AGENDA

La Vergne Planning Commission

August 29, 2023 at 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. **(Withdrawn)**

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. **(Withdrawn)**

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. Bonds/Letters of Credit Update.

ADJOURN

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

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

Members Present

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

Mark Molnar was absent.

ORDER OF BUSINESS

1. Approve Minutes: June 27, 2023 Regular Meeting.

A motion, made by Carol Haas, seconded by Mayor Jason Cole, to approve the minutes of the June 27, 2023 Regular Meeting, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

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.

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

6. Site Plan – Marlowe La Vergne – 376 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R3 (High Density Residential) Zoning District. Property owned by Martin Shofner.

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

Fire Marshall Brinkley made comments about the modifications he would allow.

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

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

Mr. Logan gave his report.

City Engineer Gary Lide made comments about the stormwater concept comments.

Fire Marshall Brinkley explained the turnaround access to meet the fire code.

Mayor Cole asked about the lots and the concrete pad. A discussion ensued.

A motion was made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to deny the concept plan as submitted.

Secretary Coates stated that we need to add the reason the motion was denied.

Secretary Coates withdrew his motion. Mayor Cole withdrew his motion.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to deny the concept plan due to the unresolved documented issues from staff, including the lack of fire turnaround and proper notations on the submitted document, was adopted with all voting AYE.

NEW BUSINESS

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

Mr. Logan gave his report.

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

12. Final Plat - Portico Place, Resubdivision of Open Space "D", Section 2, Phase 2 - Creation of Right of Way on 0.974 Acres. Requested by SEC, Inc.

Property located on Blair Road (Tax Map 29, P/O Parcel 20.04). PDR (Planned Density Residential) Zoning District. Property owned by Blair Road, LLC.

Mr. Logan gave his report.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the final plan as submitted, was adopted with all voting AYE.

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

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

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

Mayor Cole asked about the letter from the HOA. Phillip stated that he had not reviewed it, but it should not be an issue.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the final plat as submitted, was adopted with all voting AYE, except Mayor Cole, who voted NO.

Mr. Lide recognized the Sandhill applicant from Item #10 entered the Board room. Chairman Garvin called the applicant to the podium.

Mr. Brian Hamilton, 700 51st Ave, Nashville, approached the podium. Chairman Garvin explained the reasons the Planning Commission denied the motion. Mr. Hamilton explained that he was late due to traffic. Chairman Garvin stated they would see the applicant at the workshop.

17. Bonds/Letters of Credit Update.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:27 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report Meeting: August 29, 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 - The Developer has requested that this item be placed on the agenda for August. The City's final punch list was provided to them in February of 2023 and provided to them again during the second week of August 2023.

Staff Recommendation: Awaiting request for final acceptance inspection

Staff Comments / Technical Items:

Planning
Bo Logan
blogan@lavergnetn.gov

Engineering
Gary Lide
glide@lavergnetn.gov

As of 25 August 2023, the following items remain outstanding on the final punch list. City Engineer will update the Planning Commission on the status at the meeting.

1. In front of addresses 104/106 Lt. Frank Walkup Blvd: Please provide manufacturer's data for out-of-spec grating placed in curb inlet. If this grating is not comparable with the JBS grating specified, then please replace with proper grating.

2. In front of address 104 Lt. Frank Walkup Blvd: Patch or repair badly cracked curb.
3. In front of addresses 107 and 109 Lt. Frank Walkup Blvd: Replace or repair badly cracked curb.
4. In front of address 108 Lt. Frank Walkup Blvd: Patch or repair badly cracked curb.
5. Clear all rubbish and debris from plat lots 109, 207, and 208. Maintain the lots in a clean and orderly manner.
6. Repair the pavement cut for the water line connection that crosses Jones Mill Rd which has settled badly. Finished product should be stable and level with the surrounding existing pavement.

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 29, 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 29, 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. (Withdrawn)

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

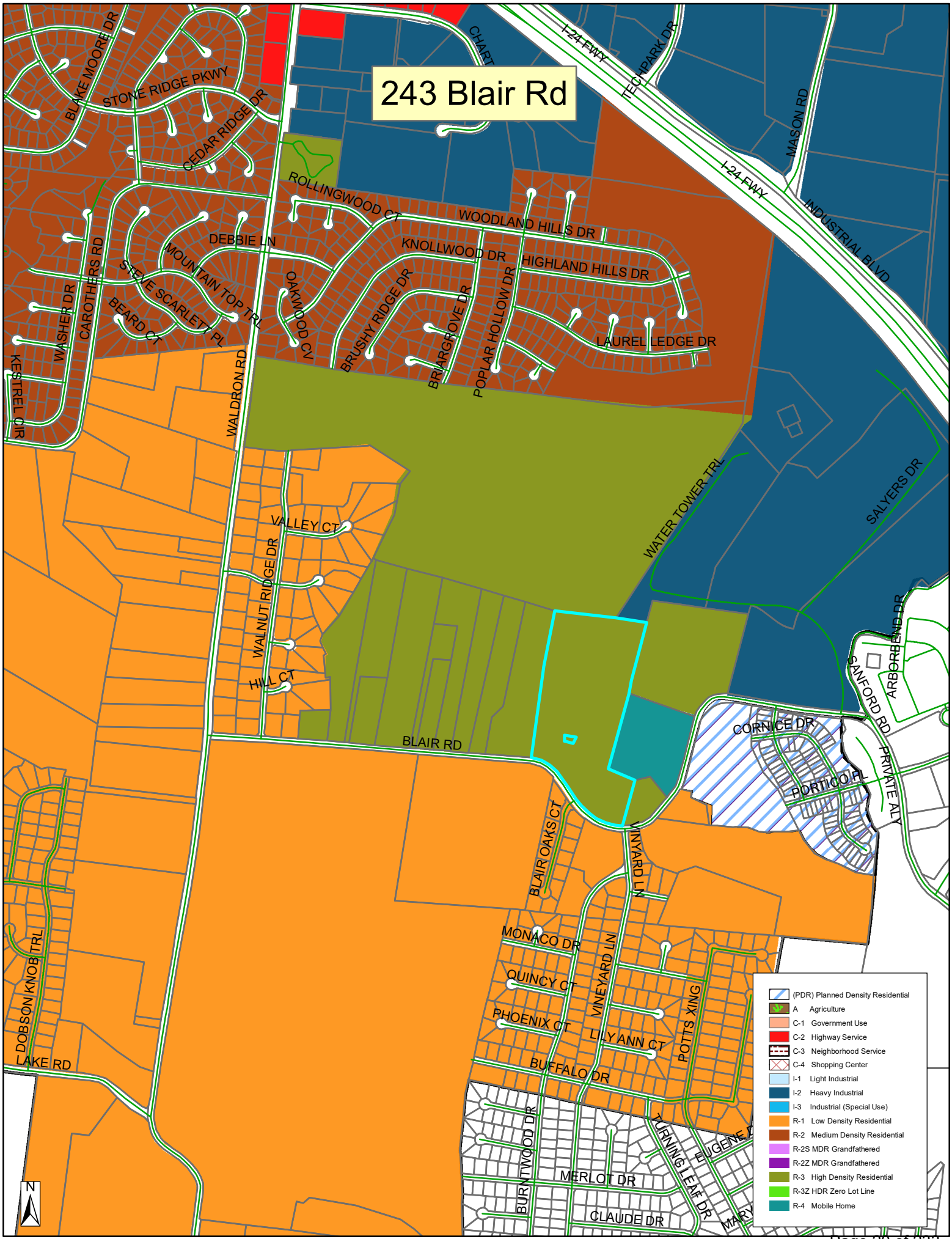
John Eubank
jeubank@lavergnetn.gov

No comments received

***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

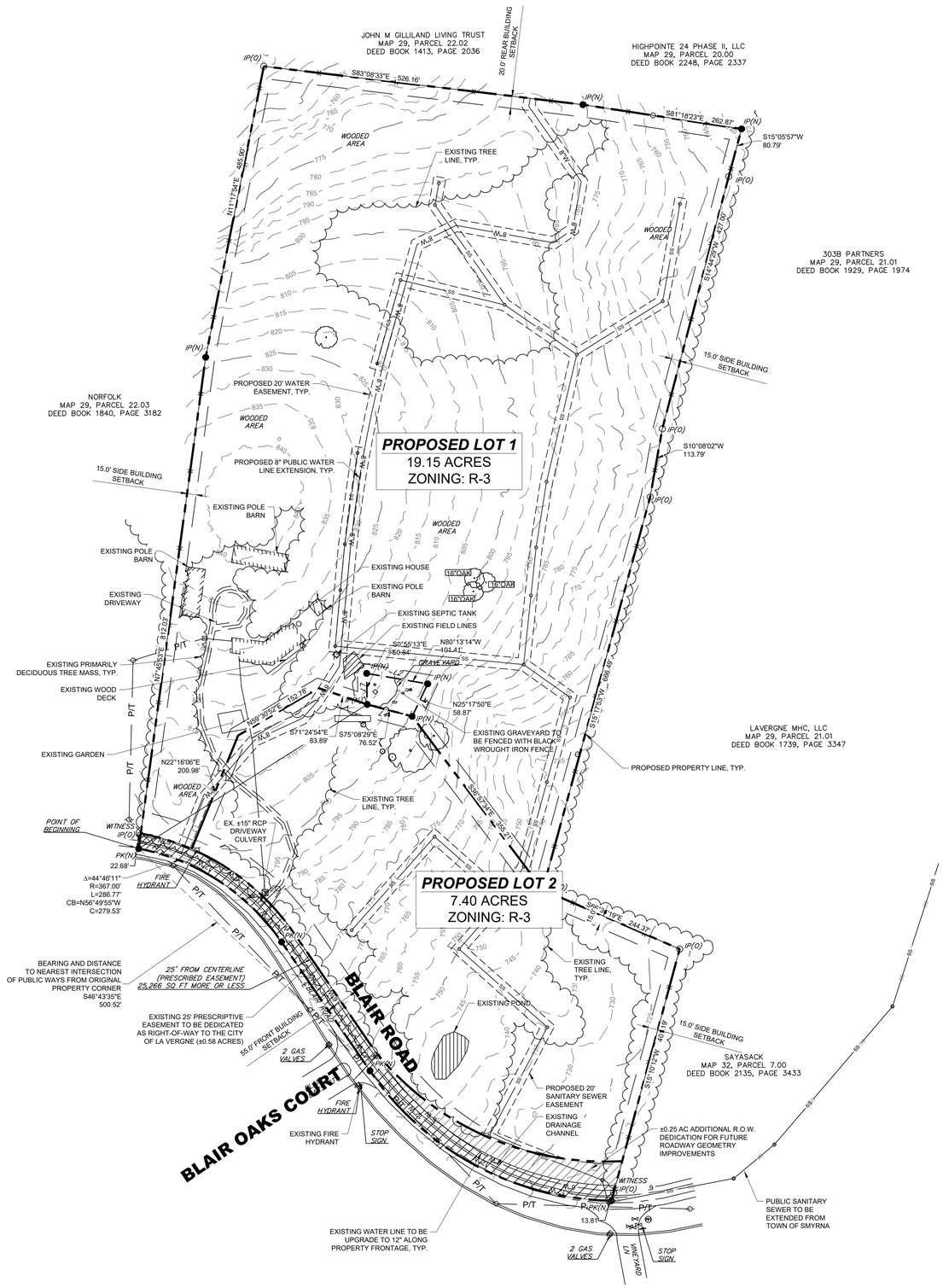

243 Blair Rd
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
OAKWOOD CV
BRUSHYRIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
WALDRON RD
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
SANFORD RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
ARBORBEND DR
MINT JULIP MNR
CORNICE DR
PRIVATE ALY
COLONNADE DR
PORTICO PL
BLAIR OAKS CT
VINYARD LN
LMAC CT
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
PHOENIX CT
LILY ANN CT
POTTS XING
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
STEELE 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



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



LOT SUMMARY

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

OWNERS

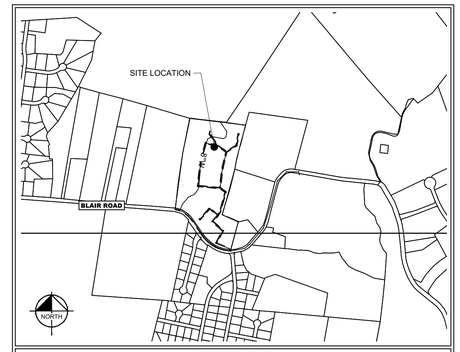
PARCEL 6:
MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

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

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NUMBER
ENGINEER
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

Planning Commission Report Meeting: August 29, 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. (Withdrawn)

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.

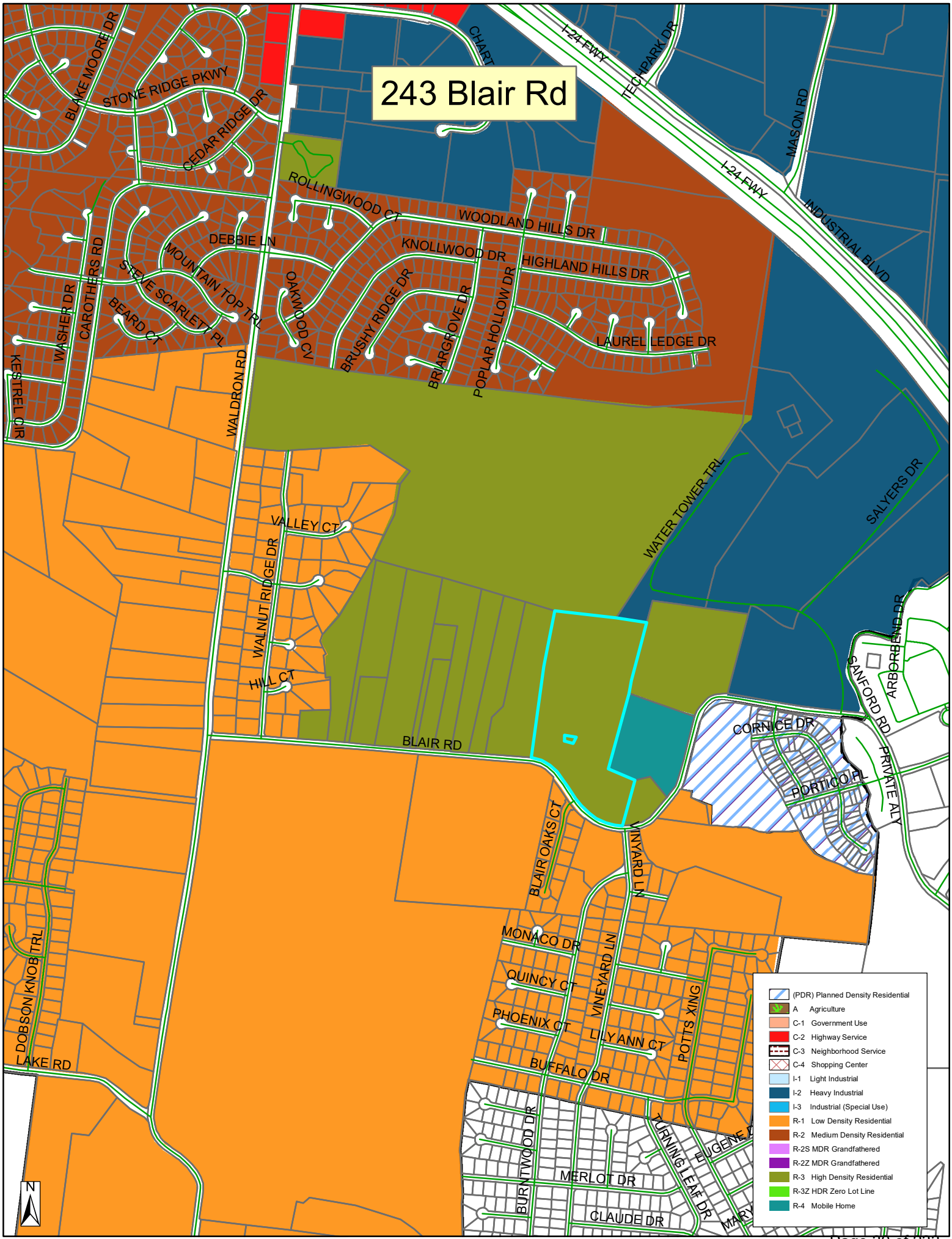
4. The project will need a turning template for the 2014 100' mid-mount Sutphen aerial bucket truck.

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
COLONNADE DR
CORNICE DR
PRIVATE ALY
PORTICO PL
BLAIR OAKS CT
VINMAR LN
VINEYARD LN
BURNTWOOD DR
JOHN SAMS DR
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
MOET CT
OMAHA CT
CLAUDE DR
TURNING LEAF DR
EUGENE DR
MARY ELLEN CIR
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
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
YURNING 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



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.

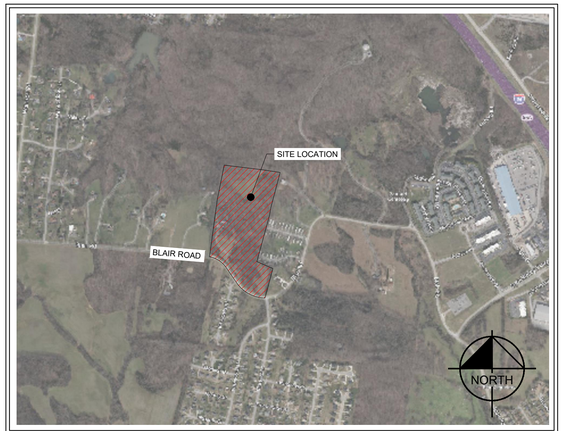
   U.S. Justice Department:
   http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm

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'

CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE

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

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

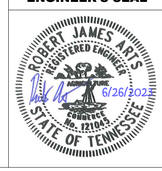
MARTIN SHOFNER
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TENNESSEE 37205
PHONE: (615) 477-5155
EMAIL: MARTINSHOFNER@ARCHITECTSURE.COM

PLANS PREPARED BY

Kimley»Horn

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Main: (615) 564-2701 | www.kimley-horn.com
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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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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

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

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KIMLEY-HORN PROJECT NO. 118702000

GENERAL NOTES

SHEET NUMBER
C0-01

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KIMLEY-HORN PROJECT NO. 118702000

ROBERT JAMES ANIS — REGISTERED — STATE OF TENNESSEE — 126203 — 06/26/2023

MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

VICINITY MAP

SHEET NUMBER
C0-02

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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

No	REVISIONS	DATE	BY
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DRAWN BY: ___
CHECKED BY: ___
DATE: 06/26/2023
KIMLEY-HORN PROJECT NO. 118702000

EXISTING CONDITIONS

SHEET NUMBER
C1-00

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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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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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CHECKED BY:	
DATE:	06/26/2023

KIMLEY-HORN PROJECT NO.
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SITE LAYOUT - OVERALL

SHEET NUMBER
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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

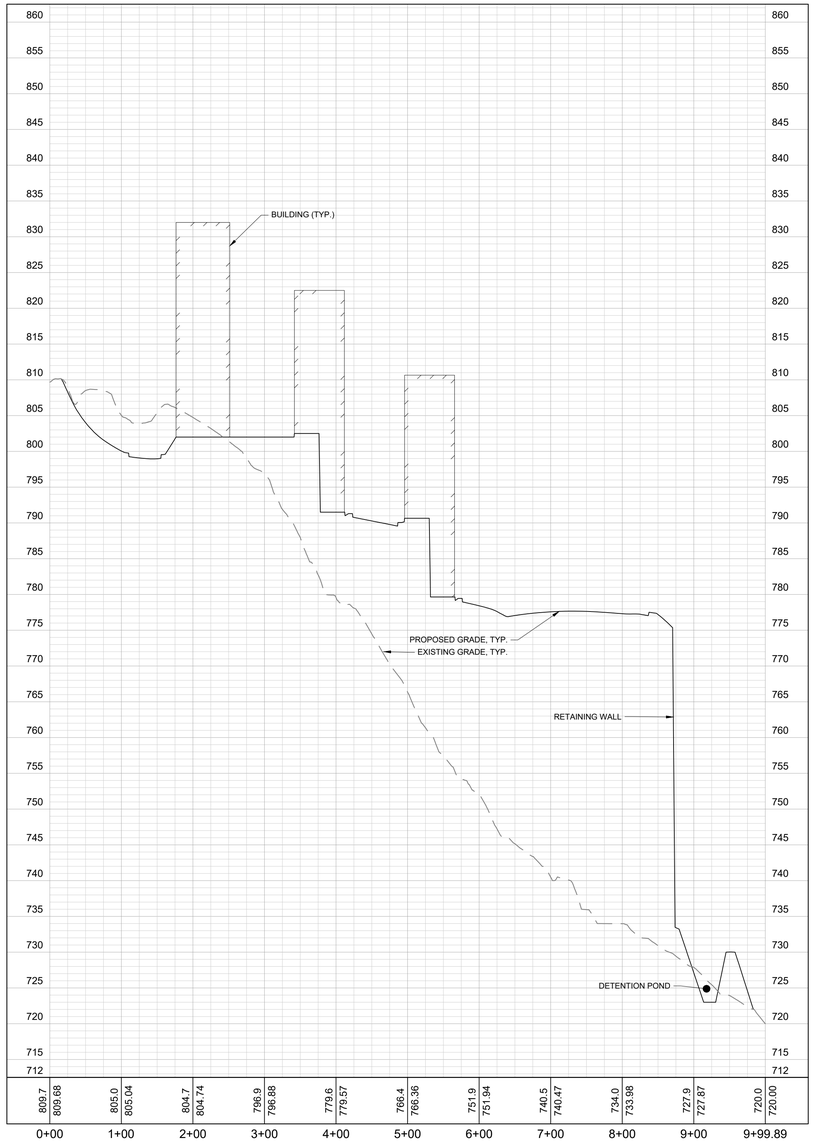
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KIMLEY-HORN PROJECT NO. 118702000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

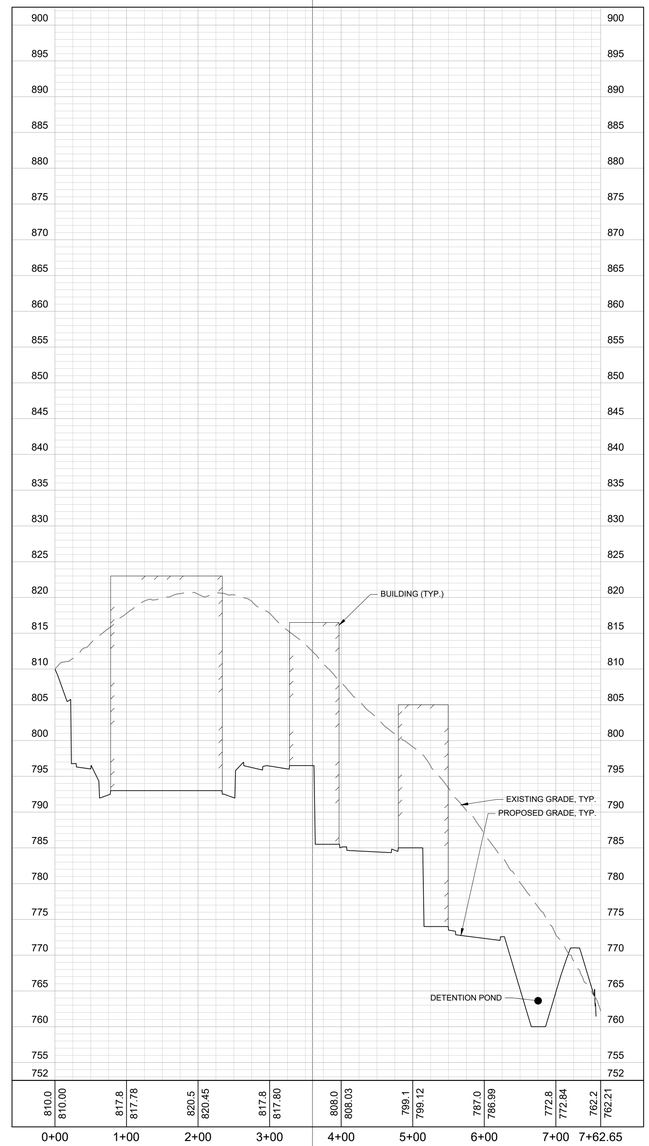
SECTION A-A



SECTION B-B



SECTION C-C



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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
STATE OF TENNESSEE
120143
6/26/2023

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SITE SECTIONS

SHEET NUMBER
C4-01

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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 ADAMS — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121043 — 6/26/2023

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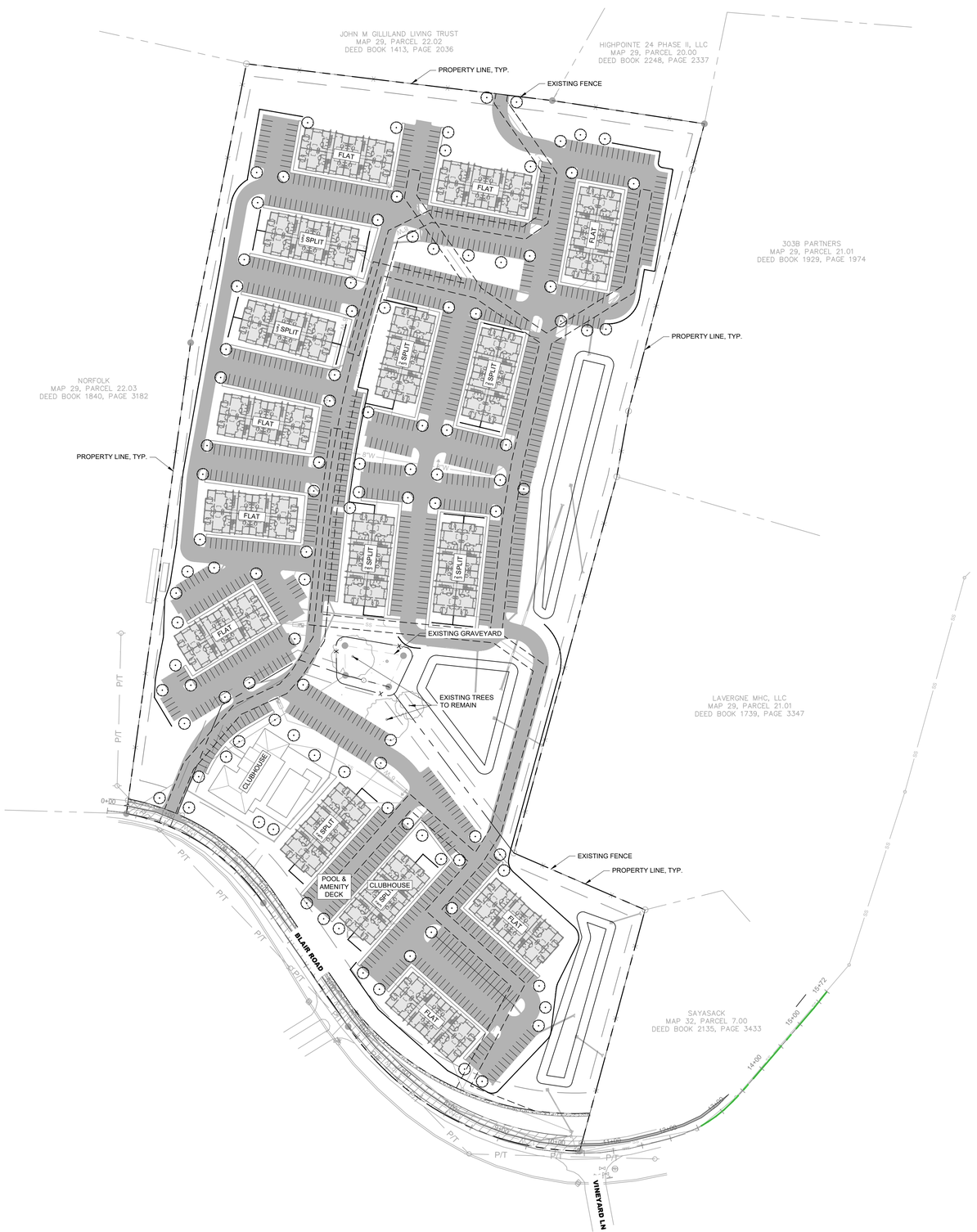
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KIMLEY-HORN PROJECT NO. 118702000

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

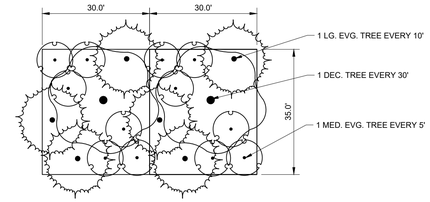
LANDSCAPE REQUIREMENTS

- **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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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 29, 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 25 August 2023, staff has not received a request for final inspections or seen evidence of progress on the work. Staff has a

preference that this work be completed prior to approving the final plat for recording.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Water and sewer utilities shown last time I saw the Plat in May 2023 were incorrect, surveyor should seek assistance from Developer's engineer w.r.t. what has actually been installed. The plat shall be corrected and resubmitted for review. Known errors are number and/or location of FHs, water blowoffs, water valves, sewer manholes, and sewer lines.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

No comments received

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

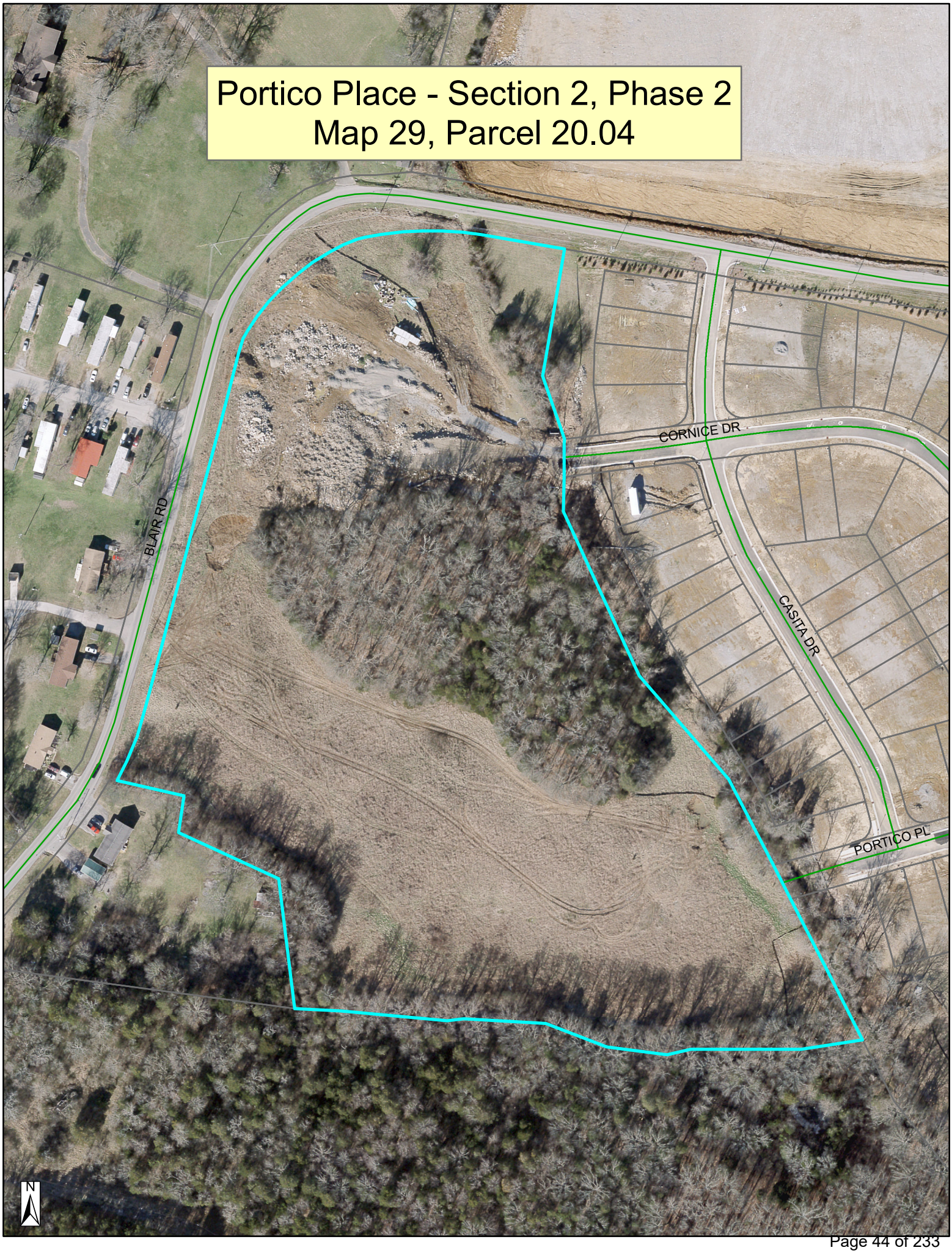
No comments received

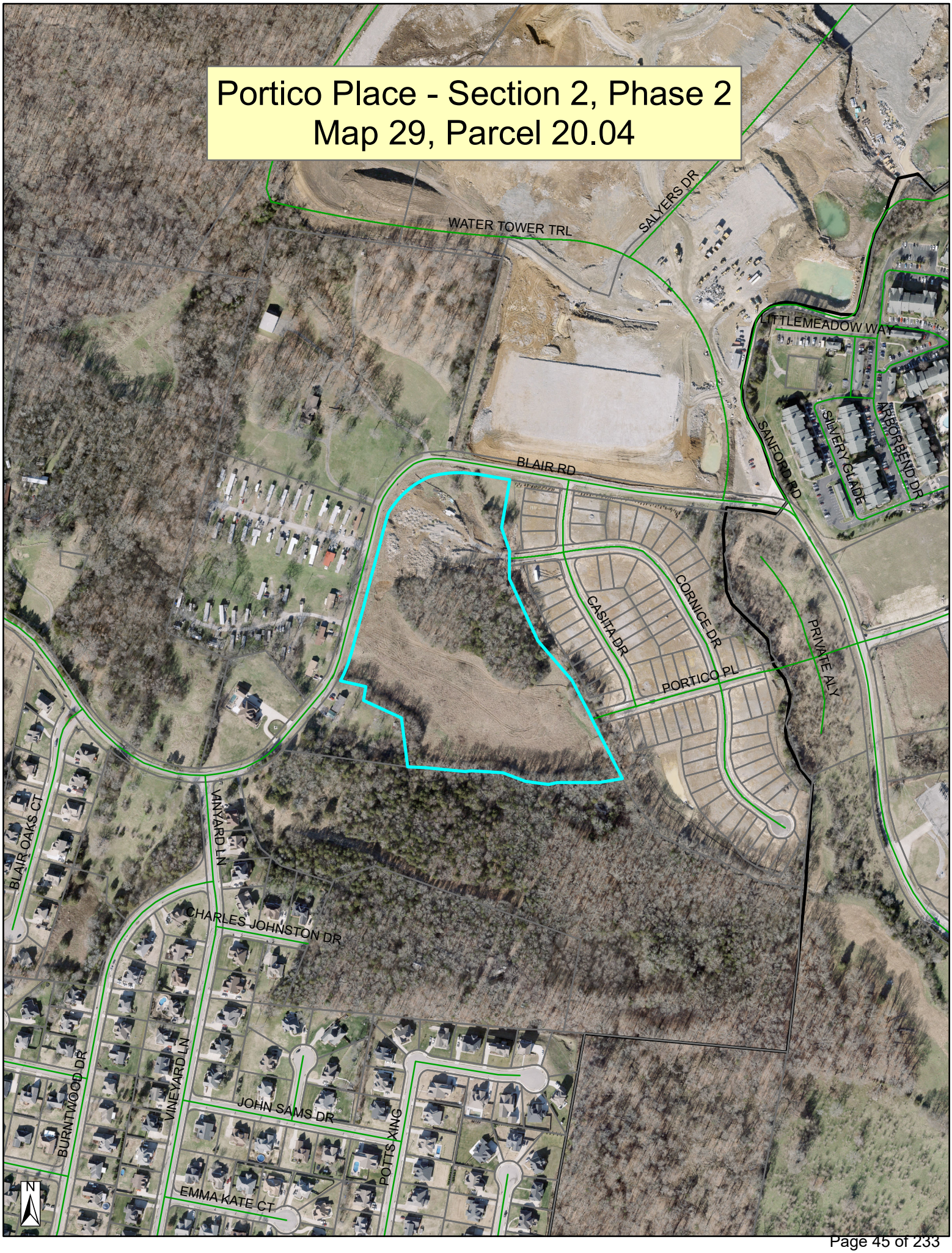
Police

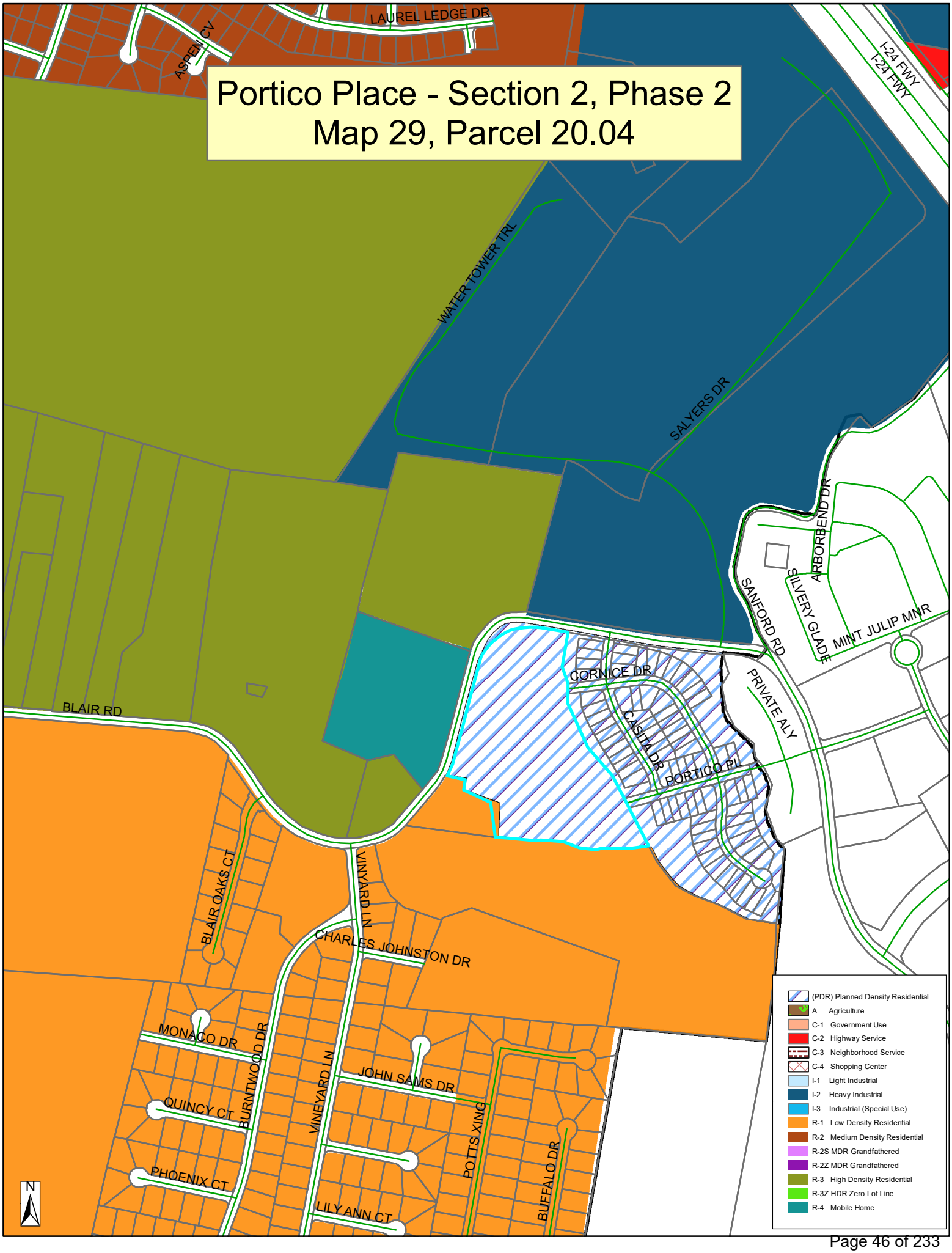
JJ Eubank
jeubank@lavergnetn.gov

Traffic volume and visibility are a concern.

***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

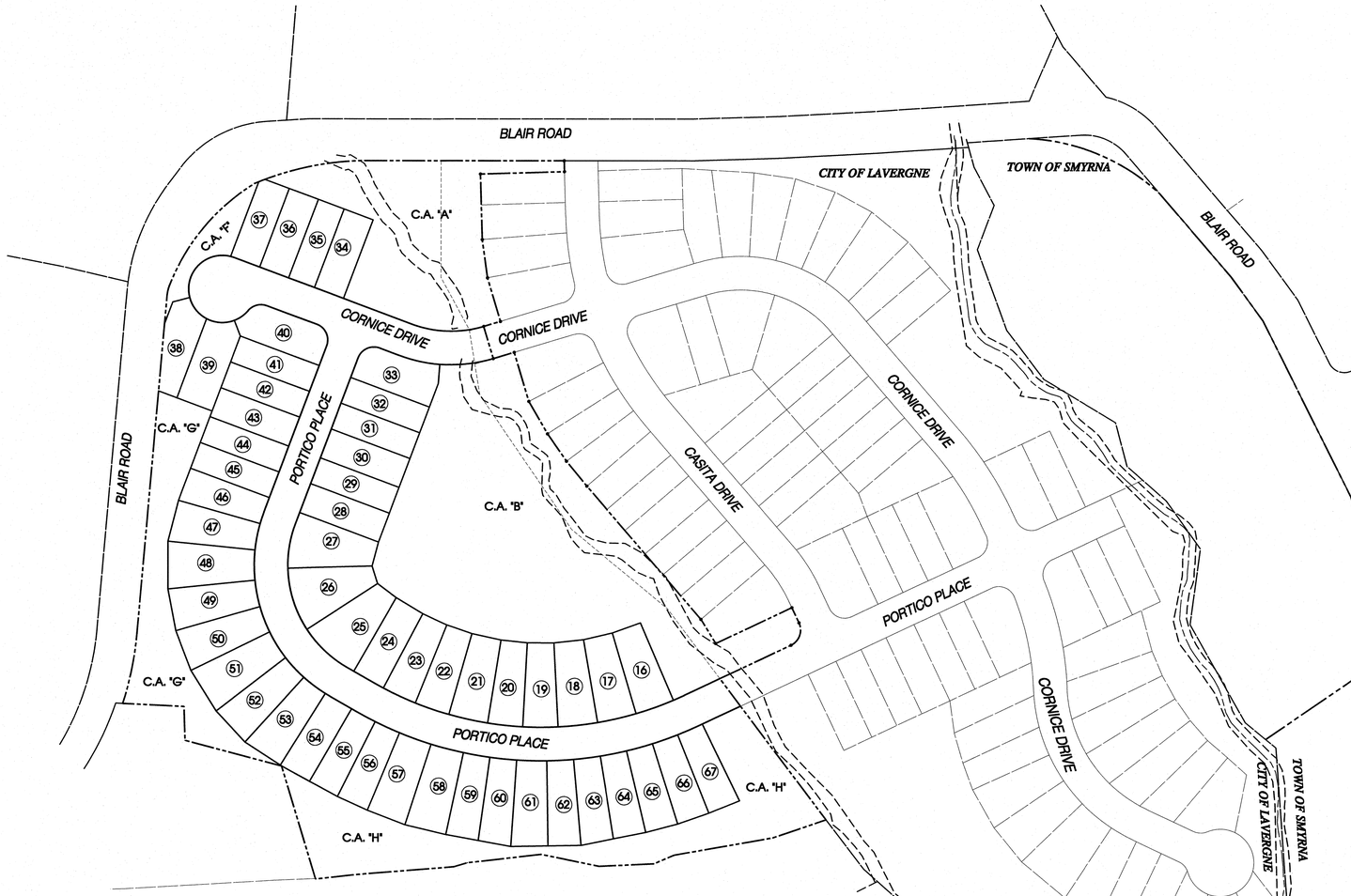


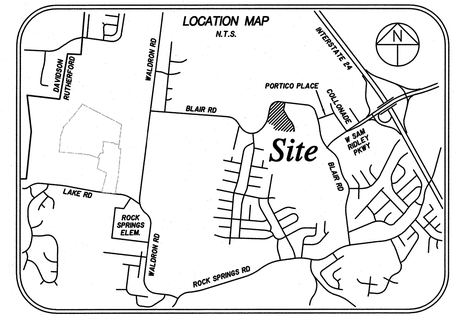

Cozy Bears
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"
269
PRIVATE
RESIDENCE

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'	67.35'	N 19°15'52" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 75°16'59" 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	1°14'24"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'15" E	40.41'
C18	48°44'32"	50.00'	42.54'	S 77°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 00°05'06" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 11°17'04" 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°57'44" 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°04'47" 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°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	5°43'00"	550.00'	54.92'	N 76°14'39" E	54.90'
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" W	51.85'
C46	2°00'09"	500.00'	17.64'	N 75°29'18" E	17.64'
C47	116°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'36"	445.37'	151.01'	N 88°57'30" E	150.29'
C49	15°56'13"	50.00'	13.91'	N 23°49'49" 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	5,717	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

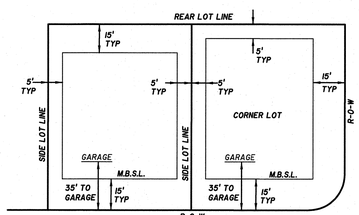
LINE	BEARING	DISTANCE
L1	S 08°06'55" W	16.38'
L2	S 09°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	32.51'
L7	S 06°55'57" E	76.07'
L8	S 20°14'48" E	55.73'
L9	S 25°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°59'39" E	41.99'
L12	S 15°37'21" 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°59'02" 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.

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

TENN. R.L.S. NO. 2381

REGISTERED LAND SURVEYOR

DAVID A. PARKER — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — DEPARTMENT OF COMMERCE — 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

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: _____

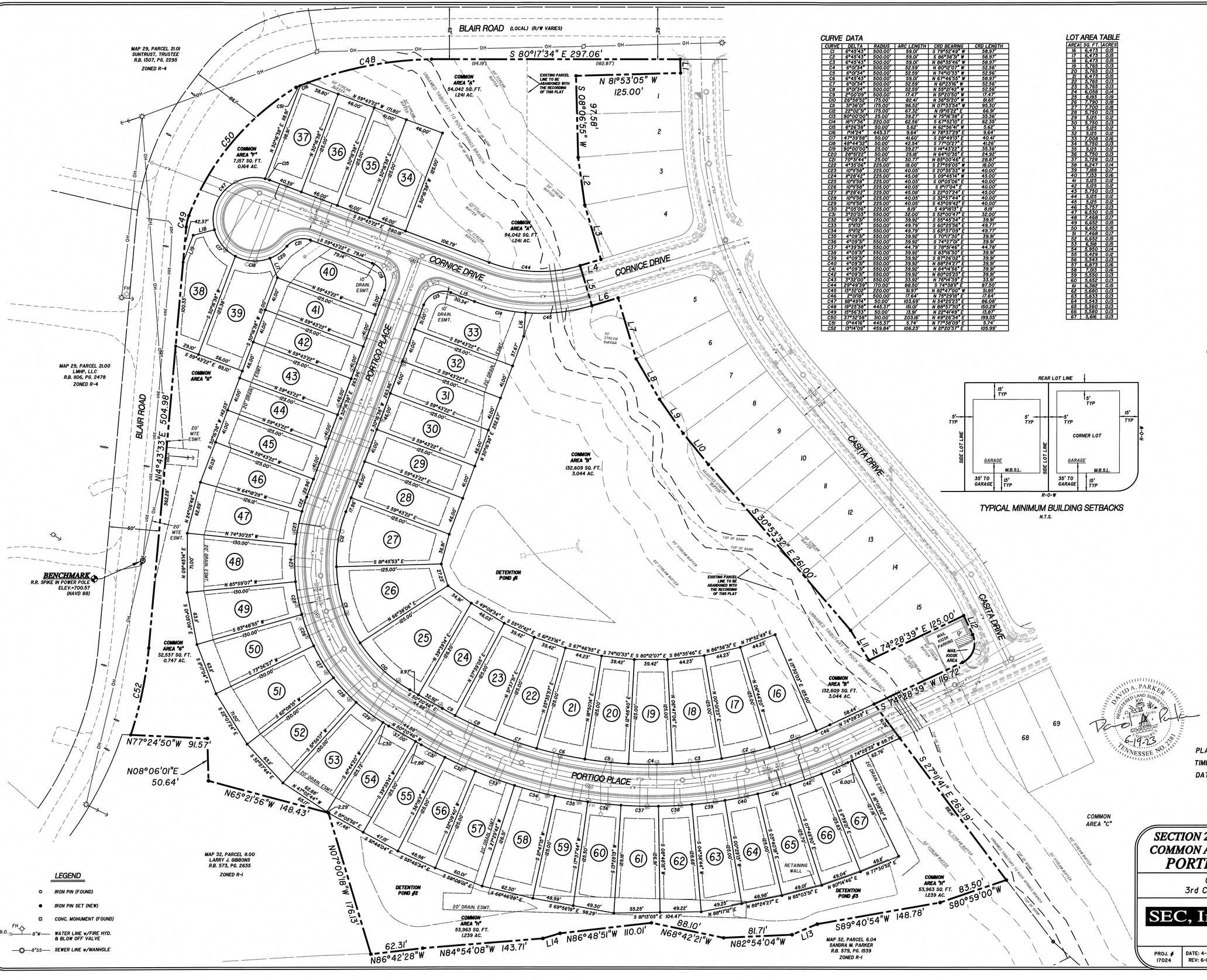
FINAL PLAT - COVER SHEET

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



CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" 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 61°23'16" E	52.56'
C8	6°01'34"	500.00'	52.59'	N 55°21'42" E	52.56'
C9	2°00'09"	500.00'	17.47'	N 52°20'50" W	17.47'
C10	26°58'55"	175.00'	82.41'	N 36°12'20" W	81.65'
C11	31°36'07"	175.00'	96.52'	N 07°33'54" W	95.30'
C12	22°02'31"	175.00'	67.32'	N 19°18'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	N 73°16'38" E	35.36'
C14	16°17'36"	220.00'	62.56'	N 67°52'10" E	62.35'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	R#1°9'24"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'13" E	40.41'
C18	48°44'38"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'39" E	35.36'
C20	28°01'22"	50.00'	25.18'	N 64°05'55" E	24.92'
C21	70°31'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	41°35'06"	225.00'	18.00'	S 27°59'09" W	18.00'
C23	10°19'58"	225.00'	40.05'	S 25°33'33" W	40.00'
C24	11°28'42"	225.00'	45.06'	S 09°45'14" W	45.00'
C25	10°19'58"	225.00'	40.05'	S 01°05'06" E	40.00'
C26	10°19'58"	225.00'	40.05'	S 9°17'04" E	40.00'
C27	11°28'42"	225.00'	45.06'	S 22°07'24" E	45.00'
C28	10°19'58"	225.00'	40.05'	S 32°47'44" E	40.00'
C29	10°19'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	3°20'03"	550.00'	32.00'	S 58°20'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°43'34" E	39.91'
C33	5°11'1"	550.00'	49.79'	S 60°25'56" E	49.77'
C34	5°11'01"	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°39'56"	550.00'	44.79'	S 79°41'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°36'50" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'03" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 88°42'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°05'25" E	39.91'
C43	3°32'00"	550.00'	33.99'	N 76°14'30" E	33.9'
C44	29°49'39"	170.00'	88.50'	S 74°38'9" E	87.50'
C45	13°32'02"	220.00'	51.97'	N 88°47'00" W	51.85'
C46	2°00'8"	500.00'	17.64'	N 75°29'16" E	17.64'
C47	16°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'36"	445.37'	151.01'	N 86°57'50" E	150.29'
C49	15°56'33"	50.00'	13.91'	N 29°40'40" 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 29°20'37" E	105.99'

LOT AREA TABLE

AREA	SQ. FT.	ACRES
16	6,473	0.15
17	6,473	0.15
18	6,473	0.15
19	5,765	0.13
20	5,765	0.13
21	6,473	0.15
22	5,765	0.13
23	5,765	0.13
24	6,058	0.14
25	5,183	0.12
26	7,790	0.18
27	7,720	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	5,767	0.13
47	6,530	0.15
48	7,468	0.17
49	6,652	0.15
50	6,652	0.15
51	7,468	0.17
52	6,652	0.15
53	5,516	0.15
54	5,950	0.14
55	5,543	0.13
56	5,543	0.13
57	6,873	0.16
58	7,103	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	5,560	0.13
67	5,616	0.13

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 08°06'55" W	16.38'
L2	S 08°06'55" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 83°04'03" W	50.00'
L6	N 83°04'03" E	32.51'
L7	S 06°55'57" E	76.09'
L8	S 20°44'48" E	55.75'
L9	S 25°02'27" E	49.67'
L10	S 29°23'42" E	47.89'
L11	S 2°59'31" E	41.99'
L12	S 15°51'21" E	24.86'
L13	S 76°40'26" W	32.58'
L14	S 83°19'19" W	21.44'
L15	N 59°43'22" W	30.34'
L16	S 13°53'23" W	28.31'
L17	N 9°23'48" W	24.97'
L18	S 85°00'46" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

NAME	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: _____

FINAL PLAT

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

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

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

PROJ. #	DATE: 4-26-23 REV: 6-19-23	FILE: 17024 - PPSEC2PHI FINALPLAT	DRAWN BY: ATS	SCALE: 1" = 50'	SHEET 2 OF 2
17024					

Planning Commission Report
Meeting: August 29, 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.

Because the site distance on Sand Hill Road from the east is so poor, various solutions have been offered throughout the site plan process.

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. Engineering comments have been addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

See Preliminary Plat Comments

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Correctiosn made. New Exit provided

Police

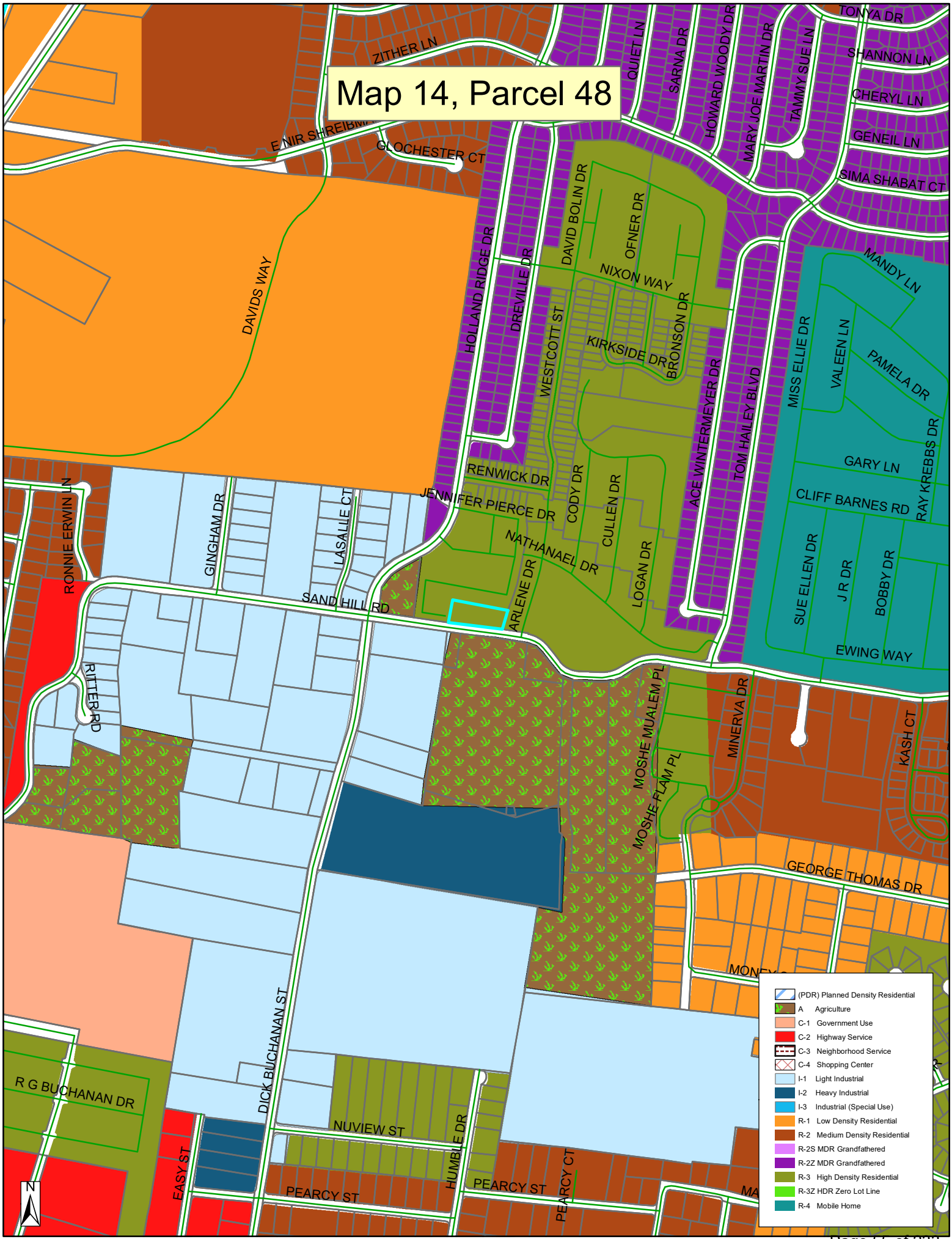
John Eubank
jeubank@lavergnetn.gov

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

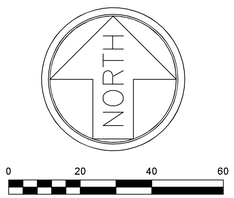

Map 14, Parcel 48
HOLLAND RIDGE
WESTCOTT ST
LOGAN DR
RENWICK DR
CODY DR
JENNIFER PIERCE DR
CRAIG MULLEN DR
CULLEN DR
LASALLE CT
JERRY BUTLER DR
RICK MCCORMICK DR
NATHANAEL DR
SAND HILL RD
DICK BUCHANAN ST
MOSHE MUALEM PL
N

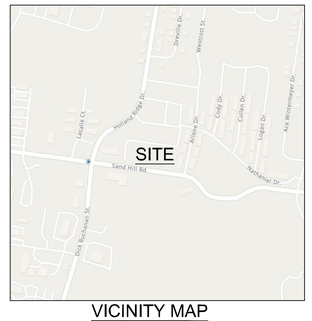

Map 14, Parcel 48
TONYA DR
SHANNON LN
CHERYL LN
GENEIL LN
SIMA SHABAT CT
ZITHER LN
QUIET LN
SARNA DR
HOWARD WOODY DR
MARY JOE MARTIN DR
TAMMY SUE LN
E NIR SHREIBM
GLOCHESTER CT
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
DAVID BOLIN DR
OFNER DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
BRONSON DR
ACE WINTERMEYER 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.



