

AGENDA
La Vergne Planning Commission
September 26, 2023 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 29, 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. 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. **(WITHDRAWN)**
5. 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)**
6. 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.
7. 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.
8. 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.

NEW BUSINESS

9. Preliminary Plat – Chaney Place – Creation of Easements 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.
10. 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.
11. Site Plan – Pride Truck Sales – Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located on Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.
12. Set Bond Amount for McCormick Place (Map 14F, Group A, Parcel 1.01 and Tax Map 14, Parcels 36, 36.01 & 36.02). Requested by Wamble & Associates. PDR (Planned Density Residential) Zoning District.
13. Bonds/Letters of Credit Update.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON AUGUST 29, 2023 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on August 29, 2023 in La Vergne City Hall, starting at 6:00 p.m. with Vice-Chairman Jason Cole present and presiding.

Members Present

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

Chairman Earl Garvin, Jr, was absent.

ORDER OF BUSINESS

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

A motion, made by Mark Molnar, seconded by Secretary Graeme Coates, to approve the minutes of the July 25, 2023 Regular Meeting, was adopted with all voting AYE.

2. Public Comment Period.

Mr. Donnie Fergus, 159 Fergus Dr, approached the podium. He spoke against the rezoning.

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 – 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.

Mr. Logan explained that they had used all their deferrals and would need to resubmit.

City Engineer stated they have submitted a stop work order.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to deny the site plan as submitted due to the 36 items listed on the staff report, was adopted with all voting AYE.

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.**

This item was withdrawn. No action was taken.

6. **Concept Plan – Marlowe La Vergne – Two Lots 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 withdrawn. No action was taken.

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.**

This item was deferred. No action was taken.

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.**

This item was deferred until later in the agenda.

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.**

Mr. Logan gave his report.

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

10. **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.

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.**

Mr. Logan gave his report.

Mayor Cole asked about the zoning map. Mr. Logan explained that the polygon doesn't match the GIS mapping and property lines.

Mr. Josh Hamby, 6000 Fairview Rd, Charlotte, North Carolina, approached the podium.

Secretary Coates asked Mr. Hamby to explain the zoning and the plan for the development. Mr. Hamby explained. He stated that the proposed plan was for a grocer, retail, and sit-down restaurants. He stated part of the plan would have to be for the detention pond.

Secretary Coates asked about the multi-family. Mr. Hamby explained the concept of the complex. He stated they are designing traditional garden style walk-up multi-family. The concept is a live, work, play design.

Secretary Coates asked about Veterans Memorial Parkway and the signalization. Mr. Hamby explained they would want to have a deceleration lane and a signal. He stated they had discussed with TDOT. A discussion ensued.

A motion, made by Mark Molnar, seconded by Secretary Graeme Coates, to send a favorable recommendation to the Board of Mayor and Aldermen, was adopted with all voting AYE.

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.

Mr. Logan gave his report.

Mr. Lide explained his comments about submitting the preliminary plat. Mayor Cole made comments about the order of the submittals. City Attorney Evan Cope agreed.

Mr. John Minor, 850 Middle Tennessee Blvd., approached the podium. He explained that they are trying to get the easements and have the site plan for that. A discussion ensued.

Mr. Logan made comments about the common area and that it did not need to be platted to the city. Mayor Cole stated that it should be with the HOA. A discussion ensued.

Secretary Coates stated his concerns.

A motion, made by Mayor Cole, seconded by Secretary Graeme Coates, to defer this item, was adopted with all voting AYE.

13. 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.

This item was voted on after item 12 in new business.

Mr. Logan gave his report.

Mr. Lide addressed the fire comments.

Mr. Brian Hamilton, 75 1st Ave, Nashville, approached the podium.

Secretary Coates asked about the driveway. Mr. Hamilton explained.

Secretary Coates asked about the preliminary plat. Mr. Hamilton made comments about the plat and the entrances. A discussion ensued.

Mr. Molnar asked about the driveway. Mayor Cole asked about the exits. Mr. Hamilton stated they would use a gated barricade. He stated that the design would be on the construction plans.

Mr. Coleman asked about the fire comments. Mr. Hamilton stated he spoke to Fire Marshal Brinkley.

A motion, made by Terry Coleman, seconded by Carol Haas, to approve the concept plan as submitted, was adopted with all voting AYE.

14. **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.**

Mr. Logan gave his report.

A motion, made by Carol Haas, seconded by Terry Coleman, to approve the preliminary plat as submitted, was adopted with all voting AYE.

15. **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.**

Mr. Logan gave his report.

A motion was made by Secretary Coates, seconded by Mark Molnar, to accept the final plat as submitted.

Mr. Molnar made comments about the homeowner's comments and the lots regarding his pool.

The motion was adopted with all voting AYE.

16. **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.**

Mr. Logan gave his report.

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

17. **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.**

Mr. Logan gave his report.

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

18. **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.**

Mr. Logan gave his report.

A motion, made by Mark Molnar, seconded by Terry Coleman, to approve the preliminary plat as submitted, was adopted with all voting AYE.

19. **Final Plat - 5486 Murfreesboro Road, Lots 3 & 4 - Combine Two Lots to Total Page 3 of 3 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.**

Mr. Logan gave his report.

Secretary Coates made comments about the roadway not lining up with the entrance way. Mr. Lide stated that would be discussed on the site plan.

Mr. Jim Lukins, 256 Seaboard Lane, Franklin, approached the podium.

Mr. Jake Blair handed out paperwork to the Commissioners. He also displayed the materials board.

A discussion ensued.

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

20. 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.

Mr. Logan gave his report.

Mr. Lide made comments about the dumpster pad and loading area. He stated that all comments were addressed except the utility comments.

Mr. Jim Lukins, 256 Seaboard Lane, Franklin, approached the podium. A discussion ensued. He explained that the original plan has more parking options.

Mayor Cole asked about the parcel and the site plan regarding the car wash. Mr. Lukin explained.

Secretary Coates asked Mr. Lide about the parking lot. Mr. Lide explained. Mayor Cole asked if Mr. Lide had reviewed the alternative plan. Mr. Lide stated the utility plans are not buildable yet.

Mr. Lukins explained why the utility comments were not addressed yet. A discussion ensued. Mayor Cole asked the Commissioners which plan they preferred. They requested the alternative plan.

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

21. 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.

Mr. Logan gave his report.

Mr. Lide stated that the Blair Road improvements were shown on section 1 not 2. He stated that items 4 and 5 of the punch list had been addressed.

Mr. John Minor, 850 Middle Tennessee Blvd, SEC, approached the podium. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to defer this item, was adopted with all voting AYE.

22. 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.

Mr. Logan have his report.

Assistant City Administrator Kyle Brown stated that staff recommends a deferral.

A motion, made by Mayor Jason Cole, seconded by Carol Haas, to defer this item, was adopted with all voting AYE.

22. 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, Vice-Chairman Cole declared the meeting adjourned at 7:17 p.m.

Chairman

City Recorder

Approved



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@lavergnen.gov

Engineering

Gary Lide

glide@lavergnen.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@lavergn.net

Fire

Curtis Brinkley

cbrinkley@lavergn.net

No Comments.

Police

Police Department

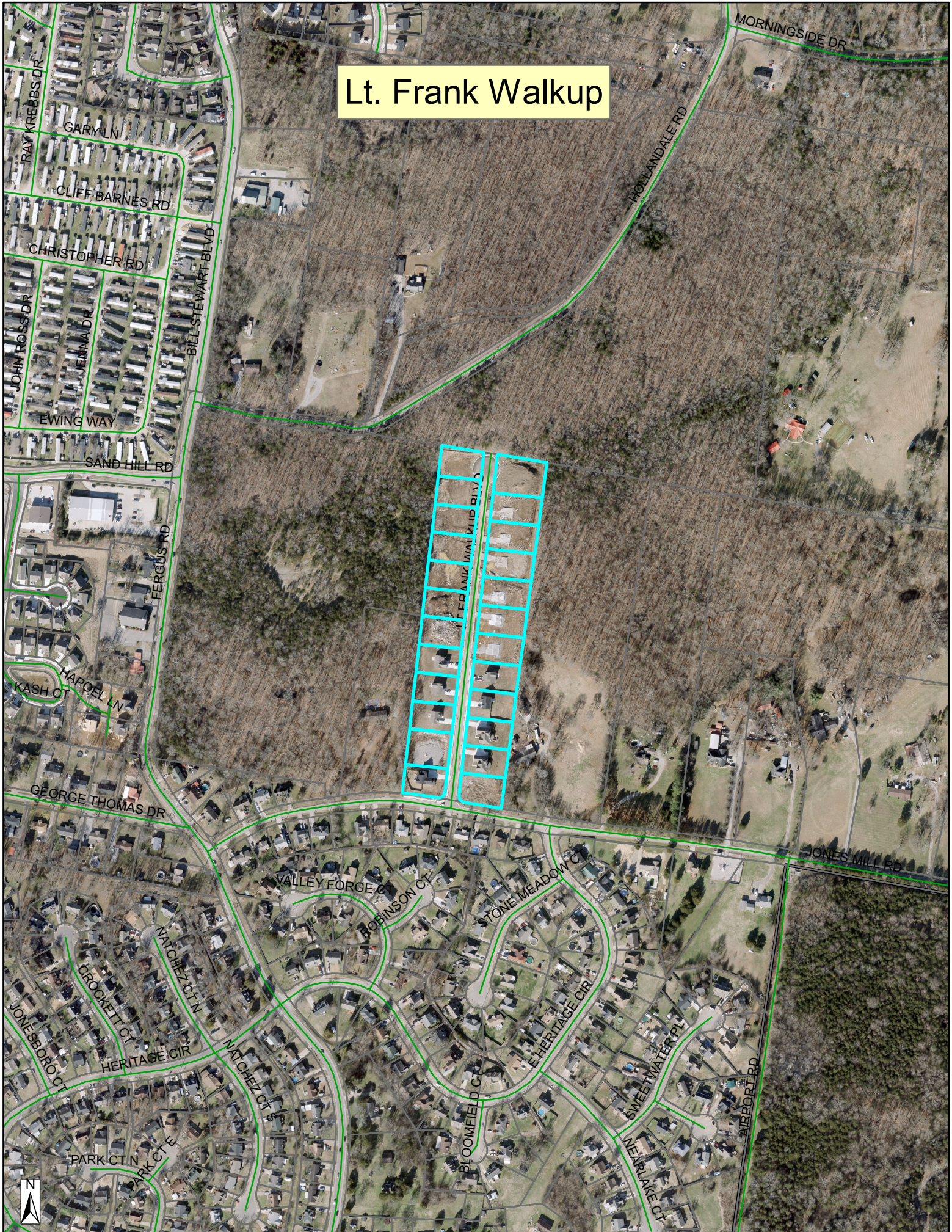
no comments from PD

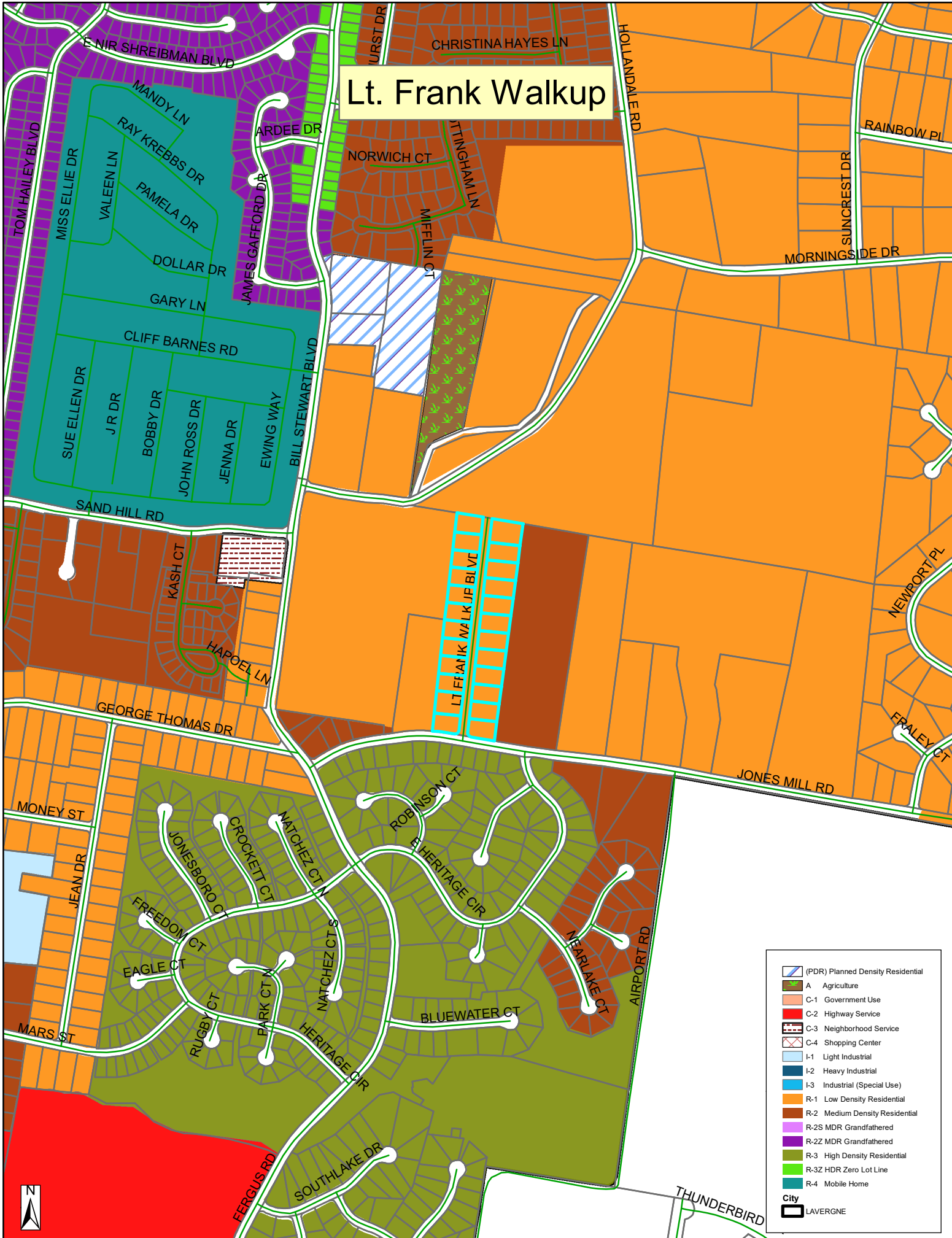
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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



Lt. Frank Walkup

Lt. Frank Walkup





Lt. Frank Walkup

- (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-22 MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home
- City
- LAVERGNE





LT. FRANK WALKUP SUBDIVISION – PHASE 1

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on January 30, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 1, and said plat was recorded on January 31, 2020, in Plat Cabinet 43, Page 248, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 1 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 1, recorded on January 31, 2020 in Plat Cabinet 43, Page 248, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 1 improvements shown on the Lt. Frank Walkup – Phase 1 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

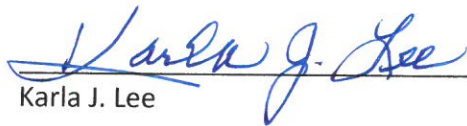
_____, My commission expires _____
Notary Public

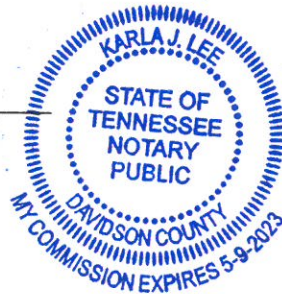
CO-PARTNERSHIP

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.

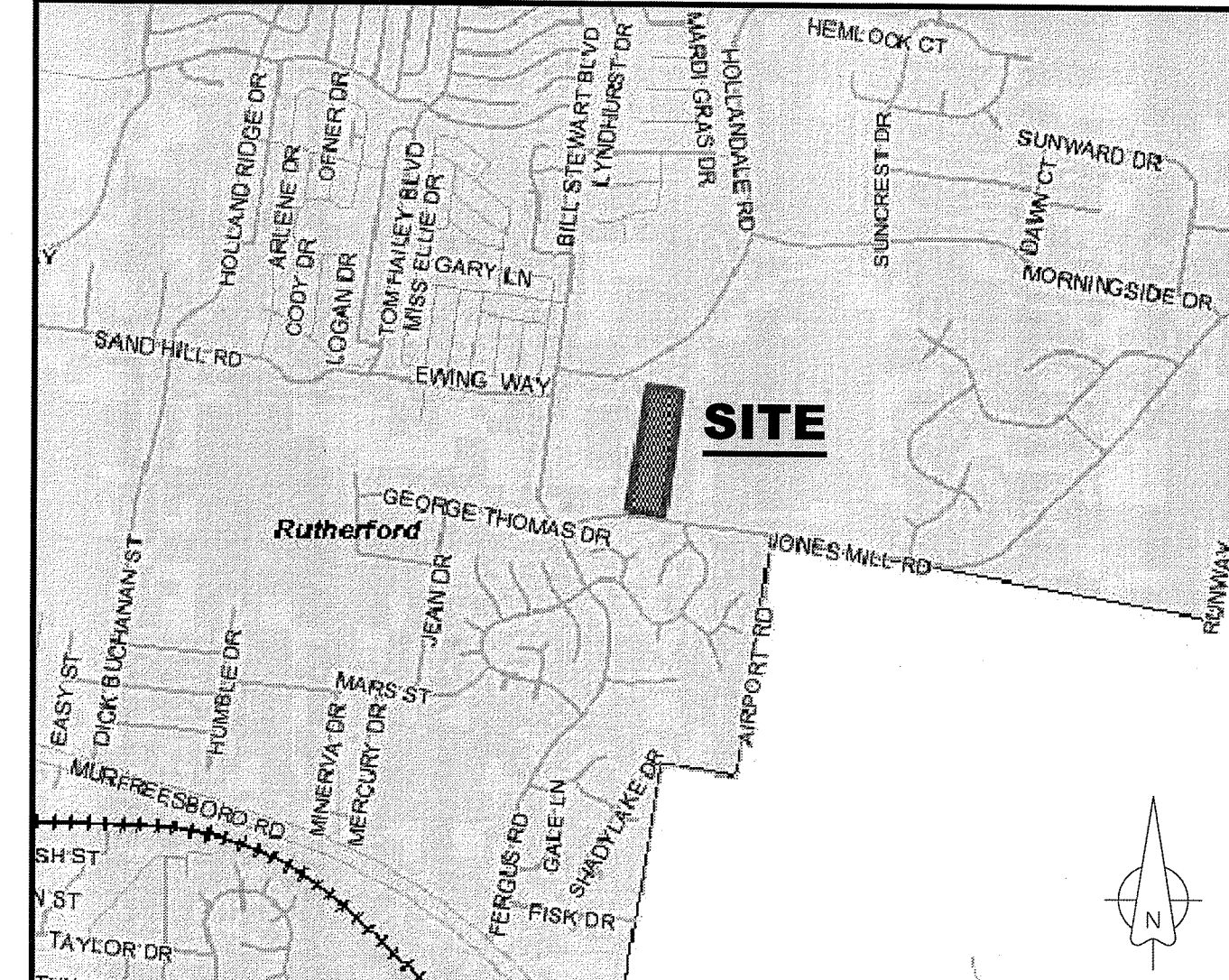
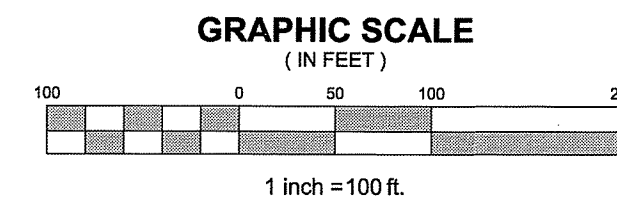

Karla J. Lee



My Commission Expires: 05/09/2023



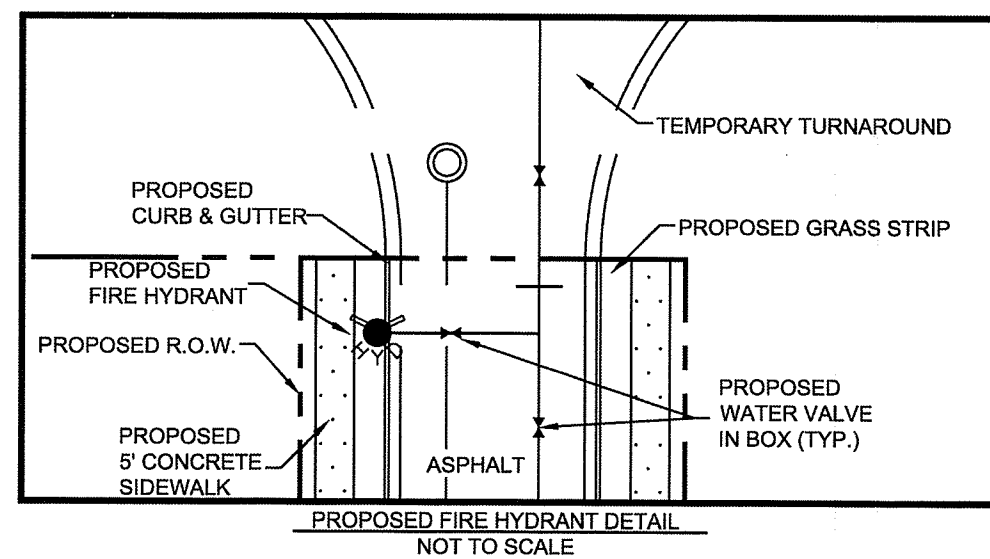
(35.00)
AMNON SHREIBMAN, TRUSTEE
DEED BOOK 447, PAGE 1381
R.O.R.C., TN.
R-1



VICINITY MAP

NOT TO SCALE

	POWER POLE w/ANCHORS
	FIRE HYDRANT
	VALVES
	WATER LINE
	OVERHEAD POWER LINE
	OVERHEAD TELEPHONE LINE
	STORM DRAIN
	CONCRETE
	FENCE LINE
	POWER POLE w/LAMP
	IRON ROD (OLD)
	IRON ROD (NEW)
	MONUMENT (NEW)
	CURBS
	PROPOSED FIRE HYDRANT



(24.05)
HOWARD E. MONTGOMERY, ETUX
DEED BOOK 583, PAGE 731
R.O.R.C., TN.
B-1

LOT AREA CHART	
LOT NO	AREA (SQ. FT.)
101	15,244
102	15,000
103	15,000
104	15,000
105	16,379
106	16,192
107	16,005
108	15,818
109	16,314
Open Space	19,225

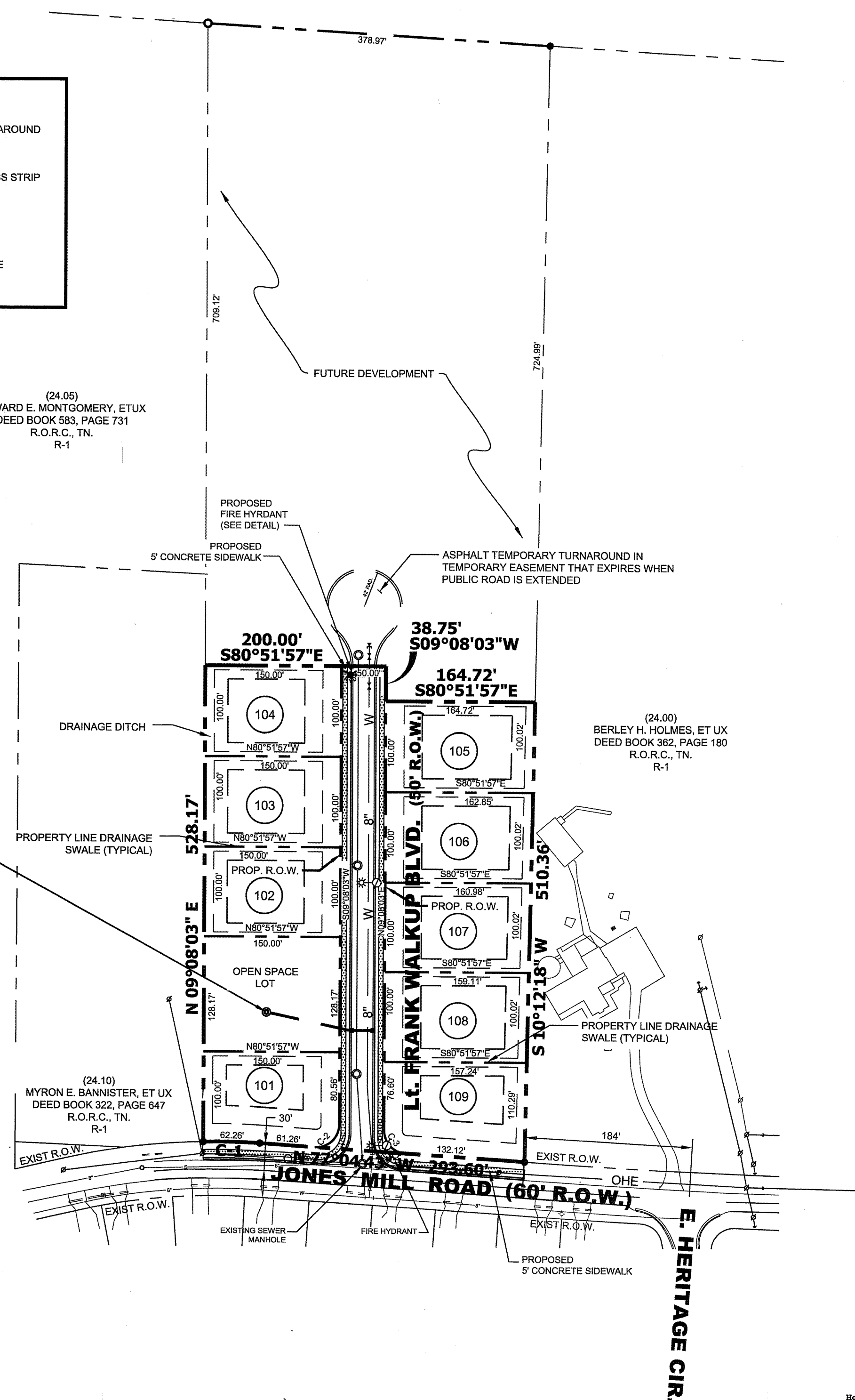
Tax Map / Parcel	075 / 02413
Zoning District	R-1
Existing Use	Vacant Undeveloped Land
Proposed Use	Single Family Residential Lots
Total no. Units	9
Density	2.09 Lots / Acre
Square footage of each building (Existing And Proposed)	Proposed Varies No Existing
Total Square Footage	187,302 Sq. Ft. / 4.30 Acres
Square Footage of each use	Only One Use
Lot Coverage	35% Maximum
Floor Area Ratio	N/A
Height	35' Maximum
Areaage / Square Footage of lot	0.34 Ac. / 15,000 Sq. Ft. Minimum
Sign Height and Area	N/A

SETBACKS FOR R-1:	REQUIRED	PROVIDED
Front Building Setback	40'	40'
Side Building Setback	15'	15'
Rear Building Setback	25'	25'

Residential Per Acre	1 Canopy Tree	4.0" Caliper (Min. of 10')
Side Building Setback	1 Understory Tree	1.5" Caliper (Min. of 8')

5' Landscaped Buffer Area around parking lots with 3' tall screening (shrubs, etc.)

CURVE DATA CHART					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	728.43'	62.26'	04°53'49"	N76°31'37"W	62.24'
C2	25.00'	40.92'	93°47'14"	S56°01'40"W	36.50'
C3	25.00'	37.62'	86°12'46"	N33°58'20"W	34.17'



1. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY LIMITS OF LAFARGE, TENNESSEE AND IS ZONED R-1.
2. THE PROPERTY IS OWNED BY AMNON SHREIBMAN, TRUSTEE.
3. THIS ENTIRE TRACT IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN ON FEMA FIRM MAP NO. 47146C0200 H, EFFECTIVE DATE JANUARY 5, 2007).
4. THE PURPOSE OF THIS FINAL PLAN IS CREATE 9 LOTS.
5. NO HOME SHALL BE FURTHER THAN 500' FROM THE NEAREST FIRE HYDRANT.
6. ALL WATER AND SANITARY SEWER LINES SHOWN HEREON SHALL BE PUBLIC AND DEDICATED TO THE CITY OF LAFARGE.
7. ALL STREETS TO HAVE CURB AND GUTTER, STORM WATER CONVEYANCE SHALL BE BY OPEN DITCHES ALONG THE REAR LOT LINE AND BY STORM INLETS IN STREETS WITH UNDERGROUND PIPES. CALCULATIONS TO BE SUBMITTED WITH CONSTRUCTION PLANS AND FINAL PLAN.
8. NO GRADING WORK SHALL COMMENCE UNTIL A NOTICE OF COVERAGE FROM THE STATE OF TENNESSEE HAS BEEN ACQUIRED AND THE CITY OF LAFARGE HAS ISSUED A GRADING PERMIT FOR THIS SITE.
9. THE OWNER/DEVELOPER OR CONTRACTOR SHALL EMPLOY A TESTING AGENCY TO OBSERVE FILL PLACEMENT.
10. AN ENGINEER STAMP BY THE TESTING AGENCY IS REQUIRED FOR EACH LOT CONTAINING FILL MATERIAL.
11. ALL REPORTS FROM THE TESTING AGENCY SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO LOT ACCEPTANCE.
12. STRUCTURAL FILL FOR RESIDENTIAL STRUCTURES SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR DENSITY.
13. ANY SINKHOLE AND/OR DEPRESSION REMEDIATION SHALL BE EVALUATED BY THE TESTING AGENCY.
14. FOUNDATIONS EXCAVATED ON A FILL LOT WILL BE EVALUATED BY THE TESTING AGENCY AND WILL REQUIRE AN EXISTING FOUNDATION STAMP. EXCAVATIONS SHALL BE EXCAVATED BELOW THE FILL MATERIAL AND INTO IN-SITU MATERIAL. THE MINIMUM REQUIREMENTS WILL BE ALLOWED.
15. ALL ROADS SHALL COMPLY WITH THE PUBLIC WORKS SPECIFICATION MANUAL, PART III, BASE AND SUB-GRADE TREATMENT FOR STREET CONSTRUCTION. THESE SPECIFICATIONS SHALL BE IN THE MINIMUM STANDARDS FOR ANY SUBDIVISION WITHIN THE JURISDICTION AREA.
16. LOCATION AND SIZES FOR STORM DRAINAGE WITH NECESSARY EASEMENTS SHALL BE SHOWN ON THE FINAL SITE DEVELOPMENT PLANS AND ALSO ON THE FINAL SUBDIVISION PLAN.
17. THE LIMITS OF THE EXISTING VEGETATION SHALL BE LOCATED AND DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS.
18. THE RESIDENTIAL REQUIREMENTS FOR LANDSCAPING ARE 1 CANOPY AND 1 UNDERSTORY TREE PER LOT.
19. SLOPES ACROSS THE SITE RANGE FROM 0% TO 14%. THE SOILS TYPES ARE MAINLY ROCK OUTCROPS WITH A COMBINATION OF SILT LOAM.
20. THE FINAL GRADES SHALL BE DELINEATED ON THE FINAL SITE DEVELOPMENT PLANS AND SHALL DEMONSTRATE THE ADAPTABILITY OF PROPOSED STRUCTURES TO THE SITE CONDITIONS.
21. THE RESTRICTIVE COVENANTS FOR THIS DEVELOPMENT SHALL BE CREATED AND RECORDED WITH THE FINAL SUBDIVISION PLAN.
22. NO FILL MATERIAL OR STRUCTURES THAT WOULD IMPEDIE THE FLOW OF STORMWATER AS SHOWN SHALL BE ALLOWED IN DRAINAGE EASEMENTS.
23. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR WATER SUPPLY, SEWER, WASTE WATER, GAS, TELEPHONE, CABLE, AND DRAINAGE. THESE EASEMENTS SHALL BE LIMITED TO SANITARY SEWERS, FORCEMAINS, WATER LINES, AND DRAINAGE PIPES.
24. IT IS THE RESPONSIBILITY OF THE RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
25. THE STORMWATER DETENTION POND ON THE OPEN SPACE LOT IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE ENTIRE LOT IS DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
26. LOTS 161 & 109 SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO JONES MILL ROAD.
27. PRE-APPROVAL MEETING WAS HELD WITH CITY PLANNER AND CITY ENGINEER ON MAY 15, 2015.
28. LIGHTING PLAN SHOWN HEREON TO BE APPROVED BY POWER COMPANY WHEN FINAL DESIGN IS DEVELOPED.
29. ORIGINAL CONSTRUCTION PLANS APPROVED 211/2016.

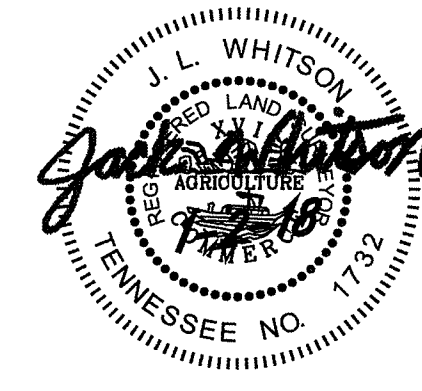
I hereby certify that the plan shown and described hereon is true and correct and that this survey exceeds the minimum requirements of an "Urban Land Survey", Category "I", as per current Standards of Practice adopted by the Board of Examiners for Land Surveyors for the State of Tennessee and that the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

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #: 1034922

Rec'd:	15.00	Instrument #:	2254925
State:	0.00		
Clerk:	0.00	Recorded	
Other:	2.00	1/31/2020 at 10:30 AM	
Total:	17.00	in	

Plat Cabinet 43 Pgs 248-248



I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 1373, Page 3036, 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: Amnon Shreibman

By: Nthony D. Williams Date: 6/18/19

I hereby certify (1) that the following water and sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase One has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System

And
Sewer System 612419 ⁴ 2018
Date
City of La Vergne - Public Works Director

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.

0/25/ _____, 2018/0/

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 La Vergne 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.

6/24/19, 2019
Date

SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER:
AMNON SHREIBMAN
P.O. BOX 1746
La VERGNE, TENNESSEE 37086
(615) 793-6663



W&A FILE NO.: 249-0306

REV: JANUARY 18, 2018
DATE: JANUARY 2, 2018

LT. FRANK WALKUP SUBDIVISION – PHASE 2

OFFER OF IRREVOCABLE DEDICATION

AGREEMENT made this 13th day of February 2023, by and between Nir Homes, Inc., having its office and place of business at P O Box 177, La Vergne, Tennessee, hereinafter designated as the "Developer" and the City of La Vergne, Tennessee, hereinafter designated the "City".

WHEREAS, the City Planning Commission approved on November 27, 2018, a subdivision plat entitled, Lt. Frank Walkup – Phase 2, and said plat was recorded on October 26, 2021, in Plat Cabinet 46, Page 204, Registers Office of Rutherford County, Tennessee;

WHEREAS, said plat designates certain public improvements consisting of streets, sidewalks, water, sanitary sewer, and storm drainage to be dedicated to the City, free and clear of all encumbrances and liens, pursuant to the requirements of the planning commission and local government code; and

WHEREAS, the developer, simultaneously herewith, has posted cash security with the City for the maintenance and dedication of said improvements, if required;

WHEREAS, the developer is desirous of offering for dedication the Lt. Frank Walkup – Phase 2 improvements and land to the City more particularly described on the recorded plat of Lt. Frank Walkup – Phase 2, recorded on October 26, 2021 in Plat Cabinet 46, Page 204, Registers Office Rutherford County, Tennessee, attached hereto;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City the Lt. Frank Walkup – Phase 2 improvements shown on the Lt. Frank Walkup – Phase 2 final plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City of La Vergne Board of Mayor and Alderman.

B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at the time.

C. The Developer agrees to complete the maintenance of the land and improvements pursuant to the cash security and the requirements of the City and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances.

D. That this irrevocable offer of dedication shall run with the land and shall be binding on all assignees, guarantees, successors, or heirs of the developer.

2-13-2023

Date

Amnon Shreibman, President By
Amnon Shreibman with permission
Amnon Shreibman dba Nir Homes, Inc

(CORPORATE SEAL)

FOR THE CITY OF LA VERGNE BY
ATTEST:

Mayor

Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

SS.: _____

On this ____ day of _____, _____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and said that he resides in _____; that he is the _____ of _____, the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

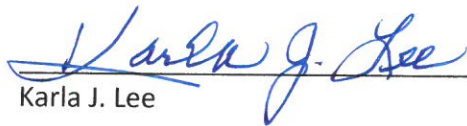
_____, My commission expires _____
Notary Public

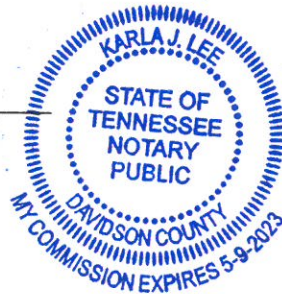
CO-PARTNERSHIP

STATE OF TENNESSEE)

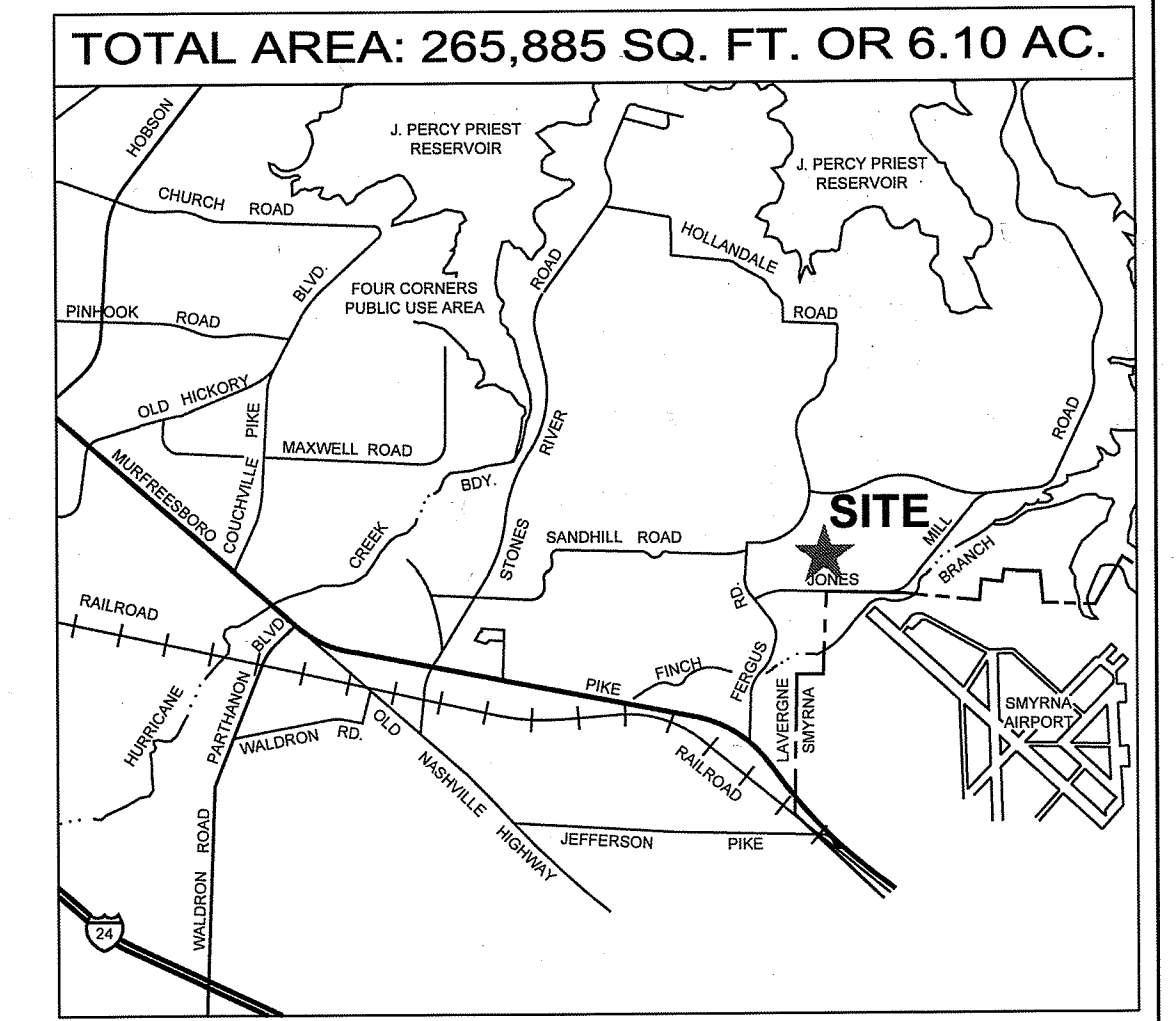
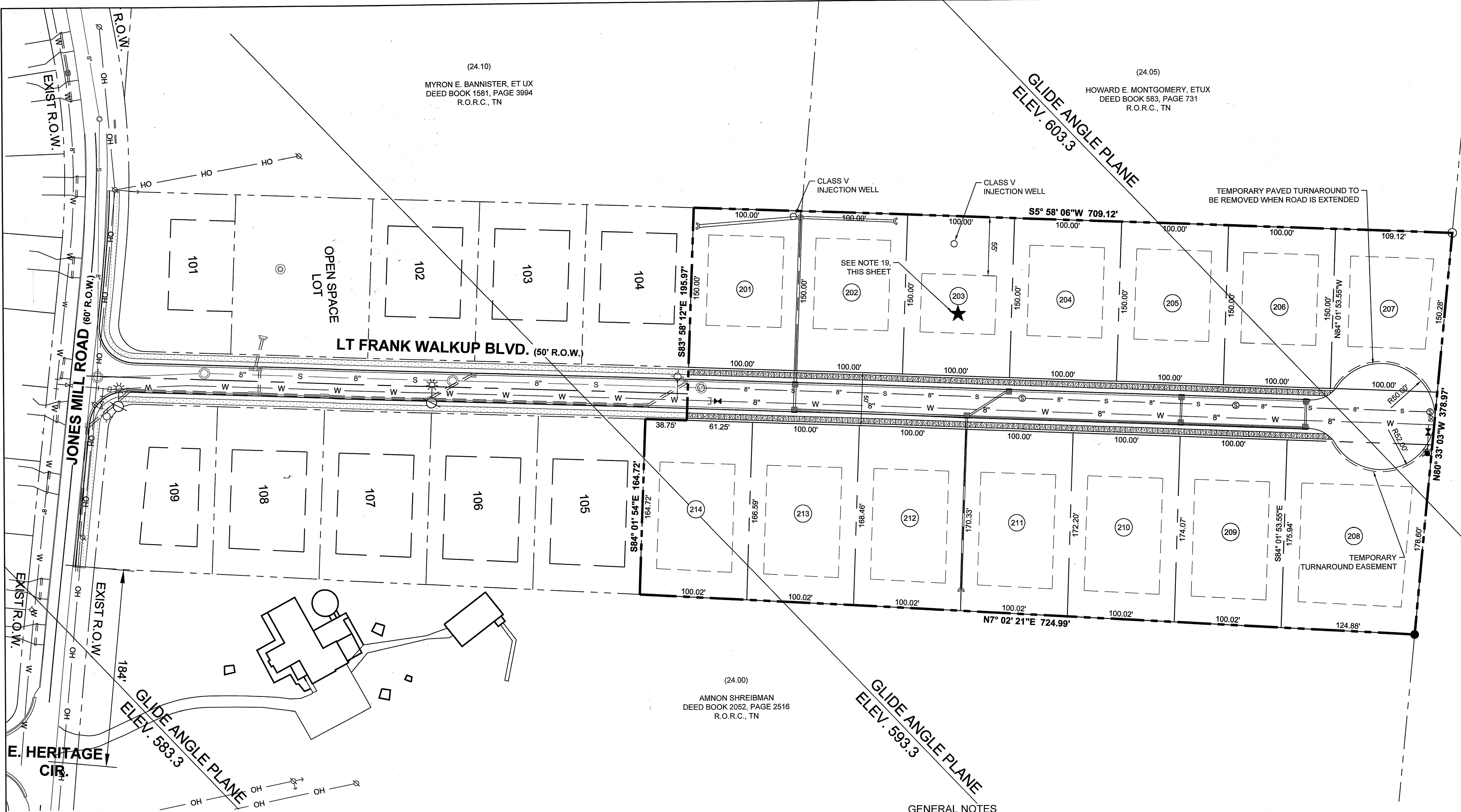
COUNTY OF WILLIAMSON)

On this 13th day of February, 2023, The foregoing instrument, *Irrevocable Dedication*, was acknowledged before me by James D. Wamble.


Karla J. Lee



My Commission Expires: 05/09/2023



VICINITY MAP
NOT TO SCALE

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 1373 Page 3036, Rutherford County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

Owner: Amnon Shreibman
Amnon Shreibman Date: 9/26/2021
Amnon Shreibman - Owner

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify (1) that the following sewer system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Sewer System 10/12, 2021
Date
City of La Vergne - City Engineer

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify (1) that the following water system outlined or indicated on the final subdivision plat entitled Lt. Frank Walkup Subdivision, Phase Two, has been installed in accordance with the current local and/or state government requirements, or (2) a surety bond has been posted with the City Commission to assure completion of the following improvements in case of default.

Water System 10/12, 2021
Date
City of La Vergne - City Engineer

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plan 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.

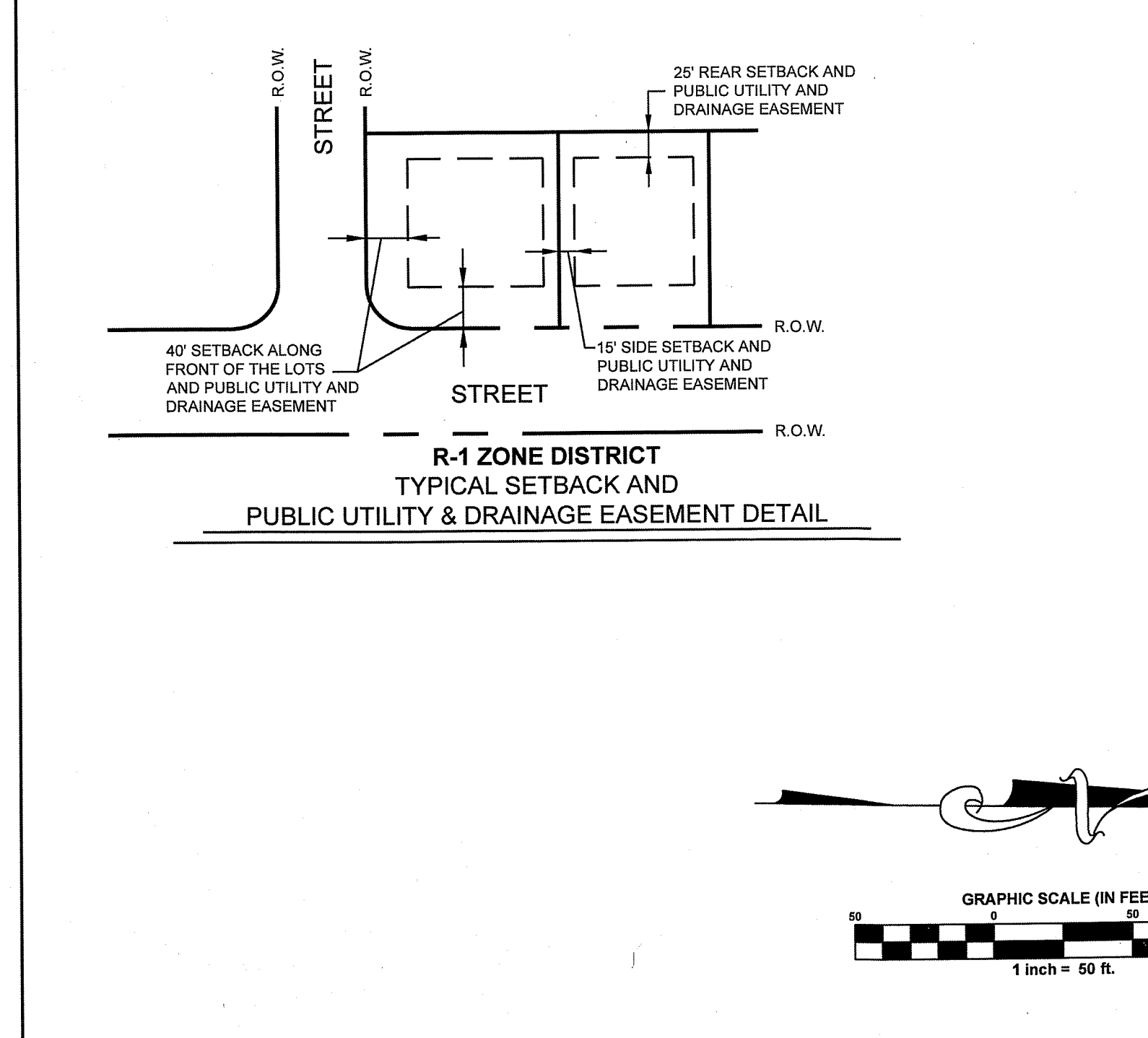
10/12, 2021
Date
Secretary, Planning Commission

CERTIFICATE OF 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", Category "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.

