

WORKSHOP AGENDA

Planning Commission

July 11, 2023 @ 5:30 PM

For the July 25, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 27, 2023 Regular Meeting.
2. Public Comment Period.

OLD BUSINESS

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. **(Deferred by Applicant)**
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. **(Withdrawn by Applicant)**
5. 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)**
6. 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.
7. 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.
8. 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.

9. 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.
10. 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.

NEW BUSINESS

11. Final Plat - TN Group Properties, LLC - Two Lots on Approximately 3.07 Acres. Requested by Doyle Elkins. Property located at 5116 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.
12. Final Plat - Portico Place, Resubdivision of Open Space "D", Section 2, Phase 2 - Creation of Right of Way on 0.974 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, P/O Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.
13. Site Plan - Power Equipment Company - Parking Expansion on 16.7 Acres. Requested by Dewey Engineering, Inc. Property located at 320 Waldron Road (Tax Map 17, Parcel 5.01). I-2 (Heavy Industrial) & C-2 (Highway Service Commercial) Zoning Districts. Property owned by Power Equipment Co.
14. Final Plat - Rock Springs Church - Resubdivision of Lot 2 - Two Lots on 1.81 Acres. Requested by SEC, Inc. Property located at 8043 Burntwood Drive (Tax Map 32, Parcel 6.06). R-1 (Low Density Residential) Zoning District. Property owned by Khalat Younis.
15. Final Plat - 119 Chaney Boulevard - Five Lots on Approximately 0.66 Acres. Requested by JTA Land Surveying, Inc. Property located at 119 Chaney Boulevard (Tax Map 18P, Group C, Parcel 3). R-3 (High Density Residential) Zoning District. Property owned by Amer Angley.
16. Final Plat - Woodsong, Section 1, Phase 1, Minor Revision of Subdivision of Lot 1 - Two Lots on 0.70 Acres. Requested by H&H Land Surveying, Inc. Property located on Buffalo Drive (Tax Map 32F, Group E, Parcel 1). R-1 (Low Density Residential) Zoning District. Property owned by Michelle Thomas & Ronald Jackson.
17. Bonds/Letters of Credit Update.

ADJOURN



Item #: 3.

Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Lt. Frank Walkup Phases 1 and 2. Property located off Jones Mill Road. Requested by Wamble & Associates. R-1 (Low Density Residential) Zoning District. (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 #: 4.

Item Title: Site Plan - 5450 Murfreesboro Road - New Retail Building Totaling 11,550 Square Feet on 1.53 Acres. Requested by Huddleston - Steele, Inc. Property located at 5450 Murfreesboro Rd. (Tax Map 18B, Group E, Parcel 3). C-2 (Highway Service Commercial) Zoning District. Property owned by FHY Realty Investors, LLC.

(Withdrawn 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

blogan@laveragnetn.gov

Not applicable. Deferred.

Engineering

Gary Lide

glide@laveragnetn.gov

No comments

Utilities

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

rsalyers@laverghnetn.gov

Not applicable. Deferred.

Fire

Curtis Brinkley

cbrinkley@laverghnetn.gov

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

Police

JJ Eubank

jeubank@laverghnetn.gov

No comments from PD

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Item #: 5.

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

blogan@lavergnethn.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

jblair@lavergnethn.gov

Engineering**Gary Lide**

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 be calculated to show the impact on the depth in that area for 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

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

rsalyers@laverghnetn.gov

Not applicable - deferred.

Fire

Curtis Brinkley

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
jeubank@laverghnetn.gov

Not applicable - deferred.

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Item #: 6.

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.

Reviewed By:

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

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan

blogan@laveragnetn.gov

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

Jake Blair

jblair@laveragnetn.gov

Engineering

Gary Lide

glide@laveragnetn.gov

1. Reviewed against Subdivision Regulation Concept Plan Requirements. Therefore detailed construction plans are still required prior to permit. Significant additional

information is required for construction plans.

2. Lot line not labeled on site plan

3. Please provide phasing plan or confirm that there will be a single build culminating in 2026 completion.

4. Stormwater Management Calculations are insufficient to fully understand the drainage concept. For example:

a) Layout shows Pond 1 having two outfalls from two separate ponds and some form of equalizer pipe between the two. Calculations show this as a single pond with a single outfall. Additional information is needed to understand how the two ponds, the equalizer pipe, and the two outfalls work together.

b) Layout shows Pond 2 having two outfalls. Calculations show this as a single outfall. Additional information is needed to understand how the two outfalls work together.

c) Grading plan labels outfalls as O1, O2, O3, and O4. Post-Development Watershed Map in calculations show outfalls as POA 1, POA 2, PA 3, POA 4, POA 5, POA 6, POA 7, POA 8, and POA 9. The calculations themselves show the outfalls as O-1, O-2, O-3, O-4, O-5, O-6, O-7, O-8, and O-9. It appears that grading plan label O1 = Calculations POA 6 = O-6; O2 = Calculations POA 5 = O-5; O3 = Calculations POA 7 = O-7; and O4 = Calculations POA 8 = O-8. Outfalls POA 1, POA 2, POA 3, POA 4, and POA 9 appear to be undetained. Please confirm this is correct and provide a schematic of how the drainage system fits together to make this more clear.

5. Traffic Study did not recommend any improvements to Blair Road directly associated with this development and did not include a site distance analysis from the driveway (two driveways?). Please include a site distance analysis to confirm that no immediate improvements on Blair Road are required.

6. The traffic study provided divides the trips by two entrances off of Blair Road. The site plan provided only shows one entrance off of Blair Road. Please correlate the two documents.

7. Sayasak property will be significantly impacted in terms of afternoon sun.

8. Provide a table showing number of units per building

9. Label all retaining walls with maximum heights.

10. More detail must be provided regarding the driveway in and out of the site on Blair road including width, lane layout and striping, and proposed radius return - as well as site distance analysis required under item 5 above.

Utilities

Scott Tatalovich
statalovich@lavergneth.gov

1. Water availability letter will be written by the City's consulting engineer. Fire flow test was requested on May 10, completed and returned on May 26, 2023. Result was 2,603 gpm at 20psi in the 6" waterline in Blair Rd.
2. Sewer availability letter will be written by the Town of Smyrna. This property is within the boundaries of the Interlocal Agreement – Blair Rd Drainage Basin – 2018-02, so sewer will flow to Town of Smyrna collection system. The current nearest point of connection is near 303 Blair Rd.
3. Sht C4-00 "Grading and Drainage Plan" shows Bldg 2C with FFE = 778.50', but roadside grades of 750', a 28-foot difference. Sewer is shown to run right through this location of a rather high retaining wall. La Vergne standards do not allow for sewer greater than 20' deep.

Codes

Randolph Salyers
rsalyers@lavergneth.gov

Fire

Curtis Brinkley
cbrinkley@lavergneth.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.

243 Blair Rd

WATER TOWER TRL

BLAIR RD

BLAIR OAKS CT

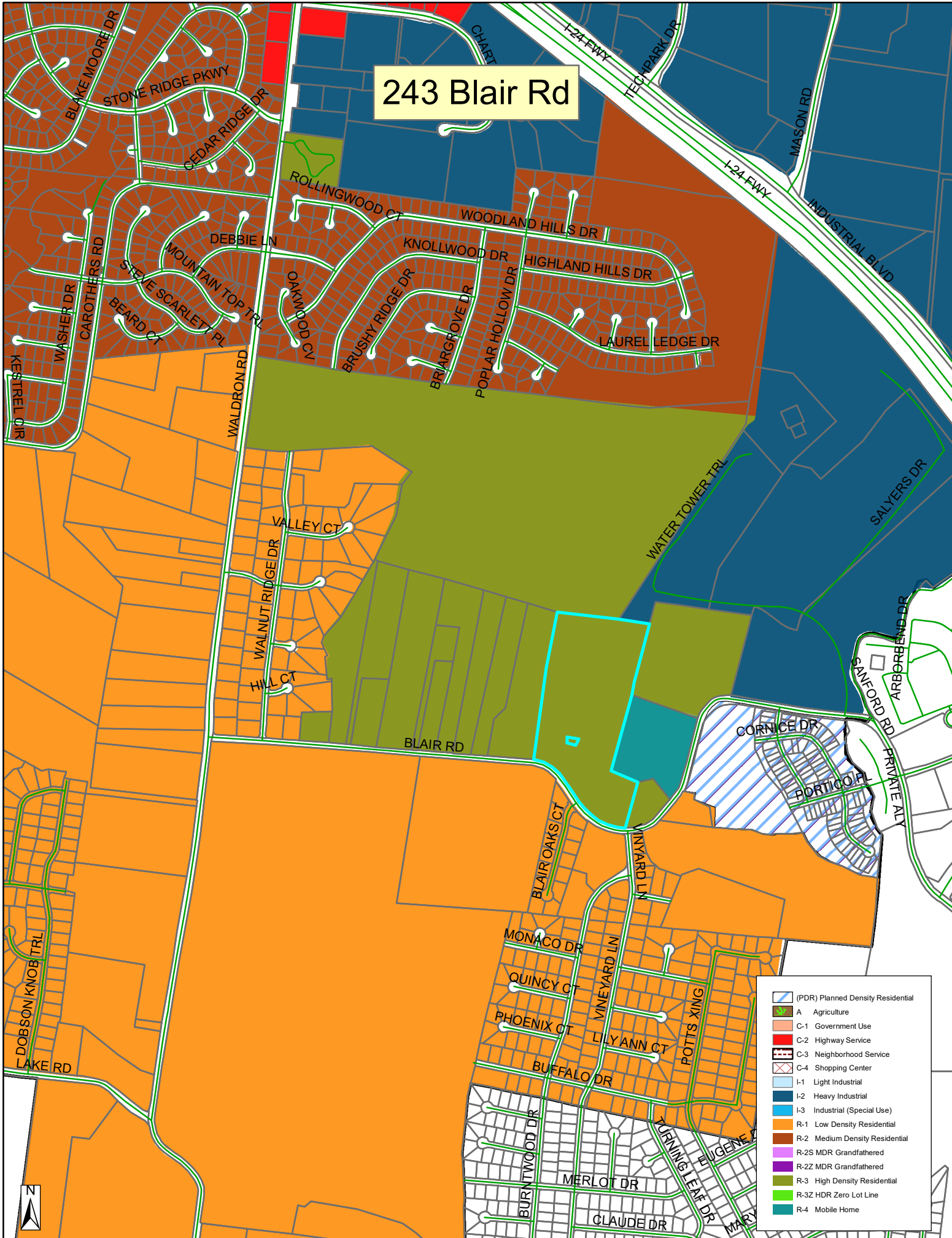
VINYARD LN





243 Blair Rd







STOP

VINEYARD LANE
CLAIR ROAD



CONCEPT PLAN SUBMITTAL

06/26/2023

SITE DATA TABLE		
SITE ADDRESS	243 BLAIR ROAD LA VERGNE, TENNESSEE	
TAX MAP	MAP 32 PARCEL 6.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	27.49 AC	27.49 AC
DISTURBED AREA	N/A	27.49 AC
DEDICATED R.O.W. AREA	N/A	+/- 0.83 AC
IMPERVIOUS AREA	0.39 AC	12.07 AC
PERVIOUS AREA	27.49 AC	15.42 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: SOUTH	35 FT	35 FT
REAR: NORTH	20 FT	20 FT
SIDE: EAST	15 FT	15 FT
SIDE: WEST	15 FT	15 FT

BUILDING DATA	REQUIRED	PROVIDED
NUMBER OF BUILDINGS	N/A	16
DIMENSIONS	N/A	71 FT X 159 FT
STORIES	N/A	±3 STORIES
AREA PER BUILDING	N/A	±11,100
TOTAL AREA	±532,800 GSF	
TOTAL UNITS	352 UNITS	

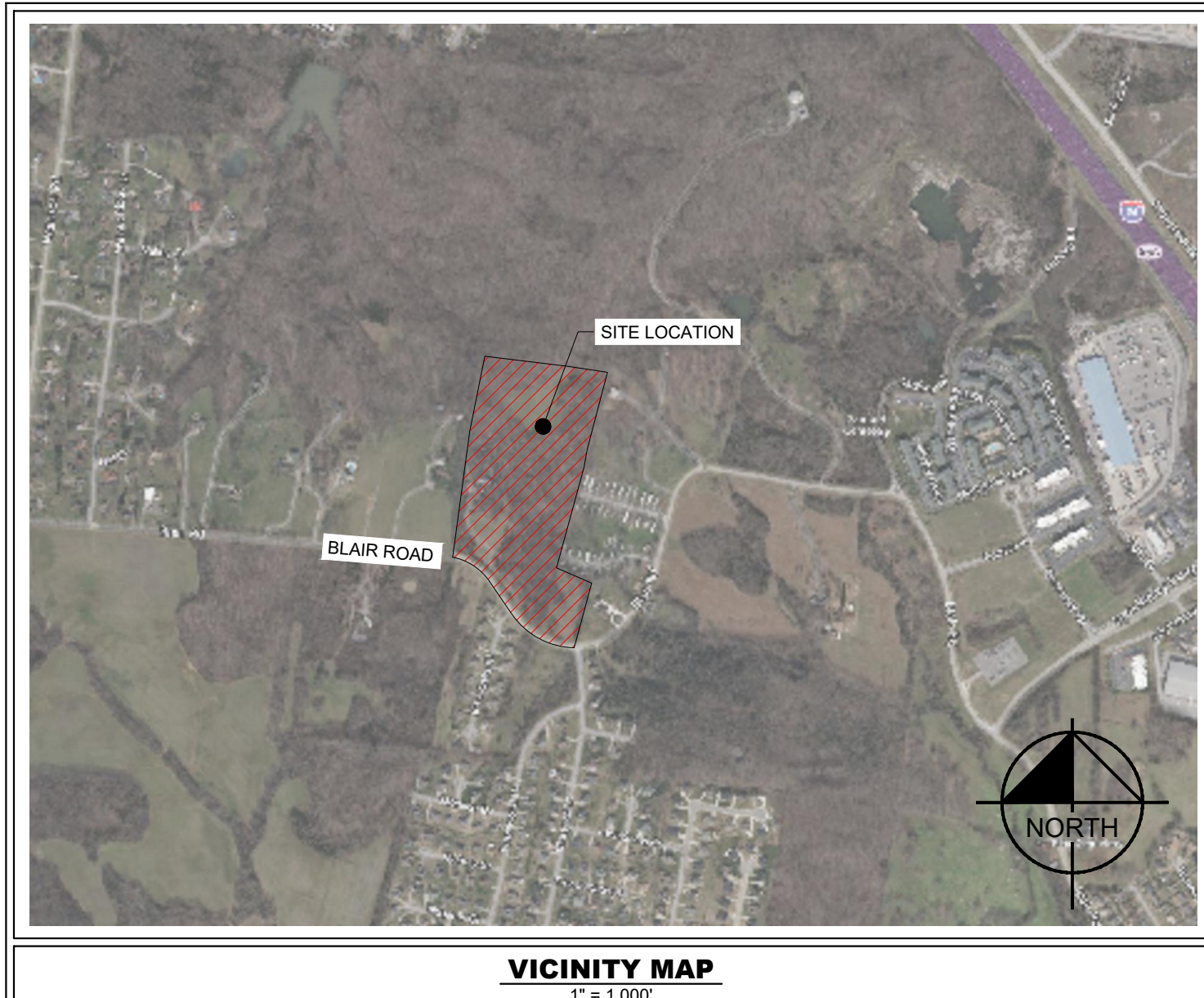
PARKING	MINIMUM	PROVIDED
STANDARD SPACES (3 SPACES / UNIT)	1,056	1,056
ACCESSIBLE (INCL. VAN ACCESSIBLE)	19	19
TOTAL VEHICULAR PARKING	1,056	1,067

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	243 BLAIR ROAD LA VERGNE, TENNESSEE
MAP AND PARCEL ID:	MAP 32, PARCEL 6.00
U.S. FEMA FIRM PANEL:	47149C0105H DATED 01/05/2007
EXISTING ZONING:	R-3
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL

GENERAL DEVELOPMENT NOTES

1. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF ANSI 117.1, 2009 EDITION AND THE FAIR HOUSING ACT.

U. S. Justice Department:
http://www.justice.gov/crt/housing/fairhousingabout_fairhousingact.htm
2. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OF 0.2% TO 0.9% ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEA FIRM COMMUNITY PLAN # 4748C0105H.
3. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEA FIRM COMMUNITY PLAN # 4748C0105H
4. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH ST. LOUIS CITY WATER MANAGEMENT ORDINANCE NO. 78840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
5. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR THIS SIDEWALK.



SHEET INDEX	
SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
C0-02	VICINITY MAP
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-01	SITE SECTIONS
C6-00	UTILITY PLAN - OVERALL
L1-00	LANDSCAPE PLAN

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

PROJECT DESIGN TEAM

ARCHITECT
COMPANY NAME
ADDRESS
CITY, STATE
CONTACT: NAME
PHONE: (XXX) XXX-XXXX

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

SURVEY
CROW LAND SURVEYING
210 OLD HICKORY BLVD, UNIT #7
NASHVILLE, TN 37221
CONTACT: THOMAS CROW, RLS
PHONE: (615) 948-9021

PERMITTING / UTILITY CONTACTS

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

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

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

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

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

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

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

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

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

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

OWNER / DEVELOPER

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

PLANS PREPARED BY

Kimley»»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: (615) 564-2701 | www.kimley-horn.com
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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118702000	C0-00	9



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

CONTRACTOR RESPONSIBILITIES:

- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:**
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
- B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
- C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
- D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
- 2. DURING CONSTRUCTION:**
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
- E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
- F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
- G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
- I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
- L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
- M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
- N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
- P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
- R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
- S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
- V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
- X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
- Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
- B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
- C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE _____ AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
- D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
- B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
 - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
 - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
 - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
 - E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

- COMPREHENSIVE:
- A. 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.
- B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.
- D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND. REPAIR AND OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT, ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ON PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.
 - B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.
 - C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.
 - D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
- A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.
 - B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.1R-89 TABLE 5.2.7A.
 - C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.
 - D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.
 - E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. **PRODUCT CRITERIA:**
 - A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.
 - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".
 - C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.
- PAVEMENT INFORMATION:**
1. **PAVEMENT:**
 - A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
 - B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
 - C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
2. **SIGNING AND STRIPING:**
 - A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.
 - B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

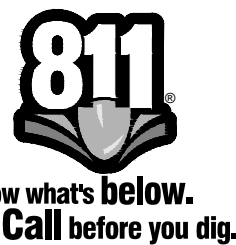
1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRED CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED:
FERROUS, 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH (102-MM)- MINIMUM WIDTH FLANGE AND 26-INCH (660-MM) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LATTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

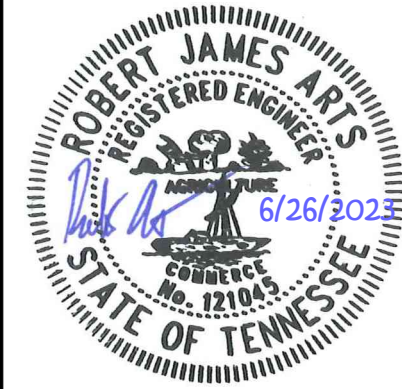
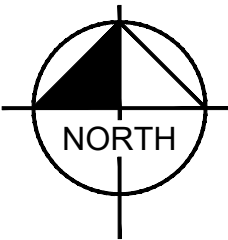
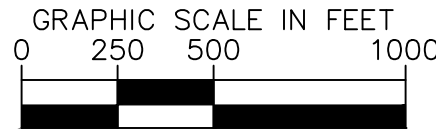
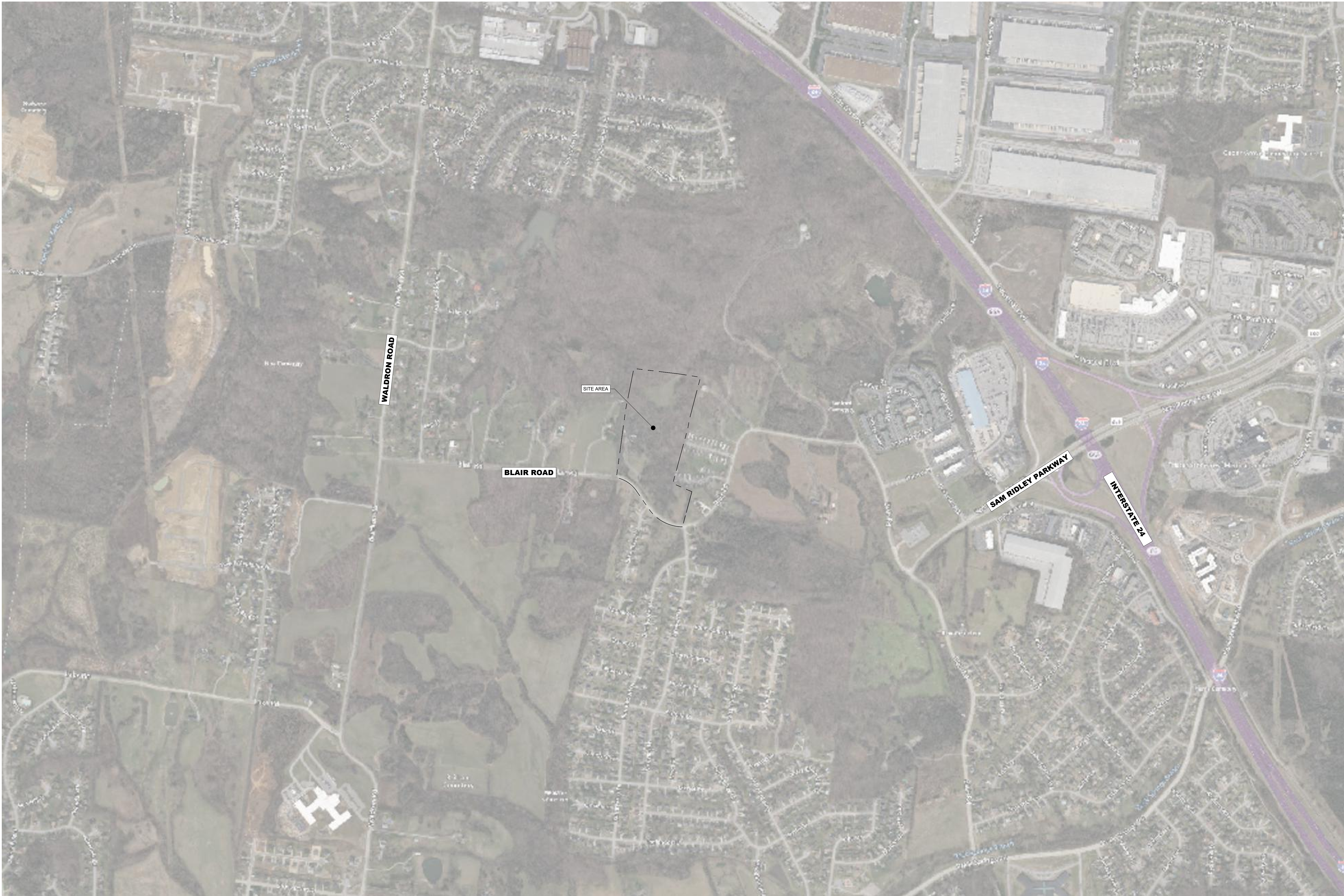
- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
- B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
- C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
- D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
- E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
- E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
- F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
- G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROLL AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
- B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEED.
- C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
- F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
- G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
- H. SOILS TESTING LABORATORY/ SOILS ENGINEER, CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
- I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
- J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
- K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVISE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
- L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
- M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
- N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
 - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
 - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
 - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
 - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
 - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
- O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
- P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.



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VICINITY MAP

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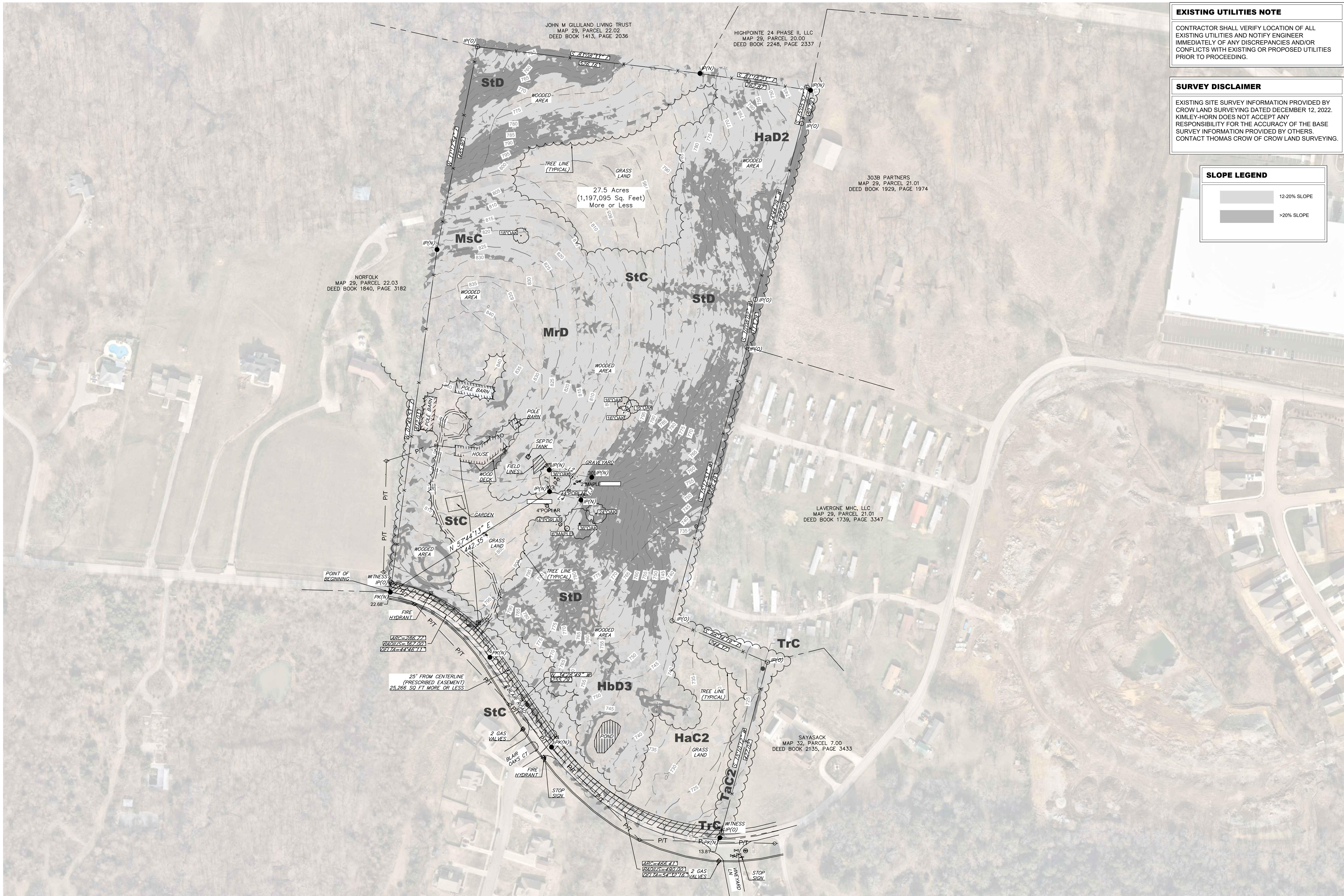
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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

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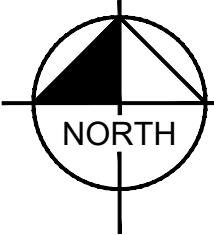
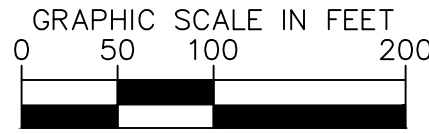
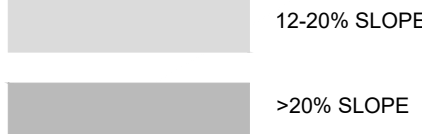
EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

EXISTING SITE SURVEY INFORMATION PROVIDED BY CROW LAND SURVEYING DATED DECEMBER 12, 2022. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT THOMAS CROW OF CROW LAND SURVEYING.

SLOPE LEGEND



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EXISTING CONDITIONS

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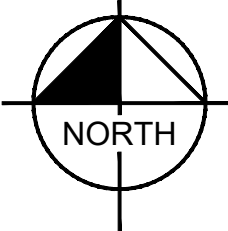
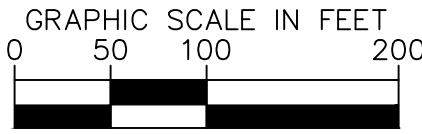
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LAYOUT NOTES

- 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.



MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE



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GRADING NOTES

- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING 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 PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
- EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
- SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
- SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOO.
- INSTALL SOO 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 OWNER'S 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.

GRADING PLAN LEGEND

SPOT ELEVATION	HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE	
TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL	
INV	INVERT	RM	TOP OF GRATE / COVER	

FINISH FLOOR ELEVATION

500 EXISTING CONTOUR

500 PROPOSED CONTOUR

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

GRAPHIC SCALE IN FEET

0 50 100 200

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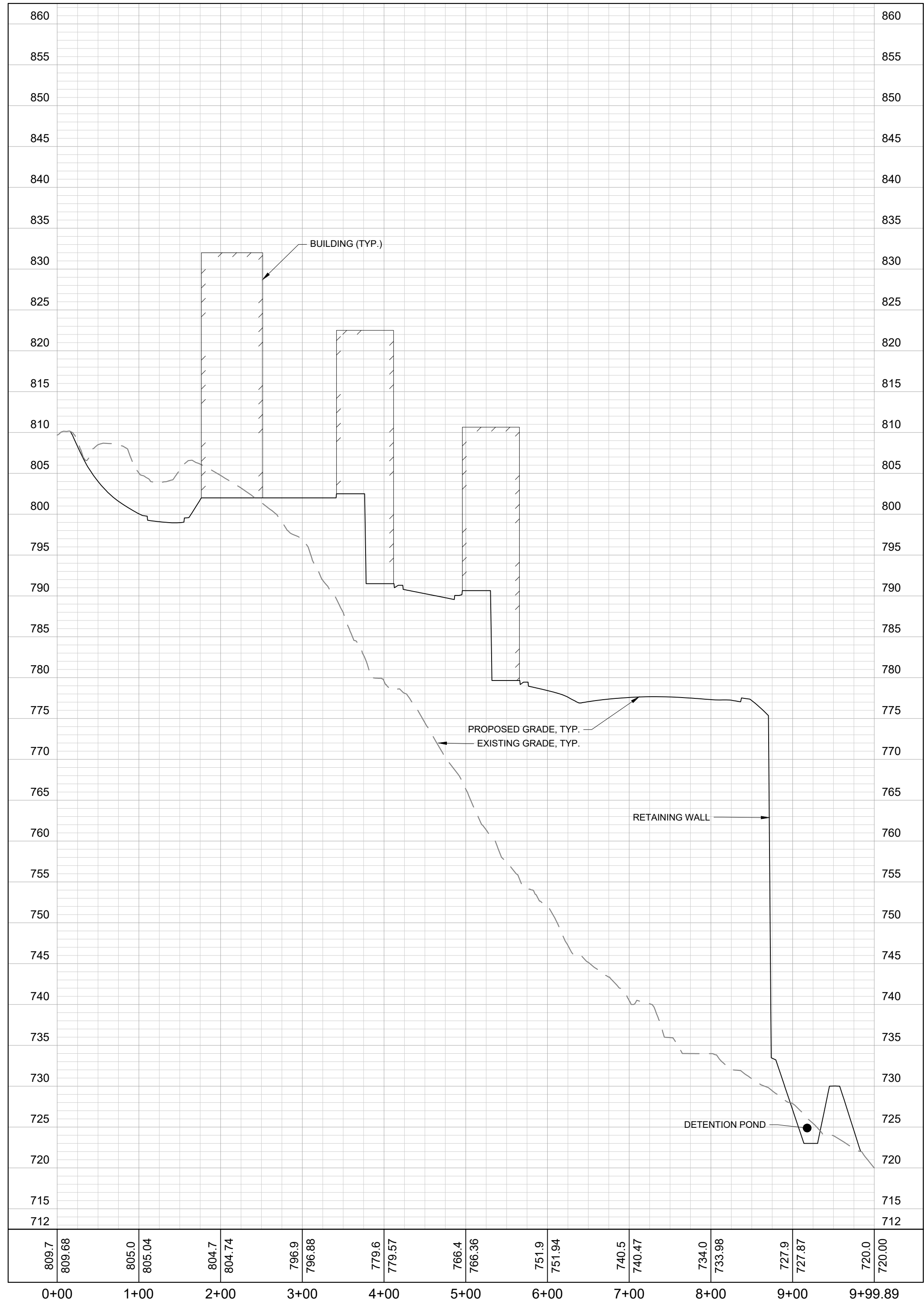
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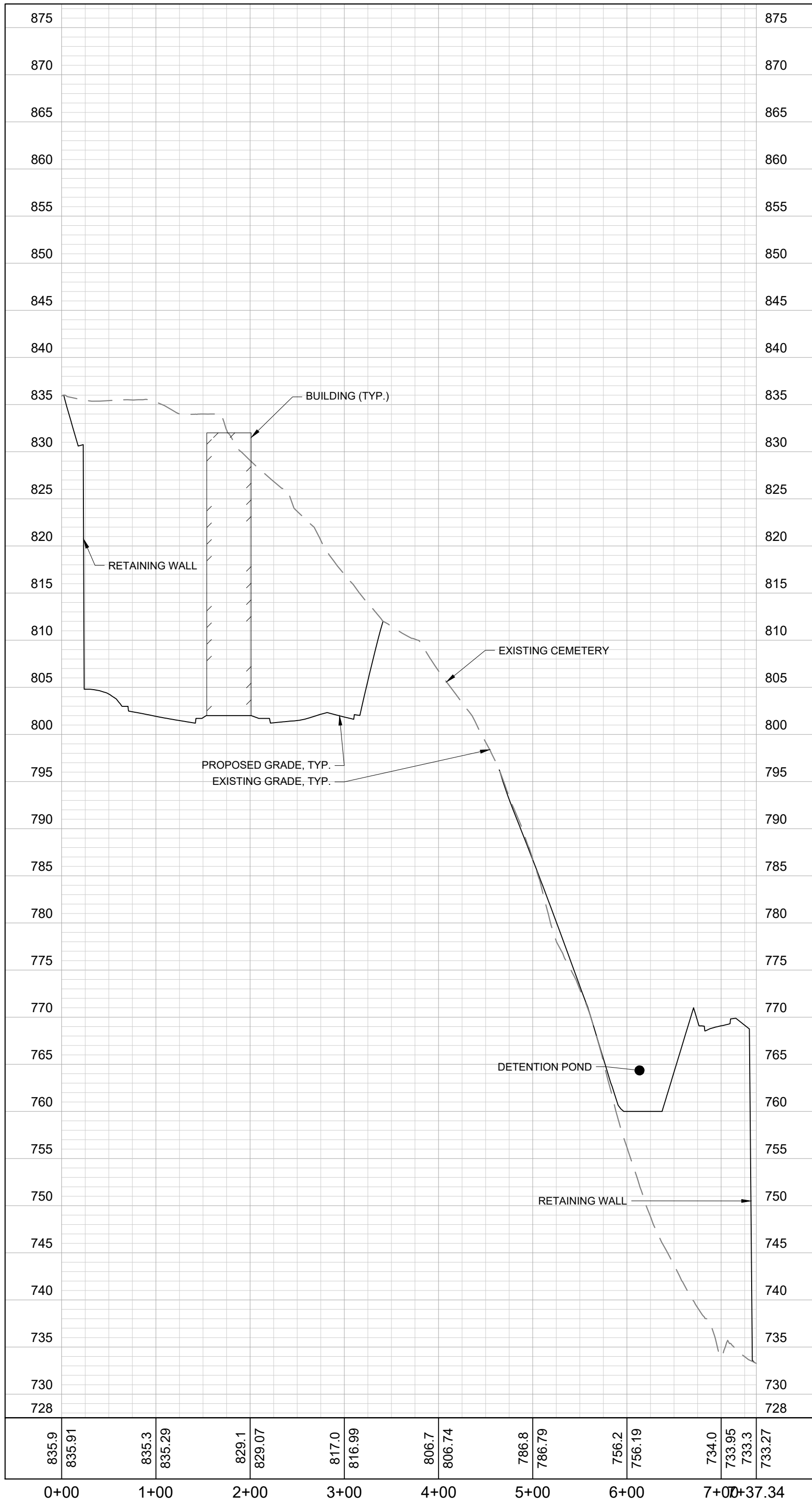
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GRADING AND DRAINAGE PLAN - OVERALL										
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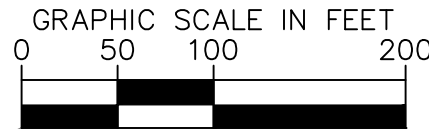
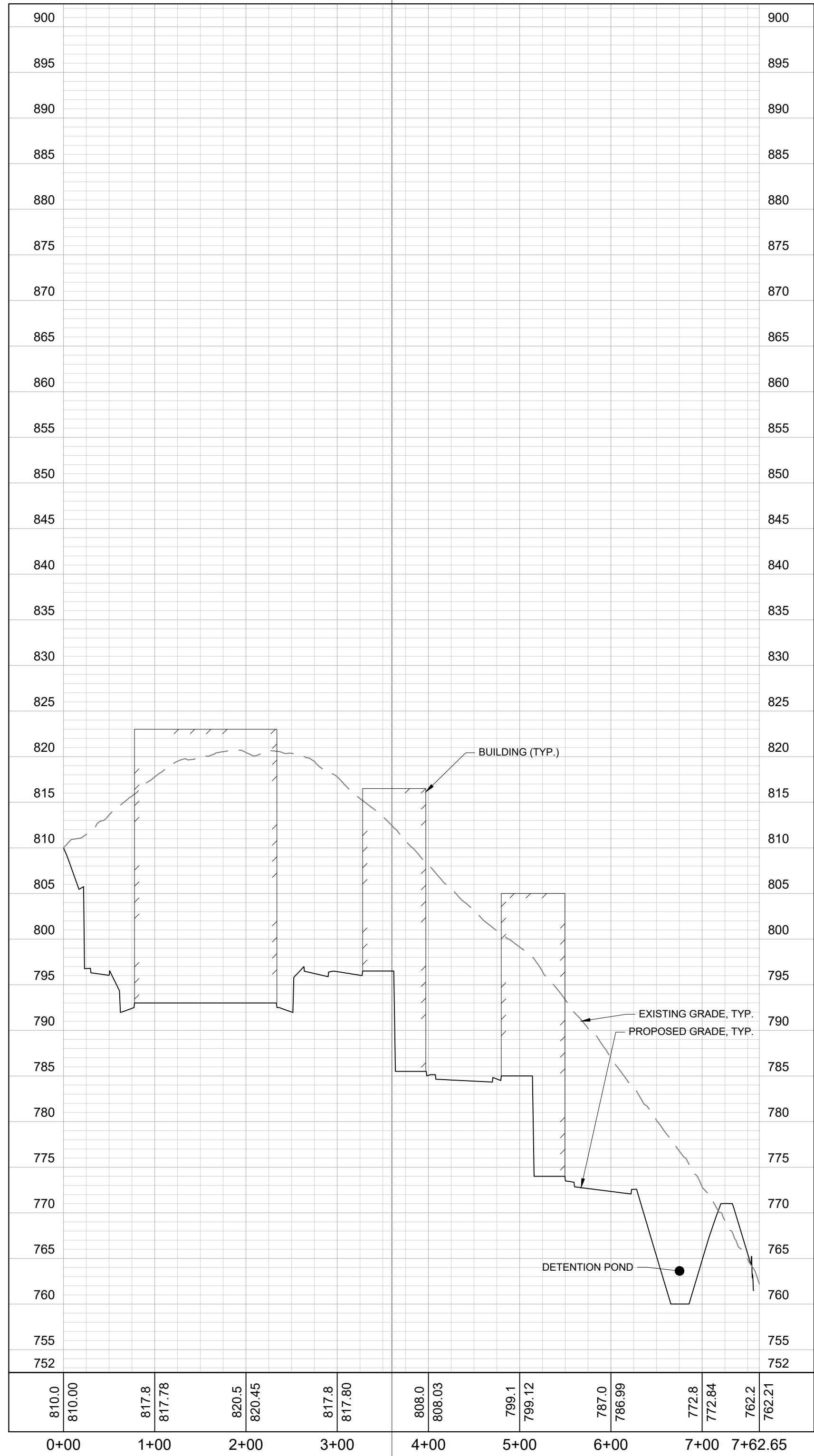
SECTION A-A



SECTION B-B



SECTION C-C



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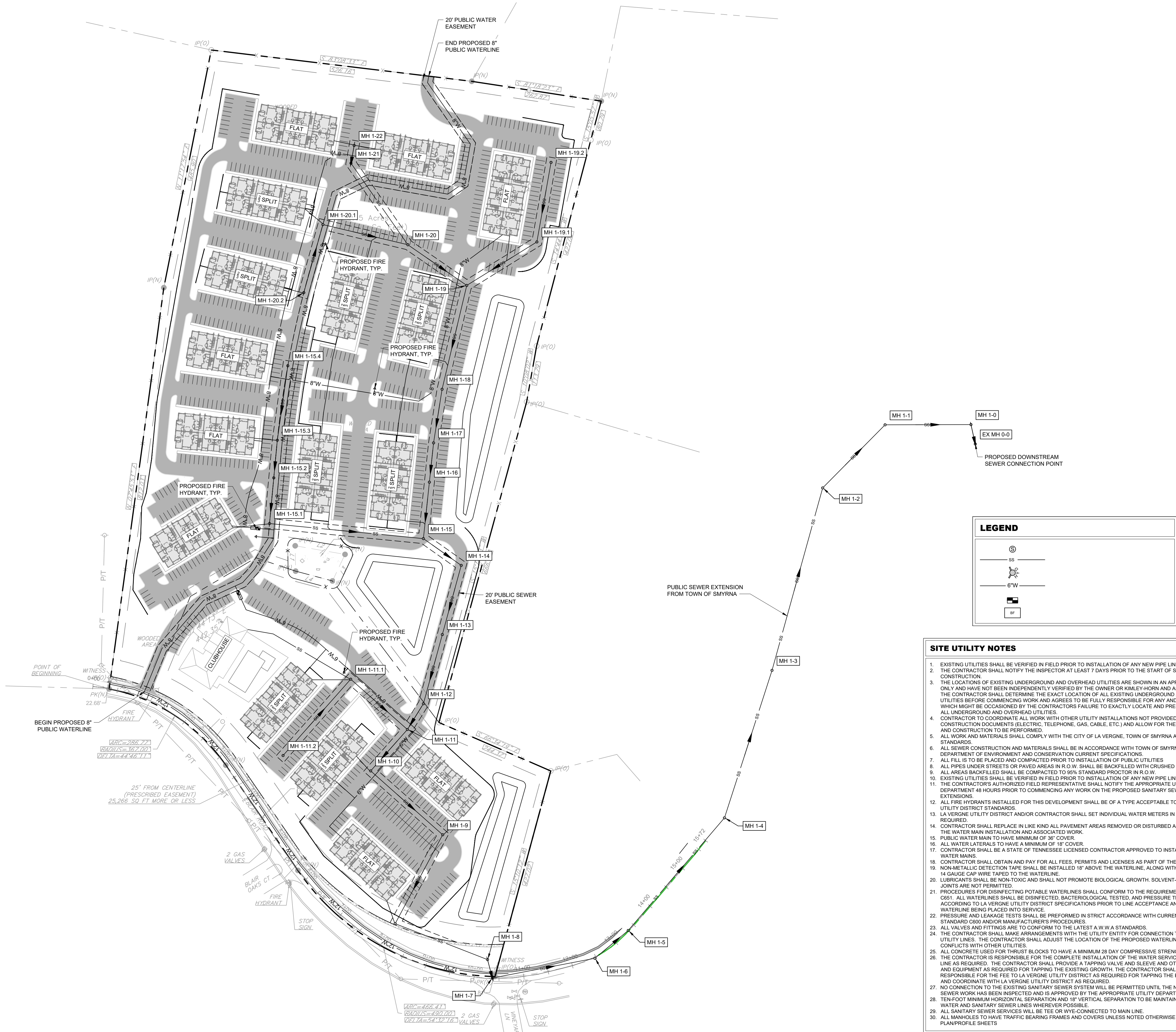
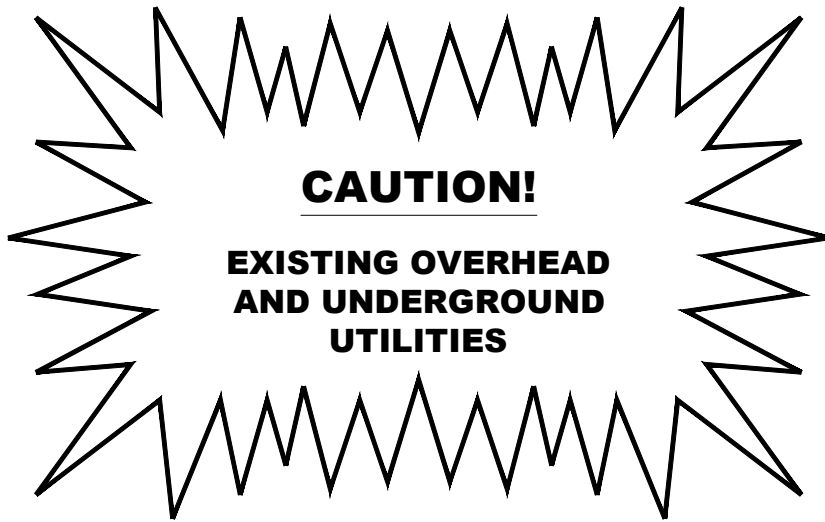
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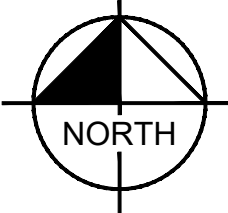
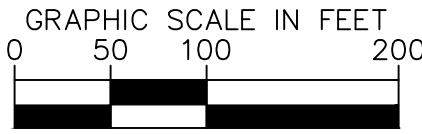
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SITE UTILITY NOTES

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- 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 AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S 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, TOWN OF SMYRNA AND O.H.S.A. STANDARDS.
- ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF SMYRNA AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
- ALL FILL IS TO BE PLACED AND COMPACTED PRIOR TO INSTALLATION OF PUBLIC UTILITIES.
- 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.
- THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SANITARY SEWER LINE EXTENSIONS.
- ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO LA VERGNE UTILITY DISTRICT STANDARDS.
- LA VERGNE UTILITY DISTRICT 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.
- PUBLIC WATER MAIN TO HAVE MINIMUM OF 36" COVER.
- ALL WATER LATERALS TO HAVE A MINIMUM OF 18" 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 LA VERGNE UTILITY DISTRICT 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 C650 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 THURST 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 GROWTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO LA VERGNE UTILITY DISTRICT AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH LA VERGNE UTILITY DISTRICT AS REQUIRED.
- NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK HAS BEEN INSPECTED AND IS APPROVED BY THE APPROPRIATE UTILITY DEPARTMENT/DISTRICT.
- TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
- ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE-CONNECTED TO MAIN LINE.
- ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS.



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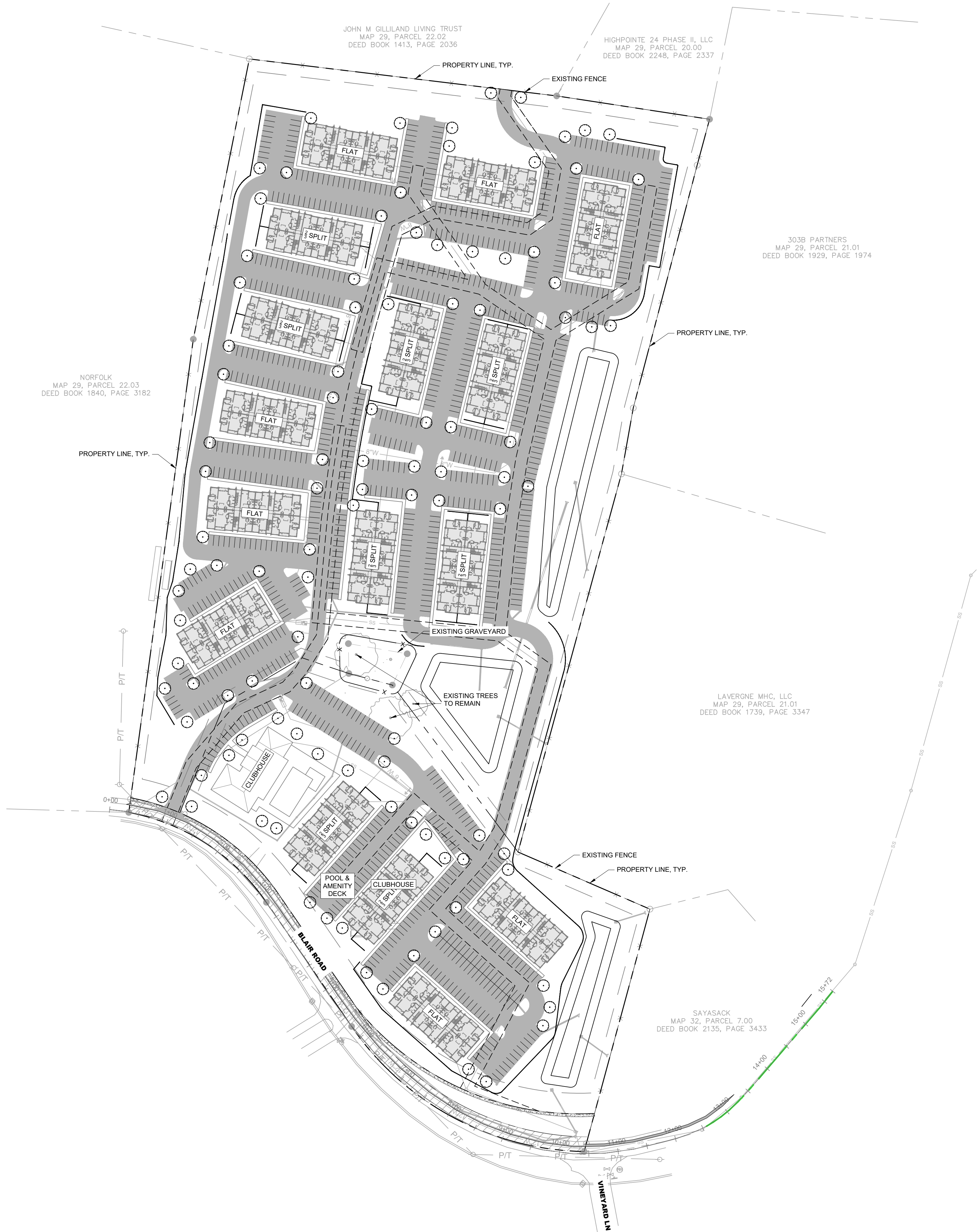


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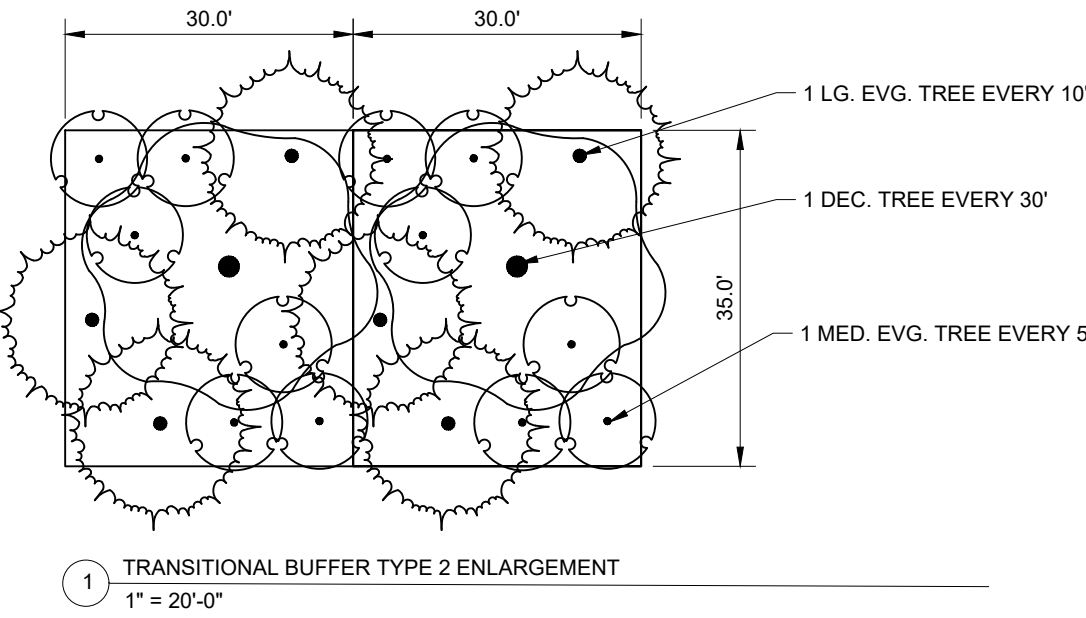
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LANDSCAPE DATA TABLE	
PROJECT NAME:	MARLOWE LA VERGNE
PROPERTY ADDRESS:	243 BLAIR ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 32 PARCEL 6.00
EXISTING ZONING:	R-3, HIGH DENSITY RESIDENTIAL
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
SITE AREA:	27.49 AC
BUILDING AREA:	±543,320 GSF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS	
•	REQUIRED SITE PLANTINGS PLANTINGS REQUIRED PER ACRE 2 CANOPY TREES 2 UNDERSTORY TREES 10 SHRUBS
•	PARKING SCREENING ALL PARKING LOTS SHALL BE SCREENED FROM THE ROAD AND FROM ADJACENT PROPERTIES USING A 3-FOOT TALL SCREEN IN THE FORM OF AN EVERGREEN HEDGE, BERM, OR MASONRY WALL. THIS SCREEN MUST BE LOCATED WITHIN A LANDSCAPE BUFFER AREA ON THE PERIMETER OF THE PARKING LOT.
•	REQUIRED LANDSCAPE BUFFERYARDS A TRANSITIONAL 2 TYPE, UNBROKEN STRIP OF OPEN SPACE MINIMUM 35' WIDE IS TO BE PLANTED BETWEEN INDUSTRIAL AND COMMERCIAL ZONING AREAS WITH: 1 LARGE EVERGREEN TREE EVERY 10 FEET 1 MEDIUM EVERGREEN TREE EVERY 5 FEET 1 DECIDUOUS TREE EVERY 30 FEET
*MINIMUM REQUIREMENTS ACHIEVED	

BUFFER LEGEND	
	TRANSITIONAL 2 BUFFER



Kimley»Horn

10 Lea Avenue Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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MARLOWE LA VERGNE

243 BLAIR ROAD

LA VERGNE, TENNESSEE

ROBERT JAMES AITTS

REGISTERED ENGINEER

6/26/2023

STATE OF TENNESSEE

BY:										
DATE:										
REVISIONS:										
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	OAS									
DRAWN BY:	OAS									
CHECKED BY:	CJJ									
DATE:	06/26/2023									
KIMLEY-HORN PROJECT NO. 118702000										
LANDSCAPE PLAN										
SHEET NUMBER L1-00										

811

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET

0 50 100 200

NORTH

Drawing name: K:\NSH_LDEV\118702000 - Shofner-GreyStar La Vergne\4-CADD\PlanSheets\L1-00 LANDSCAPE PLAN.dwg L1-00 LANDSCAPE PLAN Jun 26, 2023 10:06am by: Pearse Zbinden

Page 29 of 129



Item #: 7.