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

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

OWNER / DEVELOPER

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

SURVEYOR

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

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 7 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 Map No. 47149C0020K, Dated: 09 May 2023.
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.±

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

CONCEPT PLAN

SAND HILL VILLAS

2ND CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 8/21/23

Planning Commission Report
Meeting: August 29, 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

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

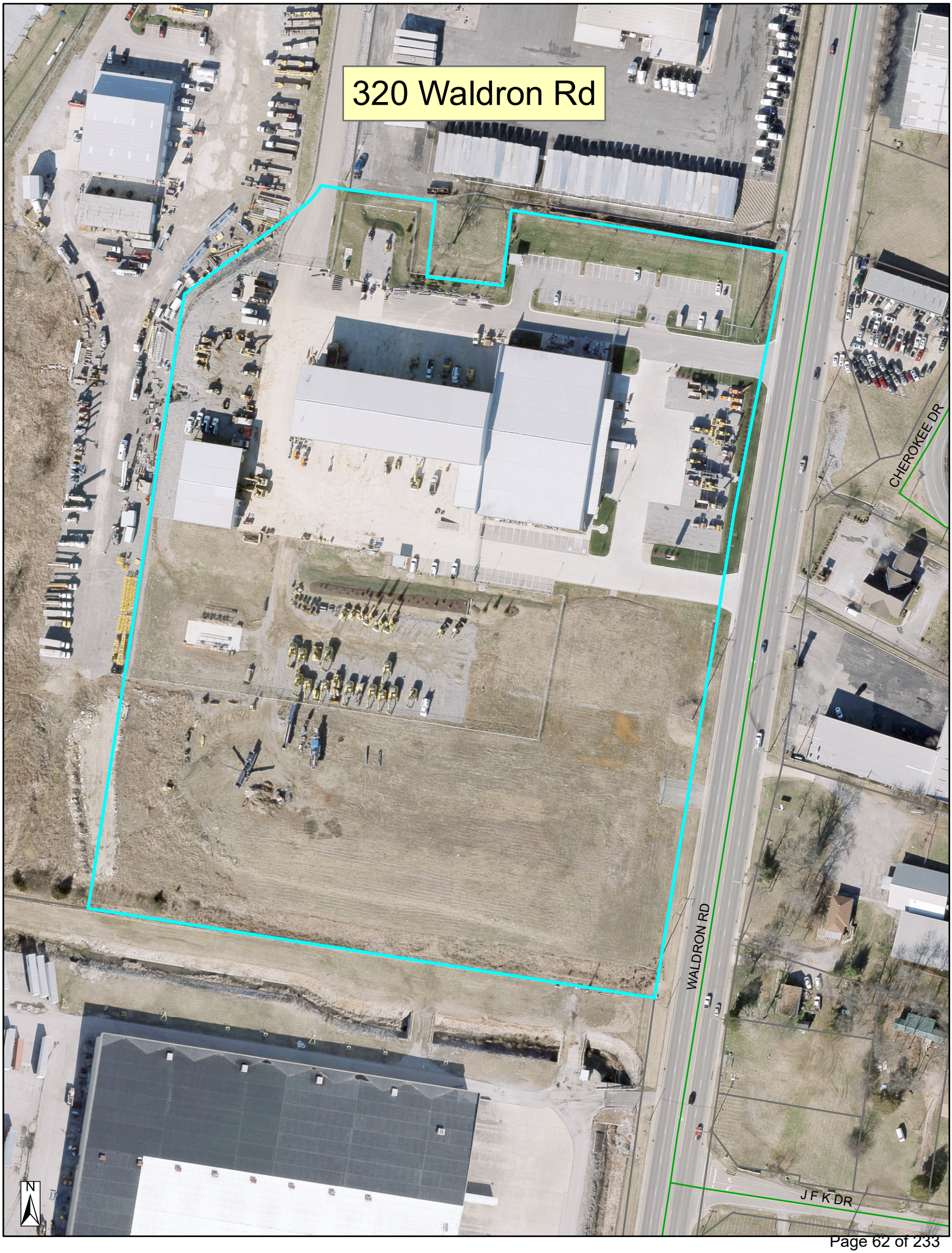
Fire

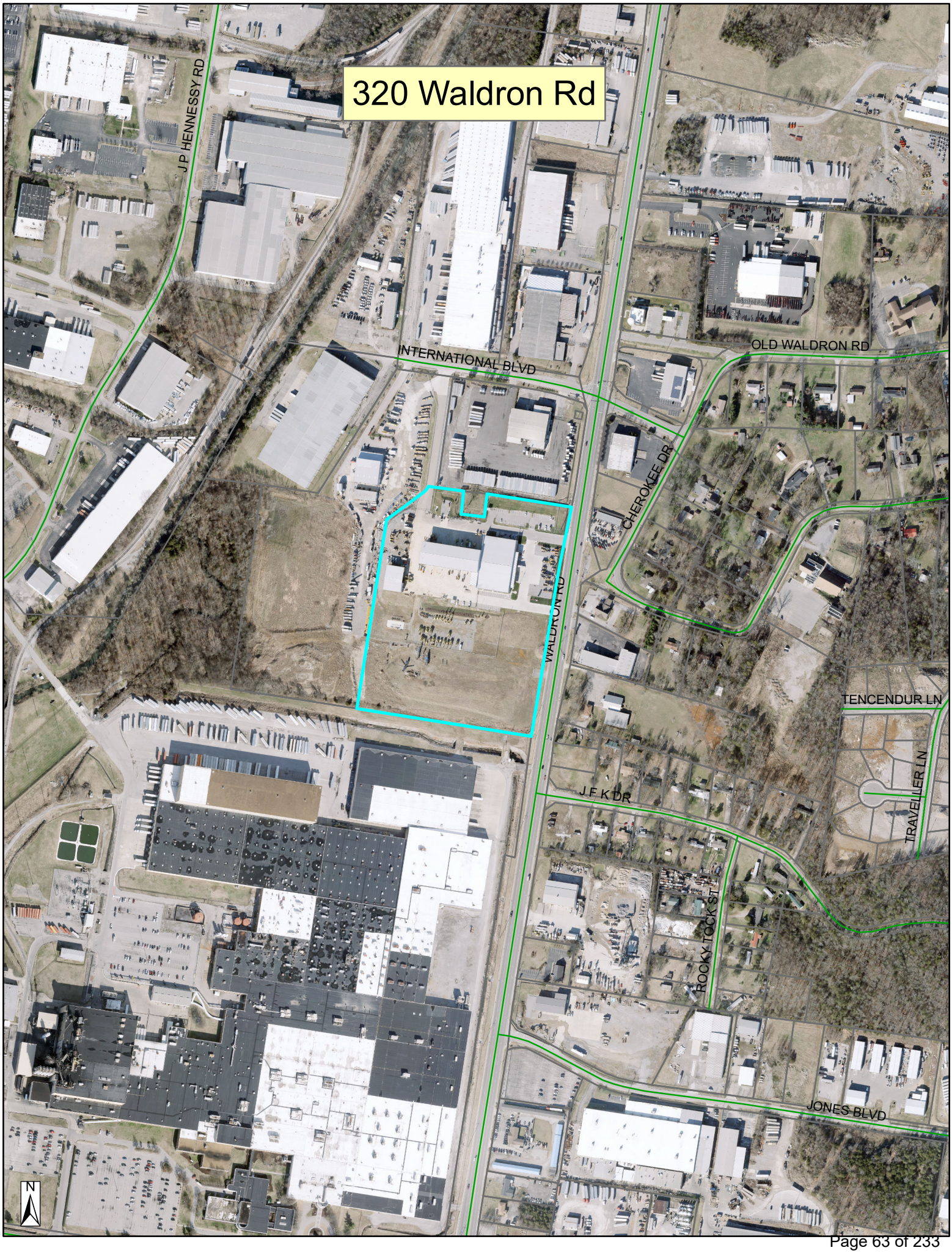
Curtis Brinkley No Comments
cbrinkley@lavergnetn.gov

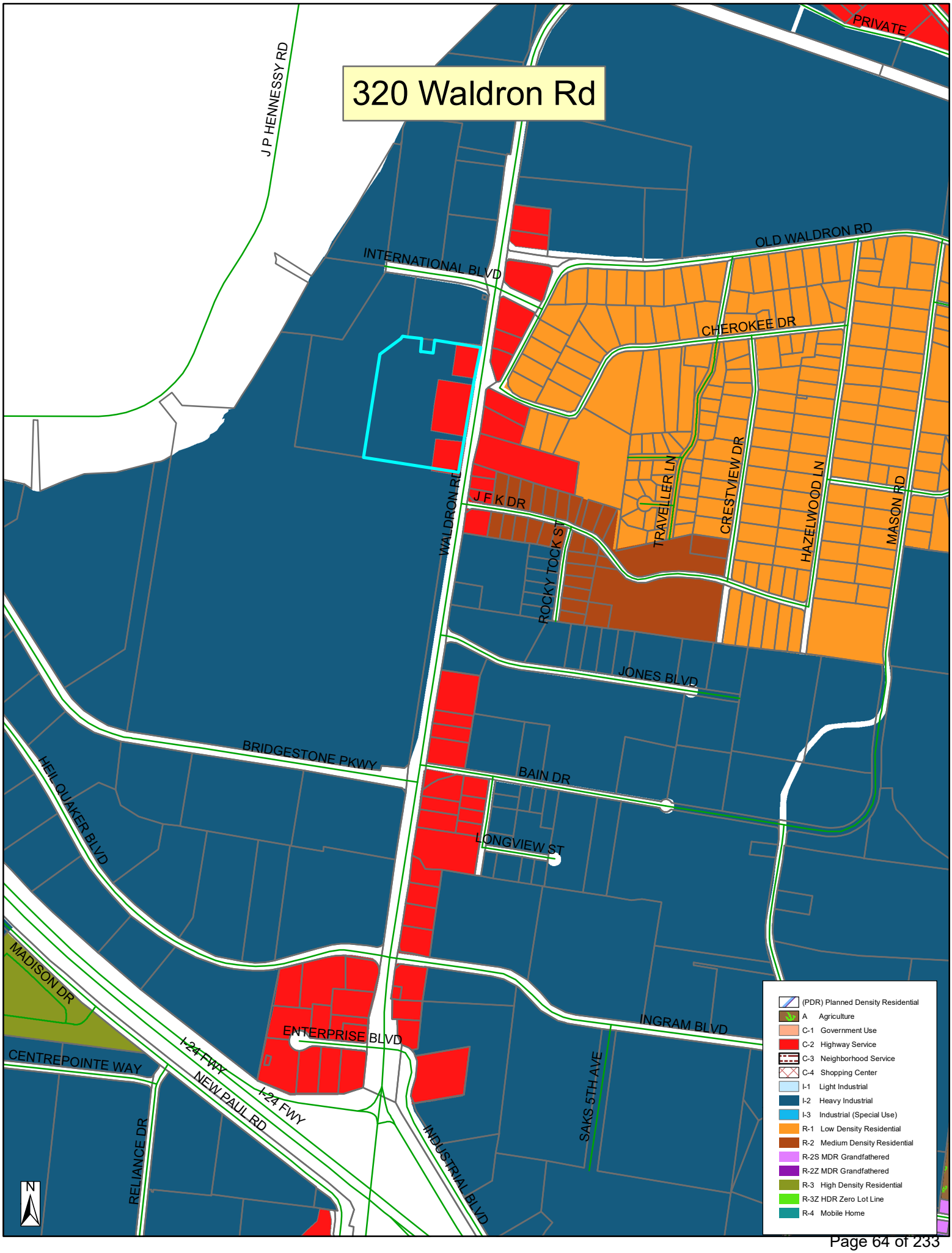
Police

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

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


320 Waldron Rd
CHEROKEE DR
WALDRON RD
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

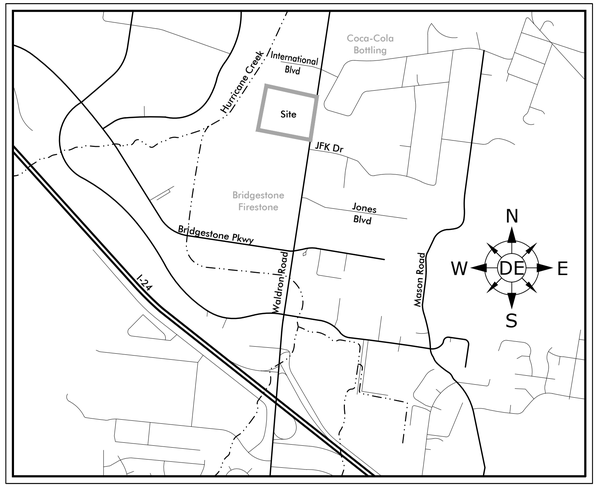
Power Equipment Co.

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

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

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

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

Revisions:

Drawing Notes:

Date: August 21, 2023

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

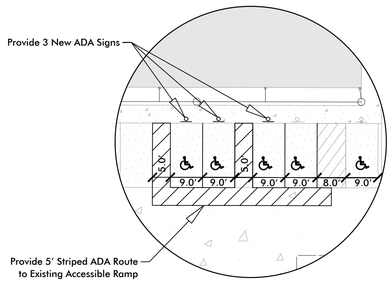
DEWEY ENGINEERING

Cover Sheet

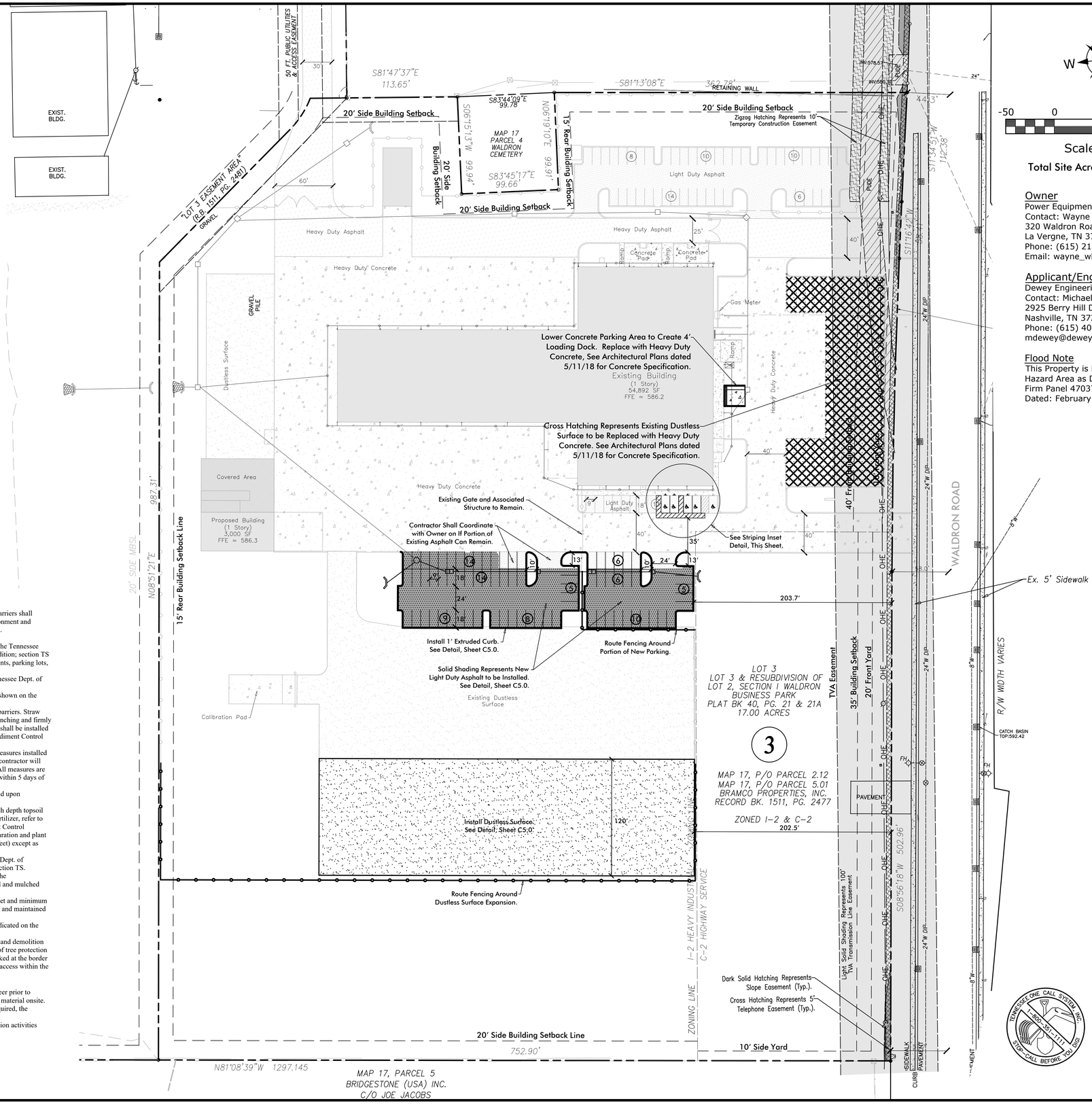
Job No. 17032

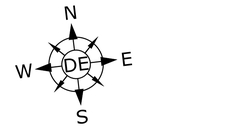
C0.0

1 of 7



ADA Striping
Inset Detail
Scale 1" = 20'





Scale 1" = 50'

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

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Dewey Engineering
Contact: Michael Dewey
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Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

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Dated: February 25, 2022

Erosion and Sedimentation Control Notes

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

Additional Notes:

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

Revisions:

Drawing Notes:

Date: August 21, 2023

Power Equipment Co.

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

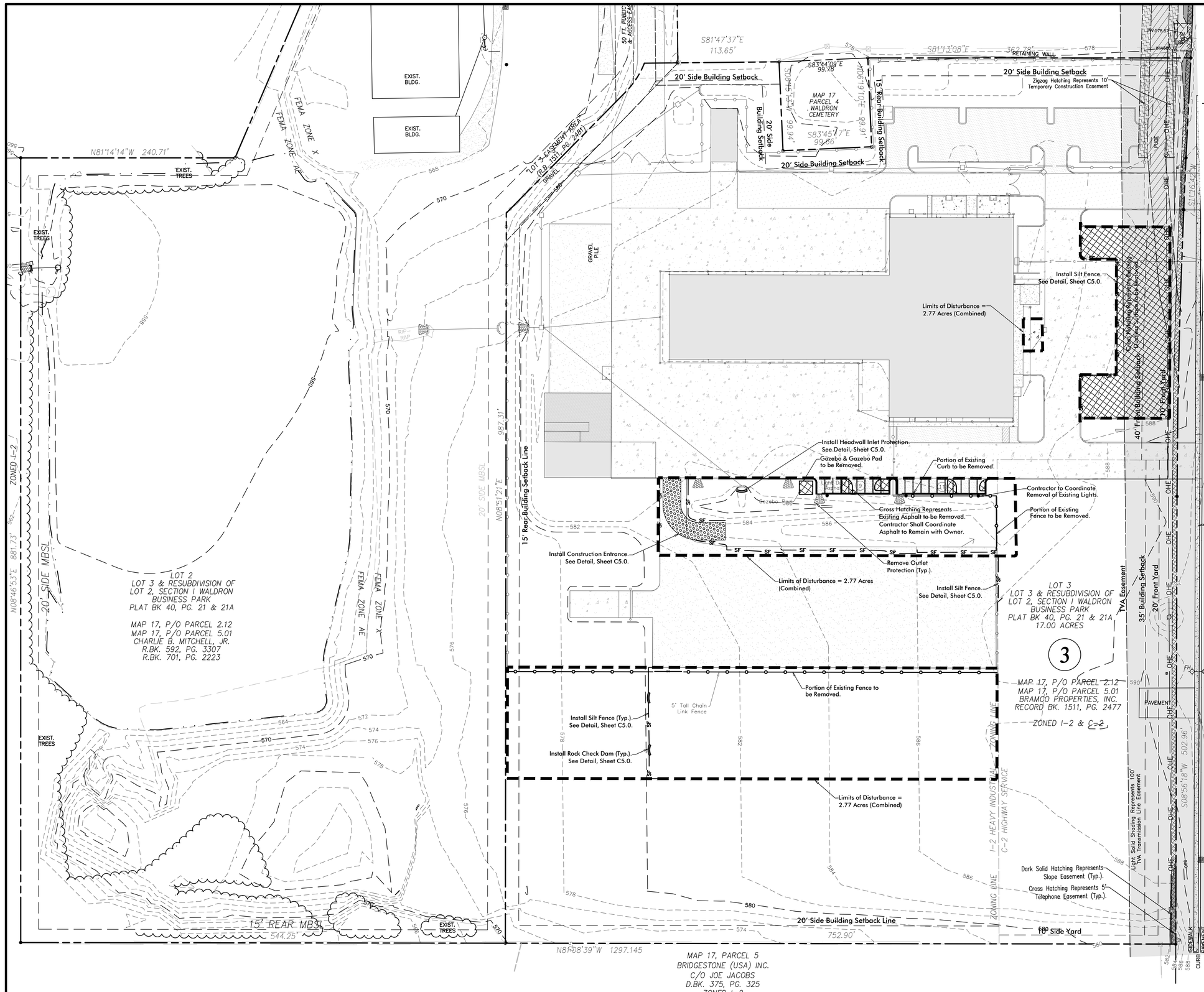
DEWEY ENGINEERING

Overall Layout

Job No. 17032

C1.0

2 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

Dewey Engineering
Contact: Michael Dewey
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Nashville, TN 37204
Phone: (615) 401-9956
mdewey@dewey-engineering.com

Flood Note

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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

8/2/23
DATE

THE PROJECT ASSOCIATED WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TNR241072.
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 8/2/23
SIGNATURE DATE

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

MICHAEL RANDOLPH DEWEY — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 2011-365 — STATE OF TENNESSEE — 8/2/23

Revisions:

Drawing Notes:

Date: August 21, 2023

Power Equipment Co.

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

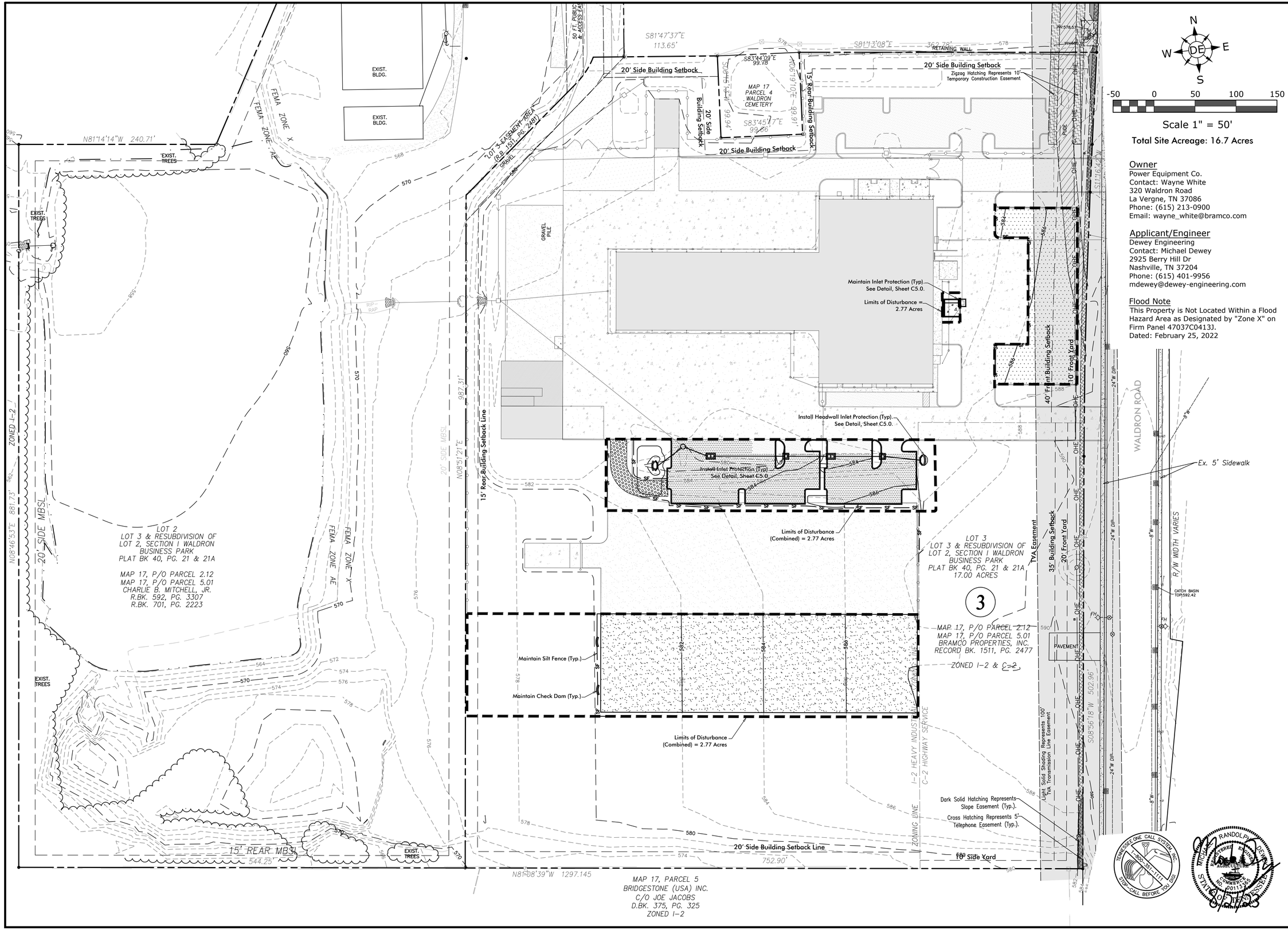
DEWEY ENGINEERING

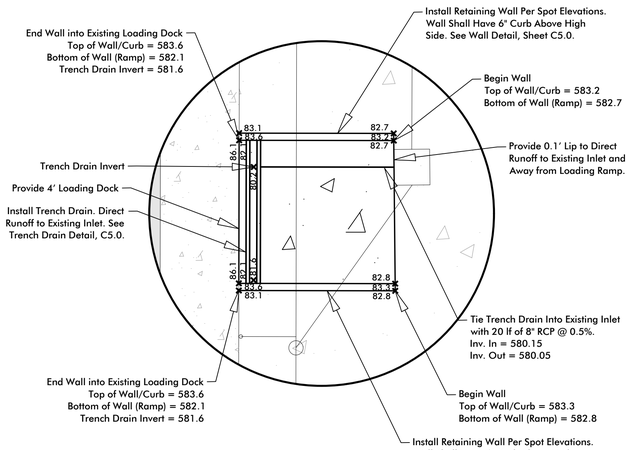
Existing Conditions & Initial Erosion Control Plan

Job No. 17032

C2.0

3 of 7

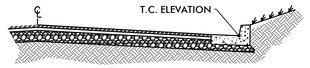

N
W
E
S
-50
0
50
100
150
Scale 1" = 50'
Total Site Acreage: 16.7 Acres
Owner
Power Equipment Co.
Contact: Wayne White
320 Waldron Road
La Vergne, TN 37086
Phone: (615) 213-0900
Email: wayne_white@bramco.com
Applicant/Engineer
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Power Equipment Co.
Being Parcel 5.01 on Tax Map 17
La Vergne, Rutherford County, Tennessee
DEWEY ENGINEERING
Intermediate Erosion Control Plan
Job No. 17032
C3.0
4 of 7
20' Side Building Setback
15' Rear Building Setback
Zigzag Hatching Represents 10' Temporary Construction Easement
RETAINING WALL
MAP 17 PARCEL 4 WALDRON CEMETERY
S83°44'09"E 99.78
S83°45'17"E 99.26
N06°19'10"E 99.94
S81°47'37"E 113.65'
S81°13'08"E 362.78'
50 FT. PUBLIC & ACCESS EASEMENT
10' T.V.A. EASEMENT AREA (R.B. 151, PG. 245)
FEMA ZONE X
FEMA ZONE AE
N81°14'14"W 240.71'
EXIST. BLDG.
EXIST. TREES
GRAVEL
GRAVEL PILE
RIP-RAP
Maintain Inlet Protection (Typ) See Detail, Sheet C5.0.
Limits of Disturbance = 2.77 Acres
Install Headwall Inlet Protection (Typ) See Detail, Sheet C5.0.
Install Inlet Protection (Typ) See Detail, Sheet C5.0
Limits of Disturbance (Combined) = 2.77 Acres
Maintain Silt Fence (Typ.)
Maintain Check Dam (Typ.)
40' Front Building Setback
10' Front Yard
TVA Easement
35' Building Setback
20' Front Yard
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
PAVEMENT
WALDRON ROAD
24'W DIP
8'W
R/W WIDTH VARIES
Ex. 5' Sidewalk
CATCH BASIN TOP:592.42
FH
OHE
Light Solid Shading Represents 100' TVA Transmission Line Easement
Dark Solid Hatching Represents Slope Easement (Typ.).
Cross Hatching Represents 5' Telephone Easement (Typ.).
ZONING LINE
I-2 HEAVY INDUSTRIAL
C-2 HIGHWAY SERVICE
S08°56'18"W 502.96'
S11°16'42"W
20' Side Building Setback Line
10' Side Yard
752.90'
544.25'
15' REAR MBSL
20' SIDE MBSL
N08°46'53"E 881.73'
N08°51'21"E 987.31'
N81°08'39"W 1297.145
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
ZONED I-2
MAP 17, PARCEL 5
BRIDGESTONE (USA) INC.
C/O JOE JACOBS
D.BK. 375, PG. 325
ZONED I-2
TENNESSEE ONE CALL SYSTEM, INC.
1-800-351-1111
STOP - CALL BEFORE YOU DIG
RANDOLPH MICHAEL DEWEY
REGISTERED ENGINEER
AGRICULTURE
NUMBER 120113355
STATE OF TENNESSEE
8/21/23



Loading Dock
Inset Detail

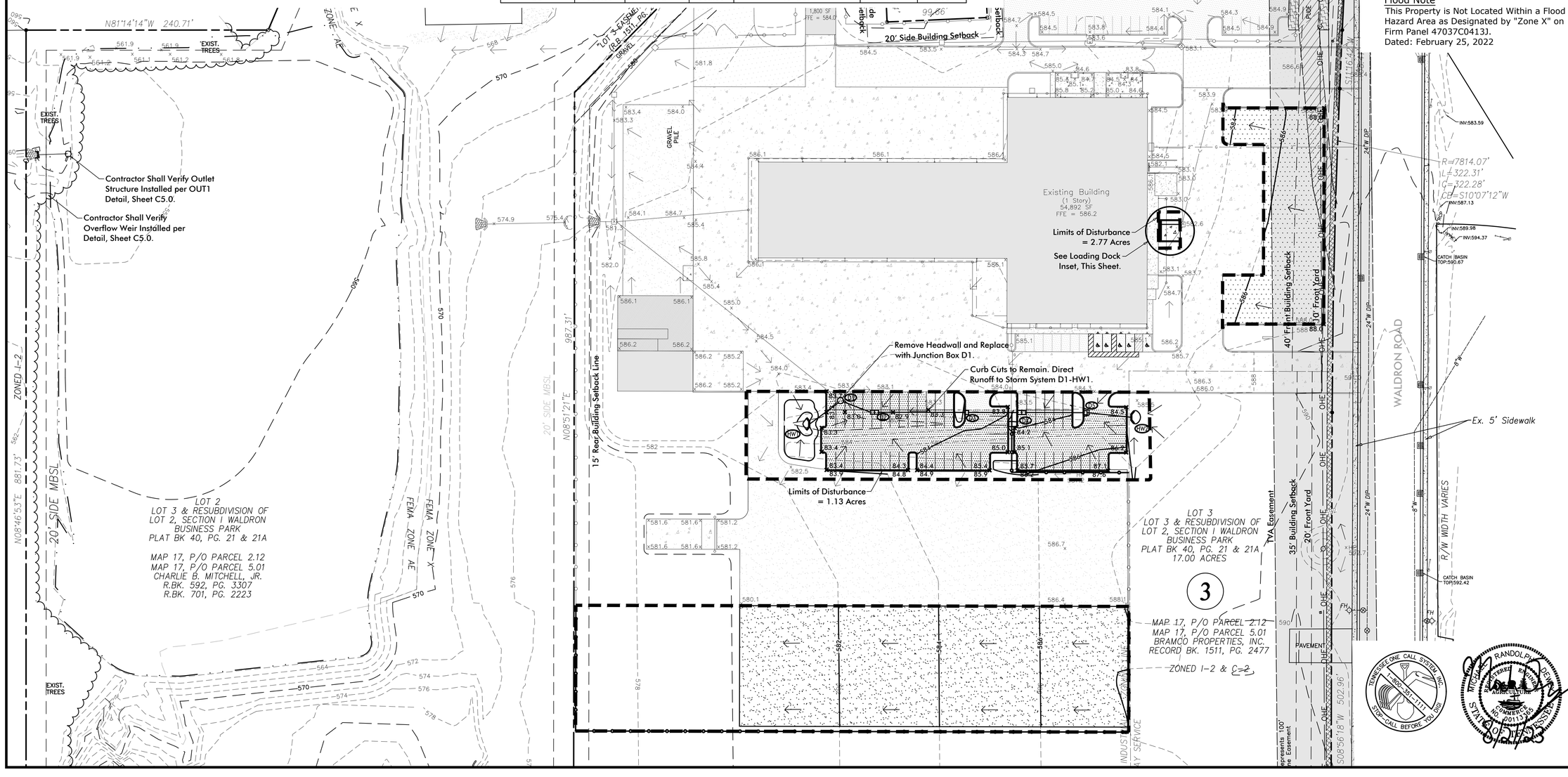
STRUCTURE LABEL	STRUCTURE TYPE #1	T.C. ELEV. #2	INVERT IN	INVERT OUT
D1	JUNCTION BOX #3	583.50	576.60	576.50
HW1	HEADWALL	581.00		576.80
D2	DOUBLE GRATE INLET	582.70	579.00	578.90
D3	SINGLE COMBINATION INLET	583.40	580.00	579.90
D4	DOUBLE GRATE INLET	583.40	580.40	580.30
D5	SINGLE COMBINATION INLET	584.00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



Scale 1" = 50'

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

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Dated: February 25, 2022

Revisions:

Drawing Notes:

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Power Equipment Co.

Being Parcel 5.01 on Tax Map 17
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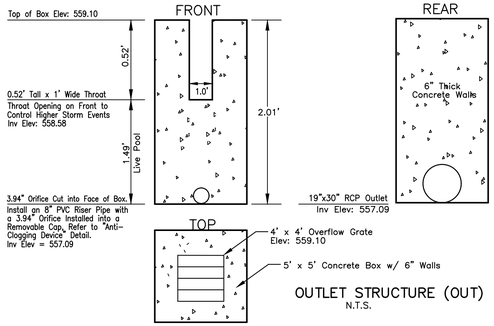
DEWEY ENGINEERING

Grading, Drainage, & Final Erosion Control Plan

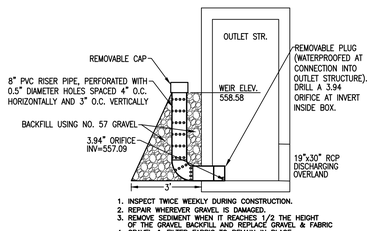
Job No. 17032

C4.0

5 of 7

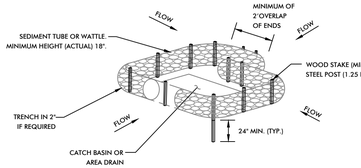


OUTLET STRUCTURE (OUT)
N.T.S.

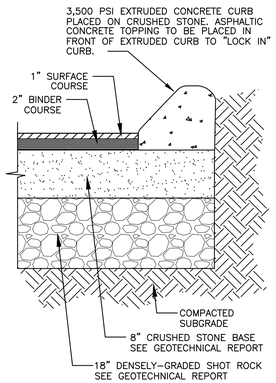


1. INSPECT TWICE WEEKLY DURING CONSTRUCTION.
2. REPAIR WHEREVER GRAVEL IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE GRAVEL BACKFILL AND REPLACE GRAVEL & FABRIC
4. GRAVEL & FILTER FABRIC TO REMAIN IN PLACE & REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.
5. FILTER FABRIC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

ANTI-CLOGGING DEVICE
FOR OUTLET STRUCTURE

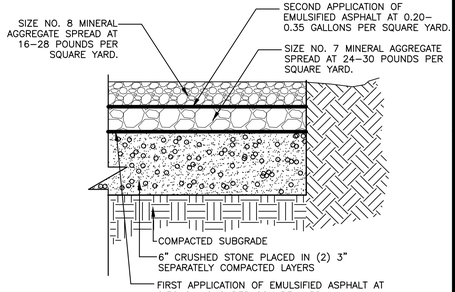


CATCH BASIN INLET PROTECTION DETAIL (TCP-24) (TDEC)



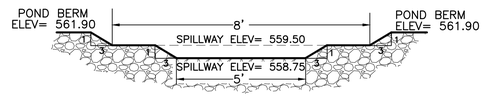
NOTE: CONTRACTOR SHALL VERIFY DETAIL MATCHES LATEST GEOTECHNICAL REPORT.

LIGHT-DUTY
PAVEMENT DETAIL
W/ EXTRUDED CURB

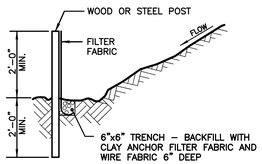


NOTE: DUSTLESS SURFACE AREA SHALL BE A DOUBLE BITUMINOUS SURFACE TREATMENT APPLIED PER TDOT SPECIFICATIONS 405.06B.

DUSTLESS SURFACE AREA



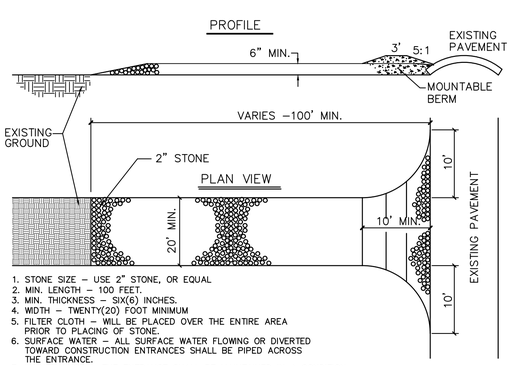
OVERFLOW WEIR



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

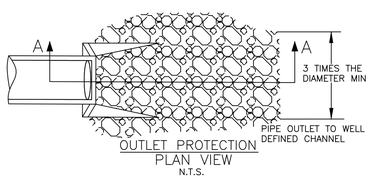
MAINTENANCE NOTES:
1. INSPECT TWICE WEEKLY, 72 HOURS APART AND AFTER EACH RAINFALL
2. REPAIR WHEREVER FENCE IS DAMAGED.
3. REMOVE SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE
4. REMOVE SILT FENCE WHEN NO LONGER NEEDED. FILL AND COMPACT PAST HOLES AND ANCHOR TRENCH REMOVE SEDIMENT ACCUMULATION,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

SILT FENCE DETAIL
NOT TO SCALE

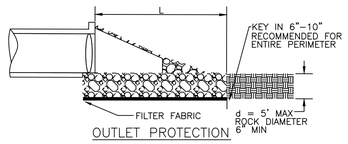


1. STONE SIZE - USE 2" STONE, OR EQUAL
2. MIN. LENGTH - 100 FEET.
3. MIN. THICKNESS - SIX(6) INCHES.
4. WIDTH - TWENTY(20) FOOT MINIMUM
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES 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.

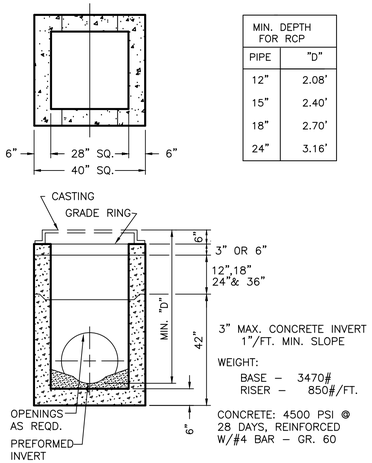


OUTLET PROTECTION
SECTION A-A
N.T.S.

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



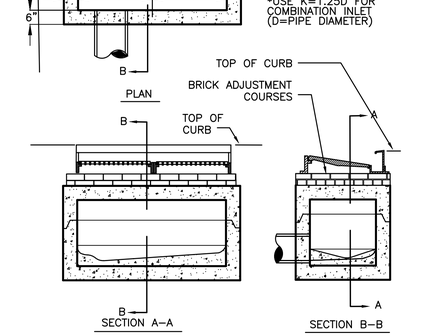
3" MAX. CONCRETE INVERT 1"/FT. MIN. SLOPE

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

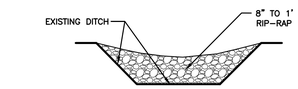
CONCRETE: 4500 PSI @ 28 DAYS, REINFORCED W/#4 BAR - GR. 60

SINGLE INLET
NOT TO SCALE

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

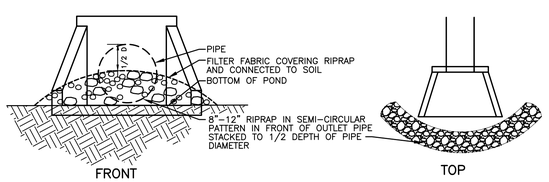


DOUBLE INLET (PRECAST)
NOT TO SCALE



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.

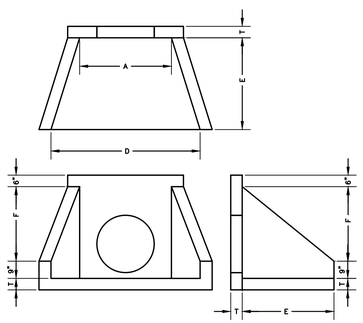
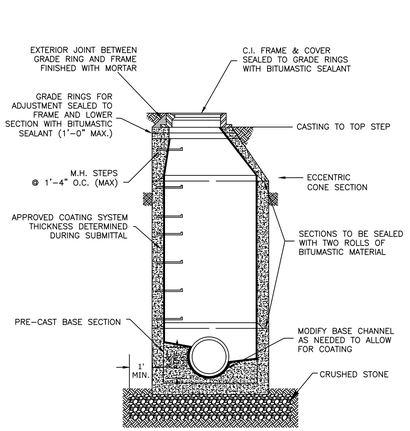


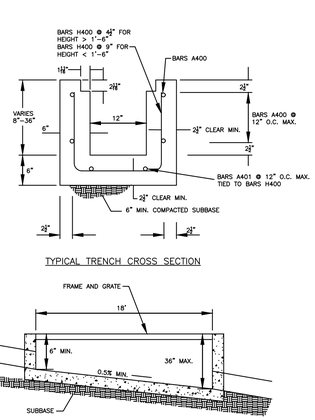
TABLE OF DIMENSIONS					
SIZE	A	D	E	F	T(MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	3'-0"	6'-0"	3'-0"	2'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-0"	8'-0"	5'-0"	4'-3"	6"
42"	5'-6"	8'-0"	5'-6"	4'-3"	6"
48"	5'-6"	8'-0"	5'-6"	4'-3"	6"
54"	7'-0"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



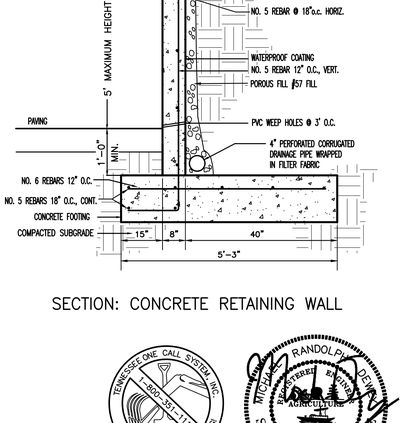
JUNCTION BOX
NOT TO SCALE



TYPICAL TRENCH CROSS SECTION

PROFILE VIEW

TRENCH DRAIN DETAIL
NOT TO SCALE



SECTION: CONCRETE RETAINING WALL

Revisions:

Drawing Notes:

Date: August 21, 2023

Power Equipment Co.

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

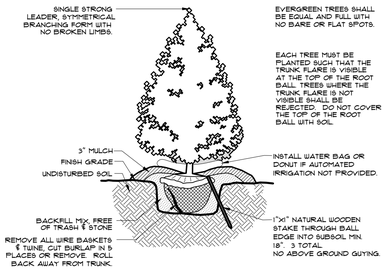
DEWEY ENGINEERING

Details

Job No. 17032

C5.0

6 of 7

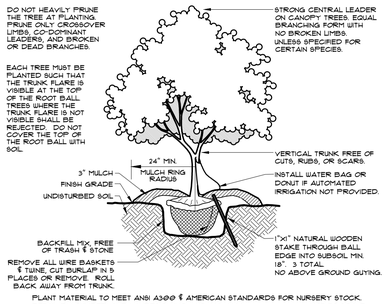


24" RADIUS. MULCH RING ON ALL PROPOSED TREES

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.

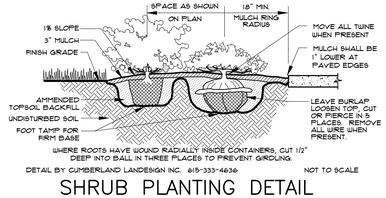
ALL DISTURBED AREAS SHALL BE PLANTED WITH TURF AS INDICATED ON THE MATERIALS SCHEDULE.

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.

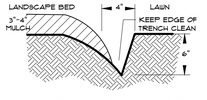
ALL WIRE BASKETS SHALL BE COMPLETELY REMOVED AND DISPOSED OF, BURLAP SHOULD BE REMOVED OR PUNCTURED IN AT LEAST 5 PLACES. REMOVE ALL TWINE FROM BURLAP MATERIALS. GUYING IS NOT ALLOWED.

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.

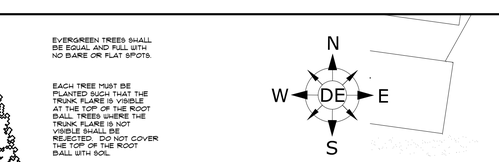


DETAIL BY CUMBERLAND LANDESIGN INC. 615-333-4636 NOT TO SCALE

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 29, 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

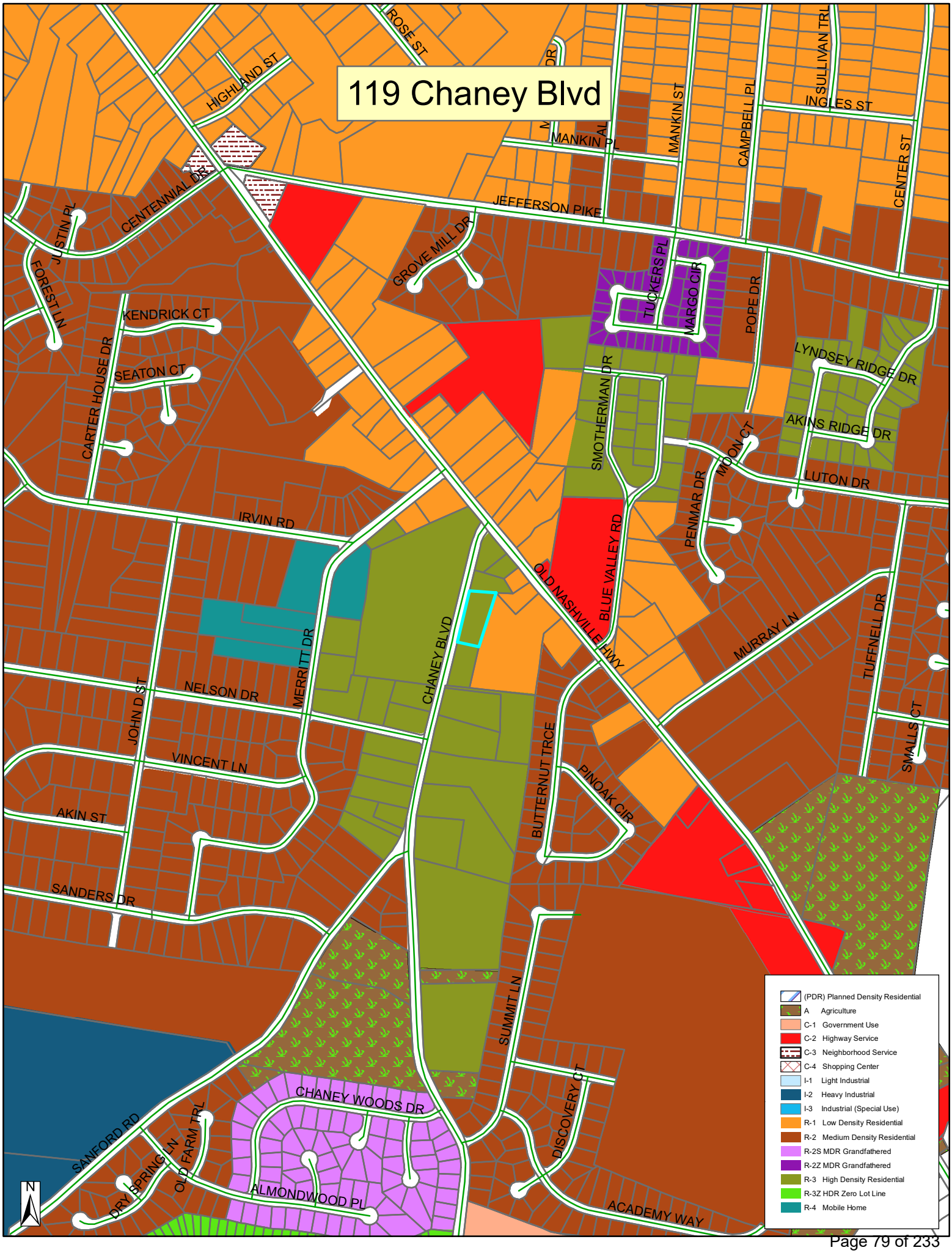
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

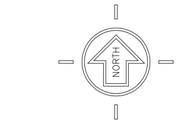
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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


119 Chaney Blvd
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
CHANEY BLVD
MERRITT DR
JOHN D ST
NELSON DR
VINCENT LN
AKIN ST
SANDERS DR
BUTTERNUT TRCE
PINOAK CIR
SUMMIT LN
DISCOVERY CT
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)
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



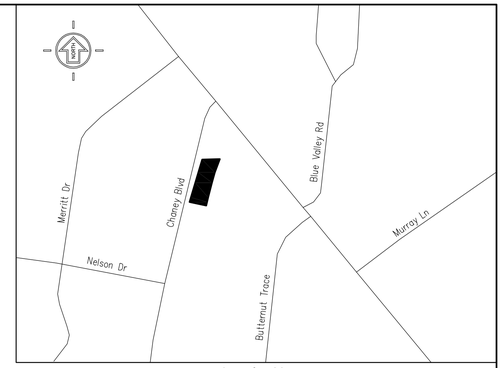


GRID NORTH

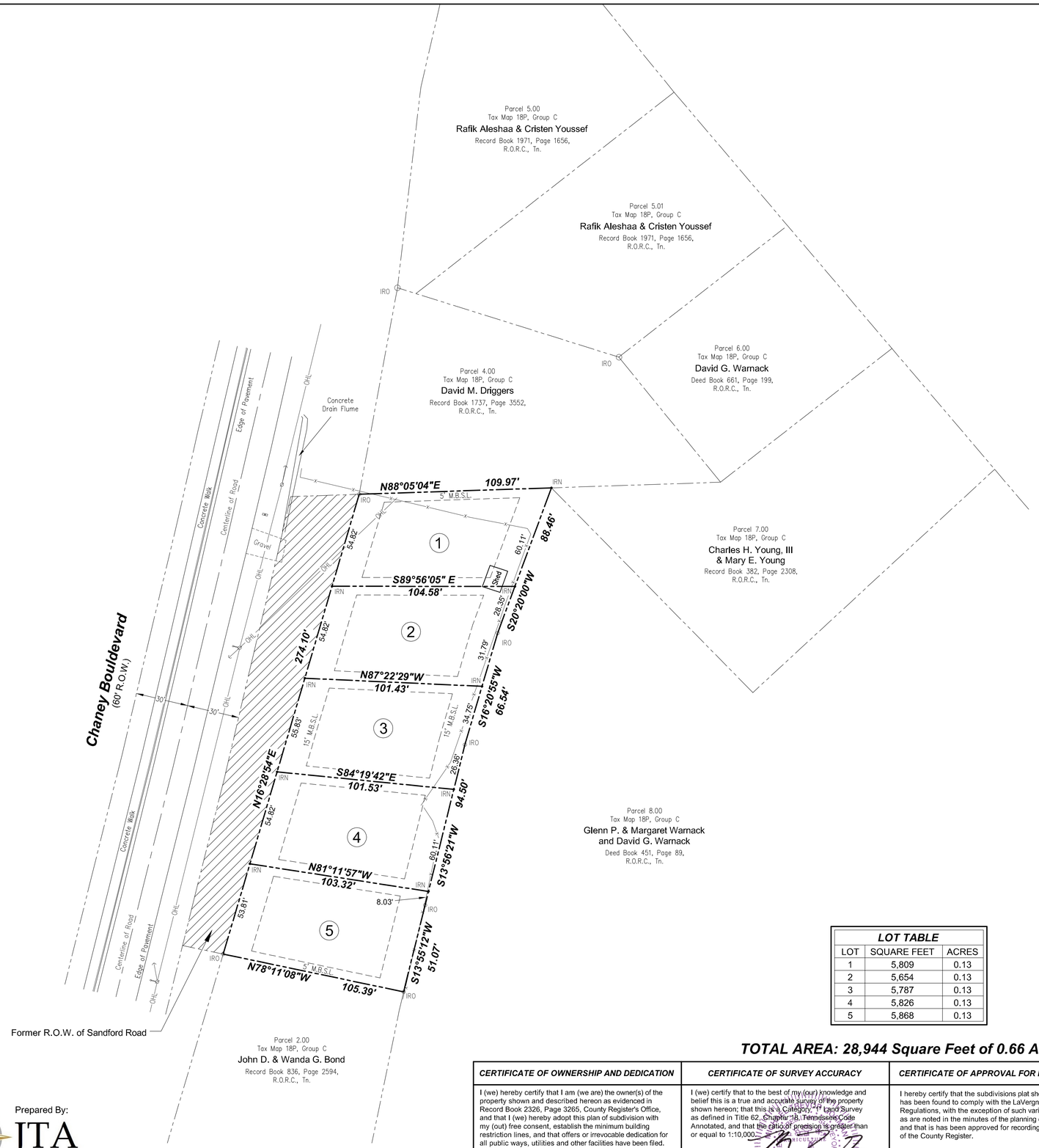
Scale : 1"= 30'

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 29, 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

Owner/Owner's Agent has not applied for water and sewer availability.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

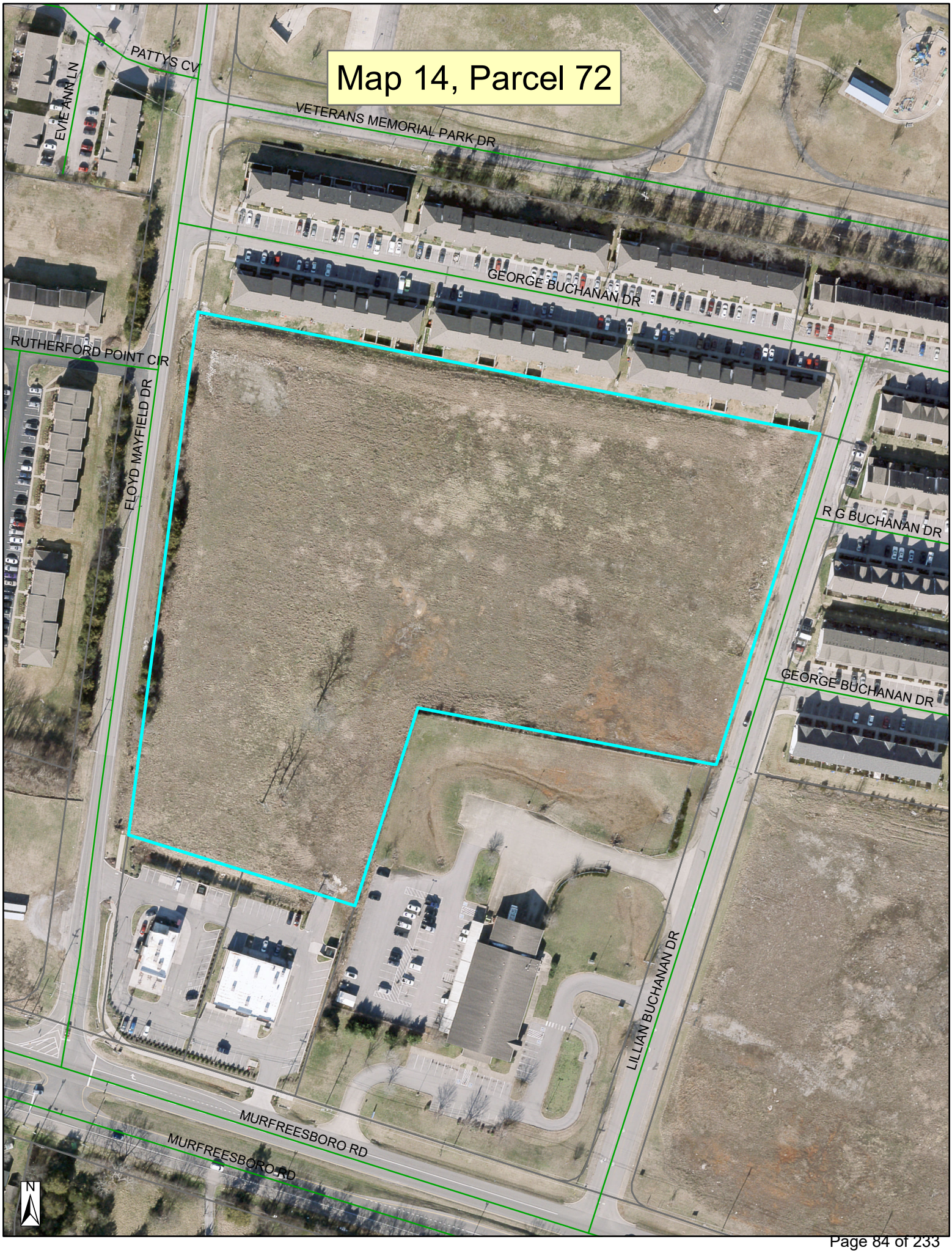
(Technical items go here)

Police

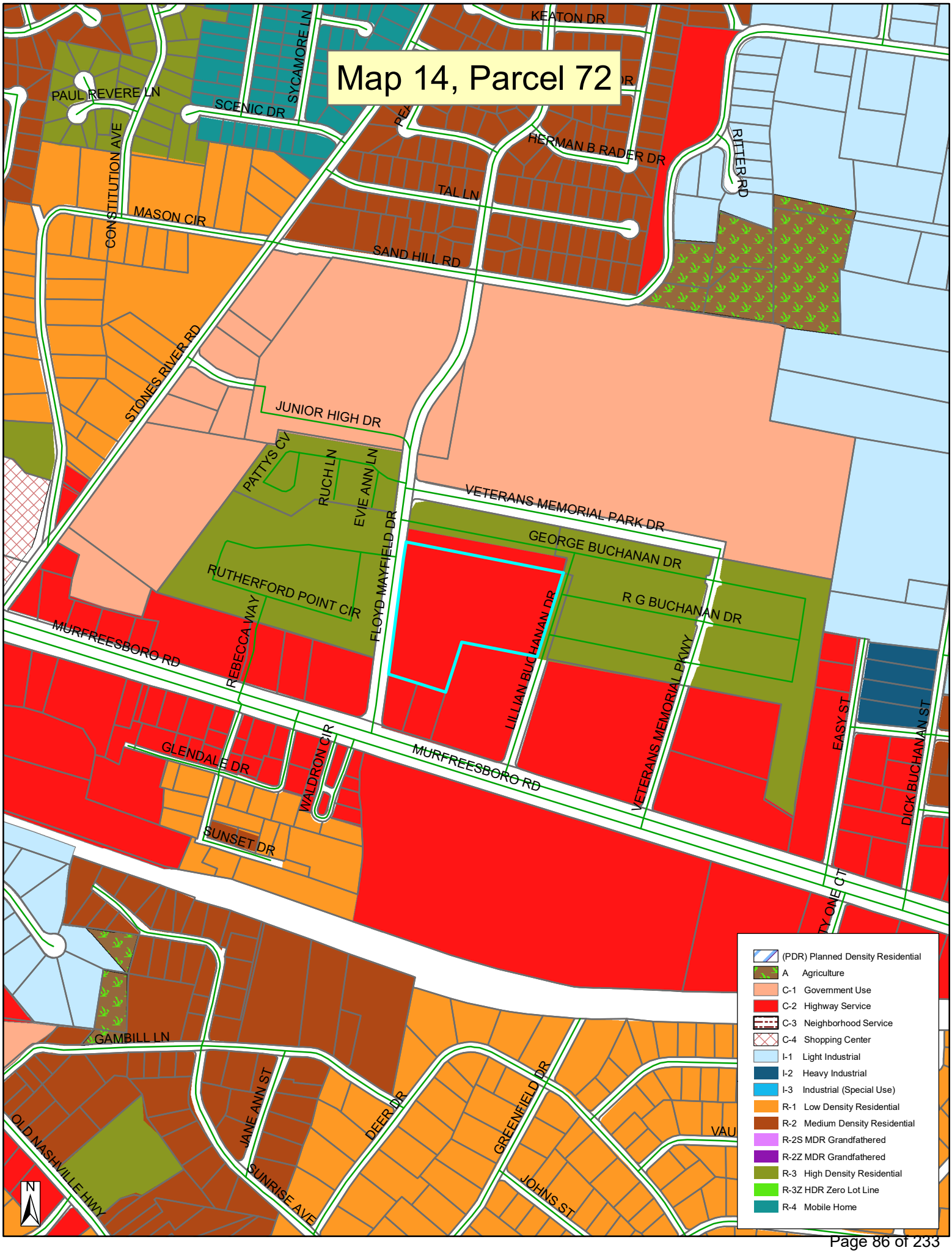
John Eubank
jeubank@lavergnetn.gov

(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.


