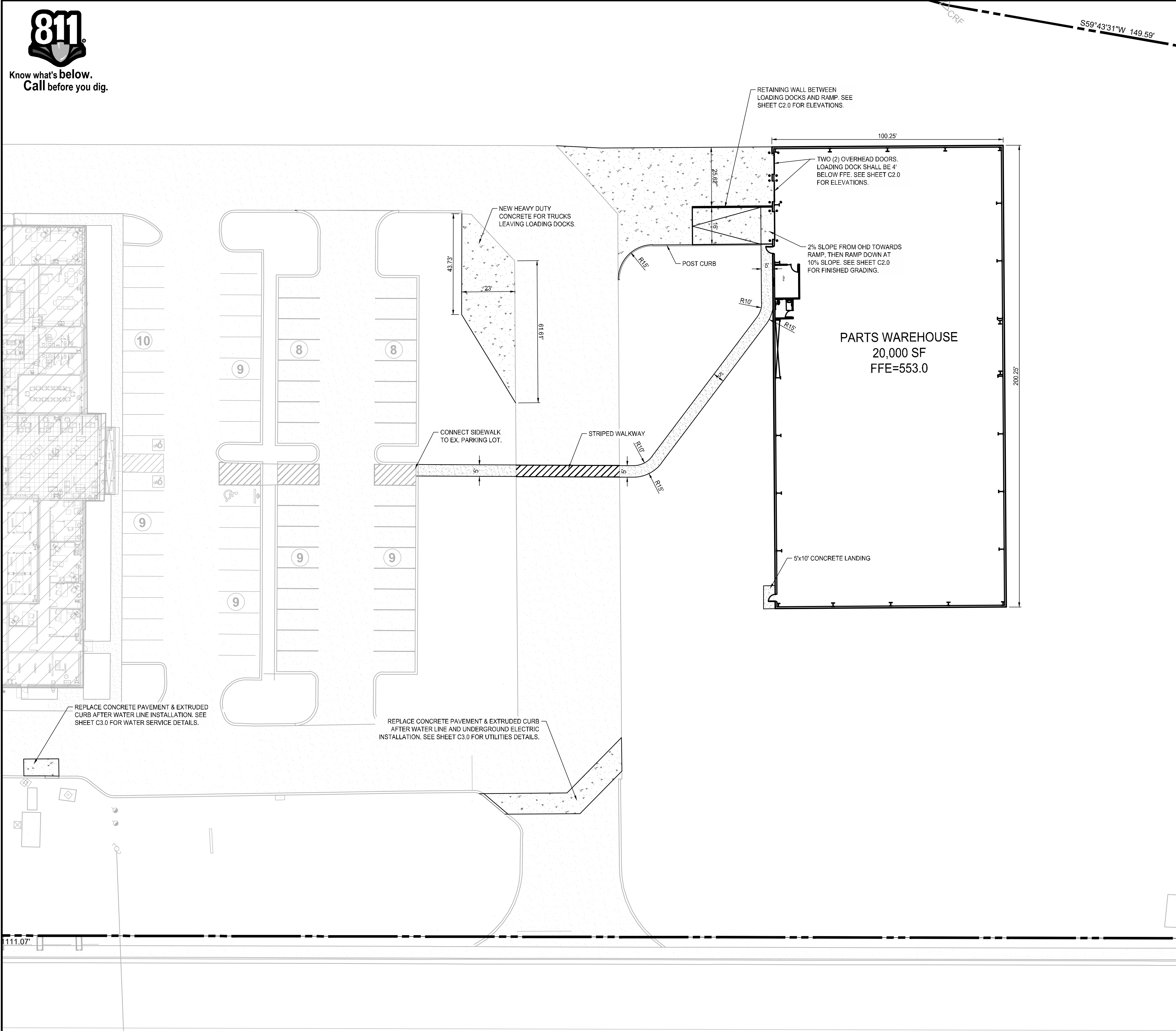
SR.	DATE	JRH	DESCRIPTION	INITIAL PLANNING COMMISSION SUBMITTAL			

INITIAL EPSC
PLAN

C0.2



Know what's below.
Call before you dig.



SITE DATA:

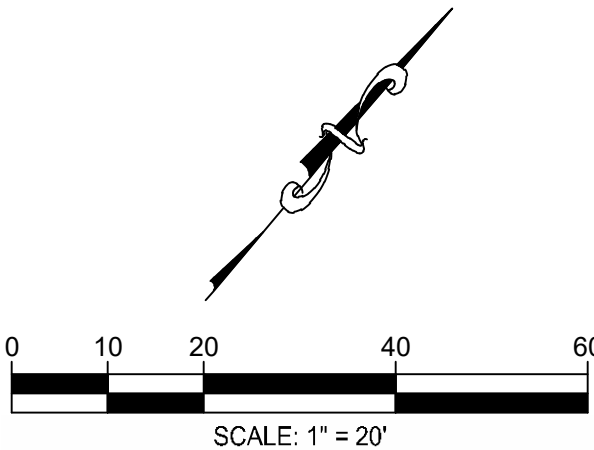
ADDRESS: 140 WALDRON ROAD
TAX MAP / PARCEL: MAP 015 / PARCEL 0170.03
PARCEL ACREAGE: 15.72 ACRES (684,798 SF)
DISTURBED ACREAGE: ±1.9 ACRES
ZONING DISTRICT: I-2 HEAVY INDUSTRIAL (EXISTING)
EXISTING USE: MACHINERY SALES AND SERVICE
PROPOSED USE: MACHINERY SALES AND SERVICE
BUILDING (SF): 20,000 SF PROPOSED 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

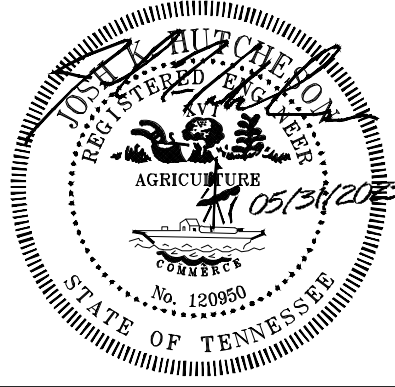
	EXISTING CONCRETE
	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED HEAVY DUTY CONCRETE



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

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
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

DESCRIPTION
INITIAL PLANNING COMMISSION SUBMITTAL

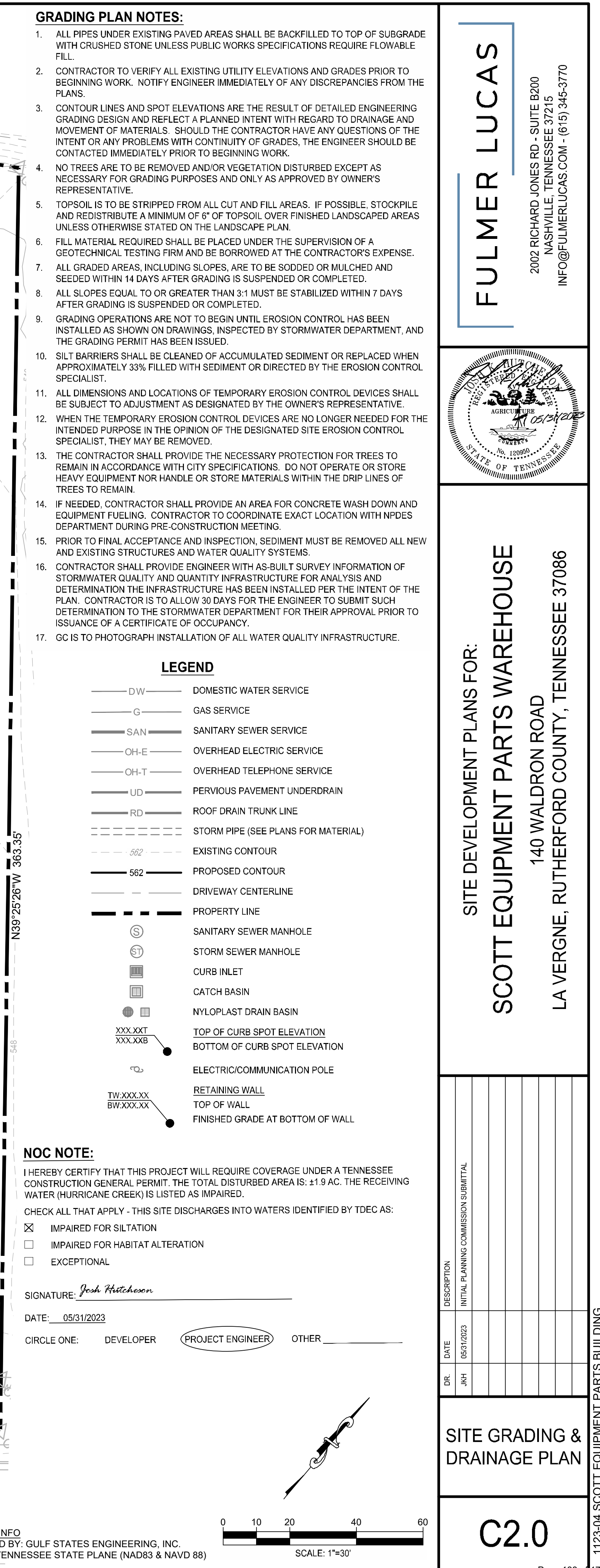
DATE
JRH 05/21/2023

SITE LAYOUT
PLAN

C1.0



Know what's below.
Call before you dig.

**GRADING PLAN NOTES:**

1. ALL PIPES UNDER EXISTING PAVED AREAS SHALL BE BACKFILLED TO TOP OF SUBGRADE WITH CRUSHED STONE UNLESS PUBLIC WORKS SPECIFICATIONS REQUIRE FLORIDA FILL.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY ELEVATIONS AND GRADES PRIOR TO BEGINNING WORK. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM THE PLANS.
3. 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 OTHER PROBLEMS WITH CONTINUITY OF GRADES, THE ENGINEER SHOULD BE CONTACTED IMMEDIATELY PRIOR TO BEGINNING WORK.
4. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
5. 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.
6. FILL MATERIAL REQUIRED SHALL BE PLACED UNDER THE SUPERVISION OF A GEOTECHNICAL TESTING FIRM AND BE BORROWED AT THE CONTRACTOR'S EXPENSE.
7. ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
8. ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
9. 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.
10. SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
11. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
12. 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.
13. 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.
14. 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.
15. PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.
16. 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.
17. GC IS TO PHOTOGRAPH INSTALLATION OF ALL WATER QUALITY INFRASTRUCTURE.

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 |
|  | NYLOPLAST DRAIN BASIN |
|  | <u>TOP OF CURB SPOT ELEVATION</u> |
|  | <u>BOTTOM OF CURB SPOT ELEVATION</u> |
|  | ELECTRIC/COMMUNICATION POLE |
|  | <u>RETAINING WALL</u> |
|  | 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:

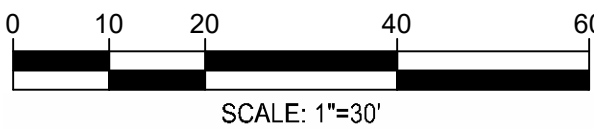
- ☒ IMPAIRED FOR SILTATION
☐ IMPAIRED FOR HABITAT ALTERATION
☐ EXCEPTIONAL

SIGNATURE: *Josh Hutcherson*

DATE: 05/31/2023

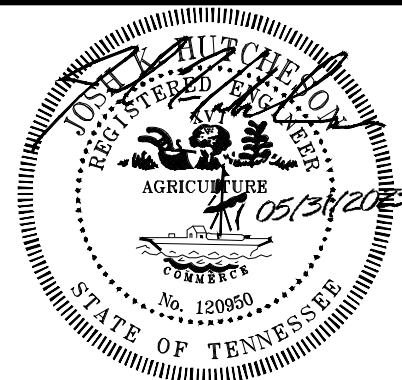
CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER

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

SITE DEVELOPMENT PLANS FOR:

DESCRIPTION	INITIAL PLANNING COMMISSION SUBMITTAL
-------------	---------------------------------------

DR.	DATE
JKH	05/31/2023

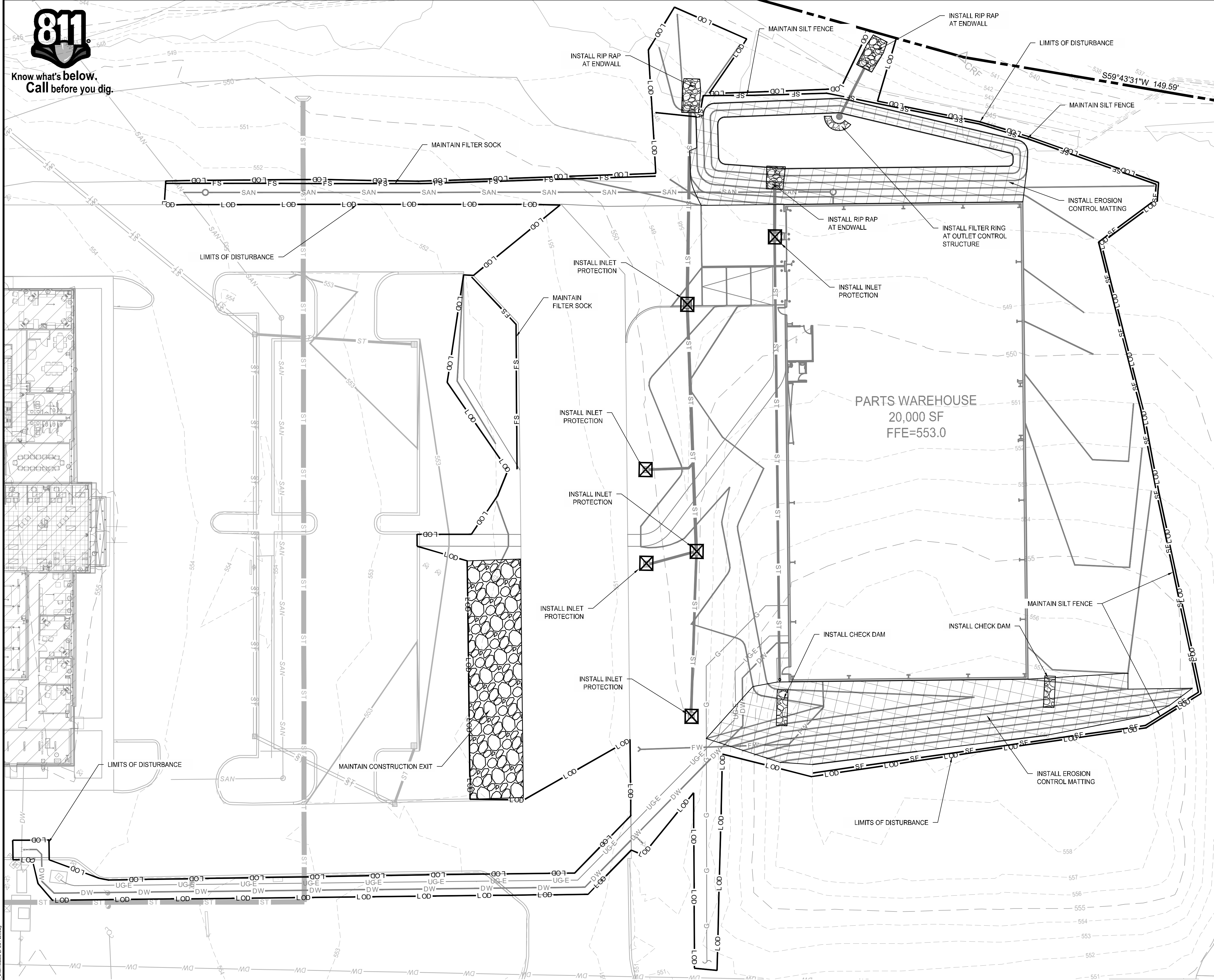
SITE GRADING & DRAINAGE PLAN

C2.0

1123-04 SCOTT EQUIPMENT PARTS BUILDING



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.

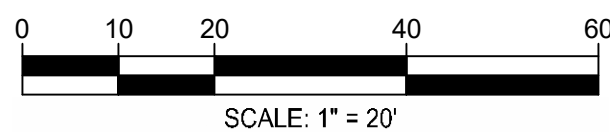
EROSION CONTROL LEGEND:

- ☒ 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

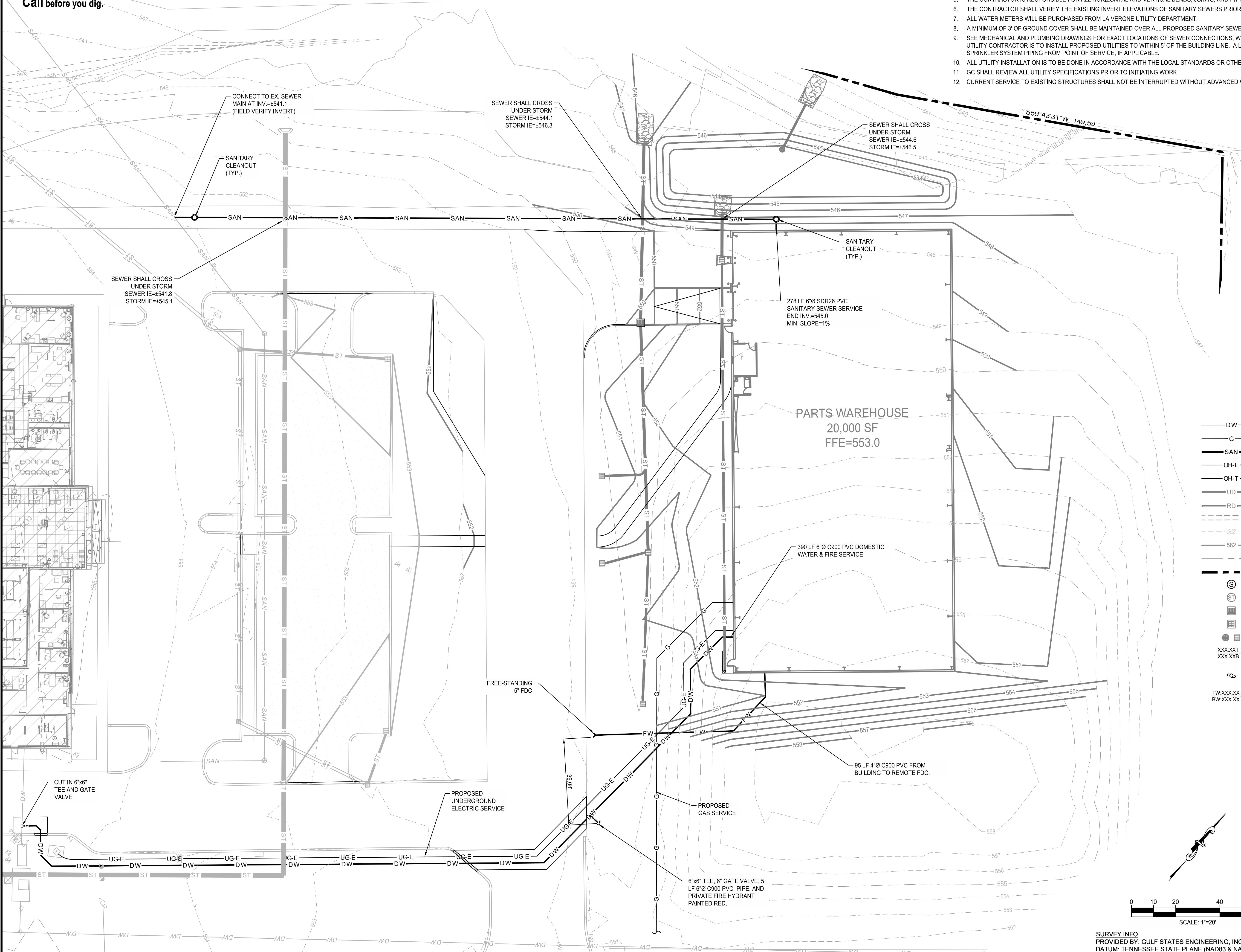
INTERMEDIATE
EPSC PLAN

C2.1

Wednesday, July 26, 2023 11:23 AM C:\Users\jones_r\OneDrive\Documents\Projects\1123-04_Site Utility Plan.dwg



Know what's below.
Call before you dig.



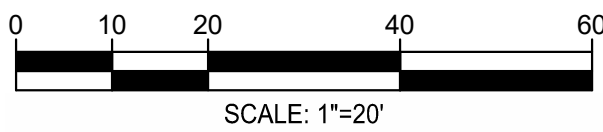
UTILITY NOTES:

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

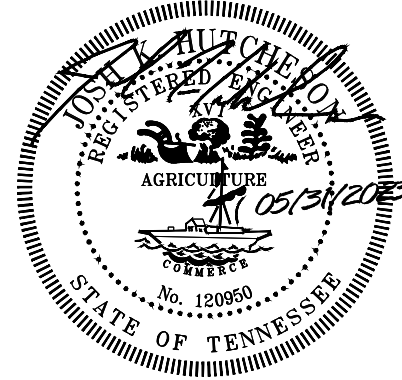
- DW — DOMESTIC WATER SERVICE
- G — GAS SERVICE
- SAN — SANITARY SEWER SERVICE
- OH-E — OVERHEAD ELECTRIC SERVICE
- OH-T — OVERHEAD TELEPHONE SERVICE
- UD — PERVIOUS PAVEMENT UNDERDRAIN
- RD — ROOF DRAIN TRUNK LINE
- ST — STORM PIPE (SEE PLANS FOR MATERIAL)
- 562- — EXISTING CONTOUR
- 562 — PROPOSED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



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

FULMER LUCAS

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

DESCRIPTION	DATE	DR	DATE	DR	DATE	DR	DATE	DR	DATE	DR
INITIAL PLANNING COMMISSION SUBMITTAL	05/31/2023	JKH								

SITE UTILITY
PLAN

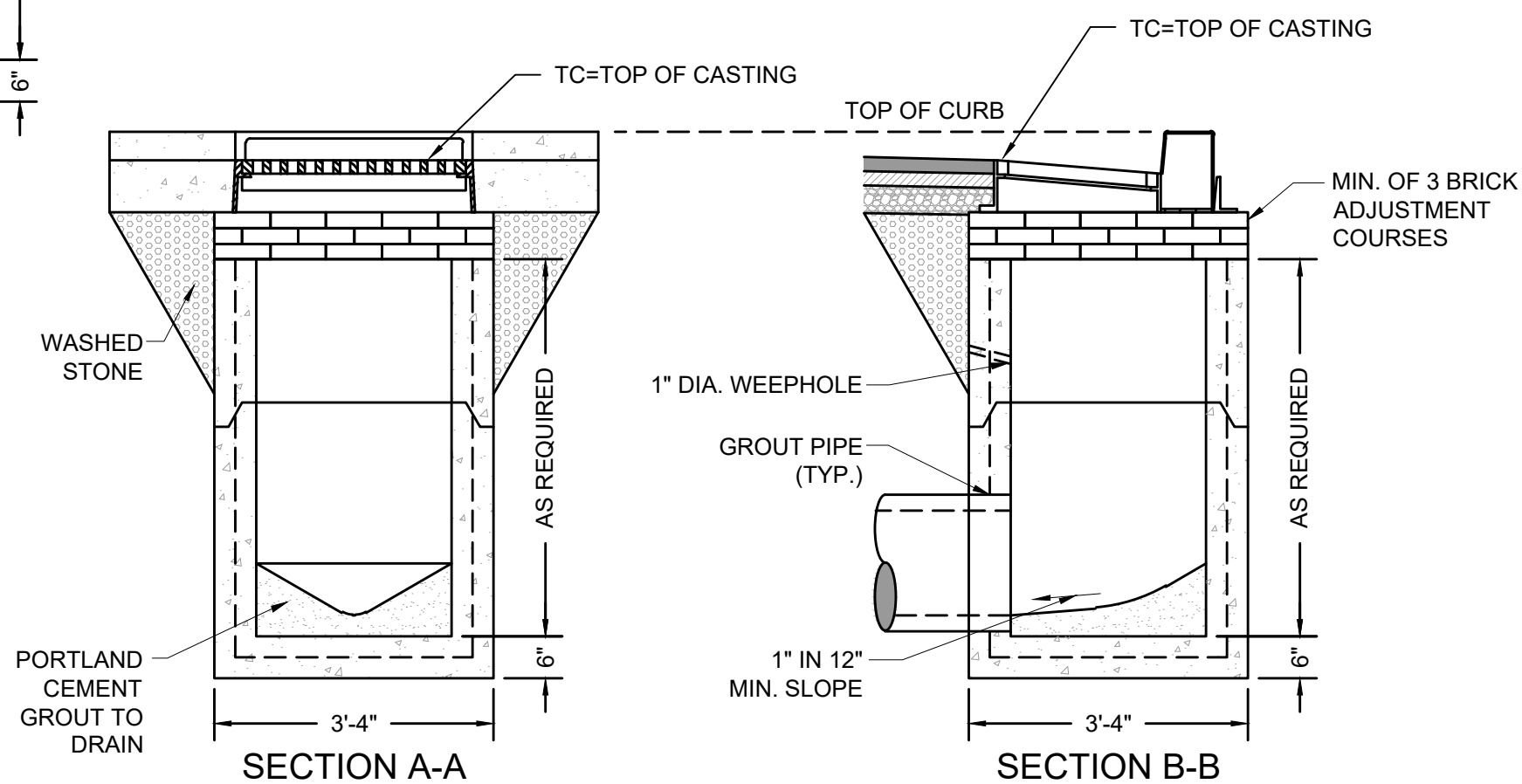
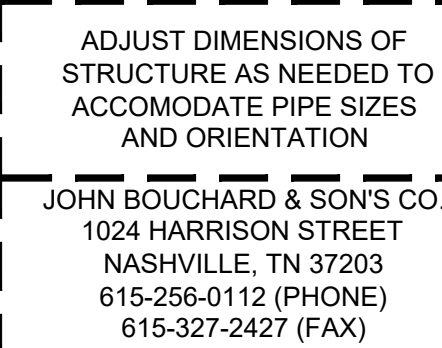
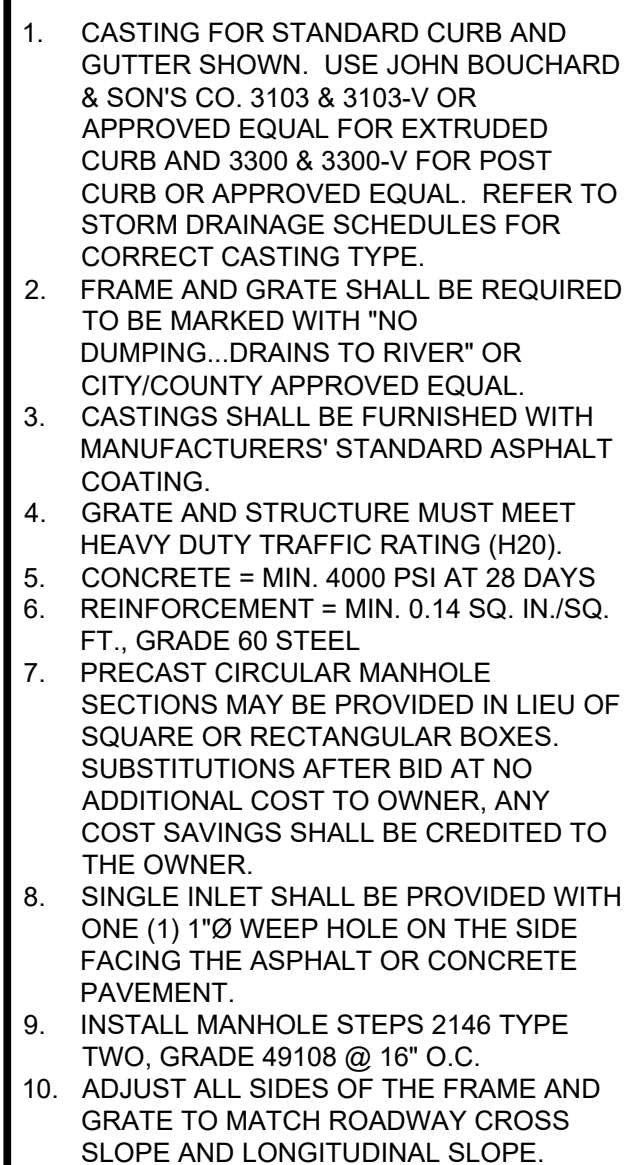
C3.0