Item Title: Preliminary Plat - Marlowe La Vergne - Two Lots, public waterline easement, and right-of-way dedication on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner.

Reviewed By:

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

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

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

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavernetn.gov

Jake Blair
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

glide@lavergneth.gov

1. Lot 1 access drive shown on Site Plan cuts through Lot 2.
2. Access easement is required.
2. Site profiles indicate retaining walls over 40 feet high. One of these fronts on Blair Road. Provide information regarding the planned structure and architectural appearance of these tall retaining walls.
3. Provide confirmation from the City of Smyrna that they desire all of the sanitary sewer within Lots 1 and 2 to be public and that they understand that, if they choose to have all of the sewer in Lots 1 and 2 be public, then it is theirs in perpetuity.
4. Provide distances around right-of-way dedication area shown. Most importantly, provide the distance from existing southeast property corner in Blair road to the northern point of the proposed right-of-way dedication along the eastern property line.
5. Right-of-way dedication shown appears to be based on preliminary plans for the Sam Ridley Parkway extension project provided by the City. This project is presently not in the budget plan for the next few years and will not be complete by 2026, if ever. 2026 is the proposed completion date of this development (per the traffic study). Please describe why no roadway improvements will be needed for this project assuming that the Sam Ridley Extension project may never be built.

Utilities

Scott Tatalovich

statalovich@lavergneth.gov

Show sewer connection to Lot 2.

Codes

Randolph Salyers

rsalyers@lavergneth.gov

No comments received

Fire

Curtis Brinkley

cbrinkley@lavergneth.gov

No comments received

Police

John Eubank

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.

243 Blair Rd

WATER TOWER TRL

BLAIR RD

BLAIR OAKS CT

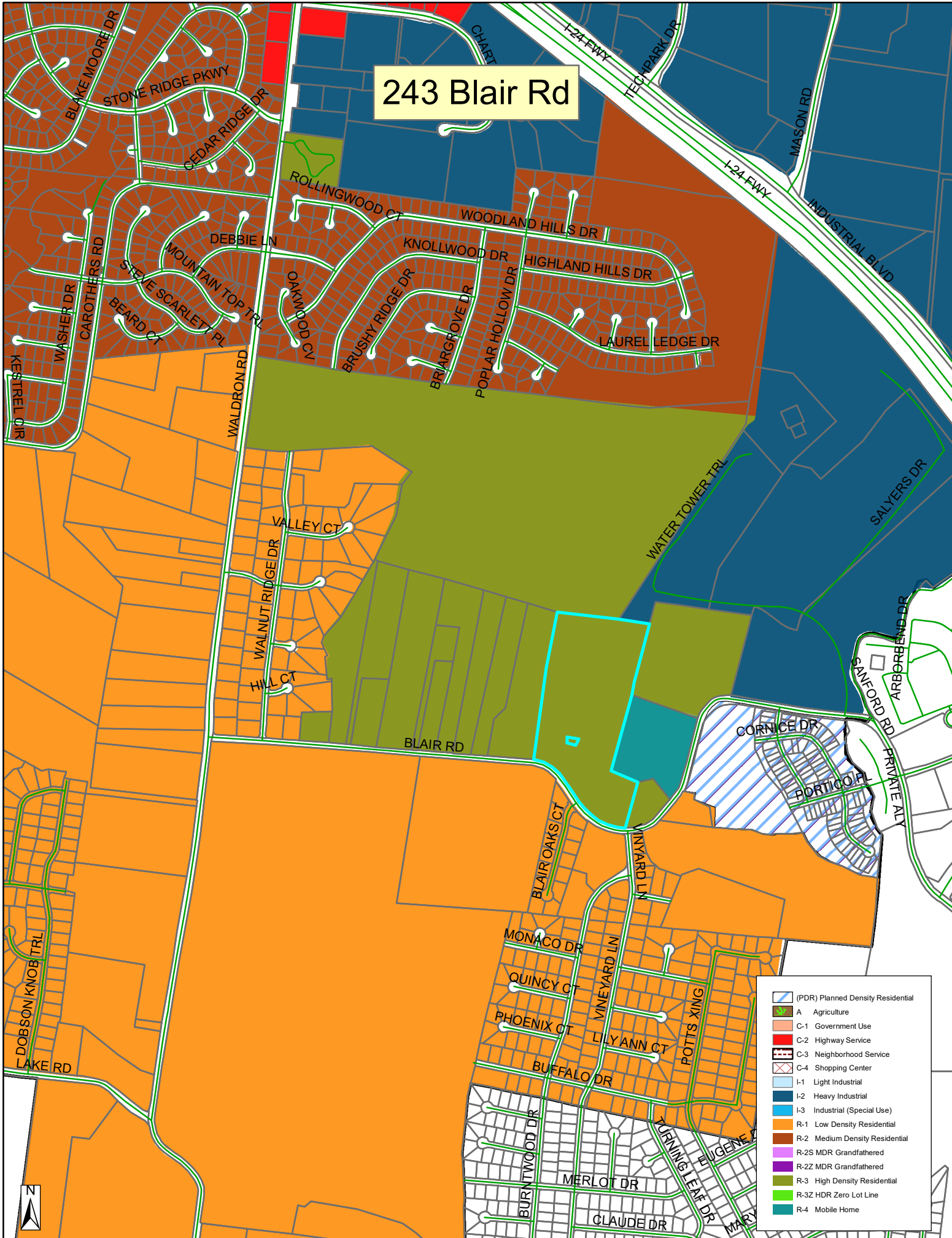
VINYARD LN





243 Blair Rd





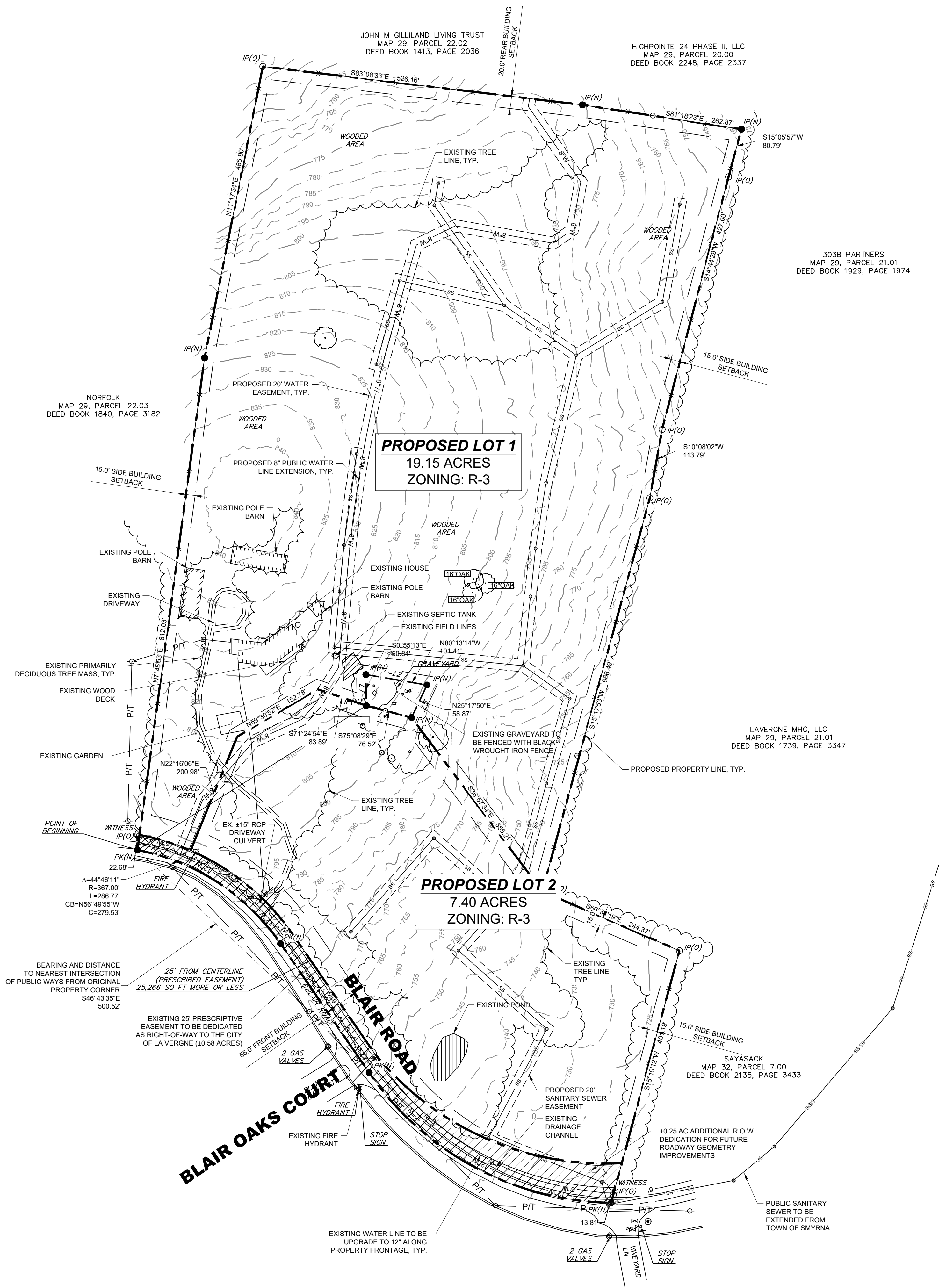


STOP

VINEYARD LANE
CLAIR ROAD



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.



LOT SUMMARY

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)

OWNERS

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

DEVELOPER / AUTHORIZED REPRESENTATIVE

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

LEGEND

- MONUMENT (OLD)
- IRON ROD (OLD)
- IRON ROD (NEW)
(1/2" x 18" W/CAP STAMPED)
- SEWER CLEAN-OUT
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- OVERHEAD POWER AND TELEPHONE LINES
- ELECTRIC BOX
- TELEPHONE RISER
- CABLE TV BOX
- CORRUGATED METAL PIPE
- FENCE
- R.O.R.C.T. REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TN

DEED REFERENCES

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.

PROPERTY MAP REFERENCES

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

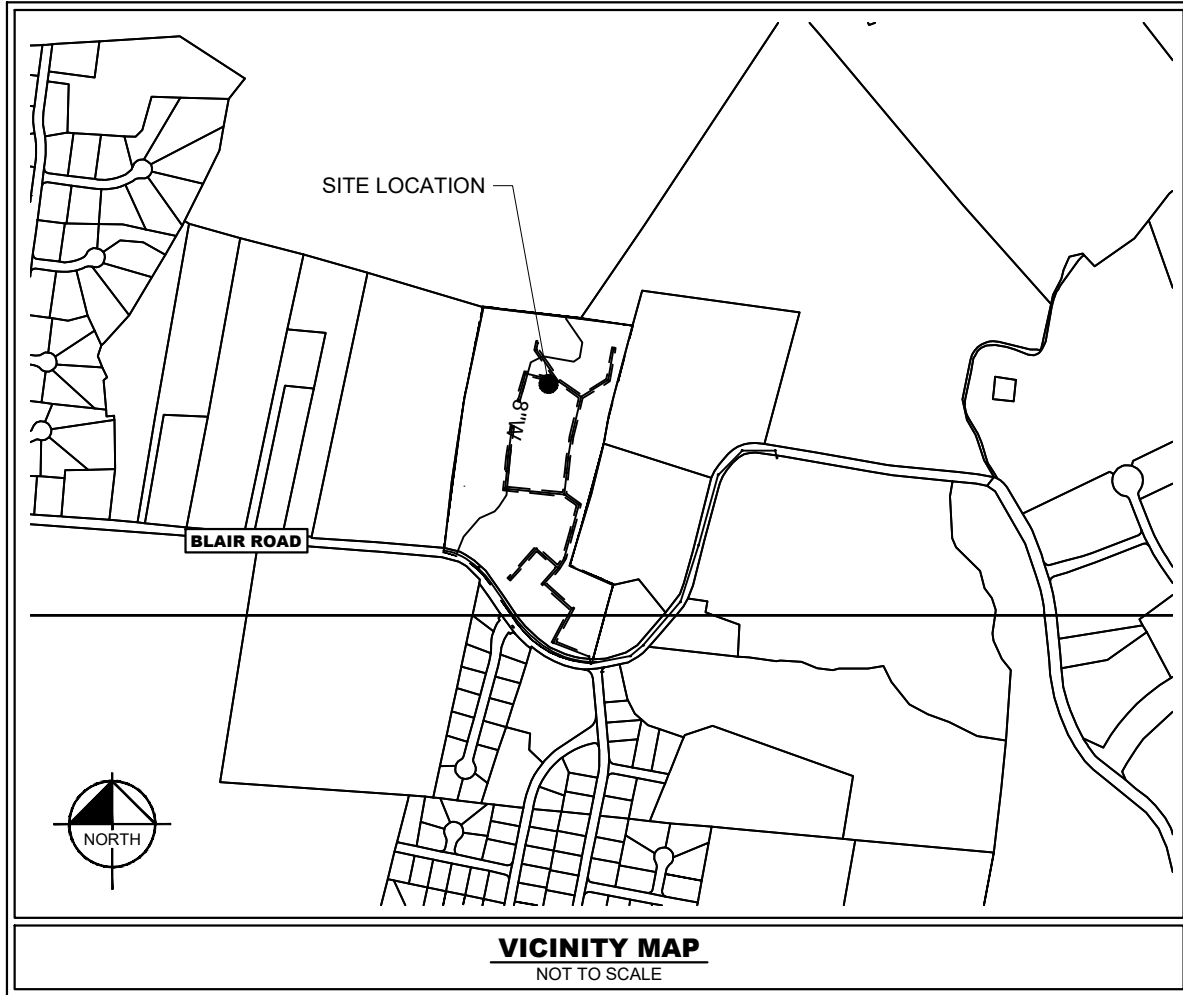
PLAT REFERENCE

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.

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
- 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



EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

- 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
 - THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
 - TYPE OF SURVEY: BASE/ROVER RTK
 - POSITIONAL ACCURACY: 0.05 FEET
 - DATE OF SURVEY: 12/13/2022
 - DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
 - PUBLISHED/FIXED CONTROL: OPUS
 - GEOD MODEL: NGS2018
 - COMBINED GRID FACTOR: N/A - 1.000000
 - TOPOGRAPHY SHOWN HEREON 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.
 - UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ON-SITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON; HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
- 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.
- 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.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE DESIGNATED SPECIAL FLOOD ZONE AREAS ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47149C0105H, DATED 1/5/2007.

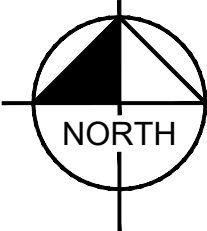
APPROVED BY THE LA VERGNE PLANNING COMMISSION WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON

(DATE)

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES



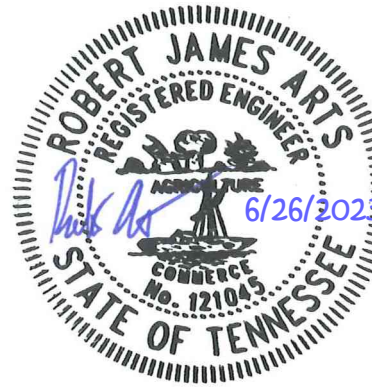
GRAPHIC SCALE IN FEET
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Kimley»Horn

10 Lea Avenue Suite 400, Nashville, TN 37210
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MARLOWE LA VERGNE
243 BLAIR ROAD
PRELIMINARY PLAT
LA VERGNE, TENNESSEE



BY	DATE	REVISIONS										
No.	1	2	3	4	5	6	7	8	9			
DESIGNED BY:												
DRAWN BY:												
CHECKED BY:												
DATE:			05/01/20									
KIMLEY-HORN PROJECT NO.			118702000									
PRELIMINARY PLAT												
SHEET NUMBER												
C1-20												



Item #: 8.

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

blogan@lavergnethn.gov

(Technical items go here)

Jake Blair

jblair@lavergnethn.gov

Engineering

Gary Lide

glide@lavergnethn.gov

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**statalovich@lavergneth.gov

No comments.

Codes**Randolph Salyers**rsalyers@lavergneth.gov

No comments received

Fire**Curtis Brinkley**cbrinkley@lavergneth.gov

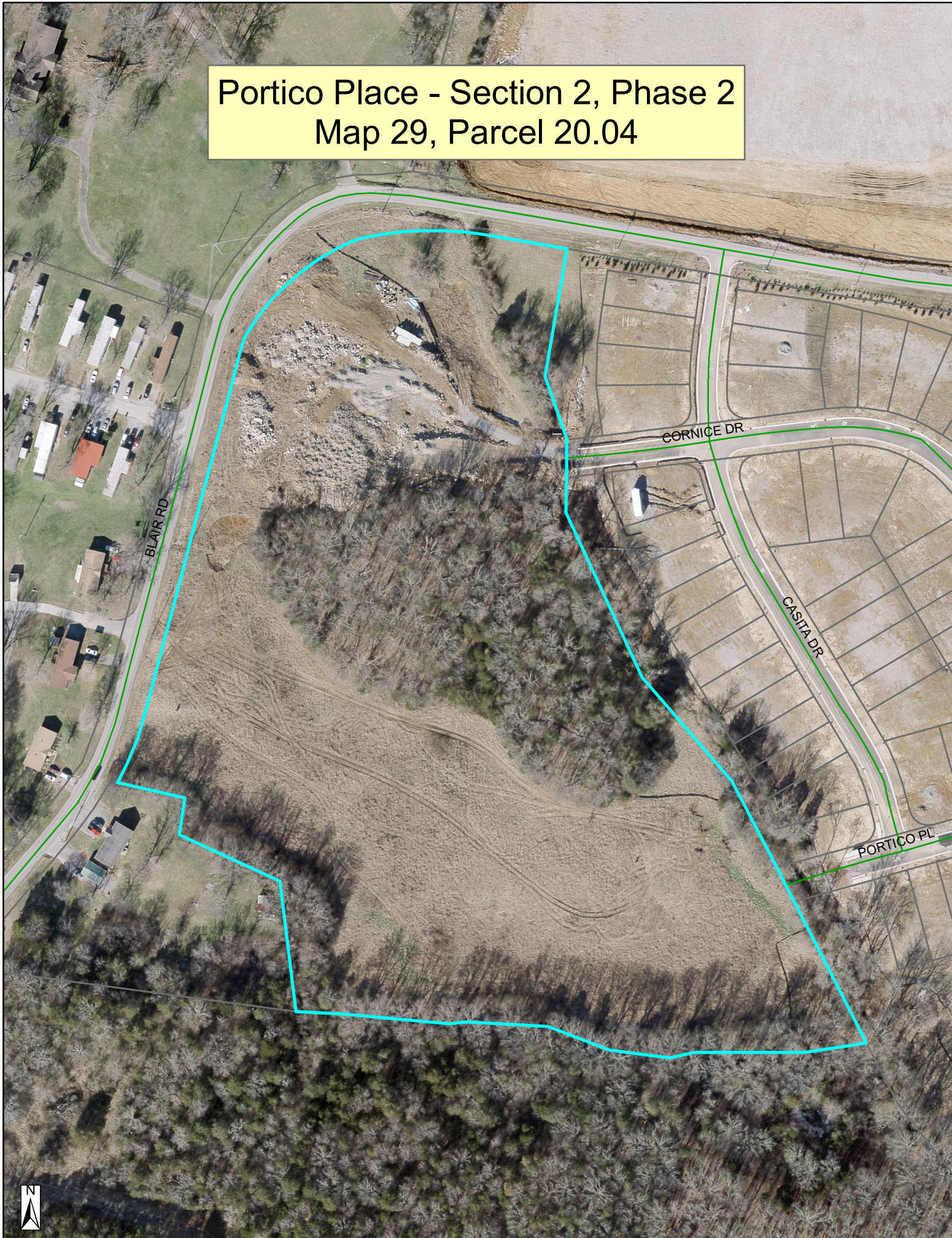
No comments received

Police**JJ Eubank**jeubank@lavergneth.gov

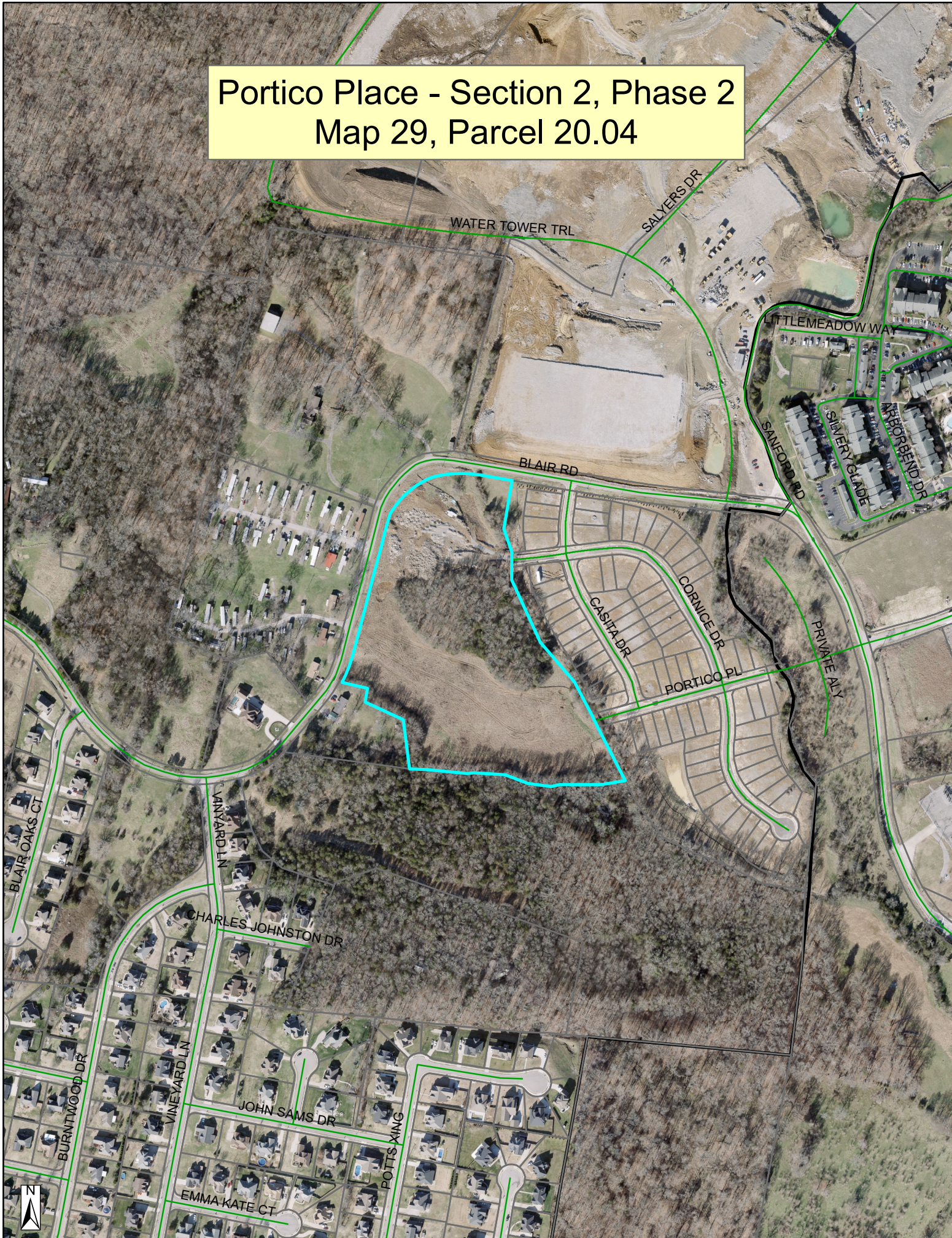
Traffic volume and visibility are a concern.

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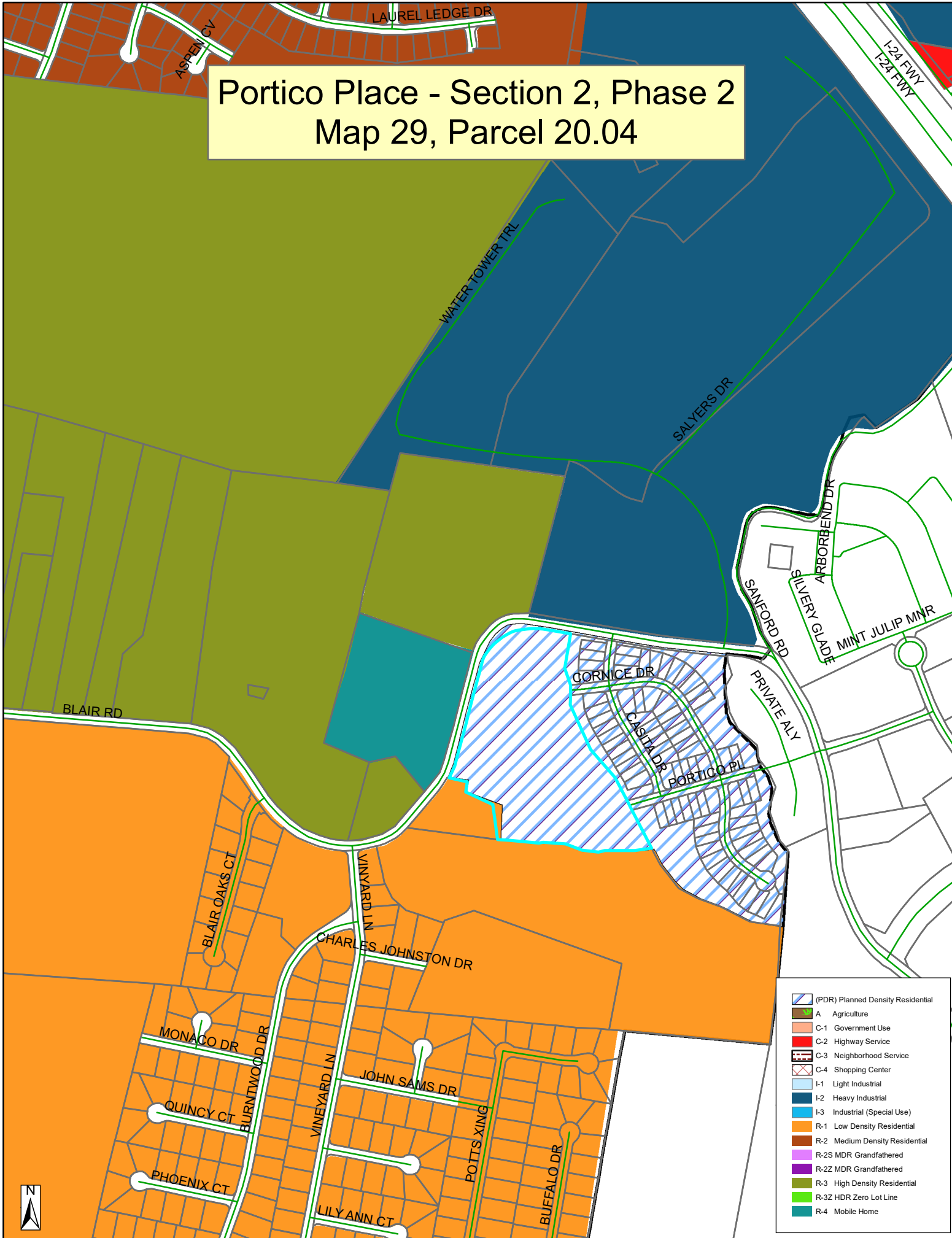
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



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



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



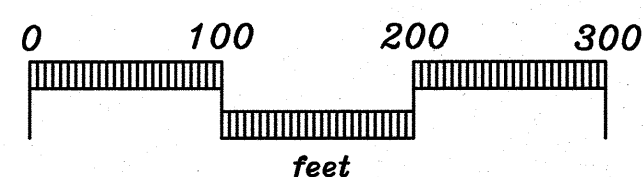
- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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





Carpenter
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"

PRIVATE
RESIDENCE



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 52 SINGLE FAMILY LOTS BEING SUPPORTED WITH ROAD RIGHT-OF-WAY AND EASEMENTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 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'	36.52'	N 0°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	10°17'56"	220.00'	62.56'	S 6°45'10" E	62.53'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	31.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	41.60'	S 28°48'15" E	40.41'
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 05°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 28°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°05'25" 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	51.95'
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°45'33"	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'	36.52'	N 0°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	10°17'56"	220.00'	62.56'	S 6°45'10" E	62.53'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	31.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	41.60'	S 28°48'15" E	40.41'
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 05°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 28°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°05'25" 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	51.95'
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°45'33"	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

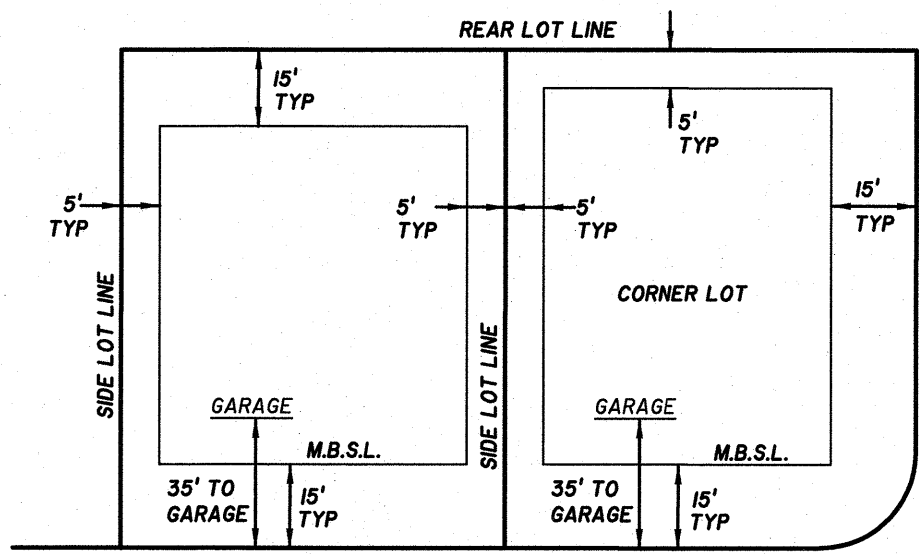
LINE	BEARING	DISTANCE
L1	S 09°06'55" W	16.38'
L2	S 04°49'24" W	57.41'
L3	S 06°55'57" E	87.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	34.91'
L7	S 06°55'57" E	76.07'
L8	S 20°14'48" E	35.73'
L9	S 29°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°59'31" E	41.99'
L12	S 16°31'01" E	24.85'
L13	S 76°40'26" W	32.68'
L14	S 83°16'15" W	21.44'
L15	N 69°43'22" W	30.34'
L16	S 13°59'02" W	28.31'
L17	N 1°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:

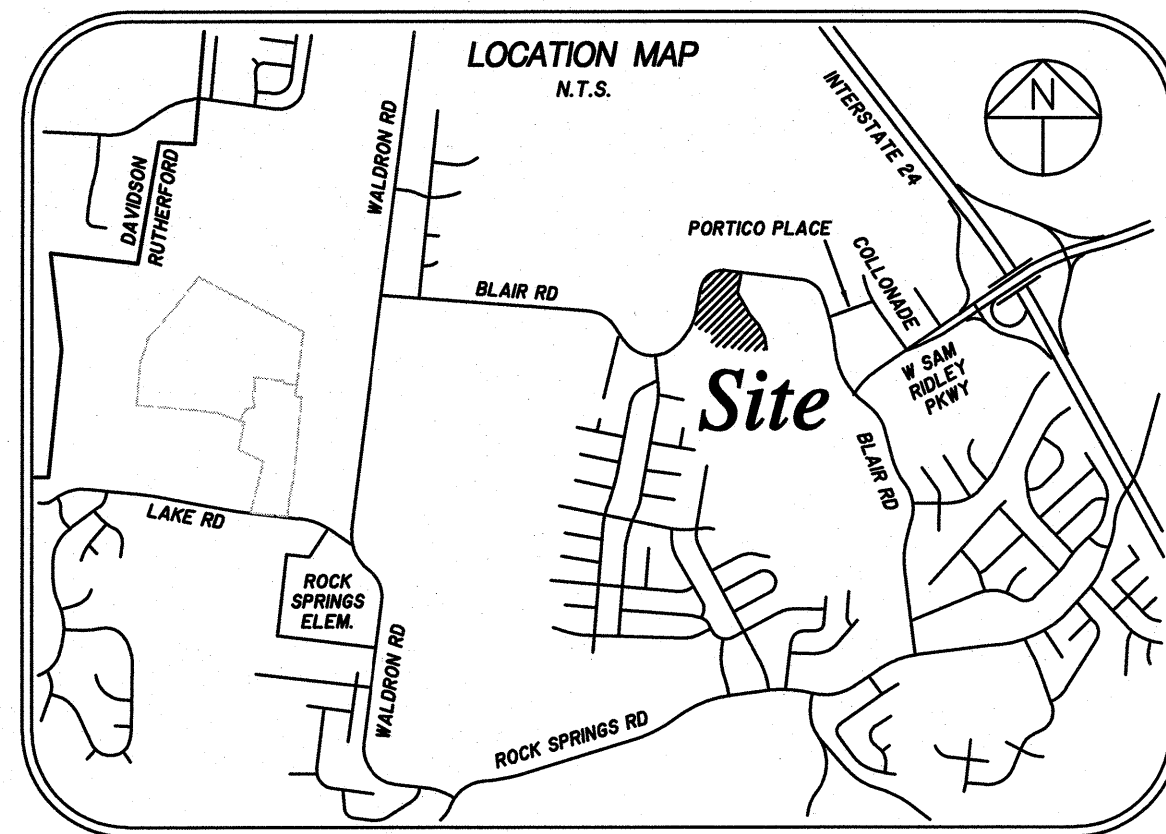
TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

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

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

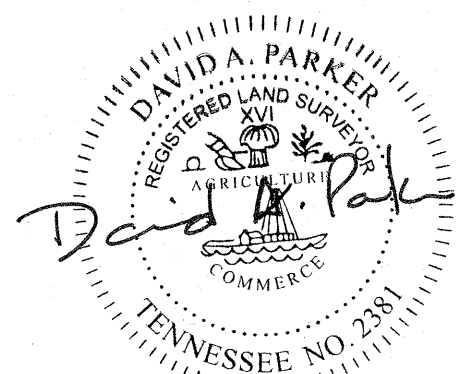
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1655, PAGE 1199, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION 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 15.01 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 Daid A. Pak
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 IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT - 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

650 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

BENCHMARK
R.R. SPIKE IN POWER POLE
ELEV. 700.57
(NAVD 88)

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°36'36"	175.00'	36.58'	N 07°33'54" W	36.30'
C12	22°02'51"	175.00'	39.27'	N 89°12'22" E	39.27'
C13	90°00'00"	25.00'	39.27'	N 75°46'38" E	35.36'
C14	16°17'36"	220.00'	62.56'	S 67°52'10" E	62.35'
C15	6°45'43"	50.00'	5.68'	N 89°56'04" E	5.62'
C16	14°24'44"	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'	18.00'	S 77°29'05" E	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°11'58"	225.00'	40.05'	S 39°17'44" 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	10°11'58"	225.00'	40.05'	S 39°17'44" 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°02'31"	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°14'46" E	39.91'
C42	4°09'51"	550.00'	39.92'	S 89°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°15'33" E	86.08'
C48	18°49'14"	40.00'	103.83'	N 88°57'50" E	150.23'
C49	18°49'14"	40.00'	103.83'	N 22°41'49" E	13.87'
C50	37°32'58"	300.00'	203.16'	N 49°16'34" E	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	6,473.05	0.15
L2	6,473.05	0.15
L3	6,473.05	0.15
L4	6,473.05	0.15
L5	6,473.05	0.15
L6	6,473.05	0.15
L7	6,473.05	0.15
L8	6,473.05	0.15
L9	6,473.05	0.15
L10	6,473.05	0.15
L11	6,473.05	0.15
L12	6,473.05	0.15
L13	6,473.05	0.15
L14	6,473.05	0.15
L15	6,473.05	0.15
L16	6,473.05	0.15
L17	6,473.05	0.15
L18	6,473.05	0.15
L19	6,473.05	0.15

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'55" W	16.39'
L2	S 0°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	38.51'
L7	S 06°55'57" E	76.07'
L8	S 20°44'48" E	55.75'
L9	S 22°02'27" E	49.67'
L10	S 22°24'42" E	47.89'
L11	S 22°49'31" E	41.99'
L12	S 19°31'21" 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 19°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	C	7.267	0.16
EN SPACE	D	32.537	0.75
EN SPACE	E	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
TAX MAP 29N, GROUP "A", PARCEL 15.01

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

FINAL PLAT

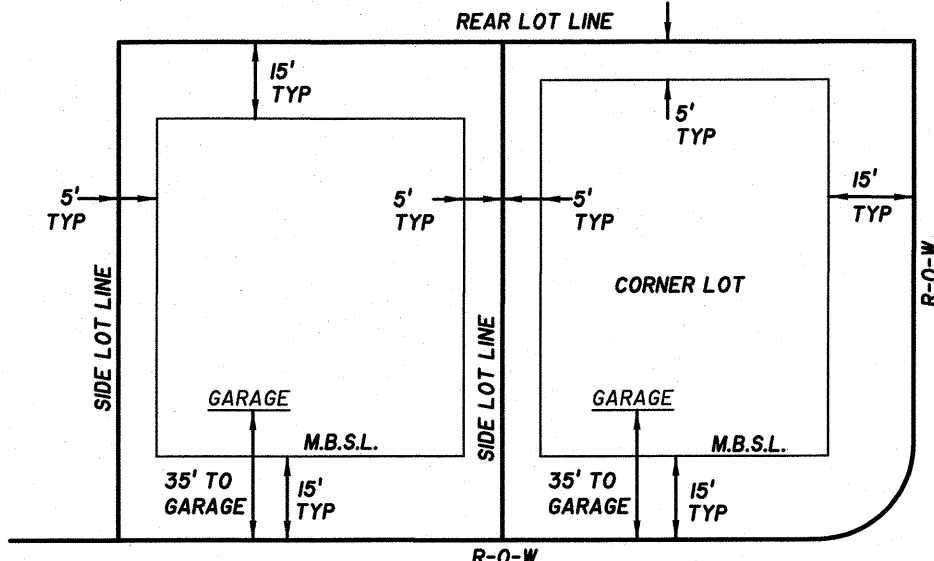
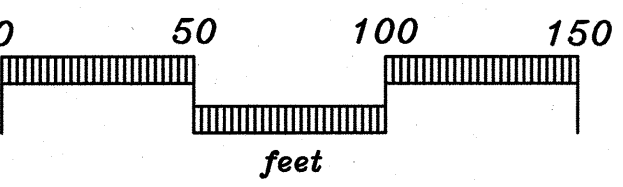
SECTION 2, PHASE 2 AND RESUBDIVISION OF
COMMON AREAS A & B OF SECTION 2, PHASE 1
PORTICO PLACE SUBDIVISION

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

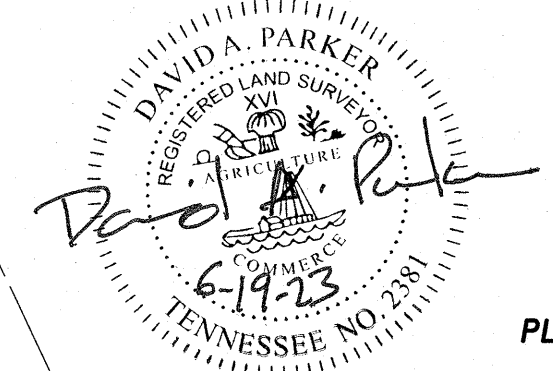
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

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

PROJ. # 17024 DATE: 4-26-23 FILE: 17024 - PPSEC2PHI 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 #: 9.

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

Reviewed By:

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

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laveragnetn.gov

(Technical items go here)

Jake Blair
jblair@laveragnetn.gov

Engineering

Gary Lide
glide@laveragnetn.gov

1. Sheet V-1.00 is double printed and very hard to read
2. On Sheet C2.1, provide erosion control matting in the swale created southeast of the building (Waldron Road side) by the intersection of the fill material with the existing slope.
3. On Sheet C2.1, provide a riprap pad to protect the slope transition of the swale south of the building to

the flat area due east of the easternmost building corner.

4. On Sheet C2.0, the curb inlet installed in the loading dock area is collecting water directly from new impervious surface and calculations only show the water draining through the retention pond. Either delete that curb inlet and revise calculations to show the loading dock area draining into the loading dock catch basin (TC Elev 548.8) or provide water quality calculations for the additional impervious area which is draining directly offsite without treatment.
5. The water quality calculations provided show that at least 1070 CF of stormwater must be retained in the pond for at least 28 minutes. The detention calculations do not provide retention times in the basin. Please provide the duration between which the first water flows into the basin and when the volume in the pond goes below 1070 CF.
6. On Sheets C0.2 and C2.1, add detail regarding how construction traffic will be directed on construction exit prior to leaving the work area.
7. On sheet C0.2, add silt fence completely around disturbed areas where endwalls are to be located outfalling toward the northwest property boundary (away from Waldron Road).
8. On sheet C0.2, show location of concrete washout. Note 6 is insufficient. Please provide a location on the plans.
9. (Sheet C2.1) Intermediate and Final EPSC plan cannot be on the same sheet. Note 5 is insufficient for handling the transition from intermediate to final. Please add a separate final EPSC sheet as required by ordinance and as noted previously.
10. Either confirm that this building will not have an associated dumpster or provide location of dumpster and details for dumpster enclosure. If there is to be no dumpster, please add a note to sheet C1.1 stating that there will be no dumpster associated with this building.

Utilities

Scott Tatalovich
statalovich@laverghnetn.gov

Submit fire sprinkler calculations including pipe sizes and plans with building permit submittal to Codes Department. Submit fixture count form to Codes Department.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

No comments received

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

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

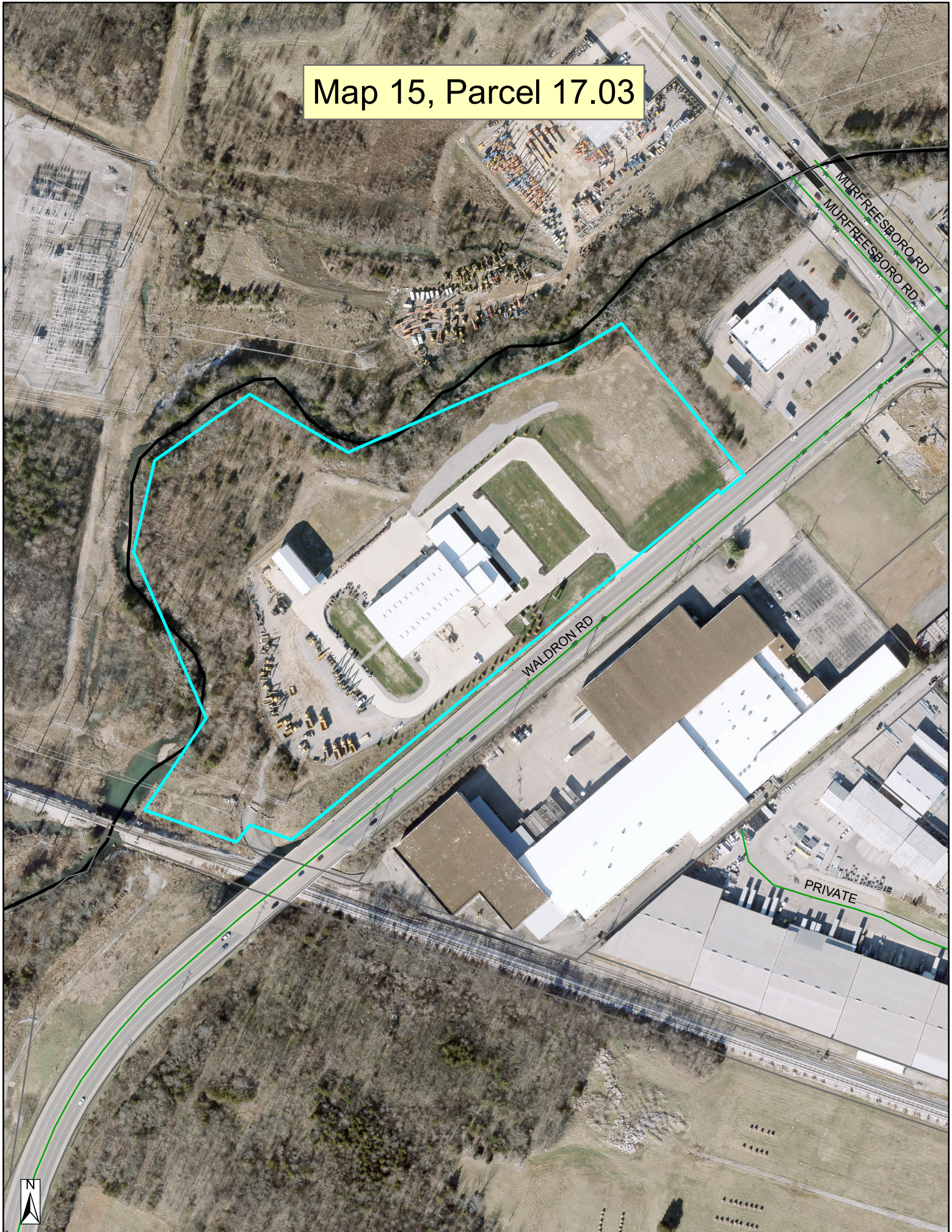
Police

John Eubank
jeubank@lavergnethn.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.

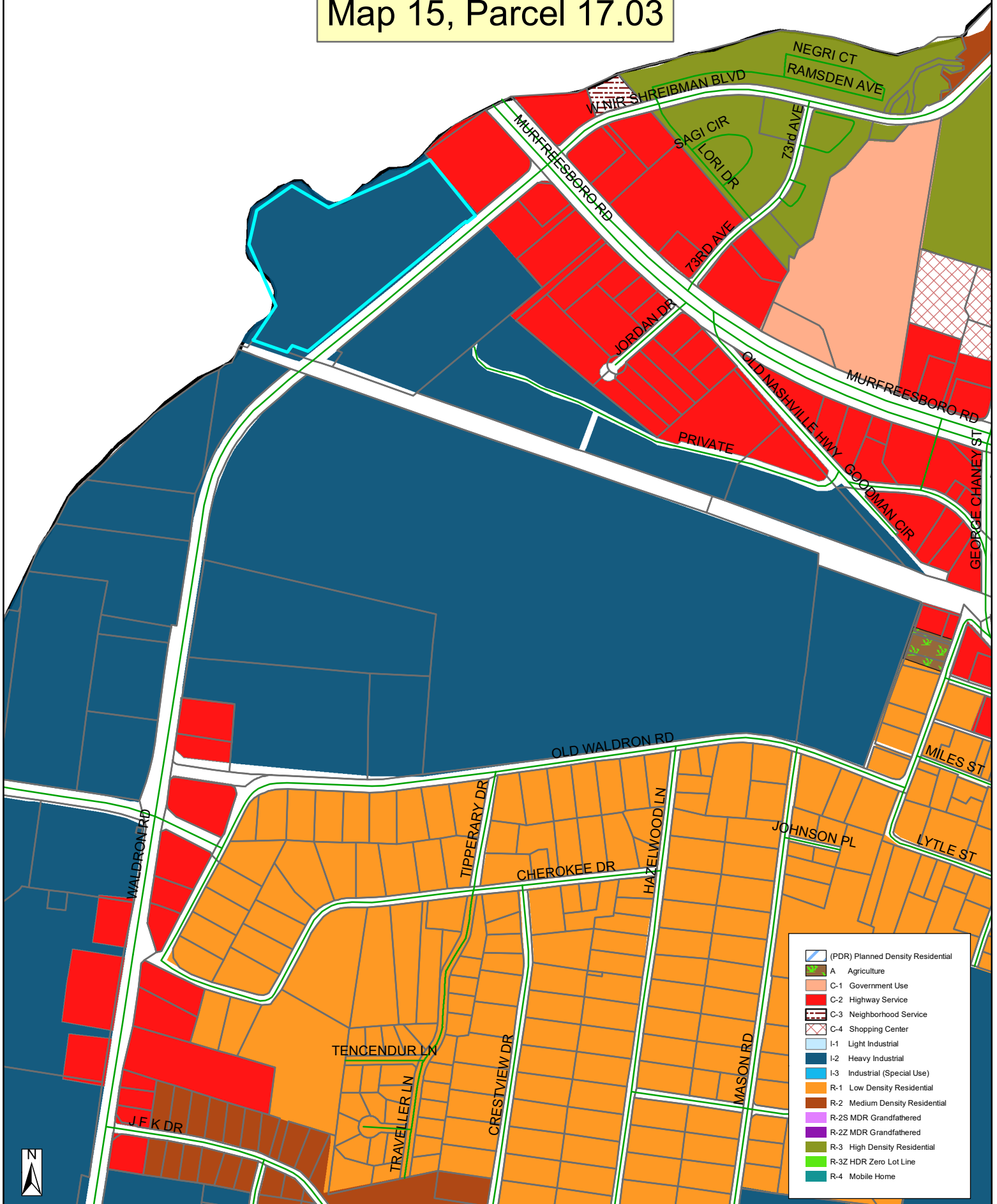
Map 15, Parcel 17.03



Map 15, Parcel 17.03



Map 15, Parcel 17.03









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

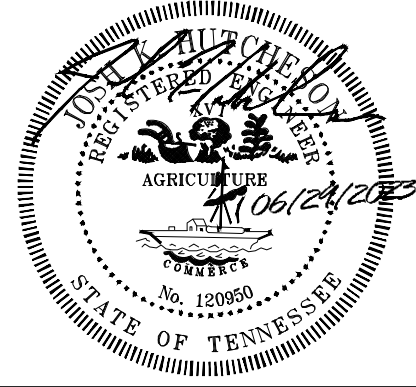
LANDSCAPE ARCHITECT
HEIBERT + BALL LAND DESIGN
1894 GEN. GEO. PATTON DRIVE SUITE 400
FRANKLIN, TN 37067

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	OVERALL SITE LAYOUT PLAN
C1.1	SITE LAYOUT PLAN
C2.0	SITE GRADING & DRAINAGE PLAN
C2.1	INTERMEDIATE & FINAL 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
A-200	BUILDING ELEVATIONS



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INFO@FULMERLUCAS.COM - (615) 346-3770

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

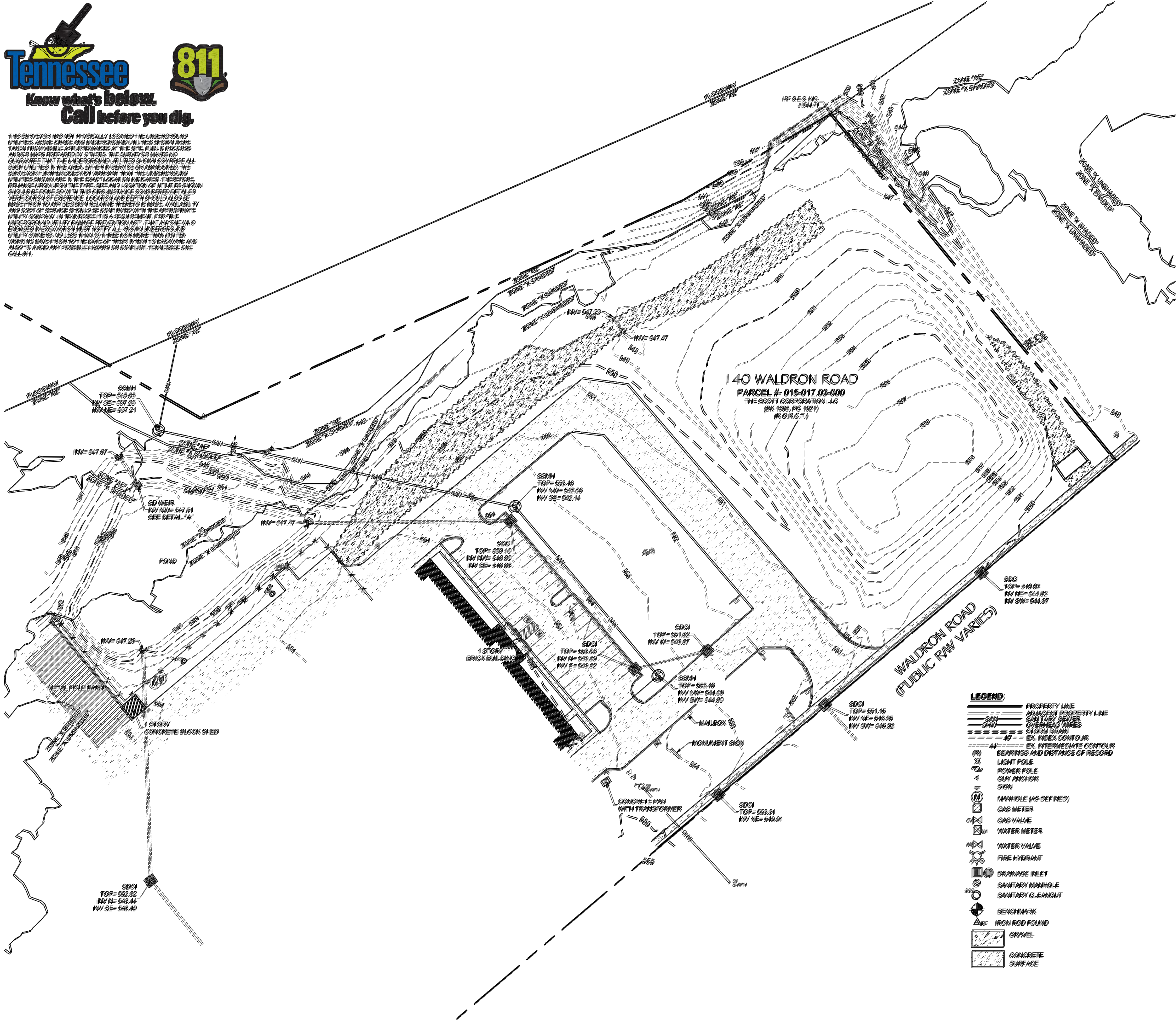
DR.	DATE	DESCRIPTION
JRH	05/20/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JRH	06/29/2023	PLANNING COMMISSION RESUBMITTAL

COVER SHEET

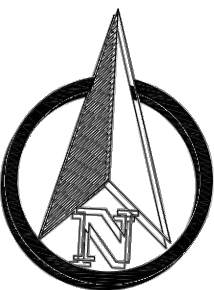
C0.0



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 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 SHOWN 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 EXCAVATES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (9) THREE HOURS MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



VICINITY MAP



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

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 OR DEVELOPMENT OF THE PARCEL.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
5. HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE RUTHERFORD COUNTY & LA VERGNE PLANNING COMMISSION.
6. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
7. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. TENNESSEE ANNOTATIVE CODE CHAPTER 0620-3-07.
8. WATER AND SANITARY SEWER MAPS HAVE BEEN REQUESTED.