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
TAL LN
HERMAN B RADER DR
RITTER RD
SAND HILL RD
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
MURFREESBORO RD
REBECCA WAY
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

CITY OF LA VERGNE
PLAN REVIEW APPLICATION

For Staff Use Only

Project Name: _____ **Date:** _____ **Fee:** _____

Please submit Application Forms in person to the City of La Vergne Codes Building Front Desk/City Planner

Project Name: Lillian Buchanan Dr. Multi-Family

Project Address: 31 Lillian Buchanan Dr.

Land Use Existing: Undeveloped

Land Use Proposed: Mutli-family Residential

Existing Zoning District C-2 Highway Service

Tax Map(s) & Parcel Number(s): 014-072.00-000

Check one or more of the following:

_____ Concept Plan for Major Subdivision
_____ Preliminary Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Minor Subdivision
_____ Final Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Condominium
_____ Site Plan
_____ Variance*
_____ Special Exception*
_____ Road or alley abandonment

*These requests require an additional application form.

******NOTE: A letter explaining the proposal must accompany all requests.******

Environmental Constraints on Site?

1. Are there slopes of 12-20% or greater on site? Yes No
2. Is the development located in a local regulatory flood plain/zone? Yes No

Engineer/Designer (if applicable) Print Name Gary Franks

Address 1210 Progressive Dr., Suite 201 Zip Code 23320

Daytime Phone 757-908-2372 Fax _____ E-mail: gfranks@dsgva.com

Attorney (if applicable) Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Certification Statement

I hereby certify that RichLand South LLC is the owner of the property located at 31 Lillian Buchanan Dr. which is the subject of this application, and that I, Hoss Mousavi, in my capacity as President, am authorized to sign this application on behalf of the owner.

I understand that knowingly providing false information on this Application may result in any action taken heron being declared null and void. I further understand that pursuant to TCA 39-16-301 et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his duty is punishable as a Class B misdemeanor.

Signature

Feb/21/2023
Date

Hoss Mousavi / President
Printed Name and Title

Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification Statements **must** be notarized.

Notary Signature

BRITTANY WOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-05-2024

2-21-23
Date

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

Contact Person Print Name Same as Engineer

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

The undersigned has read the application associated with the above listed review request and is familiar with the information submitted herewith. It is agreed and understood that the undersigned will be held responsible for its accuracy. The undersigned warrants their authority to bind the owner and to subject the property to restrictions and conditions that may be attached to the proposed development.

Applicant (if other than owner)

Print Name Josh Hamby Signature _____

Address 6000 Fairview Rd., Suite 1530 Charlotte NC Zip Code 28210

Daytime Phone 864-280-3770

Owner(s)

Print Name Richland South LLC Signature _____

Address 212 Overlook Circle # 207 Zip Code 37027

Daytime Phone 615-566-3250

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-287-8702 Fax: 615-213-8692

City of La Vergne, Tennessee

5093 Murfreesboro Road, La Vergne, TN 37086 ♦ (615) 793-6295

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of La Vergne **requires** the following:

1. Completion of this application. Please type or print the information in blue or black ink.
2. A map of the property. (See Zoning Ordinance for Specific Details.)
3. A label matrix with a list of Names **and** addresses of all adjacent property owners within 500 feet.
4. A legal description of the property, if available.
5. If the applicant is not the property owner, a letter from the property owner must be attached giving the applicant the authority to request rezoning.
6. A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
7. Payment of a Non-Refundable $300.00 application fee. (Checks should be made payable to "City of La Vergne")

Request No. _____ **Date Submitted:** _____
(Assigned by the City Recorder)

SECTION 1 - Applicant Information (Any Correspondence from the City will be addressed to the applicant.)

☐ Property Owner ☒ Purchaser of Property ☐ Engineer ☐ Trustee
☐ Architect ☐ Other: _____

Name: Josh Hamby Phone #: 864-280-3770

Business: Woodhaven Development Group E-Mail: josh@woodhavendg.com

Address: 6000 Fairview Rd., Suite 1530 Best Way to Contact: email
(Mail, E-Mail, Phone)

City: Charlotte State: NC Zip: 27529

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
014	07200	C-2	R-3	9.33	Richland South LLC

*** Reason for Rezoning must be included on an attached sheet.

Project Name: Lillian Buchanan Dr. Multi-Family

Project Address: 31 Lillian Buchanan Dr.

Existing Land Use: Undeveloped

Proposed Land Use: Multi-family Residential

Total Acreage of Project / Rezoning: 9.33

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to the Board of Mayor and Aldermen. The Board of Mayor and Aldermen must approve a Rezoning Ordinance on two readings and hold a public hearing before the rezoning request is considered approved.

Applicant's Signature: Joshua L Hamby **Date:** 02/22/2023

Planning Commission Report Meeting: August 29, 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. Please remove the public access easements and make the entire site Common Area, except for the actual footprint of the units that will be owner-occupied.

Engineering

Gary Lide
glide@lavergnetn.gov

1. For information. A Concept Plan was originally approved under the Subdivision Regulations. The next submittal per the Subdivision Regulations is a Preliminary Plat which was not submitted with the original submittal on 31 July 2023. This was noted

and requested as Comment #2 of the 15 August PC Workshop. A sheet was added to this submittal which was labeled as a Preliminary Plat which would have to be reviewed against the Subdivision Regulations. But this submittal was originally filed as a Site Plan (Zoning Ordinance) but the title sheet calls it Site Plan (Zoning Ordinance) and Construction Drawings (Subdivision Regulations). Construction Drawings cannot be approved without an approved Preliminary Plat per the Subdivision Regulations. Engineering will review the new Preliminary Plat against the Subdivision Regulations but it will be up to the City Planner and the Planning Commission to determine how best to categorize this submittal.
2. (Preliminary Plat) For information. Developer's engineer has stated that these townhomes will be individually owned. What was submitted is simply an easement dedication preliminary plat rather than a condominium preliminary plat. Engineering has reviewed it as an easement dedication plat and defers to the City Planner and the Planning Commission regarding the platting/site plan process.
3. (Preliminary Plat) Show location map on plat.
4. (Preliminary Plat) Show location and size of all stormwater piping and headwalls in the right-of-way of Chaney Blvd

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Sewer plans shall be plan and profile sheets.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No Comment

Police

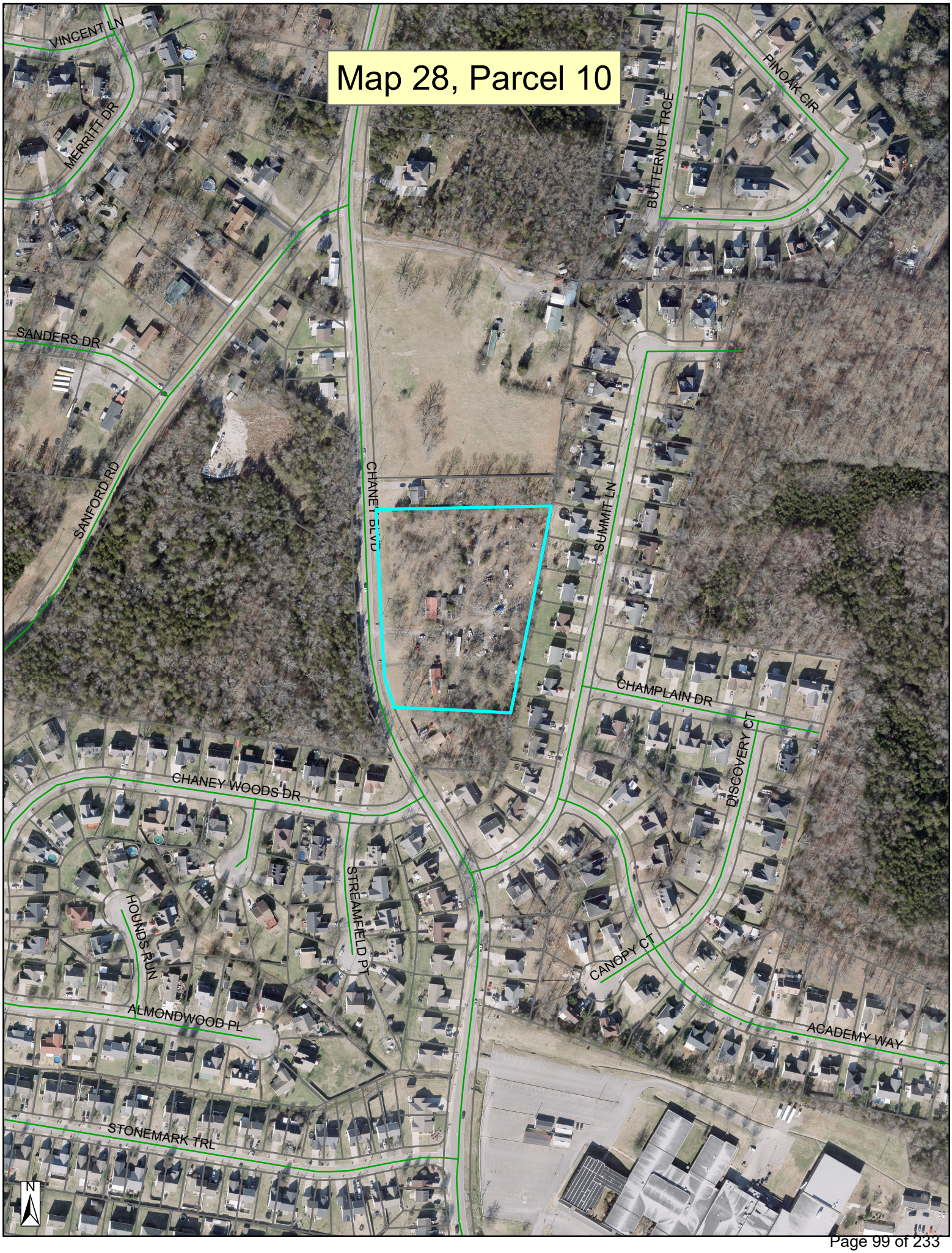
John Eubank
jeubank@lavergnetn.gov

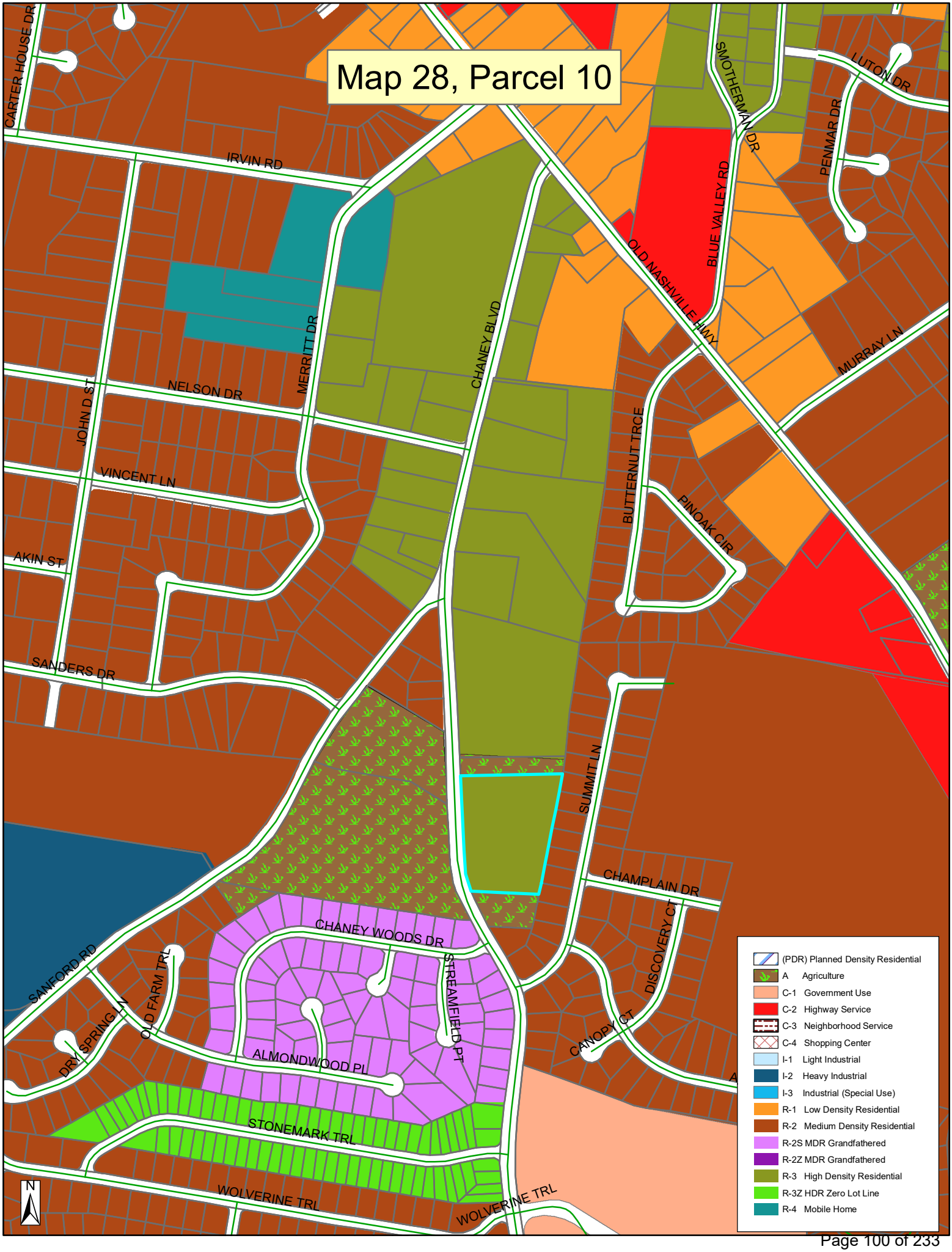
(Technical items go here)

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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
AKIN ST
BUTTERNUT TRCE
PINOAK CIR
SANDERS DR
SUMMIT LN
CHAMPLAIN DR
DISCOVERY CT
CANOPY CT
CHANEY WOODS DR
STREAMFIELD PT
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
STONEMARK TRL
WOLVERINE TRL
WOLVERINE TRL
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





Purpose Note:
To Create 50 Townhome Units.

Chaney Place

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index

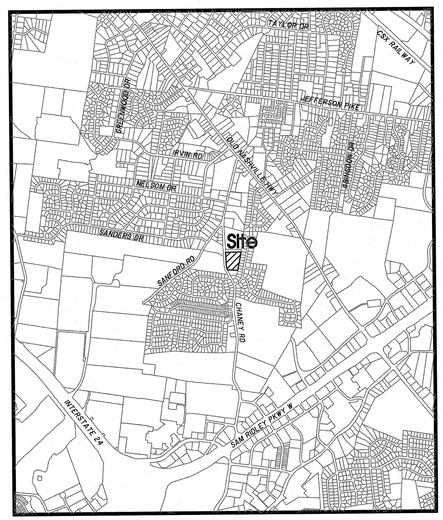
Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions, Demo & Initial EPSC Plan
C1.1	Intermediate EPSC Plan
C1.2	Preliminary Plat
C2.0	Site Plan
C2.1	Waterline Plan
C2.2	Sanitary Sewer Profiles
C2.3	Road Plan & Profile
C2.4-C2.5	Sewer Plan & Profile
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-C4.2	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes

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

JOHN F. MINER — REGISTERED ENGINEER — AGRICULTURE — COMMISSION No. 122194 — STATE OF TENNESSEE

By: John F. Miner Date: August 21 2023
John F. Miner, P.E. TN. Reg. #122194



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.

Watershed: Finch Branch

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

Sheet C0.0
Chaney Place
S.E.C. Project #22118
Submitted: 7-31-2023
Revised: 8-21-2023

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 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.

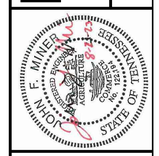
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.

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
PROJECT NO. 22118 EMAIL: MATT@SECINC.BIZ

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Chaney Place

La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7-31-2023

CHECKED: MAT

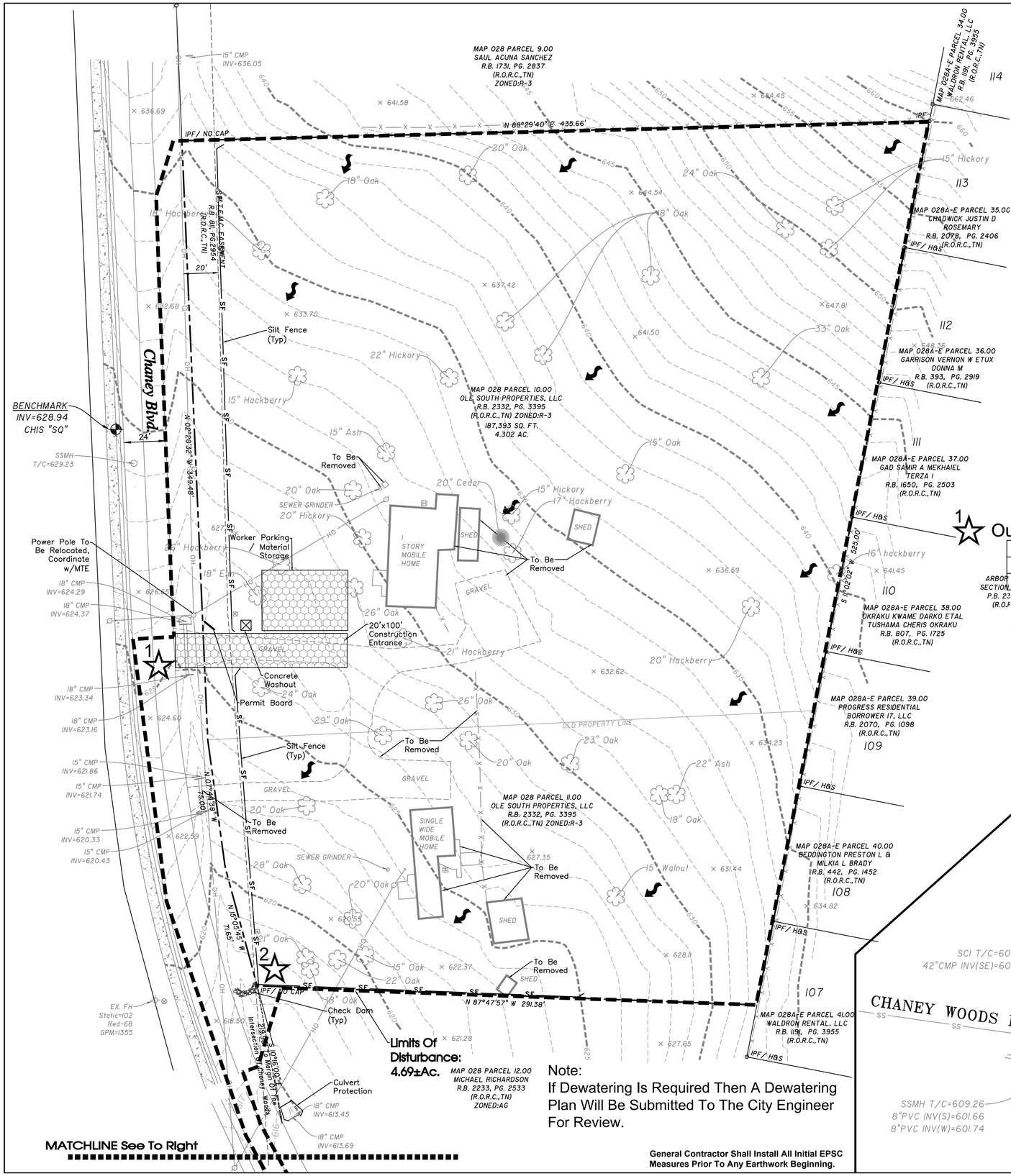
FILE NAME: 22118project

SCALE: None

JOB NO. 22118

General Notes

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

SITE ENGINEERING CONSULTANTS
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F. MINES NICHOLSON 2023-08-25 REGISTERED ENGINEER STATE OF TENNESSEE

Chaney Place

La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments

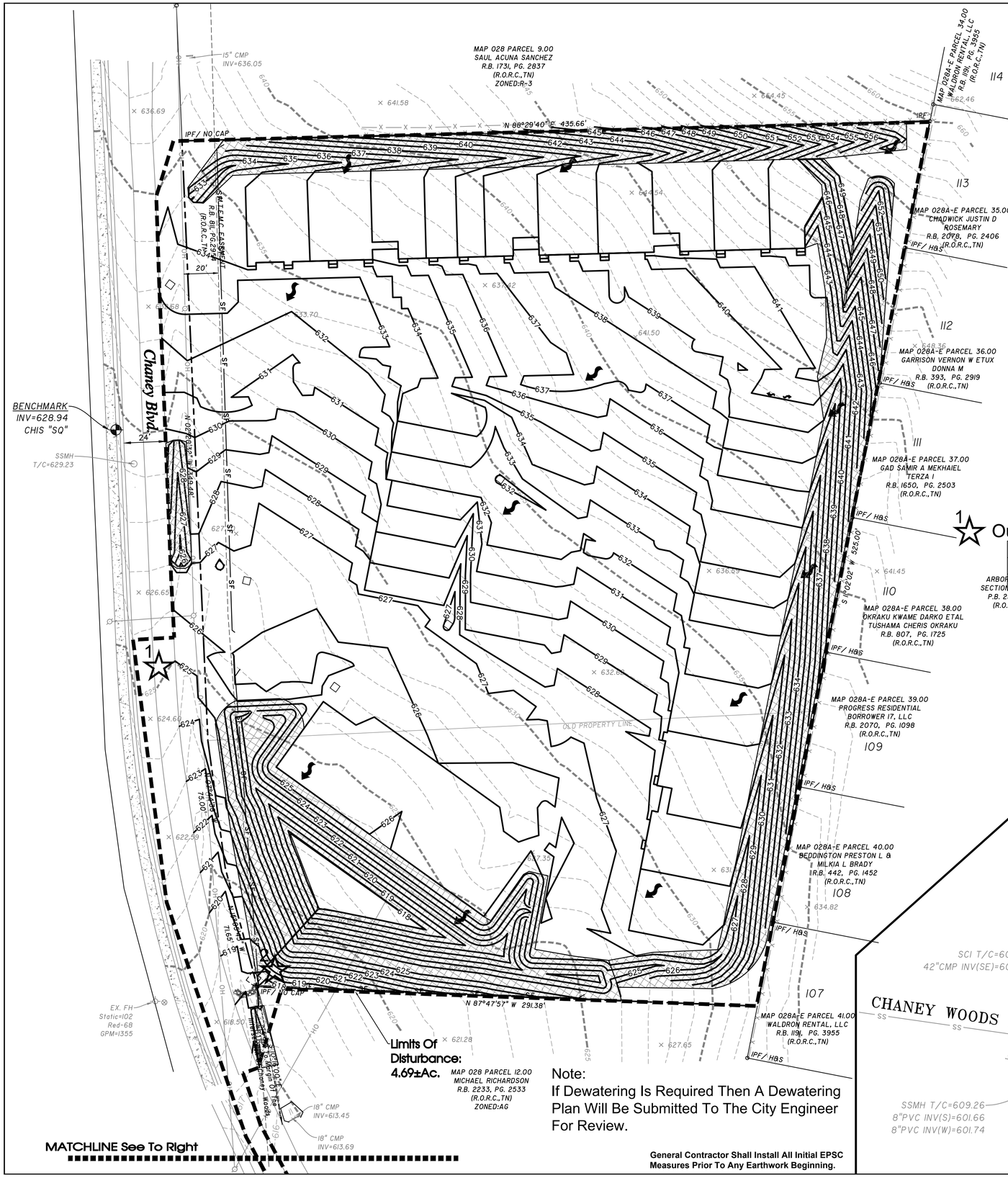
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118

Existing Conditions, Demo & Initial EPSC Plan

SHEET: C1.0

Know what's below. Call before you dig.

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



Note:
If Dewatering Is Required Then A Dewatering Plan Will Be Submitted To The City Engineer For Review.

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

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)

1 ☆ Outfall

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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F. MINER PARKER
TENNESSEE
REGISTERED
LICENSED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE

Chaney Place
La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments

DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C1.1

Intermediate EPSC Plan

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

N

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

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.

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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F. MINER NICHOLS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

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La Vergne, Tennessee

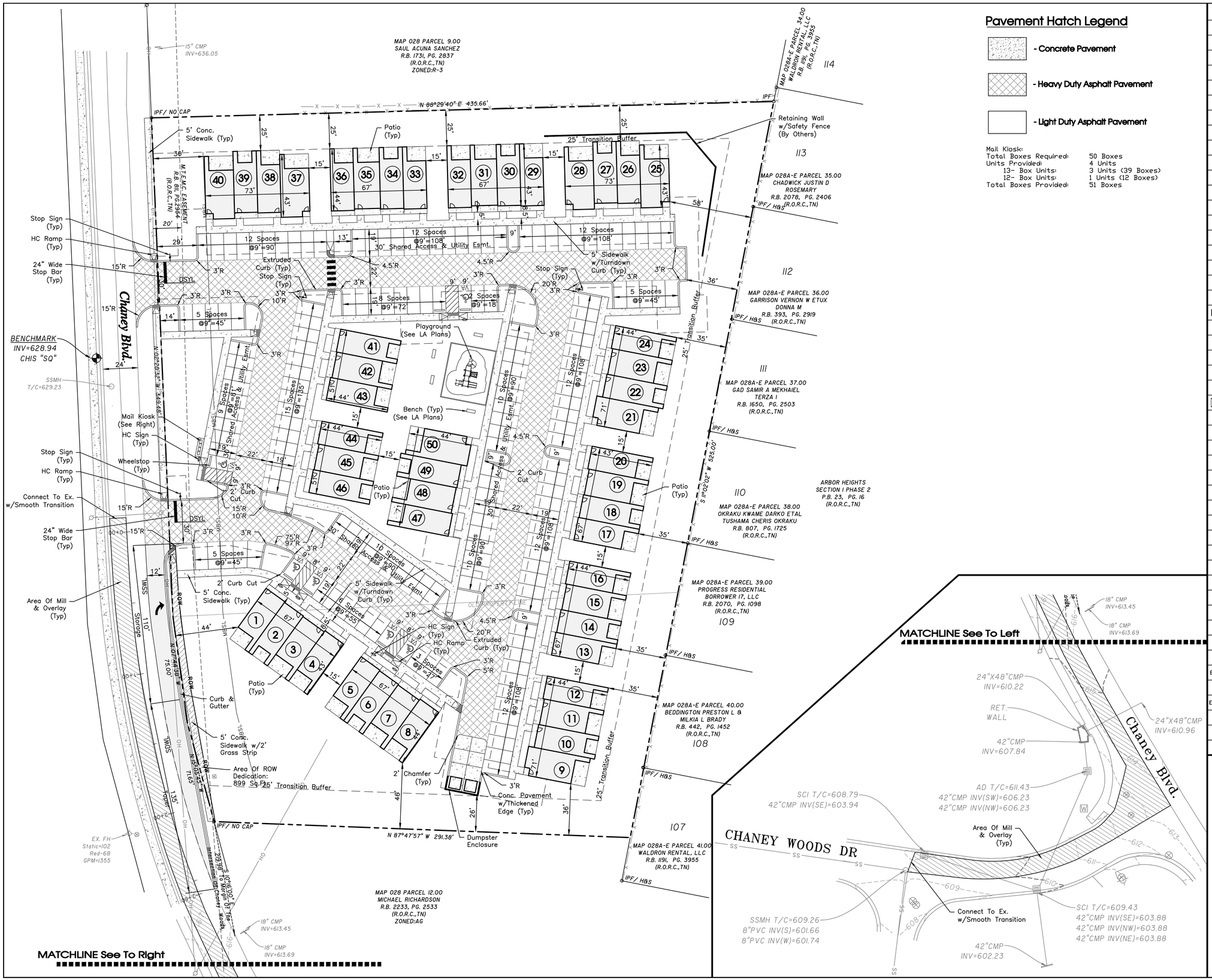
Preliminary Plat

REVISED: 8-21-2023: PC Workshop Comments

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

SHEET: C1.2

SCALE: 1"= 30'



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
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	Ⓐ	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	

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PLANNING@SECINC.COM WWW.SECINC.COM

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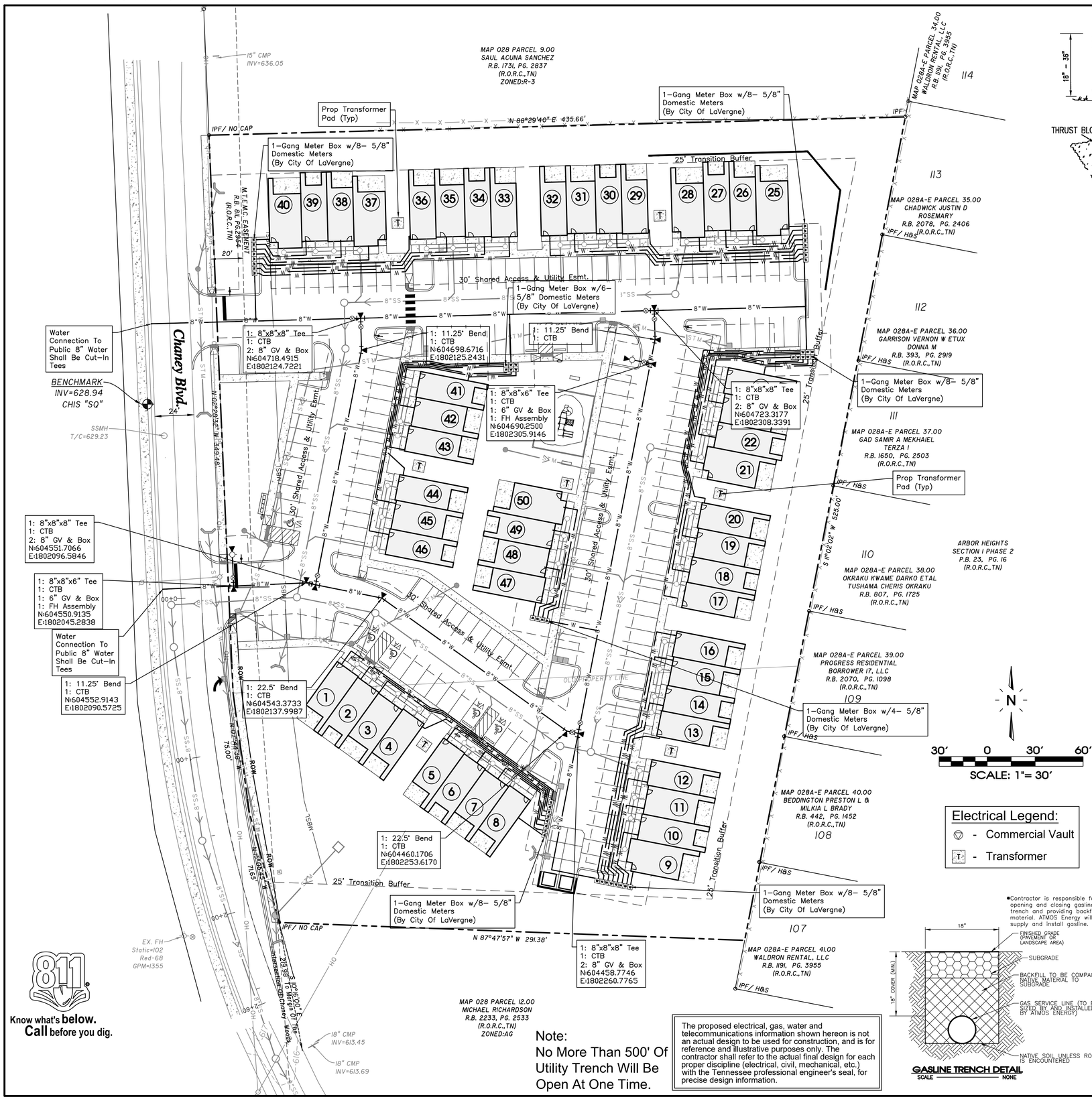
REVISED: 8-21-2023, PC Workshop Comments

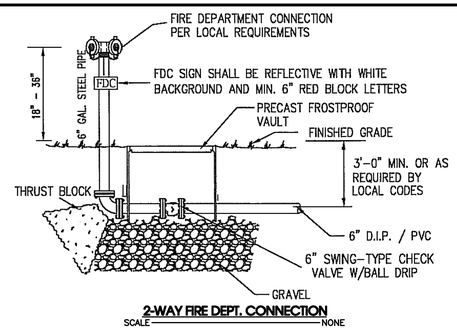
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118

Site Plan

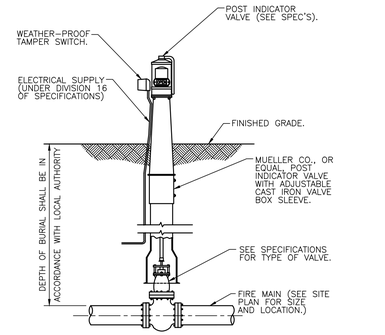
SHEET: C2.0

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

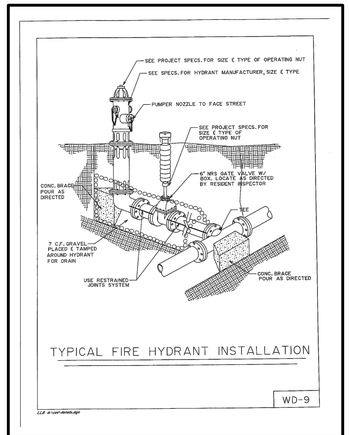




2-WAY FIRE DEPT. CONNECTION
SCALE NONE

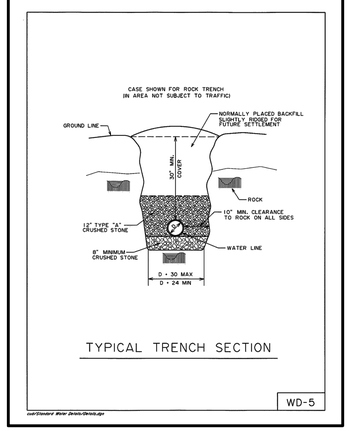


POST INDICATOR VALVE WITH VALVE BOX
SCALE NONE



TYPICAL FIRE HYDRANT INSTALLATION

WD-9



TYPICAL TRENCH SECTION

WD-5

Electrical Legend:
- ▽ - Commercial Vault
- T - Transformer

GASLINE TRENCH DETAIL
SCALE NONE

Note:
No More Than 500' Of Utility Trench Will Be Open At One Time.

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

Legend:

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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.

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

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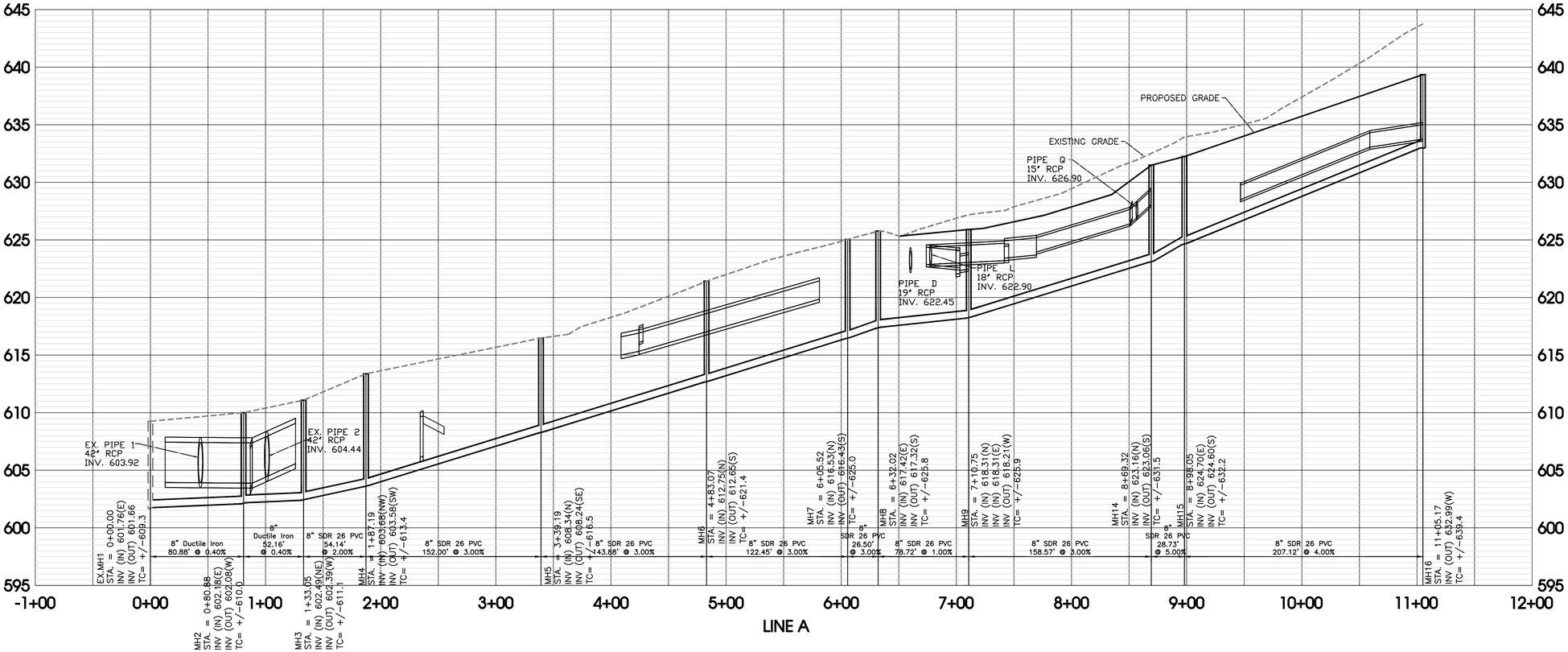
F. MINER NICHOLS 102 BENCHMARK DRIVE MURFREESBORO, TENNESSEE 37129 REGISTERED ENGINEER STATE OF TENNESSEE

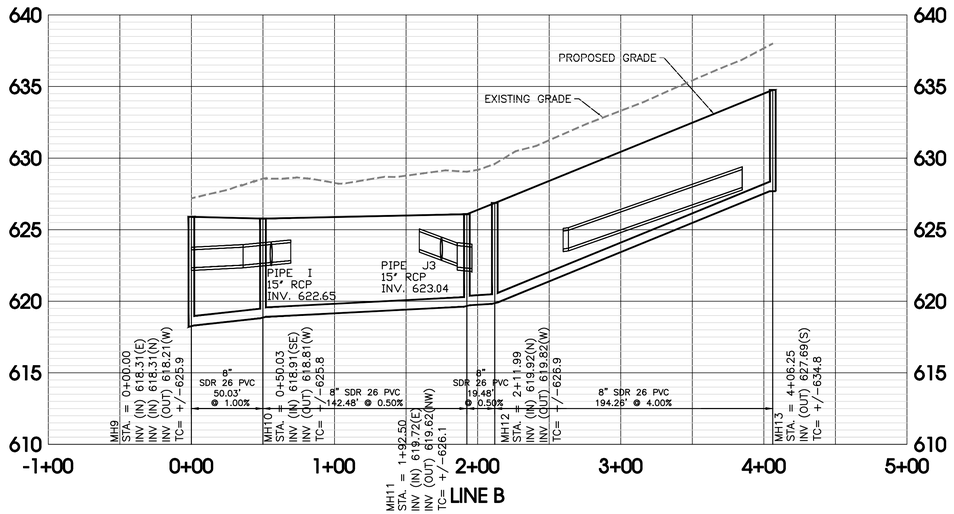
Chaney Place
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REVISED: 8-21-2023: PC Workshop Comments

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FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C2.1

Waterline Plan





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PHONE (615) 890-7901 FAX (615) 895-2567
E-MAIL MWHITE@SECINC.COM TENNESSEE FIRM #2975

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F. MICHAEL WHITE
REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 112571
STATE OF TENNESSEE

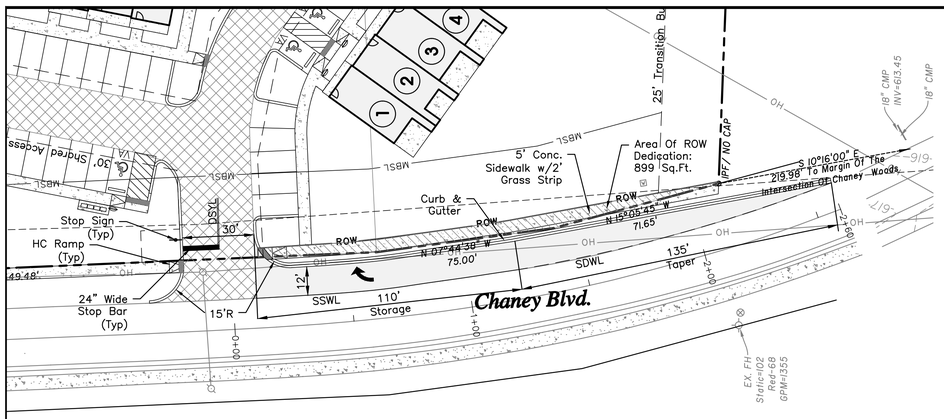
Chaney Place

La Vergne, Tennessee

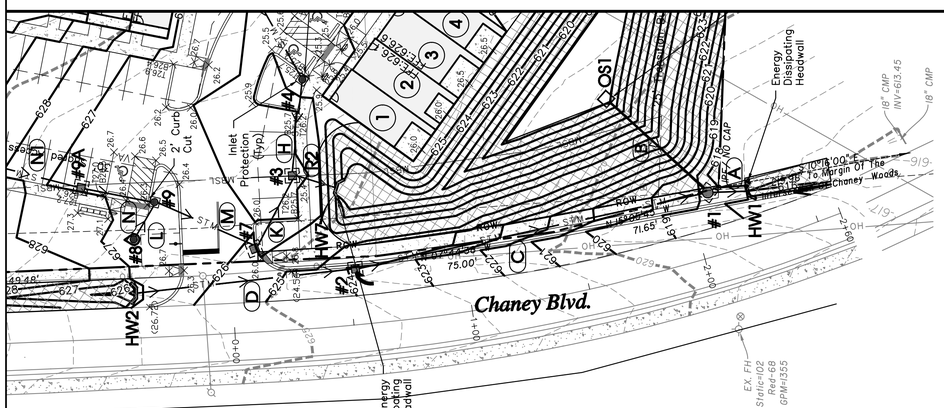
REVISED: 8-21-2023: PC Workshop Comments

Sanitary Sewer Profiles

DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=50' Horiz 1"=5' Vert
JOB NO. 22118
SHEET: C2.2



Roadway Plan



Grading Plan

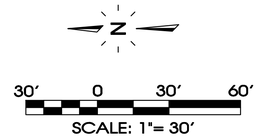
Pavement Hatch Legend

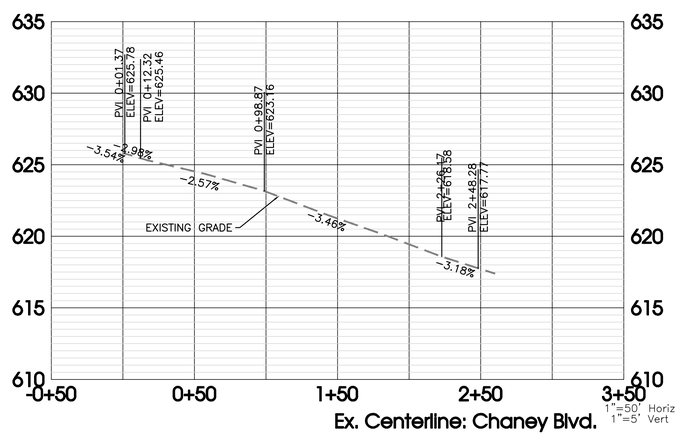
- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement
- Full Depth Asphalt Pavement

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





Ex. Centerline: Chaney Blvd.

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F. MINER JOHNSON — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 120161 — 8-21-23

Chaney Place

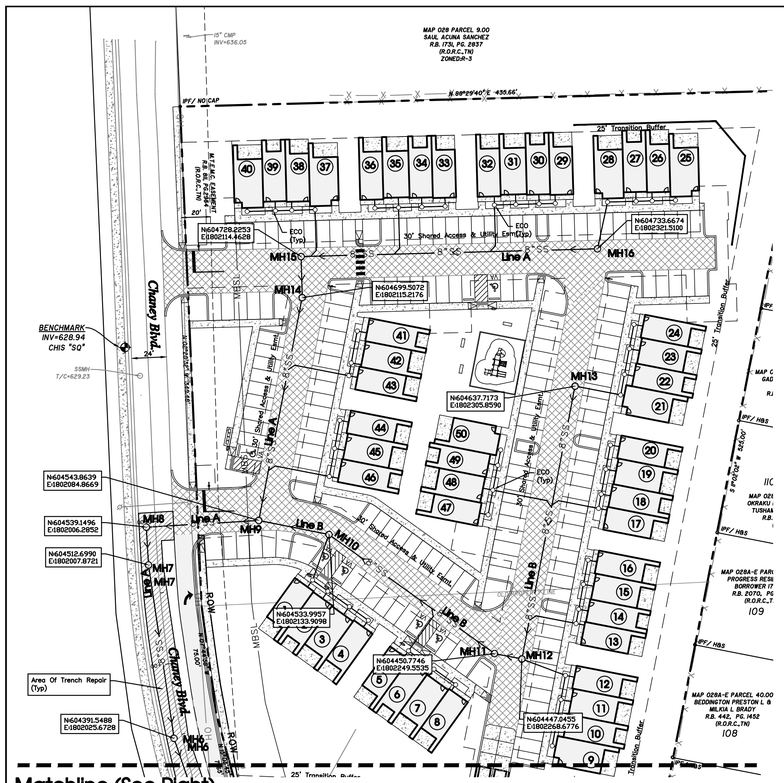
La Vergne, Tennessee

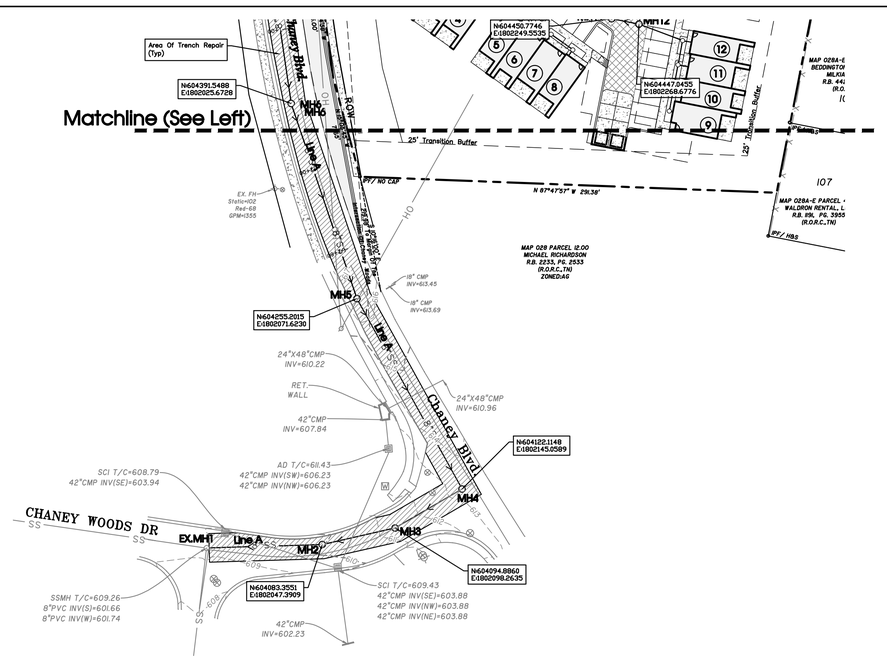
REVISED: 8-21-2023: PC Workshop Comments

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SCALE: 1"=30'
JOB NO. 22118

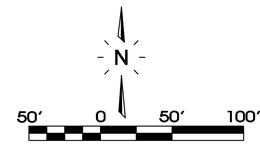
Road Plan & Profile

SHEET: C2.3





Note:
Contractor To Submit Traffic Control Plan for Work Done In Chaney Blvd. & Chaney Wood Dr.