Heather Daubman, Register
Rutherford County Tennessee
Rec #: 1144173
Inst #: 2400268
State: 0.00
Clar: 0.00
Other: 2.00
Total: 17.00
10/26/2023 at 2:28 PM
Flat Cabinet: 46 Pgs 204-204

**FINAL PLAT
PHASE TWO
LT. FRANK WALKUP
SUBDIVISION**
SECOND CIVIL DISTRICT
La VERGNE, RUTHERFORD COUNTY, TENNESSEE
Owner and Developer:
Amnon Shreibman
P.O. Box 177
La Vergne, TN 37086

WAMBLE & Associates, Inc.
Civil Engineering - Land Surveying - Land Planning
W&A FILE NO.: 249-1118



SITE DATA	
OWNER	AMNON SHREIBMAN
ADDRESS	LT FRANK WALKUP BLVD.
EXISTING ZONING	R-1
MAP / PARCEL	MAP 14 / PARCELS 24.13
MINIMUM LOT SIZE (ZONING)	15,000 SQ. FT.
MINIMUM LOT SIZE (DESIGNED)	15,000 SQ. FT.
TOTAL SITE AREA	6.10 ACRES
TOTAL NUMBER OF LOTS	14
DENSITY	2.30 LOTS / ACRE
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	15'
MINIMUM REAR SETBACK	25'
OPEN SPACE	0

Lot Table		
Lot #	Square Feet	Acres
201	15000	0.34
202	15000	0.34
203	15000	0.34
204	15000	0.34
205	15000	0.34
206	15000	0.34
207	15684	0.36
208	23080	0.53
209	17500	0.40
210	17313	0.40
211	17126	0.39
212	16939	0.39
213	16752	0.38
214	16565	0.38

GENERAL NOTES

- The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned R-1.
- The property is owned by Amnon Shreibman.
- 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. 47149C0203, revised October 16, 2008).
- No home shall be further than 500' from the nearest fire hydrant.
- All water and sanitary sewer lines shown hereon shall be public and dedicated to the City of La Vergne.
- Storm water conveyance shall be by open ditches along the side and rear lot lines and existing ditch lines along existing roads.
- No grading work shall commence until a notice of coverage from the State of Tennessee has been acquired and the City of La Vergne has issued a grading permit for this site.
- Sinkholes and/or depressions on lots 201, 202 and 203 shall be repaired in accordance with a Class V Injection Well permit from TDEC.
- All roads proposed in this development shall comply with the public works specification manual, part iii, base and sub-grade treatment for street construction. These specifications shall be in the minimum standards for any subdivision within the jurisdiction area.
- The residential requirements for landscaping are 1 canopy and 1 understory tree per lot.
- No fill material or structures that would impede the flow of stormwater as shown hereon shall be allowed in drainage easements.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including but not limited to sanitary sewers, forcemains, water lines, and drainage pipes.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Each lot must accommodate three (3) standard parking spaces.

Lot Number	Calculated Glide Angle Elevation	Lot Number	Calculated Glide Angle Elevation
201	597.0	208	601.7
202	598.4	209	600.1
203	599.8	210	598.8
204	601.2	211	597.4
205	602.6	212	596.0
206	604.0	213	594.6
207	605.4	214	593.3

19. Lots designated thus ★ hereon are Critical Sinkhole lots. In order to construct houses on these designated lots, the builder must provide written house foundation inspection and approval of the house foundation stamped by a professional Geotechnical Engineer to the La Vergne City Engineer for approval prior to pouring the house footings on each lot.

- LEGEND**
- Utility Pole
 - Utility Pole w/Lamp
 - Fire Hydrant
 - Overhead Utility Line
 - Sanitary Sewer
 - Water Line
 - Water Meter
 - Iron Rod (Old)
 - Iron Rod (New)
 - Concrete Monument (Old)
 - Fence Line

PLAT BOOK _____ PAGE _____

REVISION: November 15, 2018
DATE: October 29, 2018



Item #: 4.

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. **(WITHDRAWN)**

Reviewed By:

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

Summary: Final Plat for Portico Place Section 2.

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

Staff Comments / Technical Items:

Planning

Bo Logan

blogan@lavergnethn.gov

(Technical items go here)

Jake Blair

jblair@lavergnethn.gov

Engineering

Gary Lide

glide@lavergnethn.gov

1. The road improvements on Blair Road have not yet been completed. As of 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@lavergneth.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@lavergneth.gov

No comments received

Fire

Curtis Brinkley

cbrinkley@lavergneth.gov

No comments received

Police

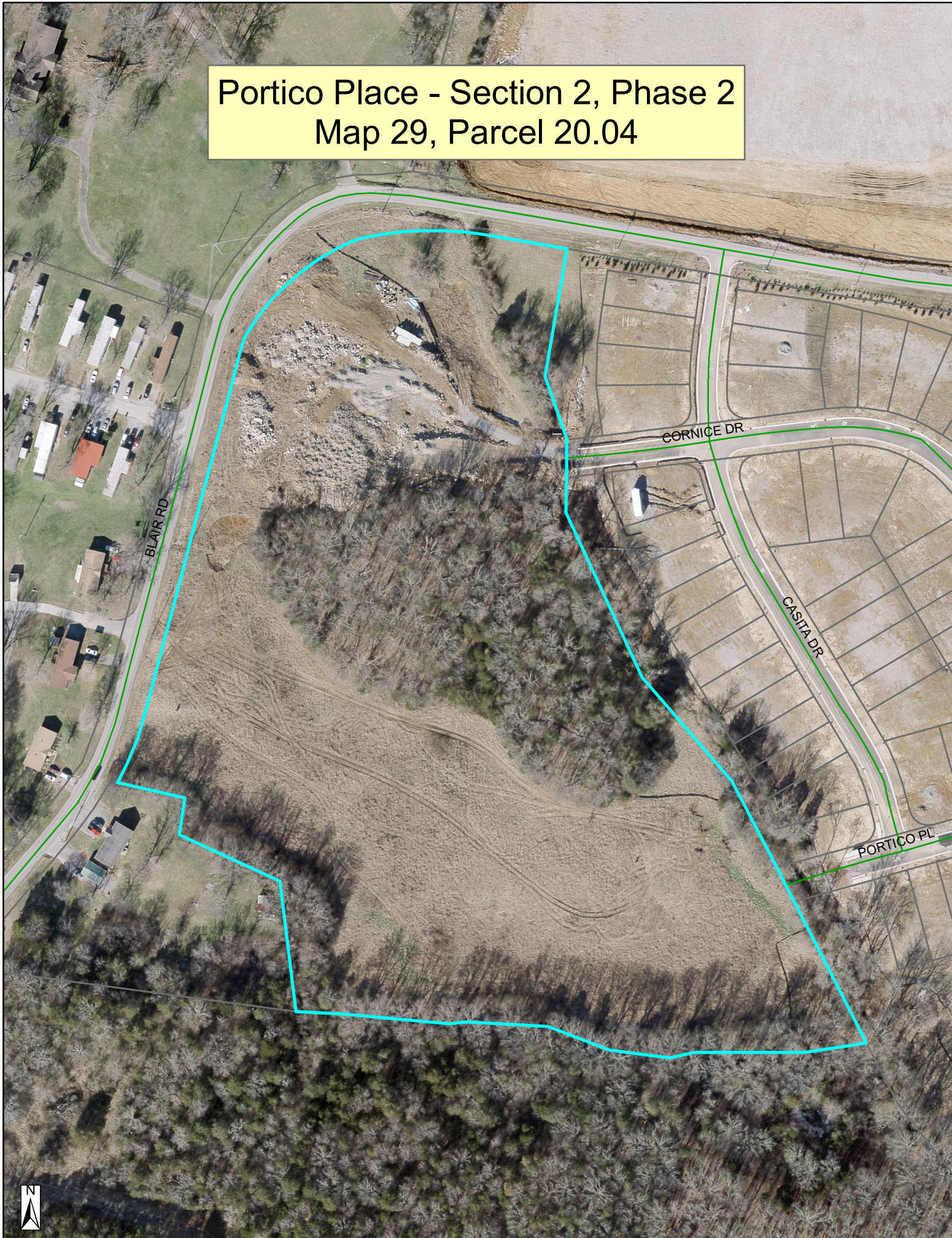
JJ Eubank

jeubank@lavergneth.gov

Traffic volume and visibility are a concern.

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

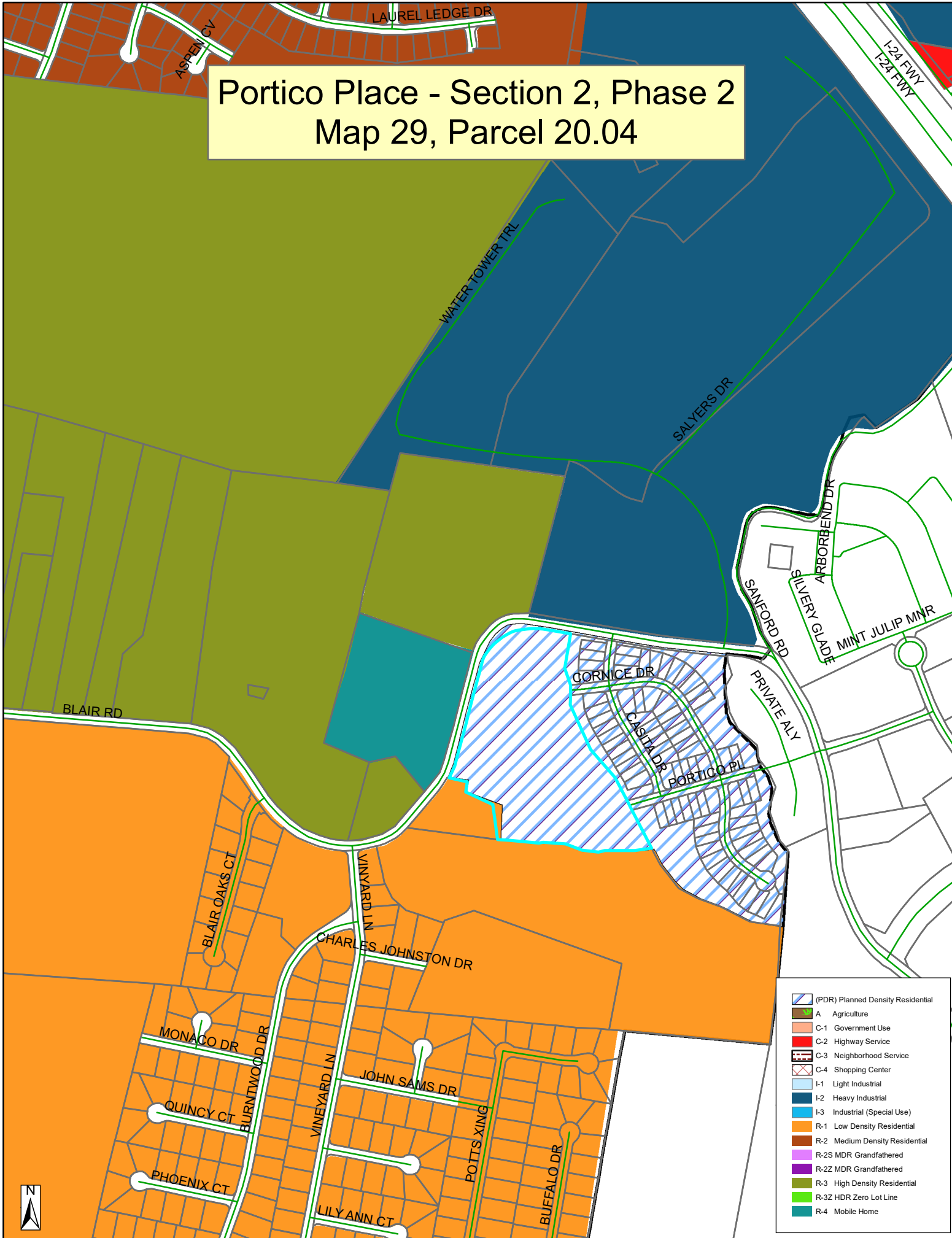
Portico Place - Section 2, Phase 2
Map 29, Parcel 20.04



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



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



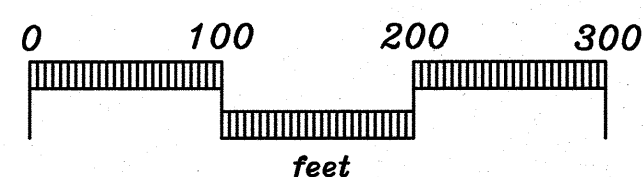
- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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





Carpenter
CONSTRUCTION
"EXPERIENCE THE DIFFERENCE"

PRIVATE
RESIDENCE



GENERAL NOTES

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 52 SINGLE FAMILY LOTS BEING SUPPORTED WITH ROAD RIGHT-OF-WAY AND EASEMENTS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149SC0105 H, EFFECTIVE DATE: JANUARY 5, 2007.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PROPERTY IS ZONED PDR. MINIMUM SETBACK REQUIREMENTS ARE:
FRONT - 15 FT. / (35 FT. TO GARAGE) - SIDE - 5 FT. - REAR - 15 FT.
- FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LA VERGNE WITH THE DEVELOPER.
- ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK (*). ENGINEERED LOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
- ALL COMMON AREAS AND DRAINAGE AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
- LOTS 34-39 AND 43-53 SHALL HAVE NO ACCESS TO BLAIR ROAD. ALL ACCESS FOR THESE LOTS SHALL BE FROM AND TO CORNICE DRIVE FOR LOTS 34-39 AND PORTICO PLACE FOR LOTS 43-53.
- CONSTRUCTION OR MOVING OF SOILS IS NOT ALLOWED WITHIN THE STREAM BUFFERS. NO VARIANCE WILL BE GRANTED FOR LOT 34.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'43" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'54"	500.00'	52.59'	N 80°02'07" W	52.56'
C5	6°01'54"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'54"	500.00'	52.59'	N 69°23'16" W	52.56'
C8	6°01'54"	500.00'	52.59'	N 55°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 5°20'50" W	17.47'
C10	26°59'52"	175.00'	82.41'	N 36°51'20" W	91.65'
C11	3°36'01"	175.00'	36.56'	N 07°43'54" W	36.50'
C12	28°02'31"	175.00'	67.32'	N 19°15'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	S 75°16'38" E	35.36'
C14	18°17'56"	220.00'	62.56'	S 6°46'10" E	62.55'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	3.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	4.60'	S 28°48'15" E	4.60'
C18	48°44'32"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°59'52"	50.00'	23.81'	N 64°10'51" E	24.92'
C21	70°3'44"	25.00'	30.77'	N 85°00'46" E	28.67'
C22	4°33'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°15'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°15'58"	225.00'	40.05'	S 00°05'06" E	40.00'
C26	10°15'58"	225.00'	40.05'	S 8°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 28°07'24" E	45.00'
C28	10°15'58"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°15'58"	225.00'	40.05'	S 43°09'45" E	40.00'
C30	2°00'09"	225.00'	8.92'	S 49°16'15" E	8.92'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'11"	550.00'	50.00'	S 59°26'10" E	49.77'
C34	5°11'11"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'30" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°21'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'30" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 86°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°02'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	2°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	15°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'01"	500.00'	17.54'	N 72°29'18" W	17.64'
C47	16°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'38"	445.37'	151.01'	N 89°57'30" E	150.29'
C49	16°46'33"	50.00'	13.91'	N 22°40'49" E	13.87'
C50	3°32'58"	310.00'	203.16'	N 49°26'34" E	199.55'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	19°14'09"	459.84'	106.23'	N 82°00'37" E	105.99'

LOT AREA TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'43" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°38'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°35'46" W	58.97'
C4	6°01'54"	500.00'	52.59'	N 80°02'07" W	52.56'
C5	6°01'54"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°45'43"	500.00'	59.01'	N 67°46'55" W	58.97'
C7	6°01'54"	500.00'	52.59'	N 69°23'16" W	52.56'
C8	6°01'54"	500.00'	52.59'	N 55°21'42" W	52.56'
C9	2°00'09"	500.00'	17.47'	N 5°20'50" W	17.47'
C10	26°59'52"	175.00'	82.41'	N 36°51'20" W	91.65'
C11	3°36'01"	175.00'	36.56'	N 07°43'54" W	36.50'
C12	28°02'31"	175.00'	67.32'	N 19°15'22" E	66.91'
C13	90°00'00"	25.00'	39.27'	S 75°16'38" E	35.36'
C14	18°17'56"	220.00'	62.56'	S 6°46'10" E	62.55'
C15	6°26'38"	50.00'	5.62'	N 62°56'41" W	5.62'
C16	1°14'24"	445.37'	3.64'	N 76°37'29" E	3.64'
C17	4°33'56"	50.00'	4.60'	S 28°48'15" E	4.60'
C18	48°44'32"	50.00'	42.54'	S 77°01'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'22" E	35.36'
C20	28°59'52"	50.00'	23.81'	N 64°10'51" E	24.92'
C21	70°3'44"	25.00'	30.77'	N 85°00'46" E	28.67'
C22	4°33'06"	225.00'	18.00'	S 27°59'05" W	18.00'
C23	10°15'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°15'58"	225.00'	40.05'	S 00°05'06" E	40.00'
C26	10°15'58"	225.00'	40.05'	S 8°17'04" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 28°07'24" E	45.00'
C28	10°15'58"	225.00'	40.05'	S 32°57'44" E	40.00'
C29	10°15'58"	225.00'	40.05'	S 43°09'45" E	40.00'
C30	2°00'09"	225.00'	8.92'	S 49°16'15" E	8.92'
C31	3°20'03"	550.00'	32.00'	S 52°00'47" E	32.00'
C32	4°09'31"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'11"	550.00'	50.00'	S 59°26'10" E	49.77'
C34	5°11'11"	550.00'	49.79'	S 65°37'09" E	49.77'
C35	4°09'31"	550.00'	39.92'	S 70°17'30" E	39.91'
C36	4°09'31"	550.00'	39.92'	S 74°21'01" E	39.91'
C37	4°39'58"	550.00'	44.79'	S 78°51'46" E	44.78'
C38	4°09'31"	550.00'	39.92'	S 83°16'30" E	39.91'
C39	4°09'31"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'31"	550.00'	39.92'	N 86°24'27" E	39.91'
C41	4°09'31"	550.00'	39.92'	N 84°14'56" E	39.91'
C42	4°09'31"	550.00'	39.92'	N 80°02'25" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°14'39" E	33.91'
C44	2°49'39"	170.00'	88.50'	S 74°38'11" E	87.50'
C45	15°32'02"	220.00'	51.97'	N 82°47'00" W	51.85'
C46	2°01'01"	500.00'	17.54'	N 72°29'18" W	17.64'
C47	16°49'14"	50.00'	103.69'	N 54°25'23" E	86.08'
C48	19°25'38"	445.37'	151.01'	N 89°57'30" E	150.29'
C49	16°46'33"	50.00'	13.91'	N 22°40'49" E	13.87'
C50	3°32'58"	310.00'	203.16'	N 49°26'34" E	199.55'
C51	0°44'16"	445.37'	5.74'	N 77°38'09" E	5.74'
C52	19°14'09"	459.84'	106.23'	N 82°00'37" E	105.99'

LINE TABLE

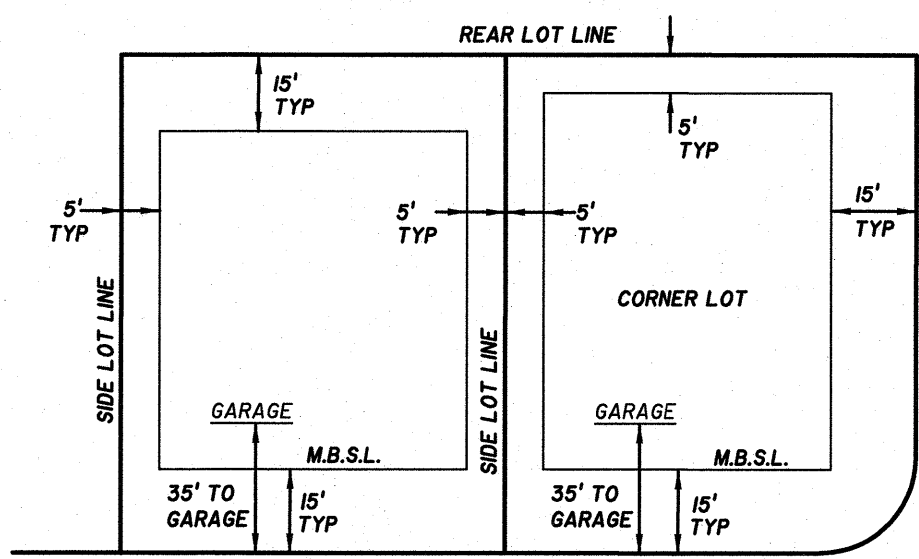
LINE	BEARING	DISTANCE
L1	S 09°06'55" W	16.38'
L2	S 04°49'24" W	57.41'
L3	S 06°55'57" E	87.80'
L4	S 83°04'03" W	26.00'
L5	S 06°52'57" E	50.00'
L6	N 83°04'03" E	34.91'
L7	S 06°55'57" E	76.07'
L8	S 20°14'48" E	35.73'
L9	S 29°02'27" E	49.67'
L10	S 29°24'42" E	47.89'
L11	S 21°59'31" E	41.99'
L12	S 18°13'01" E	24.85'
L13	S 76°40'26" W	32.68'
L14	S 83°16'15" W	21.44'
L15	N 69°43'22" W	30.34'
L16	S 13°59'02" W	28.31'
L17	N 1°23'44" W	24.97'
L18	S 83°00'45" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

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

RIGHT-OF-WAY AREA TABLE

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



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

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

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

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

DEED REFERENCE:

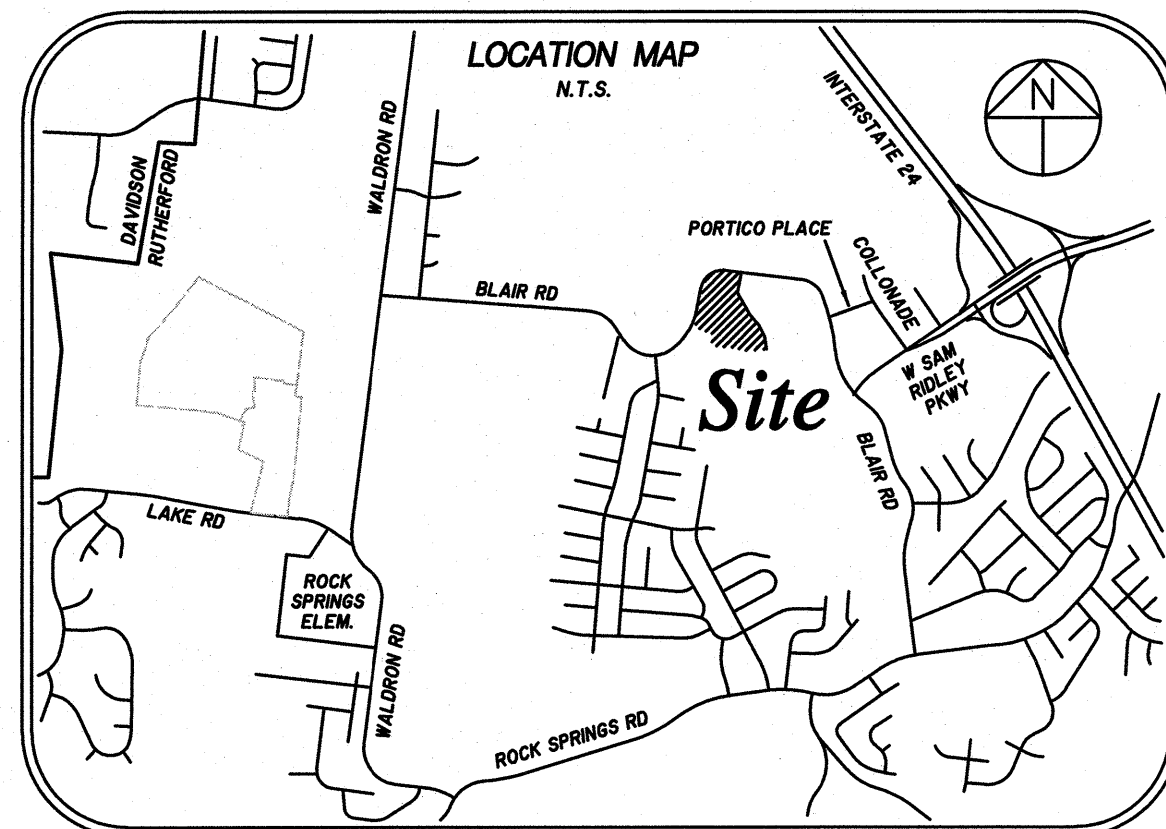
TAX MAP 29, PARCEL 20.04
RECORD BOOK 1655, PAGE 1199

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

PLAT BOOK _____, PAGE _____

TIME OF RECORDING: _____

DATE OF RECORDING: _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

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

CERTIFICATE OF ACCURACY

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

DATE 6-19-23 Daid A. Pak
TENN. R.L.S. NO. 2381 REGISTERED LAND SURVEYOR



CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

DATE _____ NAME _____
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE _____ NAME _____
SECRETARY, PLANNING COMMISSION

FINAL PLAT - COVER SHEET

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

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

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

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

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

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

MAP 29, PARCEL 2100
LMP, LLC
R.B. 106, PG. 2478
ZONED R-4

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

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

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	6°45'43"	500.00'	59.01'	S 79°52'49" W	58.97'
C2	6°45'43"	500.00'	59.01'	S 86°58'31" W	58.97'
C3	6°45'43"	500.00'	59.01'	N 86°58'31" W	58.97'
C4	6°03'34"	500.00'	52.59'	N 80°20'07" W	52.56'
C5	6°03'34"	500.00'	52.59'	N 74°10'33" W	52.56'
C6	6°03'34"	500.00'	52.59'	N 67°41'45" W	52.56'
C7	6°03'34"	500.00'	52.59'	N 61°23'16" W	52.56'
C8	6°03'34"	500.00'	52.59'	N 55°04'45" W	52.56'
C9	2°00'09"	500.00'	17.41'	N 89°50'50" W	17.47'
C10	26°58'58"	175.00'	82.41'	N 36°51'20" W	81.65'
C11	3°36'36"	175.00'	36.58'	N 07°33'54" W	36.30'
C12	22°02'31"	175.00'	32.39'	N 89°12'22" E	32.39'
C13	90°00'00"	25.00'	39.27'	N 75°46'38" E	35.36'
C14	16°17'36"	220.00'	62.56'	S 67°52'10" E	62.35'
C15	6°45'43"	50.00'	5.68'	N 89°56'04" E	5.62'
C16	14°24'44"	445.37'	9.64'	N 78°37'29" E	9.64'
C17	47°39'58"	50.00'	41.60'	S 28°49'15" E	40.41'
C18	48°44'32"	50.00'	42.54'	S 77°02'27" E	41.26'
C19	90°00'00"	25.00'	39.27'	S 14°43'52" E	35.36'
C20	28°51'22"	50.00'	25.18'	N 64°10'55" E	24.92'
C21	70°33'44"	25.00'	30.77'	N 85°00'46" E	28.87'
C22	4°55'06"	225.00'	18.00'	S 77°29'05" E	18.00'
C23	10°11'58"	225.00'	40.05'	S 20°35'33" W	40.00'
C24	1°28'42"	225.00'	45.08'	S 09°45'14" W	45.00'
C25	10°11'58"	225.00'	40.05'	S 39°17'44" E	40.00'
C26	10°11'58"	225.00'	40.05'	S 43°09'42" E	40.00'
C27	1°28'42"	225.00'	45.08'	S 82°07'24" E	45.00'
C28	10°11'58"	225.00'	40.05'	S 89°17'44" E	40.00'
C29	10°11'58"	225.00'	40.05'	S 93°09'42" E	40.00'
C30	2°05'06"	225.00'	8.19'	S 49°18'13" E	8.19'
C31	32°02'31"	450.00'	32.00'	S 82°00'17" E	32.00'
C32	4°09'51"	550.00'	39.92'	S 55°45'34" E	39.91'
C33	5°11'13"	550.00'	49.79'	S 60°25'56" E	49.77'
C34	5°11'13"	550.00'	49.79'	S 65°17'09" E	49.77'
C35	4°09'51"	550.00'	39.92'	S 70°17'50" E	39.91'
C36	4°09'51"	550.00'	39.92'	S 74°27'01" E	39.91'
C37	4°39'58"	550.00'	44.78'	S 78°51'48" E	44.78'
C38	4°09'51"	550.00'	39.92'	S 83°16'50" E	39.91'
C39	4°09'51"	550.00'	39.92'	S 87°26'02" E	39.91'
C40	4°09'51"	550.00'	39.92'	S 88°24'27" E	39.91'
C41	4°09'51"	550.00'	39.92'	S 89°14'46" E	39.91'
C42	4°09'51"	550.00'	39.92'	S 89°55'55" E	39.91'
C43	3°32'00"	550.00'	33.92'	N 76°44'59" E	33.91'
C44	28°49'59"	170.00'	86.50'	S 74°38'19" E	81.50'
C45	13°32'02"	220.00'	31.97'	N 82°47'00" W	51.85'
C46	2°01'08"	500.00'	17.64'	N 79°59'18" E	17.64'
C47	18°49'14"	40.00'	103.83'	N 58°13'31" E	86.08'
C48	18°49'14"	40.00'	103.83'	N 88°57'50" E	150.23'
C49	18°49'14"	50.00'	13.91'	N 22°41'49" E	13.87'
C50	37°32'58"	30.00'	203.81'	N 49°16'34" W	199.53'
C51	0°44'16"	445.37'	5.74'	N 77°58'09" E	5.74'
C52	13°44'09"	459.84'	106.23'	N 2°20'37" E	105.99'

LOT AREA TABLE

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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'55" W	16.39'
L2	S 0°48'24" W	57.41'
L3	S 06°55'57" E	67.80'
L4	S 83°04'03" W	26.00'
L5	S 06°55'57" E	50.00'
L6	N 83°04'03" E	38.51'
L7	S 06°55'57" E	76.07'
L8	S 20°44'48" E	55.75'
L9	S 22°02'27" E	49.67'
L10	S 22°24'42" E	47.89'
L11	S 22°49'31" E	41.99'
L12	S 19°31'21" E	24.86'
L13	S 76°40'28" W	32.68'
L14	S 83°01'11" W	21.41'
L15	N 59°43'22" W	30.34'
L16	S 19°59'02" W	28.31'
L17	N 83°01'11" W	24.97'
L18	S 85°00'46" W	26.12'
L19	N 30°16'38" E	34.39'

OPEN SPACE AREA TABLE

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

RIGHT-OF-WAY AREA TABLE

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

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

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

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

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

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

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

FINAL PLAT

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

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

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

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

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



Item #: 5.

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:

Bo Logan, City Planner
Gary Lide, City Engineer

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

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laveragnetn.gov

(Technical items go here)

Jake Blair
jblair@laveragnetn.gov

Engineering

Gary Lide
glide@laveragnetn.gov

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

(Subdivision Regulations Section 3-101)

2 Label "Old Nashville Highway" on Location Map

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

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

5 Show the Stormwater Management concept on the plan.

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

Utilities

Scott Tatalovich

statalovich@lavernetn.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@lavernetn.gov

(Technical items go here)

Fire

Curtis Brinkley

cbrinkley@lavernetn.gov

(Technical items go here)

Police

John Eubank

jeubank@lavernetn.gov

(Technical items go here)

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119 Chaney Blvd

CHANAY BLVD





119 Chaney Blvd

MERRITT DR

OLD NASHVILLE HWY

CHANNEY BLVD

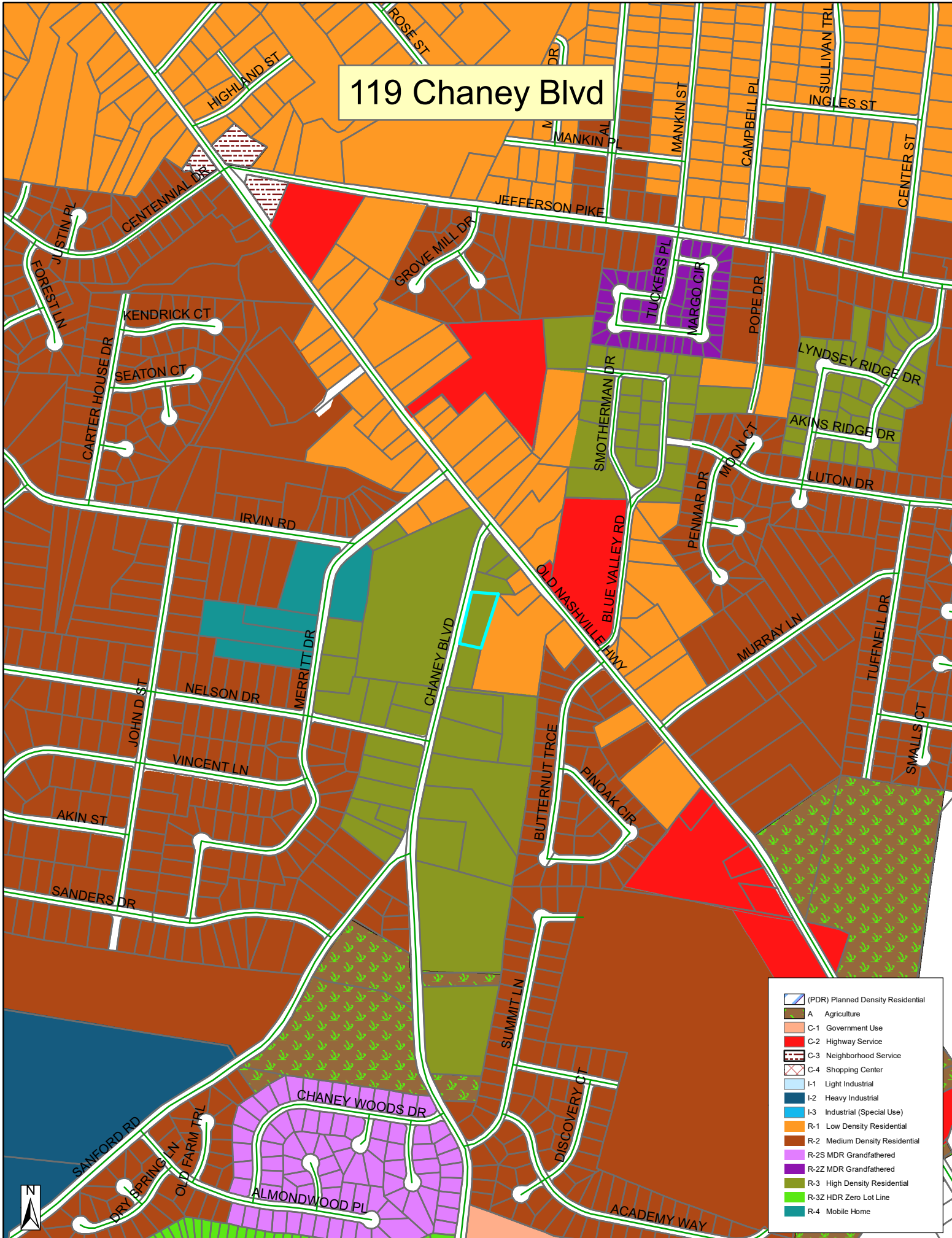
NELSON DR

BUTTERNUT TRCE

PINOAK CIR

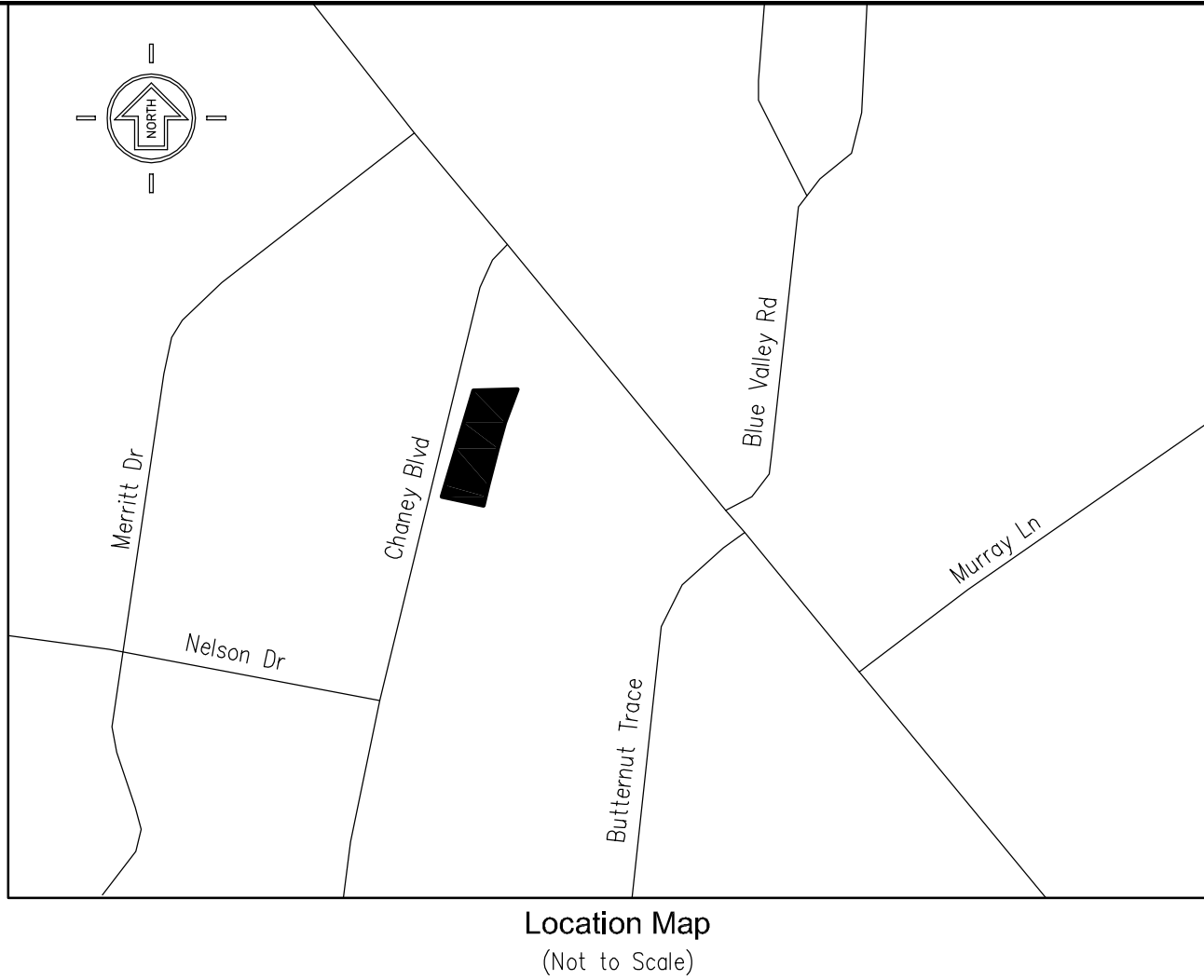
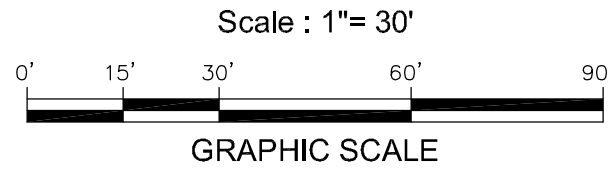
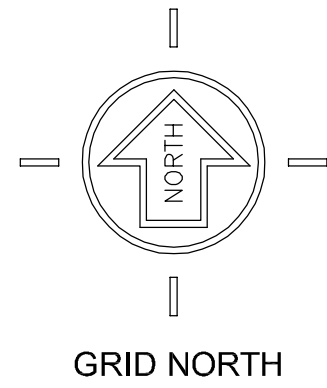


119 Chaney Blvd



- (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





General Notes

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

Deed Reference

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

OWNER:

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

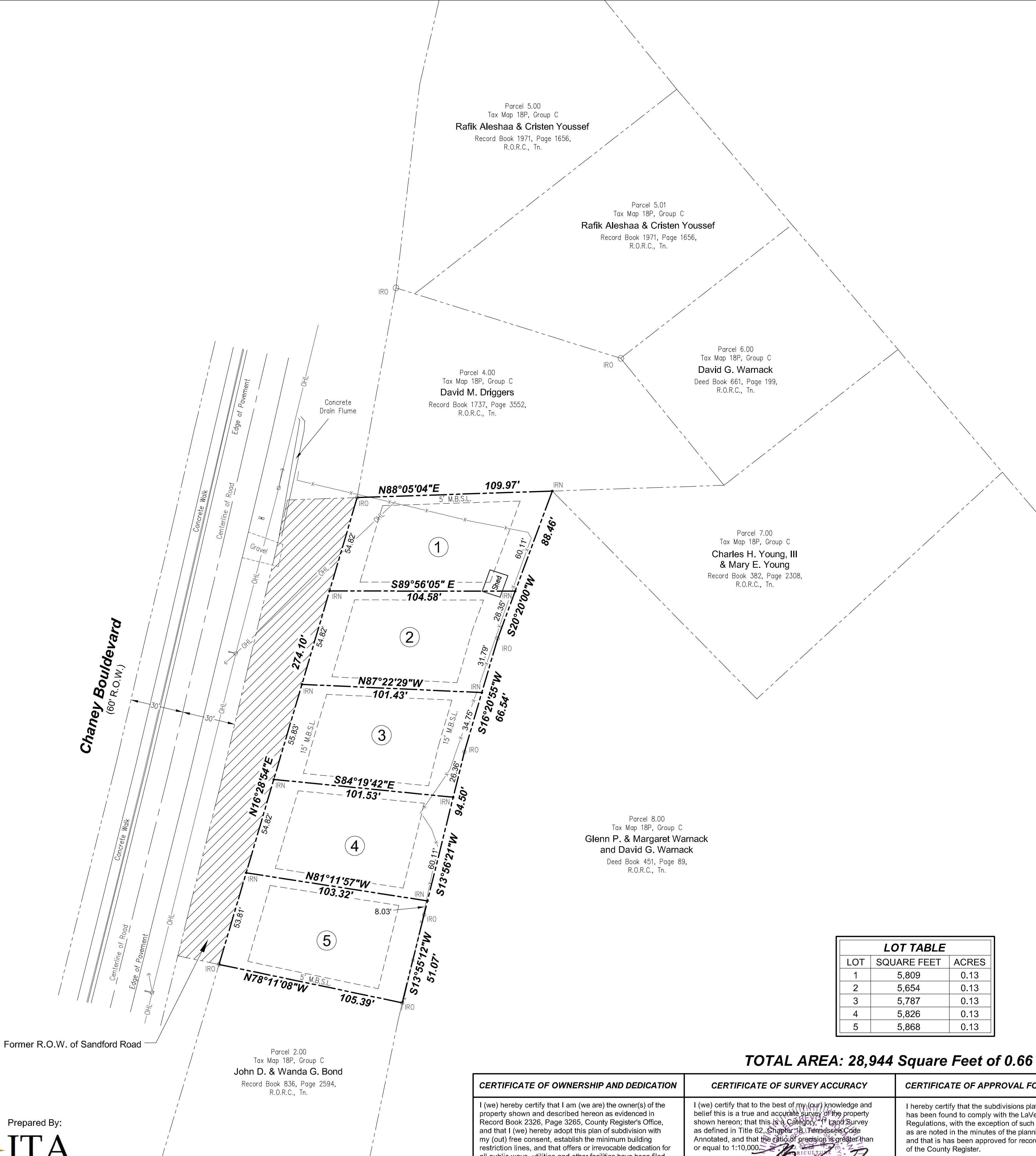
FINAL PLAT 119 CHANEY BOULEVARD

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

FINAL SUBDIVISION PLAT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

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



LEGEND

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



Prepared By:

JTA
LAND SURVEYING, INC.

Parcel 2.00
Tax Map 18P, Group C
John D. & Wanda G. Bond
Record Book 836, Page 2594,
R.O.R.C., Tn.

Parcel 8.00
Tax Map 18P, Group C
Glenn P. & Margaret Warnack
and David G. Warnack
Deed Book 451, Page 89,
R.O.R.C., Tn.

Parcel 7.00
Tax Map 18P, Group C
Charles H. Young, III
& Mary E. Young
Record Book 382, Page 2308,
R.O.R.C., Tn.

Parcel 4.00
Tax Map 18P, Group C
David M. Driggers
Record Book 1737, Page 3552,
R.O.R.C., Tn.

Parcel 5.01
Tax Map 18P, Group C
Rafik Aleshah & Cristen Youssef
Record Book 1971, Page 1656,
R.O.R.C., Tn.

Parcel 5.00
Tax Map 18P, Group C
Rafik Aleshah & Cristen Youssef
Record Book 1971, Page 1656,
R.O.R.C., Tn.

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 2326, Page 3265, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (out) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities and other facilities have been filed.

Date _____ Owner _____

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I (we) certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date _____
Registered Land Surveyor
Number 2875

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date _____ Secretary, Planning Commission

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



Item #: 6.

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@laverghnetn.gov

Jake Blair
jblair@laverghnetn.gov

Engineering

Gary Lide
glide@laverghnetn.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 parking spaces shown.

