WORKSHOP AGENDA

Planning Commission

August 15, 2023 @ 5:30 PM

For the August 29, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: July 25, 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.

4. Site Plan - 142 Stones River Road - Two Buildings Totaling 8,000 Square Feet Containing Showroom with Office and Indoor Storage on 8.61 Acres. Requested by James Nyquist. Property located at 142 Stones River Road (Tax Map 15M, Group C, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by Titan Home Builders, LLC. **(Applicant has used all deferrals & has not resubmitted)**

5. Preliminary Plat - Marlowe La Vergne - Two Lots 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. **(August is the last deferral. Vote must be taken in September unless PC defers the item.)**

6. Concept Plan - Marlowe La Vergne - 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner. **(This item has exhausted all deferrals. Vote must take place in August unless PC defers the item.)**

7. 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. **(Deferred)**

8. 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.

9. 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.

10. 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. **(Deferred)**

NEW BUSINESS

11. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by DSG, Inc. - 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). Current Zoning District: C-2 (Highway Service Commercial) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Richland South, LLC.

12. Site Plan - Chaney Place - 50 Townhomes on 4.3 Acres. Requested by SEC, Inc. Property located on Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.

13. Preliminary Plat - 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.

14. Final Plat - The Ridge, Phase 3 - Resubdivide Lots 315, 316 & 317. Requested by Wamble & Associates. Property located on Sweet Maple Knoll (Tax Map 29, Parcels 30, 31 & 32). R-2 (Medium Density Residential) Zoning District. Property owned by Mitchell Bowman dba, F&B Development, Anthony Trimboli, and Lindsey Toedter.

15. Site Plan - 84 Lumber - Create Additional Storage Yard on 42.45 Acres. Requested by SEC, Inc. Property located on Wheeler St. (Tax Map 18K, Parcel 13). I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber Company.

16. Preliminary Plat - Arbor Ridge, Sections 1, 2 & 3 - 95 Lots on Approximately 32 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

17. Preliminary Plat - Arbor Ridge, Sections 5 & 10 - 137 Lots on Approximately 53.13 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District.

Property owned by Starlight Homes of Tennessee, LLC.

18. Final Plat - 5486 Murfreesboro Road, Lots 3 & 4 - Combine Two Lots to Total 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcels 5 and 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.

19. Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 7,206 Square Feet on 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.

20. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 1. Property located off Blair Road. Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

21. Recommendation to the Board of Mayor and Aldermen - Amendment to Zoning Ordinance - Amend Article IV, Section 4.010. Off-Street Parking Requirements - Kyle Brown & Bo Logan.

22. Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

23. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report Meeting: August 15, 2023	City of La Vergne

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.

Reviewed By:
Gary Lide, City Engineer

Summary: Subdivision Acceptance for Lt Frank Walkup Subdivision

Staff Recommendation: Awaiting request for final acceptance inspection

Staff Comments / Technical Items:

Planning
Bo Logan
blogan@lavergnetn.gov

Engineering
Gary Lide — City Punchlist remains outstanding
glide@lavergnetn.gov

Utilities — Public Works has not received a water and sewer availability request for this project.

Codes
Randolph Salyers
rsalyers@lavergnetn.gov

Fire
Curtis Brinkley — No Comments.
cbrinkley@lavergnetn.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.

Planning Commission Report Meeting: August 15, 2023	City of La Vergne

Item #: 4.

Item Title: Site Plan - 142 Stones River Road - Two Buildings Totaling 8,000 Square Feet Containing Showroom with Office and Indoor Storage on 8.61 Acres. Requested by James Nyquist. Property located at 142 Stones River Road (Tax Map 15M, Group C, Parcel 1). C-2 (Highway Service Commercial) Zoning District. Property owned by Titan Home Builders, LLC. (Applicant has used all deferrals & has not resubmitted)

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:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.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@lavergnetn.gov

Engineering

Gary Lide glide@lavergnetn.gov	Item	Drawing Number	Comment
	1	C3.0	Provide sufficient information to locate building corners orientation from property line. The parking lot can be lo from buildings.
	2	C4.0	Show existing contours on this sheet as well as propos
	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 drivew north property line at several locations
	7	C3.0	While it is understood that final location and dimensior transformer pad(s) will depend upon electric utility, prc estimated guess to ensure that there is adequate spac
	8	C3.0	Provide location for dumpster pad(s). Also provide det 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' 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. Prov layout showing width and radius returns at Stones Riv
	14	C3.0	Provide turning template for fire-engine-sized truck de 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 pav driveway being in drainage area PS-1 and draining int infiltration trench. Sheet C4.0 contours do not indicate curb along southern edge of driveway which would dra amounts of the driveway into drainage area PS-2 whic untreated. Please clarify.
	16	C4.0	Please provide detail regarding how stormwater is get across cell tower access drive from the west to get to infiltration basin.
	17	C6.4	Please add depth dimension to infiltration trench sectio 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 a area in the southwest corner where it stands within the railroad ROW. Provide pre- versus post- calculations f elevation of the water during the 100-year/24-storm. T calculations must assume an outflow rate of 0 cfs and calculated to show the impact on the depth in that area this development.
23	C5.0	Per NFPA 1, a building served by a dead end access r within 400 feet of a fire hydrant. A single fire hydrant m on a minimum 6-inch line depending on friction losses flow rates. Fire Marshal has final say on this.
24	C5.0	Coordinate with Public Works engineer regarding wate
25	C5.0	Show clean-outs and elevations along private sewer li
26	C5.0	Apply to Public Works Engineer for water and sewer availability.
27	C5.0	Coordinate with Public Works engineer regarding prop sewer tap to existing manhole.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

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

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley
cbrinkley@lavergnetn.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@lavergnetn.gov

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Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 5.

Item Title: Preliminary Plat - Marlowe La Vergne - Two Lots 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. (August is the last deferral. Vote must be taken in September unless PC defers the item.)

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@lavergnetn.gov

Jake Blair
jblair@lavergnetn.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@lavergnetn.gov

1. Lot 1 access drive shown on Site Plan cuts through Lot
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 developement (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@lavergnetn.gov

No comment.
Show sewer connection to Lot 2.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

No comments received

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No comments received

Police

John Eubank
jeubank@lavergnetn.gov

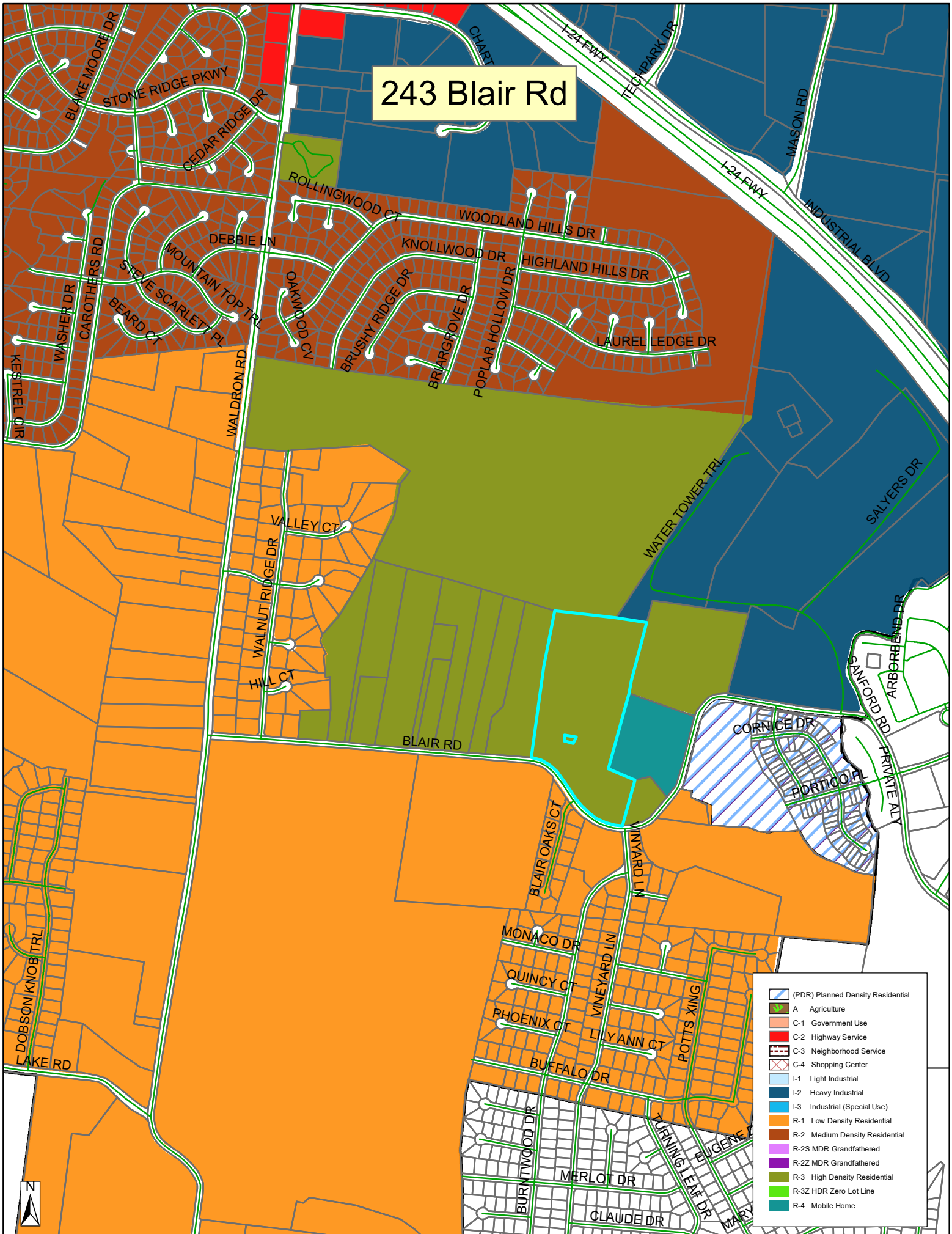
No comments received

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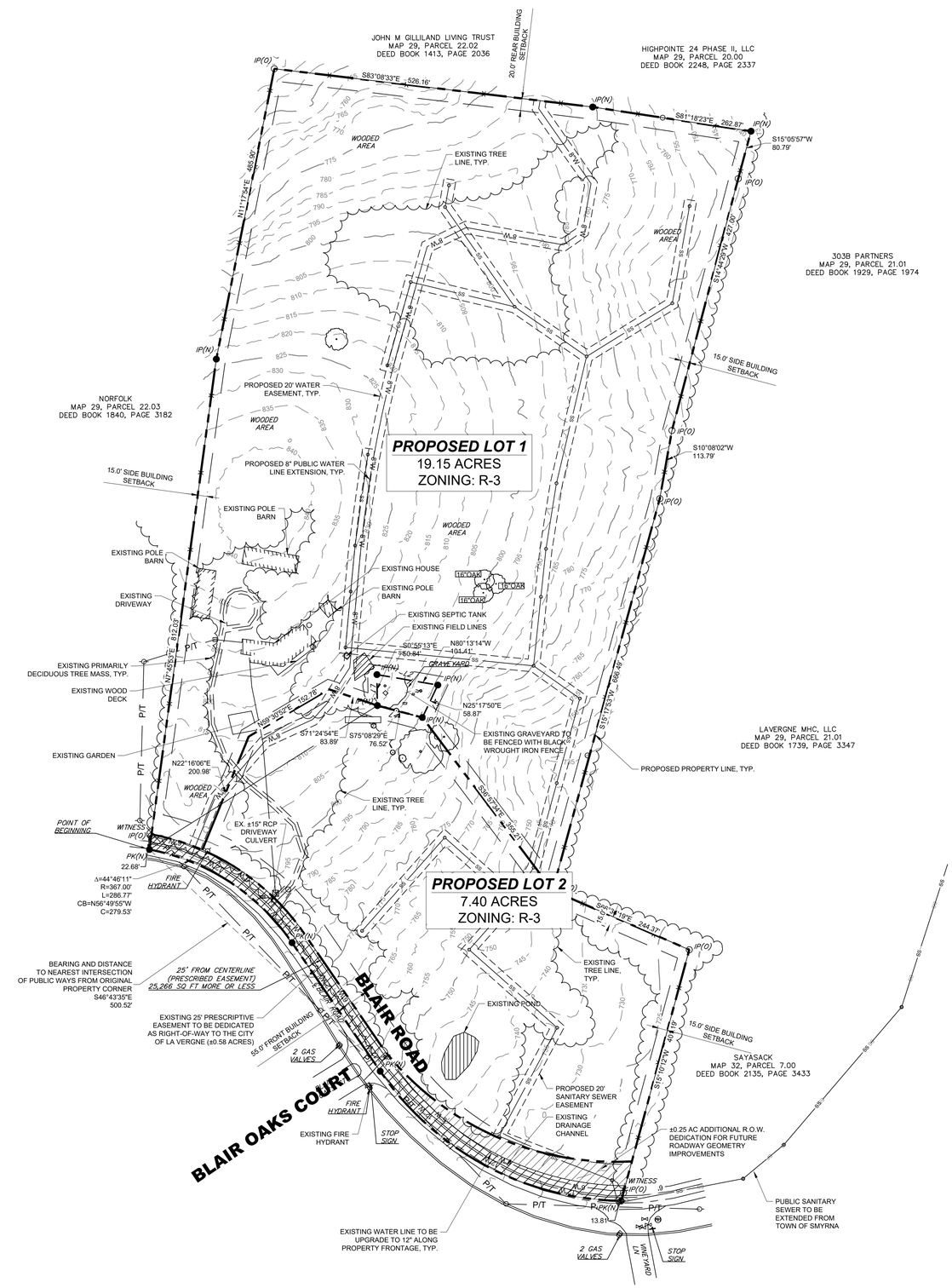

243 Blair Rd
WATER TOWER TRL
BLAIR RD
BLAIR OAKS CT
VINYARD LN
N


243 Blair Rd
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
OAKWOOD CV
BRUSHYRIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
INDUSTRIAL BLVD
I-24 FWY
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
MINT JULIP MNR
COLONNADE DR
BLAIR RD
CORNICE DR
PORTICO PL
PRIVATE ALY
BLAIR OAKS CT
VINMAR LN
MACY CT
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
MOET CT
TURNING LEAF DR
EUGENE DR
MARY ELLEN CIR
OMAHA CT
CLAUDE DR
CLAUDE DR
N


243 Blair Rd
BLAKE MOORE DR
STONE RIDGE PKWY
CEDAR RIDGE DR
CHART
I-24 FWY
TECHPARK DR
MASON RD
INDUSTRIAL BLVD
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
CAROTHERS RD
WASHER DR
BEARD CT
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
KESTREL DR
WALDRON RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
ARBORBEND DR
SANFORD RD
CORNICE DR
PRIVATE ALY
PORTICO PL
BLAIR RD
BLAIR OAKS CT
VINEYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
TURNING LEAF DR
CLAUDE DR
N
(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


VINEYARD LANE
BLAIR ROAD
STOP





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 REISDENTIAL)

OWNERS

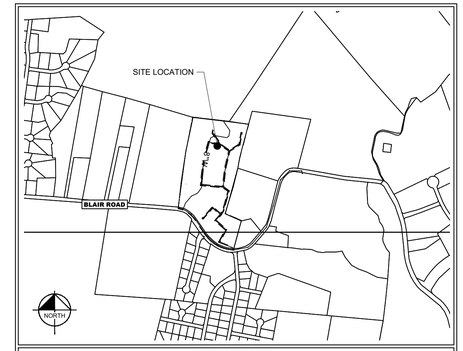
PARCEL 6:
MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

DEVELOPER / AUTHORIZED REPRESENTATIVE

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

LEGEND

□M(O)	MONUMENT (OLD)
○IR(O)	IRON ROD (OLD)
●IR(N)	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED
○CO	SEWER CLEAN-OUT
Ø	UTILITY POLE
Ø⟶	UTILITY POLE W/ ANCHOR
Ø⊸	UTILITY POLE W/ LIGHT
–P&T–	OVERHEAD POWER AND TELEPHONE LINES
E	ELECTRIC BOX
T	TELEPHONE RISER
C	CABLE TV BOX
CMP	CORRUGATED METAL PIPE
–X–X–	FENCE
R.O.R.C.T.	REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TN



VICINITY MAP
NOT TO SCALE

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.

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.

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

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

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

SURVEY DISCLAIMER

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

   1a. THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
   (A) TYPE OF SURVEY: BASE/ROVER RTK
   (B) POSITIONAL ACCURACY: 0.05 FEET
   (C) DATE OF SURVEY: 12/13/2022
   (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
   (E) PUBLISHED/FIXED CONTROL: OPUS
   (F) GEOID MODEL: NGS2018
   (G) COMBINED GRID FACTOR: N/A - 1.000000

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

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

2. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.

3. PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL. A TITLE SEARCH REPORT WAS NOT PROVIDED TO THIS SURVEYOR.

4. NO PORTION OF THIS PROPERTY LIES WITHIN THE DESIGNATED SPECIAL FLOOD ZONE AREAS ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47149C0105H, DATED 1/5/2007.

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

MARLOWE LA VERGNE
243 BLAIR ROAD
PRELIMINARY PLAT
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY/FIRM
LICENSE No. 121043
STATE OF TENNESSEE
6/26/2023

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/01/2023
KIMLEY-HORN PROJECT NO. 118702000

PRELIMINARY PLAT

SHEET NUMBER
C1-20

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.

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 6.

Item Title: Concept Plan - Marlowe La Vergne - 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner. (This item has exhausted all deferrals. Vote must take place in August unless PC defers the item.)

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

Summary: This item was previously deferred by the developer. The present submittal shows subdividing this single-owner multi-family development into two lots as a Concept Plan under the Subdivision Regulations rather than as a Site Plan under the Zoning Ordinance. See Item 5.

This plan calls for 367 multi-family units on a 27.49-acre wooded and hilly to steep lot.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.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@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.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

Utility Engineer setting up a meeting with Town of Smyrna to discuss the La Vergne Interlocal Sewer Basin flowing to Town of Smyrna for Treatment. The existing 8-inch offsite sewer from La Vergne to Town of Smyrna has less than minimum slope and a **capacity of 144 gpm** at 50% full (TDEC requirement and standard design and planning practice). Current La Vergne PC approved development in this basin (HP24, Portico Place Subdiv, and 303 Blair Rd) is estimated to have an average wastewater generation of 61.5 gpm. If PF=2.5, then **peak flow is 153gpm**, which will max out the offsite sewer's allowed capacity (approx 50% full, not including wet weather allowance, per TDEC).

Scott Tatalovich
statalovich@lavergnetn.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@lavergnetn.gov

Fire
Curtis Brinkley
cbrinkley@lavergnetn.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.

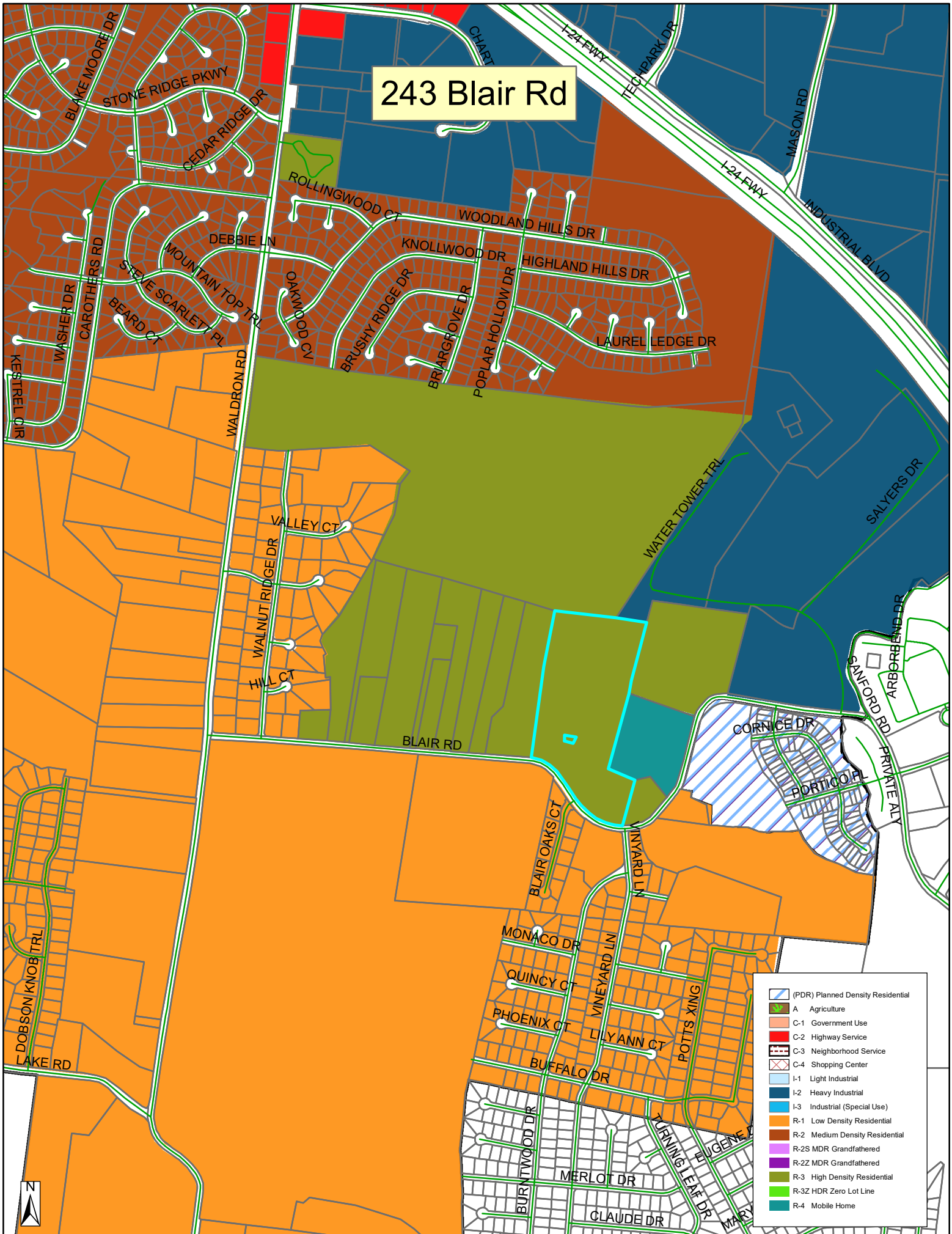
4. The project will need a turning template for the 2014 100' mid-mount Sutphen aerial bucket truck.

Police Traffic volume and visibilty 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
N


243 Blair Rd
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
OAKWOOD CV
BRUSHYRIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
WALDRON RD
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
SANFORD RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
ARBORBEND DR
MINT JULIP MNR
CORNICE DR
PORTICO PL
PRIVATE ALY
COLONNADE DR
BLAIR OAKS CT
VINMAR LN
MACY CT
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
MOET CT
TURNING LEAF DR
EUGENE DR
MARY ELLEN CIR
OMAHA CT
CLAUDE DR
CLAUDE DR
N


243 Blair Rd
BLAKE MOORE DR
STONE RIDGE PKWY
CEDAR RIDGE DR
CHART
I-24 FWY
TECHPARK DR
MASON RD
INDUSTRIAL BLVD
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
CAROTHERS RD
WASHER DR
KESTREL DR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
WALDRON RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
ARBORBEND DR
SANFORD RD
CORNICE DR
PORTICO PL
PRIVATE ALY
BLAIR RD
BLAIR OAKS CT
VINEYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
CLAUDE DR
TURNING LEAF DR
EUGENE
MARY
N
(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


VINEYARD LANE
BLAIR ROAD
STOP



CONCEPT PLAN SUBMITTAL

MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

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: EXISTING LAND USE:	R-3 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/housinig/fairhousing/about_fairhousingact.htm

2. PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47149C0105H.

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 FEMA FIRM COMMUNITY PANEL 47149C0105H

4. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 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 UTILITIES IN THIS SITE.



VICINITY MAP
1" = 1,000'

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

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

OWNER / DEVELOPER

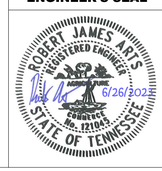
MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TENNESSEE 37205
PHONE: (615) 477-5155
EMAIL: MARTINSHOFNER@ARCHITECTSURE.COM

PLANS PREPARED BY

Kimley»Horn

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ENGINEER'S SEAL



PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118702000	C0-00	9

Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Jun 26, 2023 10:02am by: Pearse.Zbinden

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CONTRACTOR RESPONSIBILITIES:

1. 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 REFERENE 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:

1. 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 ONTO 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.IR-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' REQUIRE 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 LETTERING 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 REQUITE 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 ROUT 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 SEEDED.

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

ROBERT JAMES ARTS — REGISTERED ENGINEER — 120183 — STATE OF TENNESSEE — 6/26/2023

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KIMLEY-HORN PROJECT NO. 118702000

GENERAL NOTES

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Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CAD\PlanSheets\C0-02 VICINITY MAP.dwg VICINITY MAP Jun 26, 2023 10:03am by Pearse.Zbinden



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KIMLEY-HORN PROJECT NO. 118702000

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VICINITY MAP

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MARLOWE LA VERGNE
243 BLAIR ROAD
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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

- 12-20% SLOPE
- >20% SLOPE

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MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 121045
STATE OF TENNESSEE
6/26/2023

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EXISTING CONDITIONS

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LAYOUT NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
4. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. 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.)
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. ANY DAMAGED SECTIONS OF EXISTING INFRASTRUCTURE TO BE REPLACED.
8. 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.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PROVIDED AS ALTA SURVEY SHEET.
10. ALL PROPOSED UTILITY CONNECTIONS SHALL BE FIELD VERIFIED AND SUBJECT TO CHANGE PER UTILITY DISTRICT REQUEST.
11. 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.
12. 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
13. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING WILL COMPLY WITH THE MOST RECENT MUTCD STANDARDS.
14. 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
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
16. NO PEDESTRIAN PATHWAY SHALL EXCEED 2.0% CROSS SLOPE OR 5.0% LONGITUDINAL SLOPE.
17. NO ADA PARKING SPACES SHALL EXCEED 2.0% CROSS SLOPE IN ANY DIRECTION
18. ALL ADA ACCESSIBLE ROUTES INCLUDING CROSS WALKS, RAMPS, AND SIDEWALKS TO MEET ADA SLOPE REQUIREMENTS
19. THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ETC.) WITHIN SIDEWALK.
20. CONTRACTOR TO PLACE ASPHALT COURSE ONLY AFTER ALL CONSTRUCTION IS COMPLETED AND NO OTHER CONSTRUCTION TRAFFIC IS ANTICIPATED.

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DATE: 06/26/2023
KIMLEY-HORN PROJECT NO. 118702000

SITE LAYOUT - OVERALL

SHEET NUMBER
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Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Jun 26, 2023 10:04am by: Pearse.Zbinden

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GRADING NOTES

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. 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.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. 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.
17. 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

476.17	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	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION			
500	EXISTING CONTOUR			
500	PROPOSED CONTOUR			

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
NO. 121045
STATE OF TENNESSEE
6/26/2023

No.	REVISIONS	DATE	BY
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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	06/26/2023

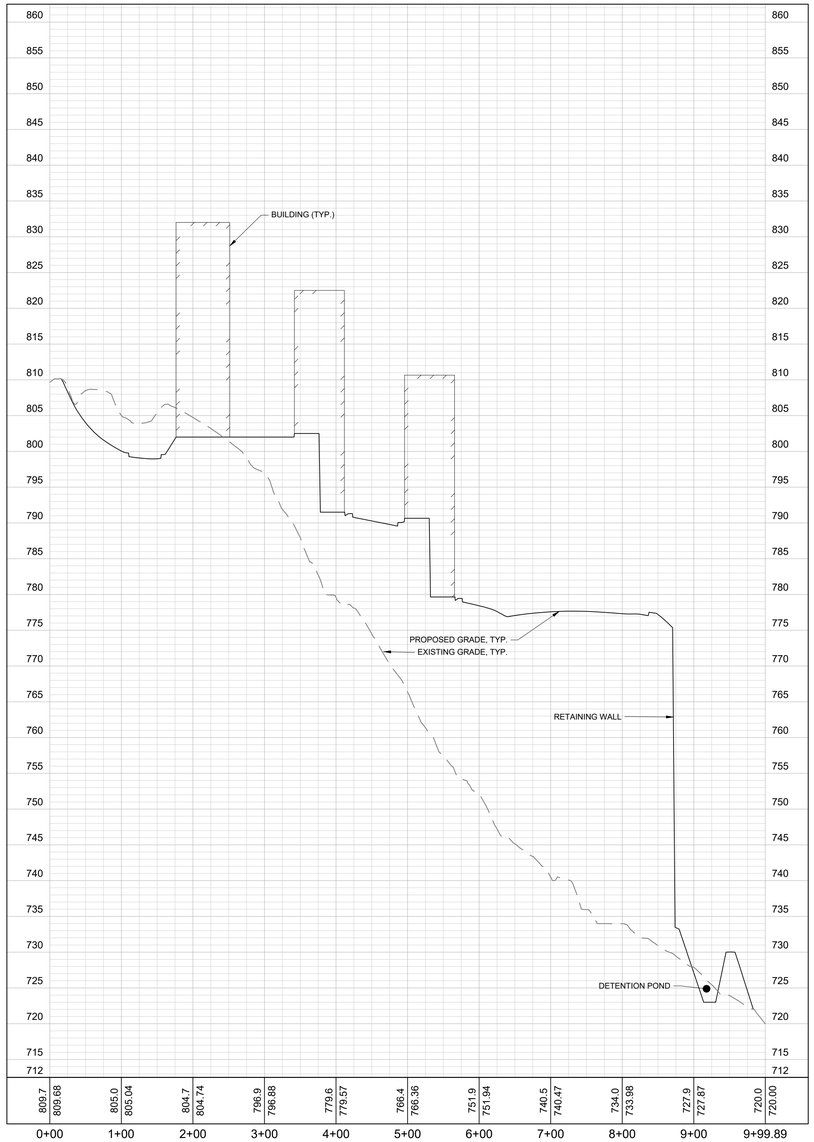
KIMLEY-HORN PROJECT NO. 118702000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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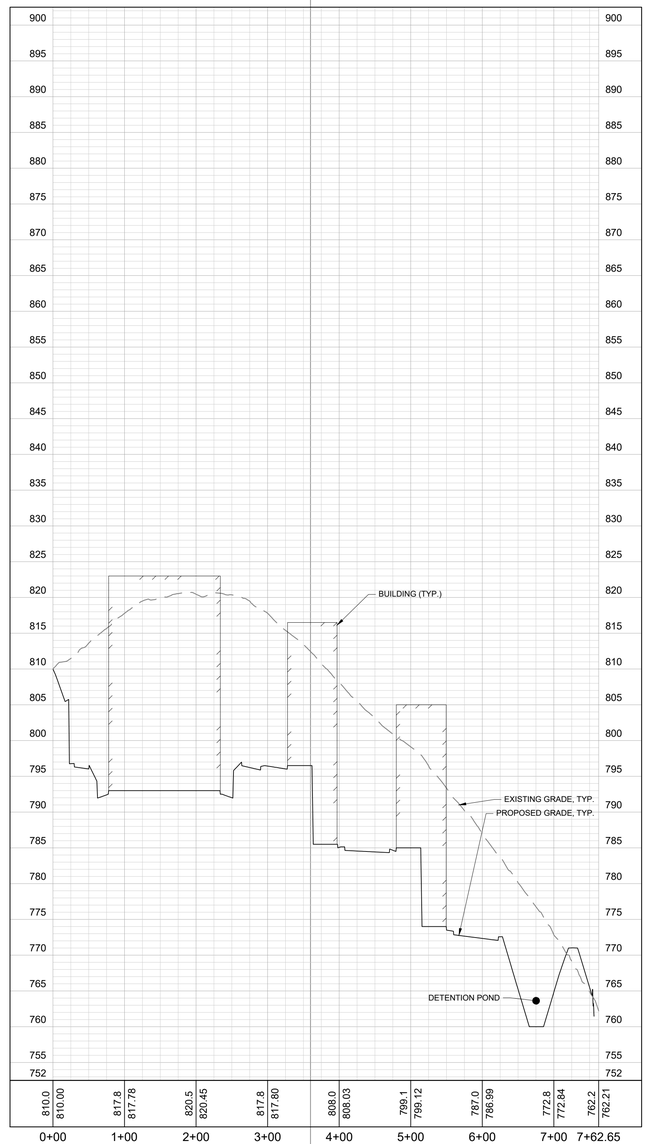
SECTION A-A



SECTION B-B



SECTION C-C



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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 121043
STATE OF TENNESSEE
6/26/2023

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SITE SECTIONS

SHEET NUMBER
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SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
3. 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 CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
4. 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.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE, TOWN OF SMYRNA AND O.H.S.A. STANDARDS.
6. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF SMYRNA AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
7. ALL FILL IS TO BE PLACED AND COMPACTED PRIOR TO INSTALLATION OF PUBLIC UTILITIES
8. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
9. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
11. 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.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO LA VERGNE UTILITY DISTRICT STANDARDS.
13. LA VERGNE UTILITY DISTRICT AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PUBLIC WATER MAIN TO HAVE MINIMUM OF 36" COVER.
16. ALL WATER LATERALS TO HAVE A MINIMUM OF 18" COVER.
17. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
18. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
19. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
20. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
21. 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.
22. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
23. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
24. 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.
25. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
26. 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.
27. 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.
28. TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
29. ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE-CONNECTED TO MAIN LINE.
30. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ADDIS
REGISTERED ENGINEER
Date: 6/26/2023
License No. 121043
STATE OF TENNESSEE

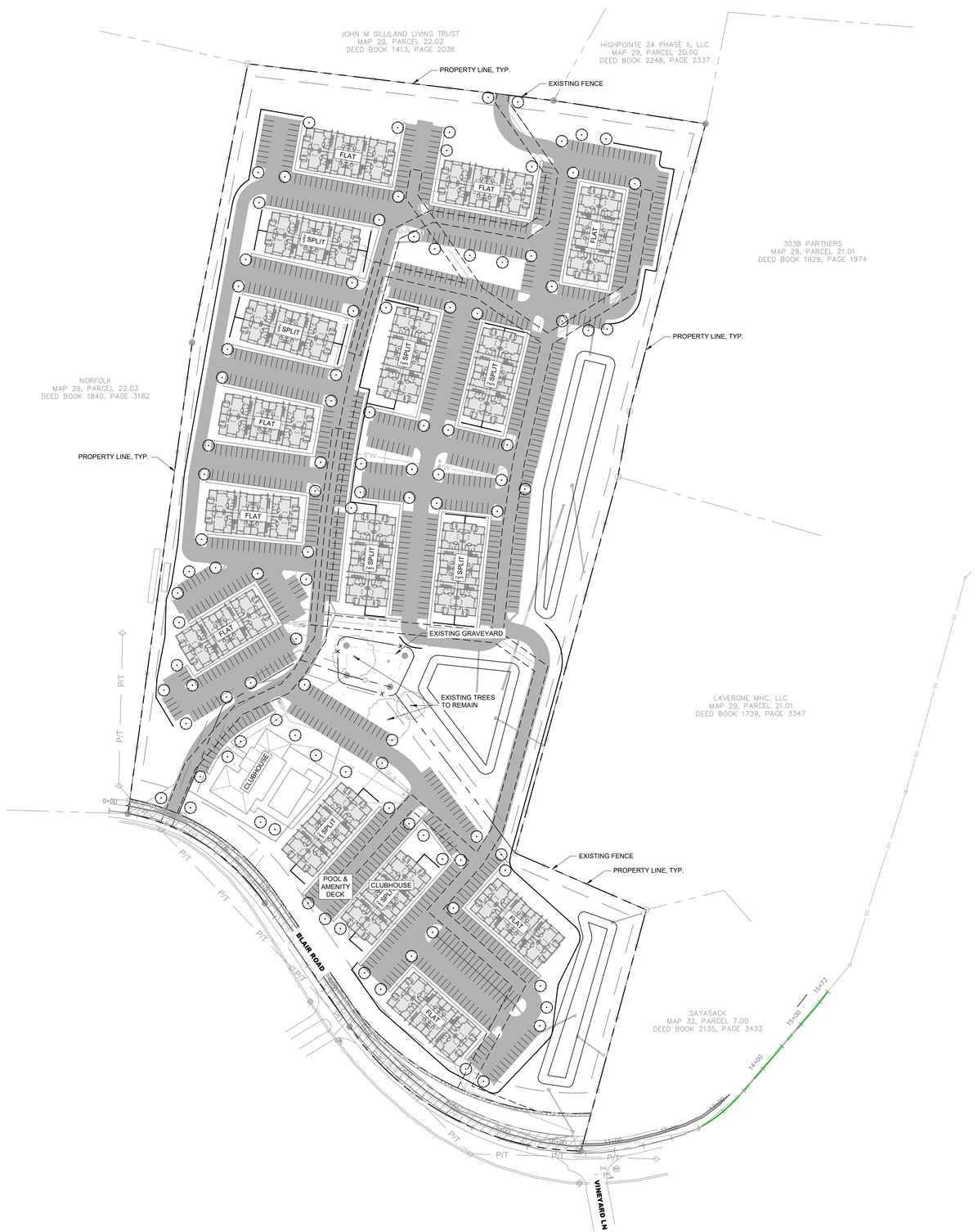
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KIMLEY-HORN PROJECT NO. 118702000

UTILITY PLAN - OVERALL

SHEET NUMBER
C6-00

Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C6-00 UTILITY PLAN - OVERALL.dwg C6-00 UTILITY PLAN - OVERALL Jun 26, 2023 10:06am by: Pearse.Zbinden



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

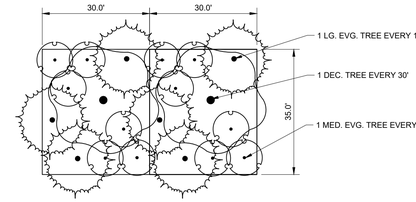
LANDSCAPE REQUIREMENTS

- **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



1 TRANSITIONAL BUFFER TYPE 2 ENLARGEMENT
1" = 20'-0"

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 121045
STATE OF TENNESSEE
6/26/2023

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DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	CJJ
DATE:	06/26/2023
KIMLEY-HORN PROJECT NO.	118702000

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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Planning Commission Report Meeting: August 15, 2023	City of La Vergne

Item #: 7.

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. (Deferred)

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 (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.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 — No comments.
statalovich@lavergnetn.gov

Codes

Randolph Salyers — No comments received
rsalyers@lavergnetn.gov

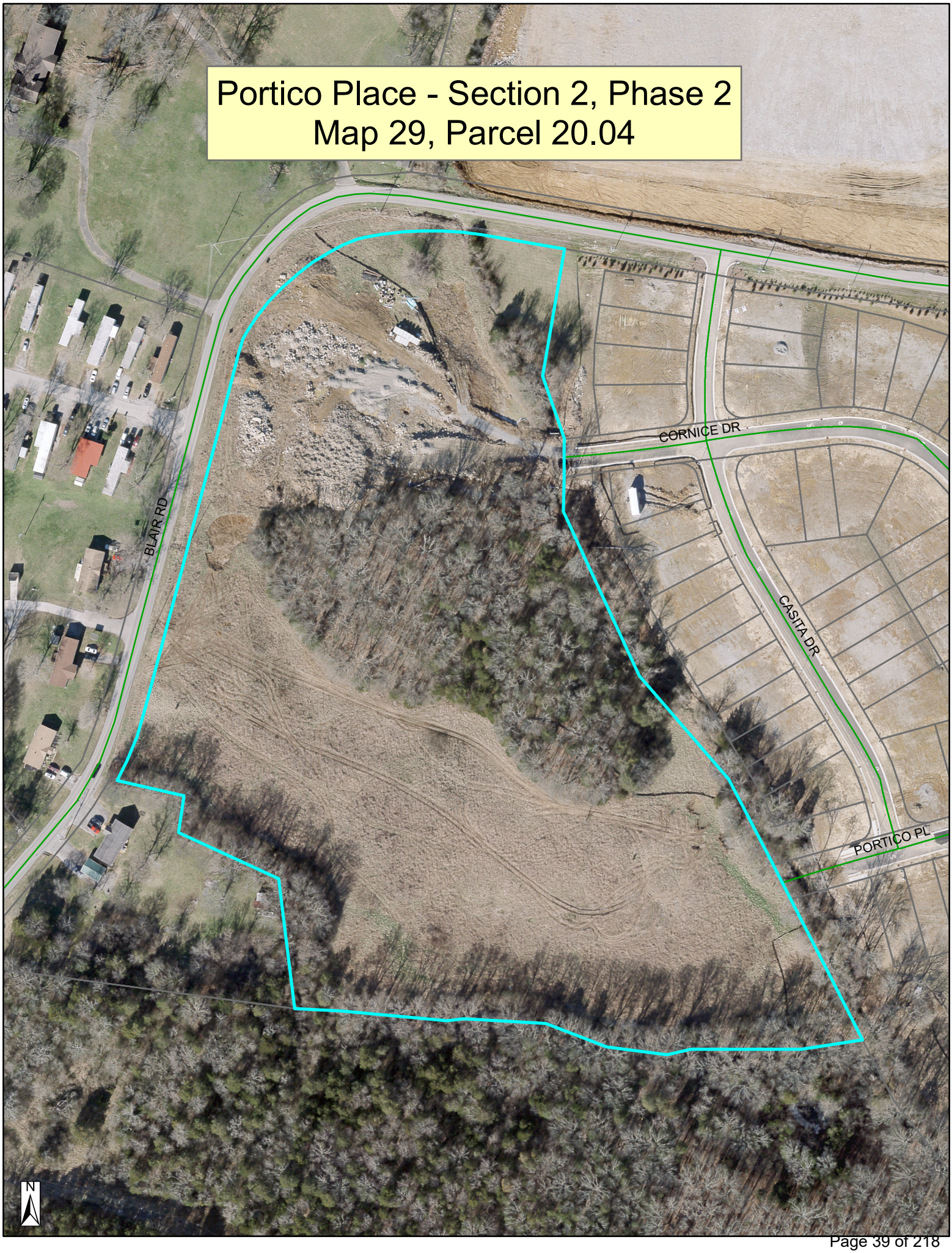
Fire

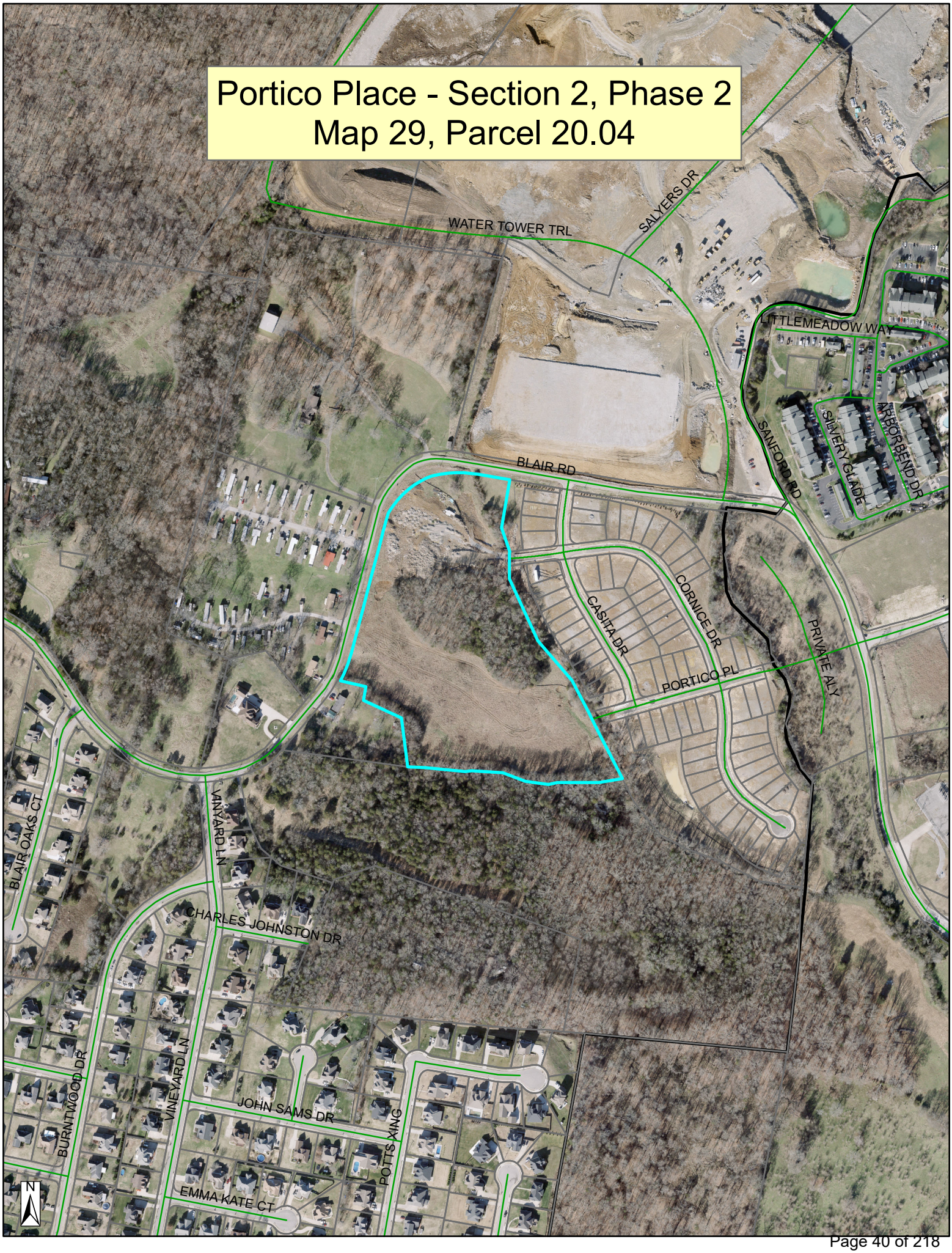
Curtis Brinkley — No comments received
cbrinkley@lavergnetn.gov

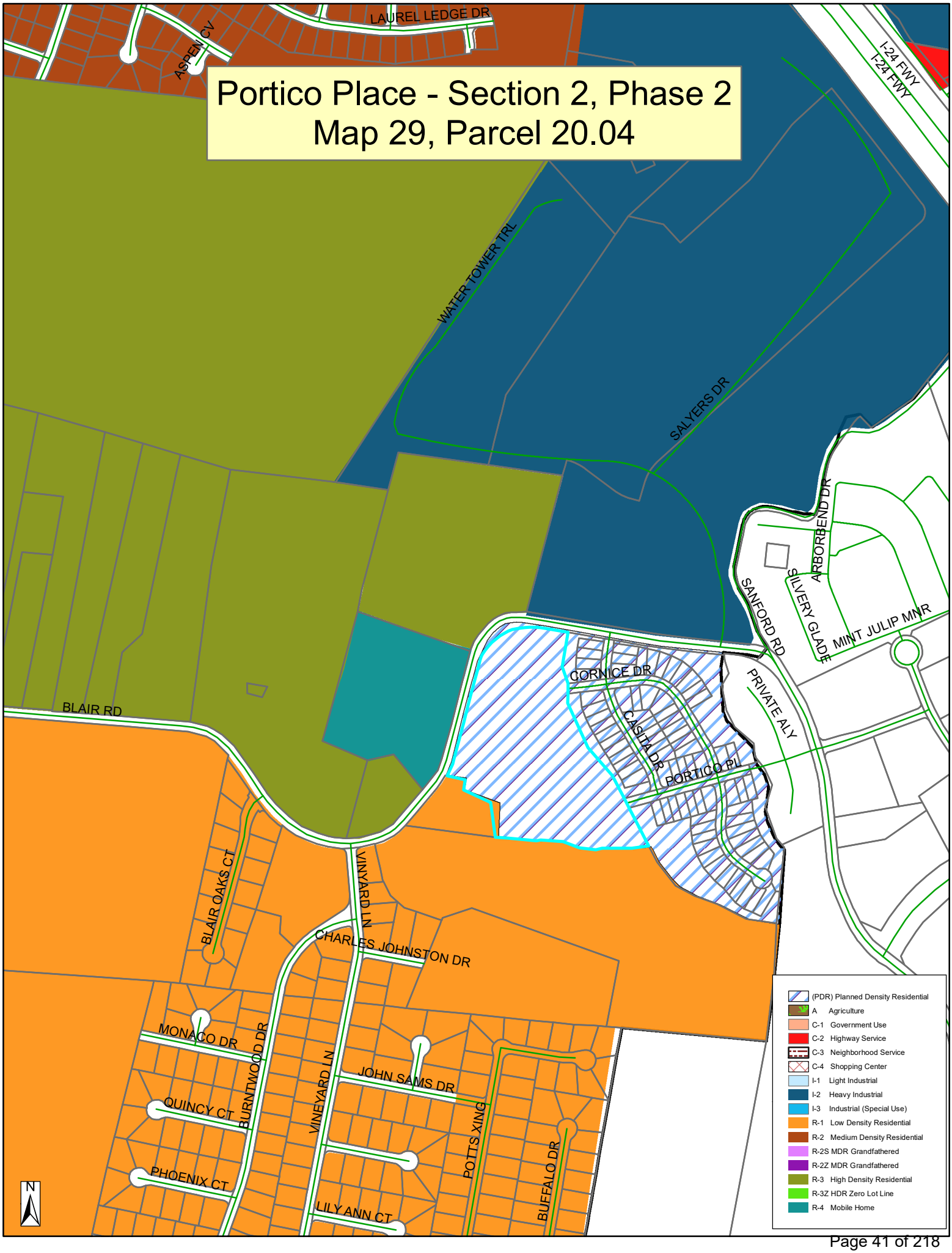
Police

JJ Eubank — Traffic volume and visibility are a concern.
jeubank@lavergnetn.gov

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


Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04
BLAIR RD
CORNICE DR
CASITA DR
PORTICO PL
N


Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04
WATER TOWER TRL
SALYERS DR
LITTLEMEADOW WAY
SILVERY GLADE
ARBOR BEND DR
SANFORD RD
BLAIR RD
CASITA DR
CORNICE DR
PORTICO PL
PRIVATE ALY
BLAIR OAKS CT
VANYARD LN
CHARLES JOHNSTON DR
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
POTTS XING
EMMA KATE CT
N


Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04
LAUREL LEDGE DR
ASPEN CV
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
ARBORBEND DR
SILVERY GLADE
MINT JULIP MNR
SANFORD RD
CORNICE DR
CASITA DR
PORTICO PL
PRIVATE ALY
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
MONACO DR
BURNTWOOD DR
QUINCY CT
VINEYARD LN
JOHN SAMS DR
POTTS XING
BUFFALO DR
PHOENIX CT
LILY ANN CT
N
(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

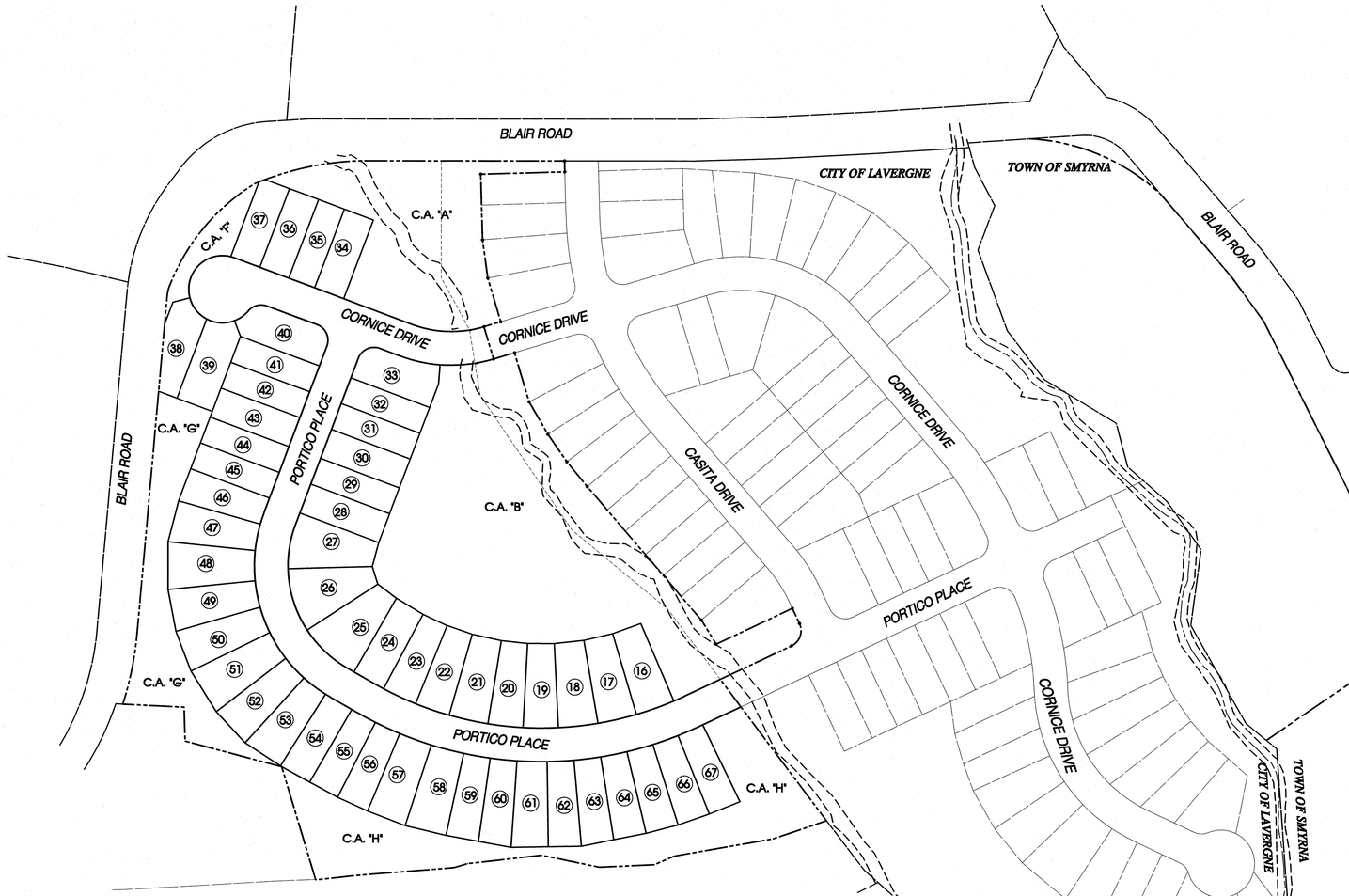


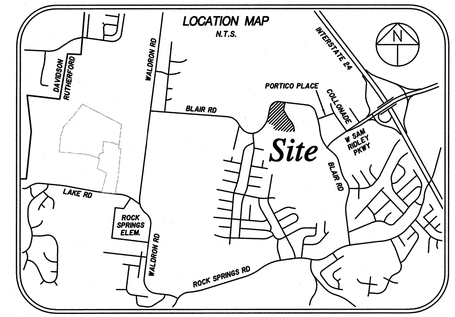

Cory Burns
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"
269
PRIVATE
RESIDENCE

north

0 100 200 300

feet





GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 52 SINGLE FAMILY LOTS BEING SUPPORTED WITH ROAD RIGHT-OF-WAY AND EASEMENTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-09 (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: FRONT = 15 FT. / (35 FT. TO GARAGE) - SIDE = 5 FT. - REAR = 15 FT.
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.
10. 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.
11. 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	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 75°52'49" 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°01'34"	500.00'	52.59'	N 80°12'07" W	52.56'
C5	6°01'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'34"	500.00'	52.59'	N 69°23'16" W	52.56'
C8	6°01'34"	500.00'	52.59'	N 63°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 59°20'50" W	17.47'
C10	26°58'52"	175.00'	82.41'	N 36°50'20" W	81.65'
C11	34°36'01"	175.00'	96.52'	N 07°33'54" W	95.30'
C12	22°05'31"	175.00'	67.39'	N 19°15'52" E	66.97'
C13	90°00'00"	25.00'	39.27'	N 75°16'58" E	35.36'
C14	16°17'26"	220.00'	62.56'	S 67°52'10" E	62.35'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	7°48'24"	445.37'	9.64'	N 78°37'39" 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°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'27" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'55" E	24.92'
C21	70°31'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	4°33'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°38'33" W	40.00'
C24	11°28'42"	225.00'	45.08'	S 09°45'41" W	45.00'
C25	10°11'58"	225.00'	40.05'	S 09°05'06" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 1°11'04" E	40.00'
C27	11°28'42"	225.00'	45.08'	S 22°07'24" E	45.00'
C28	10°11'58"	225.00'	40.05'	S 32°07'44" E	40.00'
C29	10°11'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	9°20'03"	225.00'	36.66'	S 58°00'47" E	36.62'
C32	4°09'31"	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°11'29"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 79°51'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'50" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 88°22'27" 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°43'00"	550.00'	33.99'	N 76°14'39" E	33.99'
C44	29°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	13°32'02"	220.00'	51.97'	N 82°47'00" E	51.85'
C46	2°01'18"	500.00'	17.64'	N 75°29'18" E	17.64'
C47	118°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'38"	445.37'	151.01'	N 88°57'30" E	150.29'
C49	15°56'13"	50.00'	13.91'	N 23°41'49" E	13.87'
C50	37°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	13°14'09"	459.84'	106.23'	N 2°20'37" E	106.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
16	6,473	0.15
17	6,473	0.15
18	6,473	0.15
19	5,765	0.13
20	5,765	0.13
21	6,473	0.15
22	5,765	0.13
23	5,765	0.13
24	6,056	0.14
25	8,193	0.19
26	7,750	0.18
27	7,700	0.18
28	5,750	0.13
29	5,125	0.12
30	5,750	0.13
31	5,125	0.12
32	5,125	0.12
33	7,008	0.16
34	5,750	0.13
35	5,125	0.12
36	5,750	0.13
37	5,728	0.13
38	6,247	0.14
39	7,188	0.17
40	7,133	0.16
41	5,125	0.12
42	5,125	0.12
43	5,750	0.13
44	5,125	0.12
45	5,125	0.12
46	5,757	0.13
47	6,550	0.15
48	7,468	0.17
49	6,552	0.15
50	6,652	0.15
51	7,468	0.17
52	6,552	0.15
53	6,516	0.15
54	5,350	0.14
55	5,429	0.12
56	5,543	0.13
57	5,875	0.16
58	7,003	0.16
59	5,550	0.13
60	5,652	0.13
61	6,382	0.15
62	5,680	0.13
63	5,633	0.13
64	5,543	0.13
65	5,560	0.13
66	5,580	0.13
67	5,616	0.13

LINE TABLE

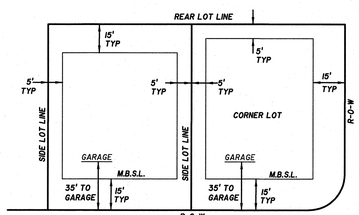
LINE	BEARING	DISTANCE
L1	S 08°06'55" W	16.38'
L2	S 09°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	32.51'
L7	S 06°55'57" E	76.07'
L8	S 20°14'48" E	55.73'
L9	S 25°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°55'31" E	41.99'
L12	S 15°31'21" E	24.86'
L13	S 76°40'26" W	32.68'
L14	S 83°11'15" W	21.44'
L15	N 59°43'22" W	30.34'
L16	S 15°55'02" W	28.31'
L17	N 11°23'44" W	24.97'
L18	S 85°00'46" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

AREA	SQ. FEET	ACRES
OPEN SPACE A	54,042	1.24
OPEN SPACE B	132,609	3.04
OPEN SPACE F	7,157	0.16
OPEN SPACE G	32,537	0.75
OPEN SPACE H	53,963	1.24

RIGHT-OF-WAY AREA TABLE

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



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

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

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

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

DEED REFERENCE:

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

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

PLAT BOOK _____ , PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ NAME _____

DEED REFERENCE:
TAX MAP 29, PARCEL 20.04
TAX MAP 29N, GROUP "A", PARCEL 1.01
TAX MAP 29N, GROUP "A", PARCEL 15.01
RECORD BOOK 1655, PAGE 1199

BRIAN KEIRNAN, LAND DEVELOPMENT MANAGER
BLAIR ROAD, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

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 "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

DATE 6-19-23 David A. Parker

REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2381
TENNESSEE NO. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (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 _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____

SECRETARY, PLANNING COMMISSION

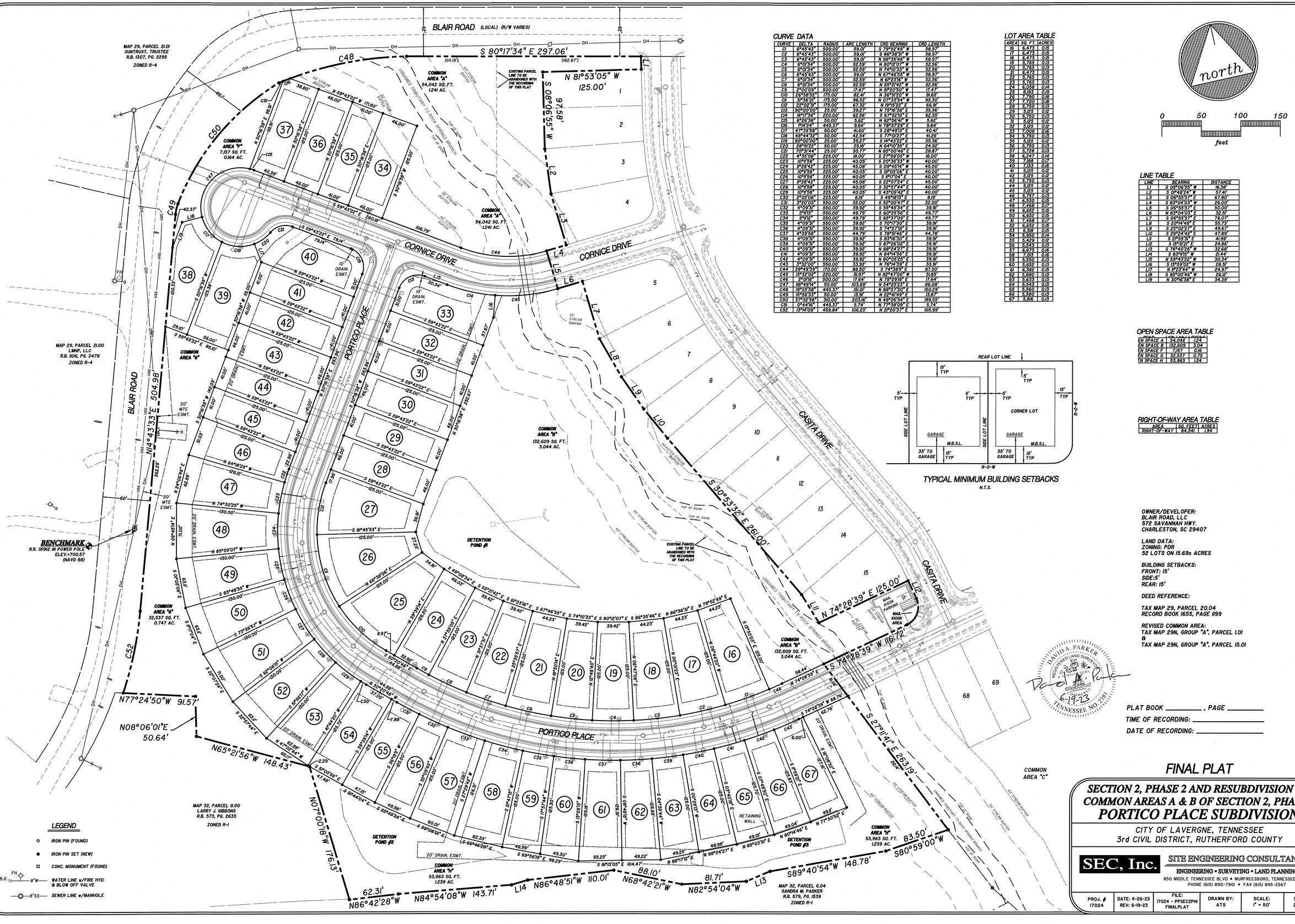
FINAL PLAT - COVER SHEET

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

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
17024	4-26-23 REV: 6-19-23	17024 - PPSEC2PH2 FINALPLAT	ATS	1" = 100'	1 OF 2


BLAIR ROAD (LOCAL) (R/W VARIES)
S 80°17'34" E 297.06'
(114.19')
(182.87')
N 81°53'05" W 125.00'
S 08°06'55" W 275.58'
CORNICE DRIVE
PORTICO PLACE
CASITA DRIVE
BLAIR ROAD
N14°43'33"E 504.98'
COMMON AREA "A" 7,157 SQ. FT. 0.164 AC.
COMMON AREA "A" 54,042 SQ. FT. 1.241 AC.
COMMON AREA "A" 54,042 SQ. FT. 1.241 AC.
COMMON AREA "B" 132,609 SQ. FT. 3.044 AC.
COMMON AREA "B" 132,609 SQ. FT. 3.044 AC.
COMMON AREA "B" 32,537 SQ. FT. 0.747 AC.
COMMON AREA "A" 53,963 SQ. FT. 1.239 AC.
COMMON AREA "A" 53,963 SQ. FT. 1.239 AC.
COMMON AREA "C"
DETENTION POND #1
DETENTION POND #2
DETENTION POND #3
RETAINING WALL
EXISTING PARCEL LINE TO BE ABANDONED WITH THE RECORDING OF THIS PLAT
UNNAMED TRIBUTARY TO ROCK SPRINGS BRANCH
ROCK SPRINGS BRANCH
MAP 29, PARCEL 2.01 SUNTRUST, TRUSTEE R.B. 1307, PG. 2295 ZONED R-4
MAP 29, PARCEL 2.00 LMHP, LLC. R.B. 1106, PG. 2478 ZONED R-4
MAP 32, PARCEL 8.00 LARRY J. GIBBONS R.B. 573, PG. 2635 ZONED R-1
MAP 32, PARCEL 6.04 SANDRA M. PARKER R.B. 579, PG. 1539 ZONED R-1
BENCHMARK R.R. SPIKE IN POWER POLE ELEV.=700.57 (NAVD 88)
N77°24'50"W 91.57'
N08°06'01"E 50.64'
N65°21'56"W 148.43'
N07°00'16"W 176.13'
62.31'
N86°42'28"W
N84°54'08"W 143.71'
L14 N86°48'51"W 110.01'
88.10'
N68°42'21"W
81.71'
N82°54'04"W
L13 S89°40'54"W 148.78'
S80°59'00"W 83.50'
S 30°53'32" E 261.00'
N 74°28'39" E 125.00'
L12
S 74°28'39" W 116.72'
S 27°11'41" E 263.19'
(BEAT)
S 74°28'39" W 68.76'
N 74°30'25" W 130.00'
N 24°05'46" E 62.89'
N 09°45'44" E 71.00'
S 89°03'56" E 47.18'
S 58°44'04" E 48.98'
S 58°45'24" E
S 58°08'02" E 60.0'
S 69°56'19" E 98.29'
S 66°46'56" E
S 81°13'05" E 104.47'
N 88°17'12" E 49.22'
N 88°24'27" E 48.98'
N 85°03'51" E 49.0'
N 80°14'46" E 49.04'
N 77°30'52" E 49.8'
S 18°19'27" E 123.93'
S 05°49'50" E 122.70'
S 05°40'10" E 125.00'
S 17°37'44" E 125.30'
S 29°29'13" E 123.9'
S 41°09'49" E 122.69'
S 54°49'09" E 122.69'
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N 33°09'40" W 125.00'
N 45°57'04" W 125.00'
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Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 8.