Diagram illustrating the cross-section of a pavement structure, showing layers and reinforcement:

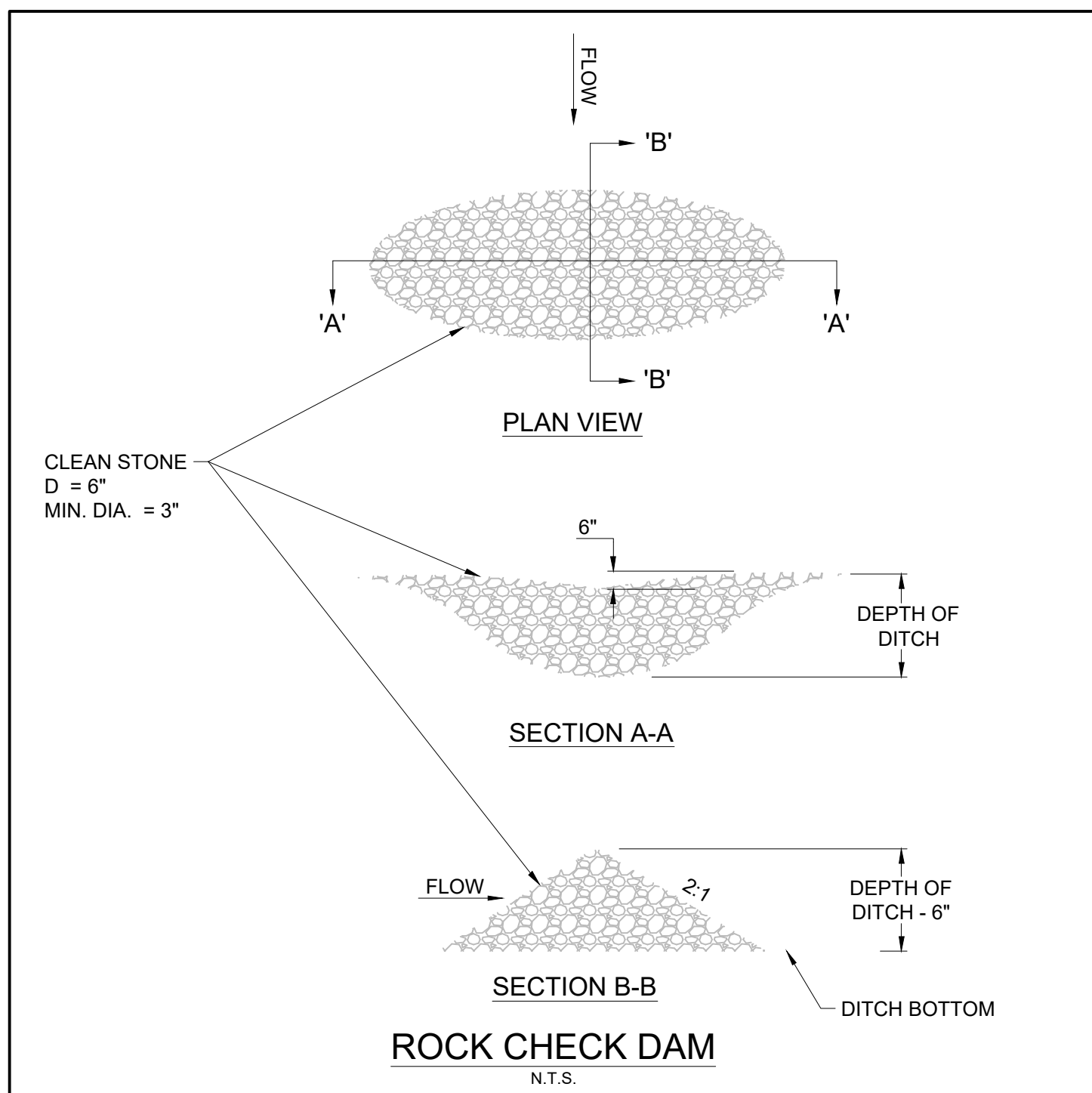
- REINFORCED WITH #4 BARS 12" OCEW**: Reinforcement bars are shown within the concrete layer.
- 4,000 PSI CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS**: The top layer of the pavement structure.
- CRUSHED STONE BASE PER GEOTECHNICAL RECOMMENDATIONS**: The layer below the concrete.
- COMPACTED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS**: The bottom layer of the pavement structure.
- 1" CLEAR**: A vertical dimension indicating the clearance between the concrete and the reinforcement bars.
- t_c** : A dimension indicating the thickness of the concrete layer.
- t_r** : A dimension indicating the thickness of the crushed stone base layer.

NOTES:

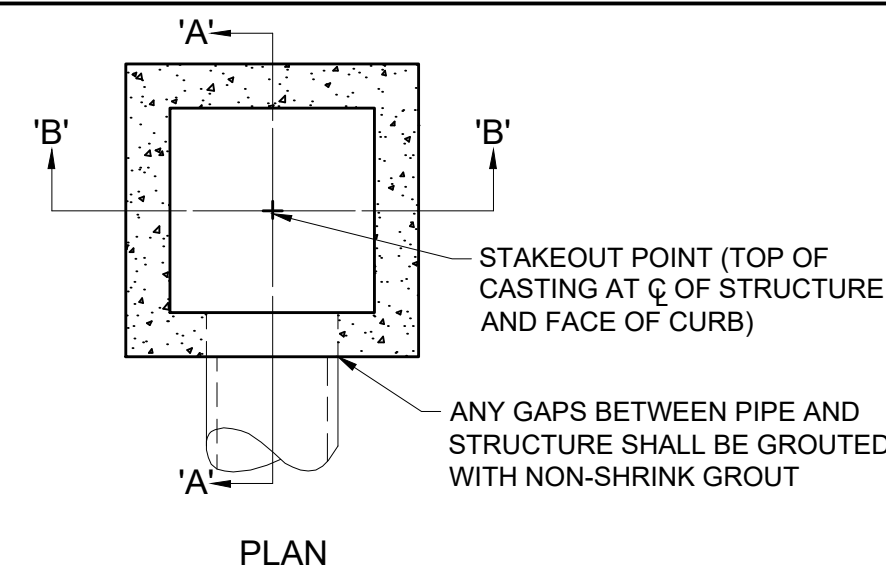
1. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
2. EQUALLY SPACE $\frac{1}{2}$ " CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
3. PRIOR TO BACKFILLING, PREVENT WATER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



NOT TO SCALE



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.)

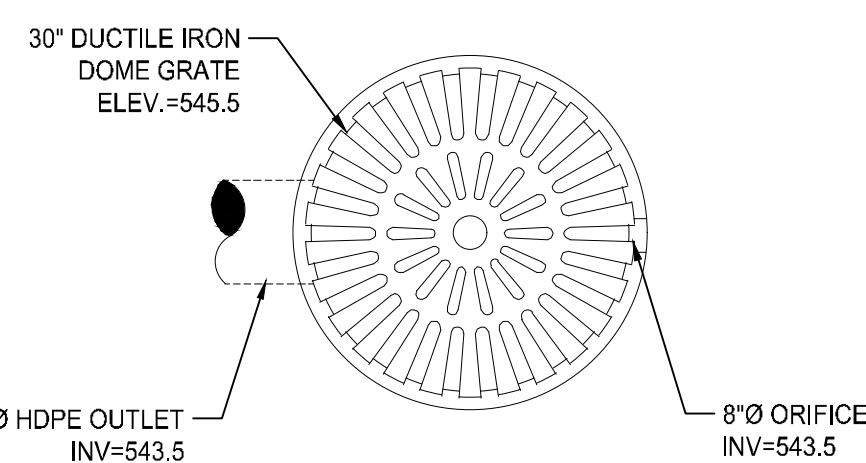
6" PIPE O.D. + 12" 6" 28" MIN.

AS REQUIRED

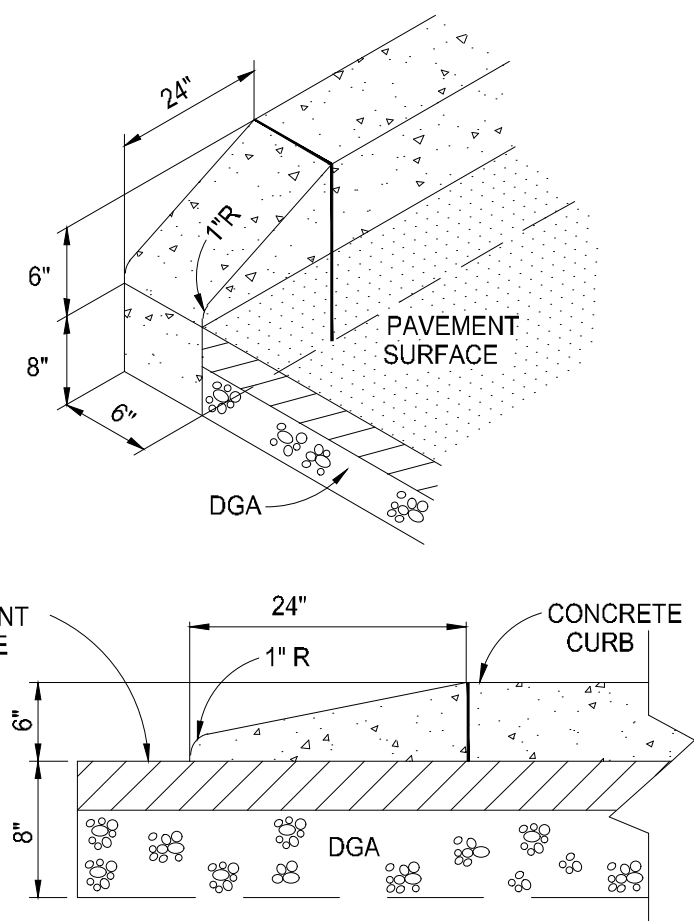
6" PIPE O.D. + 24" 6" 28" MIN.

AS REQUIRED

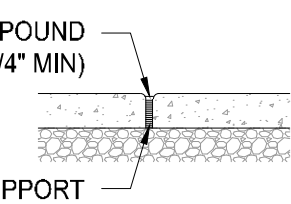
DETENTION POND SIZING SUMMARY					
POND #	POND TOP OF BANK ELEVATION	OVERFLOW STRUCTURE RIM	PONDING BOTTOM ELEVATION	REQUIRED TREATMENT VOLUME (CF)	PROVIDED TREATMENT VOLUME (CF)
DET#1	546.0	545.5	543.5	314	4,718



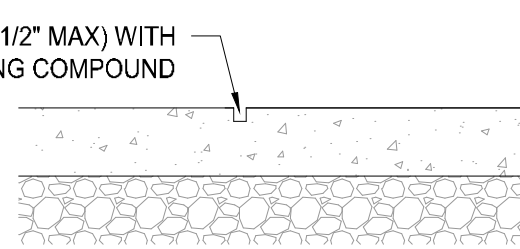
N.T.S.



NOTE:
30' MAXIMUM SPACING.



NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR
ADDITIONAL RECOMMENDATIONS .

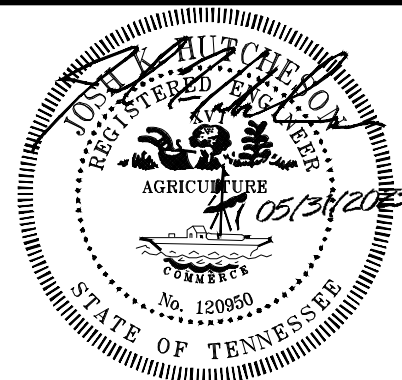


NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE
PAVEMENT ABUTS A RIGID STRUCTURE.

ISOLATION JOINT
N.T.S.

NOTE:
PROVIDE ISOLATION JOINT WHERE CONCRETE
PAVEMENT ABUTS A RIGID STRUCTURE.