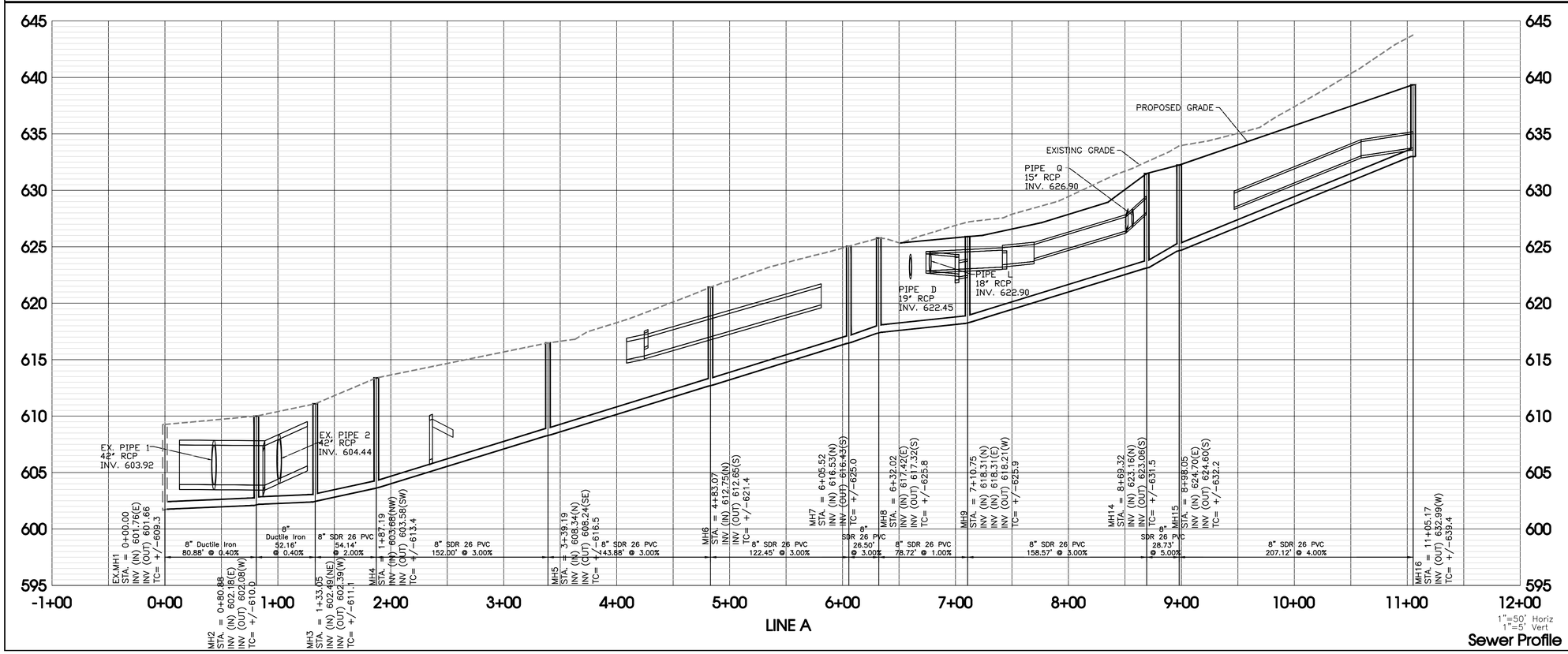


Sewer Plan

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		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	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



1"=50' Horiz
1"=5' Vert

Sewer Profile

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F. MINER WILSON
REGISTERED ENGINEER
STATE OF TENNESSEE

Chaney Place

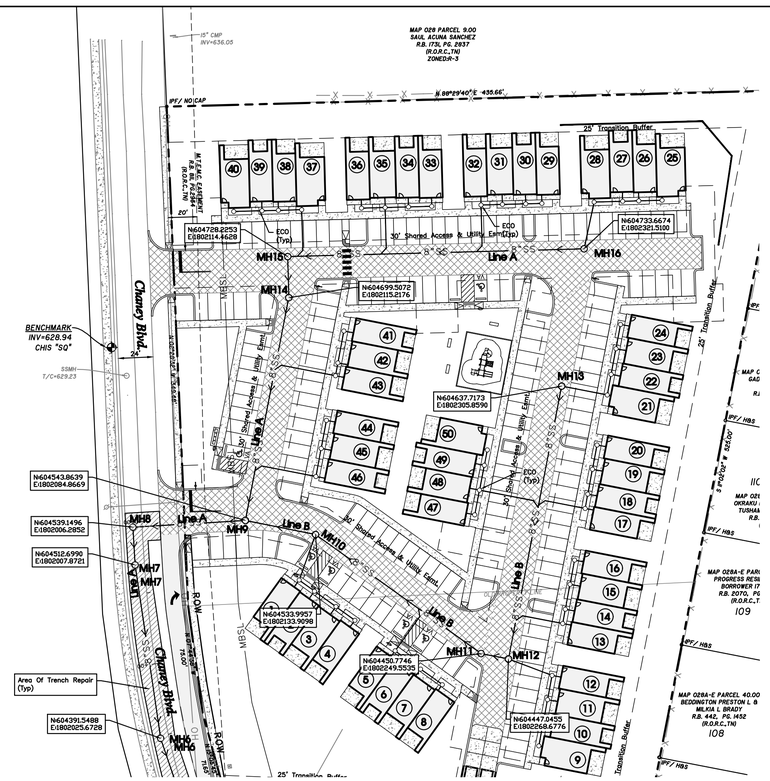
La Vergne, Tennessee

REVISED: 8-21-2023, PC Workshop Comments

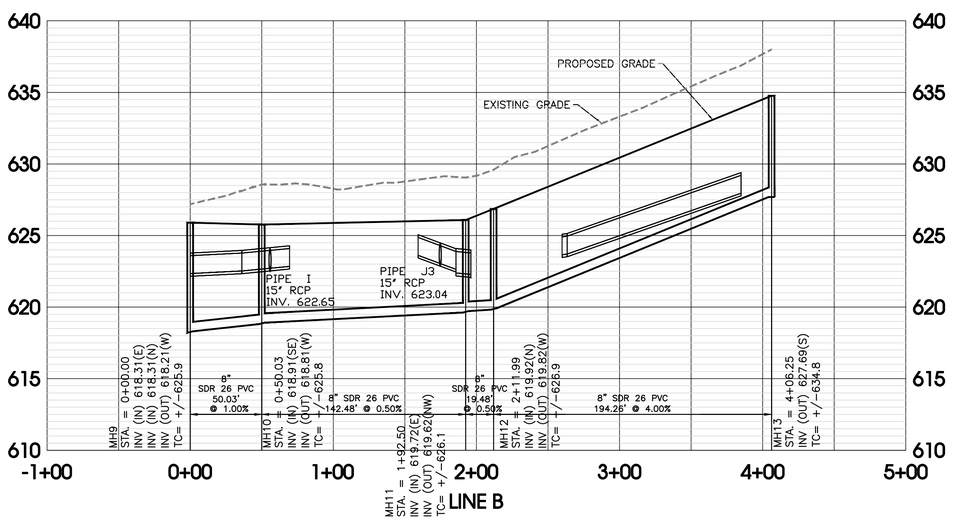
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DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=50'
JOB NO. 22118

Sewer Plan & Profile

SHEET: C2.4



Sewer Plan



1"=50' Horiz
1"=5' Vert

Sewer Profile

Legend:

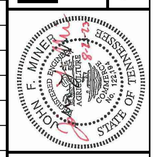
■	EXIST. CONCRETE MONUMENT	✣	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXIST. SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST
◯	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (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	Ⓐ	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

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PROJECTS@SECINC.COM

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Chaney Place

La Vergne, Tennessee

REVISED: 8-21-2023, PC Workshop Comments

DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
FILE NAME: 22118project
SCALE: 1"=50'
JOB NO. 22118

Sewer Plan & Profile

SHEET: C2.5

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		EXIST. SPOT ELEVATION	(63.25) ×
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
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PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

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F. MINER JOHNSON — 10-26-23 — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

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La Vergne, Tennessee

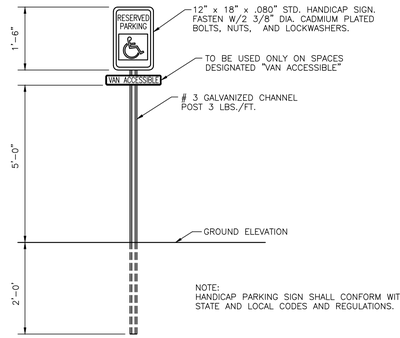
Grading, Drainage, & Final EPSC Plan

REVISED: 8-21-2023, PC Workshop Comments

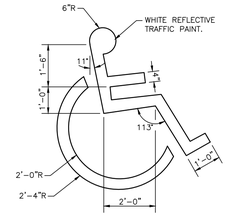
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FILE NAME: 22118project
SCALE: 1"=30'
JOB NO. 22118
SHEET: C3.0

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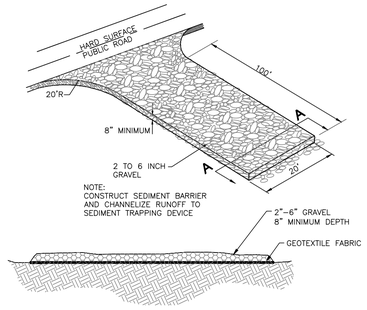
SCALE: 1"= 30'



HANDICAP PARKING SIGN DETAIL
SCALE — NONE

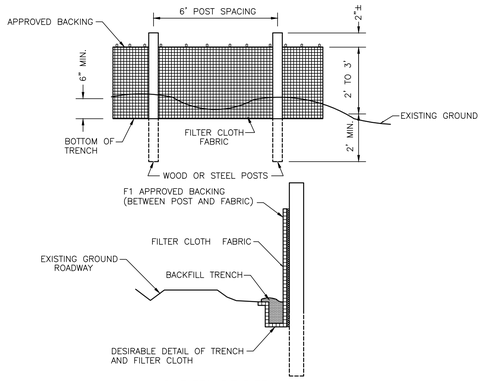


HANDICAP SYMBOL DETAIL
SCALE — NONE

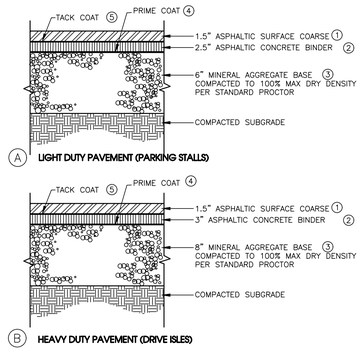


SECTION A-A

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"

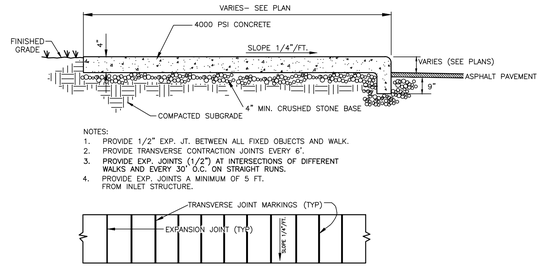
③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)
TDOT 303–01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"

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

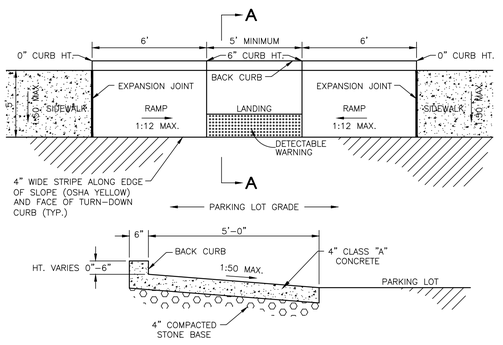
TDOT 402–02 – AGGREGATE FOR COVER MATERIAL (PC) 8–12 LB/SQ. YD.

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

TYPICAL PAVEMENT SECTIONS
SCALE — NONE



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.

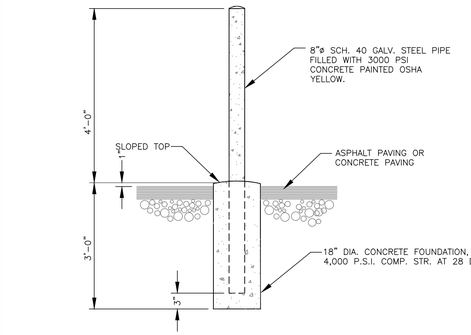
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS–SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS–SLOPE.

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.

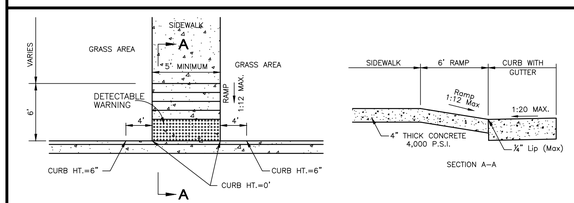
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, 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



GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

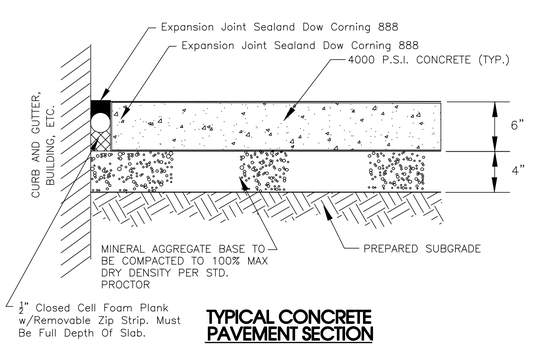
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

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.

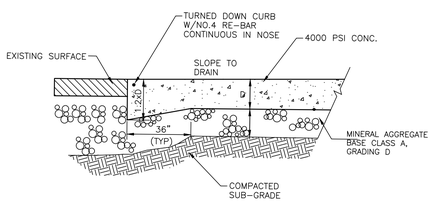
4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT–ON–DARK, 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.

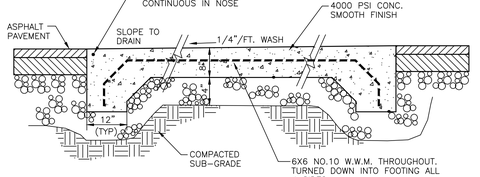
HANDICAP RAMP
SCALE — NONE



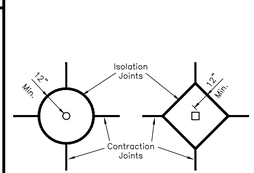
TYPICAL CONCRETE PAVEMENT SECTION
SCALE — NONE



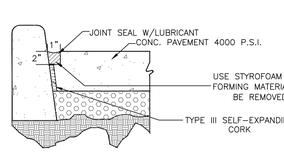
THICKENED EDGE DETAIL
SCALE — NONE



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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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the construction contractor to maintain safe conditions at the site during construction. The design engineer 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.



Chaney Place
La Vergne, Tennessee

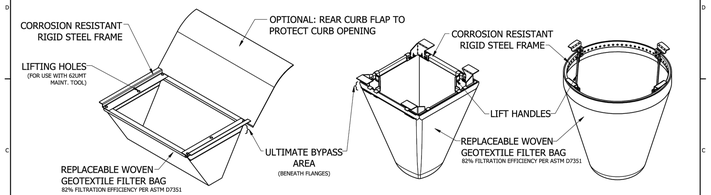
REVISED: 8-21-2023: PC Workshop Comments

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

Details

SHEET: C4.0

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)

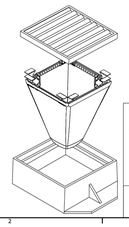
FLEXSTORM CATCH-IT ROUND (TYPICAL SETUP)

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"

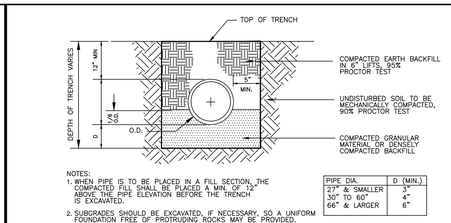
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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

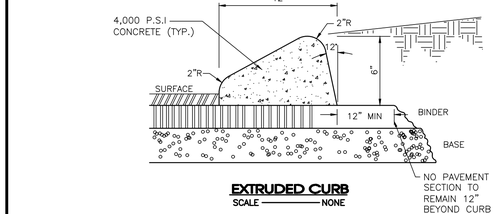
FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



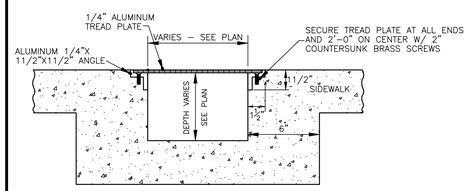
NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

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

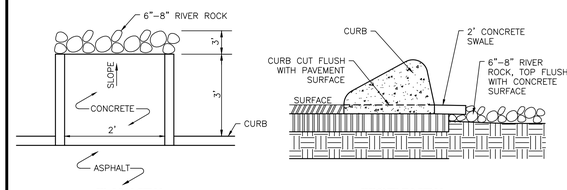
TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE — NONE



EXTRUDED CURB
SCALE — NONE

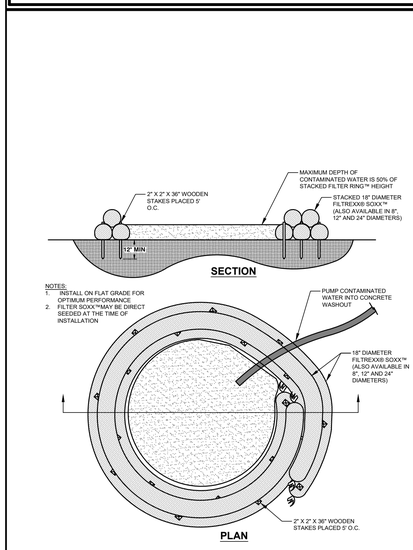


TRENCH DRAIN DETAIL
SCALE — NONE

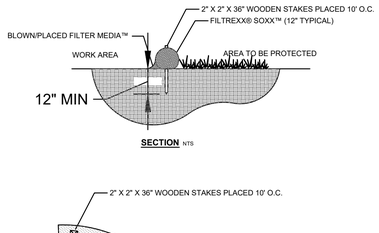


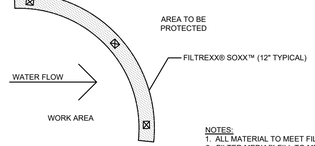
PLAN VIEW **PROFILE VIEW**

TYPICAL CURB CUT FOR DRAINAGE
SCALE — NONE



FILTREXX® CONCRETE WASHOUT
SCALE — NONE

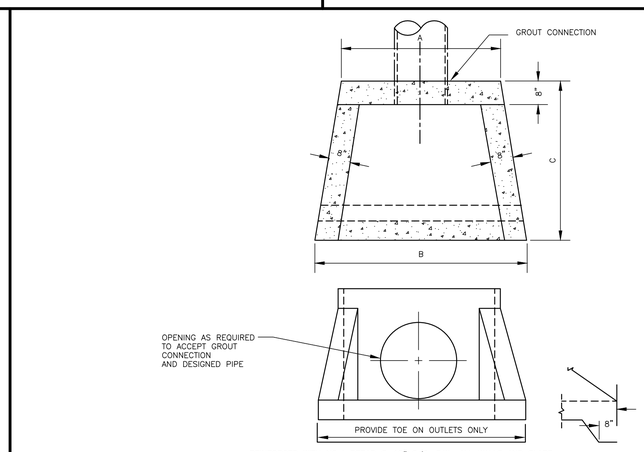




PLAN NTS

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.

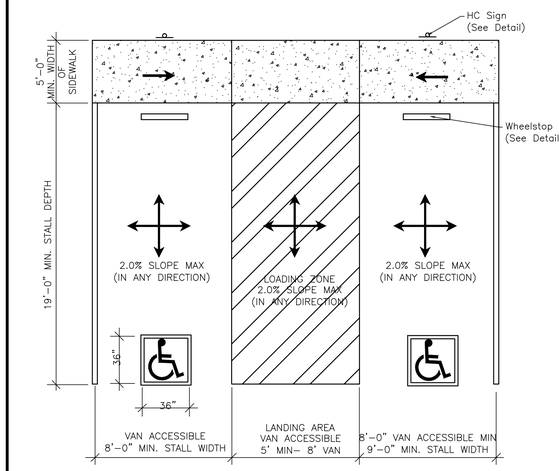
FILTREXX SEDIMENT CONTROL
SCALE — NONE



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

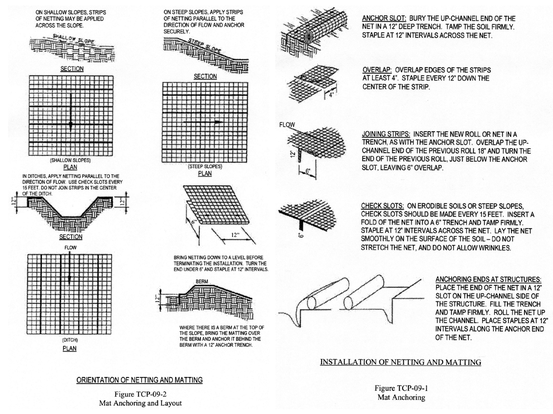
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE — NONE



GENERAL HANDICAP STALL DETAIL
SCALE — NONE

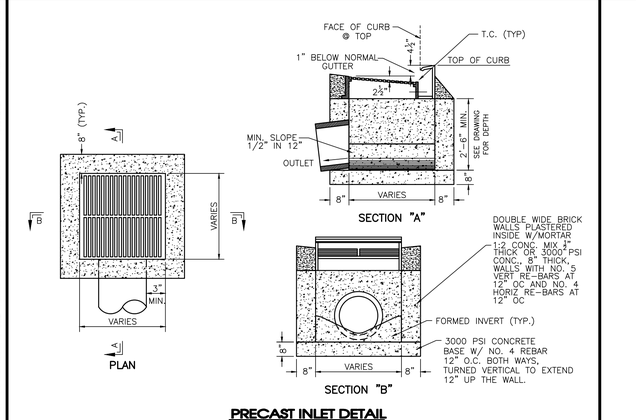
GENERAL NOTES:
1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)
2. SEE PLAN VIEW FOR HC STALL LAYOUT & DIMENSIONS.



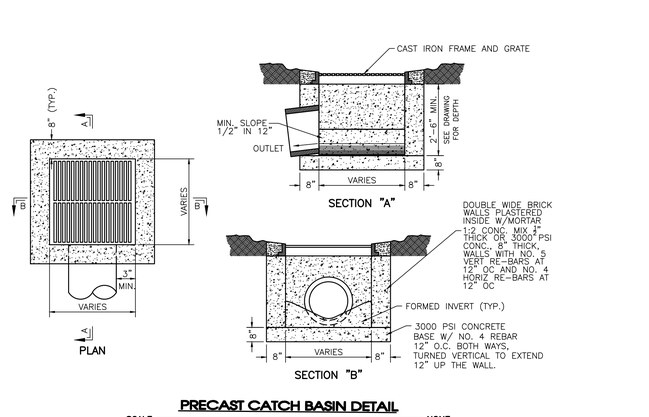
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

Figure TCP-09-1
Mat Anchoring



PRECAST INLET DETAIL
SCALE — NONE



PRECAST CATCH BASIN DETAIL
SCALE — NONE

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F. MINER JOHNSON 102826 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

Chaney Place

La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments

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

Details

SHEET: C4.1

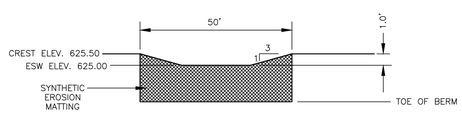
Pipe Table

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

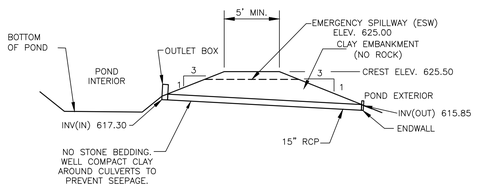
Drainage Structures Table

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				

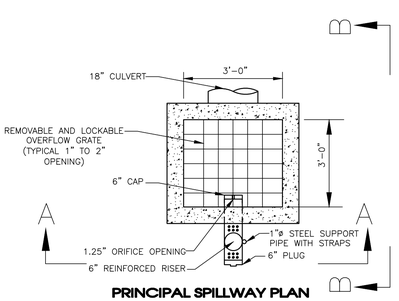
EMERGENCY SPILLWAY PLAN



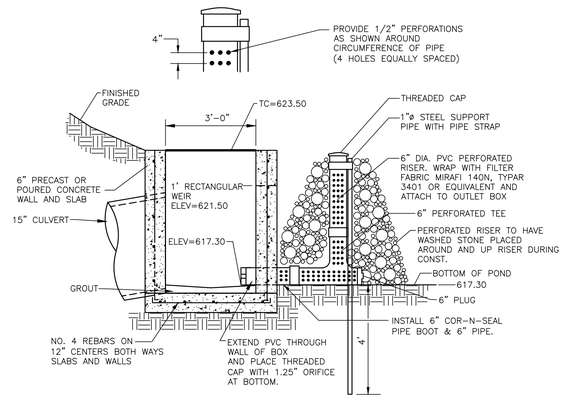
EMERGENCY SPILLWAY SECTION



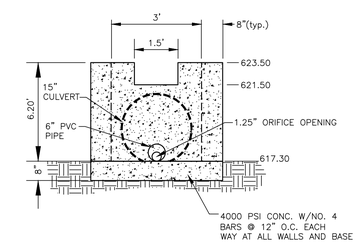
EMERGENCY SPILLWAY PROFILE



PRINCIPAL SPILLWAY PLAN



PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

DETENTION POND OUTLET DETAILS

SCALE NONE

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

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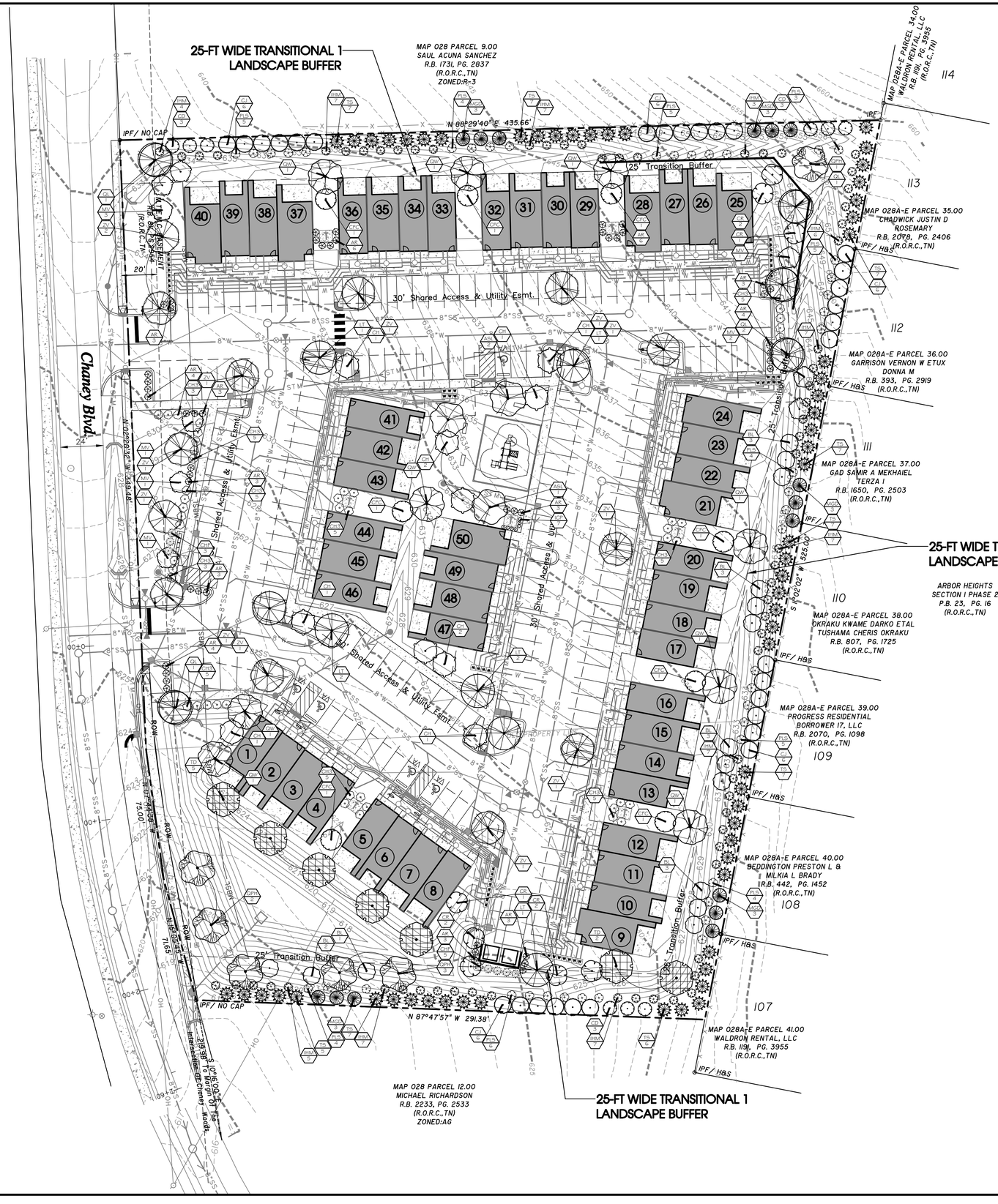
Chaney Place
La Vergne, Tennessee

REVISED: 8-21-2023: PC Workshop Comments

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

Details

SHEET: C4.2



Chaney Blvd

LANDSCAPE PLAN

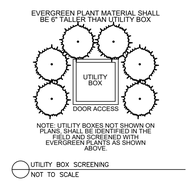
SITE DATA
SITE AREA: 4.30 ACRES
SITE ZONING: R-3

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

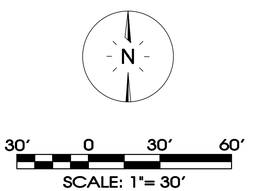
	REQUIRED	PROVIDED
CANOPY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES
UNDERSTORY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES

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.



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S. MOLCHAN 2023 REGISTERED LANDSCAPE ARCHITECT

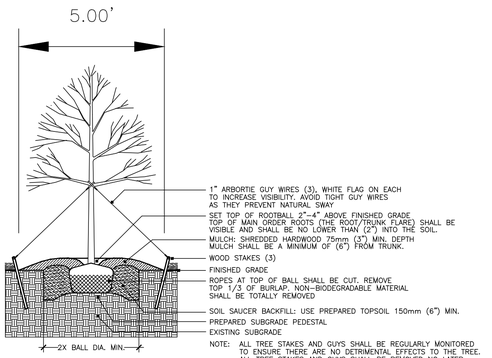
REVIEW SET
Not for Construction
08-21-2023

Chaney Blvd
La Vergne, Tennessee

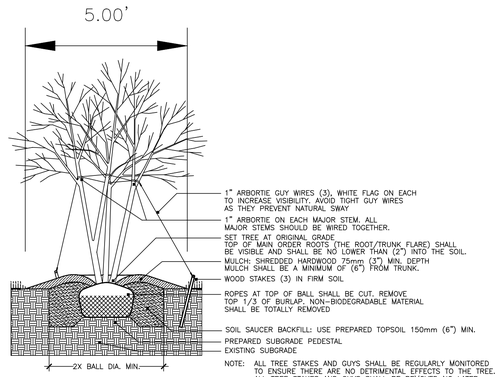
REVISED: 8-21-2023- Staff Comments
DRAWN: KMG
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22118project_LA
SCALE: 1" = 30'
JOB NO. 22118

Landscape Plan

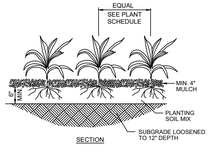
SHEET: L1.0

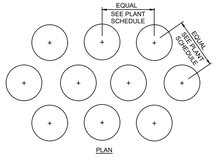


DECIDUOUS TREE PLANTING
NOT TO SCALE

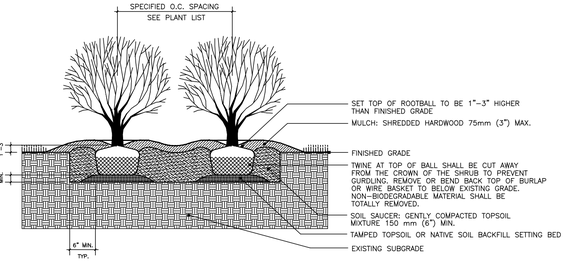


MULTI-STEM TREE PLANTING
NOT TO SCALE





GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

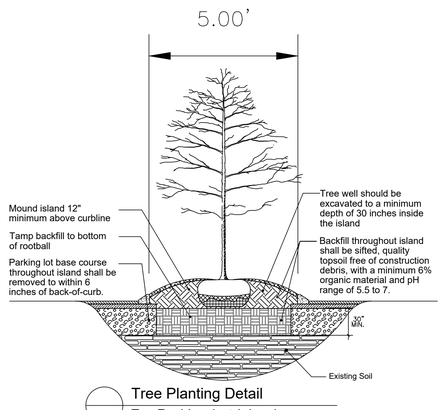
PLANT SCHEDULE

BUFFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CD	9	CEDRUS DEODARA `BRACKEN`S BEST CEDAR` / BRACKEN`S BEST DEODAR CEDAR	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	CJ	30	CRYPTOMERIA JAPONICA `RADICANS` / JAPANESE CEDAR	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	MGD	15	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM / SOUTHERN MAGNOLIA	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	TS	60	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B		6`	4`	10` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ASL	3	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	7	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	5	QUERCUS LYRATA / OVERCUP OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QPH	6	QUERCUS PHELLOS `HIGHTOWER` / WILLOW OAK	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QW	9	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*
	TD	7	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZV	13	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	15	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	9	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*
BUFFER SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	IHM	67	ILEX HYBRID `MAGLAND` / OAKLAND HOLLY	CONT.		30"	18"	5` O.C.	DENSE, FULL, MATCHED
	PLS	45	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.		30"	18"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	AR	48	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	CONT.		36"	36"	4` O.C.	DENSE, FULL, MATCHED
	CH3	46	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
	ICP	7	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	CONT.		30"	18"	2` O.C.	DENSE, FULL, MATCHED

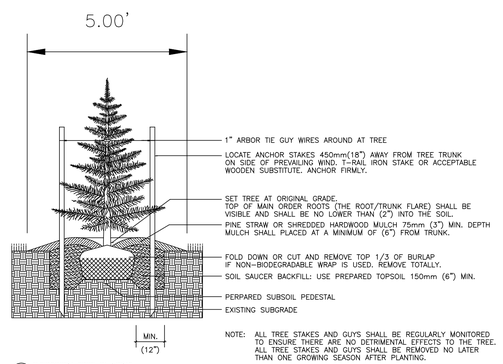
MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

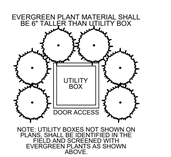
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. 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.



Tree Planting Detail
For Parking Lot Island or Median



EVERGREEN TREE PLANTING
NOT TO SCALE



UTILITY BOX SCREENING
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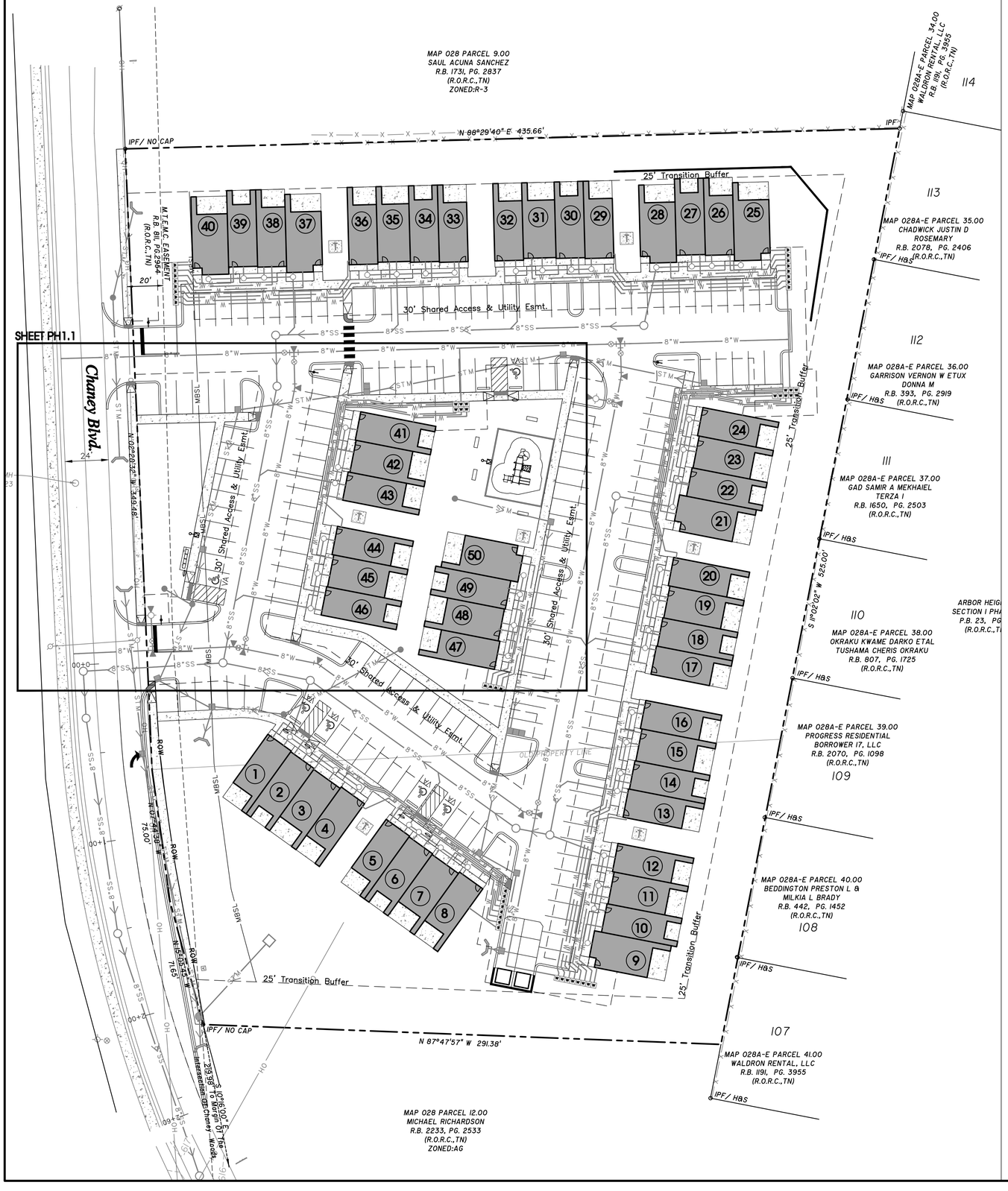
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S. MOUCHANTAF REGISTERED LANDSCAPE ARCHITECT
REVIEW SET
Not for Construction
08/21/2023

Chaney Blvd
La Vergne, Tennessee

Landscape Details & Notes

REVISED: 8-21-2023: Staff Comments
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:

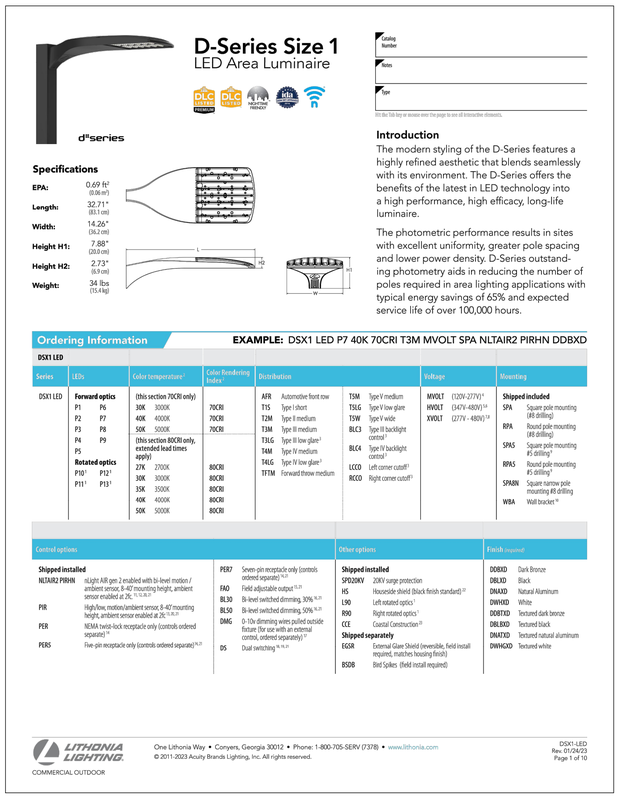
1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LA VERGNE BEFORE 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



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S. MOUCHAMEL — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
Not for Construction
08-21-2023

Chaney Blvd
La Vergne, Tennessee

REVISED:	8–21–2023: Staff Comments
DRAWN: SWL	
DATE: 07–31–2023	
CHECKED: RSM	
FILE NAME: 22118project_PH	
SCALE: 1" = 30'	
JOB NO. 22118	

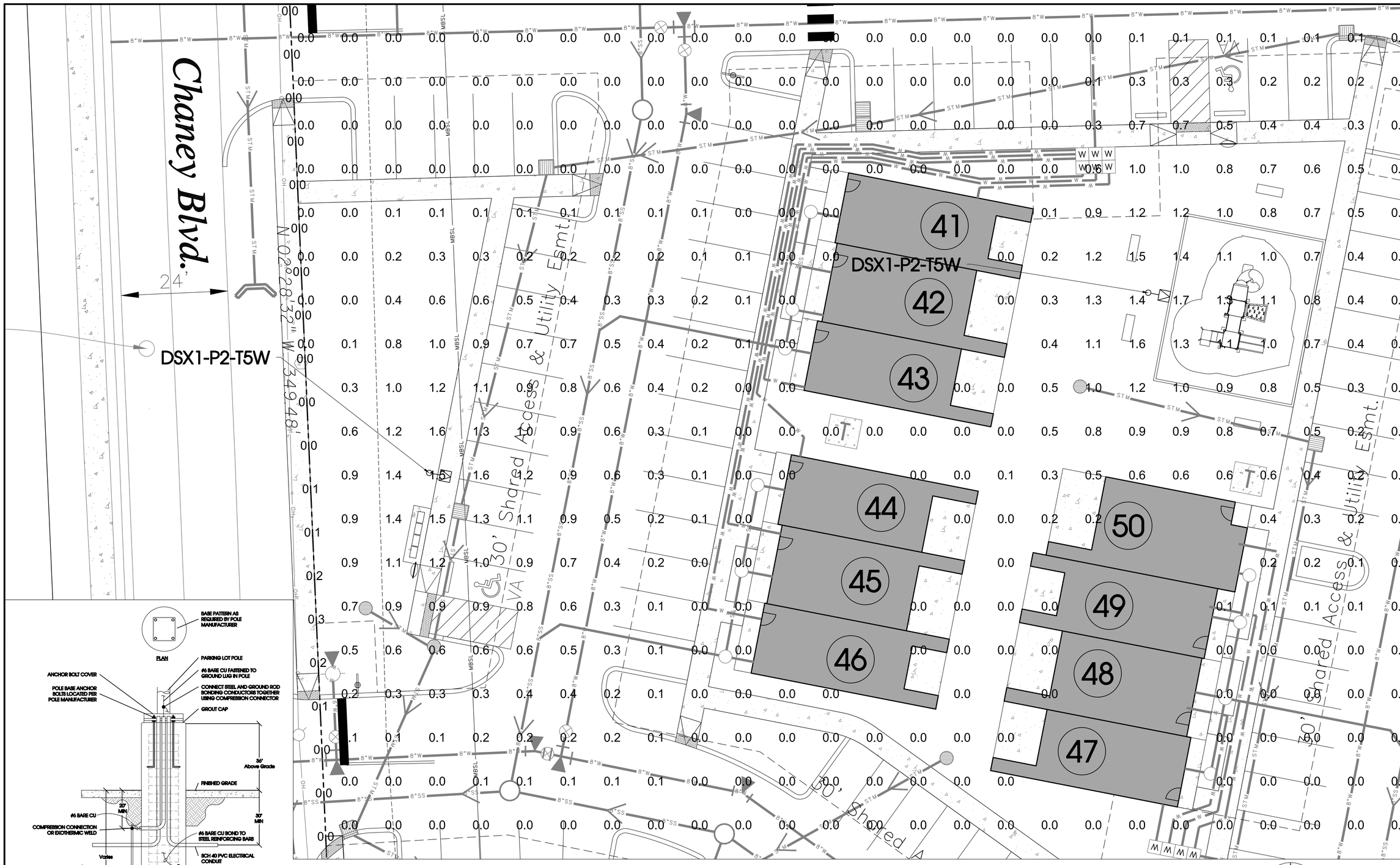
Photometric Plan

SHEET: PH 1.0

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N

30′ 0 30′ 60′
SCALE: 1"= 30′



*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'

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.
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

S. MOUCHAMEL LICENSED PROFESSIONAL ENGINEER

REVIEW SET
Not for Construction
08-21-2023

Chaney Blvd
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments

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 29, 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

Engineering

Gary Lide
glide@lavergnetn.gov

1. Engineering comments addressed.

Utilities

(Update by Gary Lide)
1. The Preliminary Plat shows each individual lot tying to the 18" water line on the north side of Sand Hill Road. Public Works in the past has preferred individual lots to tie to 8" water lines rather than 18" distribution mains. Coordinate with Scott Tatalovich prior to submitting Construction Drawings for staff approval.
2. (For Planning Commission information) The Preliminary Plat shows tying the individual lots to 4" sewer force main on the north side of Sand Hill Road. Each home will have a separate sewer pump. This option was deemed acceptable by Scott Tatalovich in previous comments.

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

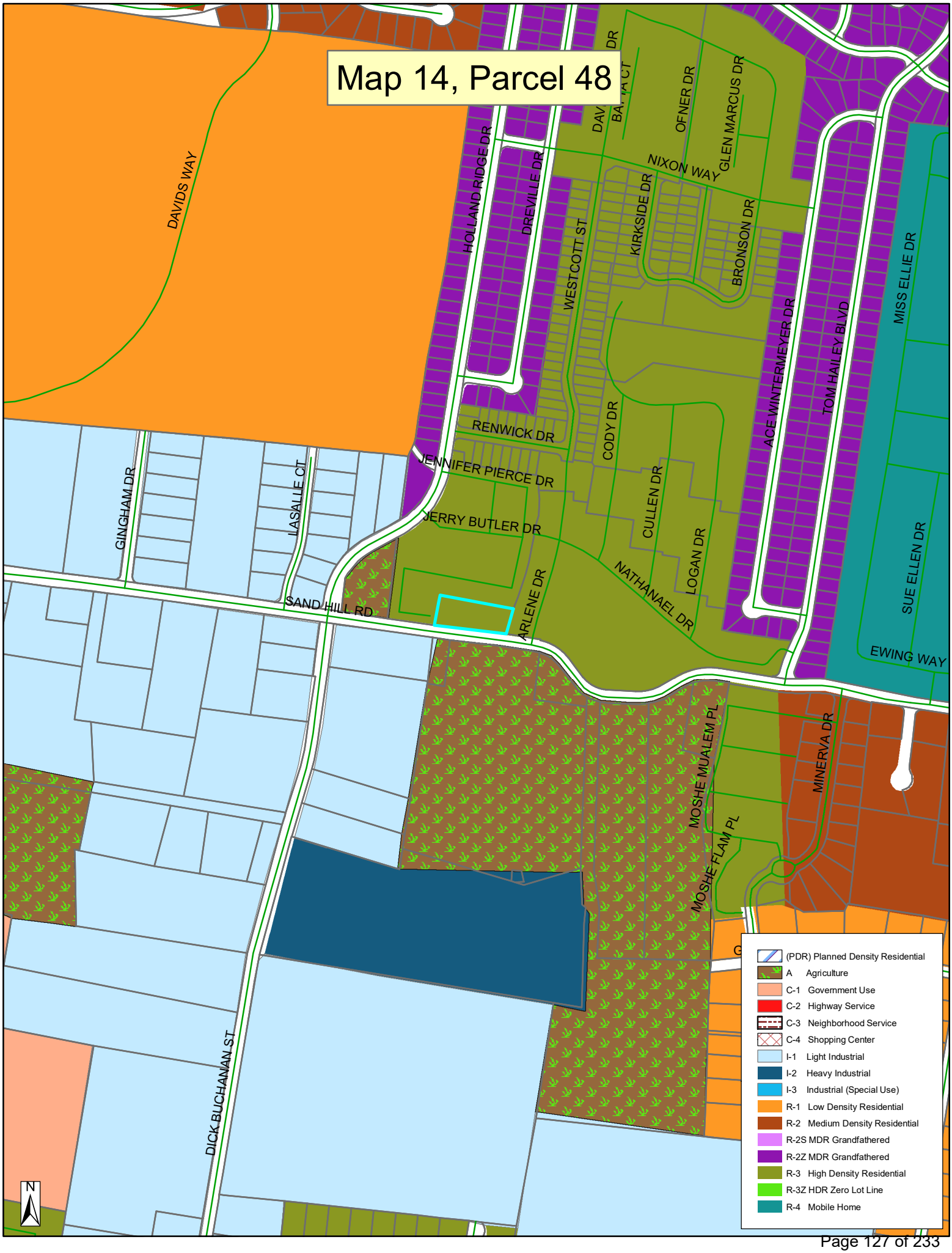
(Technical items go here)

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

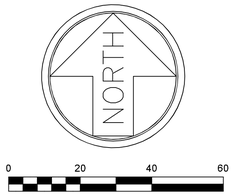

Map 14, Parcel 48
RICK MCCORMICK DR
SAND HILL RD
N

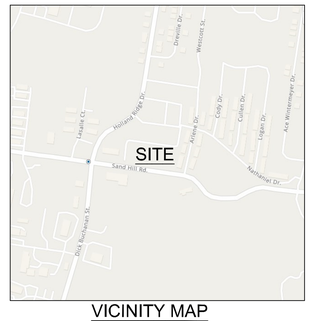

Map 14, Parcel 48
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
WESTCOTT ST
KIRKSIDE DR
OFNER DR
GLEN MARCUS DR
NIXON WAY
BRONSON DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MISS ELLIE DR
SUE ELLEN DR
EWING WAY
RENWICK DR
CODY DR
JENNIFER PIERCE DR
JERRY BUTLER DR
CULLEN DR
LOGAN DR
NATHANAEL DR
ARLENE DR
SAND HILL RD
GINGHAM DR
LASALLE CT
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.

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

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

S79°16'50"E 320.70'

20' P.U.D.E.

10' P.U.D.E.

PUBLIC UTILITY & DRAINAGE EASEMENT

PUBLIC UTILITY & ACCESS EASEMENT

SIDEWALK

POLE

C/O

IPS

(21.66')

(39.95')

(59.33')

6"S

4"S

8"W

18"RCP

OHP

CONC.

SEPTIC TANK

5' M.B.S.L.

N10°06'35"E 131.42'

S10°05'02"W 130.08'

N10°05'02"E 130.08'

S10°05'02"W 127.61'

N10°05'02"E 127.61'

S10°05'02"W 125.15'

N10°05'02"E 125.15'

S10°05'02"W 122.68'

N10°05'02"E 122.68'

S10°05'02"W 120.22'

N10°05'02"E 120.22'

S10°05'02"W 117.75'

N10°05'02"E 117.75'

S10°05'02"W 115.29'

N10°05'02"E 115.29'

S19°50'58"W 114.26'

1

2

3

4

5

6

7

20' PRIVATE DRIVE

20' PRIVATE DRIVE JOINT ACCESS EASEMENT

N82°48'53"W 301.75'

N84°53'50"W 462.3'±
TO INTERSECTION OF
DICK BUCHANAN STREET
& SAND HILLS ROADS

NEAREST HYDRANT 200'±

SAND HILL ROAD
(50' RIGHT-OF-WAY)

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

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

OWNER / DEVELOPER

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

SURVEYOR

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

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 7 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 Map No. 47149C0020K Dated: 09 May 2023.
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
XVI
8/21/23
TENNESSEE NO 2256

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.±

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

PRELIMINARY PLAT

SAND HILL VILLAS

2ND CIVIL DISTRICT
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE
SCALE: 1" = 20' DATE: 8/21/23

DRAWN BY: BAM PROJECT NO. 21-2731

Planning Commission Report
Meeting: August 29, 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. All Engineering comments addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments.