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 which average about 5,000 square feet each.

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Note 1 on the concept plan must be changed to read 7 lots instead of 2.
2. Note 6 on the concept plan must be changed to read ...*designated "Zone X" as per the National*

Flood Insurance Program FIRM Map 47149C0020K, dated 09 May 2023.

3. Work with Curtis Brinkley (cbrinkley@lavergnetn.gov) regarding the access drive turnaround. You will not be approved unless Curtis' concerns are addressed to his satisfaction.
4. Remove the title "Construction Drawings" from Sheets C1 and C2 if they are support for the Concept Plan. If you intend to submit them as Construction Drawings, let me know. They are very incomplete as construction drawings.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Discussions with Wamble & Associates (Engineer for Holland Ridge Development) determined that there is one manhole of an 8" public sewer located in the development to the north near the subject property. City has yet to determine if excess capacity is available in the existing sewer lift station in Holland Ridge Villas, (but capacity is expected to be available for only 7 lots). If customer wants to use public gravity sewer it may be possible through the development to the north. From inspection of the plat for Holland Ridge Dev., there is only a 10-foot easement around that sewer, and it's unclear if that 10 reaches the southern property boundary. Engineer would have to determine if an easement would be required to reach the public sewer in the Holland Ridge Villas. Otherwise, low pressure sewer is available within Sandhill Rd and individual grinder pumps would have to be installed for each lot.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Proposed access is over 300 feet long and goes to a dead end. For fire access, any drive over 150 feet long must have an approved turnaround. This access does not meet the requirement.

Police

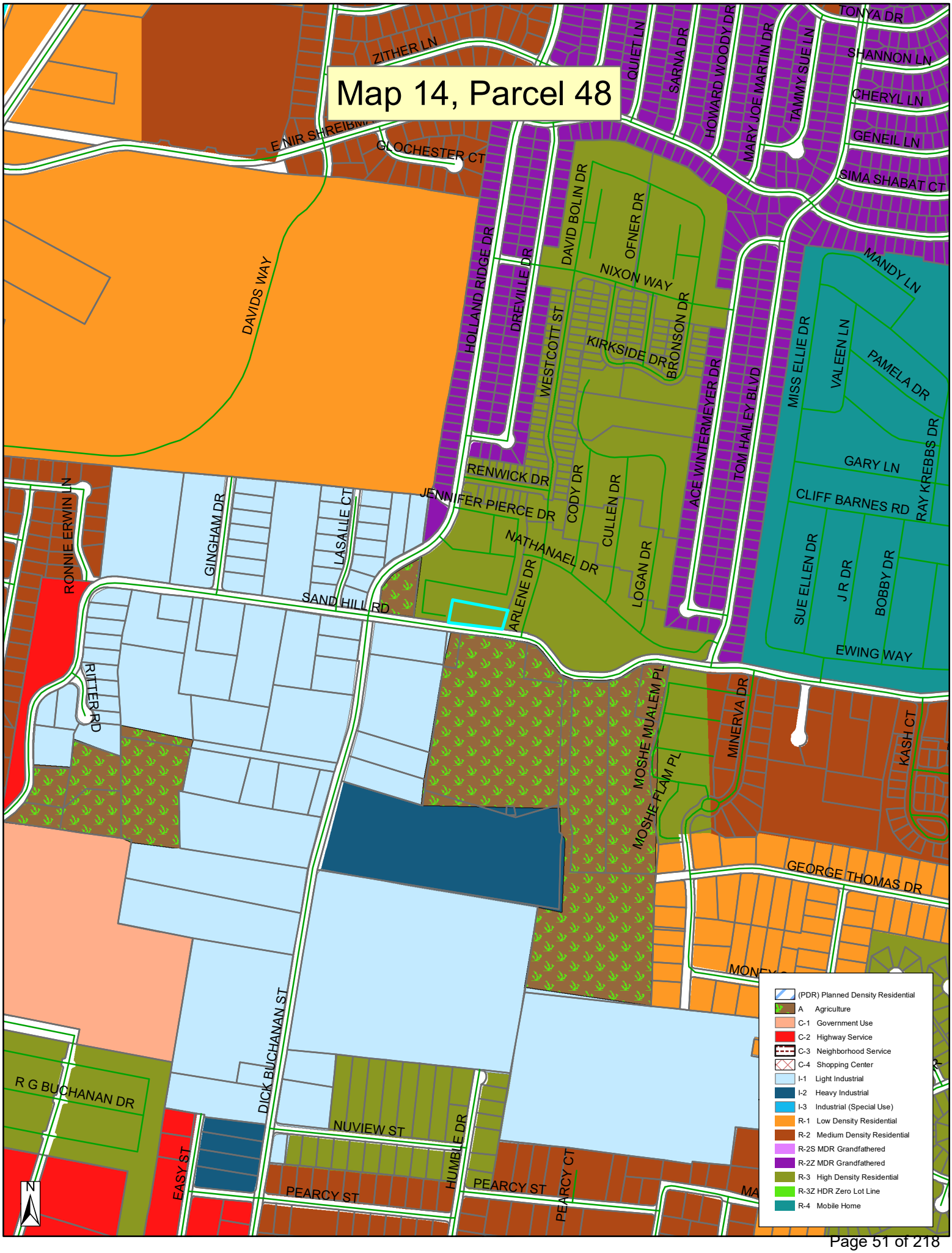
John Eubank
jeubank@lavergnetn.gov

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
N

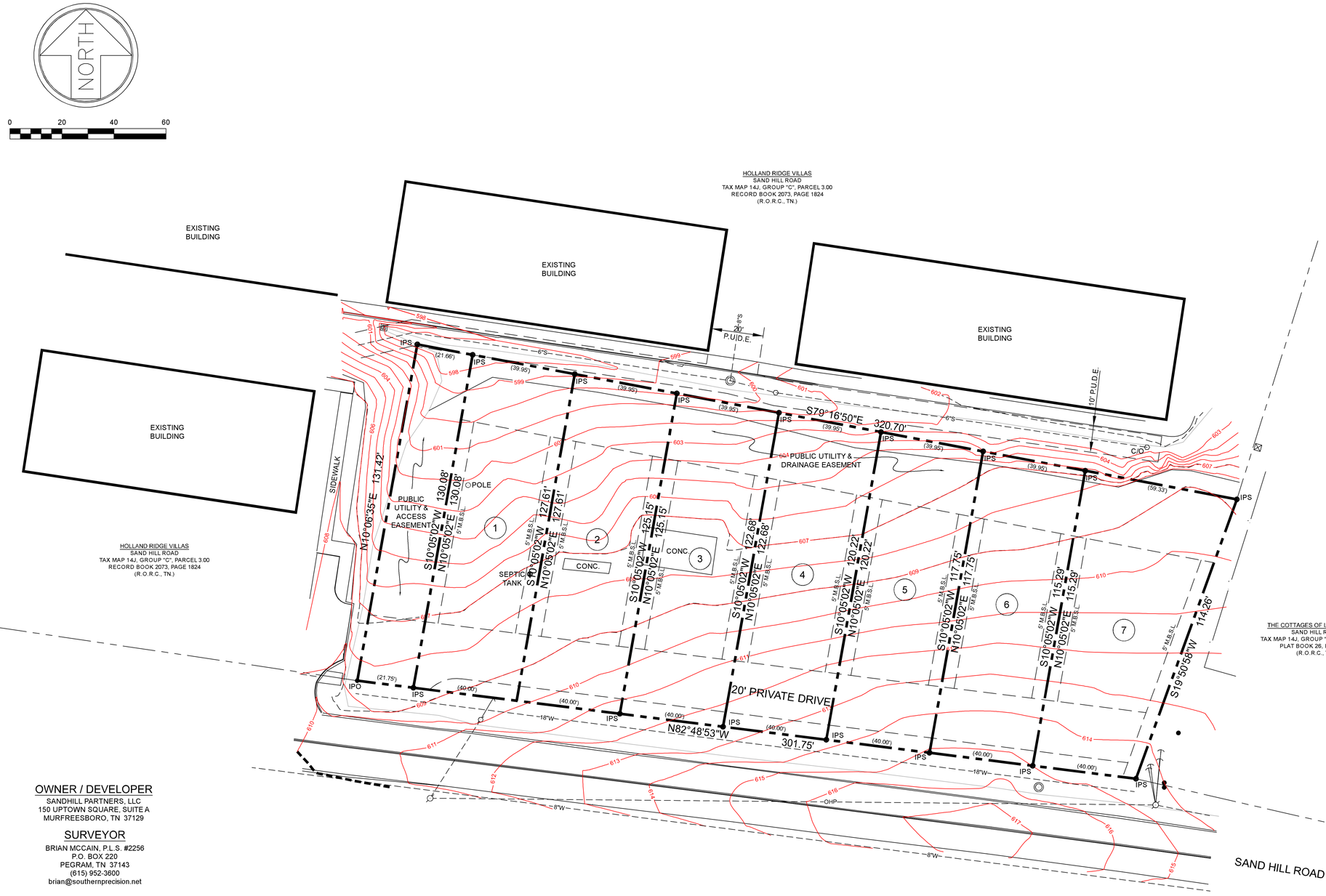

Map 14, Parcel 48
HOLLAND RIDG
E DR
WESTCOTT ST
LOGAN DR
RENWICK DR
CODY DR
JENNIFER PIERCE DR
CRAIG MULLEN DR
CULLEN DR
LASALLE CT
JERRY BUTLER DR
RICK MCCORMICK DR
NATHANAEL DR
ARLENE DR
LOGAN DR
SAND HILL RD
DICK BUCHANAN ST
MOSHE MUALEM PL
N


Map 14, Parcel 48
TONYA DR
SHANNON LN
CHERYL LN
GENEIL LN
SIMA SHABAT CT
ZITHER LN
QUIET LN
SARNA DR
HOWARD WOODY DR
MARY JOE MARTIN DR
TAMMY SUE LN
E NIR SHREIBM
GLOCHESTER CT
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
DAVID BOLIN DR
OFNER DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
BRONSON DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MANDY LN
MISS ELLIE DR
VALEEN LN
PAMELA DR
RAY KREBBS DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
JR DR
BOBBY DR
EWING WAY
RENWICK DR
JENNIFER PIERCE DR
CODY DR
CULLEN DR
LOGAN DR
NATHANAEL DR
ARLENE DR
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
GEORGE THOMAS DR
R G BUCHANAN DR
DICK BUCHANAN ST
NUVIEW ST
HUMBLE DR
EASY ST
PEARCY ST
PEARCY CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


Greenrise


rise







VICINITY MAP
N.T.S.

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 GOVERMENT 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 GOVERMENT 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

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

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"

©COPYRIGHT SOUTHERN PRECISION LAND SURVEYING 2023

NOTES:

1. The purpose of this plat is to create 2 residential lots.
2. 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.
3. Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
4. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
5. 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.
6. This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, and is not in print.
7. 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.
8. Information shown hereon was derived from random shots, cross sections, and radial shots.
9. For: Nashville Civil.
10. Setbacks: Front = 15' Sides = 5' Rear = 15'
11. For location of utilities, please call the local utility provider.
12. Current Zoning: R3
13. Subdivision Boundary consists of Tax Map 14, Parcel 48.00



AREA:

LOT 1 = 5,147 sq.ft. or 0.118 Ac.
LOT 2 = 5,049 sq.ft. or 0.116 Ac.±
LOT 3 = 4,950 sq.ft. or 0.113 Ac.±
LOT 4 = 4,852 sq.ft. or 0.111 Ac.±
LOT 5 = 4,753 sq.ft. or 0.110 Ac.±
LOT 6 = 4,655 sq.ft. or 0.107 Ac.±
LOT 7 = 5,650 sq.ft. or 0.130 Ac.±
P.U.D.E. & ACCESS 2,836 sq.ft. or 0.060 Ac.±
TOTAL AREA = 37,892 sq.ft. or 0.87 Ac.±

CONCEPT PLAN

SAND HILL VILLAS

2ND CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 7/18/23

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 9.

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 and equipment storage areas on the site. This site plan and the existing building were approved by the Planning Commission in 2018.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. The placement of the labels for C-2 and I-2 close to Waldron Road are confusing - only the C-2 label should remain close to the road.

Engineering

Gary Lide
glide@lavergnetn.gov

Engineering comments have been addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments.

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

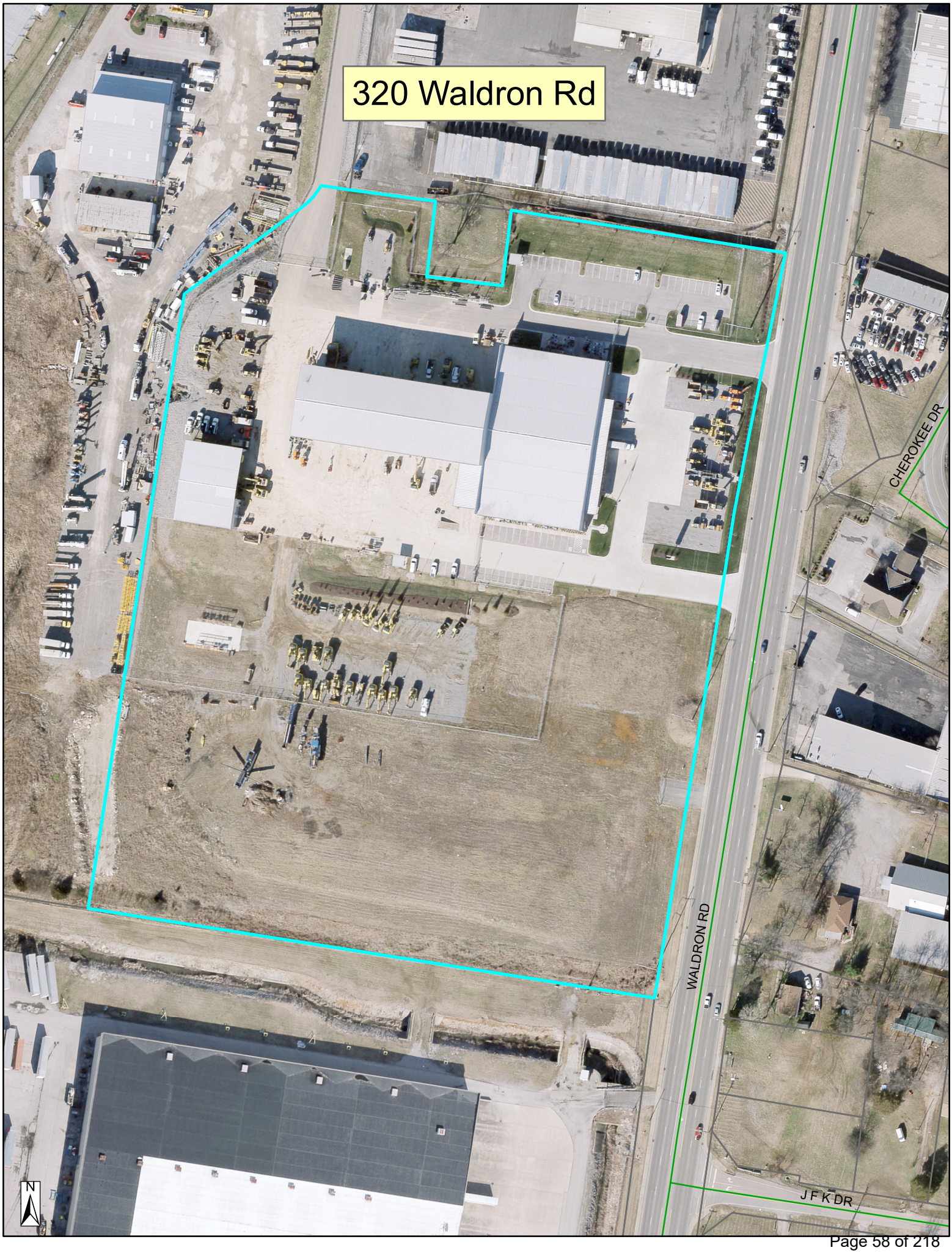
Fire

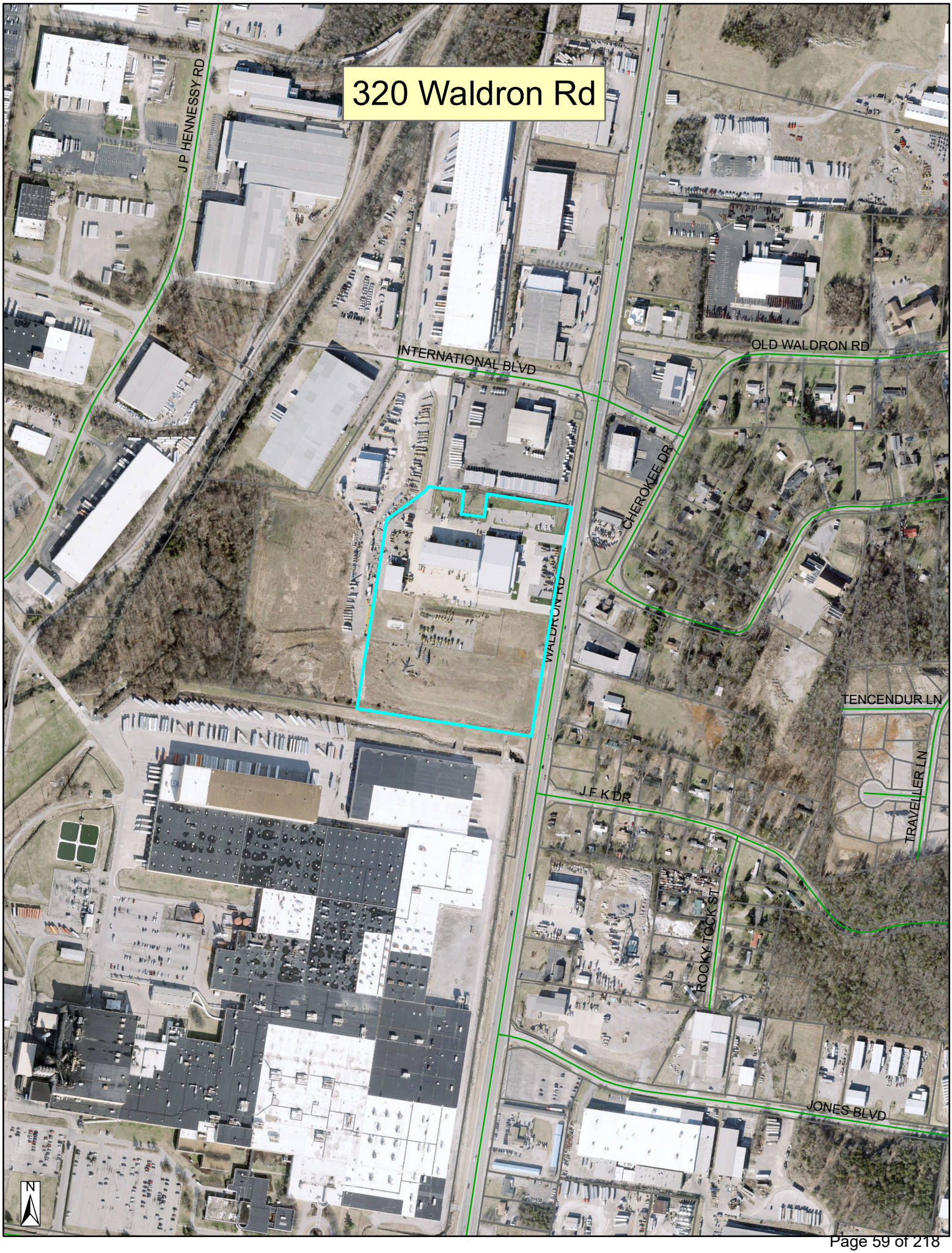
Curtis Brinkley No Comments
cbrinkley@lavergnetn.gov

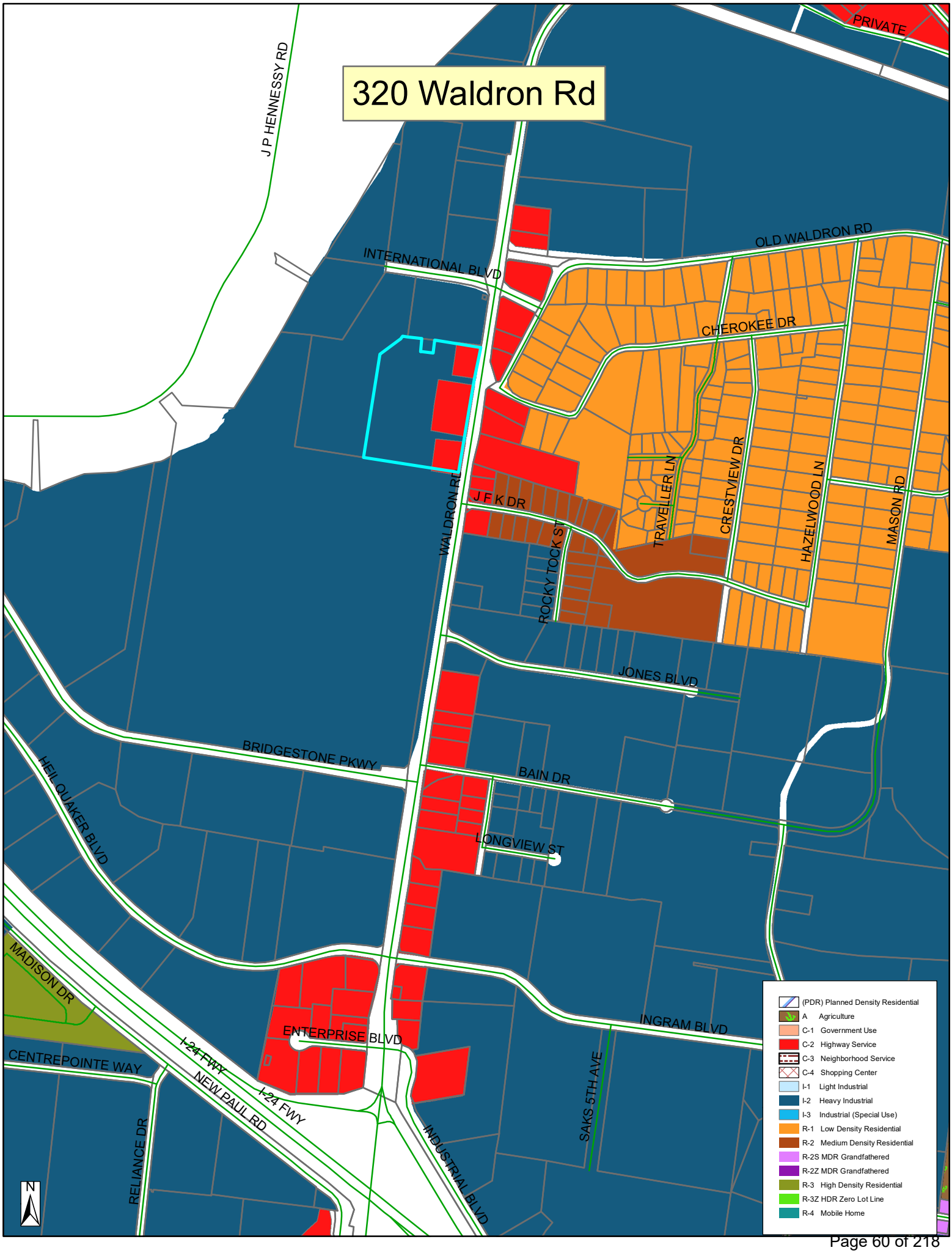
Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

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320 Waldron Rd
CHEROKEE DR
WALDRON RD
J F K DR
N


320 Waldron Rd
J P HENNESSY RD
INTERNATIONAL BLVD
OLD WALDRON RD
CHEROKEE DR
WALDRON RD
TENCENDUR LN
TRAVELLER LN
J F K DR
ROCKY TOCK ST
JONES BLVD
N


320 Waldron Rd
PRIVATE
J P HENNESSY RD
OLD WALDRON RD
INTERNATIONAL BLVD
CHEROKEE DR
WALDRON RD
J F K DR
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
ROCKY TOCK ST
JONES BLVD
BRIDGESTONE PKWY
BAIN DR
HEIL QUAKER BLVD
LONGVIEW ST
MADISON DR
ENTERPRISE BLVD
INGRAM BLVD
CENTREPOINTE WAY
I-24 FWY
NEW PAUL RD
I-24 FWY
SAKS 5TH AVE
INDUSTRIAL BLVD
RELIANCE DR
N
(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




Certified Rental
KOMATSU
KOMATSU


KOMATSU
POWER
KOMATSU
WIRTGEN
POWER
RCT 350

Site Plan for

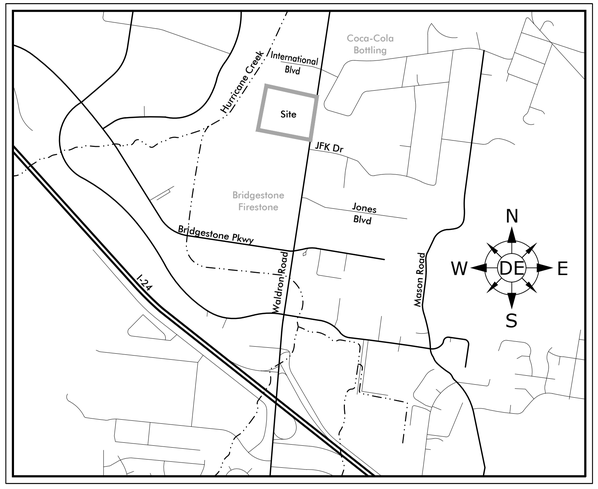
Power Equipment Co.

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 ARES.
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.



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	138 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 56 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:

_____ Date:_____
City Engineer

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 47037C0413J.
Dated: February 25, 2022

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

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE NO. 120855 2001.1383 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: July 31, 2023

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

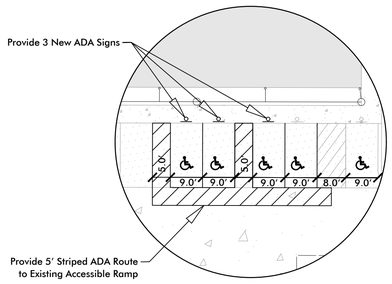
DEWEY ENGINEERING

Cover Sheet

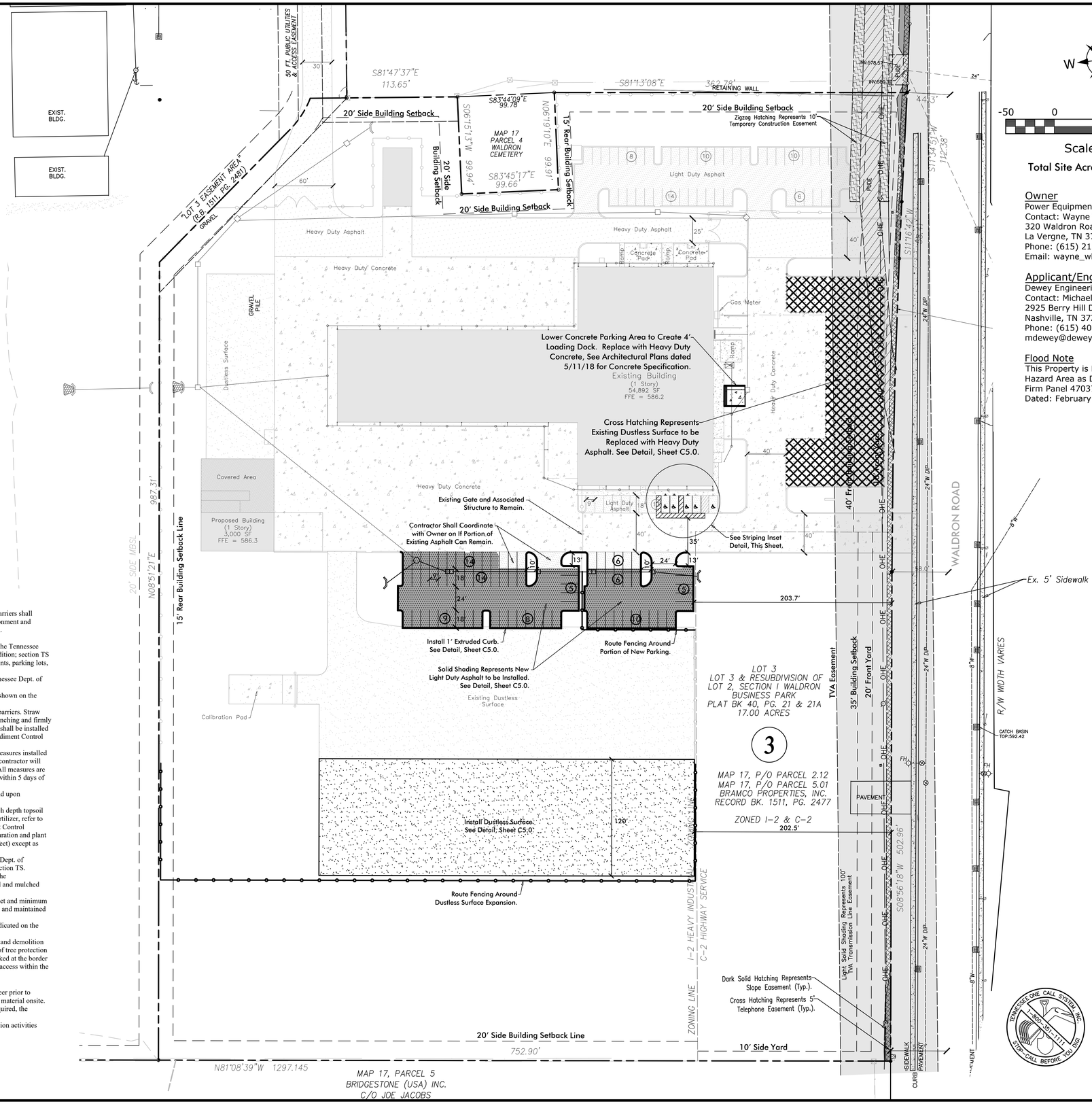
Job No. 17032

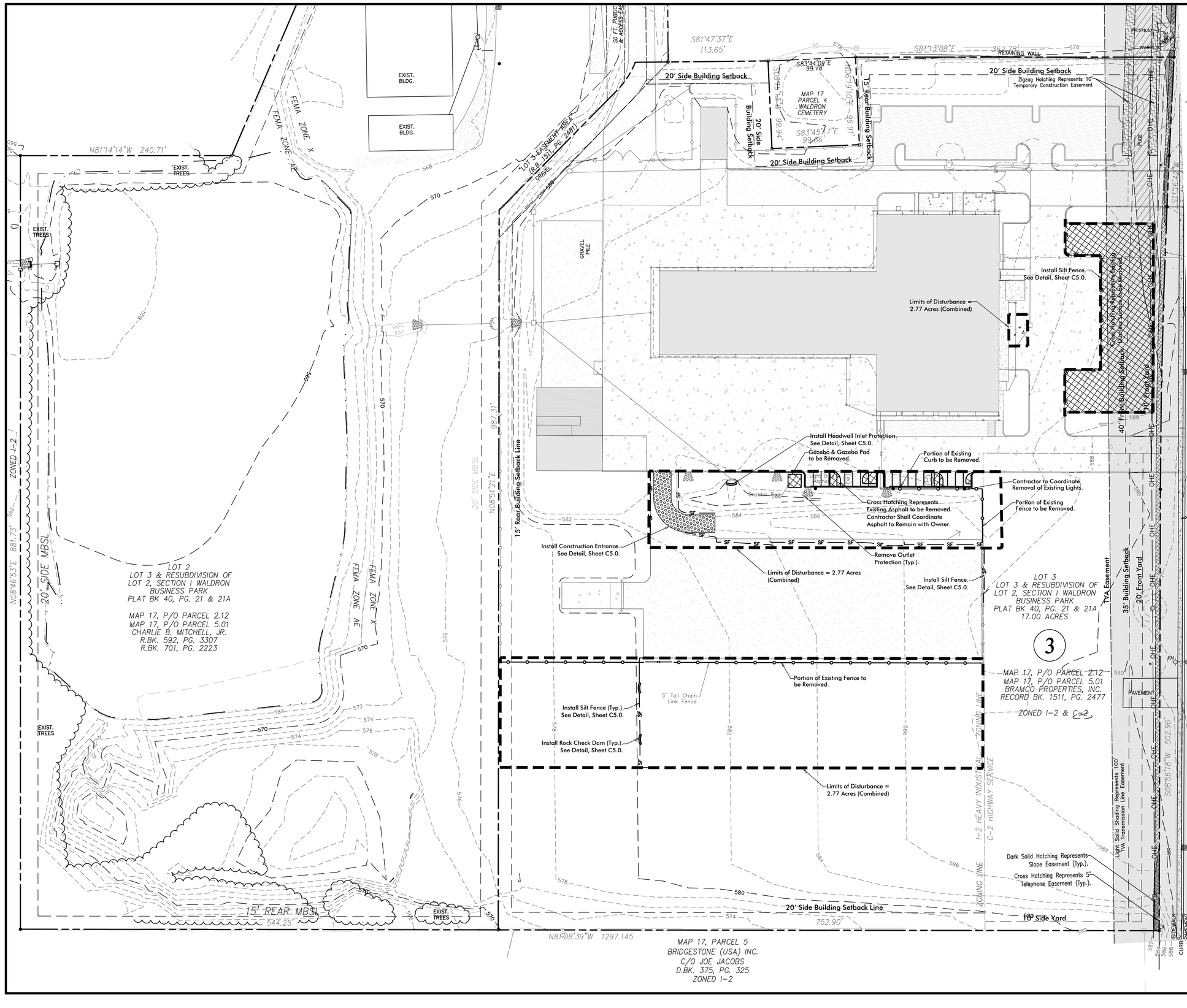
C0.0

1 of 7



ADA Striping
Inset Detail
Scale 1" = 20'


EXIST. BLDG.
EXIST. BLDG.
50 FT. PUBLIC UTILITIES & ACCESS EASEMENT
30'
S81°47'37"E 113.65'
S83°44'09"E 99.78'
S06°15'13"W 99.94'
MAP 17 PARCEL 4 WALDRON CEMETERY
S83°45'17"E 99.66'
N06°19'10"E 99.91'
S81°13'08"E 362.78'
RETAINING WALL
20' Side Building Setback
20' Side Building Setback
15' Rear Building Setback
20' Side Building Setback
Zigzag Hatching Represents 10' Temporary Construction Easement
60'
T.V.A. 3 EASEMENT AREA 1 (R.B. 1511, PG. 2481)
GRAVEL
Light Duty Asphalt
Heavy Duty Asphalt
Heavy Duty Asphalt
25'
Concrete Pad
Ramp
Concrete Pad
Heavy Duty Concrete
GRAVEL PILE
Gas Meter
Dustless Surface
Lower Concrete Parking Area to Create 4' Loading Dock. Replace with Heavy Duty Concrete, See Architectural Plans dated 5/11/18 for Concrete Specification.
Existing Building
(1 Story)
54,892 SF
FFE = 586.2
Ramp
Heavy Duty Concrete
Cross Hatching Represents Existing Dustless Surface to be Replaced with Heavy Duty Asphalt. See Detail, Sheet C5.0.
40'
Covered Area
Proposed Building
(1 Story)
3,000 SF
FFE = 586.3
Heavy Duty Concrete
Existing Gate and Associated Structure to Remain.
Light Duty Asphalt
9'
18'
40'
35'
See Striping Inset Detail, This Sheet.
40'
Contractor Shall Coordinate with Owner on If Portion of Existing Asphalt Can Remain.
10'
24'
13'
24'
18'
203.7'
Install 1' Extruded Curb. See Detail, Sheet C5.0.
Route Fencing Around Portion of New Parking.
Solid Shading Represents New Light Duty Asphalt to be Installed. See Detail, Sheet C5.0.
Existing Dustless Surface
Calibration Pad
LOT 3
LOT 3 & RESUBDIVISION OF LOT 2, SECTION I WALDRON BUSINESS PARK
PLAT BK 40, PG. 21 & 21A
17.00 ACRES
3
MAP 17, P/O PARCEL 2.12
MAP 17, P/O PARCEL 5.01
BRAMCO PROPERTIES, INC.
RECORD BK. 1511, PG. 2477
ZONED I-2 & C-2
202.5'
120'
Install Dustless Surface. See Detail, Sheet C5.0.
Route Fencing Around Dustless Surface Expansion.
20' SIDE MBSL
N08°51'21"E 987.31'
15' Rear Building Setback Line
ZONING LINE
I-2 HEAVY INDUSTRIAL
C-2 HIGHWAY SERVICE
ZONING LINE
20' Side Building Setback Line
752.90'
N81°08'39"W 1297.145
MAP 17, PARCEL 5
BRIDGESTONE (USA) INC.
C/O JOE JACOBS
TVA Easement
35' Building Setback
20' Front Yard
Light Solid Shading Represents 100' TVA Transmission Line Easement
Dark Solid Hatching Represents Slope Easement (Typ.).
Cross Hatching Represents 5' Telephone Easement (Typ.).
10' Side Yard
SIDEWALK
CURB
PAVEMENT
PAVEMENT
S11°34'57"W 12.38'
S11°16'42"W 38.11'
WALDRON ROAD
40' Front Yard Setback
24"W DIP
24"W DIP
24"W DIP
8"W
8"W
8"W
8"W
R/W WIDTH VARIES
Ex. 5' Sidewalk
CATCH BASIN TOP-592.42
FH
FH
PAVEMENT
OHE
OHE
OHE



Total Site Acreage: 16.7 Acres

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 47037C0413J.
Dated: February 25, 2022

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

7/31/23
DATE

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR000000.
THE TOTAL DISTURBED AREA IS: 2.77 ACRES.
THE RECEIVING WATERS ARE: HURRICANE CREEK.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
- [x] IMPAIRED FOR SILTATION
- [ ] IMPAIRED FOR HABITAT ALTERATION
- [ ] EXCEPTIONAL

Michael Dewey 7/31/23
SIGNATURE DATE

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP! CALL BEFORE YOU DIG

MICHAEL RANDOLPH DEWEY REGISTERED ENGINEER AGRICULTURE COMMERCE AND 0011385 STATE OF TENNESSEE

Revisions:

Drawing Notes:

Date: July 31, 2023

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

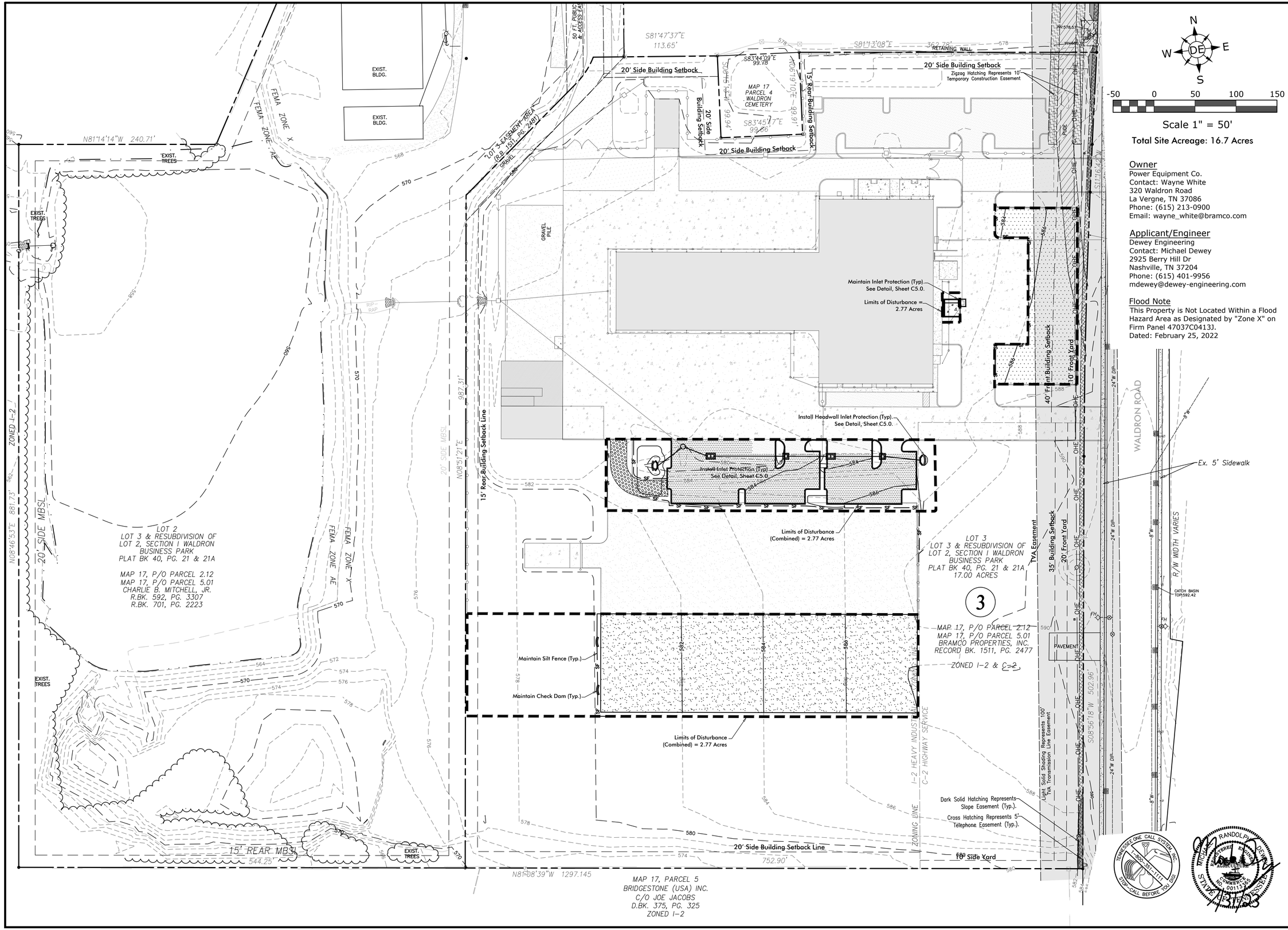
DEWEY ENGINEERING

Existing Conditions & Initial Erosion Control Plan

Job No. 17032

C2.0

3 of 7



Total Site Acreage: 16.7 Acres

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

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Power Equipment Co.

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La Vergne, Rutherford County, Tennessee

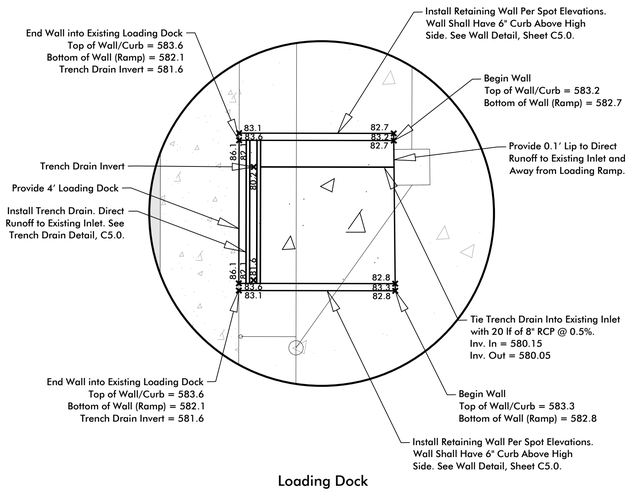
DEWEY ENGINEERING

Intermediate Erosion Control Plan

Job No. 17032

C3.0

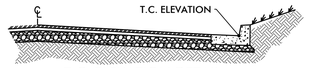
4 of 7



Loading Dock
Inset Detail

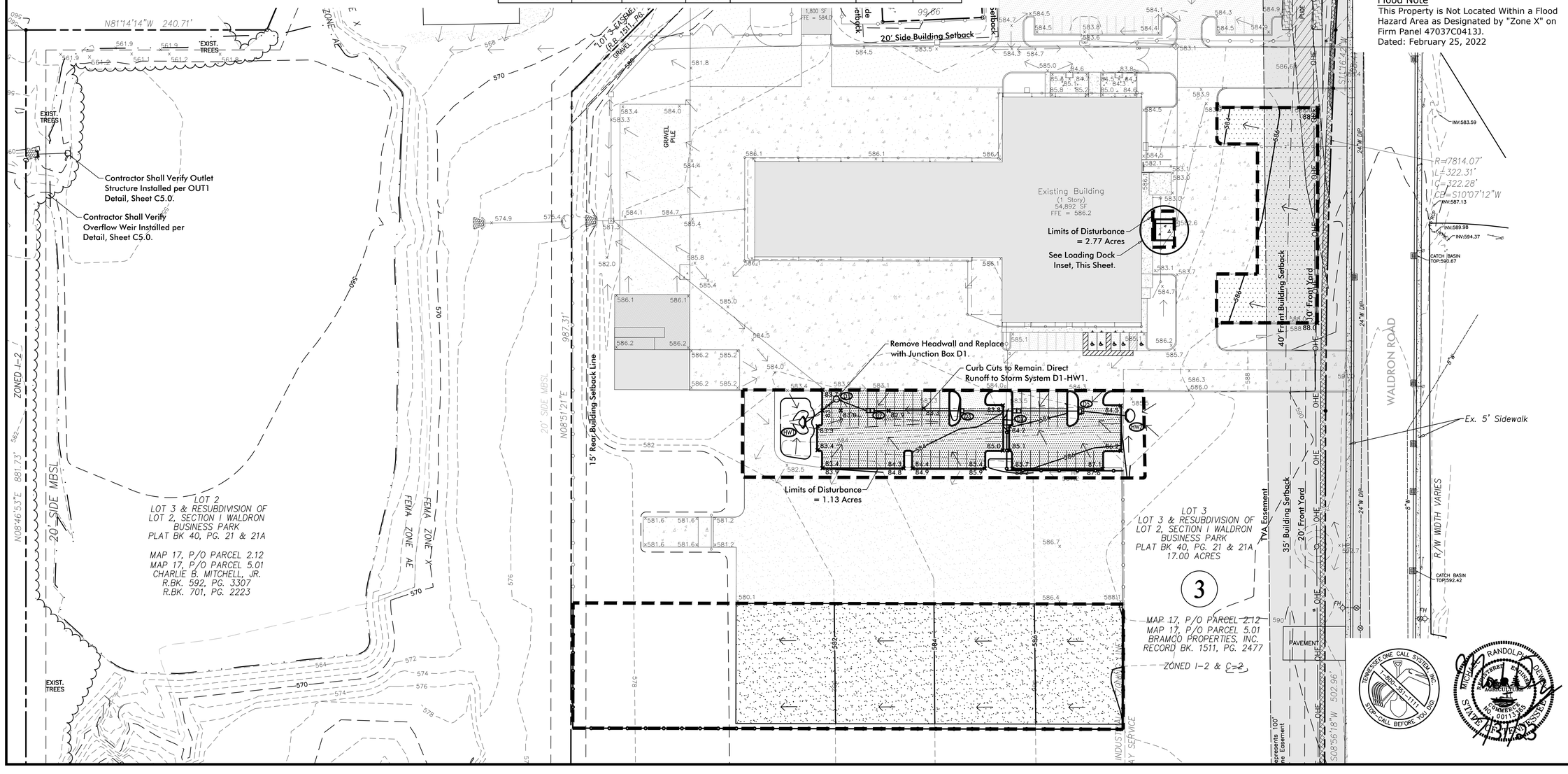
STRUCTURE LABEL	STRUCTURE TYPE #1	T.C. ELEV. #2	INVERT IN	INVERT OUT
D1	JUNCTION BOX #3	583.50	576.60	576.50
HW1	HEADWALL	581.00		576.80
D2	DOUBLE GRATE INLET	582.70	579.00	578.90
D3	SINGLE COMBINATION INLET	583.40	580.00	579.90
D4	DOUBLE GRATE INLET	583.40	580.40	580.30
D5	SINGLE COMBINATION INLET	584.00	581.00	580.90
HW2	HEADWALL	585.30		582.30

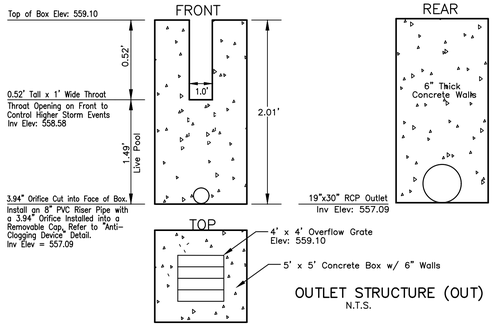
STRUCTURE TYPE NOTES:
1. SEE STRUCTURE DETAILS, SHEET C6.0.
2. T.C. ELEVATIONS SHOWN IN TABLE ARE MEASURED FROM CATCH BASIN THROAT (SEE DETAIL, THIS SHEET).
3. CONTRACTOR SHALL VERIFY DEPTH & LOCATION OF EXISTING HEADWALL PRIOR TO ORDERING D1. REMOVE EXISTING HEADWALL & REPLACE WITH JUNCTION STRUCTURE.



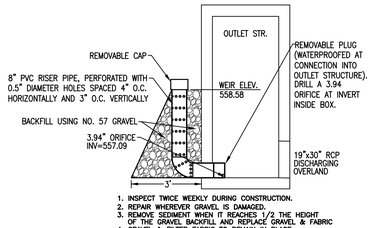
T.C. ELEVATION DETAIL

DOWNSTREAM STRUCTURE	INVERT	UPSTREAM STRUCTURE	INVERT	PIPE SIZE	LENGTH (LF)	Slope (%)
D1	576.60	HW1	576.80	15" RCP	36	0.56
D1	576.60	D2	578.90	15" RCP	32	7.19
D2	579.00	D3	579.90	15" RCP	90	1.00
D3	580.00	D4	580.30	15" RCP	50	0.60
D4	580.40	D5	580.90	15" RCP	64	0.78
D5	581.00	HW2	582.30	15" RCP	44	2.95


1
MAP 17, PARCEL 2.05
JARSON PROPERTIES, LLC
R.BK. 1199, PG. 3973
6.206 ACRES
LOT 1, SECTION I
WALDRON BUSINESS PARK
PLAT BK. 37, PG. 34
ZONED I-2
CATCH BASIN TOP:583.84
INV:578.51
INV:578.61
RETAINING WALL
S81°13'08"E 302.79'
578
20' Side Building Setback
Zigzag Hatching Represents 10' Temporary Construction Easement
584.9
584.5
584.6
584.1
584.3
583.8
584.4
583.6
583.1
586.68
OHE
PUDE
N81°14'14"W 240.71'
561.9
EXIST. TREES
561.8
561.7
561.2
561.3
EXIST. TREES
Contractor Shall Verify Outlet Structure Installed per OUT1 Detail, Sheet C5.0.
Contractor Shall Verify Overflow Weir Installed per Detail, Sheet C5.0.
ZONE X
ZONE AE
568
570
574.9
575.4
"LOT 4 ESCHE" (R.B. 1571, PG. 2401)
GRAVEL
1,800 SF FFE = 584.0
99.66'
20' Side Building Setback
581.8
583.4
583.3
584.0
GRAVEL PILE
584.4
586.1
586.4
584.1
584.7
585.4
585.8
582.0
585.4
585.0
584.5
586.1
586.1
586.2
586.2
586.2
585.2
586.2
585.2
584.0
583.4
583.1
584.0
582.5
Existing Building
(1 Story)
54,892 SF
FFE = 586.2
Limits of Disturbance
= 2.77 Acres
See Loading Dock Inset, This Sheet.
582.1
583.1
583.0
582.6
584.5
584.7
585.1
586.2
585.7
586.3
586.0
588
Remove Headwall and Replace with Junction Box D1.
Curb Cuts to Remain. Direct Runoff to Storm System D1-HW1.
HW1
HW2
D1
D2
D3
D4
D5
Limits of Disturbance
= 1.13 Acres
15' Rear Building Setback Line
20' SIDE MBSL
N08°51'21"E 987.31'
N08°46'53"E 881.73'
ZONED I-2
LOT 2
LOT 3 & RESUBDIVISION OF LOT 2, SECTION I WALDRON BUSINESS PARK
PLAT BK 40, PG. 21 & 21A
MAP 17, P/O PARCEL 2.12
MAP 17, P/O PARCEL 5.01
CHARLIE B. MITCHELL, JR.
R.BK. 592, PG. 3307
R.BK. 701, PG. 2223
FEMA ZONE X
FEMA ZONE AE
EXIST. TREES
562
564
572
574
576
578
580
582
584
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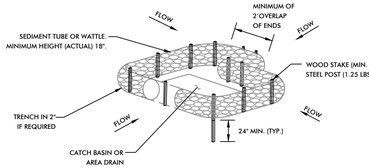


OUTLET STRUCTURE (OUT)
N.T.S.

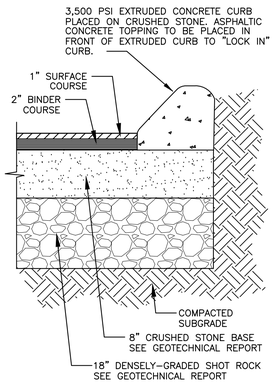


1. INSPECT TWICE WEEKLY DURING CONSTRUCTION.
2. REPAIR WHEREVER GRAVEL IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE GRAVEL BACKFILL AND REPLACE GRAVEL & FABRIC
4. GRAVEL & FILTER FABRIC TO REMAIN IN PLACE & REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.
5. FILTER FABRIC AND STONE SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

ANTI-CLOGGING DEVICE
FOR OUTLET STRUCTURE

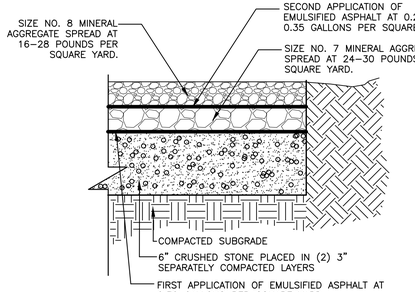


CATCH BASIN INLET PROTECTION DETAIL (TCP-24) (TDEC)



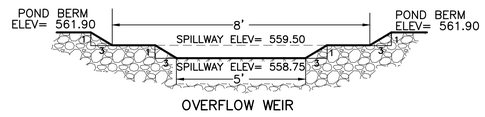
NOTE: CONTRACTOR SHALL VERIFY DETAIL MATCHES LATEST GEOTECHNICAL REPORT.

LIGHT-DUTY
PAVEMENT DETAIL
W/ EXTRUDED CURB

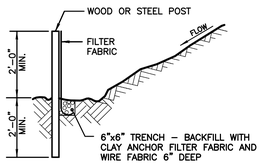


NOTE: DUSTLESS SURFACE AREA SHALL BE A DOUBLE BITUMINOUS SURFACE TREATMENT APPLIED PER TDOT SPECIFICATIONS 405.06B.

DUSTLESS SURFACE AREA



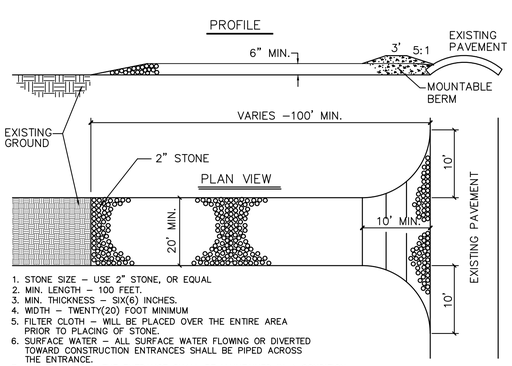
OVERFLOW WEIR



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

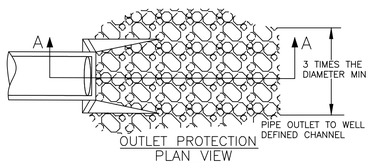
MAINTENANCE NOTES:
1. INSPECT TWICE WEEKLY, 72 HOURS APART AND AFTER EACH RAINFALL
2. REPAIR WHEREVER FENCE IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
4. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION,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

SILT FENCE DETAIL
NOT TO SCALE

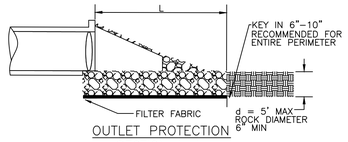


1. STONE SIZE - USE 2" STONE, OR EQUAL
2. MIN. LENGTH - 100 FEET.
3. MIN. THICKNESS - SIX(6) INCHES.
4. WIDTH - TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE



OUTLET PROTECTION
PLAN VIEW
N.T.S.

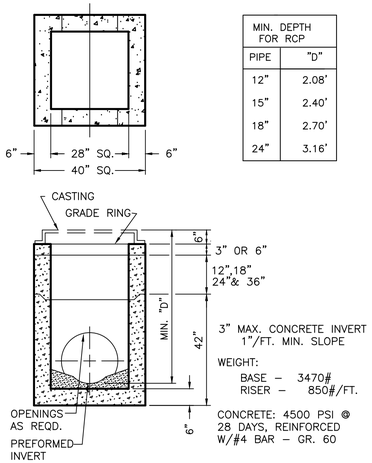


OUTLET PROTECTION
SECTION A-A
N.T.S.

Pipe Diam in	Lowest Value Q cfs	L ft	D in	Intermediate Value Q cfs	L ft	D in	Q cfs	Highest Value L ft	D in
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
30"	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

OUTLET PROTECTION DETAIL
NOT TO SCALE



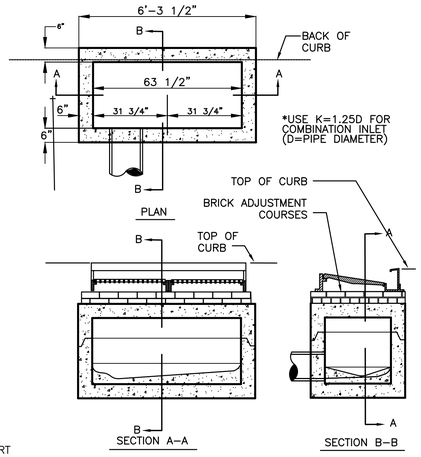
3" MAX. CONCRETE INVERT 1"/FT. MIN. SLOPE

WEIGHT:
BASE - 3470#
RISER - 850#/FT.

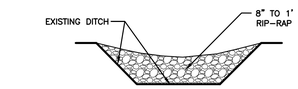
CONCRETE: 4500 PSI @ 28 DAYS, REINFORCED W/#4 BAR - GR. 60

SINGLE INLET
NOT TO SCALE

MIN. DEPTH FOR RCP	
PIPE	"D"
12"	2.08'
15"	2.40'
18"	2.70'
24"	3.16'

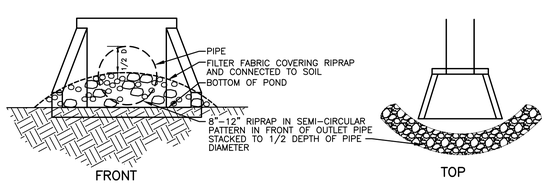


DOUBLE INLET (PRECAST)
NOT TO SCALE



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.



HEADWALL INLET PROTECTION DETAIL
TCP-24
N.T.S.

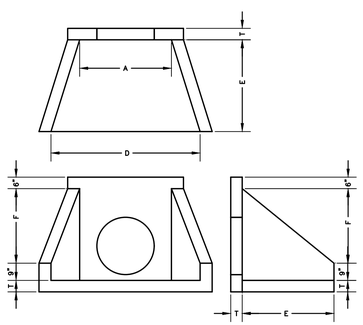
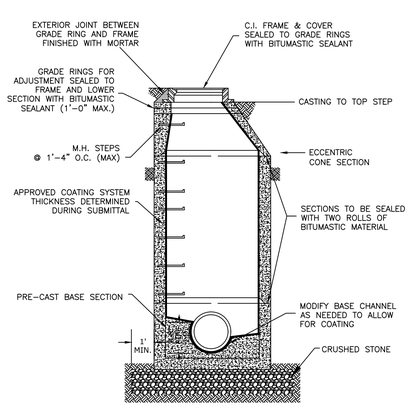


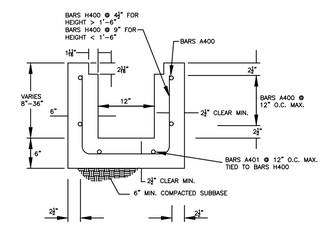
TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	3'-0"	6'-0"	3'-0"	2'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-0"	8'-0"	5'-0"	4'-3"	6"
42"	5'-6"	8'-0"	5'-6"	4'-3"	6"
48"	5'-6"	8'-0"	5'-6"	4'-3"	6"
54"	7'-0"	9'-5"	6'-6"	5'-3"	6"
60"	7'-0"	9'-5"	6'-6"	5'-3"	6"
66"	8'-6"	11'-0"	7'-6"	6'-11"	6"
72"	8'-6"	11'-0"	7'-6"	6'-11"	6"

NOTES:
1. CONCRETE SHALL BE 4000 PSI @ 28 DAYS REINFORCED WITH NO.4 BARS @ 10"O.C., EACH WAY WITH WINGS AND TOE SLAB DOWELED TO HEADWALL WITH NO.5 BARS.
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.

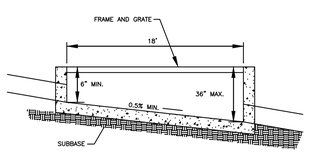
PRECAST CONCRETE HEADWALL



JUNCTION BOX
NOT TO SCALE

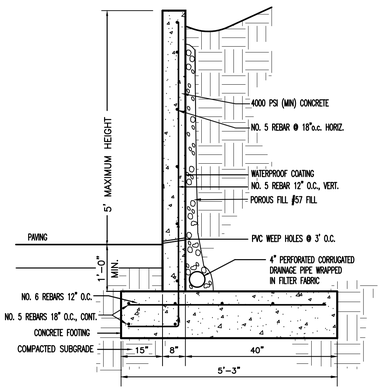


TYPICAL TRENCH CROSS SECTION



PROFILE VIEW

TRENCH DRAIN DETAIL
NOT TO SCALE



SECTION: CONCRETE RETAINING WALL

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP - CALL BEFORE YOU DIG!
MICHAEL RANDOLPH DEWEY LICENSED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE NO. 0011395 STATE OF TENNESSEE

Revisions:

Drawing Notes:

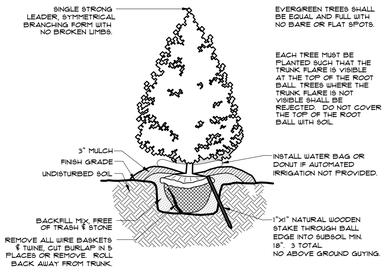
Date: July 31, 2023

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

DEWEY ENGINEERING

Details

Job No. 17032
C5.0
6 of 7

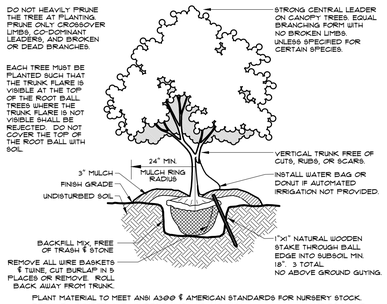


24" RADIUS. MULCH RING ON ALL PROPOSED TREES

PLANT MATERIAL TO MEET ANSI A300 & AMERICAN STANDARDS FOR NURSERY STOCK.

DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

EVERGREEN TREE PLANTING DETAIL



PLANT MATERIAL TO MEET ANSI A300 & AMERICAN STANDARDS FOR NURSERY STOCK.

DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

DECIDUOUS TREE PLANTING DETAIL

MATERIALS SCHEDULE

KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	NOTES
		UNDERSTORY TREES				
CC	12	Cercis canadenis '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 pragense/ 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	REMARKS			
Mulch Bed		Hardwood Bark Mulch	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

CALL BEFORE YOU DIG

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.

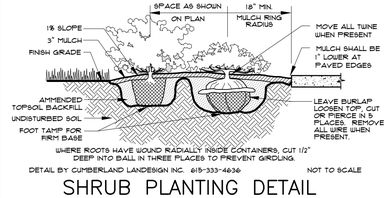
ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

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.

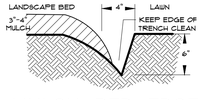
ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS. GUYING IS NOT ALLOWED.

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.

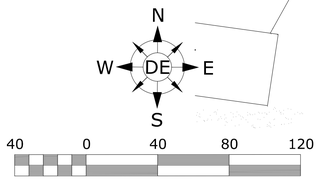


DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

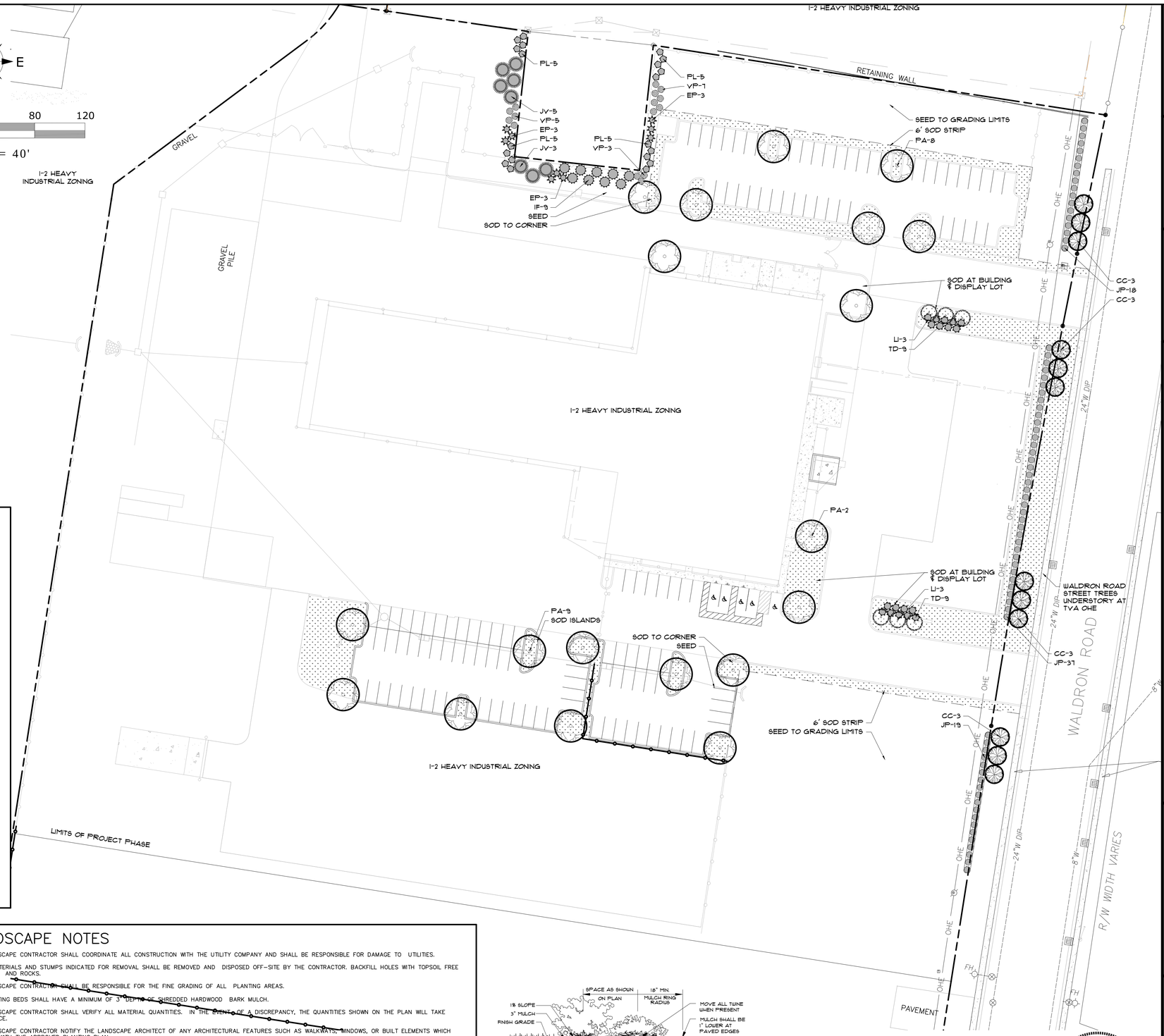
SHRUB PLANTING DETAIL



MULCH BED EDGE



Scale 1" = 40'



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

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 10.

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. (Deferred)

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 (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.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 firer hydrant to the site.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Plan not submitted yet with utilities to comment on.
Sewer availability letter received from City's Consulting Engineer. Low pressure sewer is available in Chaney Blvd. Grinder pumps are required to connect to the low pressure system.
Water availability letter not yet received from City's Consulting Engineer.
There are no FHs within 500 feet of the development, so developer will be required to install a public FH and plans will have to be state approved.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

(Technical items go here)

Police

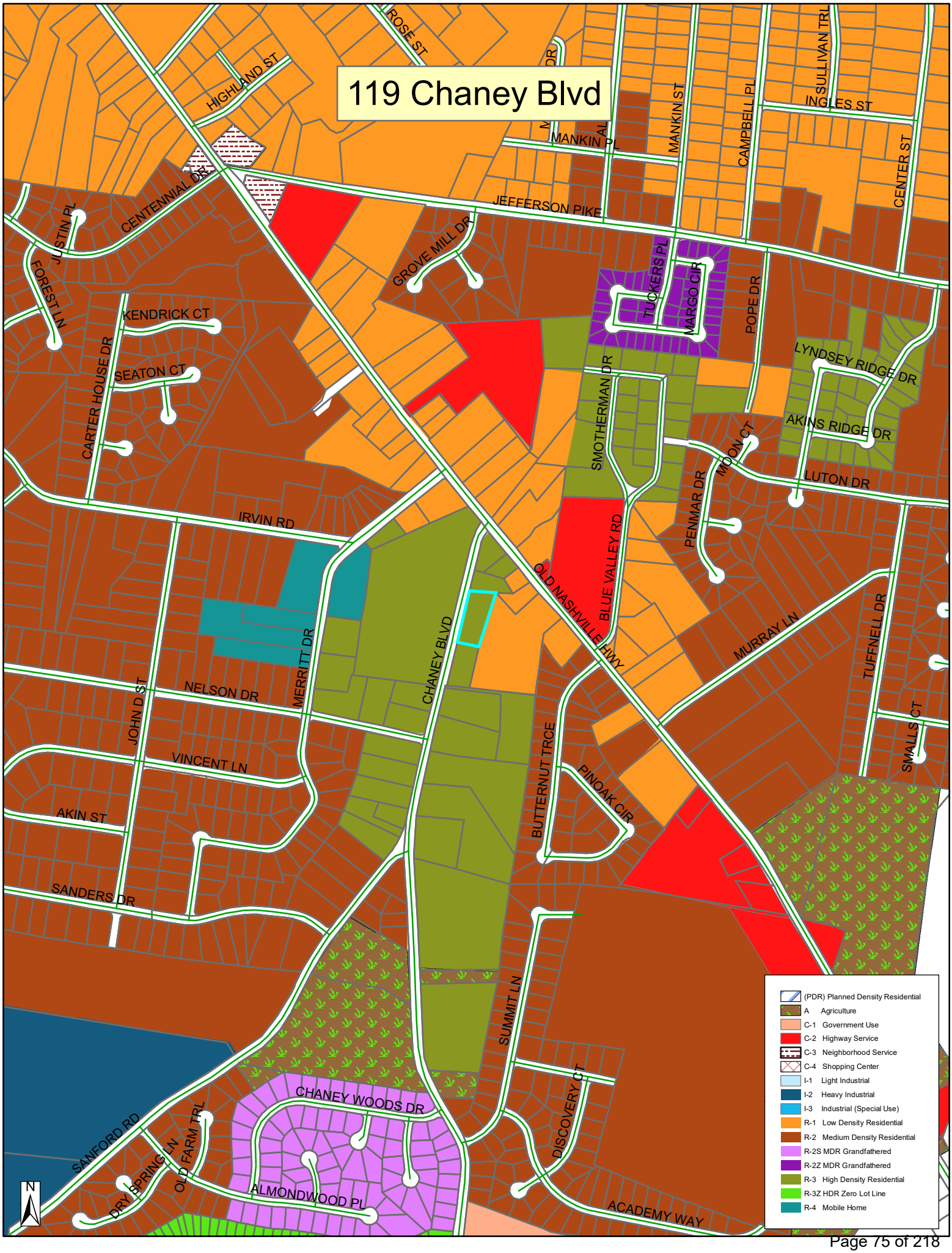
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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119 Chaney Blvd
CHANEY BLVD
N


119 Chaney Blvd
MERRITT DR
OLD NASHVILLE HWY
CHANEY BLVD
NELSON DR
BUTTERNUT TRCE
PINOAK CIR
N


119 Chaney Blvd
ROSE ST
HIGHLAND ST
MANKIN PL
MANKIN ST
CAMPBELL PL
INGLES ST
SULLIVAN TRL
CENTER ST
JEFFERSON PIKE
JUSTIN PL
CENTENNIAL DR
FOREST LN
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
AKINS RIDGE DR
KENDRICK CT
SEATON CT
CARTER HOUSE DR
SMOTHERMAN DR
MOON CT
LUTON DR
PENMAR DR
IRVIN RD
BLUE VALLEY RD
OLD NASHVILLE HWY
MURRAY LN
TUFFNELL DR
SMALLS CT
MERRITT DR
CHANEY BLVD
NELSON DR
JOHN D ST
VINCENT LN
AKIN ST
BUTTERNUT TRCE
PINOAK CIR
SANDERS DR
SUMMIT LN
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CHANEY WOODS DR
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
ACADEMY WAY
N
(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)
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R-2Z MDR Grandfathered
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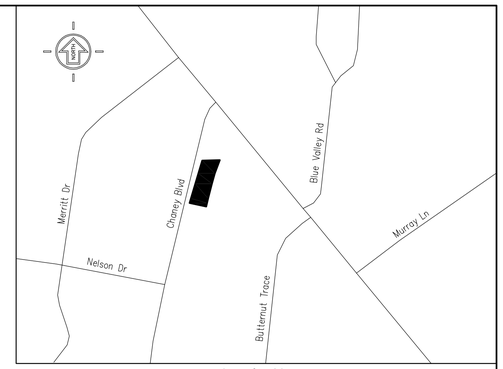


GRID NORTH

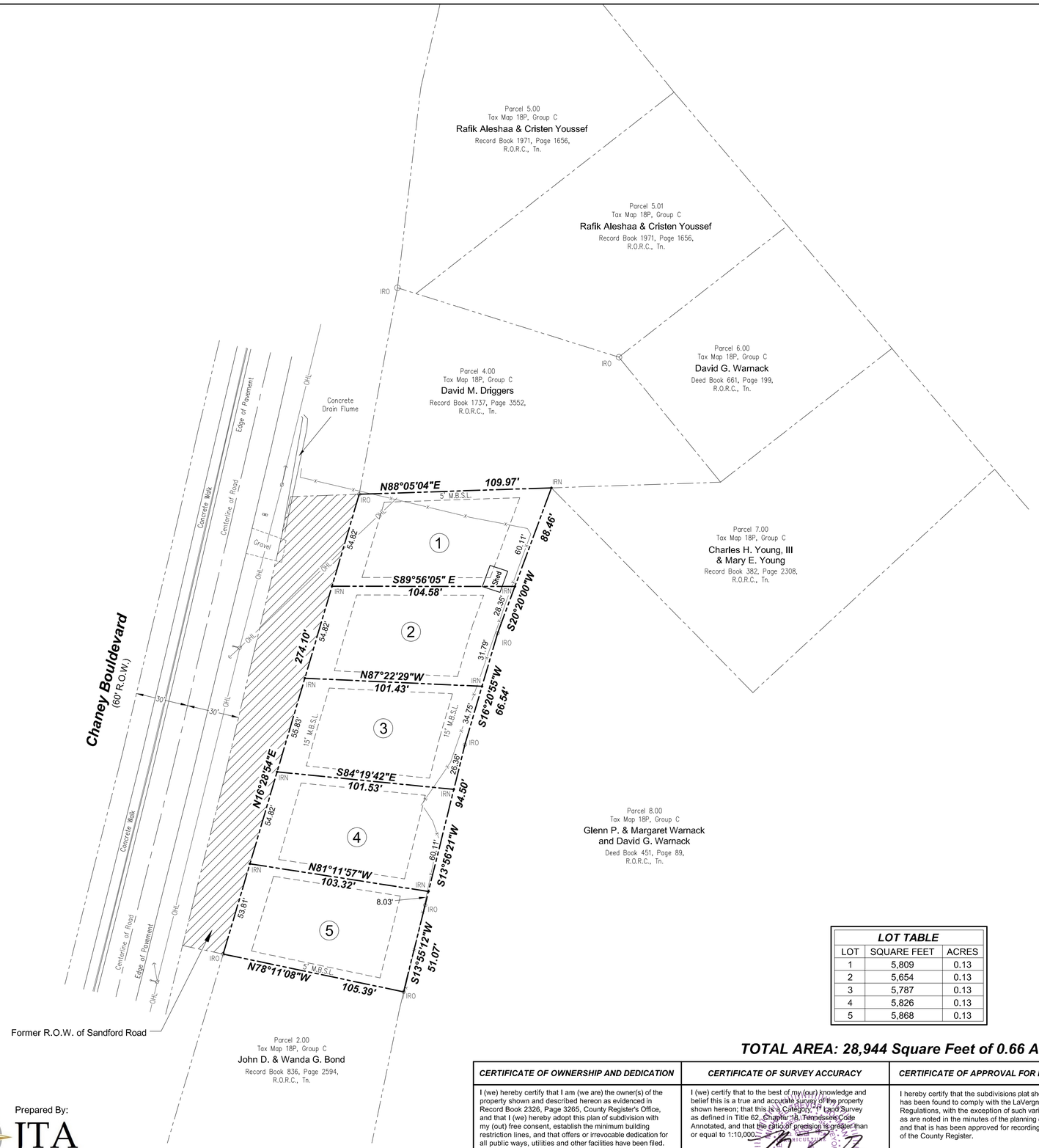
Scale : 1"= 30'

0' 15' 30' 60' 90'

GRAPHIC SCALE



Location Map
(Not to Scale)



General Notes

1. The purpose of this plat is to create 5 residential lots.
2. Bearings shown hereon are referenced to the Tennessee State Plane Coordinate System (NAD83).
3. Subject property is shown as Parcel 3.00 on Rutherford County Tax Map No. 18P, Group C.
4. Subject property is currently zoned R3 (High Density Residential) in Rutherford County, Tennessee. Setbacks are as follows:
   Front: 15'
   Side: 5'
   Rear: 15'
5. 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.
6. 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".
7. This surveyor has not been furnished with a Title Report, therefore, this survey is subject to the findings of an accurate Title Search.
8. 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

LOT TABLE		
LOT	SQUARE FEET	ACRES
1	5,809	0.13
2	5,654	0.13
3	5,787	0.13
4	5,826	0.13
5	5,868	0.13

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

LEGEND

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

Prepared By:
JTA
LAND SURVEYING, INC.
2603 Elm Hill Pike, Suite K - Nashville, TN. 37214
Phone: 615-490-6920

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 (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 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.

6-23-23

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 is has been approved for recording in the Office of the County Register.

Date Secretary, Planning Commission

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:

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 11.

Item Title: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property - Requested by DSG, Inc. - 9.33 Acres. Property located at 31 Lillian Buchanan Drive (Tax Map 14, Parcel 72). Current Zoning District: C-2 (Highway Service Commercial) Zoning District; Proposed Zoning District: R-3 (High Density Residential) Zoning District. Property owned by Richland South, LLC.

Reviewed By:

Summary: The applicant, DSG, Inc., is requesting to rezone approximately 9.33 acres from C-2 (Highway Service Commercial) to R-3 (High Density Residential). The property is located on Murfreesboro Road.

Per the applicant, the purpose of the rezoning is to be able to pursue the development of a multi-family development. There has been no formal plan offered at this time, but the applicant has offered a rezoning exhibit.

There is a mixture of zoning in the area including C-2, R-3 and R-2, but the area is predominantly zoned C-2.

The property that borders this site on the north is R-3 and to the south is C-2. There is also a large area of C-2 to either side of the property along Murfreesboro Road.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

No Engineering comments.

Utilities

No comment.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

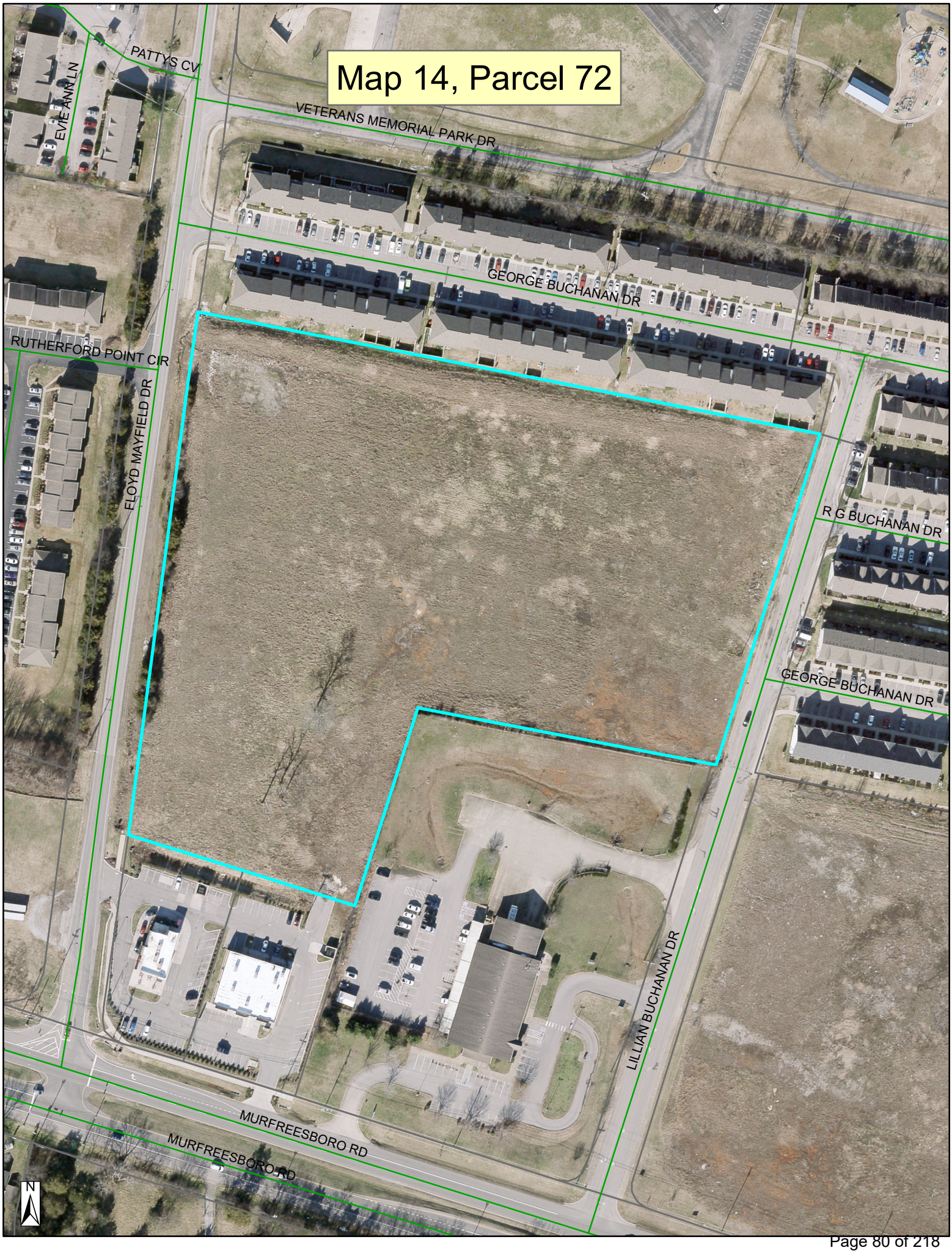
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Police

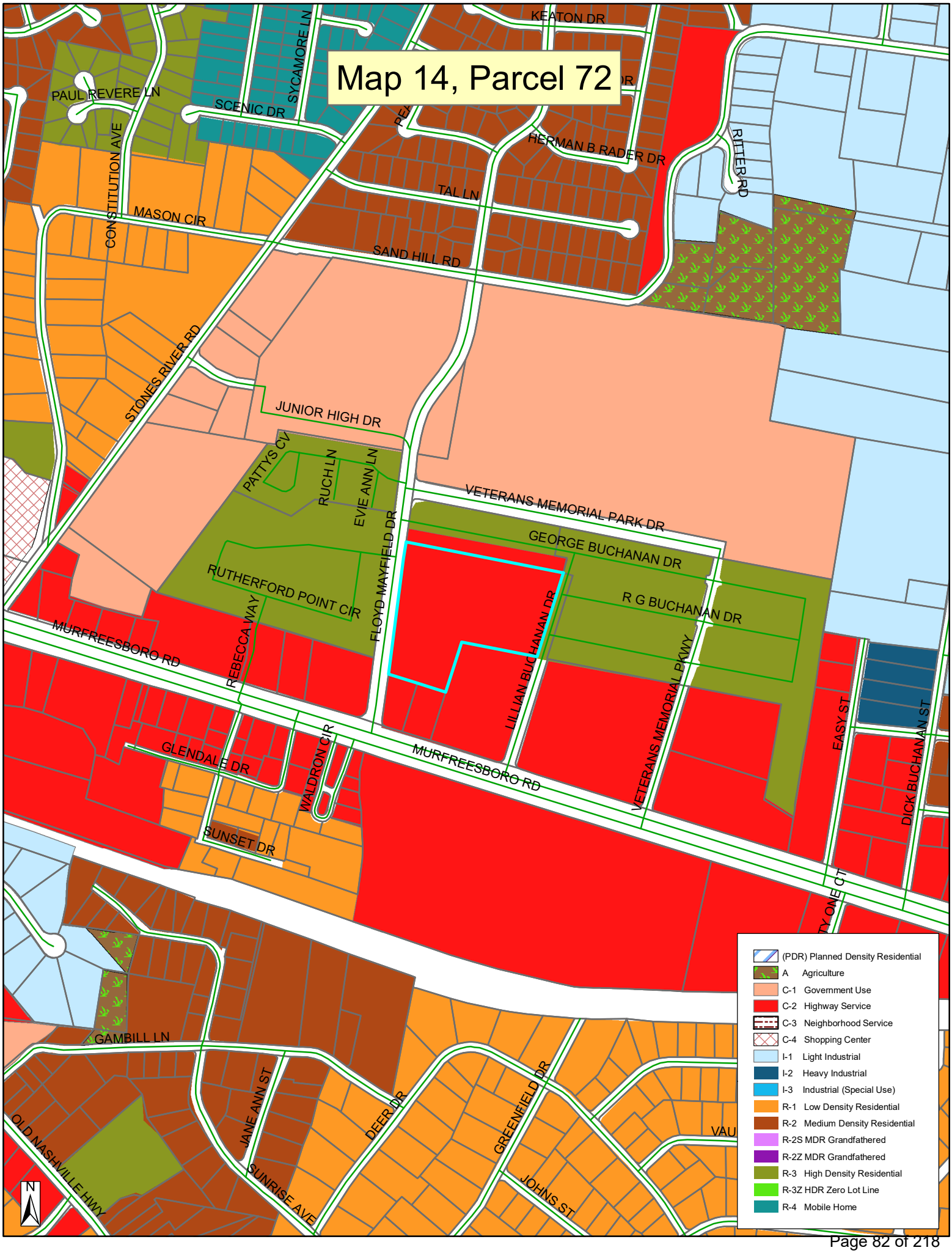
John Eubank
jeubank@lavergnetn.gov

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Map 14, Parcel 72
PATTYS CV
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
GEORGE BUCHANAN DR
LILLIAN BUCHANAN DR
MURFREESBORO RD
MURFREESBORO RD
N


Map 14, Parcel 72
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUGHLN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
REBECCA WAY
R G BUCHANAN DR
GEORGE BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
SUNSET DR
GLENDALE DR
WALDRON CIR
MURFREESBORO RD
MURFREESBORO RD
SUNSET DR
N


Map 14, Parcel 72
KEATON DR
PAUL REVERE LN
SCENIC DR
SYCAMORE LN
CONSTITUTION AVE
MASON CIR
HERMAN B RADER DR
RITTER RD
TAL LN
SAND HILL RD
STONES RIVER RD
JUNIOR HIGH DR
PATTY'S CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
MURFREESBORO RD
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
EASY ST
DICK BUCHANAN ST
GLENDALE DR
WALDRON CIR
SUNSET DR
GAMBILL LN
JANE ANN ST
DEER DR
GREENFIELD DR
OLD NASHVILLE HWY
SUNRISE AVE
JOHNS ST
N
(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





Adjacent Property Information				
Property Address	Parcel #	Zoning	Owner	Owner's Address
N/A	07204	C-2	Richland South LLC	749 Duncan Ct. Brentwood, TN 37027
5309 Murfreesboro Rd.	07205	C-2	United States Postal Service	1735 N. Brown Rd. (STE 200) Lawernceville, GA
5295 Murfreesboro Rd.	07207	C-2	Richland South LLC	749 Duncan Ct. Brentwood, TN 37027
5285 Murfreesboro Rd.	07208	C-2	Richland South LLC	749 Duncan Ct. Brentwood, TN 37027
101 Floyd Mayfield Dr.	00400	C-2	Shreibman Amnon Etux Ruth	PO Box 177 La Vernge, TN 37086
1 Rutherford Point Cir.	00200	R-3	Highmark Rutherford Pointe LLP	1222 16th Ave. S (STE 300) Nashville, TN 37212
George Buchanan Dr.	07206	R-3	N/A	N/A
George Buchanan Dr.	07203	R-3	N/A	N/A

PROPOSED MULTI-FAMILY 9.33 AC.±

FLOYD MAYFIELD DR.

LILLIAN BUCHANAN DR.

VETERANS MEMORIAL PKWY

MURFREESBORO RD.

EXISTING SIGNALIZED INTERSECTION

FUTURE COMMERCIAL 3.97 AC.±

OUTPARCEL #1 1.5AC.±

OUTPARCEL #2 1.3AC.±

OUTPARCEL #3 2.3 AC.±

OUTPARCEL #4 2.2AC.±

OUTPARCEL #5 2.3 AC.±

PROPOSED SIGNALIZED INTERSECTION

PROPOSED GROCERY STORE

FUTURE ADDITION

PROPOSED CONVENIENCE STORE

GRAPHIC SCALE

100 50 0 100 200

scale feet

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG DEVELOPMENT SERVICES GROUP, INC.

PROJECT NAME/LOCATION ID: MURFREESBORO RD.

SHEET TITLE: REZONING EXHIBIT

PROJECT ID

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

EX-1

CONCEPT PLAN

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 12.

Item Title: Site Plan - Chaney Place - 50 Townhomes on 4.3 Acres. Requested by SEC, Inc. Property located on Chaney Blvd. (Tax Map 28, Parcels 10 & 11). R-3 (High Density Residential) Zoning District. Property owned by Ole South Properties, Inc.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: The applicant, SEC, Inc., is requesting to build 50 townhomes on approximately 4.30 acres. This project is named Chaney Place but was formerly known as 237 & 245 Chaney Boulevard.

The site plan shows the general layout of the units along with a mail kiosk and dumpster locations. This site was rezoned to R-3 last year. The project had a concept plan approved in June, or less than 2 months ago. The concept plan was required because of the extension of utilities which qualified it as a major subdivision.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. This site requires a Transitional 1 buffer as listed in the zoning ordinance - the minimum width of the buffer shall be 25 feet.
2. The zoning to the south is not R-3; change zoning to Ag.
3. Please see Mr. Lide's comment below about the naming of the project.

Engineering

Gary Lide
glide@lavergnetn.gov

1. The project was called “Chaney Place” at concept plan stage. Please continue to use the same name to avoid confusion.

2. Provide a Preliminary Plat meeting Subdivision Regulation requirements and show 25’ transitional buffer on it.
3. Show width of Chaney Blvd.
4. (C2.0) Show recommended location of transformer pad.
5. Show bearings and distances from the southwest corner of the site to the margin of the intersection of Chaney Blvd with Chaney Woods
6. Grades in parking lot are slightly steeper than the recommended maximum of 5%. Provide explanation why this is acceptable.
7. (C1.0) Show tree masses, trees larger than 15”, and cedar trees larger than 10”.
8. Provide a copy of the restrictive covenants if any are planned.
9. Provide an intermediate EPSC plan
10. Provide a note stating that no more than 500’ of utility trench will be open at one time.
11. Provide a note stating that, if dewatering is required, then a dewatering plan will be submitted to the City Engineer for review.
12. Provide a separate Road Plan/Profile sheet meeting La Vergne Public Works standards with plan and profile on the same page for the widening of Chaney Boulevard. It must be a stand-alone document.
13. Provide a separate Sewer Plan/Profile sheet meeting La Vergne Public Works standards with plan and profile on the same page for the extension of the public sewer. It cannot be tied to the Site Utility Plan and must be a stand-alone document.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Sewer plans shall be plan and profile sheets.
2) Water connection to public 8"W in Chaney Blvd shall be cut-in tees.
3) Suggest remove 8" water and blow off in northwest corner of property (gang service meters would be terminal point).
4) Show 20' easements for public utilities in private streets.
5) On Construction plans, show either coordinates or initial coordinate and bearing and distance for angle points, points of curvature, or other pertinent installs in public utilities. May use a table to simplify notes on the sheet. Contractor needs coordinates to install when the

utilities are being put into raw land.)
6) Locate air releases per City Standards at any waterline high point.
7) Ensure no water valve will be brought to the surface in sidewalk, curb, or gutter.
8) 8 inch waterlines shall have at least 36 cover.
9) waterlines shall cross 18" over sewer lines.
10) sewer shall be deep enough not to cause unnecessary high points in the water lines that will trigger the installation of air releases due to lack of design.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Plans show details for both the FDC and the PIV. Has the project changed that will require sprinklers?

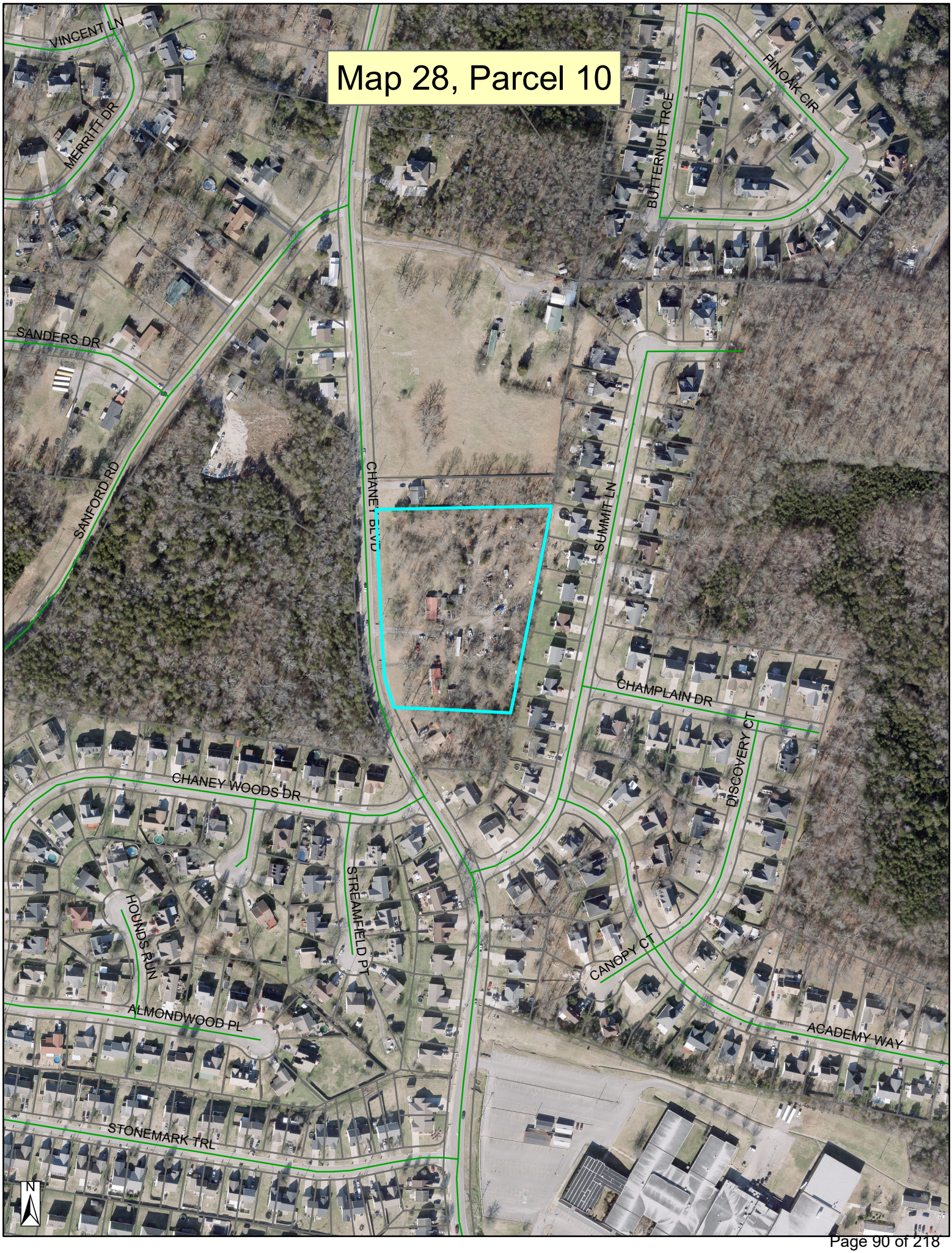
Police

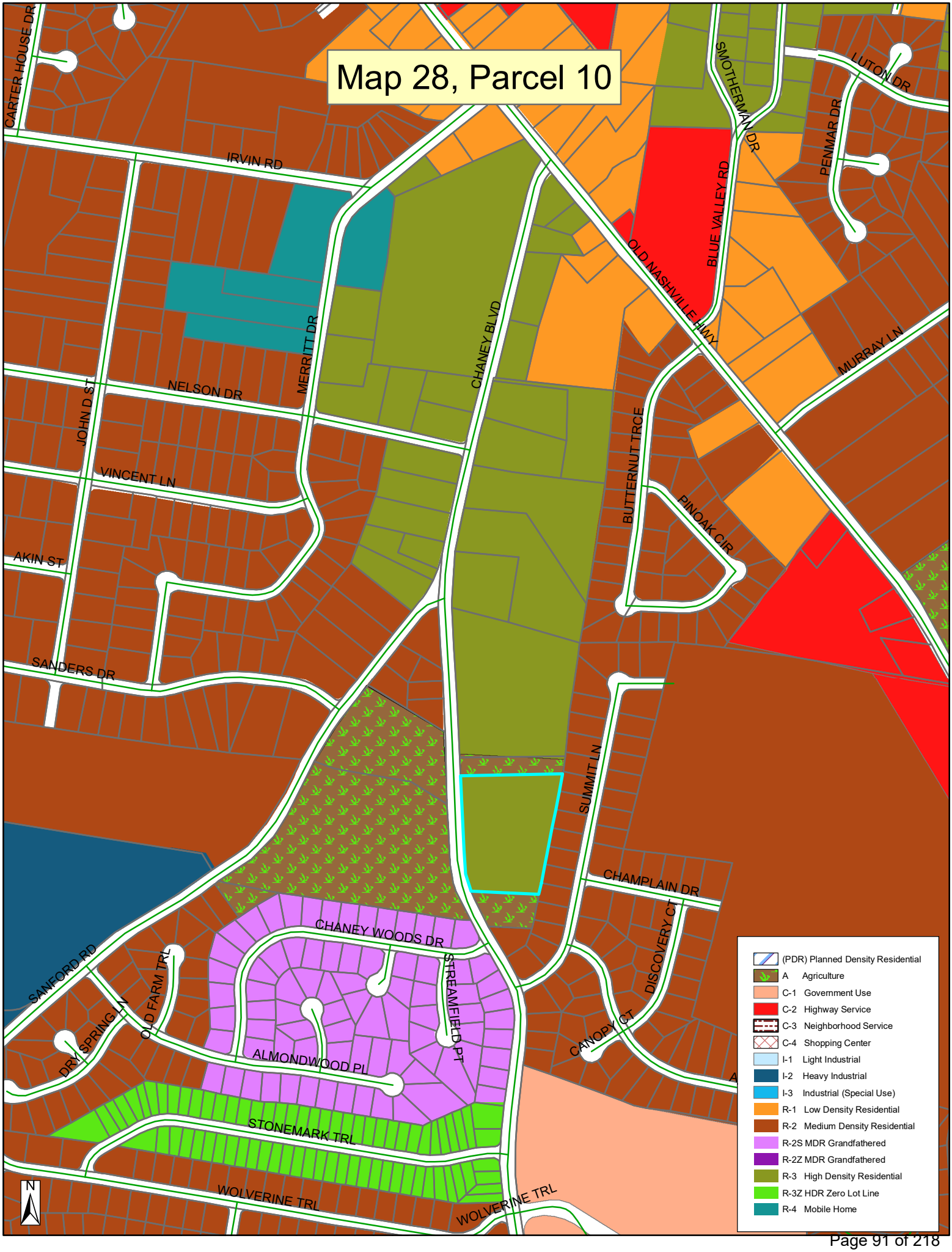
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Map 28, Parcel 10
CHANEY BLVD
SUMMIT LN
CHAMPLAIN DR
ACADEMY WAY
N


Map 28, Parcel 10
VINCENT LN
MERRITT DR
SANDERS DR
SANFORD RD
CHANEY BLVD
BUTTERNUT TRCE
PINOAK CIR
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CHANEY WOODS DR
HOUNDS RUN
STREAMFIELD PT
CANOPY CT
ALMONDWOOD PL
ACADEMY WAY
STONEMARK TRL
N


Map 28, Parcel 10
CARTER HOUSE DR
IRVIN RD
SMOTHERMAN DR
LUTON DR
PENMAR DR
BLUE VALLEY RD
OLD NASHVILLE HWY
MURRAY LN
MERRITT DR
CHANEY BLVD
NELSON DR
JOHN D ST
VINCENT LN
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DISCOVERY CT
CANOPY CT
CHANEY WOODS DR
STREAMFIELD PT
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
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(PDR) Planned Density Residential
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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





Purpose Note:
To Create 50 Townhome Units.

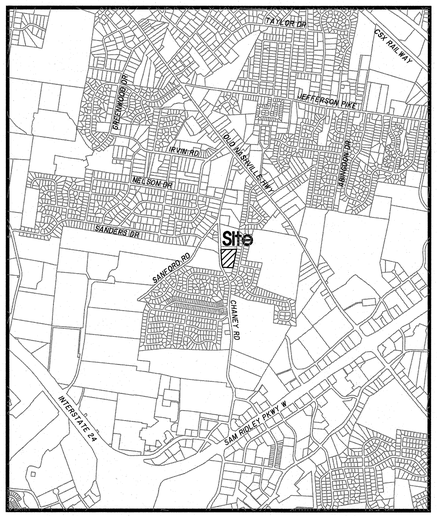
Chaney Blvd

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions, Demo & Initial EPSC Plan
C2.0	Site Plan
C2.1-C2.2	Utility Plan
C2.3	Sanitary Sewer Profiles
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-C4.2	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes





Site Location Map

Not To Scale

Owner/Developer:
Ole South Properties, Inc.
262 Robert Rose Dr., Ste 300
Murfreesboro, TN 37129

Deed Reference:
Tax Map 28, Parcels 10.00 & 11.00
R.Bk. 2332, Pg. 3395

Yard Requirements:
Front: 35'
Side: 10'
Rear: 20'

Intended Use:
Townhomes

Land Use Data:
Zoned: R-3
13 - 1-Story Buildings, 50 Units
Density: 11.6 d.u./acre (14.5 Allowed)
1 Lot on: 4.30± Acres

Parking Requirement:
3 Spaces Per Unit: 3x50 = 150 Spaces Required
Provided: 148 Regular + 6 H.C. = 154 Total Spaces Provided

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0106J Dated May 9, 2023.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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



By: John F Miner Date: July 31 2023
John F. Miner, P.E. TN. Reg. #122194

Watershed: Finch Branch

Impaired: 5-yr, 24hr EPSC Design
Disturbed Area: 4.69± Ac.

Sheet C0.0
Chaney Blvd
S.E.C. Project #22118
Submitted: 7-31-2023
Revised:

Site Clearing & Demolition Notes:

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

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

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

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

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

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

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

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

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

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

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

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

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

~~16. Explosives: use of explosives will not be permitted.~~

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0106J Dated May 9, 2023.

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

~~8. Before starting grading operations, see landscape plan and Geotechnical Engineering report for treatment of existing grade.~~

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

10. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense. ~~See geotechnical report for stripping and topsoil requirements.~~

11. Site grading shall be performed in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report referenced in this plan set.~~ The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.

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

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

14. Fill under paved areas and slabs on grade shall be compacted per specifications and geotechnical report. Deposit fill material in horizontal layers as recommended by Geotechnical Engineer and compact each layer with a mechanical tamper. Base course pavement shall be compacted to 100% standard proctor.

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

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

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

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

13. Materials:
   13A) Subgrade: Cohesive subgrade shall be compacted to 96% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   13B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   13C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

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

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

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

17. Concrete Materials:
   17A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   17B) Aggregates: ASTM C-33 (latest ed.).
   17C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   17D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   17E) Admixture: Air type to meet ASTM C-260 (latest ed.)

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

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

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

21. Weather Requirements:
   21A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in-place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   21B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and cure work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

General Utility Notes:

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

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

3. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

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

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

City Of LaVergne Standard Plat Notes:

1. Datum Notation: This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)

2. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0106J Dated May 9, 2023.

3. Call 811 before you dig.

4. Contact the City of La Verge public utilities department at 615-793-9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.

5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.

6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas- Smyrna Gas 615-355-5740
   Electric- Nashville Electric Service 615-736-6900
   Water- City of La Vergne 615-793-9891
   Sewer- City of La Vergne 615-793-9891

7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.

8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.

9. Contact City of La Vergne fire marshal at 615-287-5832 for fire code information and compliance.

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

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
(615) 890-7901 FAX (615) 895-2567
PHILIP E. MINER, TENNESSEE REGISTERED LANDSCAPE ARCHITECT NO. 367

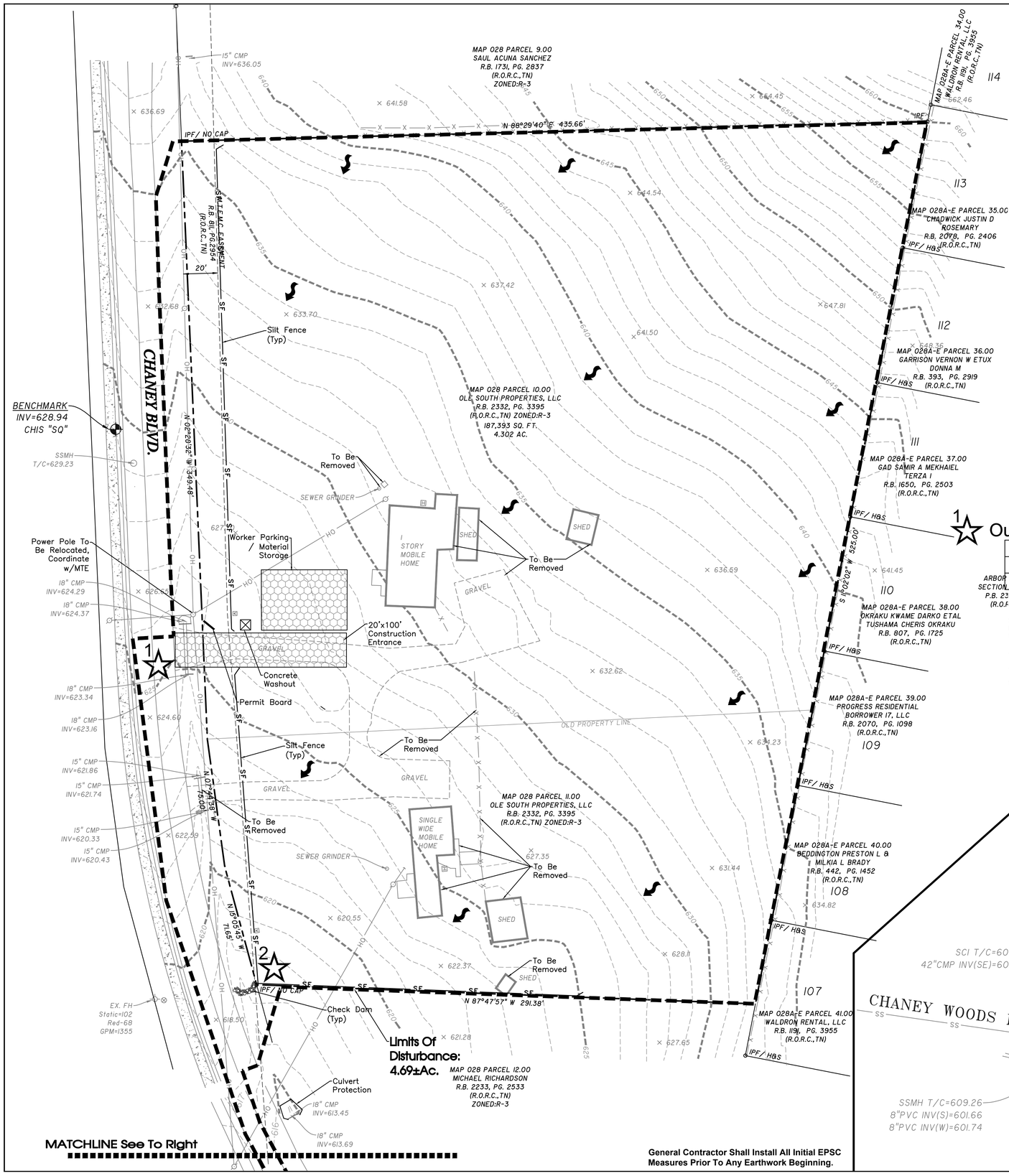
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JOHN F. MINER — 367 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Chaney Blvd
La Vergne, Tennessee

General Notes

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: None
JOB NO. 22118
SHEET: C0.1



SWPPP Narrative:

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

Construction Sequence:

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
RESIDENTIAL	1+ ACRE, C SOILS, CN=79	1.89
RESIDENTIAL	1+ ACRE, D SOILS, CN=84	2.41
	COMPOSITE CN=82	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
RESIDENTIAL	1/8 ACRE TOWNHOMES C-SOILS, CN=90	1.89
RESIDENTIAL	1/8 ACRE TOWNHOMES D-SOILS, CN=92	2.41
	COMPOSITE CN=91	

PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL
SILT FENCE	TEMPORARY, SEDIMENT CONTROL

EPSC Phasing

Initial: Silt Fence Along Downgradient Perimeter, Construction Entrance, Temp. Conc. Washout, Filter Fabric Inlet Protection

Final: Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.1	1%	35.9928	-86.5628
2	SOUTHWEST CORNER OF SITE	15.51	2-15%	35.9923	-86.5625

EPSC Notes:

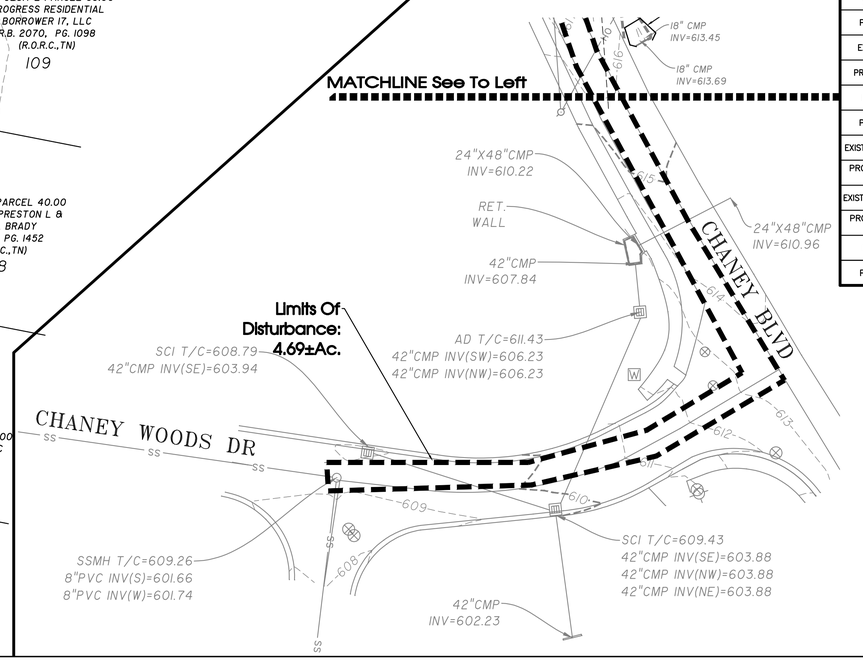
Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.

Staging Area is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.

All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.

Areas That Have Not Been Disturbed Within 14 Days Must Be Stabilized.

Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.



Legend:

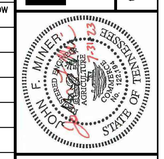
EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)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

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

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

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

N

30' 0 30' 60'

SCALE: 1"= 30'

Chaney Blvd

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3

DATE: 7-31-2023

CHECKED: MAT

FILE NAME: 22118project

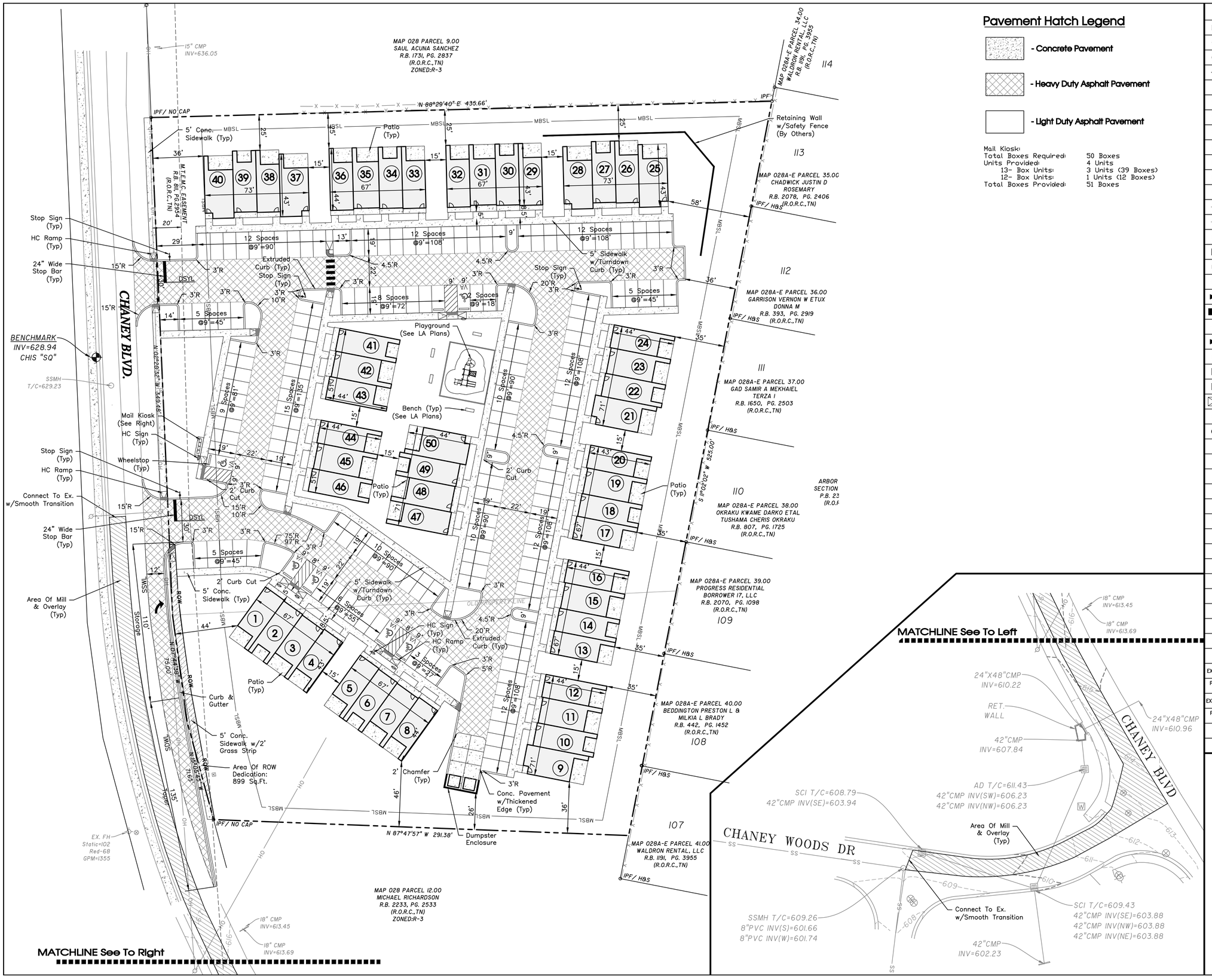
SCALE: 1"=30'

JOB NO. 22118

Existing Conditions, Demo & Initial EPSC Plan

SHEET: C1.0

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.



Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement

Mail Kiosk:

Total Boxes Required:	50 Boxes
Units Provided:	4 Units
13- Box Units:	3 Units (39 Boxes)
12- Box Units:	1 Units (12 Boxes)
Total Boxes Provided:	51 Boxes

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
EXISTING PHONE	PH		
EXISTING ELECTRIC	OH		
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF		
EROSION EEL	E E E		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM		
PROPOSED STORM	STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

SITE ENGINEERING CONSULTANTS
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PLANNING@SECINC.COM WWW.SECINC.COM

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JOHN F. MINER III — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE

Chaney Blvd

La Vergne, Tennessee

Know what's below. Call before you dig.

N

30' 0 30' 60'

SCALE: 1"= 30'

REVISED:	
DRAWN: SJA/CFB3	
DATE: 7-31-2023	
CHECKED: MAT	
FILE NAME: 22118project	
SCALE: 1"=30'	
JOB NO. 22118	
SHEET:	C2.0

Site Plan

MAP 028 PARCEL 9.00
SAUL ACUNA SANCHEZ
R.B. 1731, PG. 2837
(R.O.R.C.,TN)
ZONED:R-3

15" CMP
INV=636.05

IPF/ NO CAP

N 88°29'40" E 435.66'

MAP 028A-E PARCEL 34.00
WALDRON RENTAL, LLC
R.B. 1191, PG. 3955
(R.O.R.C.,TN)

114

IPF

M.T.E.M.C. EASEMENT
R.B. 811, PG. 2534
(R.O.R.C.,TN)

20'

1—Gang Meter Box w/4— 5/8" Domestic Meters (By City Of LaVergne)

MBSL

40 39 38 37 | 36 35 34 33 | 32 31 30 29 | 28 27 26 25

ECO (Typ)

MH15 MH16

Line A

1: 8"x8"x6" Tee
1: CTB
2: 8" GV & Box

1: 11.25° Bend
1: CTB

8" Tapping Sleeve & Valve

1: 8"x8"x8" Tee
1: CTB
2: 8" GV & Box

MH14

1: 8"x8"x6" Tee
1: CTB
1: 6" GV & Box
1: FH Assembly

Blow-Off Valve (Typ)

113

MAP 028A-E PARCEL 35.00
CHADWICK JUSTIN D
ROSEMARY
R.B. 2078, PG. 2406
(R.O.R.C.,TN)

IPF/ HBS

112

MAP 028A-E PARCEL 36.00
GARRISON VERNON W ETUX
DONNA M
R.B. 393, PG. 2919
(R.O.R.C.,TN)

1—Gang Meter Box w/4— 5/8" Domestic Meters (By City Of LaVergne)

111

MAP 028A-E PARCEL 37.00
GAD SAMIR A MEKHAIEL
TERZA I
R.B. 1650, PG. 2503
(R.O.R.C.,TN)

BENCHMARK
INV=628.94
CHIS "SQ"

CHANEY BLVD.

SSMH
T/C=629.23

1—Gang Meter Box w/3— 5/8" Domestic Meters (By City Of LaVergne)

1—Gang Meter Box w/3— 5/8" Domestic Meters (By City Of LaVergne)

41 42 43 | 24 23 22 21

MH13

44 45 46 | 50 49 48 47 | 20 19 18 17

ECO (Typ)

1—Gang Meter Box w/4— 5/8" Domestic Meters (By City Of LaVergne)

110

MAP 028A-E PARCEL 38.00
OKRAKU KWAME DARKO ETAL
TUSHAMA CHERIS OKRAKU
R.B. 807, PG. 1725
(R.O.R.C.,TN)

ARBOR HEIGHTS
SECTION I PHASE 2
P.B. 23, PG. 16
(R.O.R.C.,TN)

S 1°02'02" W 435.00'

Line A

Line B

MH8 MH9 MH10

8" Tapping Sleeve & Valve

1: 11.25° Bend
1: CTB

1: 22.5° Bend
1: CTB

1—Gang Meter Box w/4— 5/8" Domestic Meters (By City Of LaVergne)

MAP 028A-E PARCEL 39.00
PROGRESS RESIDENTIAL
BORROWER 17, LLC
R.B. 2070, PG. 1098
(R.O.R.C.,TN)

OLD DRIPPER Y LINE

109

MH7 MH11 MH12

1 2 3 4 | 5 6 7 8 | 16 15 14 13 | 12 11 10 9

1—Gang Meter Box w/4— 5/8" Domestic Meters (By City Of LaVergne)

4— 5/8" Domestic Meter (By City Of LaVergne)

4— 5/8" Domestic Meter (By City Of LaVergne)

MAP 028A-E PARCEL 40.00
BEDDINGTON PRESTON L &
MILKIA L BRADY
R.B. 442, PG. 1452
(R.O.R.C.,TN)

108

Area Of Trench Repair (Typ)

1: 22.5° Bend
1: CTB

1: 8" Bend
1: CTB
2: 8" GV & Box

MH6

N 02°20'32" W 449.16'

N 87°47'57" E 75.00'

N 02°20'32" W 71.65'

IPF/ NO CAP

N 87°47'57" W 291.38'

107

MAP 028A-E PARCEL 41.00
WALDRON RENTAL, LLC
R.B. 1191, PG. 3955
(R.O.R.C.,TN)

MAP 028 PARCEL 12.00
MICHAEL RICHARDSON
R.B. 2233, PG. 2533
(R.O.R.C.,TN)
ZONED:R-3

EX. FH
Static=102
Red=68
GPM=1355

18" CMP
INV=613.45

18" CMP
INV=613.69

MH5

MATCHLINE See C2.2

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

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N

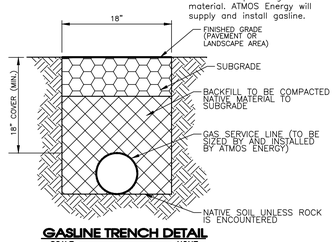
30' 0 30' 60'

SCALE: 1"= 30'

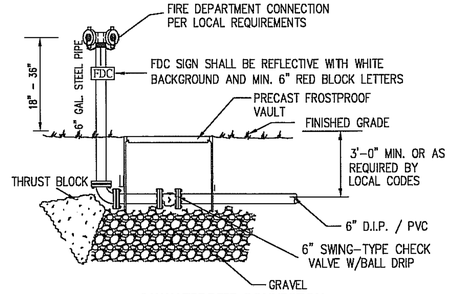
Electrical Legend:

- Commercial Vault
- Transformer

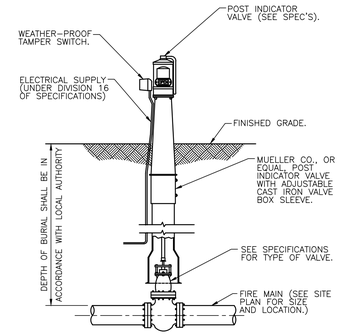
•Contractor is responsible for opening and closing gasline trench and providing backfill material. ATMOS Energy will supply and install gasline.



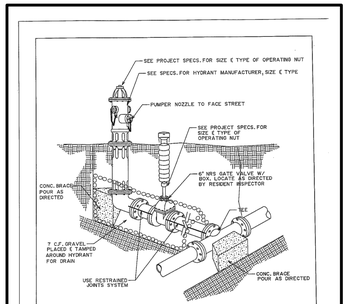
GASLINE TRENCH DETAIL
SCALE NONE



2-WAY FIRE DEPT. CONNECTION
SCALE NONE

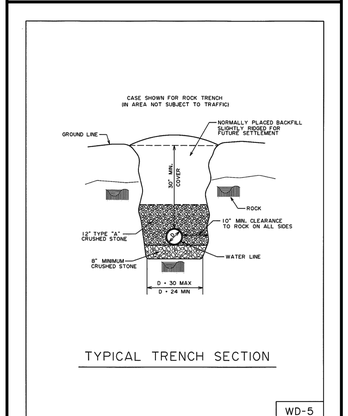


POST INDICATOR VALVE WITH VALVE BOX
SCALE NONE



TYPICAL FIRE HYDRANT INSTALLATION

WD-9



TYPICAL TRENCH SECTION

WD-5

Legend:

■	EXIST. CONCRETE MONUMENT	✣	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXIST. SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST
◯	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	⋰⋰	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═══	EXTRUDED CURB
G	EXIST. GAS RISER	═══	CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXIST. WATER METER	➡	TURN LANE ARROWS
○	EXIST. UTILITY POLE	1	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◩	BLOW OFF VALVE	⊛	RIP RAP
▭	REDUCER	➡	RUNOFF FLOW ARROW
⊂	REMOTE FIRE DEPT. CONNECTION	⊏⊐	INLET FILTER PROTECTION
▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
▬	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
⊂	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
▶	FIRE HYDRANT	▩	CATCH BASIN
⊗	GATE VALVE & BOX	▩	CURB INLET
W	WATER METER	●	AREA DRAIN
G	GAS METER	▬	HEADWALL
⊠	GREASE TRAP	◡	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⋰⋰	CONCRETE SWALE
◯	MANHOLE	⊠	TYPE- X- HEADWALL

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

Fire Line Notes:

1) Dedicated Fire Water Lines Must Be Inspected And Approved By FMO Prior To Being Covered.
2) Upon Completion Of Fire Water Lines, A 2 Hour, 200 Pound Pressure Test Must Be Witnessed And Approved By FMO.
3) FDC To Be Knox Storz Guard FDC With A 30 Degree Elbow And Locking Cap Sized 5" Storz x 4" NPT.
4) An Approved Knox 3200 Series Surface Or Recessed Mounting Lock Box Is Required At Riser Room Access Door.
5) An Exterior Electric Horn/Strobe Is Required Above FDC. No Water Gongs.
6) All fire line piping from point of service shall be installed by a TN registered sprinkler contractor.
7) Waterlines servicing fire hydrant must be in place & operational prior to bringing combustibles onsite.