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



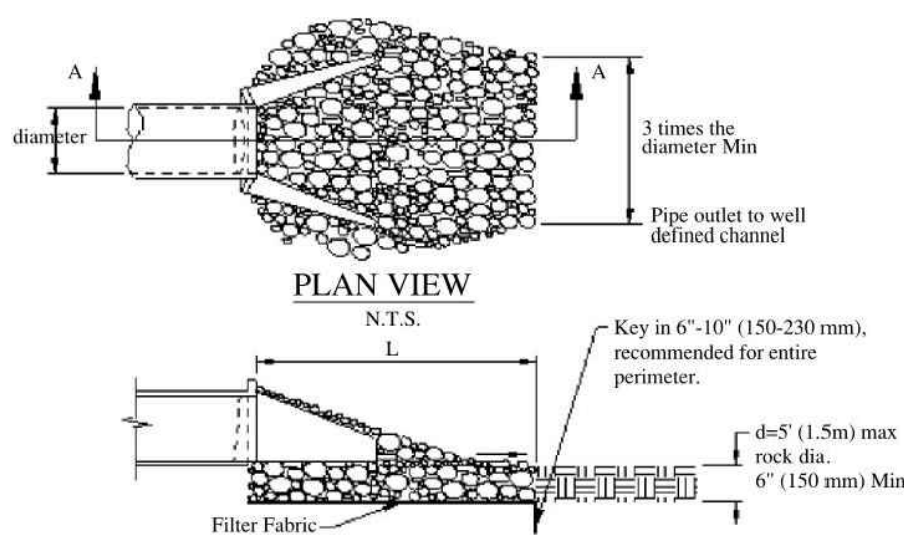
SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

[illegible]

C4.0

ACTIVITY: Outlet Protection

PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

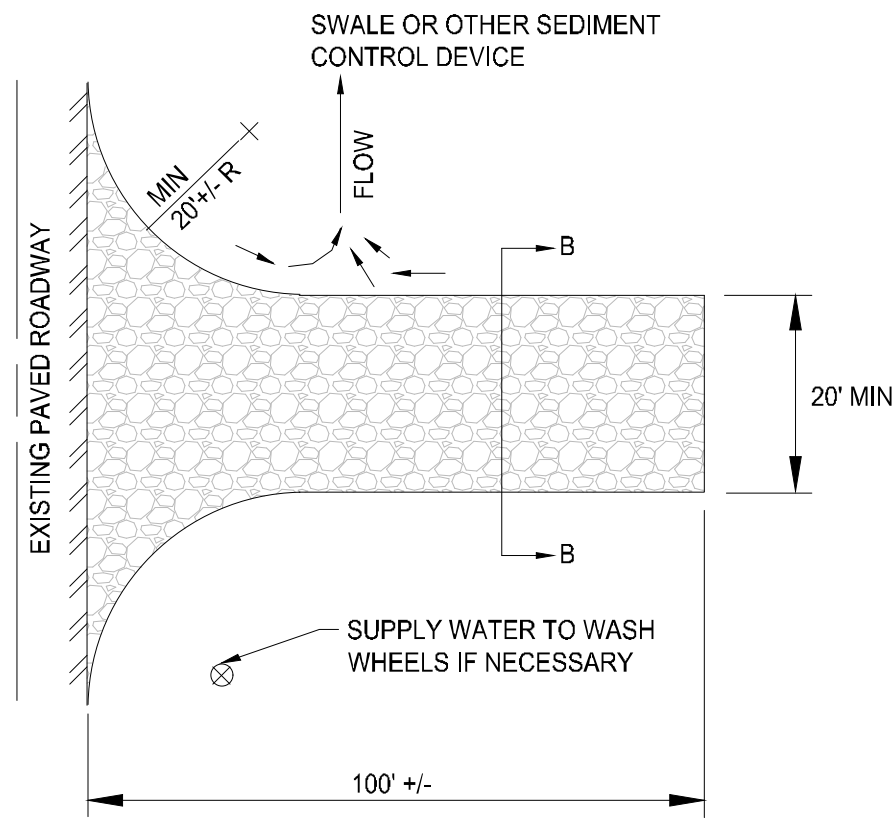
Pipe Diameter D (mm)	Discharge Q (m ³ /s)	Apron Length, L (m)	Rip-Rap D ₅₀ Diameter Min (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
18 (450)	9.89 (0.28)	13 (4)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)	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

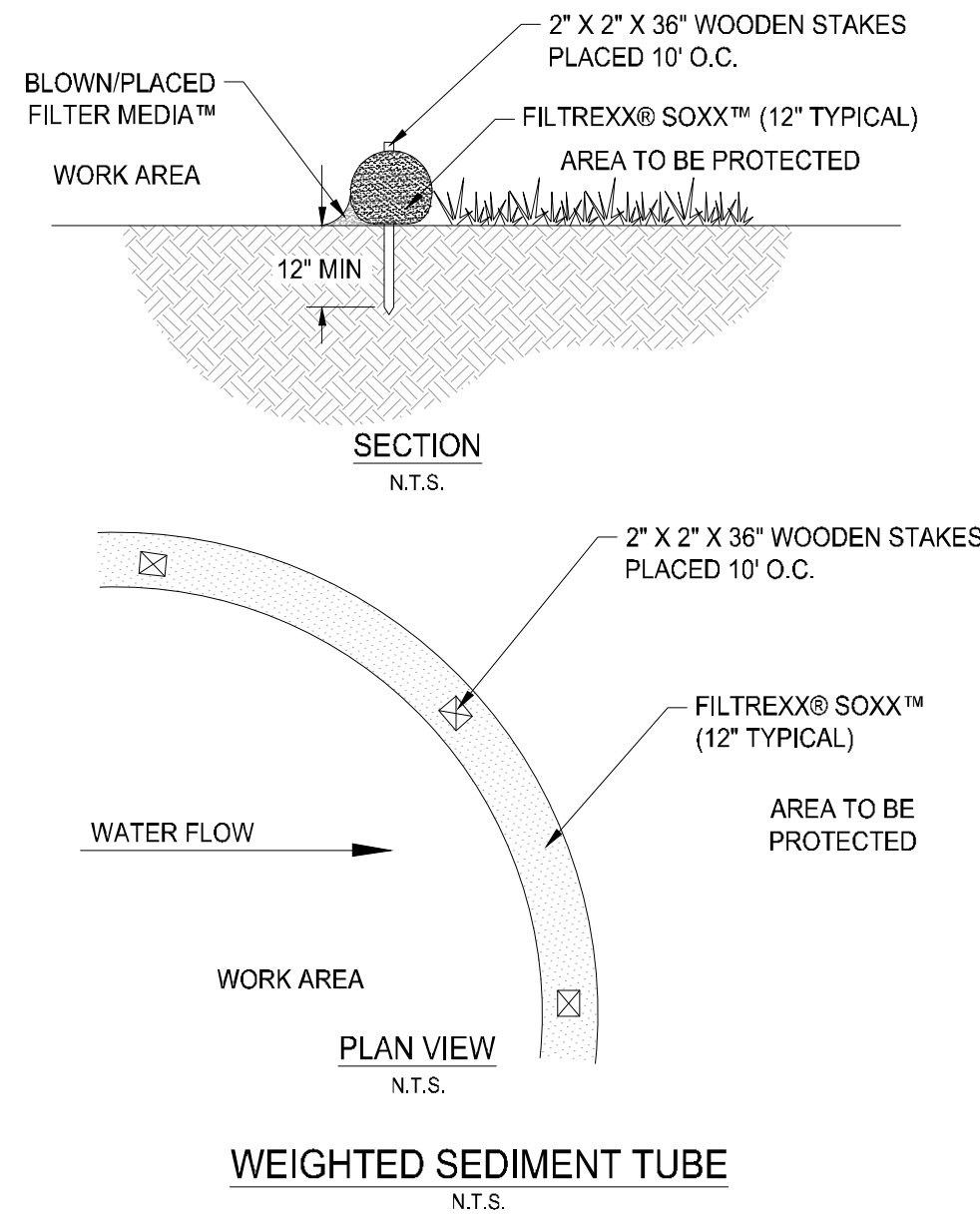
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

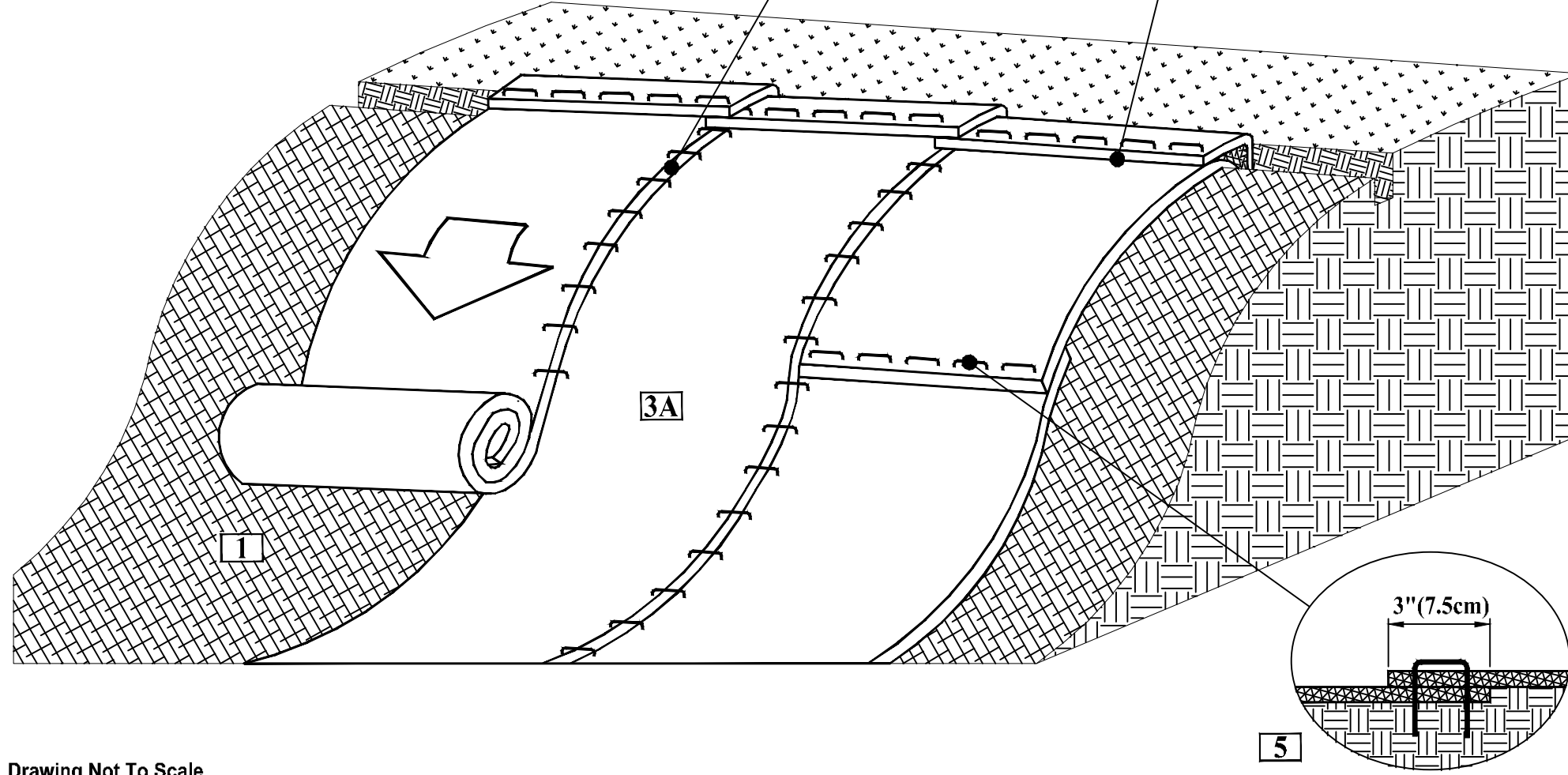
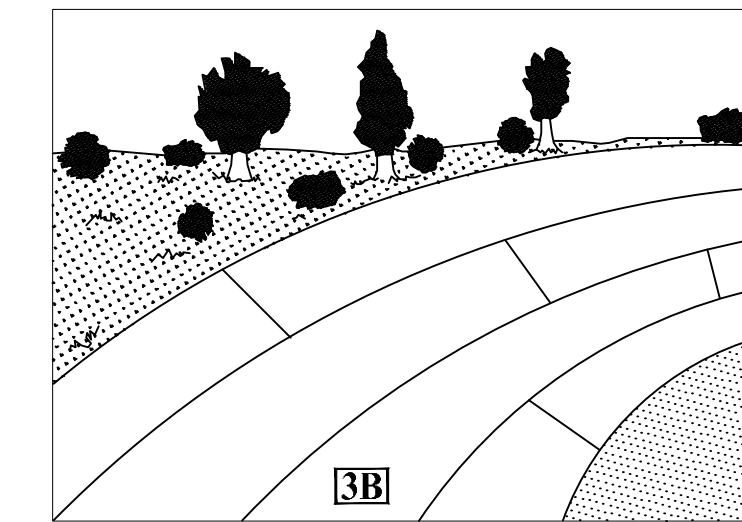
Volume 4:
BMP For Development Activity –
Permanent E&S Control Management Practices PESC-07-3 2021



PLAN VIEW
N.T.S.
SECTION B-B
N.T.S.
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SECTION
N.T.S.
PLAN VIEW
N.T.S.
WEIGHTED SEDIMENT TUBE
N.T.S.