Utilities

Scott Tatalovich
statalovich@laverghnetn.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@laverghnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@laverghnetn.gov

(Technical items go here)

Police

John Eubank
jeubank@laverghnetn.gov

(Technical items go here)

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5486 & 5500 Murfreesboro Rd



5486 & 5500 Murfreesboro Rd



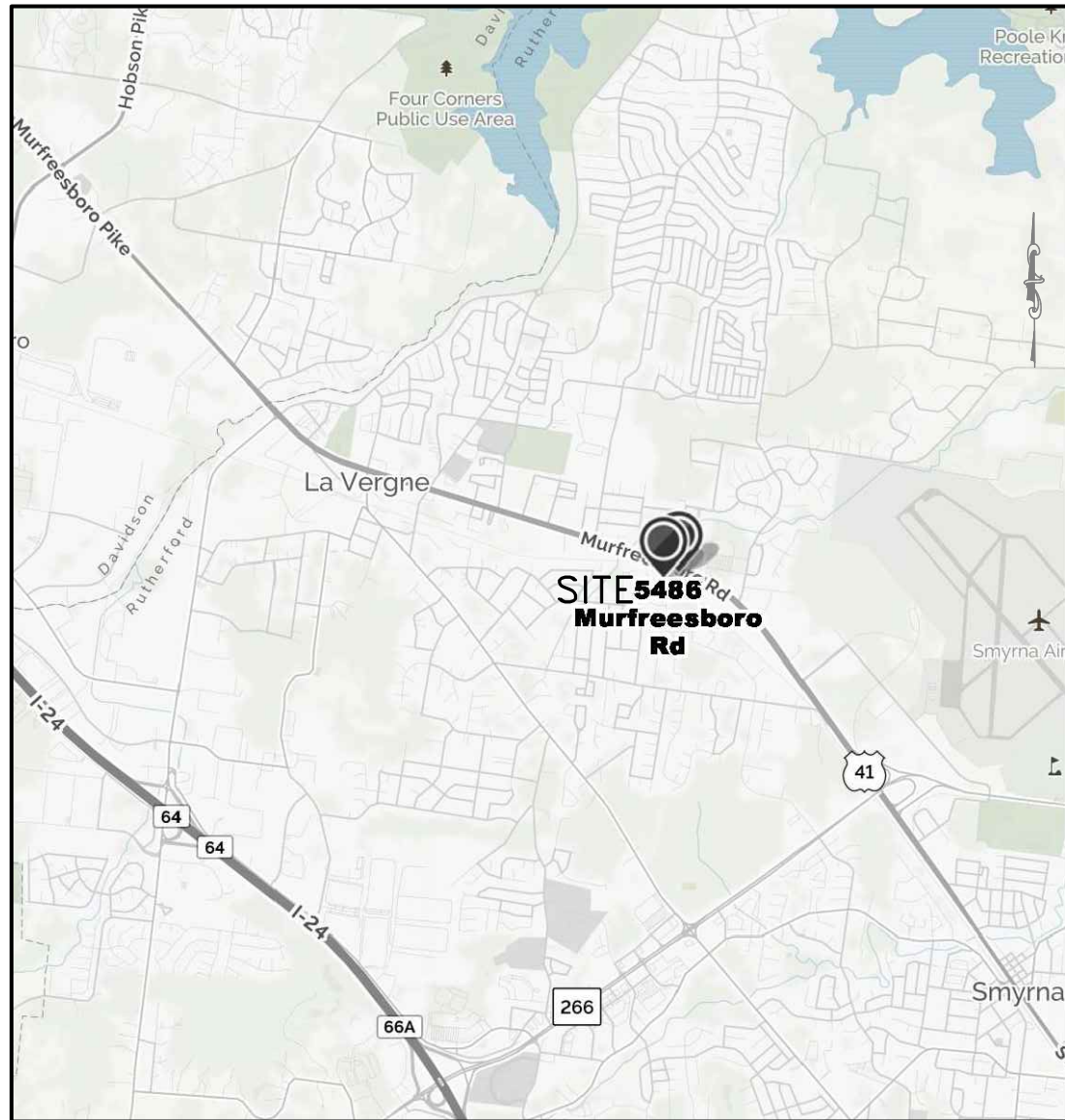




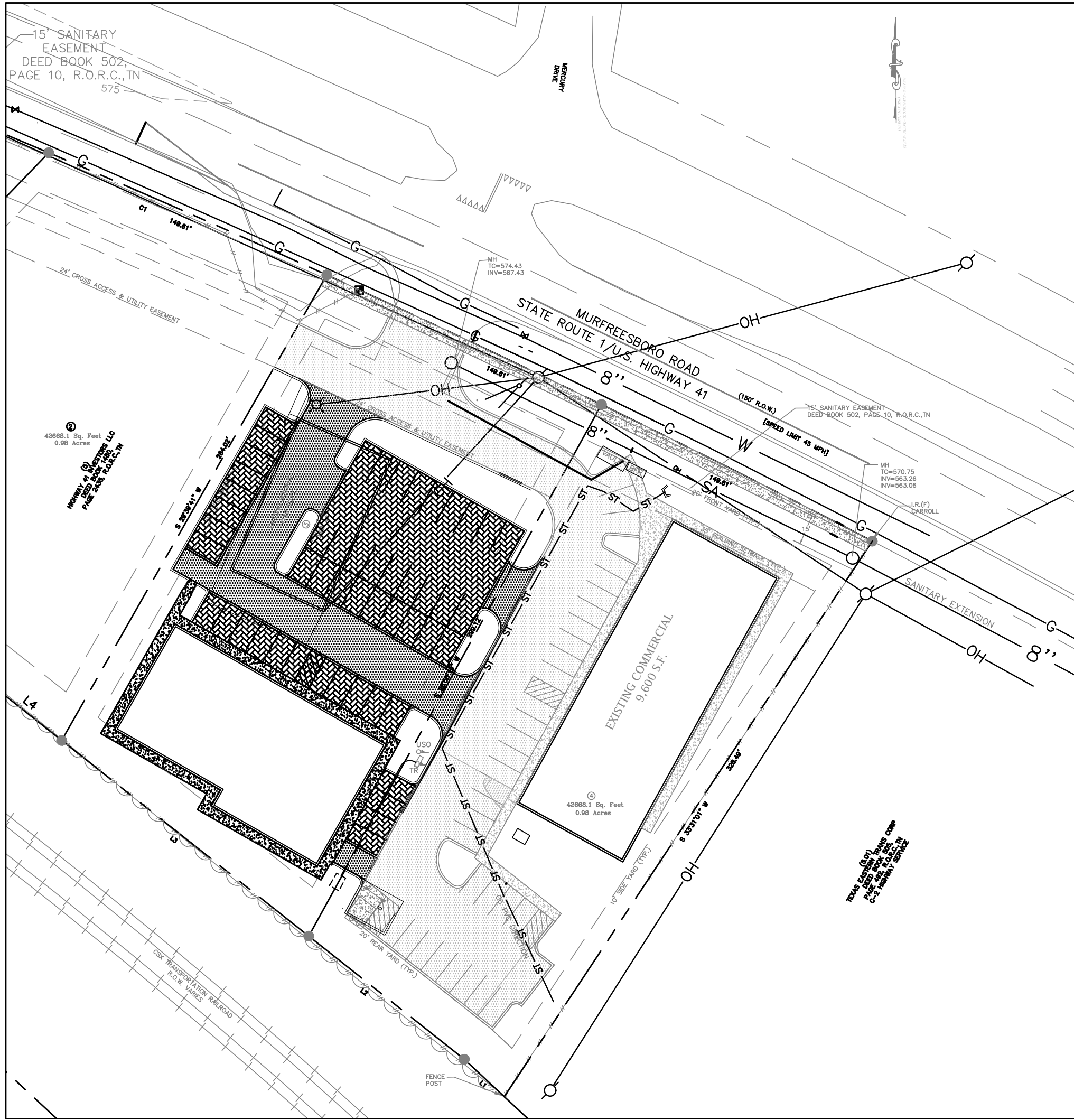
SHELL COMMERCIAL BUILDING

5486 MURFREESBORO ROAD (LOT 3)
LAVERGNE, TN 37086

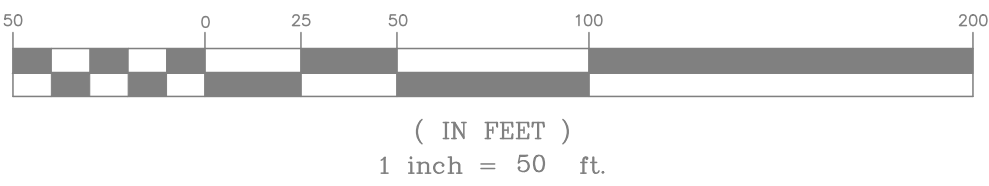
SITE PLAN APPLICATION



VICINITY MAP
(N.T.S.)



GRAPHIC SCALE



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

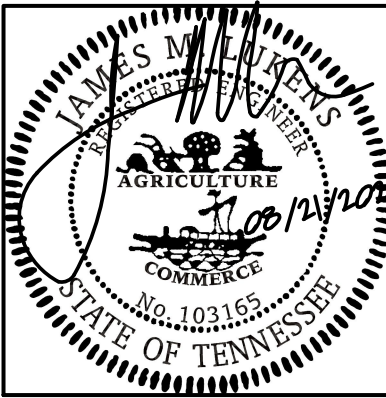
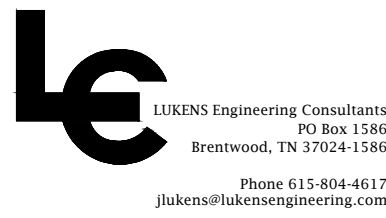
CONTACT: JIM LUKENS, P.E.
615.804.4617

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



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

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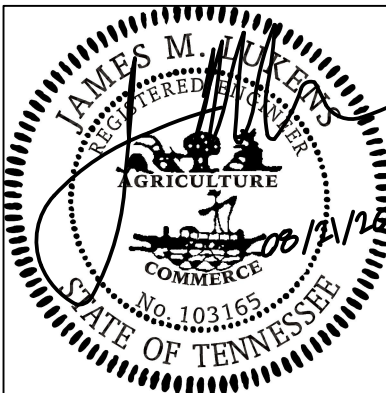
REVISIONS/ISSUES		
NO.	DESCRIPTION	DATE

PROJ. NO.: 03607

DATE: 2023.08.21

COVER SHEET

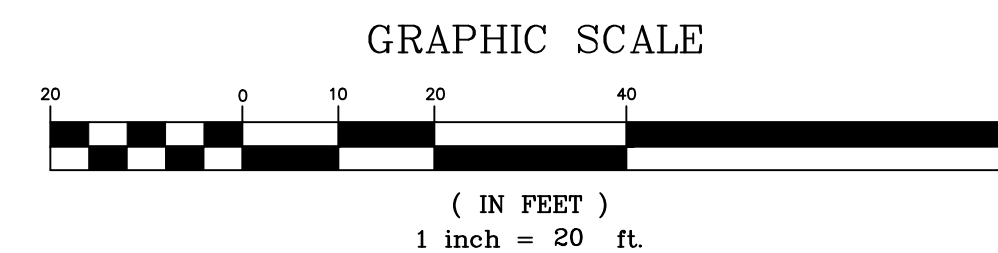
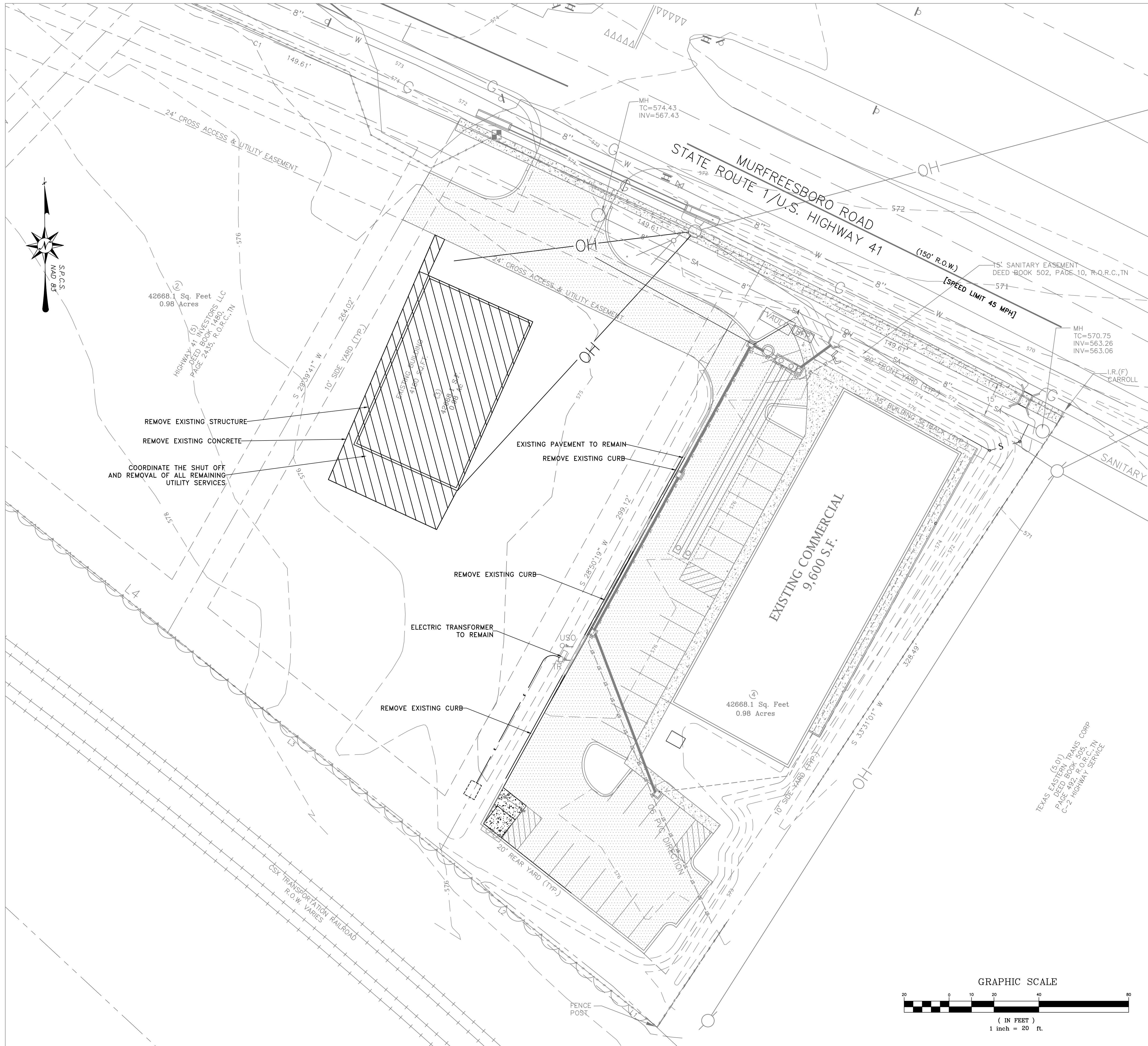
C0.1



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

PROJECT LEGEND

	DEMOLITION AREA
	PAVEMENT (EXISTING)
	STRUCTURE (EXISTING)

[illegible]

PROJ. NO.: 03607

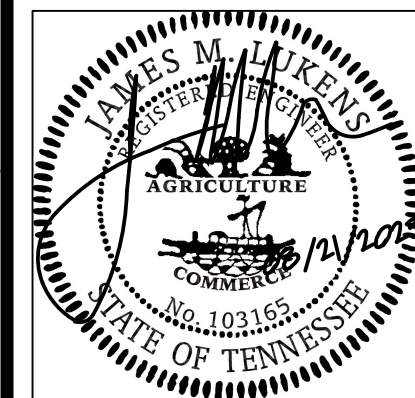
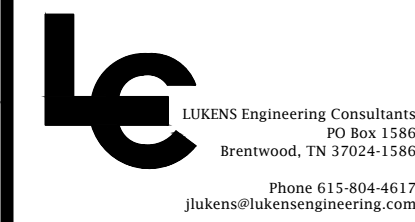
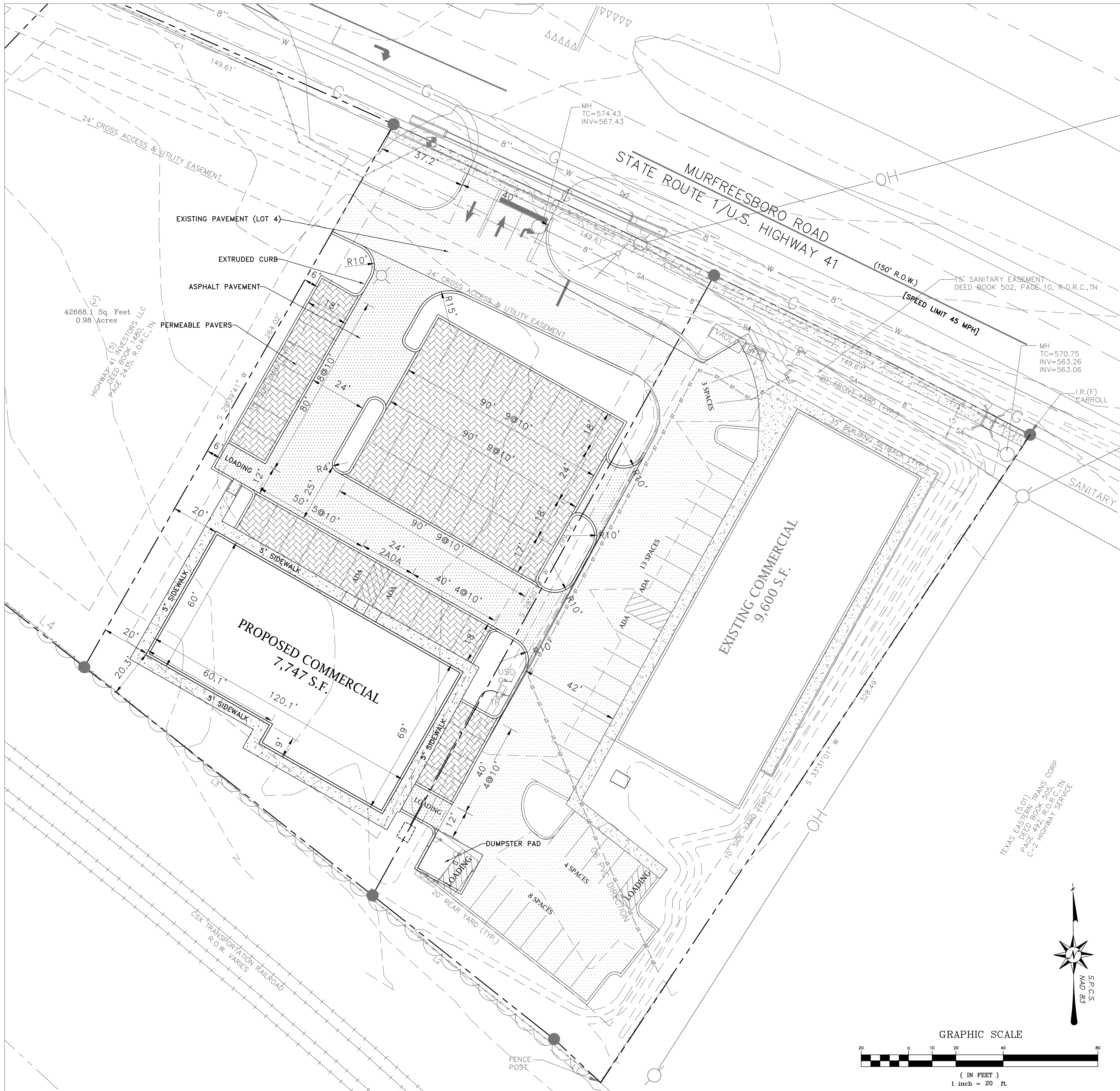
DATE: 2023.08.21

DEMOLITION PLAN

C1.1

	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	$4 \times 16,806 / 1000 = 67$ 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	



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

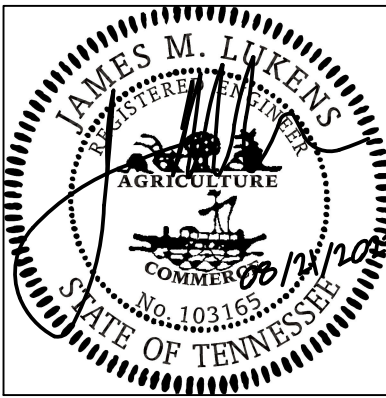
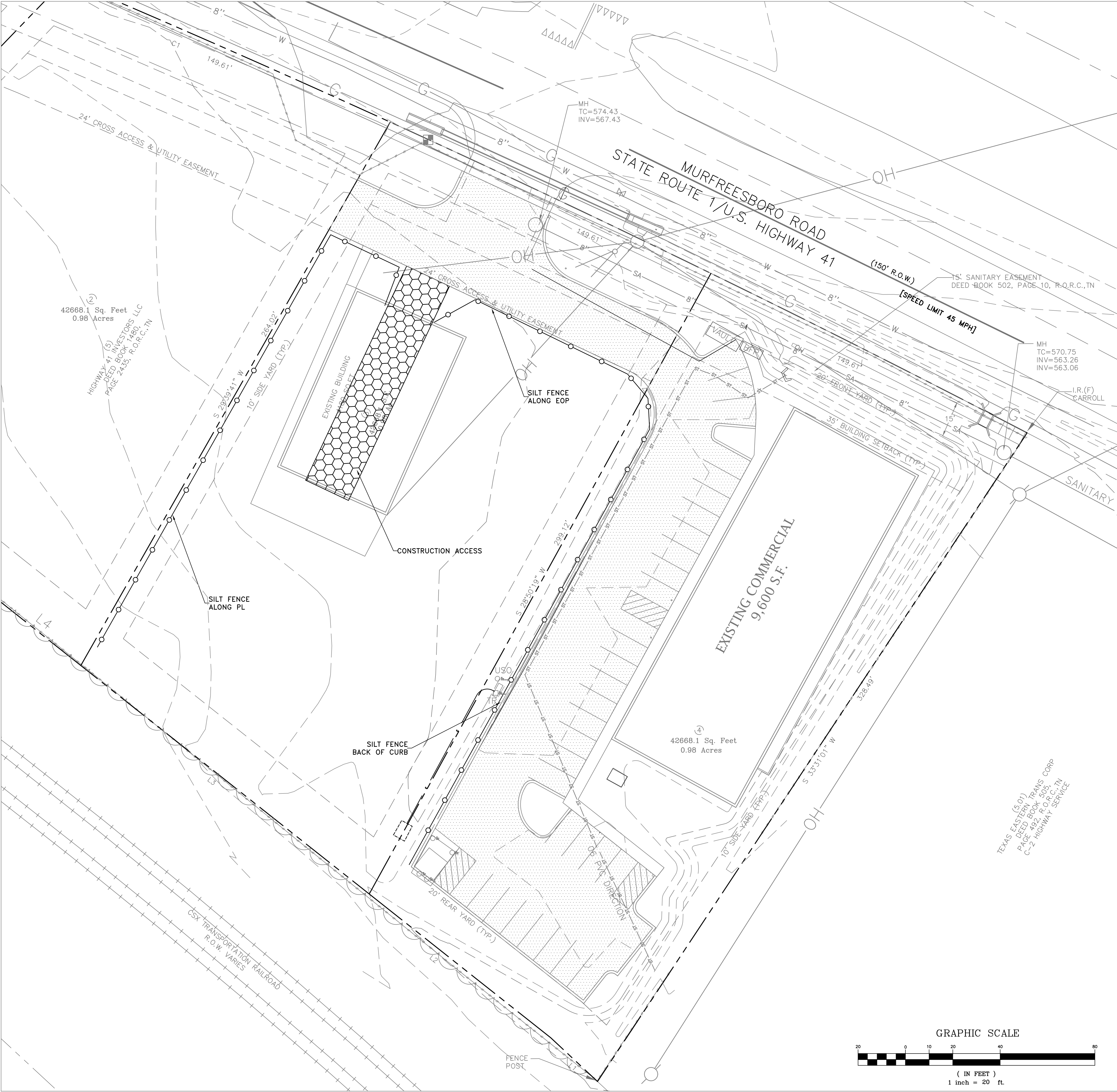
[illegible]

SITE PLAN

C2.1

PROJECT LEGEND

- PAVEMENT (EXISTING)
- CONSTRUCTION ACCESS
- SILT FENCE



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

INITIAL
EPSC PLAN

C3.1

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

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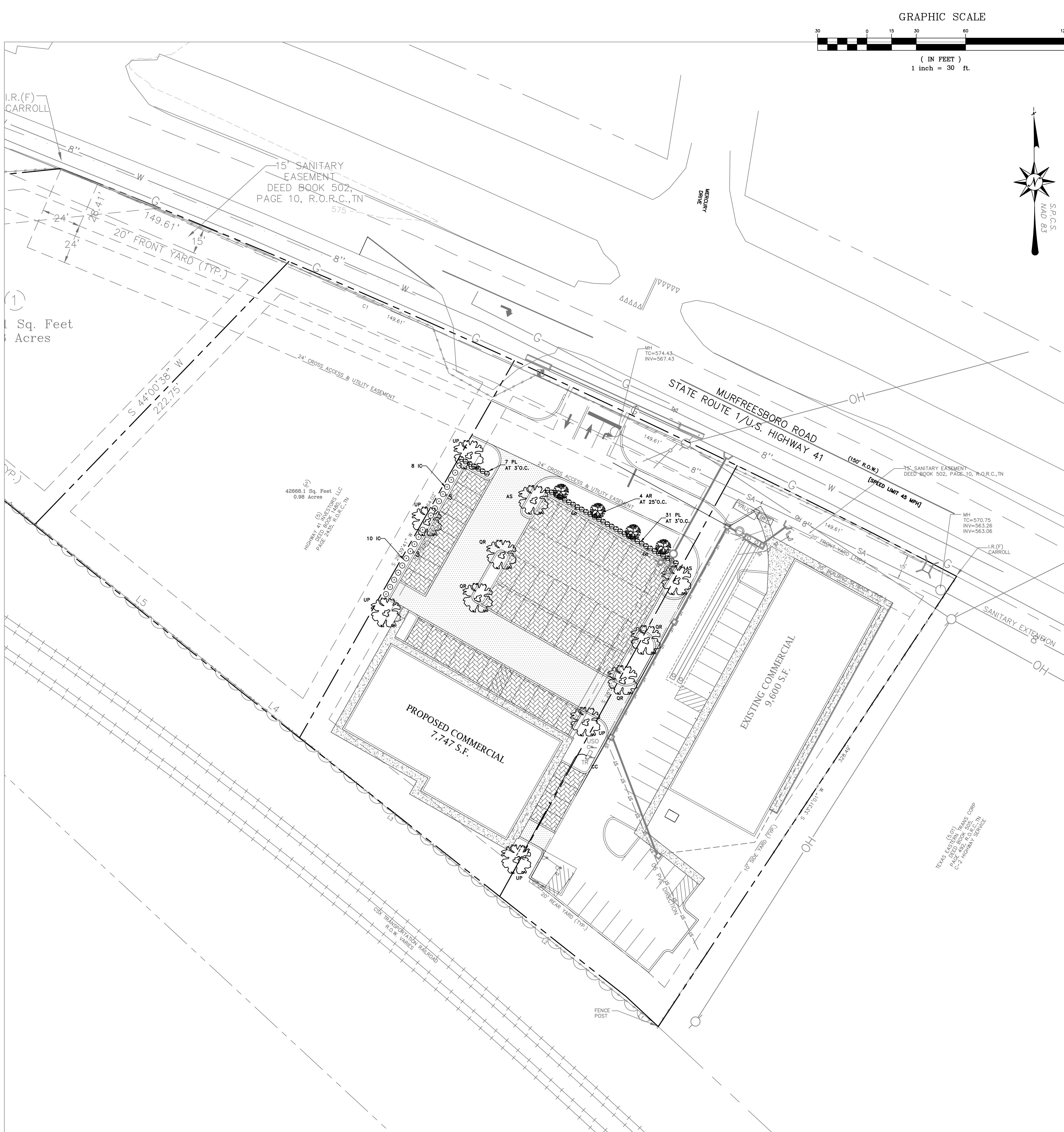
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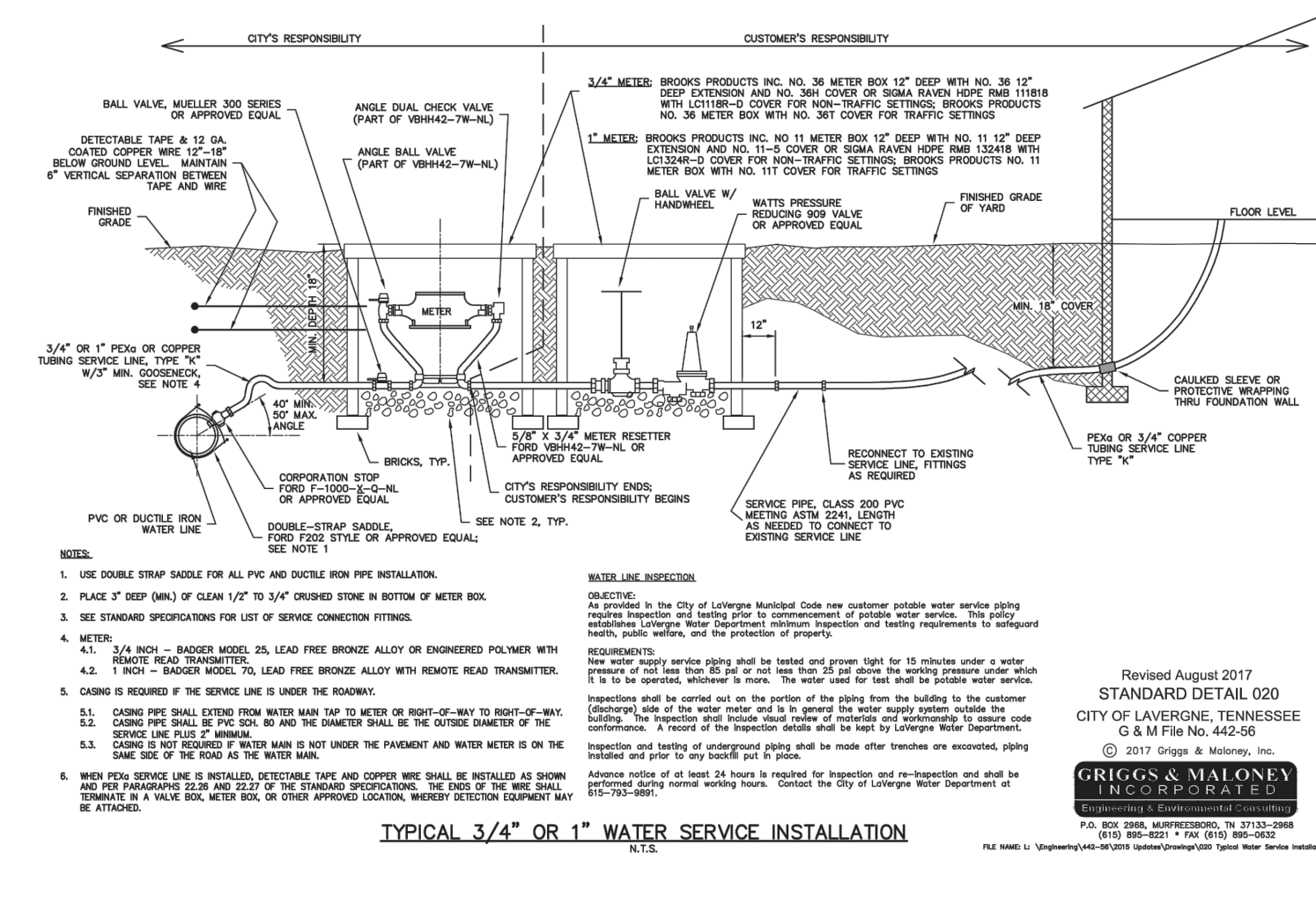
PROJ. NO.: 0360

DATE: 2023.08

UTILITY
PLAN

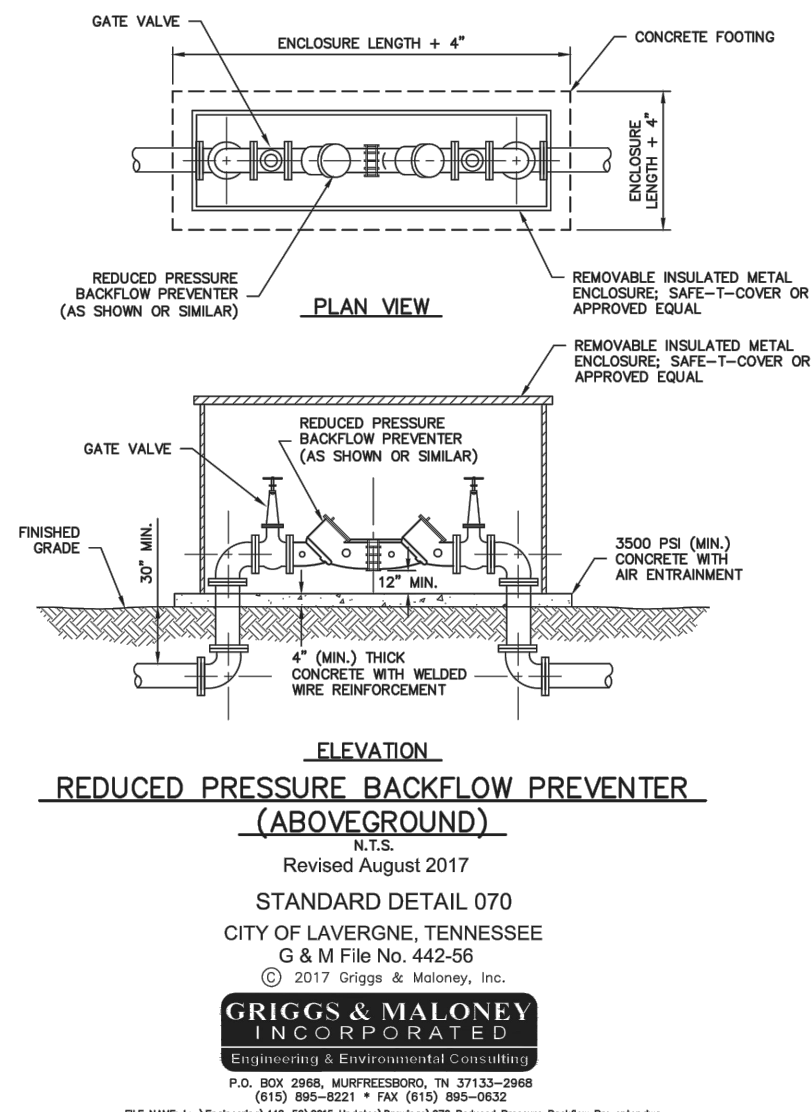
PLANT MATERIAL SCHEDULE – LOT 3						
KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	TRUNK	COMMENT
AR	4	Acer rubrum 'Bowhall'	Bowhall Red Maple	12'–14'	2.5" cal.	5 FT CLEAR TRUNK
AS	2	Acer saccharum	Sugar Maple	12'–14'	2.5" cal.	5 FT CLEAR TRUNK
UP	5	Ulmus parvifolia 'Bosque'	Bosque Elm	12'–14'	2.5" cal	5' 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



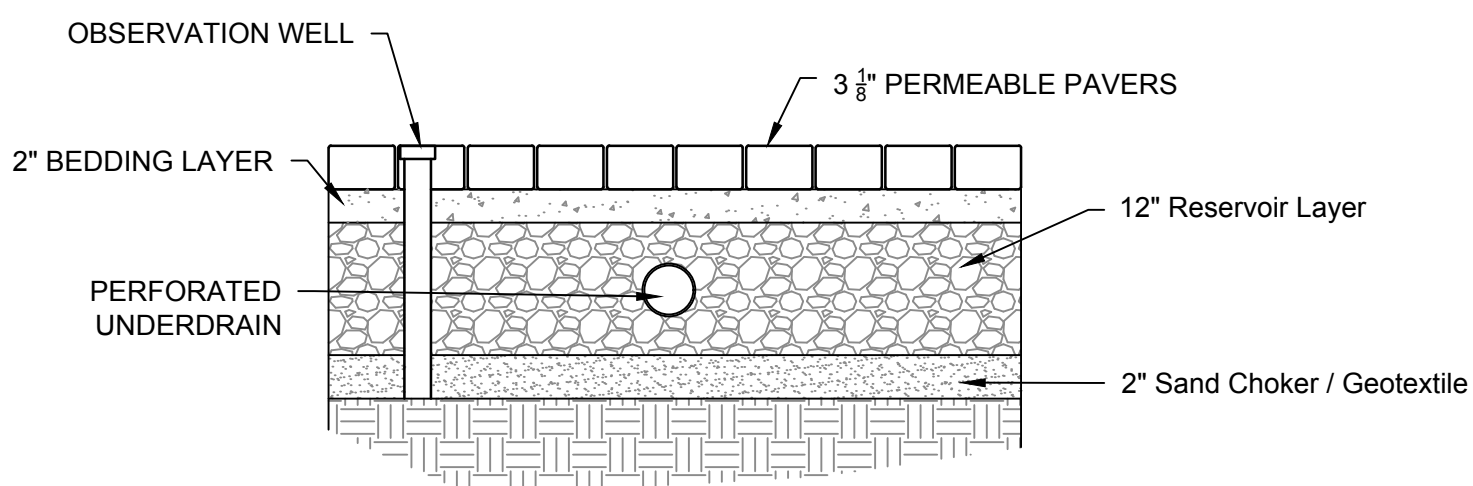
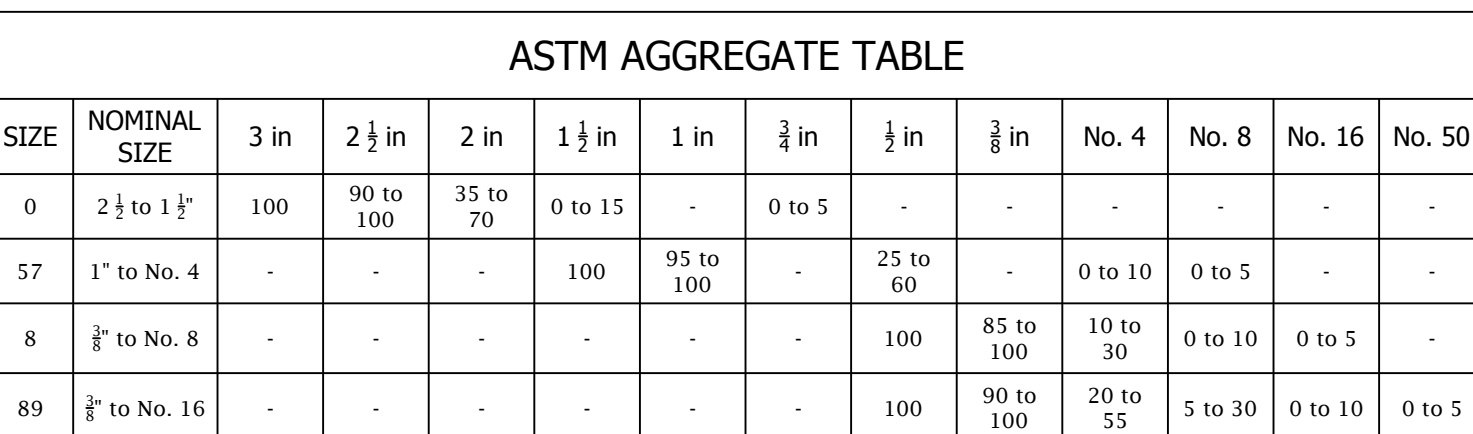


WATER METER SERVICE 3

SCALE: N.T.S.



RPBP 2
SCALE: N.T.S.



PERMEABLE PAVERS

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[illegible]

PROJ. NO.: 03607

DATE: 2023.08.21

C7.2

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



Item #: 7.

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

blogan@laveragnetn.gov

(Technical items go here)

Jake Blair

jblair@laveragnetn.gov

Engineering

Gary Lide

glide@laveragnetn.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.

Page 1 of 3

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
statalovich@lavergneth.gov

(Technical items go here)

Codes

Randolph Salyers
rsalyers@lavergneth.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergneth.gov

(Technical items go here)

Police

John Eubank
jeubank@lavergneth.gov

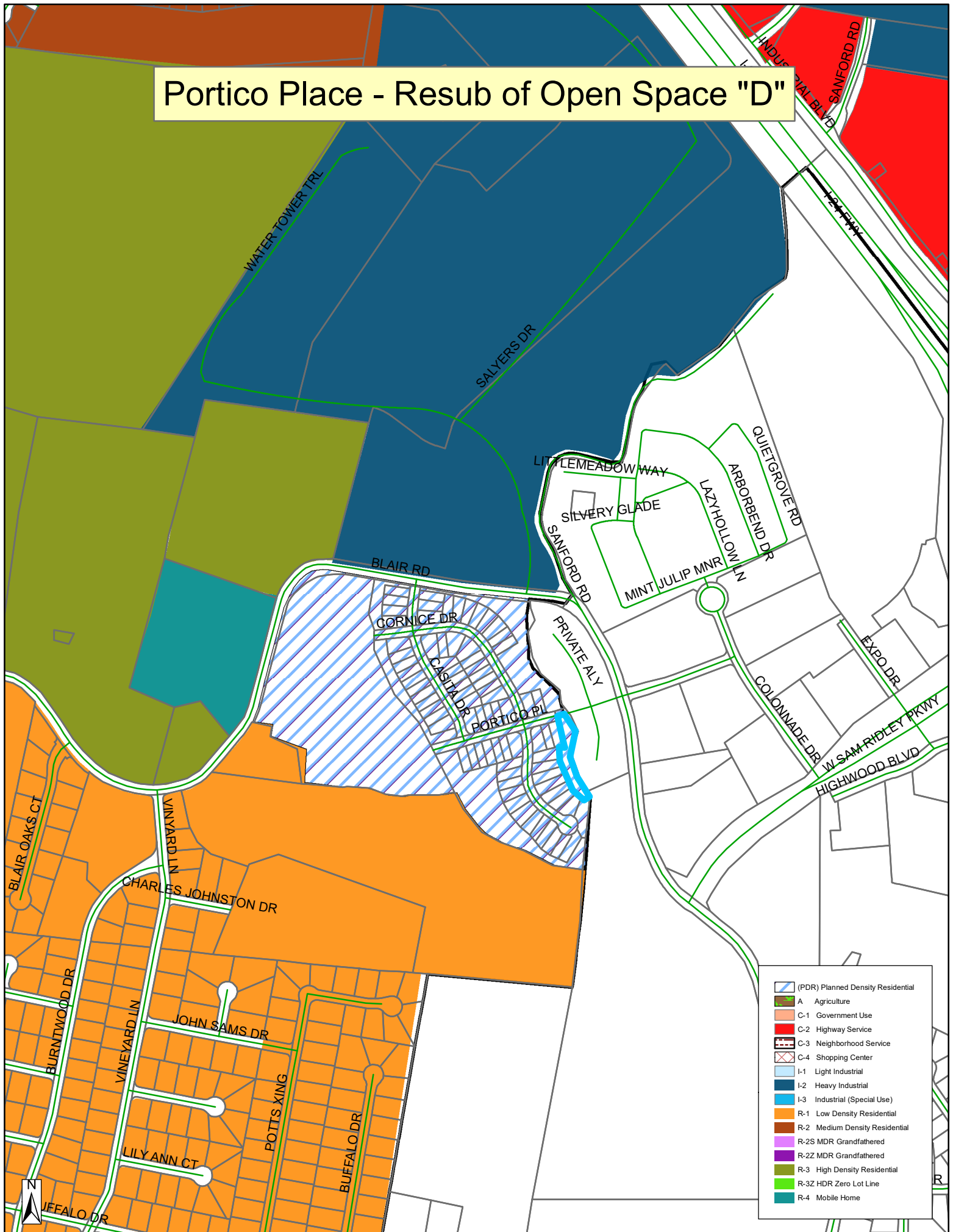
(Technical items go here)

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Portico Place - Resub of Open Space "D"



Portico Place - Resub of Open Space "D"









Item #: 8.

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
blogan@lavergneth.gov

(Technical items go here)

Jake Blair
jblair@lavergneth.gov

Engineering

Gary Lide
glide@lavergneth.gov

(Technical items go here)

Utilities

Scott Tatalovich
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PARKING TABLES

Showing comparison of La Vergne with other communities

LA VERGNE – POPULATION 39,281

All Dwelling Units - 3 parking spaces per unit

MURFREESBORO – 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	
<i>Residential Use Types:</i>	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	1 spaces per dwelling unit	1.5 spaces per dwelling unit
One bedroom	1.5 spaces per dwelling unit	2 spaces per dwelling unit
Two bedrooms and over	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

1.010.1.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 _____.



Item #: 9.

Item Title: Preliminary Plat – Chaney Place – Creation of Easements 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:

Summary: SEC, on behalf of their client, requests preliminary plat approval of Chaney Place. This plat deals with the creation of easements on 4.30 Acres. The property is located on Chaney Blvd. (Tax Map 028, Parcels 10.00 & 11.00). The zoning is R-3 which is High Density Residential. The property is owned by Ole South Properties, Inc.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnethn.gov

(Technical items go here)

Jake Blair
jblair@lavergnethn.gov

Engineering

Gary Lide
glide@lavergnethn.gov

All Engineering items addressed.

Utilities

Scott Tatalovich
statalovich@lavergnethn.gov

All Utilities items addressed.

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

(Technical items go here)

Fire

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(Technical items go here)

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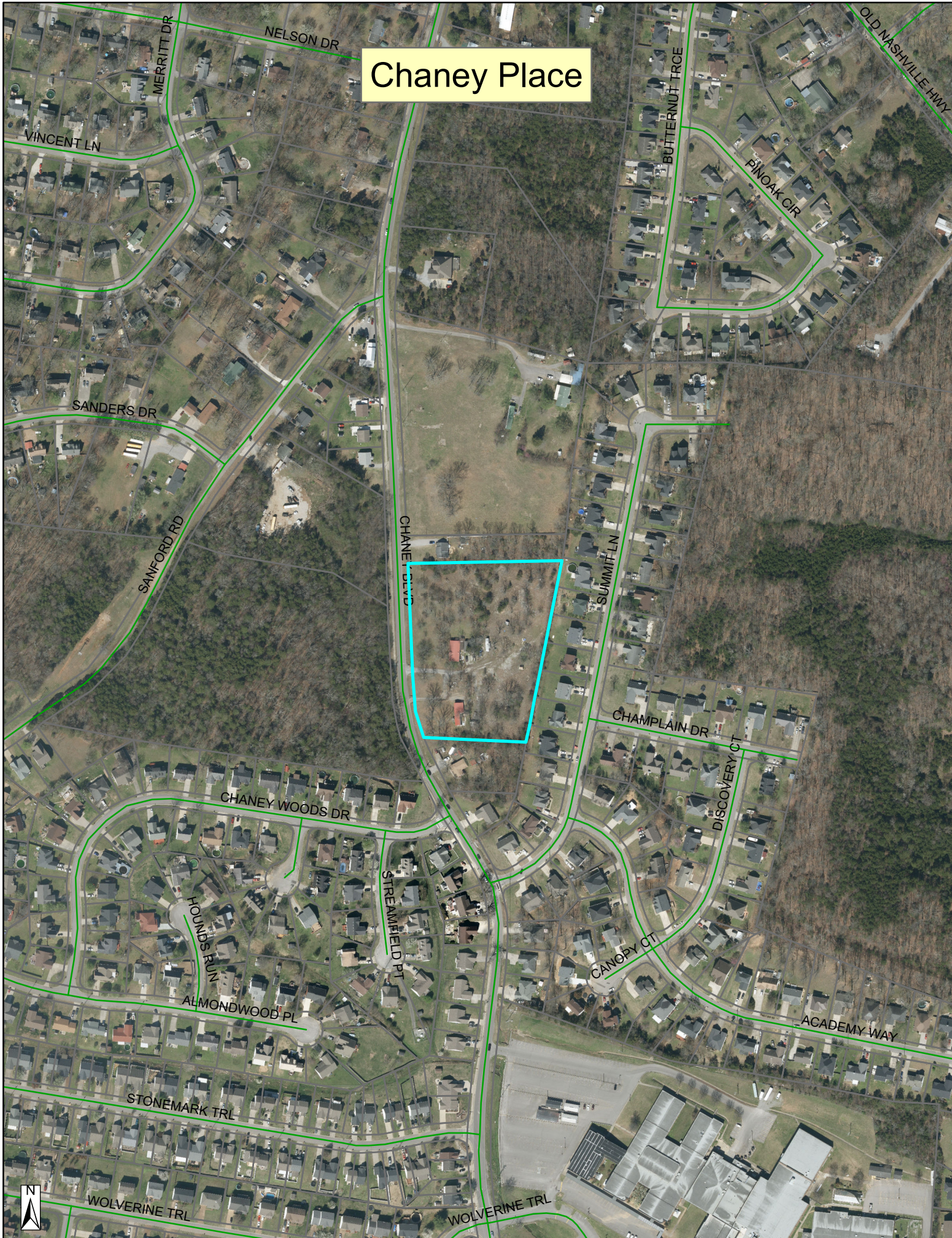
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Chaney Place

CHANNEY BLVD

SUMMIT LN





Chaney Place







Item #: 10.