Codes

Randolph Salyers
rsalyers@lavergnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

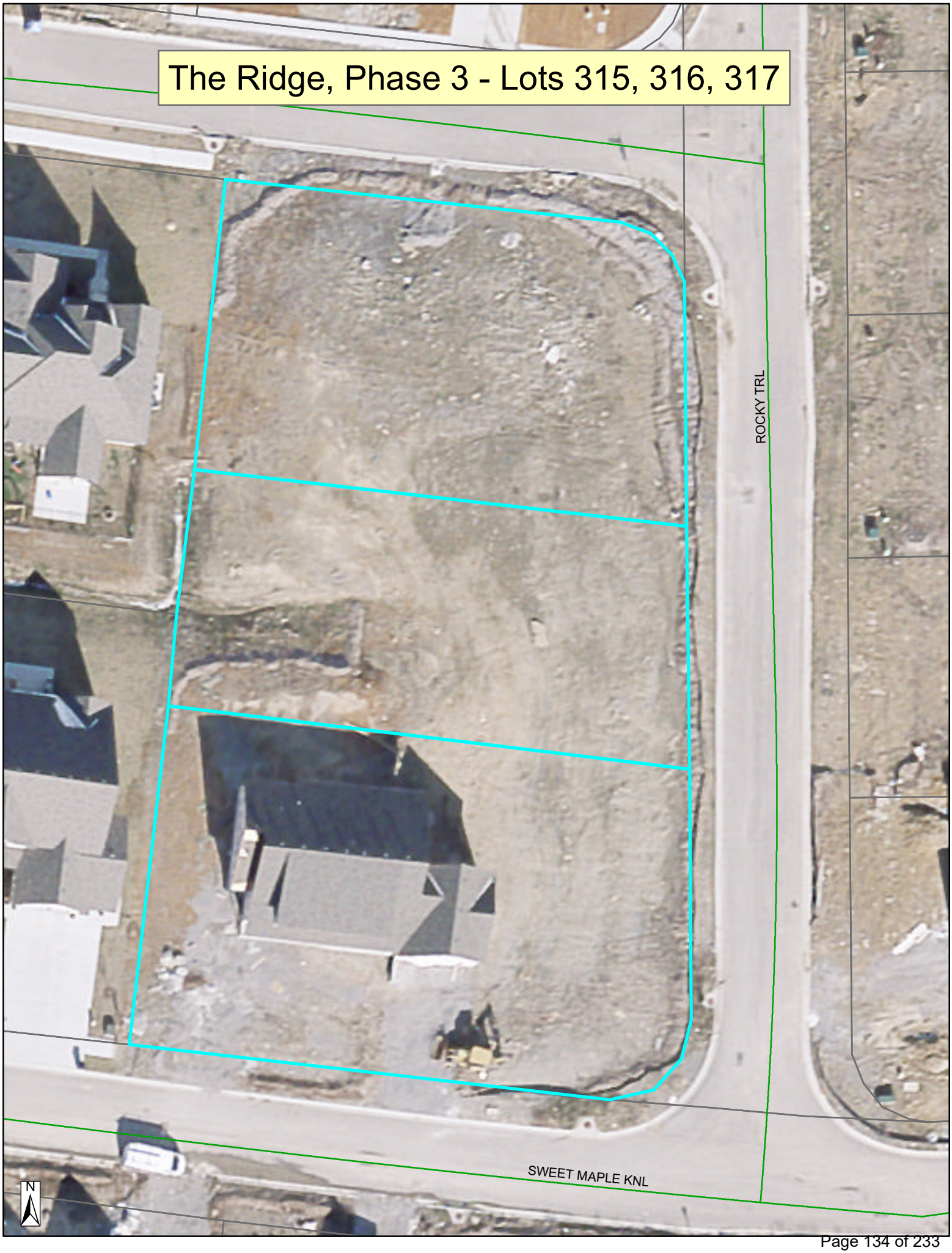
(Technical items go here)

Police

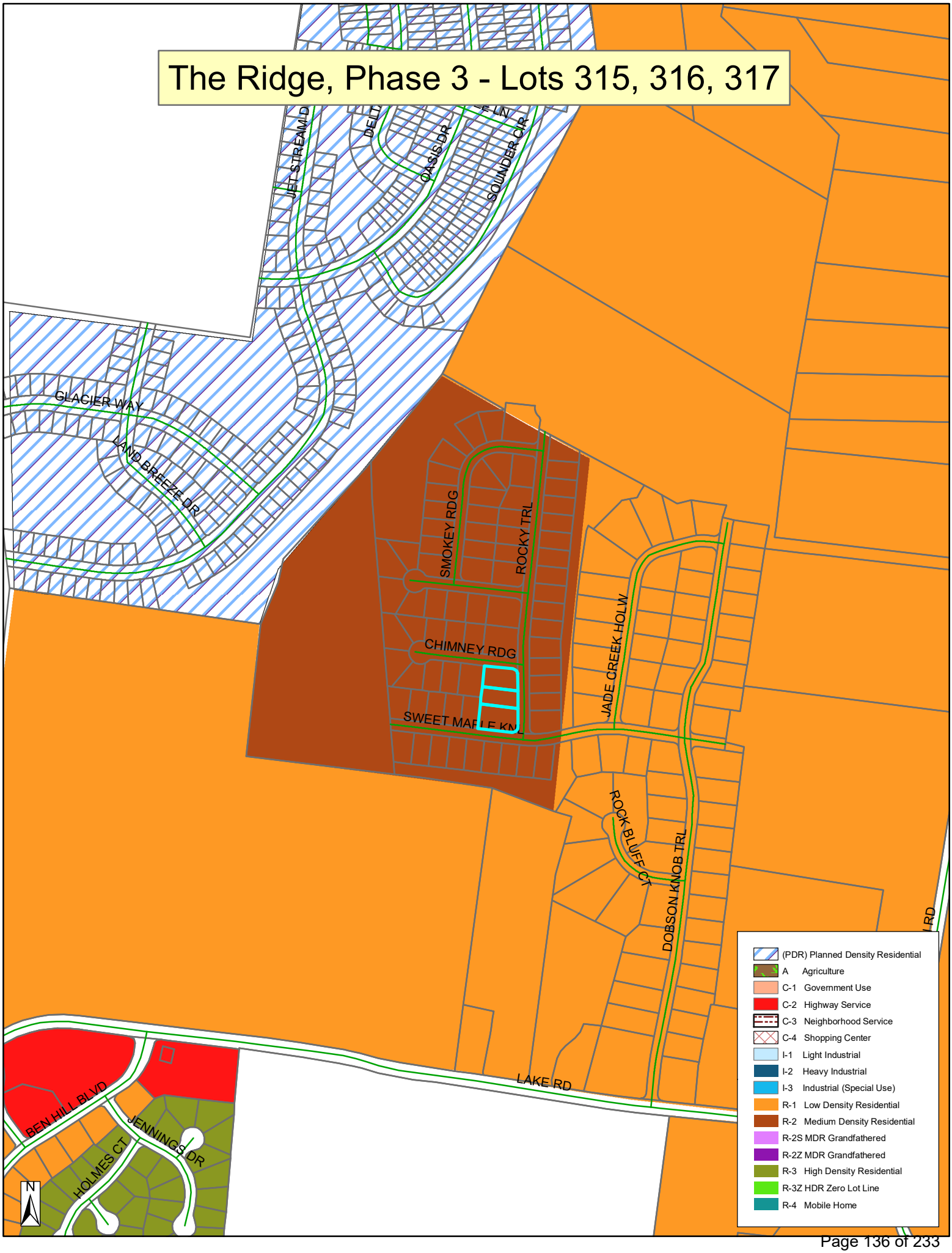
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

***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.

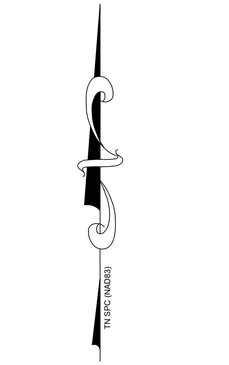

The Ridge, Phase 3 - Lots 315, 316, 317
ROCKY TRL
SWEET MAPLE KNL
N


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

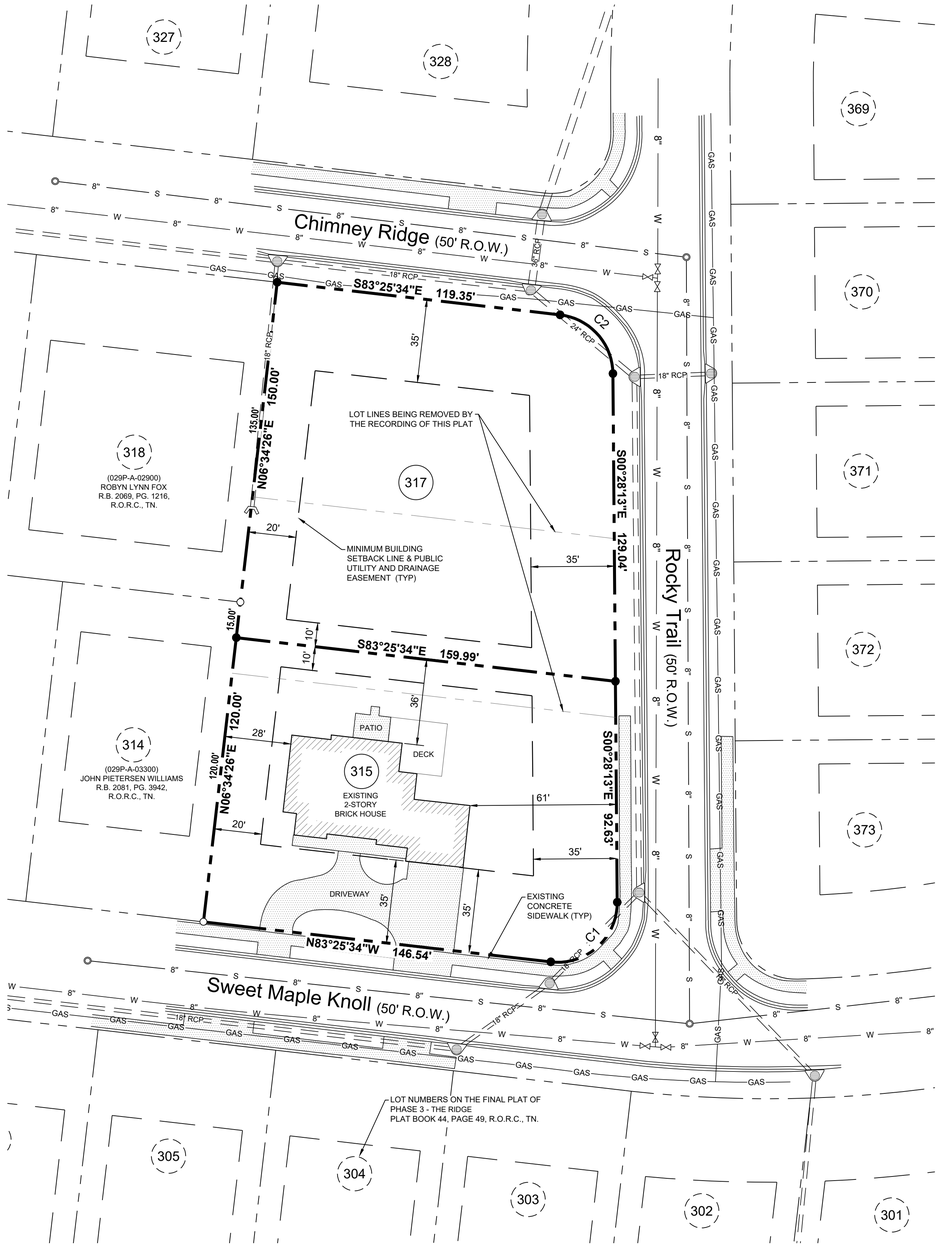

Rocky Trail
Chimney Ridge



GRAPHIC SCALE
(IN FEET)

30 0 15 30 60

1 inch = 30 ft.

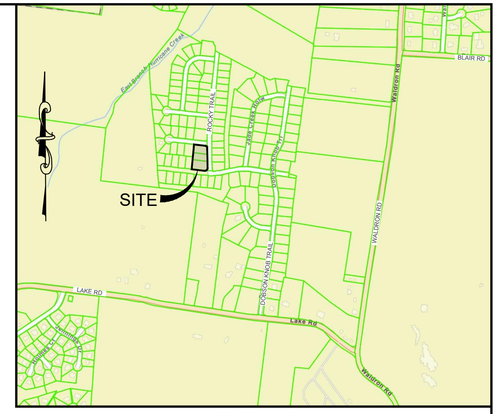


DEVELOPMENT SUMMARY	
Map and Parcel Numbers	029P-A-032.00-000 029P-A-031.00-000 029P-A-030.00-000
Owner - Parcel 30 & 31 (Lot 317)	Mitchell Bowman F&B Development, LLC 1980 Old Fort Parkway Murfreesboro, TN 37129 Phone: (615) 300-7600 email: mitchell.bowman59 Deed Book 1721, Page 2300 R.O.R.C., TN.
Owner - 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: 47149C0105J, Date: 05-09-2023
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 J, effective date May 09, 2023.**
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.**



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

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: August 21, 2023

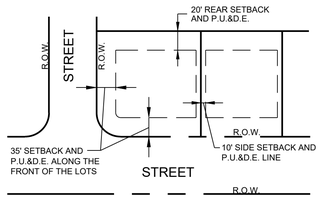


LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (AC.)
315	19,910.69	0.46
317	22,508.19	0.52

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.

PLAT BOOK _____ , PAGE _____

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

REV: AUGUST 21, 2023
DATE: JULY 19, 2023

W&A FILE NO.: 1027-0123

Planning Commission Report
Meeting: August 29, 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 (Technical items go here)
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. All Engineering comments addressed.

Utilities

Scott Tatalovich No comments on parking lot.
statalovich@lavergnetn.gov

Codes

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

Fire

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

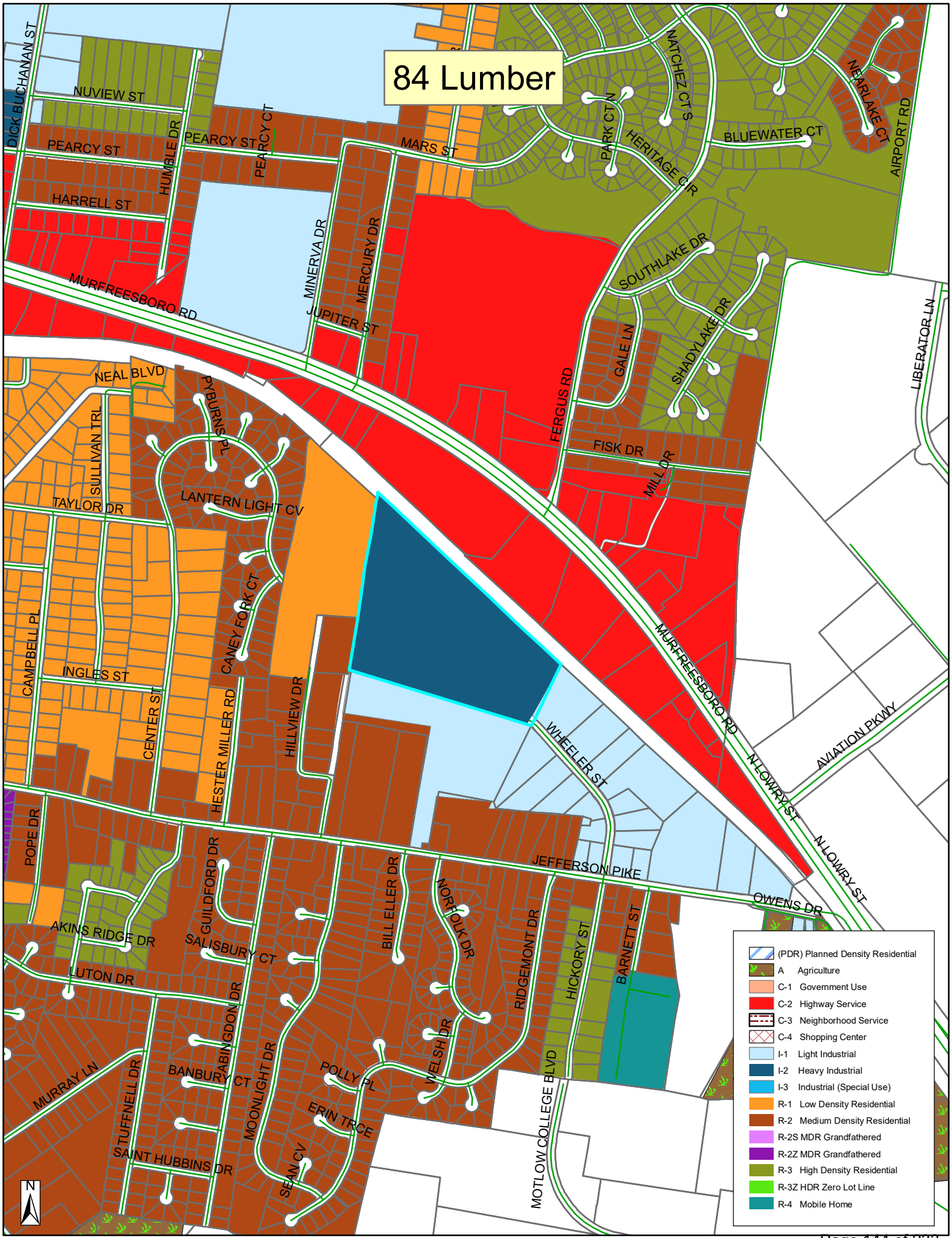
Police

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.


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
SHADYLAKE DR
AIRPORT RD
GALE LN
MURFREESBORO RD
JUPITER ST
MURFREESBORO RD
NEAL BLVD
PYBURN PL
OGLETREE CT
LANTERN LIGHT CV
TAYLOR DR
FISK DR
MILL 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
BILL ELLER DR
NORFOLK DR
RIDGEMONT DR
HICKORY ST
BARNETT ST
WARRICK LN
JEFF GREEN
AKINS RIDGE DR
GUILFORD DR
ABINGDON DR
LUTON DR
TUFFNELL DR
WARMINSTER CT
BANBURY CT
POLLY PL
WELSH DR
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
CANEY FORK CT
CAMPBELL PL
INGLES ST
CENTER ST
HESTER MILLER RD
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
C1.1	Intermediate 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

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By: John F. Miner Date: August 21 2023

John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 122194 — 8-21-23 — 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: 8-15-2023

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.

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 forms 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.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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JOHN F. MINER III — 7-31-23 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

84 Lumber

La Vergne, Tennessee

REVISED: 8–15–2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7–31–2023

CHECKED: MAT

FILE NAME: 22778project

SCALE: None

JOB NO. 22778

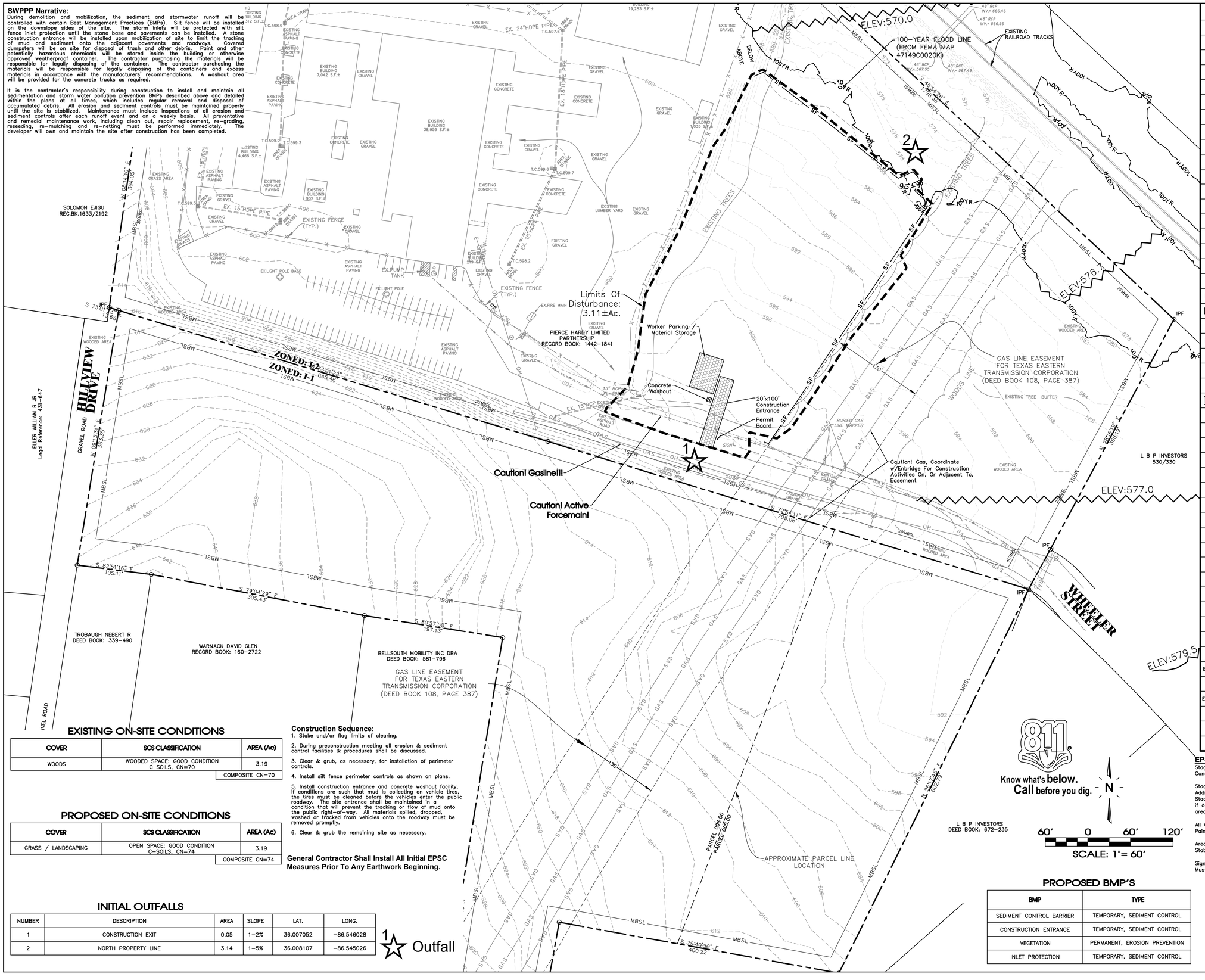
SHEET: C0.1

General Notes

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.



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	
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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

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.

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

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

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)

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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JOHN F. MILLER JR. 2023 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

84 Lumber

La Vergne, Tennessee

REVISED: 8-15-2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7-31-2023

CHECKED: MAT

FILE NAME: 22778project

SCALE: 1"=30'

JOB NO. 22778

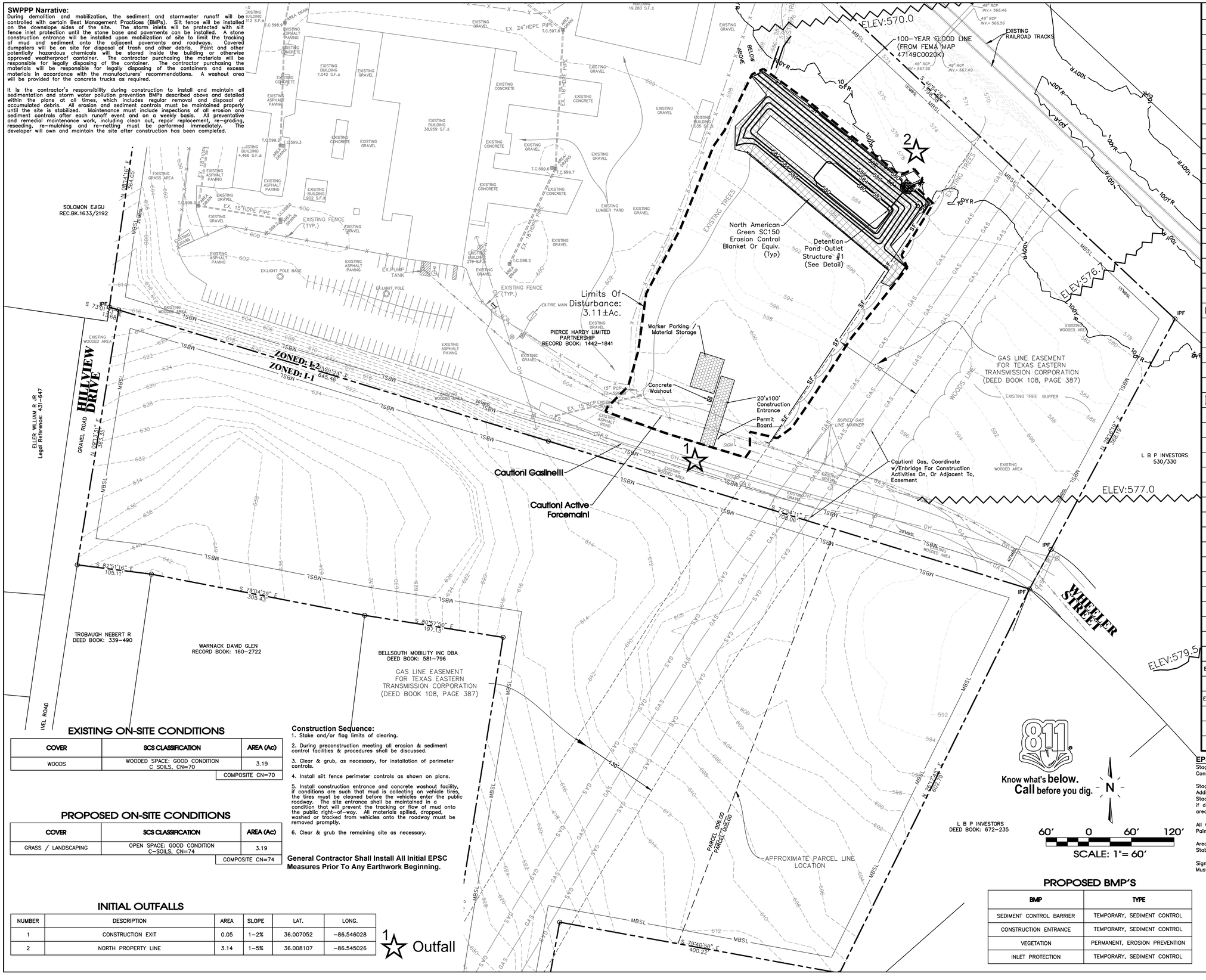
Existing Conditions & Initial EPSC Plan

SHEET: C1.0

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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
PROPOSED CONTOUR LINES	601
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PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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N

60' 0 60' 120'

SCALE: 1"= 60'

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JOHN F. MILLER 2023 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

84 Lumber

La Vergne, Tennessee

Intermediate EPSC Plan

REVISED: 8-15-2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7-31-2023

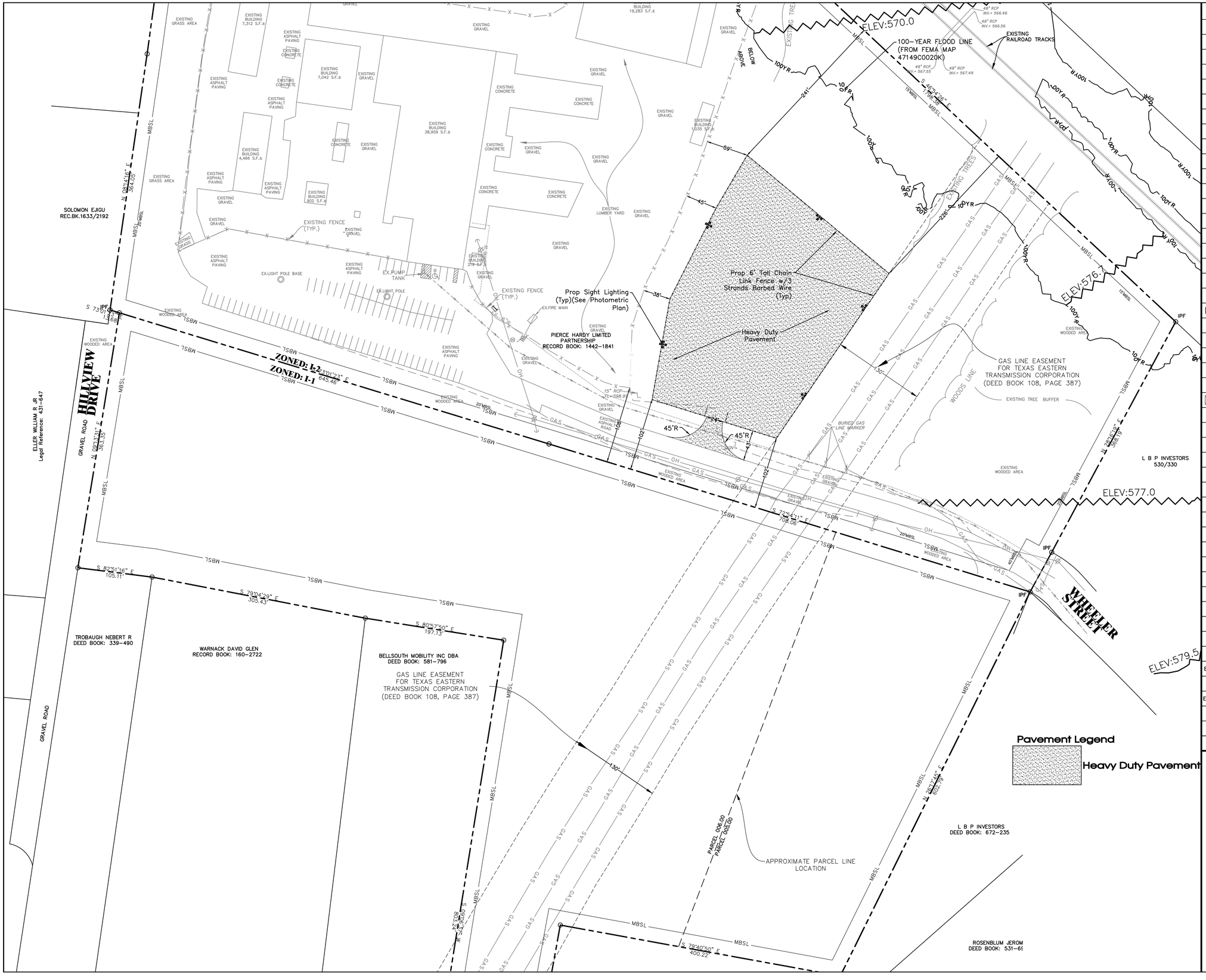
CHECKED: MAT

FILE NAME: 22778project

SCALE: 1"=30'

JOB NO. 22778

SHEET: C1.1



Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
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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	
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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	
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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
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

Pavement Legend

Heavy Duty Pavement

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N

60' 0 60' 120'

SCALE: 1"= 60'

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JOHN F. MILLER JR. REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

84 Lumber

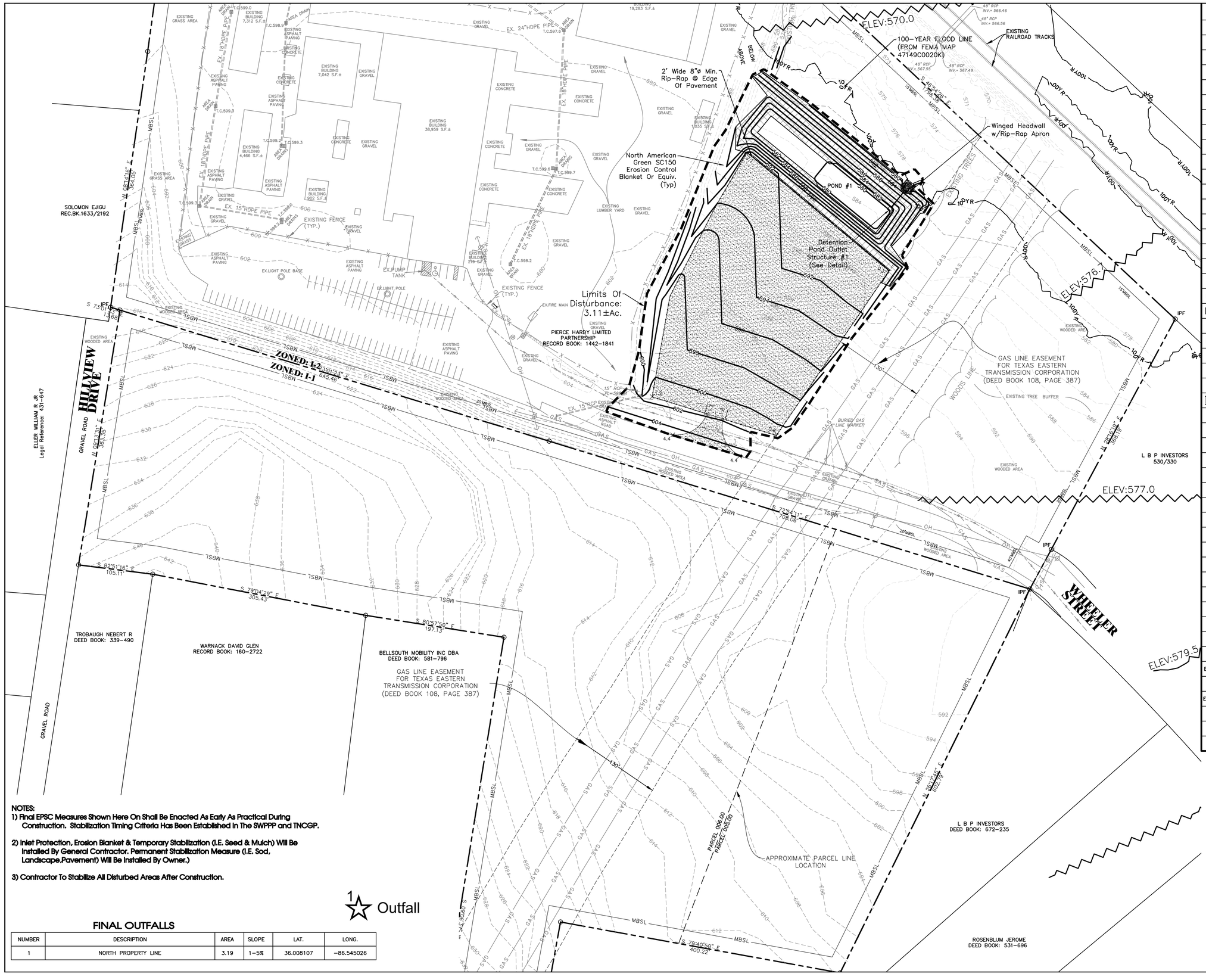
La Vergne, Tennessee

REVISED: 8-15-2023: PC Workshop Comments

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

Site Plan

SHEET: C2.0



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 SANITARY SEWER	SS
PROPOSED SANITARY SEWER	
EXISTING WATER	W W
PROPOSED WATER	W W

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.

1 ☆ Outfall

FINAL OUTFALLS

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

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

N

60' 0 60' 120'

SCALE: 1"= 60'

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84 Lumber

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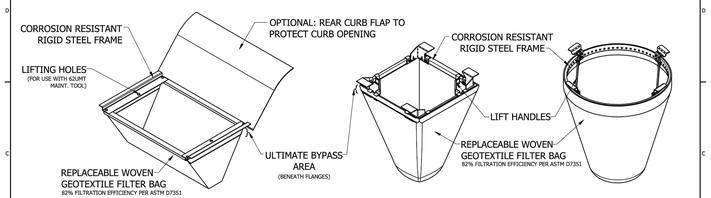
SCALE: 1"=60'

JOB NO. 22778

SHEET: C3.0

Grading, Drainage, & Final EPSC Plan

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

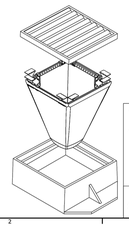


ASTM D8057 Requirements

-> 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"

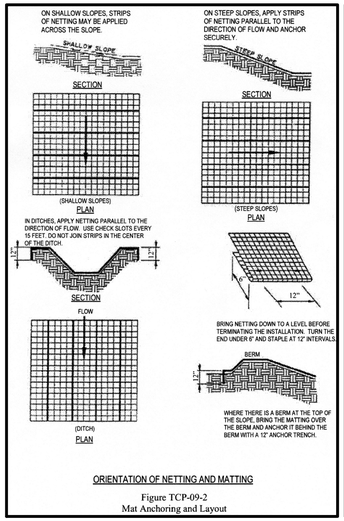
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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



For more information contact APM@inletfilters.com

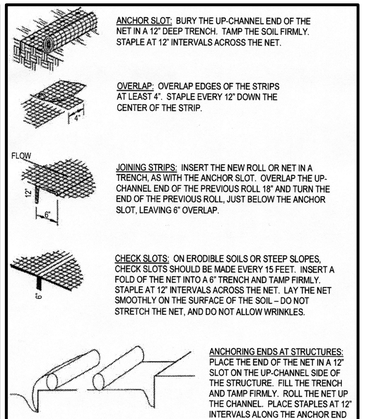
FLEXSTORM INLET FILTERS
DS
Inletfilters.com 630-355-3288

FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



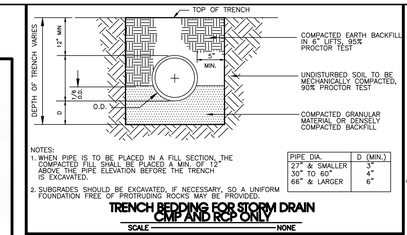
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



INSTALLATION OF NETTING AND MATTING

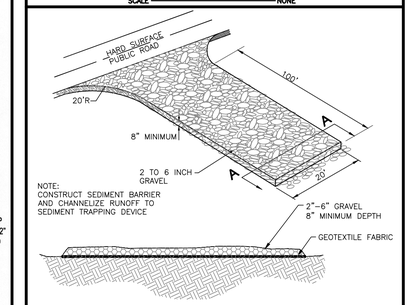
Figure TCP-09-1
Mat Anchoring



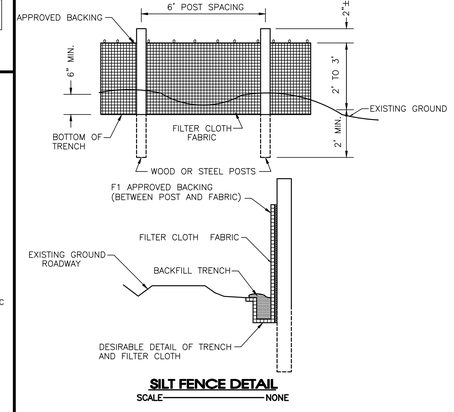
NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

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



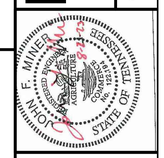
SECTION A-A
GRAVEL CONSTRUCTION ENTRANCE
SCALE NONE

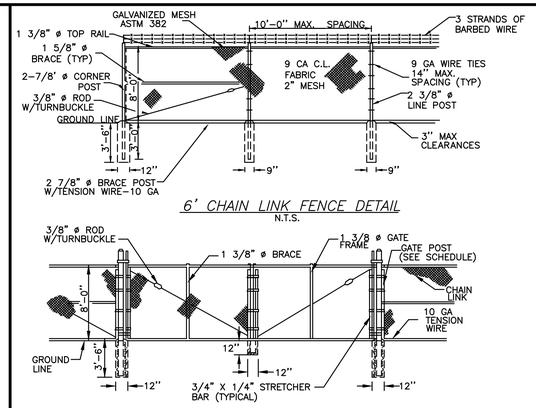


SILT FENCE DETAIL
SCALE NONE

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 in accordance with these plans. Any deviation from these plans must 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.

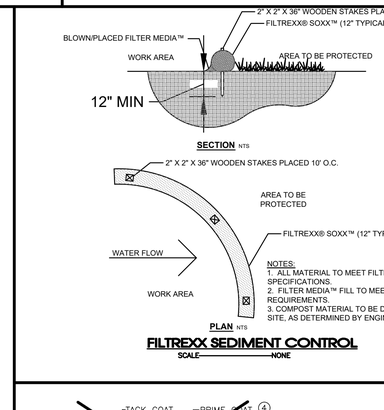




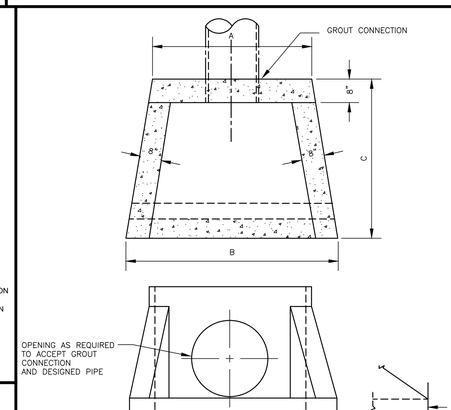
6' CHAIN LINK FENCE DETAIL
N.T.S.

6' CHAIN LINK GATE DETAIL

NOTE:
1. ALL FENCE POST TO BE SCHEDULE 40. N.T.S.
2. BRACE POST TO BE USED EVERY 100 FEET.
3. 3,000 PSI CONCRETE @ 28 DAYS (TYP).
4. 1" CANE BOLT SET IN 1 1/2" DIA X 3" LF PIPE SLEEVE EMBEDDED IN CONCRETE.
5. BLACK VINYL COATED UNLESS OTHERWISE NOTED.



FILTREXX SEDIMENT CONTROL
SCALE NONE

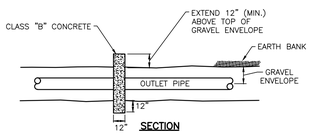


REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

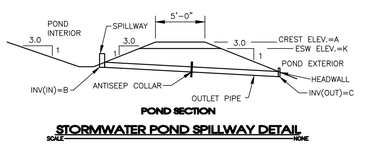
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE NONE

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"

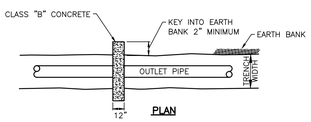


SECTION



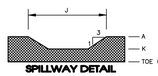
POND SECTION

STORMWATER POND SPILLWAY DETAIL
SCALE NONE

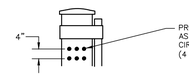


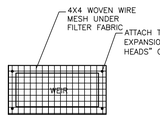
PLAN

ANTI-SEEP COLLAR
SCALE NONE

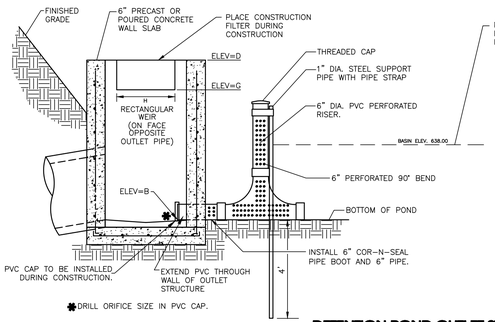


SPILLWAY DETAIL



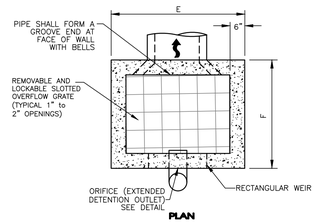


CONSTRUCTION FILTER

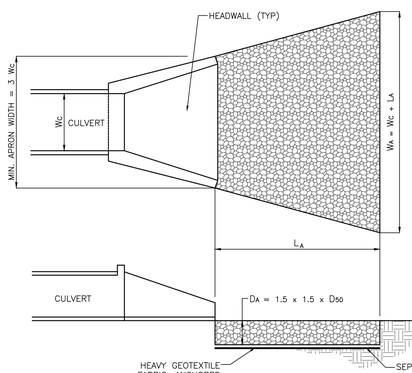


DETENTION POND OUTLET STRUCTURE
SCALE NONE

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



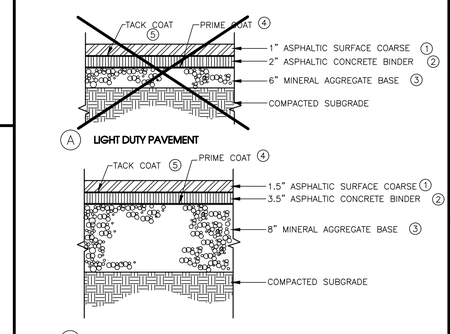
PLAN



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.)
A	15"	10	11.25	6	9	18

RIPRAP OUTFALL PROTECTION
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"

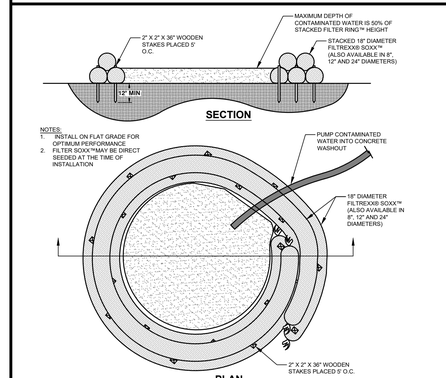
② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307–03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB–HM) GRADING "B"

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



FILTREXX® CONCRETE WASHOUT
SCALE NONE

84 Lumber
La Vergne, Tennessee

REVISED: 8–15–2023: PC Workshop Comments

Details

DRAWN: SJA/CFB3
DATE: 7–31–2023
CHECKED: MAT
FILE NAME: 22778project
SCALE: None
JOB NO. 22778
SHEET: C4.0

84 LUMBER

LANDSCAPE PLAN

SITE DATA
SITE AREA: 27.54 ACRES
STORAGE EXPANSION AREA: 3.11 ACRES
SITE ZONING: I-2

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3)

REQUIRED BUFFER LANDSCAPING

	REQUIRED	PROVIDED
(WESTERN PERIMETER)		
1226.32 LF		
1 LARGE EVERGREEN TREE/ 10 LF OF PERIMETER	40 TREES	0 TREES (EXISTING TREES PROVIDED)
1 MEDIUM EVERGREEN TREE/ 5 LF OF PERIMETER	80 TREES	0 TREES (EXISTING TREES PROVIDED)
1 SHADE TREE/ 30 LF OF PERIMETER	13 TREES	0 TREES (EXISTING TREES PROVIDED)
1 MEDIUM EVERGREEN SHRUB/ 15 LF OF PERIMETER	27 SHRUBS	0 SHRUBS (EXISTING SHRUBS PROVIDED)

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

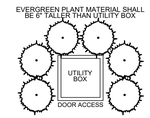
STORAGE EXPANSION AREA: 3.11 ACRES

	REQUIRED	PROVIDED
CANOPY TREES		
3.11 ACRES x 3 TREES / ACRE	9 TREES	9 TREES
UNDERSTORY TREES		
3.11 ACRES x 3 TREES / ACRE	9 TREES	9 TREES
SHRUBS		
3.11 ACRES x 15 SHRUBS / ACRE	47 SHRUBS	47 SHRUBS

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

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

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



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

100' 0 100' 200'
SCALE: 1"= 100'

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

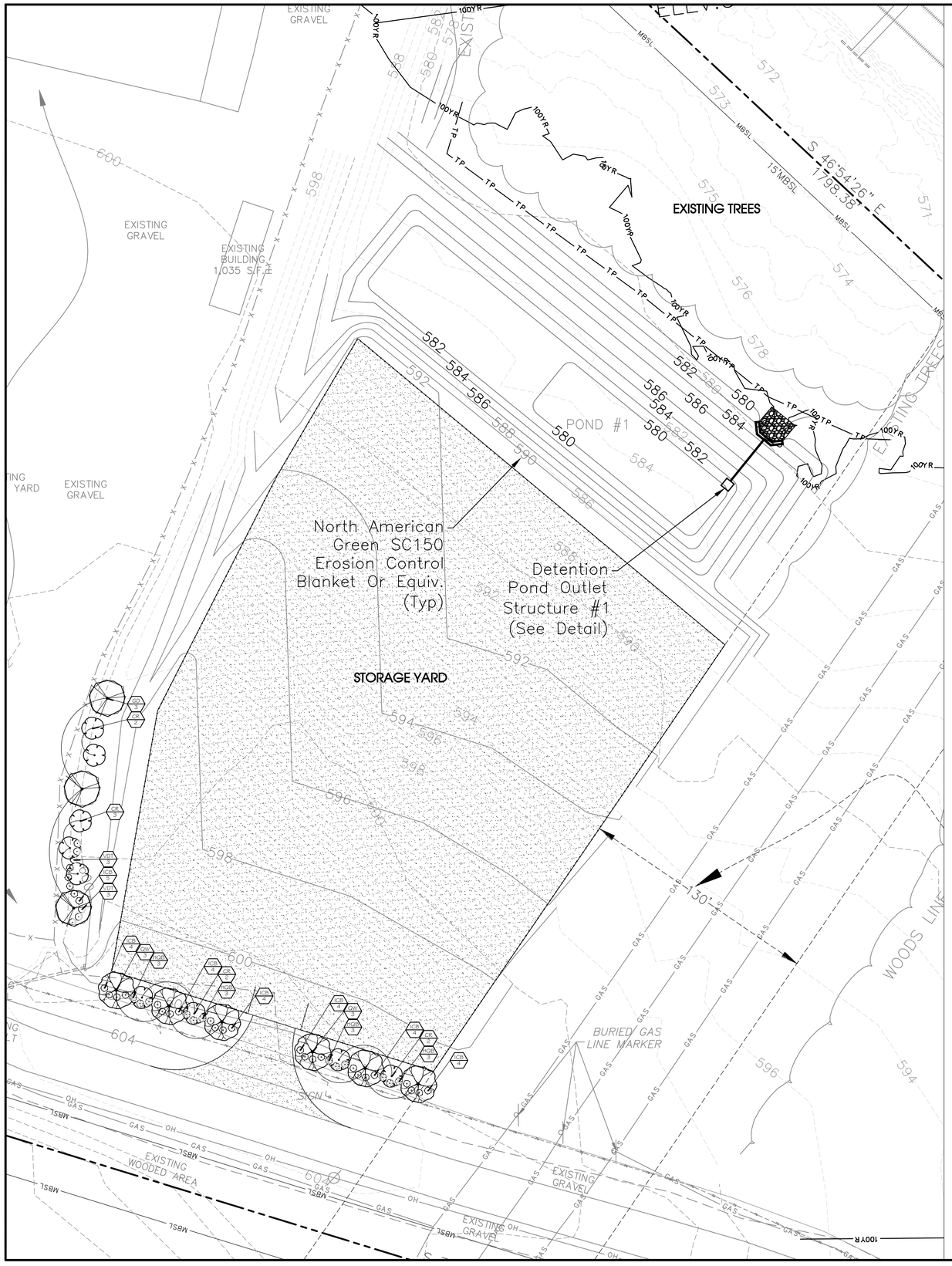
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REVIEW SET
NOT FOR CONSTRUCTION
08/21/2023

84 Lumber
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 05-30-2023
CHECKED: RSM
FILE NAME: 22778
SCALE: 1" = 100'
JOB NO. 22778
SHEET: L1.0

Landscape Plan



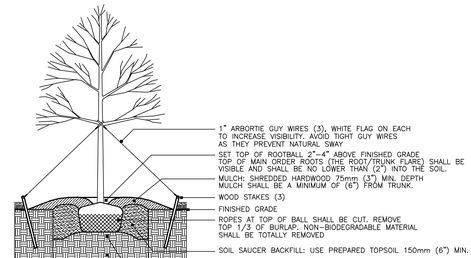
PLANT SCHEDULE

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

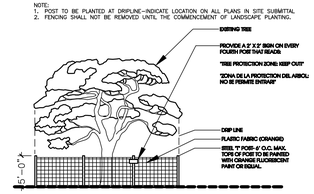
LANDSCAPE NOTES

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 THE 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.



NOTE: ALL TREE STAKES AND GUYS SHALL BE REGULARLY MONITORED TO ENSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.

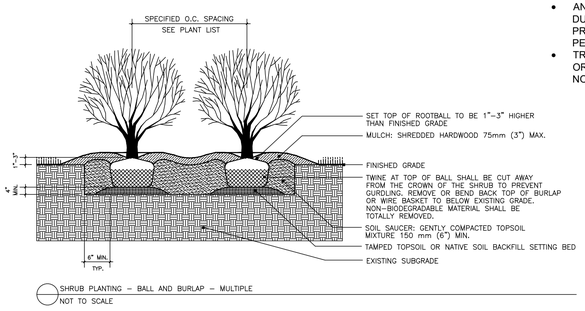
DECIDUOUS TREE PLANTING
NOT TO SCALE



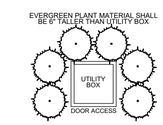
TREE PROTECTION
NOT TO SCALE

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.



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



NOTE: UTILITY BOXES NOT SHOWN ON PLANS SHALL BE SCREENED IN THE FIELD AND PLANTED 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
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S. MOLCHAN — NOT FOR CONSTRUCTION — REVIEW SET — 08/21/2023

84 Lumber
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: KMG
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778
SCALE: 1" = 30'
JOB NO. 22778

Landscape Plan

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	2.38
MAXIMUM FOOT–CANDLES	41.5
MINIMUM FOOT–CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	4399.06
AVERAGE TO MINIMUM FC RATIO	252.74

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.

100′ 0 100′ 200′

SCALE: 1"= 100′

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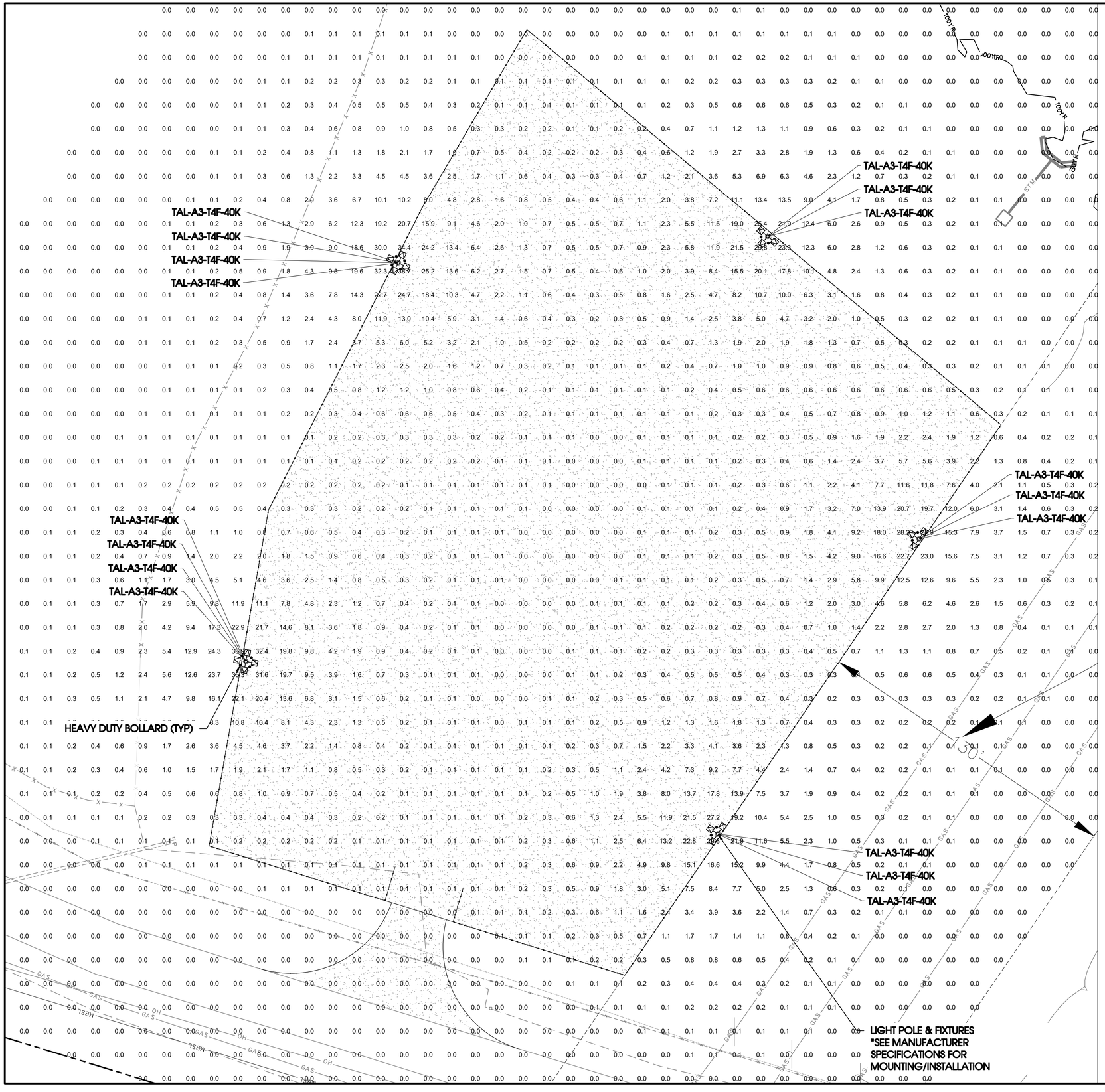
S. HOLCHAM 102.0001 LICENSED PROFESSIONAL ENGINEER

REVIEW SET
Not for Construction
08-21-2023

84 Lumber
La Vergne, Tennessee

Photometric Plan

REVISED: 8–21–2023: Staff Comments	
DRAWN: SWL	
DATE: 07–31–2023	
CHECKED: RSM	
FILE NAME: 22778project_PH	
SCALE: 1" = 100'	
JOB NO. 22778	
SHEET: PH 1.0	



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S. WILLCHAMP 2023 TENNESSEE REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
Not for Construction
08-21-2023

84 Lumber
La Vergne, Tennessee

Photometric Plan

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: 1" = 20'
JOB NO. 22778
SHEET: PH 1.1

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

N

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

Elements by TCP — LED Area Light

Applications

TCP's LED Area Lights feature a low profile, 3G vibration rated design that delivers a bright, uniform light while saving energy over traditional HID sources. Maintenance costs are virtually eliminated over their long-rated life. Applications include parking lots, walkways, auto dealerships, campuses and other public areas.

Construction

- Visually appealing slim, low-profile design
- Flat top design promotes self cleaning during rain events
- Heavy duty die-cast aluminum housing
- Durable UV stabilized powder coat finish
- Many optional mounting accessories available (see page 6)

Electrical

- Accepts 120-277V or 277-480V
- NEMA 3-pin & 7-pin photocontrol receptacle options available
- System rated for long 50,000 hour rated life
- cULus wet location rated
- 10KV (120-277V) and 20KV (277-480V), surge suppression comes standard

Optics

- Durable acrylic optics resist yellowing
- Distribution Type III standard, Types IV and V optional
- Optics can be rotated to satisfy complex applications. See next page for more details



Listings
cULus Listed – wet location rated
DLC 5.1 Premium
RoHS Compliant
IP65 Rated
3G Vibration Rated

Installation
Surface or pole mounted
Before installation, please consult your local ordinances and building codes for compliance

Warranty
Five year, 50,000 hour limited warranty against defects in manufacturing*
*10 year limited warranty available for an additional fee

Catalog Ordering Matrix

Example: TALUZDA2T3F40KBRMS

TAL	U	ZD	A2	T3	F	40K	N7	BR	
FAMILY	**VOLTAGE**	**DIMMING**	**LUMENS PACKAGE (POWER)[1,3]**	**DISTRIBUTION**	**THROW**	**CCT[4]**	**PHOTOCELL RECEPTACLE**	**COLOR[5]**	**CONTROL OPTION[6,7]**
TAL – TCP Area Light	**U** – 120-277V **H** – 277-480V	**ZD** – 0-10V Dimming	**A2** – 14,000 Lumens (100W) **A3** – 19,500 Lumens (150W) **A4** – 27,500 Lumens (200W) **A5** – 37,500 Lumens (300W)	**T3** – Type III **T4** – Type IV **T5** – Type V	**F** – Forward **L** – Left **B** – Backward **R** – Right	**30K** – 3000K **40K** – 4000K **50K** – 5000K	**Blank** – No Receptacle **N7** – NEMA 7-PIN	**BR** – Bronze **WH** – White **BK** – Black	**Blank** – No Added Control **MS** – PIR/Daylight Sensor **P3** – Adds a NEMA 3-Pin Photocell in the box **P7** – Adds a NEMA 7-Pin Photocell in the box

[1] Approximate lumen output. Actual performance may vary based on CCT, options selected and end user application.
[2] Actual wattage may differ by +/-10%.
[3] Can be used with a standard 3-pin photocontrol.
[4] 3000K CCT is a special order item. Work with your TCP Representative for lead time details.
[5] BR - Bronze is the standard color. Other colors listed on spec sheet will require extended lead times. Work with your TCP Representative for lead time details.
[6] Leave photocell receptacle "Blank" when ordering MS control.
[7] When adding P3 or P7 to the box, you must include the N7 photocell receptacle in your item number. For HZD products, photocell can only be applied in 347-480V applications.