Drawing Not To Scale

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

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

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

Drawn on: 5-4-17

EROSION CONTROL MATTING

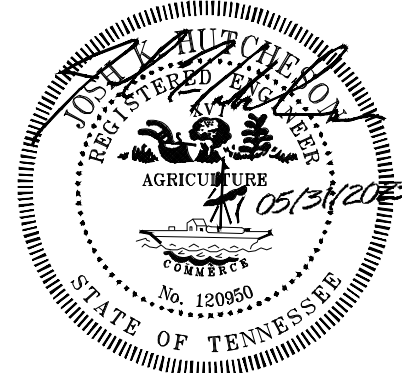
SLOPE INSTALLATION DETAIL

- Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
- 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.
- 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.
- The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.
- 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

DESCRIPTION	DATE	BY	REVISION
INITIAL PLANNING COMMISSION SUBMITTAL	05/31/2023	JRH	
STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION			
SILT FENCE WITH WIRE BACKING			
12-18-02 EC-STR-3C			

SITE DETAILS

C4.1

Landscape Standards

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

PLANTING NOTES:

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

TO AVOID OVERHEAD UTILITY CONFLICTS:

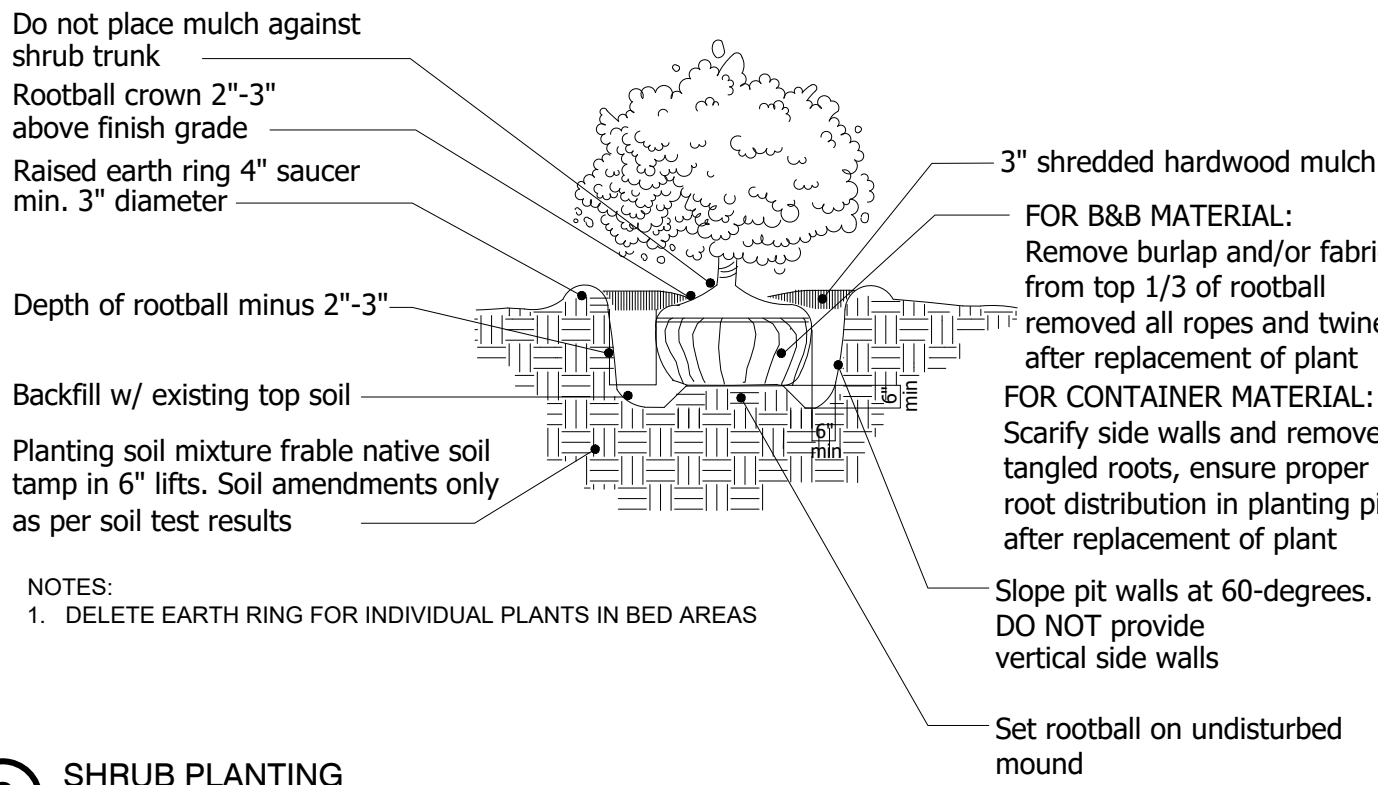
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

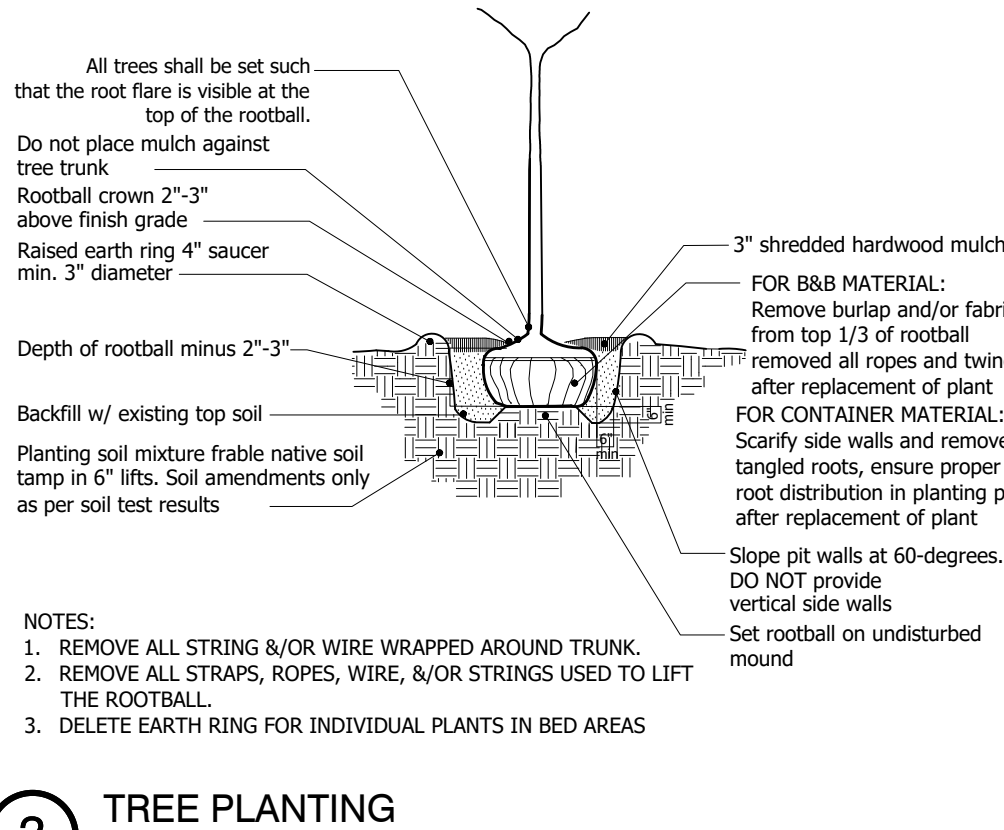
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

PLANT STANDARDS

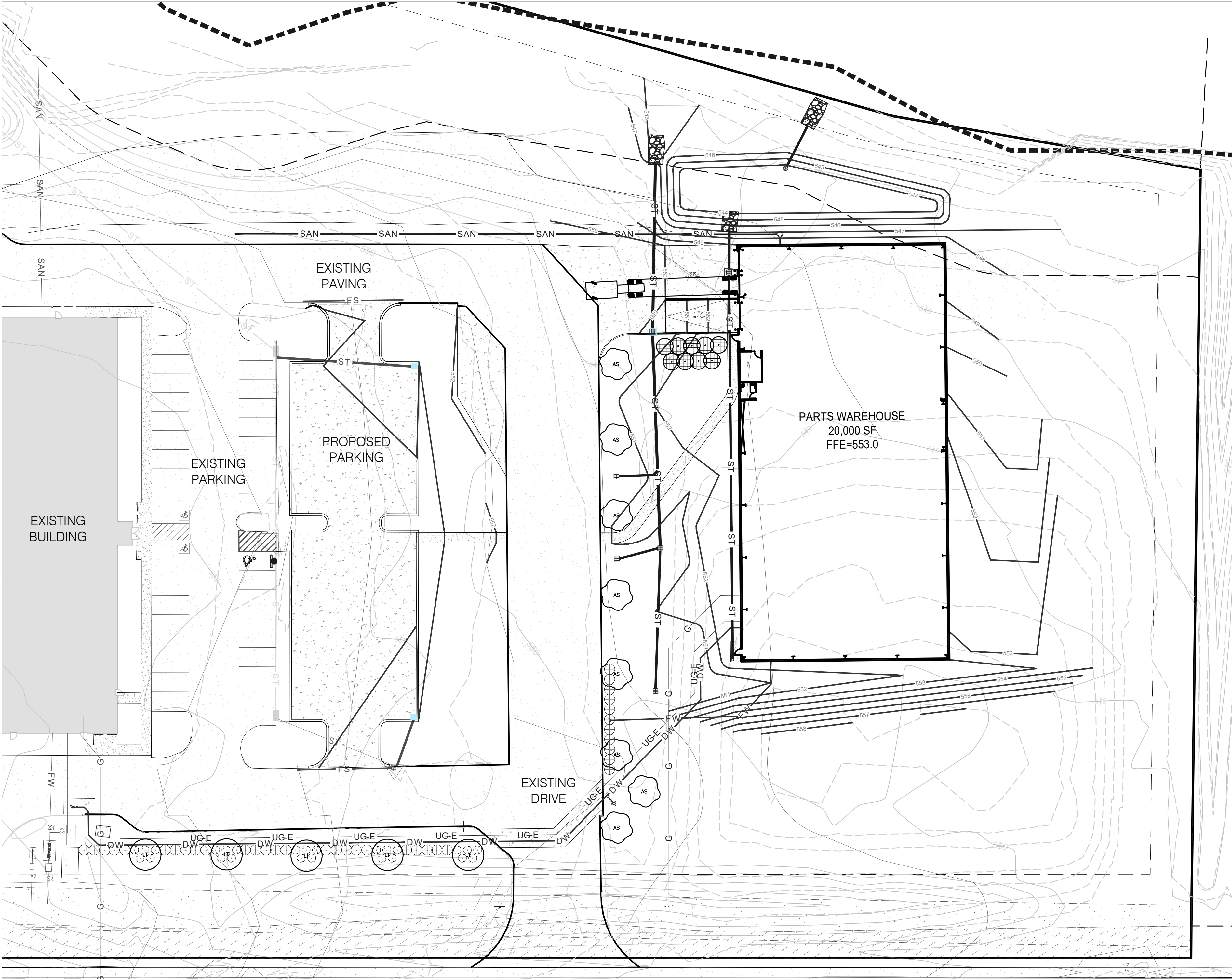
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. 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.



2 SHRUB PLANTING



3 TREE PLANTING



PLANT SCHEDULE NEW ADDITIONAL LANDSCAPE

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 Upswept Branching. Even Branching. See Tree Specifications.	B & B	2.5'Cal	12'-14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
	36	Neddlepoint Holly / Ilex cornuta 'Needlepoint' Full; Dense Form	18" HT		
	25	Henry's Garnet Sweetpire / Itea virginica 'Henry's Garnet' Full. Heavy. Well Branched	18" HT		

PLAN NOTES:

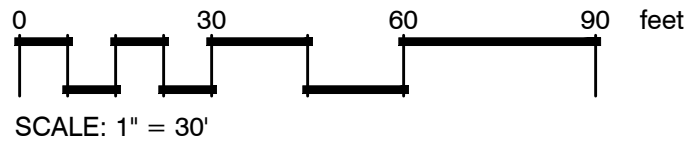
- ALL LANDSCAPE BEDS SHALL BE UNIFORMLY TRENCHED AND EDGED IN ACCORDANCE WITH THE PERIMETER LINES SHOWN ON THIS DRAWING AND HAVE 3" MINIMUM COMPACTED DEPTH OF DECOMPOSED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED WITH RIVER ROCK.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR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

PLANTING SCHEDULE NOTES

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

SOILS NOTES

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



PROPOSED SITE FOR:
SCOTT EQUIPMENT
LAVERGNE, TENNESSEE

Heibert+Ball

LAND DESIGN

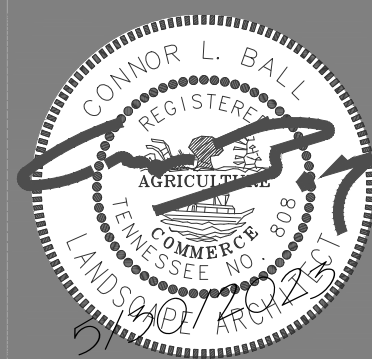
1894 Gen. Geo. Patton Dr.