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:

Summary:

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laverghnetn.gov

(Technical items go here)

Jake Blair
jblair@laverghnetn.gov

Engineering

Gary Lide
glide@laverghnetn.gov

(Technical items go here)

Utilities

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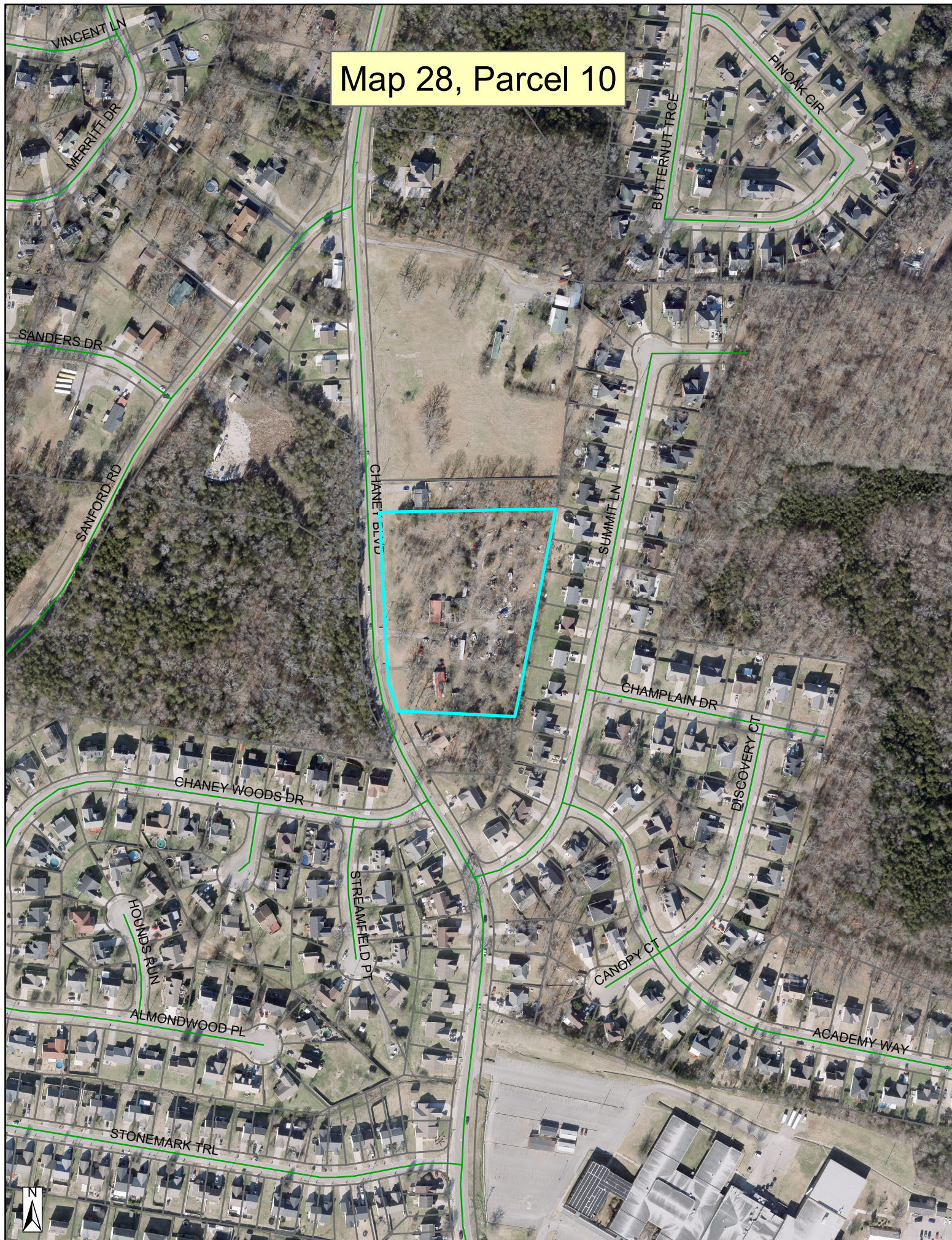
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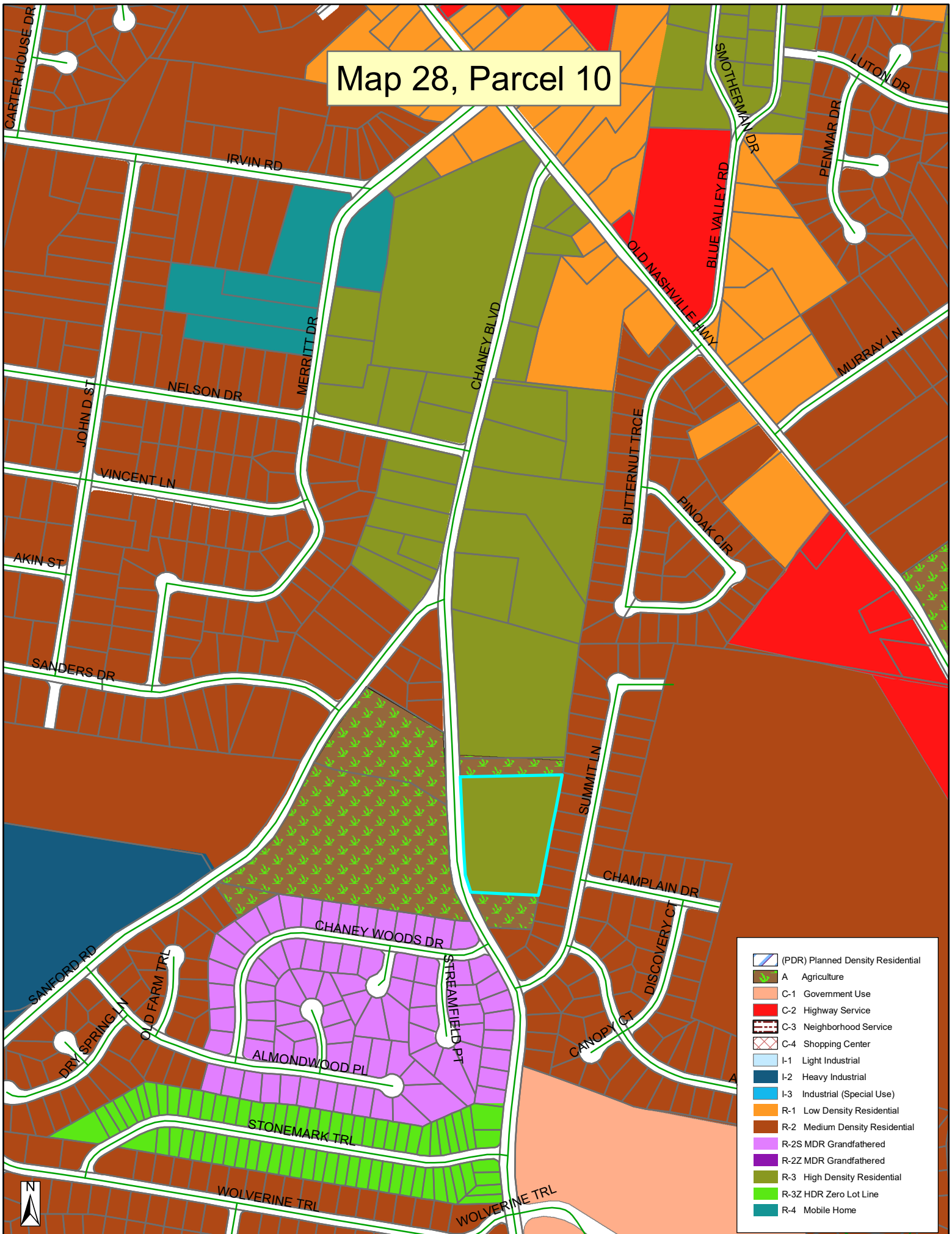
Map 28, Parcel 10



Map 28, Parcel 10



Map 28, Parcel 10



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





Purpose Note:
To Create 50 Townhome Units.

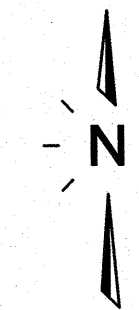
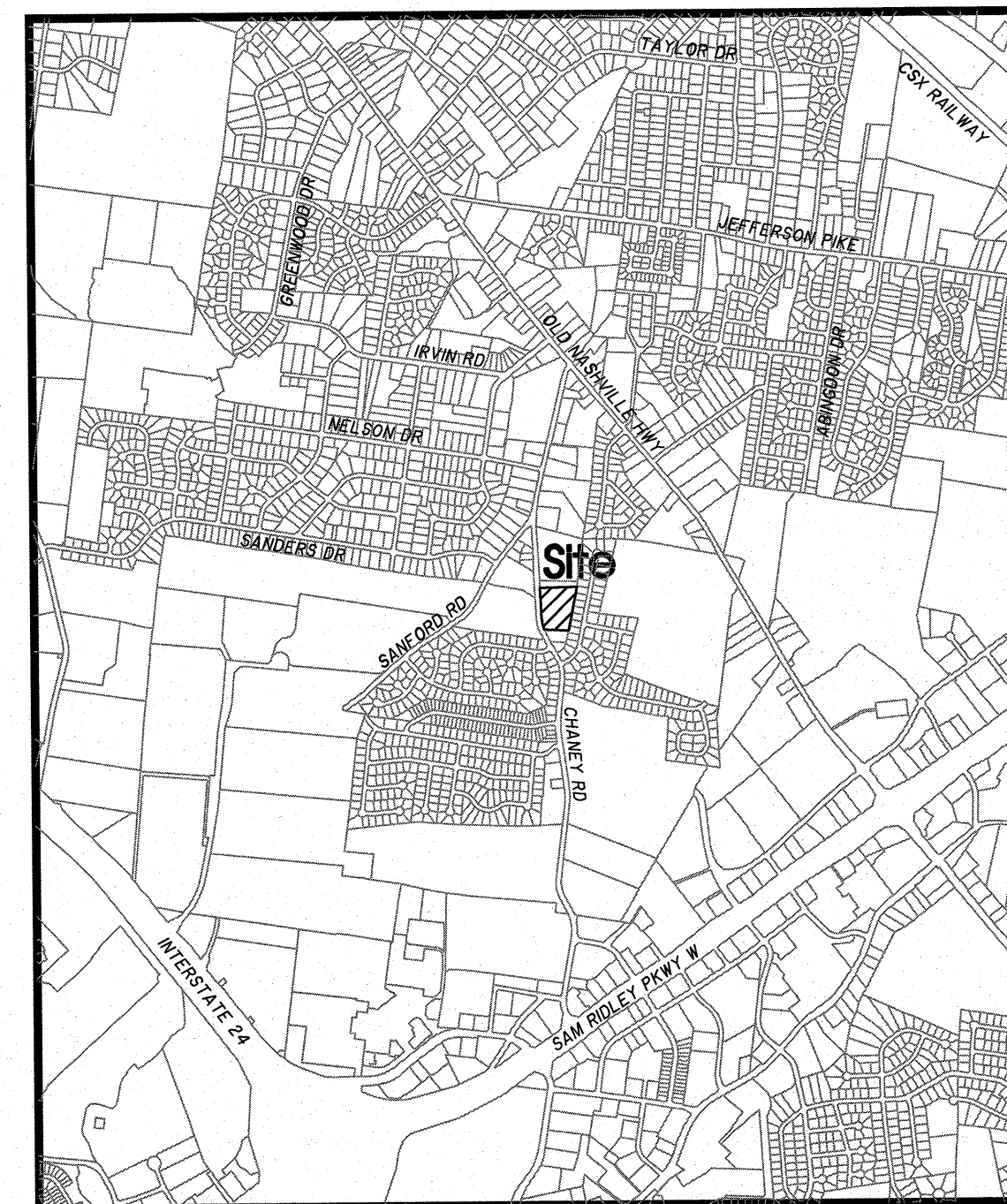
Chaney Place

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index

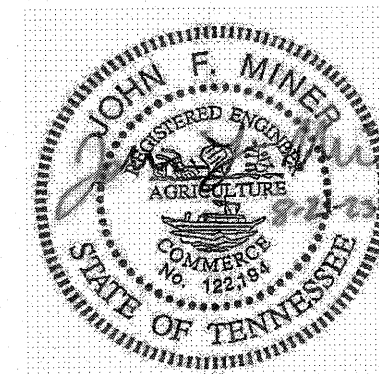
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C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions, Demo & Initial EPSC Plan
C1.1	Intermediate EPSC Plan
C1.2	Preliminary Plat
C2.0	Site Plan
C2.1	Waterline Plan
C2.2	Sanitary Sewer Profiles
C2.3	Road Plan & Profile
C2.4-C2.5	Sewer Plan & Profile
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-C4.2	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes



Site Location Map

Not To Scale

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

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

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'

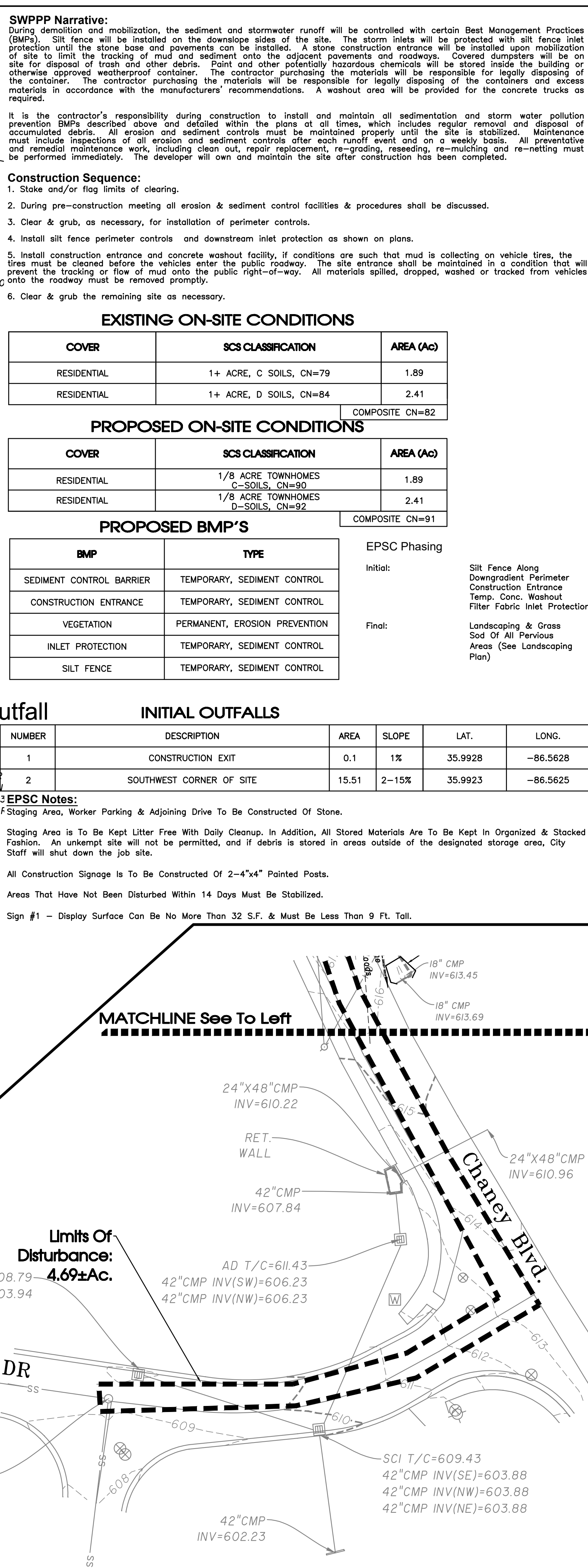
Intended Use:
Townhomes

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: $3 \times 50 = 150$ 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.

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



811

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

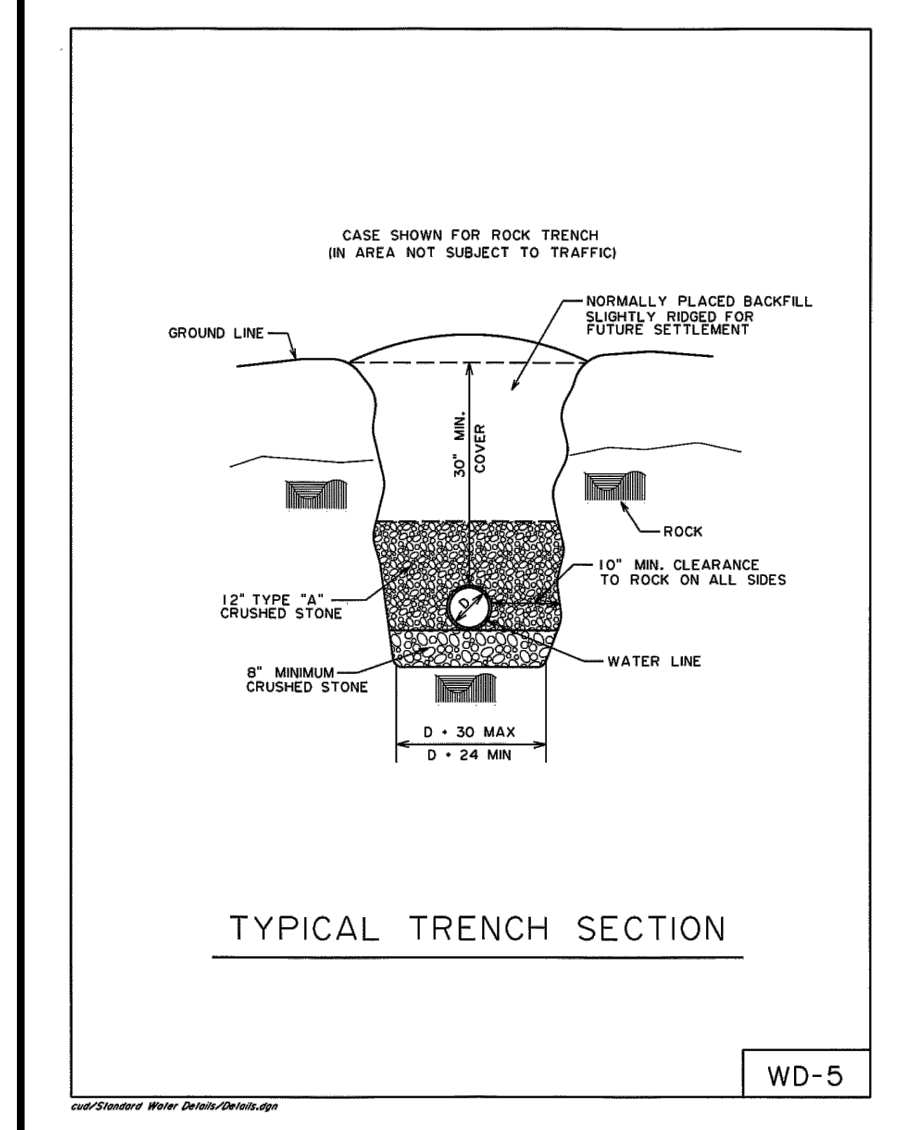
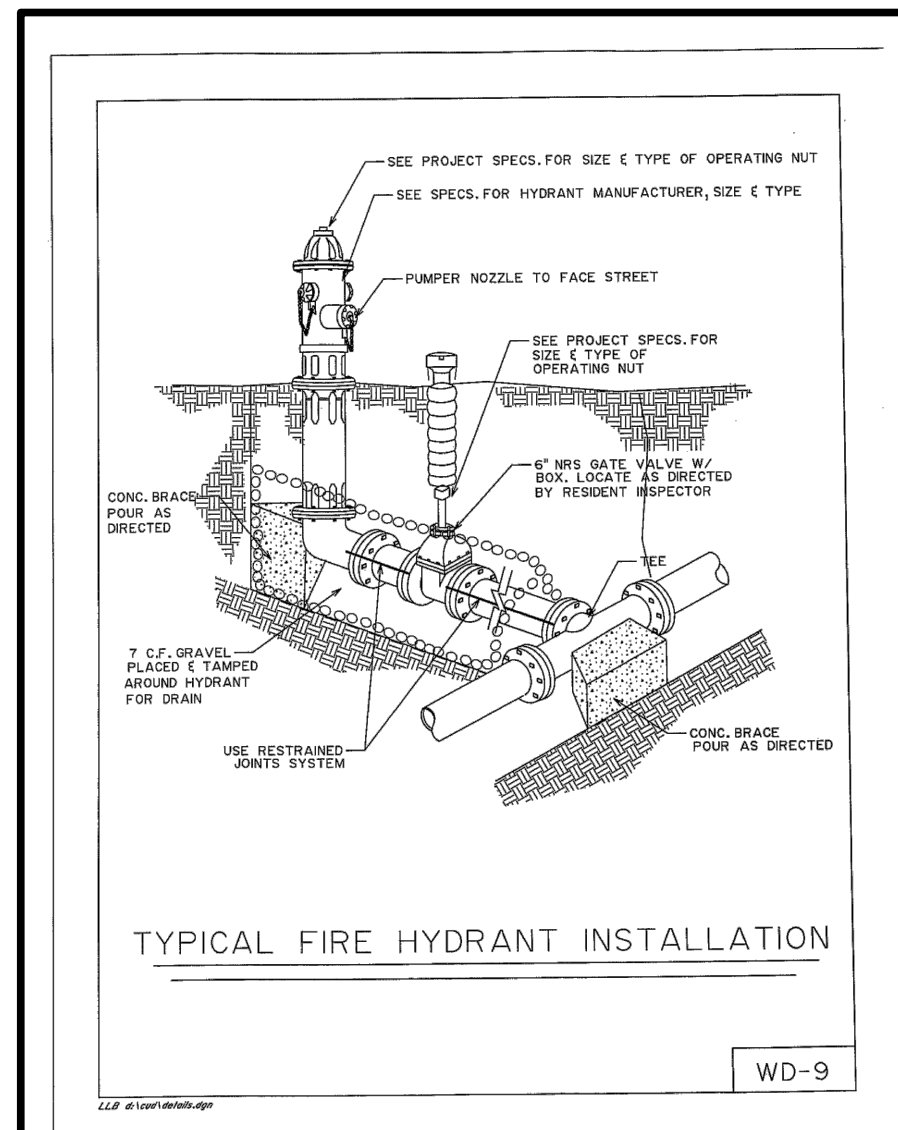
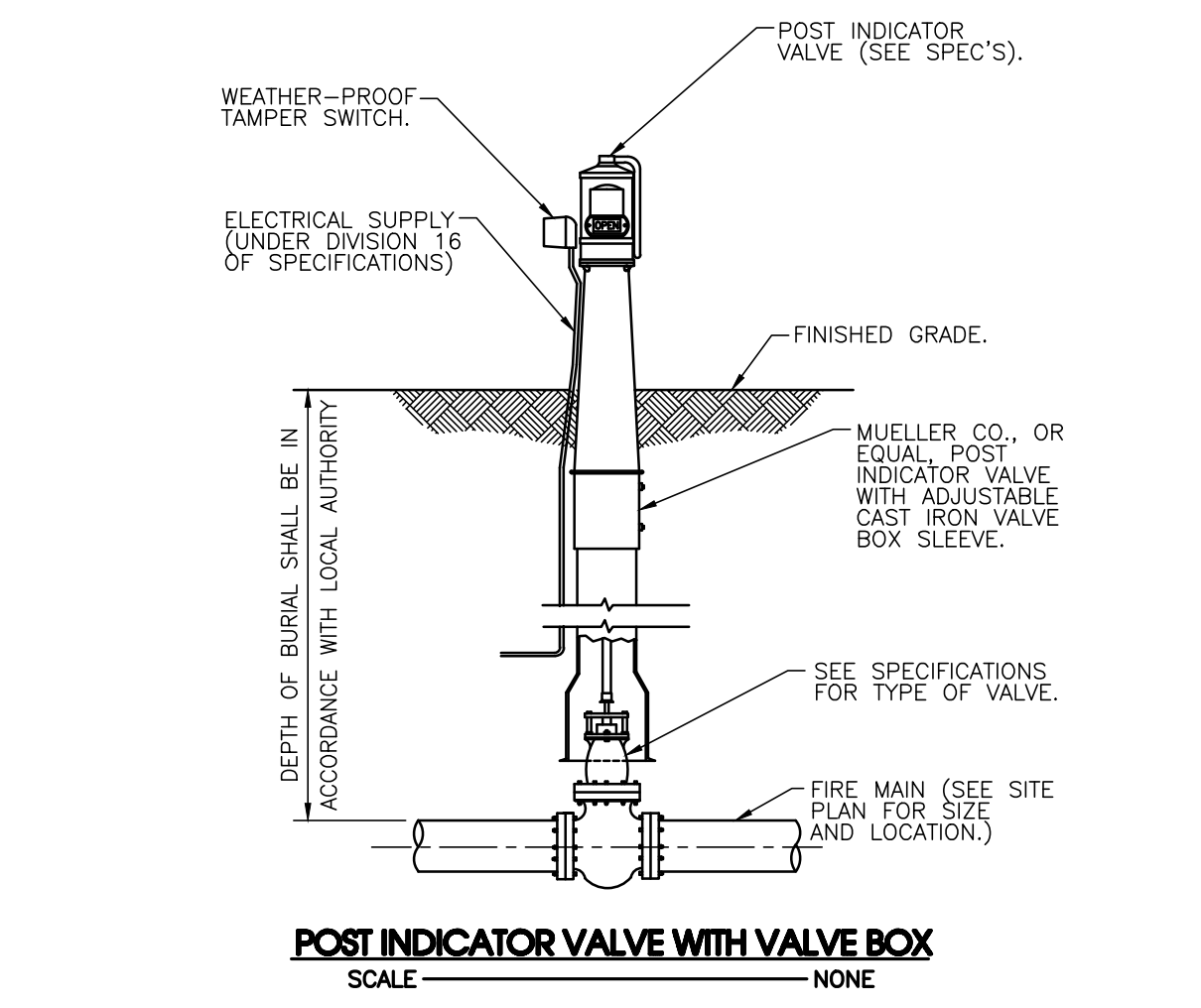
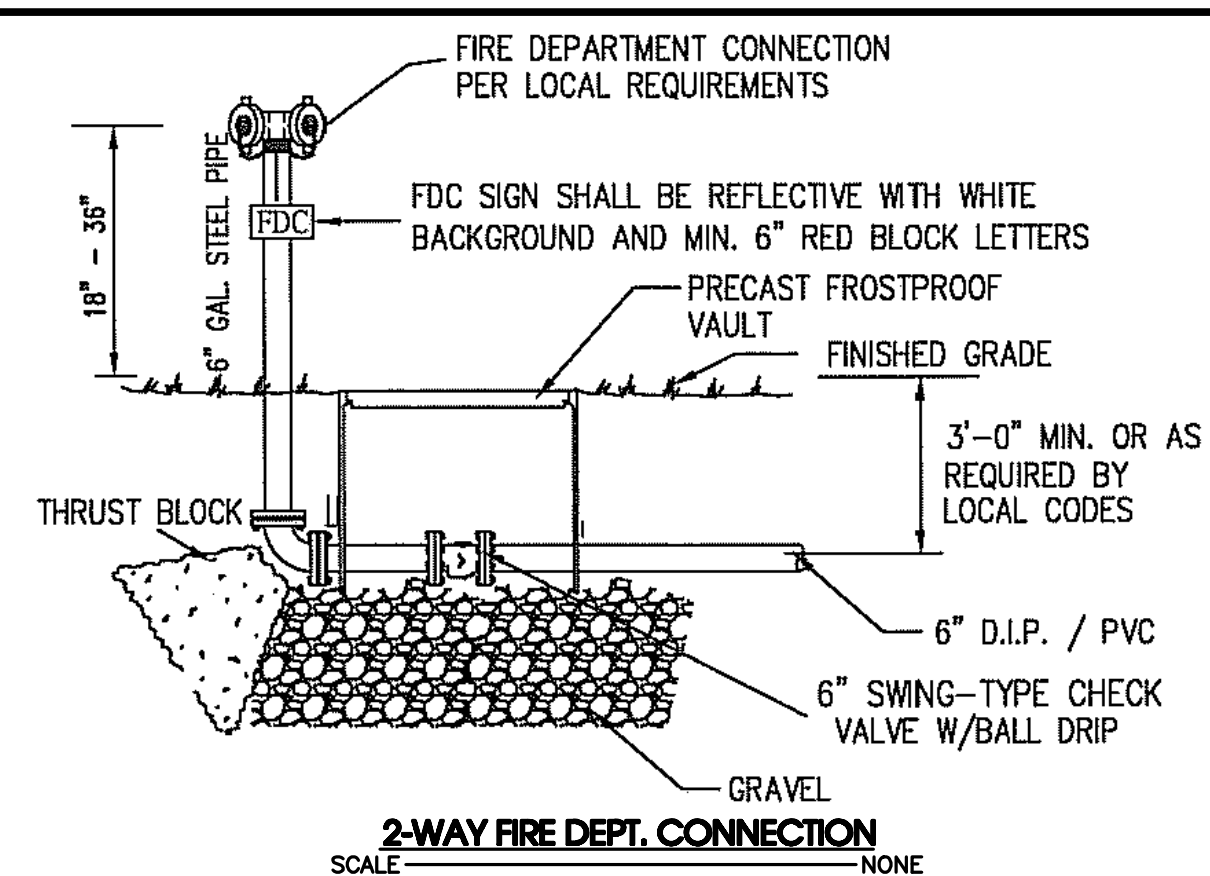
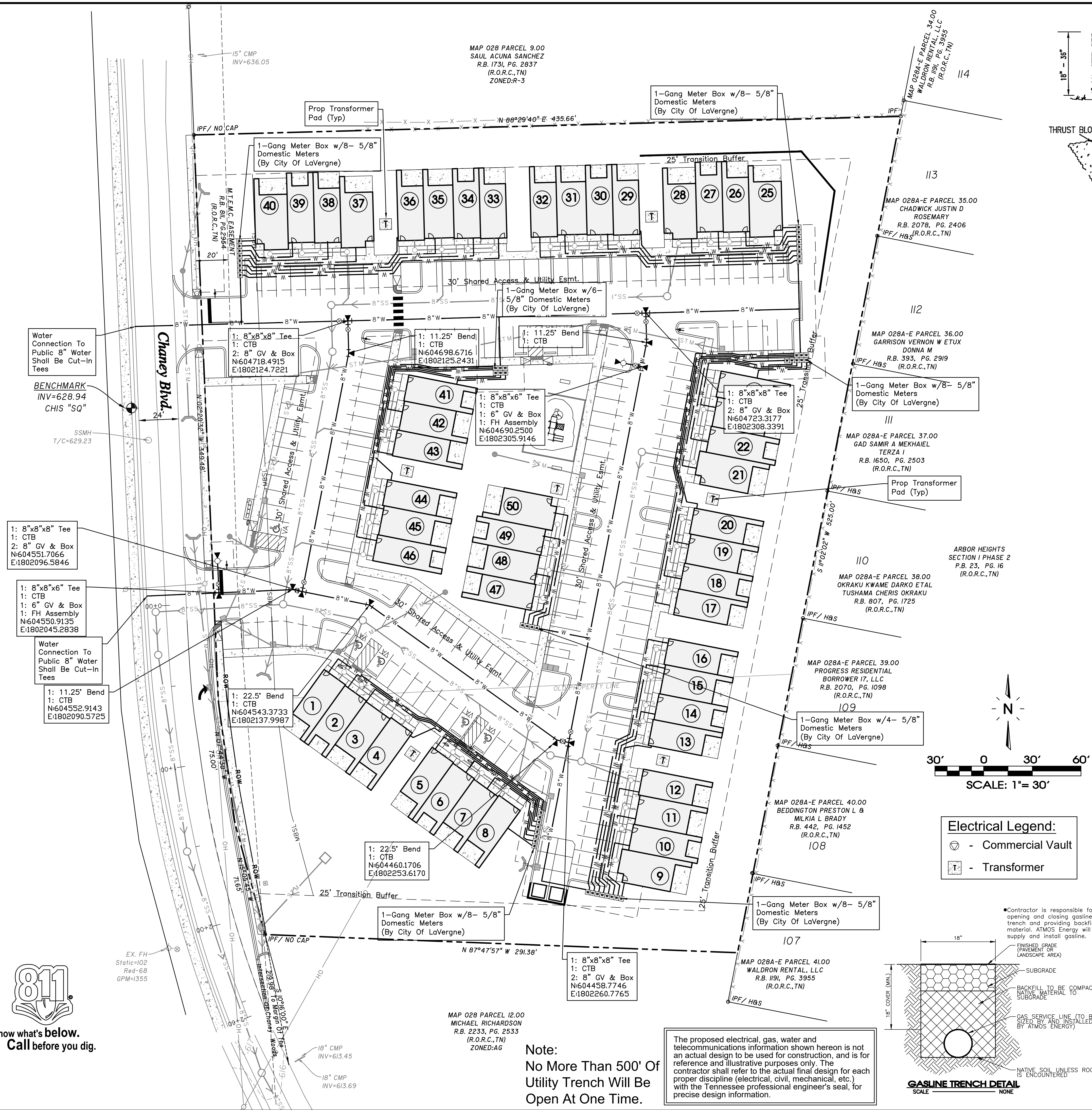
N

30' 0 30' 60'

SCALE: 1" = 30'



Know what's below.
Call before you dig.



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		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		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE _____ PH _____			
EXISTING ELECTRIC _____ OH _____			
PROPERTY LINE _____			
EASEMENTS _____			
RIGHT OF WAY _____ ROW _____			
EROSION CONTROL SILT FENCE _____ SF _____ SF _____			
EROSION EEL _____ E _____ E _____			
EXISTING TREELINE _____			
EXISTING FENCELINE _____ X _____ X _____ X _____			
MINIMUM BUILDING SETBACK LINE _____			
PHASE BOUNDARY _____			
EXISTING GAS LINE _____ GAS _____			
PROPOSED GAS LINE _____ GAS _____			
EXISTING STORM _____ STM _____			
PROPOSED STORM _____ STM _____			
EXISTING CONTOUR LINES _____ -601- _____			
PROPOSED CONTOUR LINES _____ -601- _____			
EXISTING SANITARY SEWER _____ SS _____			
PROPOSED SANITARY SEWER _____ SS _____			
EXISTING WATER _____ W _____ W _____			
PROPOSED WATER _____ W _____ W _____			

Fire Line Notes:

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

REVISION: 8-21-2023: PG. Worksheet C21
DRAWN: SJA/CFB3
DATE: 7-31-2023
CHECKED: MAT
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SCALE: 1"=30'
JOB NO. 22118
SHEET: C2.1

SEC, Inc.

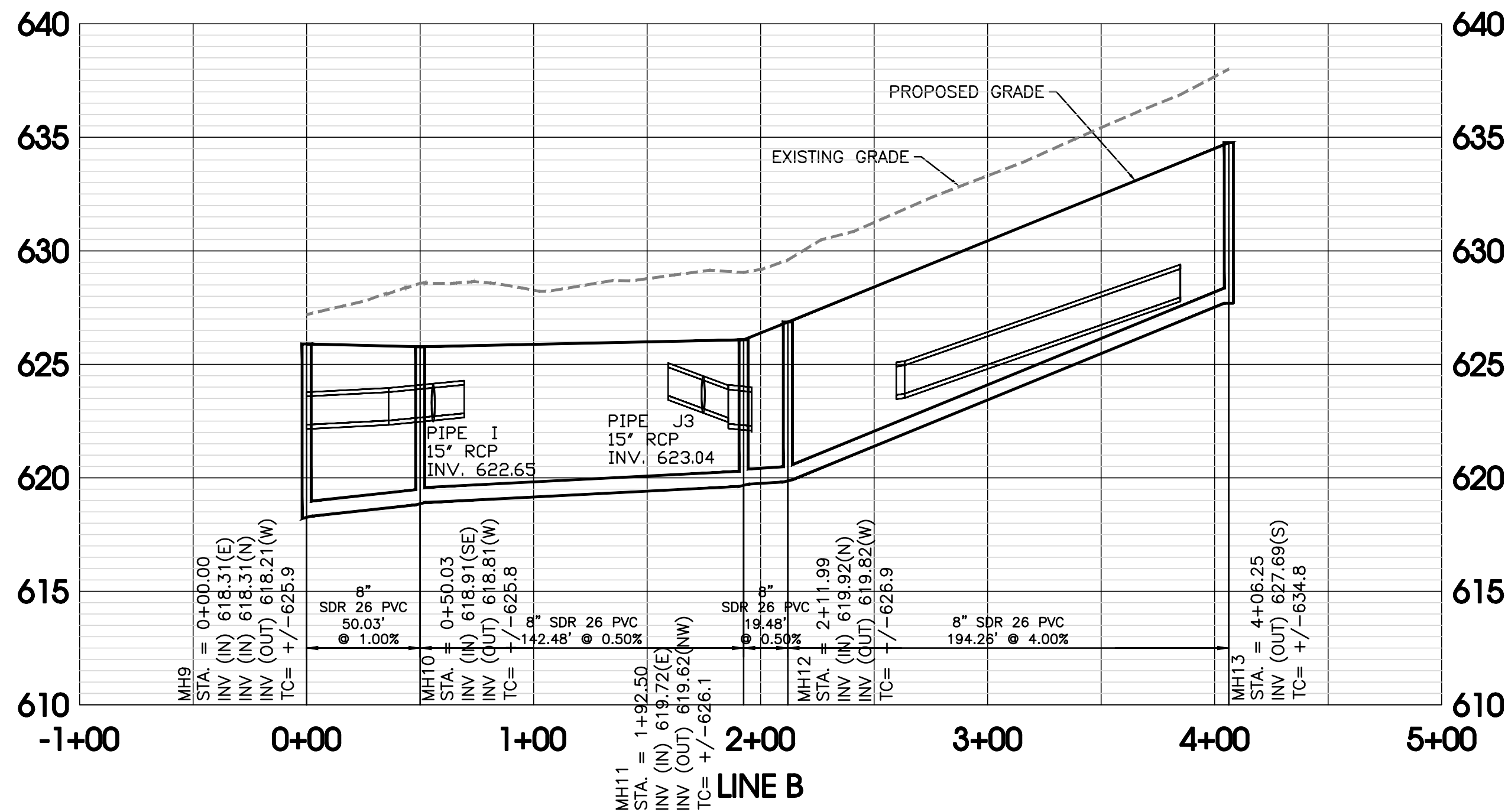
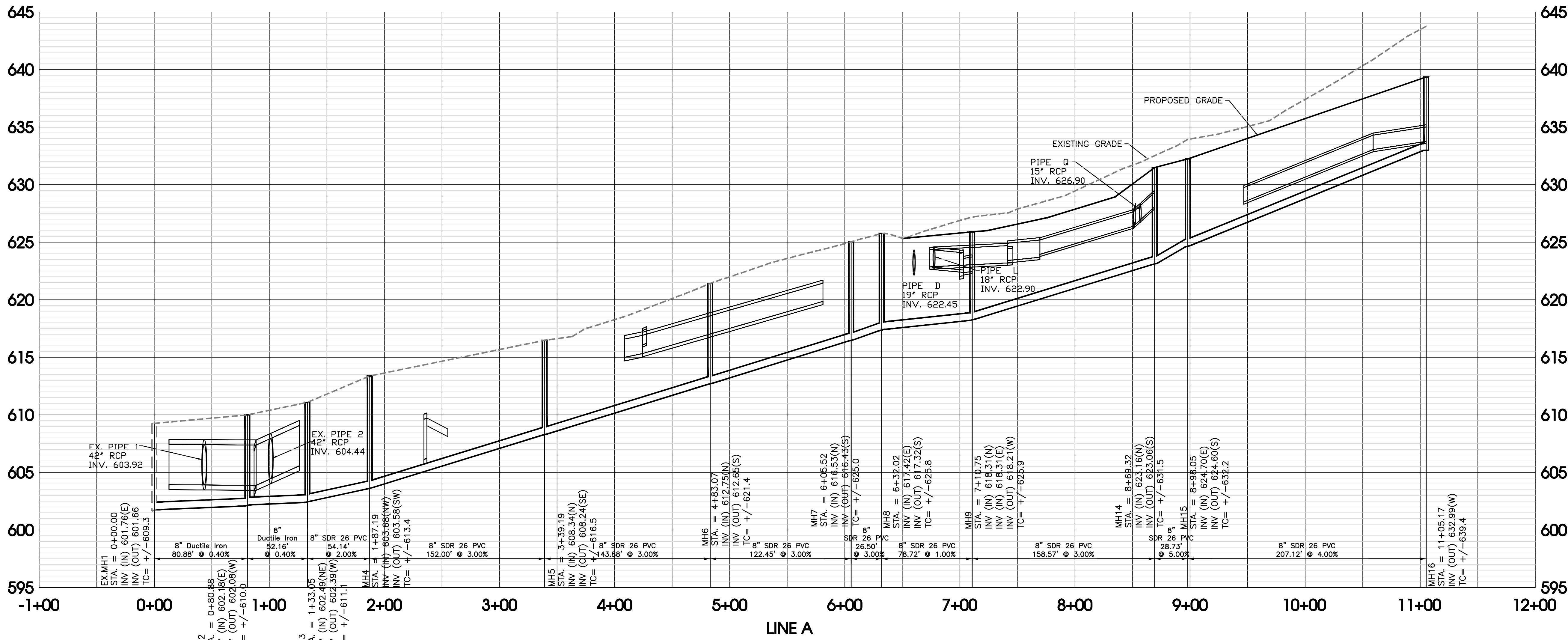
ENGINEERING • SURVEYING • LAND PLANNING
NASCARE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD, SUITE 200, MEMPHIS, TENNESSEE 38129
PHONE: (901) 894-7900 FAX: (901) 894-2567
E-MAIL: MINNER@SEC-CIVIL.COM
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Chaney Place

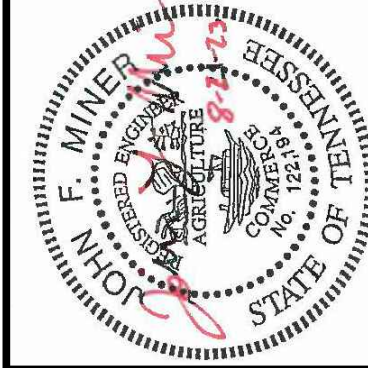
La Vergne, Tennessee

Waterline Plan

C2.1



SEC, Inc.



Chaney Place
La Vergne, Tennessee

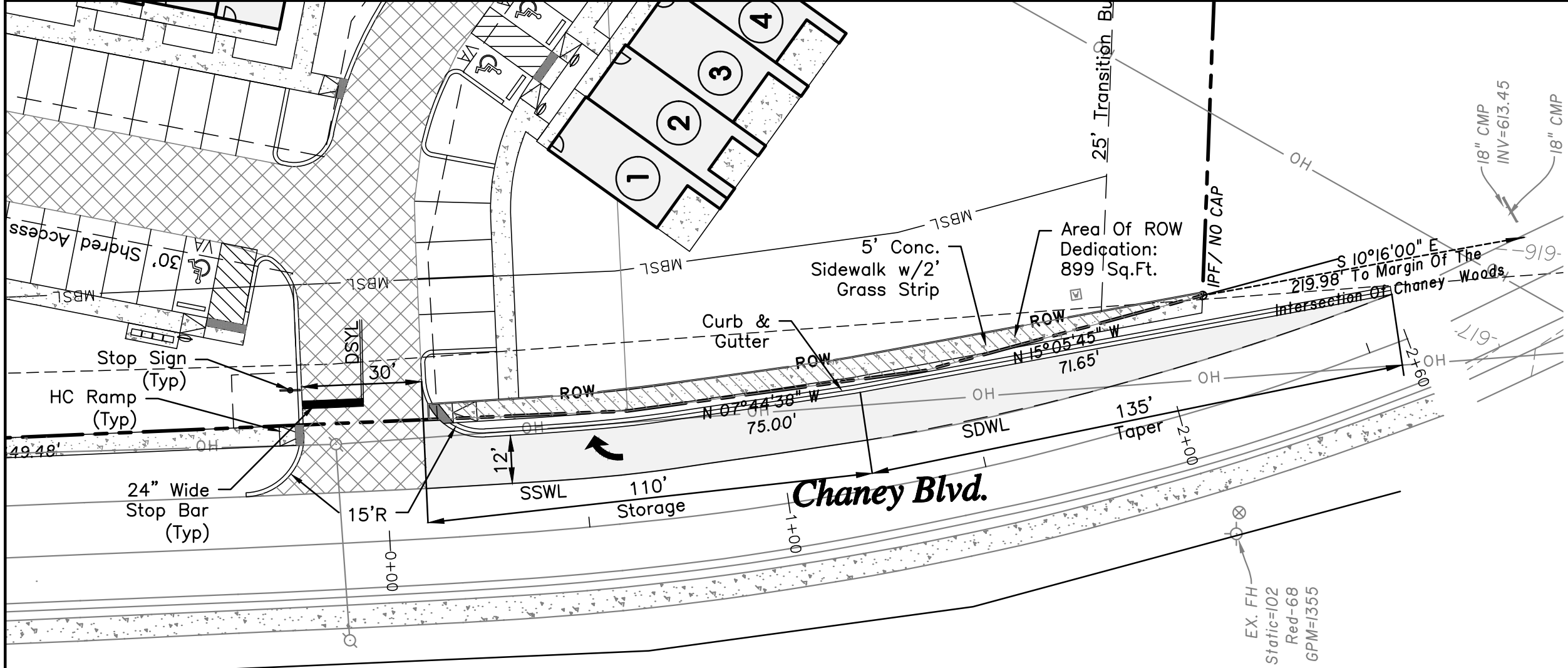
REVISION: 8-21-2023: PC Workshop Comments

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1"=5' Vert
JOB NO.
22118
SHEET:

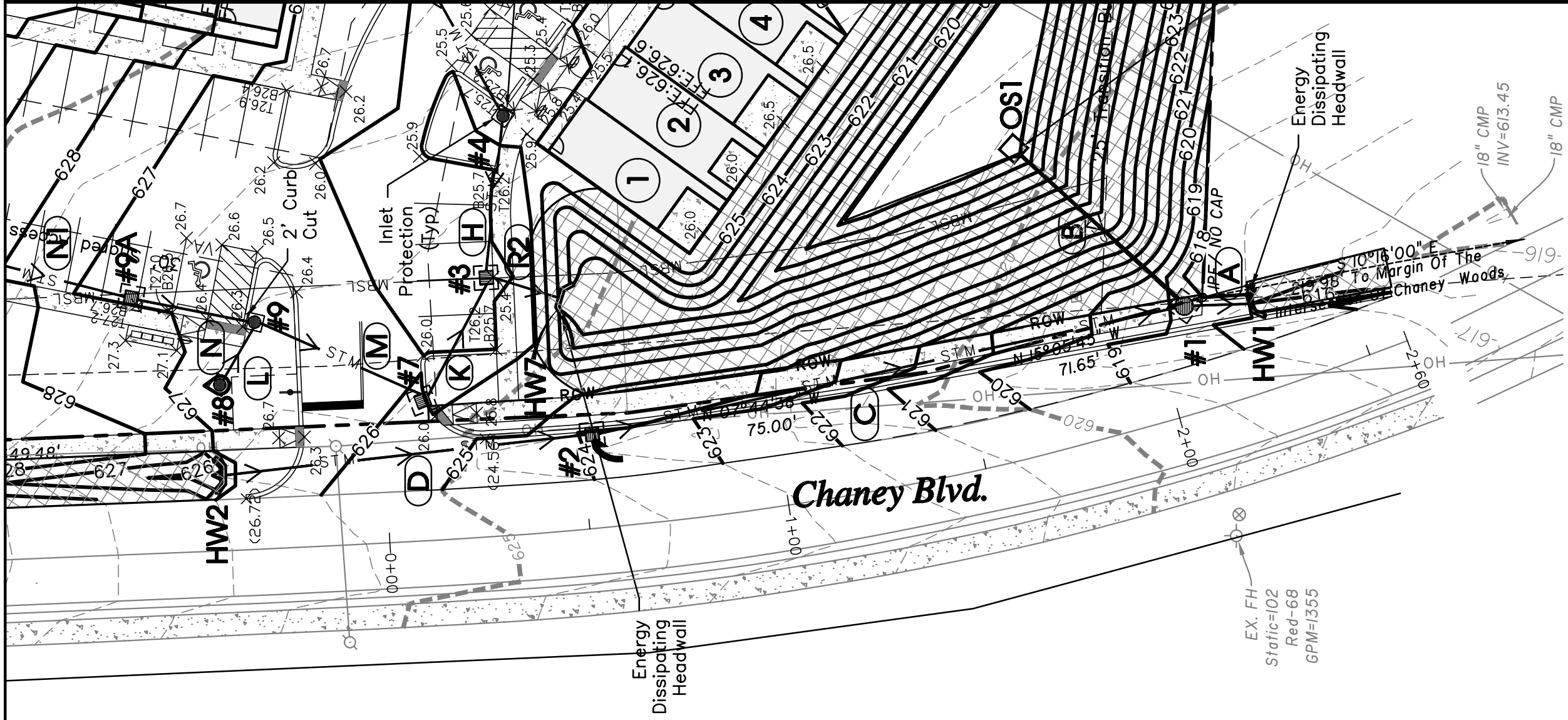
C2.2

Sanitary Sewer Profiles

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 S.E.C. INC., 2023
This site is shown as being constructed in accordance with the design and construction drawings shown on this drawing. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full 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.