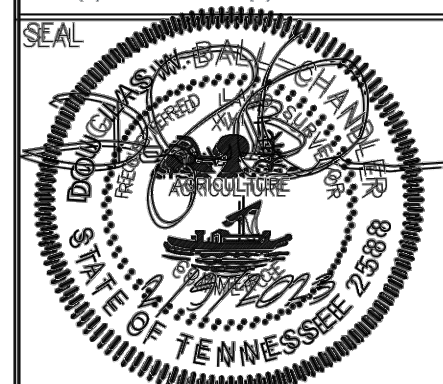
SURVEYOR'S CERTIFICATE

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

[Signature]
DOUGLAS W. BALL-CHANDLER, RLS #25588
DATE 2/9/2023

CODE	DATE	DESCRIPTION
DBC	2/9/2023	ISSUED FOR REVIEW
DBC		CHECKED BY
DBC		APPROVED BY

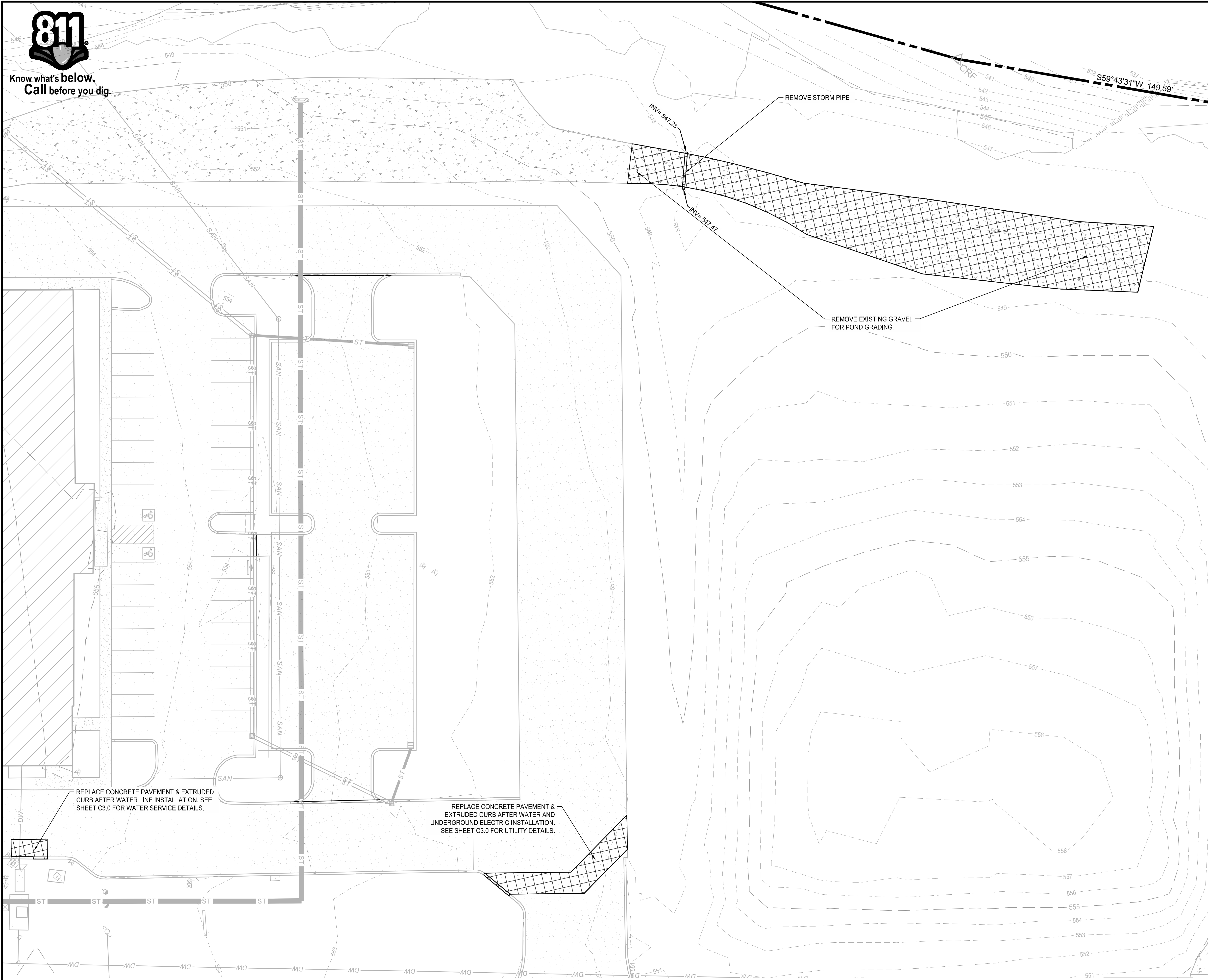


THIS DRAWING IS THE PROPERTY OF GULF STATES ENGINEERING, INC. AND SHALL REMAIN THE PROPERTY OF GULF STATES ENGINEERING, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM GULF STATES ENGINEERING, INC.	SCOTT EQUIPMENT PARTIAL TOPOGRAPHIC SURVEY 140 WALDRON ROAD LA VERGNE, TENNESSEE
DATE	2/9/2023
SCALE	1" = 40'
REVISION	TS23004
CODE	DBC
DATE	2/9/2023
SCALE	1" = 40'
REVISION	A

V-1.00



Know what's below.
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VICINITY MAP
N.T.S

MAP REFERENCE:

OWNER(S): THE SCOTT CORPORATION, LLC

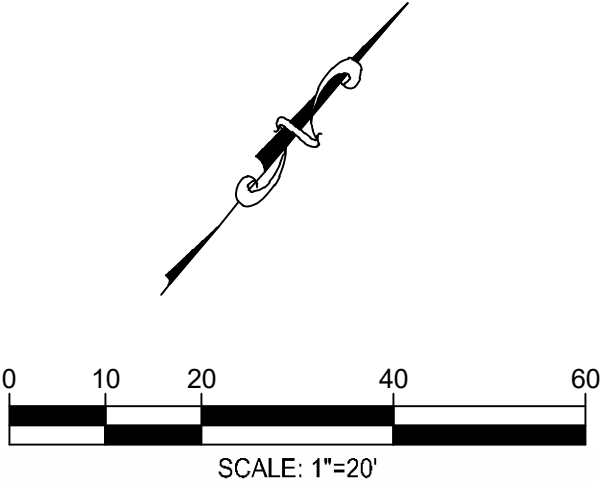
FEMA MAP NO. 47037C0412J DATED 2/25/2022
PROPERTY IN FLOOD ZONE AE AND X

GENERAL NOTES:

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

LEGEND

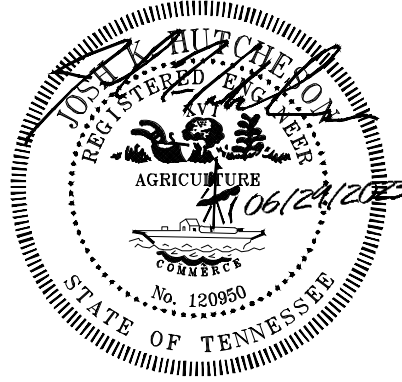
- LIMITS OF DEMOLITION
- IRON ROD (OLD)
- BENCHMARK
- CATCH BASIN
- FIRE HYDRANT
- SEWER MANHOLE
- EXISTING TREE
- WATER VALVE
- WATER METER
- IRON ROD (NEW)
- UTILITY POLE



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

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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
JRH	05/26/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JRH	06/29/2023	PLANNING COMMISSION RESUBMITTAL

SITE
DEMOLITION
PLAN

C0.1



Know what's below.
Call before you dig.

GENERAL NOTES:

- GENERAL CONTRACTOR (GC) IS TO CONFORM TO ALL LOCAL CODES AND OBTAIN ALL PERMITS PRIOR TO BEGINNING WORK.
- 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.
- 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.
- 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.
- GC IS TO PHOTOGRAPH ALL EXISTING CONDITIONS PRIOR TO INITIATING CONSTRUCTION.
- 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.
- ALL MATERIALS NOT TO REMAIN ARE TO BE DISPOSED OF OFF SITE AT A PROPERLY PERMITTED LOCATION.
- GC IS RESPONSIBLE FOR CLEANING AND MAINTAINING HAUL ROUTES AND CONTROLLING DUST. CLEANING SHOULD BE CONTINUOUS DURING ACTIVE WORK.
- 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.
- 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.
- 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:

- ALL PERIMETER MEASURES MUST BE IN PLACE BEFORE GRADING.
- 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.
- ALL GRADED SLOPES 3:1 OR STEEPER AND DITCH BOTTOMS SHALL RECEIVE PROPER EROSION CONTROL. BLANKETS/MATTING OR SOD.
- ALL FIELD ADJUSTMENT OF EROSION CONTROL MEASURES SHALL BE NOTED ON THE PLANS KEPT IN THE JOB TRAILER.
- 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.
- 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 PERMITTEE. LOCATION OF AND/OR NOTES REFERRING TO THESE BMP'S SHALL BE SHOWN ON THE EPSC PLAN.
- ALL DISTURBED AREAS ARE TO BE PERMANENTLY STABILIZED PER THE FINAL EPSC & 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.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES AND ONLY AS APPROVED BY OWNER'S REPRESENTATIVE.
- ALL GRADED AREAS, INCLUDING SLOPES, ARE TO BE SODDED OR MULCHED AND SEEDED WITHIN 14 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- ALL SLOPES EQUAL TO OR GREATER THAN 3:1 MUST BE STABILIZED WITHIN 7 DAYS AFTER GRADING IS SUSPENDED OR COMPLETED.
- GRADING OPERATIONS ARE NOT TO BEGIN UNTIL EROSION CONTROL HAS BEEN INSTALLED AS SHOWN ON DRAWINGS, INSPECTED BY LA VERGNE STORMWATER DEPARTMENT, AND THE GRADING PERMIT HAS BEEN ISSUED.
- SILT BARRIERS SHALL BE CLEANED OF ACCUMULATED SEDIMENT OR REPLACED WHEN APPROXIMATELY 33% FILLED WITH SEDIMENT OR DIRECTED BY THE EROSION CONTROL SPECIALIST.
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- 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.
- PRIOR TO FINAL ACCEPTANCE AND INSPECTION, SEDIMENT MUST BE REMOVED ALL NEW AND EXISTING STRUCTURES AND WATER QUALITY SYSTEMS.

LEGEND

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

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
- AREAS TO RECEIVE SEED AND STRAW AND/OR LANDSCAPE PLANTINGS. SEE L1.1 FOR PROPOSED LANDSCAPE PLANTINGS.

NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.7 AC. THE RECEIVING WATER (HURRICANE CREEK) IS LISTED AS IMPAIRED.

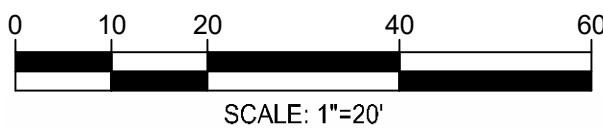
CHECK ALL THAT APPLY - THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:

- ☒ 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)

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NASHVILLE, TENNESSEE 37215
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SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

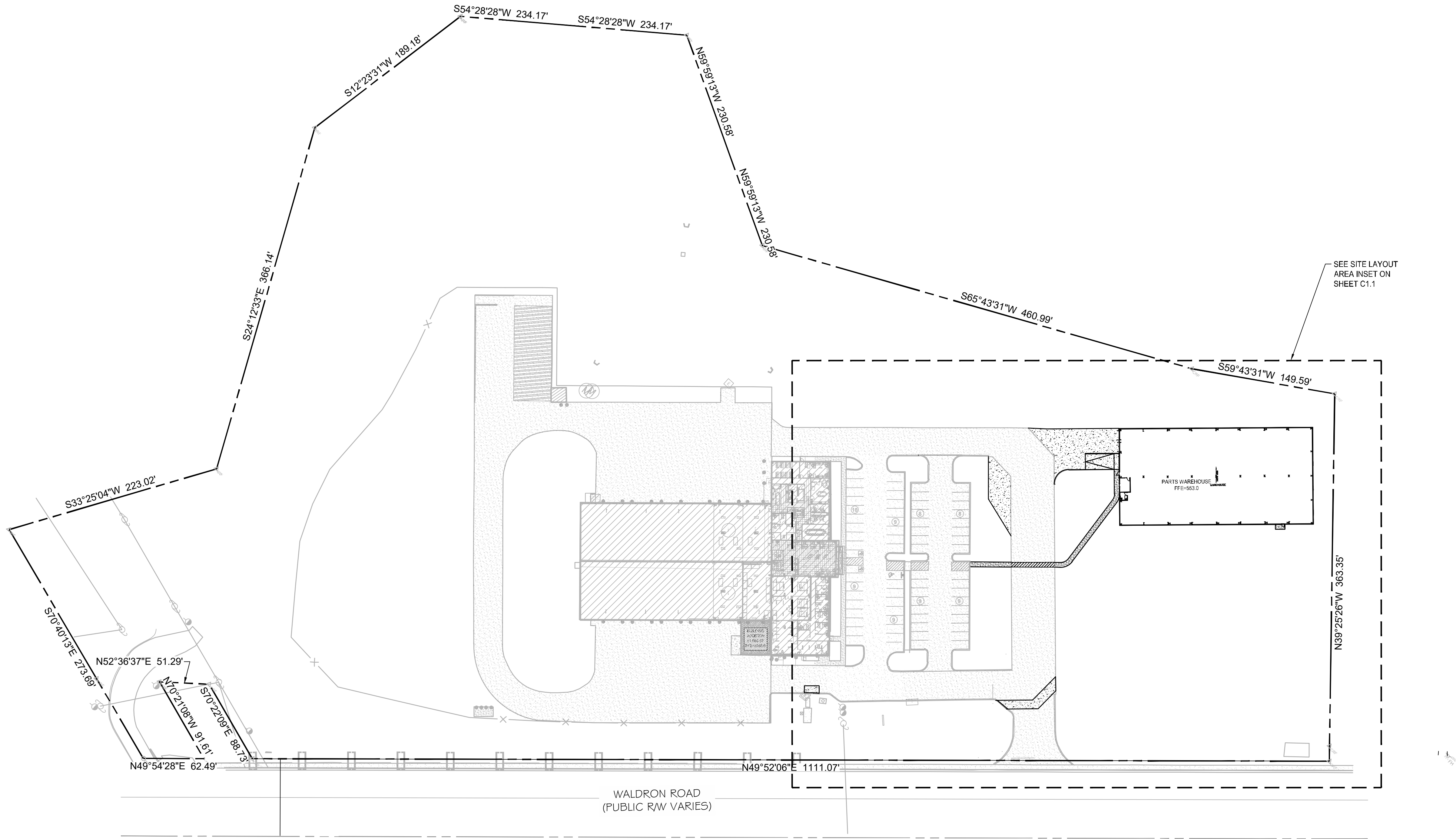
SR.	DATE	DESCRIPTION
JRH	05/26/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JRH	06/29/2023	PLANNING COMMISSION RESUBMITTAL

INITIAL EPSC
PLAN

C0.2



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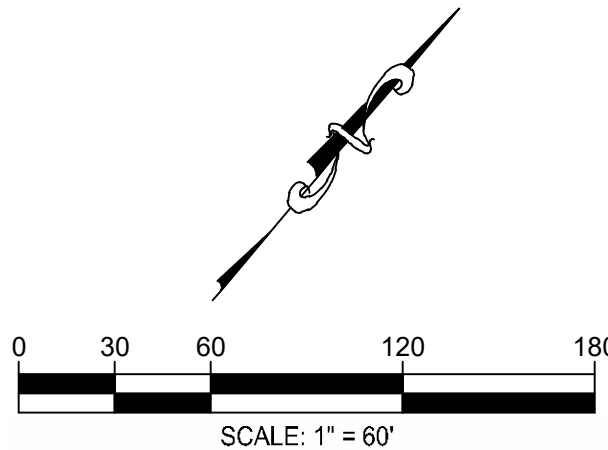


SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

DR.	DATE	DESCRIPTION
JRH	05/20/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JRH	06/29/2023	PLANNING COMMISSION RESUBMITTAL

OVERALL SITE
LAYOUT PLAN

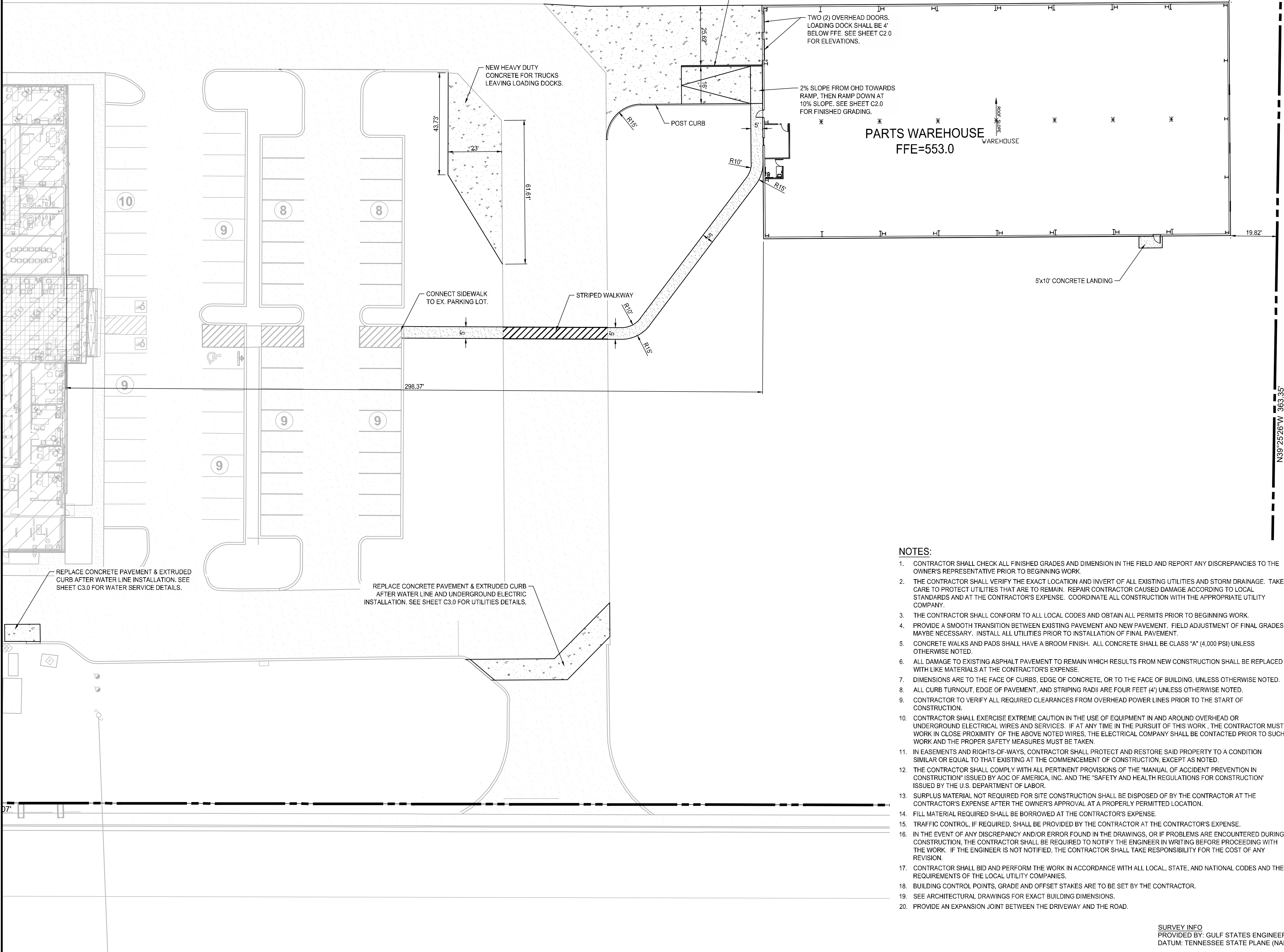
C1.0



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



Know what's below.
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SITE DATA:	
ADDRESS:	140 WALDRON ROAD
TAX MAP / PARCEL:	MAP 015 / PARCEL 0170.03
PARCEL ACREAGE:	15.72 ACRES (684,798 SF)
DISTURBED ACREAGE:	±1.7 ACRES
ZONING DISTRICT:	I-2 HEAVY INDUSTRIAL
EXISTING USE:	MACHINERY SALES & SERVICE
PROPOSED USE:	MACHINERY SALES & SERVICE
BUILDING (SF):	20,000 SF PROPOSED BUILDING
BUILDING HEIGHT:	28' - 9" FROM FFE
FAR:	0.083 PROP. (56,620 SF / 684,798 SF) 0.055 EX. (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 1 SP/4,000 SF GROSS FLOOR AREA)
PARKING PROVIDED:	71 SPACES (W/ 3 ADA SPACES)

PAVING LEGEND

	EXISTING CONCRETE
	PROPOSED LIGHT DUTY CONCRETE
	PROPOSED HEAVY DUTY CONCRETE

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.

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

FULMER LUCAS

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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

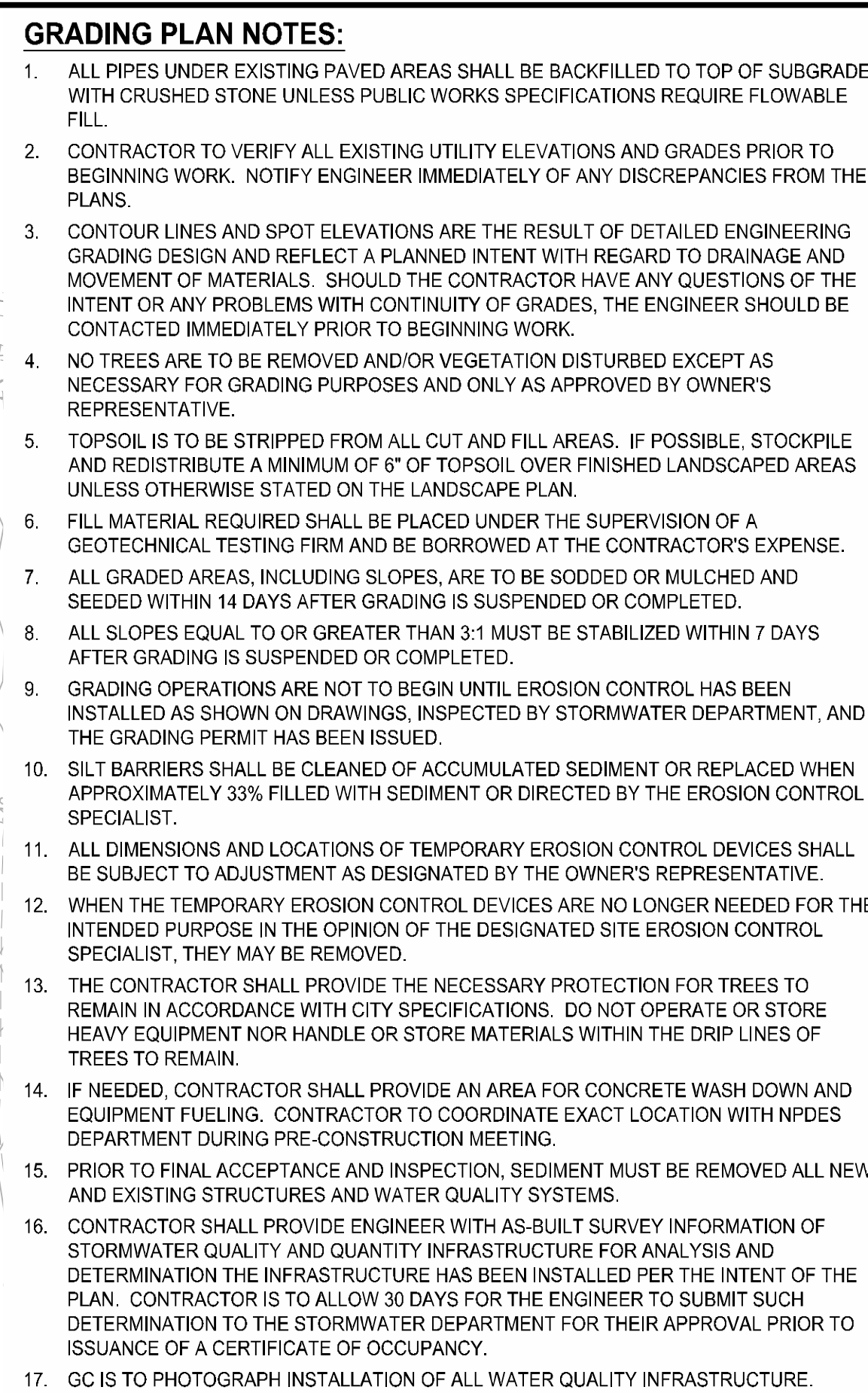
SR.	DATE	DESCRIPTION	SUBMITTAL				
			INITIAL	DATE	REVISION	DATE	REVISION
JHL	05/26/2023	INITIAL PLANNING COMMISSION SUBMITTAL					
JHL	06/29/2023	PLANNING COMMISSION RESUBMITTAL					

SITE LAYOUT
PLAN

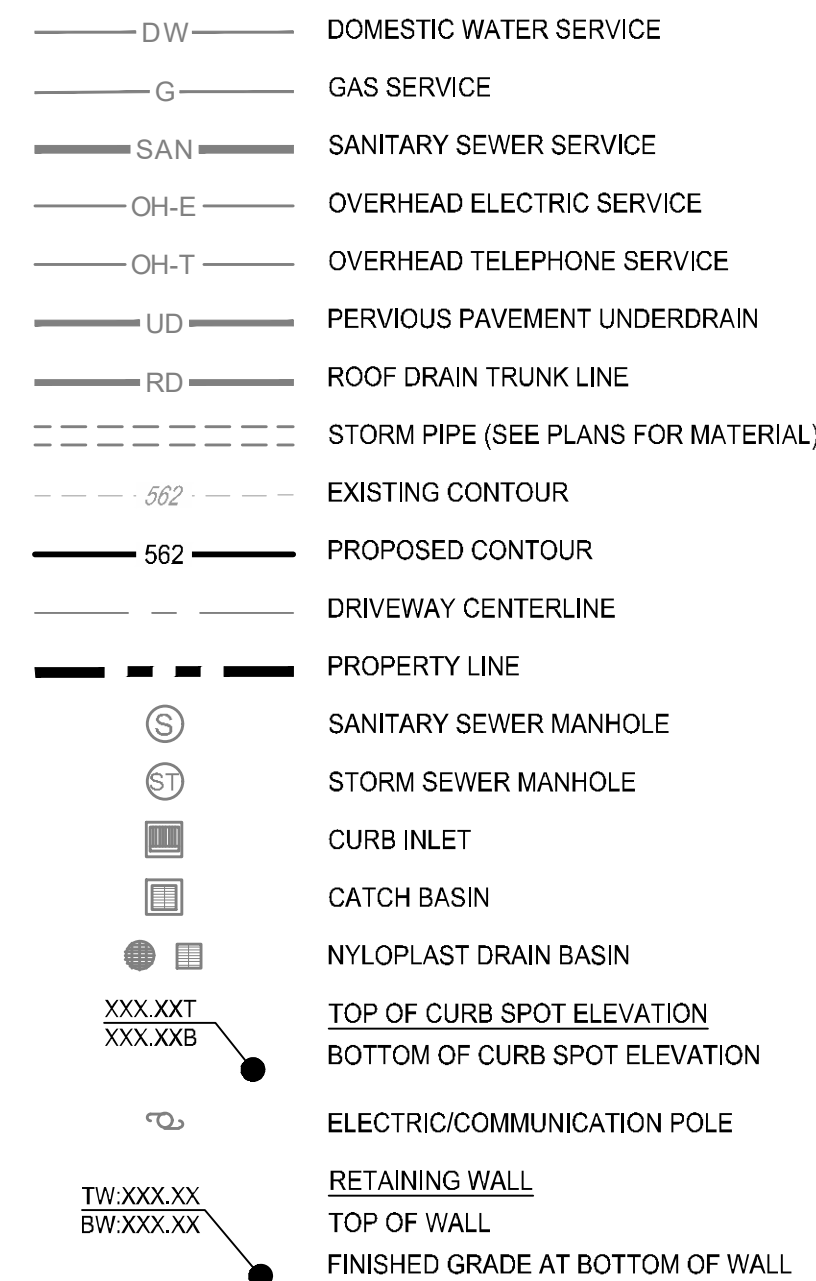
C1.1



Know what's below.
Call before you dig.



LEGEND



NOC NOTE:

I HEREBY CERTIFY THAT THIS PROJECT WILL REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT. THE TOTAL DISTURBED AREA IS: ±1.7 AC. THE RECEIVING WATER (HURRICANE CREEK) IS LISTED AS IMPAIRED.

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

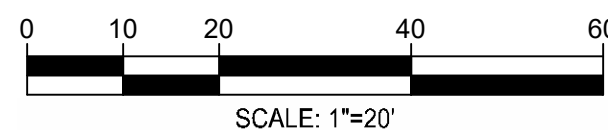
- ☒ IMPAIRED FOR SILTATION
☐ IMPAIRED FOR HABITAT ALTERATION
☐ EXCEPTIONAL

SIGNATURE: *Josh Hutcherson*

DATE: 05/31/2023

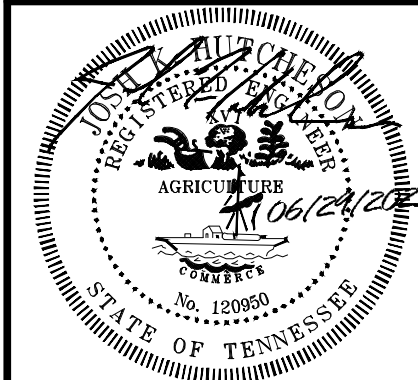
CIRCLE ONE: DEVELOPER PROJECT ENGINEER

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



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

DR.	DATE	DESCRIPTION
JNH	05/02/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JNH	06/28/2023	PLANNING COMMISSION RESUBMITTAL

SITE GRADING & DRAINAGE PLAN

C2.0

1123-04 SCOTT EQUIPMENT PARTS BUILDING



Know what's below.
Call before you dig.

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 THIS 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 SEEDDED 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 LA VERGNE 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.

LEGEND

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

EROSION CONTROL LEGEND:

- ⊗ INLET PROTECTION
- SF — SILT FENCE
- FS — WEIGHTED SEDIMENT TUBE OR APPROVED EQUAL
- LOD — LIMITS OF DISTURBANCE
- ⊗ CONSTRUCTION ENTRANCE/EXIT
- ⊗ CONCRETE WASHOUT AREA
- ⊗ 6" PERMANENT RIP RAP
- ⊗ EROSION CONTROL MATTING
- ⊗ FILTER RING
- ⊗ CHECK DAM
- ⊗ AREAS TO RECEIVE SEED AND STRAW AND/OR LANDSCAPE PLANTINGS. SEE L1.1 FOR PROPOSED LANDSCAPE PLANTINGS.

NOC NOTE:

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

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

SIGNATURE: Josh Hutcherson

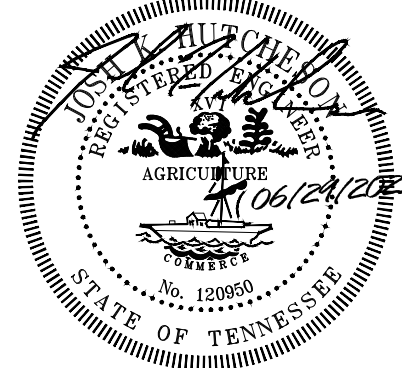
DATE: 05/31/2023

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER

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

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

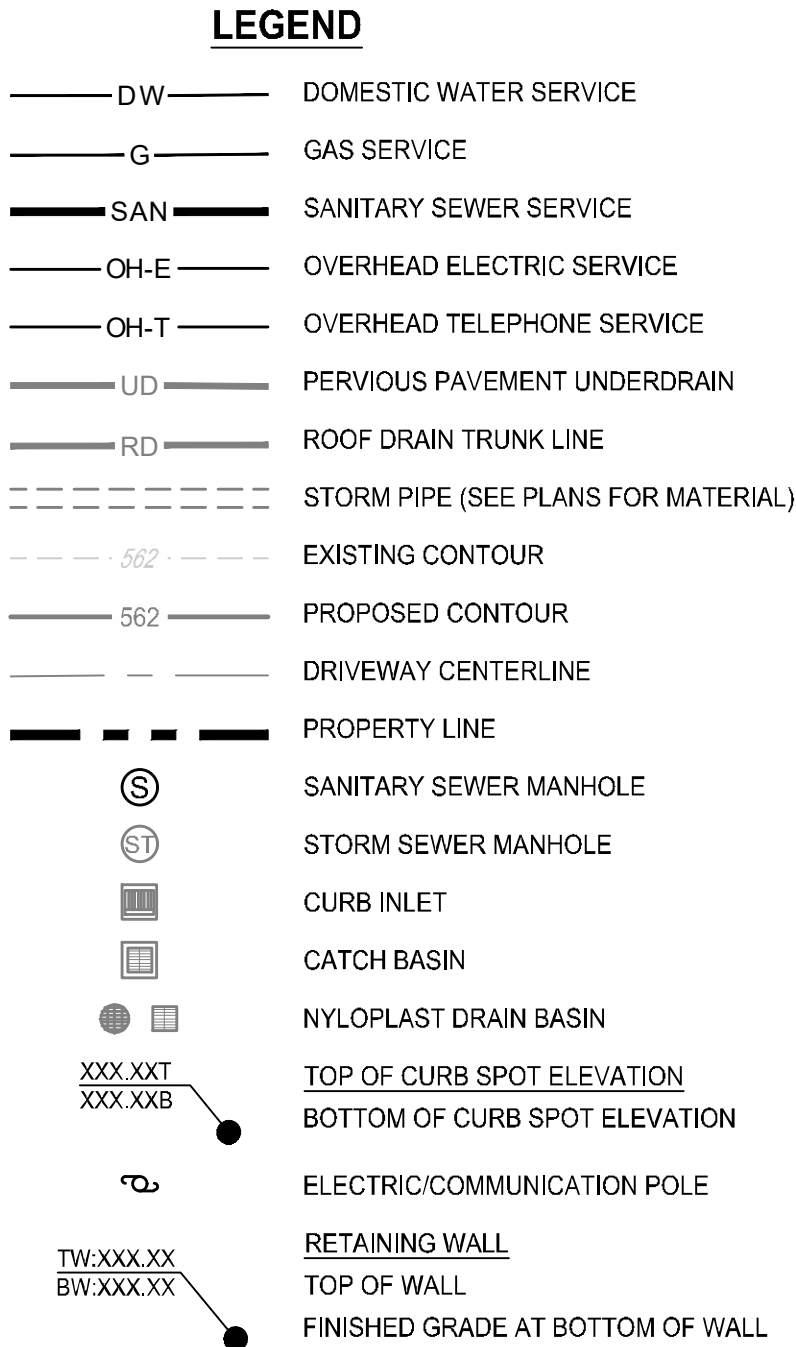
SR.	DATE	DESCRIPTION
	05/30/2023	INITIAL PLANNING COMMISSION SUBMITTAL
	06/29/2023	PLANNING COMMISSION RESUBMITTAL

INTERMEDIATE &
FINAL EPSC
PLAN

C2.1



Know what's below.
Call before you dig.



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
	STORM PIPE (SEE PLANS FOR MATERIALS)
562	EXISTING CONTOUR
562	PROPOSED CONTOUR
	DRIVEWAY CENTERLINE
	PROPERTY LINE
⊗	SANITARY SEWER MANHOLE
⊗	STORM SEWER MANHOLE
⊗	CURB INLET
⊗	CATCH BASIN
⊗	NYLOPLAST DRAIN BASIN
XX.XXX XX.XXX	TOP OF CURB SPOT ELEVATION
●	BOTTOM OF CURB SPOT ELEVATION
⊗	ELECTRIC/COMMUNICATION POLE
XXXXXX XXXXXX	RETAINING WALL
●	TOP OF WALL
●	FINISHED GRADE AT BOTTOM OF WALL

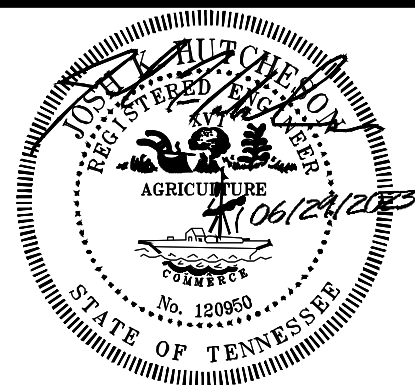
0 10 20 40 60

SCALE: 1"=20'

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

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**SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE**

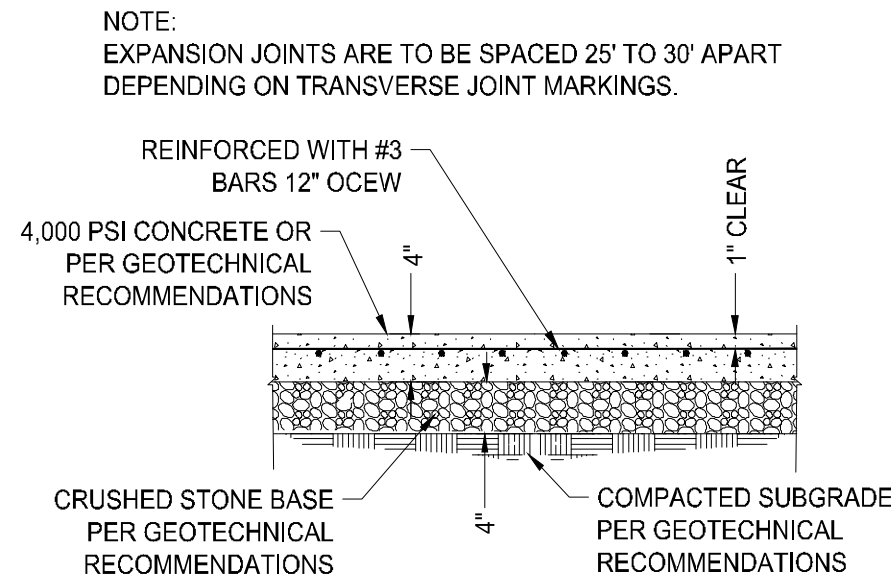
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

SITE DEVELOPMENT PLANS FOR:

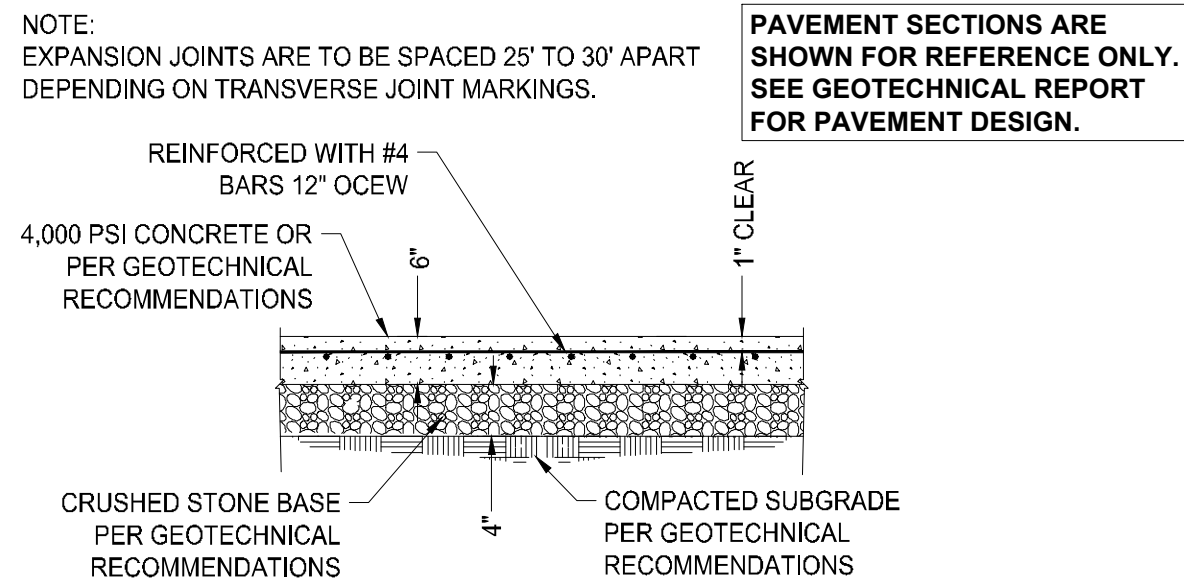
SITE UTILITY PLAN

C3.0

1123-04 SCOTT EQUIPMENT PARTS BUILDING

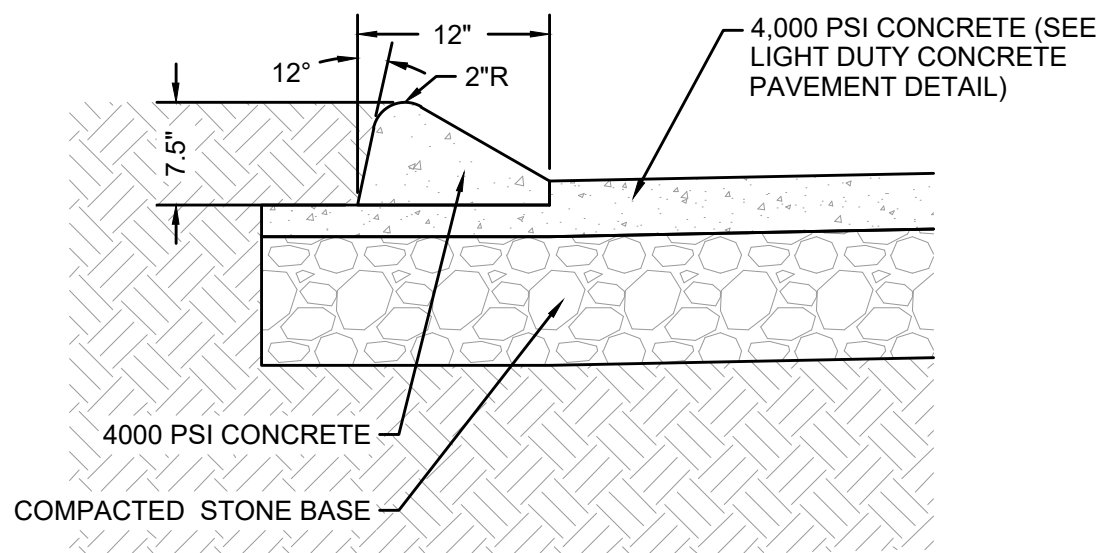


LIGHT DUTY CONCRETE SECTION
N.T.S.



HEAVY DUTY CONCRETE SECTION
N.T.S.

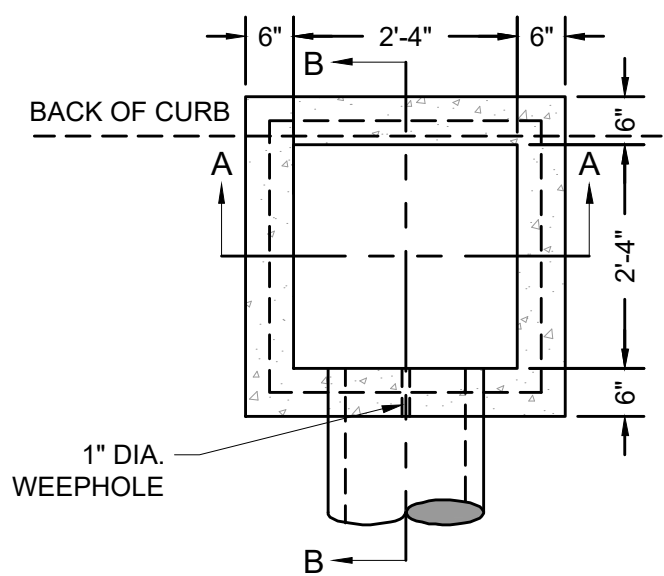
- NOTES:
1. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
 2. EQUALLY SPACE 3/4" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
 3. PRIOR TO BACKFILLING, PREVENT WATER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



EXTRUDED MOUNTABLE CURB

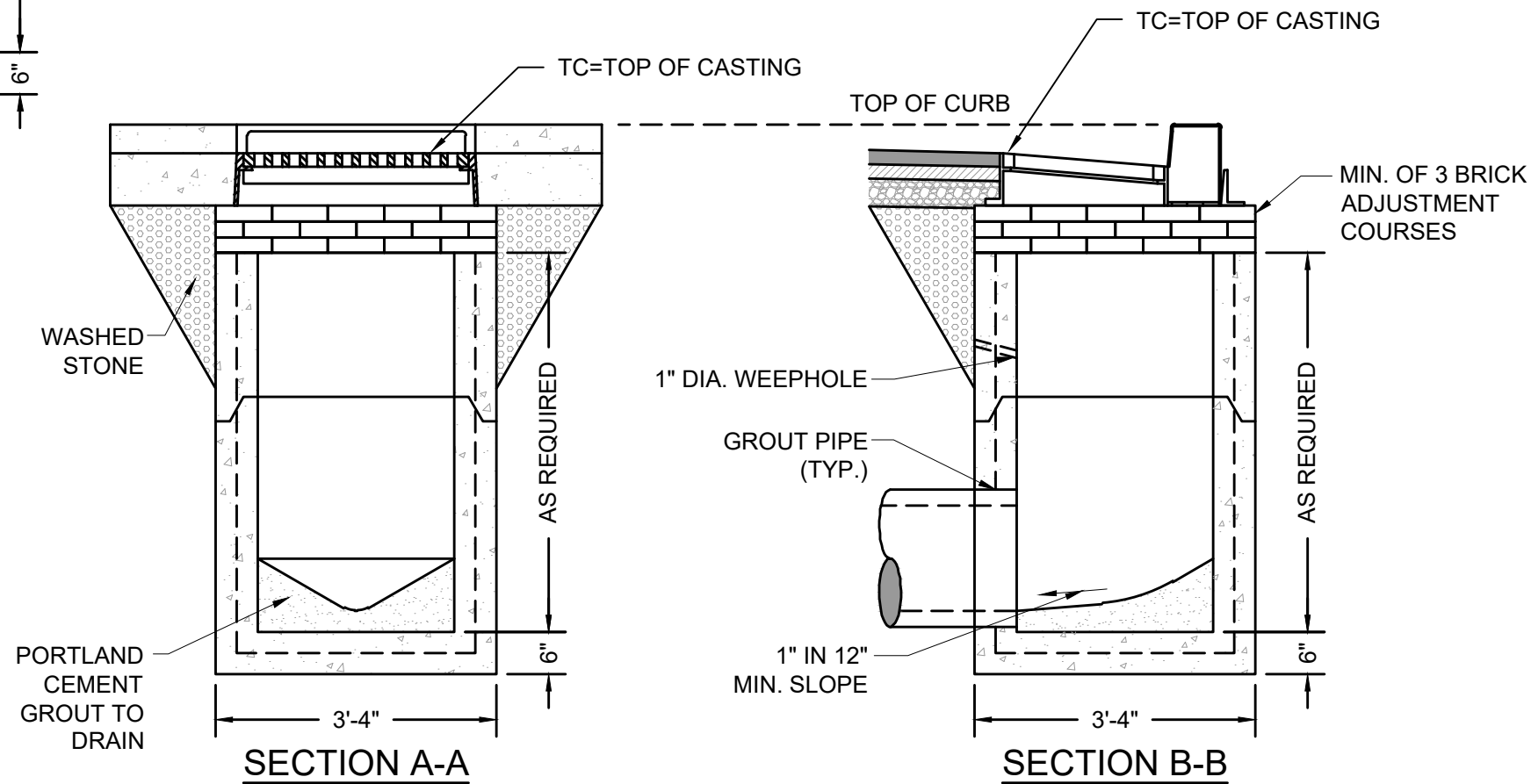
NOTES:

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

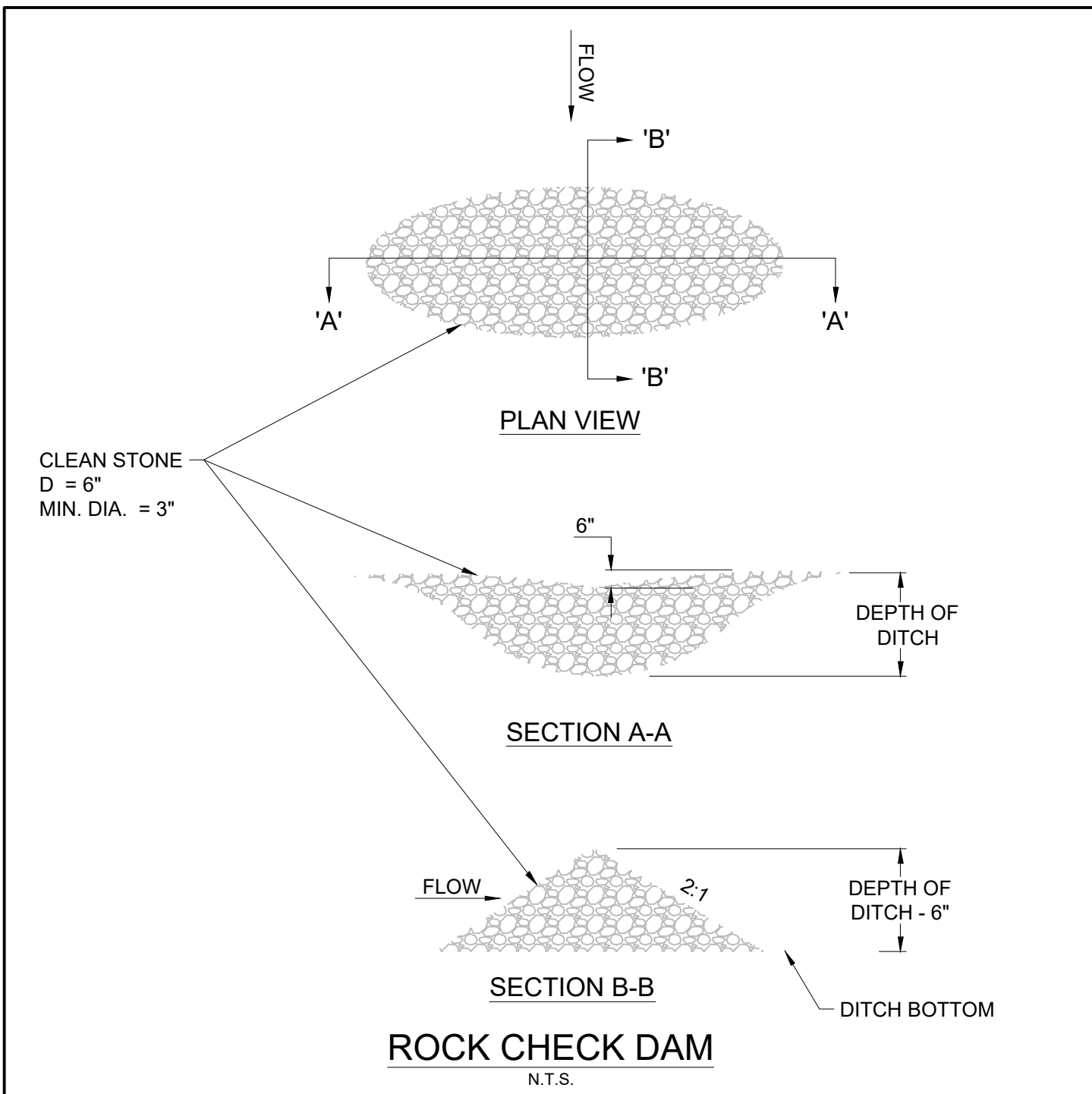


ADJUST DIMENSIONS OF
STRUCTURE AS NEEDED TO
ACCOMMODATE PIPE SIZES
AND ORIENTATION

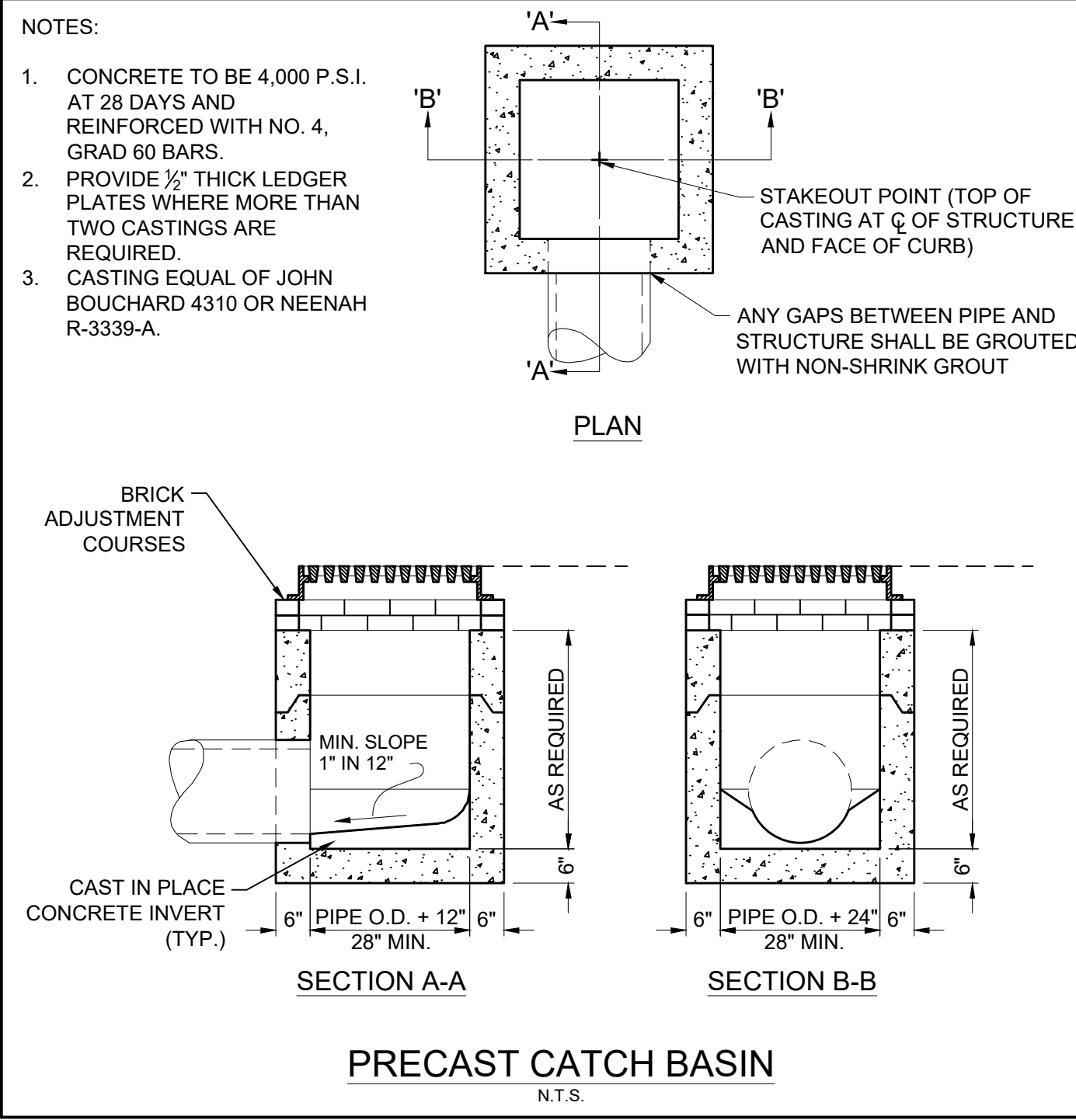
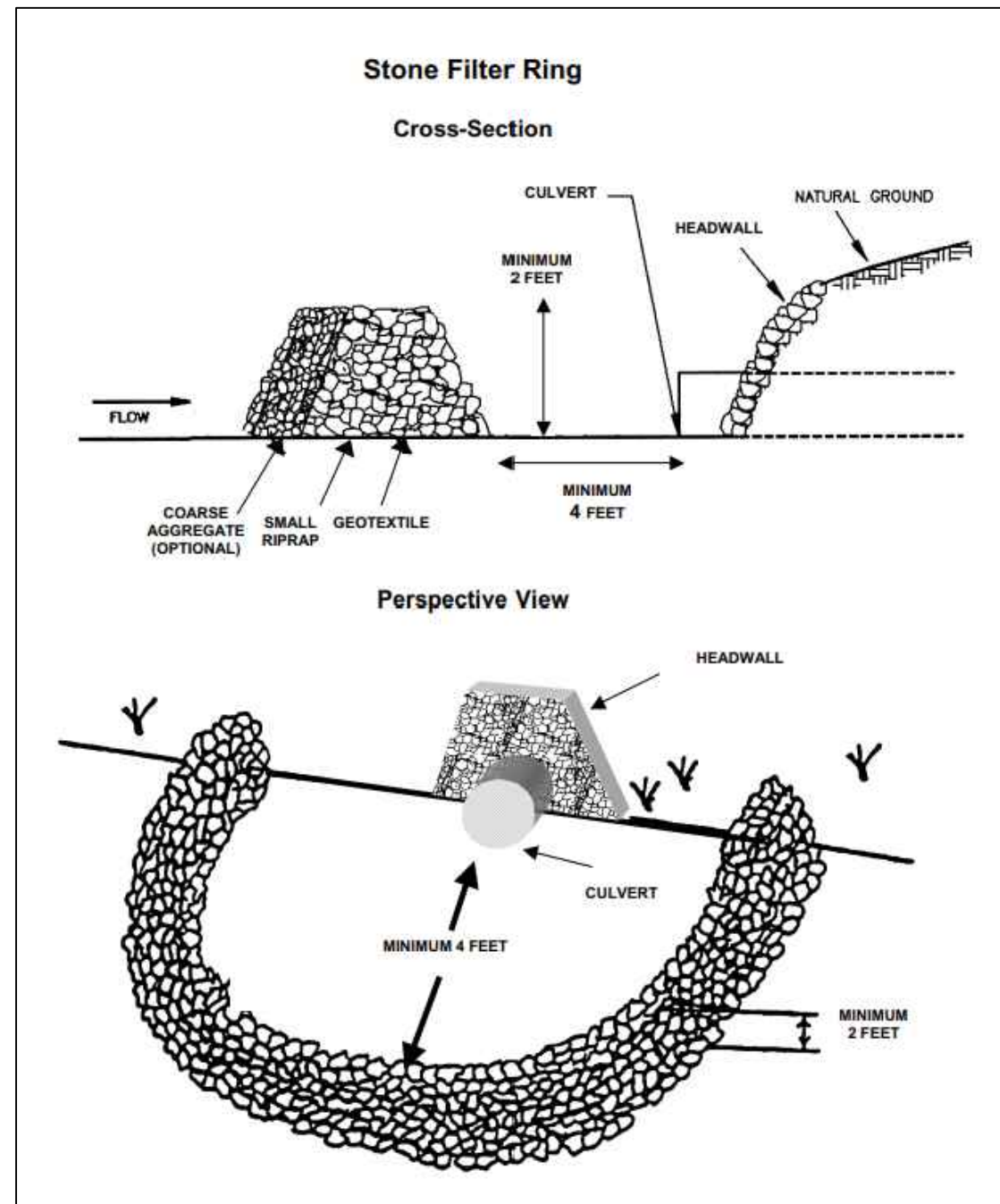
JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-258-0112 (PHONE)
615-327-2427 (FAX)



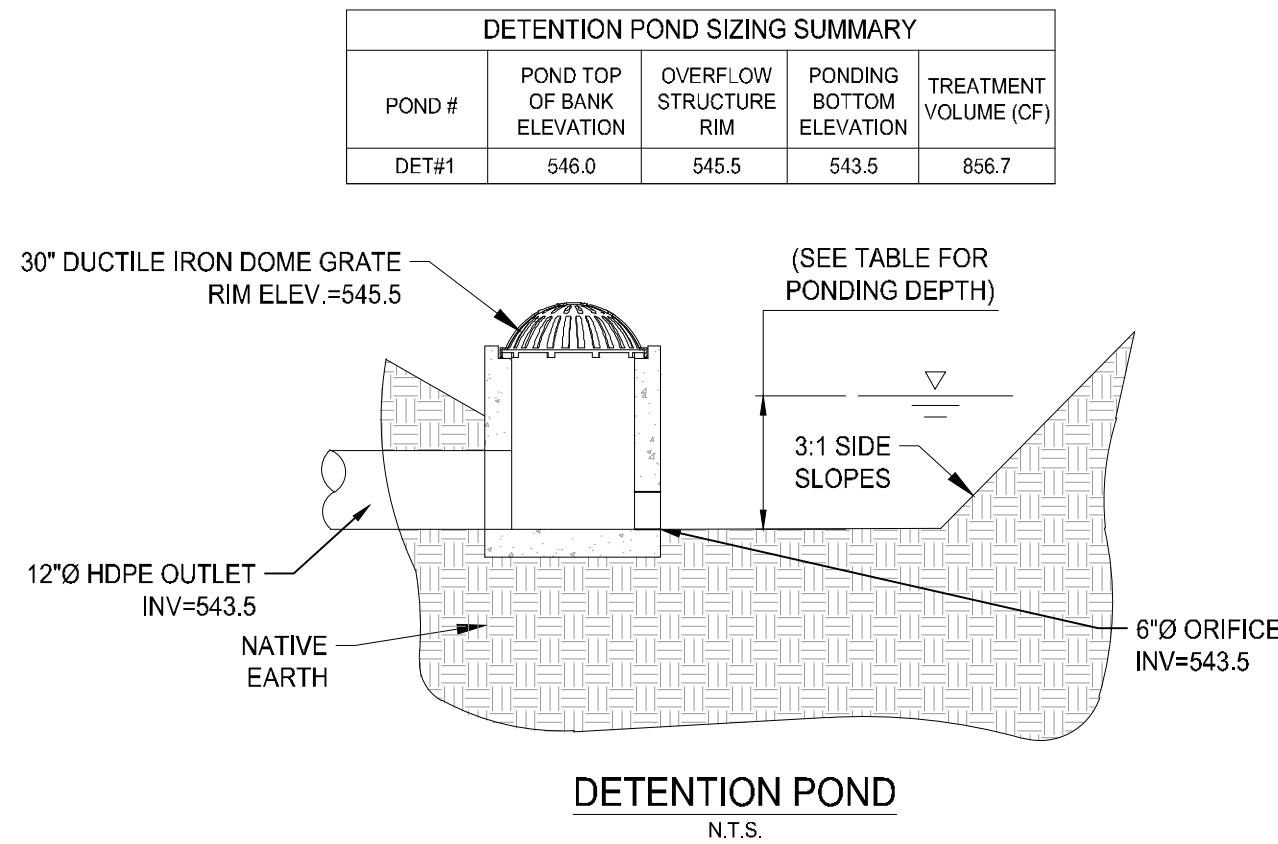
SINGLE CURB INLET
NOT TO SCALE



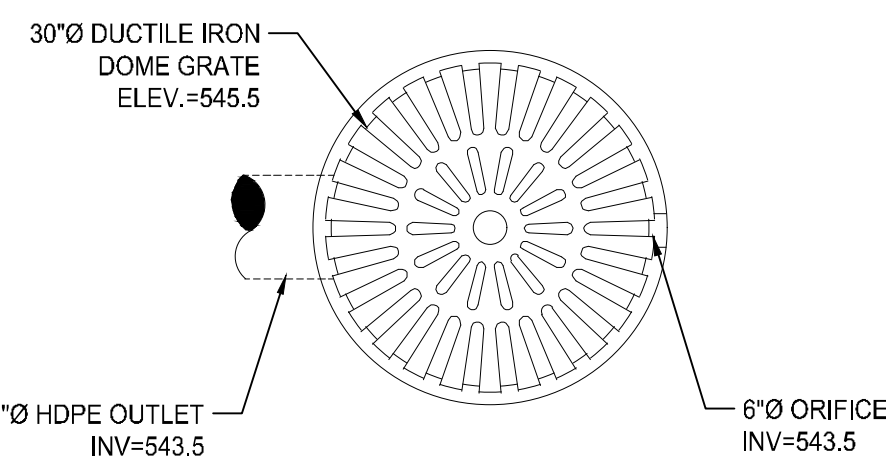
ROCK CHECK DAM
N.T.S.