Suite 400

Franklin, TN 37067

Tel: 615.376.2421

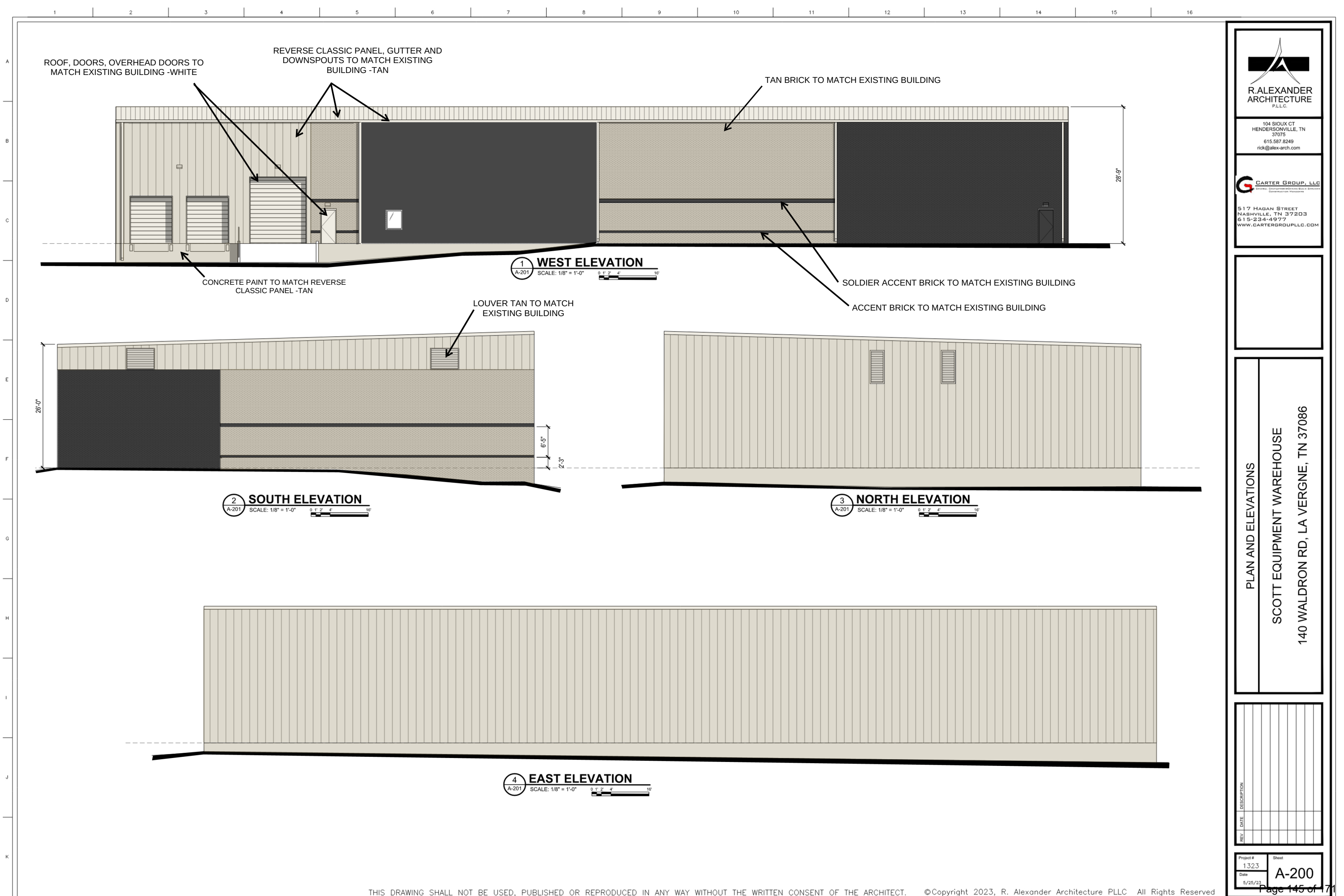
www.hblanddesign.com



By: cb

PROPOSED
LANDSCAPE PLAN

L1.1



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. (Deferred by Applicant)

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@lavergnethn.gov

(Technical items go here)

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

Engineering

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

1. 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.

2. 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.
3. 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.
4. Please provide more detail regarding driveway layouts for the individual units. The site distance for traffic coming from the east is poor.

Utilities

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

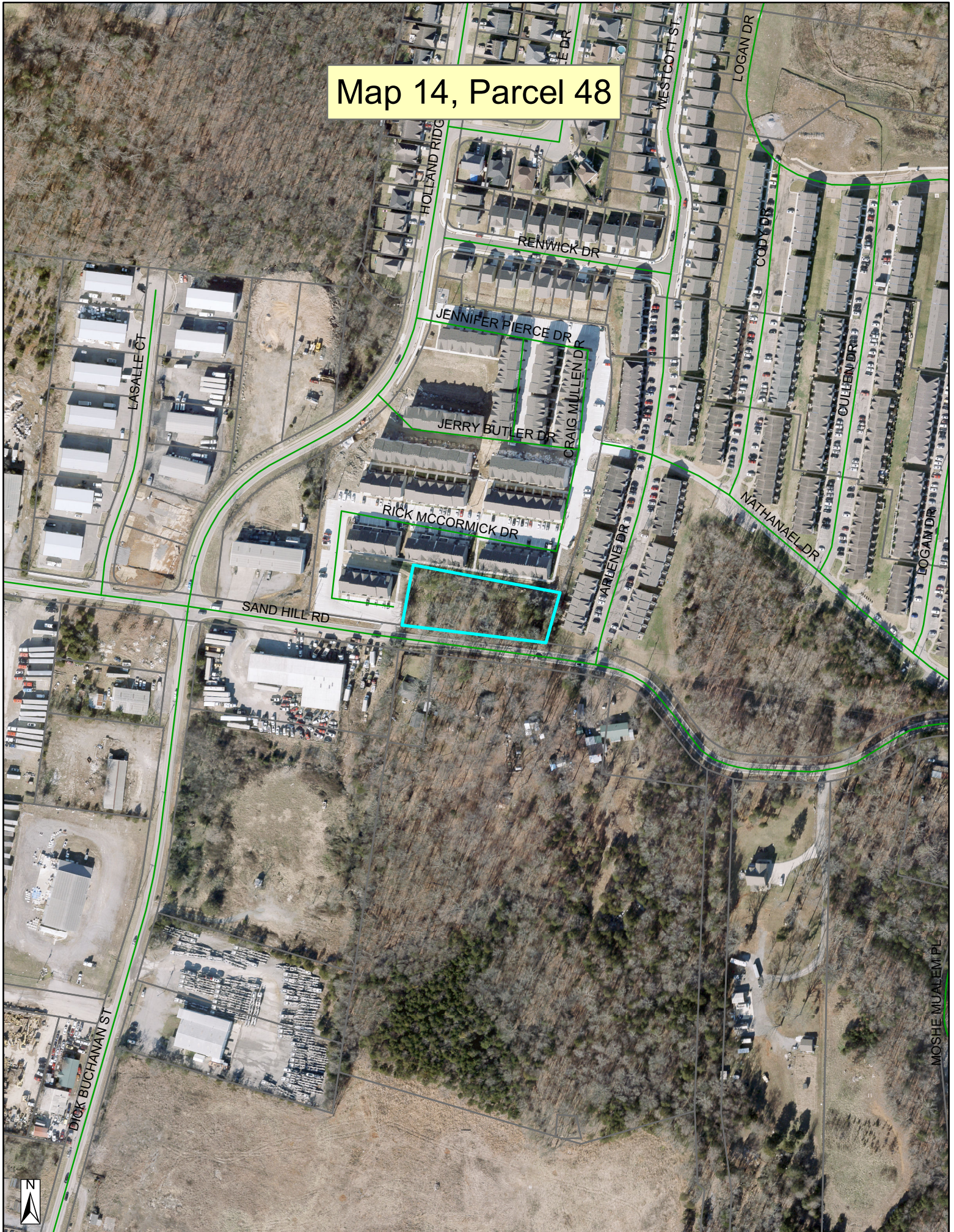
Map 14, Parcel 48

RICK MCCORMICK DR

SAND HILL RD

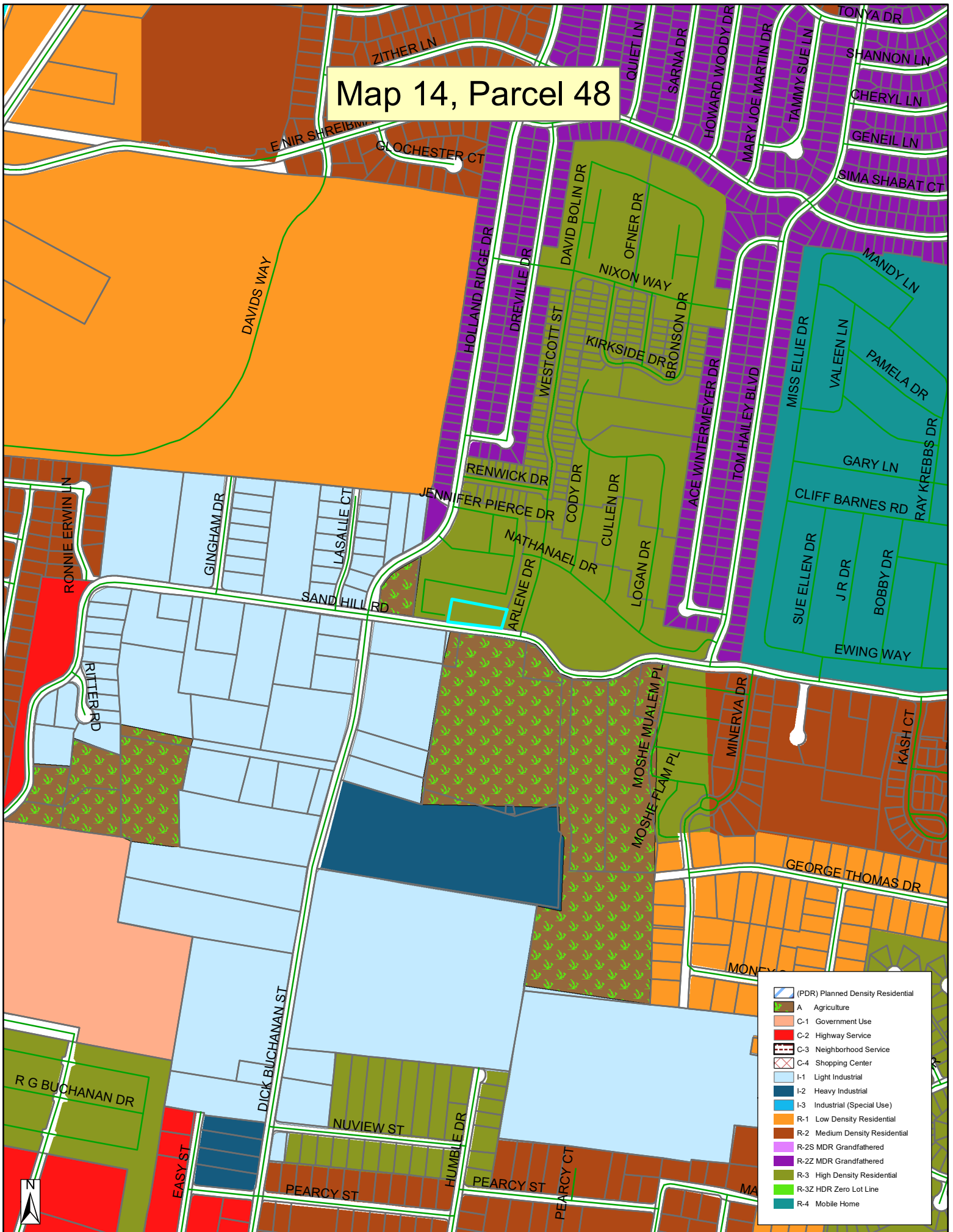


Map 14, Parcel 48



MOSHE MUALEM PL

Map 14, Parcel 48





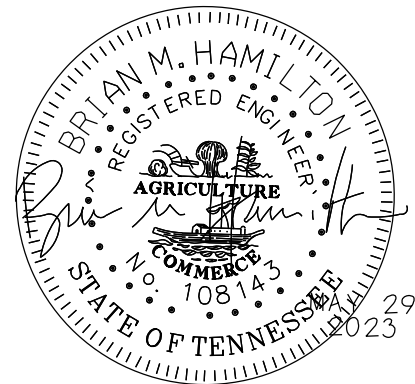






Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

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

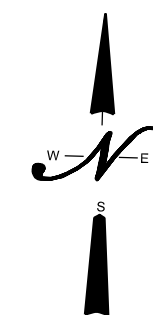
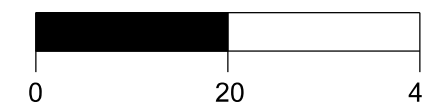


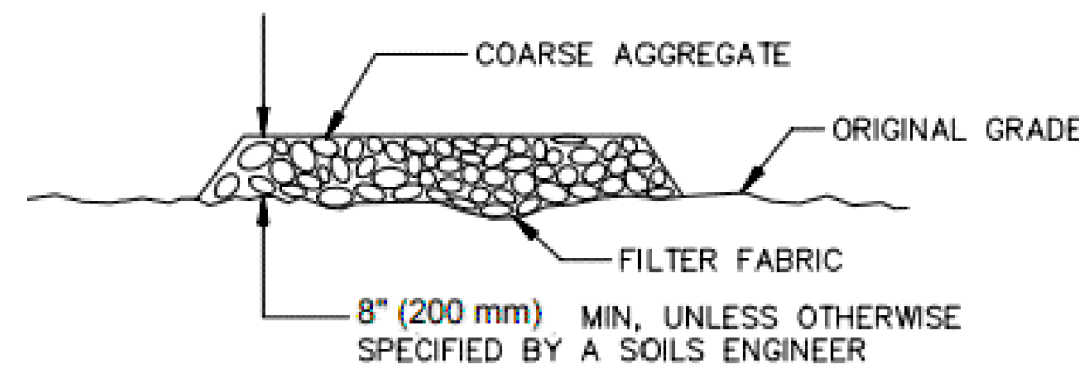
Project Map & Parcel 014 04800
Owner : Sky Houses LLC