Roadway Plan



Grading Plan

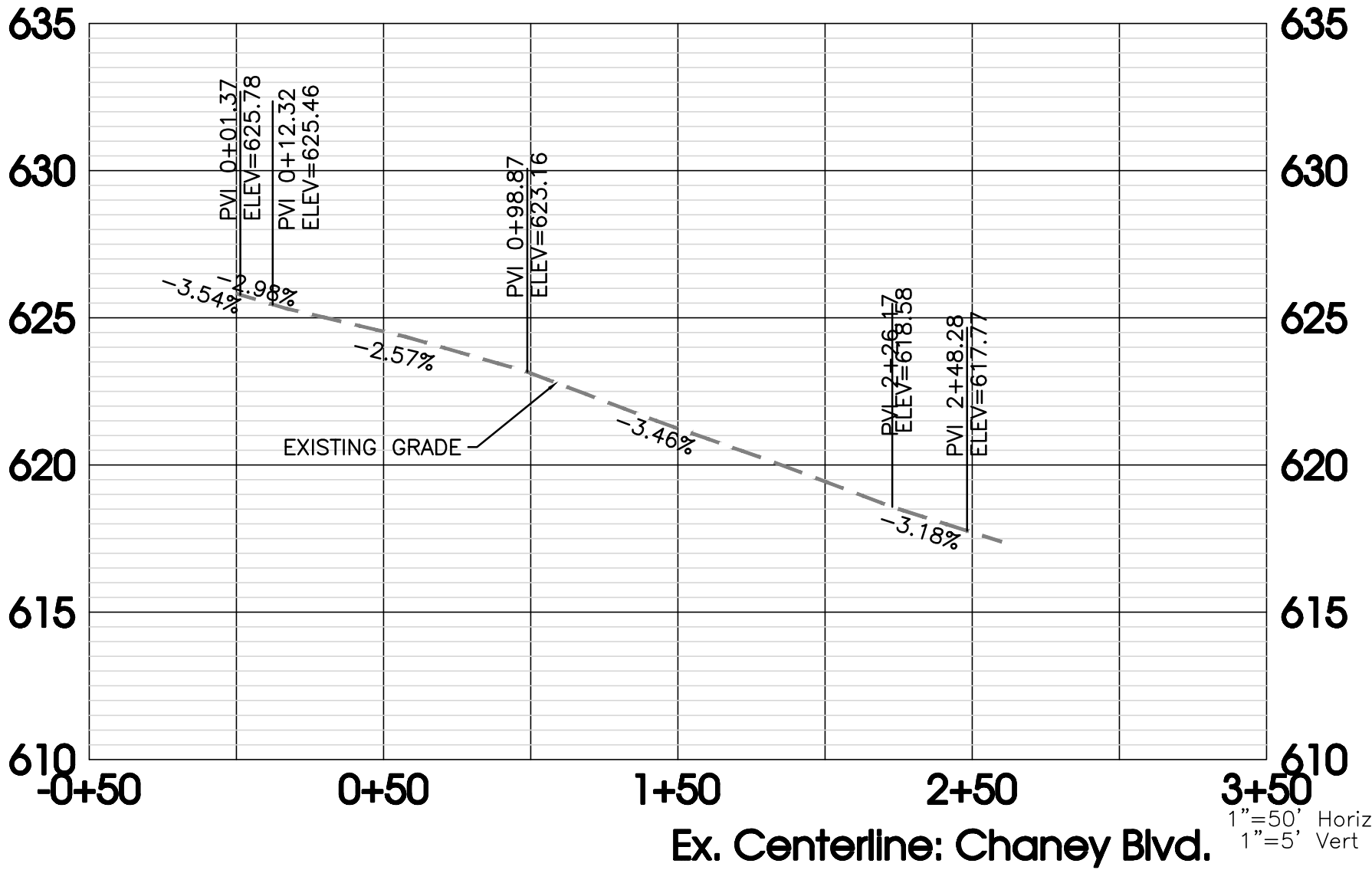
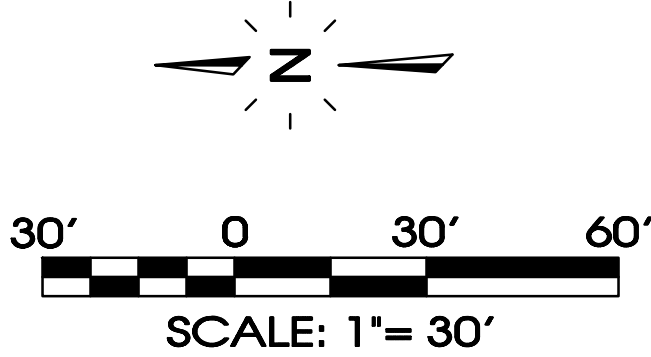
Pavement Hatch Legend

- 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.)		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		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
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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Chaney Place

La Vergne, Tennessee

REVISION: 8-21-2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7-31-2023

CHECKED: MAT

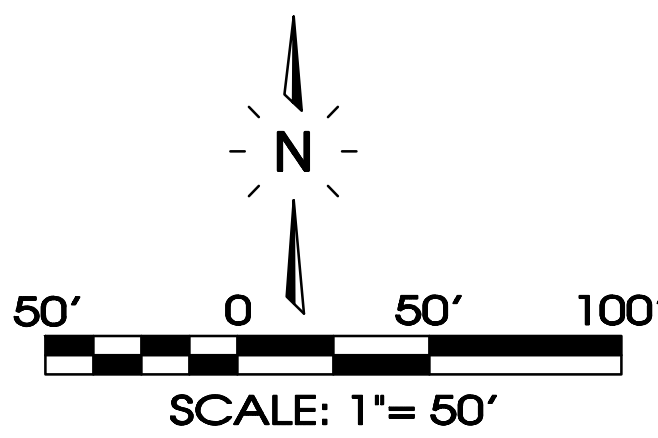
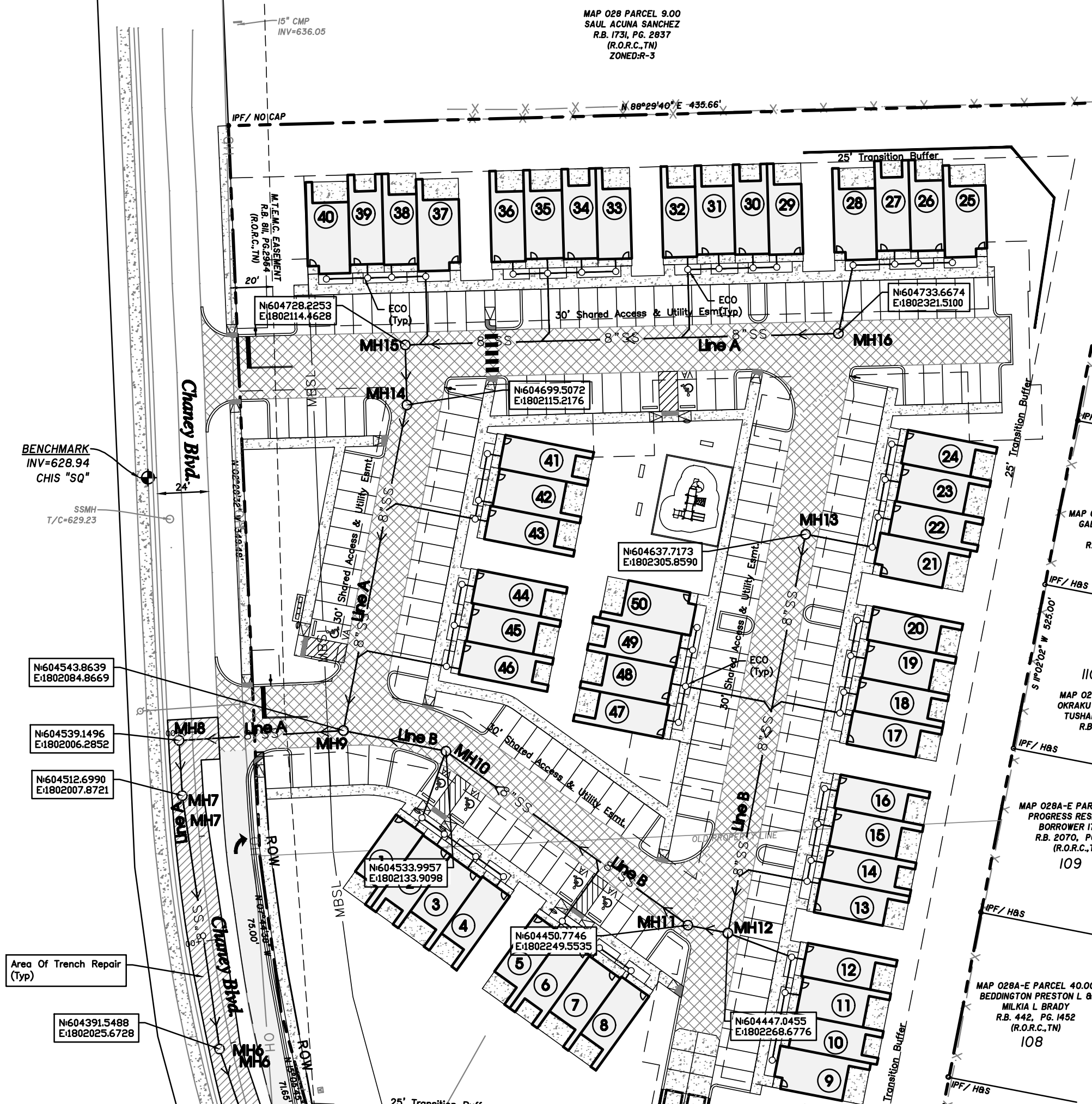
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SCALE: 1"=30'

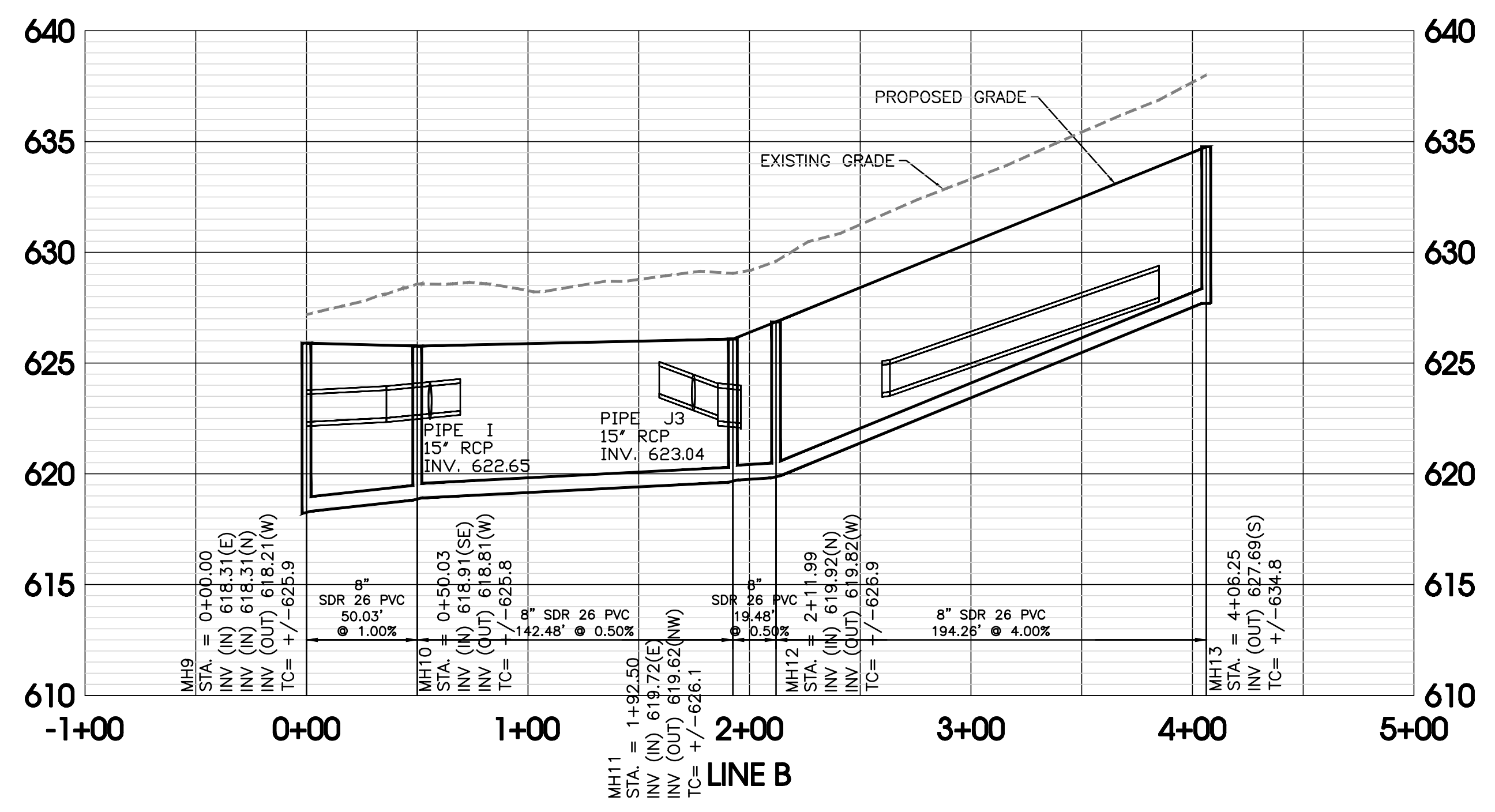
JOB NO. 22118

SHEET: C2.3

Page 97 of 148



Sewer Plan



Sewer Profile

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

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STATE OF TENNESSEE

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

EXPIRATION DATE 12/31/2024

J. MINER

Chaney Place

La Vergne, Tennessee

REVISION: 8-21-2023: PC Workshop Comments

DRAWN: SJA/CFB3

DATE: 7-31-2023

CHECKED: MAT

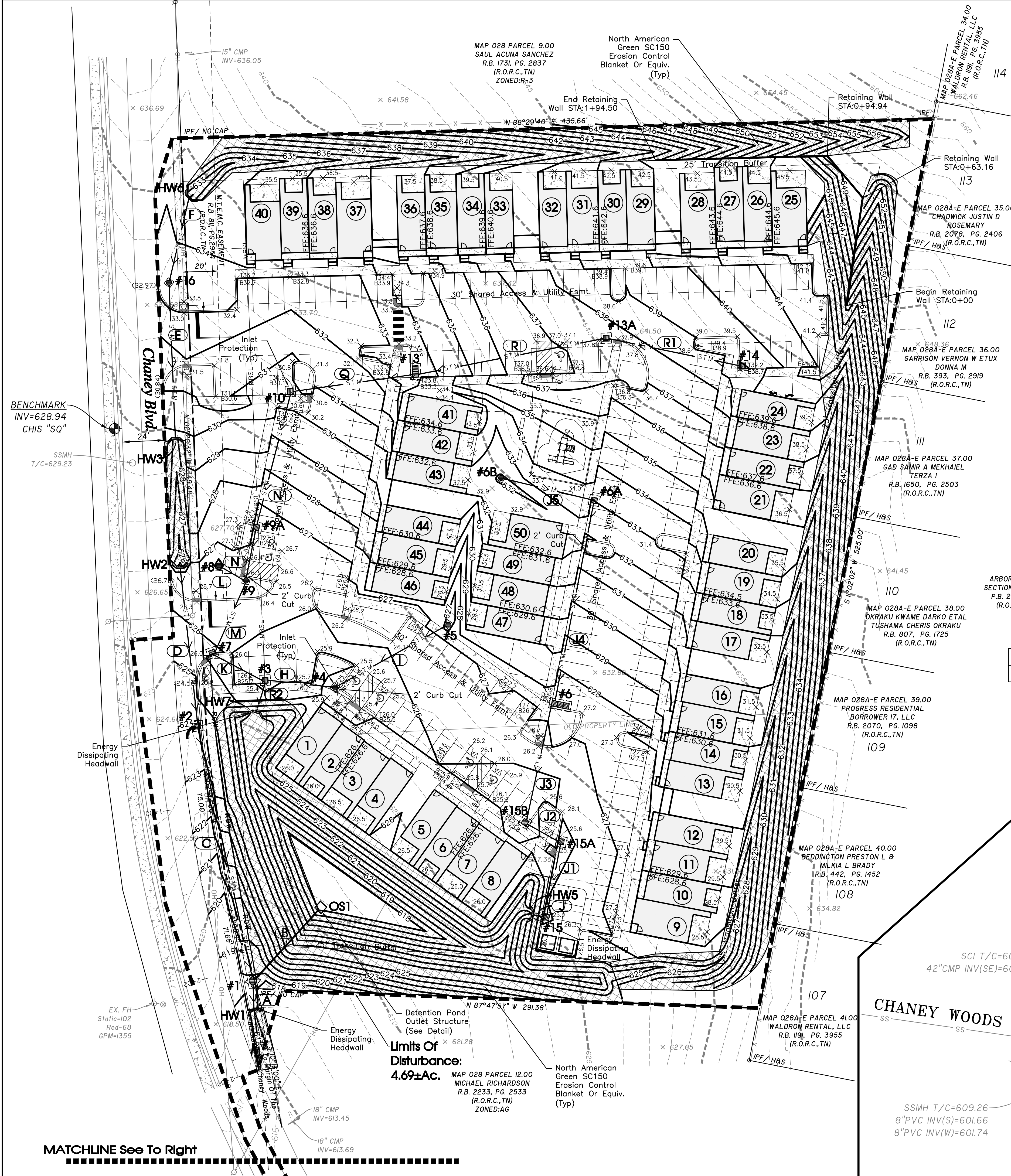
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SCALE: 1"=50'

JOB NO. 22118

SHEET: C2.5

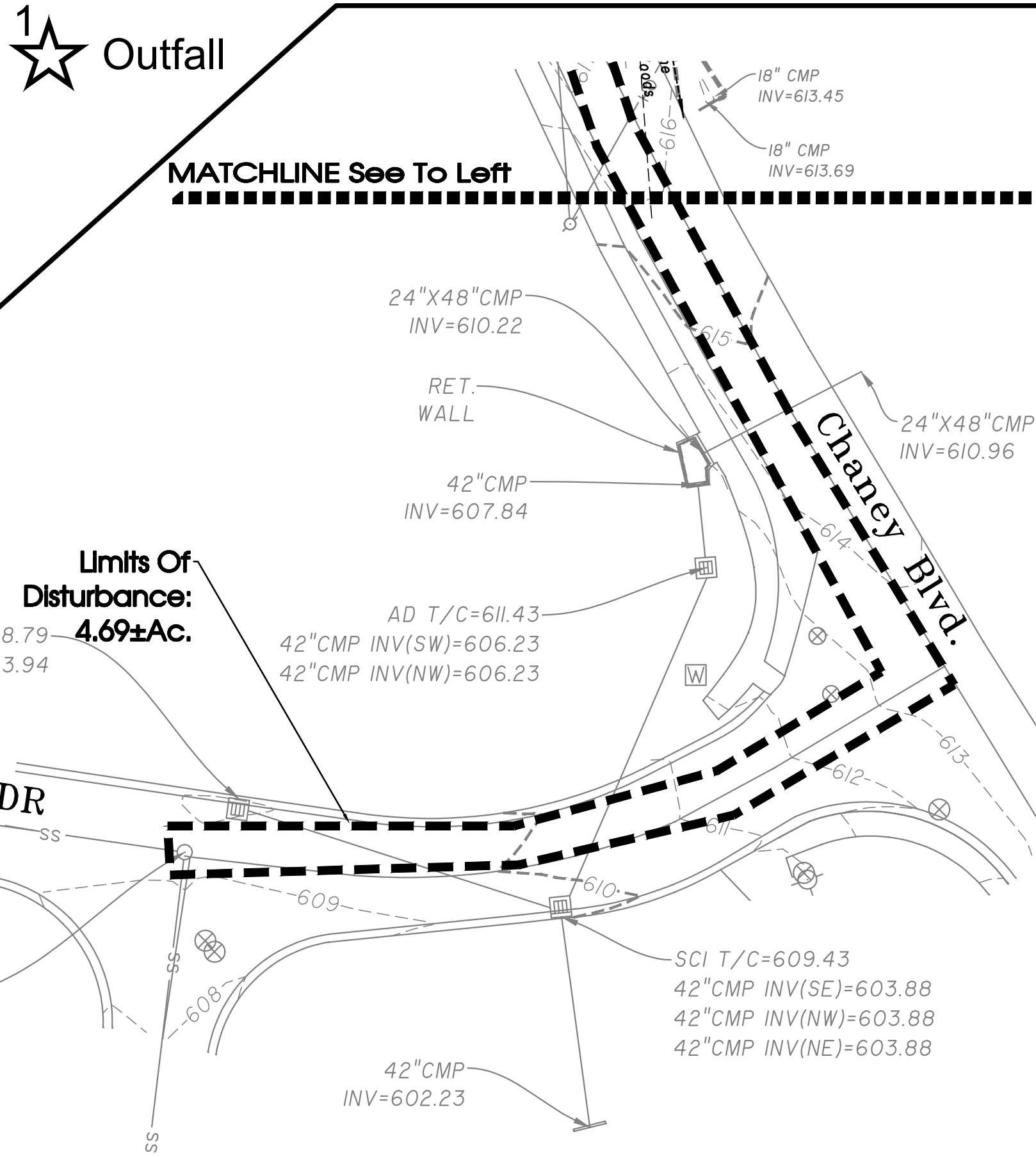
Page 99 of 148



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:
- 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.
 - 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.
 - 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



Legend:			
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	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
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	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EOC		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF
EROSION EEL	E
EXISTING TREELINE	---
EXISTING FENCELINE	---
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
PROPOSED WATER	W



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Chaney Place

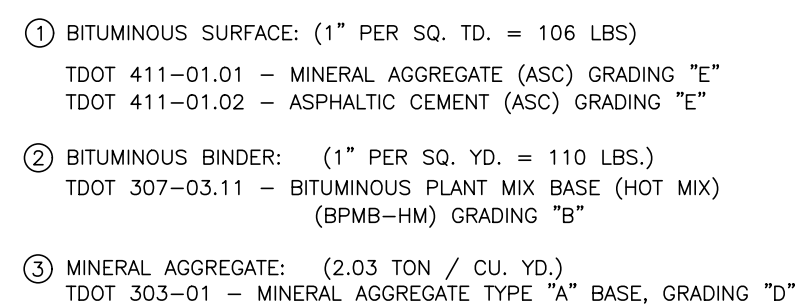
La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

C3.0

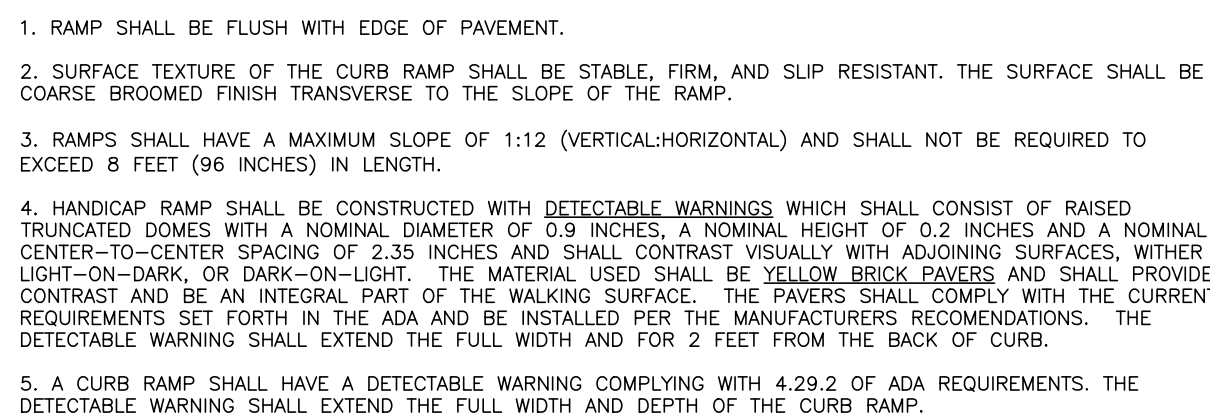
REVISION: 8-21-2023: PC Workshop Comments

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



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 WARNING 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. THE DOME SHALL BE DARK IN COLOR. 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 RECOMMENDATIONS. 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.

SCALE _____ NONE

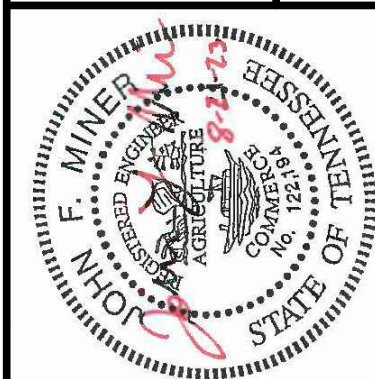


SCALE _____ NONE



- Notes:
- 1) Contraction joint spacing – as shown
- 2) Isolation joints are required at all fixed objects, such as ballards, 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 thickness of (D).
- 7) Sawed contraction joints shall be ($\frac{1}{4}$ 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) Contraction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.

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Chaney Place

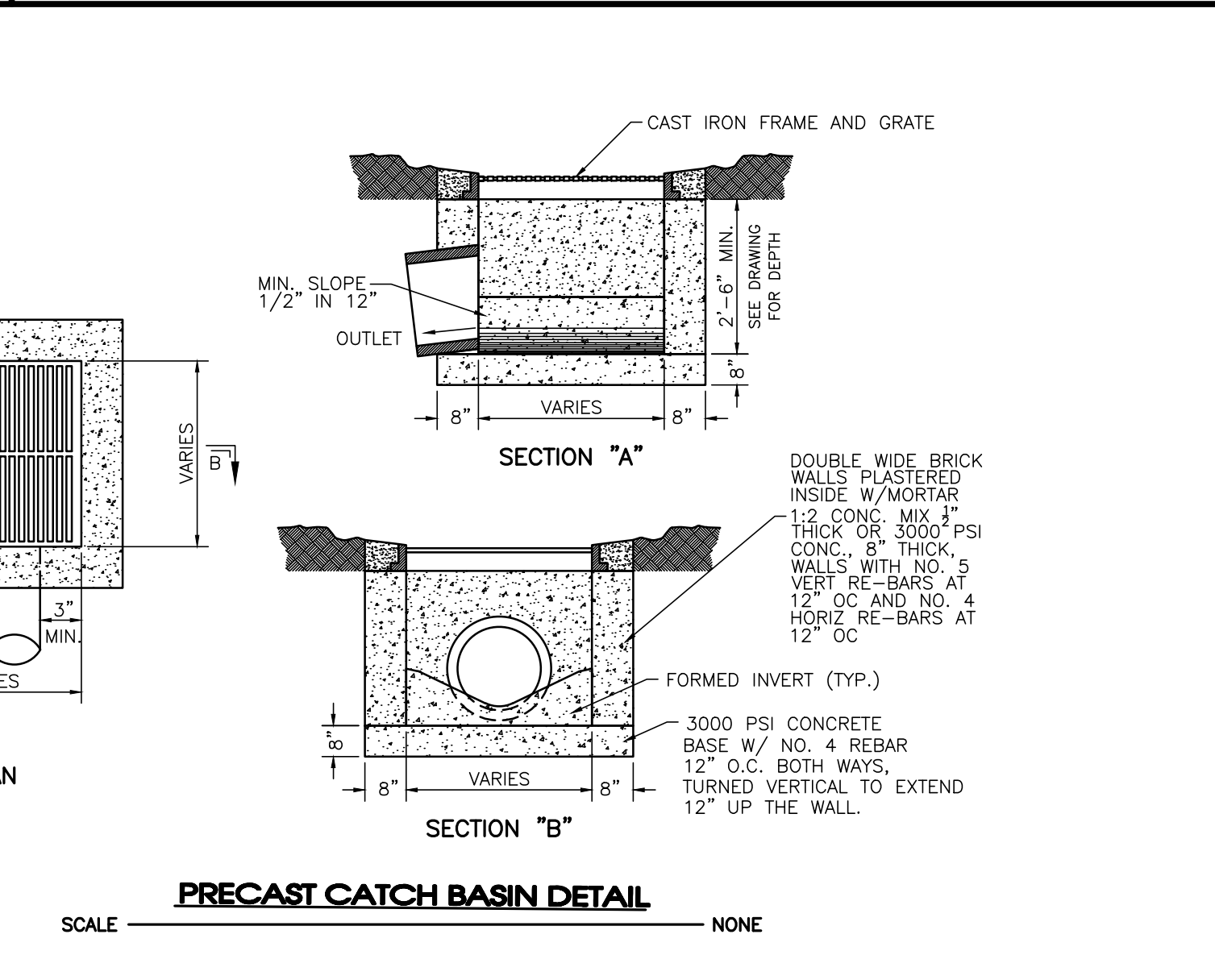
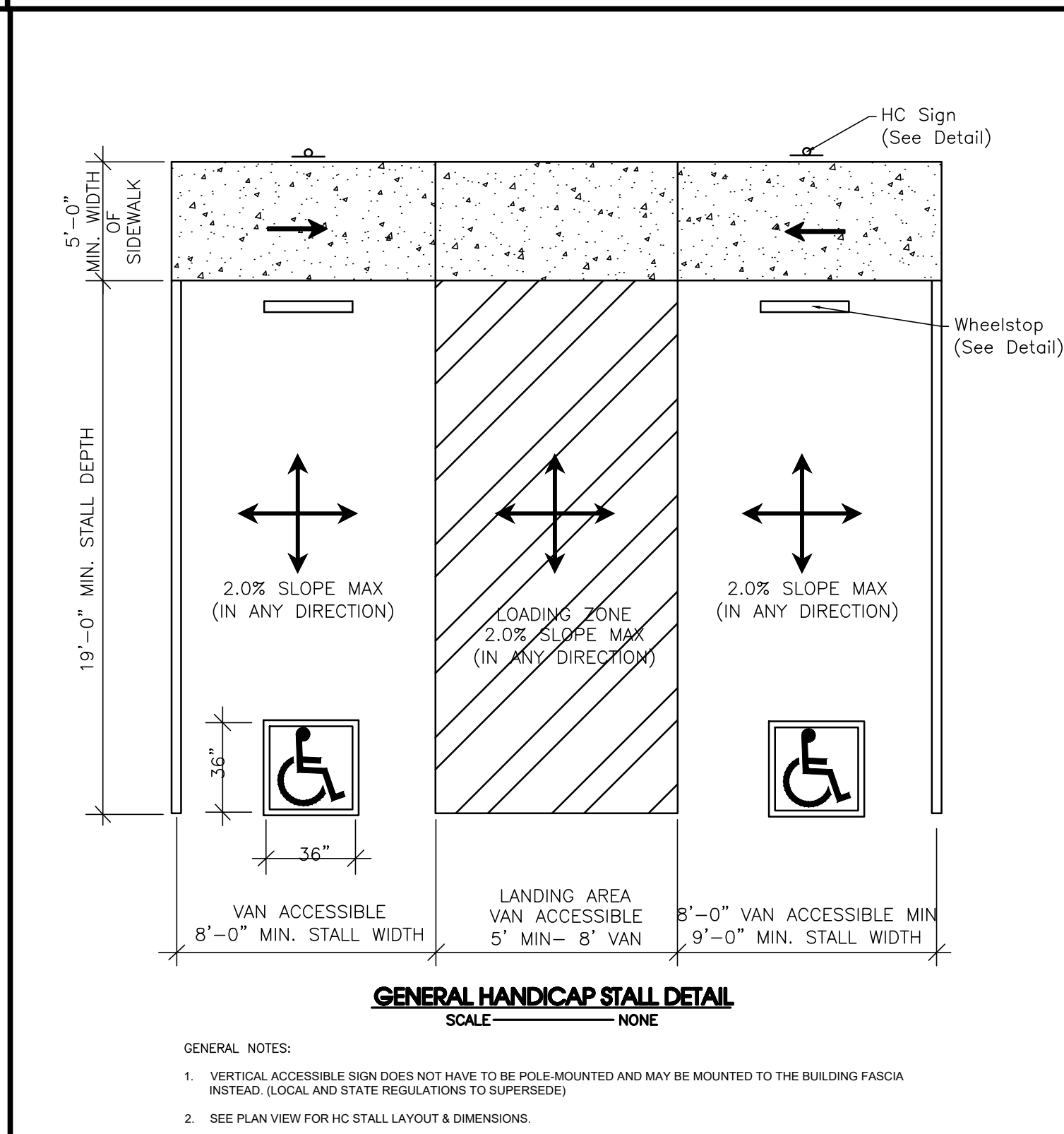
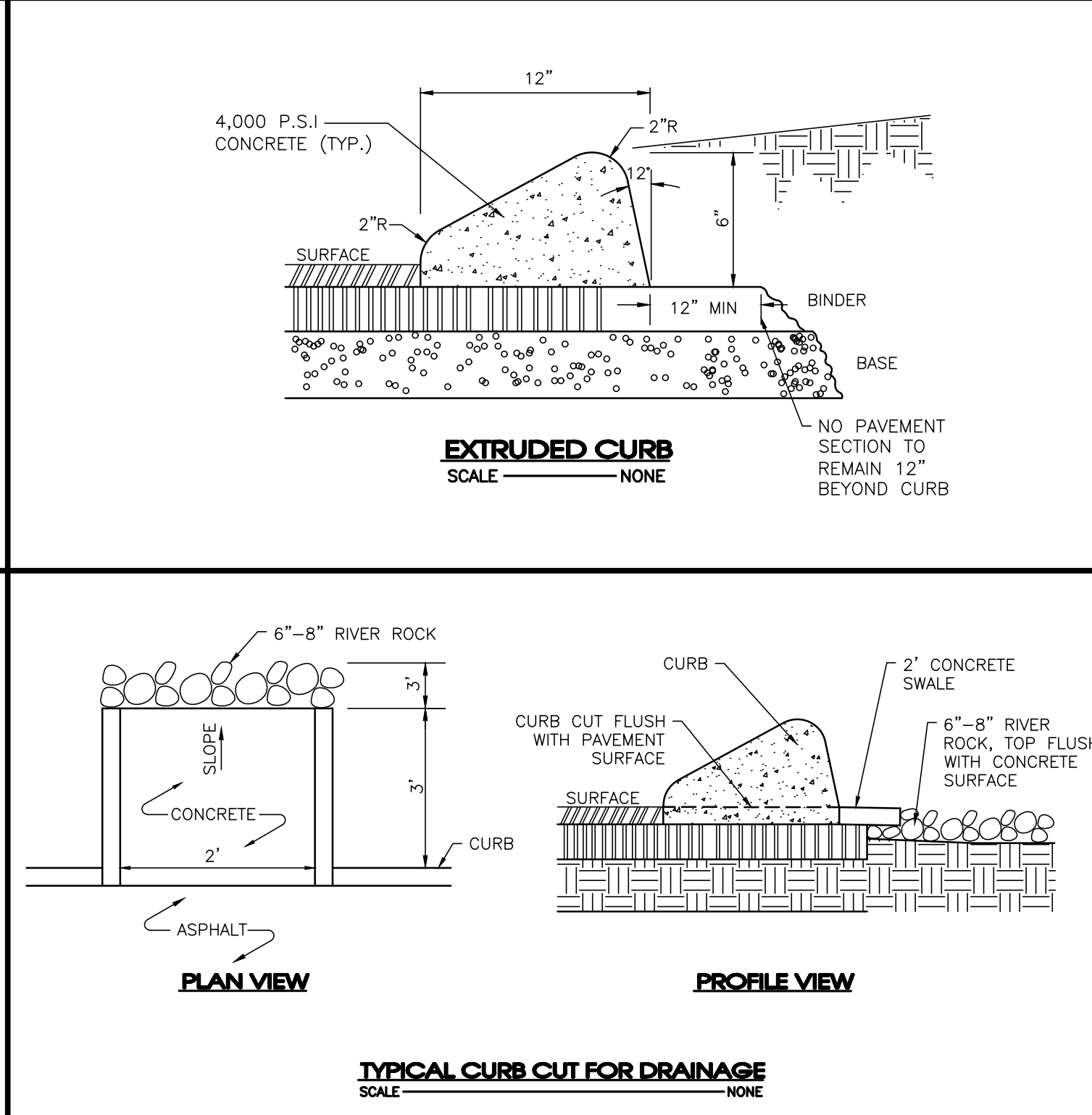
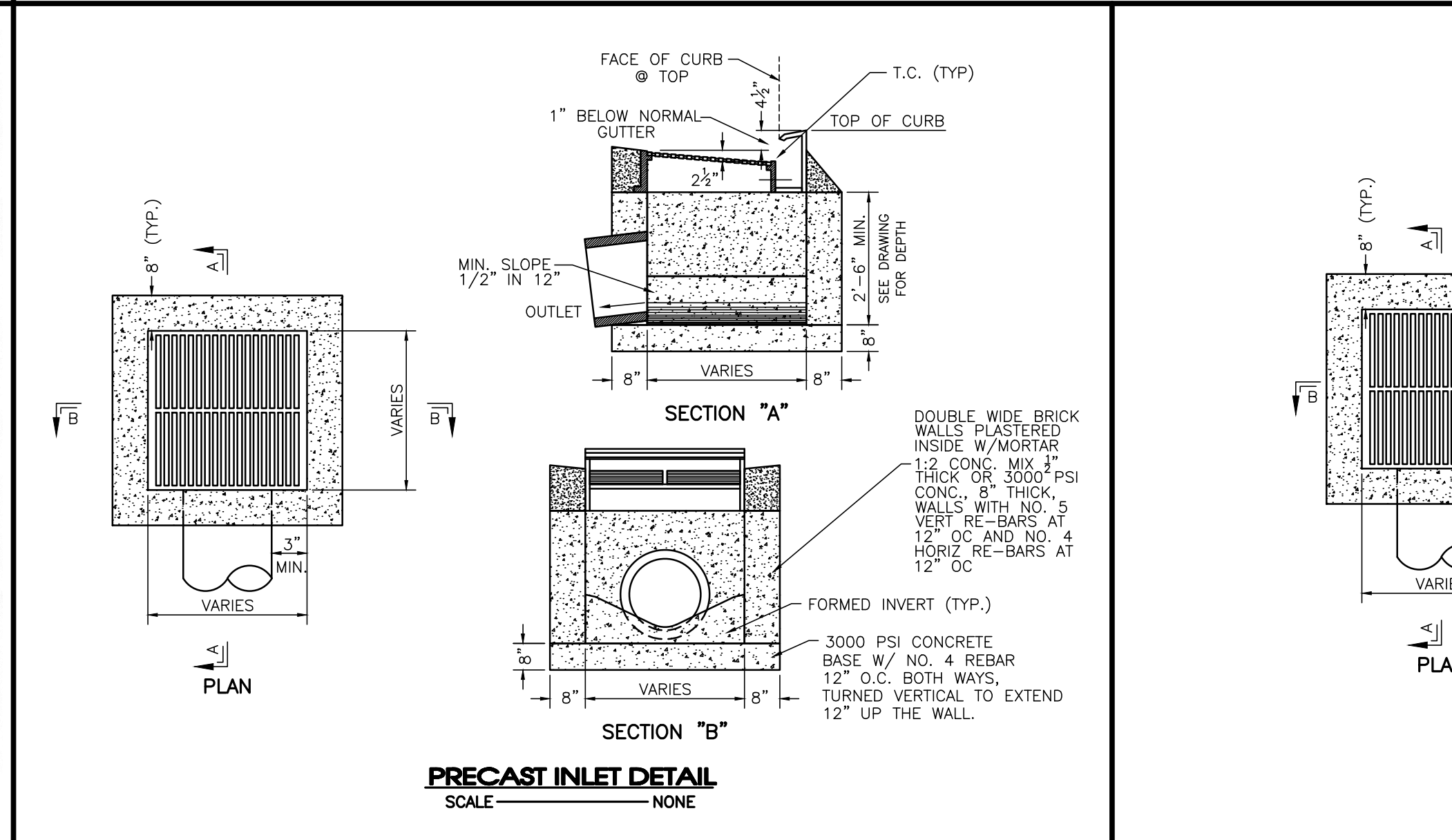
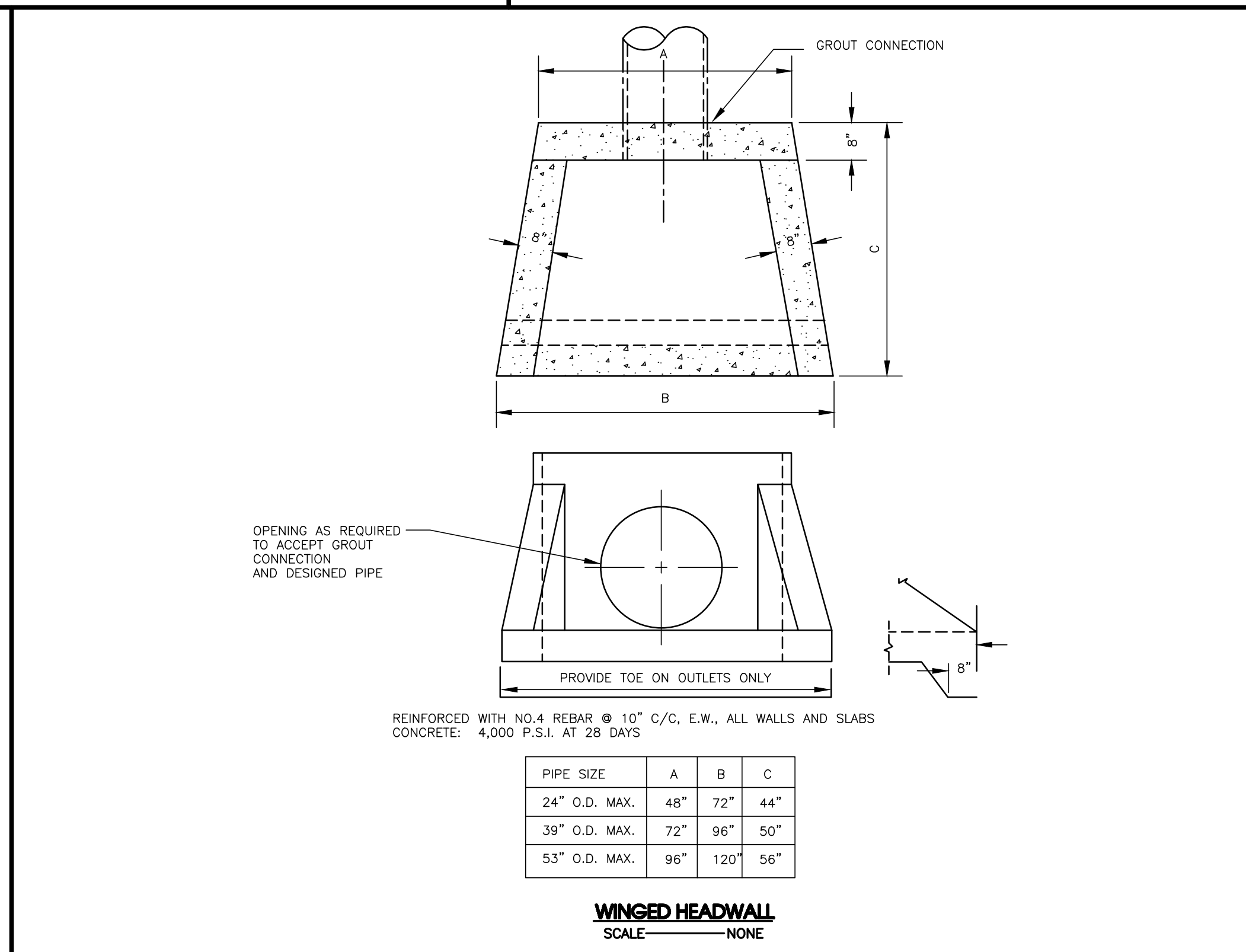
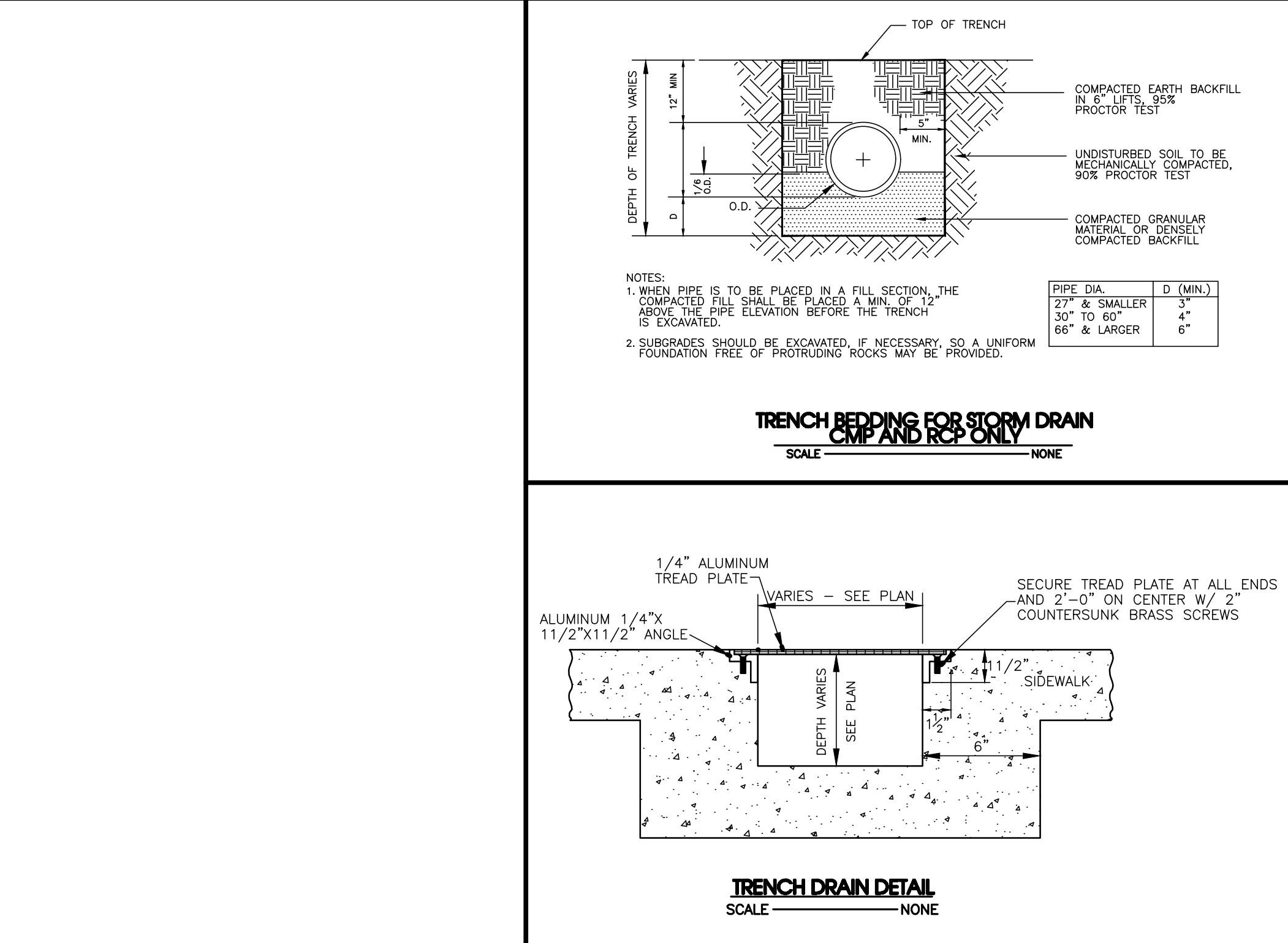
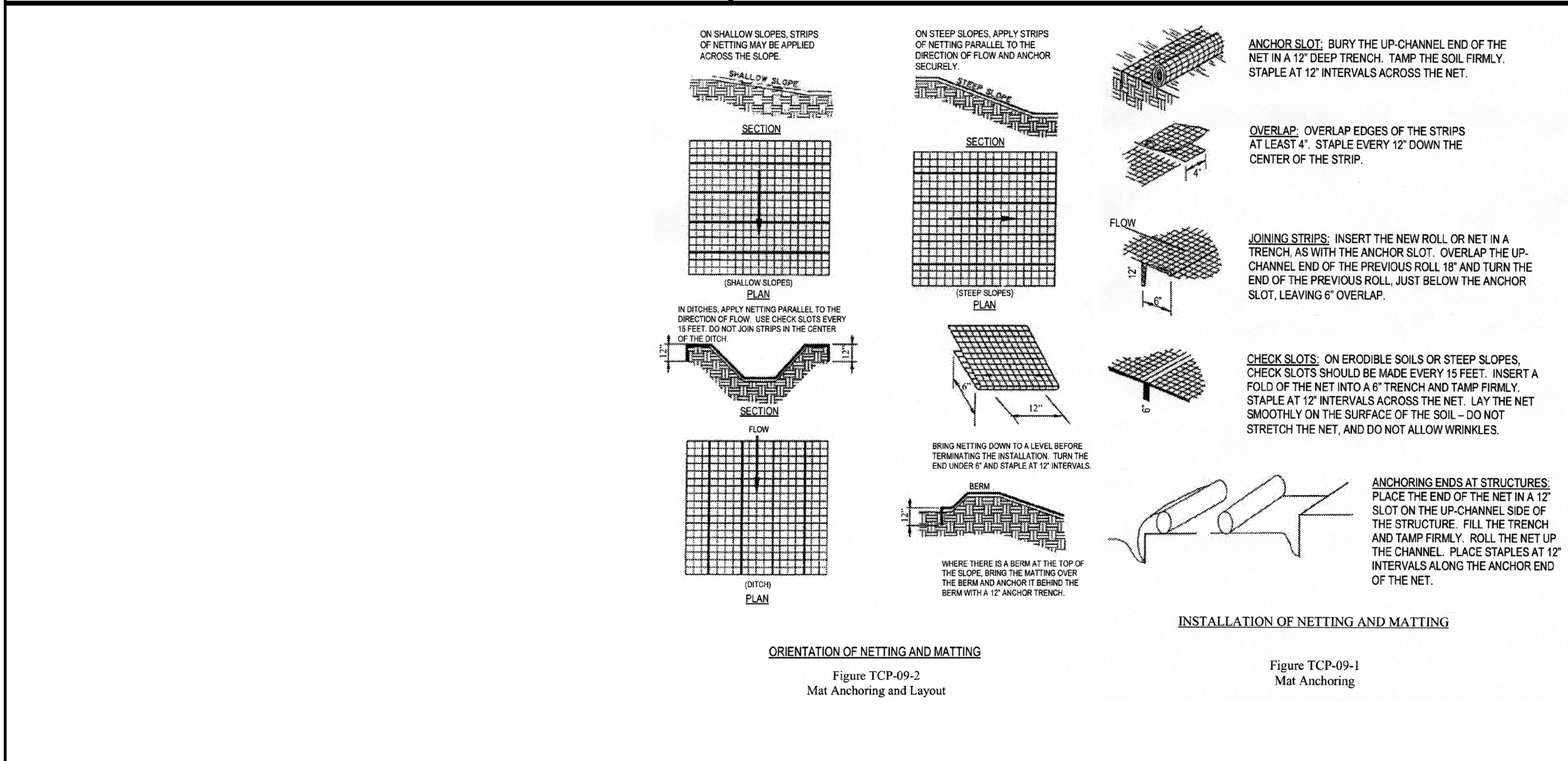
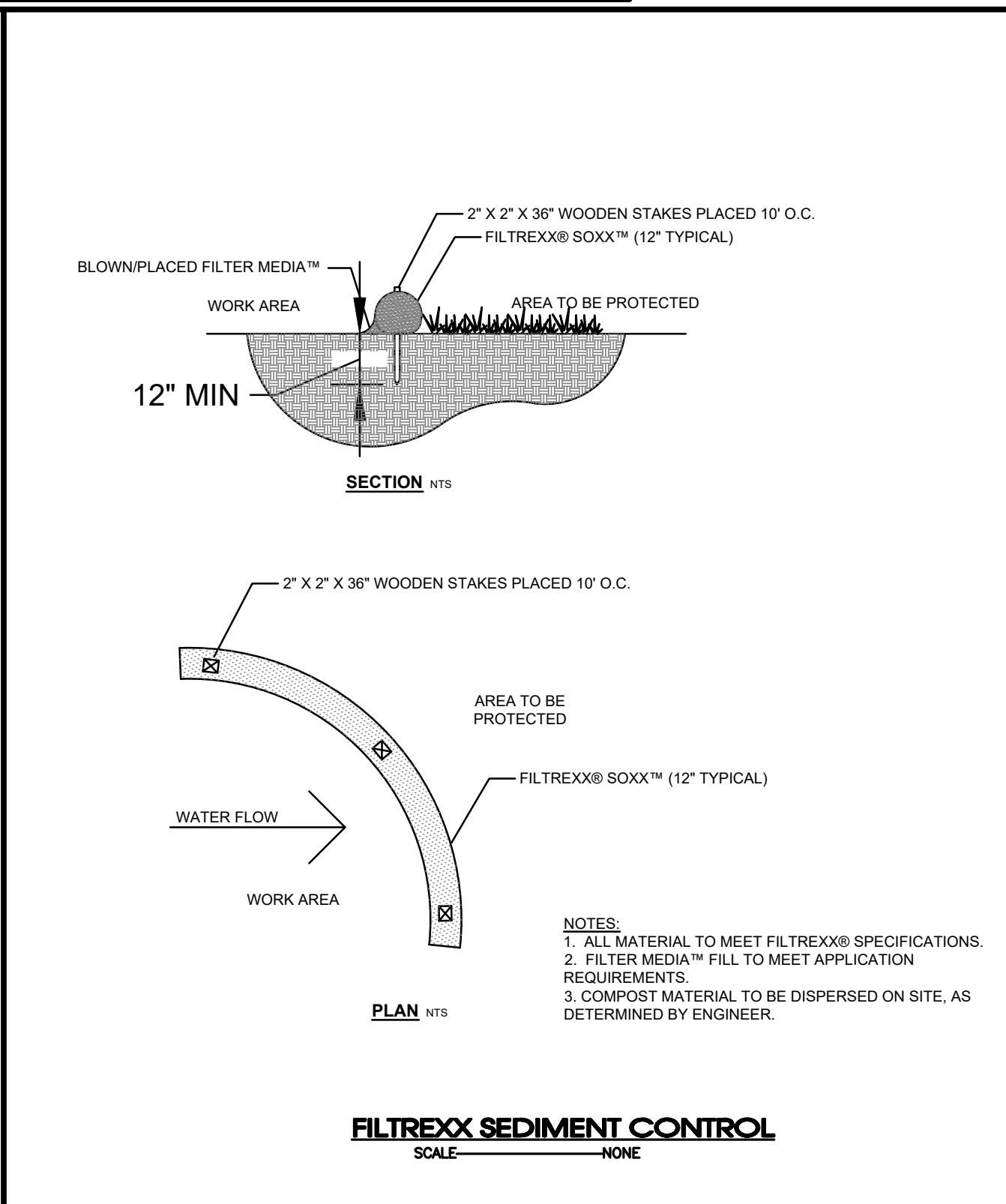
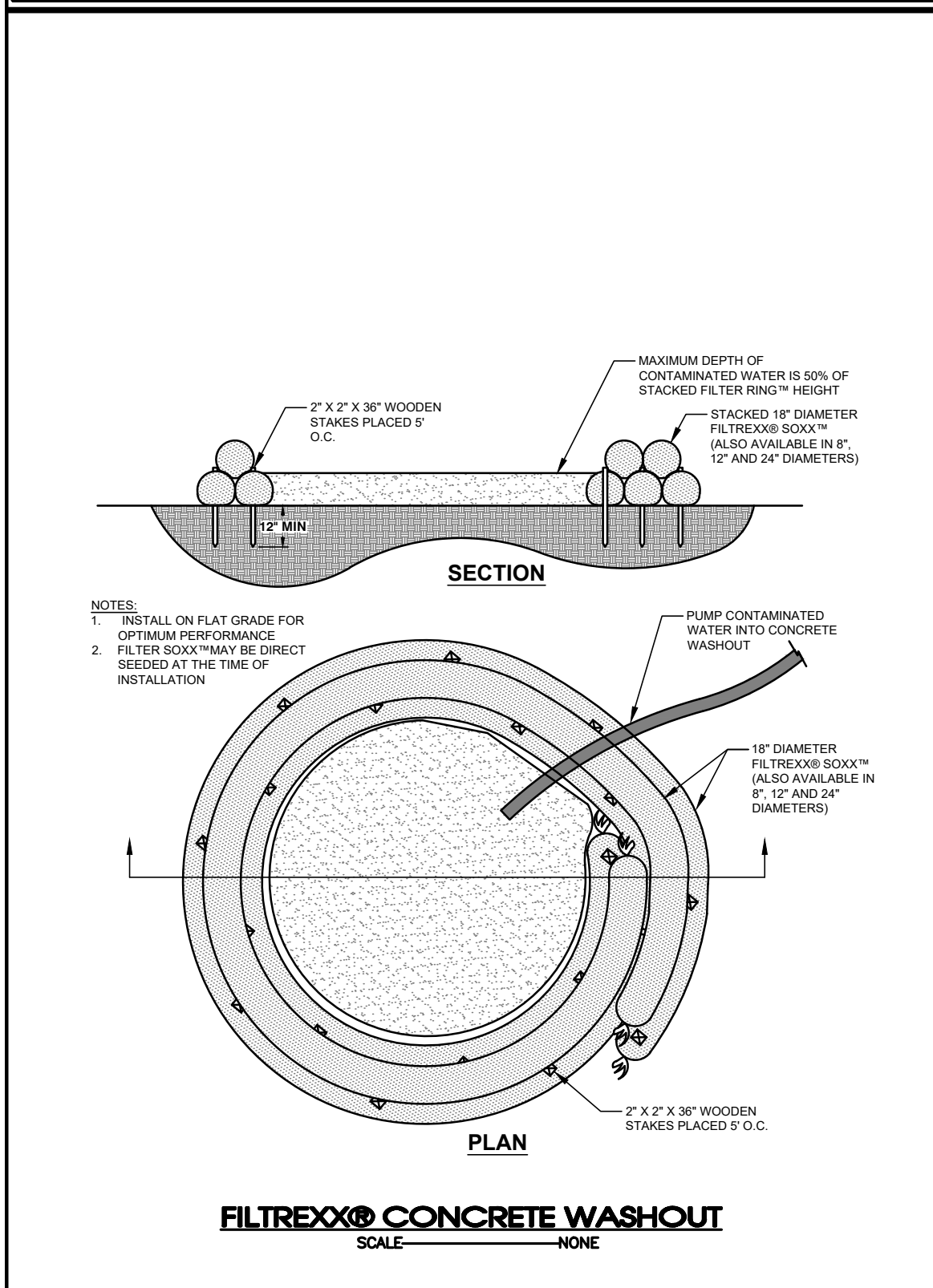
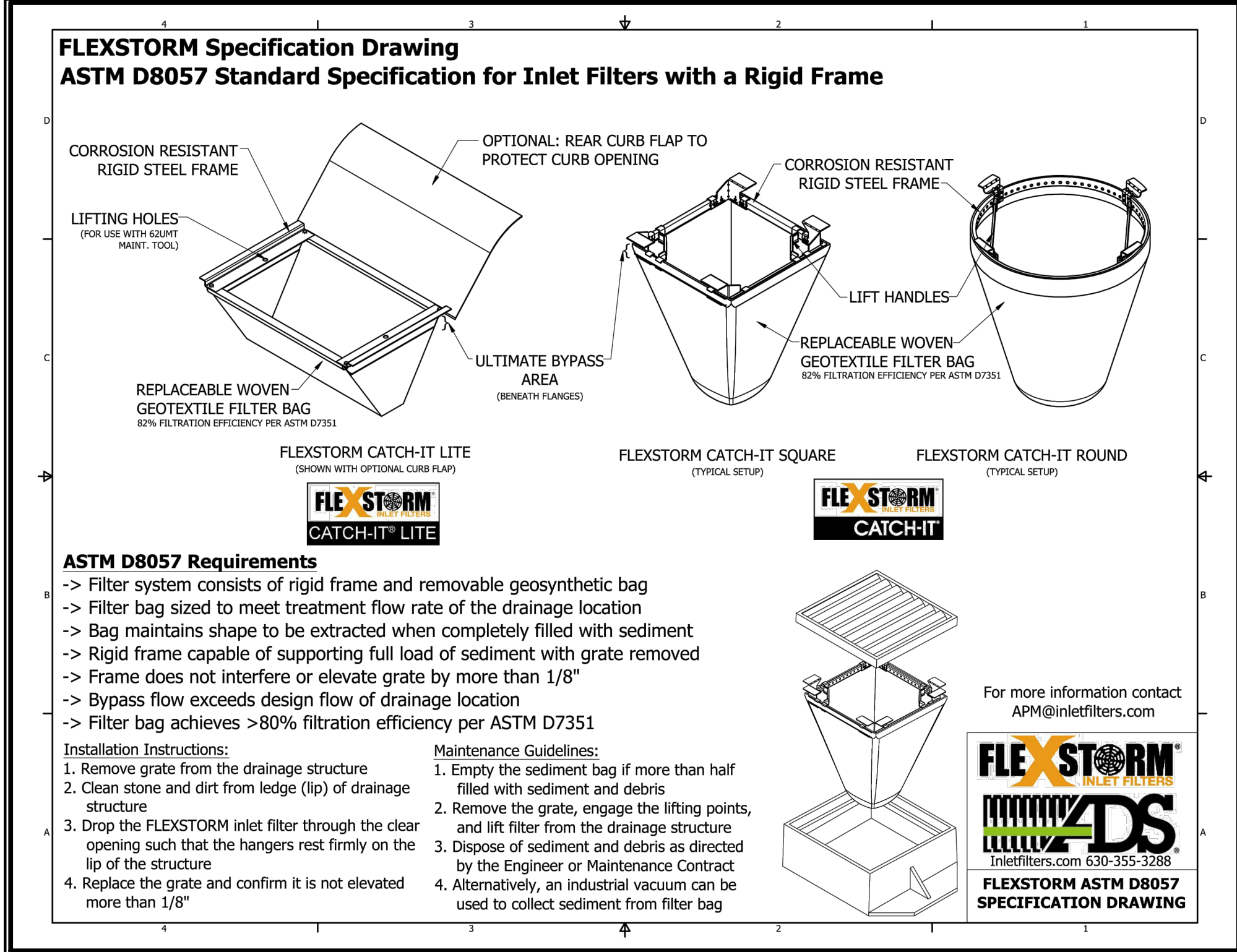
La Vergne, Tennessee