Accessories:

FIELD INSTALLED ACCESSORIES:	
TALPIRREMOTE	Remote Control to program the Motion Sensor. Only one needed per job
4INPOLEREDUCER	4" Pole Reducer
5INPOLEREDUCER	5" Pole Reducer
TALSHIELD1	Backlight Shield for A2 & A3 lumen packages
TALSHIELD2	Backlight Shield for A4 & A5 lumen packages
PC3UNDBU	3 Pin ON/OFF only photocontrol for use with 120-277V applications
PC7UDIMBU	7 Pin ON/OFF + daylight harvest photocontrol for use with 120-277V applications
PC3HNDBU	3 Pin ON/OFF only photocontrol for use with 347-480V applications
PC7HDIMBU	7 Pin ON/OFF + daylight harvest photocontrol for use with 347-480V applications

TAL Area Light with Backlight Shield installed



Specifications and dimensions subject to change without notice.

TCP®
325 Campus Dr. | Aurora, Ohio 44202 | P: 800-324-1496 | tcpi.com

c UL us LISTED — DLC PREMIUM — IP65 RATED — 5 YEAR WARRANTY

Not all versions of this product are qualified on the DLC QPL. To view our DLC qualified products, please consult the DLC Qualified Products List at www.designlights.org/qpl.

PS4-11-20WT

RAB



Square steel poles with welded tenon included for use with floodlights. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 138.0 lbs

Project:	Type:
Prepared By:	**Date:**

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Tenon:
Welded 2 3/8" tenon included

Height:
20 FT

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Weight:
138 lbs

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

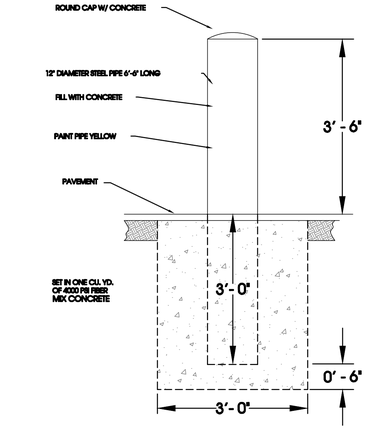
Max EPA's/Max Weights:
70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

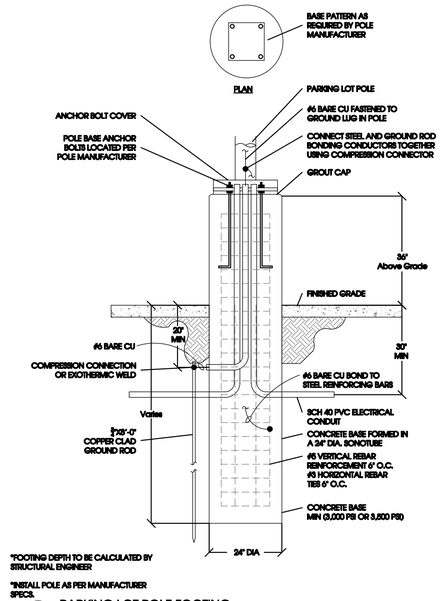
Terms of Sale:
Pole Terms of Sale is available online.

Need help? Tech help line: **(888) 722-1000** Email: **custserv@rablighting.com** Website: **www.rablighting.com**
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LUMINAIRE SCHEDULE							
CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*
TAL–A3–T3F–40K	⊙—☒	TALUZDA4T4F40KBR 277V C270	POLE		20'	17	0.9



HEAVY DUTY BOLLARD DETAIL



PARKING LOT POLE FOOTING

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STATE OF TENNESSEE — SHANE W. MALCHOW — 120.3023 — REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
08/21/2023

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

84 Lumber
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: N/A
JOB NO. 22778
SHEET: PH 2.0

Photometric Plan

84 LUMBER

LANDSCAPE PLAN

SITE DATA
SITE AREA: 27.54 ACRES
STORAGE EXPANSION AREA: 3.11 ACRES
SITE ZONING: I-2

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3)

REQUIRED BUFFER LANDSCAPING

	REQUIRED	PROVIDED
(WESTERN PERIMETER)		
1226.32 LF		
1 LARGE EVERGREEN TREE/ 10 LF OF PERIMETER	40 TREES	0 TREES (EXISTING TREES PROVIDED)
1 MEDIUM EVERGREEN TREE/ 5 LF OF PERIMETER	80 TREES	0 TREES (EXISTING TREES PROVIDED)
1 SHADE TREE/ 30 LF OF PERIMETER	13 TREES	0 TREES (EXISTING TREES PROVIDED)
1 MEDIUM EVERGREEN SHRUB/ 15 LF OF PERIMETER	27 SHRUBS	0 SHRUBS (EXISTING SHRUBS PROVIDED)

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

STORAGE EXPANSION AREA: 3.11 ACRES

	REQUIRED	PROVIDED
CANOPY TREES		
3.11 ACRES x 3 TREES / ACRE	9 TREES	9 TREES
UNDERSTORY TREES		
3.11 ACRES x 3 TREES / ACRE	9 TREES	9 TREES
SHRUBS		
3.11 ACRES x 15 SHRUBS / ACRE	47 SHRUBS	47 SHRUBS

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

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

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

EXISTING TREES

CSX RAILROAD (200' CHARTER RIGHT-OF-WAY)

SHEET L1.1

STORAGE YARD

North American Green SC150 Erosion Control Blanket (or Equiv.) (Typ)

Retention Pond Outlet Structure #1 (See Detail)

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

L B P INVESTORS 530/330

ROSENBLUM JEROME DEED BOOK: 531-696

WHEELER STREET

100-YEAR FLOOD LINE (FROM FEMA MAP 47149C0020K)

EXISTING RAILROAD TRACKS

ELEV:562.1

ELEV:565.0

ELEV:570.0

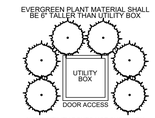
ELEV:576.7

ELEV:577.0

ELEV:579.5

ELEV:584.5

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



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

100' 0 100' 200'
SCALE: 1"= 100'

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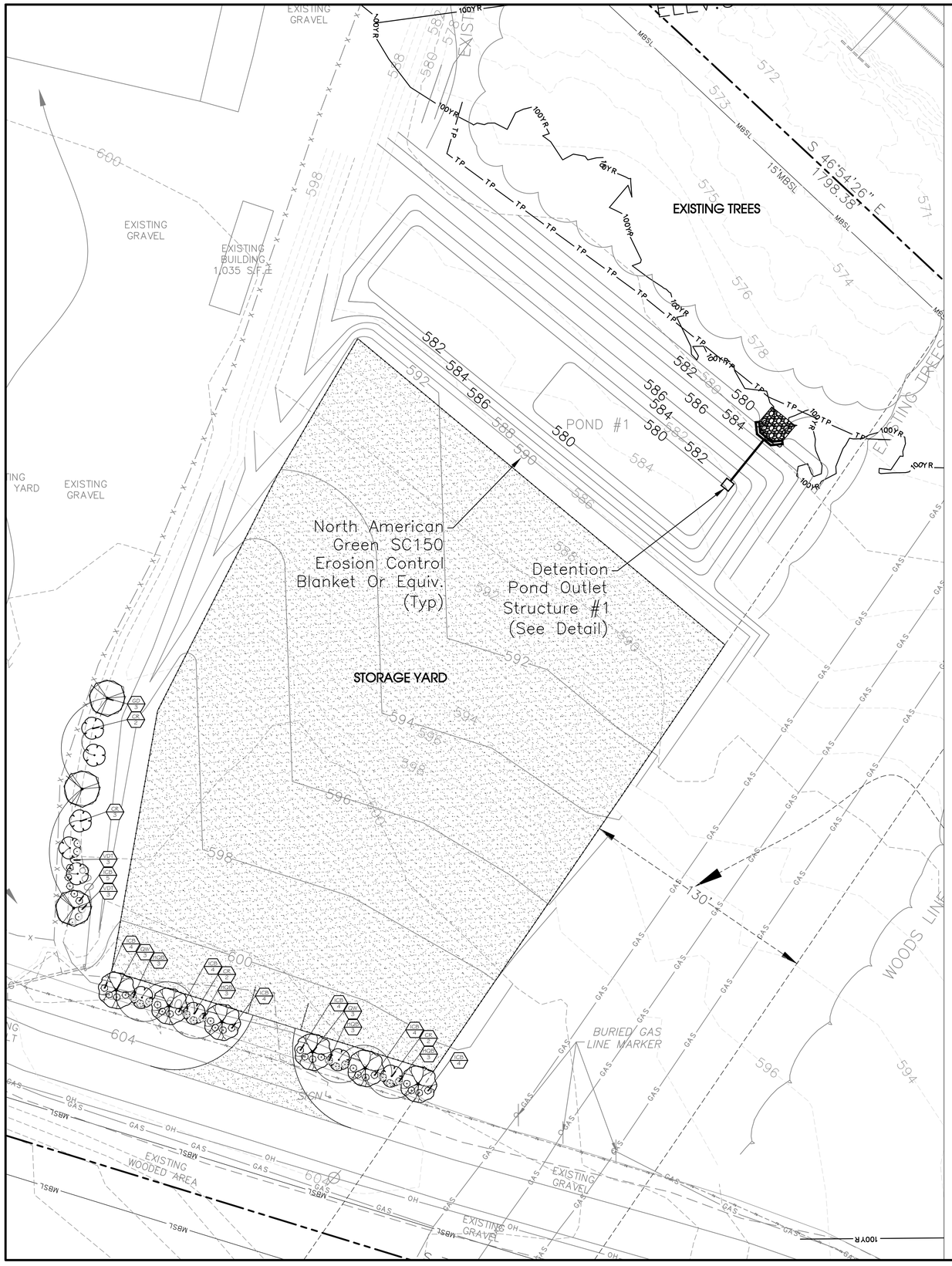
S. MOLCHAN — 08-21-2023 — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE

REVIEW SET
NOT FOR CONSTRUCTION

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 05-30-2023
CHECKED: RSM
FILE NAME: 22778
SCALE: 1" = 100'
JOB NO. 22778
SHEET: L1.0

84 Lumber
La Vergne, Tennessee

Landscape Plan



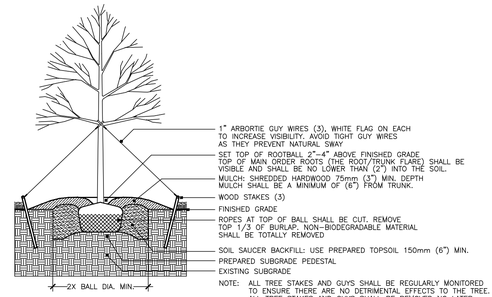
PLANT SCHEDULE

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 THE 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.



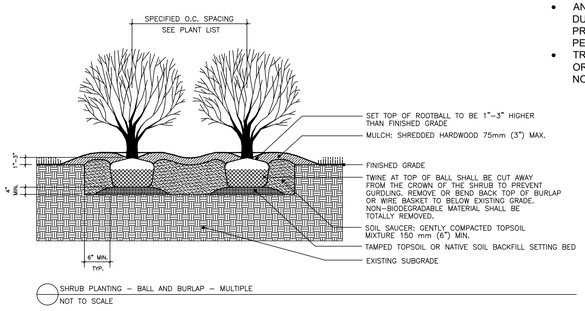
DECIDUOUS TREE PLANTING
NOT TO SCALE



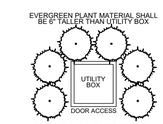
TREE PROTECTION
NOT TO SCALE

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 LOCATED 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
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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S. MOLCHAN — TENNESSEE — REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
NOT FOR CONSTRUCTION
08-21-2023

84 Lumber
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: KMG
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778
SCALE: 1" = 30'
JOB NO. 22778

Landscape Plan

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	2.38
MAXIMUM FOOT-CANDLES	41.5
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	4399.06
AVERAGE TO MINIMUM FC RATIO	252.74

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.

N

100' 0 100' 200'

SCALE: 1"= 100'

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

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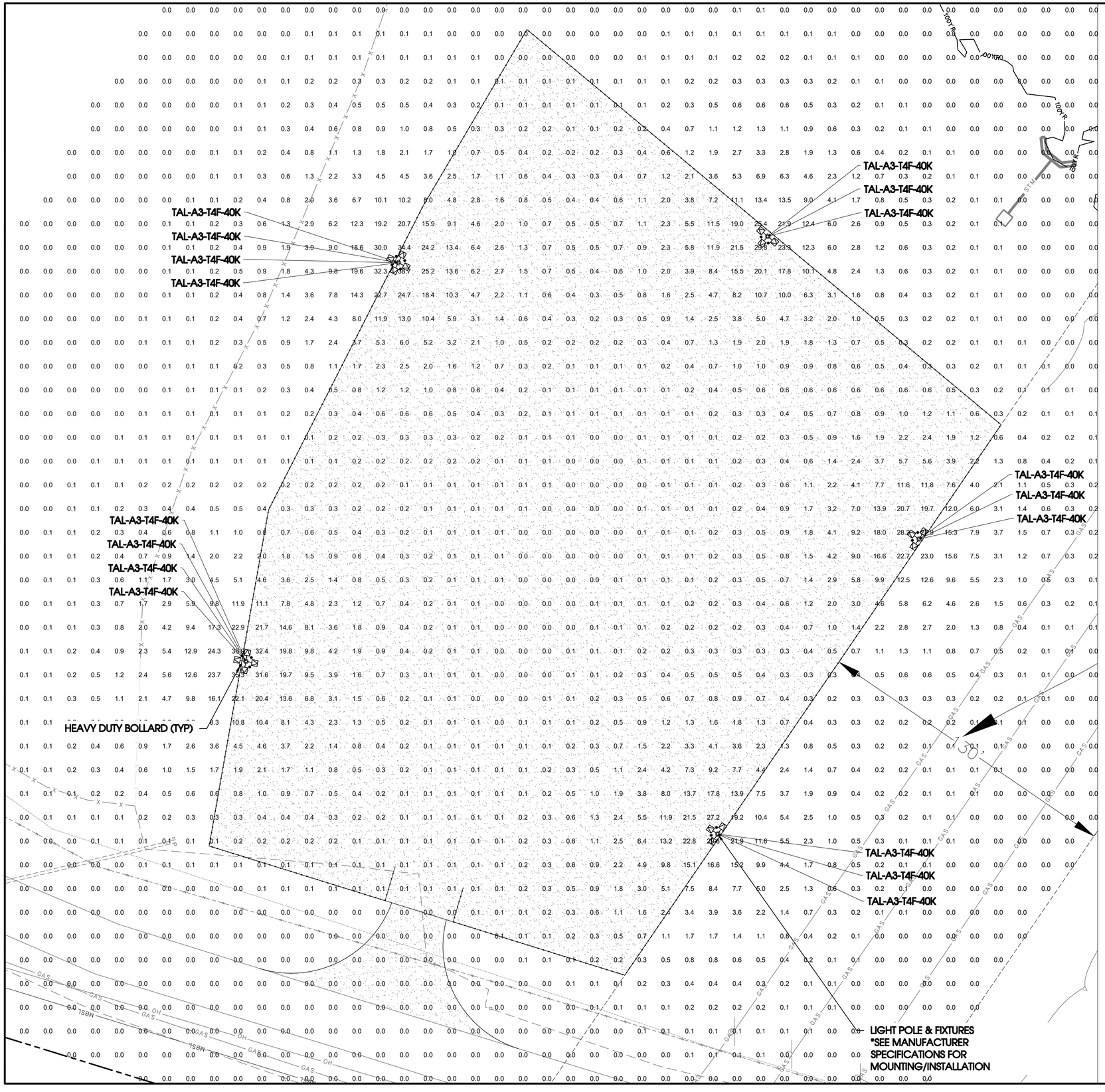
S. HOLCHAM TENNESSEE 129 REGISTERED PROFESSIONAL ENGINEER LICENSED PROFESSIONAL ENGINEER

REVIEW SET
Not for Construction
08-21-2023

84 Lumber
La Vergne, Tennessee

Photometric Plan

REVISED: 8-21-2023: Staff Comments	
DRAWN: SWL	
DATE: 07-31-2023	
CHECKED: RSM	
FILE NAME: 22778project_PH	
SCALE: 1" = 100'	
JOB NO. 22778	
SHEET: PH 1.0	



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S. WOLCHAM 2023 TENNESSEE REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
Not for Construction
08-21-2023

84 Lumber

La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: 1" = 20'
JOB NO. 22778
SHEET: PH 1.1

Photometric Plan

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

N

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

Elements by TCP — LED Area Light

Applications

TCP's LED Area Lights feature a low profile, 3G vibration rated design that delivers a bright, uniform light while saving energy over traditional HID sources. Maintenance costs are virtually eliminated over their long-rated life. Applications include parking lots, walkways, auto dealerships, campuses and other public areas.

Construction

- Visually appealing slim, low-profile design
- Flat top design promotes self cleaning during rain events
- Heavy duty die-cast aluminum housing
- Durable UV stabilized powder coat finish
- Many optional mounting accessories available (see page 6)

Electrical

- Accepts 120-277V or 277-480V
- NEMA 3-pin & 7-pin photocontrol receptacle options available
- System rated for long 50,000 hour rated life
- cULus wet location rated
- 10KV (120-277V) and 20KV (277-480V), surge suppression comes standard

Optics

- Durable acrylic optics resist yellowing
- Distribution Type III standard, Types IV and V optional
- Optics can be rotated to satisfy complex applications. See next page for more details



Listings
cULus Listed – wet location rated
DLC 5.1 Premium
RoHS Compliant
IP65 Rated
3G Vibration Rated

Installation
Surface or pole mounted
Before installation, please consult your local ordinances and building codes for compliance

Warranty
Five year, 50,000 hour limited warranty against defects in manufacturing*
*10 year limited warranty available for an additional fee

Catalog Ordering Matrix

Example: TALUZDA2T3F40KBRMS

TAL	U	ZD	A2	T3	F	40K	N7	BR	
FAMILY	**VOLTAGE**	**DIMMING**	**LUMENS PACKAGE (POWER)[1,3]**	**DISTRIBUTION**	**THROW**	**CCT[4]**	**PHOTOCELL RECEPTACLE**	**COLOR[5]**	**CONTROL OPTION[6,7]**
TAL – TCP Area Light	**U** – 120-277V **H** – 277-480V	**ZD** – 0-10V Dimming	**A2** – 14,000 Lumens (100W) **A3** – 19,500 Lumens (150W) **A4** – 27,500 Lumens (200W) **A5** – 37,500 Lumens (300W)	**T3** – Type III **T4** – Type IV **T5** – Type V	**F** – Forward **L** – Left **B** – Backward **R** – Right	**30K** – 3000K **40K** – 4000K **50K** – 5000K	**Blank** – No Receptacle **N7** – NEMA 7-PIN	**BR** – Bronze **WH** – White **BK** – Black	**Blank** – No Added Control **MS** – PIR/Daylight Sensor **P3** – Adds a NEMA 3-Pin Photocell in the box **P7** – Adds a NEMA 7-Pin Photocell in the box

[1] Approximate lumen output. Actual performance may vary based on CCT, options selected and end user application.
[2] Actual wattage may differ by +/-10%.
[3] Can be used with a standard 3-pin photocontrol.
[4] 3000K CCT is a special order item. Work with your TCP Representative for lead time details.
[5] BR - Bronze is the standard color. Other colors listed on spec sheet will require extended lead times. Work with your TCP Representative for lead time details.
[6] Leave photocell receptacle "Blank" when ordering MS control.
[7] When adding P3 or P7 to the box, you must include the N7 photocell receptacle in your item number. For HZD products, photocell can only be applied in 347-480V applications.

Accessories:

FIELD INSTALLED ACCESSORIES:	
TALPIRREMOTE	Remote Control to program the Motion Sensor. Only one needed per job
4INPOLEREDUCER	4" Pole Reducer
5INPOLEREDUCER	5" Pole Reducer
TALSHIELD1	Backlight Shield for A2 & A3 lumen packages
TALSHIELD2	Backlight Shield for A4 & A5 lumen packages
PC3UNDBU	3 Pin ON/OFF only photocontrol for use with 120-277V applications
PC7UDIMBU	7 Pin ON/OFF + daylight harvest photocontrol for use with 120-277V applications
PC3HNDBU	3 Pin ON/OFF only photocontrol for use with 347-480V applications
PC7HDIMBU	7 Pin ON/OFF + daylight harvest photocontrol for use with 347-480V applications

TAL Area Light with Backlight Shield installed



Specifications and dimensions subject to change without notice.

TCP®
325 Campus Dr. | Aurora, Ohio 44202 | P: 800-324-1496 | tcpi.com

c UL us LISTED — DLC PREMIUM — IP65 RATED — 5 YEAR WARRANTY

Not all versions of this product are qualified on the DLC QPL. To view our DLC qualified products, please consult the DLC Qualified Products List at www.designlights.org/qpl.

PS4-11-20WT

RAB



Square steel poles with welded tenon included for use with floodlights. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 138.0 lbs

Project:	Type:
Prepared By:	**Date:**

Technical Specifications

Listings

CSA Listed:
Suitable for wet locations

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Shipping Protection:
All poles are shipped in individual corrugated cartons to prevent finish damage

Color:
Bronze powder coating

Tenon:
Welded 2 3/8" tenon included

Height:
20 FT

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Hand Hole Dimensions:
3" x 5"

Bolt Circle:
8 1/2"

Base Dimension:
8"

Weight:
138 lbs

Anchor Bolt:
Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Pre-Shipped Anchor Bolts:
Bolts can be pre-shipped upon request for additional freight charge

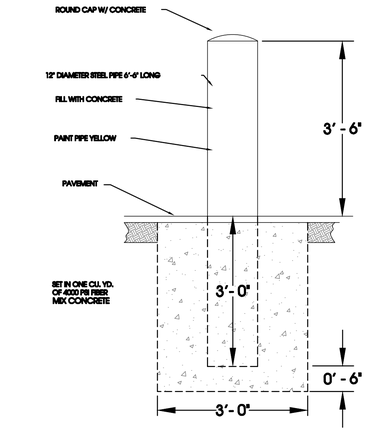
Max EPA's/Max Weights:
70MPH 10.7 ft./360 lb.
80MPH 7.0 ft./350lb.
90MPH 4.3 ft./350 lb.
100MPH 2.5 ft./350 lb.
110MPH 1.1 ft./350 lb.
120MPH 0.1 ft./340lb

Other

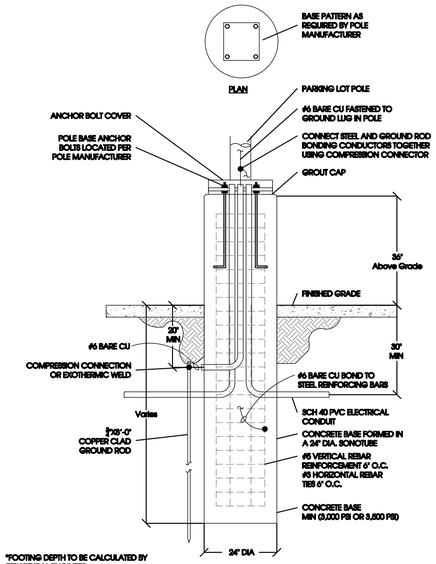
Terms of Sale:
Pole Terms of Sale is available online.

Need help? Tech help line: **(888) 722-1000** Email: **custserv@rablighting.com** Website: **www.rablighting.com**
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LUMINAIRE SCHEDULE							
CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*
TAL–A3–T3F–40K		TALUZDA4T4F40KBR 277V C270	POLE		20'	17	0.9



HEAVY DUTY BOLLARD DETAIL



PARKING LOT POLE FOOTING

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STATE OF TENNESSEE — SHANE L. MALCHOW — 120.3023 — REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
08/21/2023

84 Lumber
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments
DRAWN: SWL
DATE: 07-31-2023
CHECKED: RSM
FILE NAME: 22778project_PH
SCALE: N/A
JOB NO. 22778
SHEET: PH 2.0

Photometric Plan

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

Planning Commission Report
Meeting: August 29, 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 No additional comments at this time.

Codes

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

Fire

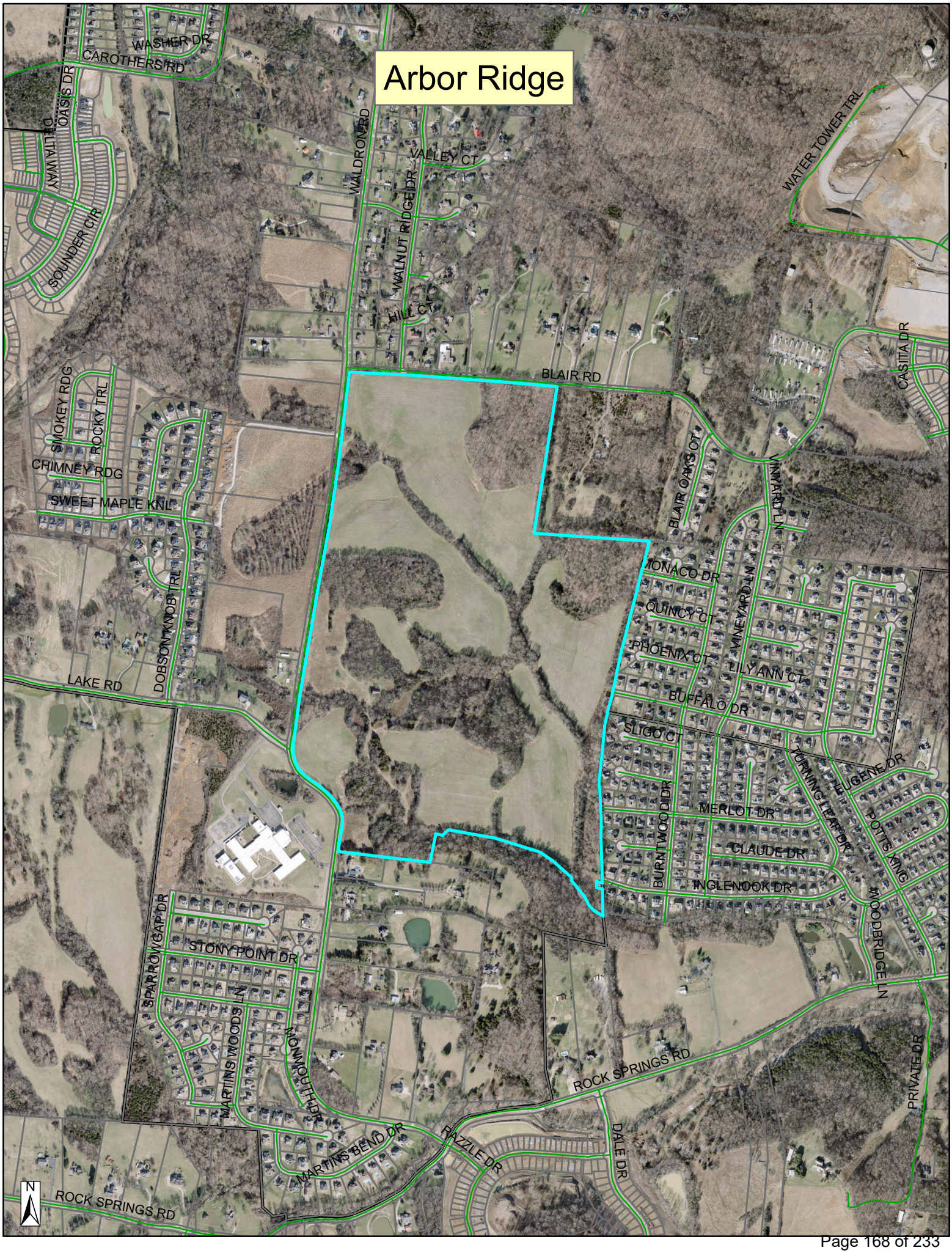
Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

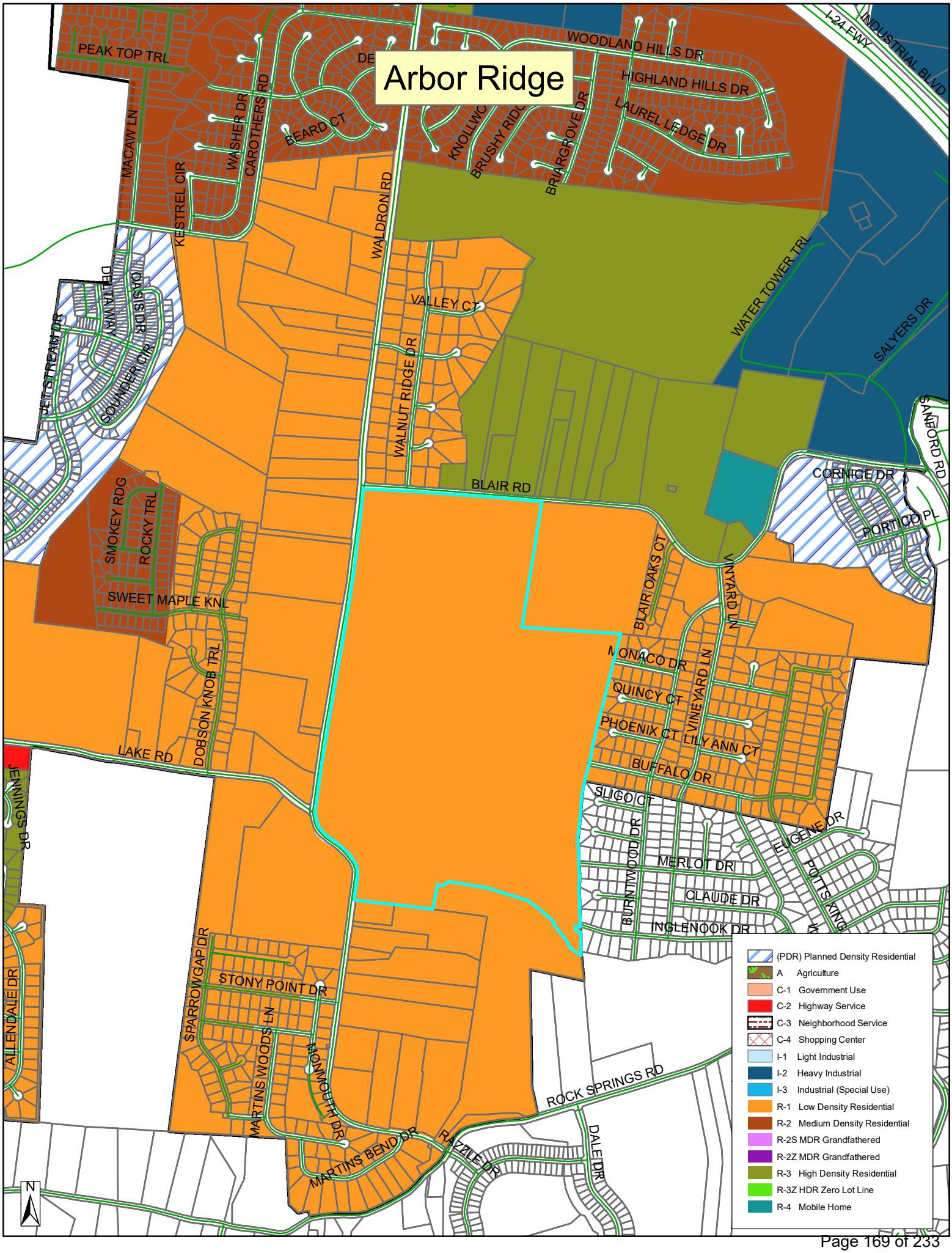
Police

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

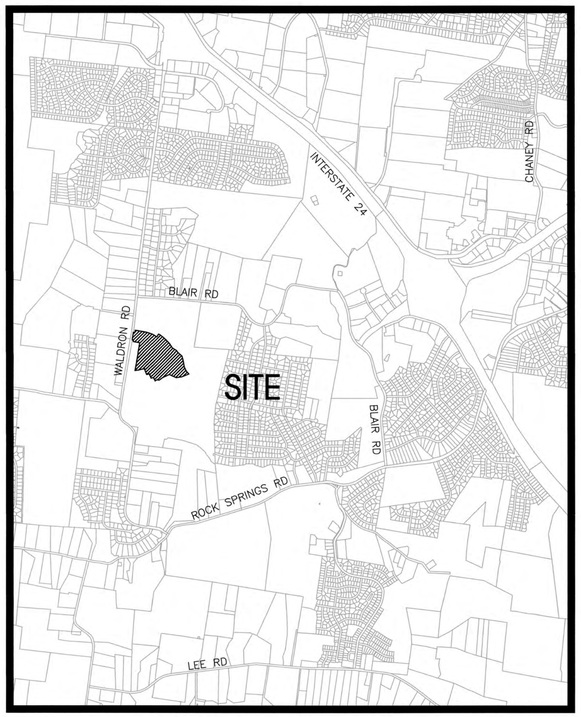

Arbor Ridge
WASHER DR
CAROTHERS RD
OASIS DR
DELTA WAY
SOUNDER CIR
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
WATER TOWER TRL
BLAIR RD
CASITA DR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
LILY ANN CT
BUFFALO DR
SLIGO CT
EUGENE DR
TURNING LEAF DR
POTTS XING
WOODBRIDGE LN
BURNTWOOD DR
MERLOT DR
CLAUDE DR
INGLENOOK DR
SPARROWGAP DR
STONY POINT DR
MARTINS WOODS LN
MONMOUTH DR
MARTINS BEND DR
PLAZZLE DR
DALE DR
ROCK SPRINGS RD
PRIVATE DR
ROCK SPRINGS RD
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
POTTS LANE
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
ROCK SPRINGS RD
RAZZLE LN
DALE DR
JETSTREAM DR
DEATTAWAY
OASIS DR
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
C3.0-3.6	Initial EPSC
C4.0-4.1	Intermediate EPSC
C5.0-5.7	Grading
C6.0	Profiles
C7.0-7.2	Details



Site Location Map
Not To Scale

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.

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Min. Lot Size = 41' Wide; 5,740 s.f. minimum

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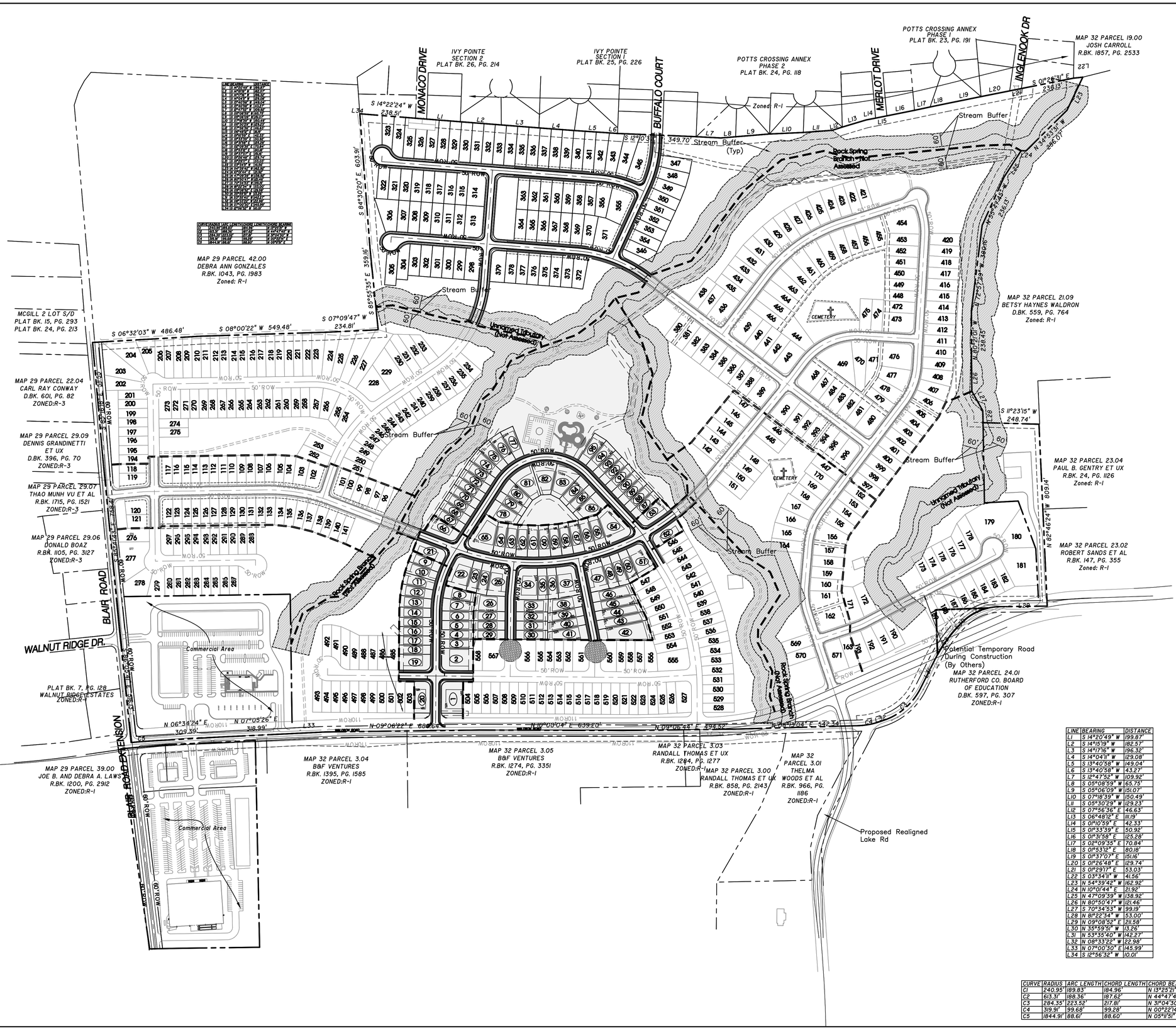
SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: AAHMED@SEC-CIVIL.COM FAX: (615) 895-2567

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COPYRIGHT SEC, INC. 2023

By: _____ Date: 8-21-2023
Aws L. Ahmed, P.E. TN. Reg. #127462

AWS L. AHMED — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127462 — 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: 8-21-2023



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 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	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	170.84'
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 89°22'54" W	53.00'
L29	N 09°08'52" E	121.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 06°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	284.35'	223.52'	217.81'	N 31°04'50" 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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LICENSED PROFESSIONAL ENGINEER MARK A. TAYLOR 121911 STATE OF TENNESSEE REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER A. DAVIS 2301 STATE OF TENNESSEE

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

REVISED: 8-21-2023: Staff Comments

DRAWN: CFBJ, SJA
DATE: 8-23-2021
CHECKED: MAT
FILE NAME: 18314prelimplan
SCALE: 1"=200'
JOB NO. 18314

Master Plan

SHEET: C0.2

Matchline C1.2

Matchline C1.1

Detention Pond

Future Development

Section 2

Section 1

Wild Daisy Way

Cottonwood Drive

Temporary Turnaround Easement

Cowslip Way

Snowdrop Ave.

Entry Sign

Common Area

Common Area

1,255.43 LF @ S 06°24'13" W To Intersection Of Waldron Rd. & Blair Rd.

S 06°24'13" W 1255.42

N 89°59'37" E 22,90.60 N 25 S 05°08'17" W Approx. 1261.84

WALDRON ROAD

N 10°00'04" E 639.20'

50' ROW Dedication

Stop Sign w/ Street Name Sign

Stop Sign w/ Street Nome Sign

Proposed FH

24" Wide Stop Bar (Typ)

HC Ramp (Typ)

5' Sidewalk w/2' Grass Strip (Typ)

24" EOP 26" FOC

Lot 1 — 13344 Sq.Ft.

Lot 2 — 13669 Sq.Ft.

Lot 3 — 5740 Sq.Ft.

Lot 4 — 5740 Sq.Ft.

Lot 5 — 5740 Sq.Ft.

Lot 6 — 5875 Sq.Ft.

Lot 7 — 7006 Sq.Ft.

Lot 8 — 6881 Sq.Ft.

Lot 9 — 6166 Sq.Ft.

Lot 10 — 6489 Sq.Ft.

Lot 11 — 6489 Sq.Ft.

Lot 12 — 6489 Sq.Ft.

Lot 13 — 6489 Sq.Ft.

Lot 14 — 6064 Sq.Ft.

Lot 15 — 5740 Sq.Ft.

Lot 16 — 5740 Sq.Ft.

Lot 17 — 5740 Sq.Ft.

Lot 18 — 5740 Sq.Ft.

Lot 19 — 9751 Sq.Ft.

Lot 20 — 9825 Sq.Ft.

Lot 21 — 11996 Sq.Ft.

Lot 22 — 11996 Sq.Ft.

Lot 23 — 6103 Sq.Ft.

Lot 24 — 6103 Sq.Ft.

Lot 25 — 10362 Sq.Ft.

Lot 26 — 9525 Sq.Ft.

Lot 27 — 5991 Sq.Ft.

Lot 28 — 5740 Sq.Ft.

Lot 29 — 5740 Sq.Ft.

Lot 30 — 5740 Sq.Ft.

Lot 31 — 5740 Sq.Ft.

Lot 32 — 5740 Sq.Ft.

Lot 33 — 7665 Sq.Ft.

Lot 34 — 12286 Sq.Ft.

Lot 35 — 6103 Sq.Ft.

Lot 36 — 6103 Sq.Ft.

Lot 37 — 11934 Sq.Ft.

Lot 38 — 8271 Sq.Ft.

Lot 39 — 6572 Sq.Ft.

Lot 40 — 6921 Sq.Ft.

Lot 41 — 9126 Sq.Ft.

Lot 42 — 15684 Sq.Ft.

Lot 43 — 8887 Sq.Ft.

Lot 44 — 8454 Sq.Ft.

Lot 45 — 8015 Sq.Ft.

Lot 46 — 8730 Sq.Ft.

Lot 47 — 10492 Sq.Ft.

Lot 48 — 6182 Sq.Ft.

Lot 49 — 8340 Sq.Ft.

Lot 50 — 6276 Sq.Ft.

Lot 51 — 10665 Sq.Ft.

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

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

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50' 0 50' 100'

SCALE: 1"= 50'

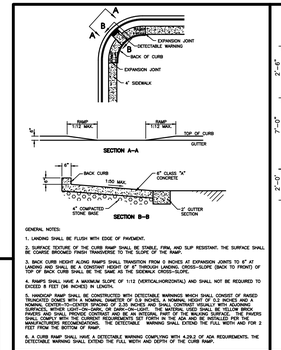
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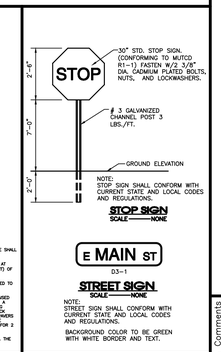
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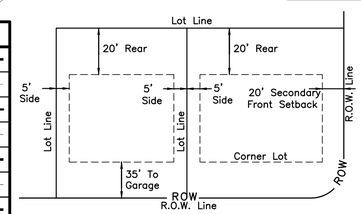
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SPEED LIMIT 20

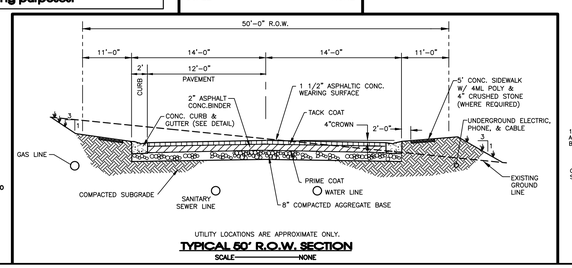
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



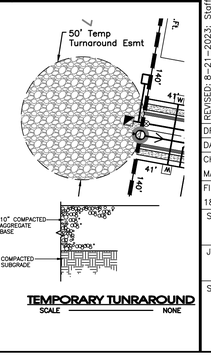




Minimum Building Setback Detail
N.T.S.



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



TEMPORARY TUNRAROUND
SCALE NONE

Legend:

□	EXIST. CONCRETE MONUMENT	⌖	BENCHMARK	◐	POST INDICATOR VALVE	Ⓐ	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			
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB	⊗	GATE VALVE & BOX	■	CURB INLET	EXISTING FENCELINE	X X X X		
G	EXIST. GAS RISER	═	CURB & GUTTER	W	WATER METER	●	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	▬	HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER	➡	TURN LANE ARROWS	⊠	GREASE TRAP	◡	WINGED HEADWALL	EXISTING GAS LINE	GAS		
○	EXIST. UTILITY POLE	1	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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Arbor Ridge Section 1, 2, & 3

La Vergne, Tennessee

Preliminary Plat

REVISED: 8-21-2023: Staff Comments

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

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Contact: Terry Rasmussen

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La Vergne, Tennessee

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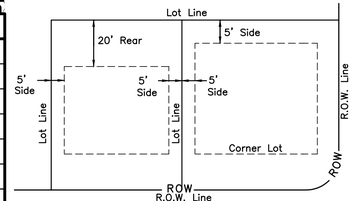
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⊸	EXIST. SIGN POST	⊸	HC SIGN	◁	REMOTE FIRE DEPT. CONNECTION	⌐¬	INLET FILTER PROTECTION	EASEMENTS	
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST	▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD	▬	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF
▥	EXIST. CATCH BASIN (STORM SEWER)	═	WHEEL STOP	◁	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E
⊗	EXIST. WATER/GAS VALVE	▭	CONCRETE SIDEWALK	▶◇	FIRE HYDRANT	▩	CATCH BASIN	EXISTING TREELINE	
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB	⊗	GATE VALVE & BOX	▩	CURB INLET	EXISTING FENCELINE	X X X X
G	EXIST. GAS RISER	═	CURB & GUTTER	W	WATER METER	●	AREA DRAIN	MINIMUM BUILDING SETBACK LINE	
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	═	HEADWALL	PHASE BOUNDARY	
W	EXIST. WATER METER	⚓	TURN LANE ARROWS	⊠	GREASE TRAP	⌒	WINGED HEADWALL	EXISTING GAS LINE	GAS
○	EXIST. UTILITY POLE	1	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

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

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.

SPEED LIMIT 20

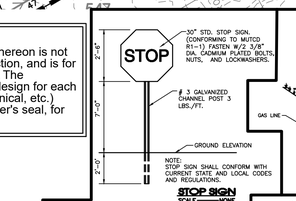
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

E MAIN ST
D3-1

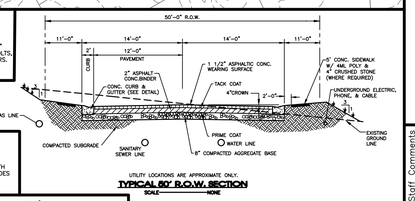
STREET SIGN
SCALE NONE

NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

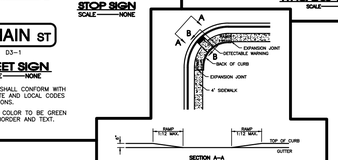


STOP SIGN
SCALE NONE

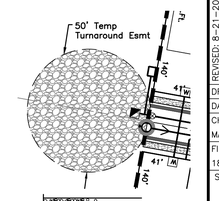


UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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



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 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 CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST (MIN 70) AS AN INTEGRAL PART OF THE WALKING SURFACE. THE DETECTABLE WARNING SHALL CONSIST OF A SURFACE OF TRUNCATED DOMES AND SHALL 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 A.D.A.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.



TEMPORARY TUNRAROUND
SCALE NONE

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.

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.



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 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°09'55" 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	122.98'
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

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	A	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

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@SEC-CIVIL.COM FAX: (615) 895-2567

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

REVISED: 8-21-2023: Staff Comments
DRAWN: CFBJ, SJA
DATE: 8-23-2021
CHECKED: MAT
FILE NAME: 18314prelimplan
SCALE: 1"=200'
JOB NO. 18314

Slope Analysis

SHEET: C2.0

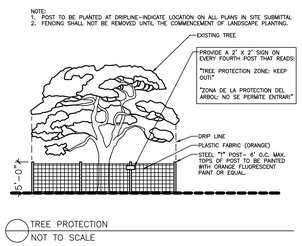
ARBOR RIDGE SECTION 1, 2, & 3

LANDSCAPE PLAN

SITE DATA
SECTION 1-3 SITE AREA: 32.27 ACRES
SITE ZONING: PRD

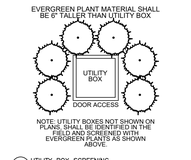
PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS 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'

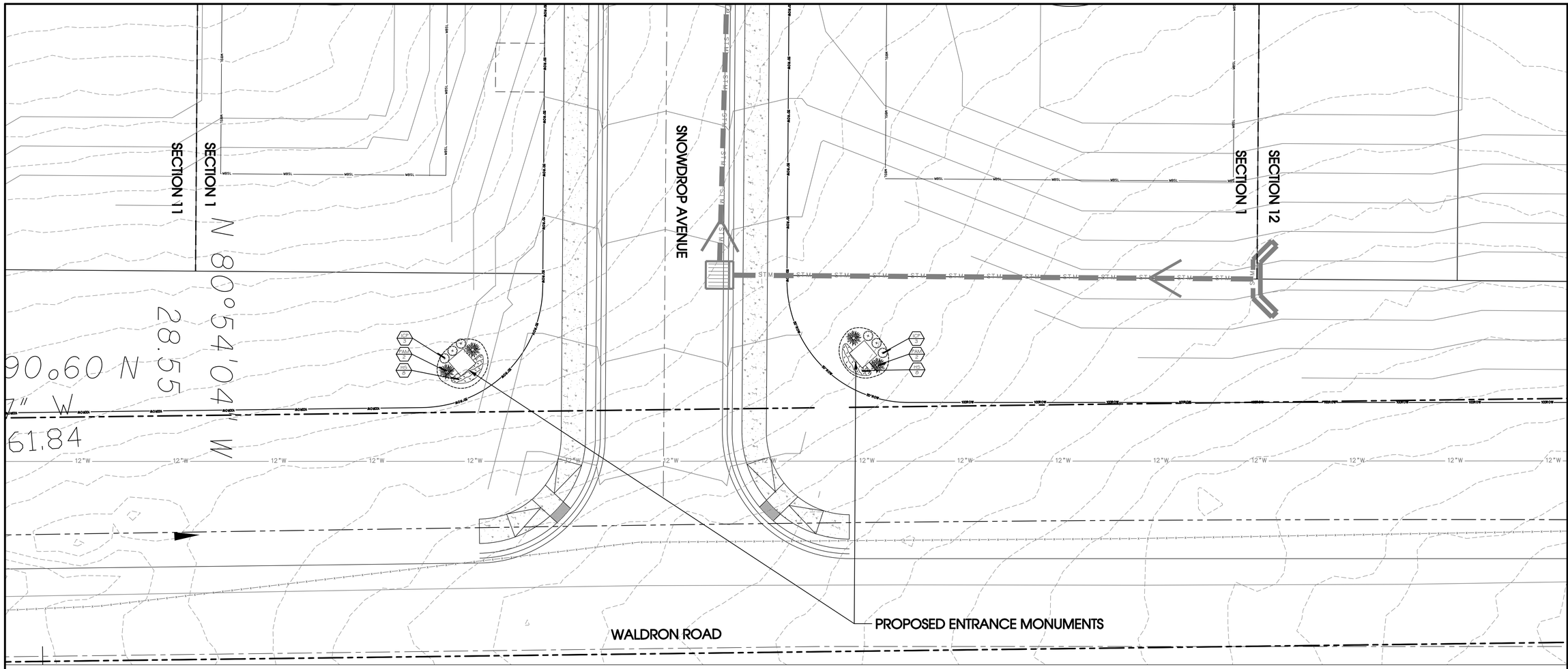
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REVIEW SET
(Not Intended for Construction)

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	



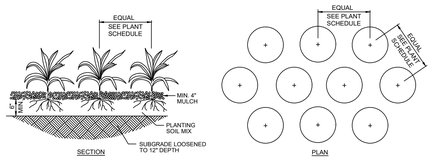
PLANT SCHEDULE

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

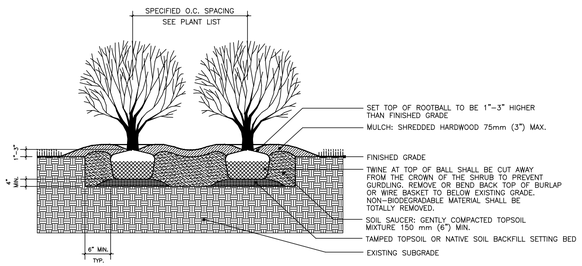
MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

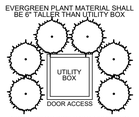
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. 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.



GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



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 SHRUBS AS SHOWN ABOVE.

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 29, 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

Engineering

Gary Lide
glide@lavergnetn.gov

Engineering comment addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Responses given for comments provided at PC Workshop are acceptable.
No additional comments at this time.