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

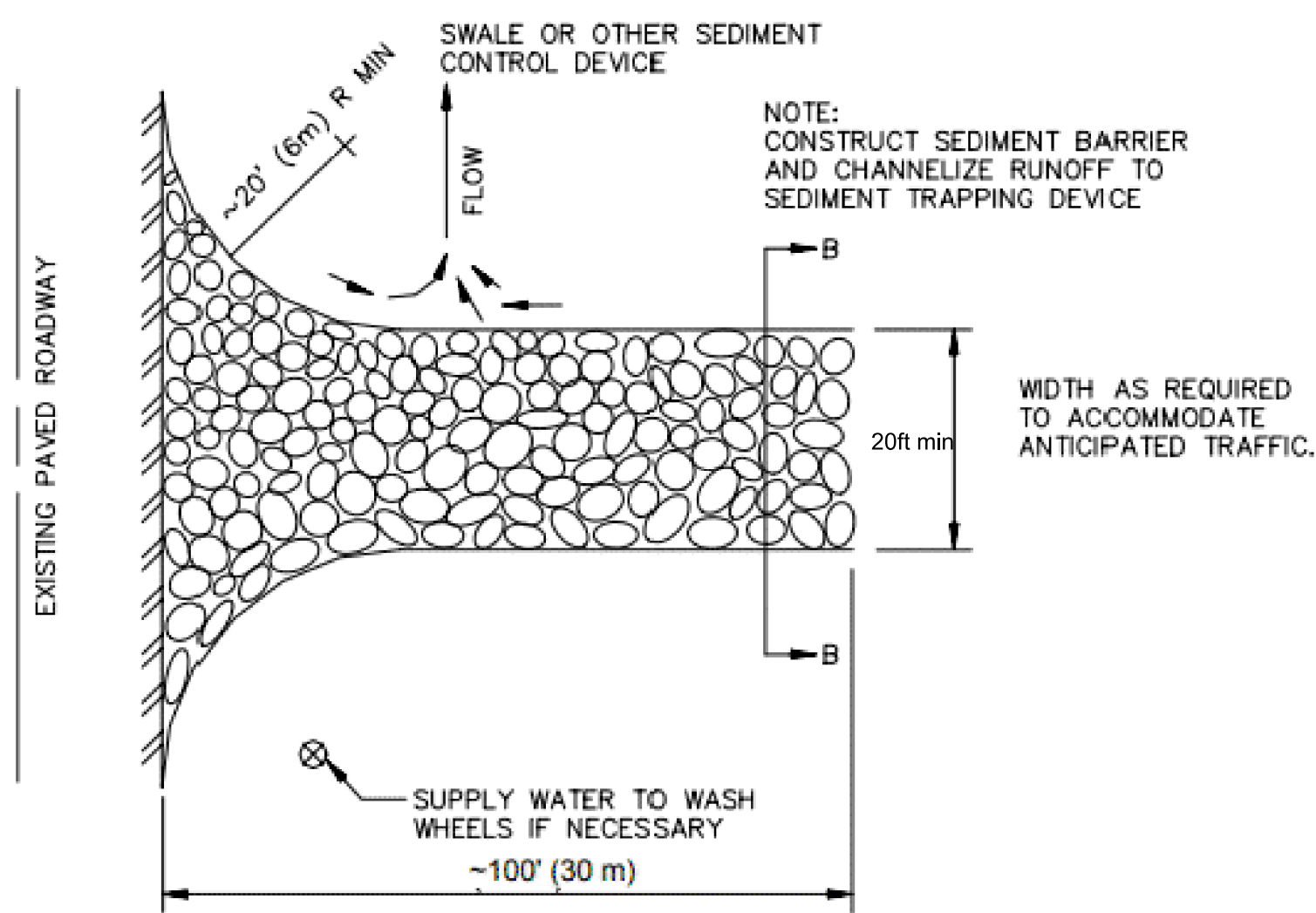
Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615.353.9622
b@nashvillecivil.com

Graphic Scale : 20
1" = 20'





SECTION B-B
N.T.S.



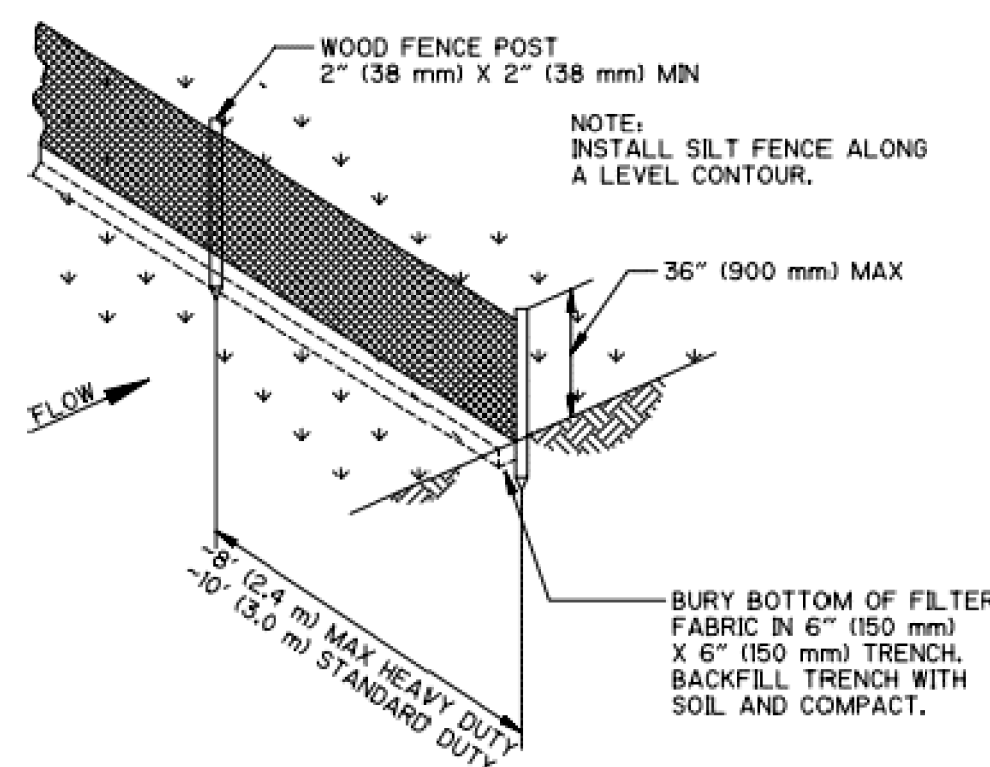
PLAN VIEW
N.T.S.

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.

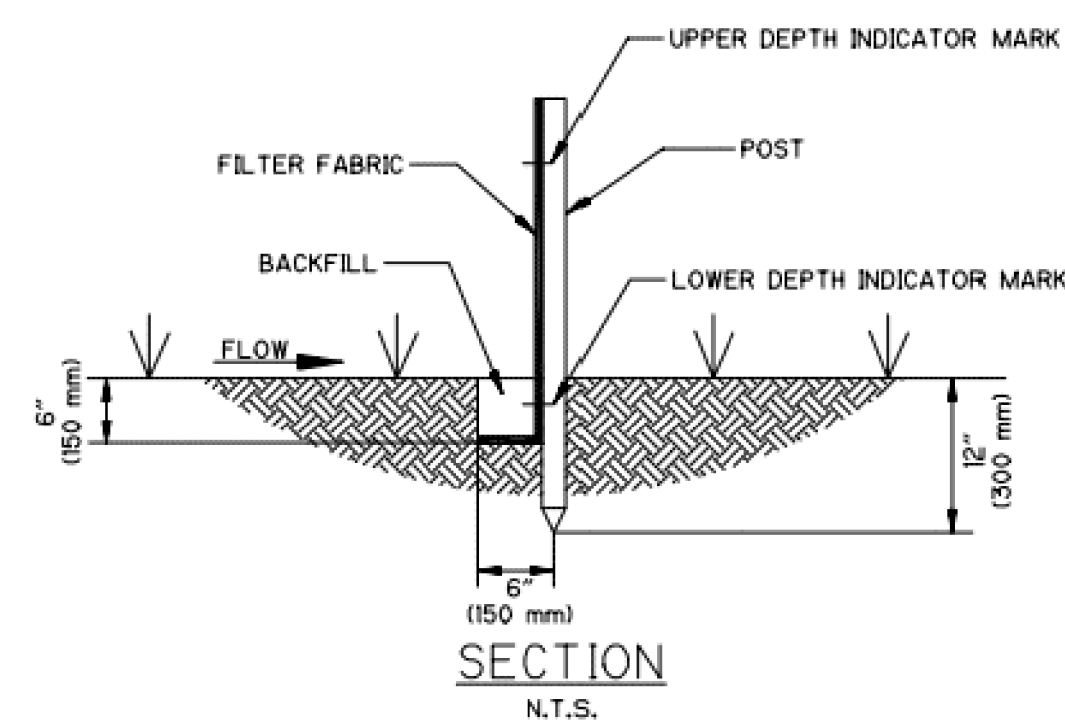
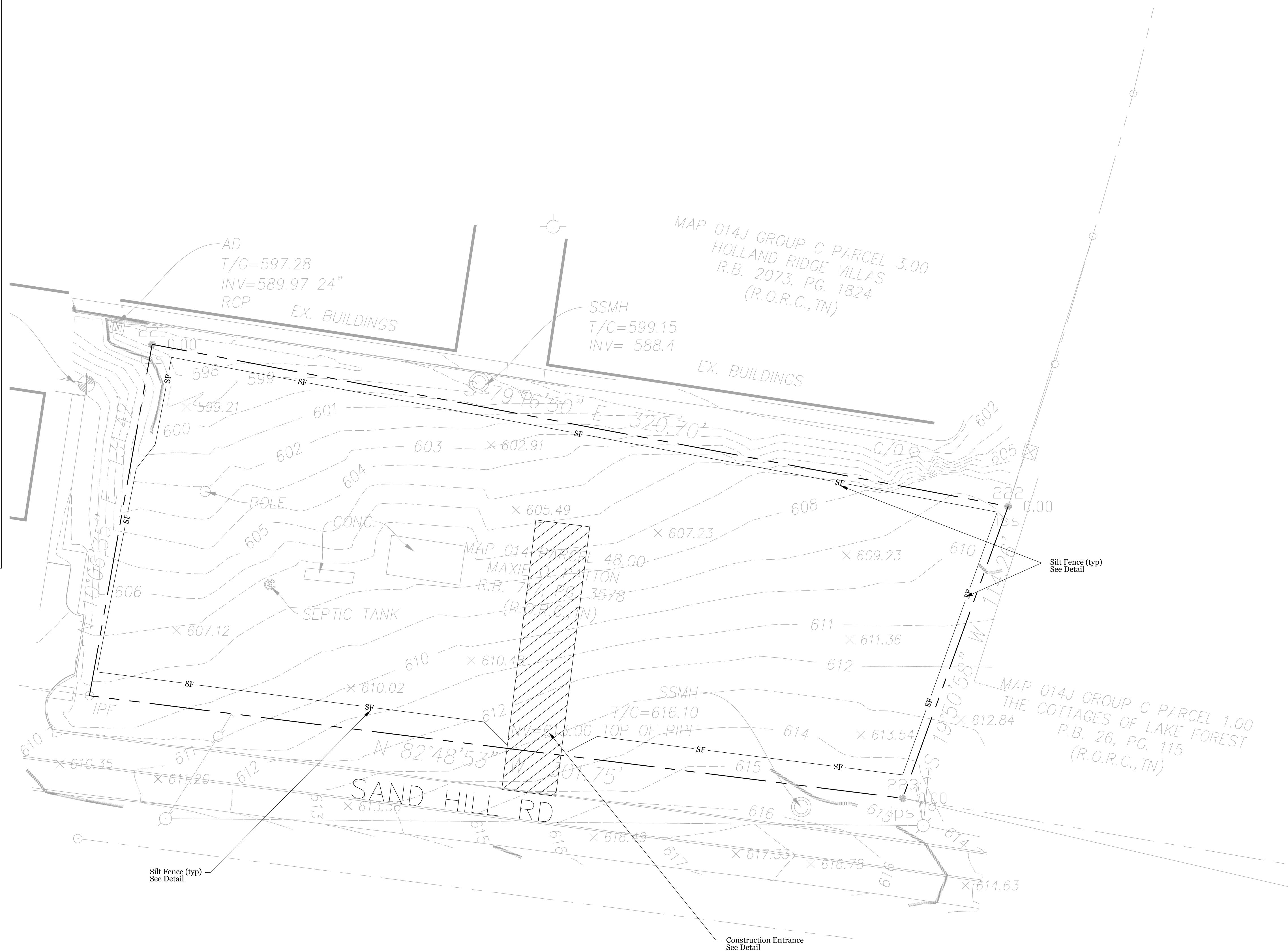


Figure TCP-13-1
Silt Fence Anchoring

1 Silt Fence TCP-13

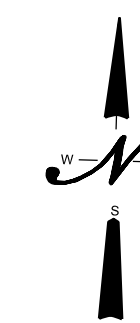
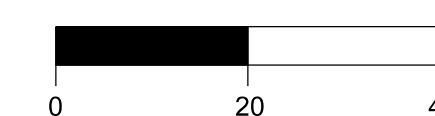
NOT TO SCALE



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

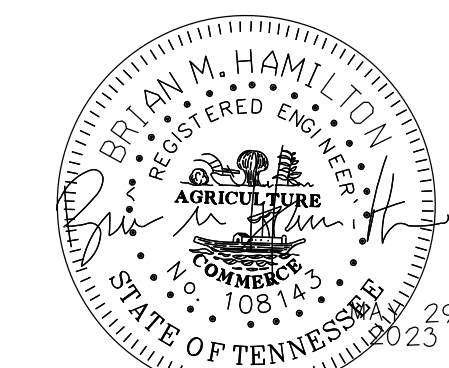
Graphic Scale : 20
1" = 20'



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

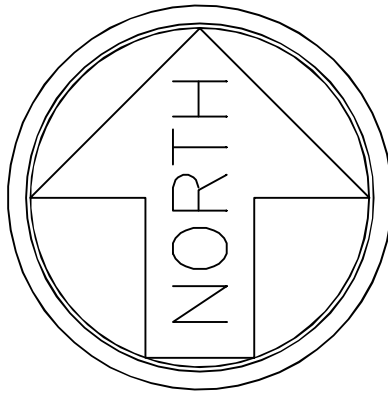
Original Issue Date:
30 May 2023

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 has reviewed the costs provided and concur that they are appropriate.

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. As of 22 June 2023, staff has not received a request for final inspection of the Blair Road improvements.