Details

PC WORKSHOP COMMENTS

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

C4.0



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La Vergne, Tennessee

Details

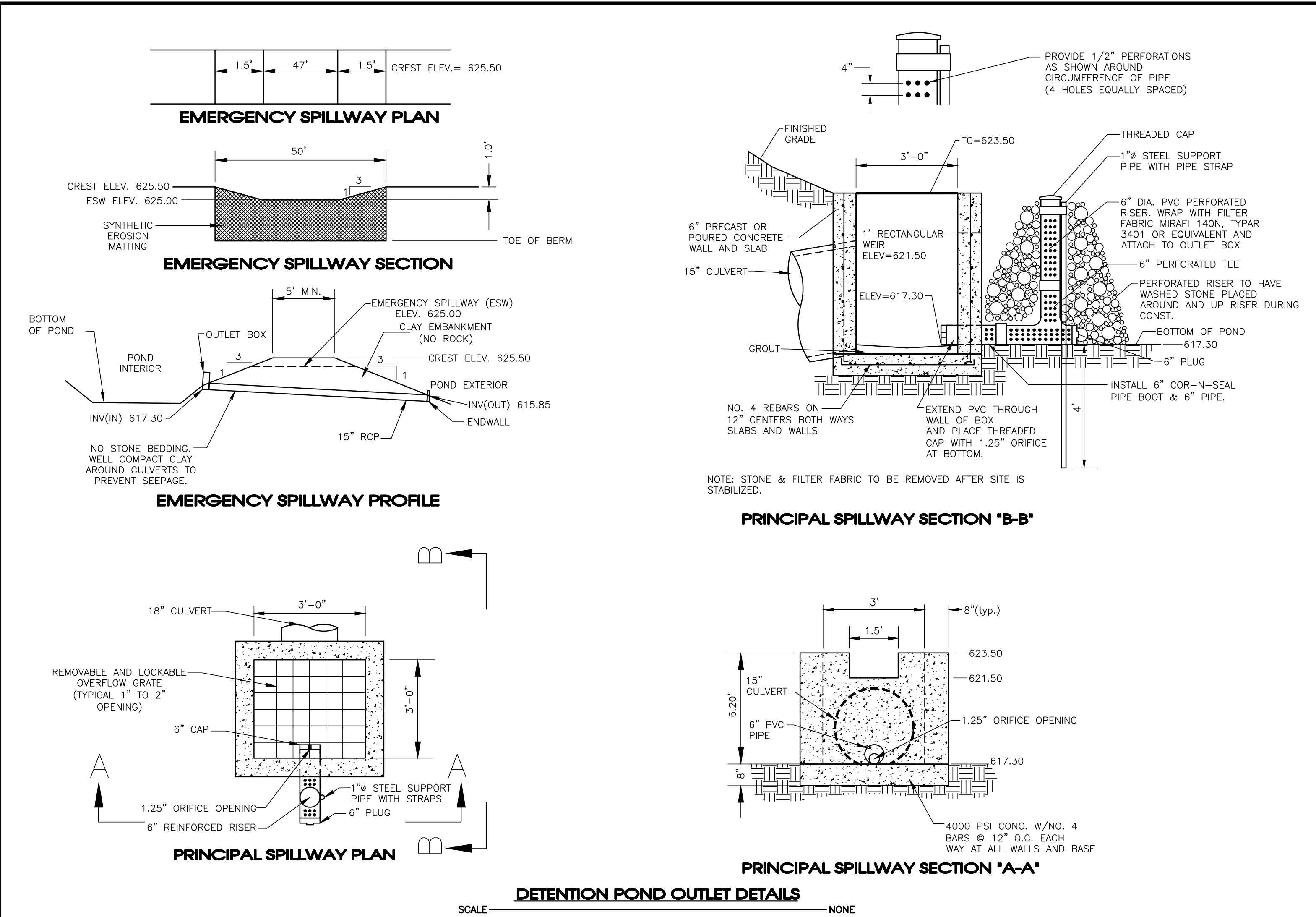
REVISIONS: 8-21-2023: PC Workshop
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DATE: 7-31-2023
CHECKED:
FILE NAME:
22118project
SCALE:
None
JOB NO.
22118
SHEET:
C4.1

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				

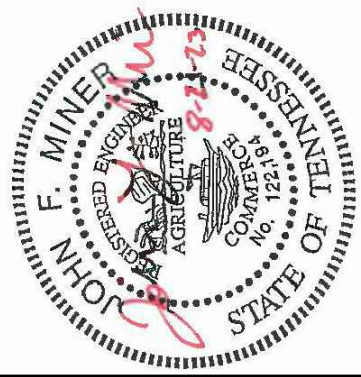


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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPRIGHT S.E.C. INC., 2023

The site as shown on these construction drawings represents the engineer's best estimate of the site conditions and is not a guarantee of the accuracy of the information shown. The engineer assumes no administrative liability or responsibility for the assurance that the site is constructed in accordance with the construction plans.



Chaney Place

La Vergne, Tennessee

Details

REVISIONS: 8-21-2023: PC Workshop Comments

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

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

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

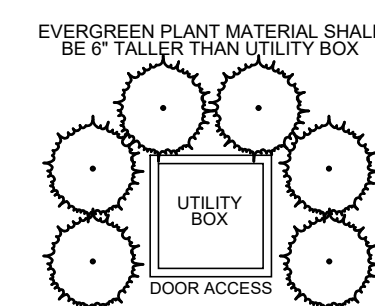
	REQUIRED	PROVIDED
CANOPY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES
UNDERSTORY TREES		
50 LOTS x 1 TREE	50 TREES	50 TREES

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 SO 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) OF THE 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

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

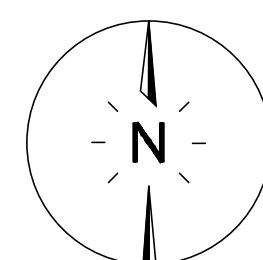


NOTE: UTILITY BOXES NOT SHOWN ON PLANS, SHALL BE IDENTIFIED IN THE FIELD AND SCREENED WITH EVERGREEN PLANTS AS SHOWN ABOVE

UTILITY BOX SCREENING
NOT TO SCALE



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



SSEC, Inc.



Chaney Blvd

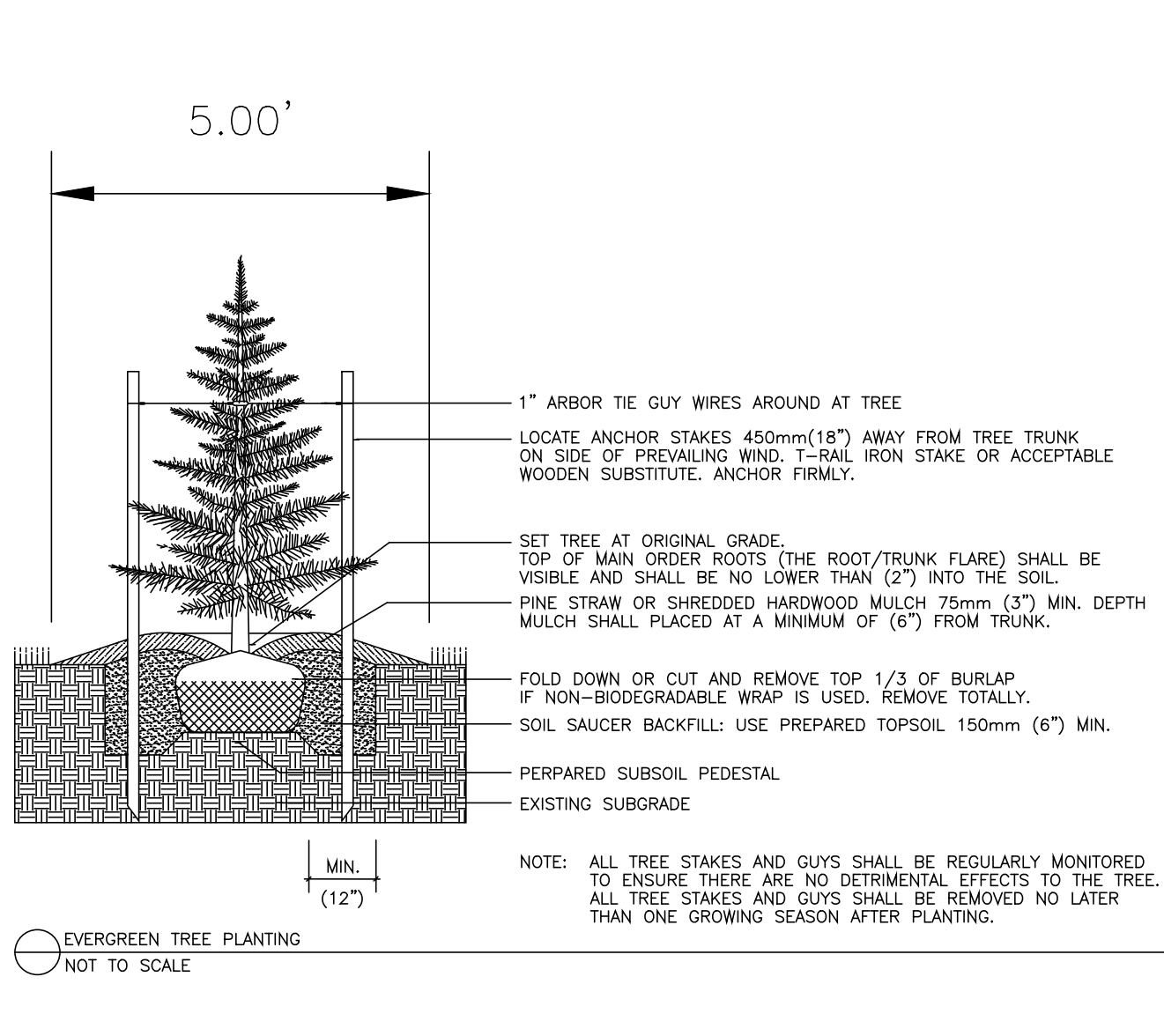
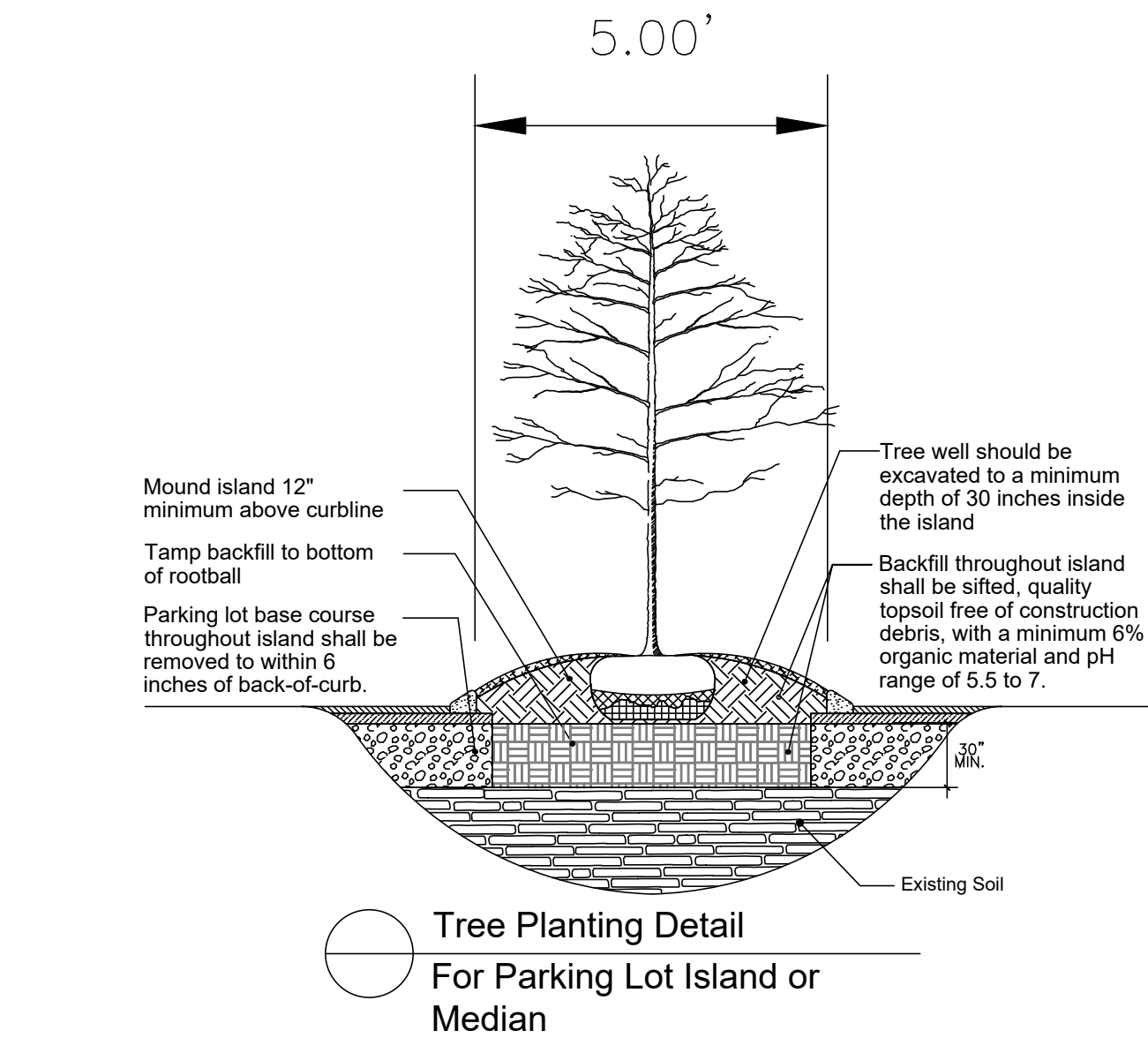
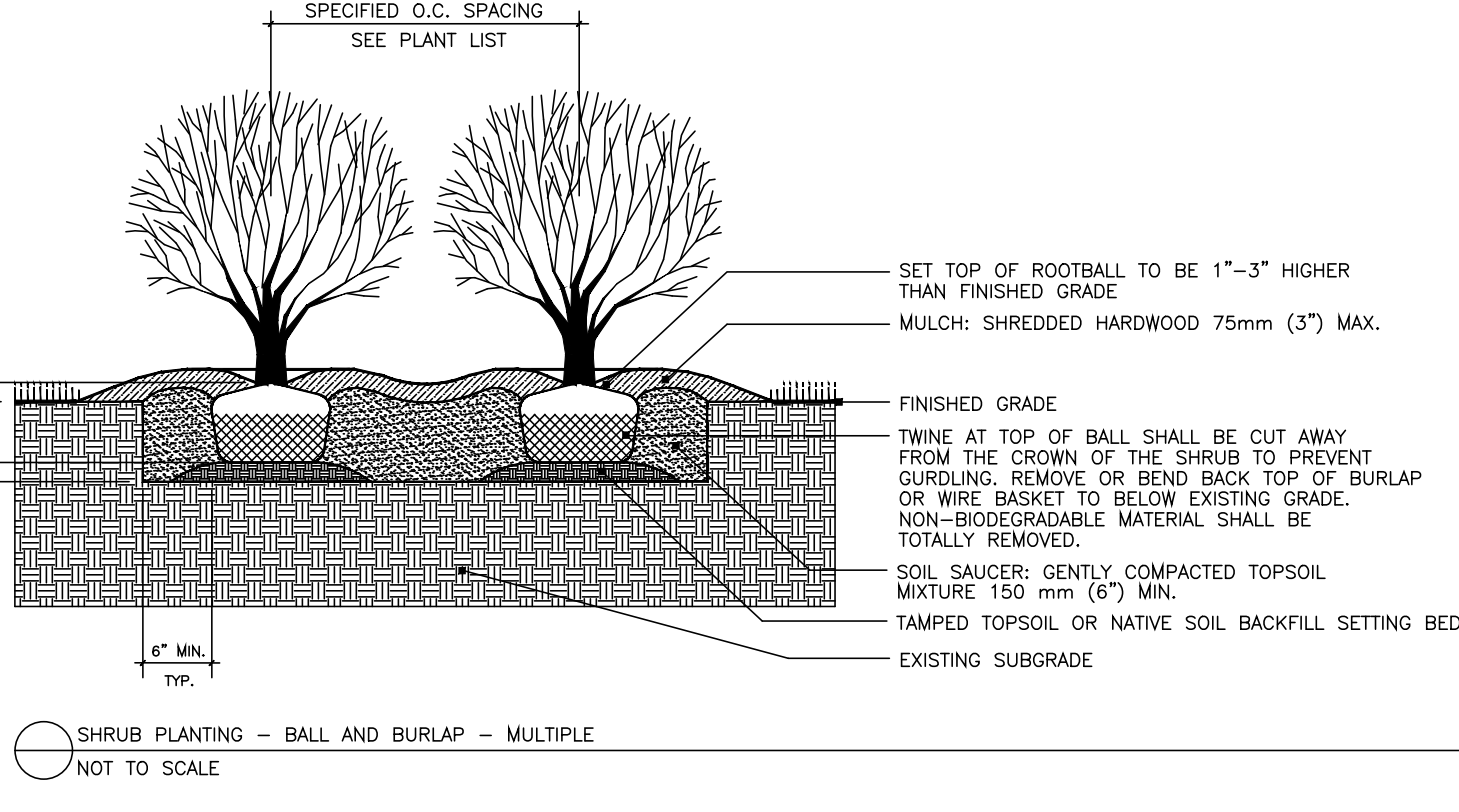
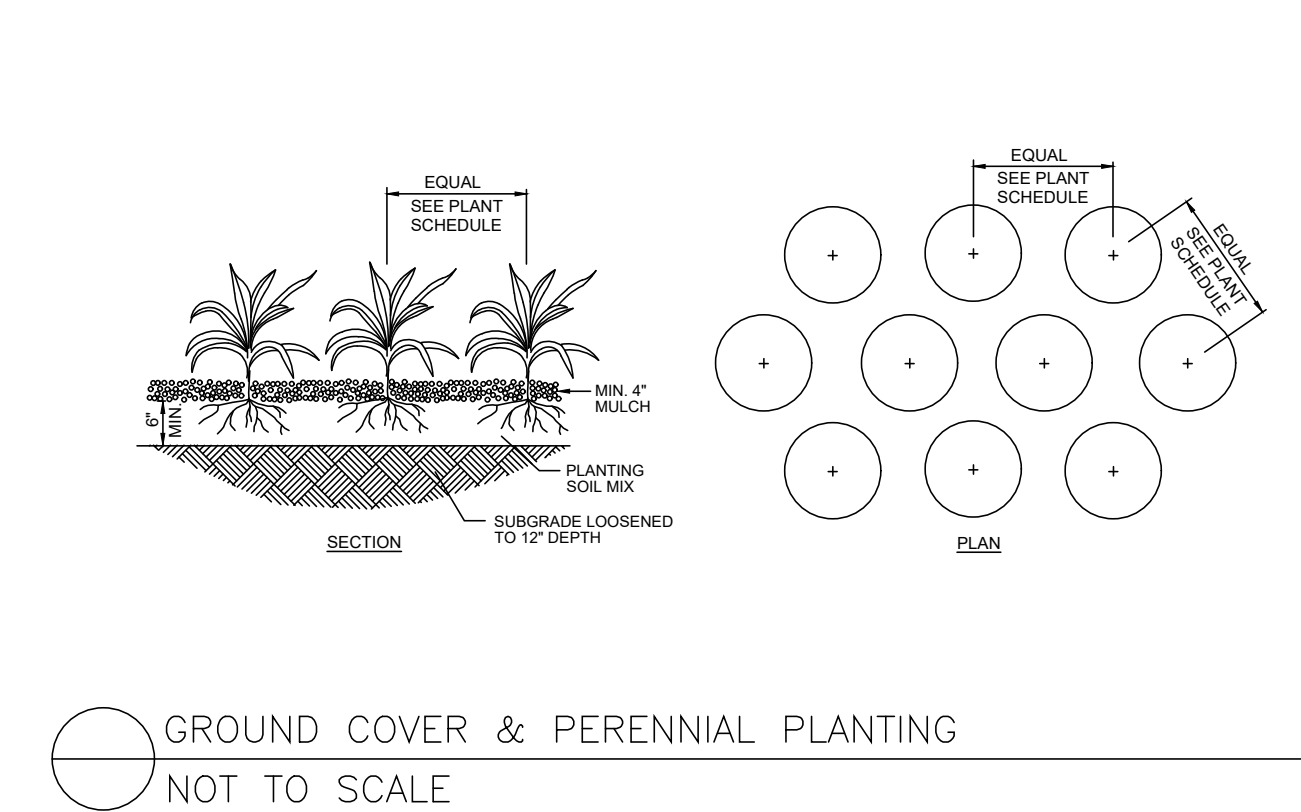
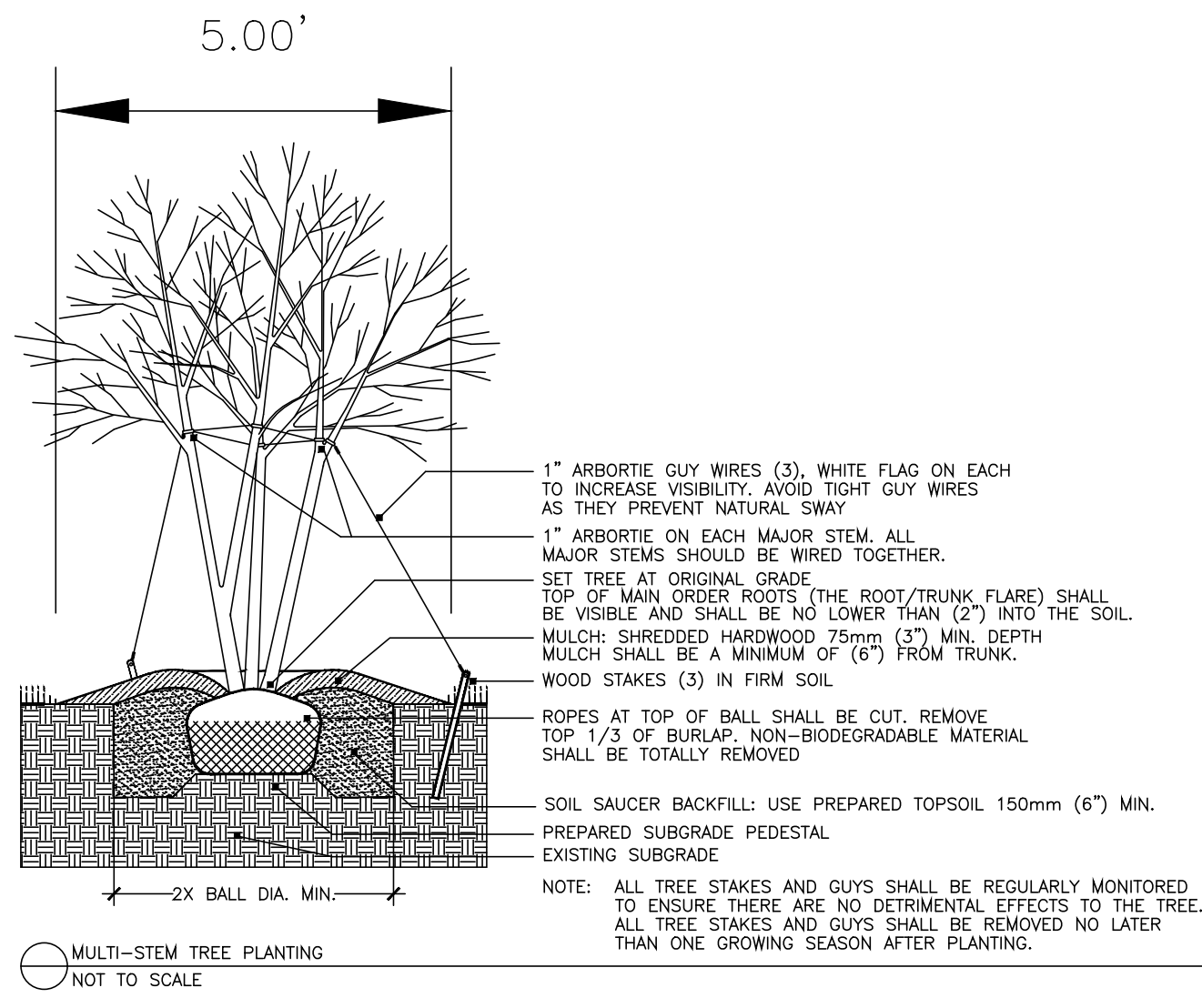
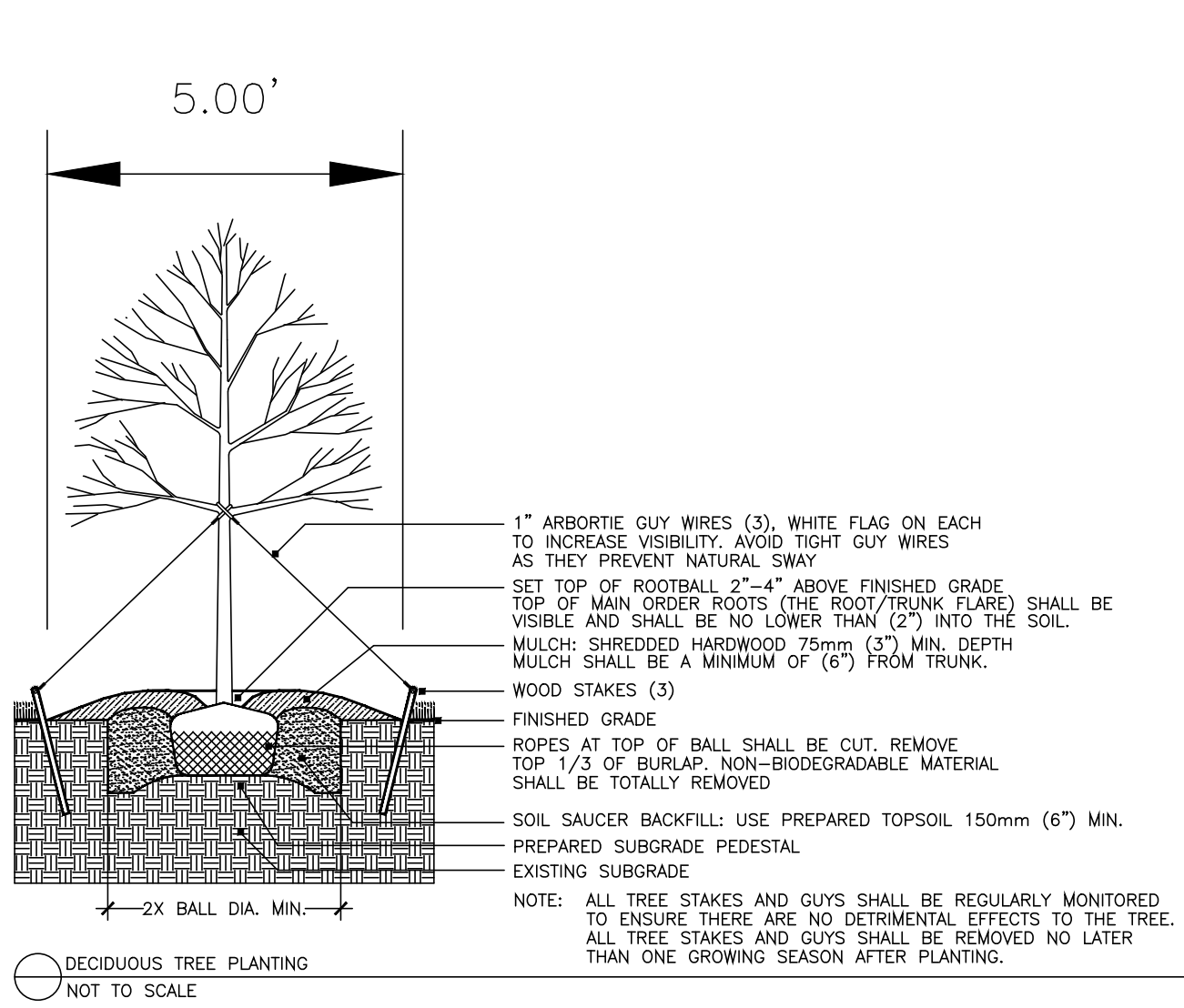
La Vergne, Tennessee

Landscape Plan

REVISED:	8-21-2023: Staff	Comments
----------	------------------	----------

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

L1.0

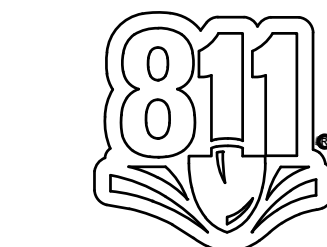
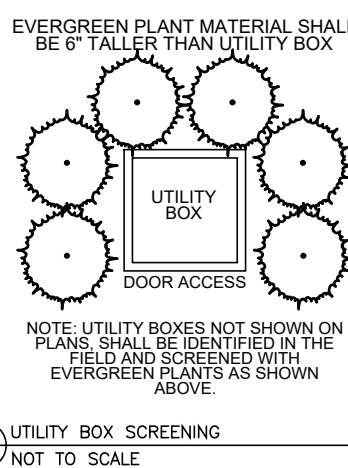


PLANT SCHEDULE									
BUFFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	CD	9	CEDRUS DEODARA 'BRACKEN'S BEST CEDAR' / BRACKEN'S BEST DEODAR CEDAR	B # B		6'	4'	10' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	CJ	30	CRYPTOMERIA JAPONICA 'RADICANS' / JAPANESE 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 PULICATA '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	URIODENDRON 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
	PL5	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 GROUND COVER 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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

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

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850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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Chaney Blvd

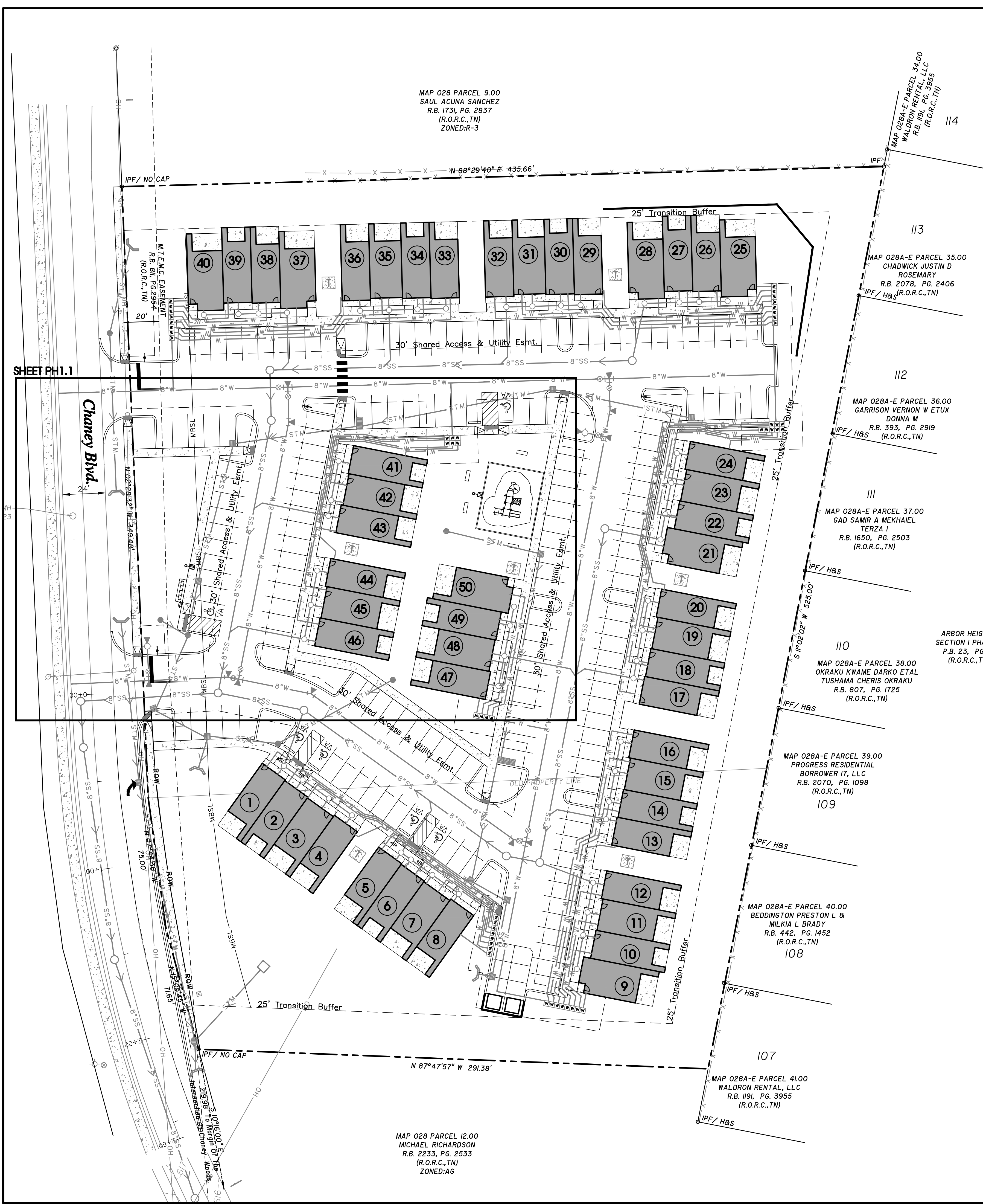
La Vergne, Tennessee

REVISIONS:
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

LANDSCAPE DETAILS & NOTES

Page 105 of 148



CHANNEY BLVD

PHOTOMETRIC PLAN

PLAN NOTES:

- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 16' ABOVE FINISHED GRADE.
- 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.
- ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

- ALL LIGHTS SHALL BE LED.
- MOUNTING HEIGHT SHALL INCLUDE ANY BASE THAT IT MAY BE MOUNTED UPON.
- ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
- NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
- LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
- ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
- ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
- CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
- 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

D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.06 m²)

Length: 32.71" (831 mm)

Width: 14.26" (362 mm)

Height H1: 7.88" (200 mm)

Height H2: 2.73" (69 mm)

Weight: 34 lbs (15 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information				EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD			
Series	LEDs	Color temperature ¹	Color Rendering Index ²	Distribution	Housing	Mounting	
DSX1 LED	Forward optics	(this section 70CRI only)					
P1	P6	30K 3000K	70CRI	AER Automotive front row	TSM Type V medium	Shipped included	
P2	P7	40K 4000K	70CRI	TIS Type I short	TSLG Type V low glare	SPA Square pole mounting #8 drilling	
P3	P8	50K 5000K	70CRI	T2M Type II medium	TSW Type V wide	RPA Round pole mounting #8 drilling	
P4	P9	(this section 80CRI only, extended lead times apply)		T3M Type III medium	BLC3 Type IV backlight control	SPAS Square pole mounting #5 drilling	
P5				T4M Type IV medium	BLC4 Type IV backlight control	RPA5 Round pole mounting #5 drilling	
P10	P12	27K 2700K	80CRI	T4LG Type IV low glare	LCDD Left corner cutoff	SPAHN Square narrow pole mounting #8 drilling	
P11	P13	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff	WBA Wall bracket	
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				
Control options				Other options		Finish options	
Shipped installed				Shipped installed		Shipped installed	
NLTAIR2 PIRHN				SP020KV		DDBXD Dark Bronze	
NLTAIR2 PIRHN				H5		DBLXD Black	
NLTAIR2 PIRHN				H5		DVAXD Natural Aluminum	
NLTAIR2 PIRHN				H5		DWBXD White	
NLTAIR2 PIRHN				H5		DDBLXD Textured dark bronze	
NLTAIR2 PIRHN				H5		DDBLXD Textured black	
NLTAIR2 PIRHN				H5		DDBLXD Textured natural aluminum	
NLTAIR2 PIRHN				H5		DDBLXD Textured white	

811

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Chaney Blvd

La Vergne, Tennessee

Photometric Plan

PH 1.0



Item #: 11.