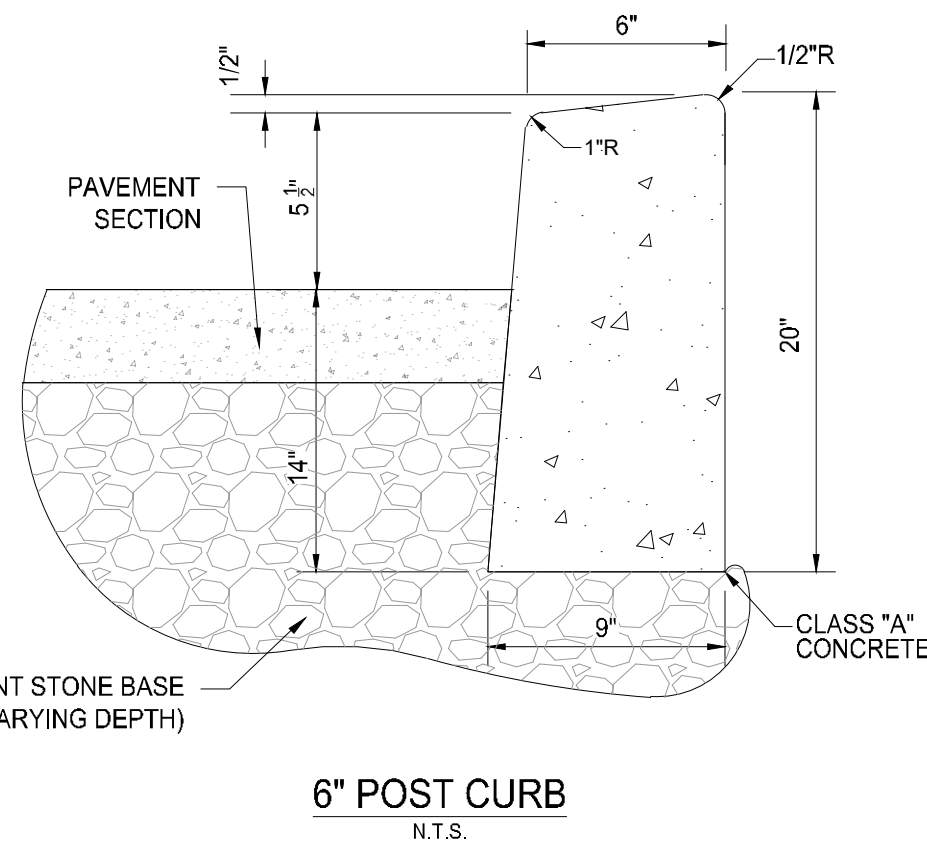
PRECAST CATCH BASIN
N.T.S.



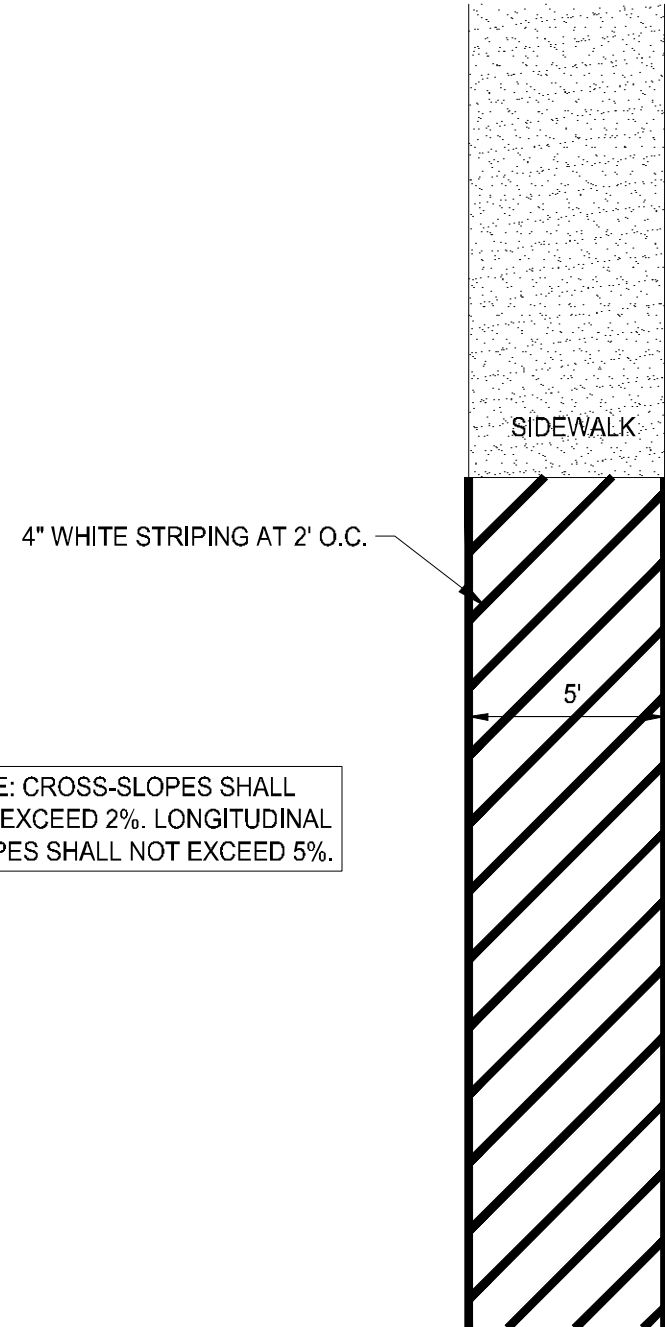
DETENTION POND
N.T.S.



OVERFLOW STRUCTURE

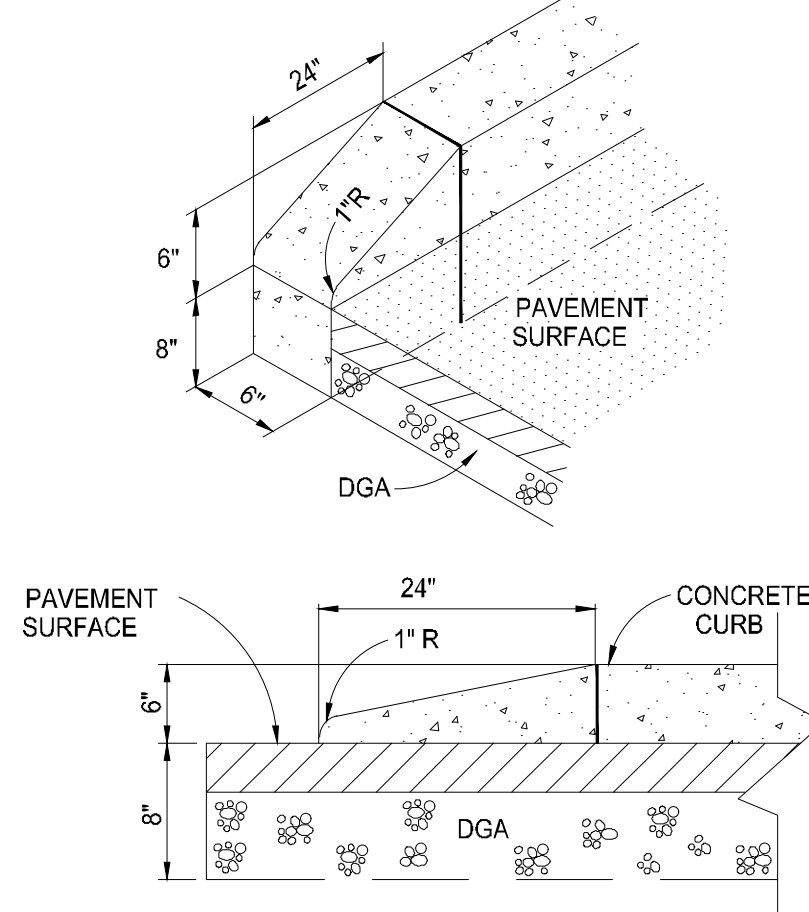


6" POST CURB
N.T.S.



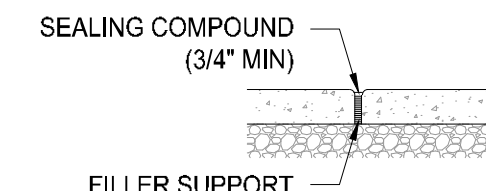
STRIPED WALKWAY
N.T.S.

NOTE: CROSS-SLOPES SHALL
NOT EXCEED 2%. LONGITUDINAL
SLOPES SHALL NOT EXCEED 5%.



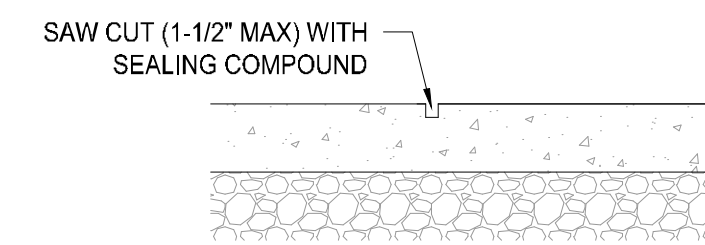
CURB TAPER
N.T.S.

NOTE:
30' MAXIMUM SPACING.

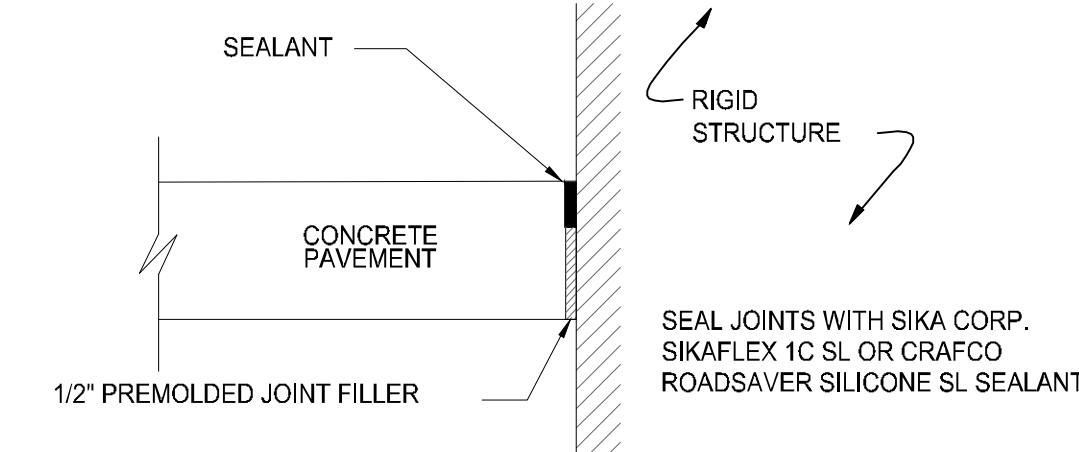


EXPANSION JOINT
N.T.S.

NOTE:
REFER TO THE GEOTECHNICAL REPORT FOR
ADDITIONAL RECOMMENDATIONS .



CONTROL JOINT
N.T.S.



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

ISOLATION JOINT
N.T.S.

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SITE DEVELOPMENT PLANS FOR:
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140 WALDRON ROAD
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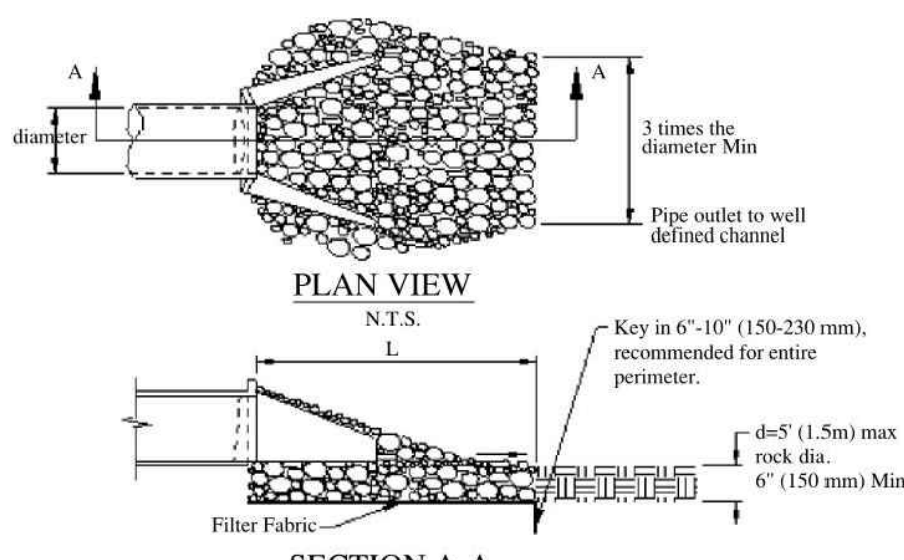
SR.	DATE	DESCRIPTION
JRH	05/26/2023	INITIAL PLANNING COMMISSION SUBMITTAL
JRH	06/29/2023	PLANNING COMMISSION RESUBMITTAL

SITE DETAILS

C4.0

ACTIVITY: Outlet Protection

PESC – 07



Adapted from: Virginia Erosion & Sediment Control Handbook, 1992

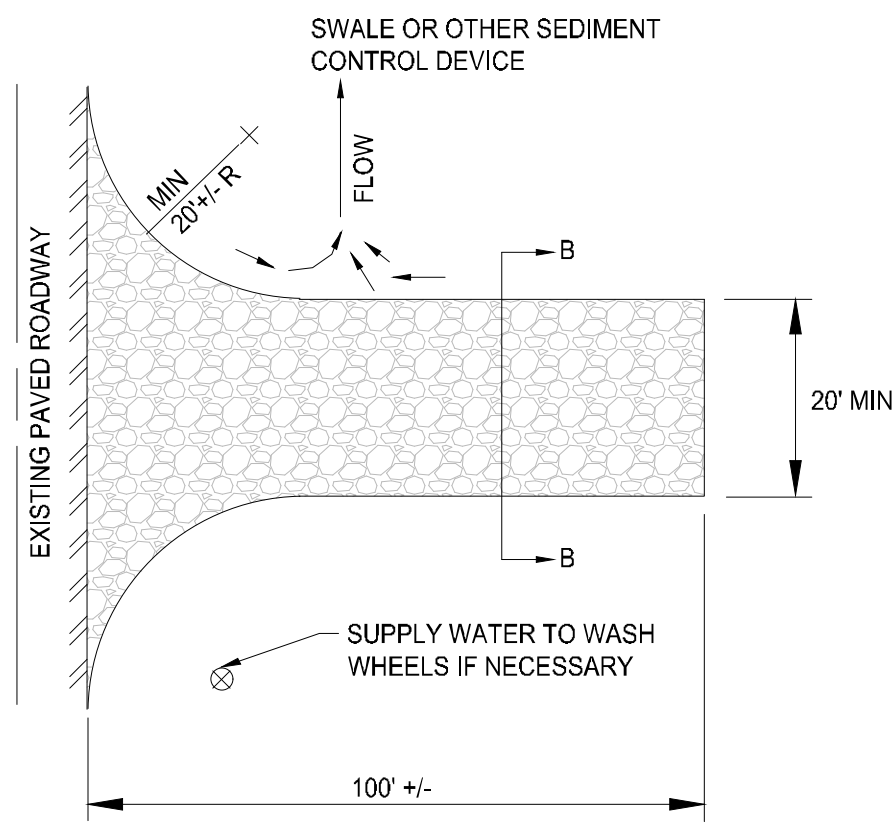
Pipe Diameter D (mm)	Discharge Q (m ³ /s)	Apron Length, L (m)	Rip-Rap D ₅₀ Diameter Min (mm)
12 (300)	4.9 (0.14)	10 (3)	4 (100)
18 (450)	9.89 (0.28)	10 (3)	6 (150)
	20.13 (0.57)	16 (5)	8 (200)
	30.01 (0.85)	23 (7)	12 (300)
	39.90 (1.13)	26 (8)	16 (400)
24 (600)	30.01 (0.85)	16 (5)	8 (200)
	39.90 (1.13)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

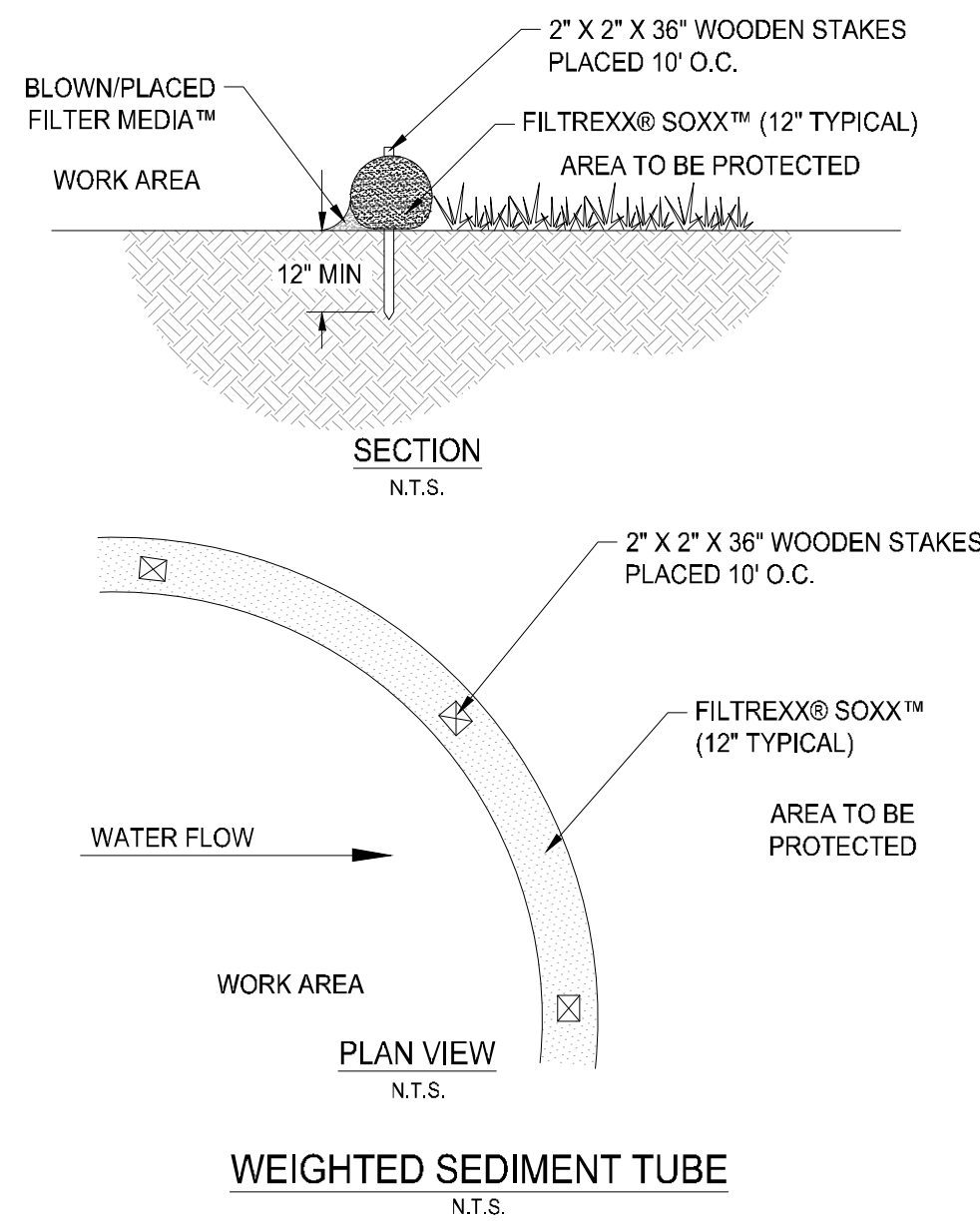
Source: Adapted from USDA-SCS

Figure PESC-07-1
Outlet Protection Sizing

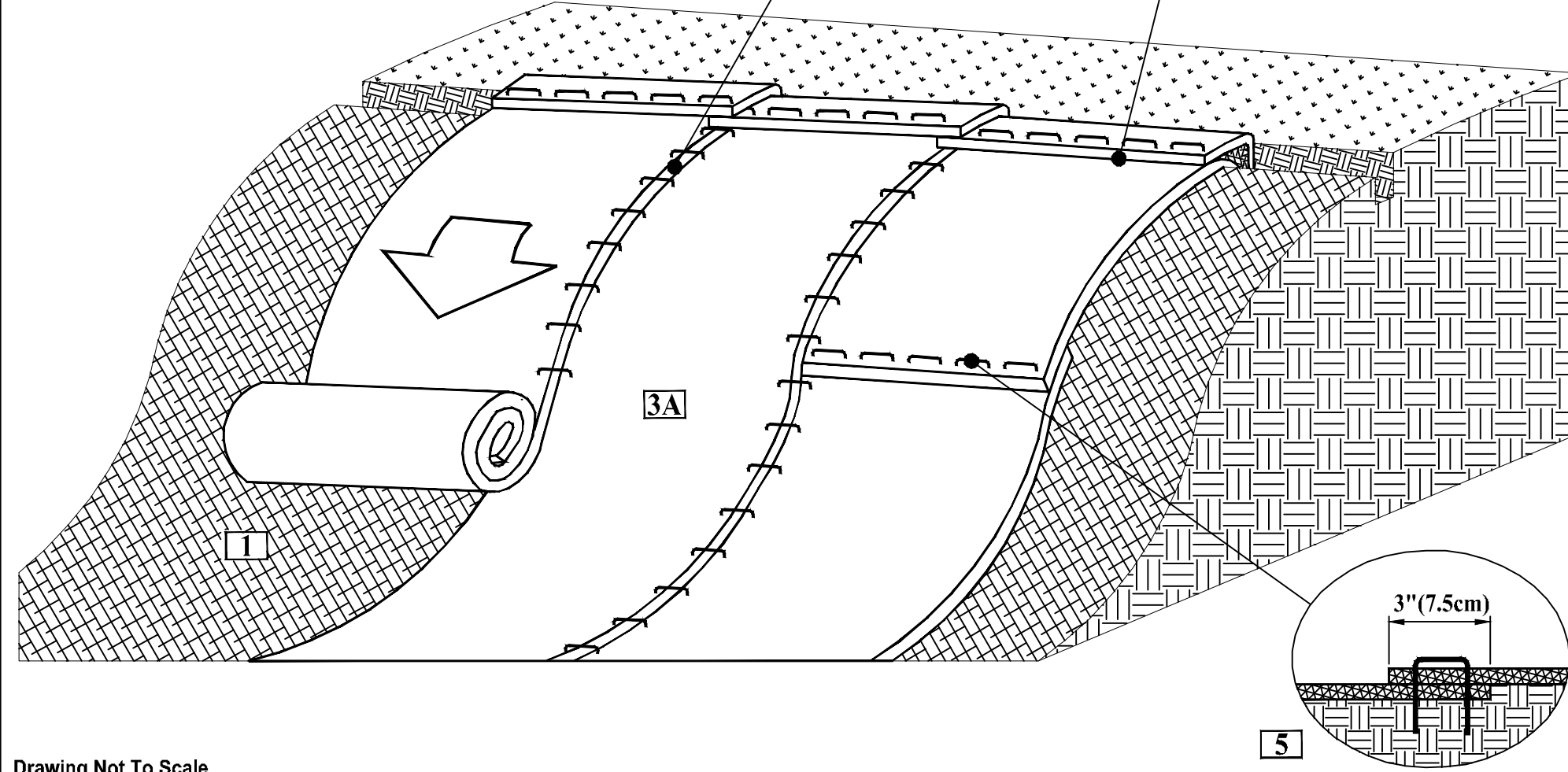
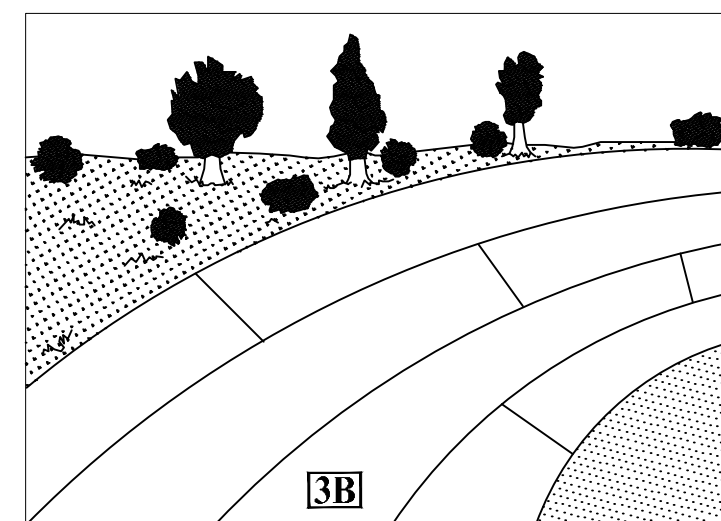
Volume 4:
BMP For Development Activity –
Permanent E&S Control Management Practices PESC-07-3 2021



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



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

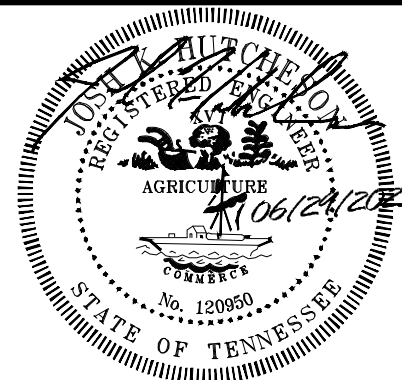
SLOPE INSTALLATION DETAIL

- 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.

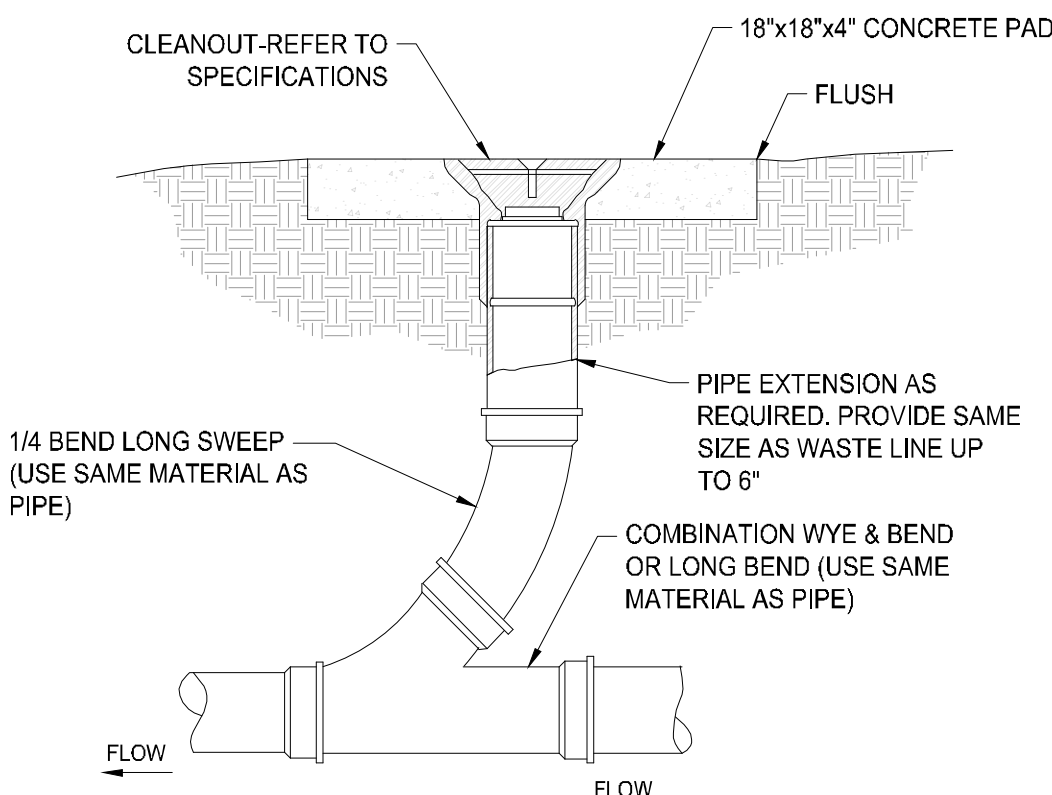
***NOTE:**
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

FULMER LUCAS

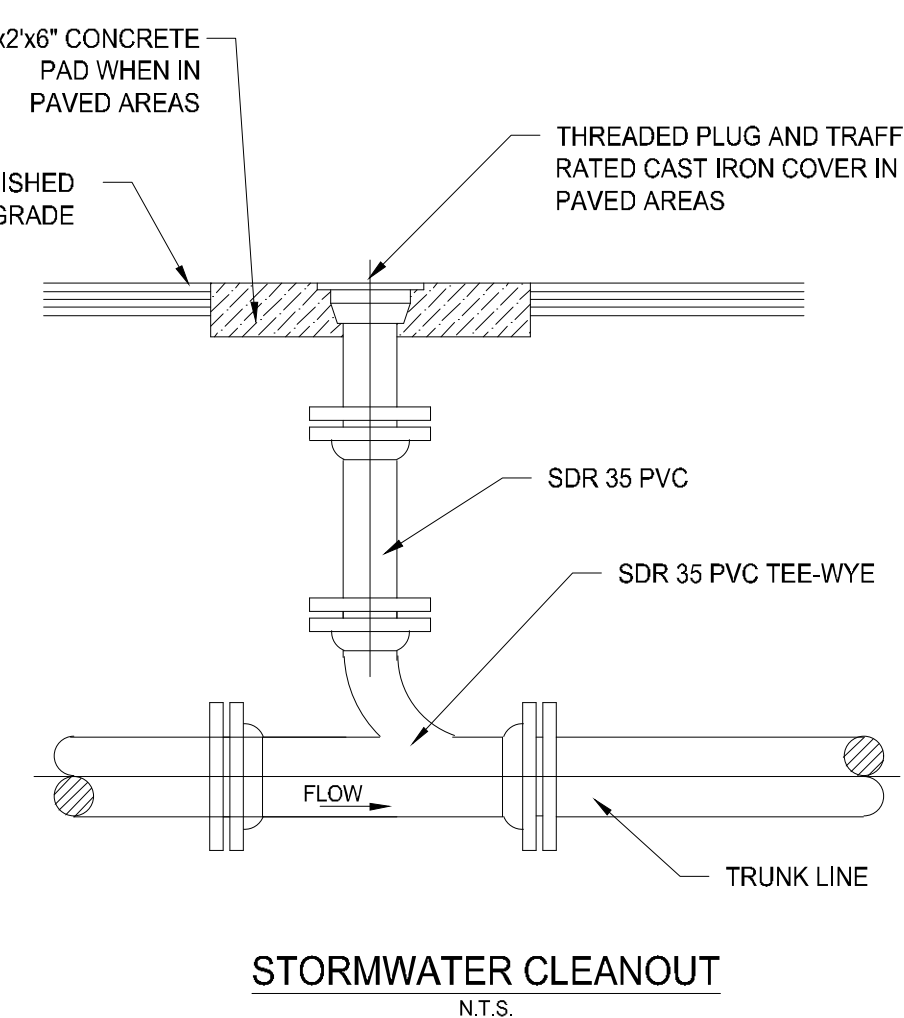
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 346-3770



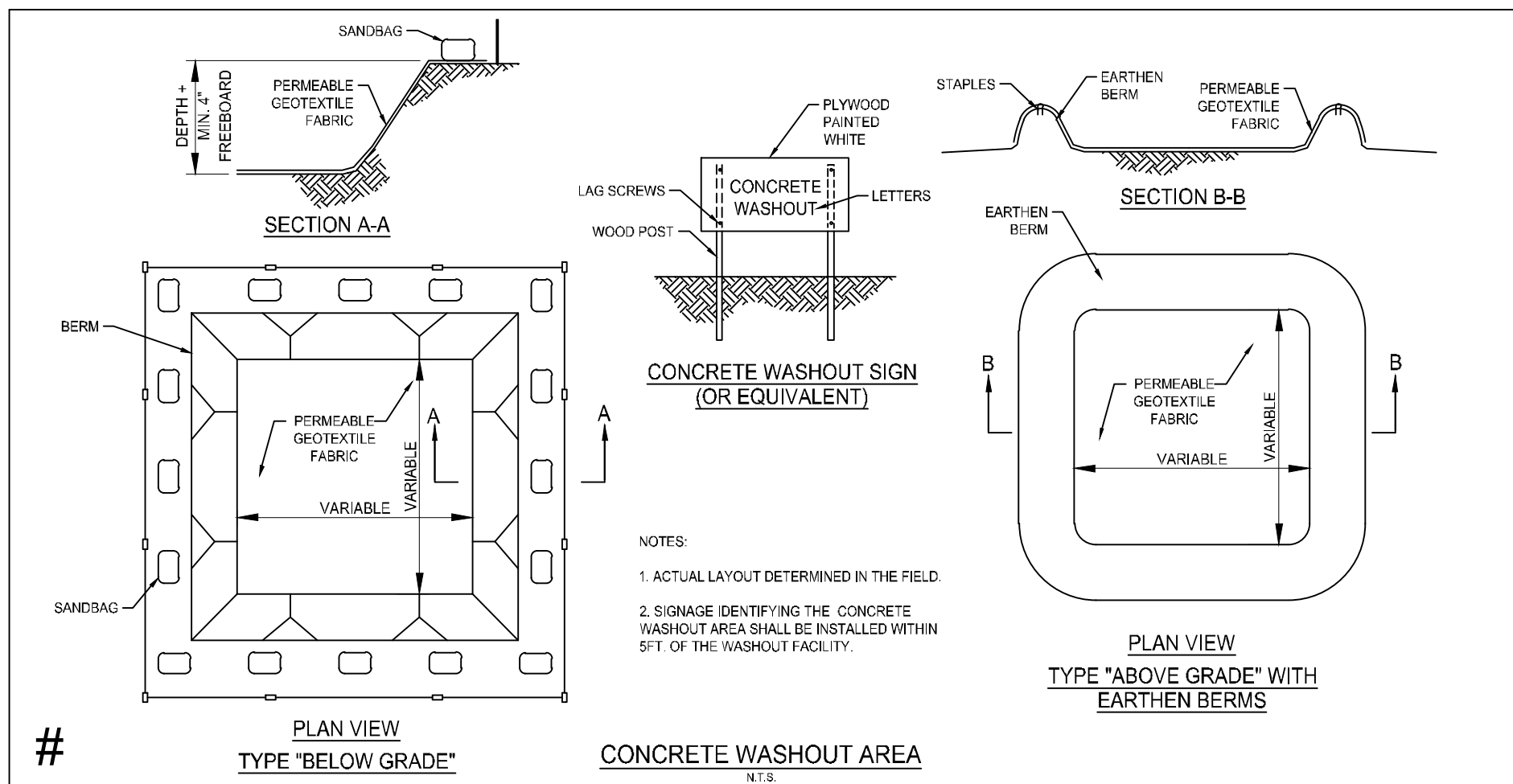
SITE DEVELOPMENT PLANS FOR:
SCOTT EQUIPMENT PARTS WAREHOUSE
140 WALDRON ROAD
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE 37086



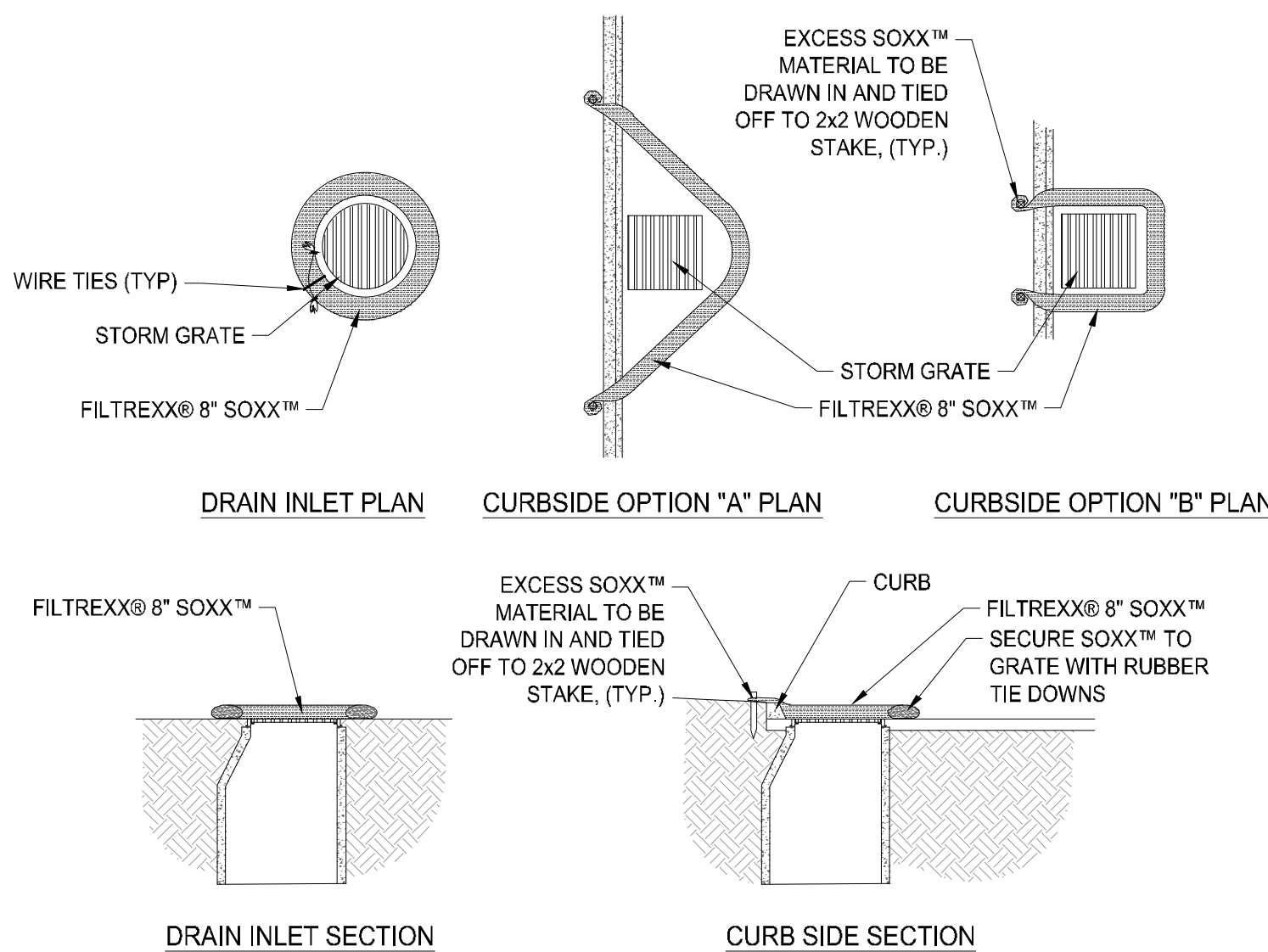
SANITARY CLEANOUT
N.T.S.



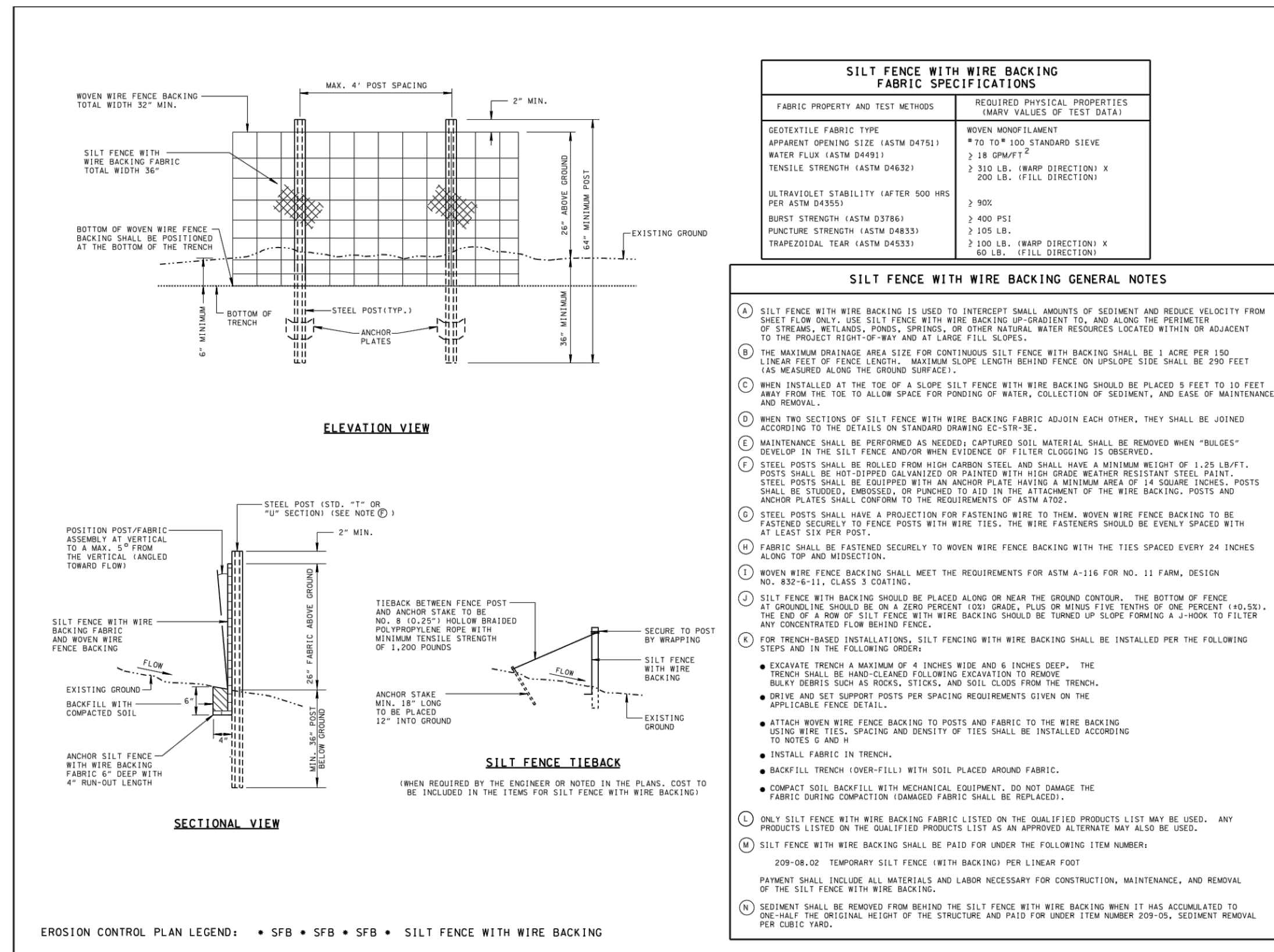
STORMWATER CLEANOUT
N.T.S.



CONCRETE WASHOUT AREA
N.T.S.



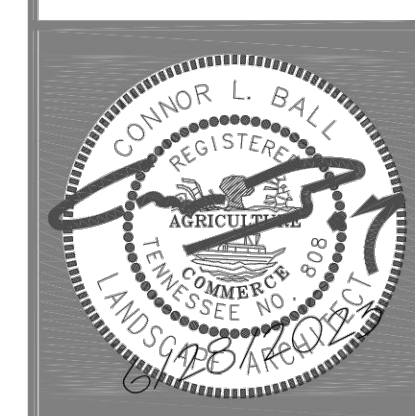
INLET PROTECTION
N.T.S.