Codes

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

Fire

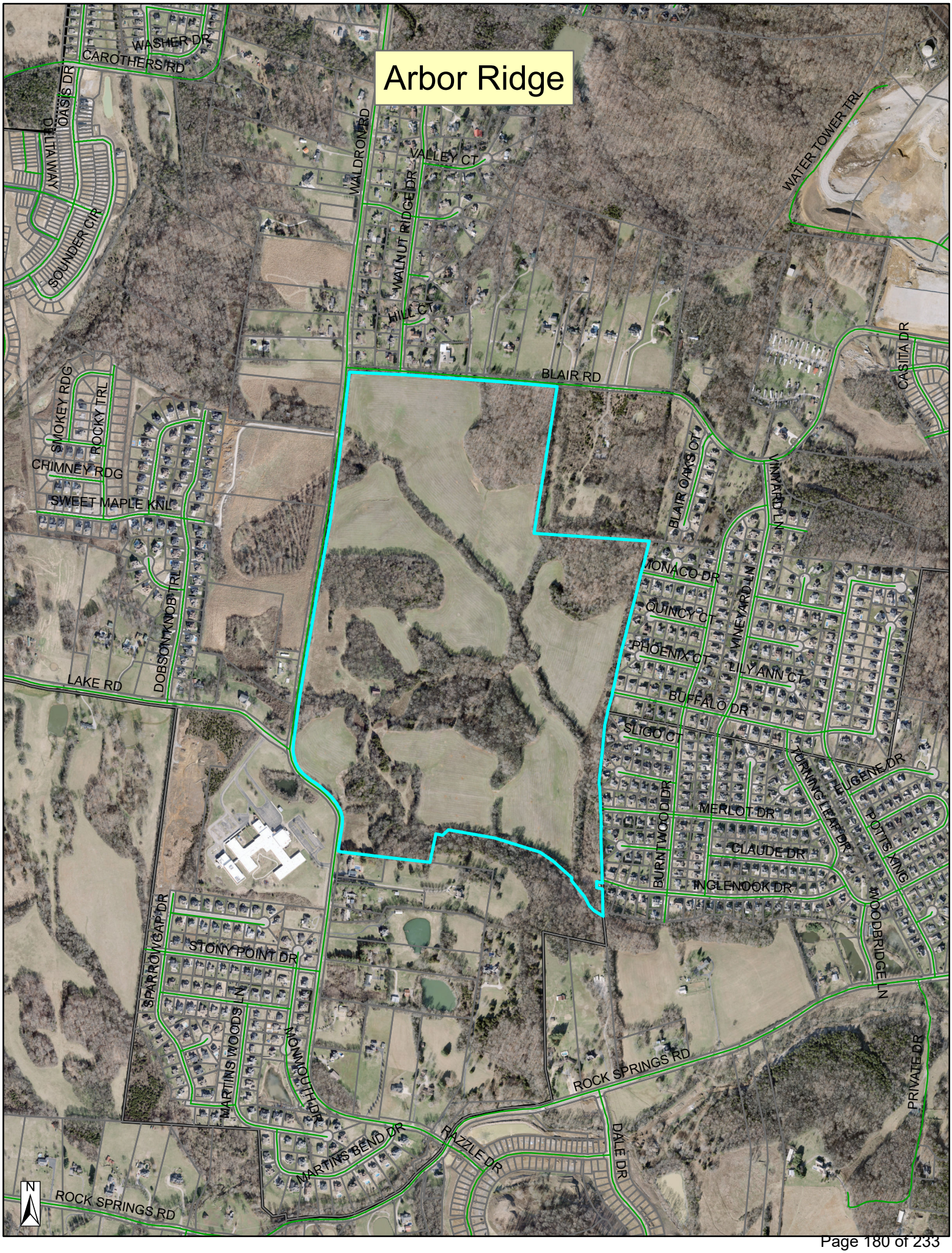
Curtis Brinkley (Technical items go here)
cbrinkley@lavergnetn.gov

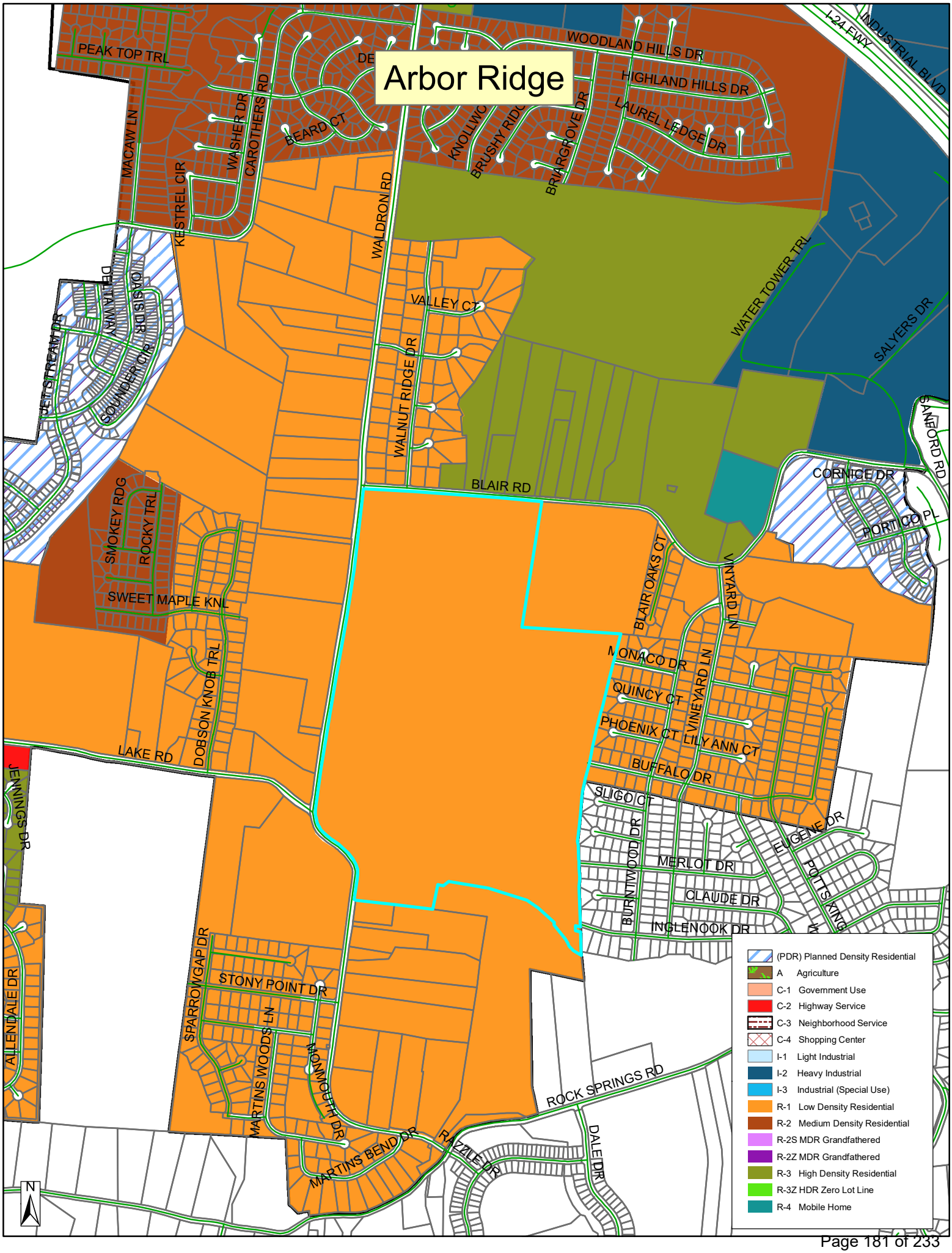
Police

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
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
VINEYARD LN
LILY ANN CT
BUFFALO DR
SLIGO CT
DOBSON KNOB TRL
LAKE RD
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
ROCK SPRINGS RD
PRIVATE DR
MARTINS BEND DR
RAZZLE DR
DALE DR
ROCK SPRINGS RD
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
POTTS ANN
SMOKEY RDG
ROCKY TRL
SWEET MAPLE KNL
DOBSON KNOB TRL
LAKE RD
JENNINGS DR
ALLENDALE DR
SPARROWGAP DR
STONY POINT DR
MARTINS WOODS LN
MARTINS BEND DR
ROCK SPRINGS RD
RAZZLE LN
DALE DR
JETSTREAM DR
DEATTAWAY
OASIS DR
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

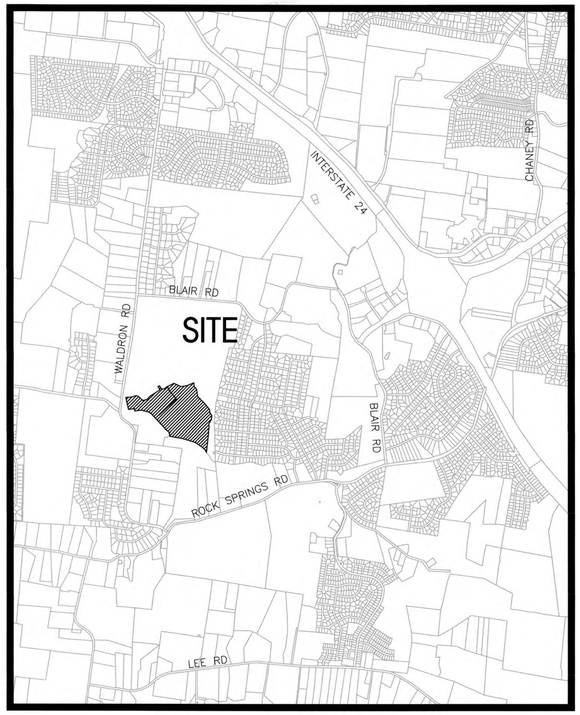

STOP


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: 35 Lots on 13.85± Acres
Section 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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

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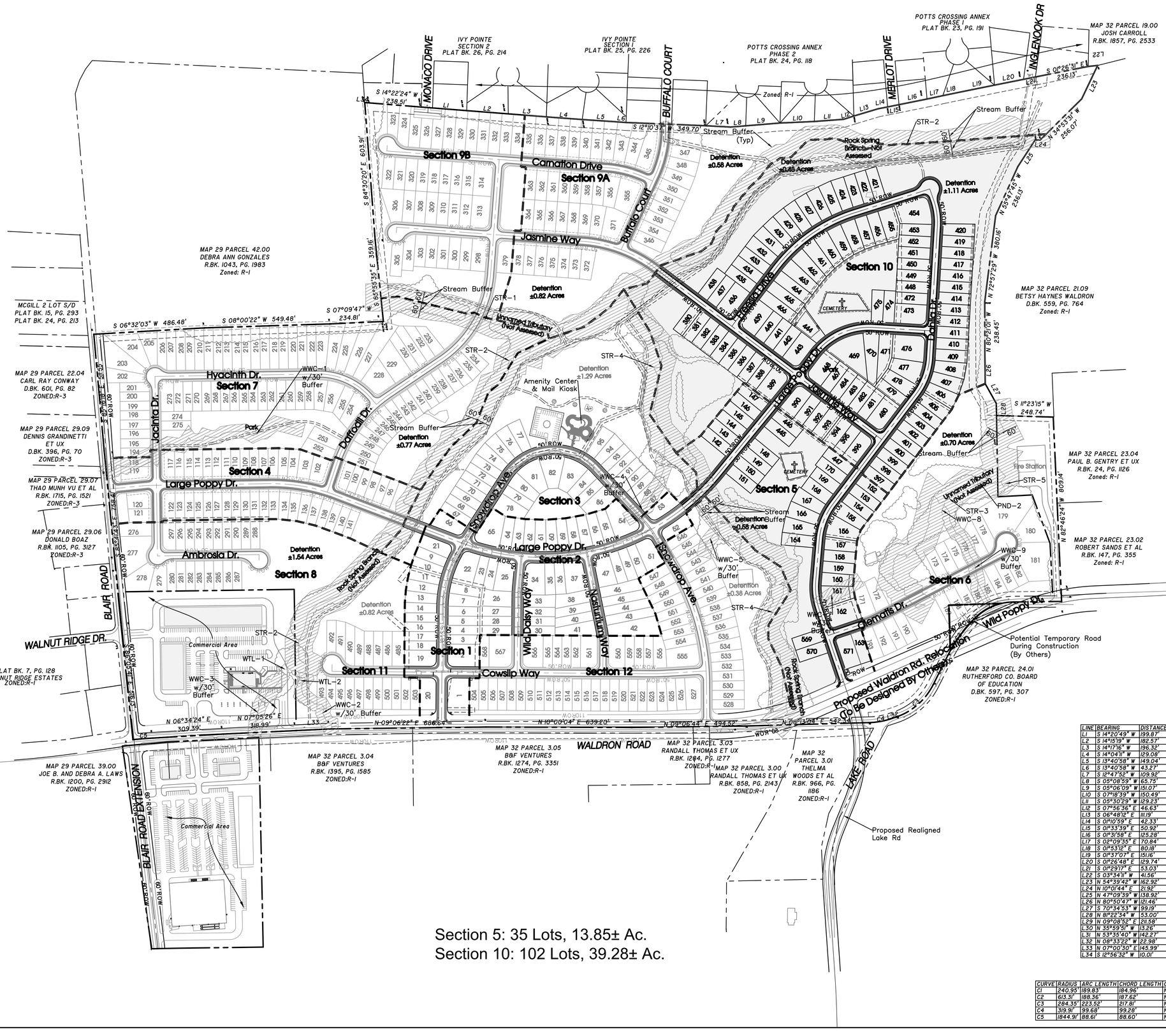
By: _____ Date: 8-21-2023
Aws L. Ahmed, P.E. TN. Reg. #127462

AWS L. AHMED — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127462 — 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: 8-21-2023



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" 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°09'55" 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′

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STATE OF TENNESSEE — REGISTERED ENGINEER — MATTHEW A. TAYLOR — No. 121495 — 8-21-2023

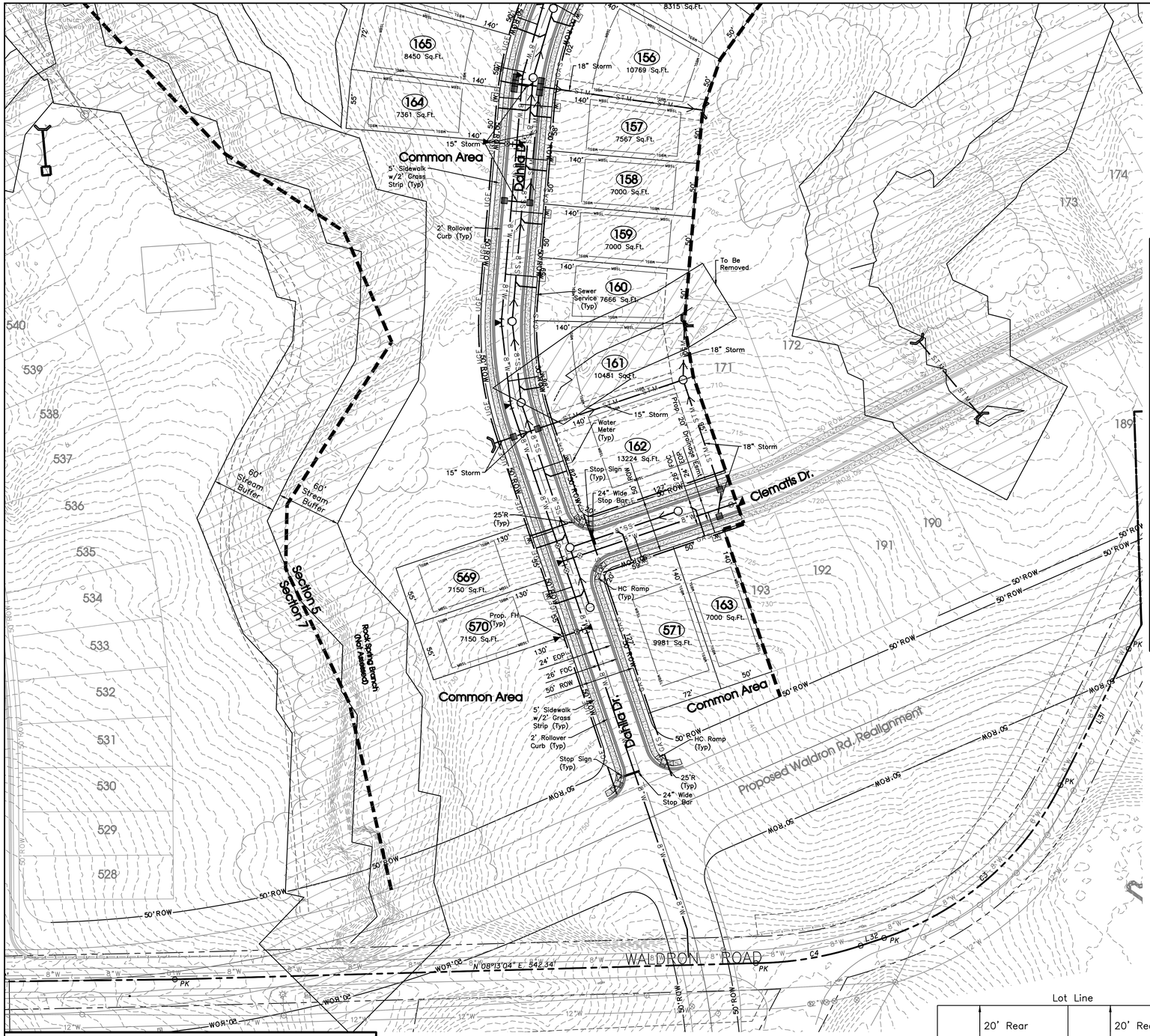
Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

Master Plan

REVISED: 8-21-2023: Staff Comments

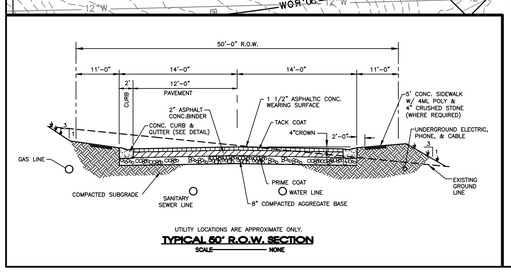
DRAWN: CFBJ, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=200'
JOB NO. 18314

SHEET: C0.2



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.

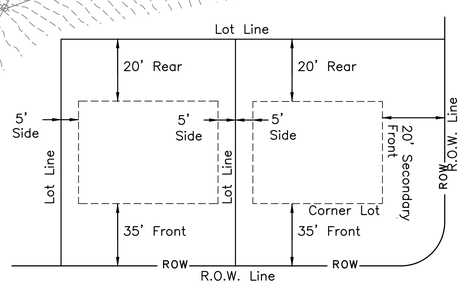
TYPICAL 50' R.O.W. SECTION
SCALE NONE

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

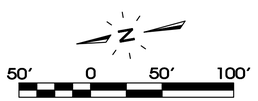
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, 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.



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

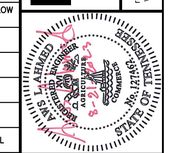
Floodplain Note:
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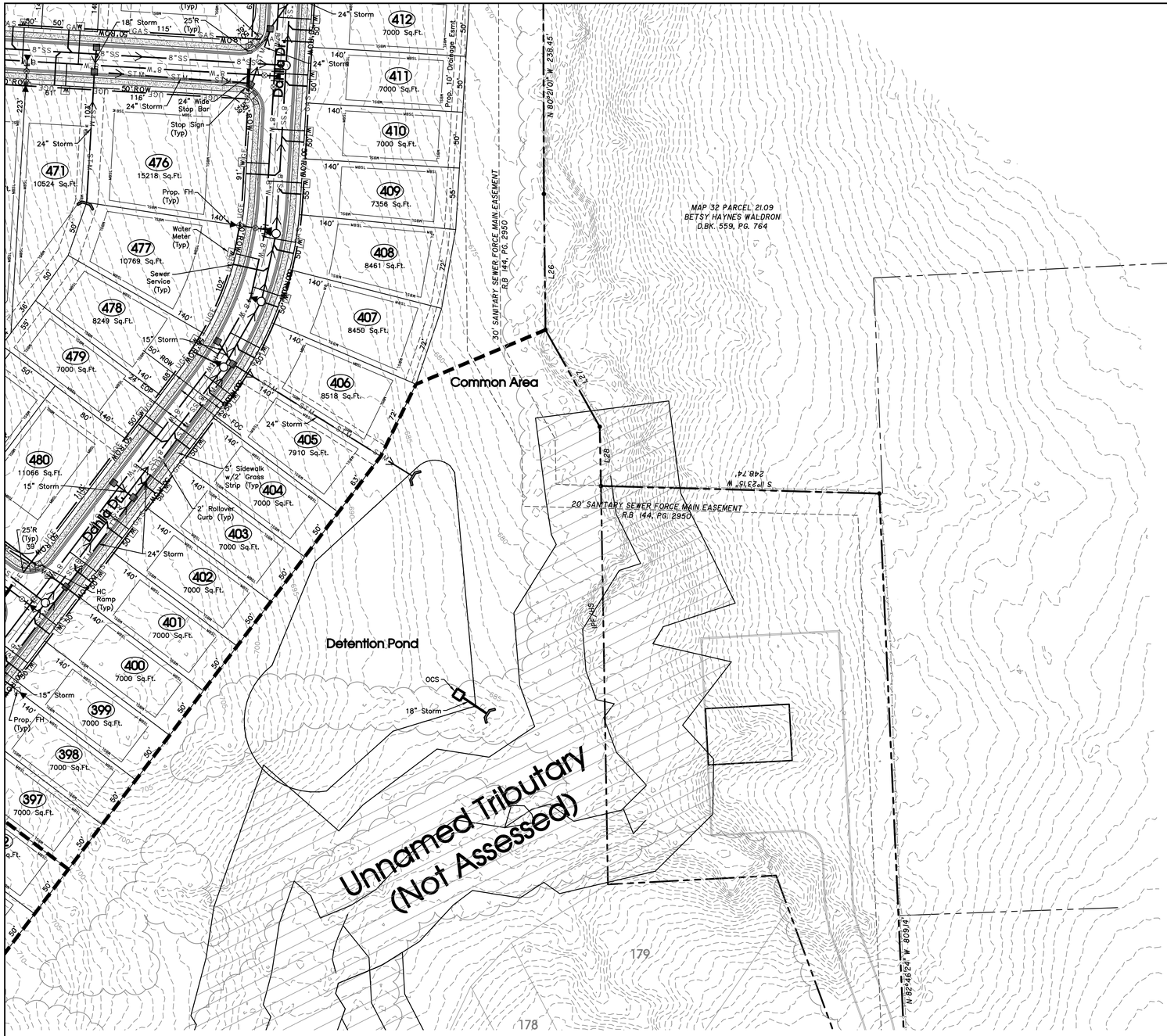
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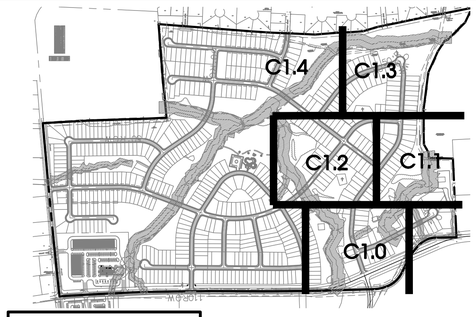
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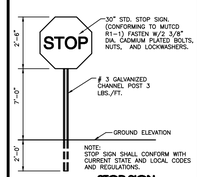

STATE OF TENNESSEE
No. 121849
REGISTERED
ENGINEER
CHRISTOPHER D. ADAMS
ASSISTANT





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



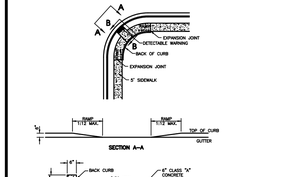
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

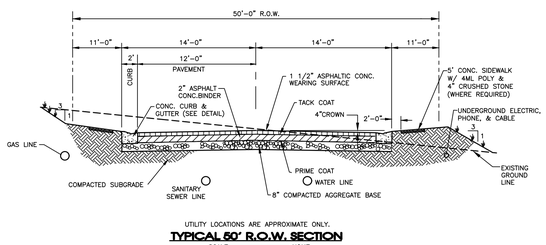
NOTE: STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

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 MIDDLE OF RAMP. THE BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE (MACK 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 CONSIST OF A FIELD OF RAISED DOMES AND SHALL PROVIDE CONTRAST WITH BE AN INTEGRAL PART OF THE WALKING SURFACE. THE DOMES 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.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).



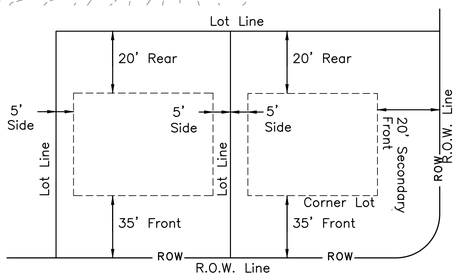
TYPICAL 50' R.O.W. SECTION
SCALE — NONE

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

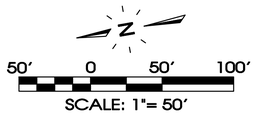
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Electrical Legend

	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'

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	ST M ST M
PROPOSED STORM	ST M ST M
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

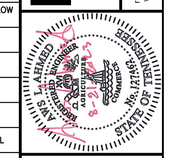
Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 35 Lots on 13.85± Acres
Swction 10: 102 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.
830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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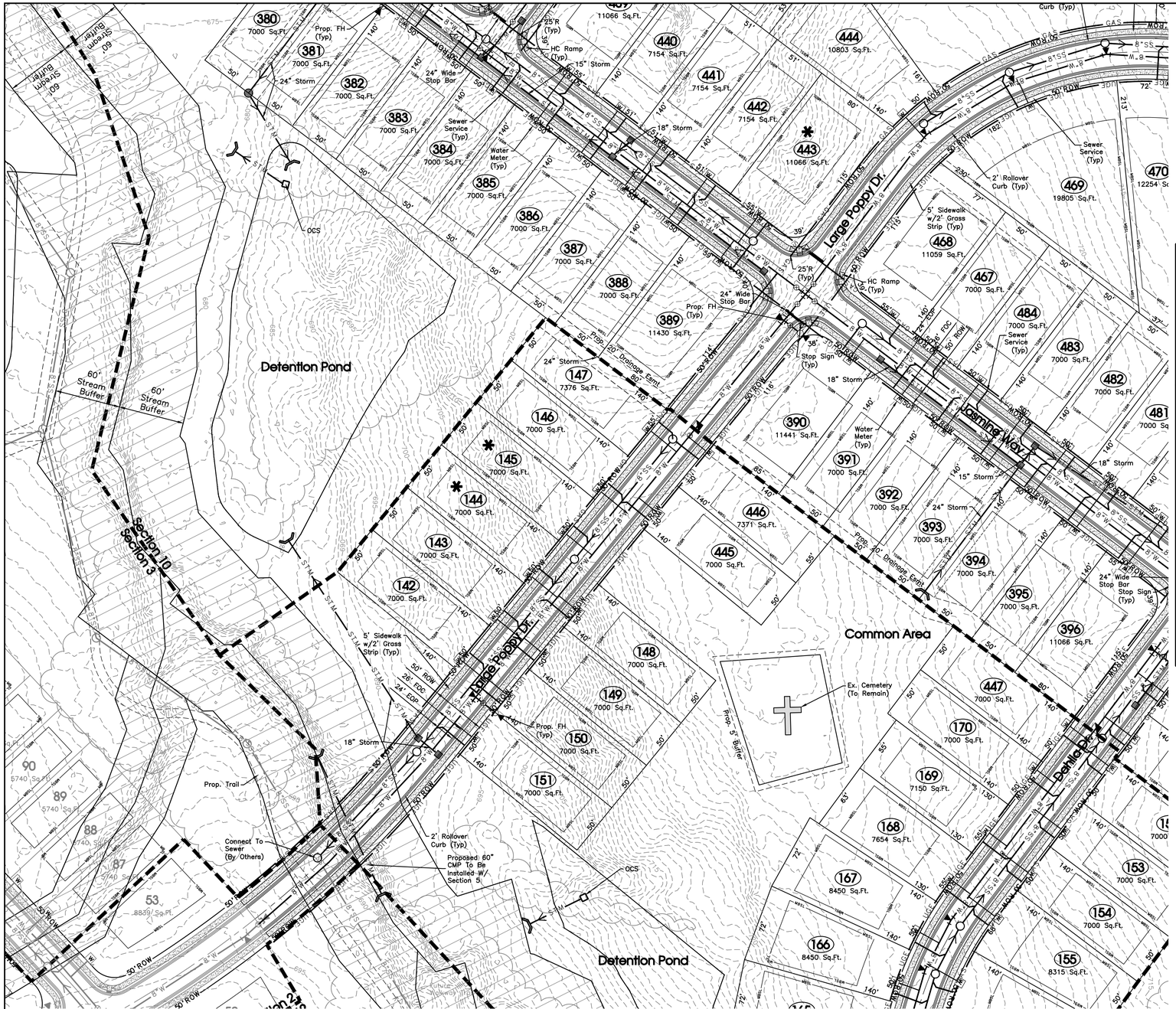
Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

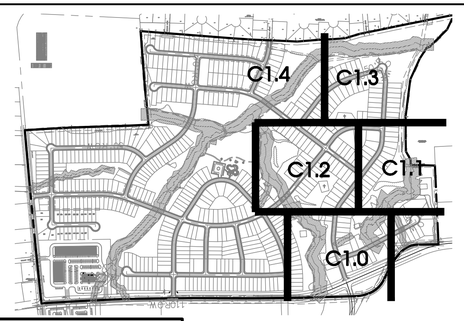
REVISED: 8-21-2023: Staff Comments

DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314

Preliminary Plat

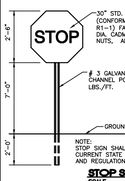
SHEET: C1.1





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



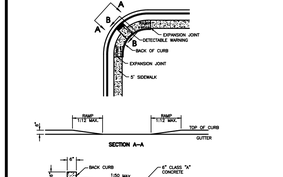
STOP SIGN
SCALE — NONE

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:

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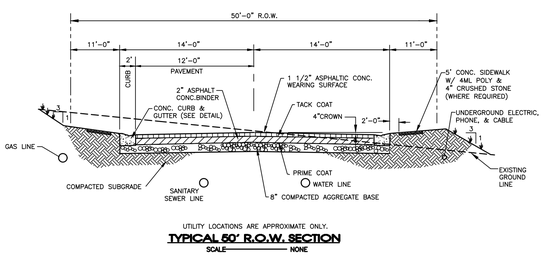
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Legend:

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. 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	
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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

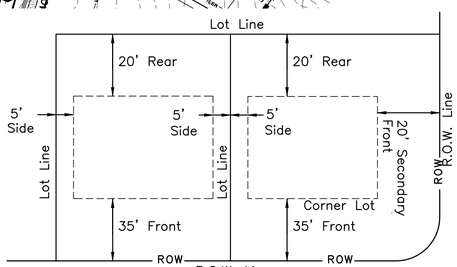
✱ = Critical Lot

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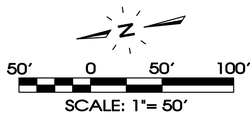
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	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



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

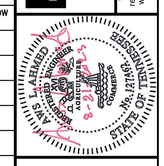
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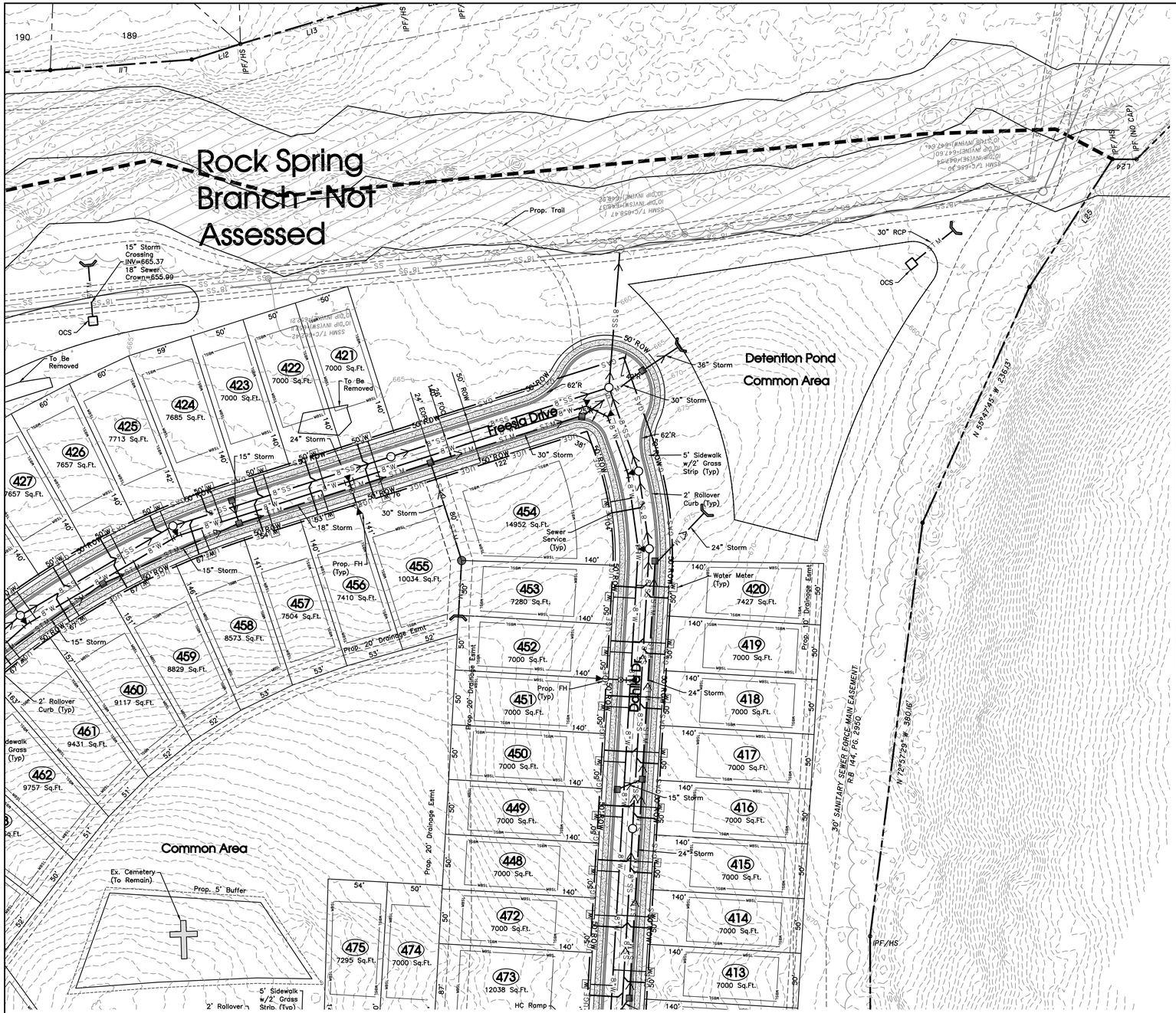
Arbor Ridge Section 5 & 10

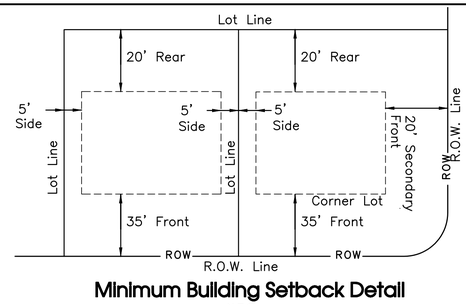
La Vergne, Tennessee

Preliminary Plat

REVISED: 8-21-2023: Staff Comments

DRAWN: CFBJ, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.2

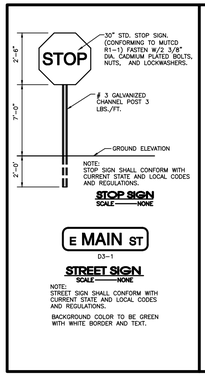




Minimum Building Setback Detail
N.T.S.

SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



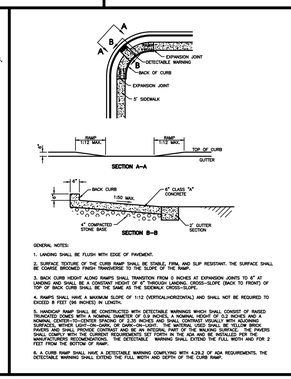
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

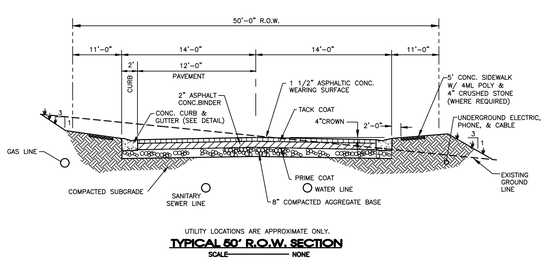
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4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
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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

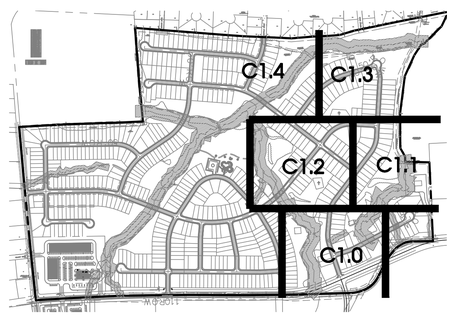
Electrical Legend

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

N

50' 0 50' 100'

SCALE: 1"= 50'



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: 35 Lots on 13.85± Acres
Swction 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

Legend:

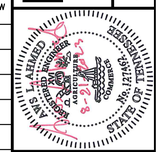
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		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

SITE ENGINEERING CONSULTANTS
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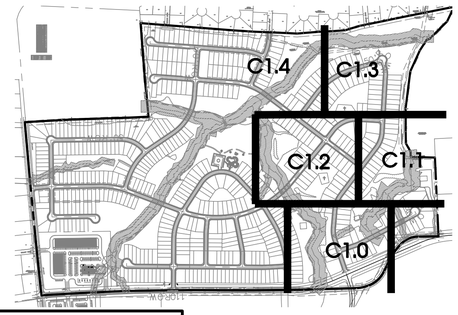


Arbor Ridge Subdivision
Section 5 & 10
La Vergne, Tennessee

Preliminary Plat

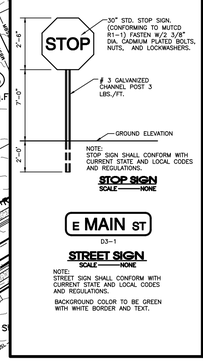
REVISED: 8-21-2023: Staff Comments
DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.3





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



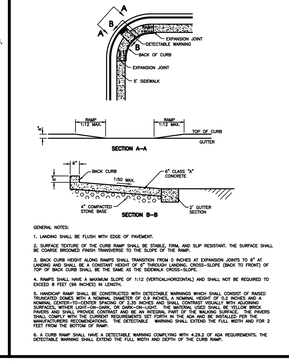
STOP SIGN
SCALE — NONE

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.



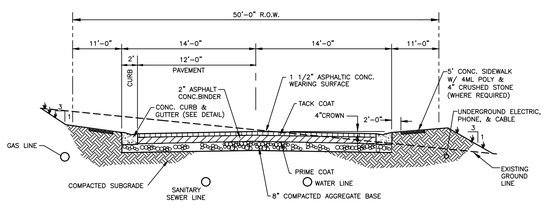
GENERAL NOTES

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).
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Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
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EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
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GATE VALVE & BOX		CURB INLET	
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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	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



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

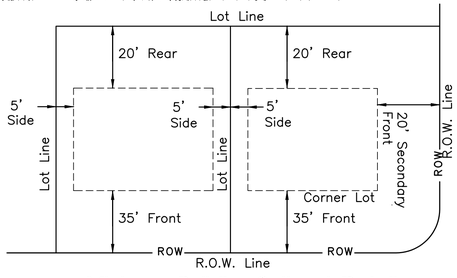
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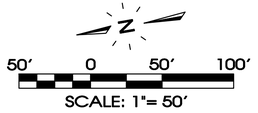
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MH	MANHOLE
	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



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:
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Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments

DRAWN: CFBJ, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=50'
JOB NO. 18314

Preliminary Plat

SHEET: C1.4



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	143.04'
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

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	A	DRAINAGE PIPE DESIGNATION
	FIRE HYDRANT		CONCRETE SIDEWALK
G	GAS METER		EXTRUDED CURB
⊗	GATE VALVE & BOX		CURB & GUTTER
○	EXTERIOR CLEANOUT		CONCRETE SWALE
	CHECK VALVE		

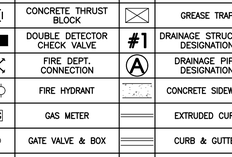
EXISTING PHONE	PH
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PROPERTY LINE	
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RIGHT OF WAY	ROW
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MINIMUM BUILDING SETBACK LINE	
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PROPOSED GAS LINE	GAS
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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

200′ 0 200′ 400′

SCALE: 1"= 200′

SITE ENGINEERING CONSULTANTS
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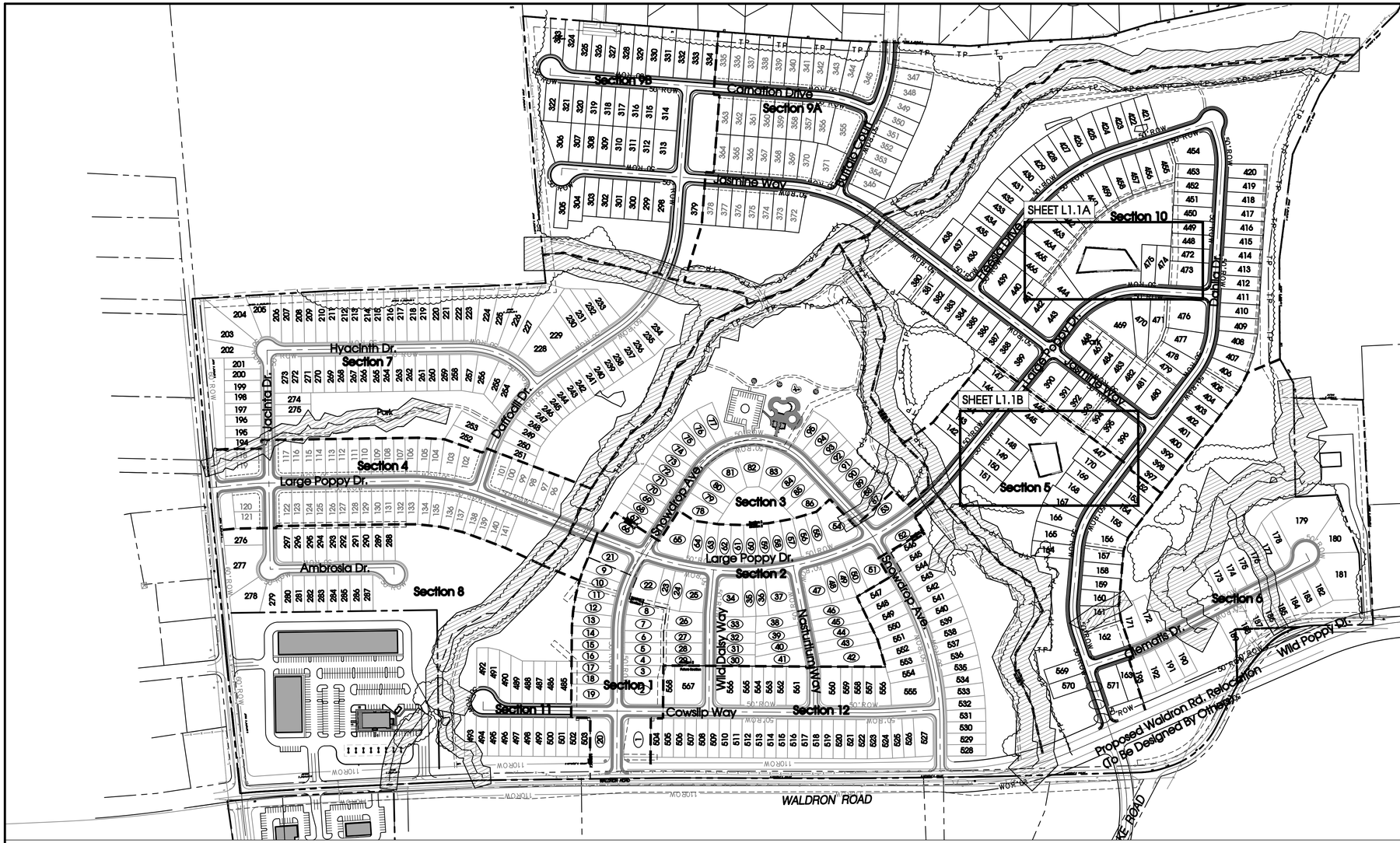
Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments

DRAWN: CFB3, SJA
DATE: 6-26-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh5&10
SCALE: 1"=200'
JOB NO. 18314

Slopes Analysis

SHEET: C2.0



ARBOR RIDGE SECTION 5 & 10

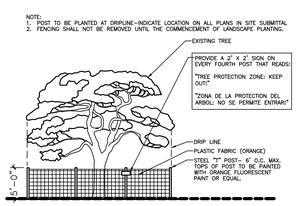
LANDSCAPE PLAN

SITE DATA
TOTAL SITE AREA: 198.76 ACRES
SECTION 5 SITE AREA: 13.85 ACRES
SECTION 10 SITE AREA: 39.28 ACRES

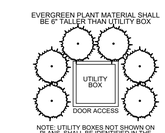
SITE ZONING: PRD

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 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'

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 2023 REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
08-21-2023

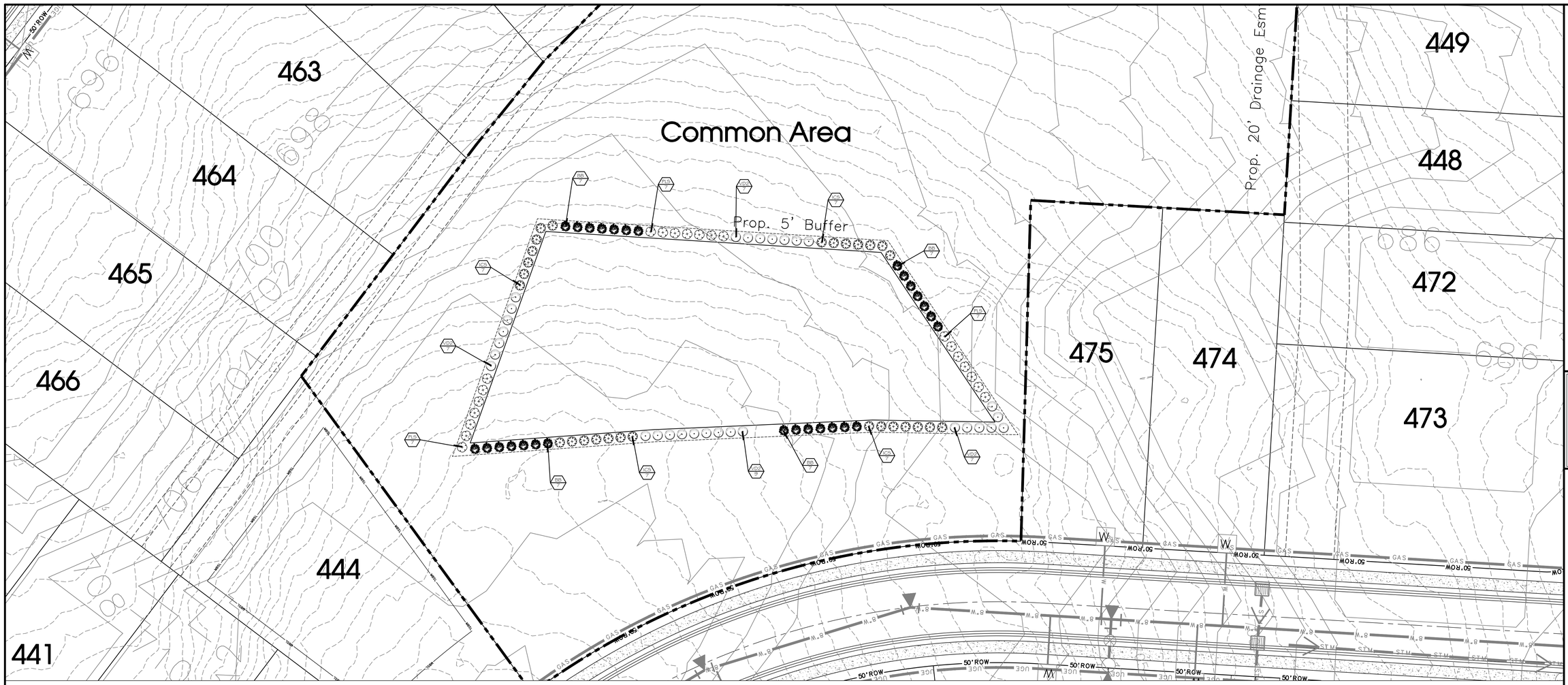
Arbor Ridge
Section 5 & 10
La Vergne, Tennessee

REVISED:
07-17-2023: Staff Comments
08-21-2023: 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



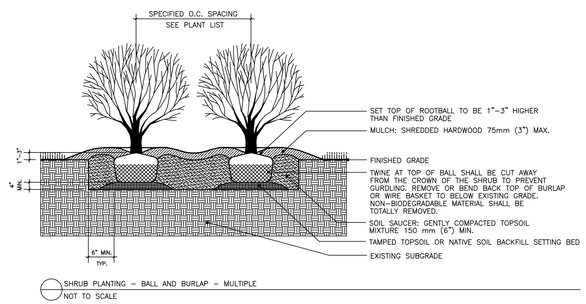
PLANT SCHEDULE EASTERN CEMETERY

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

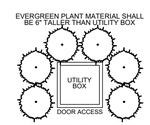
LANDSCAPE NOTES

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.

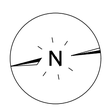


SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

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



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX
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



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

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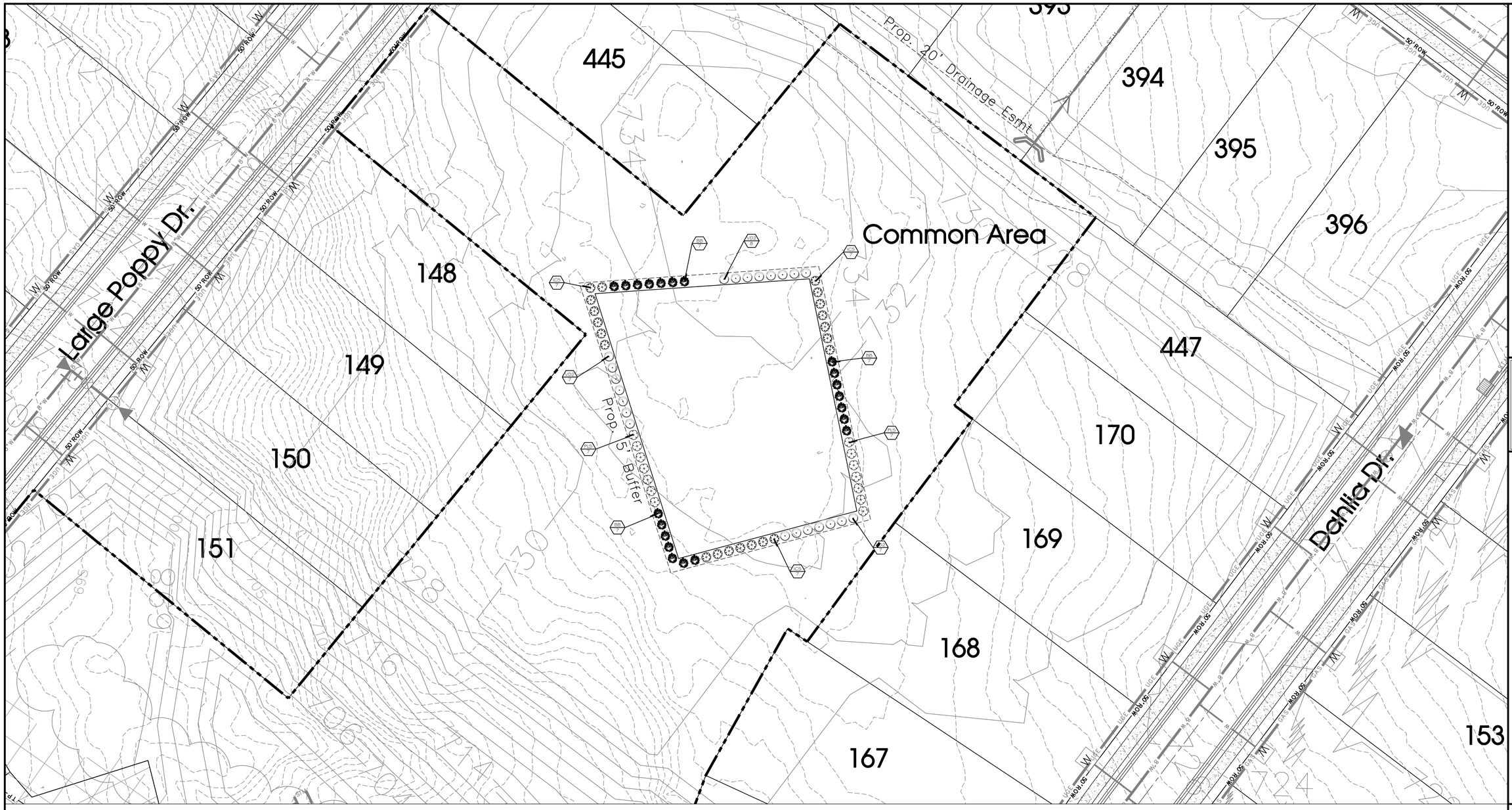
JESSE S. MOLCHAN
REGISTERED LANDSCAPE ARCHITECT
REVIEW SET
Not for Construction or Recordation
06/21/2023

Arbor Ridge
Section 5 &10
La Vergne, Tennessee

REVISED:
07-17-2023: Staff Comments
08-21-2023: Staff Comments

DRAWN: SWL
DATE: 05-26-2023
CHECKED: RSM
FILE NAME: 18314project_LA
SCALE: 1" = 20'
JOB NO. 18314
SHEET: L1.1

Landscape Plan

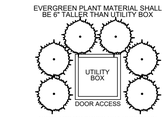


PLANT SCHEDULE WESTERN CEMETERY								
SCREENING SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
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	ICS	21	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.	24"	24"	5` O.C.	DENSE, FULL, MATCHED
	PLS	14	PRUNUS LAUROCERASUS `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

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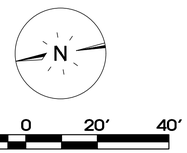
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JESSE S. MOLCHAN — REGISTERED LANDSCAPE ARCHITECT

REVIEW SET
Not for Construction
08-21-2023

Arbor Ridge
Section 5 &10
La Vergne, Tennessee

Landscape Plan

REVISED:
07-17-2023: Staff Comments
08-21-2023: 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 29, 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
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

All Engineering comments addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

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)

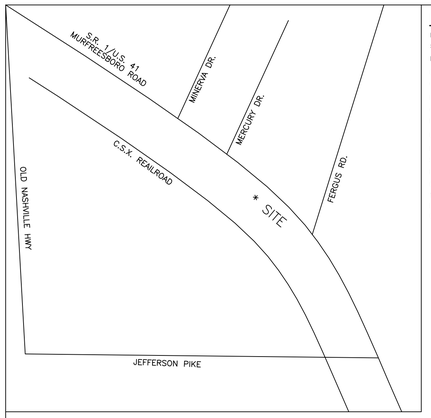
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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


5486 & 5500 Murfreesboro Rd
MURFREESBORO RD
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.

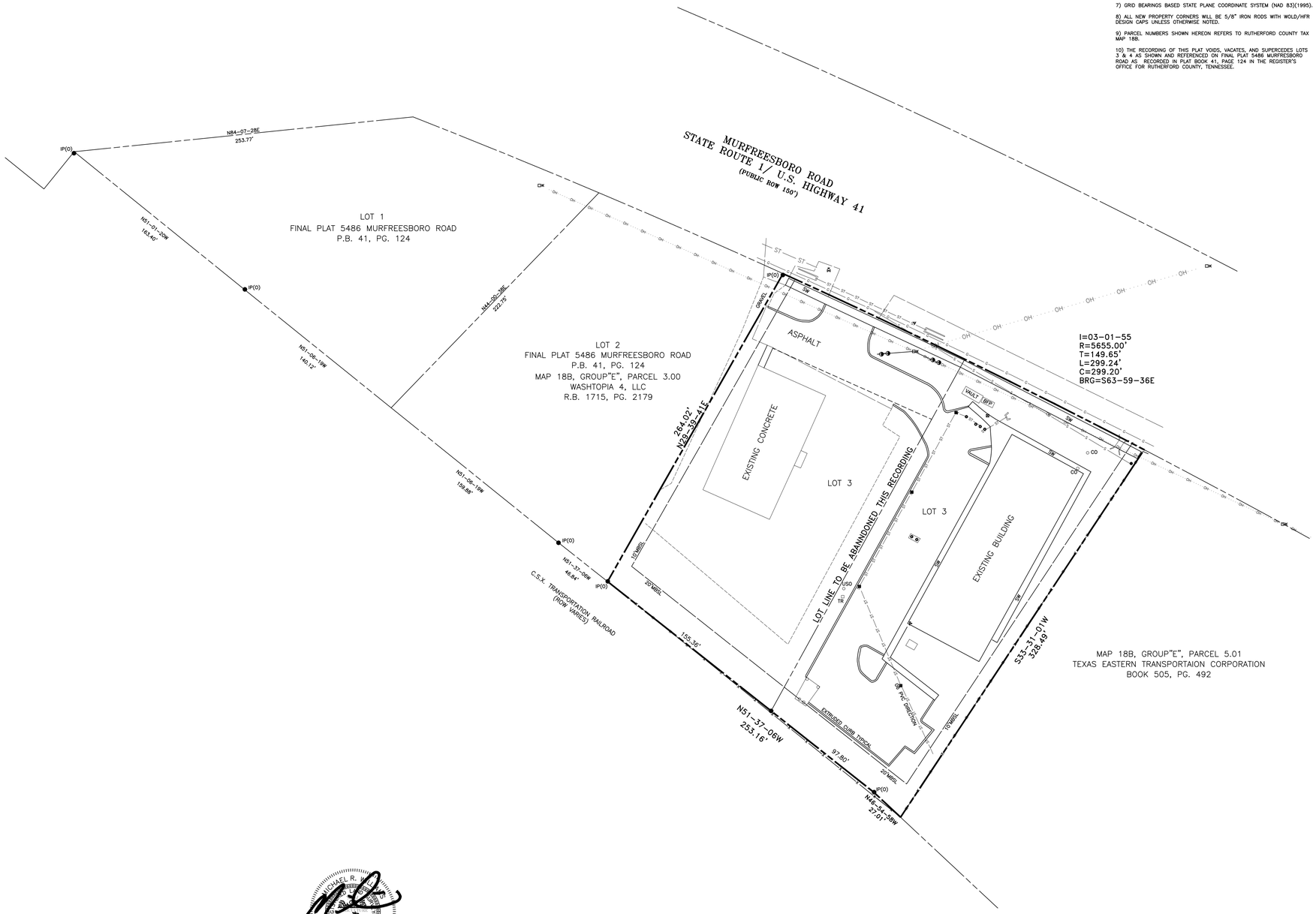
6) THIS SURVEY PREPARED FROM CURRENT DEED/PLAT OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR WAS NOT PROVIDED A TITLE REPORT.

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.



MICHAEL R. WILLIAMS
REGISTERED
LAND SURVEYOR
TENNESSEE NO. 1906
04-21-2023

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.	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.	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.	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.	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:_____, 20___ By:_____ Authorized Signature	Date:_____, 20 Owner: _____ Title (if acting for partnership or corporation)	Wold Architects and Engineers (Michael R. Williams) Date: _____ Tn R.L.S.#1906	Date:_____, 20___ By:_____ Authorized Signature	Date Secretary, Planning Commission

TOTAL AREA: 85,337 SQ. FT. OR (1.959± ACRES)

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 29, 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

Engineering

Gary Lide
glide@lavergnetn.gov

1. (C2.1) The Planning Commission requested that the engineer look at aligning the exit from the parking area with Murfreesboro Road ramp. This was not changed. Please provide explanation to the Planning Commission at the meeting.
2. (C2.1) For Planning Commission Information Only: The dumpster pad has been modified by the engineer with the new wall location shown. The new dumpster layout will have room for three dumpsters. The wall may have to be field-rotated slightly to match existing curb line and maintain the eight paqrlking spaces shown.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Design combined fire and domestic water service per City Std Dtl 023, available on City website.
2) DDCV's are not allowed, must have RPBA.
3) If this is one property and one owner, you will have one combined fire and domestic meter and if you choose one irrigation meter.
4) 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
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.