SITE ENGINEERING CONSULTANTS
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PHONE (615) 890-7901 FAX (615) 895-2567
WWW.SECINC.BIZ

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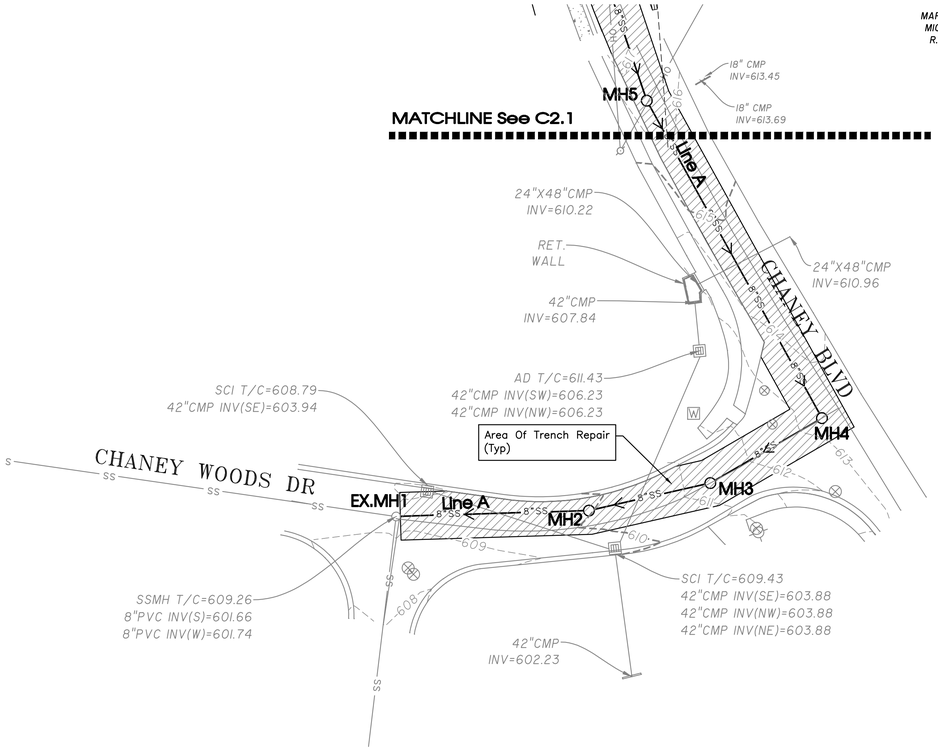
JOHN E. MINER 115 LICENSED PROFESSIONAL ENGINEER AGRICULTURAL & CIVIL STATE OF TENNESSEE

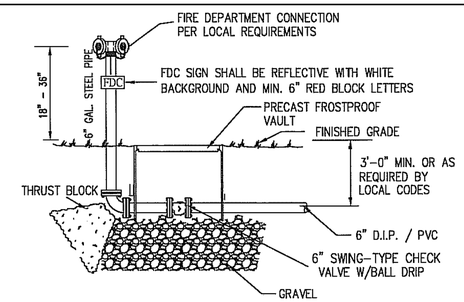
Chaney Blvd

La Vergne, Tennessee

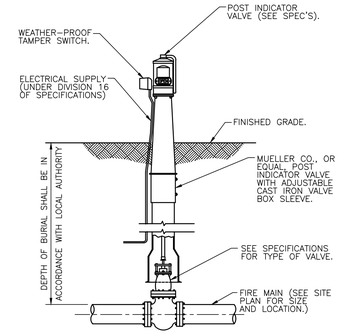
Utility Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C2.1

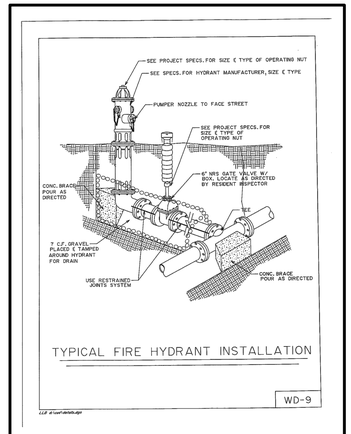




2-WAY FIRE DEPT. CONNECTION
SCALE — NONE

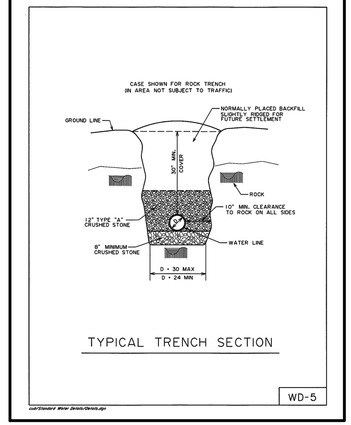


POST INDICATOR VALVE WITH VALVE BOX
SCALE — NONE



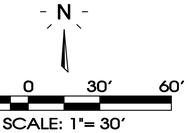
TYPICAL FIRE HYDRANT INSTALLATION

WD-9

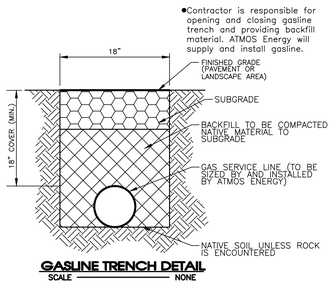


TYPICAL TRENCH SECTION

WD-5



Electrical Legend:
- Commercial Vault
- Transformer



GASLINE TRENCH DETAIL
SCALE — NONE

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Legend:

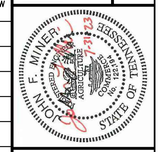
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EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
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REDUCER		RUNOFF FLOW ARROW	
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GATE VALVE & BOX		CURB INLET	
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GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

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

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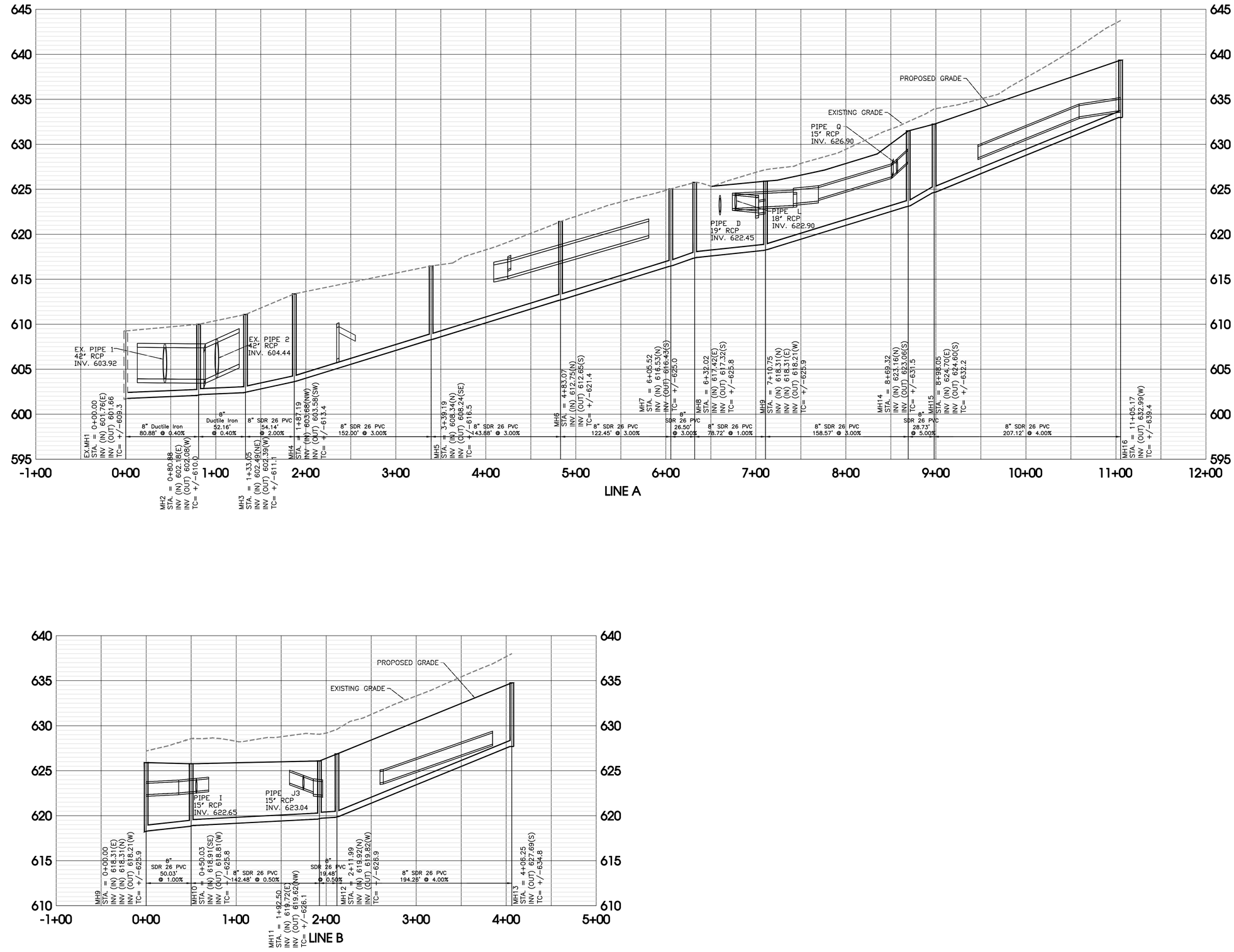
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Chaney Blvd
La Vergne, Tennessee

Utility Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C2.2



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ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
E-MAIL MAIL@SECI-CIVIL.COM TENNESSEE CERTIFICATE OF AUTHORIZATION #3767

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JOHN F. MINER
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
7-31-23

Chaney Blvd

La Vergne, Tennessee

Sanitary Sewer Profiles

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=50' Horiz 1"=5' Vert
JOB NO. 22118
SHEET: C2.3

See Sheet C4.2 For Pipe & Structure Tables

Retaining Wall #1	STA.	0+00	0+63.16	0+94.94	1+94.50	
	Back Elev.	645.50	653.00	654.00	643.50	
	Front Elev.	645.50	649.50	649.00	643.50	

NOTES:
1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.

2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape,Pavement) Will Be Installed By Owner.)

3) Contractor To Stabilize All Disturbed Areas After Construction.

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	SOUTHWEST CORNER OF SITE	15.61	2-15%	35.9923	-86.5625

1 ☆ Outfall

Legend:

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

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

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JOHN C. MINER 2023 STATE OF TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Chaney Blvd
La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

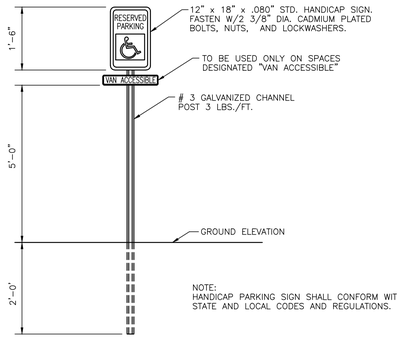
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DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C3.0

Know what's below. Call before you dig.

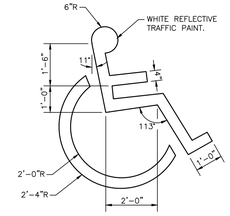
SCALE: 1"= 30'

MATCHLINE See To Right

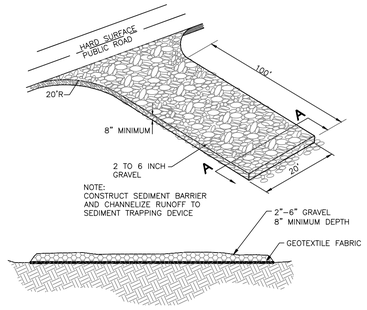
MATCHLINE See To Left



HANDICAP PARKING SIGN DETAIL
SCALE — NONE

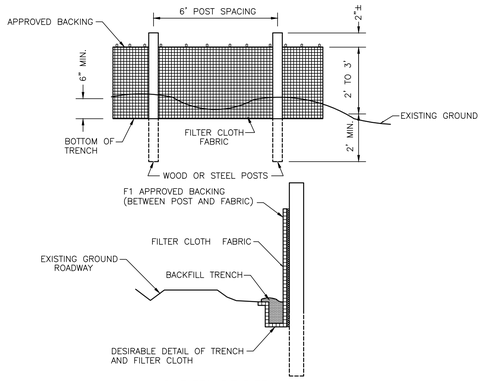


HANDICAP SYMBOL DETAIL
SCALE — NONE

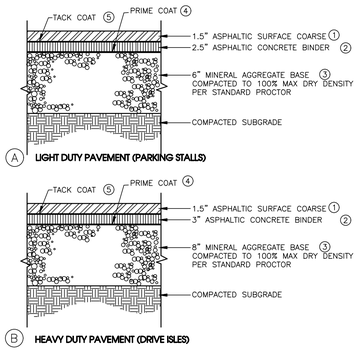


SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE



SILT FENCE DETAIL
SCALE — NONE



① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411–01.01 – MINERAL AGGREGATE (ASC) GRADING "E"
TDOT 411–01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"

② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307–03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB–HM) GRADING "B"

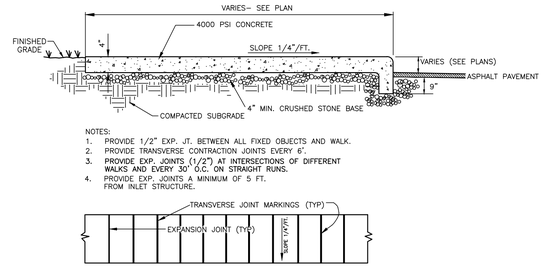
③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303–01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

④ PRIME COAT:
TDOT 402–01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30–0.35 GAL/SQ. YD.

TDOT 402–02 – AGGREGATE FOR COVER MATERIAL (PC) 8–12 LB/SQ. YD.

⑤ TACK COAT:
TDOT 403–01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

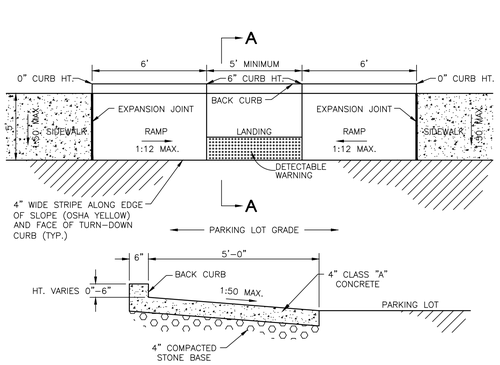
TYPICAL PAVEMENT SECTIONS
SCALE — NONE



NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.

EXPANSION JOINT LAYOUT

CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE — NONE



SECTION A–A

GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

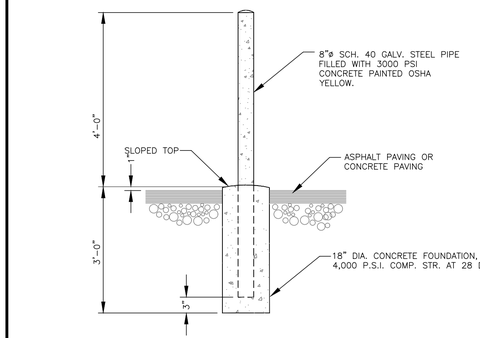
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS–SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS–SLOPE.

4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

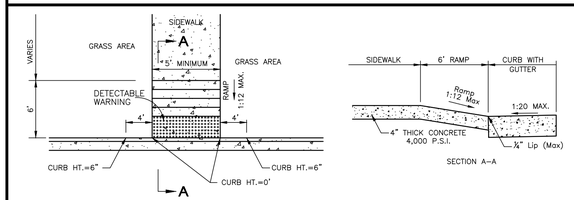
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP
SCALE — NONE



BOLLARD DETAIL
SCALE — NONE



SECTION A–A

GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

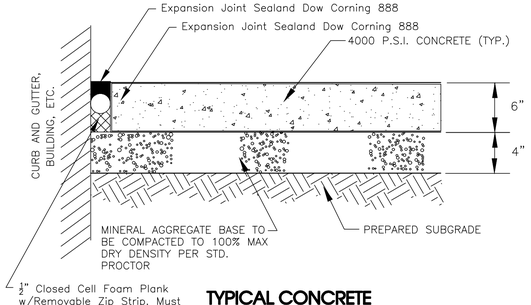
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

3. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.

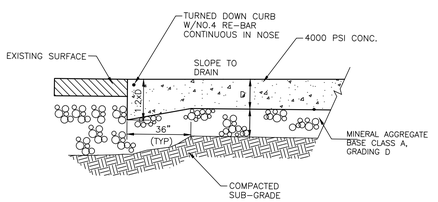
4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BACK OF CURB.

5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

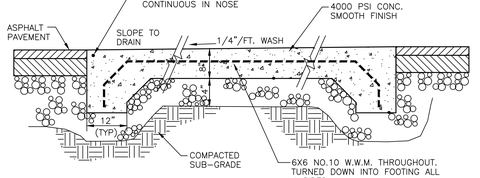
HANDICAP RAMP
SCALE — NONE



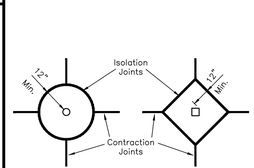
TYPICAL CONCRETE PAVEMENT SECTION
SCALE — NONE



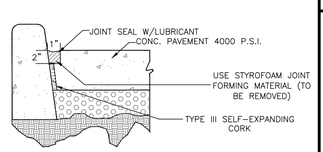
THICKENED EDGE DETAIL
SCALE — NONE



DUMPSTER PAD
SCALE — NONE



ISOLATION JOINT DETAIL
SCALE — NONE



THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

ISOLATION/EXPANSION JOINT DETAIL
SCALE — NONE

Notes:
1) Contraction joint spacing – as shown
2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
4) Expansion joints shall be spaced at 100 feet max.
5) Thicken edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
6) Thickened edges shall be (1.2 X D)" deep, tapered from edge of joint over 36", to the normal slab depth of (D).
7) Sawed contraction joints shall be (¼ X D)" deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
9) Construction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.

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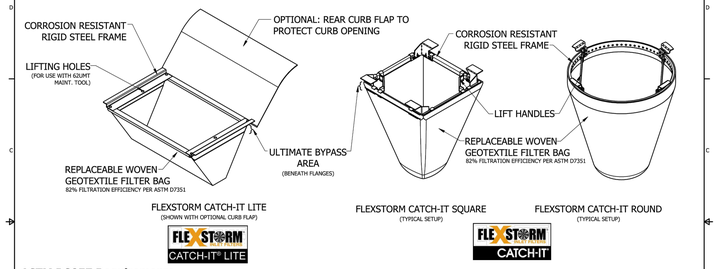


Chaney Blvd
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 7–31–2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: None
JOB NO. 22118
SHEET: C4.0

Details

FLEXSTORM Specification Drawing
ASTM D8057 Standard Specification for Inlet Filters with a Rigid Frame



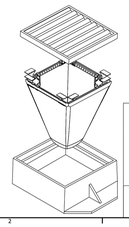
FLEXSTORM CATCH-IT LITE (SHOWN WITH OPTIONAL CURB FLAP) — FLEXSTORM CATCH-IT SQUARE (TYPICAL SETUP) — FLEXSTORM CATCH-IT ROUND (TYPICAL SETUP)

ASTM D8057 Requirements

-> Filter system consists of rigid frame and removable geosynthetic bag
-> Filter bag sized to meet treatment flow rate of the drainage location
-> Bag maintains shape to be extracted when completely filled with sediment
-> Rigid frame capable of supporting full load of sediment with grate removed
-> Frame does not interfere or elevate grate by more than 1/8"
-> Bypass flow exceeds design flow of drainage location
-> Filter bag achieves >80% filtration efficiency per ASTM D7351

Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

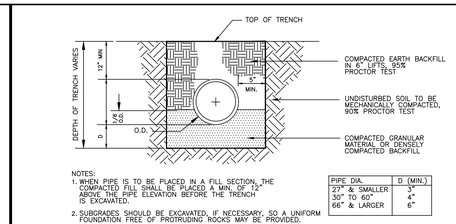
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag



For more information contact APM@inletfilters.com

FLEXSTORM INLET FILTERS
DS
Inletfilters.com 630-355-3288

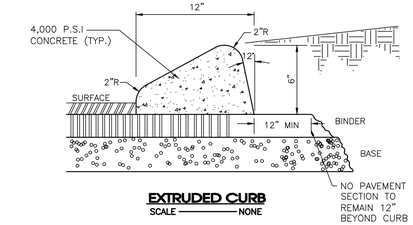
FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



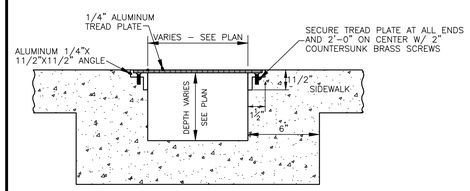
NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

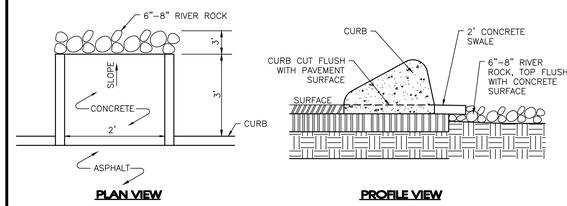
TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE — NONE



EXTRUDED CURB
SCALE — NONE

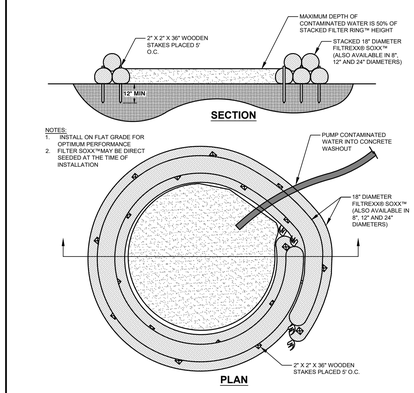


TRENCH DRAIN DETAIL
SCALE — NONE

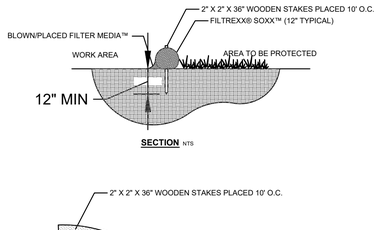


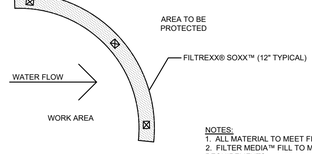
PLAN VIEW — **PROFILE VIEW**

TYPICAL CURB CUT FOR DRAINAGE
SCALE — NONE



FILTREXX® CONCRETE WASHOUT
SCALE — NONE

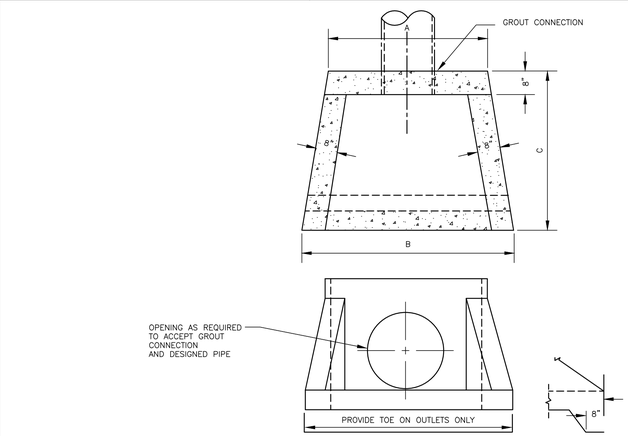




PLAN NTS

NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

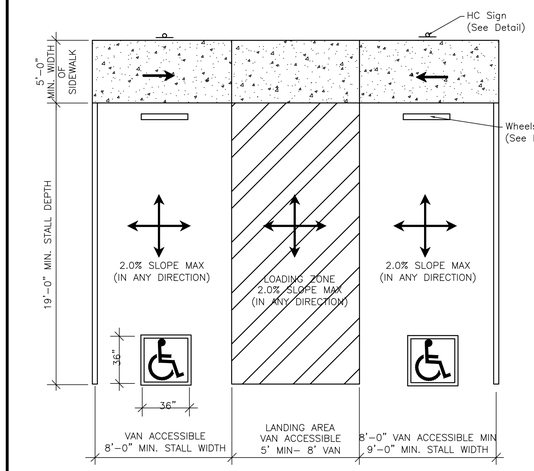
FILTREXX SEDIMENT CONTROL
SCALE — NONE



REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

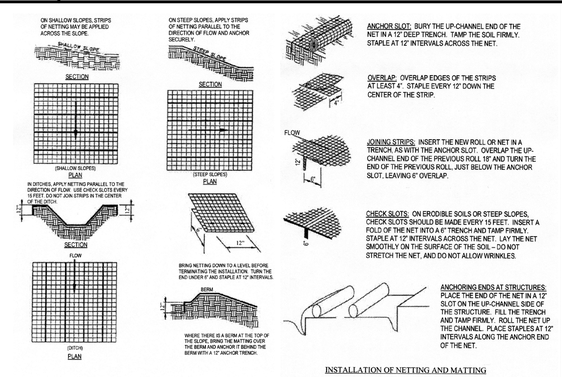
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE — NONE



GENERAL HANDICAP STALL DETAIL
SCALE — NONE

GENERAL NOTES:
1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)
2. SEE PLAN VIEW FOR HC STALL LAYOUT & DIMENSIONS.

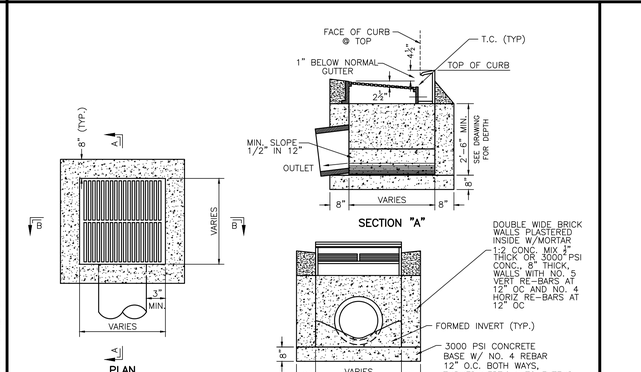


ORIENTATION OF NETTING AND MATTING

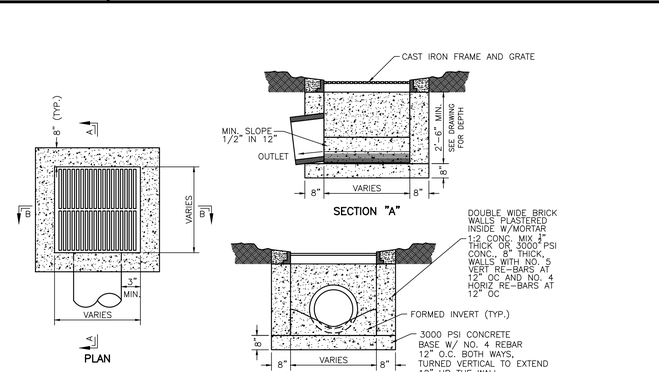
Figure TCP-09-2
Mat Anchoring and Layout

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring



PRECAST INLET DETAIL
SCALE — NONE



PRECAST CATCH BASIN DETAIL
SCALE — NONE

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830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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JOHN F. MINER III — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

Chaney Blvd
La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 7-31-2023	
CHECKED: MAT	
FILE NAME: 22118project	
SCALE: None	
JOB NO. 22118	
SHEET: C4.1	

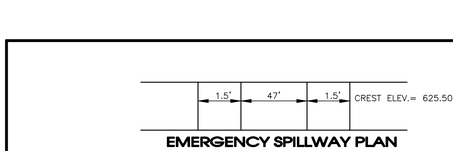
Details

Pipe Table

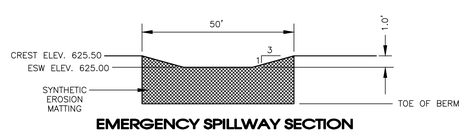
PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
A	615.33	615.00	16	2.00	RCP III	19x30
B	617.30	616.08	58	2.12	RCP III	15
C	619.86	615.33	151	3.00	RCP III	19x30
D	624.90	619.86	92	5.46	RCP III	19x30
E	629.30	627.50	90	2.00	RCP III	24
F	631.90	629.30	50	5.19	RCP III	24
G	622.09	622.00	17	0.50	RCP III	24
H	622.52	622.34	37	0.50	RCP III	15
I	622.90	622.52	75	0.50	RCP III	15
J	622.06	622.00	6	1.00	RCP III	18
J1	622.28	622.06	44	0.50	RCP III	18
J2	622.39	622.28	21	0.50	RCP III	18
J3	623.71	622.64	71	1.50	RCP III	15
J4	627.96	623.71	122	3.50	RCP III	15
J5	629.03	627.96	54	2.00	RCP III	15
K	622.86	622.59	35	0.80	RCP III	18
L	623.20	622.86	48	0.70	RCP III	18
M	623.22	623.20	20	0.10	RCP III	15
N	623.70	623.41	28	1.01	RCP III	18
N1	626.40	623.95	82	3.00	RCP III	15
O	Intentionally Not Used					
P	Intentionally Not Used					
Q	628.49	626.40	70	3.00	RCP III	15
R	633.05	628.49	114	4.00	RCP III	15
R1	634.25	633.05	80	1.50	RCP III	15

Drainage Structures Table

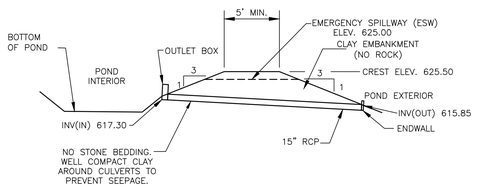
STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	618.6	616.08(B),615.33(C)	615.33	JBS 1111	Junction Box
2	623.9	619.86(D)	619.86	JBS 3103	Single Curb Inlet
3	625.4	622.59(K),622.34(H)	622.09	JBS 3103	Single Curb Inlet
4	625.0	622.52(I)	622.52	JBS 2272	Catch Basin
5	626.5	-	622.90	JBS 2272	Catch Basin
6	626.9	623.71(J4)	623.71	JBS 4075	Triple Catch Basin Drain
6A	633.0	627.96(J5)	627.96	JBS 3103	Single Curb Inlet
6B	631.5	-	629.03	JBS 2272	Catch Basin
7	625.7	622.86(L)	622.86	JBS 3103	Single Curb Inlet
8	625.7	-	623.22	JBS 2272	Catch Basin
9	626.1	623.41(N),623.20(M)	623.20	JBS 2272	Catch Basin
9A	626.7	623.95(N1)	623.70	JBS 3103	Single Curb Inlet
10	630.1	626.40(Q),626.40(O)	626.40	JBS 4075	Catch Basin
11	Intentionally Not Used				
12	Intentionally Not Used				
13	633.3	628.49(R)	628.49	JBS 4075	Double Catch Basin
13A	637.8	633.05(R1)	633.05	JBS 3103	Single Curb Inlet
14	638.7	-	634.25	JBS 4075	Catch Basin
15	625.9	622.06(J1)	622.06	JBS 3103	Single Curb Inlet
15A	625.6	622.28(J2)	622.28	JBS 3103	Single Curb Inlet
15B	625.3	622.64(J3)	622.39	JBS 4075	Catch Basin
16	633.0	629.90(F)	629.30	JBS 2272	Catch Basin
HW1	-	-	615.00	-	HW OUTLET
HW2	-	624.90	-	-	HW INLET
HW3	-	-	627.5	-	HW OUTLET
HW4	-	-	622.00	-	HW OUTLET
HW5	-	-	622.00	-	HW OUTLET
HW6	-	631.9	-	-	HW INLET
OS1	Pond Outlet Structure, See Detail				



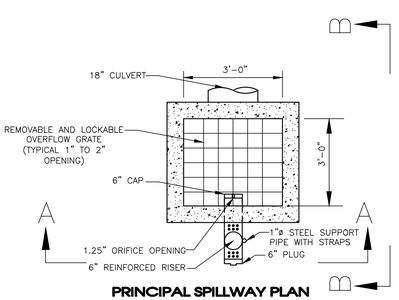
EMERGENCY SPILLWAY PLAN



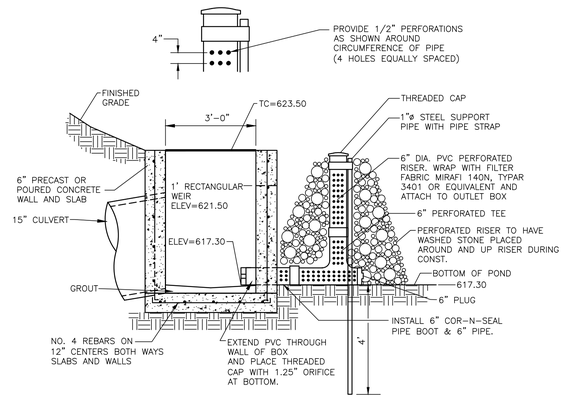
EMERGENCY SPILLWAY SECTION



EMERGENCY SPILLWAY PROFILE

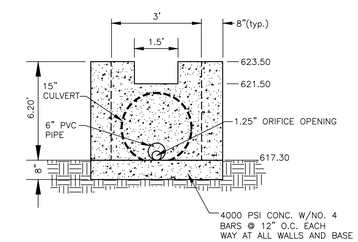


PRINCIPAL SPILLWAY PLAN



NOTE: STONE & FILTER FABRIC TO BE REMOVED AFTER SITE IS STABILIZED.

PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

DETENTION POND OUTLET DETAILS

SCALE NONE

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615)890-7901 E-MAIL MWS@SECINC.COM FAX (615)895-2567

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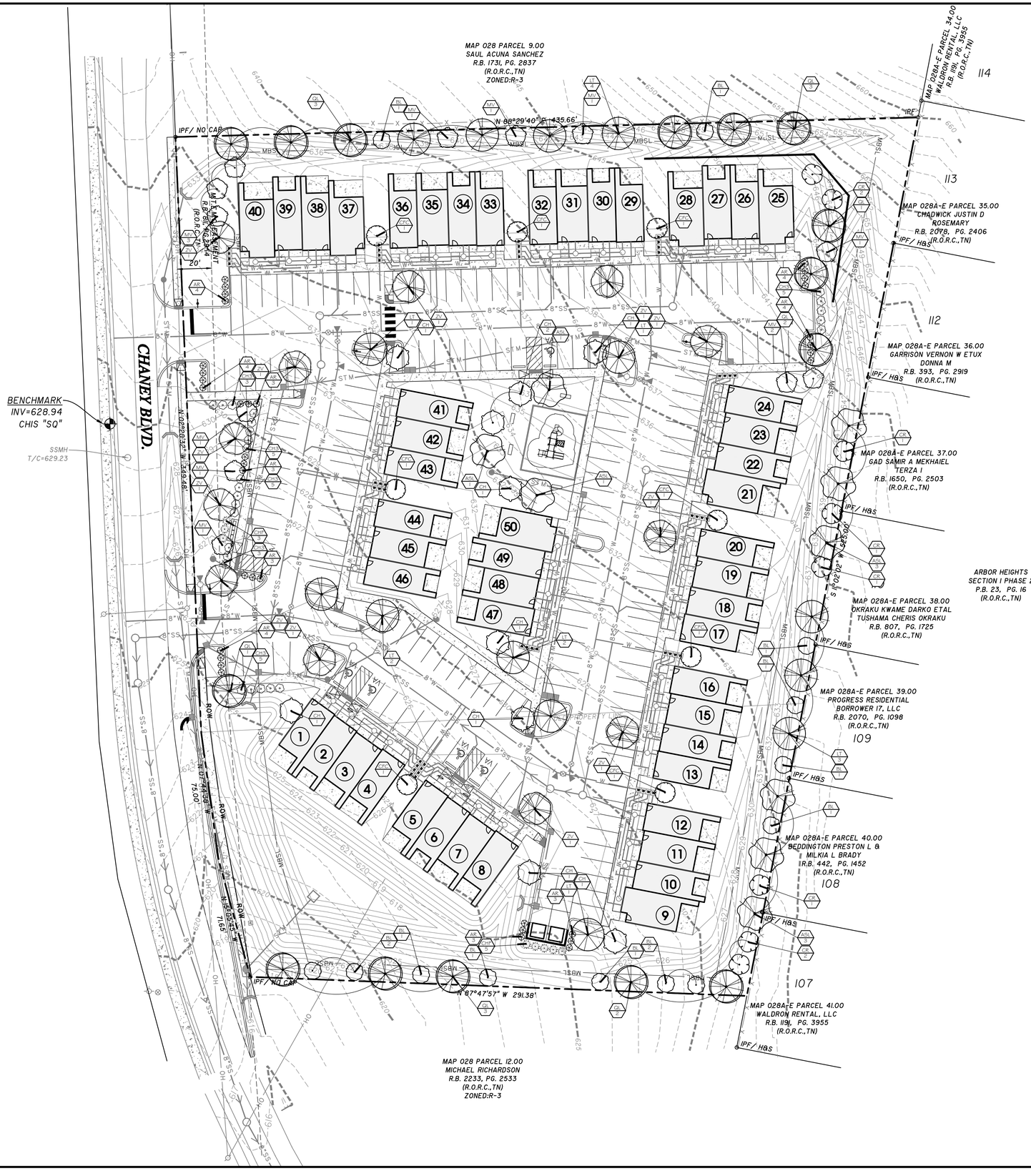
JOHN C. MINER — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — STATE OF TENNESSEE

Chaney Blvd

La Vergne, Tennessee

Details

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: None
JOB NO. 22118
SHEET: C4.2



Chaney Blvd

LANDSCAPE PLAN

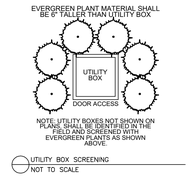
SITE DATA
SITE AREA: 4.30 ACRES
SITE ZONING: R-3

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

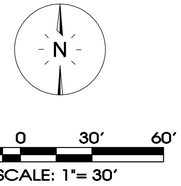
	REQUIRED	PROVIDED
CANOPY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES
UNDERSTORY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES

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

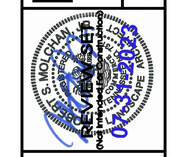
PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED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



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



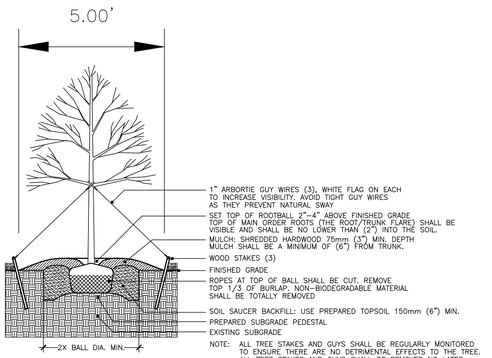
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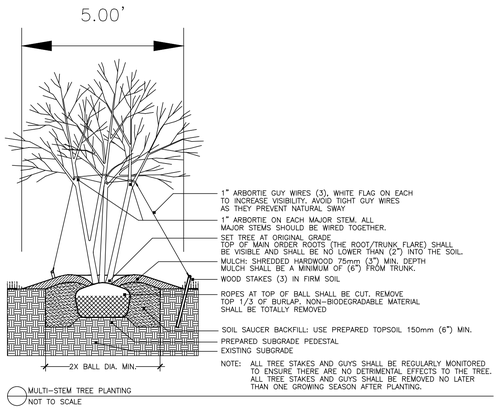
Chaney Blvd
La Vergne, Tennessee

REVISED:	
DRAWN:	KMG
DATE:	07-31-2023
CHECKED:	RSM
FILE NAME:	22118project_LA
SCALE:	1" = 30'
JOB NO.	22118
SHEET:	L1.0

Landscape Plan



DECIDUOUS TREE PLANTING
NOT TO SCALE

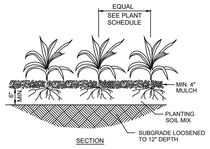


MULTI-STEM TREE PLANTING
NOT TO SCALE

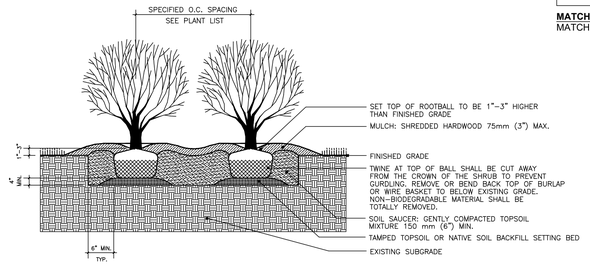
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ASL	9	ACER SACCHARUM `LEGACY` / LEGACY SUGAR MAPLE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	14	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QL	15	QUERCUS LYRATA / OVERCUP OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZV	12	ZELKOVA SERRATA `VILLAGE GREEN` / SAWLEAF ZELKOVA	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**ROOT**	**PLANT SIZE**	**HGT. MIN.**	**SPREAD MIN.**	**SPACING**	**REMARKS**
	BL	13	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH	B & B	3"CAL	14` - 16`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	CFC	8	CORNUS FLORIDA 'COMCO NO. 1' / CHEROKEE BRAVE DOGWOOD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	CH	10	CERCIS CANADENSIS `HEARTS OF GOLD` / HEARTS OF GOLD REDBUD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	CR	8	CORNUS X `RUTBAN` / AURORA FLOWERING DOGWOOD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	MV	12	MAGNOLIA VIRGINIANA `JIM WILSON` / MOONGLOW SWEET BAY MAGNOLIA	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
SCREENING SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**ROOT**	**PLANT SIZE**	**HGT. MIN.**	**SPREAD MIN.**	**SPACING**	**REMARKS**
	AR	35	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	CONT.		36"	36"	4` O.C.	DENSE, FULL, MATCHED
	CH3	26	CEPHALOTAXUS HARRINGTONIA `DUKE GARDENS` / DUKE GARDENS PLUM YEW	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED
	CHF	8	CEPHALOTAXUS HARRINGTONIA 'FASTIGIATA' / UPRIGHT JAPANESE PLUM YEW	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED

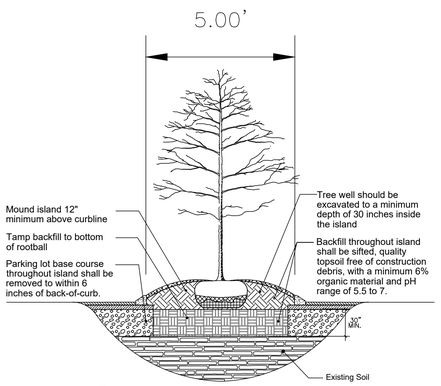
MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE



GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



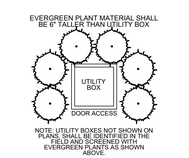
SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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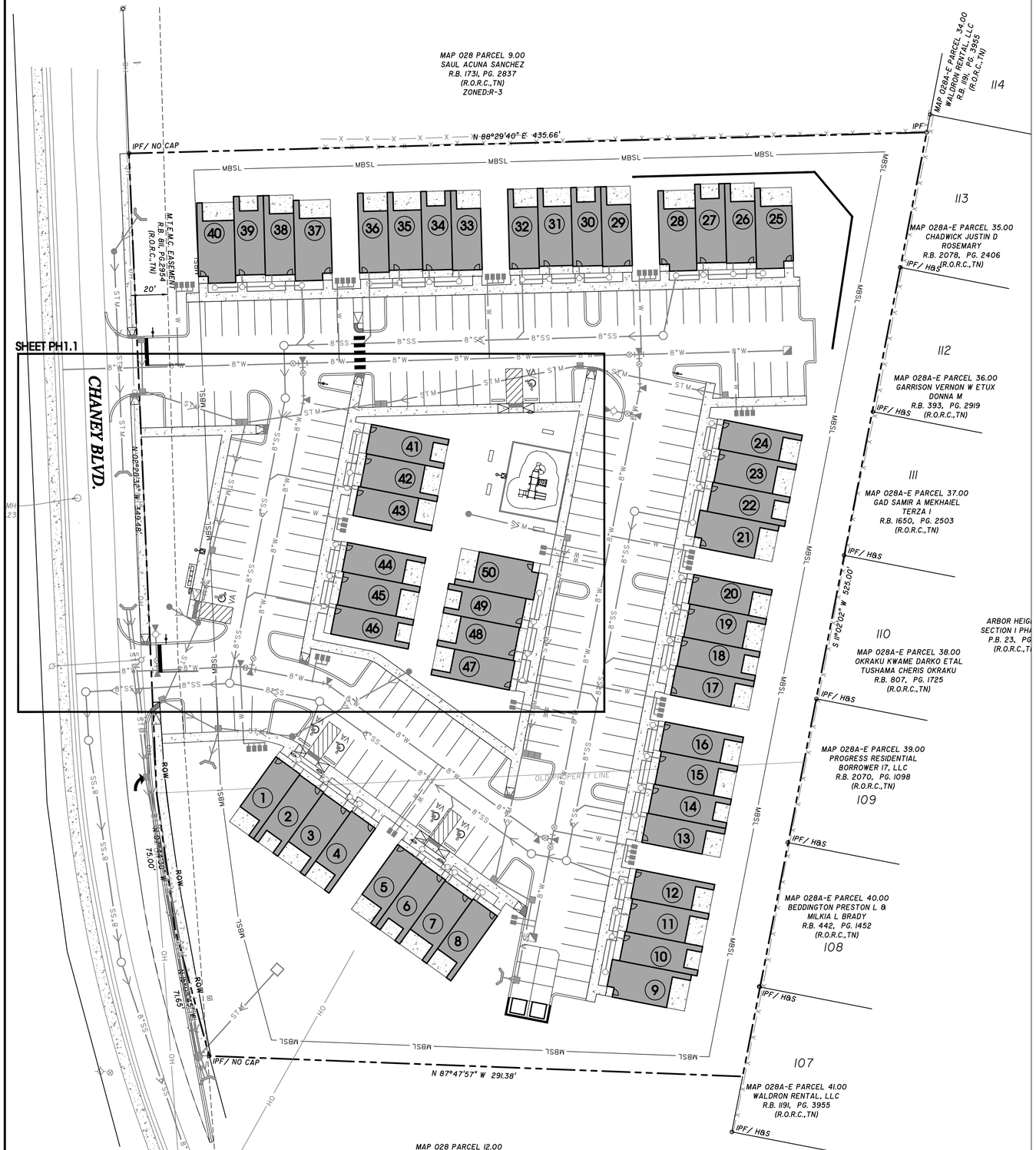
JESSE S. MOLCHAN — TENNESSEE REGISTERED LANDSCAPE ARCHITECT — 0437

REVISED:
07/31/2023 PER COMMENTS

Chaney Blvd
La Vergne, Tennessee

Landscape Details & Notes

DRAWN: KMG
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22118project_LA
SCALE: NA
JOB NO. 22118
SHEET: L2.0



CHANEY BLVD

PHOTOMETRIC PLAN

PLAN NOTES:

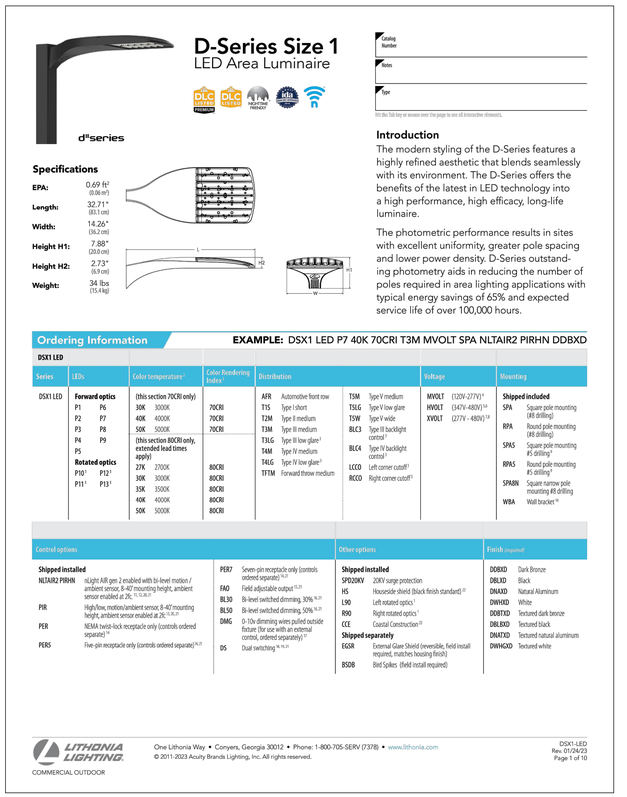
1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

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

MAIL KIOSK	
AVERAGE FOOT-CANDLES	1.11
MAXIMUM FOOT-CANDLES	1.5
MINIMUM FOOT-CANDLES	0.7
MINIMUM TO MAXIMUM FC RATIO	0.45
MAXIMUM TO MINIMUM FC RATIO	2.22
AVERAGE TO MINIMUM FC RATIO	1.60

PLAYGROUND	
AVERAGE FOOT-CANDLES	0.91
MAXIMUM FOOT-CANDLES	1.6
MINIMUM FOOT-CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.27
MAXIMUM TO MINIMUM FC RATIO	3.66
AVERAGE TO MINIMUM FC RATIO	2.10



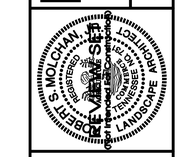
811
Know what's below.
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N

30' 0 30' 60'
SCALE: 1"= 30'

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LANDSCAPE ARCHITECTURE
SEC, Inc.
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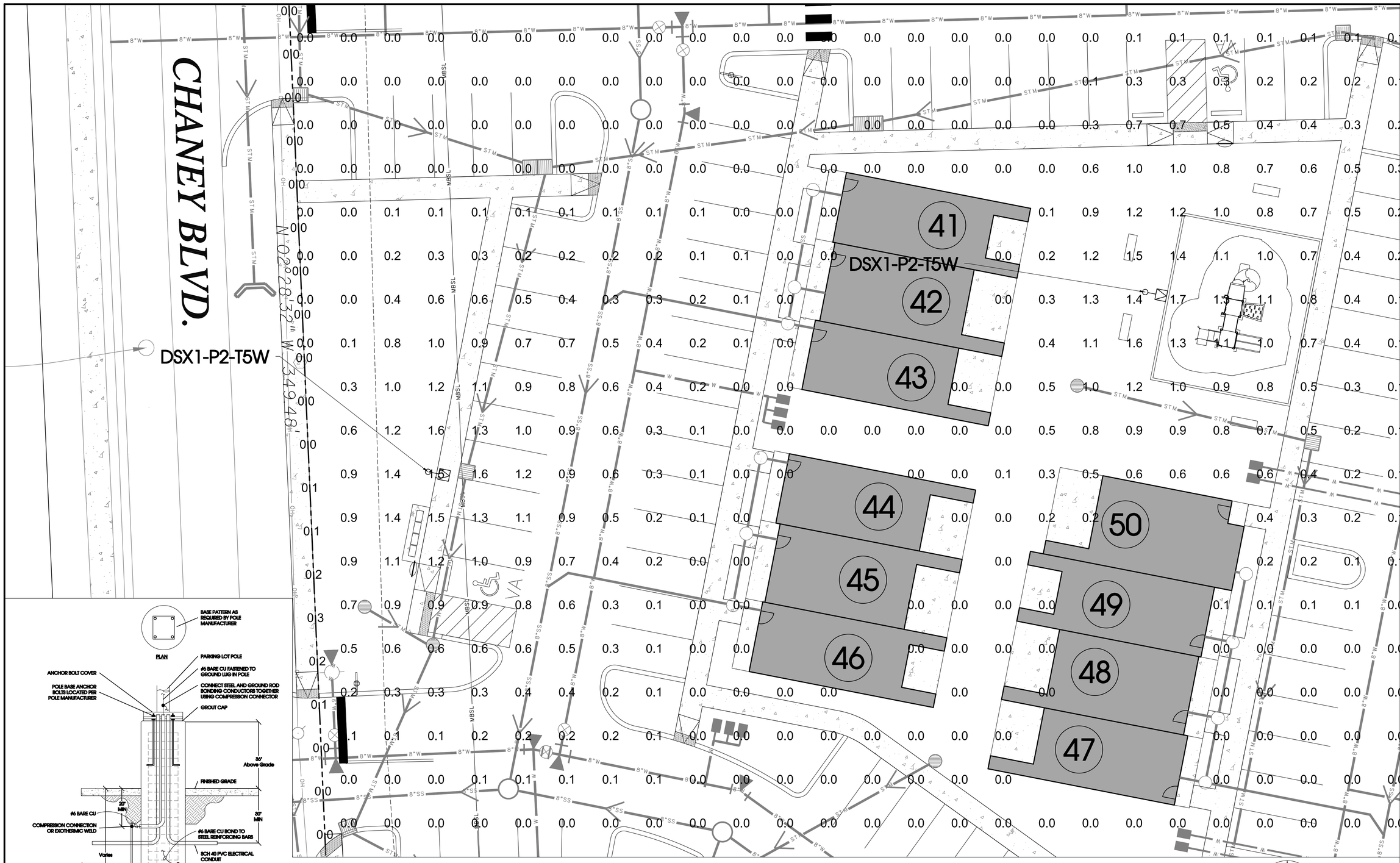


Chaney Blvd
La Vergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22118project_PH
SCALE: 1" = 30'
JOB NO. 22118

Photometric Plan

SHEET:
PH 1.0



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

PARKING LOT POLE FOOTING

LUMINAIRE SCHEDULE

CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*
DSX1-P2-T5W		D-Series Size 1 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 5 Wide Houseside Shield	POLE	Lithonia Lighting, DSX1 LED P2 40K 70CRI T5W HS	16'	2	0.9

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

N

10' 0 10' 20'

SCALE: 1"= 10'

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CHRISTOPHER S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, 6701, 07-31-2023

Chaney Blvd

La Vergne, Tennessee

REVISED:

DRAWN: SWL

DATE: 07-31-2023

CHECKED: RSM

FILE NAME: 22118project_PH

SCALE: 1" = 10'

JOB NO. 22118

Photometric Plan

SHEET: PH 1.1

Planning Commission Report Meeting: August 15, 2023	City of La Vergne

Item #: 13.

Item Title: Preliminary Plat - 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
Gary Lide, City Engineer

Summary: The applicant is requesting approval of the Preliminary Plat for the Sand Hill Villas, to be located on 0.87 acres. The property is located on the north side of Sand Hill Road. The purpose of the preliminary plat is to present the proposed layout of the single-family development. This plat consists of 7 lots on parcel 048.00 shown on Rutherford County Tax Map 014.

This plat is associated with the Sand Hill Villas Concept Plan which is on this same agenda.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1) Note 1 on the concept plan must be changed to read 7 lots instead of 2.
2) If restrictive covenants are going to be used please provide a copy.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Note 6 on the concept plan must be changed to read ...*designated "Zone X" as per the National Flood Insurance Program FIRM Map 47149C0020K, dated 09 May 2023.*

2. Show right-of-way width of Sand Hill Road
3. Please show and size any culverts needed such as under access drive.
4. Please show bearings and distances from the southwest corner of the site to a point in the intersection of Sand Hill Road with Dick Buchanan Road.
5. Please show slopes on site between 12% to 20% (in lots 2 and 3) as well as any over 20% (none on site). Show soil types from county map for any slopes greater than 12%.
6. Provide landscaping plan.
7. Call out 20' private drive as a joint access easement.
8. Show nearest existing fire hydrant and give distance from it to the property.
9. Please clarify where you will be getting water and sewer service from. In other words, which precise public water and sewer lines or manholes you will be tying to. Work with Scott Tatalovich at Public Works (statalovich@lavergnetn.gov).

Utilities

See sewer comments in comments of Concept Plan.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Fire department access is still not acceptable. Anything over 150' must have an approved turnaround.

Police

John Eubank
jeubank@lavergnetn.gov

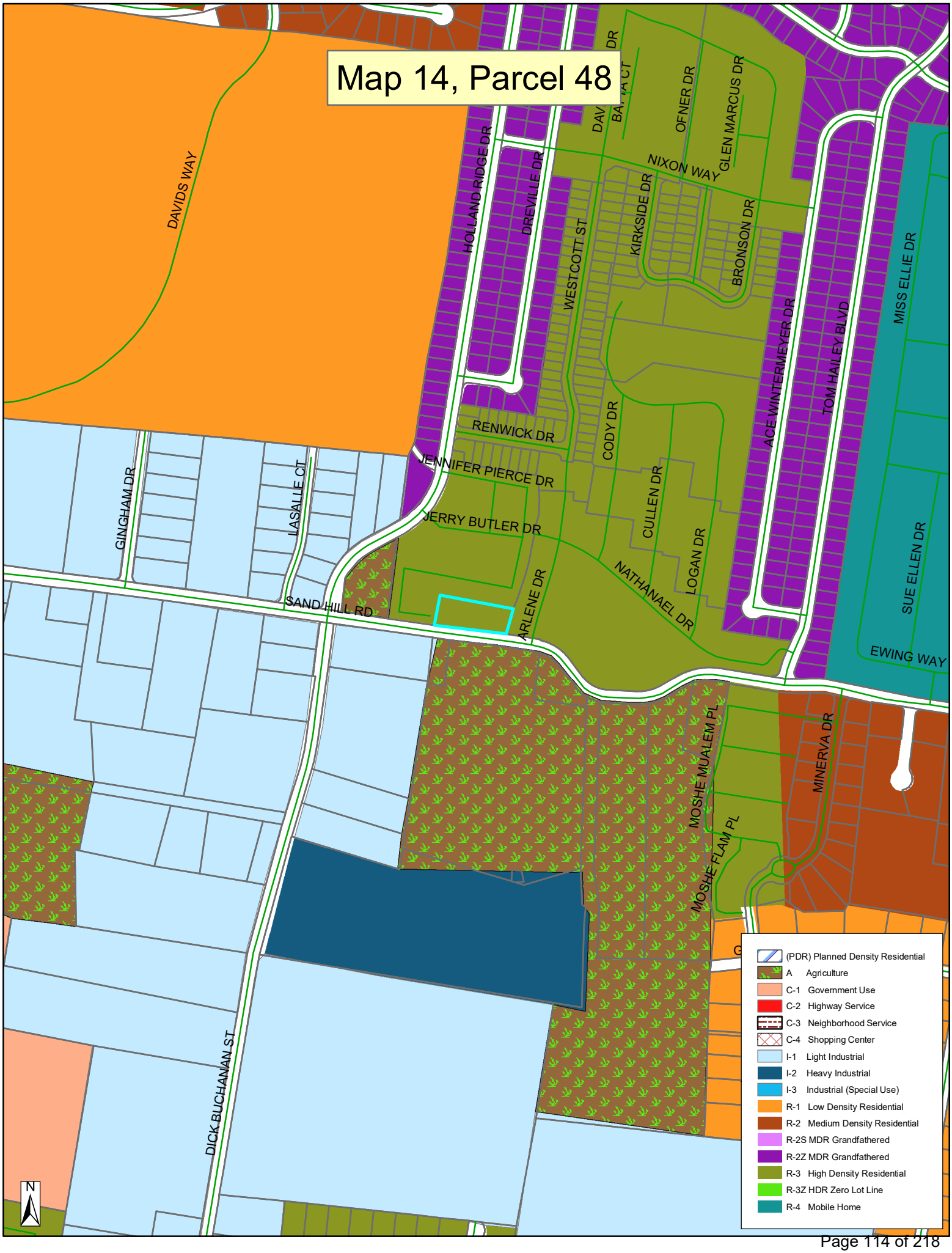
(Technical items go here)

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Map 14, Parcel 48
RICK MCCORMICK DR
SAND HILL RD
N


Map 14, Parcel 48
HOLLAND RIDGE
WESTCOTT ST
LOGAN DR
RENWICK DR
CODY DR
JENNIFER PIERCE DR
CRAIG MULLEN DR
JERRY BUTLER DR
LASALLE CT
CULLEN DR
LOGAN DR
RICK MCCORMICK DR
ARLENE DR
NATHANAEL DR
SAND HILL RD
DICK BUCHANAN ST
MOSHE MUALEM PL
N


Map 14, Parcel 48
RICK MCCORMICK DR
SAND HILL RD
N


Map 14, Parcel 48
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
KIRKSIDE DR
OFNER DR
GLEN MARCUS DR
NIXON WAY
BRONSON DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MISS ELLIE DR
SUE ELLEN DR
EWING WAY
RENWICK DR
CODY DR
JENNIFER PIERCE DR
JERRY BUTLER DR
CULLEN DR
LOGAN DR
NATHANAEL DR
ARLENE DR
GINGHAM DR
LASALLE CT
SAND HILL RD
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
DICK BUCHANAN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


Greenrise


rise







VICINITY MAP
N.T.S.

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 GOVERMENT 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 GOVERMENT 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

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

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"

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NOTES:

1. The purpose of this plat is to create 2 residential lots.
2. 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.
3. Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD88 (Vertical).
4. Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
5. 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.
6. This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, and is not in print.
7. 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.
8. Information shown hereon was derived from random shots, cross sections, and radial shots.
9. For: Nashville Civil.
10. Setbacks: Front = 15' Sides = 5' Rear = 15'
11. For location of utilities, please call the local utility provider.
12. Current Zoning: R3
13. Subdivision Boundary consists of Tax Map 14, Parcel 48.00

BRIAN A. MCCAIN
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2256
8/1/23

AREA:

LOT 1 = 5,147 sq.ft. or 0.118 Ac.
LOT 2 = 5,049 sq.ft. or 0.116 Ac.±
LOT 3 = 4,950 sq.ft. or 0.113 Ac.±
LOT 4 = 4,852 sq.ft. or 0.111 Ac.±
LOT 5 = 4,753 sq.ft. or 0.110 Ac.±
LOT 6 = 4,655 sq.ft. or 0.107 Ac.±
LOT 7 = 5,650 sq.ft. or 0.130 Ac.±
P.U.D.E. & ACCESS 2,836 sq.ft. or 0.060 Ac.±
TOTAL AREA = 37,892 sq.ft. or 0.87 Ac.±

PRELIMINARY PLAT

SAND HILL VILLAS

2ND CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 8/1/23

DRAWN BY: BAM PROJECT NO. 21-2731

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 14.

Item Title: Final Plat - The Ridge, Phase 3 - Resubdivide Lots 315, 316 & 317. Requested by Wamble & Associates. Property located on Sweet Maple Knoll (Tax Map 29, Parcels 30, 31 & 32). R-2 (Medium Density Residential) Zoning District. Property owned by Mitchell Bowman dba, F&B Development, Anthony Trimboli, and Lindsey Toedter.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: This final plat proposes combining two lots in The Ridge. Therefore, three (3) lots will become two (2) lots after the re-subdivision. Lot 316 will be eliminated with the recording of this plat. These are existing and vacant lots.

The property is located on Sweet Maple Knoll, Rocky Trail and Chimney Ridge. It is zoned R-2 (Medium Density Residential) Zoning District. The property is owned by Mitchell Bowman dba, F&B Development, Anthony Trimboli, and Lindsey Toedter. This plan shows 3 lots on approximately 0.97 acres.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Please show ownership of adjacent lots 314 and 318.