2. Staff recommends that the Blair Road improvements not be bonded but that construction on them be complete prior to approval of final plat.
3. Grade A bid was provided on 16 June 2023 so it is still up to date. However, a typo saying that the price will only be held until 19 May 2023 is in Note 11. This note is being ignored.
4. Harakas bid does not include tack coat but that is well within the contingency.

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

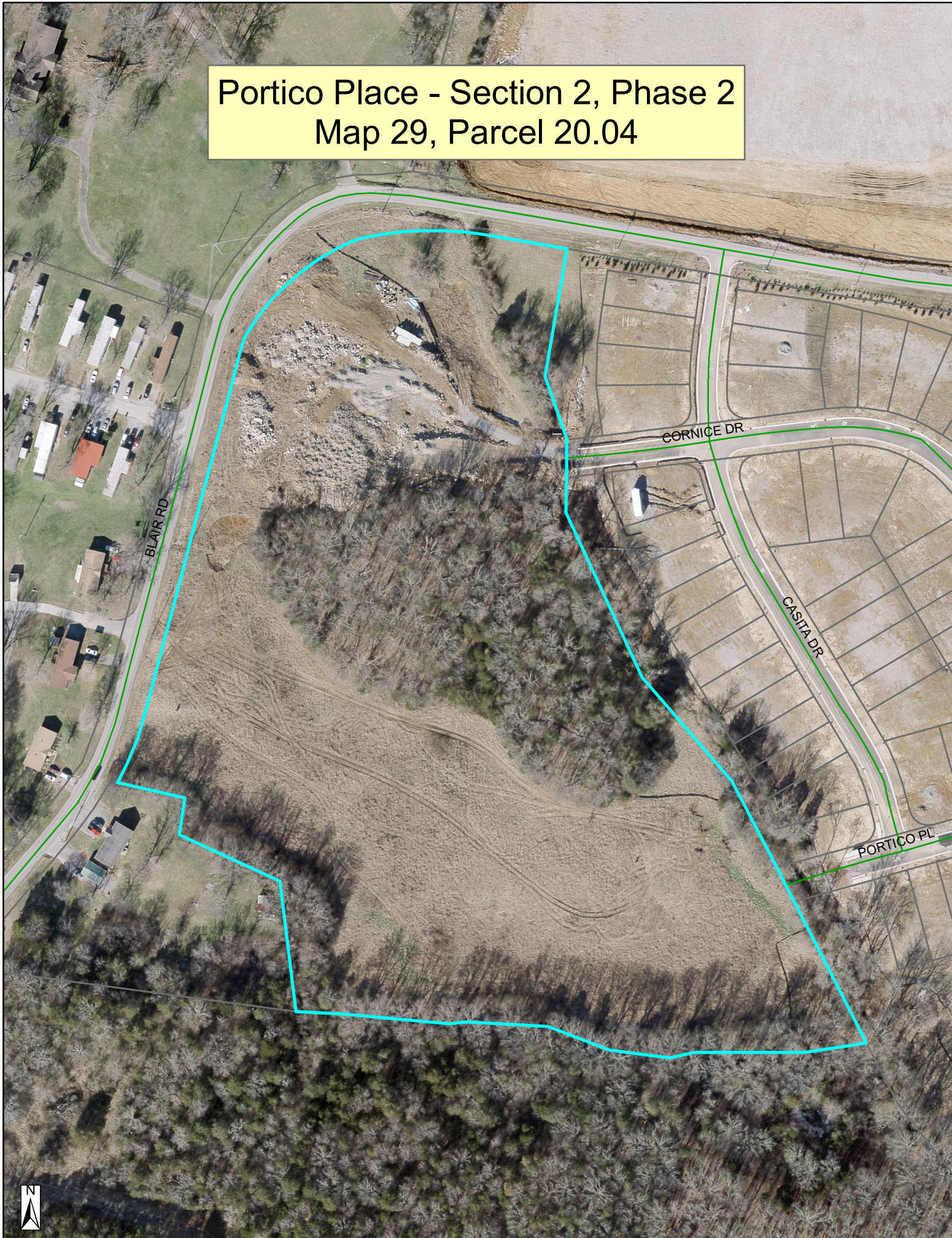
Police

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

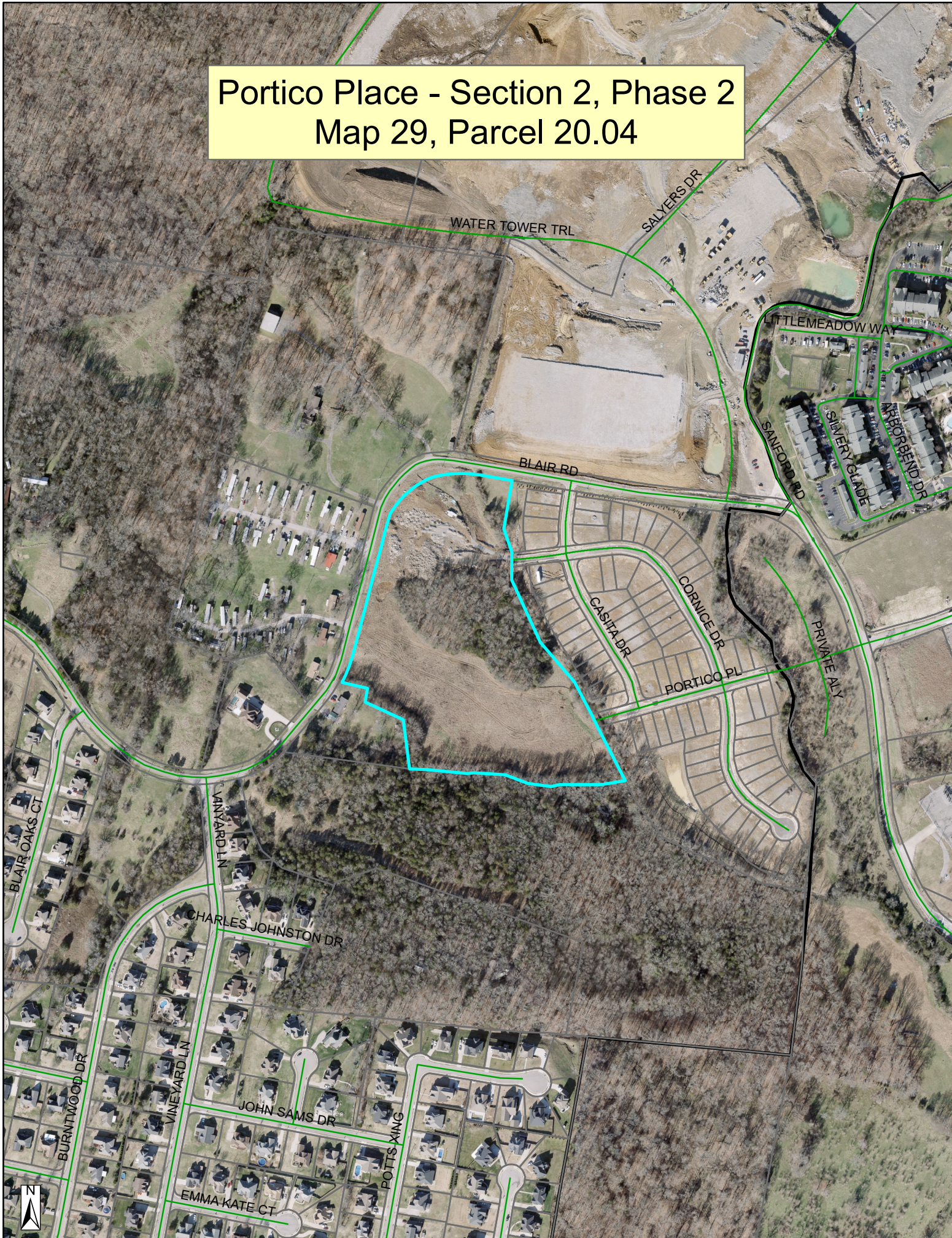
No comments received

***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.

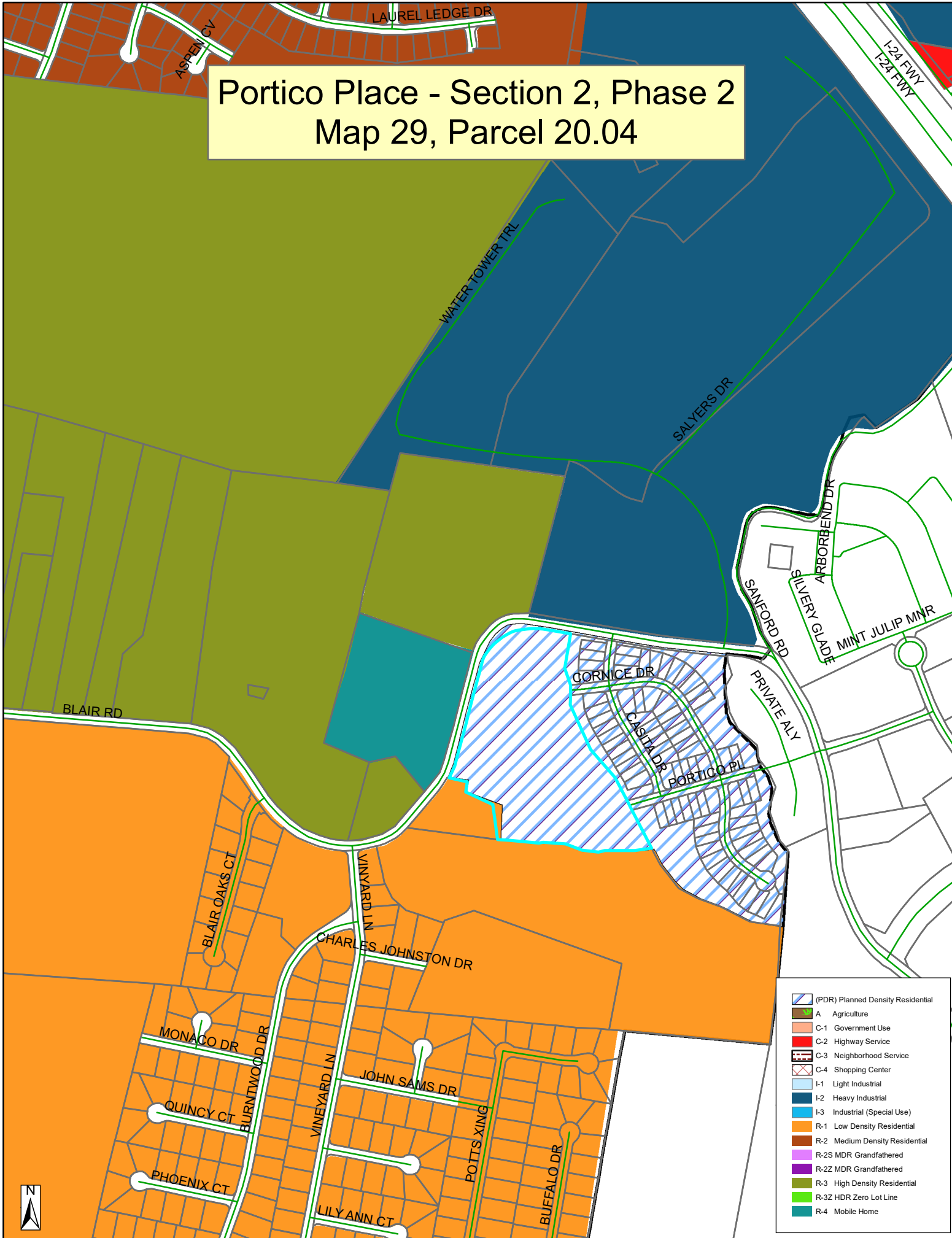
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



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

June 19, 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)	\$73,881
2. Mail Kiosk Parking	\$50,000
3. SEC, Inc. Cost for As-Builts	\$5,000
4. General Erosion Control Maintenance	\$10,000
5. General Water and Sewer Maintenance	\$10,000
6. Contingency	\$29,777

Total opinion of probable cost = \$178,658

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: June 16, 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	\$ 158,910.00
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 (900 TN) 8" Base Stone (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
859.625.8960
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
260	Subgrade Preparation	1,800.00	SY	11.25	20,250.00
	Grading				25,036.21
PAVING					
700	Aggregate Base Stone	670.00	TONS	15.94	10,679.80
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				175,624.92
GRAND TOTAL					\$200,661.13



P.O. Box 682423, Franklin, Tennessee 37068 **P** 931 364 6900 **F** 931 364 4115 volunteerpaving.com

6/12/2023

Levi Grantham Land Group

Craig Yerian

101 Forrest crossing, suite 107
Franklin, TN 37064

Project: 856 - PORTICO PLACE SECTION 2 PHASE 2 TOPPING BUDGET

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
TACK COAT	5,010.000	S.Y.	0.44	2,204.40
1.5" ASPHALT MIX (PG64-22) GRADING E	5,010.000	S.Y.	12.36	61,923.60
QUOTE TOTAL:				64,128.00

EXCLUSIONS:

1. No permits, bonds, or fees
2. No striping or signage
3. No curb or binder repair
4. No testing of subgrade or asphalt materials
5. No utility adjustments
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 1 mobilization. Each additional mobilization will be \$1500.00.
9. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified
10. 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.
11. No paving will be performed between December 15th and March 15th without approval / waiver.
12. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer



P.O. Box 682423, Franklin, Tennessee 37068 **P** 931 364 6900 **F** 931 364 4115 volunteerpaving.com

- 13. 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.
- 14. 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: \$644.55 per ton of liquid AC -June 2023

Submitted by:

Ricky Sanford
Project Manager
Volunteer Paving, LLC

Accepted by: _____
Title: _____
Date: _____