5486 & 5500 Murfreesboro Rd
MURFREESBORO RD
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

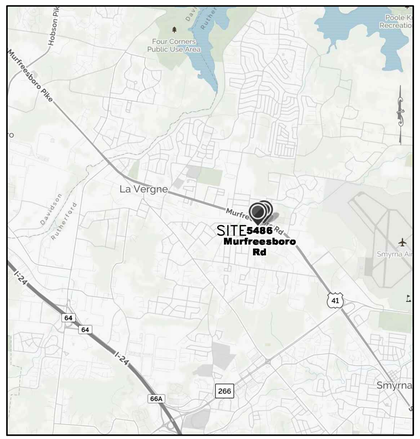

5486 & 5500 Murfreesboro Rd
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY CT
PEARCY ST
HARRELL ST
MARS ST
EAGLE CT
PARK CT N
RUGBY CT
HERITAGE CIR
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
MURFREESBORO RD
GALE LN
FERGUS RD
FISK DR
NEAL BLVD
CARTER DR
SULLIVAN TRL
PYBURNS PL
MESSINA CT
OGLETREE CT
LANTERN 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


570A

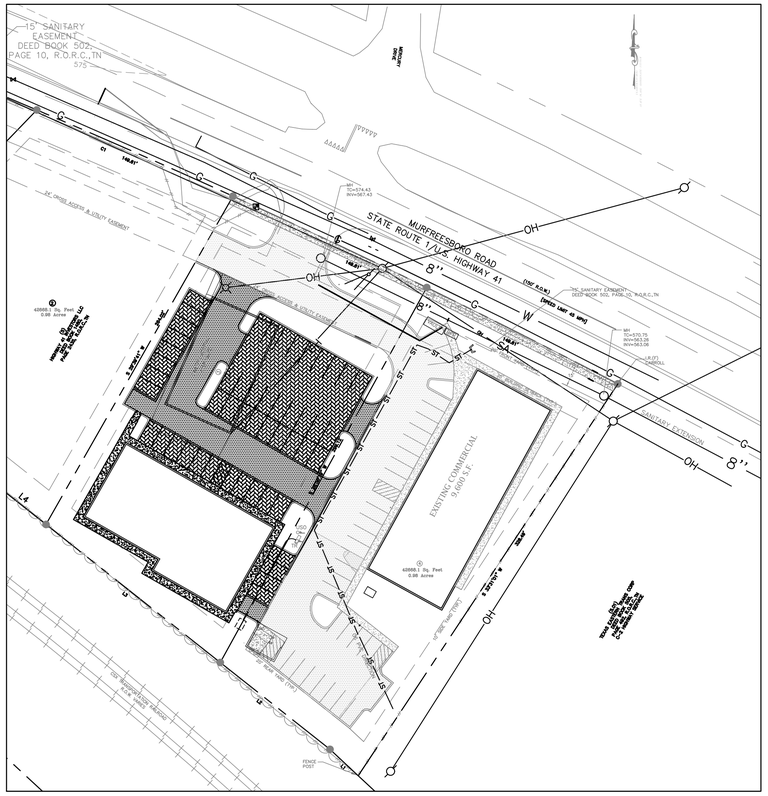
SHELL COMMERCIAL BUILDING

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

PROJECT NOTES

1. THE SUBJECT PROPERTY DOES LIES WITHIN A FLOOD HAZARD ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS IDENTIFIED ON MAP PANEL NUMBER 47149C0020K OF THE FLOOD INSURANCE STUDY FOR THE CITY OF LAVERGNE, RUTHERFORD COUNTY, TENNESSEE, (EFFECTIVE DATE MAY 9, 2023).

SHEET INDEX

C0.1	COVER SHEET
C1.1	DEMOLITION PLAN
C2.1	SITE PLAN
C3.1	INITIAL EPSC PLAN
C3.2	INTERMEDIATE/FINAL EPSC PLAN
C4.1	GRADING & DRAINAGE PLAN
C5.1	SITE UTILITY PLAN
C6.1	LANDSCAPE PLAN
C7.1	DETAILS
C7.2	DETAILS

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LOT 4 RETAIL SHELL
5486 Murfreesboro Road, LaVergne, TN 37086

Lot 4 Parcel 018B E 00500

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REVISIONS/ISSUES

NO	DESCRIPTION	DATE

PROJ. NO.: 03607

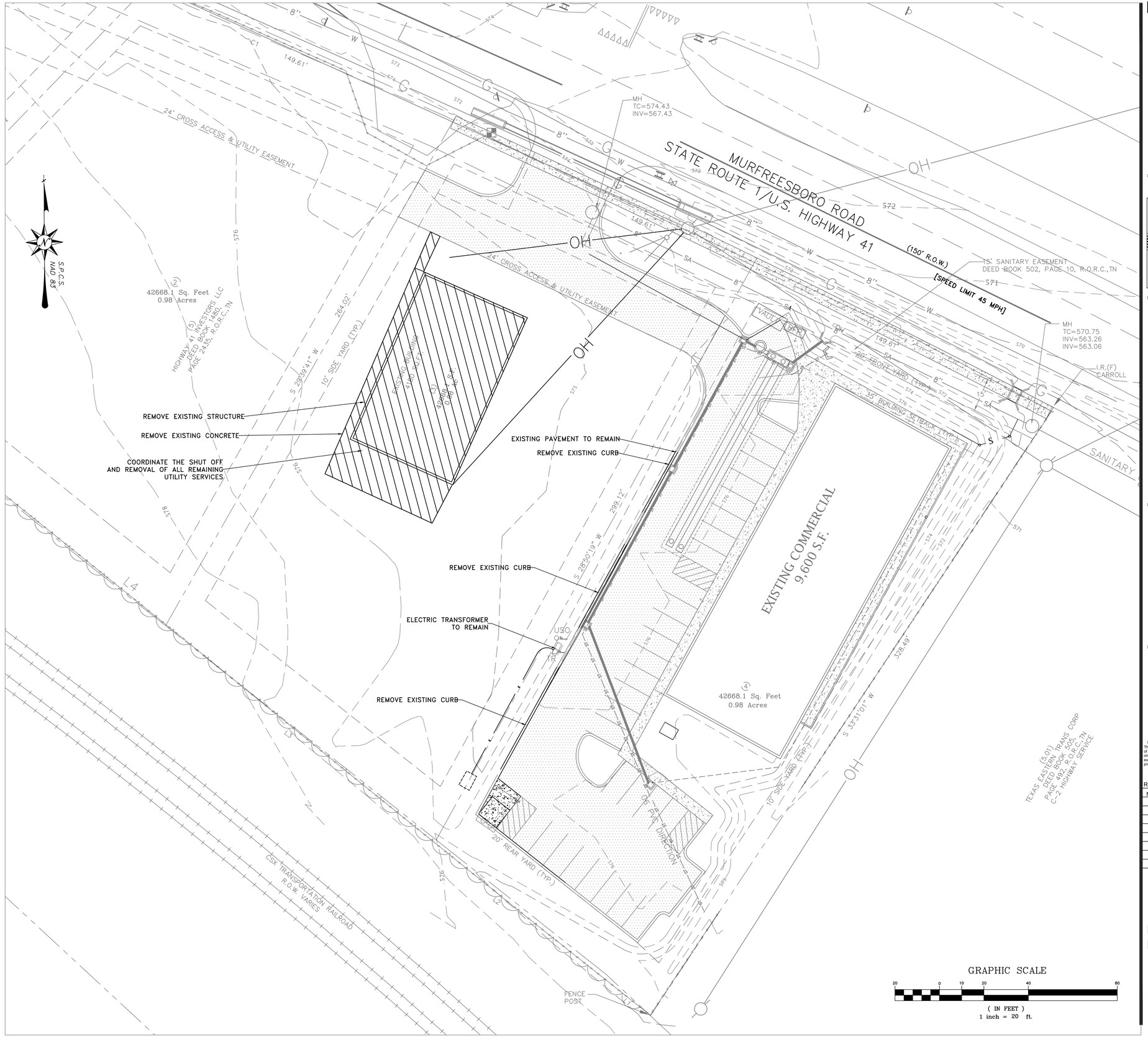
DATE: 2023.08.21

COVER SHEET

C0.1

PROJECT LEGEND

- DEMOLITION AREA
- PAVEMENT (EXISTING)
- STRUCTURE (EXISTING)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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LOT 4 RETAIL SHELL

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Lot 4 Parcel 018B E 00500

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PROJ. NO.: 03607

DATE: 2023.08.21

DEMOLITION PLAN

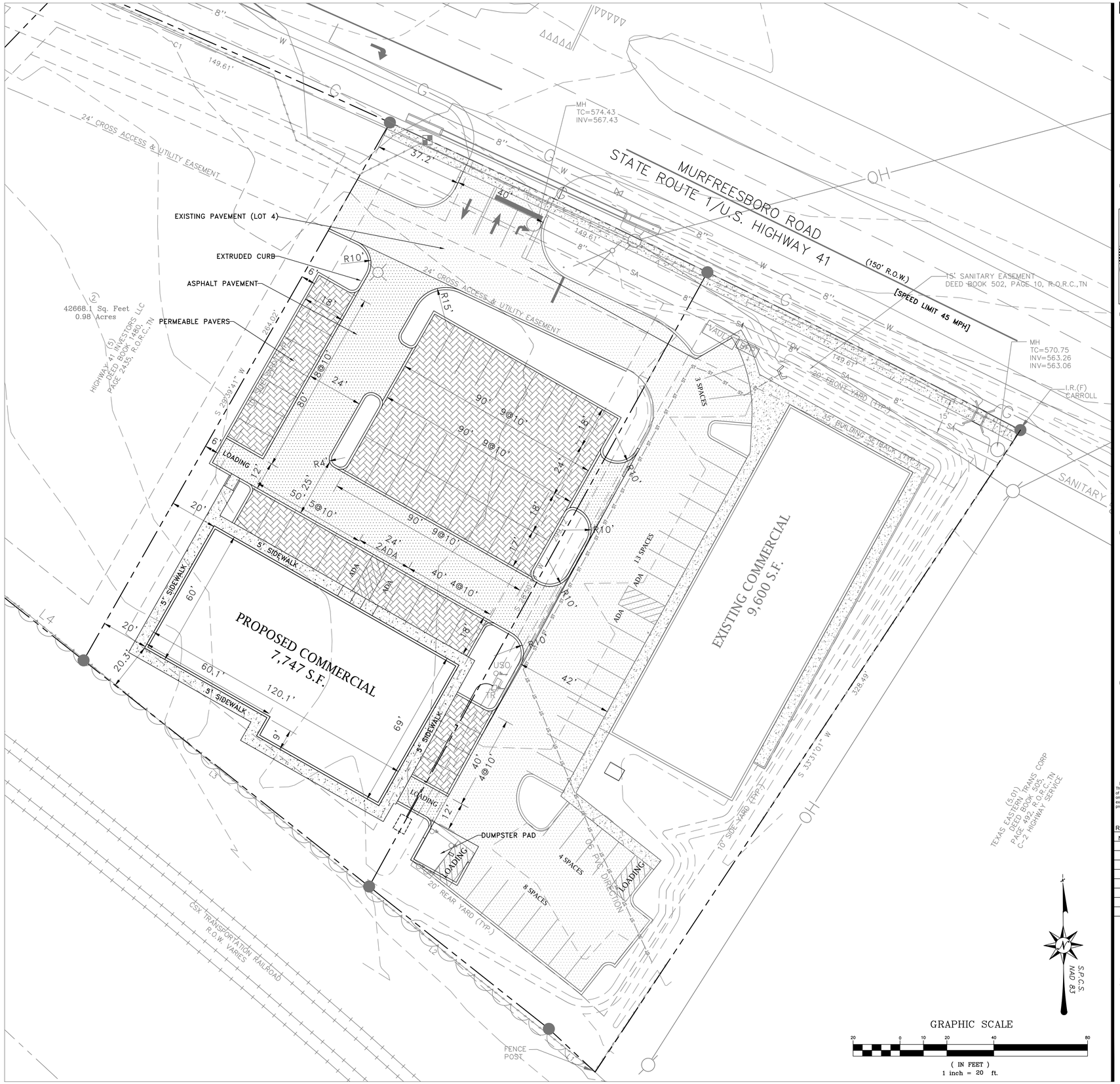
C1.1

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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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LOT 4 RETAIL SHELL

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Lot 4 Parcel 018B E 00500

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PROJ. NO.: 03607

DATE: 2023.08.21

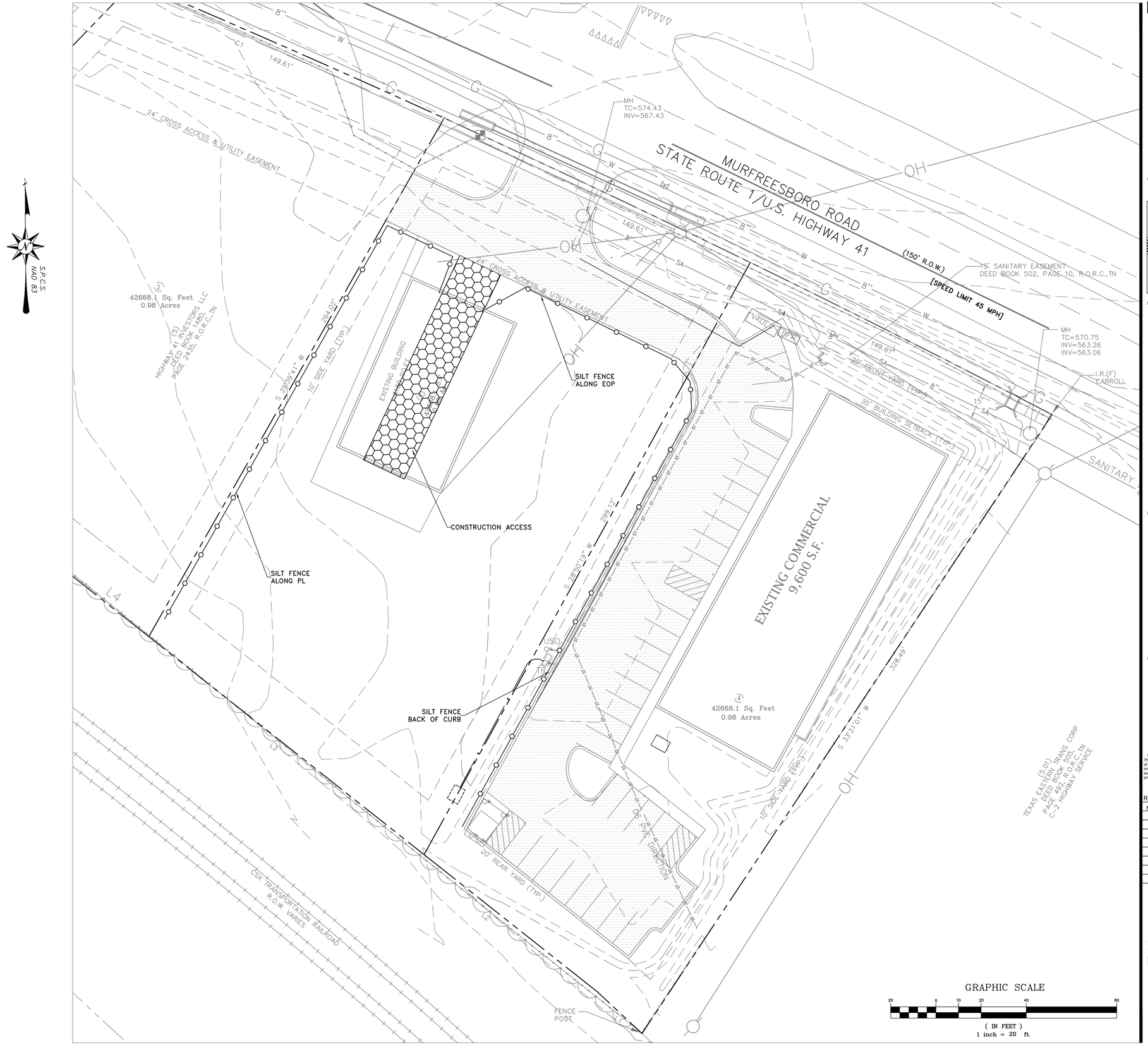
SITE PLAN

C2.1

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PROJECT LEGEND

- PAVEMENT (EXISTING)
- CONSTRUCTION ACCESS
- SILT FENCE



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LOT 4 RETAIL SHELL

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Lot 4 Parcel 018B E 00500

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DATE: 2023.08.21

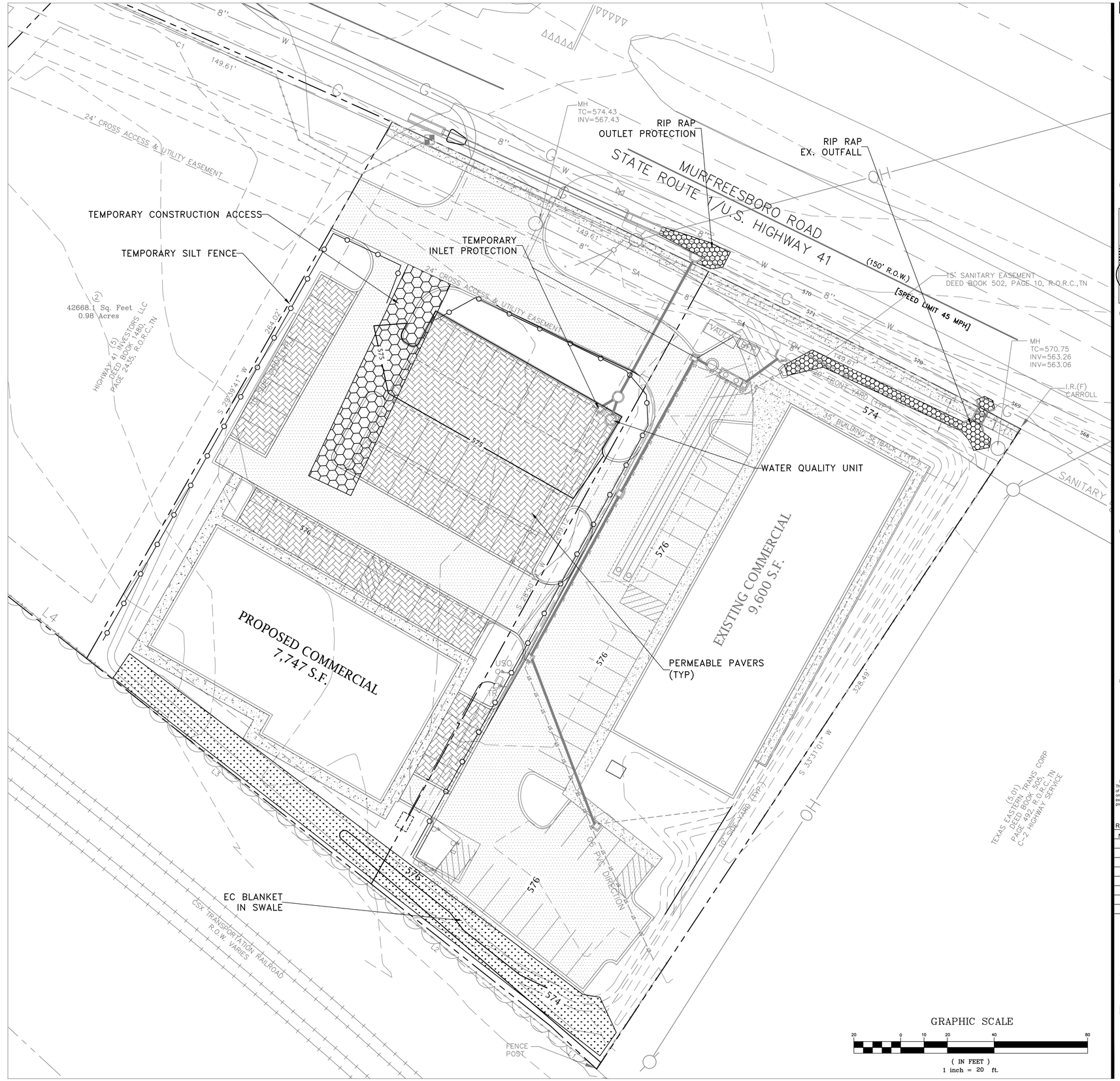
INITIAL
EPSC PLAN

C3.1

PROJECT LEGEND

- PAVEMENT
- GRAVEL
- SILT FENCE

SPCS NAD 83



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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10/12/23

LOT 4 RETAIL SHELL

5486 Murfreesboro Road, LaVergne, TN 37086

Lot 4 Parcel 018B E 00500

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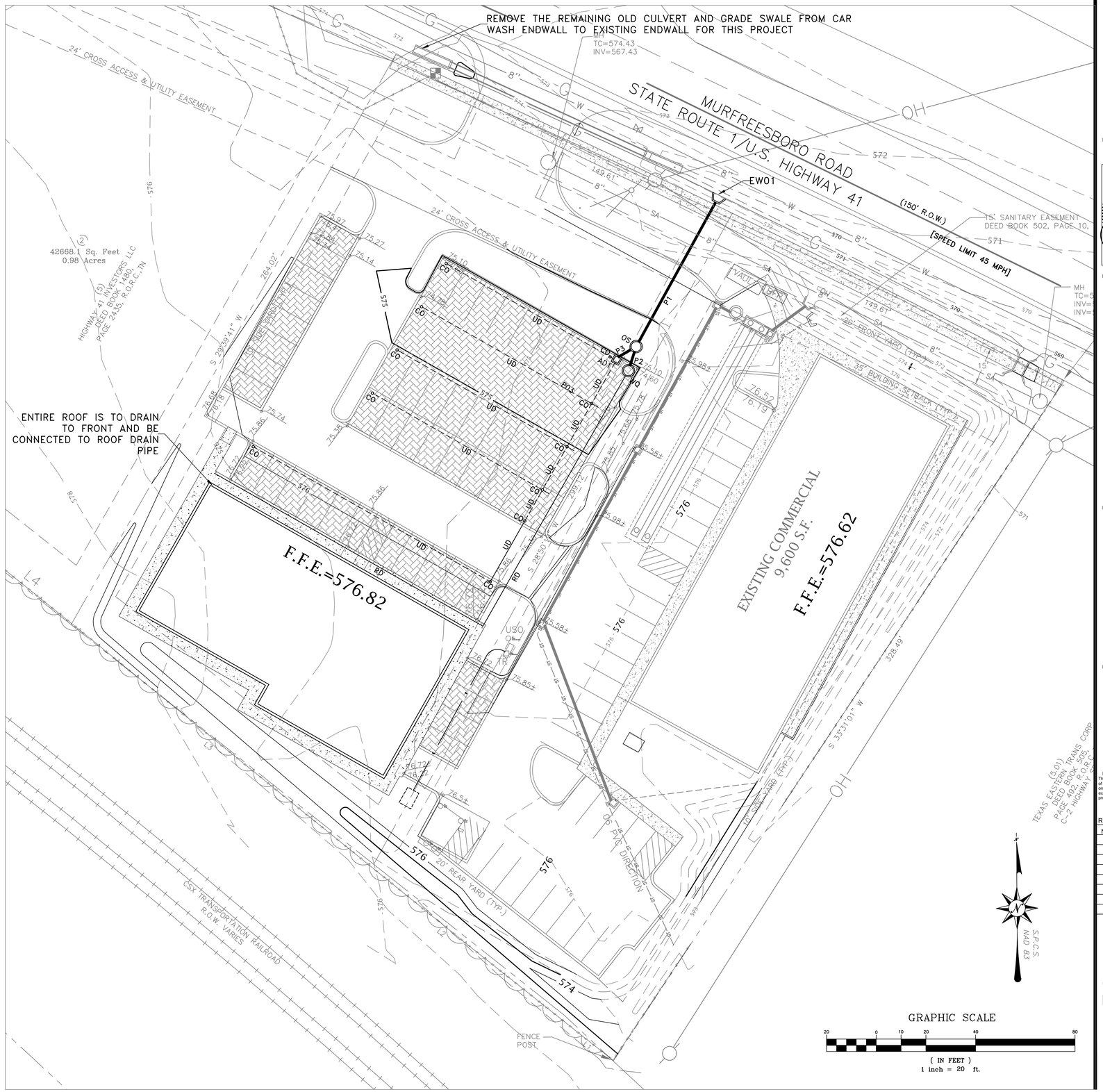
INTERMEDIATE & FINAL EPSC PLAN

C3.2

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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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06/01/23

LOT 4 RETAIL SHELL

5486 Murfreesboro Road, LaVergne, TN 37086

Lot 4 Parcel 018B E 00500

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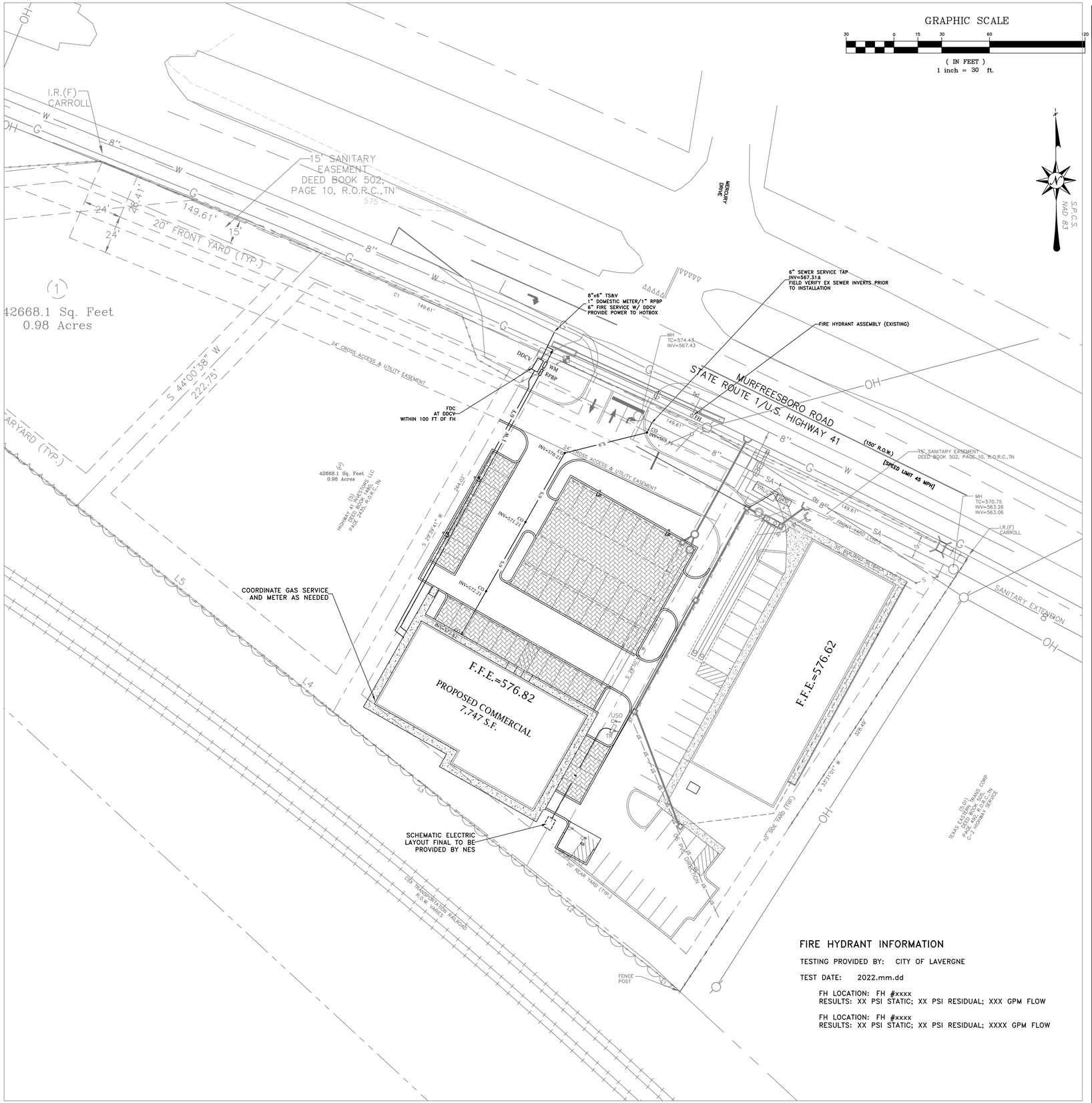
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607

DATE: 2023.08.21

GRADING & DRAINAGE PLAN

C4.1



FIRE HYDRANT INFORMATION

TESTING PROVIDED BY: CITY OF LAVERGNE

TEST DATE: 2022.mm.dd

FH LOCATION: FH #xxxx
RESULTS: XX PSI STATIC; XX PSI RESIDUAL; XXX GPM FLOW

FH LOCATION: FH #xxxx
RESULTS: XX PSI STATIC; XX PSI RESIDUAL; XXXX GPM FLOW

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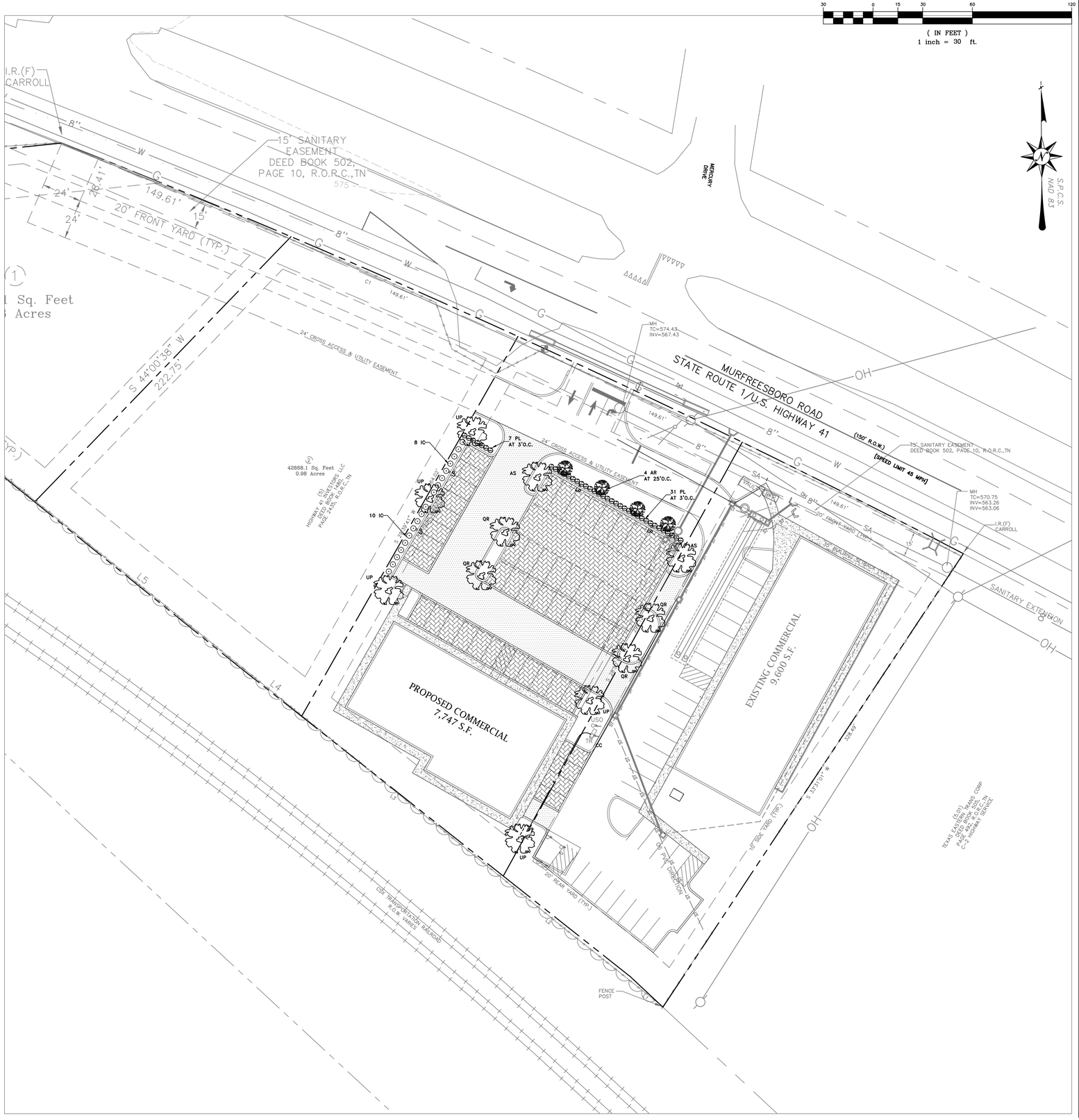
PROJ. NO.: 03607

DATE: 2023.08.21

UTILITY PLAN

C5.1

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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LOT 4 RETAIL SHELL

5486 Murfreesboro Road, LaVergne, TN 37086

Lot 4 Parcel 018B E 00500

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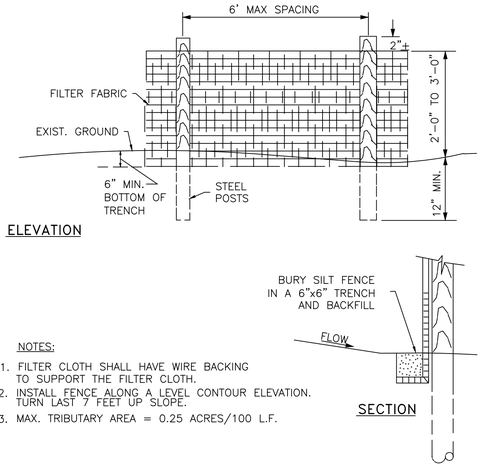
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DATE: 2023.08.21

LANDSCAPE PLAN

C6.1

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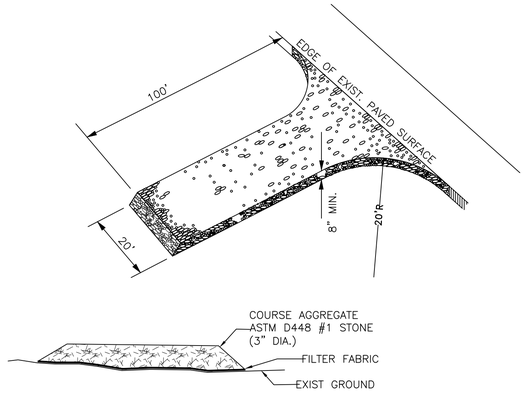


NOTES:

1. FILTER CLOTH SHALL HAVE WIRE BACKING TO SUPPORT THE FILTER CLOTH.
2. INSTALL FENCE ALONG A LEVEL CONTOUR ELEVATION. TURN LAST 7 FEET UP SLOPE.
3. MAX. TRIBUTARY AREA = 0.25 ACRES/100 L.F.

SILT FENCE 10

SCALE: N.T.S.

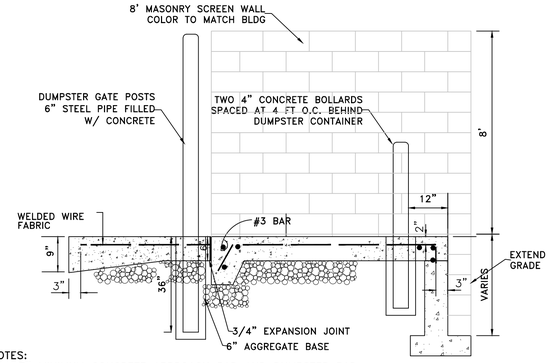


NOTES:

1. MAINTAIN ACCESS TO PREVENT TRACKING SOIL ONTO PUBLIC ROADS.
2. APPLY ADDITIONAL STONE AS NEEDED.
3. LOCATE AT MAIN CONSTRUCTION ACCESS.

CONSTRUCTION ACCESS 9

SCALE: N.T.S.

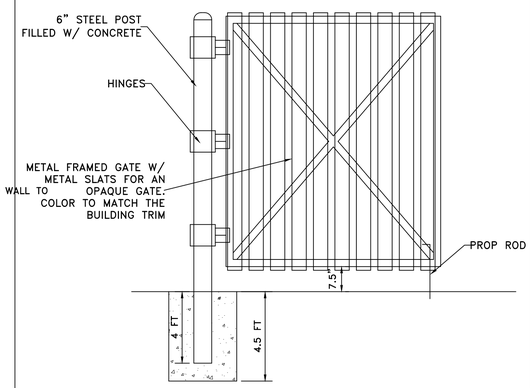


NOTES:

1. 7" MINIMUM CONCRETE APPROACH PAD AND DUMPSTER PAD.
2. THICKEN CONCRETE PAD TO 9" THICK AROUND EDGES FOR 2 FEET MINIMUM.
3. INSTALL 6x6/10x10 WELDED WIRE MESH W/ 12" MIN LAP FROM THE END CROSS WIRES. REINFORCING STEEL AT PERIMETER TO BE 3" CLEAR OF ALL EDGES.
4. MOUNT OPAQUE GATES ON 6" STEEL BOLLARDS. BOLLARDS TO BE SET IN CONCRETE A MINIMUM 36" DEEP AND FILLED WITH CONCRETE AND PAINTED BRIGHT YELLOW.

DUMPSTER PAD & SCREEN 4

SCALE: N.T.S.



DUMPSTER GATE 3

SCALE: N.T.S.

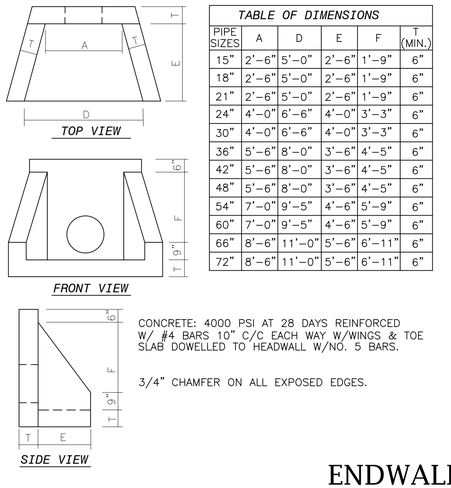


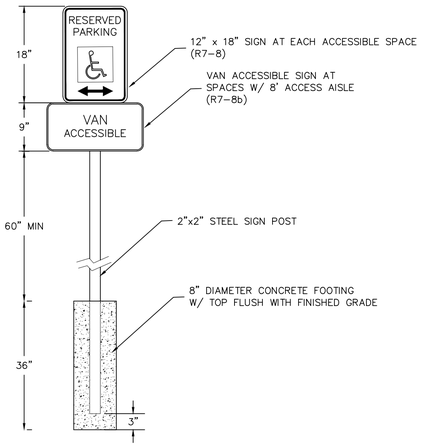
TABLE OF DIMENSIONS					
PIPE SIZES	A	D	E	F	T (MIN.)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	4'-0"	3'-3"	6"
30"	4'-0"	6'-6"	4'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"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

CONCRETE: 4000 PSI AT 28 DAYS REINFORCED W/ #4 BARS 10" C/C EACH WAY W/WINGS & TOE SLAB DOWELLED TO HEADWALL W/NO. 5 BARS.

3/4" CHAMFER ON ALL EXPOSED EDGES.

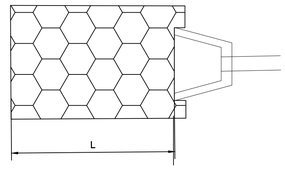
ENDWALL 11

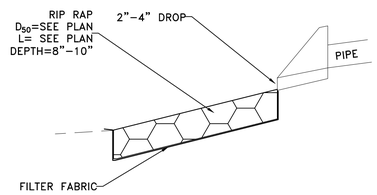
SCALE: N.T.S.



ADA SIGN 8

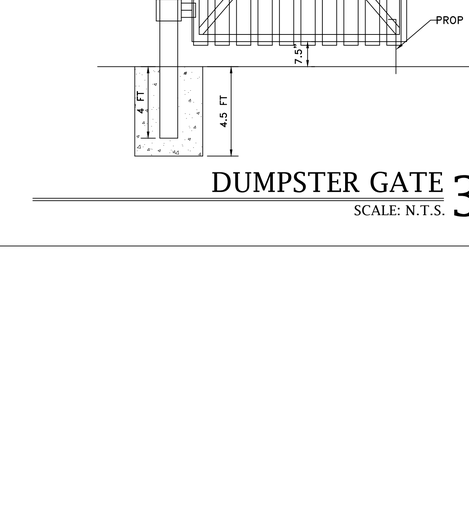
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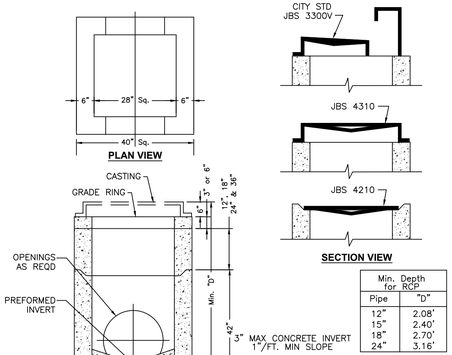
RIP RAP OUTLET PROTECTION 5

SCALE: N.T.S.



EXTRUDED CURB 2

SCALE: N.T.S.



Min. Depth for RCP	
Pipe	"D"
12"	2.08'
15"	2.40'
18"	2.70'
24"	3.16'

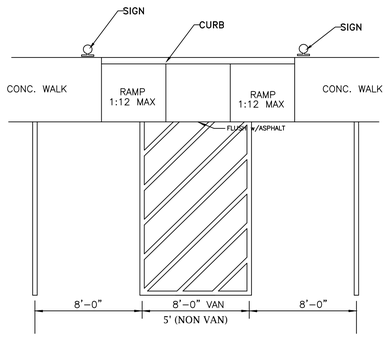
3" MAX CONCRETE INVERT 1'/FT. MIN SLOPE

Notes:

1. Concrete: 4500 psi @ 28 Days
2. Reinforced with #4 Bar - GR. 60
3. Base Wt: 3,470 Lbs.
4. Riser Wt: 850 Lbs. per Foot

AREA DRAIN 12

SCALE: N.T.S.

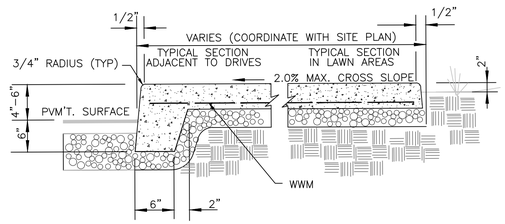


NOTES:

1. ACCESSIBLE SPACE/AISLE TO HAVE A MAXIMUM 2% SLOPE (1:50) IN ANY DIRECTION.
2. ASPHALT TO BE FLUSH WITH CONCRETE RAMP.
3. SEE SITE PLAN FOR NUMBER OF ACCESSIBLE SPACES, AISLE WIDTHS, AND RAMP CONFIGURATION.
4. AISLE STRIPING TO BE AT 45° ANGLE AND SPACED AT 2 FEET ON CENTER.

ADA SPACES 7

SCALE: N.T.S.

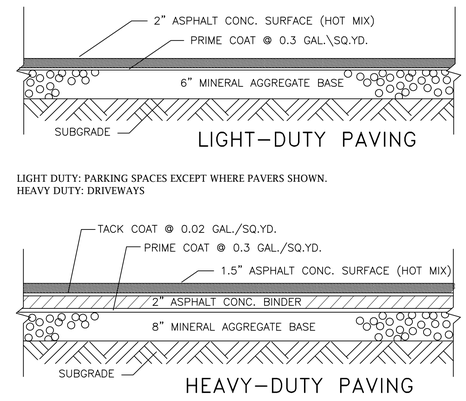


NOTES:

1. SIDEWALK TO BE 4" THICK BROOM FINISHED CONCRETE WITH 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
2. 4" COMPACTED GRAVEL BASE UNDER CONCRETE.
3. PLACE ½" CONTROL JOINT EVERY 5 FEET AND A ½" EXANSION JOINT EVERY 20 FEET ALONG ENTIRE LENGHT.
4. PLACE ½" EXPANSION JOINT ADJACENT TO ALL STRUCTURES AND OTHER FIXED OBJECTS.

SIDEWALK 6

SCALE: N.T.S.



LIGHT DUTY: PARKING SPACES EXCEPT WHERE PAVERS SHOWN.
HEAVY DUTY: DRIVEWAYS

SITE PAVEMENT 1

SCALE: N.T.S.

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JAMES M. LUKENS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 103158
STATE OF TENNESSEE

LOT 4 RETAIL SHELL
5486 Murfreesboro Road, LaVergne, TN 37086
Lot 4 Parcel 018B E 00500

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REVISIONS/ISSUES

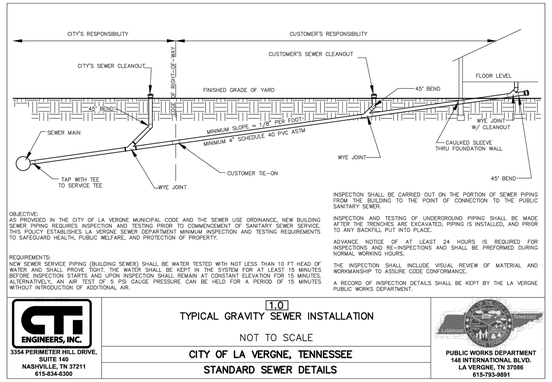
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607

DATE: 2023.08.21

DETAILS

C7.1



OBJECTIVE:
AS PROVIDED IN THE CITY OF LA VERGNE MUNICIPAL CODE AND THE SEWER USE ORDINANCE, NEW BUILDING SEWER PIPING REQUIRES INSPECTION AND TESTING PRIOR TO COMMENCEMENT OF SANITARY SEWER SERVICE. THIS POLICY ESTABLISHES LA VERGNE SEWER DEPARTMENT MINIMUM INSPECTION AND TESTING REQUIREMENTS TO SAFEGUARD HEALTH, PUBLIC WELFARE, AND PROTECTION OF PROPERTY.

REQUIREMENTS:
NEW SEWER SERVICE PIPING (BUILDING SEWER) SHALL BE WATER TESTED WITH NOT LESS THAN 10 FT HEAD OF WATER AND SHALL PROVE TIGHT. THE WATER SHALL BE KEPT IN THE SYSTEM FOR AT LEAST 15 MINUTES BEFORE INSPECTION STARTS AND UPON INSPECTION SHALL REMAIN AT CONSTANT ELEVATION FOR 15 MINUTES. ALTERNATIVELY, AN AIR TEST OF 5 PSI GAUGE PRESSURE CAN BE HELD FOR A PERIOD OF 15 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL AIR.

INSPECTION SHALL BE CARRIED OUT ON THE PORTION OF SEWER PIPING FROM THE BUILDING TO THE POINT OF CONNECTION TO THE PUBLIC SANITARY SEWER.

INSPECTION AND TESTING OF UNDERGROUND PIPING SHALL BE MADE AFTER THE TRENCHES ARE EXCAVATED, PIPING IS INSTALLED, AND PRIOR TO ANY BACKFILL PUT INTO PLACE.

ADVANCE NOTICE OF AT LEAST 24 HOURS IS REQUIRED FOR INSPECTIONS AND RE-INSPECTIONS AND SHALL BE PREFORMED DURING NORMAL WORKING HOURS.

THE INSPECTION SHALL INCLUDE VISUAL REVIEW OF MATERIAL AND WORKMANSHIP TO ASSURE CODE CONFORMANCE.

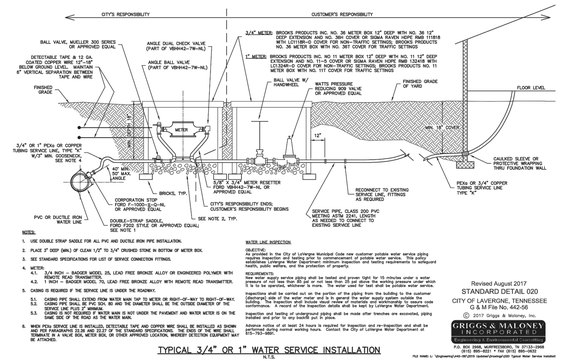
A RECORD OF INSPECTION DETAILS SHALL BE KEPT BY THE LA VERGNE PUBLIC WORKS DEPARTMENT.

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

1.0
TYPICAL GRAVITY SEWER INSTALLATION
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891

SEWER SERVICE 4
SCALE: N.T.S.



NOTES:
1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   4.1. 3/4 INCH – BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH 3/4" NPT MALE THREADS.
   4.2. 1 INCH – BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT-OF-WAY TO RIGHT-OF-WAY.
   5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2 INCHES.
   5.3. CASING IS NOT REQUIRED IF METER IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEX SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPH 33.09 AND 33.21 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION:
OBJECTIVE:
As provided in the City of La Vergne Municipal Code new customer potable water service piping requires inspection and testing prior to commencement of potable water service. This policy establishes La Vergne Water Department minimum inspection and testing requirements to safeguard health, public welfare, and the protection of property.

REQUIREMENTS:
New potable supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 80 psi or not less than 20 psi above the working pressure under which it will be used, whichever is greater. The water shall be kept in the system for at least 15 minutes.

Inspections shall be carried out on the portion of the piping from the building to the customer (discharge) side of the water meter and is to prevent the water supply system, outside the building. The inspection shall include visual review of materials and workmanship to assure code conformance. A record of the inspection shall be kept by the La Vergne Water Department.

Inspection and testing of underground piping shall be made after trenches are excavated, piping installed and prior to any backfill put in place.

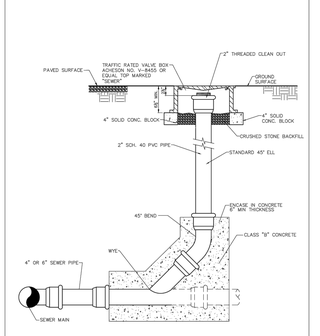
Advance notice of at least 24 hours is required for inspection and re-inspection and shall be performed during normal working hours. Contact the City of La Vergne Water Department at 615-793-8891.

Revised August 2017
STANDARD DETAIL 020
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-00
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Engineering & Environmental Consulting
P.O. BOX 23668, MURFREESBORO, TN 37133-2368
(615) 895-8221 • FAX (615) 895-0832

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION
N.T.S.

WATER METER SERVICE 3
SCALE: N.T.S.

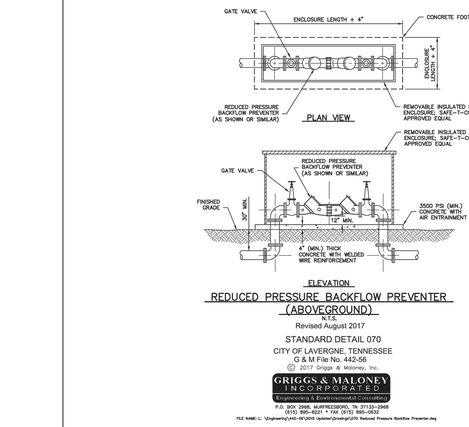


CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

12.0
CLEAN OUT WITH TRAFFIC BOX
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-8891

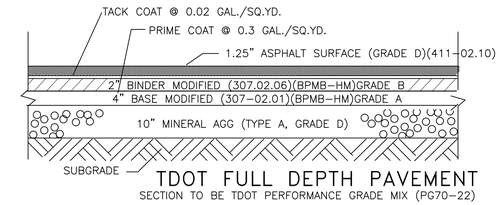
CLEANOUT 5
SCALE: N.T.S.



ELEVATION
REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)
N.T.S.
Revised August 2017
STANDARD DETAIL 070
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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Engineering & Environmental Consulting
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RPBP 2
SCALE: N.T.S.

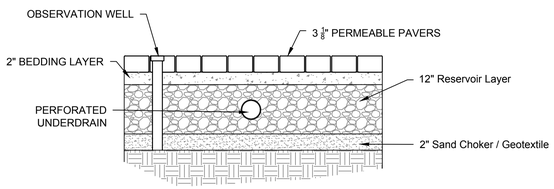


TDOT FULL DEPTH PAVEMENT
SECTION TO BE TDOT PERFORMANCE GRADE MIX (PG70-22)

TDOT ACCESS DRIVEWAY 6
SCALE: N.T.S.

PERMEABLE PAVERS WITH UNDERDRAIN MATERIAL SPECIFICATIONS		
MATERIAL	SPECIFICATIONS	NOTES
Permeable Paver System	Permeable Interlocking Concrete Pavers	ASTM C936
Bedding Layer	#8 or #89 clean washed stone	Meet TDOT Construction Specifications.
Reservoir Layer	#57 or #2 clean washed stone	Meet TDOT Construction Specifications.
Underdrain	4- or 6-inch dual wall HDPE or SDR 35 PVC pipe with $\frac{3}{8}$" perforations at 6 inches on center	*AASHTO M 252* Place perforated pipe at base of reservoir layer at the lower end of the paver cell.
Cleanout	6-inch SDR 35 PVC pipe with vented cap	Use traffic rated casting where required. Provide cleanouts at the upper end of the underdrain.
Observation Well	6-inch SDR 35 PVC pipe with vented cap and anchor plate	Use traffic rated casting where required. Number of wells equals the number of test pits required for infiltration testing (see Metro SWMM Appendix 1-A)
Sand Choker/Geotextile	2- or 4-inch layer of coarse sand Filter fabric (125 gpm/s.f.)	[1]Meet TDOT Construction Specifications [2]AASHTO M288-06, ASTM D4491 & D4751
Impermeable Liner (if needed)	Use a thirty mil (minimum) PVC Geomembrane liner covered by 8 to 12 oz/sy non-woven geotextile.	
Item receipts may be required to be included with as-built submittal		

ASTM AGGREGATE TABLE													
SIZE	NOMINAL SIZE	3 in	2 $\frac{1}{2}$ in	2 in	1 $\frac{1}{2}$ in	1 in	$\frac{3}{4}$ in	$\frac{1}{2}$ in	$\frac{3}{8}$ in	No. 4	No. 8	No. 16	No. 50
0	2 $\frac{1}{2}$ to 1 $\frac{1}{2}$"	100	90 to 100	35 to 70	0 to 15	-	0 to 5	-	-	-	-	-	-
57	1" to No. 4	-	-	-	100	95 to 100	-	25 to 60	-	0 to 10	0 to 5	-	-
8	$\frac{3}{8}$" to No. 8	-	-	-	-	-	-	100	85 to 100	10 to 30	0 to 10	0 to 5	-
89	$\frac{3}{8}$" to No. 16	-	-	-	-	-	-	100	90 to 100	20 to 55	5 to 30	0 to 10	0 to 5



PERMEABLE PAVERS 1
SCALE: N.T.S.

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JAMES M. LUKENS
REGISTERED
AGRICULTURE
COMMERCE
No. 103158
STATE OF TENNESSEE
09/11/2023

LOT 4 RETAIL SHELL
5486 Murfreesboro Road, LaVergne, TN 37086
Lot 4 Parcel 018B E 00500

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REVISIONS/ISSUES

NO	DESCRIPTION	DATE

PROJ. NO.: 03607
DATE: 2023.08.21

DETAILS

C7.2

Planning Commission Report
Meeting: August 29, 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

CHANGE FROM PREVIOUS COMMENTS: Previously, the City Engineer has stated that the acceptance of Phase 1 of Portico Place Section 2 is tied to the improvements on Blair Road being complete. Upon further review, the approved Construction Drawings for Phase 1 DO NOT contain the Blair Road improvements. Those are shown in Phase 2 only.

Therefore, Engineer is not recommending against acceptance on that basis. The final punch list for Phase 1 includes the following outstanding items as of 25 August 2023. Engineer will update the Planning Commission regarding the status at the Planning Commission meeting.

Engineering:
1. (New) (in front of 240 Cornice) While the curb was repaired for the previous comment, the curb directly in front of the driveway has been damaged to the point that it must now be replaced.
2. (New) (at 157 Portico Place) New curb which was placed has no control joints. Please cut in controls joints at a maximum of 10' OC
3. (Existing) (In front of 168 Portico Place at corner of Portico Place and Cornice Drive) Grass which was placed in response to comment is completely dead. It needs to be alive for acceptance.
4. (Existing) (In front of open space between 241 Cornice Drive and 169 Portico Place along Cornice Drive) Formwork must be removed from walk, areas around walk backfilled with topsoil, and sod or seed placed.

Stormwater
5. (New) Grate needs to be placed on top of the Detention Pond #4 outlet structure. This can be made of #4 rebar at six inches on center each way tack welded at the intersections with angle iron around the outside edge with a drill & epoxy attachment to the top of the structure. Your engineer can provide an alternate to that, if you wish.

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 29, 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 _____.