2. On General Note 3 and in Development Summary, the FIRM mapping for La Vergne has been updated. The correct map is 47149C0105J, dated 09 May 2023.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

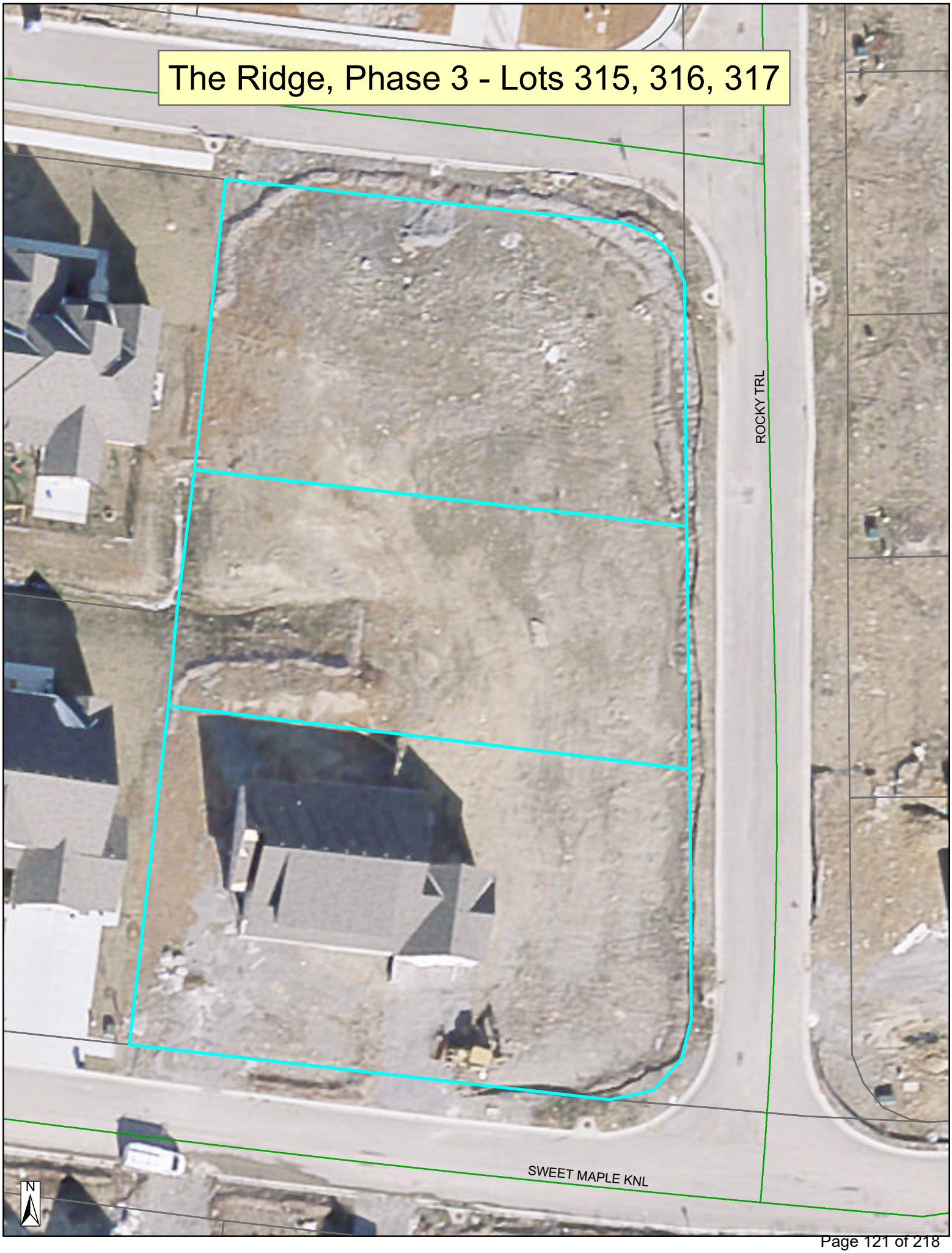
(Technical items go here)

Police

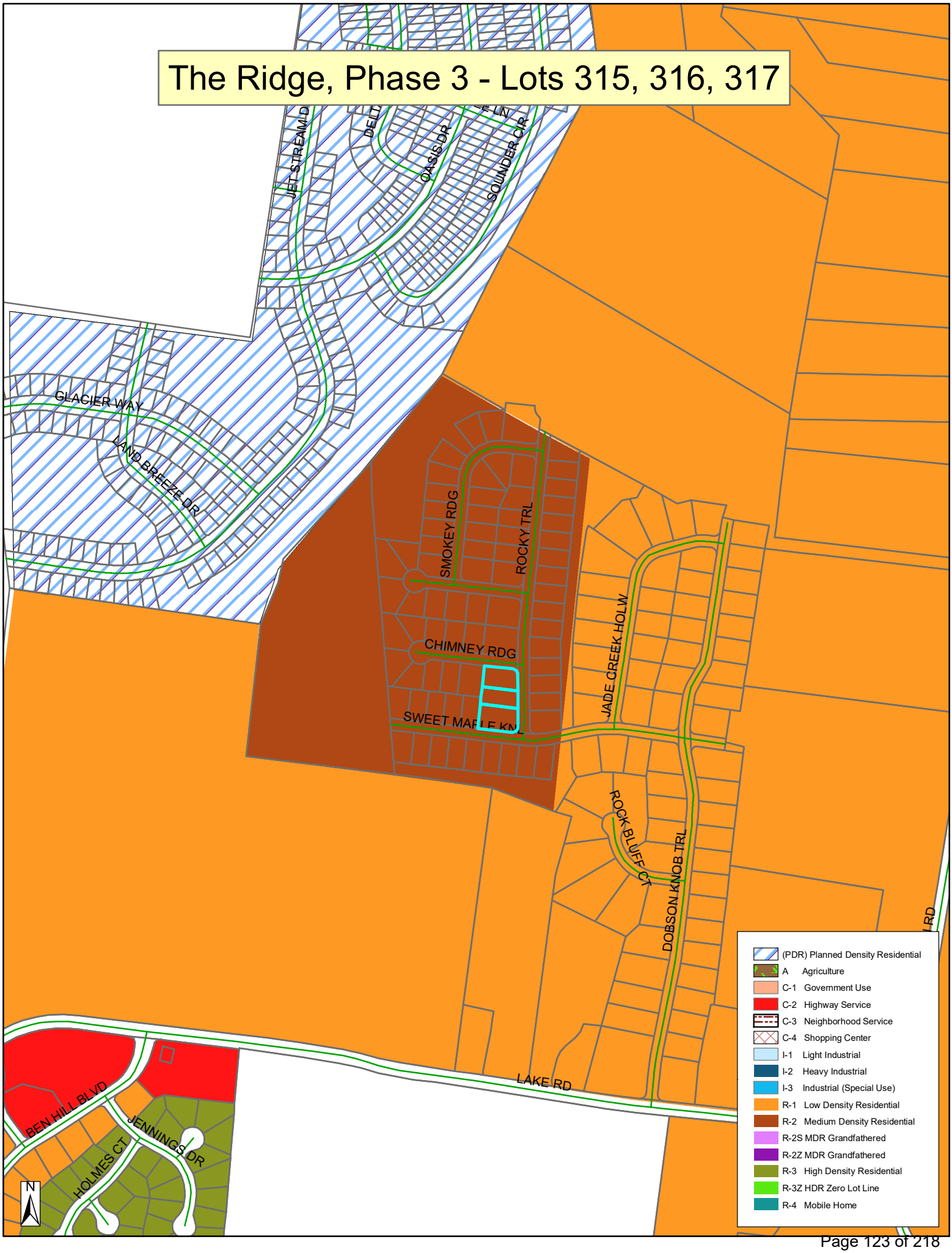
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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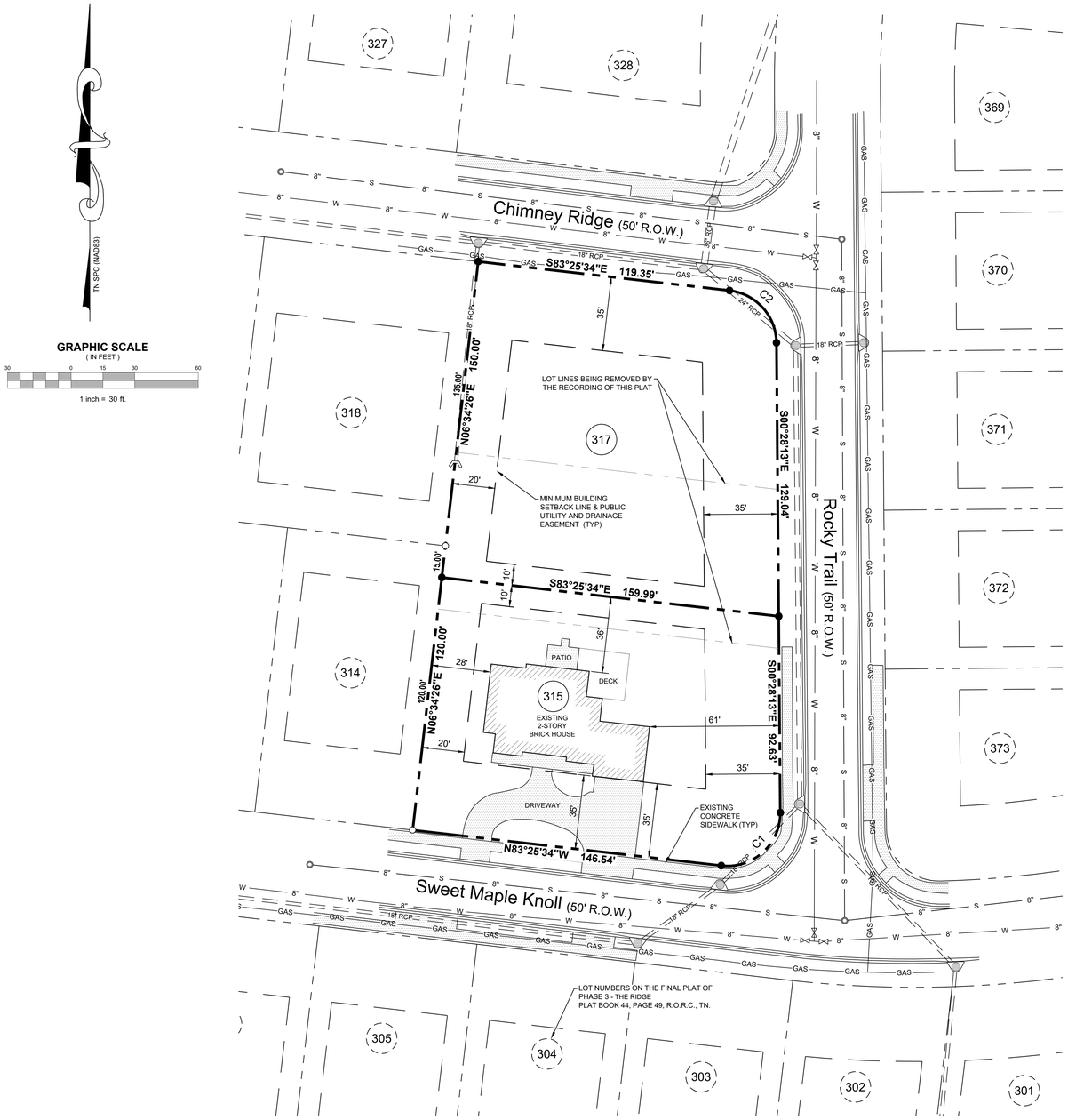

The Ridge, Phase 3 - Lots 315, 316, 317
ROCKY TRL
SWEET MAPLE KNL
N


The Ridge, Phase 3 - Lots 315, 316, 317
SMOKEY RDG
ROCKY TRL
THUNDERHEAD RDG
CHIMNEY RDG
JADE CREEK HOLW
SWEET MAPLE KNL
ROCK BLUFF CT
N


The Ridge, Phase 3 - Lots 315, 316, 317
JET STREAM D
DELTA
OASIS DR
SOUNDER CIR
GLACIER WAY
LAND BREEZE DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
ROCK BLUFF CT
DOBSON KNOB TRL
LAKE RD
BEN HILL BLVD
JENNINGS DR
HOLMES CT
N
(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


Rocky Trail
Chimney Ridge

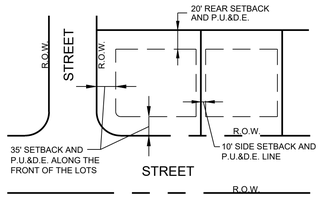

Rocky Trail
Chimney Ridge



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	25.00'	42.34'	97°02'39"	S48°03'07"W	37.46'
C2	25.00'	36.20'	82°57'21"	S41°56'53"E	33.12'

LEGEND

- SANITARY SEWER MH
- WATER VALVES
- W — WATER LINE
- S — SEWER LINE
- GAS — NATURAL GAS LINE
- STORM DRAIN
- PIPE HEADWALL
- CONCRETE SIDEWALK
- IRON ROD (OLD)
- IRON ROD (NEW)



TYPICAL SETBACK AND PUBLIC UTILITY & DRAINAGE EASEMENT DETAIL

NOTE: THE ABOVE TYPICAL SETBACKS APPLY TO THE BUILDING FOUNDATION AND NOT TO BUILDING EAVES.

DEVELOPMENT SUMMARY

Map and Parcel Numbers	029P-A-032.00-000 029P-A-031.00-000 029P-A-030.00-000
Owner - Parcel 30 & 31 (Lot 317)	Mitchell Bowman F&B Development, LLC 1980 Old Fort Parkway Murfreesboro, TN 37129 Phone: (615) 300-7600 email: mitchell.bowman59 Deed Book 1721, Page 2300 R.O.R.C., TN.
Owner - Parcel 32 (Lot 315)	Anthony Trimboli & Lindsey Toedter 226 Sweet Maple Knoll Nolensville, TN 37135 Deed Book 2347, Page 2843 R.O.R.C., TN.
U.S. FEMA Firm	Zone: "X", Map: 47149C0105H, Date: 1-5-2007
Design Professional	James D. Wamble P.E., R.L.S. Wamble & Associates, PLLC. 216 Centerview Drive, Suite 180 Brentwood, TN 37076 Phone: (615) 251-9555 email: jdwamble@wambleassociates.com

SITE DATA

Existing and Proposed Zoning	R-2
Proposed Uses	Single-Family Residential
Total Site Area	42,418.88 S.F. or 0.97 AC.
Total Number of Building Lots Proposed	2
Total Residential Dwelling Units Proposed	2
Minimum Lot Size R-2 Zoning - Required/Proposed	10,000 S.F. / 19,910.69 S.F.
Maximum Lot Coverage Allowed R-2 Zoning	40%
Maximum Height Allowed R-2 Zoning	35 Feet
Building Setbacks R-2 Zoning	
Front:	35 Feet
Side:	10 Feet
Rear:	20 Feet

GENERAL NOTES:

1. **The purpose of this plat is to re-subdivide 3 existing single-family lots (Lots 315, 316 & 317) to create 2 single-family lots (Lots 315 & 317), Lot 316 is being eliminated by the recording of this plat.**
2. **The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned R-2.**
3. **This entire tract is located in an area designated as Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain on FEMA FIRM Map No. 47149C0105 H, effective date January 5, 2007.**
4. **All water and sanitary sewer lines shown hereon are existing public lines owned and maintained by the City of La Vergne. Both proposed lots have existing water and sewer service lines.**
5. **Both proposed lots are subject to the existing Declaration of Restrictions and Covenants for The Ridge - Phase One & Phase Three, recorded in Book 1481, Page 3474 & Book 2029, Page 2995, R.O.R.C., Tennessee, these document shall be included in each deed transferring a lot.**
6. **The recording of this plat voids, vacates and supercedes the recording of Lots 315, 316 & 317 on the Final Plat for Phase Three of The Ridge as of record in Plat Book 44, Page 49, R.O.R.C., TN.**

CERTIFICATE OF SURVEY ACCURACY

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

Surveyor: Wamble & Associates, PLLC

By: James D. Wamble, TN RLS No.1136

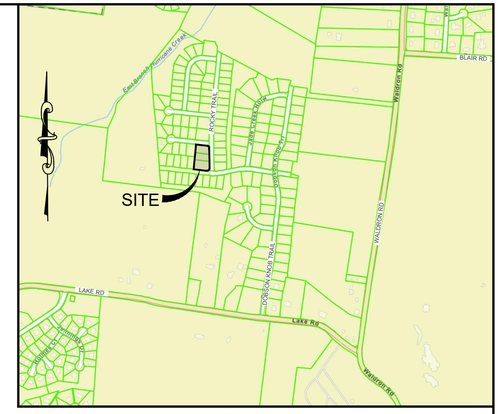
Date: July 19, 2023



LOT AREA TABLE

LOT	AREA (SQ. FT.)	AREA (AC.)
315	19,910.69	0.46
317	22,508.19	0.52

PLAT BOOK _____ , PAGE _____



VICINITY MAP

1" = 800'

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 1721, Page 2300, and Book 2347, Page 2843, 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.

Owner Lot 317: Mitchell Bowman
F&B Development, LLC (Deed Book 1721, Page 2300, R.O.R.C., TN.)

By: _____ **Date:** _____
Mitchell Bowman

Owner Lot 315: Anthony Trimboli & Lindsey Toedter (Deed Book 2347, Page 2843 R.O.R.C., TN.)

By: _____ **Date:** _____
Anthony Trimboli

By: _____ **Date:** _____
Lindsey Toedter

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ **, 2023** _____
Date **Secretary, Planning Commission**

FINAL PLAT

Resubdivison of Lots 315, 316 & 317
PHASE 3
The Ridge

THIRD CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

Prepared By:

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr., Suite 180, Brentwood, TN. 37027
(615)251-9555

DATE: JULY 19, 2023

W&A FILE NO.: 1027-0123

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 15.

Item Title: Site Plan - 84 Lumber - Create Additional Storage Yard on 42.45 Acres. Requested by SEC, Inc. Property located on Wheeler St. (Tax Map 18K, Parcel 13). I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber Company.

Reviewed By:
Gary Lide, City Engineer
Bo Logan, City Planner

Summary: The purpose of this site plan is to create a storage yard on the site. No new buildings are proposed. The property is approximately 42.45 acres.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

(Technical items go here)

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. (C1.0 and C3.0) Show culvert under railroad and invert elevation
2. (C2.0) Show bearing and distance on railroad right-of-way line (north boundary)
3. (C2.0) Show material and height of proposed fence. A detail showing the fence is preferred.
4. If additional site signage is planned, please provide a signage plan.
5. (C3.0) Add a strip of riprap along north edge of paved area to avoid erosion at pavement edge.

6. Add an intermediate EPSC plan which shows detention basin in place before paving starts.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments on parking lot.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

(Technical items go here)

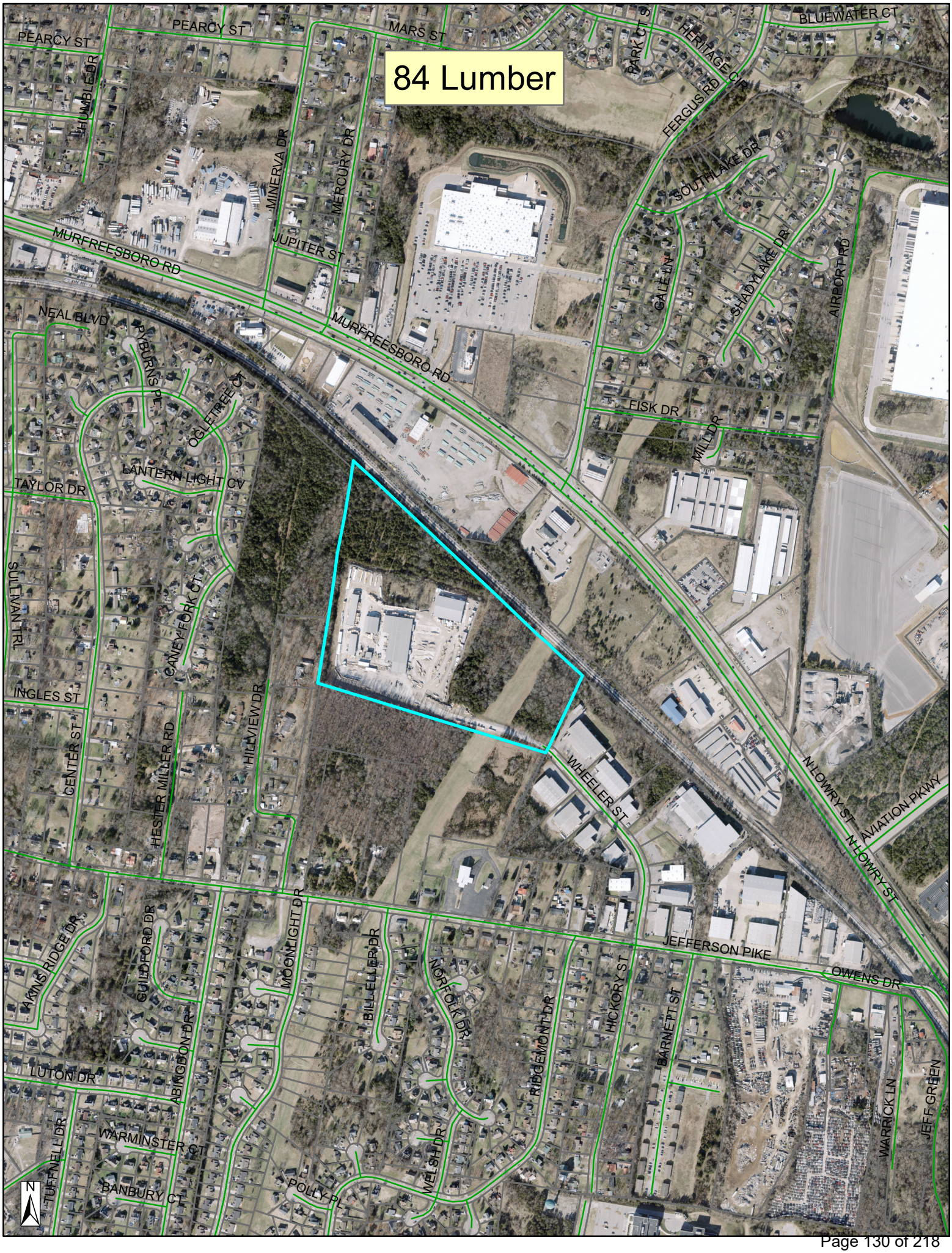
Police

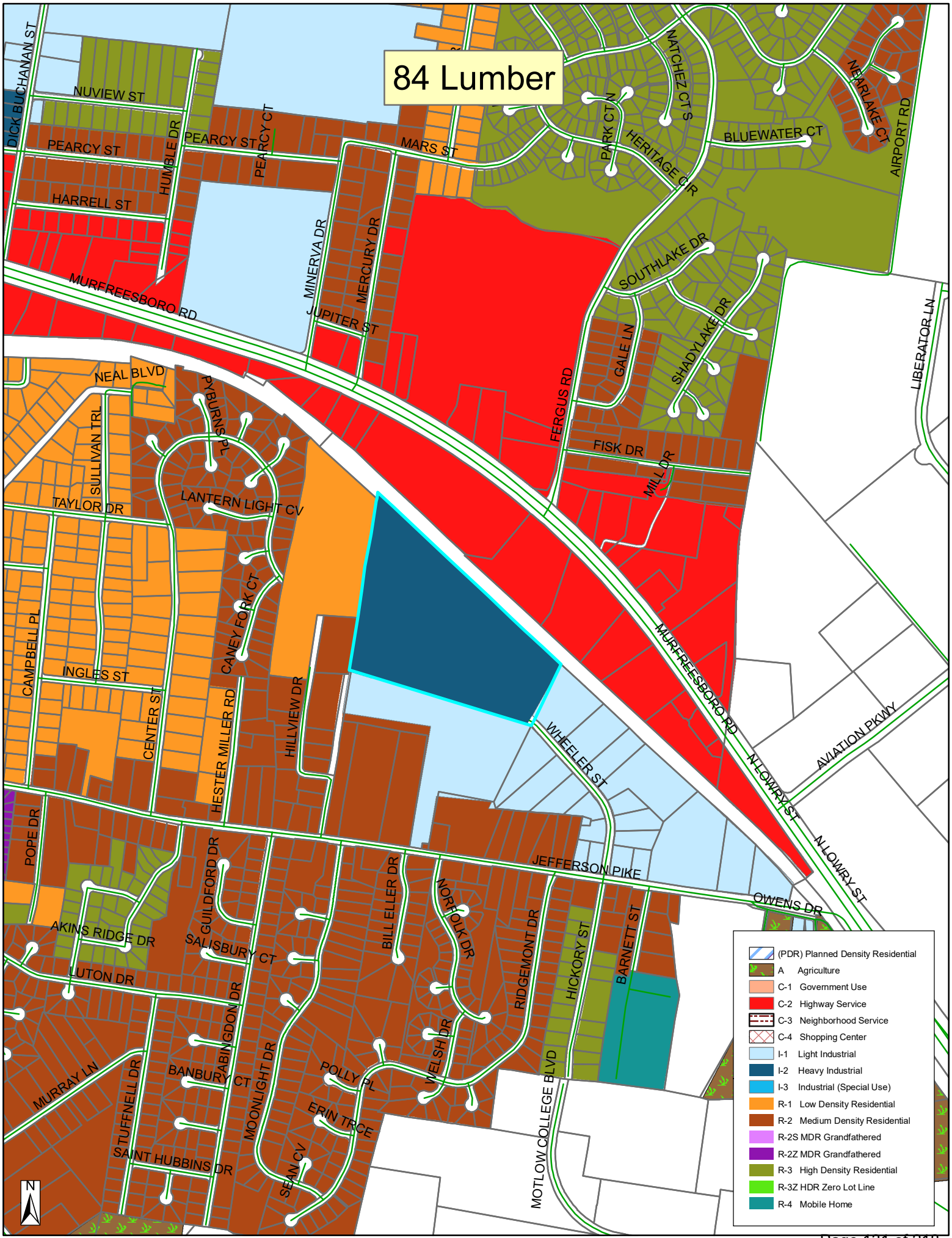
John Eubank
jeubank@lavergnetn.gov

(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.


84 Lumber
MURFREESBORO RD
FERGUS RD
FISK DR
MURFREESBORO RD
WHEELER ST
N
LVIEW DR


84 Lumber
PEARCY ST
PEARCY ST
MARS ST
BLUEWATER CT
HUMBLE DR
MINERVA DR
MERCURY DR
PARK CT S
HERITAGE CT
FERGUS RD
SOUTHLAKE DR
MURFREESBORO RD
JUPITER ST
GALE LN
SHADYLAKE DR
AIRPORT RD
NEAL BLVD
MURFREESBORO RD
PYBURN PL
OGLETREE CT
FISK DR
MILL DR
LANTERN LIGHT CV
TAYLOR DR
SULLIVAN TRL
CANEY FORK CT
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
WHEELER ST
N LOWRY ST
AVIATION PKWY
N LOWRY ST
JEFFERSON PIKE
OWENS DR
MOONLIGHT DR
GUILFORD DR
AKINS RIDGE DR
BILL ELLER DR
NORFOLK DR
RIDGEMONT DR
HICKORY ST
BARNETT ST
ABINGDON DR
LUTON DR
WARMINSTER CT
TUFFNELL DR
BANBURY CT
POLLY PL
WELSH DR
WARRICK LN
JEFF GREEN
N


84 Lumber
DICK BUCHANAN ST
NUVIEW ST
PEARCY ST
HUMBLE DR
PEARCY ST
PEARCY CT
HARRELL ST
MARS ST
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
NATCHEZ CT S
PARK CT N
HERITAGE CIR
BLUEWATER CT
NEARLAKE CT
AIRPORT RD
SOUTHLAKE DR
SHADYLAKE DR
GALE LN
FERGUS RD
LIBERATOR LN
NEAL BLVD
PYBURN PL
SULLIVAN TRL
TAYLOR DR
LANTERN LIGHT CV
FISK DR
MILL DR
CAMPBELL PL
INGLES ST
CENTER ST
HESTER MILLER RD
CANEY FORK CT
HILLVIEW DR
WHEELER ST
AVIATION PKWY
N LOWRY ST
POPE DR
GUILDFORD DR
JEFFERSON PIKE
OWENS DR
AKINS RIDGE DR
SALISBURY CT
LUTON DR
BILL ELLER DR
NORFOLK DR
RIDGEMONT DR
HICKORY ST
BARNETT ST
MURRAY LN
ABINGDON DR
BANBURY CT
MOONLIGHT DR
POLLY PL
WELSH DR
ERIN TRCE
STUFFNELL DR
SAINT HUBBINS DR
SEAN CV
MOTLOW COLLEGE BLVD
N
(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


GMC




SELLICK
PRATT
TOLKO

84 Lumber

La Vergne, Tennessee

Site Plan & Construction Drawings

PURPOSE NOTE:
To Create Additional Storage Yard.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions & Initial EPSC Plan
C2.0	Site Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes



Site Location Map
Not To Scale

Owner/Developer:
84 Lumber Company
1019 Route 519, Building 5
Eighty Four, PA 15330

Contact: Guy A. Flament, Jr.

Deed Reference:
Tax Map 18K Parcels 13.00
R.Bk. 1442, Pg.1841

Yard Requirements:
I-2
Front: 40'
Side: 20'
Rear: 15'

Intended Use:
Storage Yard

Land Use Data:
Zoned: I-2 (Heavy Industrial)
1 Lot on: 42.45± Acres

Flood Map No.:
A portion of this lot lies in the 100 Year Floodplain, per Community Panel 47149C0020K dated May 9, 2023.

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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

By: John F. Miner Date: July 31 2023
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
122194
STATE OF TENNESSEE

Watershed: Finch Branch (Impaired)
Disturbed Area: 3.11± Ac.

Sheet C0.0
84 Lumber
S.E.C. Project #22778
Submitted: 7-31-2023
Revised:

Site Clearing & Demolition Notes:

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

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

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

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

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

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

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

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
   1) Protect improvements on adjoining properties and on the Owner's property.
   2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

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

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

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

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

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
   1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
   2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
   1) Erect temporary protection, barricades as per local governing authorities.
   2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of bark roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
   1) Protect tree root systems from damage due to deleterious materials caused by run–off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
   2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

~~16. Explosives: use of explosives will not be permitted.~~

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

13. Materials:
   13A) Subgrade: Cohesive subgrade shall be compacted to 96% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   13B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   13C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

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

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

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

17. Concrete Materials:
   17A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   17B) Aggregates: ASTM C–33 (latest ed.).
   17C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   17D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   17E) Admixture: Air type to meet ASTM C–260 (latest ed.)

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

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

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

21. Weather Requirements:
   21A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in–place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   21B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. A portion of this lot lies in the 100 Year Floodplain, per Community Panel 47149C0020K dated May 9, 2023.

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

~~8. Before starting grading operations, see landscape plan and Geotechnical Engineering report for treatment of existing grade.~~

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

10. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense. ~~See geotechnical report for stripping and topsoil requirements.~~

11. Site grading shall be performed in accordance with these plans and specifications ~~and the recommendations set forth in the Geotechnical Engineering report referenced in this plan set.~~ The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials as specified by the Geotechnical Engineer.

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

13. Compaction testing is mandatory for parking lot, building slab and foundations sub–grade.

14. Fill under paved areas and slabs on grade shall be compacted per specifications and geotechnical report. Deposit fill material in horizontal layers as recommended by Geotechnical Engineer and compact each layer with a mechanical tamper. Base course pavement shall be compacted to 100% standard proctor.

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

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

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

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

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

Waterline Notes:

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

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. A portion of this lot lies in the 100 Year Floodplain, per Community Panel 47149C0020K dated May 9, 2023.
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–736–6900
   Water– City of La Vergne 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

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EMAIL@SECINC.BIZ
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JOHN F. MINER — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE

84 Lumber
La Vergne, Tennessee

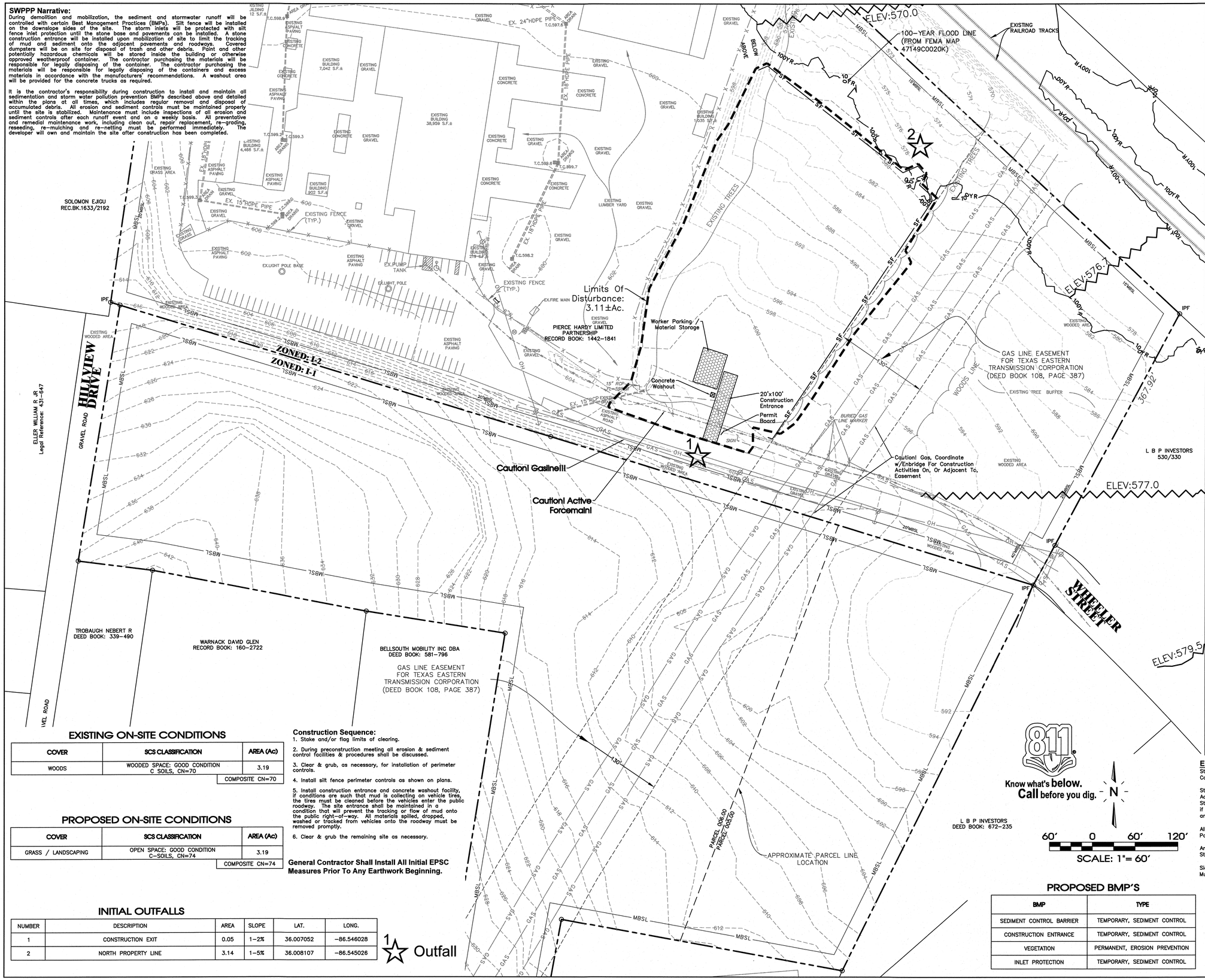
General Notes

REVISED:
DRAWN: SJA/CFB3
DATE: 7–31–2023
CHECKED: MAT
FILE NAME: 22778project
SCALE: None
JOB NO. 22778
SHEET: C0.1

SWPPP Narrative:

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence will be installed on the downslope sides of the site. The storm inlets will be protected with silt fence inlet protection until the stone base and pavements can be installed. A stone construction entrance will be installed upon mobilization of site to limit the tracking of mud and sediment onto the adjacent pavements and roadways. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturer's recommendations. A washout area will be provided for the concrete trucks as required.

It is the contractor's responsibility during construction to install and maintain all sedimentation and storm water pollution prevention BMPs described above and detailed within the plans at all times, which includes regular removal and disposal of accumulated debris. All erosion and sediment controls must be maintained properly until the site is stabilized. Maintenance must include inspections of all erosion and sediment controls after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair replacement, re-grading, reseeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.



EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
WOODS	WOODED SPACE: GOOD CONDITION C SOILS, CN=70	3.19
	COMPOSITE CN=70	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION C-SOILS, CN=74	3.19
	COMPOSITE CN=74	

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.05	1-2%	36.007052	-86.546028
2	NORTH PROPERTY LINE	3.14	1-5%	36.008107	-86.545026

1 ☆ Outfall

Construction Sequence:

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

General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.

PROPOSED BMP'S

BMP	TYPE
SEDIMENT CONTROL BARRIER	TEMPORARY, SEDIMENT CONTROL
CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
INLET PROTECTION	TEMPORARY, SEDIMENT CONTROL

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

EPSC Notes:

Staging Area, Worker Parking & Adjoining Drive To Be Constructed Of Stone.

Staging Area is To Be Kept Litter Free With Daily Cleanup. In Addition, All Stored Materials Are To Be Kept In Organized & Stacked Fashion. An unkempt site will not be permitted, and if debris is stored in areas outside of the designated storage area, City Staff will shut down the job site.

All Construction Signage Is To Be Constructed Of 2-4"x4" Painted Posts.

Areas That Have Not Been Disturbed Within 14 Days Must Be Stabilized.

Sign #1 - Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

EPSC Phasing

Initial:	Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout
Intermediate:	Filter Fabric Inlet Protection Silt Fence To Protect Ditches
Final:	Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

Legend:

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

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

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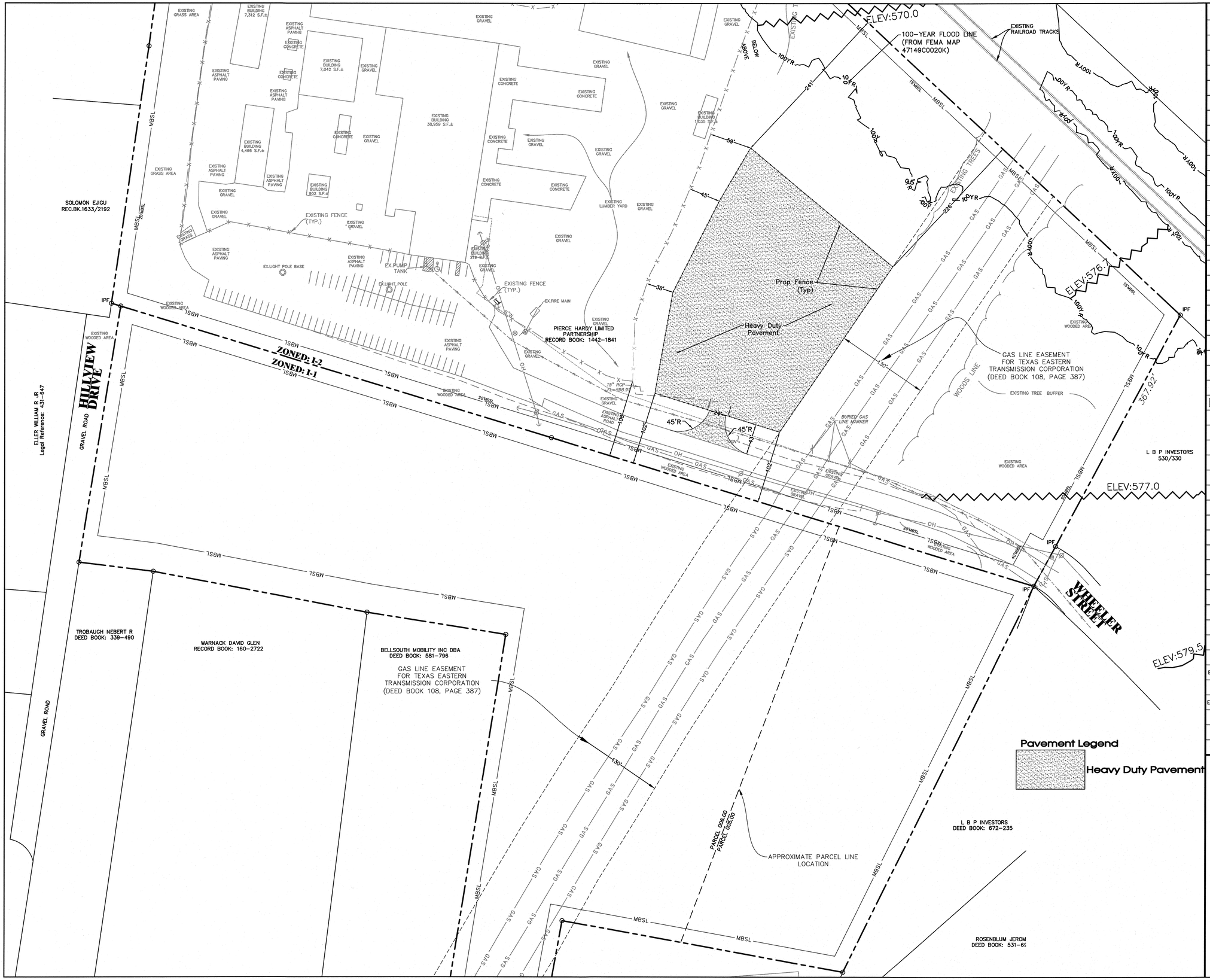
TIMOTHY J. MINER — 125 — STATE OF TENNESSEE — REGISTERED ENGINEER — AGRICULTURE

84 Lumber

La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 7-31-2023	
CHECKED: MAT	
FILE NAME: 22778project	
SCALE: 1"=30'	
JOB NO. 22778	
SHEET: C1.0	

Existing Conditions & Initial EPSC Plan



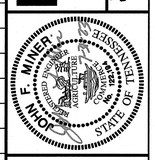
Legend:

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

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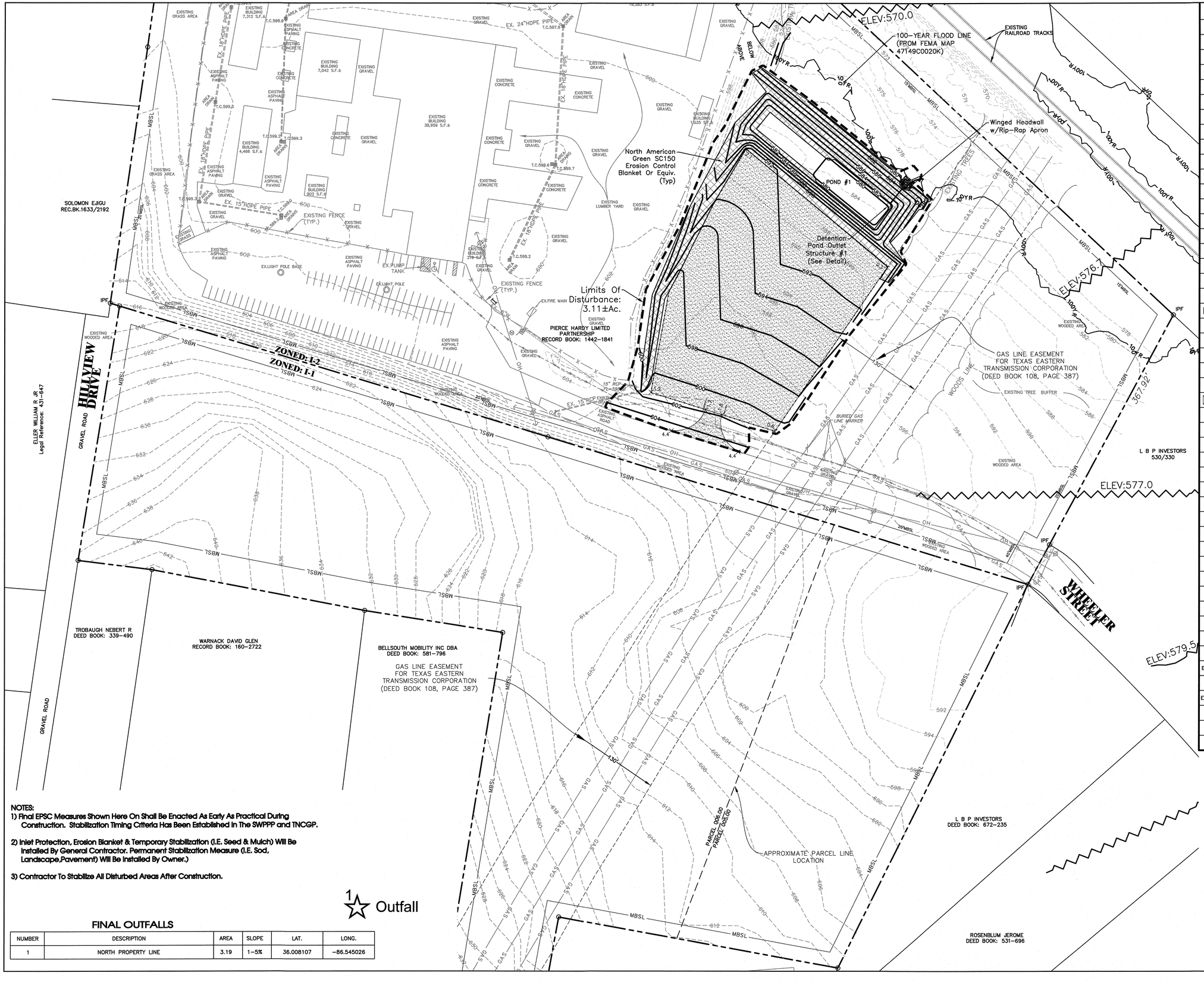


84 Lumber
La Vergne, Tennessee

Know what's below. Call before you dig.

REVISED:	
DRAWN: SJA/CFB3	
DATE: 7-31-2023	
CHECKED: MAT	
FILE NAME: 22778project	
SCALE: 1"=60'	
JOB NO. 22778	
SHEET: C2.0	

Site Plan



NOTES:
1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.

2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape,Pavement) Will Be Installed By Owner.)

3) Contractor To Stabilize All Disturbed Areas After Construction.

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	NORTH PROPERTY LINE	3.19	1-5%	36.008107	-86.545026

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
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EXISTING PHONE	PH
EXISTING ELECTRIC	OH
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EROSION EEL	E E E
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EXISTING STORM	
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PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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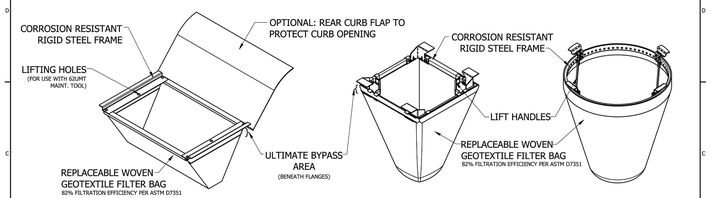
Grading, Drainage, & Final EPSC Plan

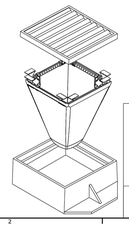
REVISED:
DRAWN: SJA/CFBJ
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22778project
SCALE: 1"=60'
JOB NO. 22778
SHEET: C3.0

Know what's below. Call before you dig.

60' 0 60' 120'
SCALE: 1"= 60'

FLEXSTORM Specification Drawing
ASTM D8057 Standard Specification for Inlet Filters with a Rigid Frame





ASTM D8057 Requirements

-> Filter system consists of rigid frame and removable geosynthetic bag
-> Filter bag sized to meet treatment flow rate of the drainage location
-> Bag maintains shape to be extracted when completely filled with sediment
-> Rigid frame capable of supporting full load of sediment with grate removed
-> Frame does not interfere or elevate grate by more than 1/8"
-> Bypass flow exceeds design flow of drainage location
-> Filter bag achieves >80% filtration efficiency per ASTM D7351

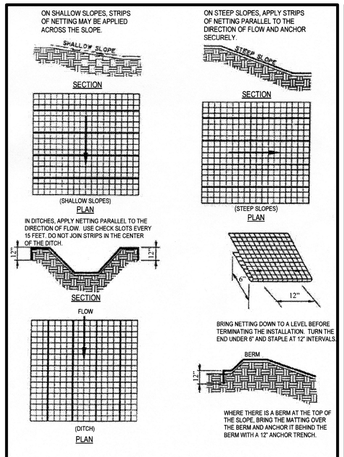
Installation Instructions:
1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

For more information contact
APM@inletfilters.com

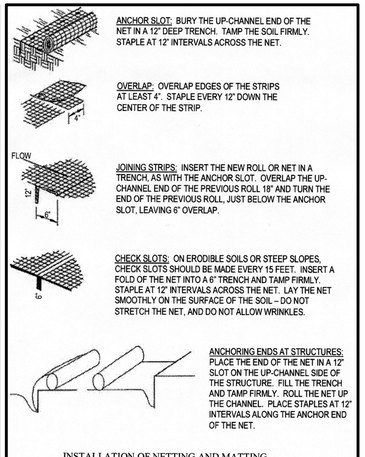
FLEXSTORM INLET FILTERS
4DS
Inletfilters.com 630-355-3288

FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



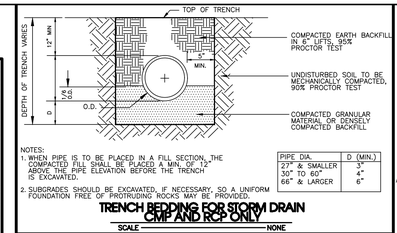
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



INSTALLATION OF NETTING AND MATTING

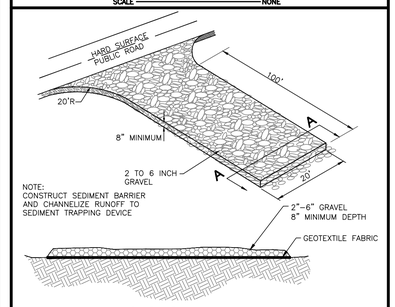
Figure TCP-09-1
Mat Anchoring



NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

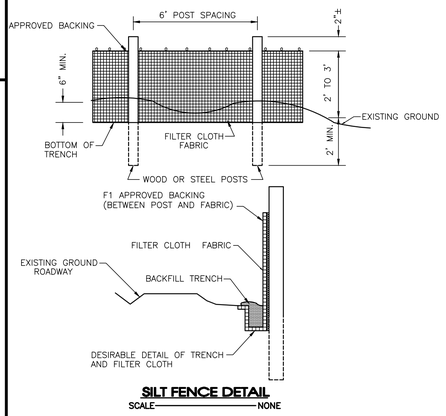
PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE NONE



NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

SECTION A-A
GRAVEL CONSTRUCTION ENTRANCE
SCALE NONE

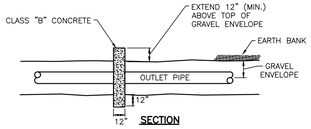


SILT FENCE DETAIL
SCALE NONE

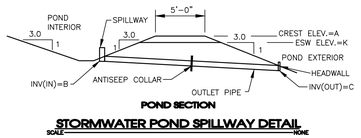
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown on these drawings. Any deviation from these drawings is to be approved in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

ELEVATIONS										OUTLET PIPE			✱
	A	B	C	D	E	F	G	H	J	K	SIZE	LENGTH	SLOPE	ORIFICE SIZE
POND 1	586.0	579.0	578.0	584.5	4'	4'	581.3	0.5'	250'	585.5	15"	29'	3.45%	1.75"

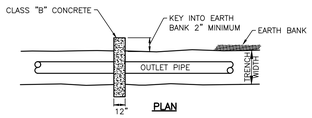


SECTION



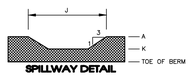
POND SECTION

STORMWATER POND SPILLWAY DETAIL
SCALE NONE

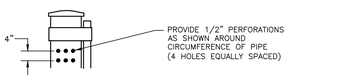


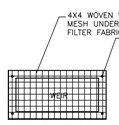
PLAN

ANTI-SEEP COLLAR
SCALE NONE

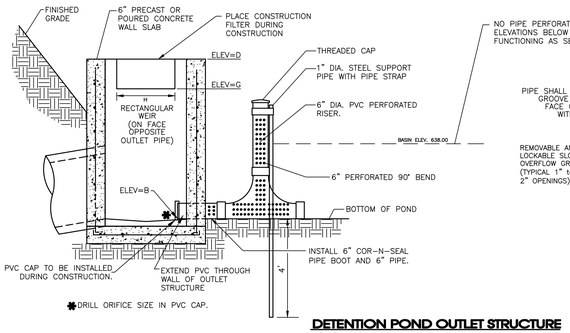


SPILLWAY DETAIL





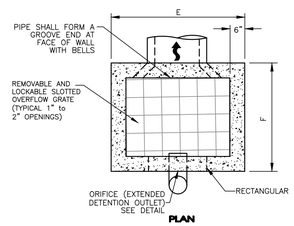
CONSTRUCTION FILTER



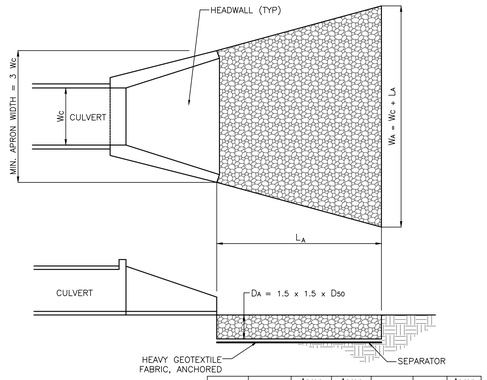
DETENTION POND OUTLET STRUCTURE
SCALE NONE

NO PIPE PERFORATION UNDER THE ELEVATIONS BELOW WHILE PONDS FUNCTIONING AS SEDIMENT BASINS.

NOTE:
CONTRACTOR TO WRAP BOX W/FILTER FABRIC TO COVER WEIR OPENING AND GRATE DURING CONSTRUCTION.



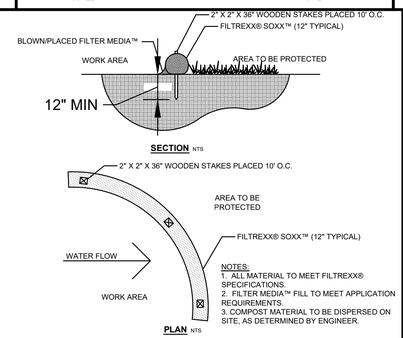
PLAN



Wc = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
WA = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAXIMUM SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

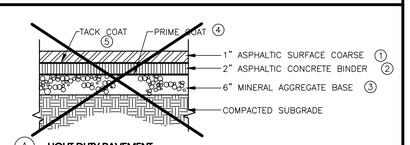
OUTFALL PIPE	PIPE SIZE	Apron Length L_A (ft)	Apron Width W_C (ft)	D_{50} (in.)	D_{MAX} (in.)	Apron Depth D_A (in.)

RIPRAP OUTFALL PROTECTION
SCALE NONE

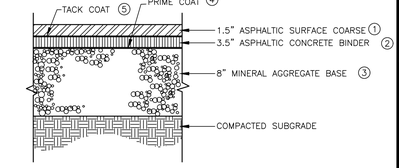


NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX SEDIMENT CONTROL
SCALE NONE



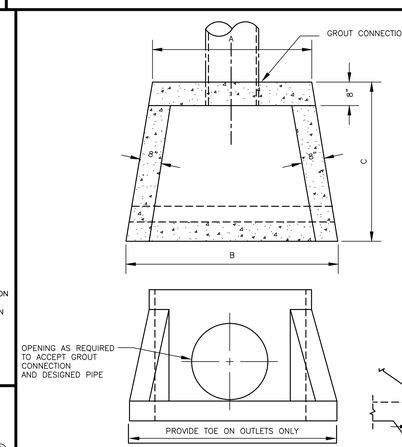
A **LIGHT DUTY PAVEMENT**



B **HEAVY DUTY PAVEMENT**

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

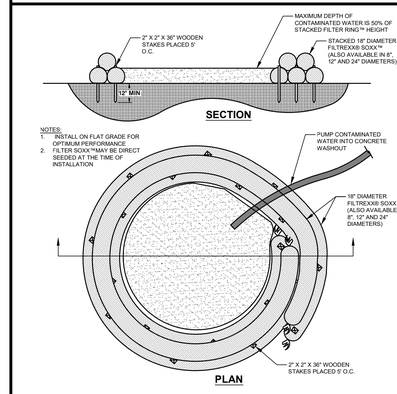
TYPICAL PAVEMENT SECTIONS
SCALE NONE



REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

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

WINGED HEADWALL
SCALE NONE



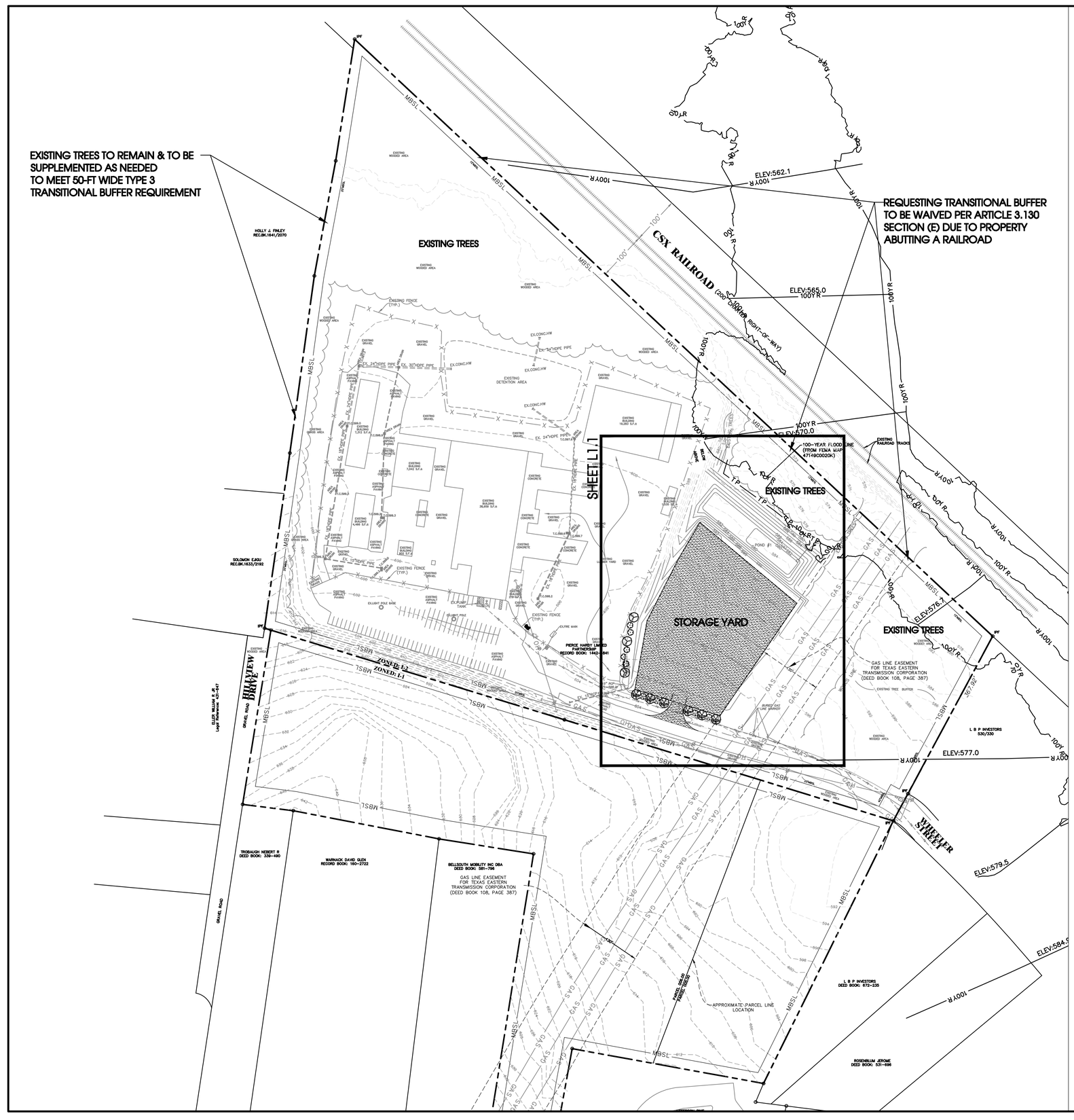
FILTREXX® CONCRETE WASHOUT
SCALE NONE

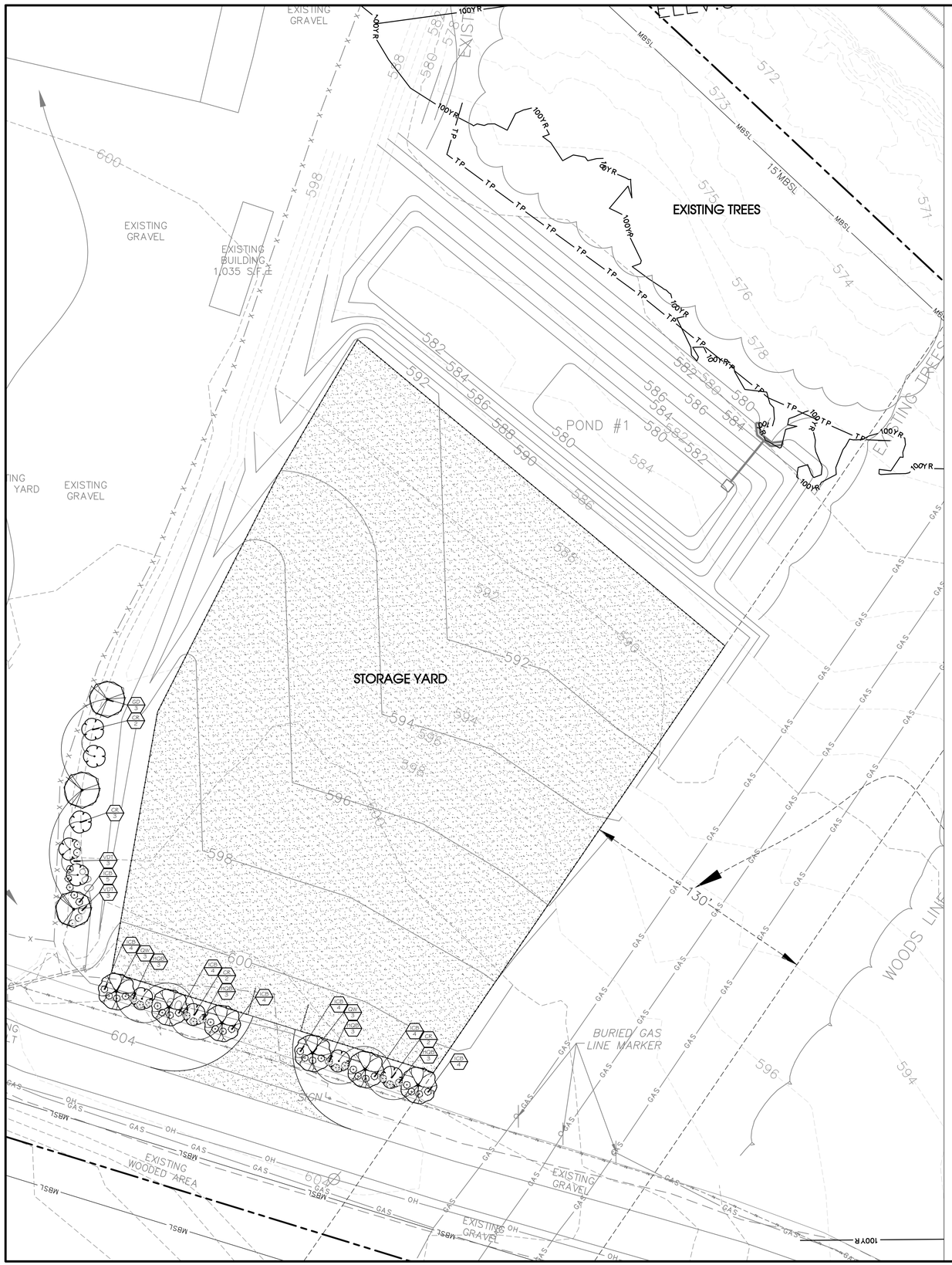
84 Lumber
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22778project
SCALE: None
JOB NO. 22778

Details

SHEET: C4.0


EXISTING TREES TO REMAIN & TO BE SUPPLEMENTED AS NEEDED TO MEET 50-FT WIDE TYPE 3 TRANSITIONAL BUFFER REQUIREMENT
REQUESTING TRANSITIONAL BUFFER TO BE WAIVED PER ARTICLE 3.130 SECTION (E) DUE TO PROPERTY ABUTTING A RAILROAD
CSX RAILROAD (200' RIGHT-OF-WAY)
EXISTING TREES
STORAGE YARD
SHEET L1.1
HOLLY J. FINLEY REC.BK.1641/2070
SOLOMON, EJIOU REC.BK.1433/2192
PIERCE HARBY LIMITED PARTNERSHIP RECORD BOOK: 1443-941
ZONED: I-2
ZONED: L-1
HILLVIEW DRIVE
GRAVEL ROAD
ELLIS, WILLIAM R. ET UX Land Records 1,427
TROSHAUGH HERBERT B DEED BOOK: 339-440
MARNACK, DAVID, GLEN RECORD BOOK: 160-2722
BELLSOUTH MOBILITY INC DBA DEED BOOK: 581-796
GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)
APPROXIMATE PARCEL LINE LOCATION
PARCEL SOLD PARCEL BELOW
L B P INVESTORS DEED BOOK: 872-235
ROSENBLUM, JEROME DEED BOOK: 531-696
L B P INVESTORS 530/330
WHEELER STREET
EXISTING RAILROAD TRACKS
100-YEAR FLOOD LINE (FROM FEMA MAP 47149C0020K)
POND #1
ELEV:562.1
ELEV:565.0
ELEV:570.0
ELEV:576.7
ELEV:577.0
ELEV:579.5
ELEV:584.5
100'R
100YR
MBSL
TSBL
OHP
GAS
EXISTING FENCE (TYP.)
EXISTING WOODED AREA
EXISTING DETENTION AREA
EXISTING GRAVEL
EXISTING CONCRETE
EXISTING ASPHALT PAVING
EXISTING BUILDING
EXISTING TREE BUFFER
GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)
BURIED GAS LINE MARKER
UTILITY POLE
UTILITY TANK
UTILITY POLE BASE
CLOTHE MAIN
EX. 24"HDPE PIPE
EX. 30"HDPE PIPE
EX. 18"HDPE PIPE
EX. 12"HDPE PIPE
EX.CONC.H/W
T.C.599.3
T.C.599.7
T.C.599.5
T.C.599.0
T.C.599.2
T.C.599.1
T.C.599.4
T.C.599.6
EXISTING BUILDING 1,293 S.F.±
EXISTING BUILDING 18,282 S.F.±
EXISTING BUILDING 1,512 S.F.±
EXISTING BUILDING 34,868 S.F.±
EXISTING BUILDING 3,484 S.F.±
EXISTING BUILDING 1,512 S.F.±
EXISTING BUILDING 1,512 S.F.±
EXISTING BUILDING 1,512



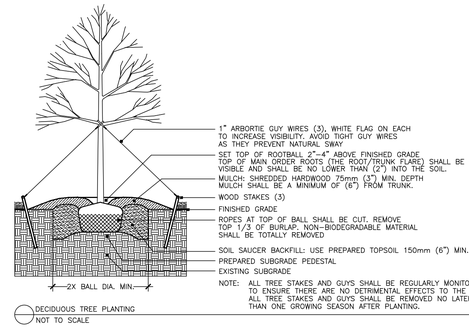
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	GD	3	GLEDITSIA TRIACANTHOS `DRAVES` / STREET KEEPER HONEY LOCUST	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QW	6	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CR	9	CORNUS X `RUTBAN` / AURORA FLOWERING DOGWOOD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HQB	12	HYDRANGEA QUERCIFOLIA `BRIDO` / OAKLEAF HYDRANGEA	CONT.		18"	18"	AS SHOWN	FULL, WELL-BRANCHED, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICB	29	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED
	VDT	6	VIBURNUM DAVIDII X TINUS `SPG-3-024` / MOONLIT LACE® VIBURNUM	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED

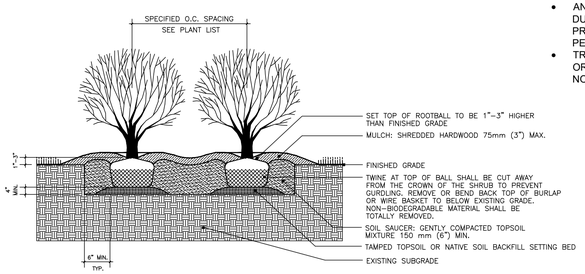
MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

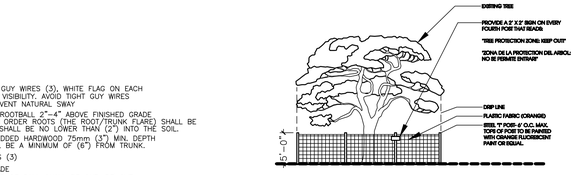
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3.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



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING - BALL AND BURLAP - MULTIPLE
NOT TO SCALE



TREE PROTECTION
NOT TO SCALE

TREE PRESERVATION NOTES:

- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT CITY OF LA VERGNE PLANNING DEPARTMENT 615-213-2624 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIPLINE WILL NOT BE ACCEPTED.