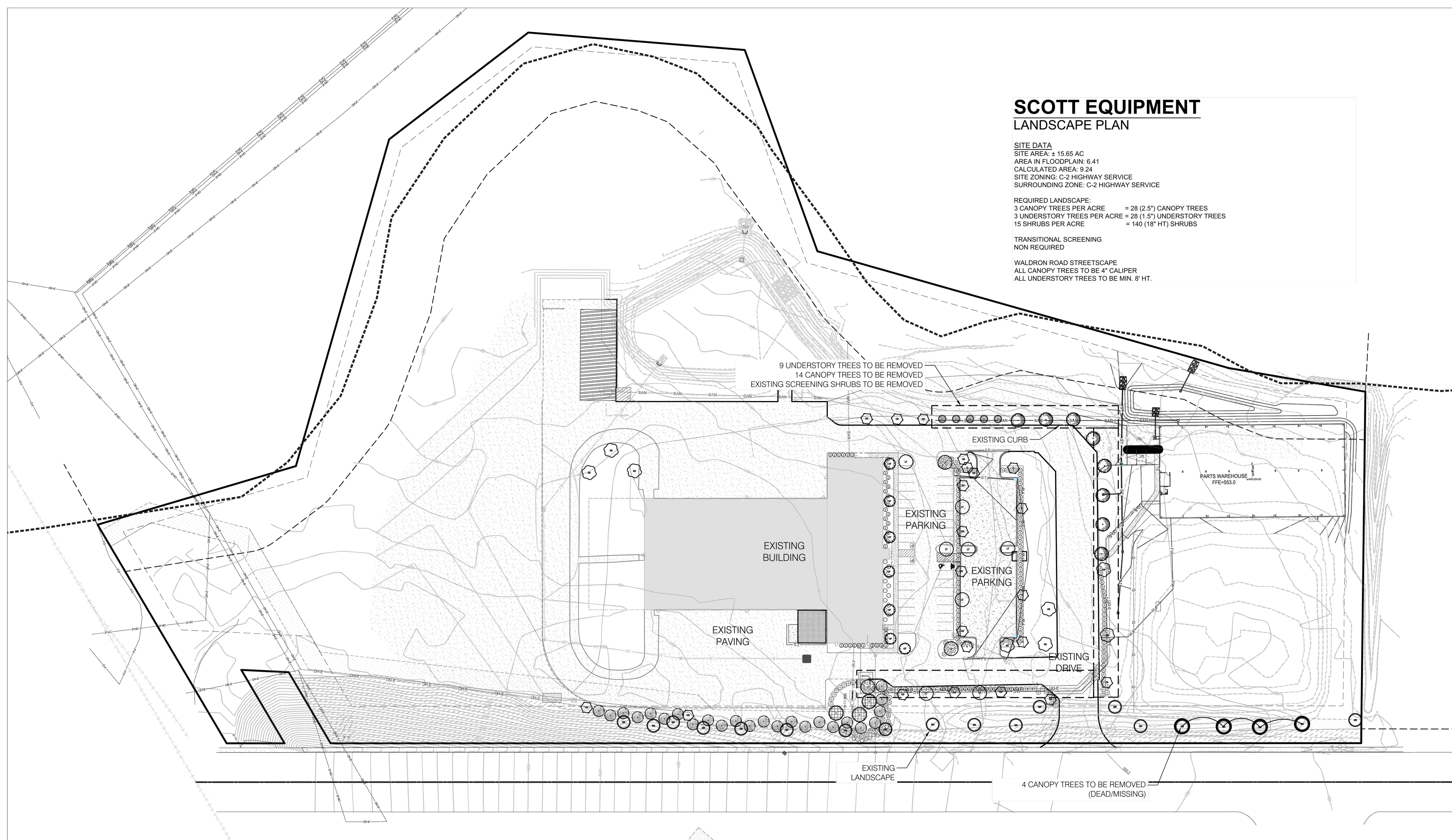
EROSION CONTROL PLAN LEGEND: • SFB • SFB • SFB • SILT FENCE WITH WIRE BACKING

SITE DETAILS

C4.1



BY: cb



SCOTT EQUIPMENT
LANDSCAPE PLAN

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

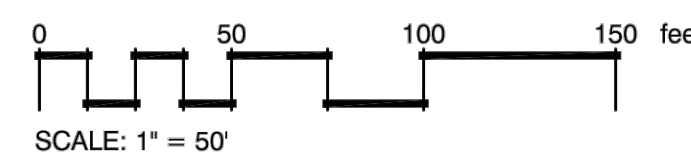
REQUIRED LANDSCAPE:
3 CANOPY TREES PER ACRE = 28 (2.5") CANOPY TREES
3 UNDERSTORY TREES PER ACRE = 28 (1.5") UNDERSTORY TREES
15 SHRUBS PER ACRE = 140 (18" HT) SHRUBS

TRANSITIONAL SCREENING
NON REQUIRED

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

9 UNDERSTORY TREES TO BE REMOVED
14 CANOPY TREES TO BE REMOVED
EXISTING SCREENING SHRUBS TO BE REMOVED

4 CANOPY TREES TO BE REMOVED
(DEAD/MISSING)



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

23 TREES TO BE REPLACE
INSTALL PARKING LOT SCREEN

Landscape Standards

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

PLANTING NOTES:

- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- All materials are subject to the approval of the Landscape Architect and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
- Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the Landscape Architect, unless otherwise specified.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and 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:

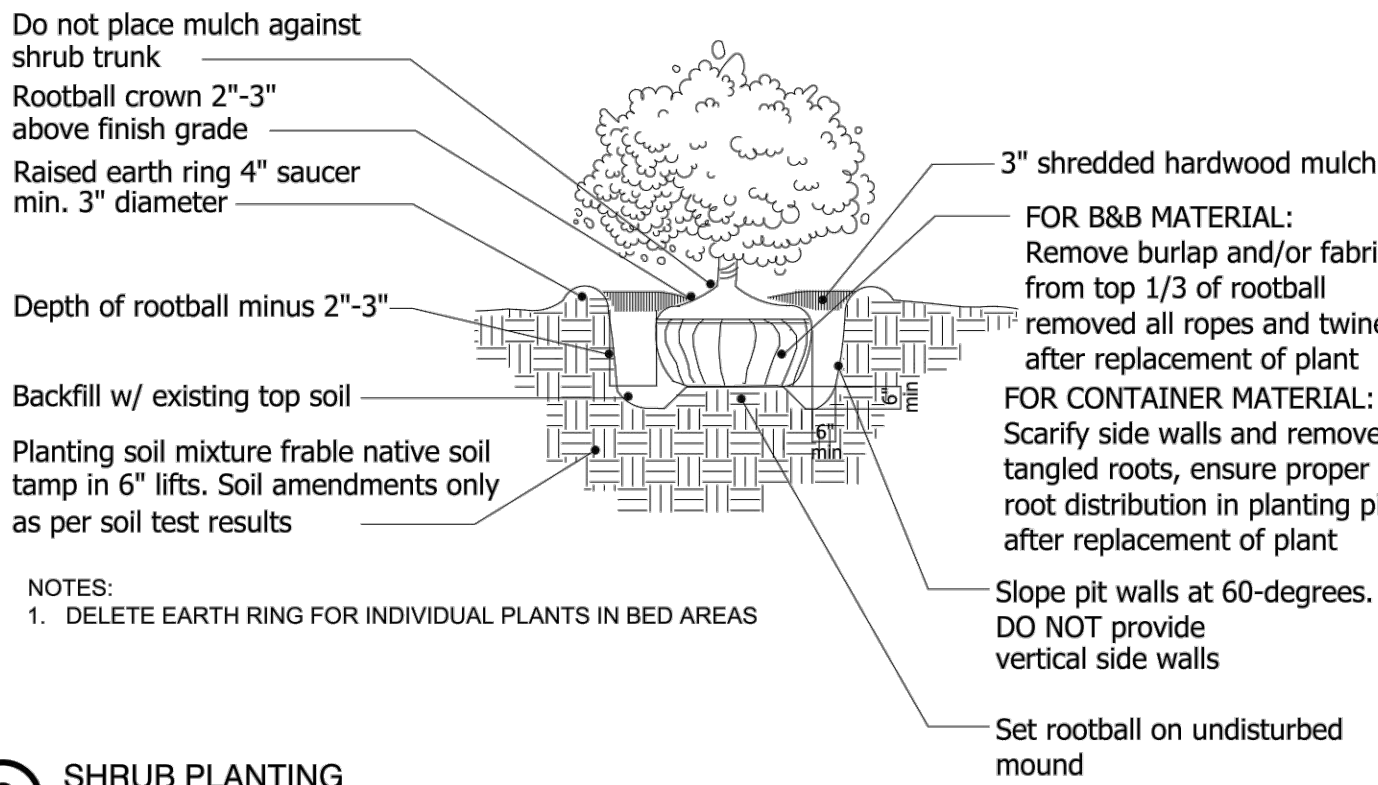
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

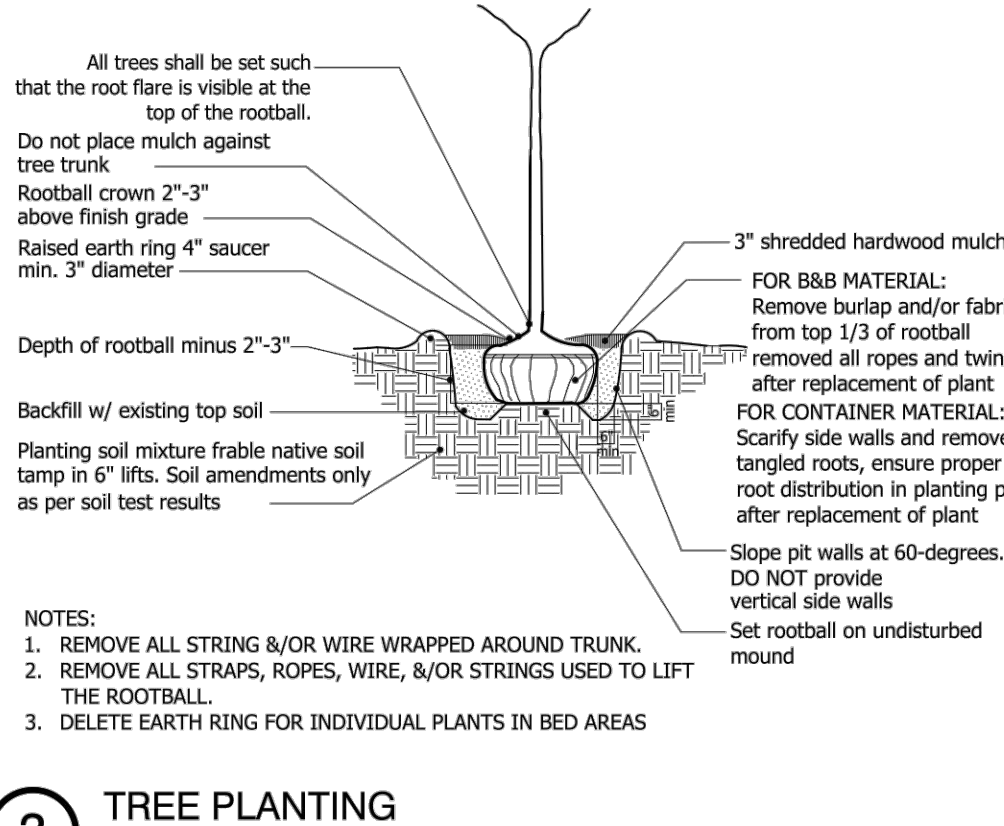
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

PLANT STANDARDS

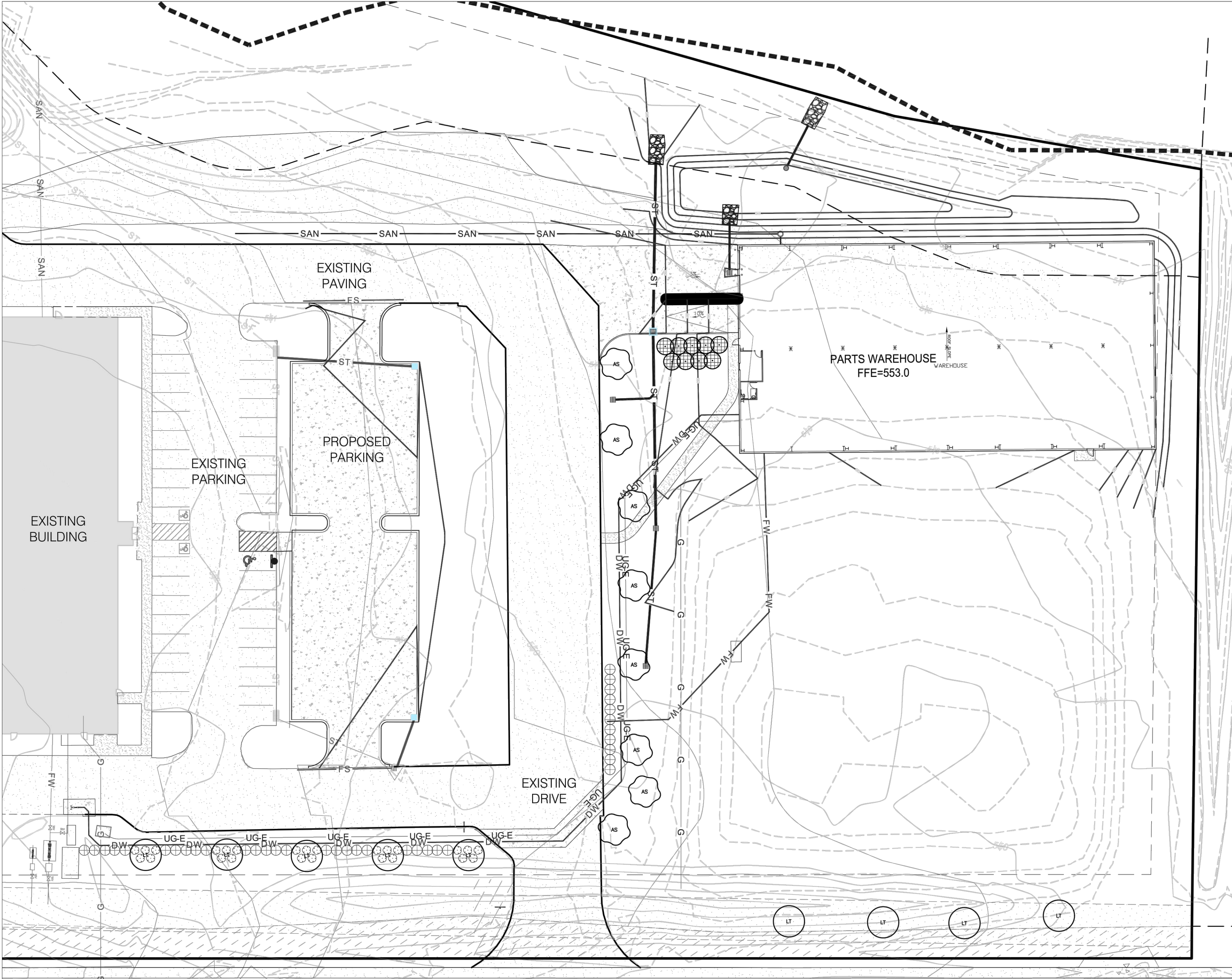
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing.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

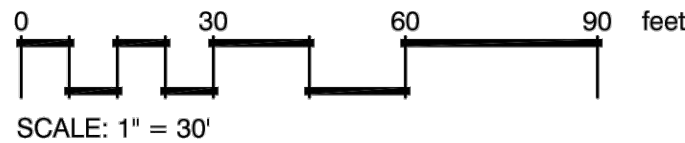
PLANTING SCHEDULE NOTES

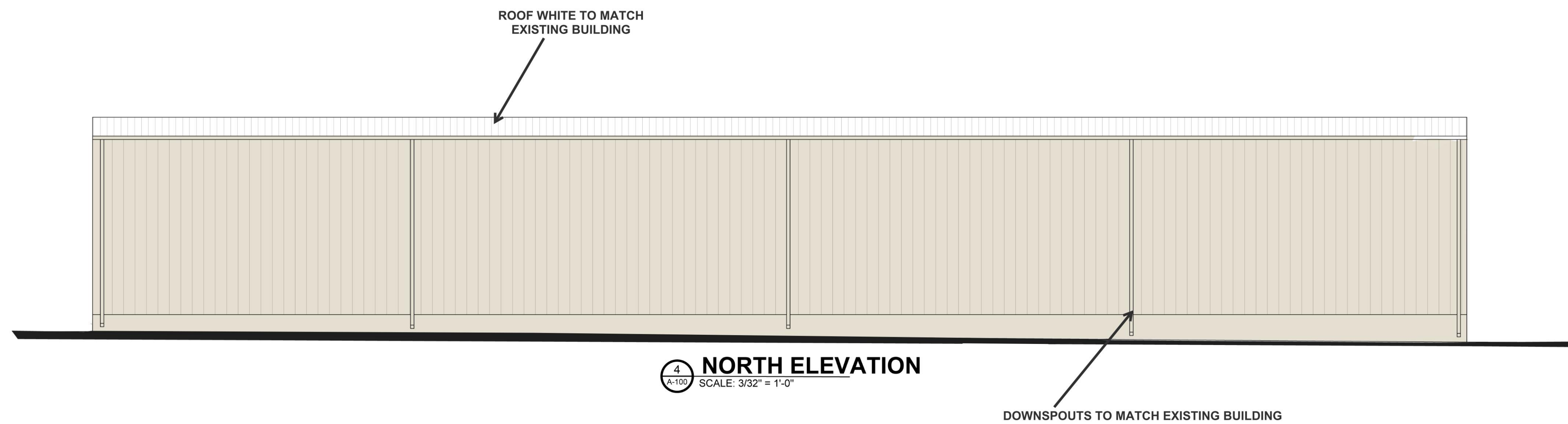
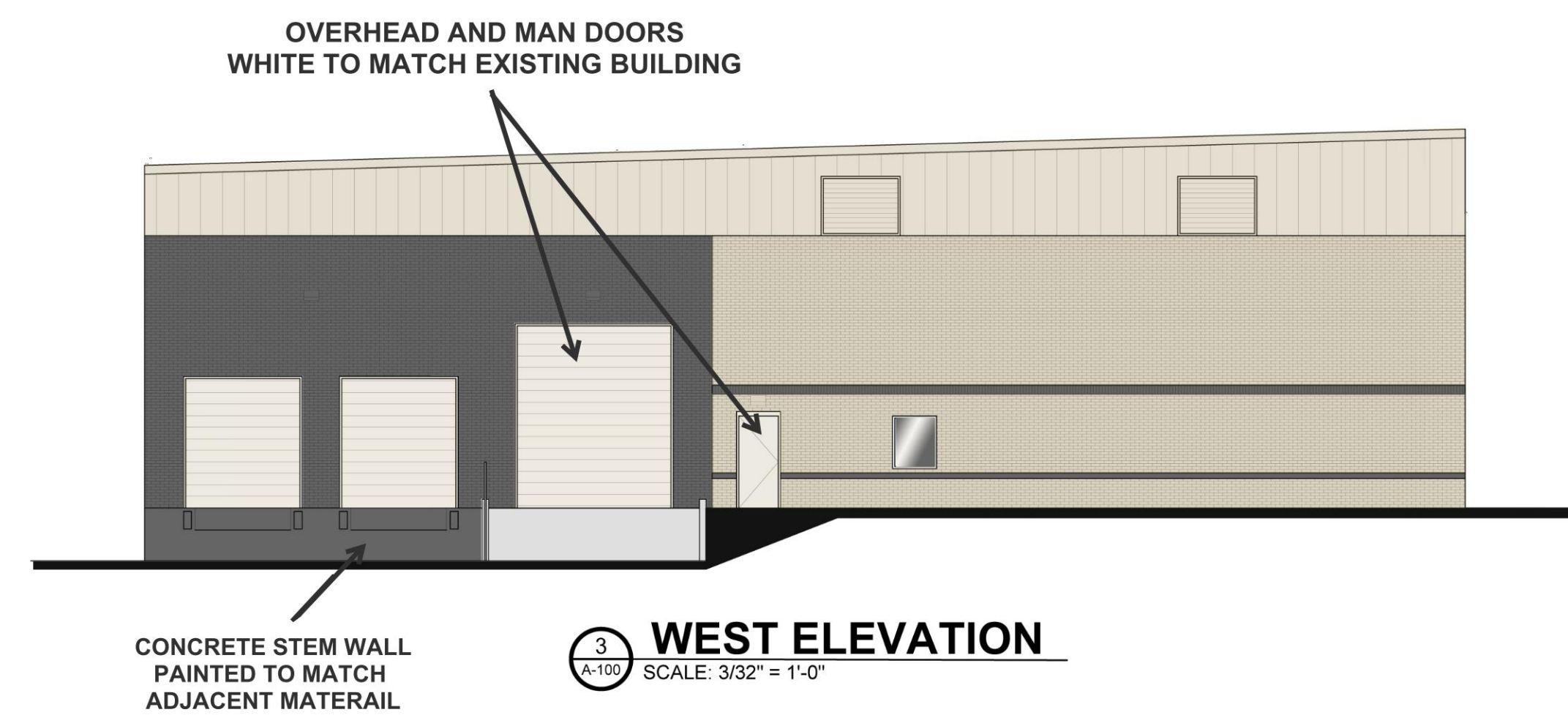
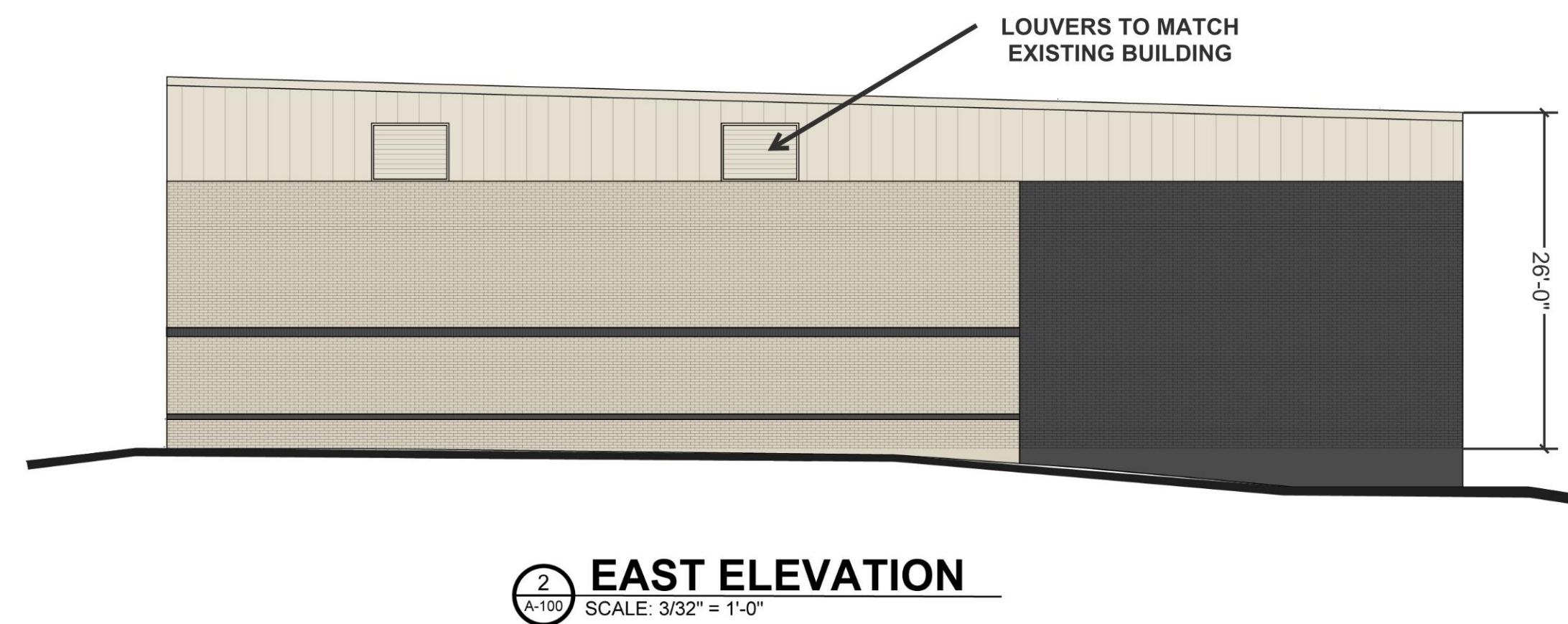
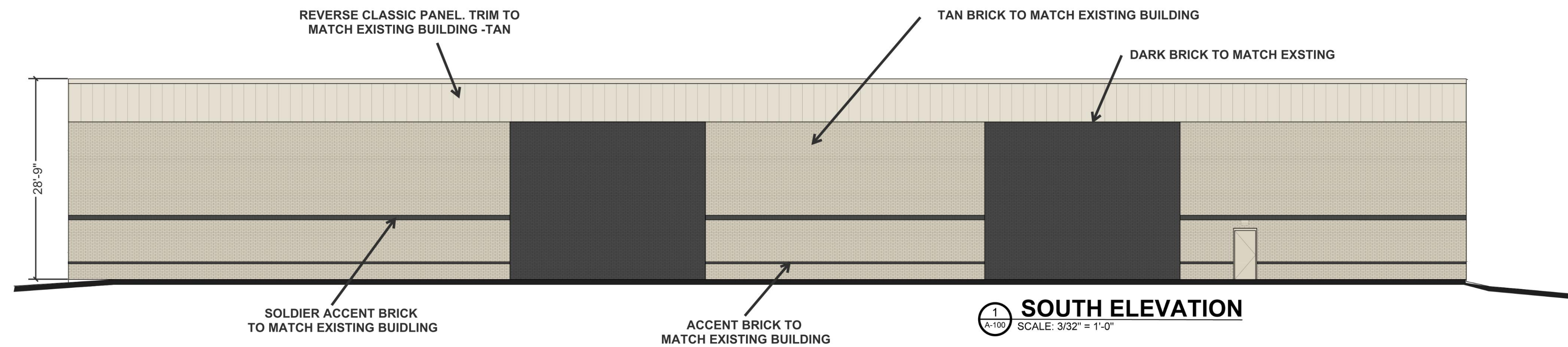
- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED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

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





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



17 HAGAN STREET
ASHVILLE, TN 37203
15-234-4977
WWW.CARTERGROUPLLC.COM

SCOTT EQUIPMENT RENOVATION AND ADDITION
140 WALDRON RD, LA VERGNE, TN 37086

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Project # 1323	Sheet A -200
Date 12.28.23	



Item #: 10.

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

Reviewed By:

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

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

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

Staff Recommendation: Planning Commission should discuss the following topics:

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

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laverghnetn.gov

(Technical items go here)

Jake Blair
jblair@laverghnetn.gov

Engineering

Gary Lide
glide@laverghnetn.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. 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
statalovich@lavergnethn.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.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

No comments received

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

No comments received

Police

John Eubank
jeubank@lavergnethn.gov

No comments received

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

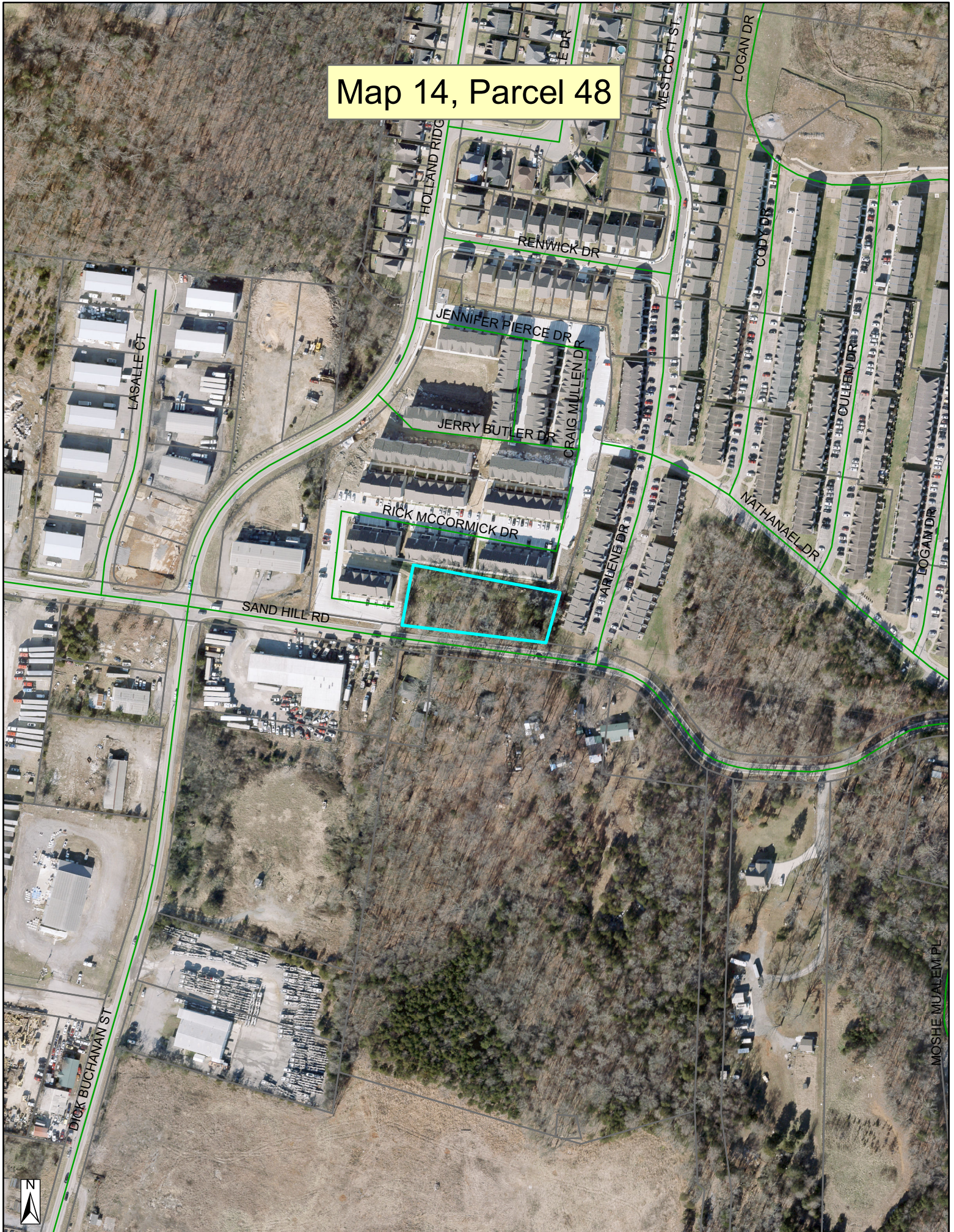
Map 14, Parcel 48

RICK MCCORMICK DR

SAND HILL RD

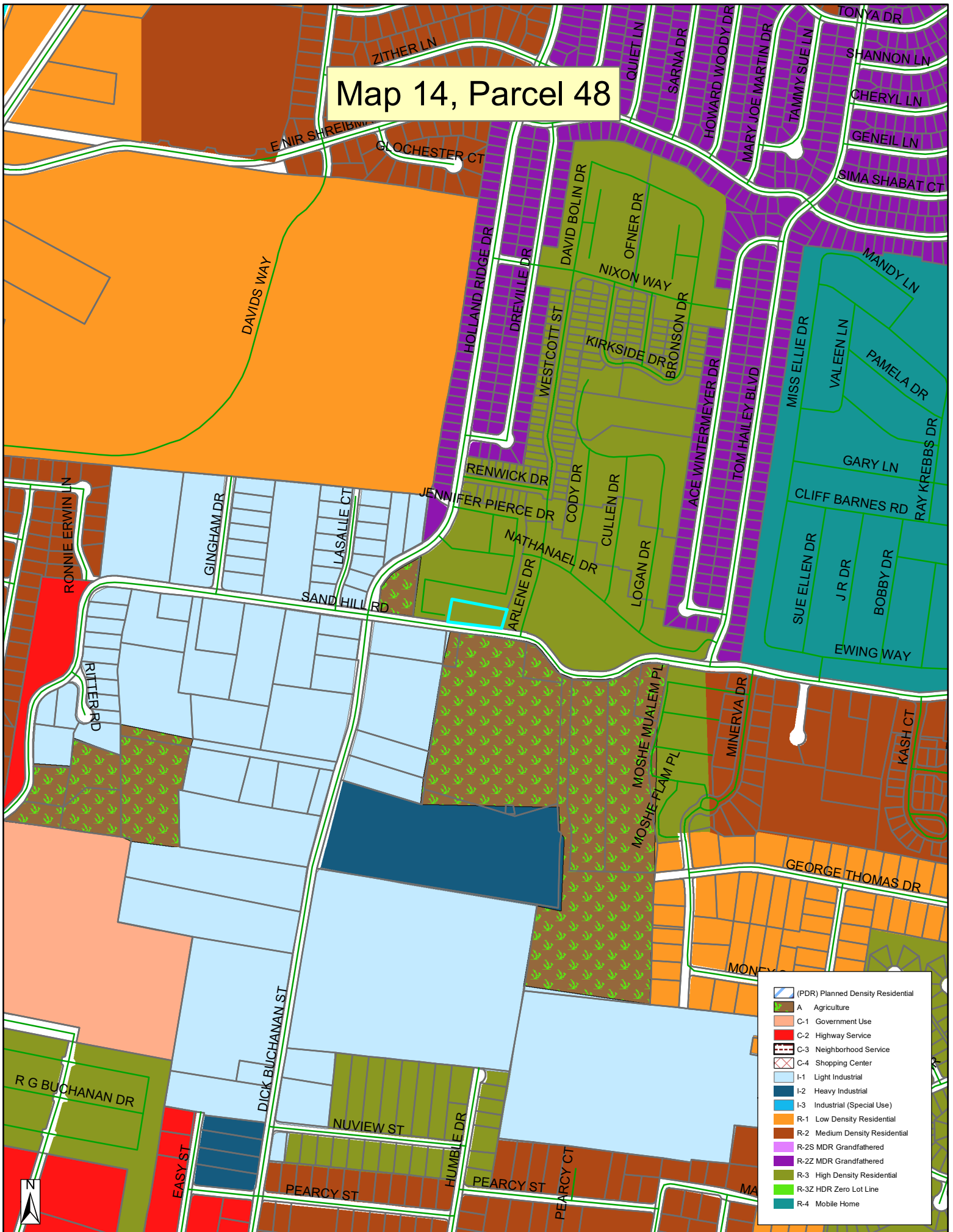


Map 14, Parcel 48



MOSHE MUALEM PL

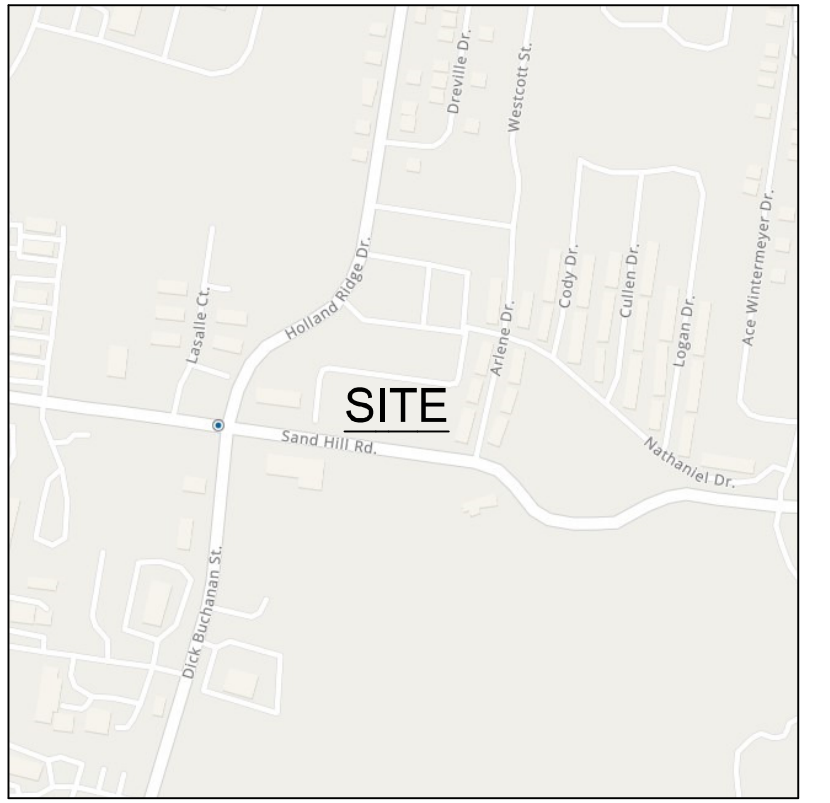
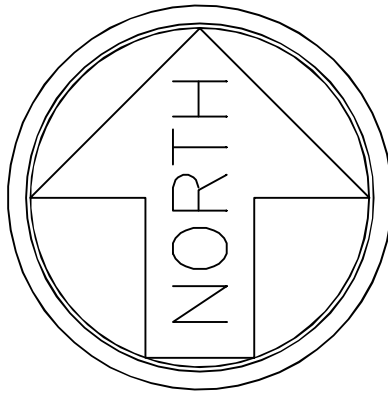
Map 14, Parcel 48











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 #: 11.

Item Title: Final Plat - TN Group Properties, LLC - Two Lots on Approximately 3.07 Acres. Requested by Doyle Elkins. Property located at 5116 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary: The purpose of this plat is to create a two lot subdivision on approximately 3.07 acres. The property is located at 5116 Murfreesboro Road (Tax Map 015M, Group A, Parcel 1.00). Zoning for parcels is C-2 (Highway Service Commercial) Zoning District.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laverghnetn.gov

Jake Blair
jblair@laverghnetn.gov

1. Note 10 states INTENTIONALLY BLANK and should be removed.
2. Note 13 says the same & should be removed.
3. Any reference to Rutherford County Planning or Ruth Co Engineering needs to be removed.

Engineering

Gary Lide
glide@laverghnetn.gov

- 1 Show new joint access easement over Brewer Drive with all dimensions.
- 2 Show existing utility services to both buildings to confirm that no utility easements are needed.
- 3 Show right-of-way widths of Murfreesboro Road, Old Nashville Highway, and George Chaney Blvd.
- 4 There is a note across Old Nashville Hwy from the site calling out "14, 253 SF/0.3272 Acres". Explain this note or delete it.
- 5 Provide the total acreage of the site in a note.

- 6 Provide lot numbers
- 7 Noted for Fire Marshal: nearest fire hydrant is shown as across Murfreesboro Road and 300 feet +/- from 2,997 SF Building

Utilities

Scott Tatalovich
statalovich@lavergnethn.gov

Show Water in Murfreesboro Rd.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

(Technical items go here)

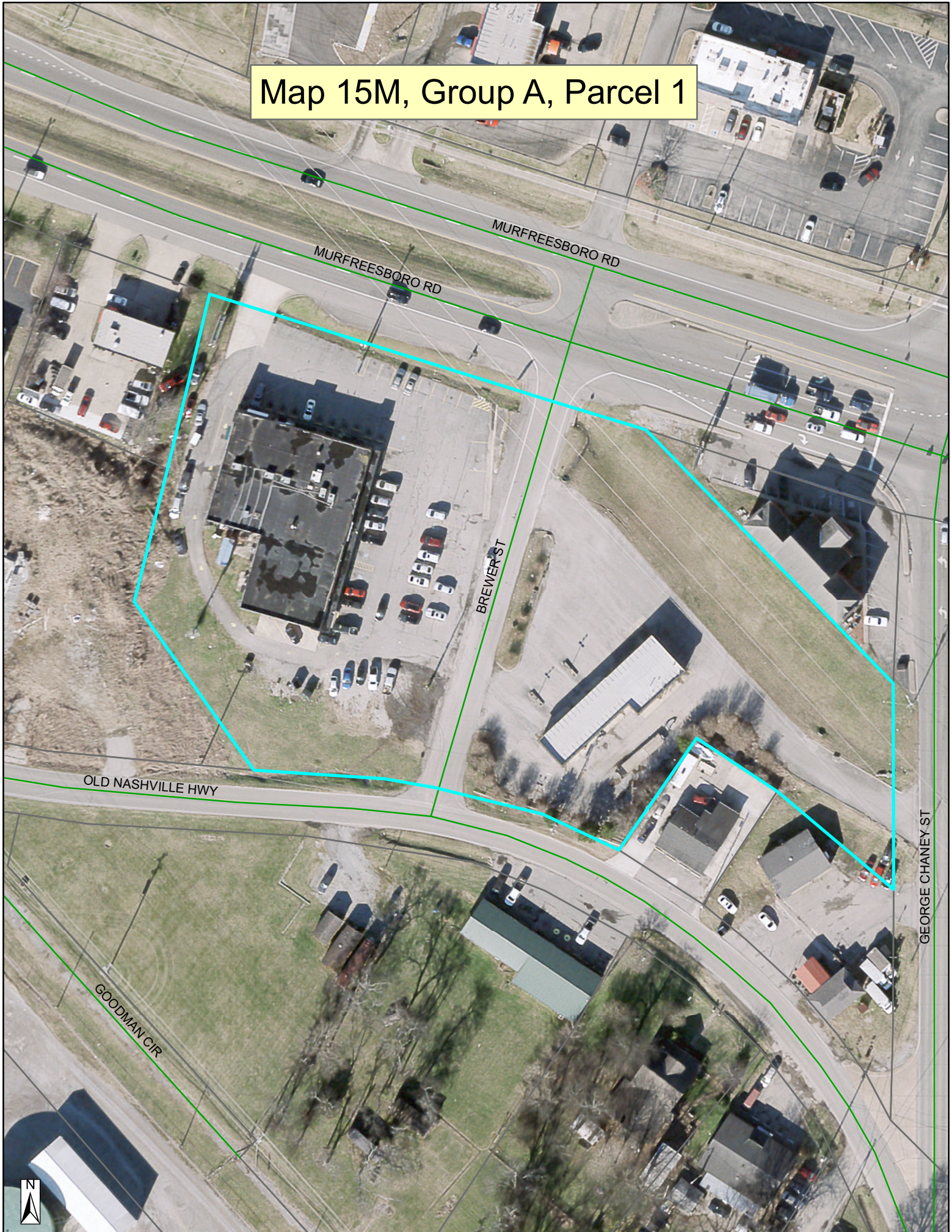
Police

John Eubank
jeubank@lavergnethn.gov

(Technical items go here)

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

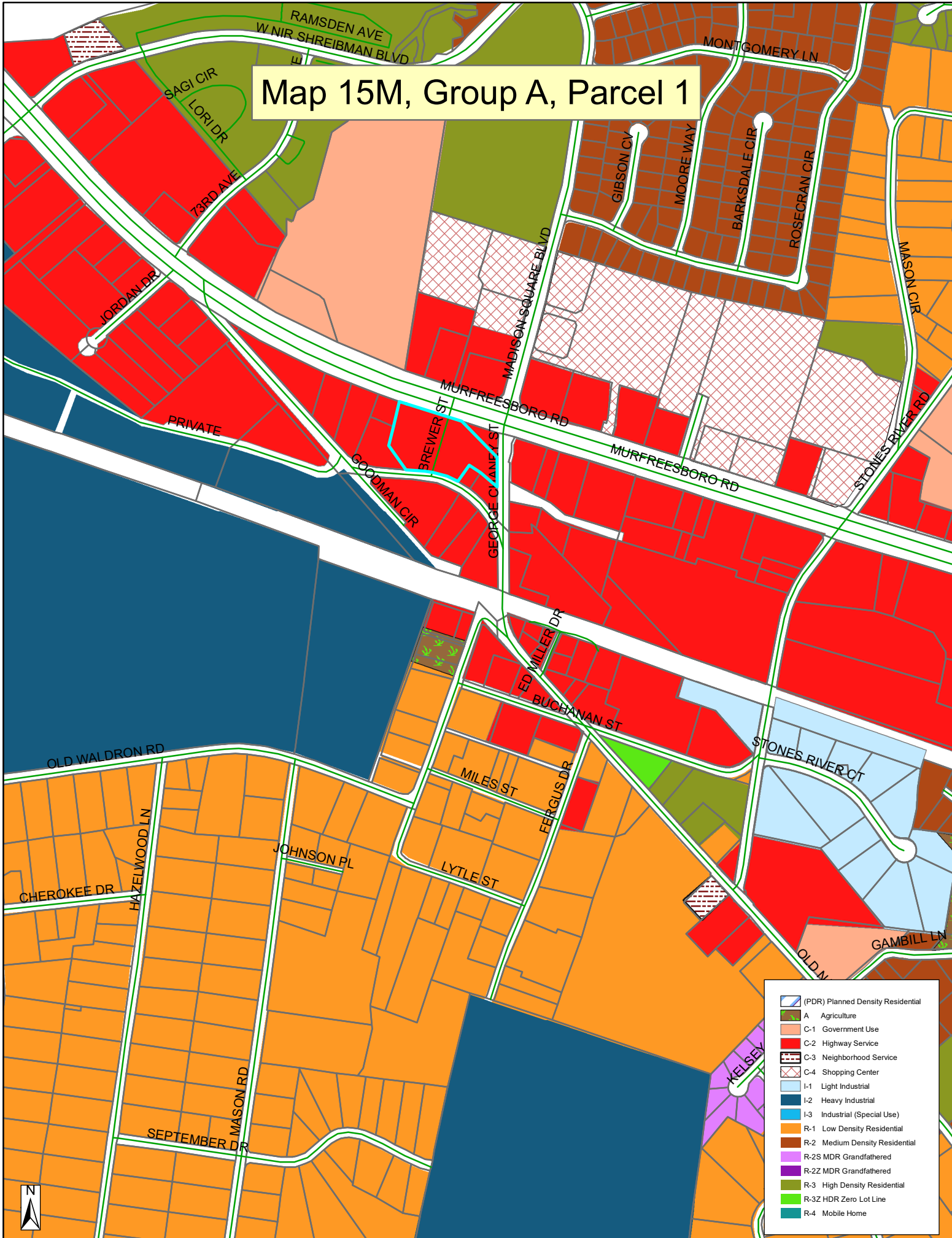
Map 15M, Group A, Parcel 1



Map 15M, Group A, Parcel 1



Map 15M, Group A, Parcel 1





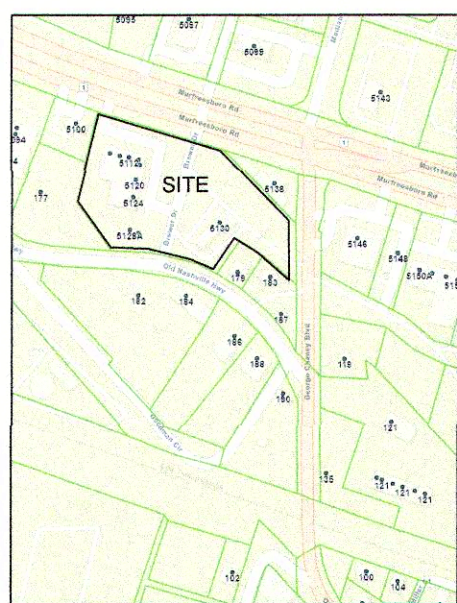
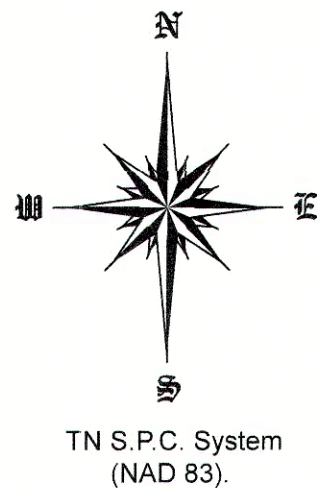


@tiayayafood

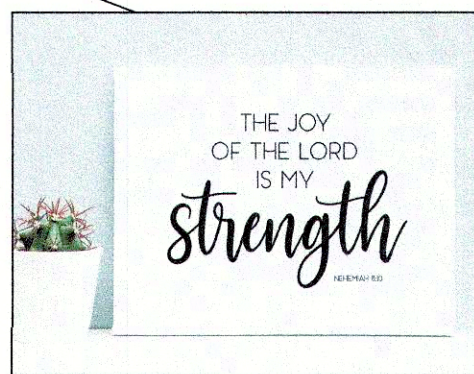
TIA
YAYA

Venezuelan Food

STOP



VICINITY MAP NOT TO SCALE



MURFREESBORO ROAD



- LEGEND
- These standard symbols will be found in the drawing.
- GAS METER
 - STORM WATER MH
 - S W CATCH BASIN
 - ELECTRIC METER
 - SEWER MANHOLE
 - SEWER CLEANOUT
 - WATER METER
 - WATER VALVE
 - IRON PIN FOUND
 - IRON PIN SET
 - PK NAIL
 - FENCE POST
 - PP XRM
 - PWR/LGT POLE
 - FIRE HYDRANT
 - UN-GRD CABLE
 - PROPERTY LINE
 - SETBACK LINE
 - ROAD - CTR LINE
 - ROAD R.O.W.
 - WATER LINE
 - POWER OH LINE
 - GAS LINE
 - SS LINE
 - STORM WATER
 - BLDG OUTLINE
 - P.U.D.E. 20'
 - TVA
 - TVA ESMT 100'



ZONING: C-2 HWY SERVICE DIST.
MIN LOT: NONE
MAX HGT: 40'
SETBACKS:
FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10'
BUILDING SETBACK: 35'

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 1946, page 3540, 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 3-11 public ways, utilities, and other facilities have been filed.

Date _____ TN GROUP PROPERTIES, LLC

Title (if acting for partnership or corporation)

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 Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:15,000.

Date _____ Doyle Elkins, PLS #2427

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled TN GROUP PROPERTIES, LLC - TWO LOT SUBDIVISION 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 Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled TN GROUP PROPERTIES, LLC - TWO LOT SUBDIVISION have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation. 3-12 Sewer System

Date _____ Name, Title, and Agency of 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 to guarantee completion of all required improvements in case of default.

Date _____ Appropriate Governmental Representative

CERTIFICATE OF APPROVAL FOR RECORDING

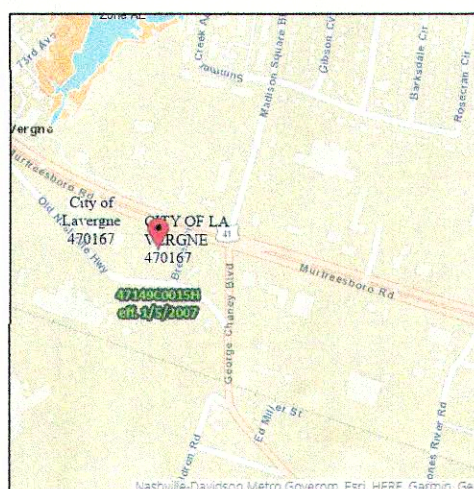
I hereby certify that the subdivisions plat shown hereon has been found to comply with the LaVergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission

PLAT NOTES:

GENERAL

- Acreage and plat bearings shown are from a survey conducted by Elkins Surveying, December of 2022.
- There may be easements of record not shown on this plat.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or nonexistence of the utilities shown or 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 residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
- 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.



FEMA MAP NOT TO SCALE

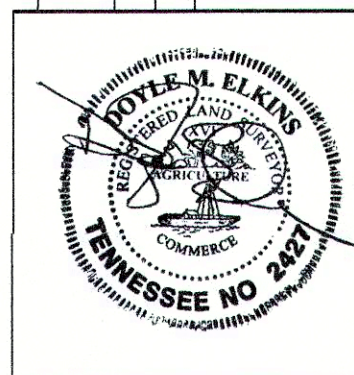
FLOOD INSURANCE NOTE:

By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47149C0015H effective date of 01/05/2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

CITY OF LA VERGNE

- The purpose of this plat is to subdivide M/P: 015M A 00100 into a TWO (2) lot subdivision.
- (INTENTIONALLY BLANK)
- Zoning : C-2 HWY SERVICES DISTRICT.
- There shall be no clearing, grading, construction, or disturbance of soils and/or native vegetation except as permitted by the Rutherford County Planning and Engineering Department
- (INTENTIONALLY BLANK)
- Fire Hydrant Service - North side of Murfreesboro Rd. directly across from project.
- Benchmark - Labeled and tied to NAVD '88.
- Nearest intersection: Brewer Dr., and George Chaney Blvd both intersect Old Nashville Hwy & Murfreesboro Rd

OWNER INFORMATION:
TN GROUP PROPERTIES, LLC
9402 PLACID COURT
BRENTWOOD, TN 37207
PROPERTY INFORMATION:
5116 MURFREESBORO ROAD
LA VERGNE, TN 37086
M/P: 015M A 00100
LEGAL REFER: 1964-3540



I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT

TN GROUP PROPERTIES, LLC - TWO LOT SUBDIVISION

M/P: 015M A 00100
5116 MURFREESBORO ROAD
LA VERGNE 37086

RUTHERFORD COUNTY
PREPARED FOR: ERIAN GODA (CHET RHODES)

DATE	SCALE	SHEET	DRAWN BY	PROJECT
12/14/2022	1" = 50'	1 OF 1	DME/TVM	22388

REVISED: 01/05/2023 - RE-ESTABLISH PVT ROAD TVM



Item #: 12.

Item Title: Final Plat - Portico Place, Resubdivision of Open Space “D”, Section 2, Phase 2 - Creation of Right of Way on 0.974 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, P/O Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.

Reviewed By:

Summary: This request is for approval of a final plat at Portico Place, which is a resubdivision of Open Space “D” in Section 2, Phase 2. This plat will create Right of Way on 0.974 Acres. This property is located on Blair Road, specifically Tax Map 029, P/O Parcel 20.04. The property is zoned PDR (Planned Density Residential).

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan

blogan@lavergneth.gov

Jake Blair

jblair@lavergneth.gov

Engineering

Gary Lide

glide@lavergneth.gov

No Engineering comments.

Utilities

Scott Tatalovich

statalovich@lavergneth.gov

(Technical items go here)

Codes

Randolph Salyers

rsalyers@lavergneth.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

(Technical items go here)

Police

John Eubank
jeubank@lavergnethn.gov

(Technical items go here)

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

Portico Place - Resub of Open Space "D"

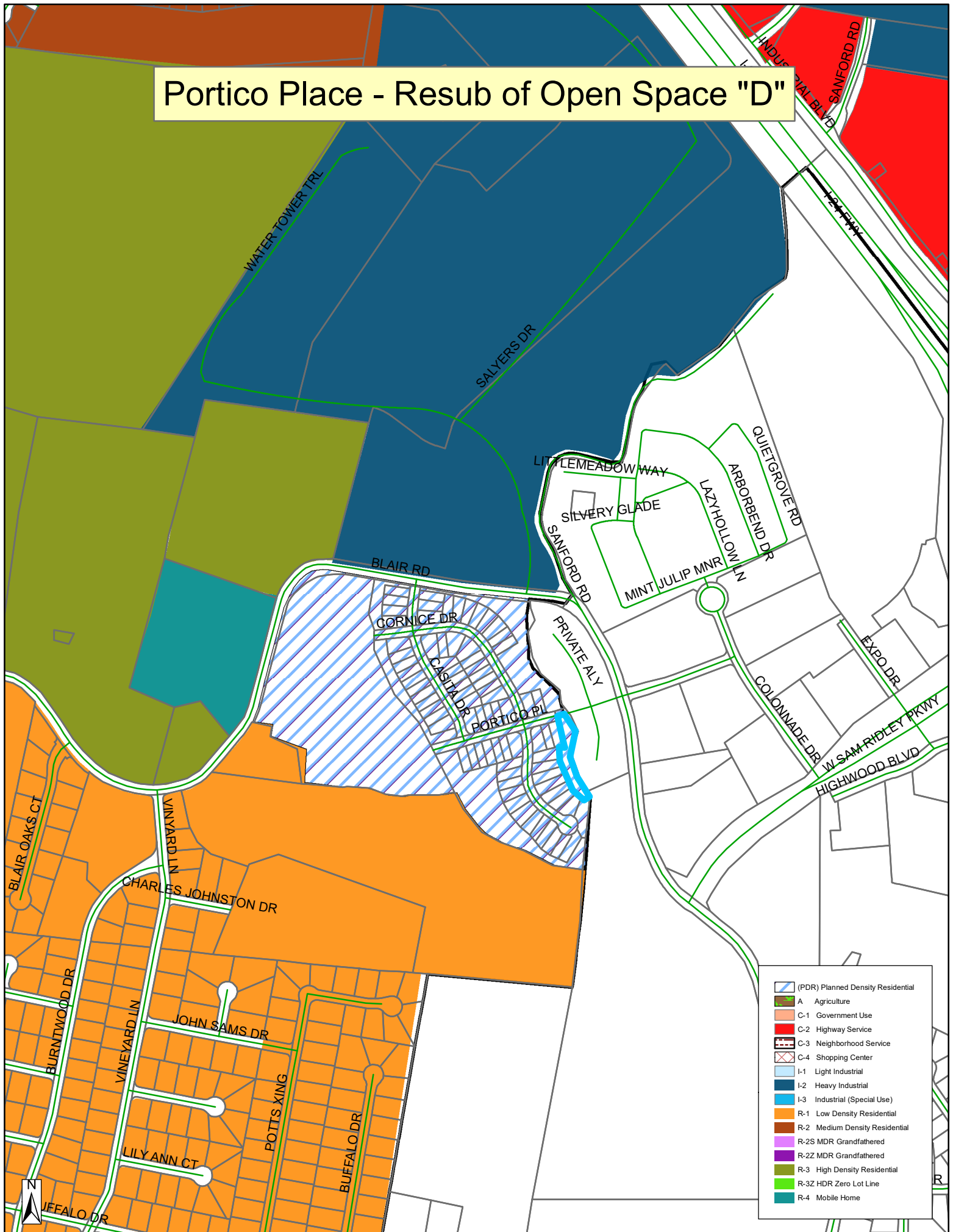


Portico Place - Resub of Open Space "D"

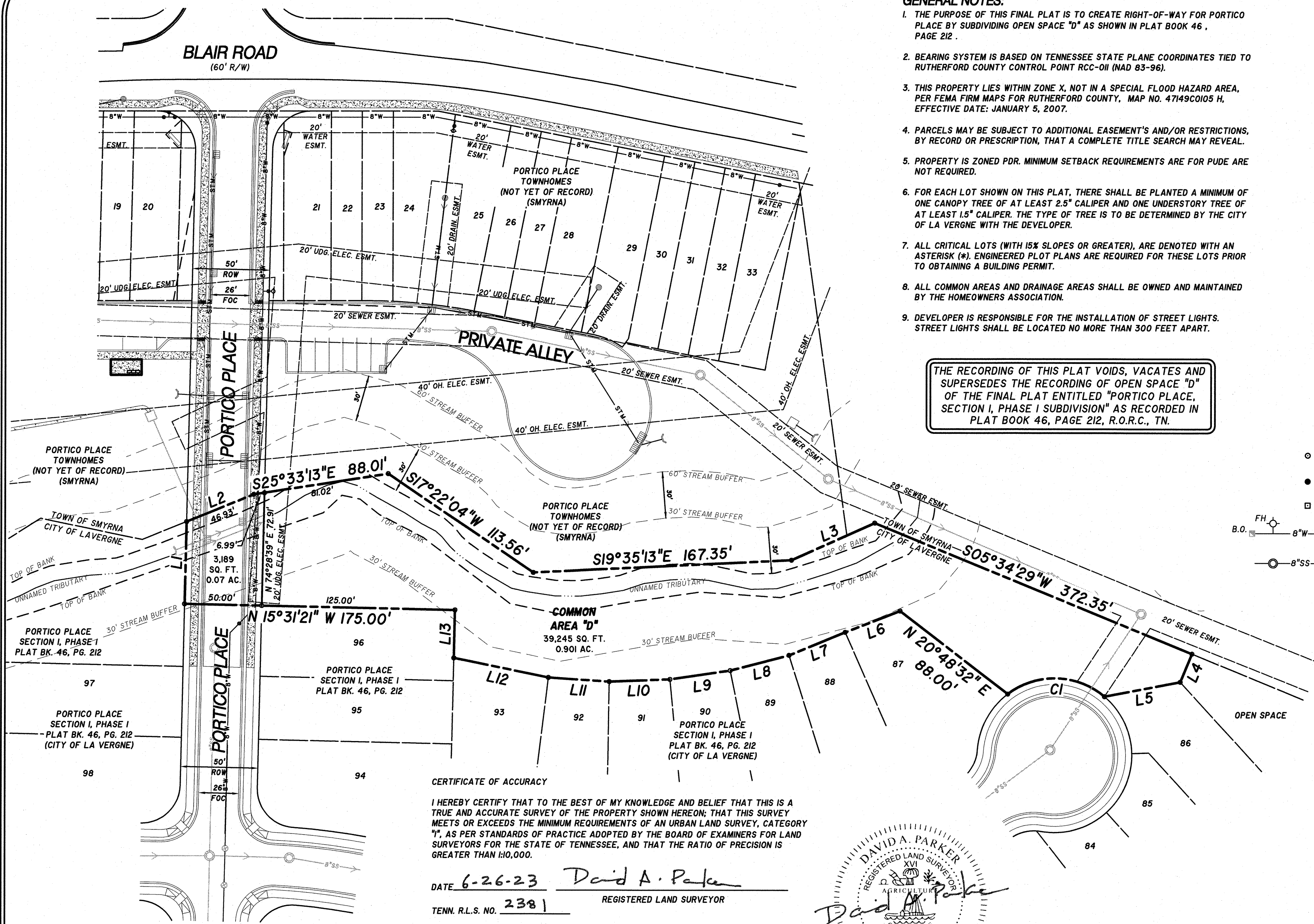


DITTS KING

Portico Place - Resub of Open Space "D"

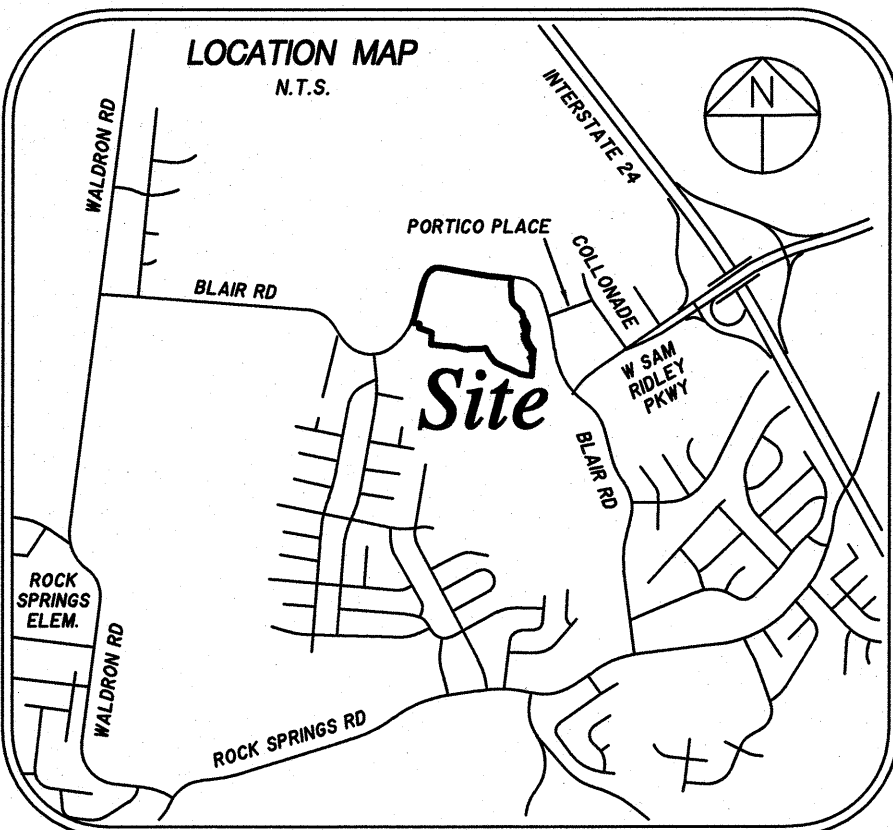






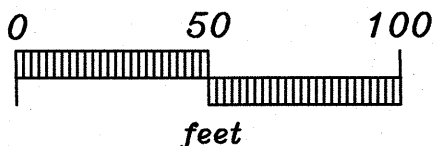
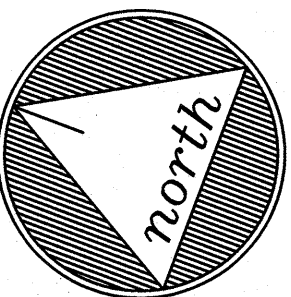
- GENERAL NOTES:**
1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE RIGHT-OF-WAY FOR PORTICO PLACE BY SUBDIVIDING OPEN SPACE "D" AS SHOWN IN PLAT BOOK 46, PAGE 212.
 2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
 3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105 H, EFFECTIVE DATE: JANUARY 5, 2007.
 4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
 5. PROPERTY IS ZONED PDR. MINIMUM SETBACK REQUIREMENTS ARE FOR PUDE ARE NOT REQUIRED.
 6. 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.
 7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
 8. ALL COMMON AREAS AND DRAINAGE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF OPEN SPACE "D" OF THE FINAL PLAT ENTITLED "PORTICO PLACE, SECTION 1, PHASE 1 SUBDIVISION" AS RECORDED IN PLAT BOOK 46, PAGE 212, R.O.R.C., TN.