Item Title: Site Plan – Pride Truck Sales – Addition of 49 Parking Spaces on 13.18 Acres. Requested by SEC, Inc. Property located on Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by 131 Industrial Blvd. Holding Corp.

Reviewed By:

Summary: On behalf of their client SEC requests site plan approval for Pride Truck Sales located on Industrial Blvd. This plan calls for the addition of 49 parking spaces on 13.18 Acres. The property is identified as Tax Map 014, P/O Parcel 5.00. The zoning is I-2 (Heavy Industrial) Zoning District.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnethn.gov

(Technical items go here)

Jake Blair
jblair@lavergnethn.gov

Engineering

Gary Lide
glide@lavergnethn.gov

1. **(Sheet 0.0) City requests that the name of the plans be changed to something more site specific such as '131 Industrial Blvd' to assist with filing. Coordinate with City Planner.**
2. **(Sheet C0.0) Update FEMA map reference to 2023 map which has been adopted by the City.**
3. **(Sheets C1.1, C2.0, A4.00, and A 4.01) Provide more detail on site plan regarding what is happening with the existing building. Coordinate with Fire Marshal regarding whether**

the changes will require adding a sprinkler since the building is over 5,000 SF.

4. (Sheet C2.0) Show distance from nearest point of new parking area to north property line.
5. (Sheet C2.0) Show distance from driveway to north property line.
6. **(Sheet C2.0) Proposed sidewalk is shown on private property. Add public access easement or move to right-of-way. Coordinate with City Planner.**
7. (Sheet C2.0) Show transformer pad location.
8. (Sheet C2.0) Confirm whether existing gas service will remain.
9. **(Sheet C2.0) Confirm whether existing water and sewer services are to remain. Get with Scott Tatalovich regarding whether upgrades are required to meet current standards.**
10. (Sheet C3.0) Grades on proposed sidewalk show far too much cross slope.

Utilities

Scott Tatalovich
statalovich@laveragnetn.gov

- 1) Show 12" public waterline in Industrial Blvd.
- 2) Show existing public FH close to southwest property corner.
- 3) Show how this property is served water from the 12" waterline in Industrial Blvd.
- 4) Show 2 public FHs on property within a public utilities easement.
- 5) City need a 20-foot public utilities easement for the public 8" PVC waterline, two FHs, and two water meter services within private property (one to each building).
- 6) Show where existing water services and public waterline and FHs are routed and label to protect in place.
- 7) Show existing sewer services and the public and private sewer cleanouts and label to protect in place.
- 8) Install bollards, protective curb and gutter, and/or traffic rated lids around existing water meters, and sewer cleanouts, as needed.
- 9) Do not install trees directly over sewer line (as per current landscape plan, Sht L1.0). Tree roots are very invasive to sewer lines and will eventually break the pipe joints.

Codes

Randolph Salyers
rsalyers@laveragnetn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@laveragnetn.gov

(Technical items go here)

Police

John Eubank
jeubank@laveragnetn.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.

131 Industrial Blvd



INGRAM BLVD

131 Industrial Blvd

WALDRON RD

I-24 064C WB OFF RAMP

INDUSTRIAL BLVD



131 Industrial Blvd



- (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



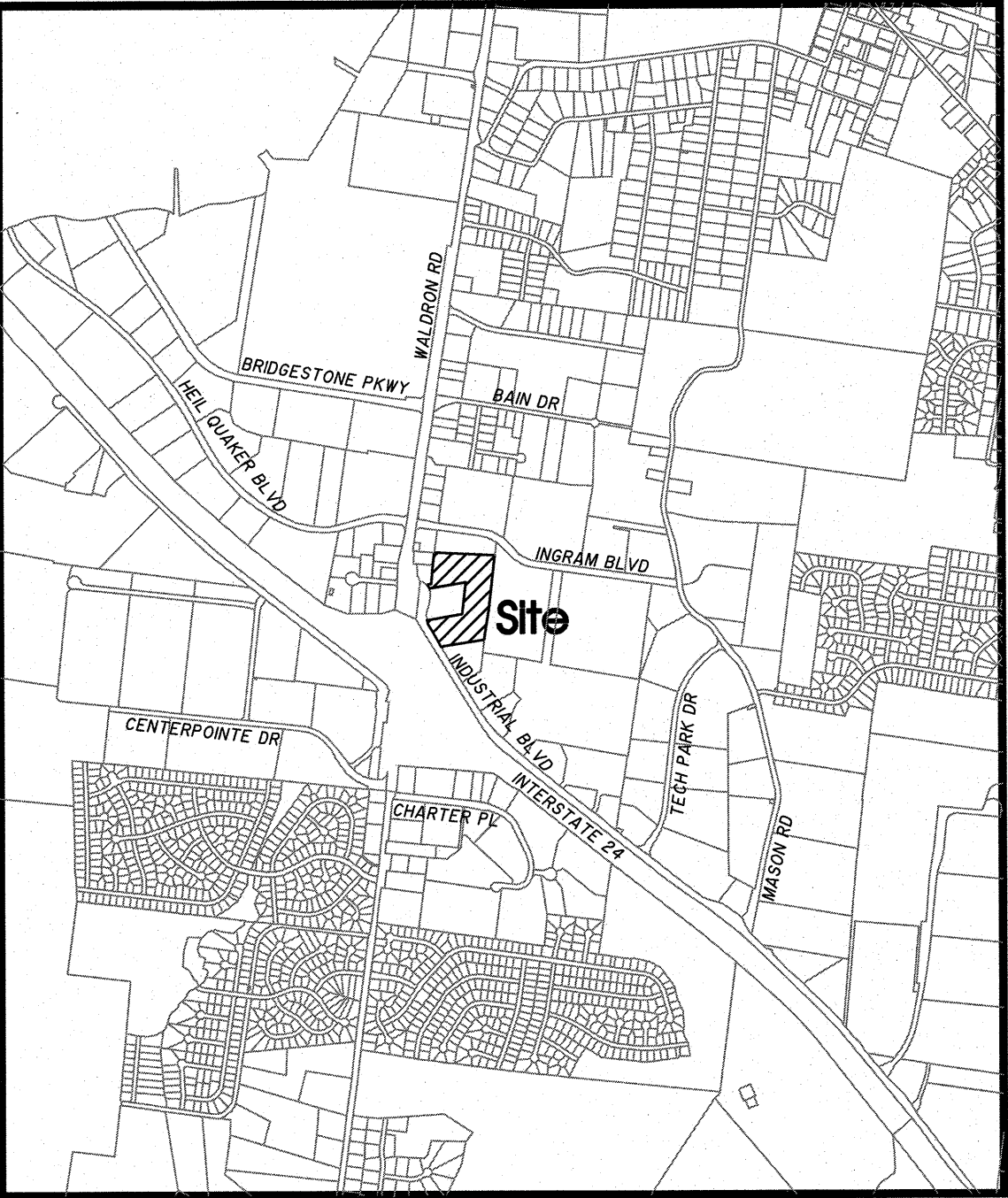


Industrial Blvd

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index	
Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions & Initial EPSC Plan
C1.1	Master Plan
C2.0	Site Plan
C2.1	Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-4.1	Details



Site Location Map
Not To Scale

Owner/Developer:
131 Industrial Blvd Holding Corp
6050 Dixie Rd
Mississauga, ON L5T 1A6, Canada

Contact: Jonathan Rodriquez

Deed Reference:
Part Of Parcel 5.00
Tax Map 14, Record Book 2249, Page 1350.

Yard Requirements:
Front: 40'
Side: 20'
Rear: 15'

Intended Use:
Existing Use: Truck Sales
Proposed Use: Truck Sales

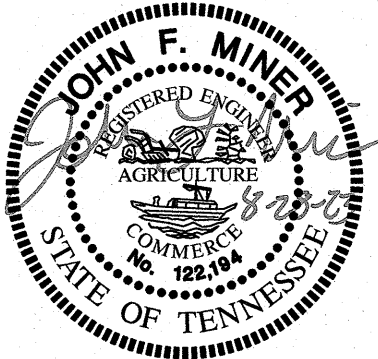
Land Use Data:
Zoned: I-2
1 Lot on: 13.18 ± Acres

Parking Requirement:
49 Total Parking Spaces added

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0105H dated January 5, 2007.

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 28 2023
John F. Miner, P.E. TN. Reg. #122194



Watershed:
Disturbed Area: 1.28± Ac.
Impervious Area: 0.82± Ac.

Sheet C0.0
Industrial Blvd
S.E.C. Project #22028
Submitted: 8-1-2022
Revised:

Site Clearing & Demolition Notes:
1. Before starting demolition operations, refer to Sheet ____ 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) Walls: 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 (3) business days prior to the start of the 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. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

4. 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.

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

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

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

8. 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.

9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

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

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

12. The owner/developer for budget purposes, should check with City of LaVergne Water & Sewer Dept. for connection fees which may be substantial.

13. Contractors for sewer work must be approved by the City of LaVergne Sewer Department. Contractor for water work must be approved by City of LaVergne Water Dept..

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 or 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-34 (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: "Horncrete 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 30° 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 of concrete, forms and ground which it is placed on, not less than 40° F. The concrete contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

24. All concrete shall have a medium transverse finish.

25. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with engineered earth or 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, 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. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0105H dated January 5, 2007.

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 grader.~~

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 an extra for the contract. ~~The contractor shall review the Geotechnical Engineering report and be aware of all moisture concerns and soil remediation requirements.~~

16. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a depth as specified on LA. 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.

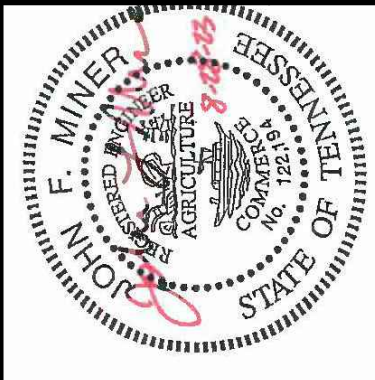
Propose Summary:
The existing use for this site is commercial truck sales. This proposed parking expansion is to increase inventory capability on site. A stormwater management area is proposed on the western side of the expansion.

SEC, Inc.

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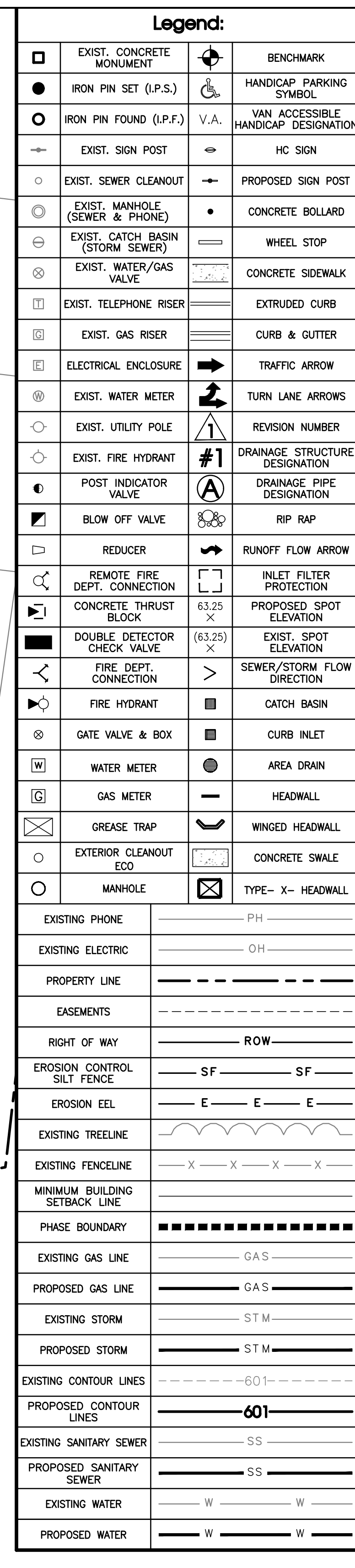


Industrial Blvd

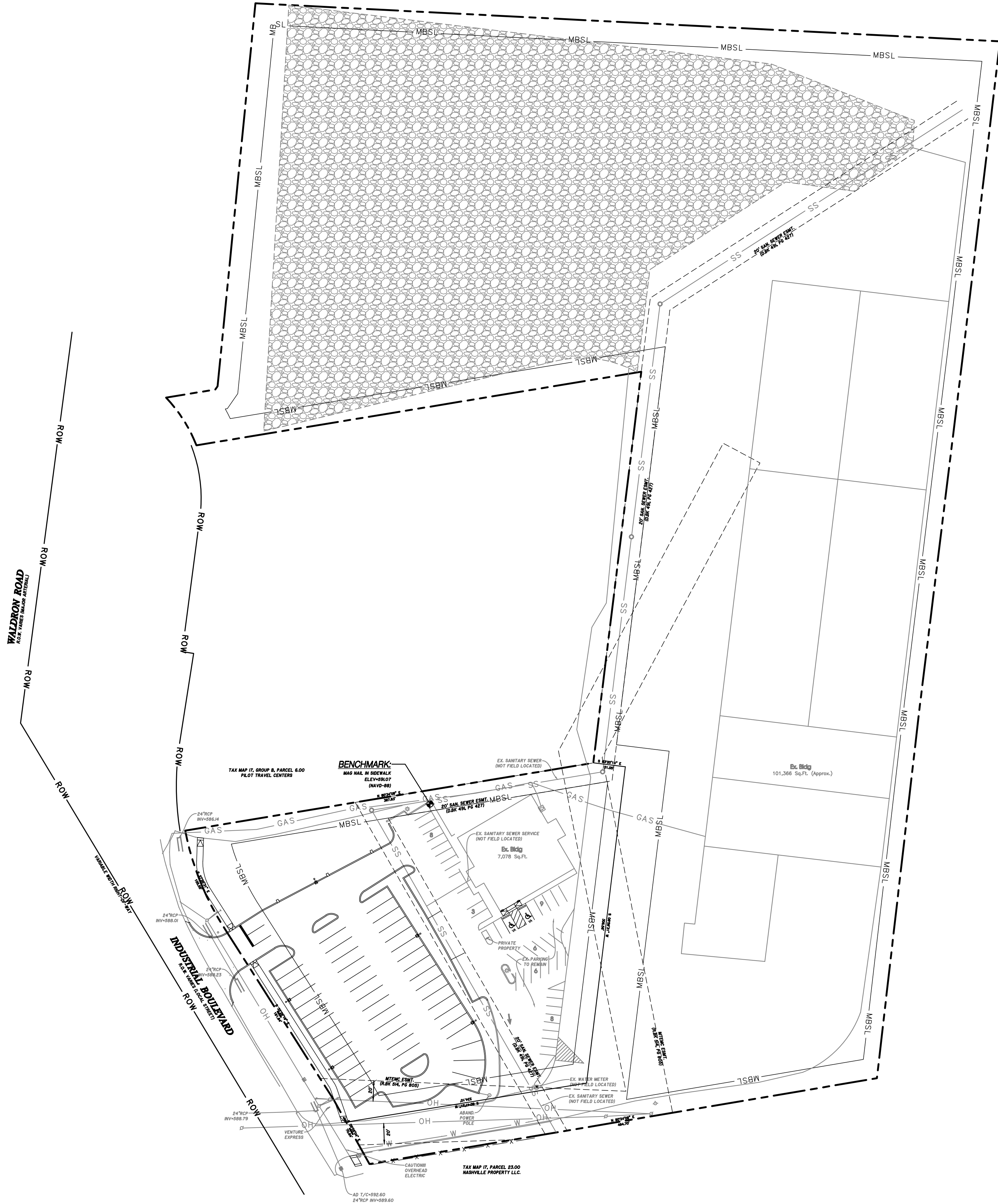
La Vergne, Tennessee

REVISED:				
DRAWN: SJA/CFB3				
DATE: 8-1-2022				
CHECKED:				
MAT				
FILE NAME:				
22028project				
SCALE:				
None				
JOB NO.				
22028				
SHEET:				

C0.1



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Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		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		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EOC		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	

Know what's below.
Call before you dig.

SCALE: 1"= 60'

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The site as shown on these construction drawings is based on the information provided by the owner. The engineer assumes no administrative liability or responsibility for the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility for the assurance that the site is constructed in accordance with the construction plans.

INDUSTRIAL

BOULEVARD

LA VERGNE, TENNESSEE

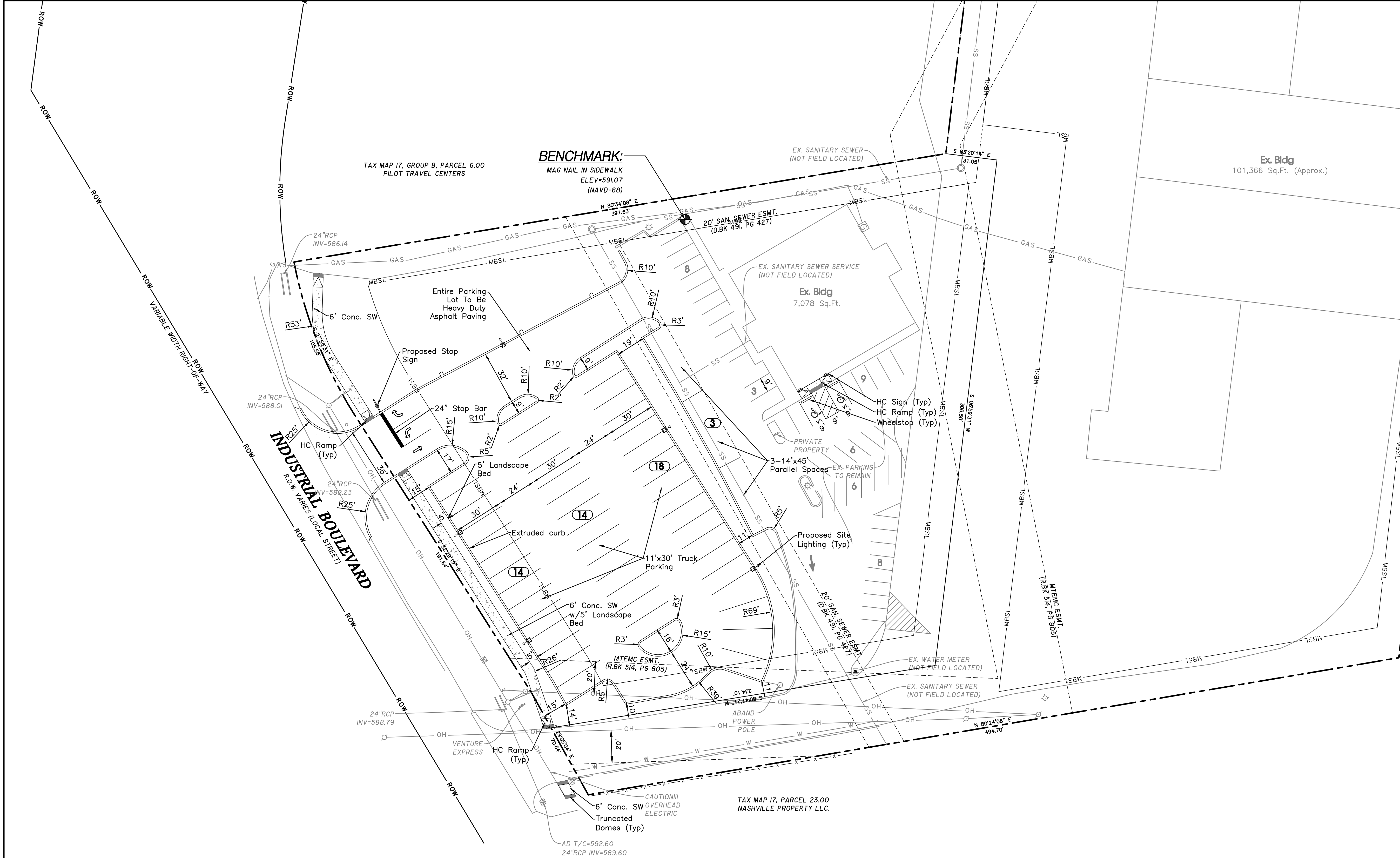
Master Plan

REVISIONS:

DRAWN: SJA/CFB3
DATE: 8-1-2022
CHECKED:
MAT
FILE NAME:
22028project
SCALE:
1"=60'
JOB NO.
22028
SHEET:

C1.1

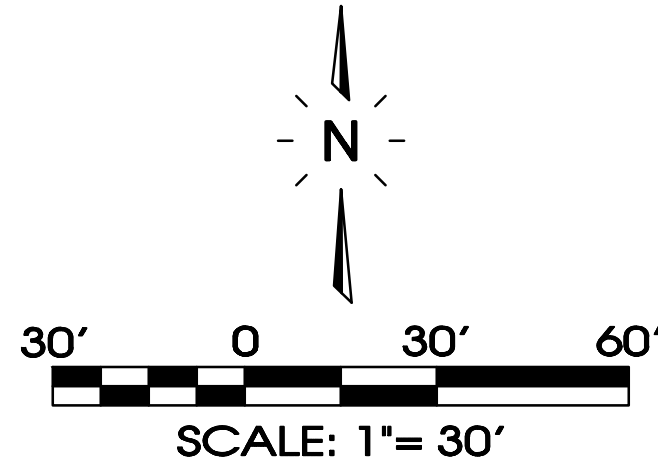
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NOTES:
1) All Parking Areas, Driveways, Drive Aisles, Etc. Must Be 100% Dustless.

Parking Count

- 40 - Existing Car Parking Spaces
- 3- Proposed Parallel Truck Parking Spaces
- 46- Proposed Truck Parking Spaces
- 2 - Proposed Handicap Parking Spaces



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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	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	X	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		■■	

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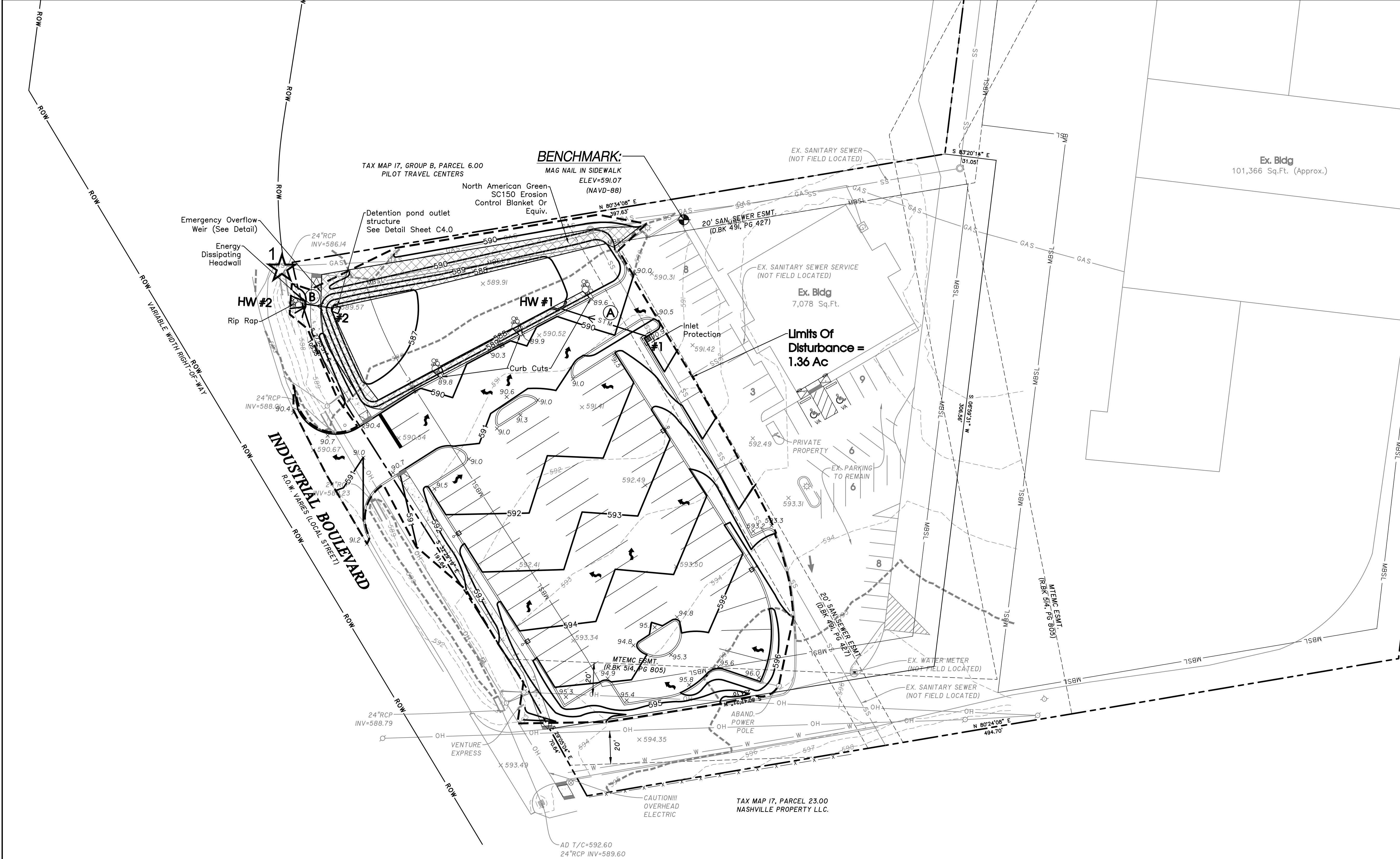
INDUSTRIAL BLVD

La Vergne, Tennessee

Site Plan

C2.0

Page 120 of 148



Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)
A	588.40	587.98	42	1.00	RCP III	15
B	586.60	586.50	18	0.55	RCP III	15

Drainage Structures Table

STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
#1	590.9	N/A	588.40	JBS-4073	Catch Basin
#2		See Pond Detail			
HW #1	N/A	N/A	587.84		HW-OUTLET
HW #2	N/A	N/A	586.50		HW-OUTLET



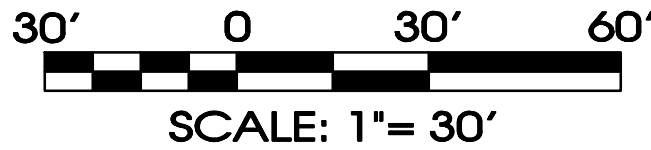
Outfall

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	EXISTING STORM SYSTEM AT N.W. CORNER	1.36	2-3%	35.9973	86.5956

- 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 Contractor.
 - 3) Contractor To Stabilize All Disturbed Areas After Construction.



Know what's below.
Call before you dig.



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		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		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EEL		E	
EXISTING TREELINE			
EXISTING FENCELINE		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	
PROPOSED WATER		W	

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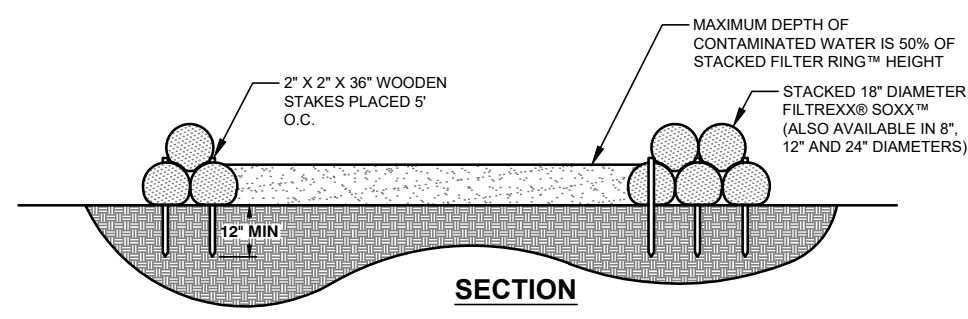
STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
F. MILLER
10000
10000

Industrial Blvd

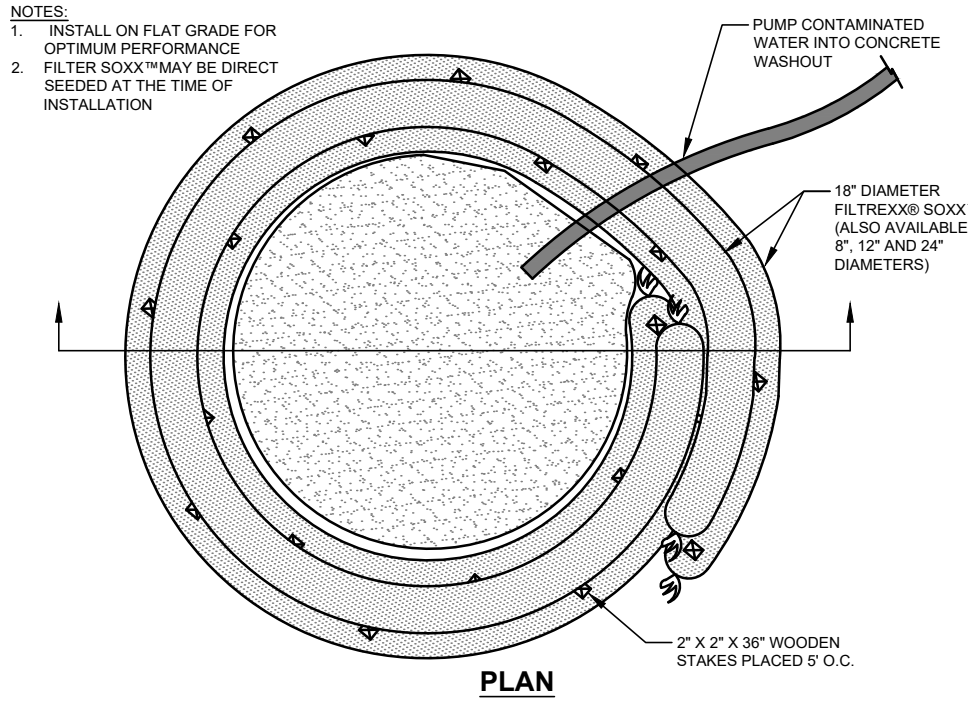
La Vergne, Tennessee

Grading, Drainage,
& Final EPSC Plan

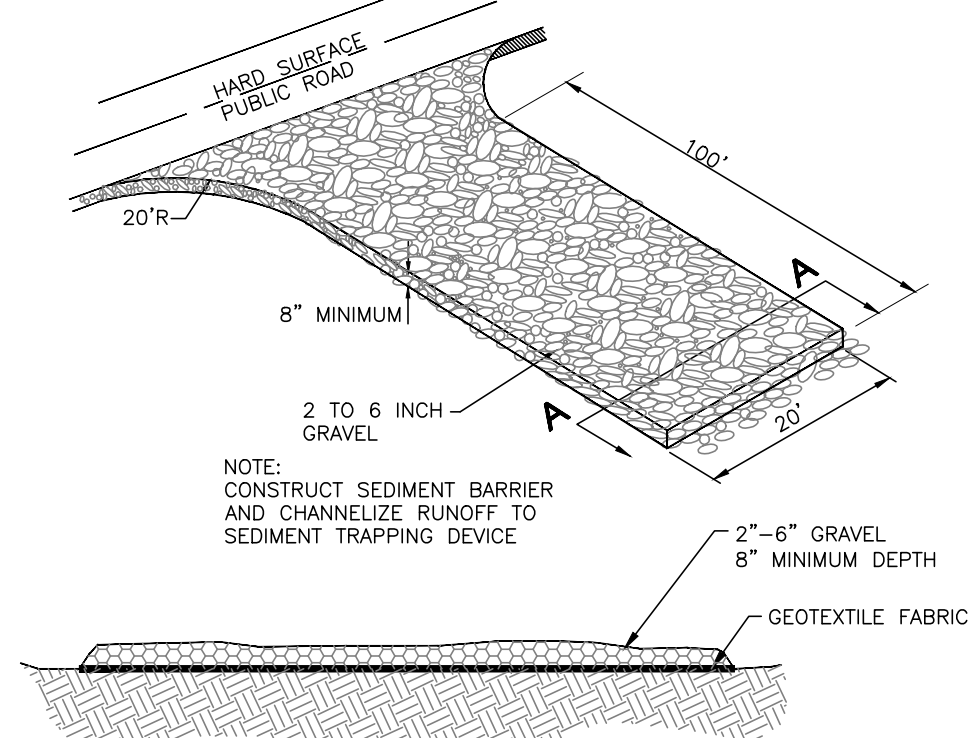
C3.0



- NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
 2. FILTER SOCK™ MAY BE DIRECT REEDED AT THE TIME OF INSTALLATION

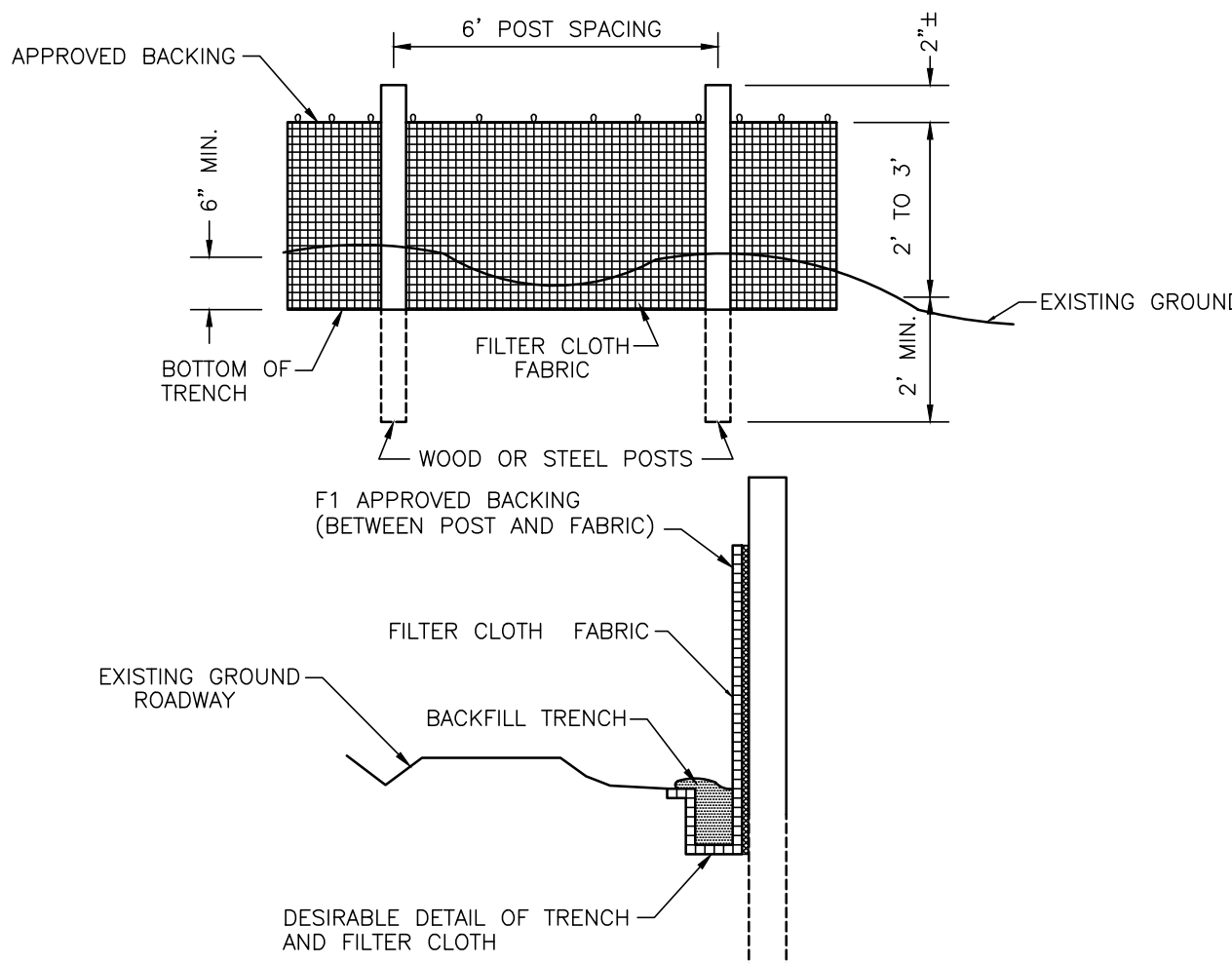


FILTREXX® CONCRETE WASHOUT
SCALE: NONE

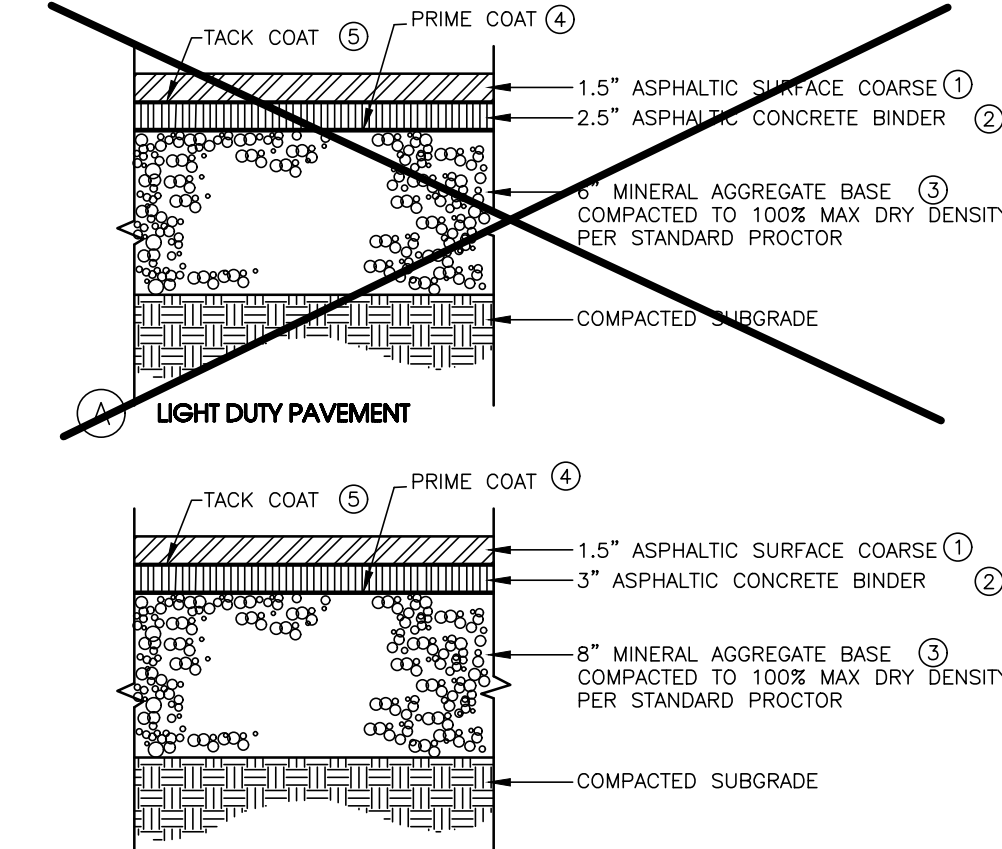


SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE
SCALE: NONE

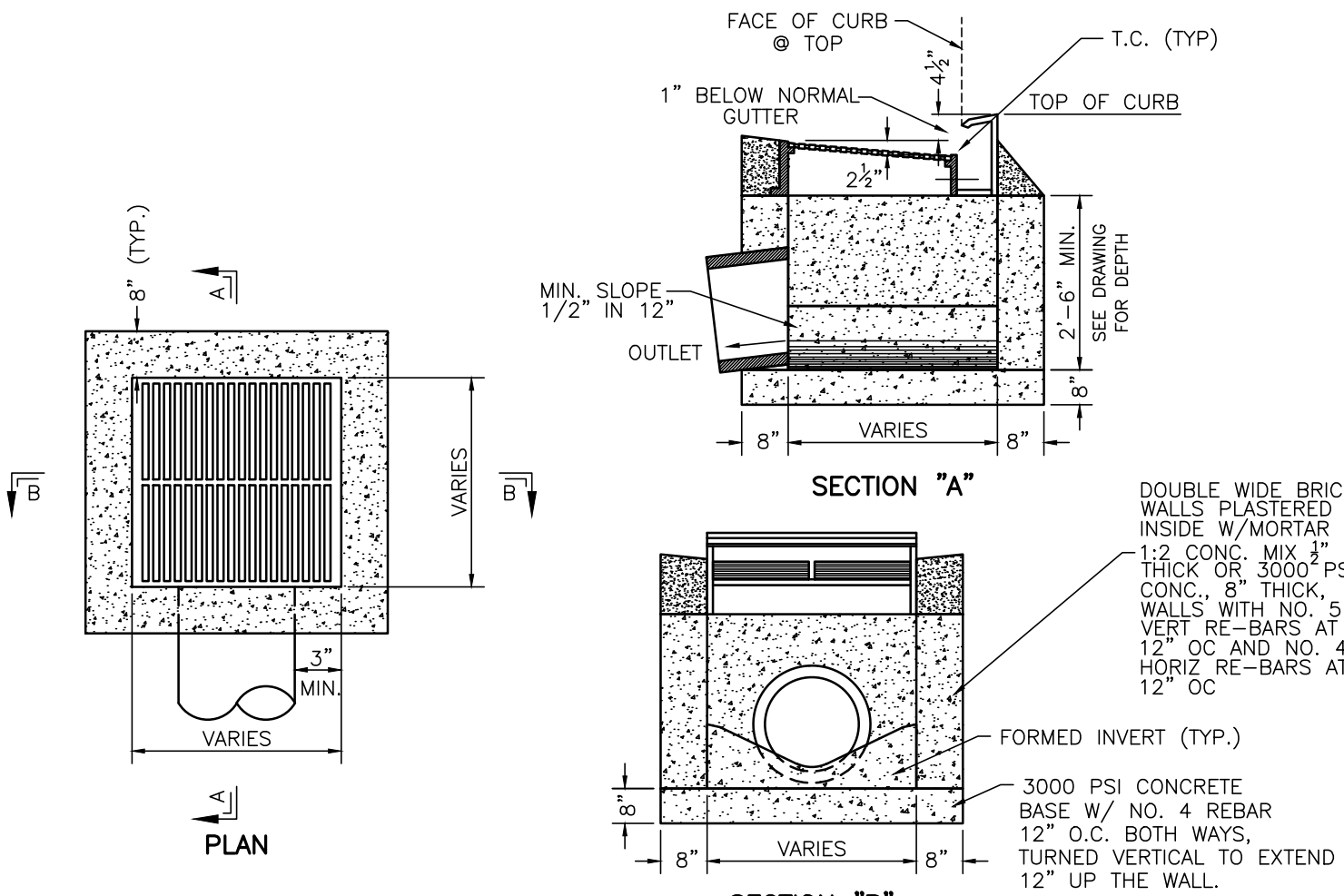


SILT FENCE DETAIL
SCALE: NONE

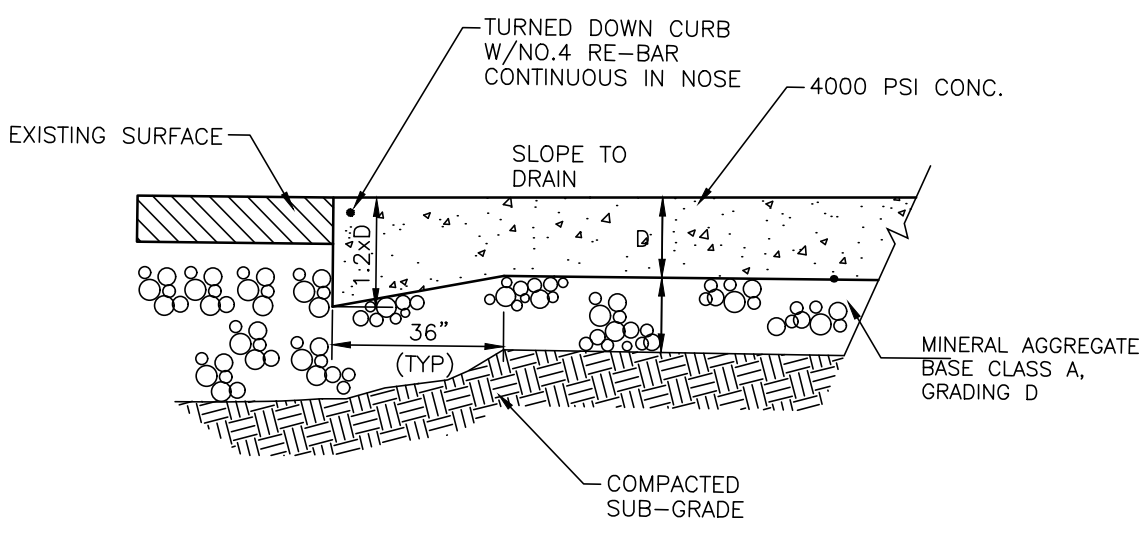


- ① BITUMINOUS SURFACE: (1" PER SQ. TD. = 106 LBS)
TDOT 411-01.01 - MINERAL AGGREGATE (ASC) GRADING "e"
TDOT 411-01.02 - ASPHALTIC CEMENT (ASC) GRADING "e"
- ② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 - BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "b"
- ③ MINERAL AGGREGATE: (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.