UTILITY BOX SCREENING
NOT TO SCALE

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

N

30' 0 30' 60'
SCALE: 1"= 30'

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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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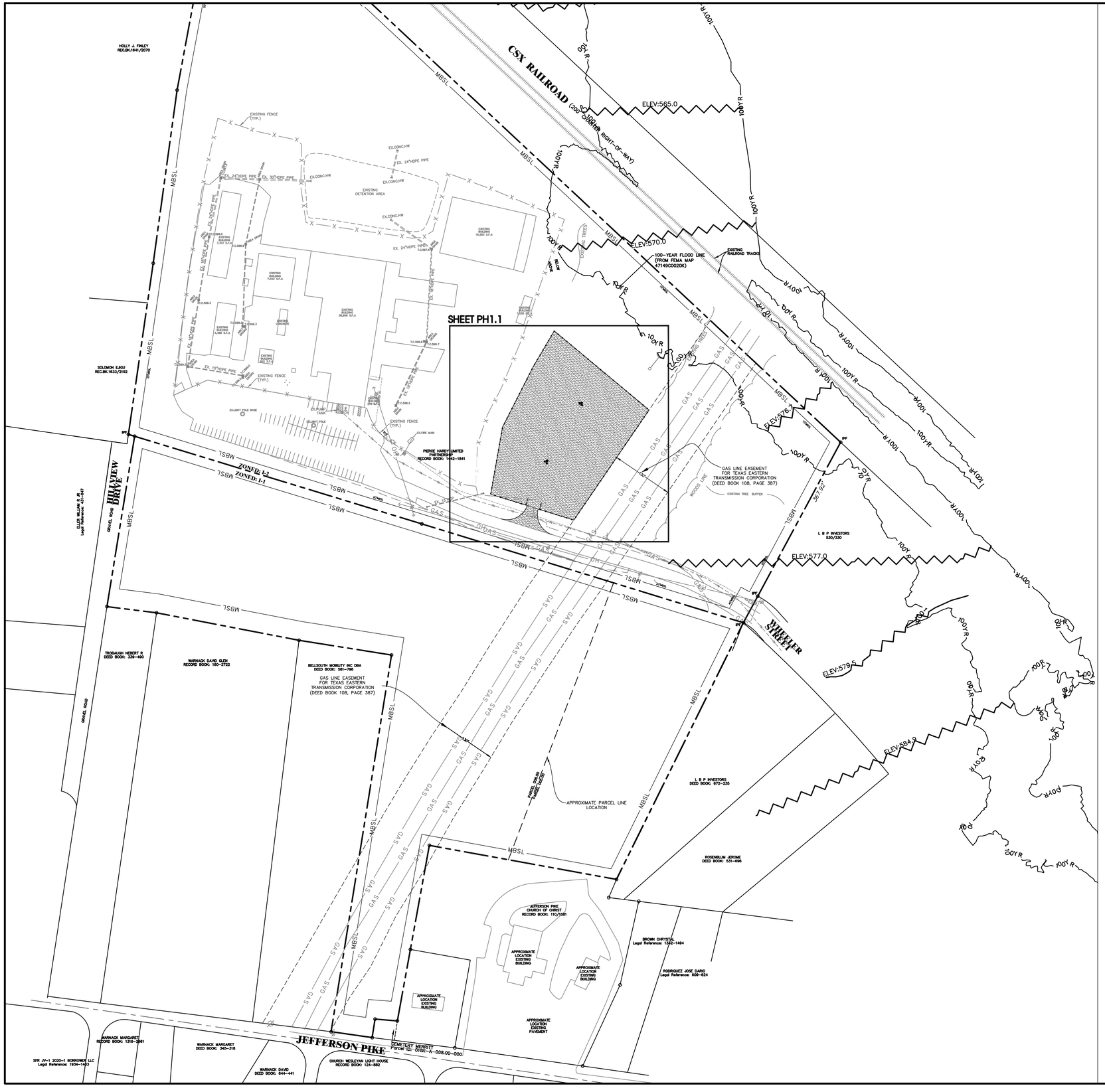
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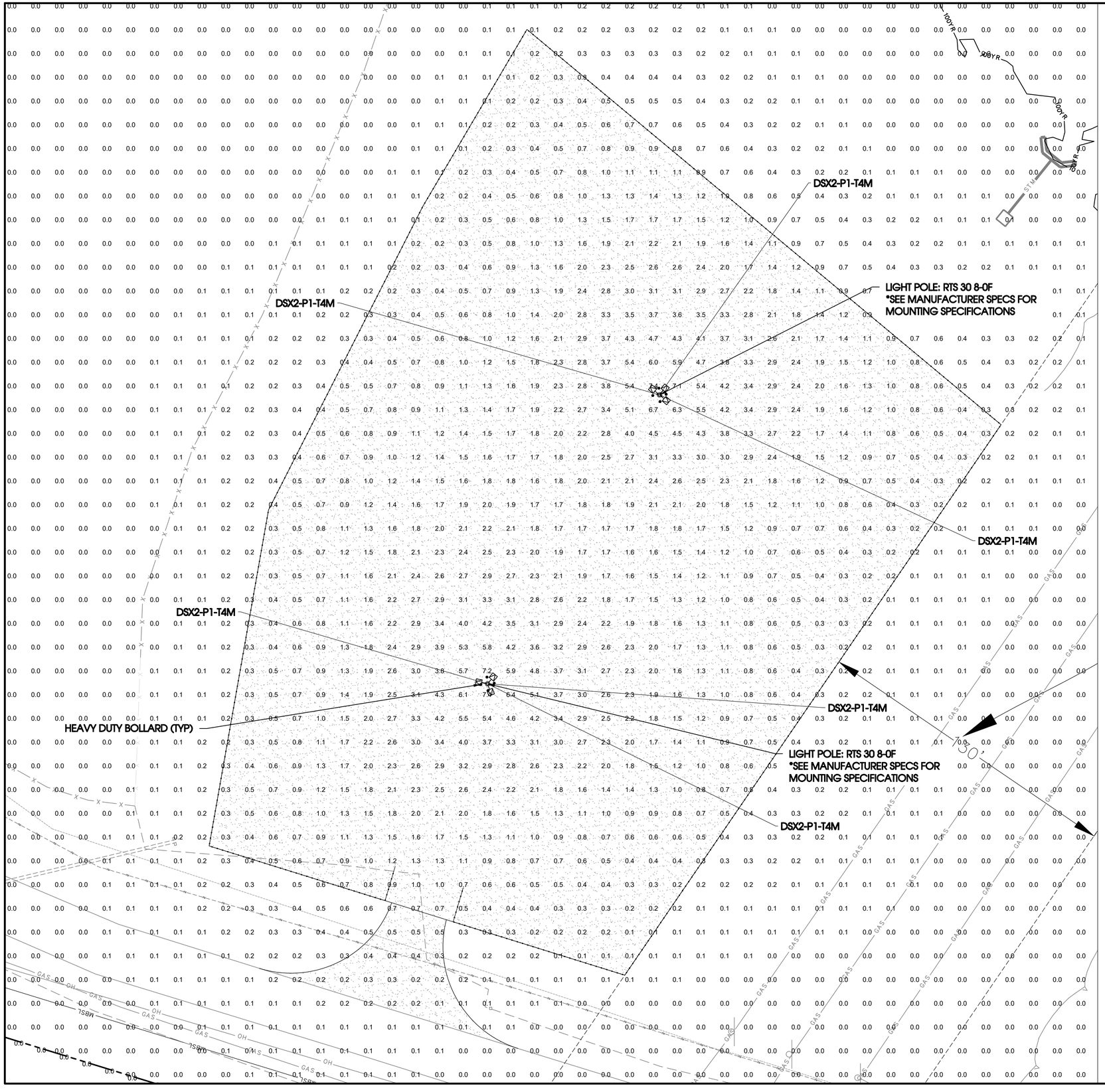
REVIEW SET
Not to be used for construction
07/31/2023

84 Lumber
La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: KMG	
DATE: 07-31-2023	
CHECKED: RSM	
FILE NAME: 22778	
SCALE: 1" = 30'	
JOB NO. 22778	
SHEET: L1.1	


CSX RAILROAD (200' DRAWN RIGHT-OF-WAY)
SHEET PH1.1
PIERCE HARDY LIMITED PARTNERSHIP RECORD BOOK: 1443-1841
GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)
L B P INVESTORS 530/330
ELEV:565.0
ELEV:570.0
ELEV:576.0
ELEV:577.0
ELEV:579.0
ELEV:584.0
100-YEAR FLOOD LINE (FROM FEMA MAP #7149C0020K)
EXISTING RAILROAD TRACKS
EXISTING TREES
EXISTING FENCE (TYP.)
EXISTING DETENTION AREA
EXISTING BUILDING 1,747 S.F.±
EXISTING BUILDING 18,350 S.F.±
EXISTING BUILDING 1,040 S.F.±
EXISTING BUILDING 36,858 S.F.±
EXISTING BUILDING 4,848 S.F.±
EXISTING BUILDING 882 S.F.±
EXISTING BUILDING 1,008 S.F.±
EXISTING CONCRETE
EXISTING GRAVEL
EXISTING BUILDING 1,008 S.F.±
EXISTING BUILDING 216 S.F.±
EXISTING BUILDING 1,008 S.F.±
EXISTING BUILDING 1,008 S.F.±
EXISTING BUILDING 1,008 S.F.±
EXISTING BUILDING 1,008 S.F.±
EX. 24"HDPE PIPE
EX. 30"HDPE PIPE
EX. 15"HDPE PIPE
EX.CONC.HW
EX.CONC.FES
EX.CONC.INLET
EX.CONC.MH
EX.GAS MARKER
EX.LIGHT POLE BASE
EX.POWER POLE
EX.POWER MAN
EX.WATER MAN
EX.WATER VALVE
EX.WATER TANK
EX.WATER METER
EX.GAS VALVE
EX.GAS MAN
EX.GAS MARKER
EX.GAS METER
EX.GAS TANK
EX.GAS VENT
EX.GAS REGULATOR



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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REVISED:
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: 1" = 20'
JOB NO. 22778
SHEET: PH 1.1

84 Lumber
La Vergne, Tennessee

Photometric Plan

Know what's below. Call before you dig.

N

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



D-Series Size 2

LED Area Luminaire

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² (0.10 m²)

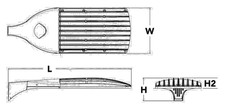
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2: (max): 3.5"

Weight: 36lbs



A+ Capable options indicated by this color background.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short [2] T5S Type V Short [2] T5M Type V Medium [2] T5W Type V Wide [2] BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [4] 120 [5] 208 [5] 240 [5] 277 [5] 347 [5] 480 [5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket [6] SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [8] PIRHN Network, Bi-Level motion/ambient sensor [9] PER NEMA twist-lock receptacle only (no controls) [10] PERS Five-wire receptacle only (no controls) [10,11] PER7 Seven-wire receptacle only (no controls) [10,11] DMG 0-10V dimming extend out back of housing for external control (no controls) [12] DS Dual switching [13,14]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc FAO Field Adjustable Output [15]	**Shipped installed** HS House-side shield [16] SF Single fuse (120, 277, 347V) [5] DF Double fuse (208, 240, 480V) [5] L90 Left rotated optics [1] R90 Right rotated optics [1] **Shipped separately** BS Bird spikes [17] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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LITHONIA LIGHTING

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** RTS poles are not to be utilized for Sportslighting applications requiring use of crossarms to mount luminaires. SPRTS series poles are the correct pole type for Sportslighting projects and are designed to be configured as a complete assembly with the desired crossarm(s) incorporated within the pole nomenclature description.

CONSTRUCTION —

Pole Shaft: The pole shaft is of 11-gauge (0.120"), 7-gauge (0.179") or, 3-gauge (0.239") with a uniform wall thickness and is made of a weldable-grade (ASTM A-595 Grade A or A572 Grade 55), hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Shaft is one-piece construction with a full-length longitudinal high-frequency electric resistance weld and round in cross-section having a uniform linear taper of 0.14" per foot.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable steel top cap with set screws.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 3" x 5" rectangular handhole is provided on pole with 5.9" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4" x 6.5" oval shaped handhole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly on pole shaft diameters of 9" or less. Shaft sized greater than 9" have a sheet steel two-piece base cover. Additional base cover options are available upon factory request. Bolt cover caps can be substituted on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L"bend on bottom end and are galvanized a minimum of 12" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel, or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets SAE and SR classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.



Anchor Base Poles

RTS

ROUND TAPERED STEEL

BAA

RTS Round Tapered Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTS 30 6-6B DM19 DDBXD

RTS	30-FT	8-OF				DBLXD
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[1]**		**Options**	**Finish[11]**
RTS	20'-50' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	5-9B (.120") 6-5B (.120") 6-6B (.120") 7-0B (.120") 7-0F (.179") 7-3B (.120") 7-8B (.120") 8-0B (.120") 8-0F (.179") 8-5B (.120") 9-0B (.120") 9-0F (.179") 9-5B (.120") 10-0B (.120") 10-0F (.179") 11-0F (.179") 13-0F (.179") 13-0M (.239") (See technical information table for complete ordering information.)	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS)[2] T25 2-7/8" O.D. (2-1/2" NPS)[2] T30 3-1/2" O.D. (3" NPS)[2] T35 4" O.D. (3-1/2" NPS)[2] KAC/KAD/KSF/KSF/KVP/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° [2] DM32 3 at 120° [2] DM39 3 at 90° [2] DM49 4 at 90° [2] CSX/OSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90°[2] DM32AS 3 at 120°[2] DM39AS 3 at 90°[2] DM49AS 4 at 90°[2]	ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed VD Vibration damper HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[7,7] CPL12/xy 1/2" coupling[8] CPL34/xy 3/4" coupling[8] CPL1/xy 1" coupling[8] NPL12/xy 1/2" threaded nipple[8] NPL34/xy 3/4" threaded nipple[8] NPL1/xy 1" threaded nipple[8] EHHxy Extra handhole[6,9] FBCSTL2PC 2 Piece steel base cover (standard is plastic) IC Interior coating[9] LJAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[10]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured black aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

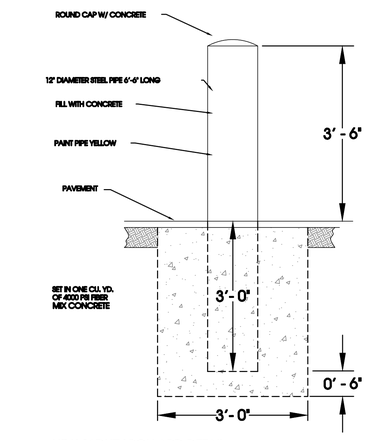
1. Wall thickness will be signified with a "B" (11 Gauge), an "F" (7 Gauge) or, an "M" (3 Gauge) in nomenclature. "B" - 0.120" | "F" - 0.179" | "M" - 0.239"
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". *Example: 09 = 9 and 20ft 3in = 20-3*
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. *Example: 1'2" coupling at 3' B', orientation C = CPL12/3-BC*
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12' rise. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA28BD
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Provides enhanced corrosion resistance. Not available with GALV.
10. Use when mill certifications are required.
11. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3). Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings

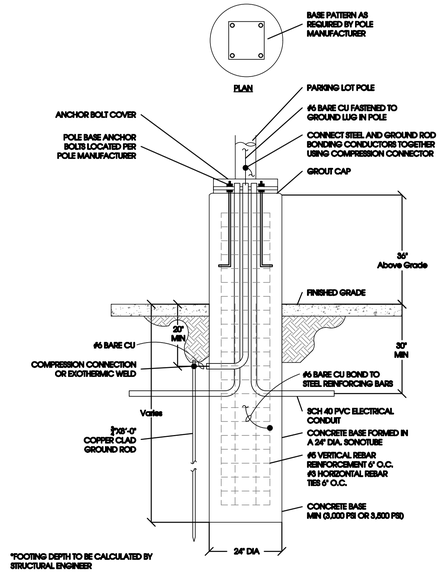
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***SEE MANUFACTURER SPECS FOR MOUNTING SPECIFICATIONS**

LUMINAIRE SCHEDULE								
CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*	*ARM LENGTH*
DSX2-P1-T4M		D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium	POLE	Lithonia Lighting, DSX2 LED P2 40K 70CRI T4M	30'	6	0.9	2'



HEAVY DUTY BOLLARD DETAIL



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

PARKING LOT POLE FOOTING

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

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

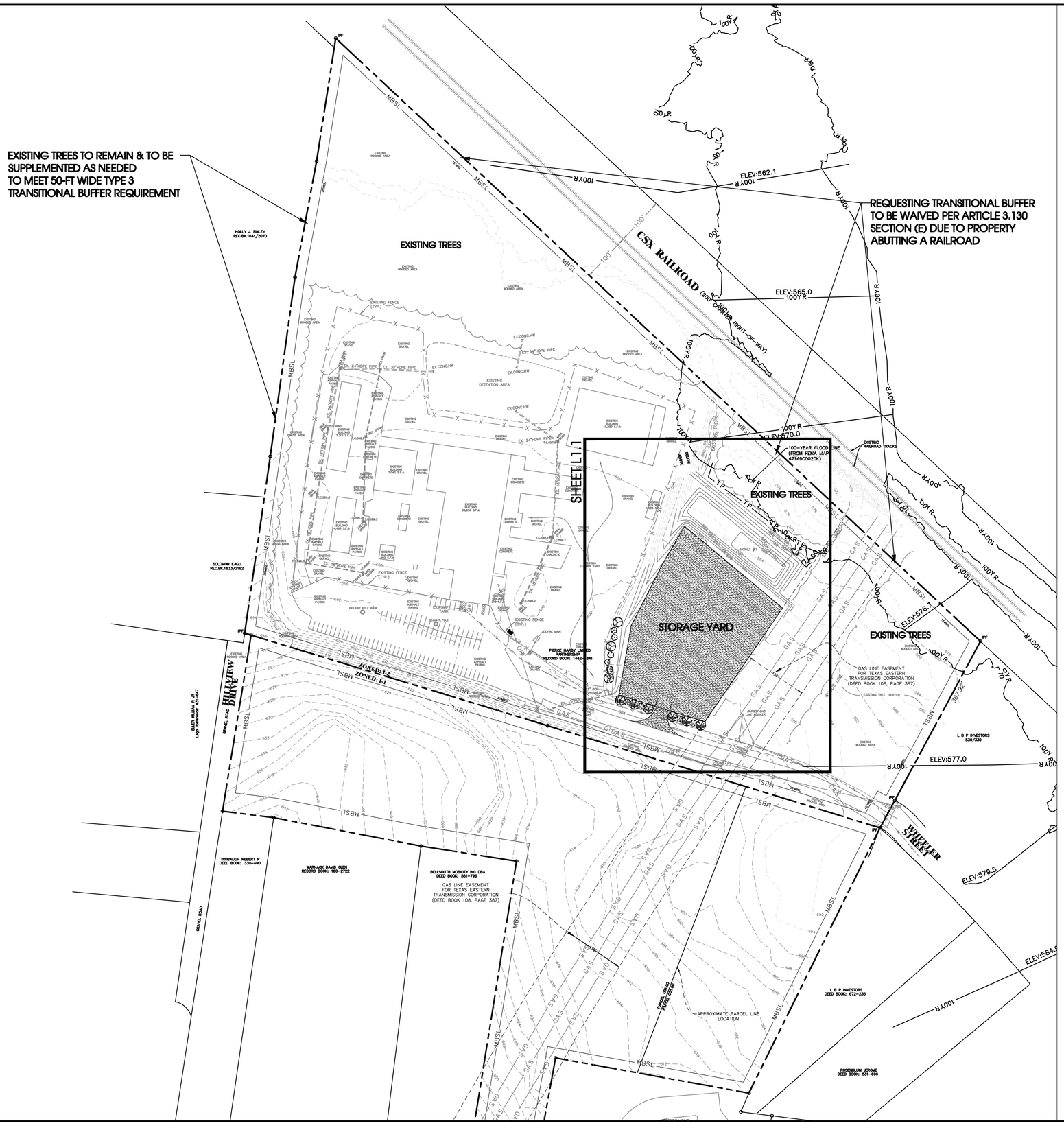
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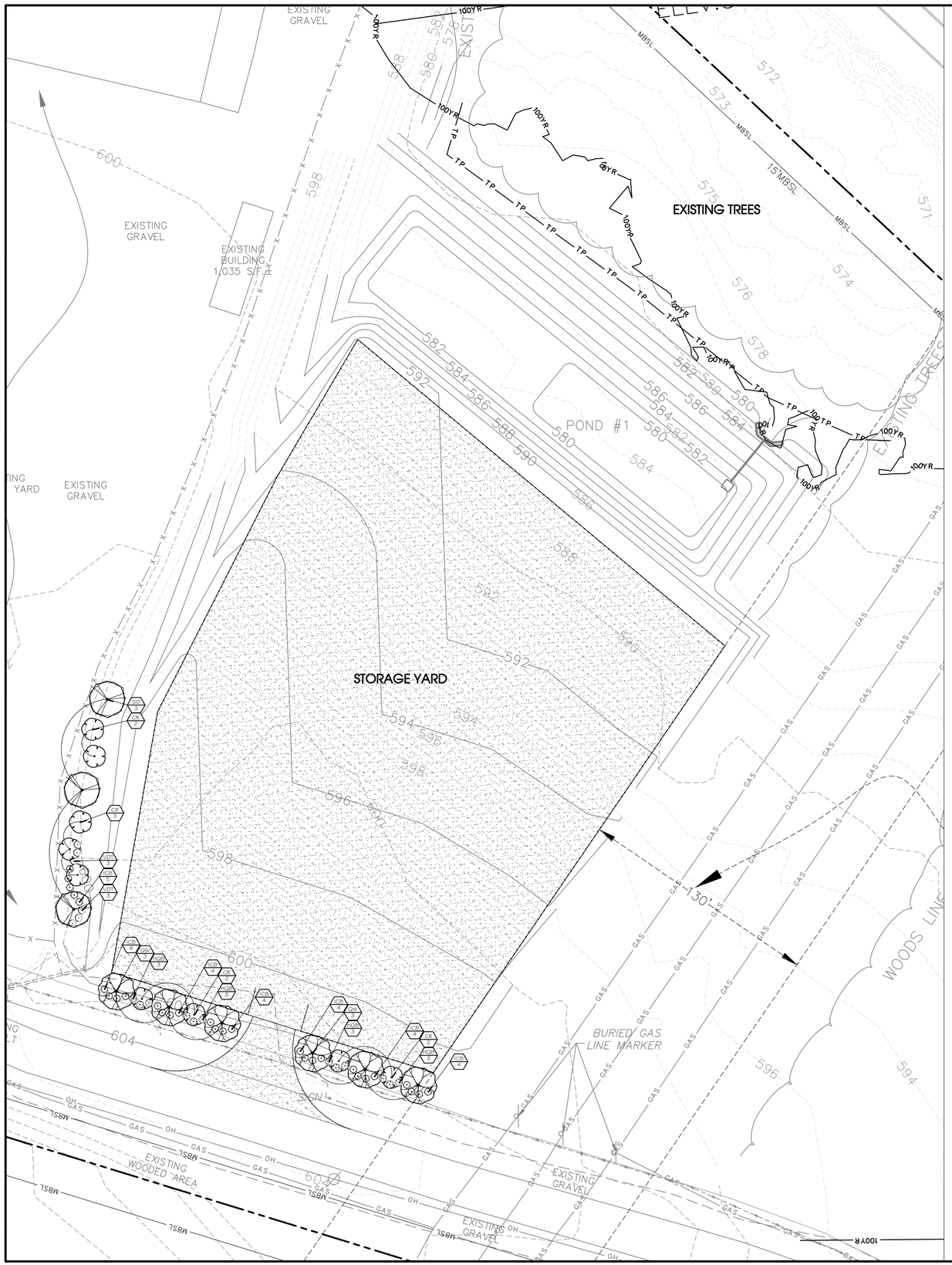
STATE OF TENNESSEE
STEVEN M. LICHLYTER
REGISTERED
LANDSCAPE ARCHITECT
No. 102377

REVISED:
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: N/A
JOB NO. 22778
SHEET: PH 2.0

84 Lumber
La Vergne, Tennessee

Photometric Plan


EXISTING TREES TO REMAIN & TO BE SUPPLEMENTED AS NEEDED TO MEET 50-FT WIDE TYPE 3 TRANSITIONAL BUFFER REQUIREMENT
REQUESTING TRANSITIONAL BUFFER TO BE WAIVED PER ARTICLE 3.130 SECTION (E) DUE TO PROPERTY ABUTTING A RAILROAD
CSX RAILROAD (200' RIGHT-OF-WAY)
SHEET L1.1
EXISTING TREES
STORAGE YARD
HOLLY J. FINLEY REC.BK.1641/2070
SOLOMON, EJIOU REC.BK.1433/2192
PIERCE HARBY LIMITED PARTNERSHIP RECORD BOOK: 1443-941
ZONED: I-2
ZONED: L-1
HILLVIEW DRIVE
GRAVEL ROAD
ELDR, WILLIAM R. JR. Land Records 1-427
TROSHAUGH HERBERT B DEED BOOK: 339-440
MARNACK, DAVID, GLEN RECORD BOOK: 160-2722
BELLSOUTH MOBILITY INC DBA DEED BOOK: 581-796
GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)
APPROXIMATE PARCEL LINE LOCATION
PARCEL SPLIT PARCEL SPLIT
L B P INVESTORS DEED BOOK: 672-235
ROSENBLUM, JEROME DEED BOOK: 531-696
L B P INVESTORS 530/330
WHEELER STREET
EXISTING RAILROAD TRACKS
100-YEAR FLOOD LINE (FROM FEMA MAP 47149C0020K)
POND #1
ELEV:562.1
ELEV:565.0
ELEV:570.0
ELEV:576.7
ELEV:577.0
ELEV:579.5
ELEV:584.5
100' R
100' L
100' RIGHT
100' LEFT
MBSL
TSBL
OHP
GAS
SWD
EXISTING FENCE (TYP.)
EXISTING WOODED AREA
EXISTING GRAVEL
EXISTING DETENTION AREA
EXISTING ASPHALT PAVING
EXISTING CONCRETE
EXISTING BUILDING
EX. 24"HDPE PIPE
EX. 30"HDPE PIPE
EX. 18"HDPE PIPE
EX. 12"HDPE PIPE
EX.CONC.H/W
EXISTING TREE BUFFER
GAS LINE EASEMENT FOR TEXAS EASTERN TRANSMISSION CORPORATION (DEED BOOK 108, PAGE 387)
BURIED GAS LINE MARKER
UTILITY POLE
UTILITY BOX
POWER POLE
GUY WIRE
TELEPHONE PEDESTAL
FIRE HYDRANT
GAS VALVE
GAS METER
CONCRETE MON.
IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
CONTROL POINT
TOP OF BANK
EDGE OF WATER
EDGE OF TREES
POND #1
EXISTING BUILDING 18,282 S.F.±
EXISTING BUILDING 1,293 S.F.±
EXISTING BUILDING 1,512 S.F.±
EXISTING BUILDING 34,668 S.F.±
EXISTING BUILDING 1,440 S.F.±
EXISTING BUILDING 1,440 S.F.±
EXISTING BUILDING 1,440



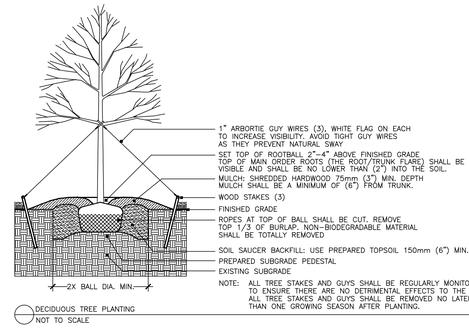
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	GD	3	GLEDITSIA TRIACANTHOS `DRAVES` / STREET KEEPER HONEY LOCUST	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QW	6	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CR	9	CORNUS X `RUTBAN` / AURORA FLOWERING DOGWOOD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HQB	12	HYDRANGEA QUERCIFOLIA `BRIDO` / OAKLEAF HYDRANGEA	CONT.		18"	18"	AS SHOWN	FULL, WELL-BRANCHED, MATCHED
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICB	29	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED
	VDT	6	VIBURNUM DAVIDII X TINUS `SPG-3-024` / MOONLIT LACE® VIBURNUM	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

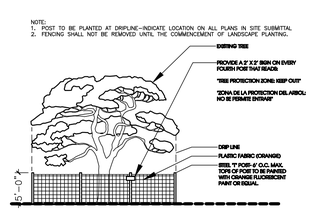
LANDSCAPE NOTES

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



DECIDUOUS TREE PLANTING
NOT TO SCALE

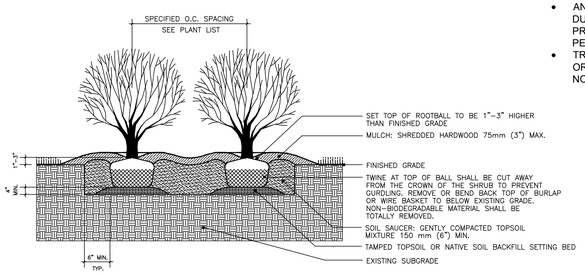
NOTE:
1. POST TO BE PLANTED AT DRIPLINE--INDICATE LOCATION ON ALL PLANS IN SITE SUBMITTAL
2. FENCING SHALL NOT BE REMOVED UNTIL THE COMMENCEMENT OF LANDSCAPE PLANTING.



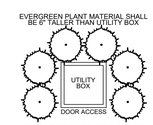
TREE PROTECTION
NOT TO SCALE

TREE PRESERVATION NOTES:

- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT CITY OF LA VERGNE PLANNING DEPARTMENT 615-213-2624 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIPLINE WILL NOT BE ACCEPTED.



SHRUB PLANTING - BALL AND BURLAP - MULTIPLE
NOT TO SCALE



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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

30' 0 30' 60'
SCALE: 1"= 30'

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

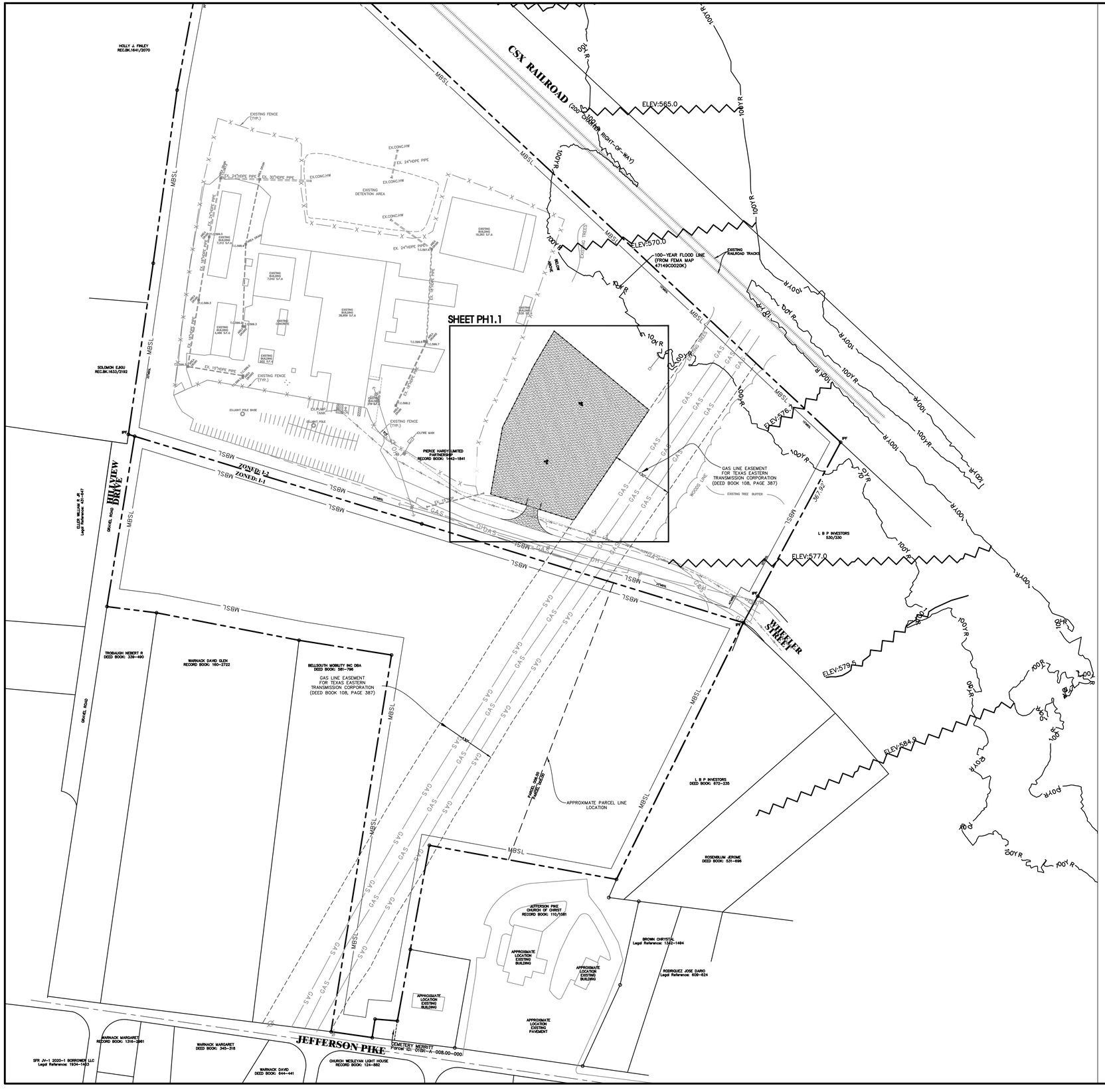
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REVIEW SET
Not to be used for construction purposes
10/27/2023

84 Lumber
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778
SCALE: 1" = 30'
JOB NO. 22778
SHEET: L1.1



84 LUMBER

PHOTOMETRIC PLAN

PLAN NOTES:

1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 30' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

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

STORAGE YARD	
AVERAGE FOOT-CANDLES	1.54
MAXIMUM FOOT-CANDLES	7.7
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	143.16
AVERAGE TO MINIMUM FC RATIO	28.59

SITE BOUNDARY	
AVERAGE FOOT-CANDLES	0.00
MAXIMUM FOOT-CANDLES	0.0
MINIMUM FOOT-CANDLES	0.0

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

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

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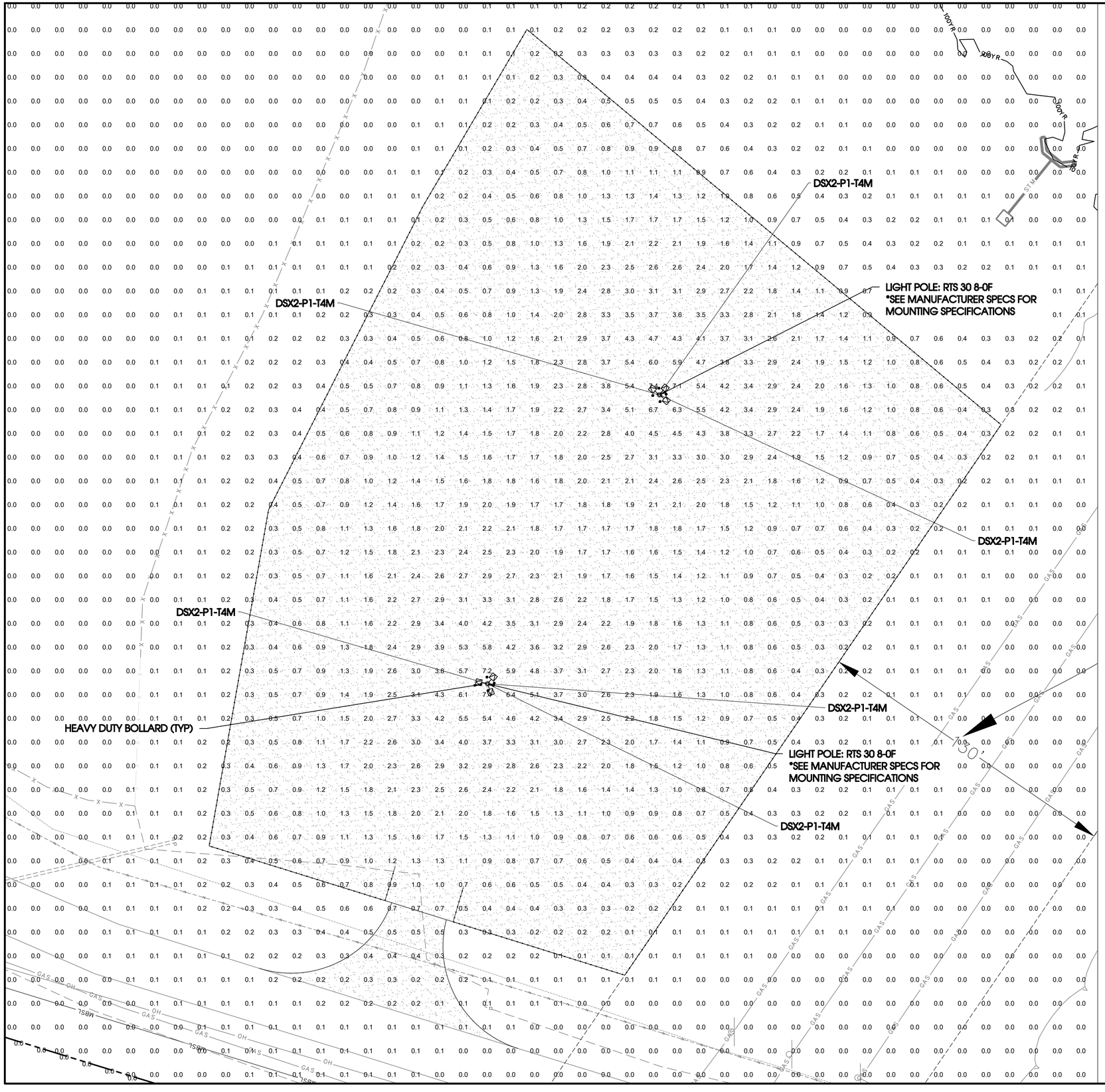
STATE OF TENNESSEE — ROBERT S. MOCHON — 129731 — REGISTERED PROFESSIONAL ENGINEER — 07/31/2023

REVISED:

DRAWN: SWL	
DATE: 07-31-2023	
CHECKED: RSM	
FILE NAME: 22778project_PH	
SCALE: 1" = 100'	
JOB NO. 22778	
SHEET: PH 1.0	

84 Lumber
La Vergne, Tennessee

Photometric Plan



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REVISED:
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: 1" = 20'
JOB NO. 22778
SHEET: PH 1.1

84 Lumber
La Vergne, Tennessee

Photometric Plan

Know what's below. Call before you dig.

N

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



D-Series Size 2

LED Area Luminaire

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² (0.10 m²)

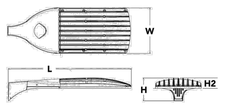
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2: (max): 3.5"

Weight: 36lbs



A+ Capable options indicated by this color background.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short [2] T5S Type V Short [2] T5M Type V Medium [2] T5W Type V Wide [2] BLC Backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT [4] 120 [5] 208 [5] 240 [5] 277 [5] 347 [5] 480 [5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket [6] SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [7]

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled [8] PIRHN Network, Bi-Level motion/ambient sensor [9] PER NEMA twist-lock receptacle only (no controls) [10] PERS Five-wire receptacle only (no controls) [10,11] PER7 Seven-wire receptacle only (no controls) [10,11] DMG 0-10V dimming extend out back of housing for external control (no controls) [12] DS Dual switching [13,14]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc FAO Field Adjustable Output [15]	**Shipped installed** HS House-side shield [16] SF Single fuse (120, 277, 347V) [5] DF Double fuse (208, 240, 480V) [5] L90 Left rotated optics [1] R90 Right rotated optics [1] **Shipped separately** BS Bird spikes [17] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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LITHONIA LIGHTING

Catalog Number

Notes

Type

FEATURES & SPECIFICATIONS

INTENDED USE — **These specifications are for USA standards only.** RTS poles are not to be utilized for Sportslighting applications requiring use of crossarms to mount luminaires. SPRTS series poles are the correct pole type for Sportslighting projects and are designed to be configured as a complete assembly with the desired crossarm(s) incorporated within the pole nomenclature description.

CONSTRUCTION —

Pole Shaft: The pole shaft is of 11-gauge (0.120"), 7-gauge (0.179") or, 3-gauge (0.239") with a uniform wall thickness and is made of a weldable-grade (ASTM A-595 Grade A or A572 Grade 55), hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi. Shaft is one-piece construction with a full-length longitudinal high-frequency electric resistance weld and round in cross-section having a uniform linear taper of 0.14" per foot.

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable steel top cap with set screws.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base end of the pole assembly on side A. Every handhole includes a cover and cover attachment hardware. 3" x 5" rectangular handhole is provided on pole with 5.9" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4" x 6.5" oval shaped handhole.

Base Cover: A two-piece ABS plastic full base cover is provided with each pole assembly on pole shaft diameters of 9" or less. Shaft sized greater than 9" have a sheet steel two-piece base cover. Additional base cover options are available upon factory request. Bolt cover caps can be substituted on most pole shaft sizes. Options include heavy duty two-piece cast aluminum full base cover and bolt cover caps. All base covers and bolt cover caps are finished to match pole.

Anchor Base/Bolts: Anchor base is fabricated from hot-rolled carbon steel plate that conforms with ASTM A36. Anchor bolts are manufactured to ASTM F1554 Standards Grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Upper portion of anchor bolt is galvanized per ASTM A-153; bolts have an "L"bend on bottom end and are galvanized a minimum of 12" on the threaded end. Each hot-dipped galvanized anchor bolt is furnished with two hex nuts and two flat washers.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel, or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets SAE and SR classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS, and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application.
Specifications subject to change without notice.

Anchor Base Poles

RTS

ROUND TAPERED STEEL

BAA

RTS Round Tapered Steel Poles

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTS 30 6-6B DM19 DDBXD

RTS	30-FT	8-OF				DBLXD
Series	**Nominal fixture mounting height**	**Nominal shaft base size/wall thickness[1]**	**Mounting[1]**		**Options**	**Finish[11]**
RTS	20'-50' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) (See technical information table for complete ordering information.)	5-9B (.120") 6-5B (.120") 6-6B (.120") 7-0B (.120") 7-6B (.179") 7-3B (.120") 7-8B (.120") 8-0B (.120") 8-0F (.179") 8-5B (.120") 9-0B (.120") 9-0F (.179") 9-5B (.120") 10-0B (.120") 10-0F (.179") 11-0F (.179") 13-0F (.179") 13-0M (.239")	Tenon mounting PT Open top T20 2-3/8" O.D. (2" NPS)[2] T25 2-7/8" O.D. (2-1/2" NPS)[2] T30 3-1/2" O.D. (3" NPS)[2] T35 4" O.D. (3-1/2" NPS)[2] KAC/KAD/KSF/KSF/KVP/KVF Drill mounting[3] DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° [2] DM32 3 at 120° [2] DM39 3 at 90° [2] DM49 4 at 90° [2] CSX/OSX/RSX/AERIS™/OMERO™/ HLA/KAX Drill mounting[3] DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90°[2] DM32AS 3 at 120°[2] DM39AS 3 at 90°[2] DM49AS 4 at 90°[2]	ESX Drill mounting[3] DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90° AERIS™ Suspend drill mounting[3,4] DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting[3,4] DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed VD Vibration damper HAxy Horizontal arm bracket (1 fixture)[5,6] FDLxy Festoon outlet less electrical[7,7] CPL12/xy 1/2" coupling[1] CPL34/xy 3/4" coupling[1] CPL1/xy 1" coupling[1] NPL12/xy 1/2" threaded nipple[1] NPL34/xy 3/4" threaded nipple[1] NPL1/xy 1" threaded nipple[1] EHHxy Extra handhole[1,8] FBCSTL2PC 2 Piece steel base cover (standard is plastic) IC Interior coating[9] LJAB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant[10]	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DGCXD Charcoal gray DTGXD Tennis green DBRXD Bright red DSBXD Steel blue DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured black aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

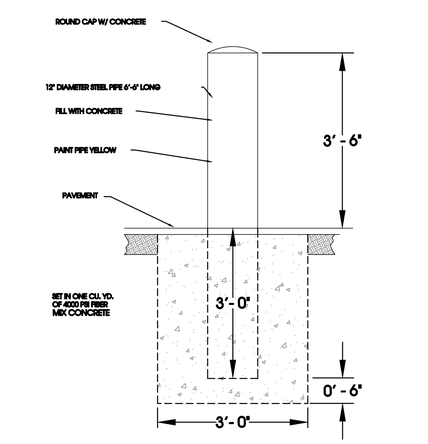
1. Wall thickness will be signified with a "B" (11 Gauge), an "F" (7 Gauge) or, an "M" (3 Gauge) in nomenclature. "B" - 0.120" | "F" - 0.179" | "M" - 0.239"
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.
   For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-". *Example: 09 = 9 and 20ft 3in = 20-3*
   For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. *Example: 1'2" coupling at 3' B', orientation C = CPL12/3-BC*
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard with radius curve providing 12' rise. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA28BD
7. FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
8. Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
9. Provides enhanced corrosion resistance. Not available with GALV.
10. Use when mill certifications are required.
11. Finish must be specified. Additional colors available; see Architectural Colors brochure linked here (Form No. 794.3). Lead times may be extended up to 2 weeks due to paint procurement.

Accessories: *Order as separate catalog number.*	
PL DT20	Plugs for ESX drillings
PL DT8	Plugs for DMxxAS drillings

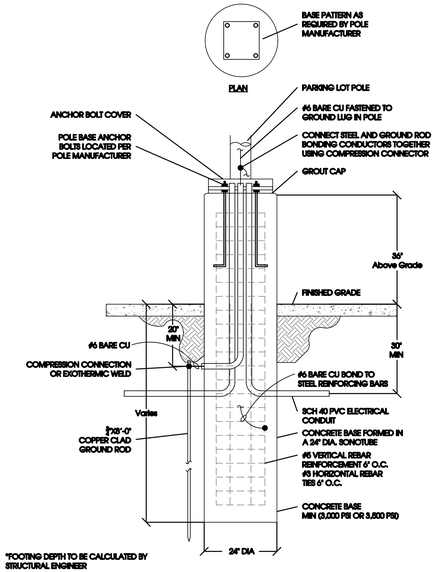
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***SEE MANUFACTURER SPECS FOR MOUNTING SPECIFICATIONS**

LUMINAIRE SCHEDULE								
CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*	*ARM LENGTH*
DSX2-P1-T4M		D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 70 CRI Type 4 Medium	POLE	Lithonia Lighting, DSX2 LED P2 40K 70CRI T4M	30'	6	0.9	2'



HEAVY DUTY BOLLARD DETAIL



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

PARKING LOT POLE FOOTING

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

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STATE OF TENNESSEE
S. MICHAEL LOWE
REGISTERED LANDSCAPE ARCHITECT
No. 1001
LANDSCAPE ARCHITECT

REVISED SET
Date Issued: 07/31/2023

84 Lumber

La Vergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 07-31-2023	
CHECKED: RSM	
FILE NAME: 22778project_PH	
SCALE: N/A	
JOB NO. 22778	
SHEET: PH 2.0	

Photometric Plan

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 16.

Item Title: Preliminary Plat - Arbor Ridge, Sections 1, 2 & 3 - 95 Lots on Approximately 32 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: The applicant is requesting approval of the Preliminary Plat for the Arbor Ridge Subdivision, Sections 1, 2 & 3, located on 32 acres. The property is located on the east side of Waldron Road. The purpose of the preliminary plat is to present the proposed layout of the single-family development. This plat consists of 95 lots as a portion of parcel 004.00 shown on Rutherford County Tax Map 032.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide No Engineering comments.
glide@lavergnetn.gov

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) This drawing shows connection to 12"W in Waldron Rd on east side of street. Previous comments on construction drawings already corrected the existing 12"W to be on the west side of Waldron Rd approximately 39'

feet of edge of pavement. Why would this drawing be different?
2) Existing 8"W in Waldron Rd not shown under edge of pavement east side of road (we discussed this on construction drawings).
3) Lot 346 cannot be installed over existing sewer. We discussed this on construction drawigns. Lot 346 is not in Sect 1-3, but that's not the point. The point is that many things already addressed have not be cleaned up in this plat.
4) Sheet C1.1, offsite sewer "by others" - that alignment is not correct, please label as per Waldron Road Sewer Assesment Zone Plans instead of "by others." (this must be a very old plat base, It's not clear the City even received the correct set of sheets).
5) Please double check the plans, revise, and resubmit accordingly.

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

Fire

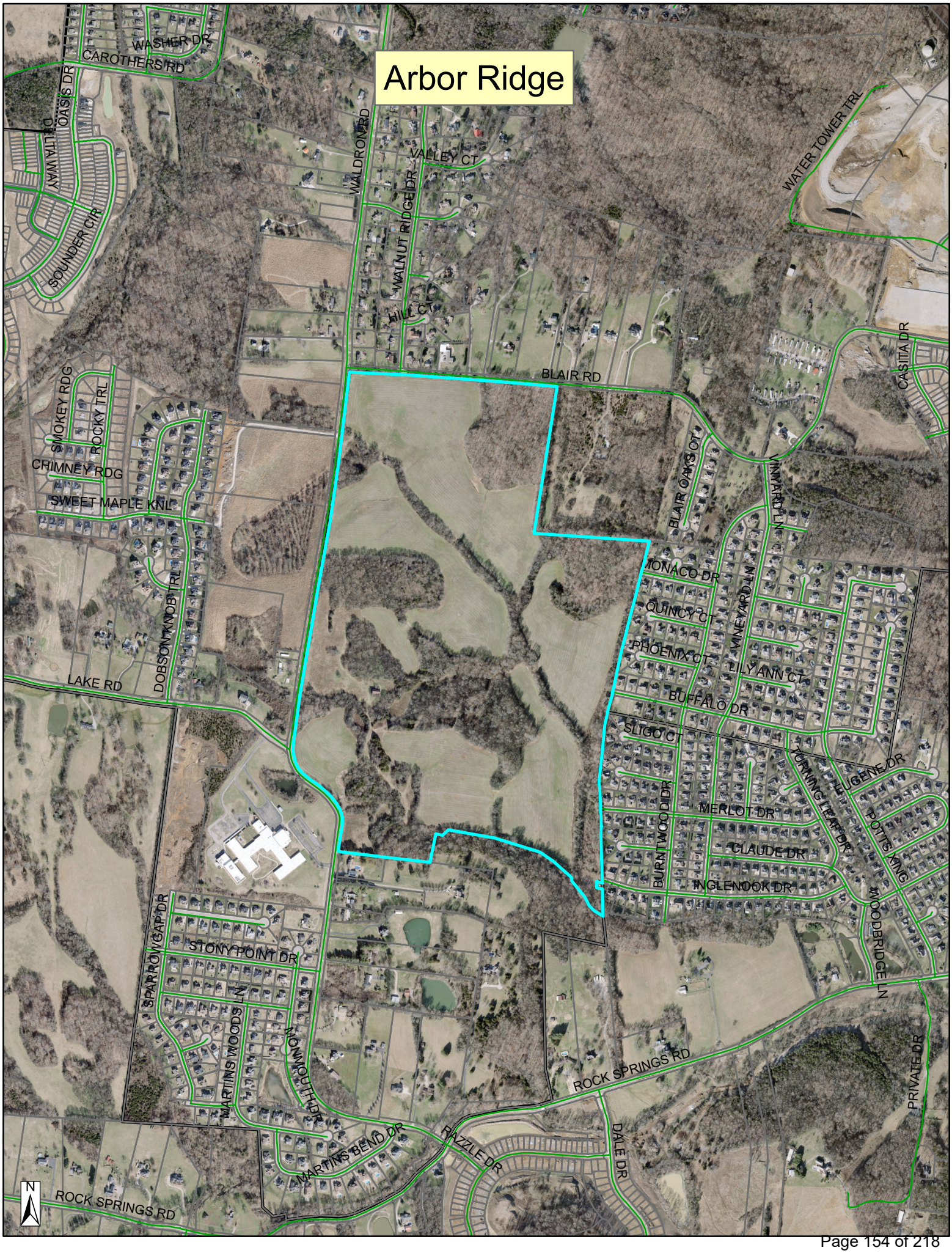
Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

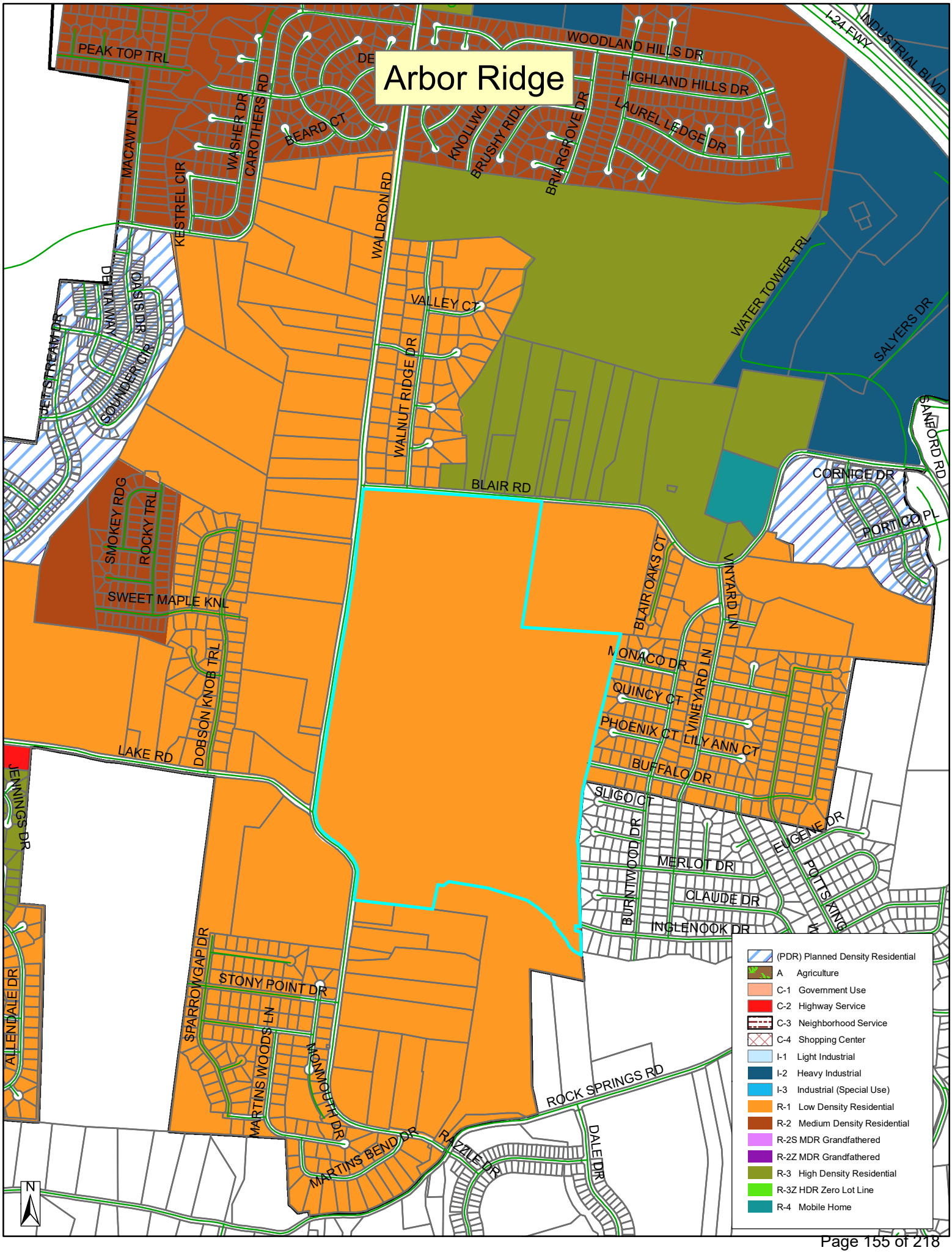
Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

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


Arbor Ridge
WALNUT RIDGE DR
HILL CT
BLAIR RD
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
BURNTWOOD DR
VINEYARD LN
OMAHA CT
INGLENOOK DR
LAKE RD
WALDRON RD
N

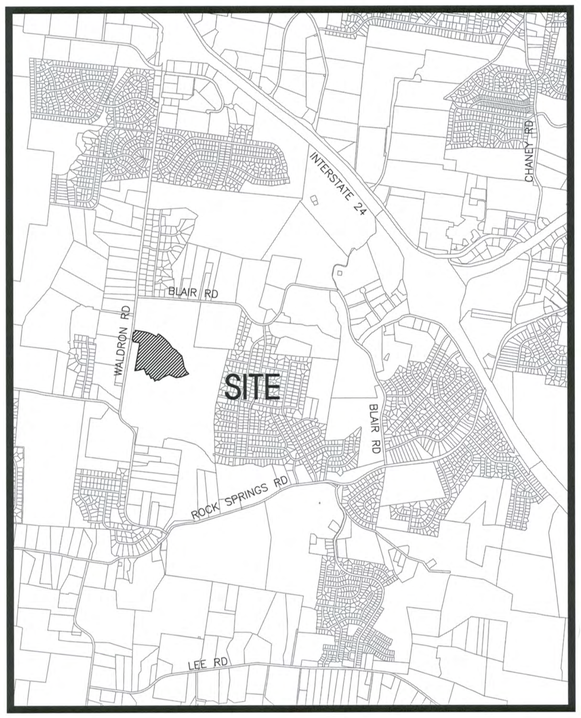

Arbor Ridge
WASHER DR
CAROTHERS RD
OASIS DR
DELTA WAY
SOUNDER CIR
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
WATER TOWER TRL
BLAIR RD
CASITA DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
LILY ANN CT
BUFFALO DR
SLIGO CT
TURNING LEAF DR
EUGENE DR
BURNTWOOD DR
MERLOT DR
CLAUDE DR
INGLENOOK DR
POTTS XING
WOODBRIDGE LN
SPARROW GAP DR
STONY POINT DR
MARTINS WOODS LN
MONMOUTH DR
MARTINS BEND DR
ROCK SPRINGS RD
PLAZZLE DR
DALE DR
PRIVATE DR
N


Arbor Ridge
PEAK TOP TRL
MACAW LN
KESTREL CIR
WASHER DR
CAROTHERS RD
BEARD CT
WOODLAND HILLS DR
HIGHLAND HILLS DR
LAUREL LEDGE DR
BRIARGROVE DR
WALDRON RD
I-24 EWY
INDUSTRIAL BLVD
WATER TOWER TRL
SALYERS DR
SANFORD RD
VALLEY CT
WALNUT RIDGE DR
BLAIR RD
CORNICE DR
PORTICO PL
VINEYARD LN
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
EUGENE DR
MERLOT DR
BURNTWOOD DR
CLAUDE DR
INGLENOOK DR
POTTSVILLE
SMOKEY RDG
ROCKY TRL
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
JENNINGS DR
ALLENDALE DR
SPARROWGAP DR
STONY POINT DR
MARTINS WOODS LN
MONMOUTH DR
MARTINS BEND DR
RAZZLE LN
ROCK SPRINGS RD
DALE DR
JETSTREAM DR
OASIS DR
DEATHWAY
SOUNDER CIR
N
(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

Arbor Ridge
Section 1, 2, & 3
La Vergne, Tennessee
Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.1	Preliminary Plat
C2.0	Slope Analysis



Site Location Map
Not To Scale

N

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

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

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR
Section 1: 20 Lots on 4.56± Acres
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Min. Lot Size = 41' Wide; 5,740 s.f. minimum

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

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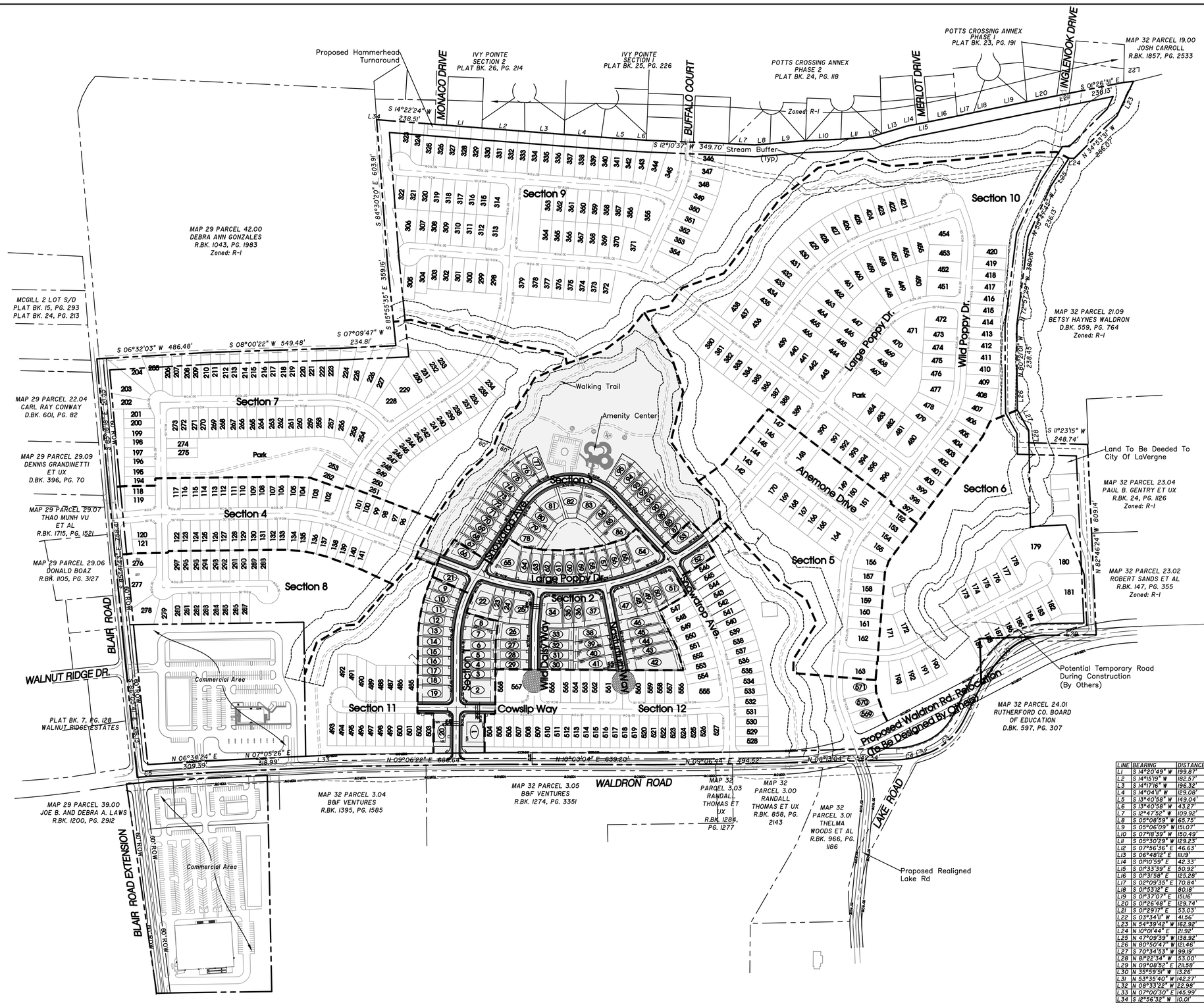
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SEC-CIVIL.COM FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2021

By: _____ Date: August 18, 2021
Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112515
STATE OF TENNESSEE

Sheet C0.0
Arbor Ridge
Section 1, 2, & 3
Preliminary Plat & Construction Drawings
S.E.C. Project #18314
Date: 8-23-2021
Revised:



Legend:

☐	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	⇦	HC SIGN
⊸	EXIST. SIGN POST	▬	HEADWALL
○	EXIST. SEWER CLEANOUT	⌒	WINGED HEADWALL
○	EXIST. MANHOLE (SEWER & PHONE)	○	MANHOLE
⊖	EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION
⊗	EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION
T	EXIST. TELEPHONE RISER	◐	POST INDICATOR VALVE
G	EXIST. GAS RISER	▭	REDUCER
E	ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION
W	EXIST. WATER METER	△	REVISION NUMBER
○	EXIST. UTILITY POLE		RIP RAP
◇	EXIST. FIRE HYDRANT		RUNOFF FLOW ARROW
	BENCHMARK	>	SEWER/STORM FLOW DIRECTION
	BLOW OFF VALVE		TRAFFIC ARROW
•	CONCRETE BOLLARD		TURN LANE ARROWS
	CATCH BASIN	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	CURB INLET	W	WATER METER
	AREA DRAIN		WHEEL STOP
	CONCRETE THRUST BLOCK		GREASE TRAP
	DOUBLE DETECTOR CHECK VALVE	#1	DRAINAGE STRUCTURE DESIGNATION
	FIRE DEPT. CONNECTION	Ⓐ	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

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

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 09°08'59" W	65.75'
L9	S 05°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	70.84'
L18	S 01°53'12" E	60.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	211.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	122.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	110.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	264.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

200′ 0 200′ 400′

SCALE: 1"= 200′

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This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to determine the construction means, methods, techniques, sequences and procedures necessary to comply with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

MATTHEW A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — 120141 — STATE OF TENNESSEE

Arbor Ridge Section 1, 2, & 3

La Vergne, Tennessee

Master Plan

REVISED:

DRAWN: CFB3, SJA

DATE: 8-23-2021

CHECKED: MAT

FILE NAME: 18314prelimplan

SCALE: 1"=200'

JOB NO. 18314

SHEET: C0.2

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

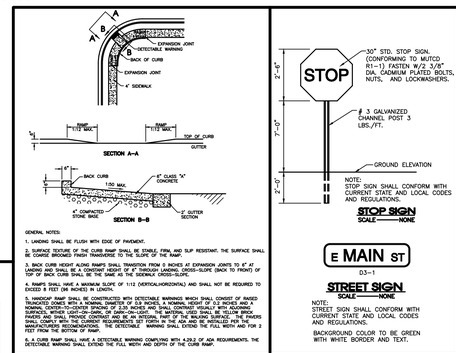
Owner/Developer:
BRS Development
5617 Cottonwood Drive
Brentwood, TN 37027
Contact: Terry Rasmussen

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Tax Map 32, Parcel 4.00
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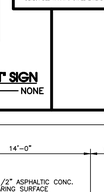
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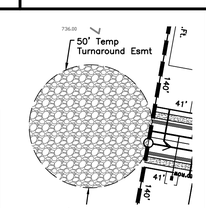
TYPICAL RAMP DETAIL
SCALE NONE

STOP SIGN
SCALE NONE

STREET SIGN
SCALE NONE



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TUNRAROUND
SCALE NONE

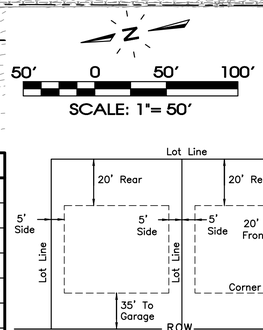
UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE NONE

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

Approved By The La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on 9-25-18.