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- 8"W — WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- 8"SS — SEWER LINE w/MANHOLE



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

LINE DATA:

LINE	BEARING	DISTANCE
L1	N 74°28'39" E	53.15'
L2	S 38°47'46" E	46.93'
L3	S 40°55'34" E	58.97'
L4	N 84°25'31" W	19.77'
L5	N 27°41'50" W	49.76'
L6	N 38°09'17" W	38.13'
L7	N 39°17'18" W	39.35'
L8	N 3°18'18" W	39.40'
L9	N 25°10'27" W	39.40'
L10	N 19°02'35" W	39.40'
L11	N 12°54'44" W	39.40'
L12	N 05°11'35" W	62.47'
L13	N 74°28'39" E	31.23'

LAND DATA:
ZONING: PDR
TOTAL AREA = 0.974± ACRES
COMMON AREA = 0.901
RIGHT-OF-WAY DEDICATION = 0.073

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

DEED REFERENCE:
TAX MAP 29, A PORTION OF
PARCEL 20.04
DEED BOOK 52, PAGE 398

CURVE DATA:

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
CI	77°28'43"	50.00'	67.61'	N 15°20'32" W	62.58'

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 6-26-23 David A. Parker
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR



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 1316, PAGES 3952 AND 3994, 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 _____
BRIAN KEIRNAN, LAND DEVELOPMENT MANAGER
BLAIR ROAD, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 1" 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 1" 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 TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____

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 _____ SECRETARY, PLANNING COMMISSION

RESUBDIVISION PLAT

**RESUB. OF OPEN SPACE "D" - SECTION 2, PHASE 2
PORTICO PLACE SUBDIVISION**

3RD CIVIL DISTRICT, CITY OF LAVERGNE, TENNESSEE

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. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
17024	6-23-23	COMMON AREA	A.T.S.	1" = 50'	1 OF 1



Item #: 13.

Item Title: Site Plan - Power Equipment Company - Parking Expansion on 16.7 Acres. Requested by Dewey Engineering, Inc. Property located at 320 Waldron Road (Tax Map 17, Parcel 5.01). I-2 (Heavy Industrial) & C-2 (Highway Service Commercial) Zoning Districts. Property owned by Power Equipment Co.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer
Jake Blair, Planning Tech

Summary: The purpose of this site plan is to create a 4' loading dock on the front of the building and to expand the parking areas in two (2) places on the site.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergn.net

Jake Blair
jblair@lavergn.net

1. Staff opines that the Dustless Surface Areas proposed are not actually dustless and, so therefore, do not meet the definition of dustless.

Engineering

Gary Lide
glide@lavergn.net

- 1 (Sheet C1.0) Provide dimension from ROW of Waldron Road to edge of new parking area. Provide width of island between new parking area and existing drive. Provide dimensions sufficient to field locate Rental Ready Expansion area.
- 2 (Sheet C1.0) Confirm that additional handicap spaces are not required with this parking expansion.
- 3 (Sheet C1.0) Provide dimensions of parking spaces and travel lanes in parking area.
- 4 (For information) Loading dock addition will require

permitting from the Codes Department.

5 (Sheet C5.0) The Planning Commission interprets a dustless surface as, at a minimum, a DBST section meeting the requirements of TDOT Specifications 405.06B. The "Dustless Surface Area" section shown is an SBST and does not meet this criteria.

Utilities

Scott Tatalovich
statalovich@lavergnethn.gov

No comments.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

(Technical items go here)

Police

John Eubank
jeubank@lavergnethn.gov

(Technical items go here)

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

320 Waldron Rd

CHEROKEE DR

WALDRON RD

JFK DR



320 Waldron Rd

JP HENNESSY RD

INTERNATIONAL BLVD

OLD WALDRON RD

CHEROKEE DR

WALDRON RD

TENCENDUR LN

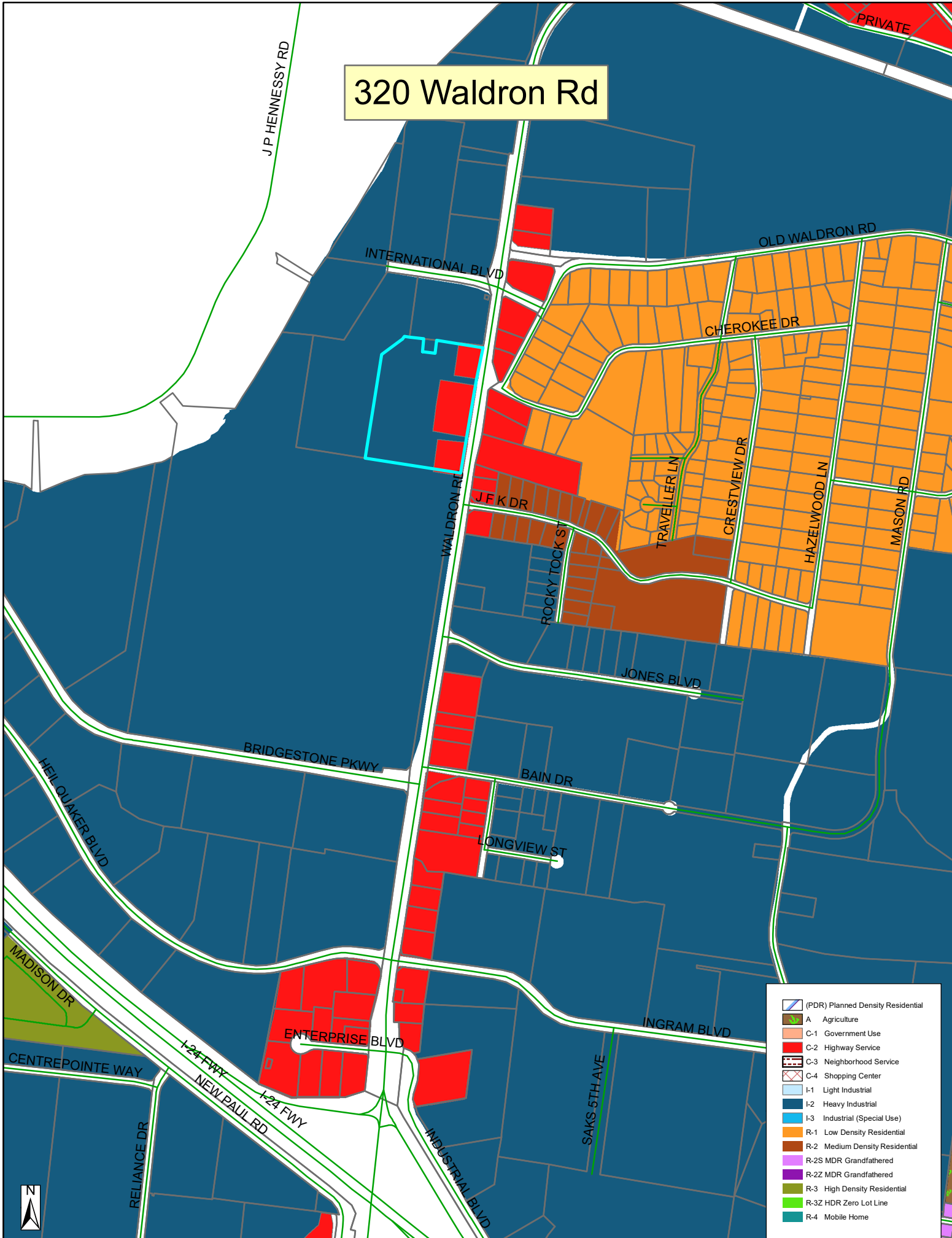
TRAVELLER LN

JFK DR

ROCKY TOCK ST

JONES BLVD





320 Waldron Rd

- (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





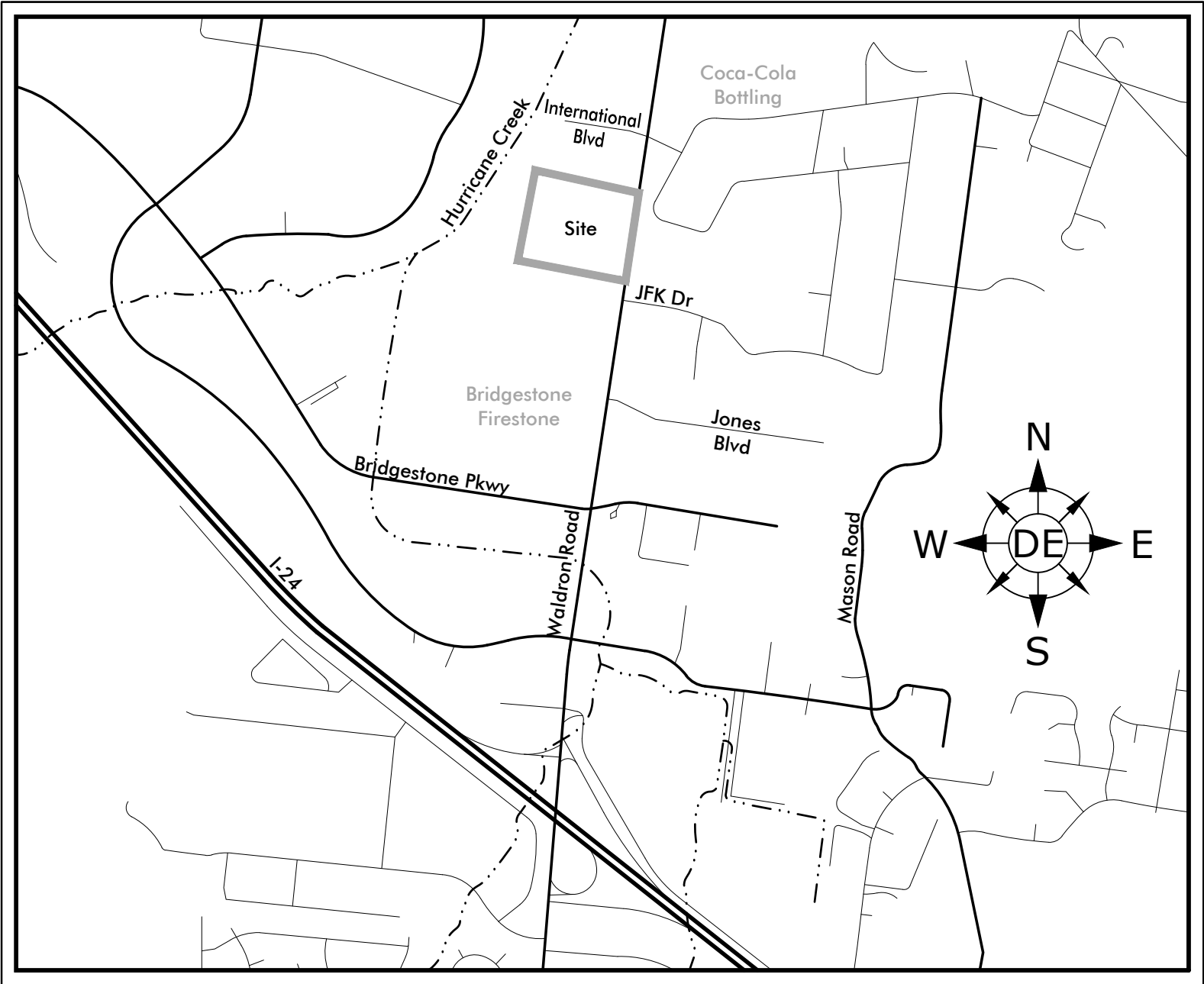


Site Plan for Power Equipment Co. Parking Expansion

Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

General Notes:

1. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
2. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
7. ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
8. THE PROJECT ASSOCIATED WITH THESE PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR246232 AND DISTURBS A TOTAL AREA OF 1.32 ACRES.
9. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL, PRACTICES REQUIRED BY METRO NASHVILLE AND TDEC.
10. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
11. ALL WORK SHALL COMPLY WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF METRO NASHVILLE.
12. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
13. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
14. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
15. WHERE CURB IS PRESENT, DIMENSIONS ARE SHOWN TO THE FACE OF CURB, OTHERWISE DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
16. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
17. CONSTRUCTION OF ALL ROADWAYS AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF METRO NASHVILLE PUBLIC WORKS ROADWAY CONSTRUCTION CRITERIA AND STANDARD DETAILS.
18. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
19. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.



Owner
Power Equipment Co.
Contact: Wayne White
320 Waldron Road
La Vergne, TN 37086
Phone: (615) 213-0900
Email: wayne_white@bramco.com

Flood Note
This Property is Not Located Within a Flood Hazard Area as Designated by "Zone X" on Firm Panel 47037C0413J.
Dated: February 25, 2022

Applicant/Engineer
Dewey Engineering
Contact: Michael Dewey
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Sheet Schedule		
1	C0.0	Cover Sheet
2	C1.0	Overall Layout Plan
3	C2.0	Existing Conditions & Initial Erosion Control Plan
4	C3.0	Intermediate Erosion Control Plan
5	C4.0	Grading, Drainage, & Final Erosion Control Plan
6	C5.0	Details
7	L1.0	Landscape Plan

SITE DATA CHART	
ZONING DISTRICT	C2 & I2
EXISTING USE	CONSTRUCTION EQUIPMENT DISTRIBUTION & SERVICE
PROPOSED USE	CONSTRUCTION EQUIPMENT DISTRIBUTION & SERVICE
DENSITY	NA
SQUARE FOOTAGE OF EACH BUILDING	EXISTING OFFICE/SALES/SHOP 55,417 SF EXISTING TRACK PRESS 1,800 SF EXISTING SHOP BUILDING 2,800 SF
TOTAL SQUARE FOOTAGE	EXISTING 60,017 SF
SQUARE FOOTAGE OF EACH USE:	OFFICE/SALES - 14,841 SF SHOP/WAREHOUSE - 45,176 SF
FLOOR AREA RATIO	8.3%
ACREAGE/SQUARE FOOTAGE OF LOT	16.7 ACRES/726,817 SF
PARKING	
PARKING REQUIREMENTS	1/400 SQ FT OF OFFICE/SALES = 14,841 x 1/400 = 37 STALLS 1/4000 SQ FT OF REMAINING = 45,176 x 1/4000 = 11 STALLS
TOTAL PARKING PROVIDED	125 STALLS
LANDSCAPING & BUFFERING	
IMPERVIOUS SURFACE AREA	269,824.7 SF

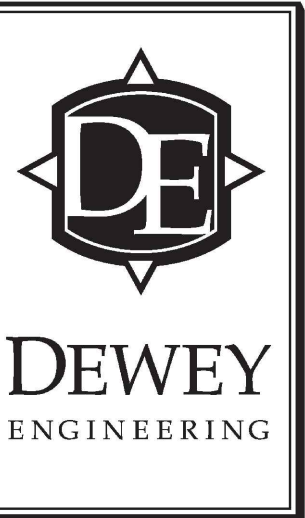
Purpose Note:
The purpose of this submittal is to obtain approval of the Site Plan for the Waldron Business Park, Lot 3 - Parking Expansion Plan. The scope of this project consists of adding 43 parking stalls, a loading dock, and expand the rental ready parking area. The existing 60,841 sf construction equipment distribution and service facility will remain unchanged. No public water and sewer mains are needed.

Approval Note:

City Engineer _____ Date: _____



Power Equipment Co.
Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

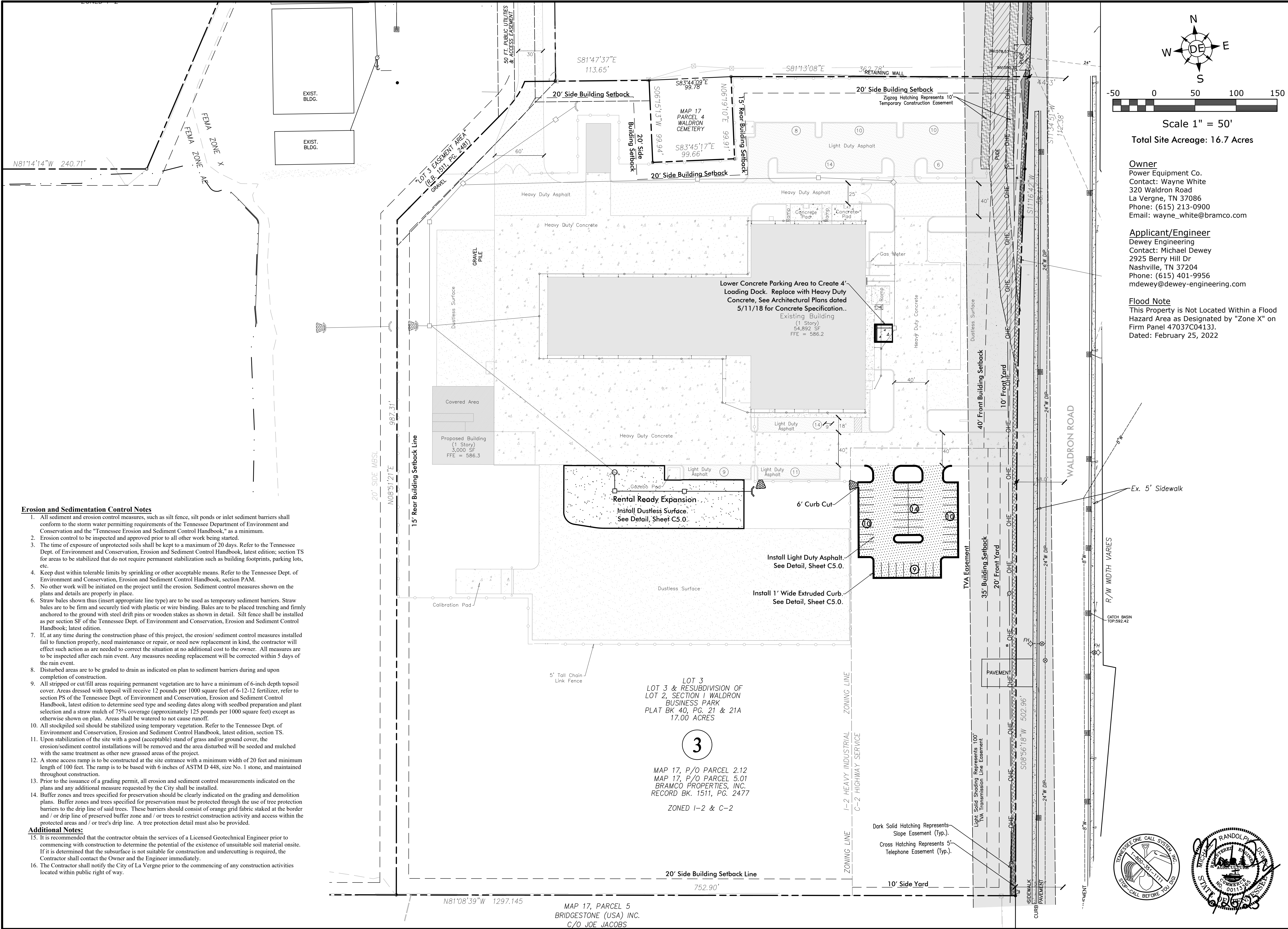


Cover Sheet

Job No. 17032

C0.0

1 of 7



Erosion and Sedimentation Control Notes

1. All sediment and erosion control measures, such as silt fence, silt ponds or inlet sediment barriers shall conform to the storm water permitting requirements of the Tennessee Department of Environment and Conservation and the "Tennessee Erosion and Sediment Control Handbook," as a minimum.
2. Erosion control to be inspected and approved prior to all other work being started.
3. The time of exposure of unprotected soils shall be kept to a maximum of 20 days. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition; section TS for areas to be stabilized that do not require permanent stabilization such as building footprints, parking lots, etc.
4. Keep dust within tolerable limits by sprinkling or other acceptable means. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, section PAM.
5. No other work will be initiated on the project until the erosion. Sediment control measures shown on the plans and details are properly in place.
6. Straw bales shown thus (insert appropriate line type) are to be used as temporary sediment barriers. Straw bales are to be firm and securely tied with plastic or wire binding. Bales are to be placed trenching and firmly anchored to the ground with steel drift pins or wooden stakes as shown in detail. Silt fence shall be installed as per section SF of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook; latest edition.
7. If, at any time during the construction phase of this project, the erosion/ sediment control measures installed fail to function properly, need maintenance or repair, or need new replacement in kind, the contractor will effect such action as are needed to correct the situation at no additional cost to the owner. All measures are to be inspected after each rain event. Any measures needing replacement will be corrected within 5 days of the rain event.
8. Disturbed areas are to be graded to drain as indicated on plan to sediment barriers during and upon completion of construction.
9. All stripped or cut/fill areas requiring permanent vegetation are to have a minimum of 6-inch depth topsoil cover. Areas dressed with topsoil will receive 12 pounds per 1000 square feet of 6-12-12 fertilizer, refer to section PS of the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition to determine seed type and seeding dates along with seedbed preparation and plant selection and a straw mulch of 75% coverage (approximately 125 pounds per 1000 square feet) except as otherwise shown on plan. Areas shall be watered to not cause runoff.
10. All stockpiled soil should be stabilized using temporary vegetation. Refer to the Tennessee Dept. of Environment and Conservation, Erosion and Sediment Control Handbook, latest edition, section TS.
11. Upon stabilization of the site with a good (acceptable) stand of grass and/or ground cover, the erosion/sediment control installations will be removed and the area disturbed will be seeded and mulched with the same treatment as other new grassed areas of the project.
12. A stone access ramp is to be constructed at the site entrance with a minimum width of 20 feet and minimum length of 100 feet. The ramp is to be based with 6 inches of ASTM D 448, size No. 1 stone, and maintained throughout construction.
13. Prior to the issuance of a grading permit, all erosion and sediment control measurements indicated on the plans and any additional measure requested by the City shall be installed.
14. Buffer zones and trees specified for preservation should be clearly indicated on the grading and demolition plans. Buffer zones and trees specified for preservation must be protected through the use of tree protection barriers to the drip line of said trees. These barriers should consist of orange grid fabric staked at the border and / or drip line of preserved buffer zone and / or trees to restrict construction activity and access within the protected areas and / or tree's drip line. A tree protection detail must also be provided.

Additional Notes:

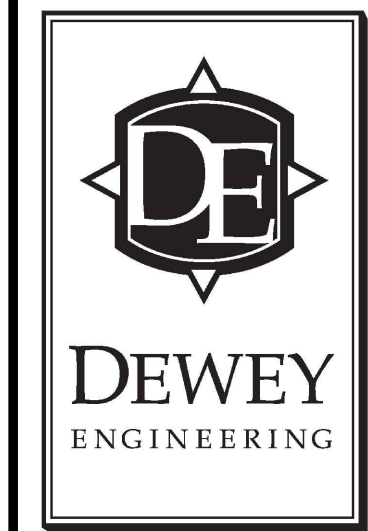
15. It is recommended that the contractor obtain the services of a Licensed Geotechnical Engineer prior to commencing with construction to determine the potential of the existence of unsuitable soil material onsite. If it is determined that the subsurface is not suitable for construction and undercutting is required, the Contractor shall contact the Owner and the Engineer immediately.
16. The Contractor shall notify the City of La Vergne prior to the commencing of any construction activities located within public right of way.

Revisions:

Drawing Notes:

Date: June 26, 2023

Power Equipment Co.
Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

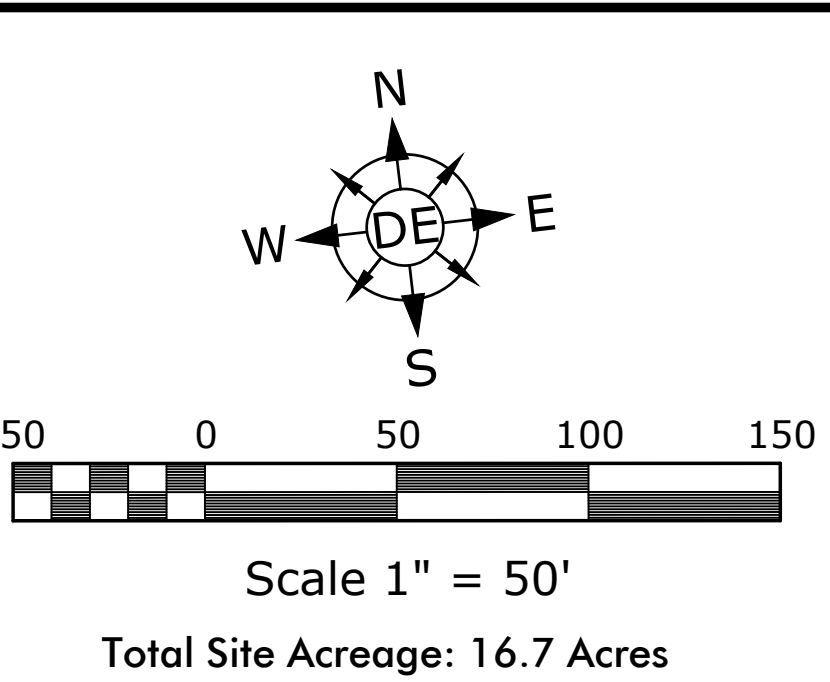
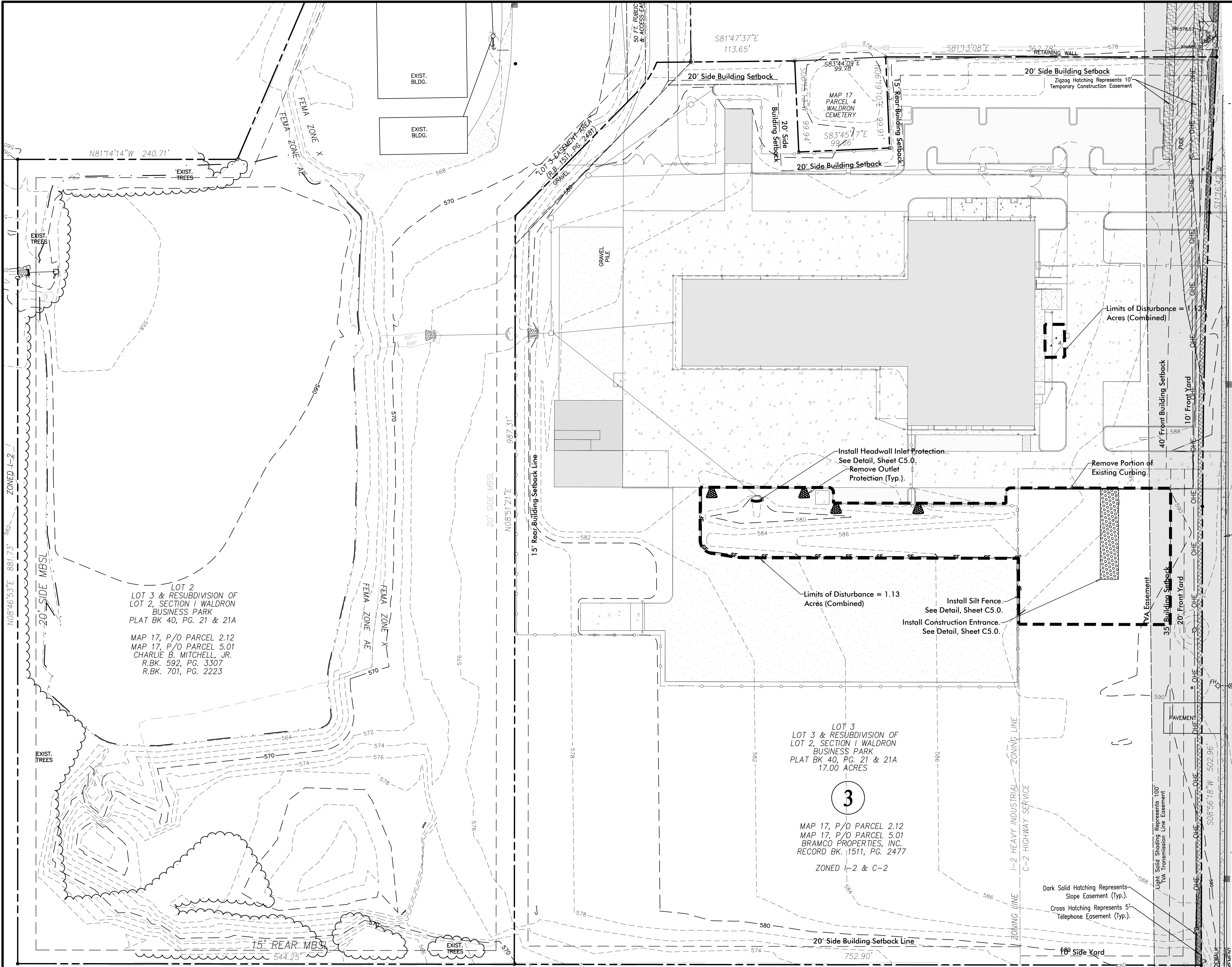


Overall
Layout

Job No. 17032

C1.0

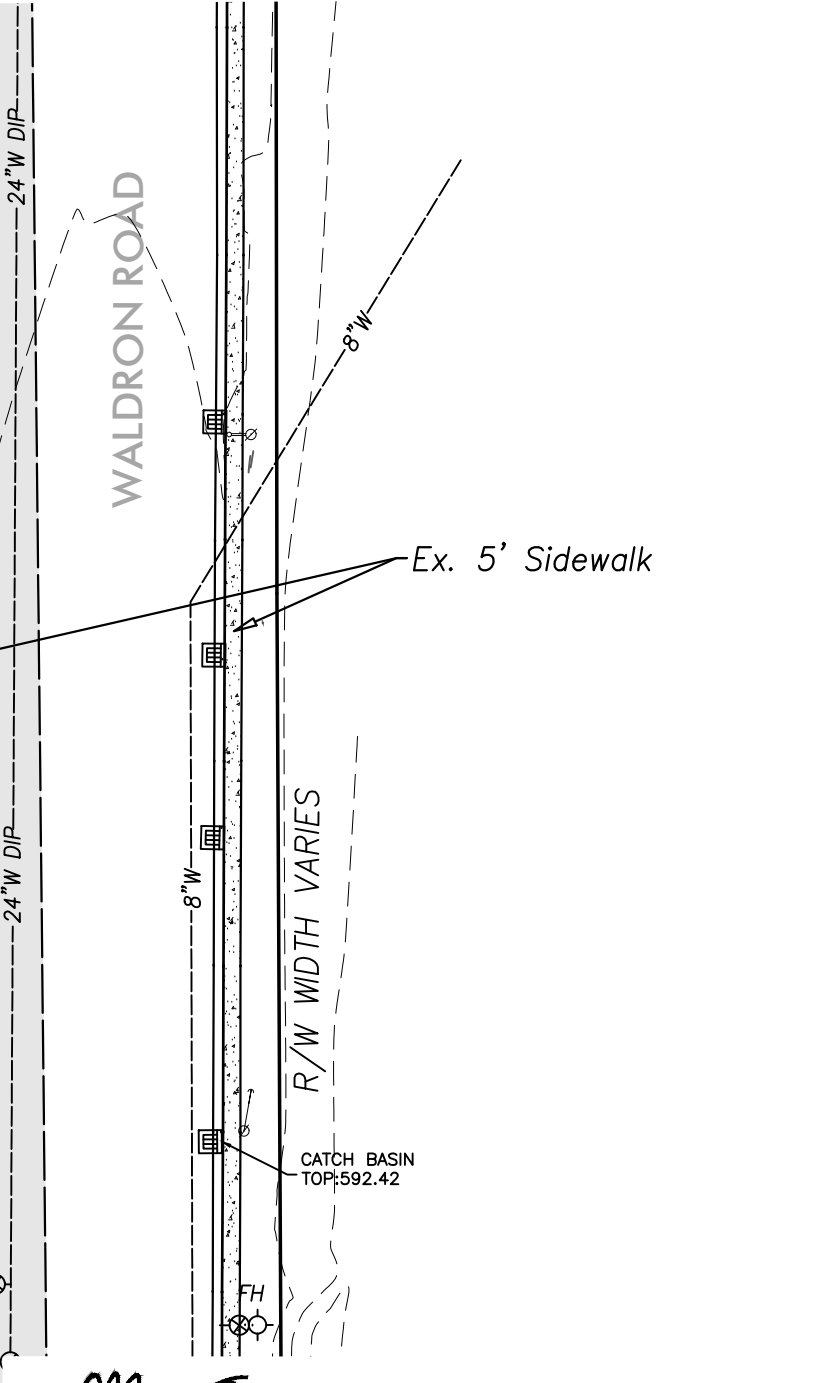
2 of 7



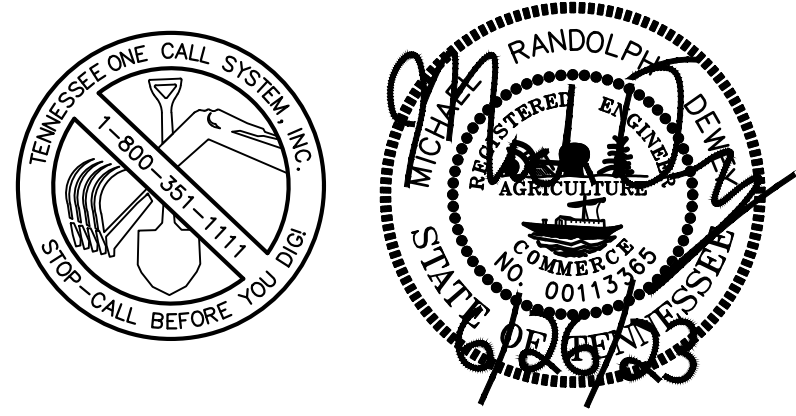
Owner
Power Equipment Co.
Contact: Wayne White
320 Waldron Road
La Vergne, TN 37086
Phone: (615) 213-0900
Email: wayne_white@bramco.com

Applicant/Engineer
Dewey Engineering
Contact: Michael Dewey
2925 Berry Hill Dr
Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Flood Note
This Property is Not Located Within a Flood Hazard Area as Designated by "Zone X" on Firm Panel 47037C04131.
Dated: February 25, 2022



Michael Dewey
I, *Michael Dewey*, AS THE "CERTIFIED" EROSION CONTROL SPECIALIST FOR THIS SITE, HAVE REVIEWED AND APPROVED THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S OF THIS PLAN ON
DATE *6/26/23*
THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR000000. THE TOTAL DISTURBED AREA IS: 1.13 ACRES. THE RECEIVING WATERS ARE: HURRICANE CREEK.
CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION
☐ IMPAIRED FOR HABITAT ALTERATION
☐ EXCEPTIONAL
Michael Dewey *6/26/23*
SIGNATURE DATE



Revisions:

Drawing Notes:

Date: June 26, 2023

Power Equipment Co.

Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

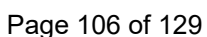
DEWEY
ENGINEERING

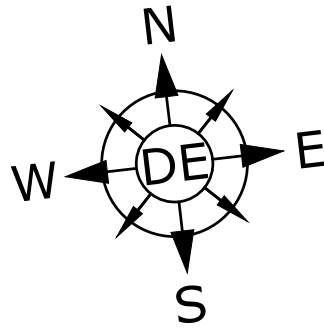
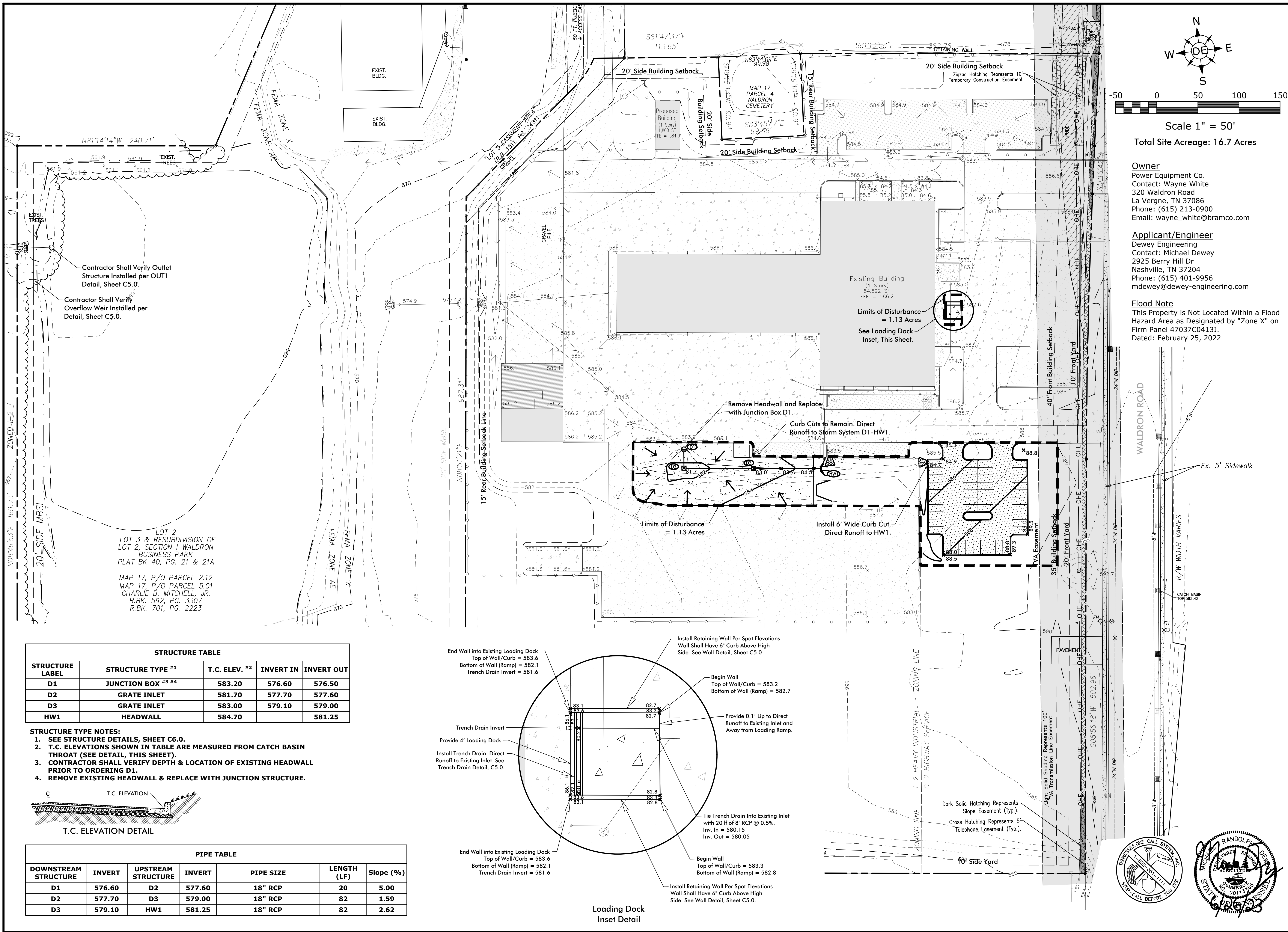
Existing Conditions & Initial Erosion Control Plan

Job No. 17032

C2.0

3 of 7





Scale 1" = 50'
Total Site Acreage: 16.7 Acres

Owner
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Contact: Wayne White
320 Waldron Road
La Vergne, TN 37086
Phone: (615) 213-0900
Email: wayne_white@bramco.com

Applicant/Engineer
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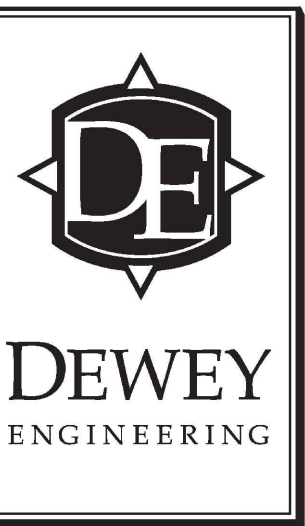
Flood Note
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Dated: February 25, 2022

Revisions:

Drawing Notes:

Date: June 26, 2023

Power Equipment Co.
Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee



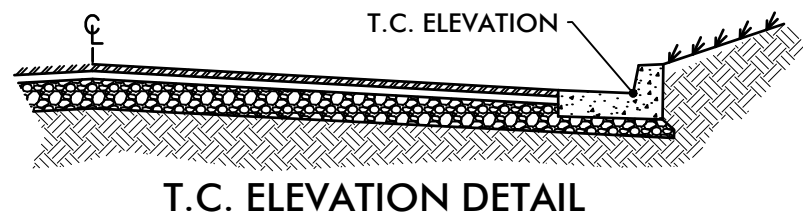
Grading,
Drainage, &
Final Erosion
Control Plan

Job No. 17032

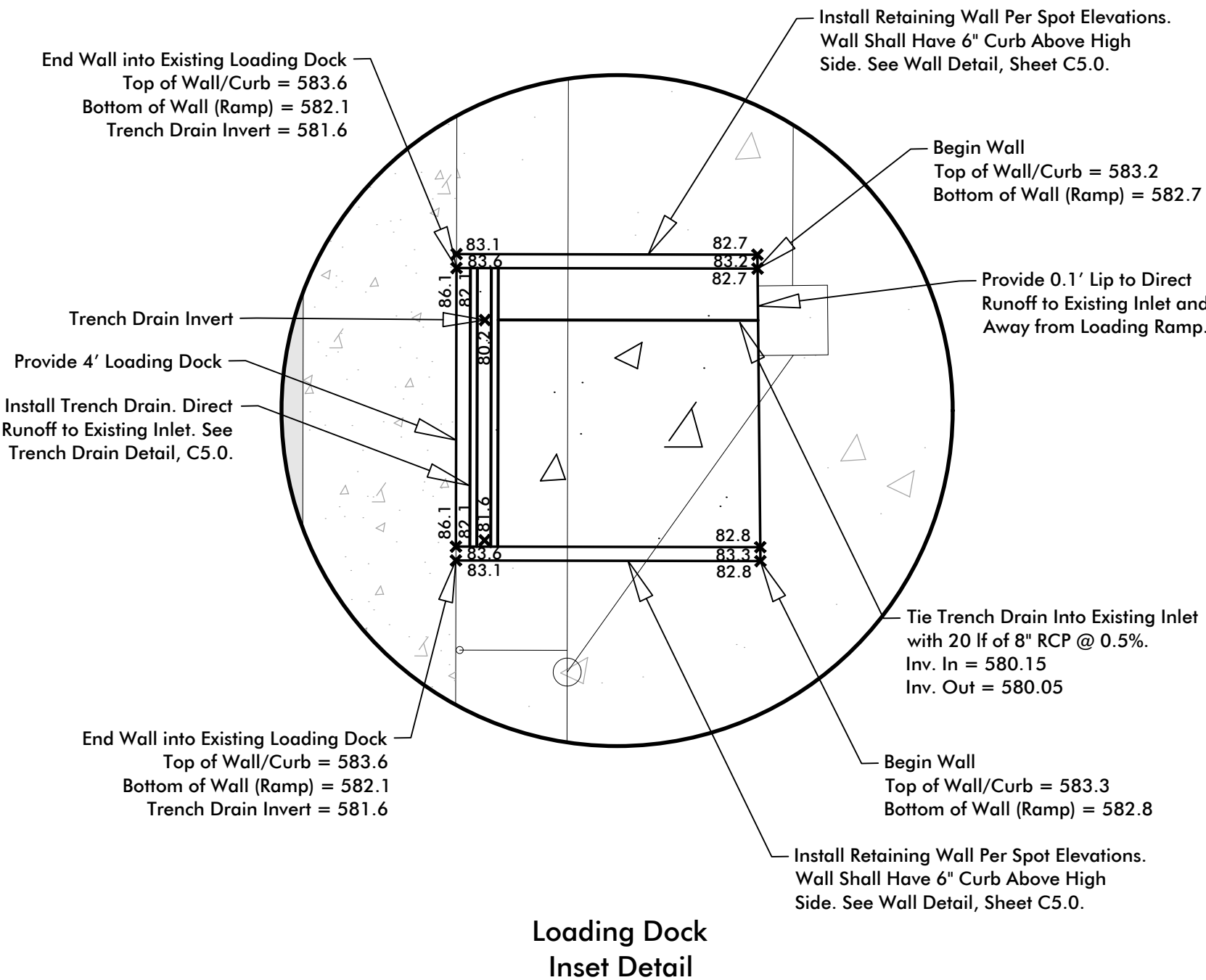
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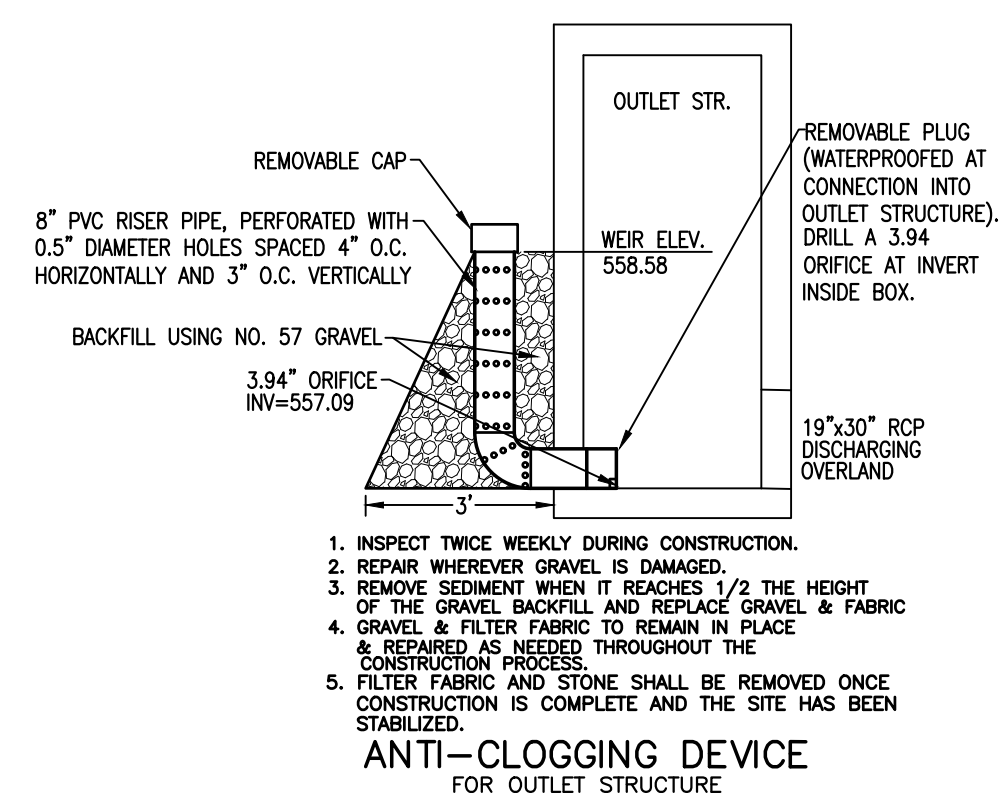
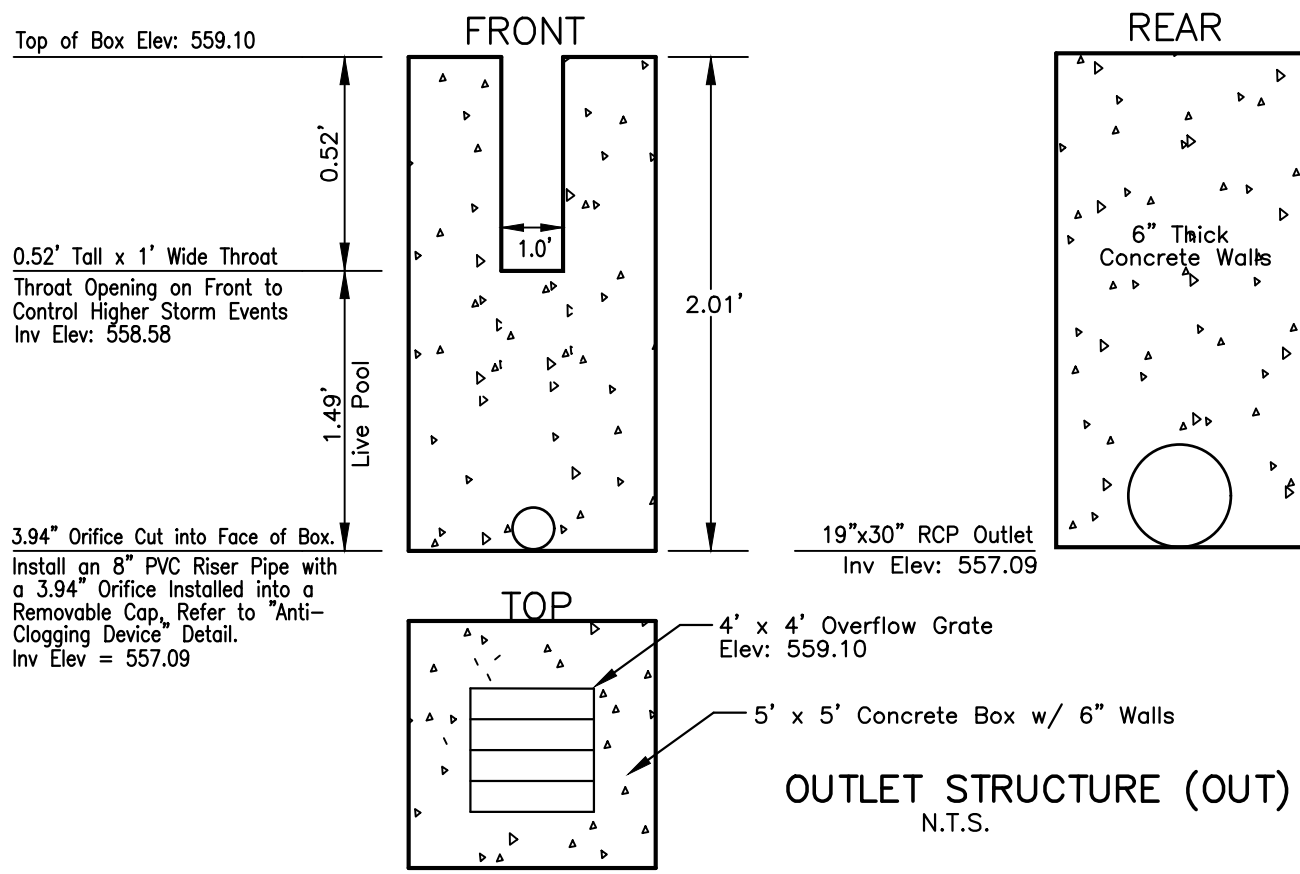
STRUCTURE TABLE				
STRUCTURE LABEL	STRUCTURE TYPE #1	T.C. ELEV. #2	INVERT IN	INVERT OUT
D1	JUNCTION BOX #3 #4	583.20	576.60	576.50
D2	GRATE INLET	581.70	577.70	577.60
D3	GRATE INLET	583.00	579.10	579.00
HW1	HEADWALL	584.70		581.25

- STRUCTURE TYPE NOTES:**
- SEE STRUCTURE DETAILS, SHEET C6.0.
 - T.C. ELEVATIONS SHOWN IN TABLE ARE MEASURED FROM CATCH BASIN THROAT (SEE DETAIL, THIS SHEET).
 - CONTRACTOR SHALL VERIFY DEPTH & LOCATION OF EXISTING HEADWALL PRIOR TO ORDERING D1.
 - REMOVE EXISTING HEADWALL & REPLACE WITH JUNCTION STRUCTURE.

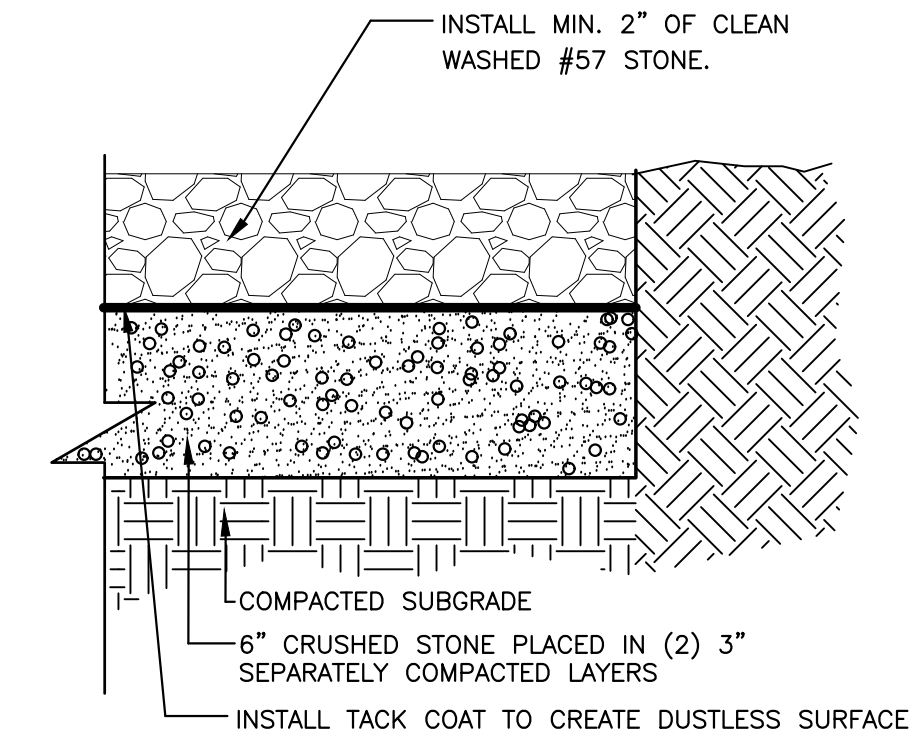
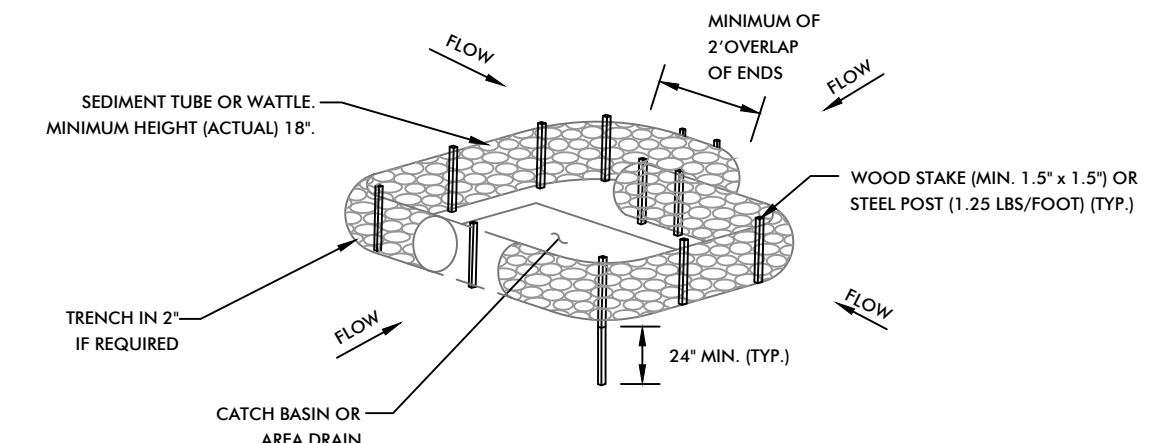


PIPE TABLE						
DOWNSTREAM STRUCTURE	INVERT	UPSTREAM STRUCTURE	INVERT	PIPE SIZE	LENGTH (LF)	Slope (%)
D1	576.60	D2	577.60	18" RCP	20	5.00
D2	577.70	D3	579.00	18" RCP	82	1.59
D3	579.10	HW1	581.25	18" RCP	82	2.62

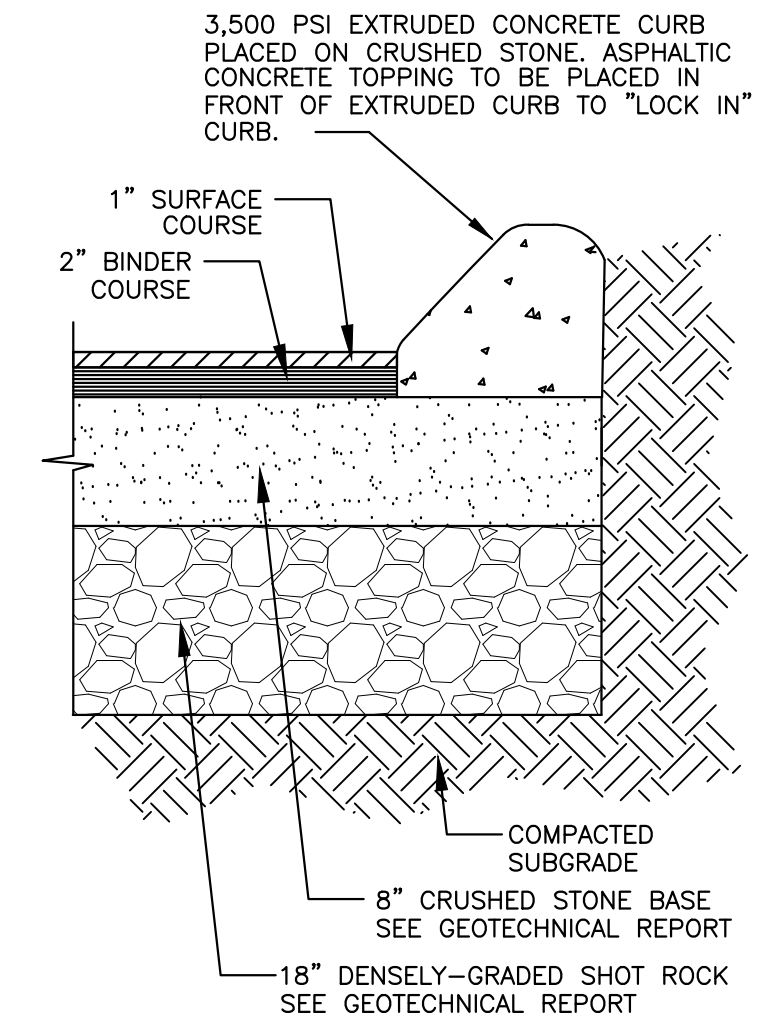




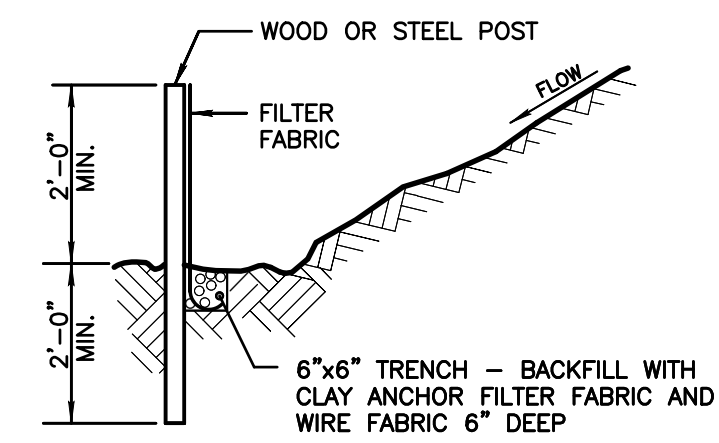
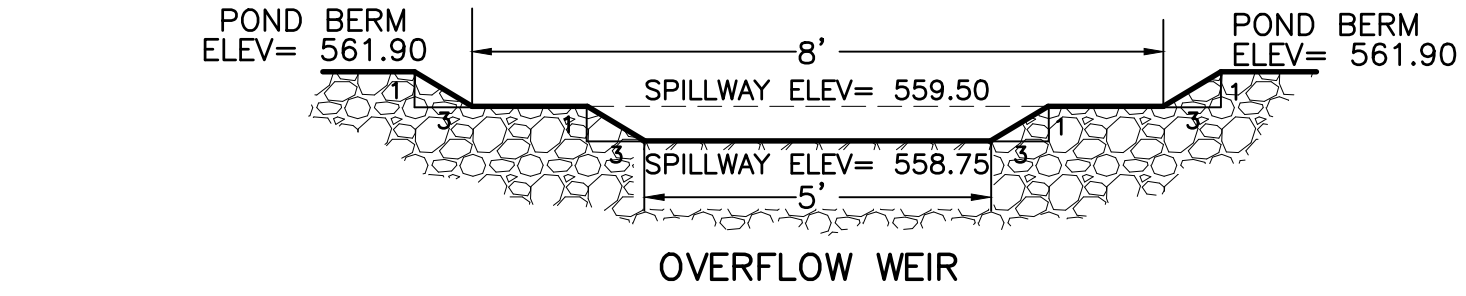
CATCH BASIN INLET PROTECTION DETAIL (TCP-24) (TDEC)



DUSTLESS SURFACE AREA



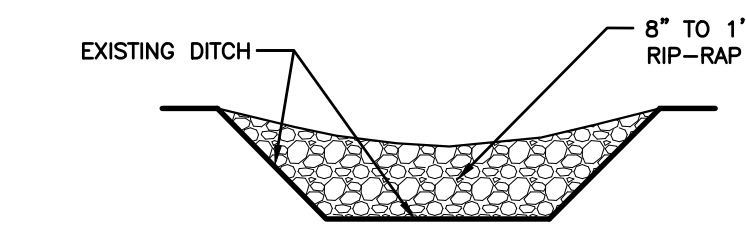
LIGHT-DUTY PAVEMENT DETAIL W/ EXTRUDED CURB



- NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF ROUGH GRADING.
 2. STEEL POSTS SHALL BE APPROVED BY OWNER PRIOR TO USE.
 3. WOOD POSTS SHALL BE 2"x 2" MIN., OAK OR SIMILAR HARDWOOD.
 4. POSTS SHALL BE SPACED AT 6' INTERVALS.
 5. FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
 6. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC BY CORPS OF ENGINEERS GUIDE SPEC. CW 02215, WITH EQUIVALENT OPENING SIZE (EOS) OF NO.100 SIEVE MIN., NO. 40 SIEVE MAX., AS DETERMINED

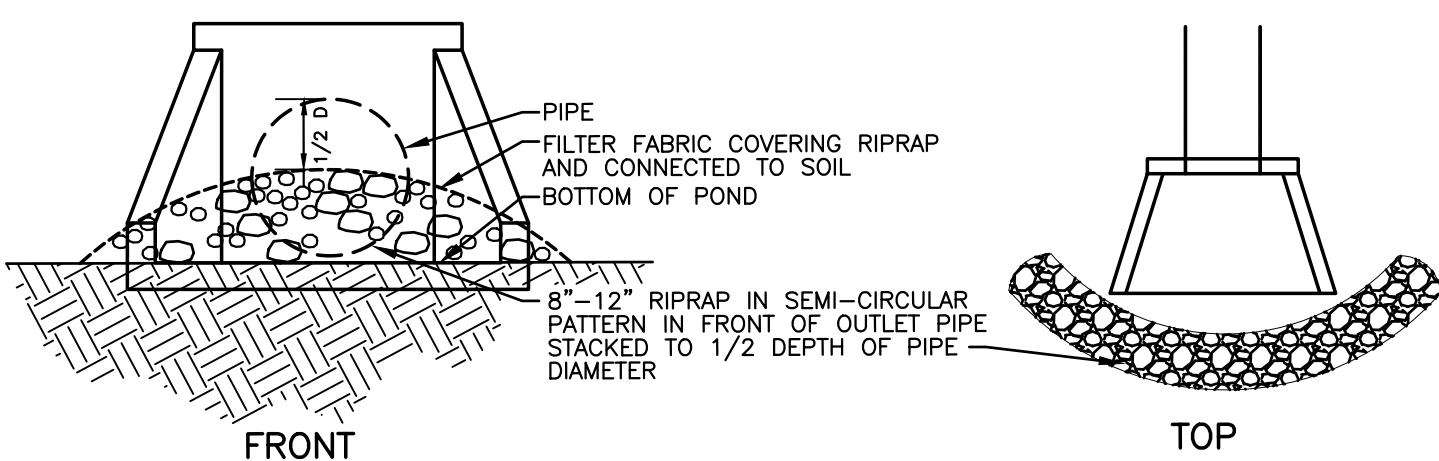
- MAINTENANCE NOTES:
1. INSPECT TWICE WEEKLY, 72 HOURS APART AND AFTER EACH RAINFALL
 2. REPAIR WHEREVER FENCE IS DAMAGED.
 3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
 4. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION, AND GRADE

SILT FENCE DETAIL
NOT TO SCALE

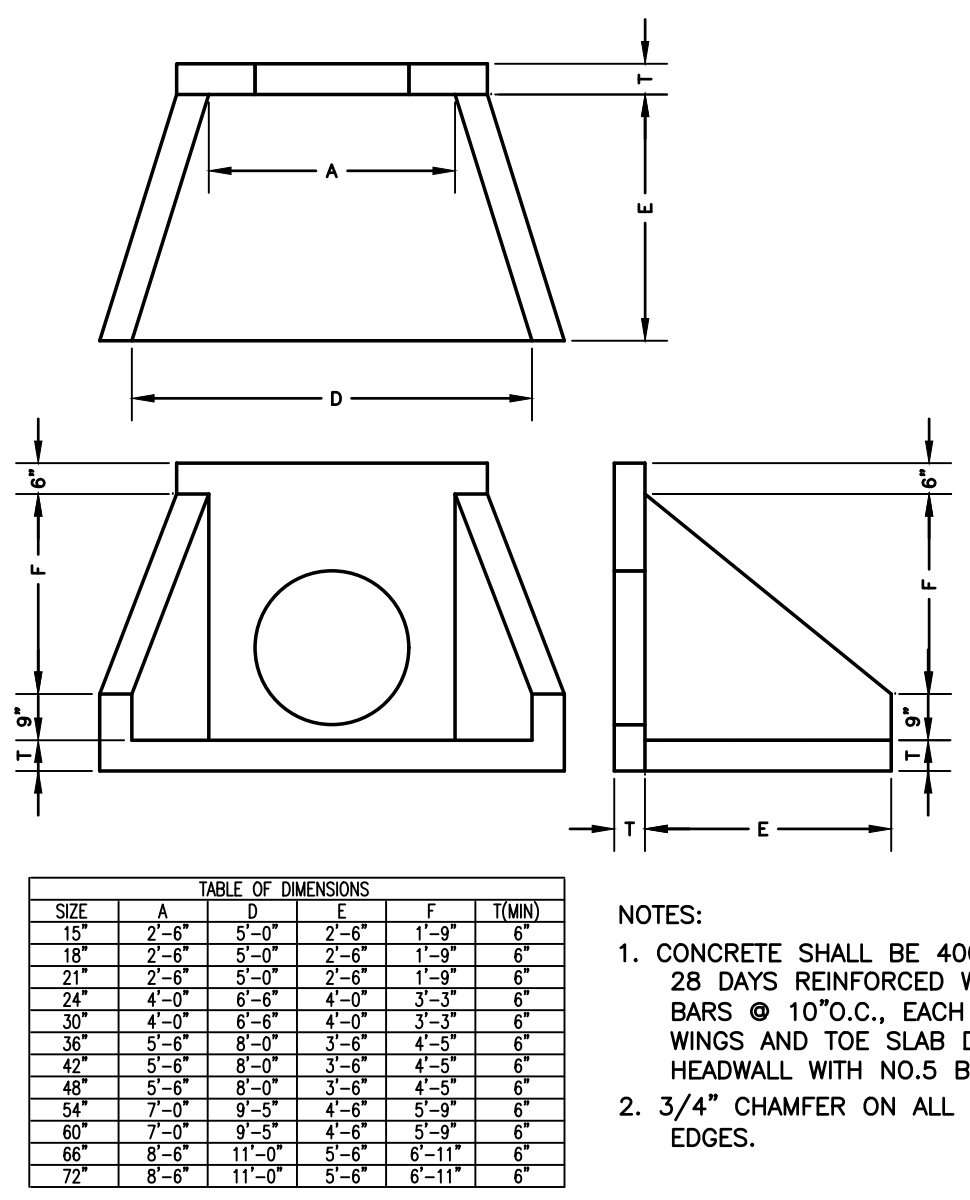


- MAINTENANCE NOTES:
1. INSPECT SEDIMENT BUILDUP BEHIND CHECK DAM AND SIGNS OF EROSION AROUND THE CHECK DAM AFTER EACH RAIN.
 2. REMOVE ACCUMULATED SEDIMENT WHEN REACHES 1/2 THE SUMP DEPTH BY LIFTING THE FILTER FABRIC AND HAND SHOVELING OR BACK HOEING THE SILT.

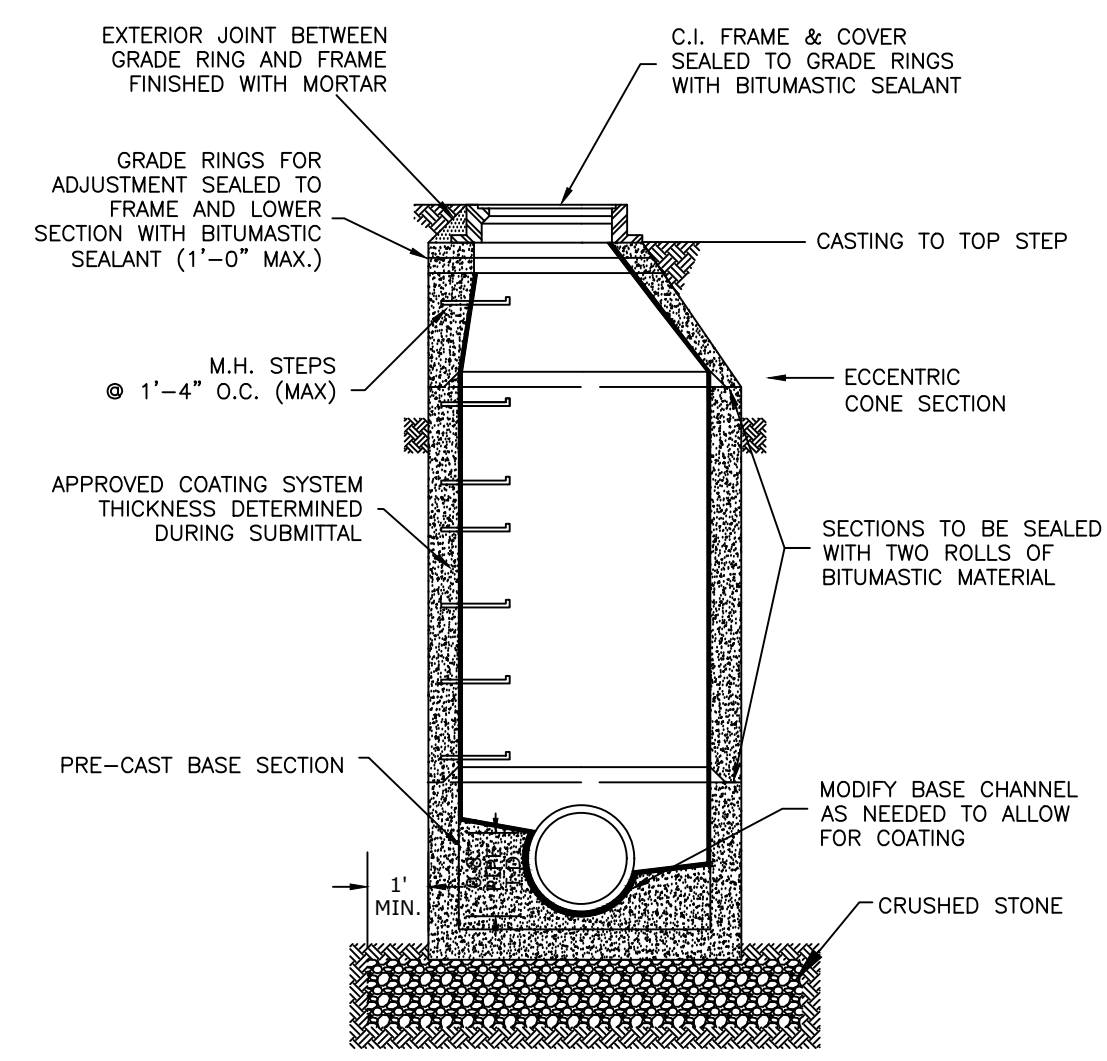
ROCK CHECK DAM
N.T.S.



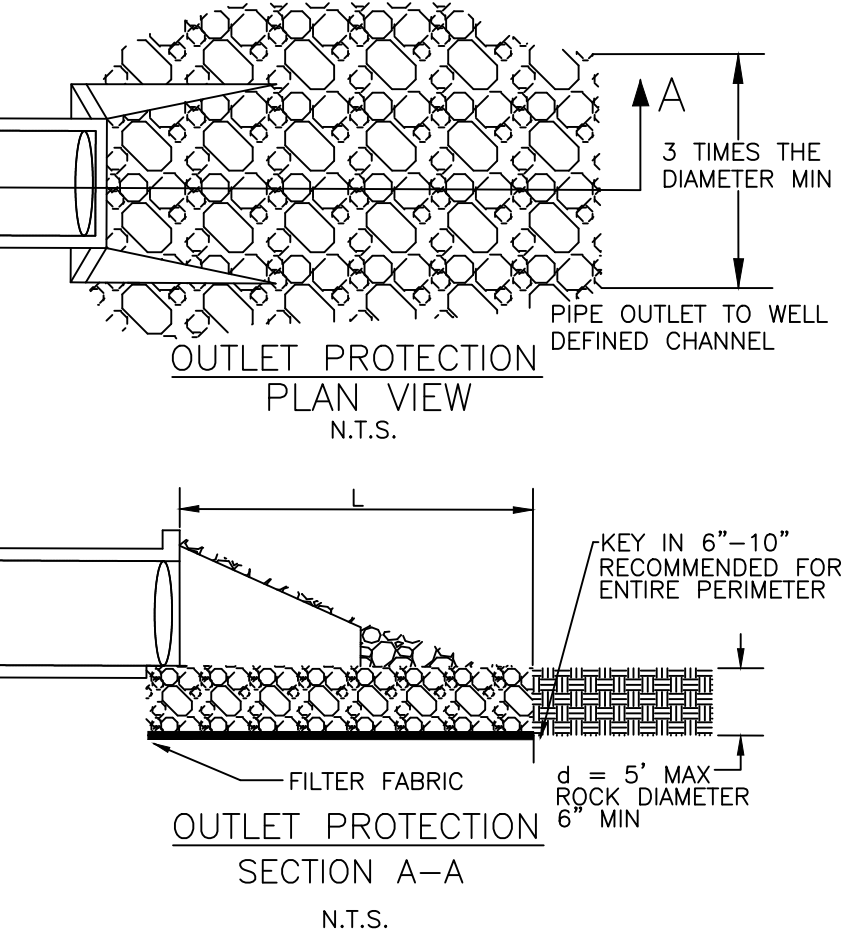
TCP-24
N.T.S.



PRECAST CONCRETE HEADWALL



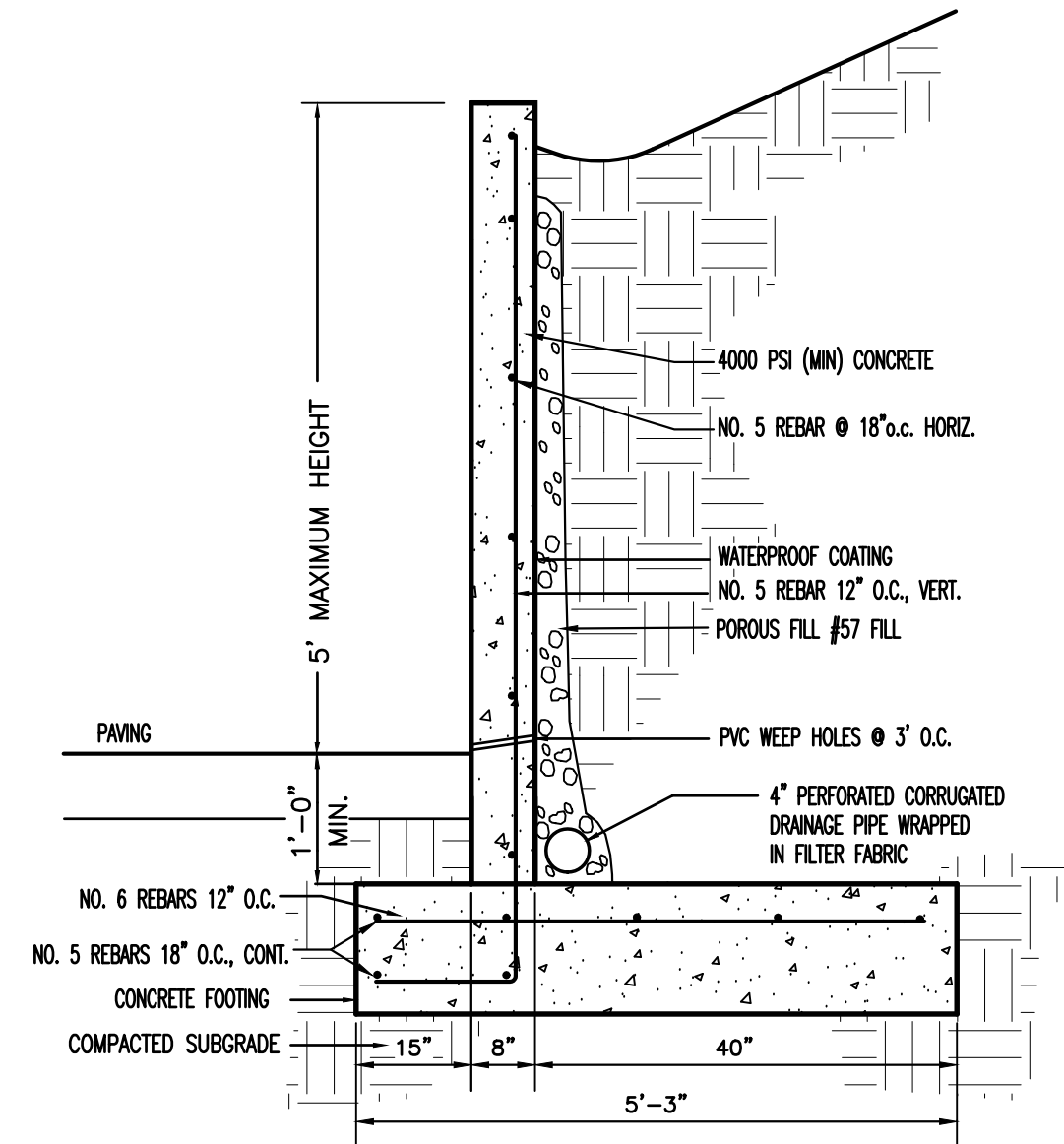
OUTLET PROTECTION DETAIL



Pipe Diam in	Lowest Value			Intermediate Value			Highest Value		
	Q	L	D	Q	L	D	Q	L	D
15"	6.5	8	3	15	16	7	25	20	12
18"	10	9	3.5	20	17	7	40	25	14
24"	21	13	5	50	26	12	80	33	19
36"	36	16	6	90	33	15.5	140	41	24
36"	56	20	7	140	40	18	220	50	28
42"	82	22	8.5	160	39	17	260	52	26
48"	120	26	10	220	46	19	320	64	37

Q - Discharge
L - Apron Length
D - Rip-Rap Diameter

SECTION: CONCRETE RETAINING WALL



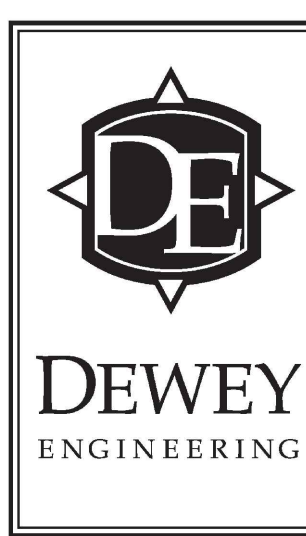
Revisions:

Drawing Notes:

Date: June 26, 2023

Power Equipment Co.

Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

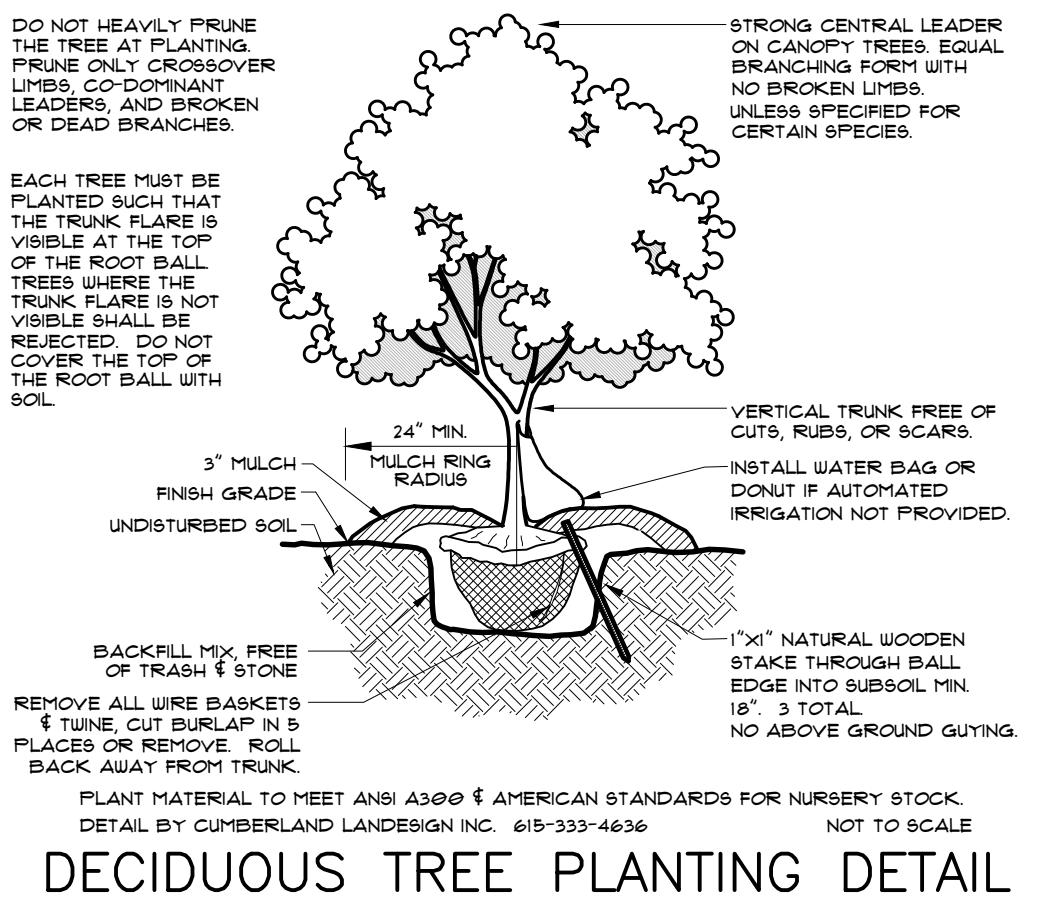
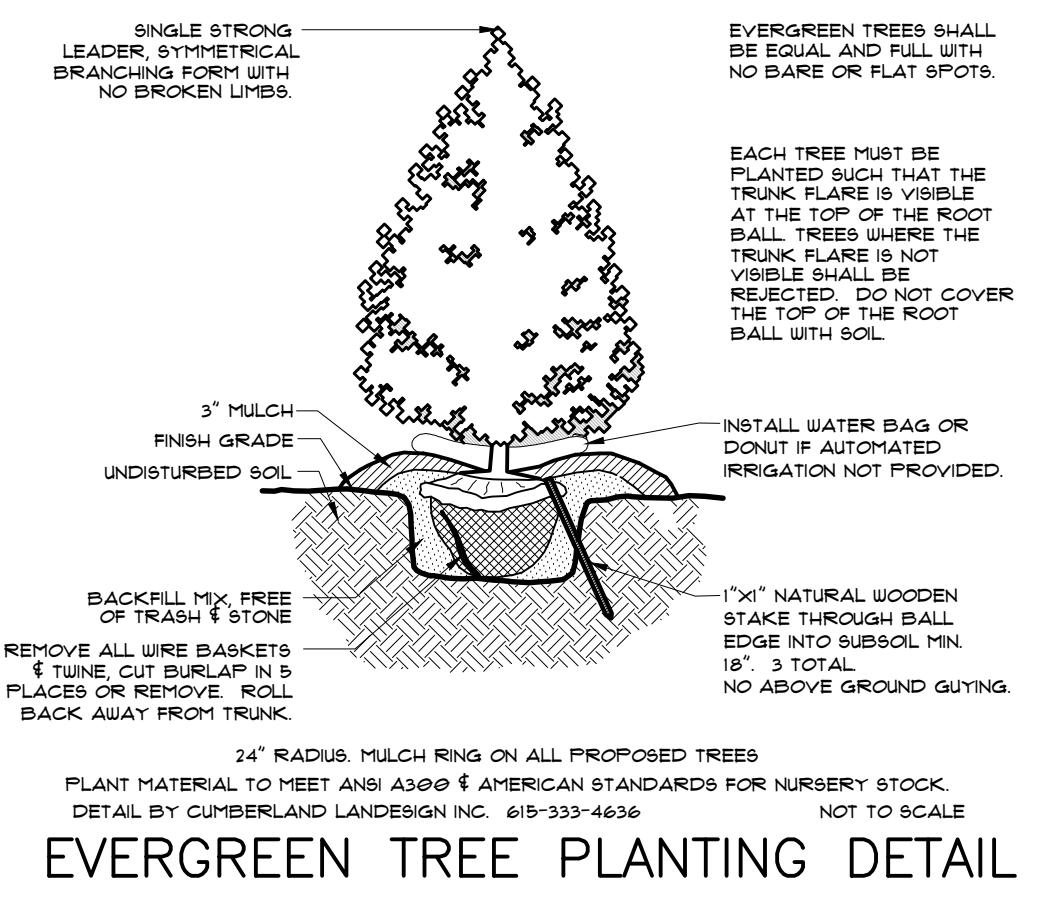
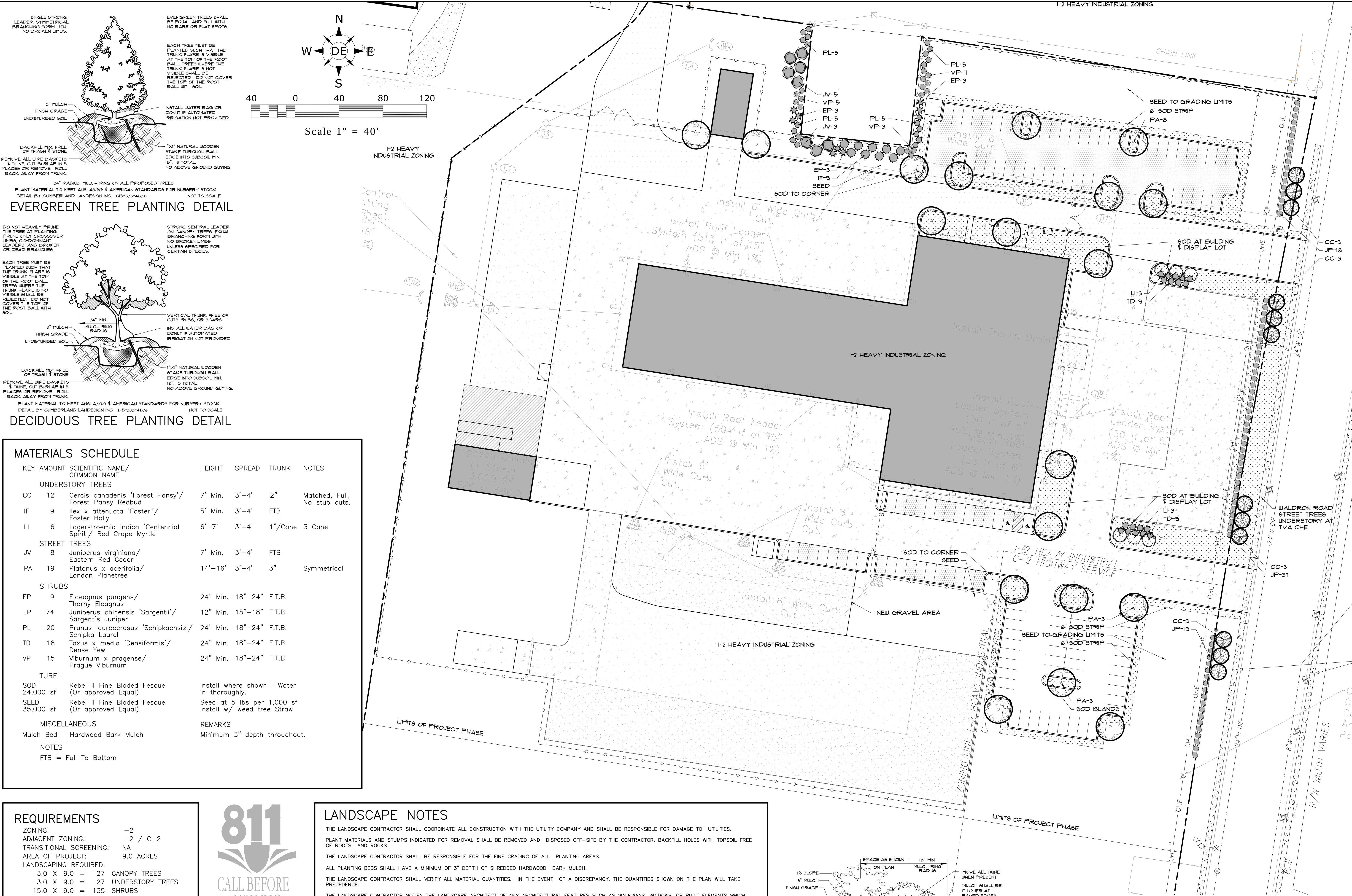


Details

Job No. 17032

C5.0

6 of 7



MATERIALS SCHEDULE						
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
UNDERSTORY TREES						
CC	12	Cercis canadensis 'Forest Pansy'/ Forest Pansy Redbud	7' Min.	3'-4'	2"	Matched, Full, No stub cuts.
IF	9	Ilex x attenuata 'Fosteri'/ Foster Holly	5' Min.	3'-4'	FTB	
LI	6	Lagerstroemia indica 'Centennial Spirit' / Red Crape Myrtle	6'-7'	3'-4'	1"/Cane	3 Cane
STREET TREES						
JV	8	Juniperus virginiana/ Eastern Red Cedar	7' Min.	3'-4'	FTB	
PA	19	Platanus x acerifolia/ London Planetree	14'-16'	3'-4'	3"	Symmetrical
SHRUBS						
EP	9	Elaeagnus pungens/ Thorny Eleagnus	24" Min.	18"-24"	F.T.B.	
JP	74	Juniperus chinensis 'Sargentii' / Sargent's Juniper	12" Min.	15"-18"	F.T.B.	
PL	20	Prunus laurocerasus 'Schipkaensis' / Schipka Laurel	24" Min.	18"-24"	F.T.B.	
TD	18	Taxus x media 'Densiformis' / Dense Yew	24" Min.	18"-24"	F.T.B.	
VP	15	Viburnum x pragnense/ Prague Viburnum	24" Min.	18"-24"	F.T.B.	
TURF						
SOD	24,000 sf	Rebel II Fine Bladed Fescue (Or approved Equal)	Install where shown. Water in thoroughly.			
SEED	35,000 sf	Rebel II Fine Bladed Fescue (Or approved Equal)	Seed at 5 lbs per 1,000 sf Install w/ weed free Straw			
MISCELLANEOUS						
Mulch Bed	Hardwood Bark Mulch	REMARKS Minimum 3" depth throughout.				
NOTES						
FTB = Full To Bottom						

REQUIREMENTS

ZONING: I-2
ADJACENT ZONING: I-2 / C-2
TRANSITIONAL SCREENING: NA
AREA OF PROJECT: 9.0 ACRES
LANDSCAPING REQUIRED:
3.0 X 9.0 = 27 CANOPY TREES
3.0 X 9.0 = 27 UNDERSTORY TREES
15.0 X 9.0 = 135 SHRUBS

811

CALL BEFORE YOU DIG

CLD

CLD@landscapearchitect-tn.com
615-333-4636 615-512-3018
www.landscapearchitect-tn.com

LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.

THE LANDSCAPE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY ARCHITECTURAL FEATURES SUCH AS WALKWAYS, WINDOWS, OR BUILT ELEMENTS WHICH CONFLICT WITH THE APPROVED PLANTING PLAN.

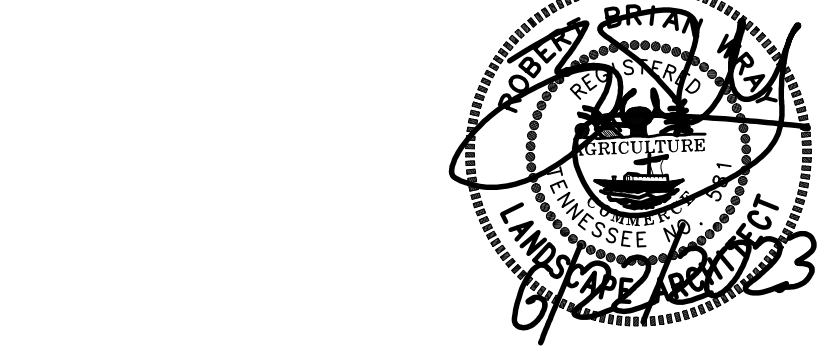
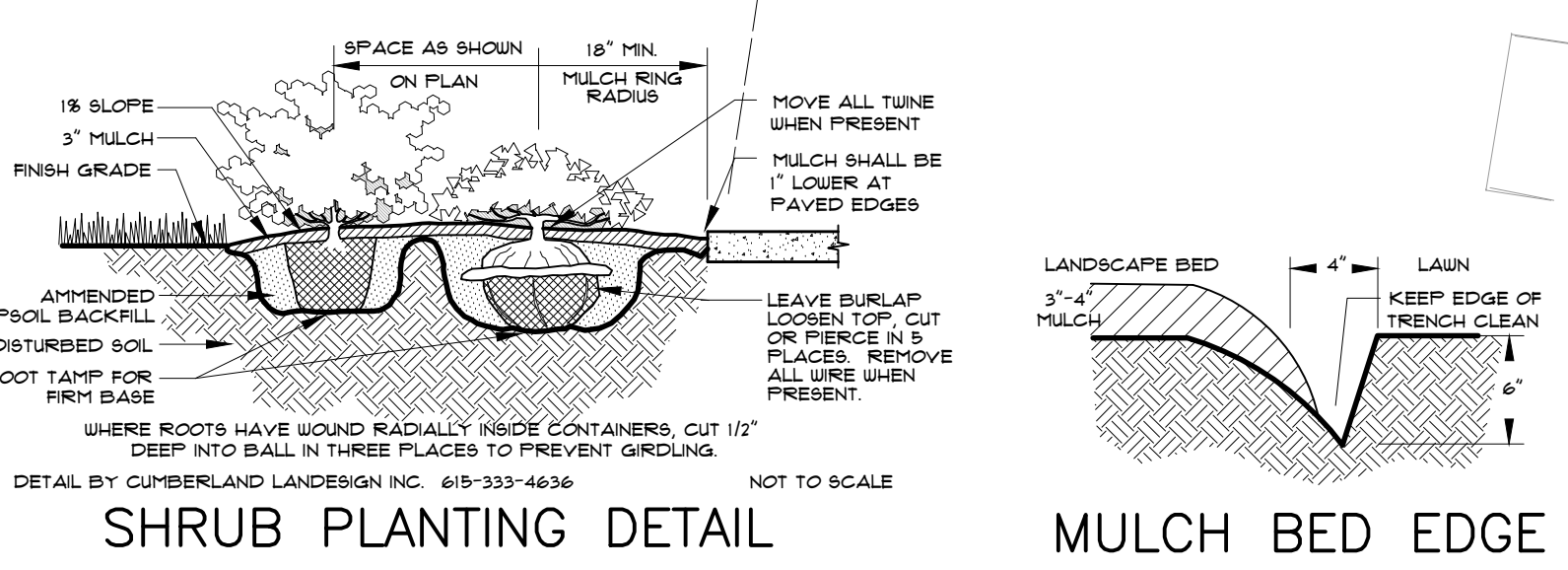
ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

NO PLANT MATERIALS SHOULD BE SUBSTITUTED WITHOUT AUTHORIZATION BY CUMBERLAND LANDESIGN.

PLANT SIZES SHOWN ARE MINIMUMS REQUIRED BY THE LOCAL MUNICIPALITY AND MATERIALS SHOWN HAVE BEEN SELECTED SPECIFICALLY FOR THIS PROJECT.

ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF. BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS. GUYING IS NOT ALLOWED.

NO CANOPY TREE SHALL BE LOCATED WITHIN 15' OF AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT WITHOUT SIGNING OF A RELEASE WAIVER. NO TREE SHALL BE LOCATED CLOSER THAN 15' FROM A LIGHT SOURCE.



Revisions:

Drawing Notes:

Date: August 29, 2017

Power Equipment Co.
Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee

Landscape Plan

Job No. 17032

L1.0

1 of 1



Item #: 14.

Item Title: Final Plat - Rock Springs Church - Resubdivision of Lot 2 - Two Lots on 1.81 Acres. Requested by SEC, Inc. Property located at 8043 Burntwood Drive (Tax Map 32, Parcel 6.06). R-1 (Low Density Residential) Zoning District. Property owned by Khalat Younis.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary: This final plat proposes two (2) new lots on 1.81 Acres. The property is located at 8043 Burntwood Drive directly across Blair Road from the proposed Marlowe. The zoning is R-1 - Low Density Residential. This plat will prepare the property for future residential development.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnethn.gov

1. The side setback listed is incorrect;
2. The side setback in R-1 residential zoning is not 7.5 feet.

Jake Blair
jblair@lavergnethn.gov

Engineering

Gary Lide
glide@lavergnethn.gov

No Engineering comments.