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



Minimum Building Setback Detail
N.T.S.

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE	PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS	EXISTING SANITARY SEWER	SS SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	SS SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE	
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE	
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY	
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM STM

Electrical Legend

- TRANSFORMER 36"x40"
- MH MANHOLE
- STREET LIGHT
- SWITCHER
- P PRIMARY PULLBOX
- SECONDARY PULLBOX 24" x 36"
- CONDUIT--SEE NOTE
- S 3 PH Sector Cabinet

GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 95 SINGLE FAMILY LOTS.
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, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

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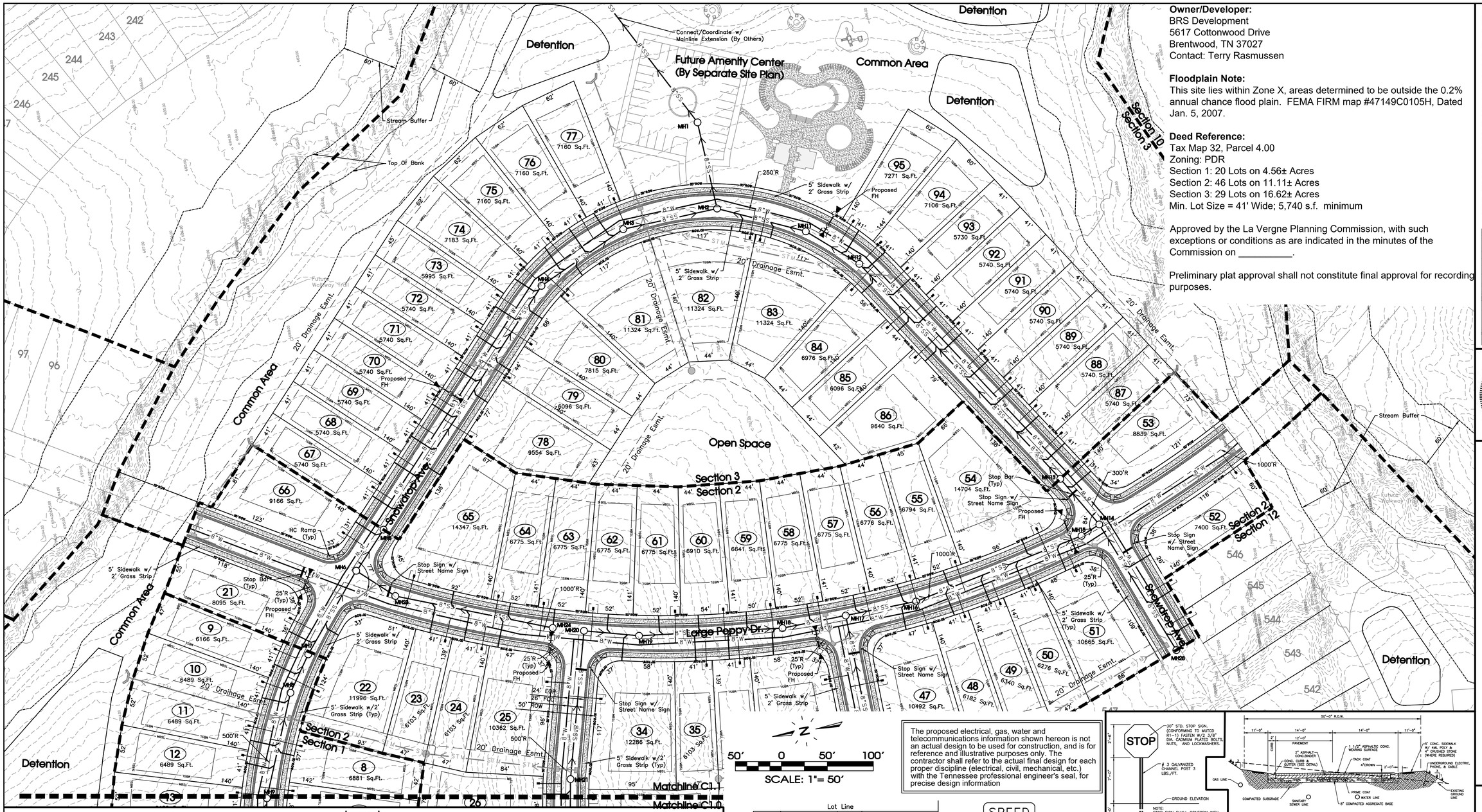
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Arbor Ridge
Section 1, 2, & 3
La Vergne, Tennessee

REVISED:
DRAWN: CFB3, SJA
DATE: 8-23-2021
CHECKED: MAT
FILE NAME: 18314preliminplan
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.0

Preliminary Plat


Detention
Common Area
Future Amenity Center
(By Separate Site Plan)
Connect/Coordinate w/
Mainline Extension (By Others)
Detention
Common Area
Detention
Stream Buffer
Top Of Bank
Section 1
Section 3
Section 3
Section 2
Section 2
Section 1
Section 2
Section 3
Section 2
Section 1
Section 2
Section 3
Section 2
Section 1
Section 2
Section 3



Legend:

EXIST. CONCRETE MONUMENT		INLET PROTECTION FILTER	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)		HC SIGN	
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EXIST. SEWER CLEANOUT		WINGED HEADWALL	
EXIST. MANHOLE (SEWER & PHONE)		MANHOLE	
EXIST. CATCH BASIN (STORM SEWER)	63.25 ×	PROPOSED SPOT ELEVATION	
EXIST. WATER/GAS VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
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EXIST. GAS RISER		REDUCER	
ELECTRICAL ENCLOSURE		REMOTE FIRE DEPT. CONNECTION	
EXIST. WATER METER		REVISION NUMBER	
EXIST. UTILITY POLE		RIP RAP	
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BENCHMARK		SEWER/STORM FLOW DIRECTION	
BLOW OFF VALVE		TRAFFIC ARROW	
CONCRETE BOLLARD		TURN LANE ARROWS	
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AREA DRAIN		WHEEL STOP	
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GAS METER		EXTRUDED CURB	
GATE VALVE & BOX		CURB & GUTTER	
EXTERIOR CLEANOUT		CONCRETE SWALE	
CHECK VALVE			

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

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.67'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 05°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°01'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	211.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	22.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

N

200′ 0 200′ 400′

SCALE: 1"= 200'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MTAYLOR@SECCIVIL.COM FAX: (615) 895-2567

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MATTHEW A. TAYLOR — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

Arbor Ridge
Section 1, 2, & 3
La Vergne, Tennessee

REVISED:

DRAWN: CFB3, SJA
DATE: 8-23-2021
CHECKED: MAT
FILE NAME: 18314prelimplan
SCALE: 1"=200'
JOB NO. 18314

Slope Analysis

SHEET: C2.0

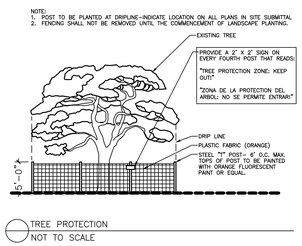
ARBOR RIDGE SECTION 1, 2, & 3

LANDSCAPE PLAN

SITE DATA
SECTION 1-3 SITE AREA: 32.27 ACRES
SITE ZONING: PRD

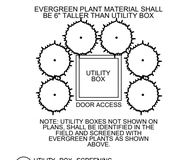
PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS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

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



TREE PROTECTION
NOT TO SCALE

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



UTILITY BOX SCREENING
NOT TO SCALE

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

N

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

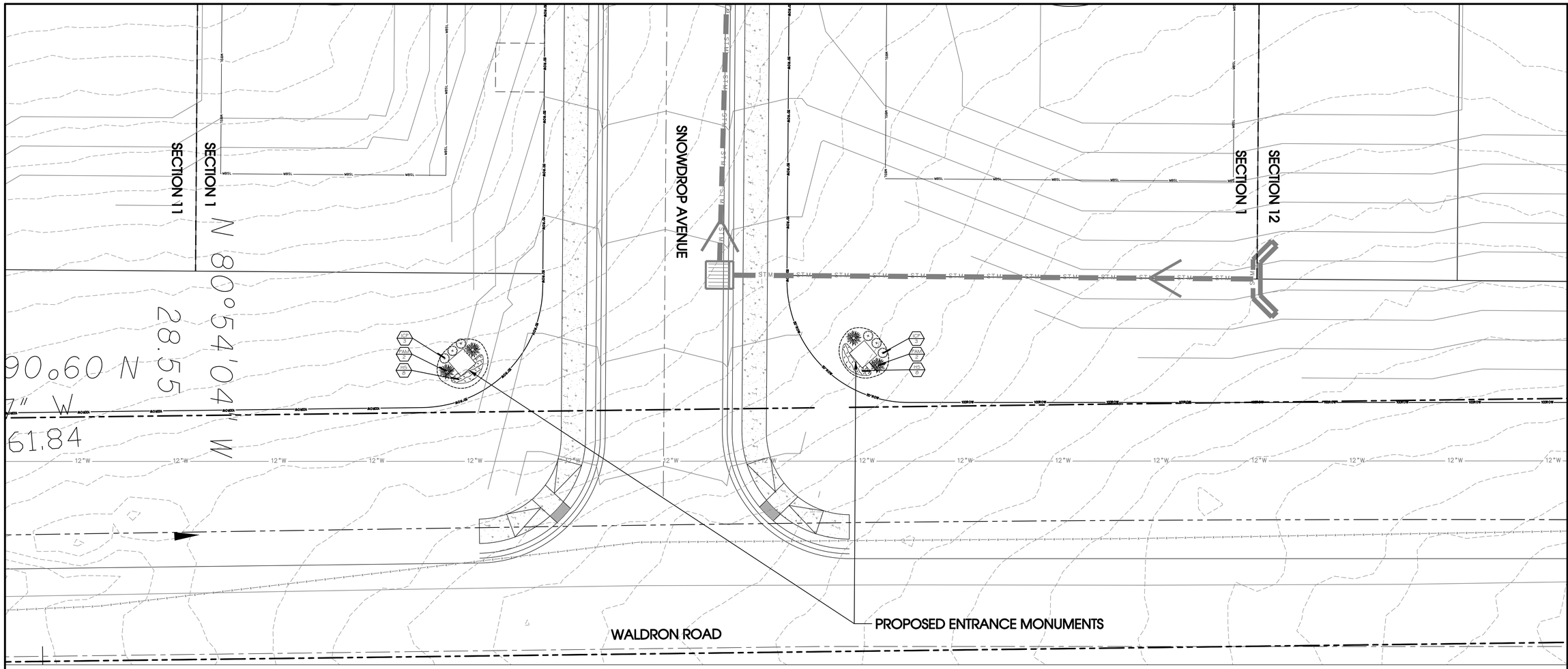
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REVIEW SET
(Not Intended For Construction)

Arbor Ridge
Section 1, 2, & 3
La Vergne, Tennessee

Landscape Plan

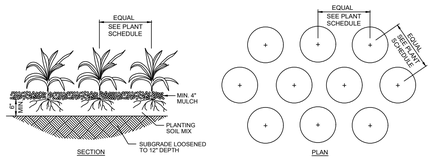
REVISED:
DRAWN: SWL
DATE: 07-26-2021
CHECKED: RSM
FILE NAME: 07-26-2021
SCALE: 1" = 200'
JOB NO. 18314
SHEET: L1.0



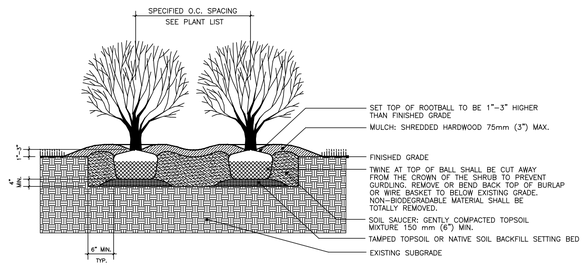
PLANT SCHEDULE

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

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE



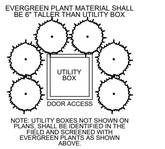
GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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

N
10' 0 10' 20'
SCALE: 1"= 10'

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REVIEW SET
(Not Intended For Construction)

Arbor Ridge
Section 1,2, & 3
La Vergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 07-26-2021
CHECKED: RSM
FILE NAME: 07-26-2021
SCALE: 1" = 10'
JOB NO. 18314
SHEET: L1.1

Landscape Plan

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 17.

Item Title: Preliminary Plat - Arbor Ridge, Sections 5 & 10 - 137 Lots on Approximately 53.13 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: The applicant is requesting approval of the Preliminary Plat for the Arbor Ridge Subdivision, Sections 5 & 10, located on 53.13 acres. The property is located on the east side of Waldron Road. The purpose of the preliminary plat is to present the proposed layout of the single-family development. This plat consists of 137 lots as a portion of parcel 004.00 shown on Rutherford County Tax Map 032.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Lot counts in the 2 phases need to be corrected - it does not add up to 137 lots.

Engineering

Gary Lide
glide@lavergnetn.gov

On Sheet C1.2, the detention basin previously shown in Section 5 has been removed. Please either show that detention basin or provide revised hydraulic calculations which agree with it being removed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Sht C.02 - remove lot 346 from development - cannot build house over existing sewer line.
2) Sht C.02 - 0.58 Ac. detention pond just south of Buffalo Ct, does this detention pond work with existing sewer, or will the existing sewer line be exposed by creating this pond? Show and label existing sewer not just the easement.
3) Sht C1.0 - Show existing 8"W and 12"W in Waldron Rd and show connection of 8"W in Dahlia Dr. to existing 12"W in Waldron Rd.
4) Show water valves at street intersections.
5) Should be less than 500 feet between FHs - I'm scaling approx. 520 feet between FHs on Dahlia Dr. and Large Poppy Drive, please check and move as needed so spacing is less than 500 feet throughout the development.
6) Sht C1.3 - The 24"SD shown crossing the existing 10"S and proposed 18" sewer interceptor is new (never seen this before), and it's not shown in the profile of the 18" WRSAZ plans (for the 18" interceptor sewer). It cannot be in conflict with those sewers. There are no elevations on the inverts of this new SD pipe so I can check for conflict. Please confirm drainage will work at this location crossing the sewer pipes.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

(Technical items go here)

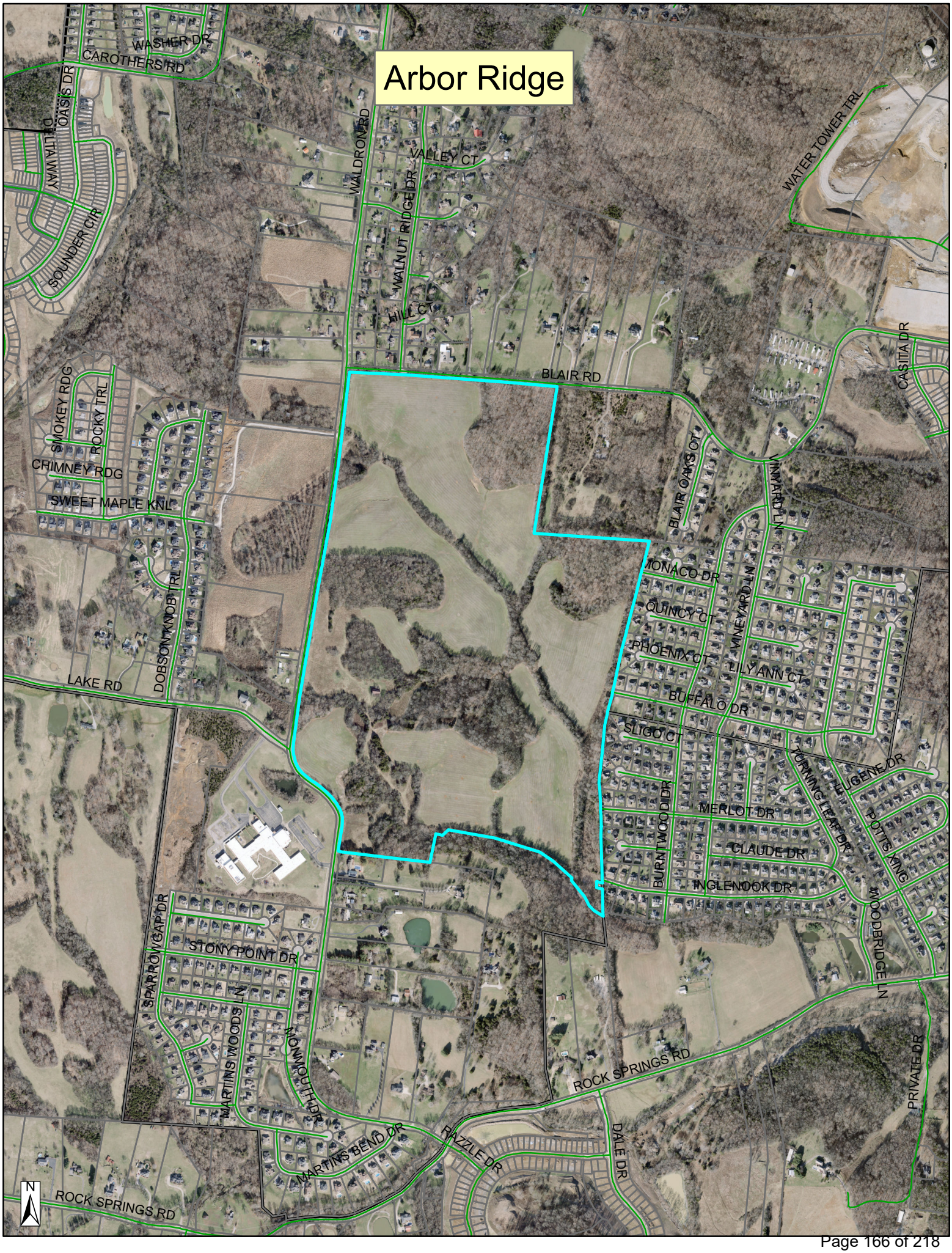
Police

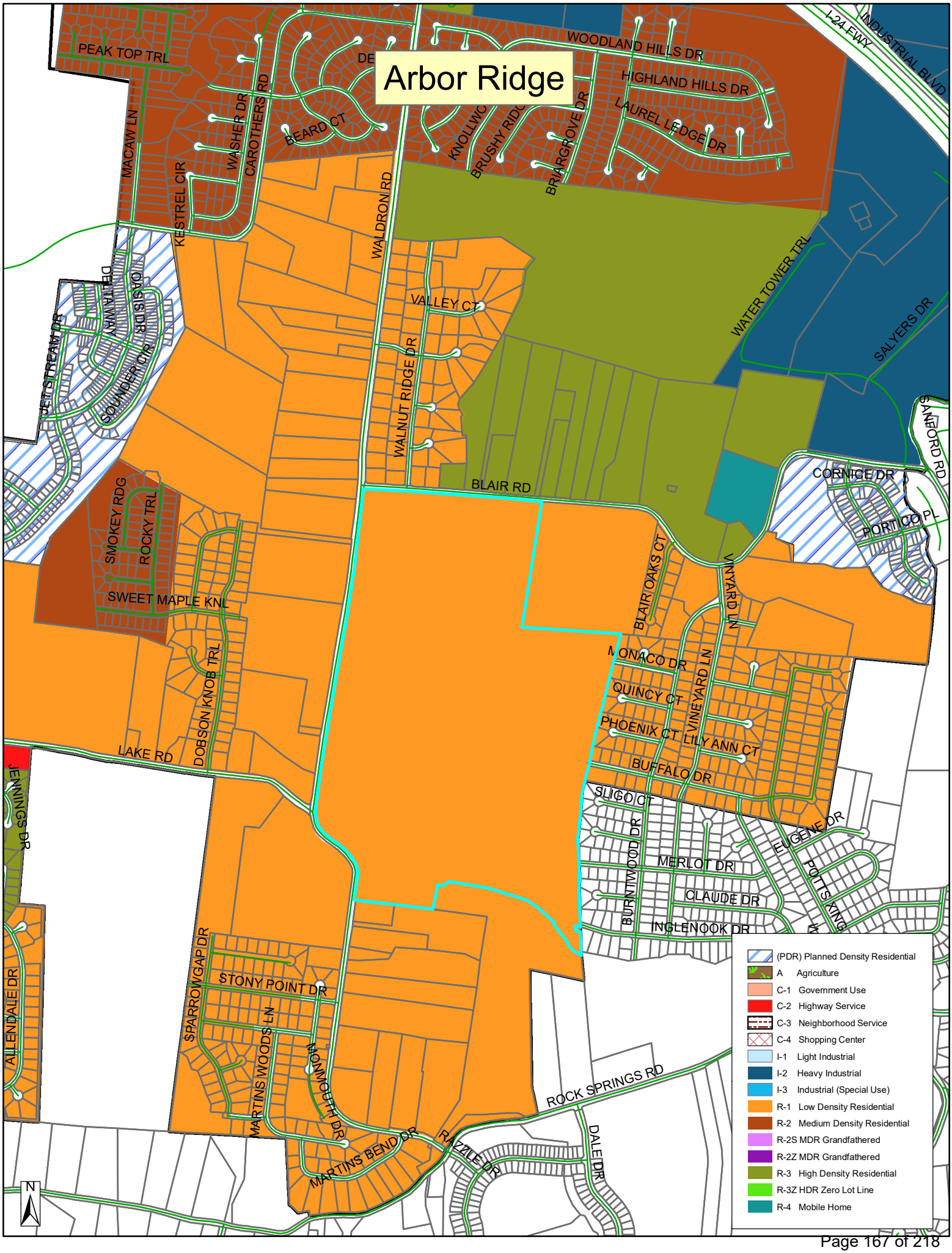
John Eubank
jeubank@lavergnetn.gov

(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.


Arbor Ridge
WALNUT RIDGE DR
HILL CT
BLAIR RD
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
BURNTWOOD DR
VINEYARD LN
OMAHA CT
INGLENOOK DR
LAKE RD
WALDRON RD
N


Arbor Ridge
WASHER DR
CAROTHERS RD
OASIS DR
DELTA WAY
SOUNDER CIR
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
WATER TOWER TRL
BLAIR RD
CASITA DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
LILY ANN CT
BUFFALO DR
SLIGO CT
TURNING LEAF DR
EUGENE DR
BURNTWOOD DR
MERLOT DR
CLAUDE DR
INGLENOOK DR
POTTS XING
WOODBRIDGE LN
SPARROW GAP DR
STONY POINT DR
MARTINS WOODS LN
MONMOUTH DR
MARTINS BEND DR
ROCK SPRINGS RD
PLAZZLE DR
DALE DR
PRIVATE DR
N


Arbor Ridge
PEAK TOP TRL
MACAW LN
KESTREL CIR
WASHER DR
CAROTHERS RD
BEARD CT
WOODLAND HILLS DR
HIGHLAND HILLS DR
LAUREL LEDGE DR
BRIARGROVE DR
WALDRON RD
I-24 EWY
INDUSTRIAL BLVD
WATER TOWER TRL
SALYERS DR
SANFORD RD
VALLEY CT
WALNUT RIDGE DR
BLAIR RD
CORNICE DR
PORTICO PL
VINEYARD LN
BLAIR OAKS CT
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
EUGENE DR
MERLOT DR
CLAUDE DR
INGLENOOK DR
BURNTWOOD DR
POTTSANG
SMOKEY RDG
ROCKY TRL
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
JENNINGS DR
ALLENDALE DR
SPARROWGAP DR
STONY POINT DR
MARTINS WOODS LN
MONMOUTH DR
MARTINS BEND DR
RAZZLE LN
ROCK SPRINGS RD
DALE DR
DEERWAY
OASIS DR
SOUNDER CIR
JETSTREAM DR
N
(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

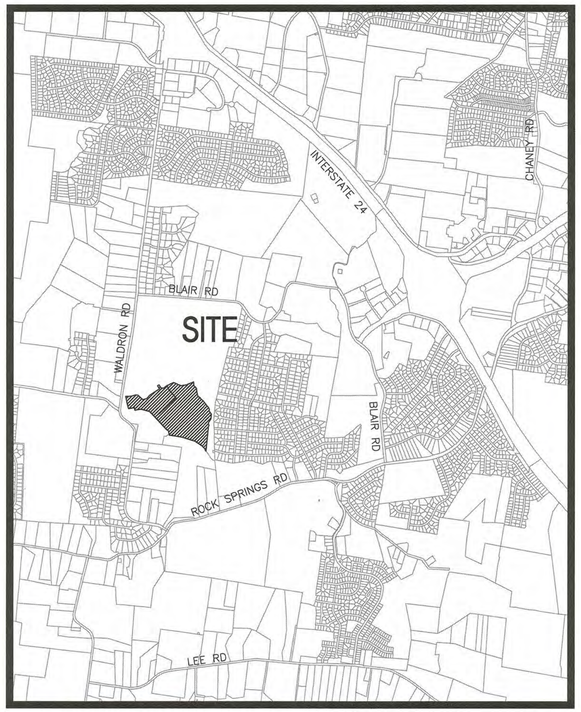

STOP
860 BFJT


AR
ARBOR
RIDGE
COMING

Arbor Ridge
Section 5 & 10
La Vergne, Tennessee
Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.2	Master Plan
C1.0-1.4	Preliminary Plat
C2.0	Slope Analysis



Site Location Map
Not To Scale

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

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

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 32 Lots on 13.85± Acres
Swction 10: 105 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

SEC, Inc. SITE ENGINEERING CONSULTANTS
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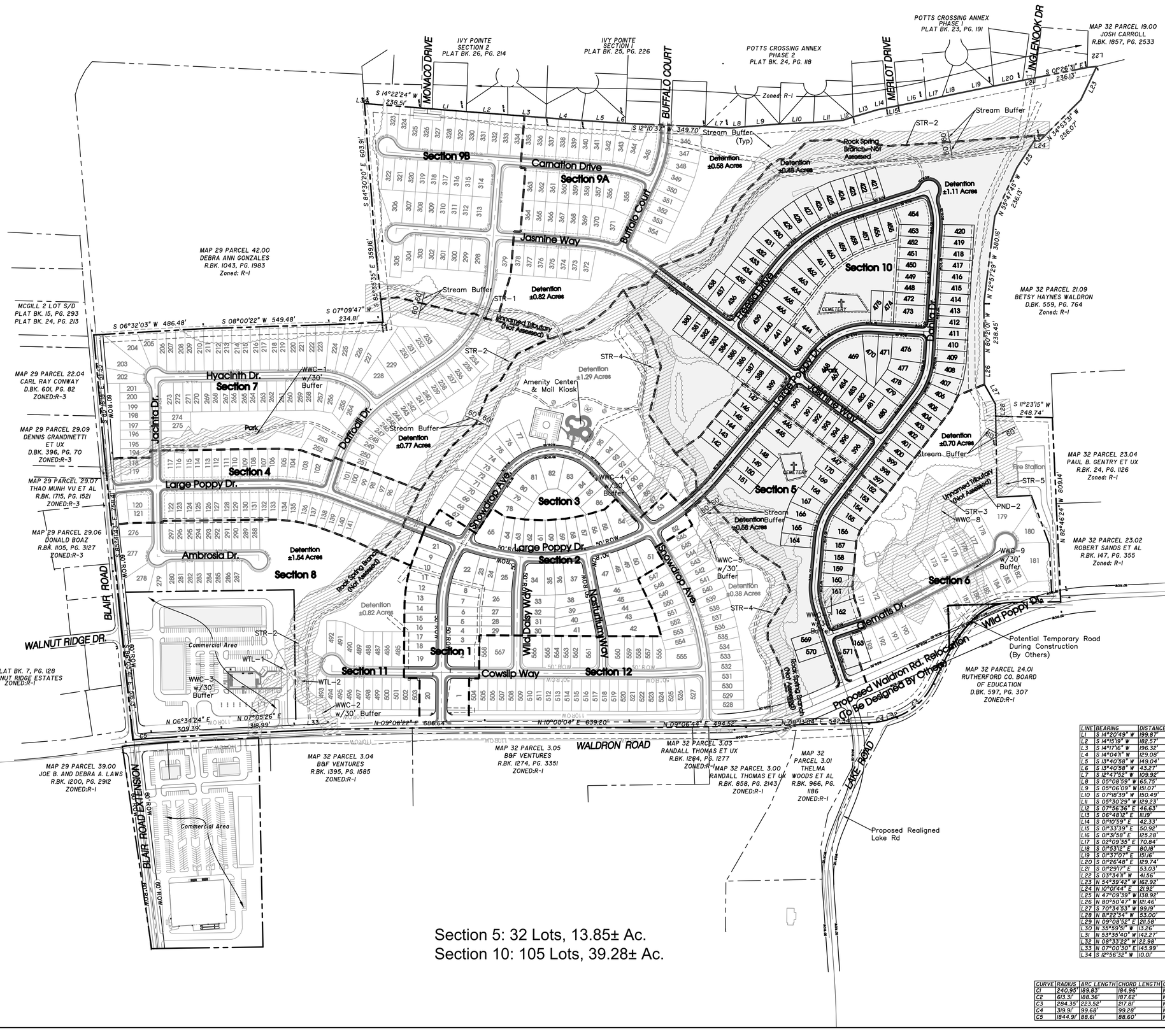
By: _____ Date: June 26, 2023
Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR REGISTERED ENGINEER AGRICULTURE COMMERCE No. 112515 STATE OF TENNESSEE

Watershed: East Branch Hurricane Creek (Not Supporting)

5-yr, 24-hr EPSC Storm Event

Sheet C0.0
Arbor Ridge
Section 5 & 10
Preliminary Plat
S.E.C. Project #18314
Date: 6-26-2023
Revised:



Legend:

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

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

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 03°06'09" E	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'55" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	21.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	22.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

200′ 0 200′ 400′

SCALE: 1"= 200′

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

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This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to determine the means and methods of construction to be employed in order to comply with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

KEVIN A. TAYLOR — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT — 1001

Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

Master Plan

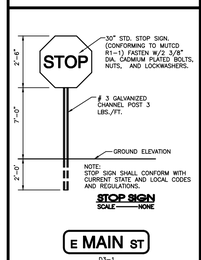
REVISED:

DRAWN: CFBJ, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=200'
JOB NO. 18314
SHEET: C0.2



SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



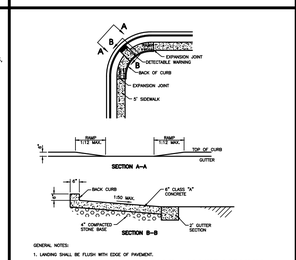
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

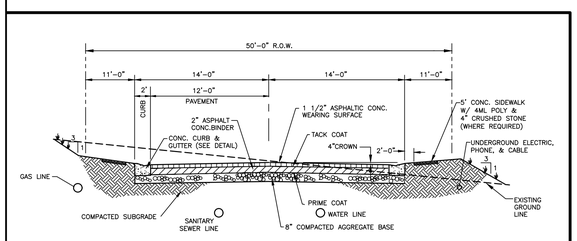


GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 6 INCHES AT EXPANSION JOINTS TO 4" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 4" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL=HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET OR INCHES IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WHETHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE NATIONAL USED SHALL BE YELLOW BRICK PAVERS. THE DETECTABLE WARNING SHALL BE LOCATED AT THE BOTTOM OF THE RAMP. DETECTABLE WARNINGS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 227 SINGLE FAMILY LOTS.
   SECTION 5: 32 LOTS
   SECTION 10: 105 LOTS
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, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

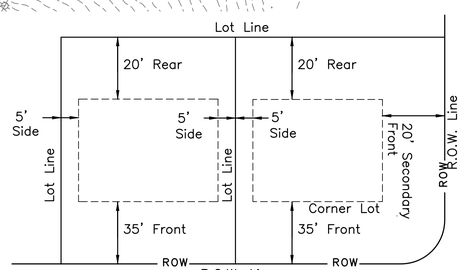
TYPICAL 50' R.O.W. SECTION
SCALE — NONE

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

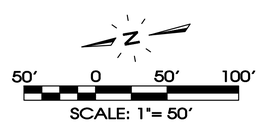
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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

Electrical Legend

TRANSFORMER 36"x40"	
MH	MANHOLE
	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



Minimum Building Setback Detail
N.T.S.



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

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

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 32 Lots on 13.85± Acres
Swction 10: 105 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

Legend:

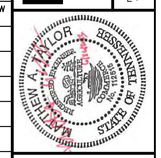
	EXIST. CONCRETE MONUMENT		BENCHMARK
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	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
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	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER		EXTRUDED CURB
G	EXIST. GAS RISER		CURB & GUTTER
E	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
W	WATER METER		AREA DRAIN
G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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WWW.SECINC.BIZ

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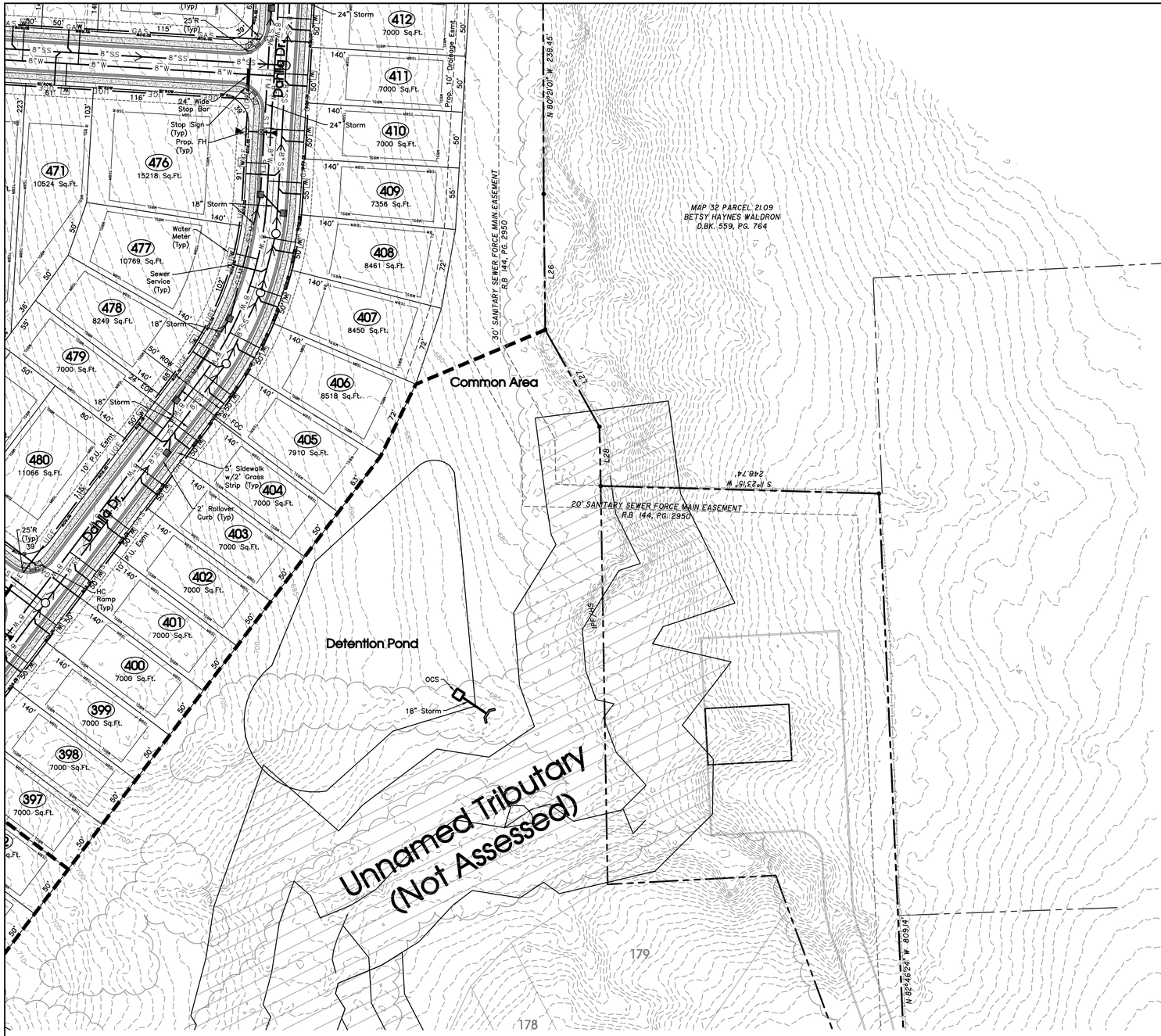


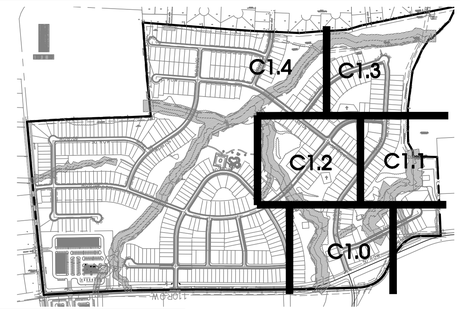
Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314

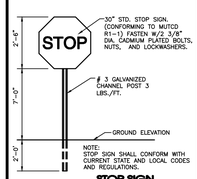
SHEET: C1.0





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



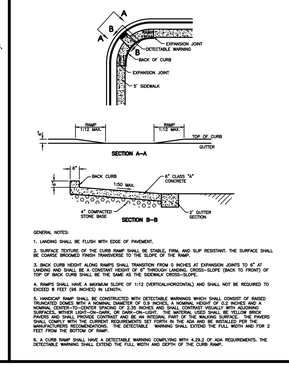
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

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SCALE — NONE

NOTE:
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BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



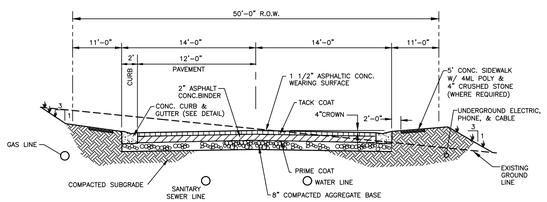
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2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT MIDDLE OF RAMP. THE BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE (MUCH TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET (54 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE WARNINGS SHALL EXTEND AT LEAST 24 INCHES IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE RAMP. DETECTABLE WARNINGS SHALL CONTRAST WITH THE SURFACE OF THE RAMP. THE WARNINGS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.28.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

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Legend:

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IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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EXIST. TELEPHONE RISER		EXTRUDED CURB	
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ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
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GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE– X– HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W



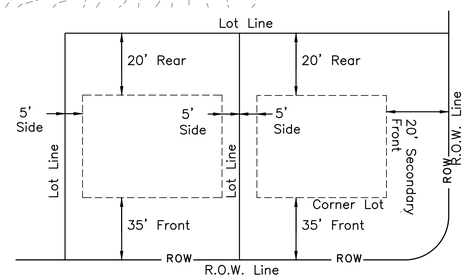
TYPICAL 50' R.O.W. SECTION
SCALE — NONE

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

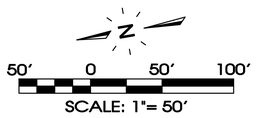
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Electrical Legend

	TRANSFORMER 36"x40"
MH	MANHOLE
	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



Minimum Building Setback Detail
N.T.S.



SCALE: 1"= 50'

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

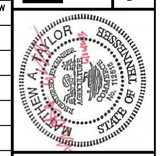
Floodplain Note:
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Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 32 Lots on 13.85± Acres
Swction 10: 105 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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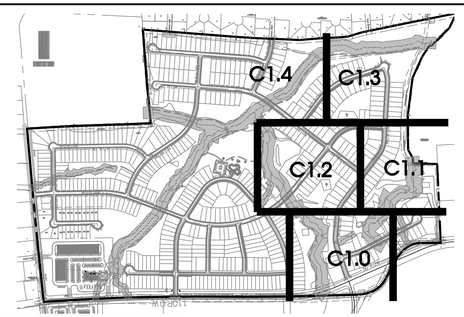


Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

Preliminary Plat

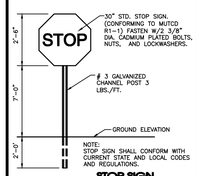
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DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.1





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



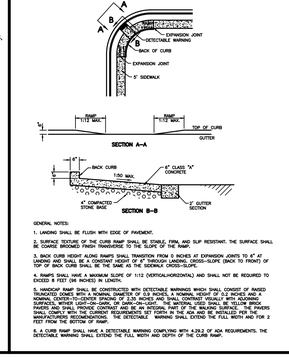
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT CENTER OF RAMP. THE CURB RAMP SHALL HAVE A CONSTANT WIDTH OF 5' MINIMUM (SLOPE SHALL BE MEASURED AT TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET (94 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE DETECTABLE WARNING SHALL BE YELLOW (FEDERAL STANDARD 595 COLOR NUMBER 33538). THE DETECTABLE WARNING SURFACE SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. THE DETECTABLE WARNING SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET IN DEPTH.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.D9.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

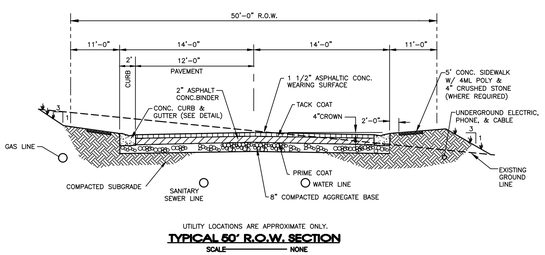
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   SECTION 10: 105 LOTS
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5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE — NONE

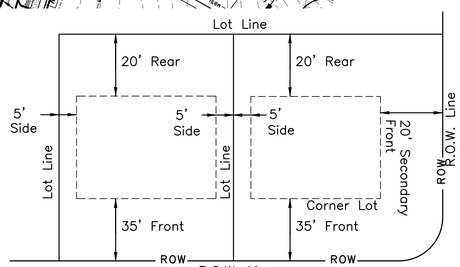
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✱ = Critical Lot

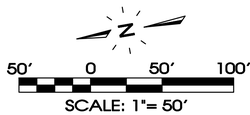
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	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



Minimum Building Setback Detail
N.T.S.



SCALE: 1"= 50'

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

Floodplain Note:
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Section 5: 32 Lots on 13.85± Acres
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Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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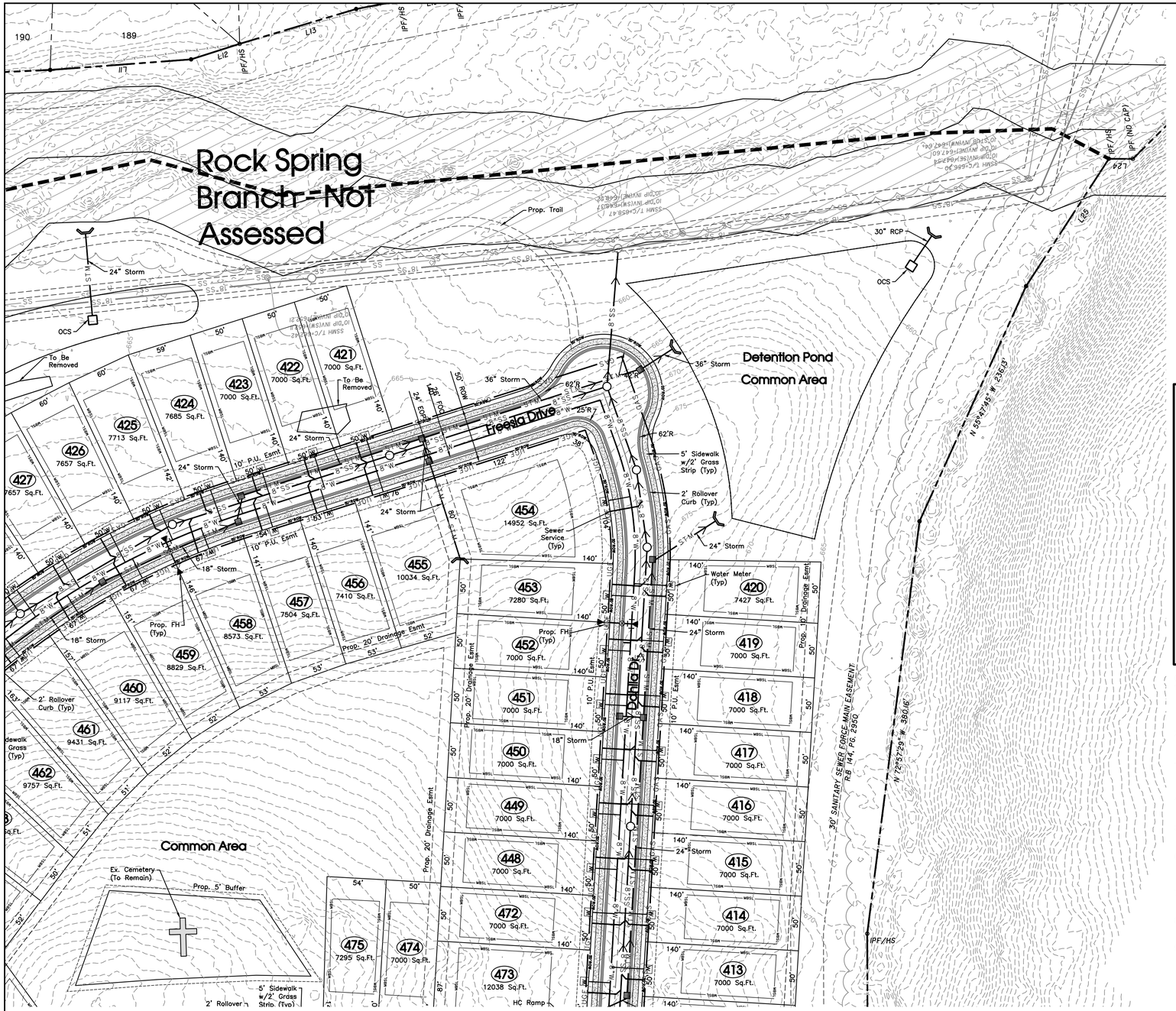
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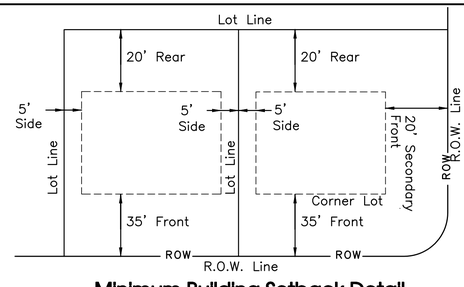
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DRAWN: CFBJ, SJA
DATE: 6–26–2023
CHECKED: MAT
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JOB NO. 18314
SHEET: C1.2

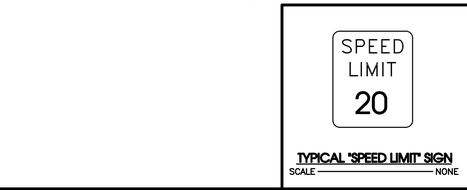
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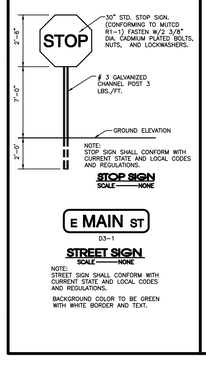




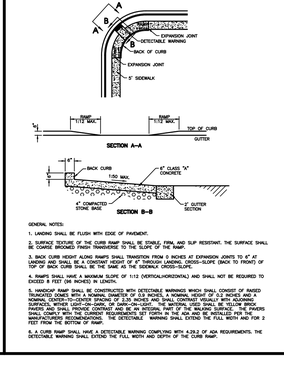
Minimum Building Setback Detail
N.T.S.



TYPICAL "SPEED LIMIT" SIGN
SCALE ——— NONE



STOP SIGN
SCALE ——— NONE



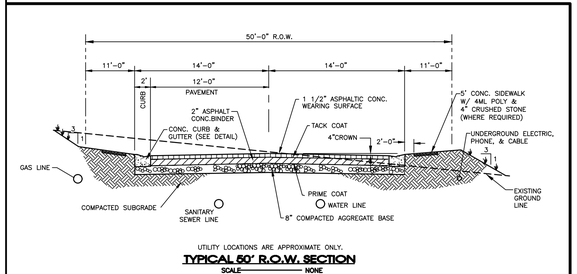
STREET SIGN
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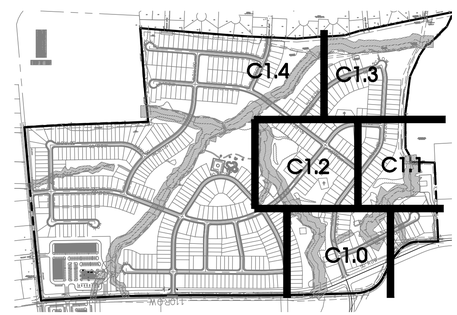
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	STREET LIGHT
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P	PRIMARY PULLBOX
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	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet

N

50' 0 50' 100'

SCALE: 1"= 50'



Legend:

	EXIST. CONCRETE MONUMENT		BENCHMARK
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W	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
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	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
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	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
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G	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE– X– HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
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Contact: Christian Macari

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WWW.SECINC.BIZ

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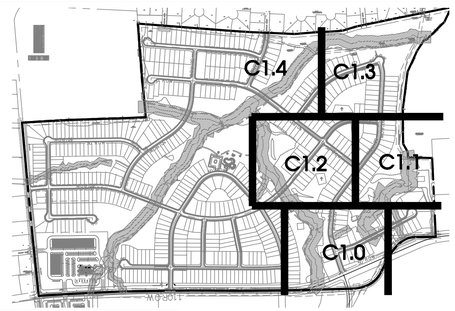


Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

Preliminary Plat

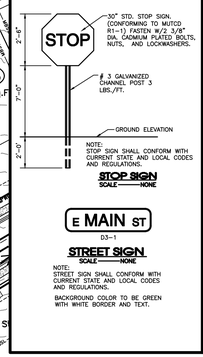
REVISED:
DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.3





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



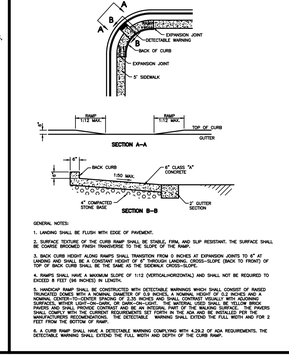
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

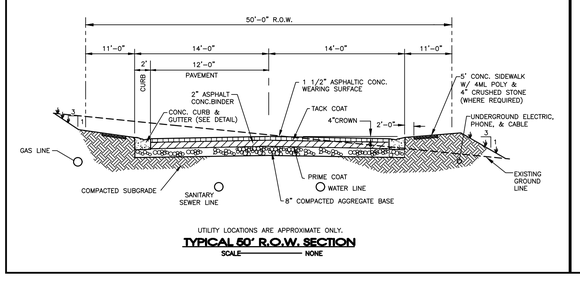
NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 227 SINGLE FAMILY LOTS.
   SECTION 5: 32 LOTS
   SECTION 10: 105 LOTS
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, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. 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.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

TYPICAL 50' R.O.W. SECTION
SCALE — NONE

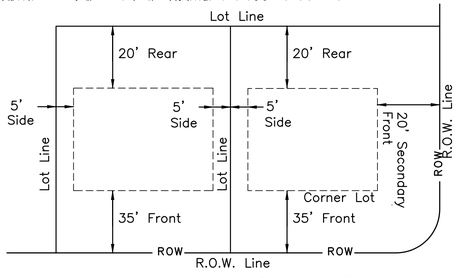
✱ = Critical Lot

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

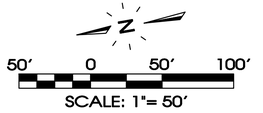
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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

Electrical Legend

TF	TRANSFORMER 36"x40"
MH	MANHOLE
	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



Minimum Building Setback Detail
N.T.S.



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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

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

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

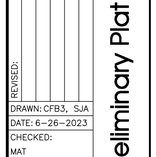
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
WWW.SECINC.BIZ

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Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

REVISED:

DRAWN: CFBJ, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314

Preliminary Plat

SHEET: C1.4



Legend:

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

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

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'09" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 05°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	43.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	211.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	22.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

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PHONE (615) 890-7901 FAX (615) 895-2567

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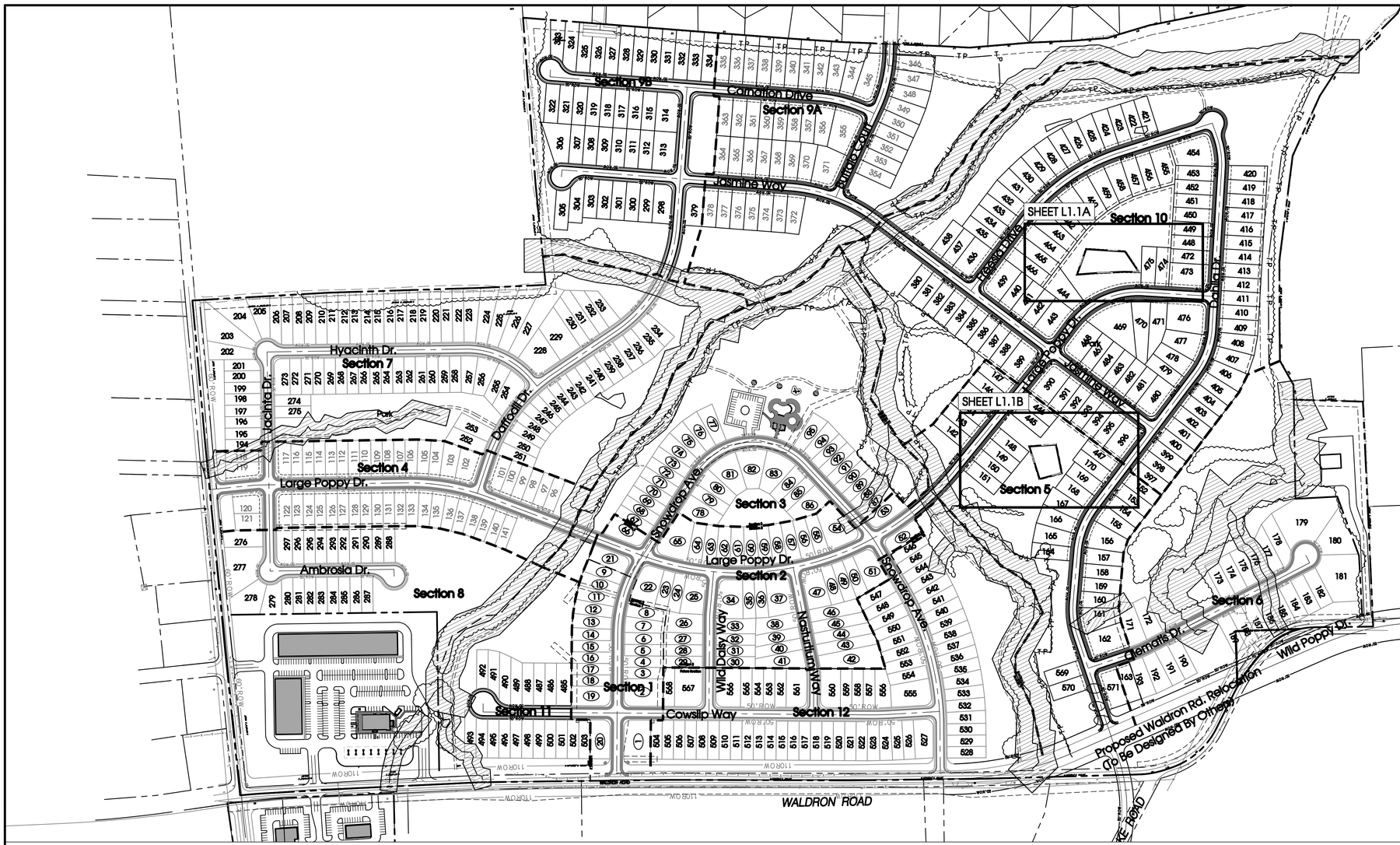
MATTHEW A. TAYLOR 120555 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

Arbor Ridge Section 5 & 10

La Vergne, Tennessee

Slopes Analysis

REVISED:	
DRAWN: CFB3, SJA	
DATE: 6-26-2023	
CHECKED: MAT	
FILE NAME: 18314PrelimPh5&10	
SCALE: 1"=200'	
JOB NO. 18314	
SHEET: C2.0	



ARBOR RIDGE SECTION 5 & 10

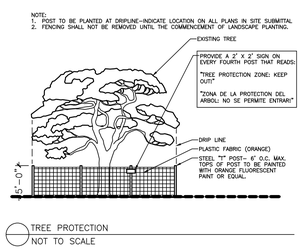
LANDSCAPE PLAN

SITE DATA
TOTAL SITE AREA: 198.76 ACRES
SECTION 5 SITE AREA: 13.85 ACRES
SECTION 10 SITE AREA: 39.28 ACRES

SITE ZONING: PRD

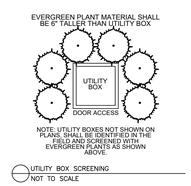
MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
4. ALL NEW PLANT MATERIAL AND TURF AREAS SHALL BE IRRIGATED.
5. ALL SHRUBS TO BE 3' BACK OF CURB.
6. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
7. ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENT(S) (TREES, SHRUBS, ETC.)
8. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

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



TREE PROTECTION
NOT TO SCALE

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



UTILITY BOX SCREENING
NOT TO SCALE

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

N

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

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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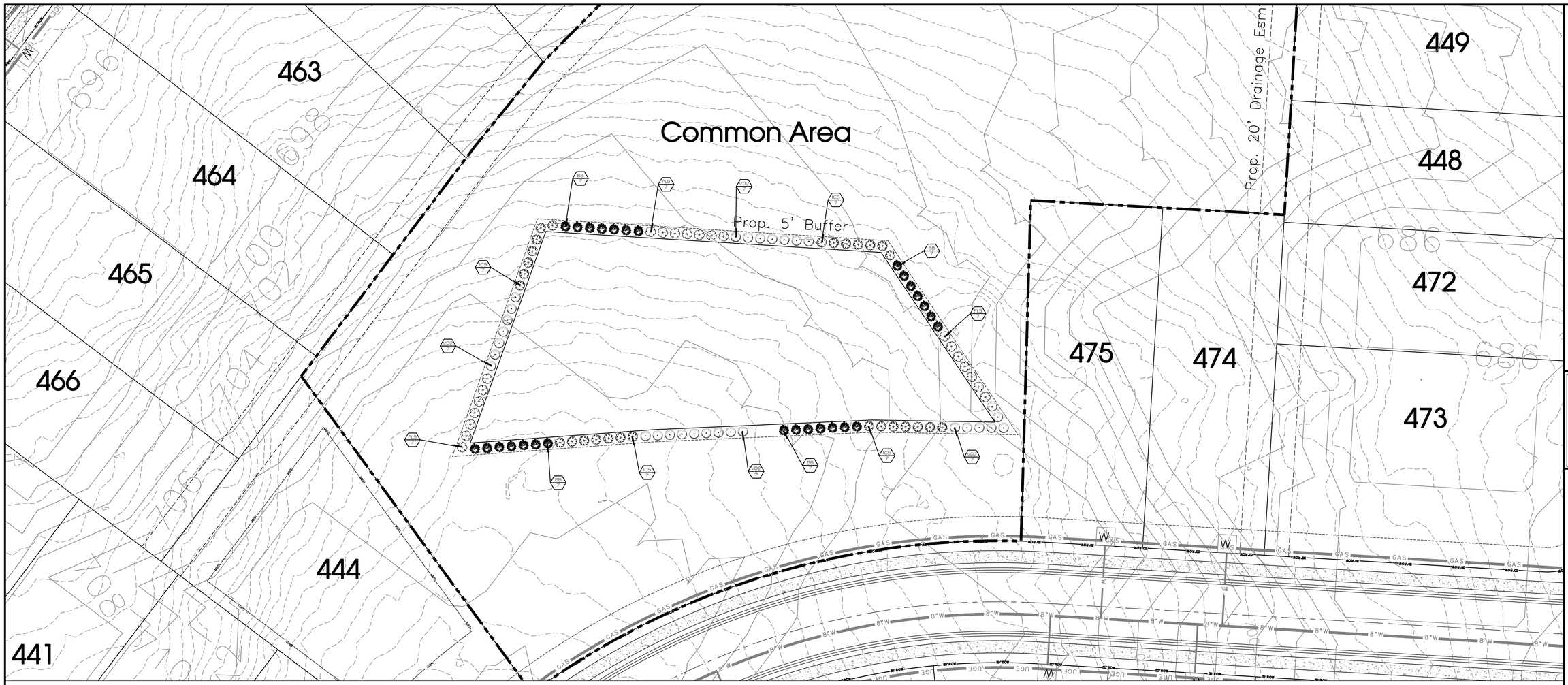
S. MORGAN LICENSED LANDSCAPE ARCHITECT 07/17/2023

Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

REVISED: 07-17-2023: Staff Comments
DRAWN: SWL
DATE: 05-26-2023
CHECKED: RSM
FILE NAME: 18314project_LA
SCALE: 1" = 200'
JOB NO. 18314

Landscape Plan

SHEET: L1.0



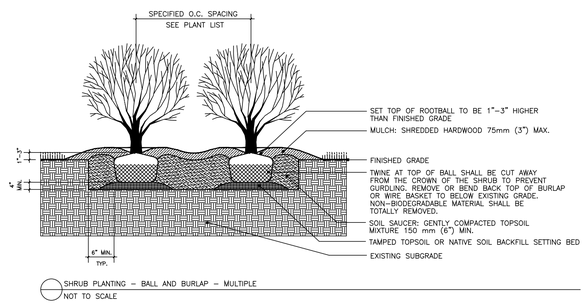
PLANT SCHEDULE EASTERN CEMETERY

SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BB	28	BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` / GREEN BEAUTY BOXWOOD	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	ICS	28	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	PLS	21	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.	24"	24"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	30	VIBURNUM OBOVATUM `DENSA` / DWARF WALTER'S VIBURNUM	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

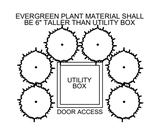
LANDSCAPE NOTES

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



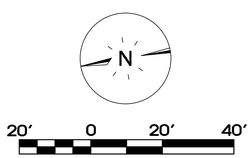
SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

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



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

UTILITY BOX SCREENING
NOT TO SCALE



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

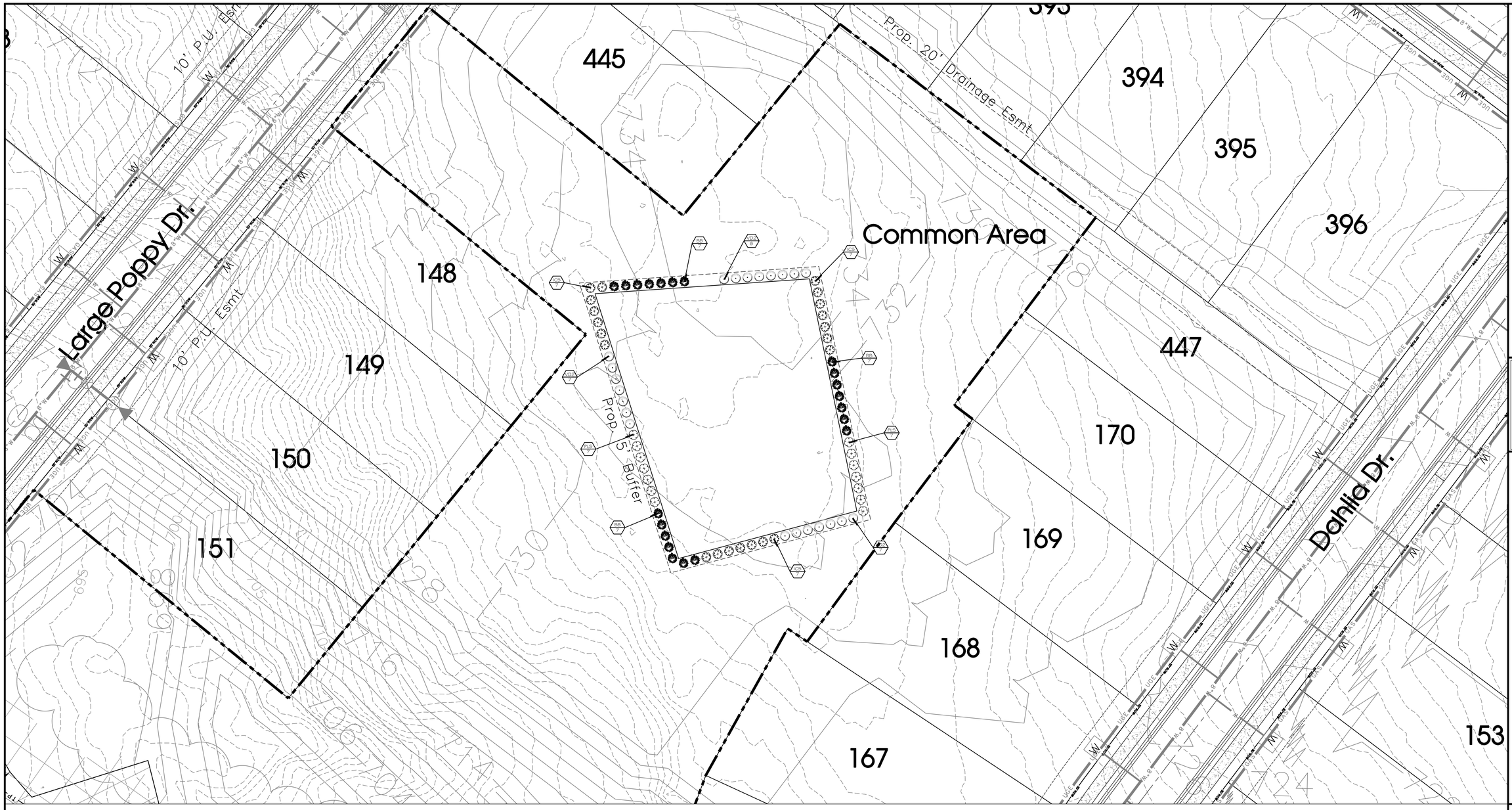
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

STATE OF TENNESSEE
ROBERT S. MCCANN
REGISTERED LANDSCAPE ARCHITECT
No. 328
REVISED: 07-17-2023: Staff Comments
07-27-2023

Arbor Ridge Section 5 &10
La Vergne, Tennessee

DRAWN: SWL
DATE: 05-26-2023
CHECKED: RSM
FILE NAME: 18314project_LA
SCALE: 1" = 20'
JOB NO. 18314
SHEET: L1.1

Landscape Plan

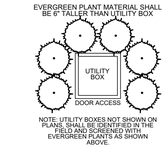


PLANT SCHEDULE WESTERN CEMETERY								
SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	BB	21	BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` / GREEN BEAUTY BOXWOOD	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	ICS	21	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	PLS	14	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.	24"	24"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	22	VIBURNUM OBOVATUM `DENSA` / DWARF WALTER'S VIBURNUM	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED

MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

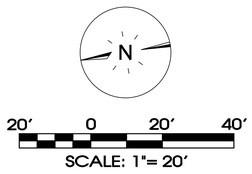
811 Know what's **below.** **Call** before you dig.

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX



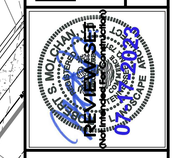
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UTILITY BOX SCREENING
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©2023 SITE ENGINEERING CONSULTANTS, INC.

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Arbor Ridge
Section 5 &10
La Vergne, Tennessee

Landscape Plan

REVISED: 07-17-2023: Staff Comments
DRAWN: SWL
DATE: 05-26-2023
CHECKED: RSM
FILE NAME: 18314project_LA
SCALE: 1" = 20'
JOB NO. 18314
SHEET: L1.2

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 18.

Item Title: Final Plat - 5486 Murfreesboro Road, Lots 3 & 4 - Combine Two Lots to Total 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcels 5 and 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary: This property is located on Murfreesboro Road and is zoned C-2 (Highway Service) Zoning District. The property is owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.

This request seeks to combine two (2) existing commercial parcels along Murfreesboro Road into a single parcel of 1.96 acres. Currently the site contains an unfinished strip retail center that started construction in late 2018. This plat will make room for a 2nd retail center to also be constructed on the same site. The site plan for that project will be heard next on the agenda.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. For information. The parcel to the west is 5486 Murfreesboro Road. The parcel to the east with the

existing building on it is 5500 Murfreesboro Road. This is a consolidation of 5486 Murfreesboro Road with 5500 Murfreesboro Road.
2. On the vicinity map, correct spelling typo.
3. On Texas Eastern Transportation property to the east, correct spelling typo.
4. General Note 4 refers to 'SP' zoning. Please see City Planner's comments.
5. On General Note 5, the FIRM mapping for La Vergne has been updated. The correct map is 47149C0020K, dated 02 May 2023.
6. General Note 9 states that parcel numbers will be shown 'hereon'. I could not find them for the lots being consolidated. Those are parcel numbers 5.02 (west) and 5.00 (east).
7. Front MBSL not shown. Please see City Planner's comments.
8. Show size and location of all water and sewer lines.
9. Show the existing fire hydrant in front of the site.
10. Show the existing driveway culvert location and size.

11. Show the 12" CMP culvert paralleling Murfreesboro Road starting at western boundary.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Submit for water and sewer availability at Public Works.
2) Design combined fire and domestic water service per City Std Dtl 023, available on City website.
3) DDCV's are not allowed, must have RPBA.
4) If you have not already, please fill out and submit a fixture count form to the Codes Department. City will size the meter based on that form.
5) Submit fire sprinkler plans and calculations to Codes Department for review.
6) Show existing city sewer extending west of this property. If you need plans, ask public works.
7) If this is one property and one owner, you will have one combined fire and domestic meter and if you choose one irrigation meter.
8) FDC shall be located at least 50 feet from building, not more than 100 feet from FH, and independently plumbed downstream of backflow device (likely inside your building) that protects the FDC water from entering the domestic side of that service. Consult your fire protection engineer for assistance.

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

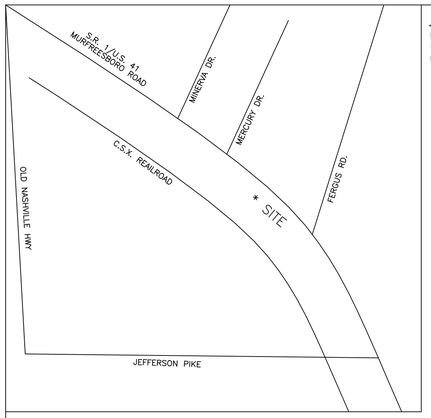
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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


5486 & 5500 Murfreesboro Rd
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MERCURY DR
MURFREESBORO RD
5493
5499
5474
5486
5500
N


5486 & 5500 Murfreesboro Rd
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
MURFREESBORO RD
MESSINA CT
OGLETREE CT
LANTERN LIGHT CV
CENTER ST
BRIGHT SKY CT
CANEY FORK CT
N


5486 & 5500 Murfreesboro Rd
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY CT
PEARCY ST
HARRELL ST
MARS ST
EAGLE CT
PARK CT N
RUGBY CT
HERITAGE CIR
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
MURFREESBORO RD
GALE LN
FERGUS RD
FISK DR
NEAL BLVD
CARTER DR
SULLIVAN TRL
PYBURNS PL
MESSINA CT
OGLETREE CT
LANTERN LIGHT CV
TAYLOR DR
BRIGHT SKY CT
CANEY FORK CT
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
N
(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


JOHN DEERE
570A



VICINITY MAP
N.T.S.

LEGEND

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	
5/8" IRON PIN NEW WOLD/HFR CAP	●	EASEMENT LINE	
IRON PIN OLD WITH CAP	● NAME	PROPERTY/R.O.W. LINE	
GAS VALVE	⊕	LOT/PARCEL/ROW LINE ABANDONED	
WATER VALVE	⊠	EDGE OF CONC.	
FIRE HYDRANT	▽	WATER LINE	—6—W—6—W—
WATER METER	⊡	SEWER LINE	—S—S—S—S—
MANHOLE	◎	GAS LINE	—G—G—G—G—
UTILITY POLE	⊟	FENCE LINE	—X—X—X—X—
LIGHT POLE	☐☀	OVERHEAD UTILITY WIRES	···OH···OH···OH···OH···
SIGN POST	◊		
PUBLIC UTILITY AND DRAINAGE EASEMENT	PUDE		
CONCRETE SIDEWALK	SW		
TRANSFORMER	TR		
BACK FLOW PREVENTER	BFP		
CLEAN OUT	CO		

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 ft. (IN FEET)

S.P.C.S. (GROUND)

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS CONSOLIDATE LOTS 3 & 4 INTO ONE LOT.

2) ALL DISTANCES MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

4) THE PROPERTY IS CURRENTLY ZONED "SP" SPECIFIC PLAN PER ORDINANCE BL-2015-24. SETBACKS ESTABLISHED BY SP CASE #2015SP-066-001.

5) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47037C0241H, DATED: APRIL 5, 2017.

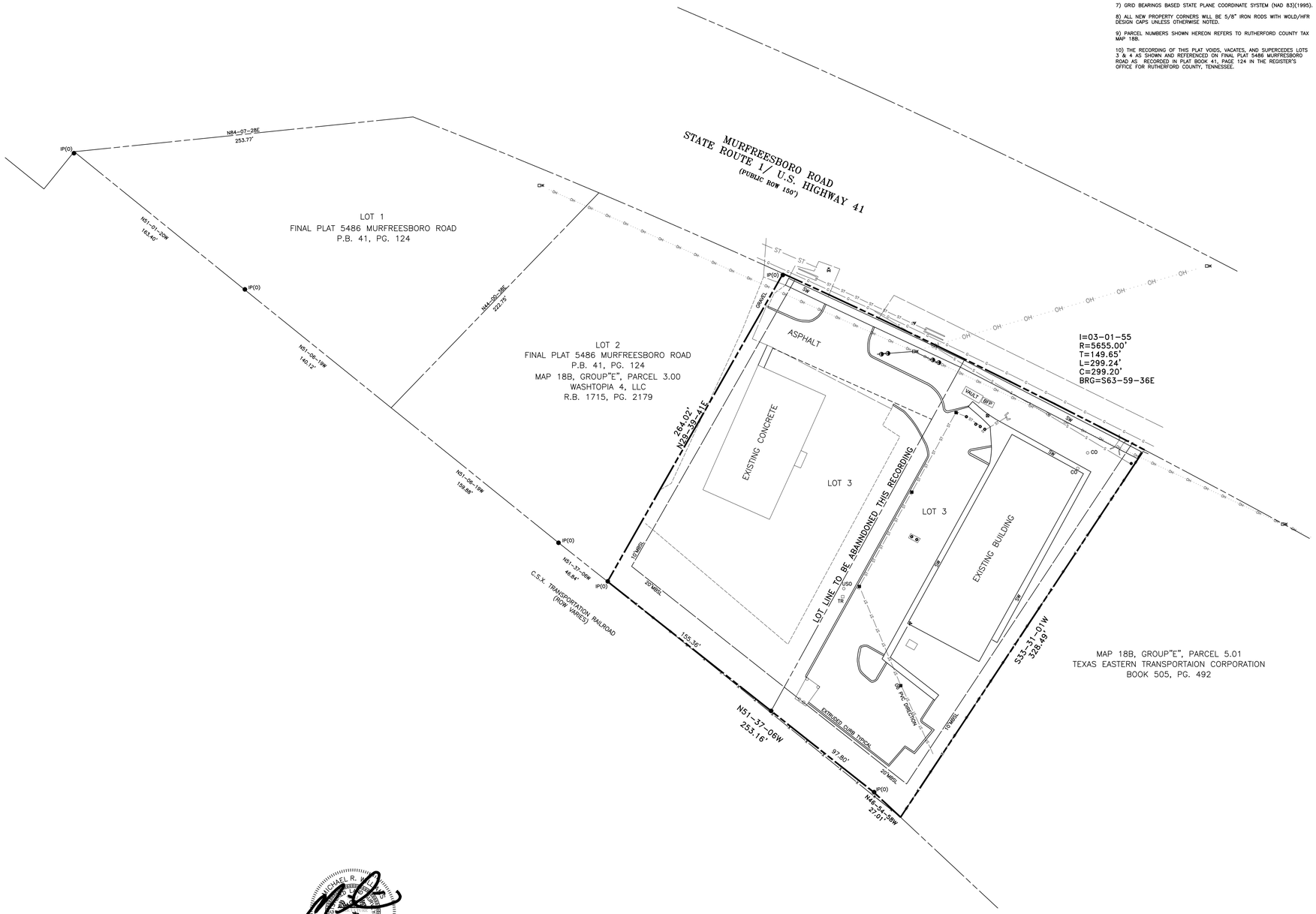
6) THIS SURVEY PREPARED FROM CURRENT DEED/PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR WAS NOT PROVIDED A TITLE REPORT.

7) GRID BEARINGS BASED STATE PLANE COORDINATE SYSTEM (NAD 83)(1995).

8) ALL NEW PROPERTY CORNERS WILL BE 5/8" IRON RODS WITH WOLD/HFR DESIGN CAPS UNLESS OTHERWISE NOTED.

9) PARCEL NUMBERS SHOWN HEREON REFERS TO RUTHERFORD COUNTY TAX MAP 18B.

10) THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOTS 3 & 4 AS SHOWN AND REFERENCED ON FINAL PLAT 5486 MURFREESBORO ROAD AS RECORDED IN PLAT BOOK 41, PAGE 124 IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.



TOTAL AREA: 85,337 SQ. FT. OR (1.959± ACRES)

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
04-21-2023
TENNESSEE NO. 1906

Michael R. Williams TN RLS # 1906
WOLD A.E.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat shown hereon have been installed in accordance with current local and state government requirements, or a sufficient bond or other cash has been filed which will guarantee said installation. Date:_____, 20____ By:_____ Authorized Signature	I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number SEE OWNERS TABLE, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed. Date:_____, 20 Owner: _____ _____ Title (if acting for partnership or corporation)	I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "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 1:10,000. Wold Architects and Engineers (Michael R. Williams) Date: _____ Tn R.L.S.#1906	I hereby certify that the water system(s) outlined or indicated on the final subdivision plat SHOWN HEREON 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:_____, 20____ By:_____ Authorized Signature	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 _____ Date Secretary, Planning Commission

PREPARED BY:
WOLD ARCHITECTS AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
615.370.8500
woldae.com
SURVEY DIVISION mwilliams@woldae.com

SITE ADDRESS & OWNERS TABLE

OLD LOT 3, PARCEL 5.02 P.B. 41, PG. 124
MOHEBBI & SHARIFI JAMSHID
R.B. 1647, PG. 1367

OLD LOT 4, PARCEL 5.00 P.B. 41, PG. 124
MOHEBBI JAMSHID & JAMSHID TRUST
R.B. 2263, PG. 3623

FINAL PLAT
5486 MURFREESBORO ROAD CONSOLIDATION OF LOTS 3 & 4 REVISION 1

THIRD CIVIL DISTRICT – RUTHERFORD COUNTY
CITY OF LAVERGNE, TENNESSEE
DATE: 04-16-2023 SCALE: 1"= 40'
WOLD PROJECT NO. 234346

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 19.

Item Title: Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 7,206 Square Feet on 1.96 Acres. Requested by James Lukens. Property located at 5486 Murfreesboro Road (Tax Map 18B, Group E, Parcel 5.02). C-2 (Highway Service Commercial) Zoning District. Property owned by Jamshid Sharifi, Jamshid Mohebbi and Peyman Behrouzi.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Scott Tatalovich, Utility Engineer

Summary: This project is located on Murfreesboro Road and is zoned C-2 (Highway Service) Zoning District. This plan proposes a new strip retail center of 7,206 square feet. It will look very similar to the one currently under construction on the same site.

Currently the site contains an unfinished strip retail center that started construction in late 2018. This site plan calls for a 2nd retail center to be constructed adjacent to the existing building.

This second building will set farther back from Murfreesboro Road and at a right angle to the existing structure on the same site. The final plat for this project was just heard immediately before this item.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Full color and full-size architectural elevations are required for this building.
2. A materials board must be submitted that contains actual samples of all exterior materials including brick, paint colors, trim, etc.
3. The Landscape Plan must comply with the architectural overlay.

Engineering

Gary Lide
glide@lavergnetn.gov

1. (C2.1) Provide sections of different pavement types. Make sure and provide manufacturer's information on pervious pavers.
2. (C4.1) Provide sections/details of underdrains
3. (C4.1) Confirm that roof drains completely to the front and into the water quality unit as stated in the calculations
4. (C2.1) Show width of driveway
5. (C2.1) Show distance from edge of driveway to west property line (shared with Washtopia)
6. (C2.1) Provide detail of commercial driveway ramp completion meeting TDOT standards
7. (C2.1) Provide details of ADA spaces
8. If signage is planned on site or on the building, provide a signage plan.
9. Provide initial, intermediate, and final EPSC plans along with a BMP legend and BMP details meeting TDEC standards
10. (C4.1) Please show overflow routing for stormwater in the event that pervious pavers cease functioning in the future.
11. Provide details of endwall, outlet structure, water quality unit (section showing size and installation elevations), and area drain
12. Provide detail of extruded curb installation
13. 12" CMP along Murfreesboro Road was supposed to be removed with Washtopia construction but they appear to have stopped at their property line. Show removal of remainder of that 12" CMP.
14. (C2.1) Show completion of connection to the Washtopia driveway ramp at west property line to complete the required cross access.
15. (C2.1) Call out the portion of the frontage sidewalk which is not existing and provide details and sections for its construction.
16. (C1.1 or EPSC Drawings) Show the removal of the temporary driveway entrance next to the west property line. Also show final grading in this area to maintain Washtopia outfall as well as make drainage operate properly across the front of the property. This can be done as demolition if the new access is to be used as construction access or in the EPSC drawings if the temporary access is to be used as the construction entrance.
17. (C2.1) Confirm that the dumpster associated with the existing building will serve both buildings.
18. (C4.1) Outfall in northeast corner of Lot 4 does not have riprap and is beginning to erode. Please show

the repairing of this outfall to the original approved design.

19. Show valve box in Murfreesboro Road off of 8" waterline serving the existing building.
20. (C5.1) Work with Scott Tatalovich (statalovich@lavergnetn.gov) of Public Works to show latest domestic/fire meter vault, RPBP, and FDC details per Public Works standards.
21. (C5.1) Work with Scott Tatalovich (statalovich@lavergnetn.gov) of Public Works to add sewer connection detail.
22. (C5.1) Show a recommended location for a transformer pad. It is understood that electrical utility will decide final location. This is to confirm that engineer has provided sufficient room for it.
23. (C4.1) Add note confirming that this site is FIRM Zone X (see notes on plat).

Utilities

Scott Tatalovich (Technical items go here)
statalovich@lavergnetn.gov

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

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


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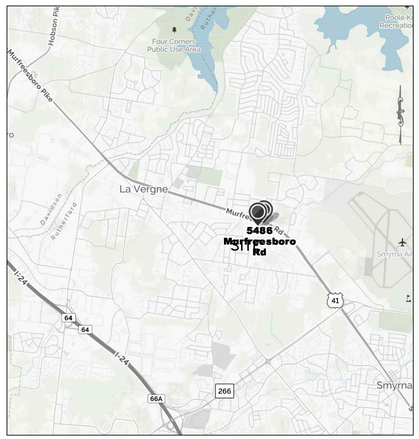

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NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY CT
PEARCY ST
HARRELL ST
MARS ST
EAGLE CT
PARK CT N
RUGBY CT
HERITAGE CIR
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
MURFREESBORO RD
GALE LN
FERGUS RD
FISK DR
NEAL BLVD
CARTER DR
SULLIVAN TRL
PYBURNS PL
MESSINA CT
OGLETREE CT
LANTERN LIGHT CV
TAYLOR DR
BRIGHT SKY CT
CANEY FORK CT
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
N
(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


570A

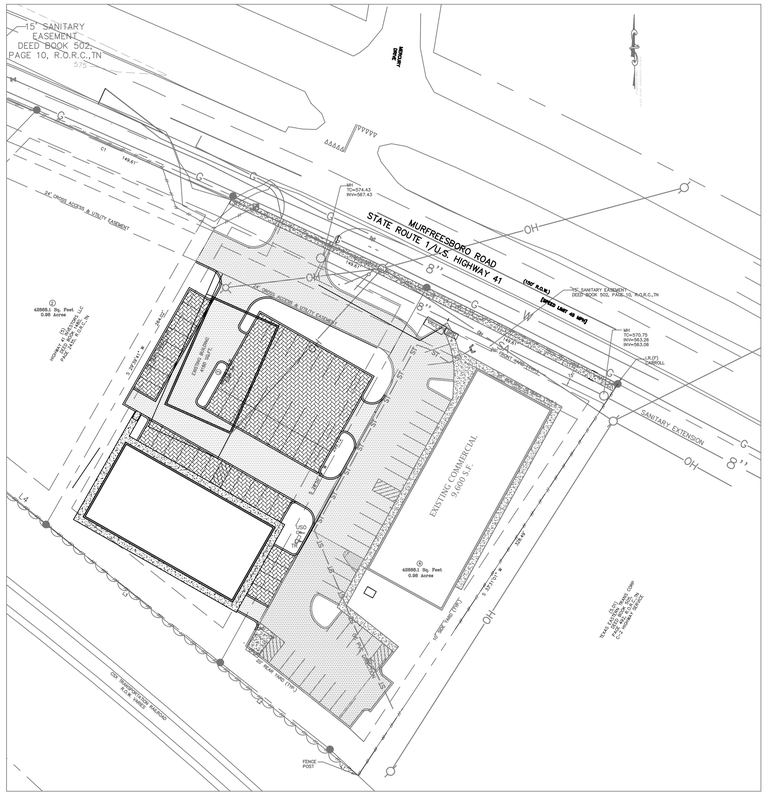
SHELL COMMERCIAL BUILDING

5486 MURFREESBORO ROAD (LOT 3)
LAVERGNE, TN 37086

SITE PLAN APPLICATION



VICINITY MAP
(N.T.S.)



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CONTACTS

OWNER/DEVELOPER: JAMSHID SHARIFI, JAMSHID MOHEBBI, & PEYMAN BEHROUZI
9551 HAMPTON RESERVE DR
BRENTWOOD, TN 37027

CONTACT: JAY SHARIFI
615.496.2703
jaysharifi@yahoo.com

CIVIL ENGINEER: LUKENS ENGINEERING CONSULTANTS
PO BOX 1586
BRENTWOOD, TN 37024

CONTACT: JIM LUKENS, P.E.
615.804.4617

SHEET INDEX

C0.1 COVER SHEET
C1.1 DEMOLITION PLAN
C2.1 SITE PLAN
C4.1 GRADING & DRAINAGE PLAN
C5.1 SITE UTILITY PLAN
C6.1 LANDSCAPE PLAN

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07/31/2023

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SITE PLAN REVIEW SET

COMMERCIAL SHELL BUILDING
LOT 3
5486 Murfreesboro Rd, LaVergne, TN 37086
PARCEL ID: 018B E 00502

CLIENT:
Jay Sharifi
9551 Hampton White Pike, Brentwood, TN 37027
615.496.2703

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607-03

DATE: 2023.07.31

COVER SHEET

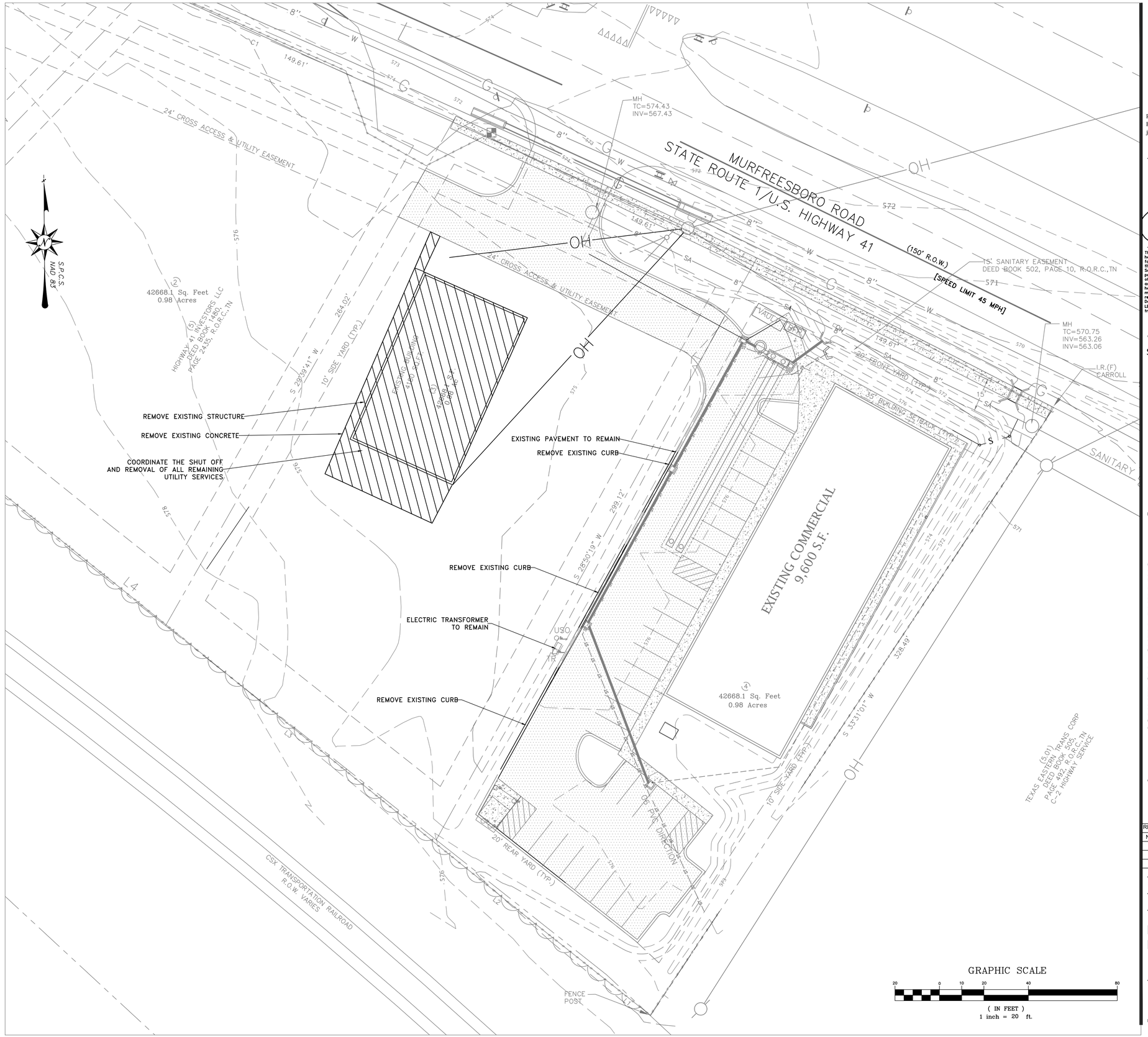
C0.1

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PROJECT LEGEND

- DEMOLITION AREA
- PAVEMENT (EXISTING)
- STRUCTURE (EXISTING)



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SITE PLAN REVIEW SET

COMMERCIAL SHELL BUILDING

LOT 3
5486 Murfreesboro Rd, LaVergne, TN 37086
PARCEL ID: 018B E 00502

CLIENT:
Jay Sharifi
3150 Sanford White Pike, Brentwood, TN 37027
615.496.2703

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607-03

DATE: 2023.07.31

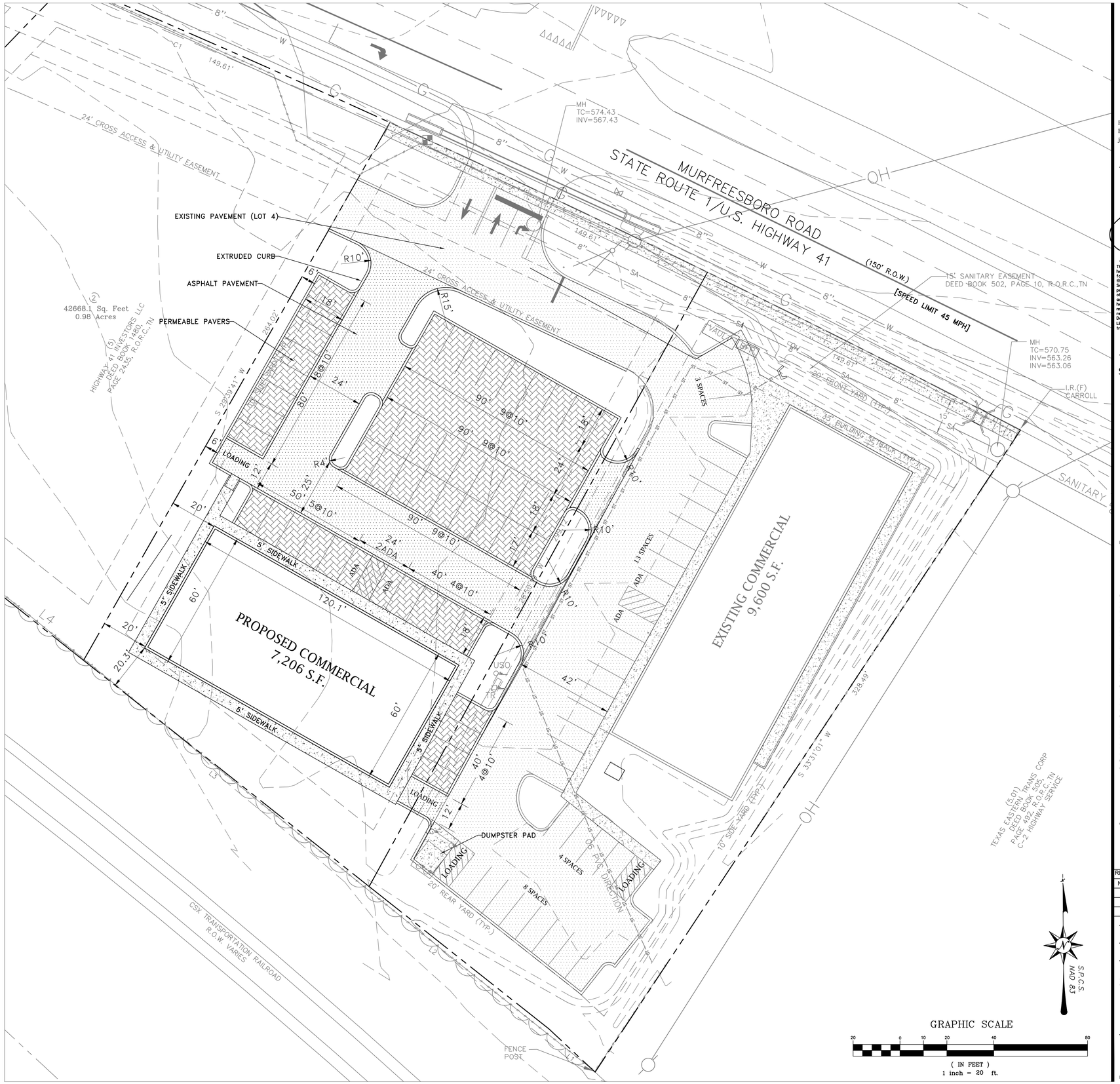
DEMOLITION PLAN

C1.1

PROJECT LEGEND

- PAVEMENT (NEW)
- PAVEMENT (EXISTING)
- PERMEABLE PAVERS
- CONCRETE
- STRUCTURE (NEW)
- STRUCTURE (EXISTING)

SITE DATA CHART	
	LOT 3 & 4 COMBINED
USE	
ZONING DISTRICT	CC CENTRAL COMMERCIAL
EXISTING USE	TRUCK SERVICE (VACATED) – LOT 3 COMMERCIAL RETAIL – LOT 4
PROPOSED USE	COMMERCIAL, RETAIL, STORE FRONT
DENSITY	NA
SQUARE FOOTAGE EACH BUILDING	
EXISTING BLDG LOT 3	4,194 S.F. (TO BE REMOVED)
EXISTING BLDG LOT 4	9,600 S.F.
PROPOSED BLDG LOT 3	7,206 S.F.
TOTAL SQUARE FOOTAGE	16,806 S.F.
FLOOR AREA RATIO	16,806 / 85,336 = 0.20
HEIGHT	1 STORY MIN, 4 STORY MAX (1 STORY PROPOSED)
LOT ACRES	(0.98 + 0.98) = 1.96 ACRES
FRONT SETBACK	30 FT MIN (35 FT PLAT)
SIDE SETBACK	15 FT (10 FT PLAT)
REAR SETBACK	20 FT (20 FT PLAT)
PARKING STANDARDS	
PARKING REQUIREMENT	4 SPACE PER 1,000 S.F.
PARKING CALCULATION	4 x 16,806 / 1000 = 67 SPACES
PARKING REQUIRED	67 SPACES
PARKING PROPOSED	78 SPACES
LANDSCAPE & BUFFERING	
MINIMUM LANDSCAPE SURFACE AREA	10%
ILA EXISTING	
ILA REQUIRED	
ILA PROPOSED	
OPEN SPACE PROVIDED	



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07/31/2023

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SITE PLAN REVIEW SET

COMMERCIAL SHELL BUILDING
LOT 3
5486 Murfreesboro Rd, LaVergne, TN 37086
PARCEL ID: 018B E 00502

CLIENT:
Jay Sharifi
3300 Nolensville White Pike, Brentwood, TN 37027
615.496.2703

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607-03

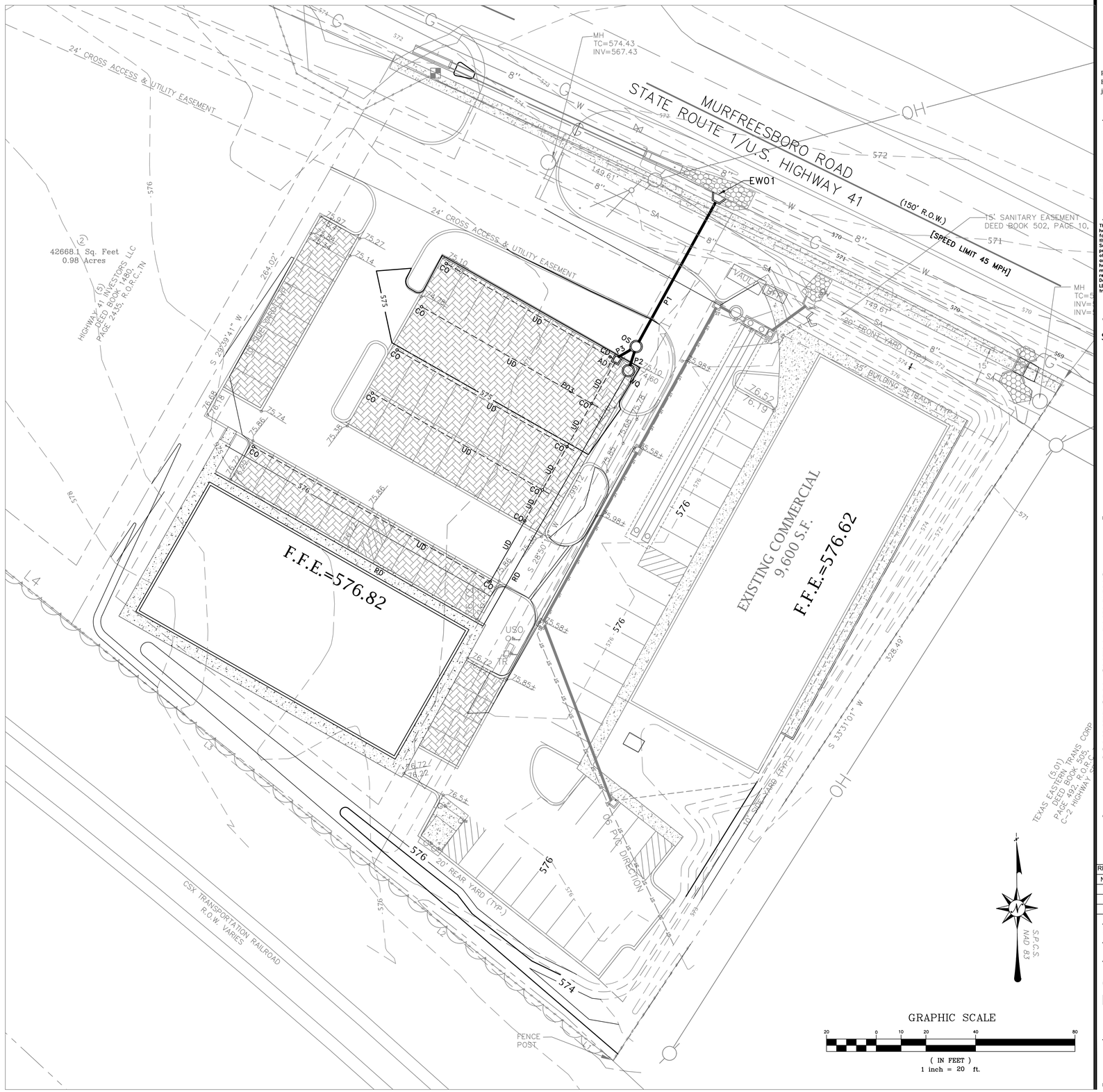
DATE: 2023.07.31

SITE PLAN

C2.1

PIPE TABLE							
PIPE NO.	FROM	TO	INVERT (UP)	INVERT (DOWN)	LENGTH	SLOPE	SIZE/TYPE
P1	OS1	EW1	570.56	569.98	64	1.00%	18" HDPE
P2	WQ1	OS1	571.60	570.62	7	5.42%	8" HDPE
P3	AD1	OS1	570.68	570.62	6	1.00%	15" HDPE

STRUCTURE TABLE				
STRUCTURE	TYPE	CASTING	TOP CASTING	INVERT
EW1	ENDWALL	NA	NA	569.98
OS	OUTLET STRUCTURE	SOLID	574.06	570.62
WQ	WATER QUALITY UNIT	SOLID	574.60	571.60
AD1	AREA DRAIN	JB4300	574.60	570.68



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JAMES M. LUKENS — REGISTERED ENGINEER — No. 102165 — STATE OF TENNESSEE — COMMERCIAL — 07/31/2023

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SITE PLAN REVIEW SET

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LOT 3
5486 Murfreesboro Rd, LaVergne, TN 37086
PARCEL ID: 018B E 00502

CLIENT:
Jay Sharifi
3116 Old Hwy. 96 West
615.496.2703

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

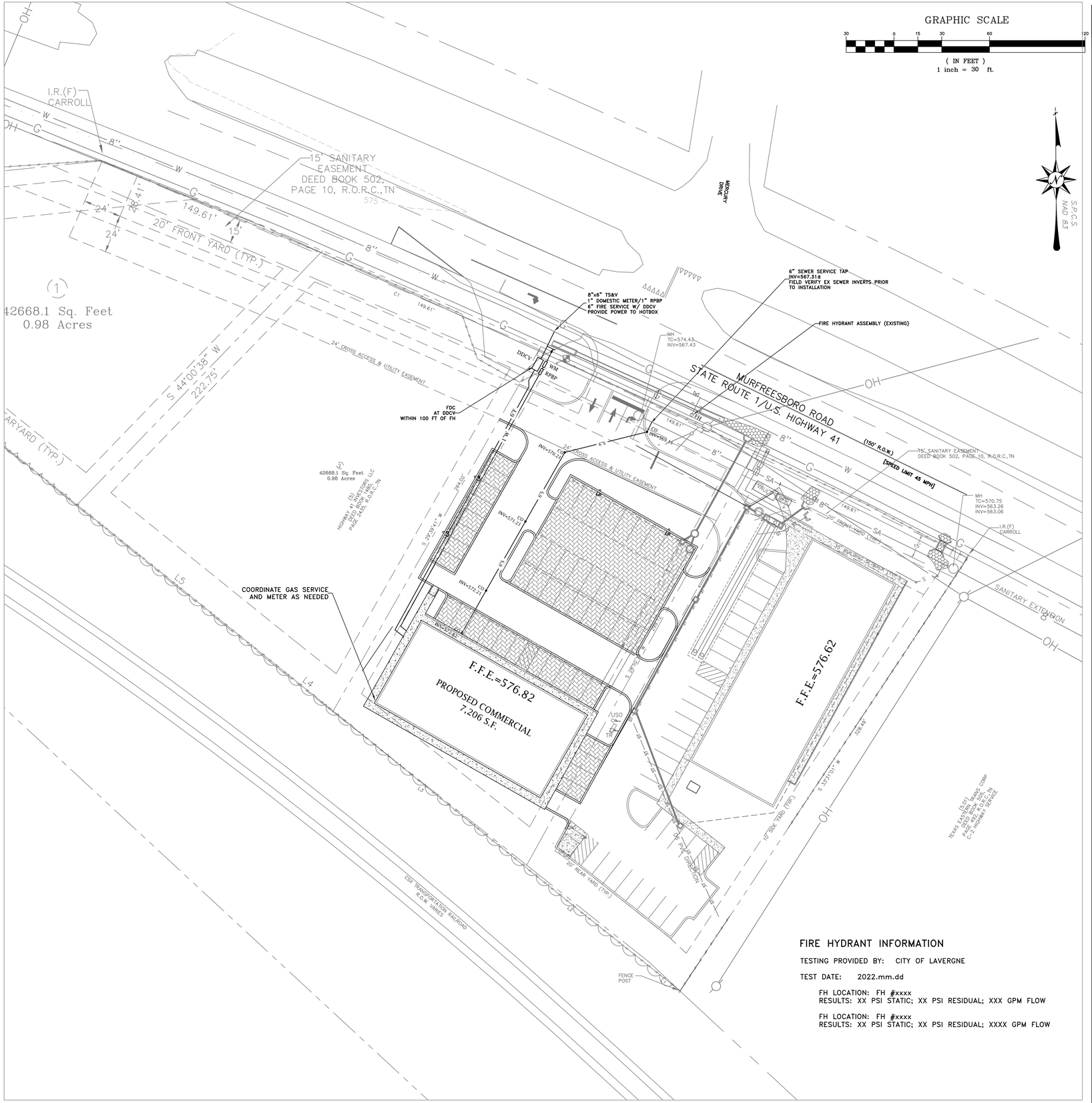
PROJ. NO.: 03607-03

DATE: 2023.07.31

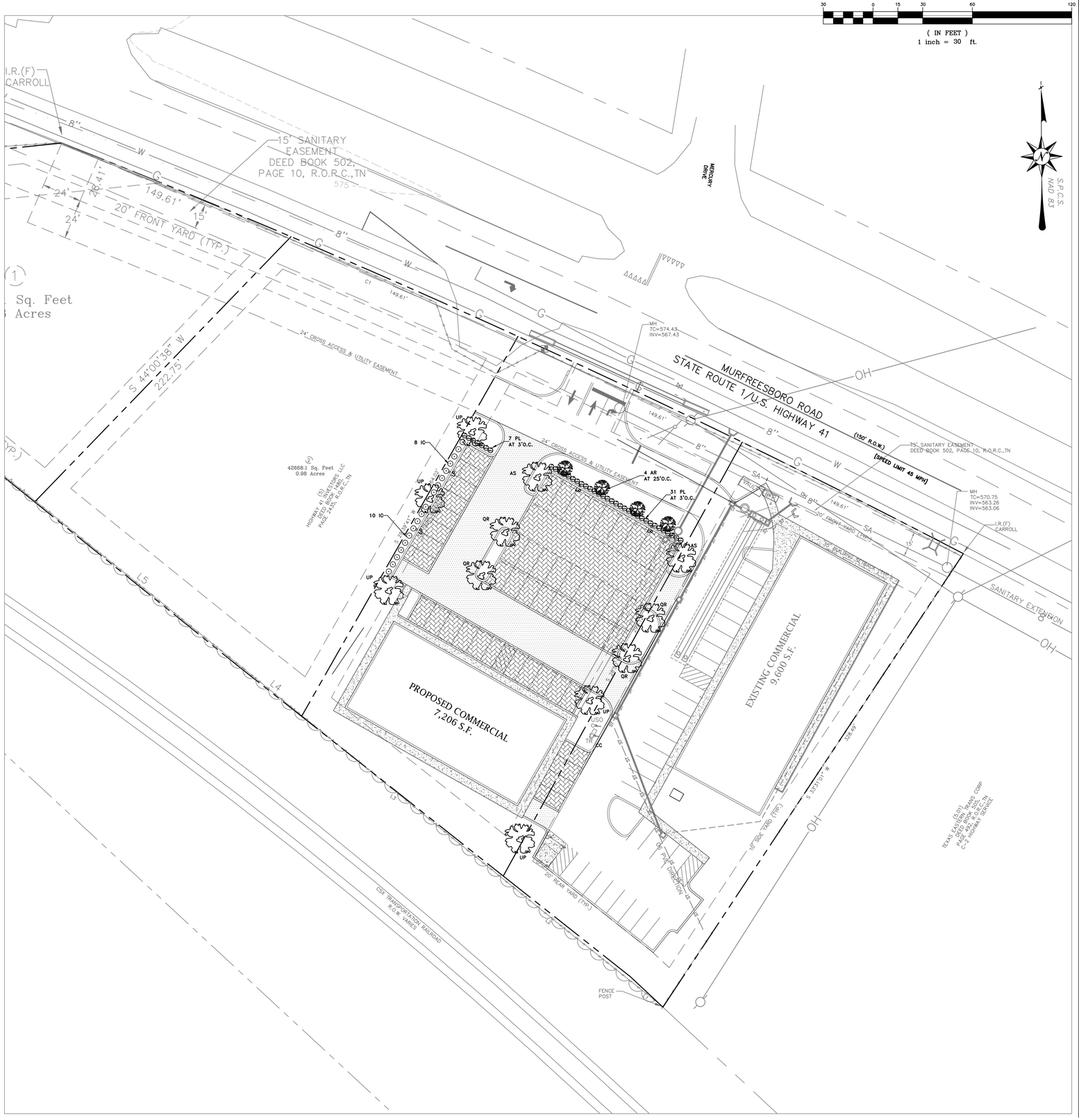
GRADING & DRAINAGE PLAN

C4.1

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.
S.P.C.S. NAD 83
I.R.(F) CARROLL
15' SANITARY EASEMENT DEED BOOK 502, PAGE 10, R.O.R.C.,TN
20' FRONT YARD (TYP.)
42668.1 Sq. Feet 0.98 Acres
24' CROSS ACCESS & UTILITY EASEMENT
S 44°00'35" W 222.75'
8"x6" TS&V
1" DOMESTIC METER/1" RPBP
6" FIRE SERVICE W/ DDCV
PROVIDE POWER TO HOTBOX
6" SEWER SERVICE TAP
INV=567.31±
FIELD VERIFY EX SEWER INVERTS PRIOR TO INSTALLATION
FIRE HYDRANT ASSEMBLY (EXISTING)
DDCV
WM
RPBP
FDC
AT DDCV
WITHIN 100 FT OF FH
MH
TC=574.43
INV=567.43
STATE ROUTE 1/U.S. HIGHWAY 41
MURFREESBORO ROAD
(150' R.O.W.)
[SPEED LIMIT 45 MPH]
MH
TC=570.75
INV=563.26
INV=563.06
I.R.(F) CARROLL
SANITARY EXTENSION
COORDINATE GAS SERVICE AND METER AS NEEDED
F.F.E.=576.82
PROPOSED COMMERCIAL
7,206 S.F.
F.F.E.=576.62
/USO
TRP
10' SIDE YARD (TYP.)
20' REAR YARD (TYP.)
S 33°01'01" W 328.69'
S 89°39'41" W 294.09'
CSX TRANSPORTATION RAILROAD
R.O.W. VARIES
FENCE POST
TEXAS EASTERN (5.01) TRANS. CORP DEED BOOK 1830, P.O.R.C.,TN PLAT BK 42, P.O.R.C.,TN C-2" INSIDE DIA. STEEL SERVICE
(1) 42668.1 Sq. Feet 0.98 Acres
(2) 42668.1 Sq. Feet LLC 0.98 Acres
HIGHWAY 41 INVESTORS DEED BOOK 1480, PAGE 435, R.O.R.C.,TN
L1 L2 L3 L4 L5
C1 149.61'
149.61'
24'
26.41'
15'
8"
W
G
OH
SA
FH
TC
IP
CO
INV=572.21
INV=572.21
INV=570.75
INV=571.21
INV=571.21
INV=571.21

PLANT MATERIAL SCHEDULE – LOT 3						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
AR	4	Acer rubrum "Bowhall'	Bowhall Red Maple	12'–14'	2.5" cal.	5 FT CLEAR TRUNK
AS	2	Acer saccharum	Sugar Maple	12'–14'	2.5" cal.	5 FT CLEAR TRUNK
UP	5	Ulmus parvifolia 'Bosque'	Bosque Elm	12'–14'	2.5" cal	5' CLEAR TRUNK
QR	4	Quercus rubra	Red Oak	12'–14'	2.0" cal	5 FT CLEAR TRUNK
IC	38	Ilex crenata	Japanese Holly	30"		5 FT SPACING
PL	18	Prunus laurocerasus	Otto Luyken Laurel	30"		3 FT SPACING



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ARCHITECT
No. 102145
07-31-2023
STATE OF TENNESSEE

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SITE PLAN REVIEW SET

COMMERCIAL SHELL BUILDING
LOT 3
5486 Murfreesboro Rd, LaVergne, TN 37086
PARCEL ID: 018B E 00502

CLIENT:
Jay Shanfli
3107 Century White Pike, Brentwood, TN 37027
615.498.2703

REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607-03

DATE: 2023.07.31

LANDSCAPE PLAN

C6.1

Planning Commission Report Meeting: August 15, 2023	City of La Vergne

Item #: 20.

Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Portico Place, Section 2, Phase 1. Property located off Blair Road. Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

Reviewed By:

Summary: The applicant is requesting subdivision acceptance. This is a recommendation to the Board of Mayor and Aldermen. The request is specifically for Portico Place Subdivision, Sec. 2, Phase 1. The property is located off Blair Road near Smyrna.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

Engineering will not recommend acceptance until Blair Road improvements are complete and inspected.

Utilities

Scott Tatalovich (Technical items go here)
statalovich@lavergnetn.gov

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

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

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 21.

Item Title: Recommendation to the Board of Mayor and Aldermen - Amendment to Zoning Ordinance - Amend Article IV, Section 4.010. Off-Street Parking Requirements - Kyle Brown & Bo Logan.

Reviewed By:
Bo Logan, City Planner

Summary: Recently the City has been reviewing the overall parking requirements for multi-family developments. The City has reviewed its parking guidelines and is developing a new policy to address parking in certain areas. Staff conducted research on parking in several other cities in Tennessee. Staff found that La Vergne currently requires apartment developments to install more parking than every other city that surrounds La Vergne and determined that the number of parking spaces required by La Vergne exceeds nearly every other city in the state of Tennessee.

The accompanying document contains tables showing the parking ratios of other cities to be used to compare with La Vergne.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide (Technical items go here)
glide@lavergnetn.gov

Utilities

Scott Tatalovich (Technical items go here)
statalovich@lavergnetn.gov

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PARKING TABLES

Showing comparison of La Vergne with other communities

<u>LA VERGNE</u> – POPULATION 39,281

All Dwelling Units - 3 parking spaces per unit

<u>MURFREESBORO</u> – POPULATION 162,398

	Units with 1 Bedroom	2 or More Bedrooms	
Three family and four family dwellings	2 spaces shall be provided with any fraction of a space rounded to the next higher number	1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number	
Multiple-family dwellings	1.5 spaces shall be provided	1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number	
Townhouse, Urban or Suburban	1.5 spaces shall be provided	1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number	

MT. JULIET – POPULATION 42,548

TYPE	Units with 1 Bedroom	2 or More Bedrooms	
One & Two-Family Detached and four family dwellings	2 spaces per dwelling unit	N/A	
Multi-family dwellings	1.5 spaces for each dwelling unit	2 spaces for each dwelling unit	
Occupancy for 60 years and older	May be reduced to 1 space per dwelling unit	May be reduced to 1 space per dwelling unit	**There must be room on the lot to provide 1½ spaces per dwelling unit in the future.**

NOLENSVILLE - POPULATION 16,872

RESIDENTIAL USES CATEGORY	
Household Living	
Assisted Living Apartment	1 per 4 Dwelling Units + 1 per staff member
Attached Dwellings, except Two Family Dwelling & Assisted Living Apartment	1.5 per Dwelling Unit
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwellings	2 per Dwelling Unit
Two Family Dwellings	2 per Dwelling Unit
Group Living	
Any Group Living Use	.5 per resident + 1 per each counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit

LEBANON - POPULATION 44,166

APPENDIX D: OFF-STREET PARKING REQUIREMENTS

RESIDENTIAL ACTIVITIES

Permanent	
One-family detached dwellings	One space per dwelling unit
Two-Family detached dwellings	One space per dwelling unit
Three-family detached dwellings	One space per dwelling unit
Semi-detached dwellings	One space per dwelling unit
Town Homes	One space per dwelling unit
Multi-family dwellings	0.75 spaces for a one bedroom unit 1 space for two or more bedroom unit
Mobile Homes	1 space per mobile home

GALLATIN - POPULATION 48,194

TABLE 11-01
OFF-STREET PARKING REQUIREMENTS
(Requirements Based on Gross Floor Area Unless Otherwise Noted)

Use Types	Off-Street Parking Requirement	
Residential Use Types:	**Minimum Required Parking**	**Maximum Permitted Parking**
Single-family residential	2 spaces per dwelling unit	4 spaces per dwelling unit
Duplex residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Two-family residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Townhouse residential	2 spaces per dwelling unit	3 spaces per dwelling unit
Upper story residential dwelling	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Multiple-family Residential: Efficiency One bedroom Two bedrooms and over	 1 spaces per dwelling unit 1.5 spaces per dwelling unit 2 spaces per dwelling unit	 1.5 spaces per dwelling unit 2 spaces per dwelling unit 2.5 spaces per dwelling unit
Multifamily Residential occupied exclusively by elderly families under specific long-term contract with an agency of federal, state or local government	1 space per 4 dwelling units	1 space per 3 dwelling units
Group Residential	1 space per 3 residents	1 space per 2 residents
Retirement Center	See Schedule C	See Schedule C
Mobile Home Residential: Residence park Subdivisions	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit	3.0 spaces per dwelling unit 3.0 spaces per dwelling unit
Short-Term Rental Unit	1 space per 1000 sq. ft. of living space or one space per bedroom whichever is greater	1 space per 500 sq. ft. of living space or 1.25 spaces per bedroom whichever is greater

FRANKLIN - POPULATION 86,895

RESIDENTIAL USE		
Accessory Dwellings	1 space per unit	No reduction
Duplexes/Multiplexes/ Townhouses/Multifamily Residential	1.5 spaces for a studio 1.5 spaces for a 1 bedroom unit 2.5 spaces for a 2 bedroom unit 3 spaces for a 3+ bedroom unit	No reduction
Multifamily, Age-Restricted	1.5 spaces per unit + 1 per employee on the largest shift	No reduction
Single Family Residential	2 per unit	No reduction

SMYRNA - POPULATION 56,516

4.010.1.A Residential Activities

	Type of Residence	Parking Standard (Spaces Per Unit)
Permanent	Single-Family	4
	Single-Family: Attached/Townhome	4 + .5/Unit for Guest Parking
	Duplex/Zero Lot Line	4
	Triplex	4
	Quadruplex	4
	Multi-Family Apartments (3 or more)	2
	Mobile Homes	2
	Occupancy Primarily of Persons Over 60 Yrs.	1; Lot Size to Allow for 1.5 in the Future
	Upper Story Residential in the C-1 District	1.5
Semi-Transient	Boarding & Rooming House	1.5
	Bed & Breakfast	1.5

PIGEON FORGE – POPULATION 6,215

407.3.4. Off-street Parking Requirements: Single-family (including cabins, chalets, etc.), townhouse and duplex – Two (2) spaces per dwelling unit, up to three (3) bedrooms per unit, with an additional one-half (½) space for each additional bedroom beyond three (3).

Multi-Family Units including Apartments, Condominiums, Time-Share Units, etc.		
# of Bedrooms	# of Required Parking Spaces	Maximum Size of Units*
1	1.0	1,000 sq. ft.
2	1.5	1,300 sq. ft.
3	2.0	1,600 sq. ft.
4+	An additional ½ space for each bedroom over 3	An additional 300 sq. ft. for each bedroom over three

*The Planning Commission will review whether the number of parking spaces is adequate for units that exceed the maximum size for the number of bedrooms provided. Additional spaces may be required if the Planning Commission determines that the larger units may house more guests than would be normal for a unit with a certain number of bedrooms. Parking Reduction Factor for Large-Scale Multi-Family Developments: As the size of a multi-family PUD project increases, the likelihood that all units will be occupied at the maximum intensity at any given time decreases. Therefore, a parking reduction factor can be applied to projects meeting the following size standards:

Projects having between 100 units and 199 units may reduce required parking by five (5%) percent.

Projects having between 200 units and 299 units may reduce required parking by ten (10%) percent.

Projects having 300 or more units may reduce required parking by fifteen (15%) percent.

ORDINANCE #2023-XX

AN ORDINANCE TO AMEND THE LA VERGNE ZONING ORDINANCE TO REVISE THE ALLOWED PARKING RATIOS IN CERTAIN ZONING DISTRICTS.

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

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

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

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

That the Zoning Ordinance of La Vergne, Tennessee, is hereby amended as follows:

SECTION I. Amend Article IV, Section 4.010, Off-Street Parking Requirements, by adding the language as follows to the Parking Ratio Table:

RESIDENTIAL **Household Living**		
	All Dwellings Except Apartments	Three (3) spaces per dwelling unit. All residential Driveways shall be constructed to allow for simultaneous alternate ingress and egress for two (2) vehicles. See Figures 4.1 through 4.3 below. The minimum width for a residential driveway shall be 14 feet. If a garage is utilized the garage may be used to account for a maximum of one parking space.
	Apartments	a. For each dwelling unit with 1 bedroom, 1.5 spaces shall be provided b. For each dwelling unit with 2 or more bedrooms, 1.1 spaces shall be provided for each bedroom with any fraction of a space rounded to the next higher number.

SECTION II. Each section, subsection, paragraph, sentence and clause of this ordinance is hereby declared to be separable and severable. The validity of any section, subsection, paragraph, sentence or clause shall not be effected by the invalidity of any other portion of this ordinance, and only any portion declared to be invalid by a court of competent jurisdiction shall be deleted herefrom.

SECTION III. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV. This Ordinance shall take effect immediately upon final passage, the public welfare requiring it.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

_____ _____
Chairman Date

Public Hearing Held: _____

Approved by the Mayor and Board of Aldermen: _____
1st Reading

_____ _____
Jason Cole, Mayor 2nd Reading

ATTEST:

_____
Bruce E. Richardson, City Recorder

Published in the Daily News Journal on _____.

Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 22.

Item Title: Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

Reviewed By:
Bo Logan, City Planner
Kyle Brown, Asst. City Administrator

Summary: This item is intended to give the La Vergne Planning Commission a chance to review changes to the text of the zoning as well as changes to the proposed zoning map that have occurred over the last several months.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide (Technical items go here)
glide@lavergnetn.gov

Utilities

Scott Tatalovich (Technical items go here)
statalovich@lavergnetn.gov

Codes

Randolph Salyers (Technical items go here)
rsalyers@lavergnetn.gov

Fire

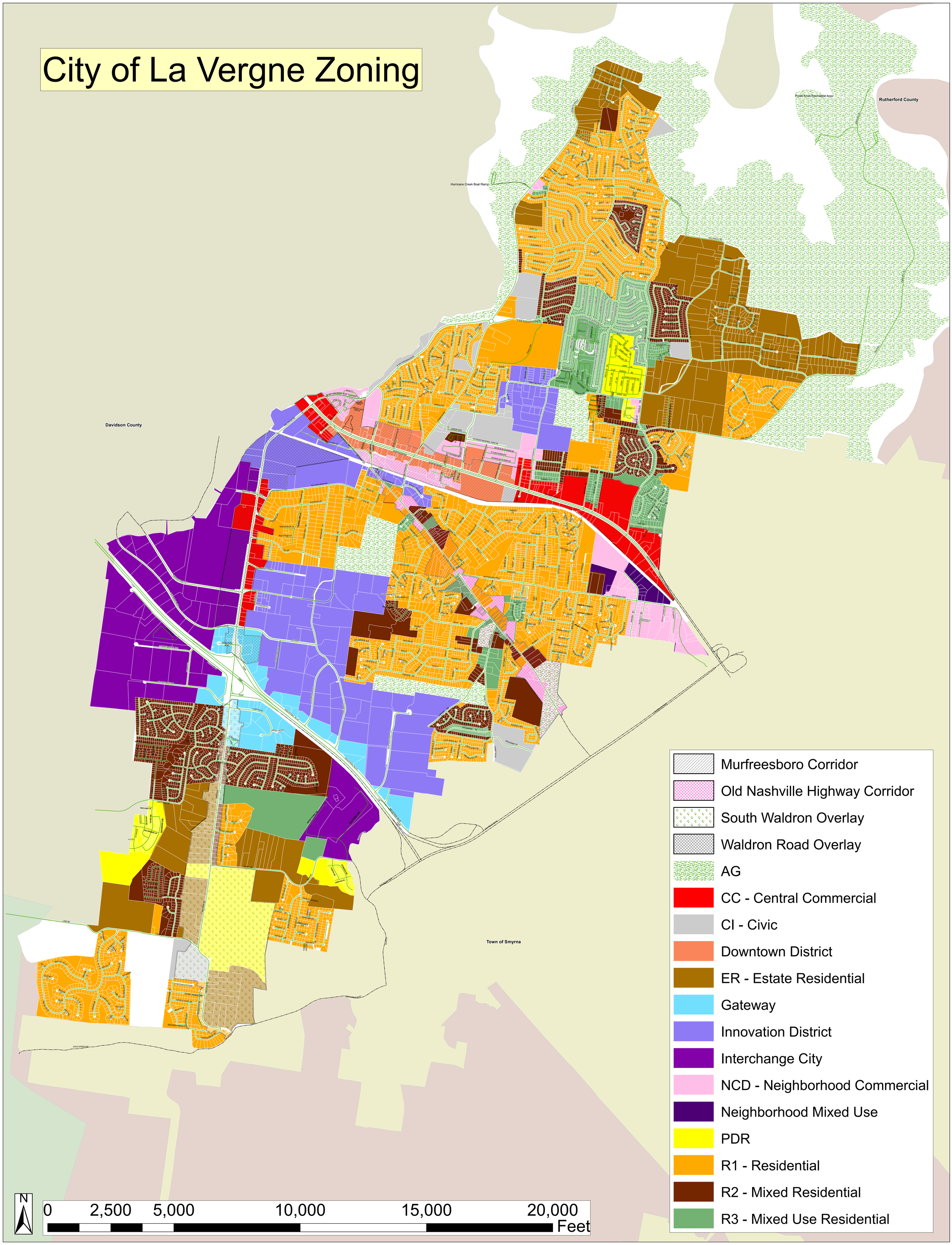
Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

Police

John Eubank (Technical items go here)
jeubank@lavergnetn.gov

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

City of La Vergne Zoning



Planning Commission Report
Meeting: August 15, 2023

City of La Vergne

Item #: 23.

Item Title: Bonds/Letters of Credit Update.

Reviewed By:

Summary:

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
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Engineering

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<u>*Note:</u> 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.