Utilities

Scott Tatalovich
statalovich@lavergnethn.gov

No comments.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

(Technical items go here)

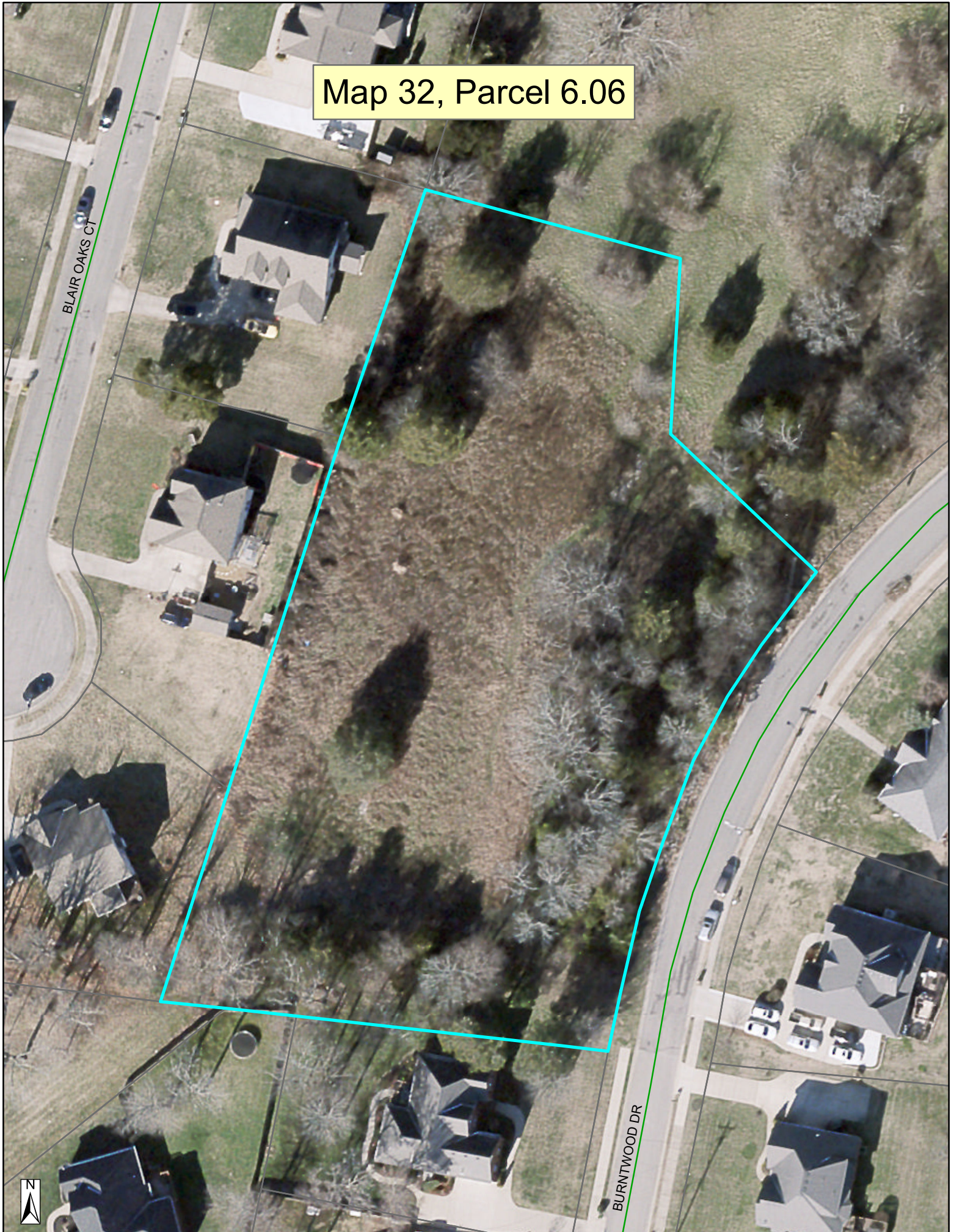
Police

John Eubank
jeubank@lavergnethn.gov

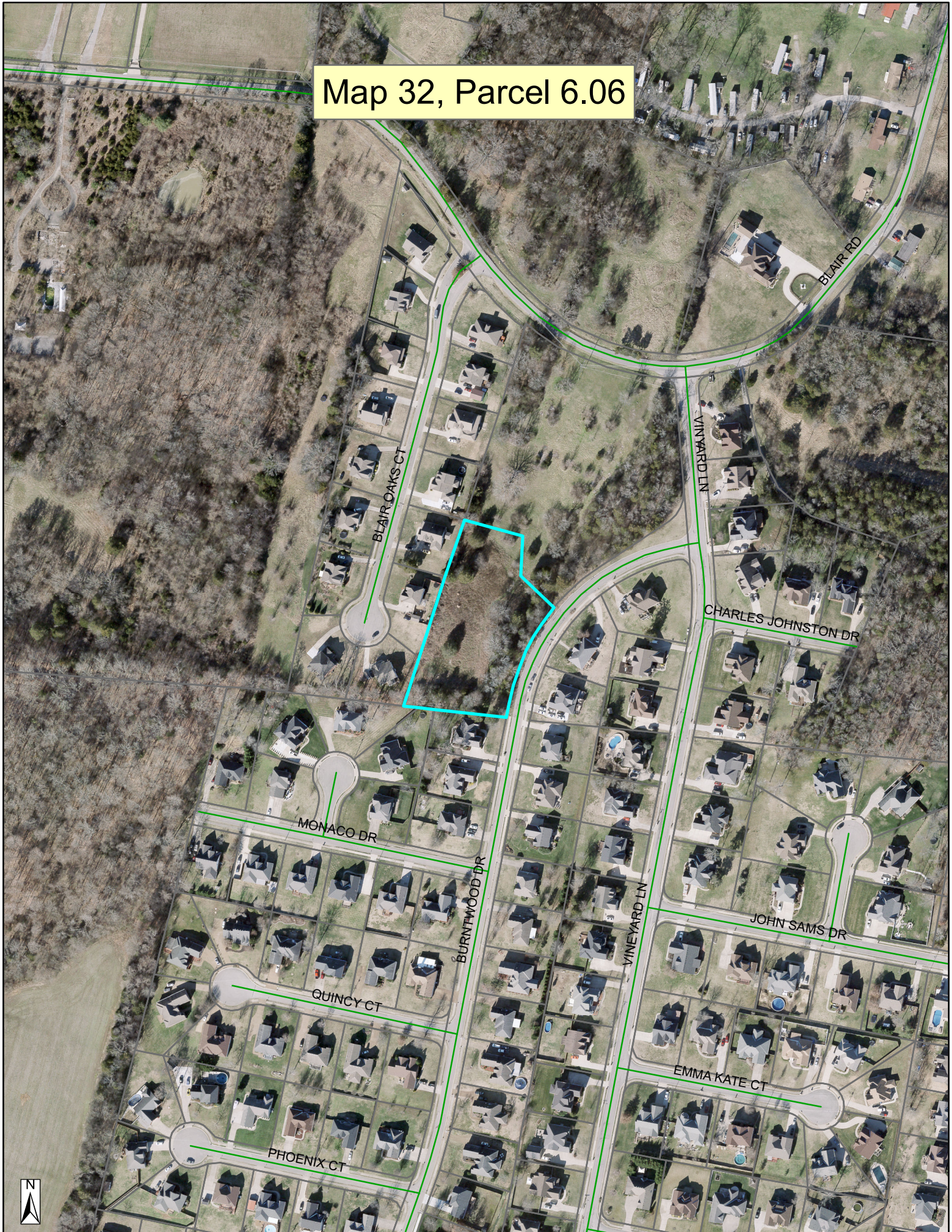
(Technical items go here)

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

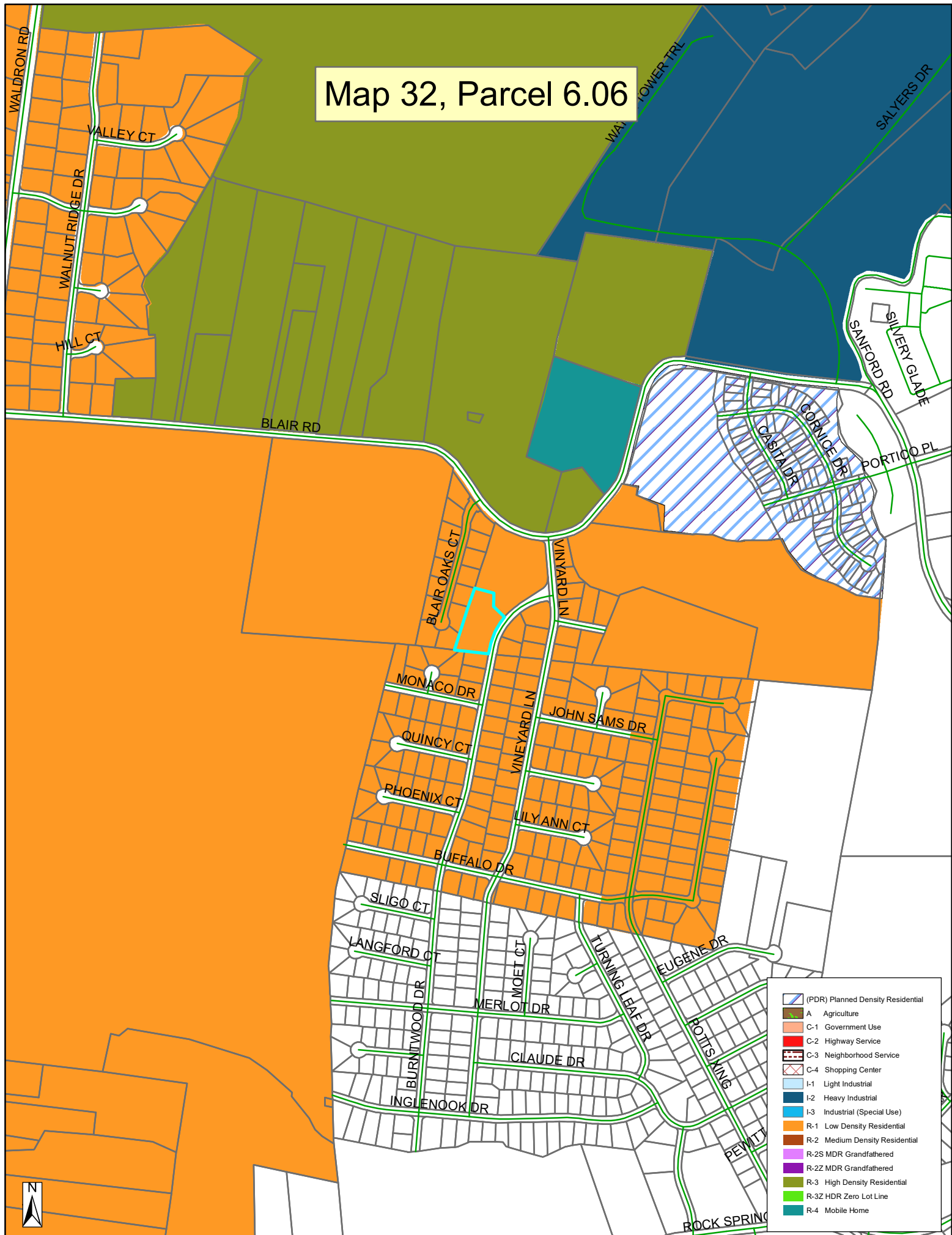
Map 32, Parcel 6.06



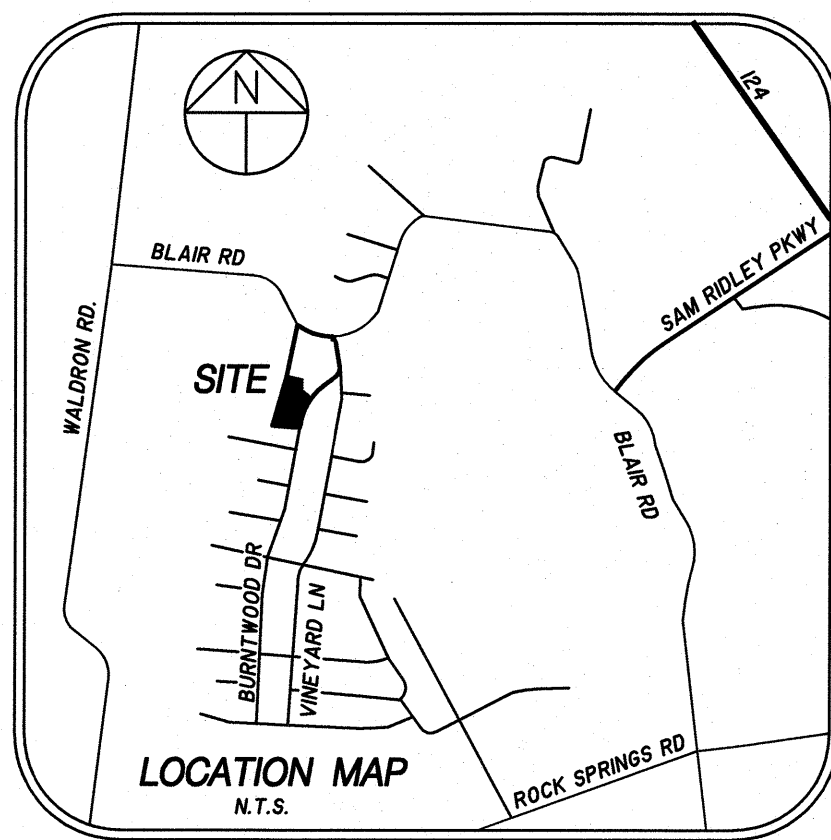
Map 32, Parcel 6.06



Map 32, Parcel 6.06

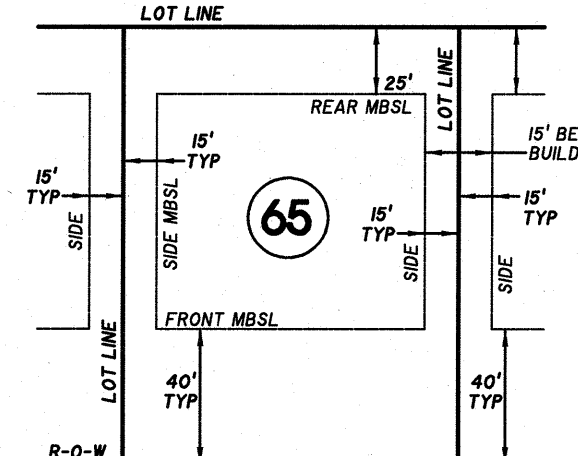






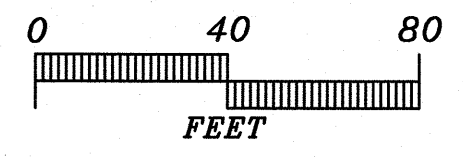
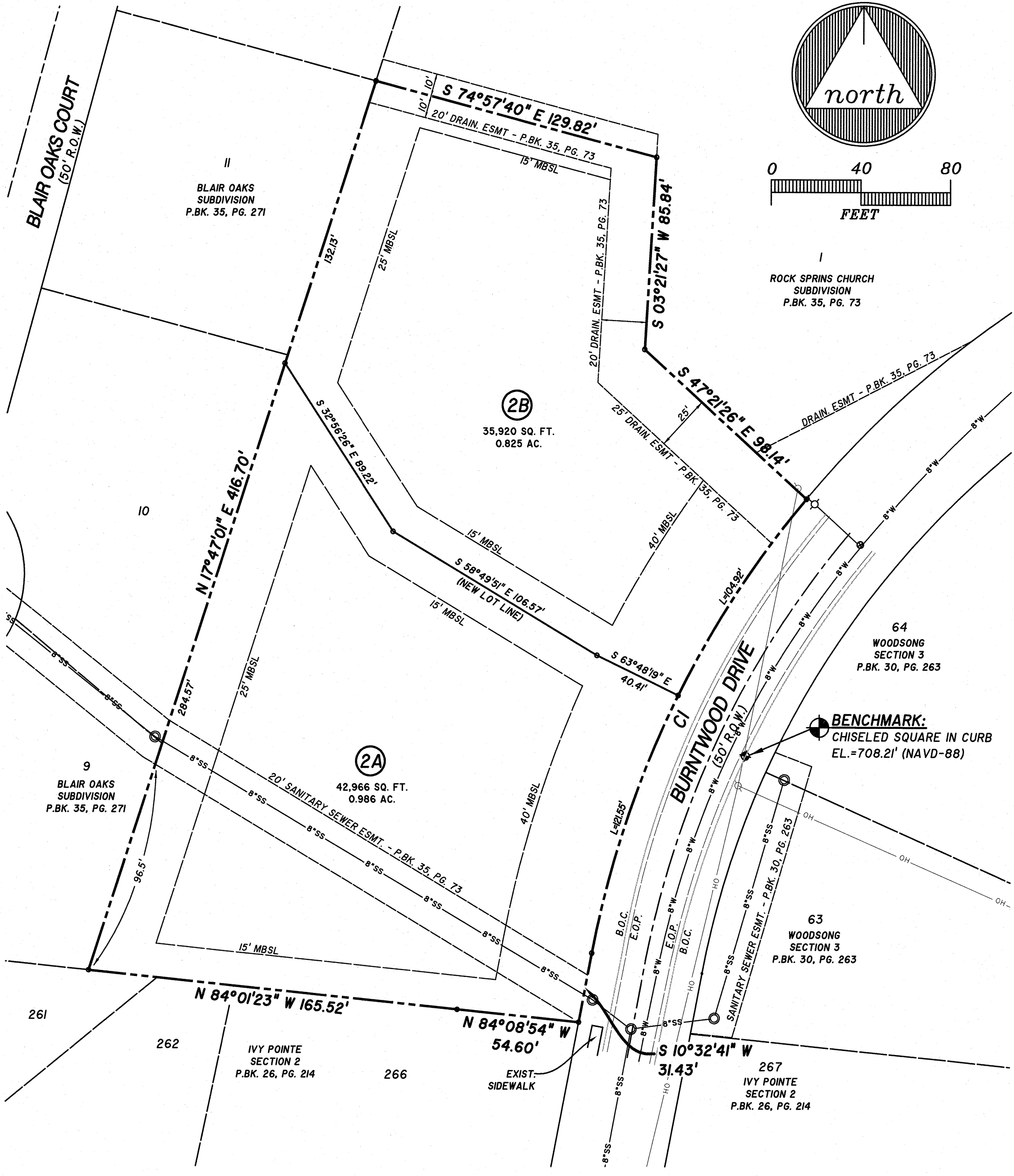
PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT #2 INTO 2 LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO CITY OF MURFREESBORO USING TDOT GPS NETWORK SYSTEM (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOODPLAIN, PER FEMA FIRM MAP NO. 47149C0105 J, EFFECTIVE DATE MAY 9, 2023.
4. 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.
5. PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
6. PUBLIC UTILITY EASEMENTS, IF AND WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, AND OPERATION 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.
7. IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
8. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION SHALL ALSO BE APPLIED WITHIN 15 DAYS TO THE DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 60 DAYS.
9. PROPERTIES ADJACENT TO THE SITE OF LAND SHALL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS MAY BE ACCOMPLISHED BY PRESERVING A WELL-VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF THE LAND DISTURBANCE; BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT BARRIERS, FILTERS OR DIKES, OR SEDIMENT BASINS; OR BY A COMBINATION OF SUCH MEASURES.
10. NO FILL MATERIAL, RUBBISH, OR BUILDING MAY BE PLACED IN ANY NATURAL DRAINAGE WAY, SUCH AS STREAM BEDS, SINKHOLES, UNDERGROUND STREAMS OR CHANNELS, OR WET WEATHER STREAM BEDS OR FLOODWAYS.
11. PROPERTY IS CURRENTLY ZONED R-1. ALL PROPERTY ADJACENT TO THIS SUBDIVISION IS CURRENTLY ZONED R-1.
12. MINIMUM SETBACKS FOR LOTS AS SHOWN HEREON UNLESS NOTED OTHERWISE: ZONE R-1: FRONT = 40' / SIDE = 15' / REAR = 25'
13. WATER LINE IS SHOWN FOR GRAPHICAL PURPOSES ONLY. PLEASE CONTACT LAVERGNE PUBLIC WORKS, WATER DEPARTMENT FOR WATER LINE LOCATION, SIZE, AND PLACEMENT OF FIRE HYDRANTS.
14. UPON DEVELOPMENT OF LOTS 2A AND 2B, SIDEWALKS WILL BE BUILT PRIOR TO A CERTIFICATE OF OCCUPANCY.



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

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT #2 OF THE FINAL PLAT ENTITLED "ROCK SPRINGS CHURCH SUBDIVISION" AS RECORDED IN PLAT BOOK 35, PAGE 73, R.O.R.C., TN.



ROCK SPRINGS CHURCH SUBDIVISION
P.B.K. 35, PG. 73

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____
RECORD BOOK 2327, PAGE 2004
KHALAT YOUNIS
OWNER

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RUTHERFORD COUNTY, TENNESSEE, PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER, AND THAT MONUMENTS HAVE BEEN/WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.
SEC, INC.
DATE 6-23-23
TENN. R.L.S. No. 2381
David A. Parker
REGISTERED SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAVERGNE, TENNESSEE, 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

OWNER:
KHALAT YOUNIS
3694 TAMPA DRIVE
NASHVILLE, TN 37211
PROPERTY ADDRESS:
(8043 / 8045) BURNWOOD DRIVE
LA VERGNE, TN 37068

FLOODPLAIN NOTE:
NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL NO. 47149C0105 J. DATED MAY 9, 2023.

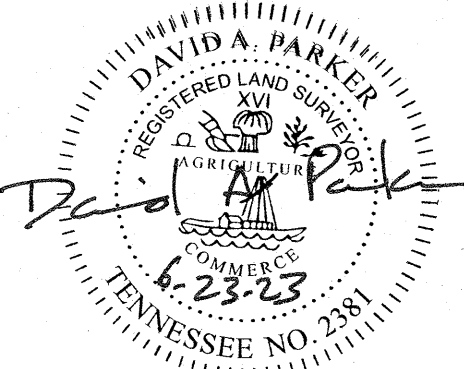
TOTAL SITE LAND DATA:
ZONING: R-1
TOTAL LOTS: 2 LOTS ON 1.81± ACRES

YARD REQUIREMENTS:
FRONT: 35'
SIDE: 7.5' (15' SEPARATION BETWEEN BUILDINGS)
REAR: 35'

DEED REFERENCE:
THE PROPERTY SHOWN HEREON IS TAX MAP 32, PARCEL 6.06 AS RECORDED IN RECORD BK. 2327, PG. 2004

CURVE DATA:

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
CI	29°09'32"	445.00'	226.47'	S 25°07'27" W	224.03'



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- B.O.C. BACK OF CURB
- E.O.P. EDGE OF PAVEMENT
- 8" W — WATER LINE w/FIRE HYD.
- 8" SS — SEWER SYSTEM LINE
- ROAD CENTERLINE

RESUBDIVISION PLAT

RESUBDIVISION OF LOT #2 OF
ROCK SPRINGS CHURCH
SUBDIVISION

3RD CIVIL DISTRICT, CITY OF LAVERGNE, TENNESSEE

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. # 23258.01	DATE: 6-23-23	FILE: RSCBDRYR1	DRAWN BY: A.T.S.	SCALE: 1" = 40'	SHEET 1 OF 1
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Item #: 15.

Item Title: Final Plat - 119 Chaney Boulevard - Five Lots on Approximately 0.66 Acres. Requested by JTA Land Surveying, Inc. Property located at 119 Chaney Boulevard (Tax Map 18P, Group C, Parcel 3). R-3 (High Density Residential) Zoning District. Property owned by Amer Angley.

Reviewed By:

Jake Blair, Planning Tech
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: This item is being reviewed as a concept plan because it proposes 5 lots or more. Therefore the submittal is being reviewed as a concept plan instead of a final plat.

This plan shows five proposed lots at 119 Chaney Blvd. on approximately 0.66 Acres. Requested by JTA Land Surveying, Inc. Property ID is (Tax Map 18P, Group C, Parcel 3). The property is zoned R-3 (High Density Residential).

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnethn.gov

(Technical items go here)

Jake Blair
jblair@lavergnethn.gov

Engineering

Gary Lide
glide@lavergnethn.gov

1 Per Subdivision Regulations Section 6-102, this is a "Major Subdivision" because it is a five lot subdivision. Per Subdivision Regulations Section 2-101.201 b., the process for approval of a Major Subdivision requires a Concept Plan, followed by a Preliminary Plat, followed by Construction Drawings, followed by the Final Plat.

Therefore, this was reviewed as a Concept Plan
(Subdivision Regulations Section 3-101)

2 Label "Old Nashville Highway" on Location Map

3 Explain road access. Who owns "Former R.O.W. of
Sandford Road"

4 Provide stormwater quality calculations complying with
La Vergne Stormwater Management Ordinance

5 Show the Stormwater Management concept on the
plan.

6 Provide information regarding the distance to and
location of the nearest fire hydrant to the site.

Utilities

Scott Tatalovich

statalovich@lavergneth.gov

(Technical items go here)

Codes

Randolph Salyers

rsalyers@lavergneth.gov

(Technical items go here)

Fire

Curtis Brinkley

cbrinkley@lavergneth.gov

(Technical items go here)

Police

John Eubank

jeubank@lavergneth.gov

(Technical items go here)

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

119 Chaney Blvd

CHANAY BLVD





119 Chaney Blvd

MERRITT DR

CHANNEY BLVD

NELSON DR

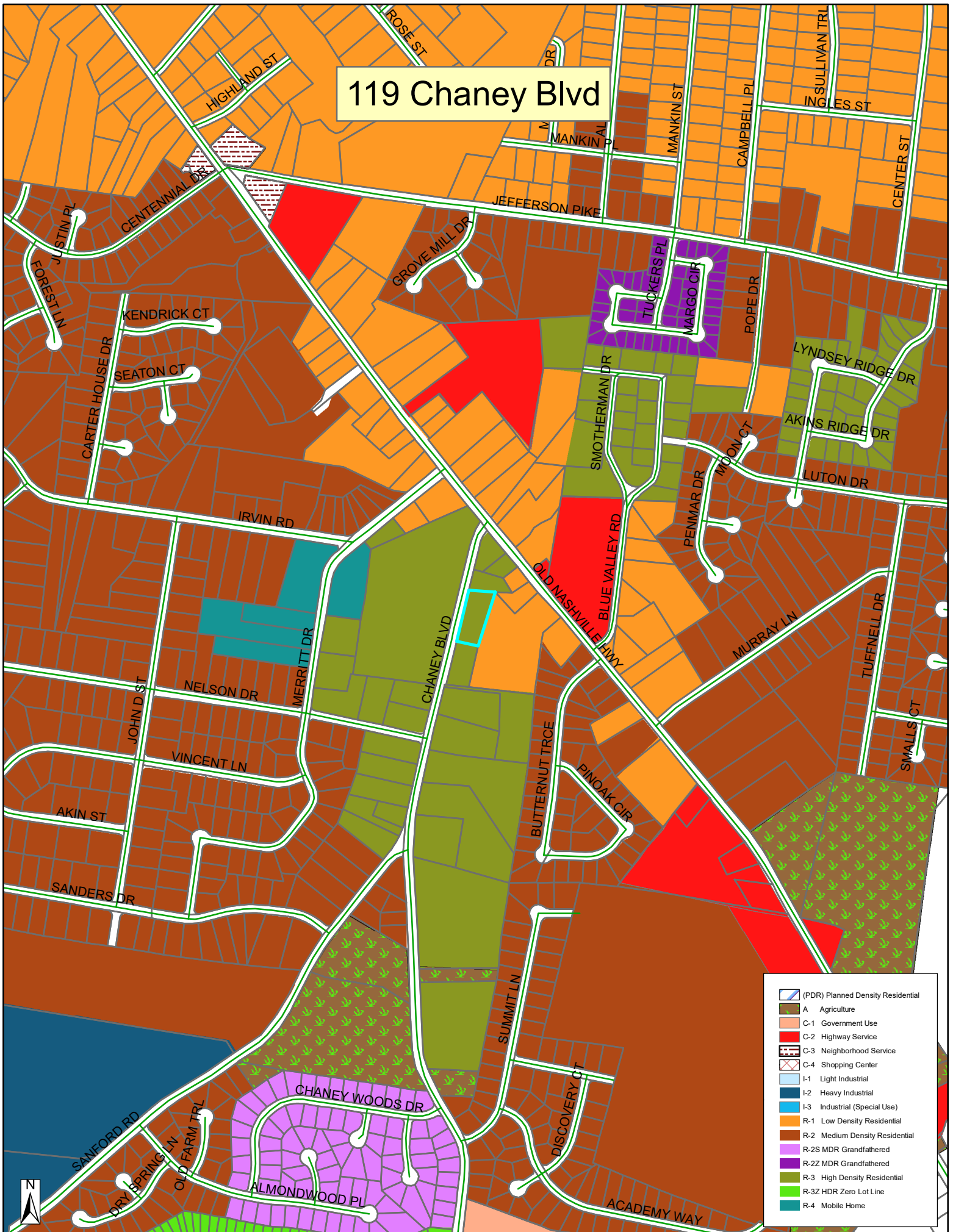
OLD NASHVILLE HWY

BUTTERNUT TRCE

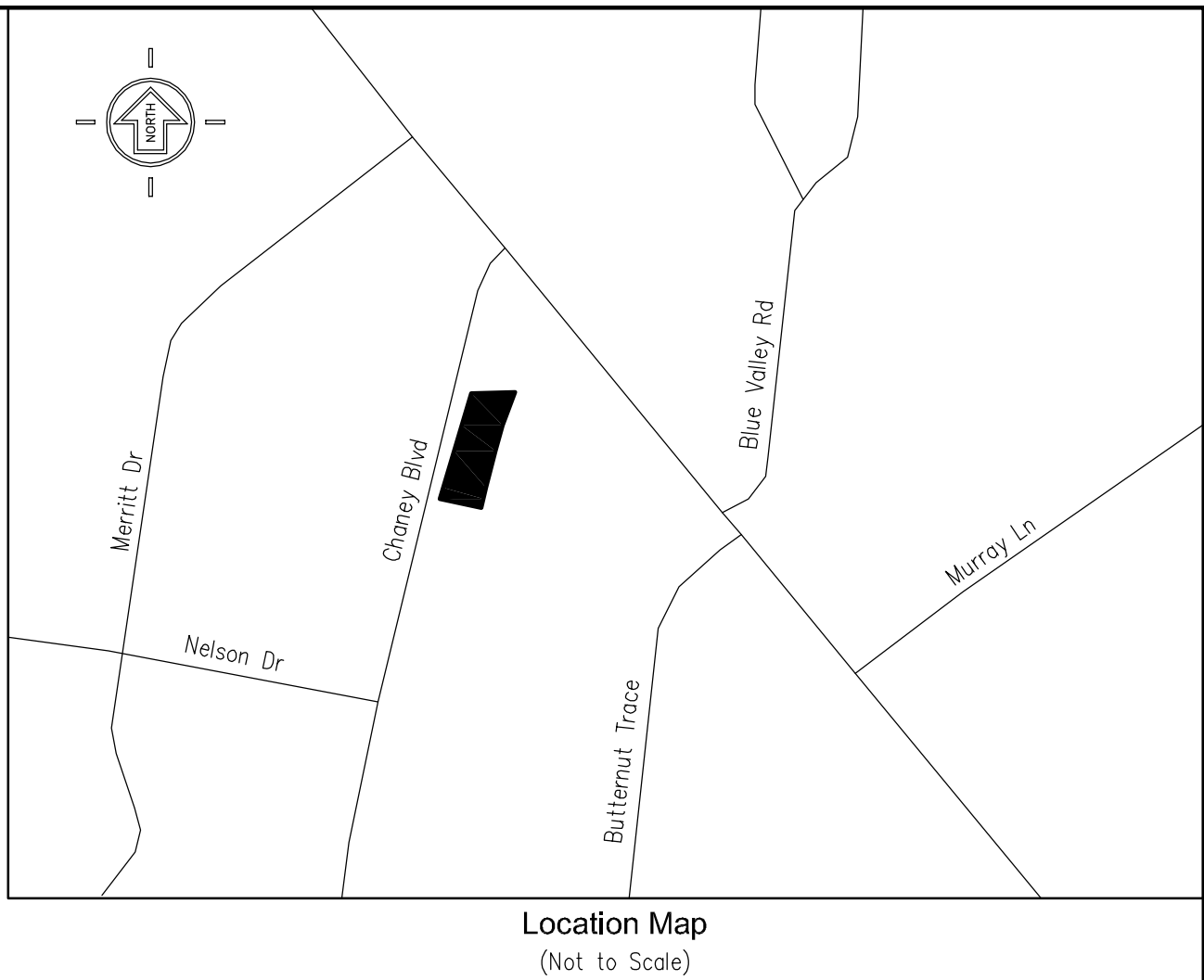
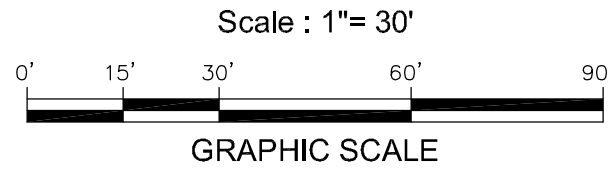
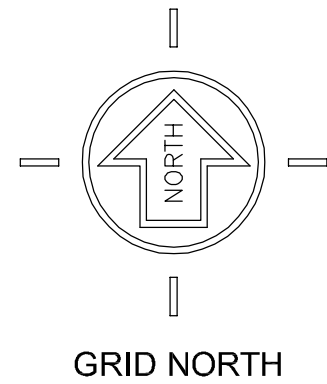
PINOAK CIR



119 Chaney Blvd







General Notes

- The purpose of this plat is to create 5 residential lots.
- Bearings shown hereon are referenced to the Tennessee State Plane Coordinate System (NAD83).
- Subject property is shown as Parcel 3.00 on Rutherford County Tax Map No. 18P, Group C.
- Subject property is currently zoned R3 (High Density Residential) in Rutherford County, Tennessee. Setbacks are as follows:
Front: 15'
Side: 5'
Rear: 15'
- This surveyor has not physically located all underground utilities. Above grade and underground utilities shown hereon were taken from visible appurtenances at the site, public records and/or maps prepared by others. This 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 shown are in the exact location as indicated. Therefore, reliance upon the type, size and location of all underground utilities 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. Tennessee One Call 1-800-351-1111 or 1-615-366-1987.
- By graphic plotting and scaled map location only, this property is not within an area of flood inundation as designated by current Federal Emergency Management Agency maps, which make up a part of the National Flood Insurance Administration report. As shown on F.E.M.A. Map No. 47149C0106J, which bears an effective date of May 9, 2023. The surveyed premises is in Flood Zone "X".
- This surveyor has not been furnished with a Title Report, therefore, this survey is subject to the findings of an accurate Title Search.
- All lots are to be served by public water and sanitary sewer.

Deed Reference

Being the same property conveyed to Amer Angley by Warranty Deed from Adel Beshay, Mena Abdelmalak and Wadgy Nakhla as of record in Record Book 2326, Page 3265, Register's Office for Rutherford County, Tennessee.

OWNER:

AMER ANGLEY
CONTACT: AMER ANGLEY
PHONE: (615) 554-4654
EMAIL: amer_safwat2002@yahoo.com

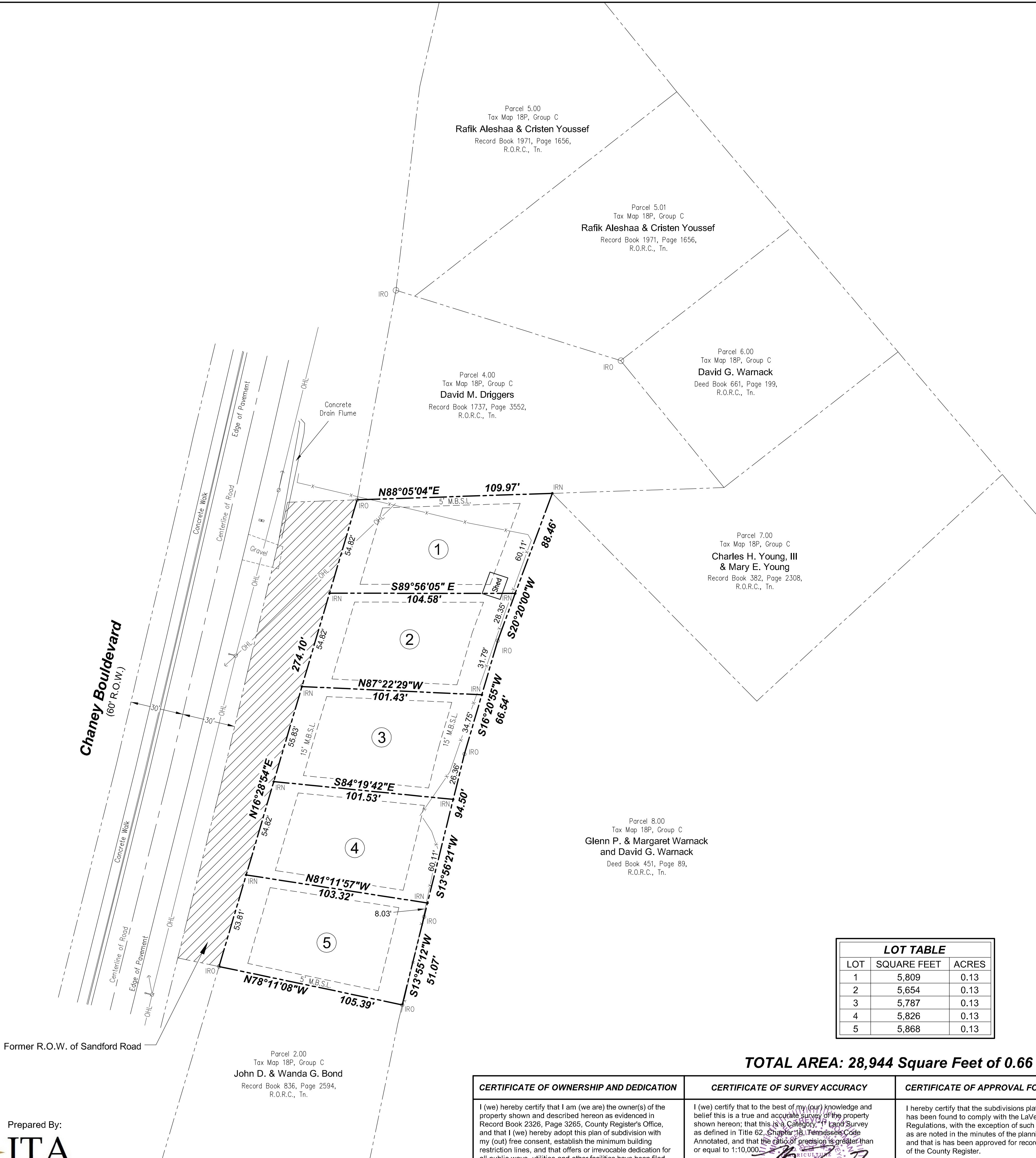
FINAL PLAT 119 CHANEY BOULEVARD

119 Chaney Boulevard
Parcel 3.00, Tax Map 018P, Group C
City of La Vergne, Rutherford County, TN.

FINAL SUBDIVISION PLAT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

TOTAL ACRES: 0.66 TOTAL LOTS: 5
TOTAL ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 3rd CLOSURE ERROR: 1 : 10,000
SCALE: 1"=50' DATE: June 23, 2023
REV. DATE:



LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Utility Pole
- Utility Pole W/Light
- Anchor / guy wire
- Mailbox
- Overhead Utility Line
- Fence Line
- R.O.R.C. Register's Office, Rutherford County



Prepared By:

JTA
LAND SURVEYING, INC.

TOTAL AREA: 28,944 Square Feet of 0.66 Acres ±

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 2326, Page 3265, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (out) 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 _____ Owner _____

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) 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.

Date _____ Registered Land Surveyor Number 2875

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivisions 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 _____ Secretary, Planning Commission



Item #: 16.

Item Title: Final Plat - Woodsong, Section 1, Phase 1, Minor Revision of Subdivision of Lot 1 - Two Lots on 0.70 Acres. Requested by H&H Land Surveying, Inc. Property located on Buffalo Drive (Tax Map 32F, Group E, Parcel 1). R-1 (Low Density Residential) Zoning District. Property owned by Michelle Thomas & Ronald Jackson.

Reviewed By:

Summary: This is a request for final plat approval for Woodsong, Section 1, Phase 1, a Minor Revision of The Subdivision of Lot 1. This plat consists of two Lots on 0.70 Acres. The property is located on Buffalo Drive (Tax Map 032F, Group E, Parcel 1.00). Property is zoned R-1 (Low Density Residential) Zoning District.

This final plat will separate an existing detention pond from a residential lot that contains an existing house. No new construction is expected.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laveragnetn.gov

(Technical items go here)

Jake Blair
jblair@laveragnetn.gov

Engineering

Gary Lide
glide@laveragnetn.gov

- 1 Show bearing and distance on proposed new line.
- 2 A note on the plat states that the purpose of the plat is to dedicate the area of the detention pond to "others". Please provide a specific person or entity to whom this will be dedicated.
- 3 Please provide a "Certificate of Acceptance" to be signed by the person or entity to whom the detention basin will be dedicated. This certificate must include

verbiage stating that, as the owner of the detention basin, they will be responsible for the upkeep, maintenance, inspections, engineering, and all other costs of the detention basin in perpetuity. It must be maintained in accordance with the City of La Vergne Stormwater Management Ordinance and any future revisions of same.

Utilities

Scott Tatalovich
statalovich@lavernetn.gov

No comments.

Codes

Randolph Salyers
rsalyers@lavernetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavernetn.gov

(Technical items go here)

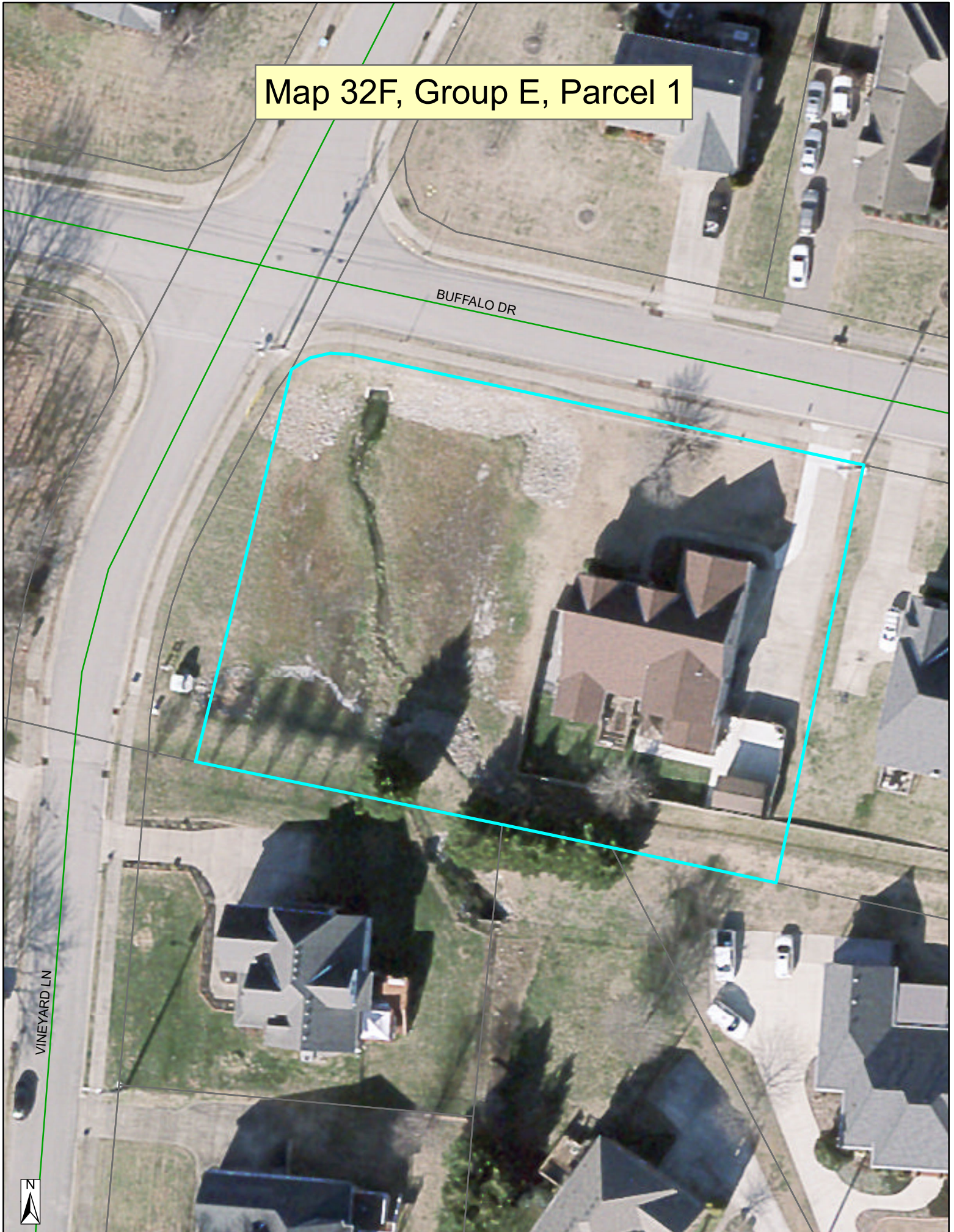
Police

John Eubank
jeubank@lavernetn.gov

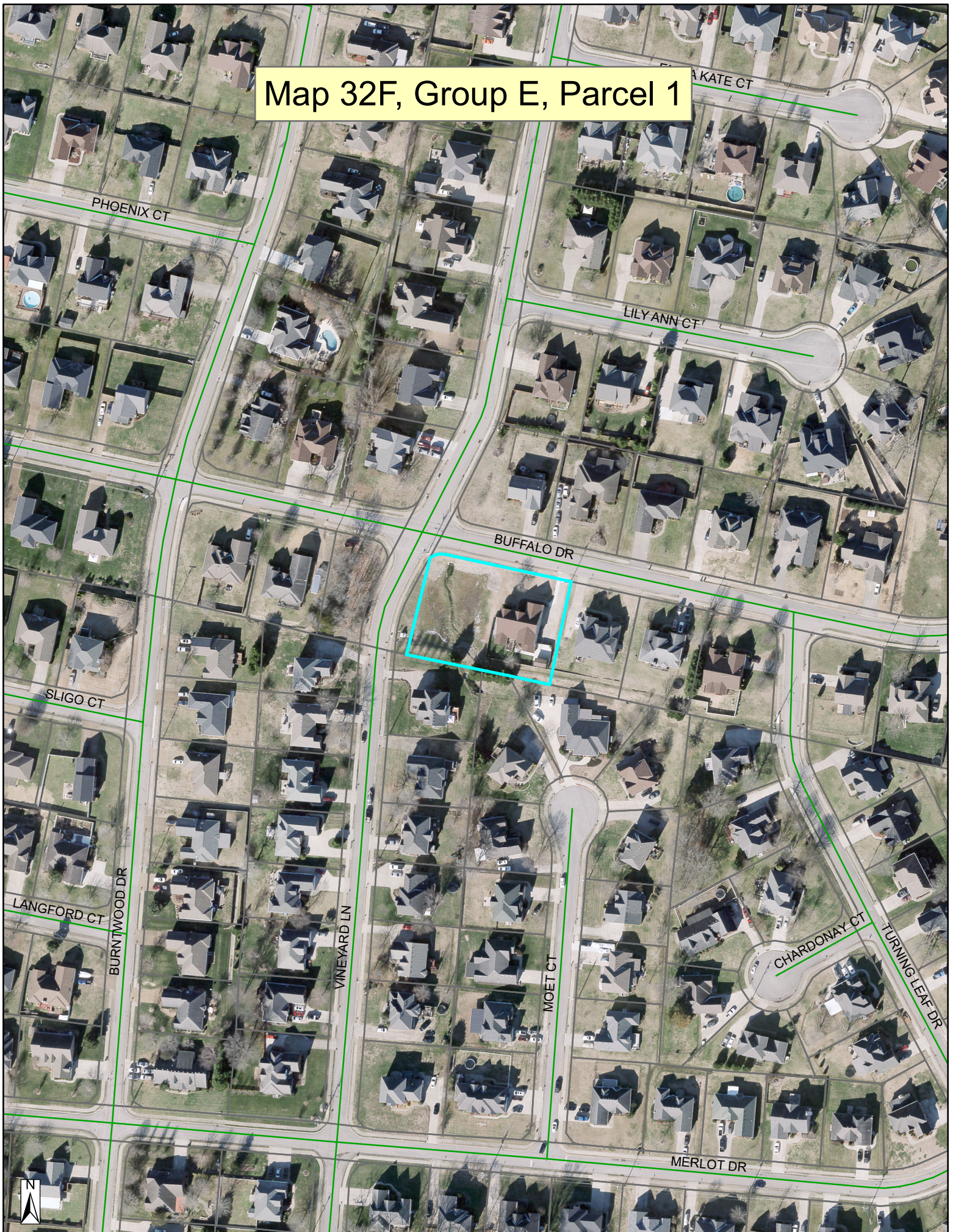
(Technical items go here)

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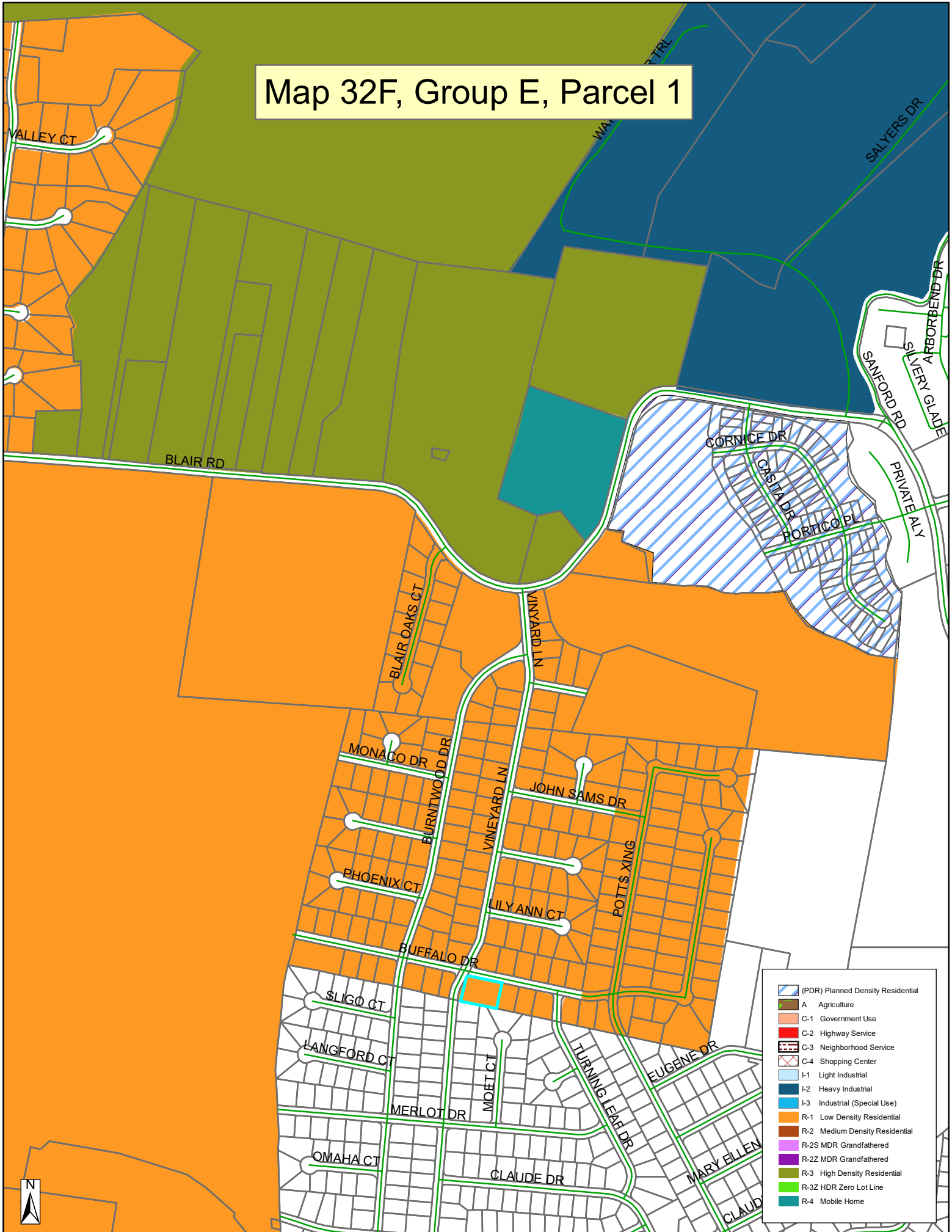
Map 32F, Group E, Parcel 1



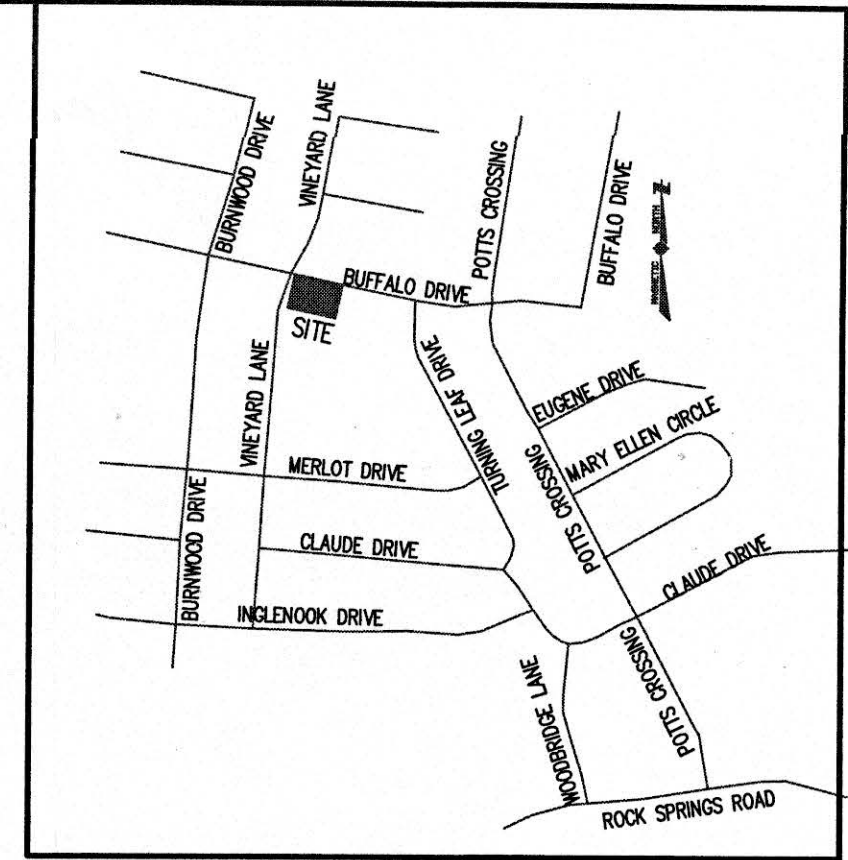
Map 32F, Group E, Parcel 1



Map 32F, Group E, Parcel 1



THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) RTK BASE AND ROVER UNITS AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC GPS OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM IN U.S. SURVEY FEET (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD83; ZONE TN 4100, GEOID MODEL CONTINENTAL US NGS 2018), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2), HORIZONTAL ACCURACY=5mm+0.05ppm AND VERTICAL ACCURACY=10mm+0.08ppm



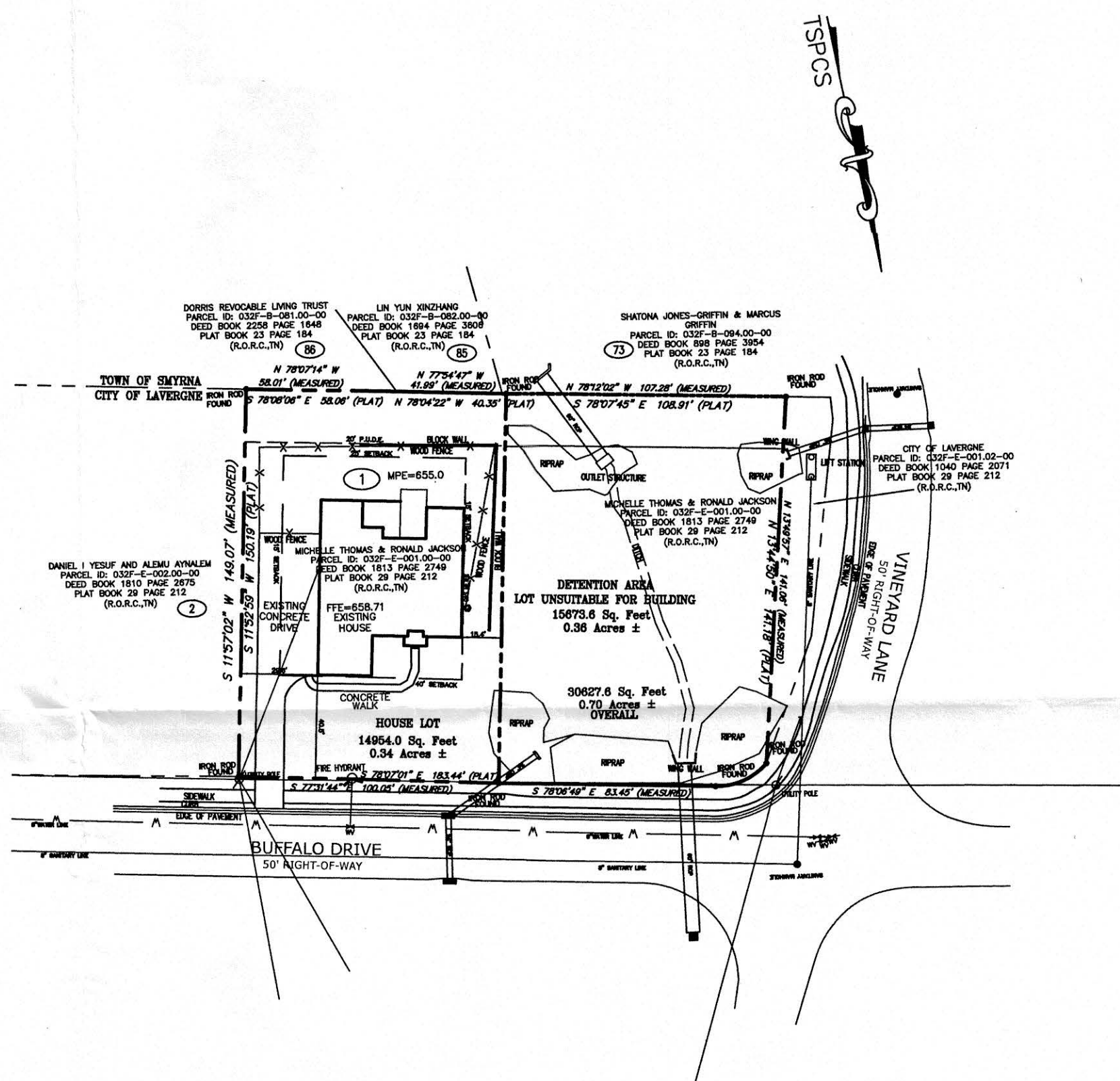
VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THIS SURVEY EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS IN THE STATE OF TENNESSEE.
2. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE 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 BEING MADE. 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 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 SYSTEM, INC. 1-800-351-1111.
3. THE REFERENCE PLAT FOR SUBJECT PROPERTY IS PLAT BOOK 29 PAGE 212
4. ALL OF THE HEREIN DESCRIBED TRACT OF LAND LIES WITHIN AN AREA DESIGNATED AS "ZONE X", AS SAID TRACT PLOTS BY SCALED APPROXIMATION ON FEMA FIRM MAP NUMBER 47149C0105J ON THE INSURANCE RATE MAPS FOR THE CITY OF LAVERGNE AND RUTHERFORD COUNTY, TENNESSEE, MAP DATED REVISED MAY 9, 2023
5. THIS PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
6. THE SUBJECT PROPERTY IS IDENTIFIED ON RUTHERFORD COUNTY TAX MAPS AS PARCEL ID 032F-E-001.00-000.
7. THE ROAD RIGHTS-OF-WAY SHOWN WERE DERIVED FROM INFORMATION PROVIDED BY COUNTY RECORDS, PLATS AND RECORDED DEEDS.
8. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
9. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.

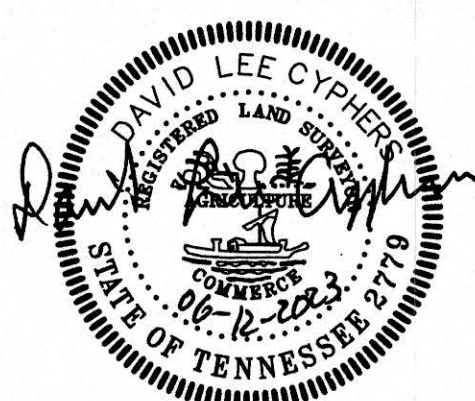
NOTE:

THE PURPOSE OF THIS MINOR REVISION TO SUBDIVISION PLAT IS TO REMOVE THE DETENTION AREA FROM LOT 1 TO BE DEDICATED TO OTHERS



I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 25, 2023.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: 06-12-2023



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK 1813 PAGE 2749 OF RUTHERFORD COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATION FOR ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

OWNER

OWNER

Date

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS 1 LAND AS DEFINED IN CHAPTER 0820-03 STANDARDS OF PRACTICE, AND THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1 IN 10,000

06-12-2023
DATE

David Lee Cyphers
TENNESSEE REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL FOR RECORDING

I HERE CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH LA VERGNE THE 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 REGISTRAR.

DATE

SECRETARY, PLANNING COMMISSION

LOT 1 REMINDER 14954.0 SQUARE FEET± 0.34 ACRES±
DETENTION AREA 15673.6 SQUARE FEET± 0.36 ACRES±
COMBINED AREA 30627.6 SQUARE FEET± 0.70 ACRES±

OWNER
MICHELLE THOMAS AND RONALD JACKSON
6997 BUFFALO DRIVE, LAVERGNE, TENNESSEE 37086

ZONING R-1
FRONT SETBACK 40'
SIDE SETBACK 15'
REAR SETBACK 25'

MINOR REVISION OF SUBDIVISION OF
LOT 1 WOODSONG SUBDIVISION
SECTION 1 PHASE 1

6997 BUFFALO DRIVE
TAX MAP PARCEL 032F-E-001.00-000
LOT 1 WOODSONG SUBDIVISION SECTION 1 PHASE 1
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

FINAL SUBDIVISION PLAT

TOTAL ACRES: 0.70 TOTAL LOTS: 2
TOTAL ACRES NEW STREETS: 0
FEET OF NEW STREETS: 0
CLOSURE ERROR: 1':10,000+
SCALE 1"=50' DATE 06-12-2023

H & H LAND SURVEYING, INC.
812A FITZMAURICE BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: hansonland@bellsouth.net

DATE: JUNE 12 2023	DRAWN BY: DLC	CHECKED BY: MVHJR
REVISIONS		
MK	DATE	BY
		CHANGE

Scale: 1" = 50'

GRAPHIC SCALE