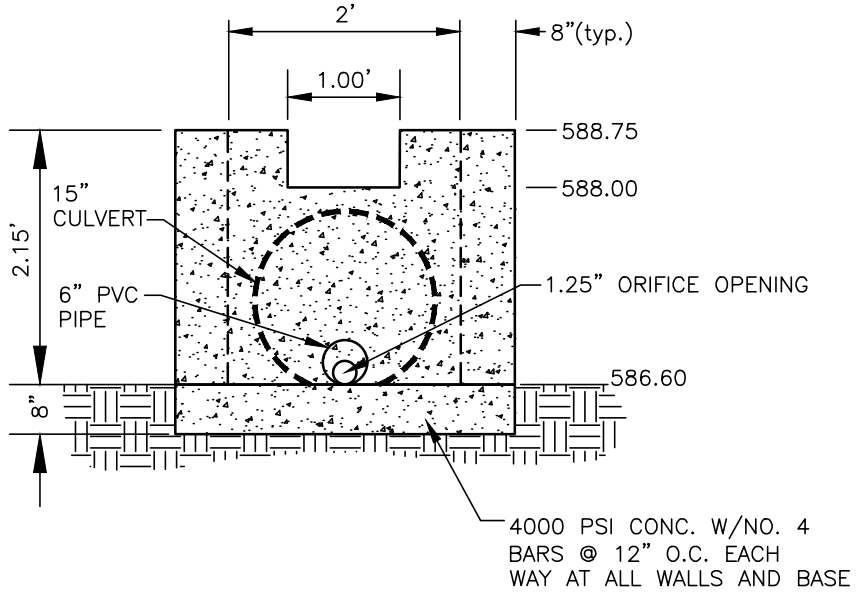
TYPICAL PAVEMENT SECTIONS
SCALE: NONE



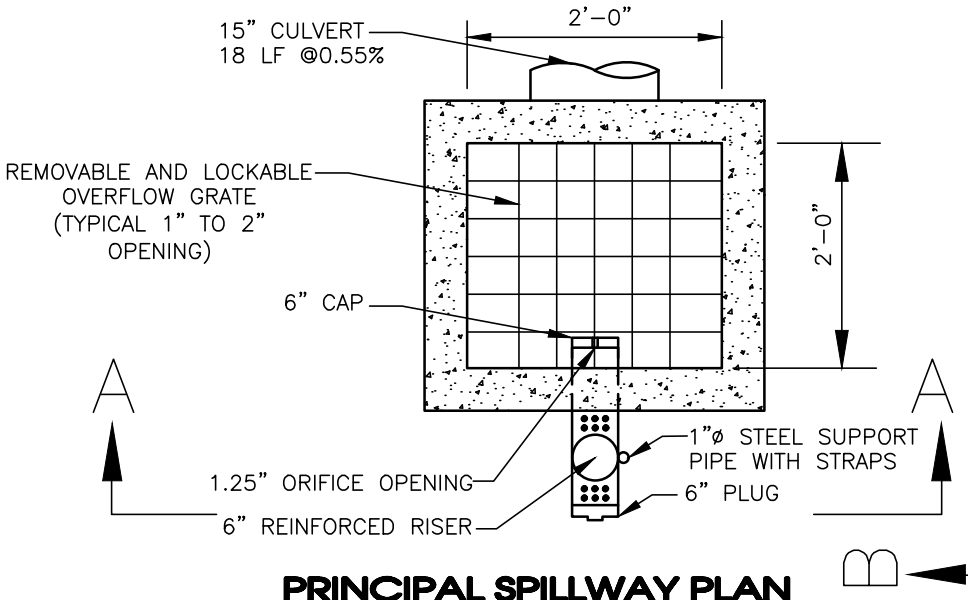
PRECAST INLET DETAIL
SCALE: NONE



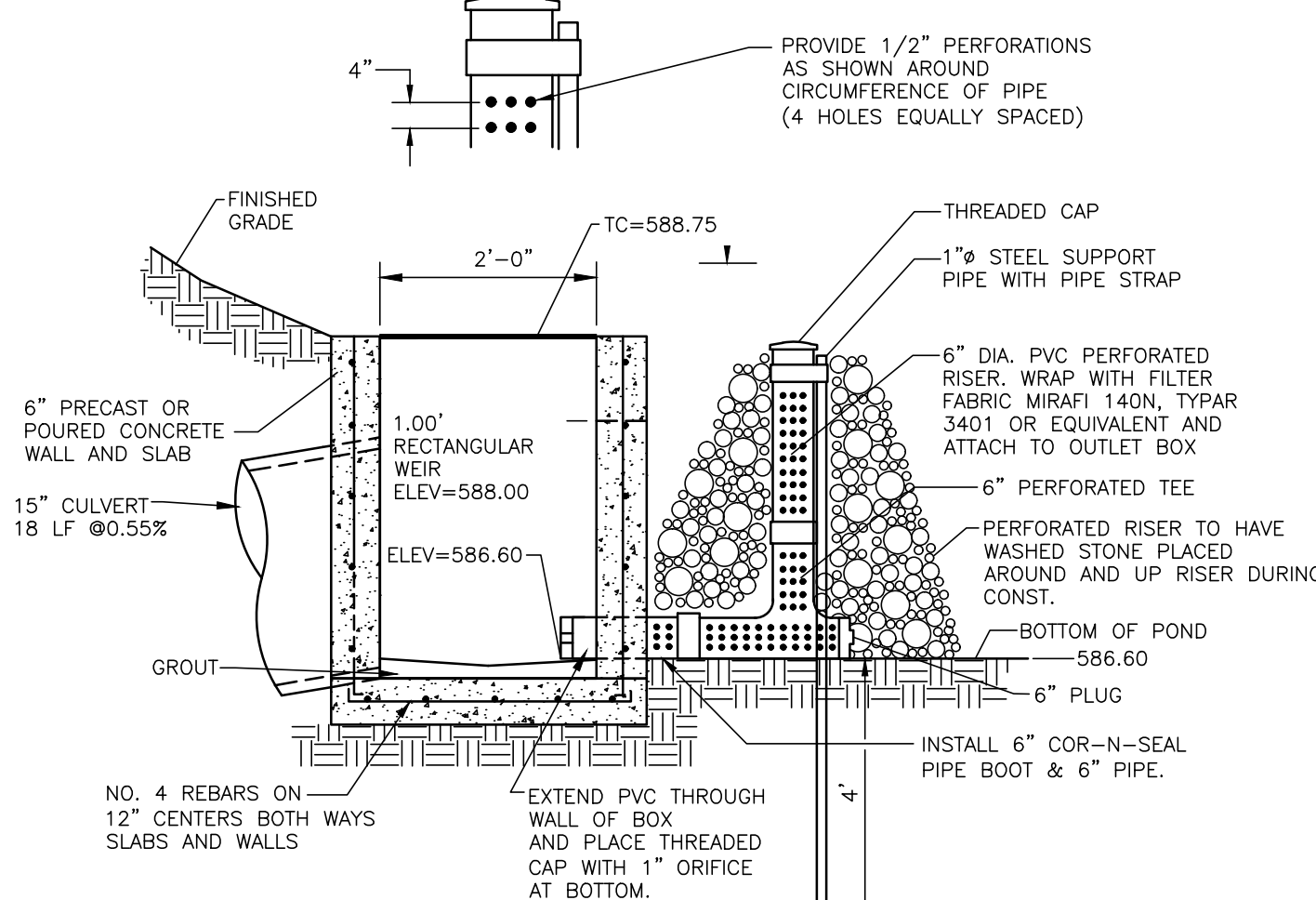
THICKENED EDGE DETAIL
SCALE: NONE



PRINCIPAL SPILLWAY SECTION 'A-A'

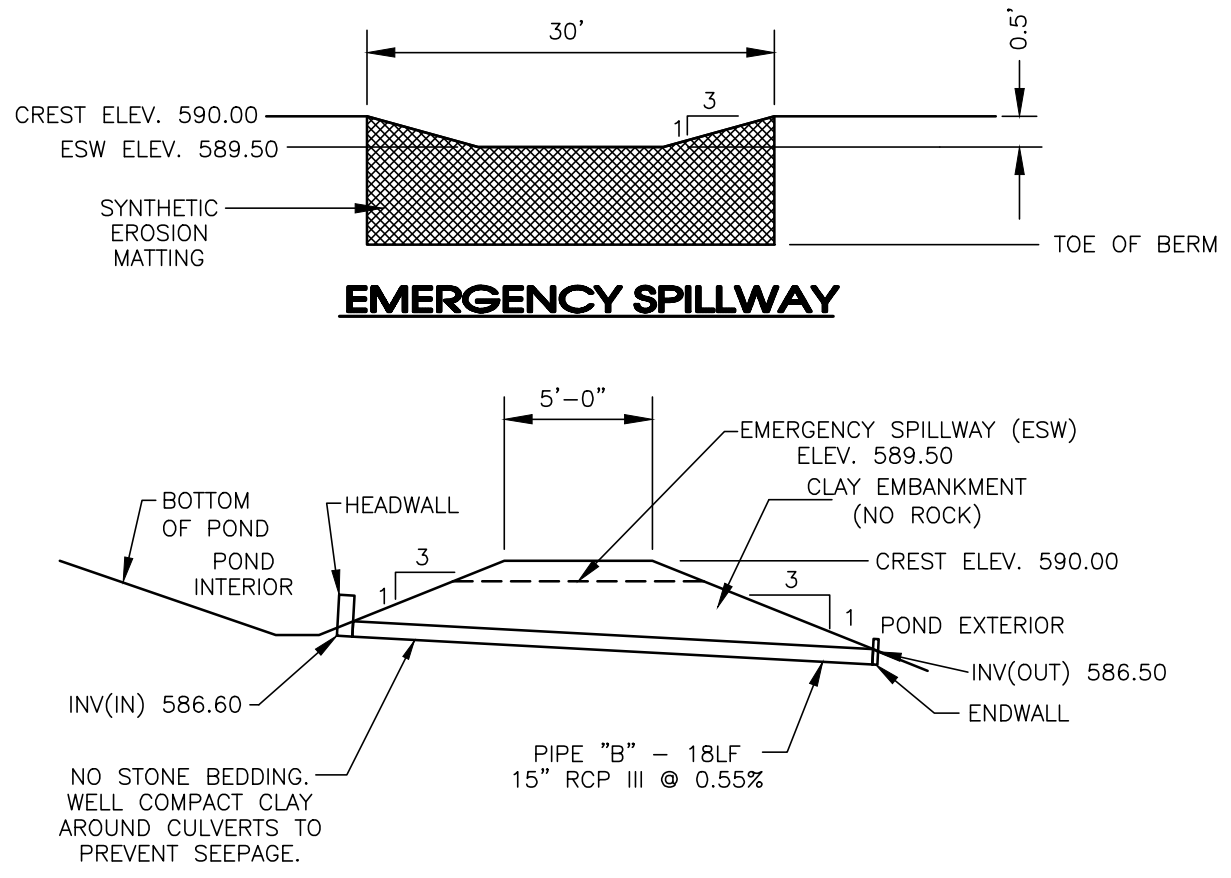


PRINCIPAL SPILLWAY PLAN

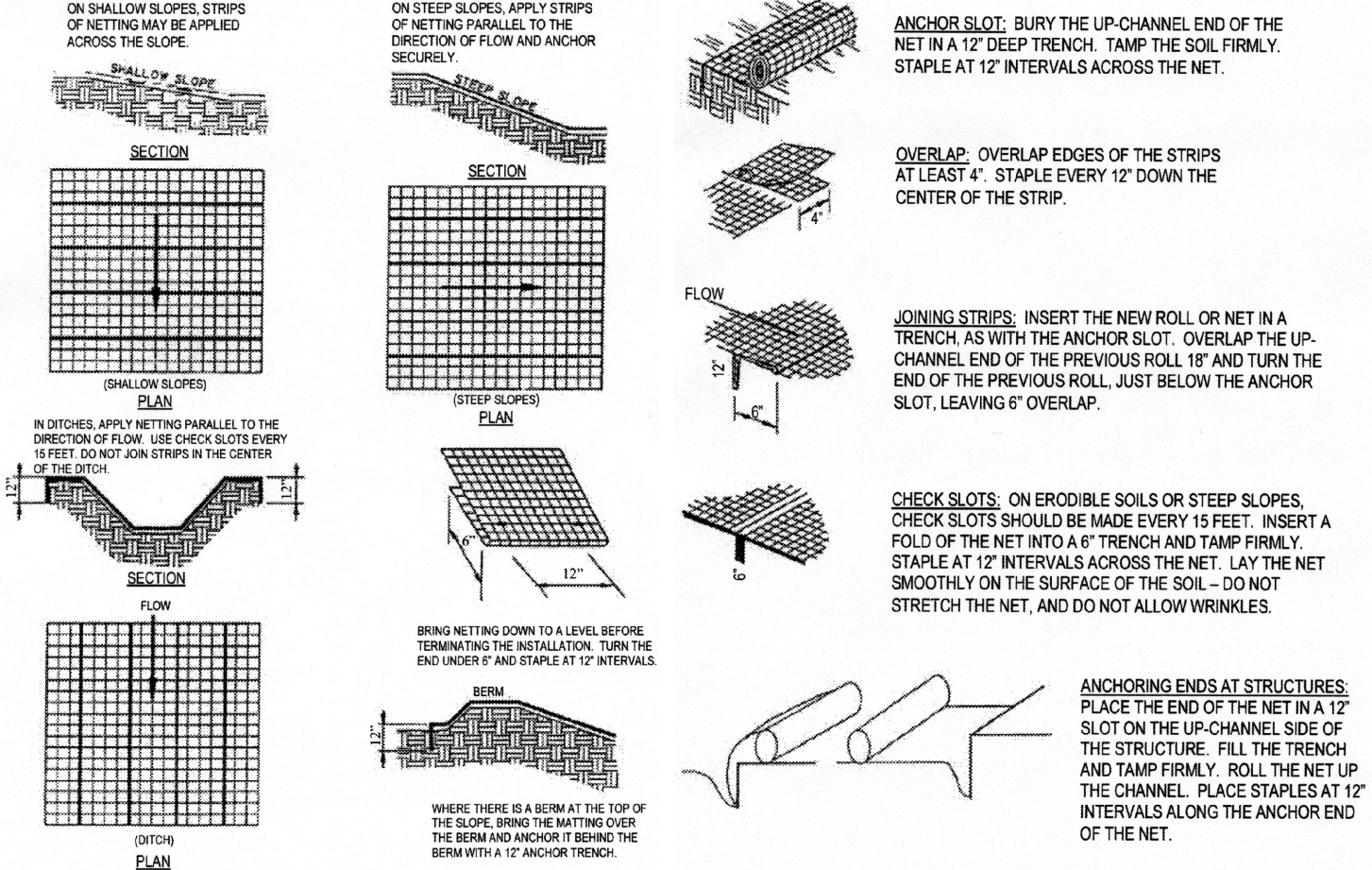


PRINCIPAL SPILLWAY SECTION 'B-B'

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



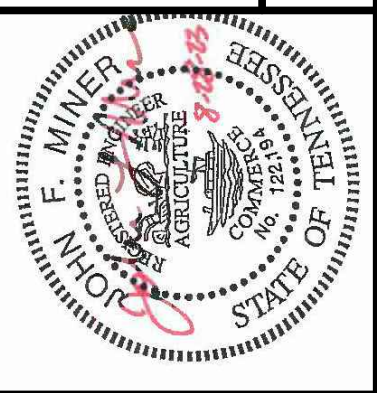
DRY POND SECTION



ORIENTATION OF NETTING AND MATTING
Figure TCP-09-2
Mat Anchoring and Layout

Figure TCP-09-1
Mat Anchoring

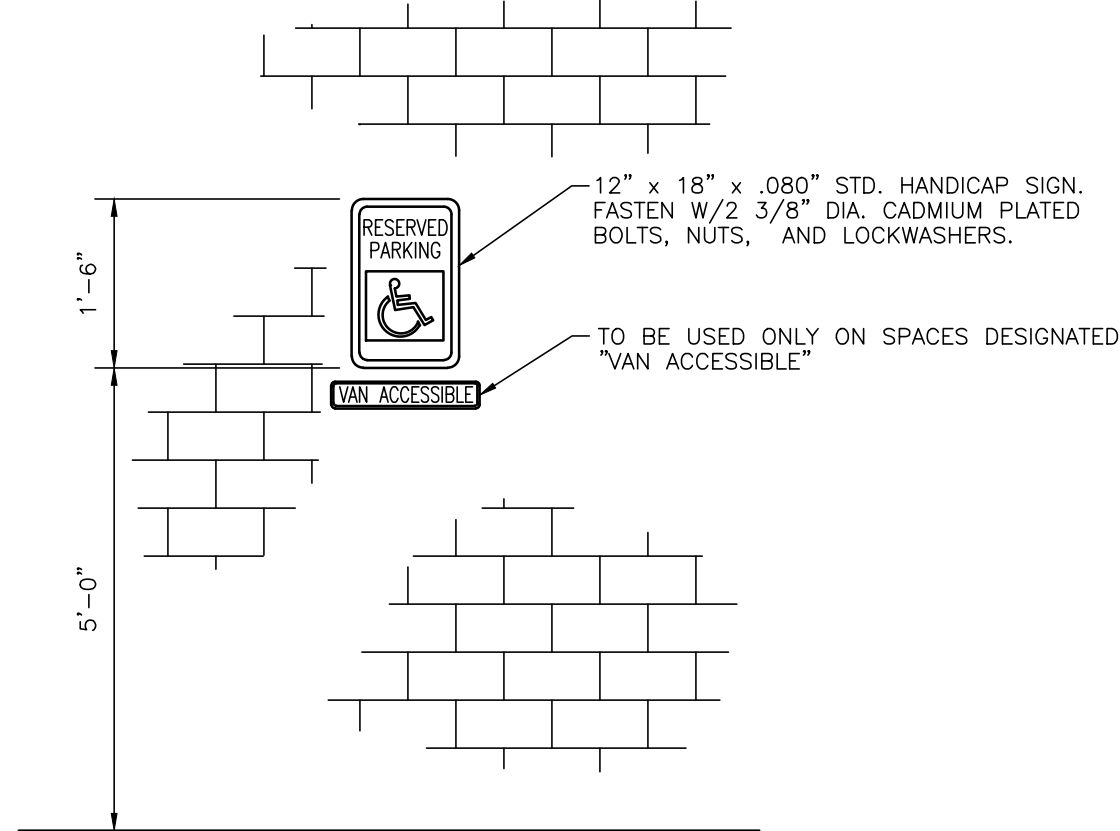
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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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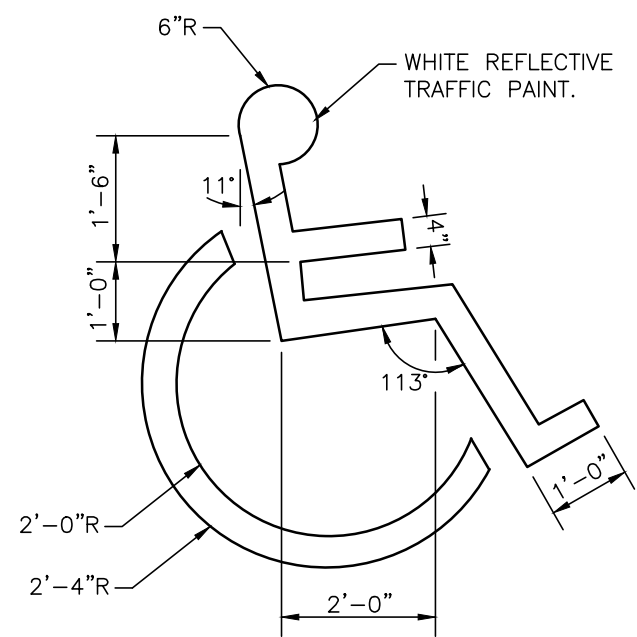
Industrial Blvd
La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 8-1-2022	
CHECKED:	
MAT	
FILE NAME:	22028project
SCALE:	None
JOB NO.	22028
SHEET:	

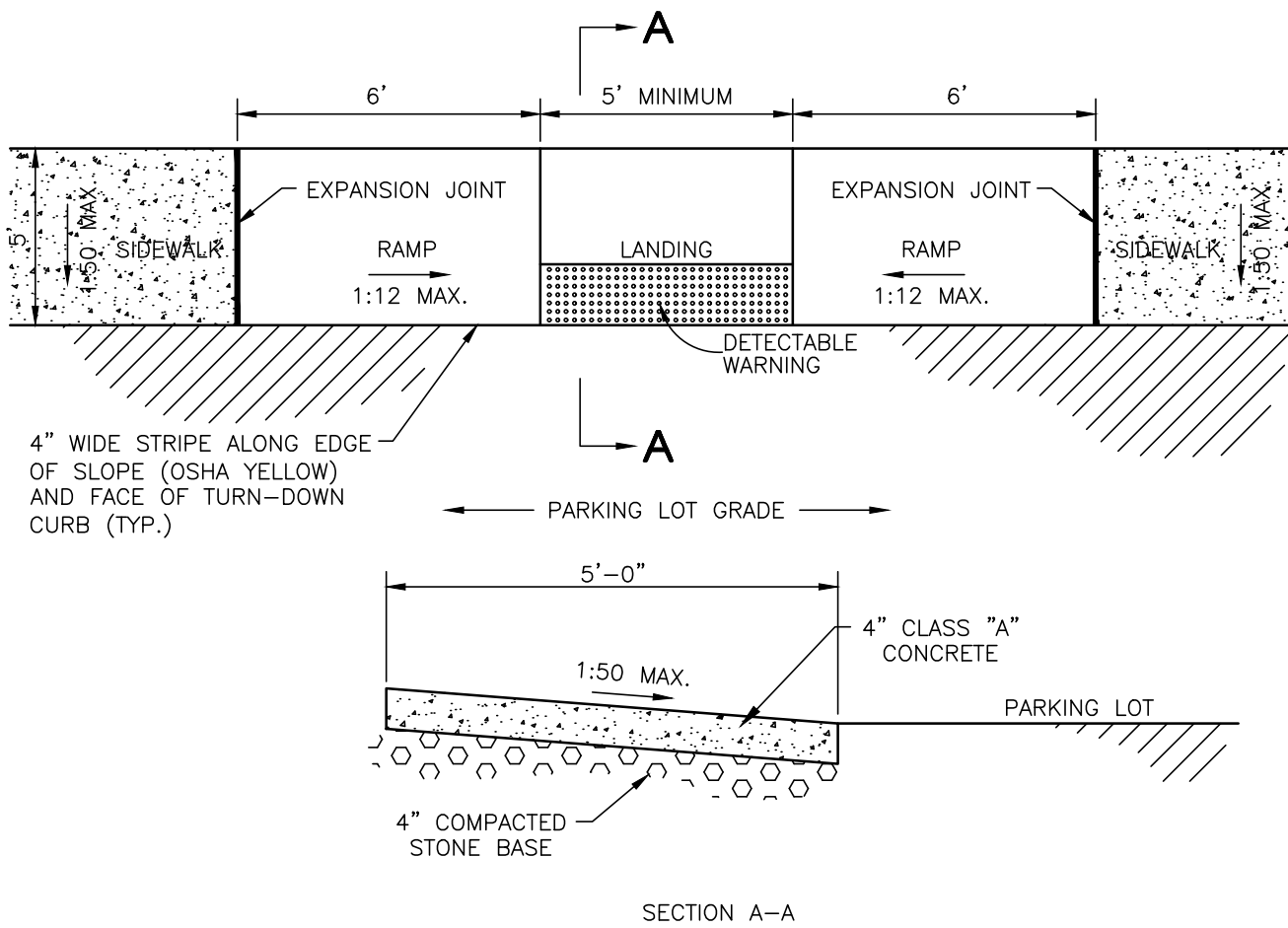
C4.0



**WALL MOUNTED
HANDICAP PARKING SIGN DETAIL**
SCALE NONE

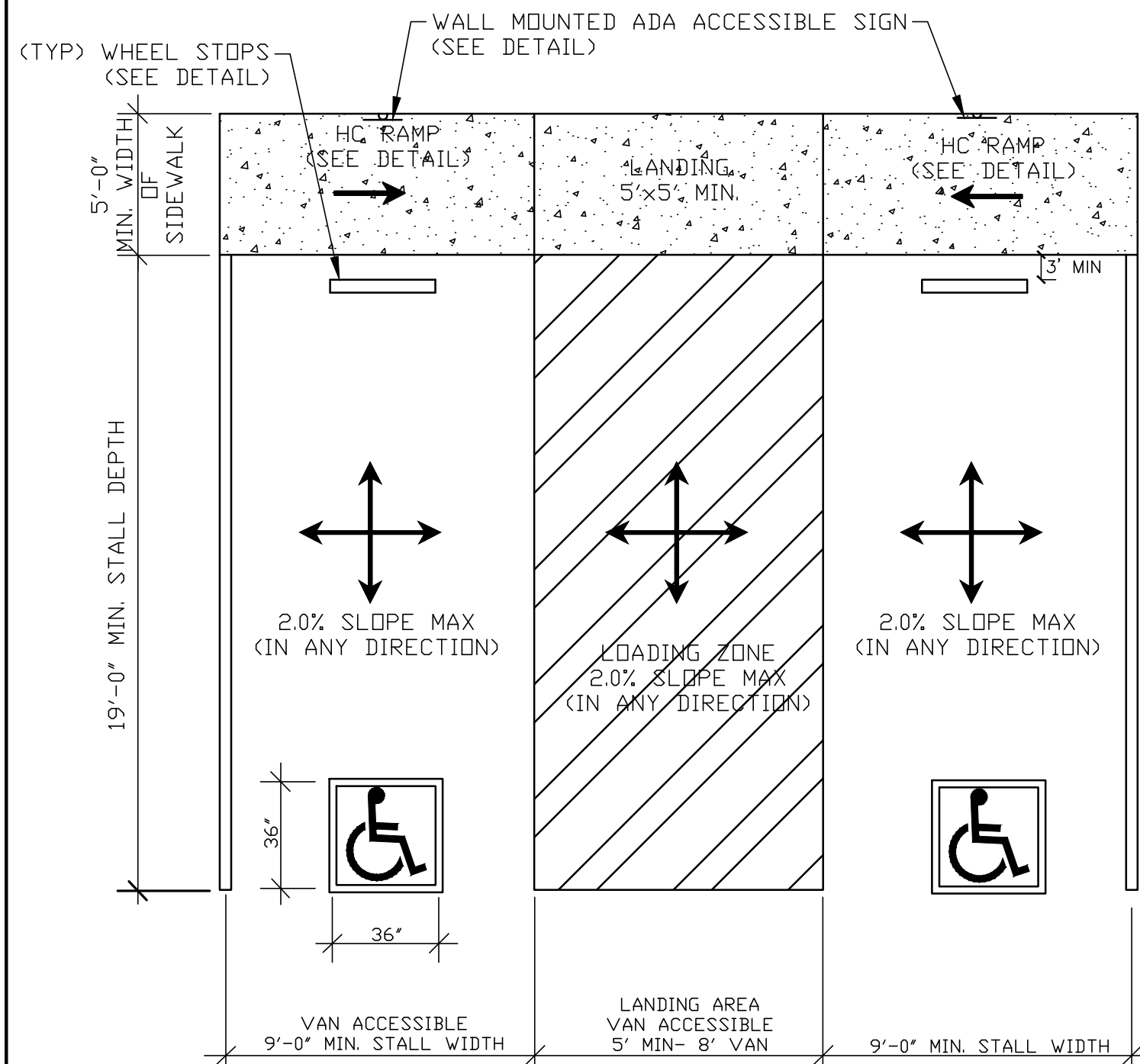


HANDICAP SYMBOL DETAIL
SCALE NONE



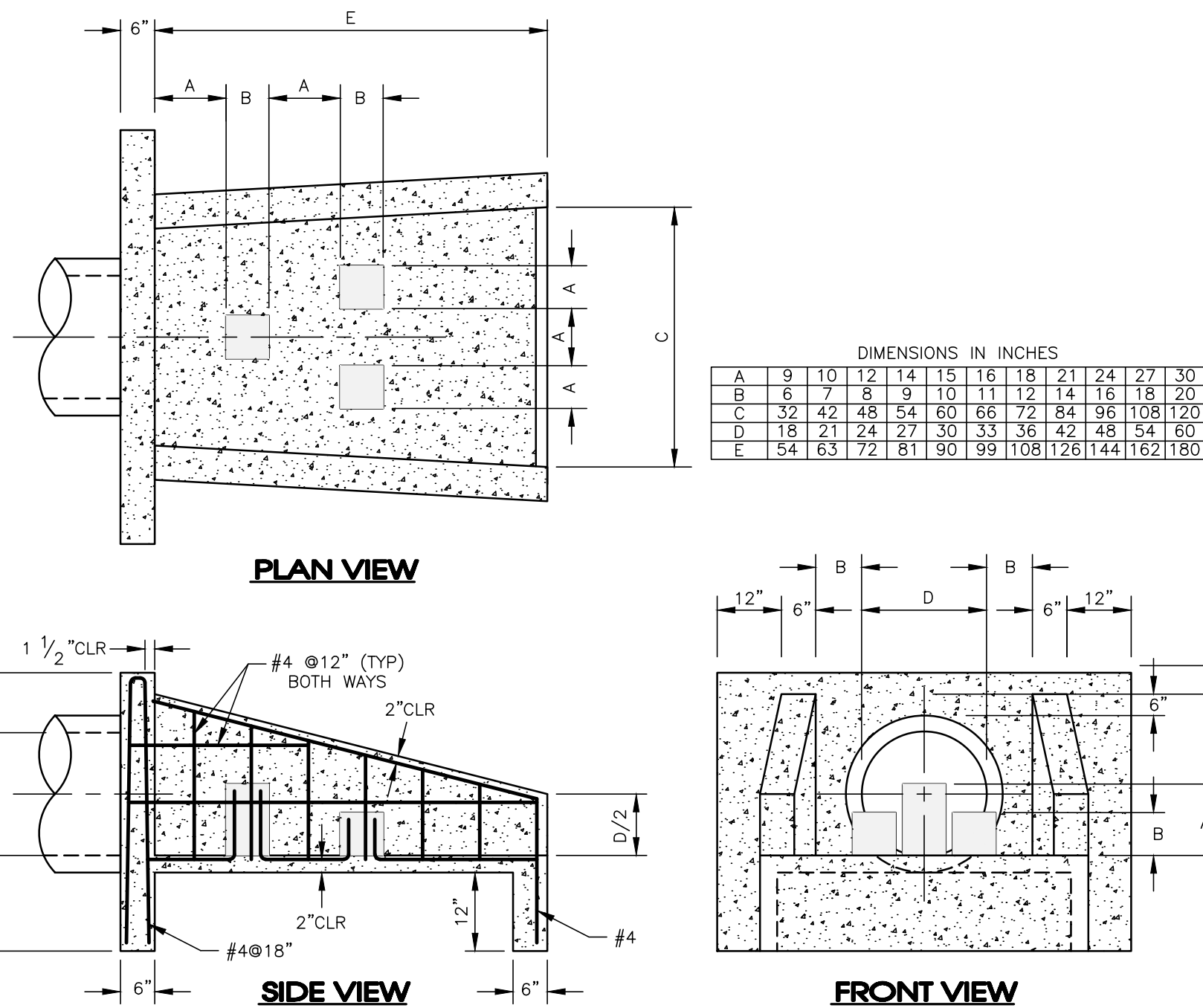
- GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
 2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
 3. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL 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, WHETHER 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 RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.
 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

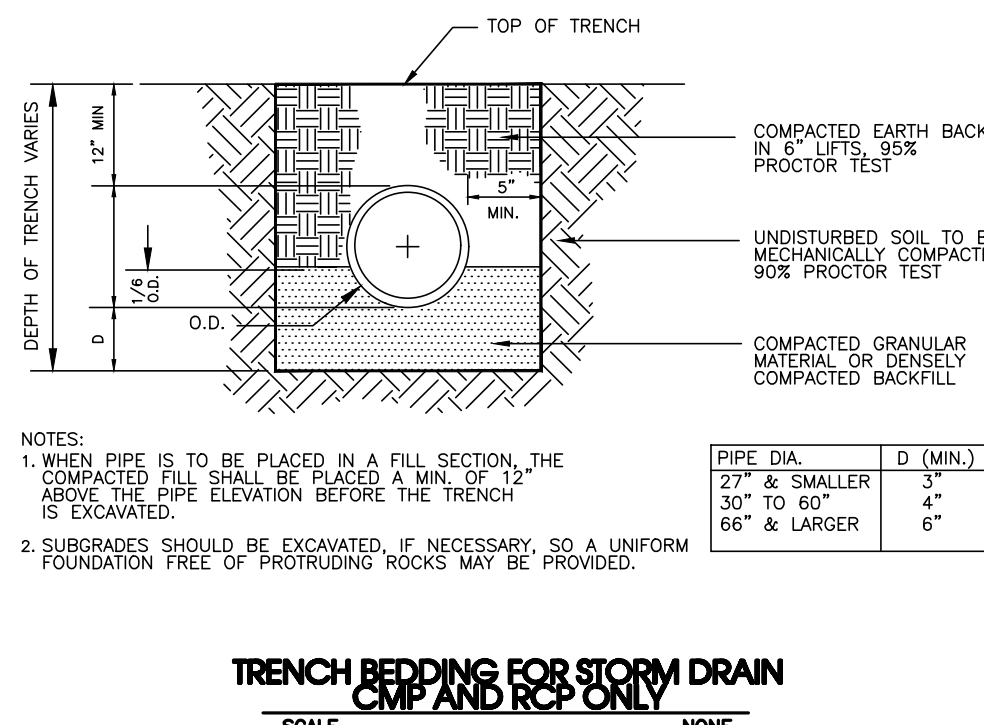


HANDICAP STALL DETAIL
SCALE NONE

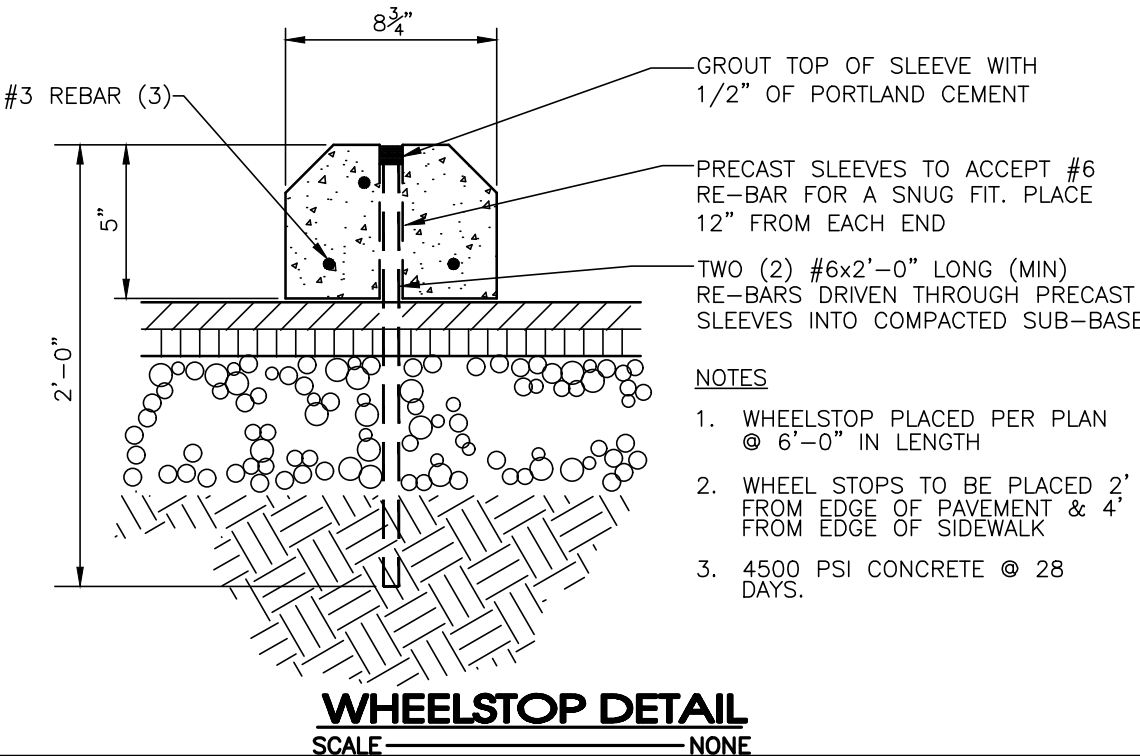
- GENERAL NOTES:
1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)



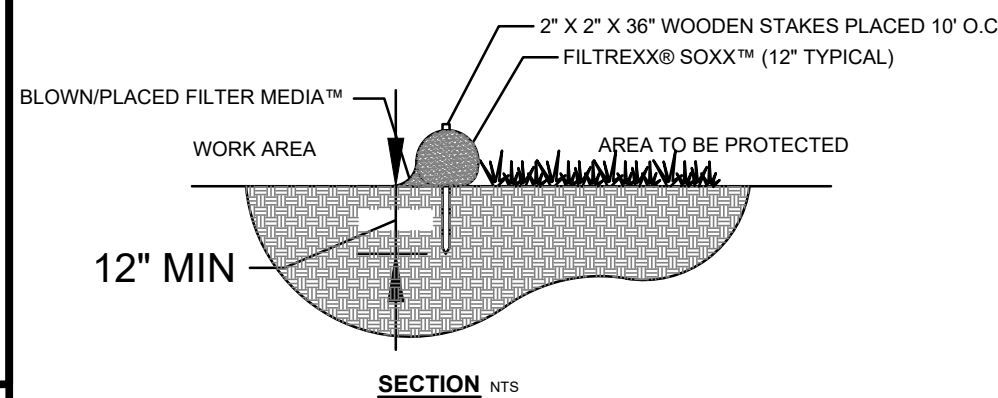
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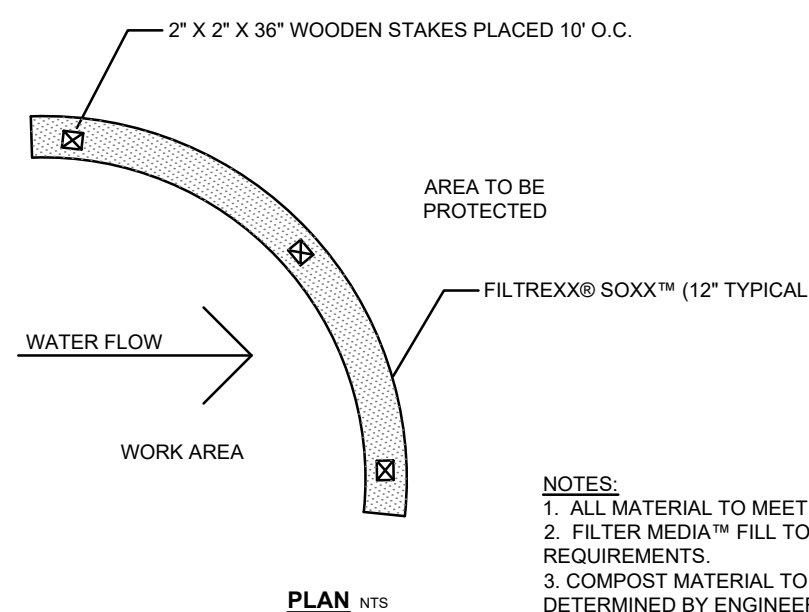
**TRENCH BEDDING FOR STORM DRAIN
CMP AND RCP ONLY**
SCALE NONE



WHEELSTOP DETAIL
SCALE NONE

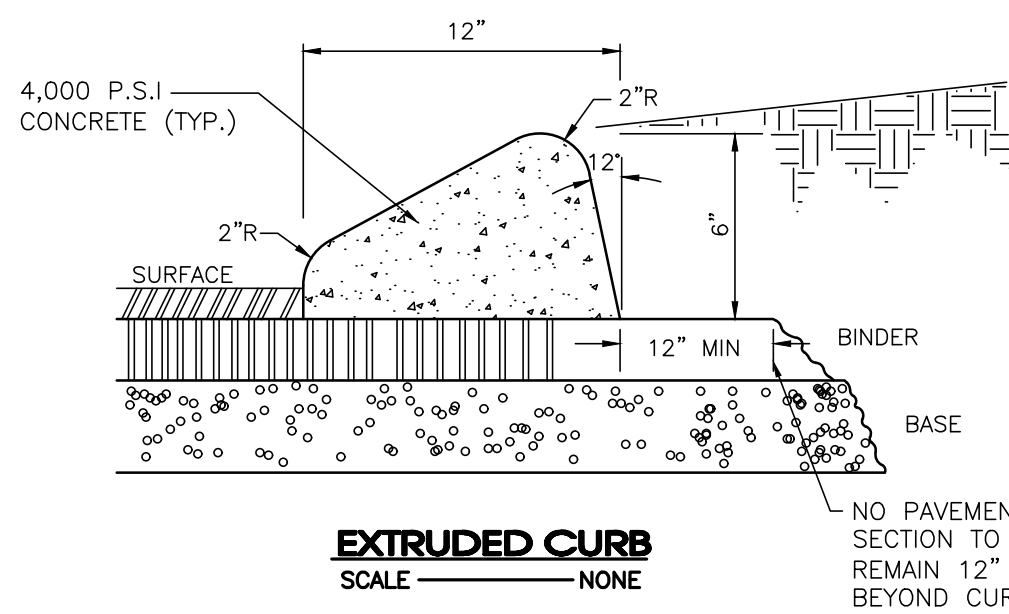


SECTION NTS

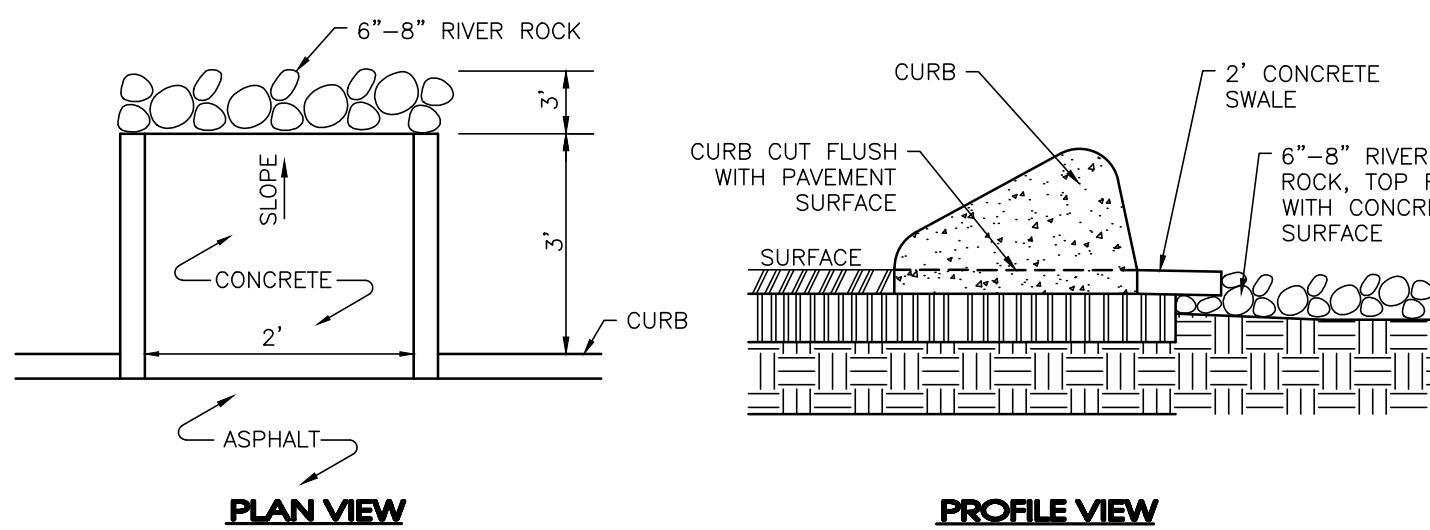


PLAN NTS

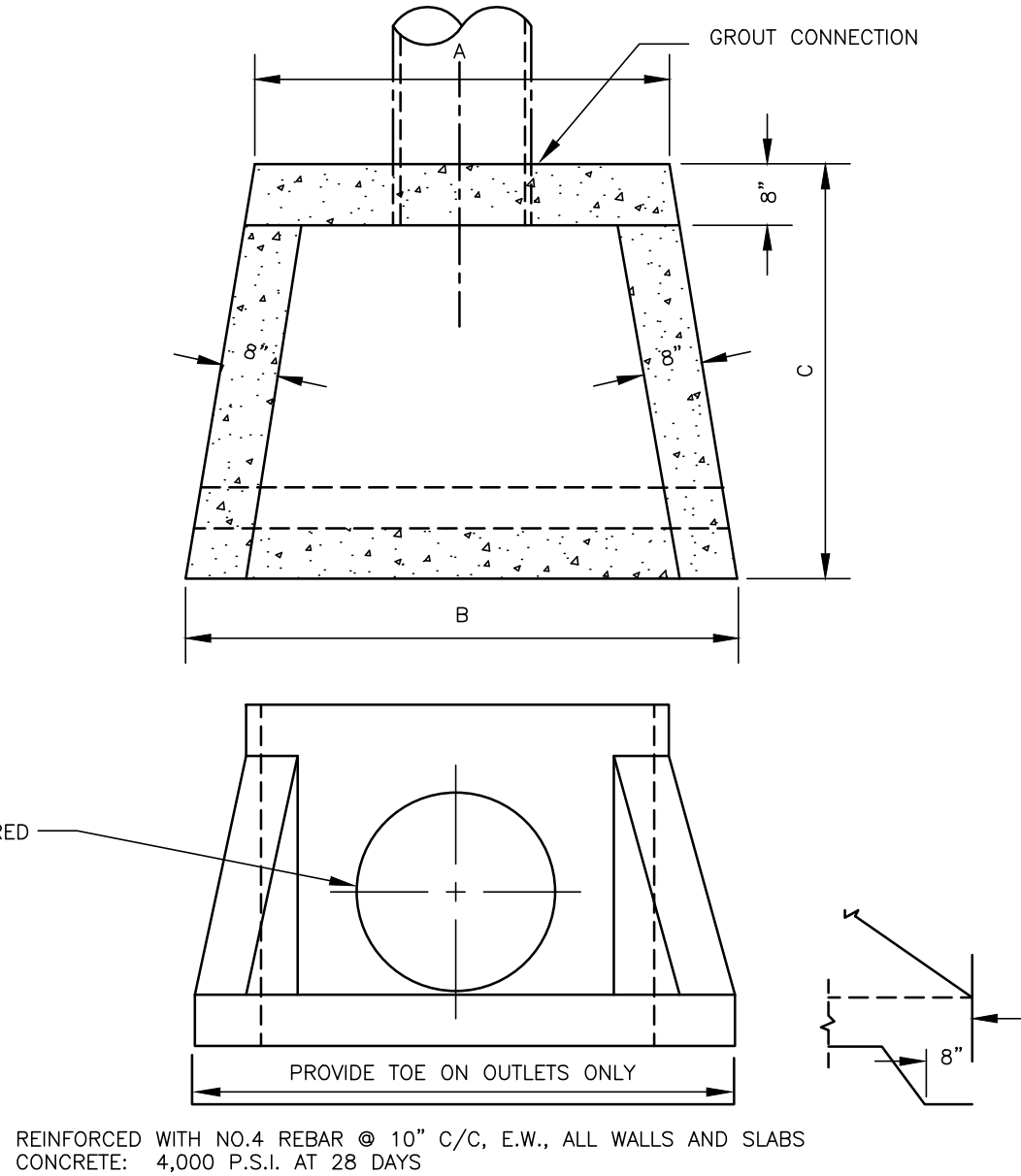
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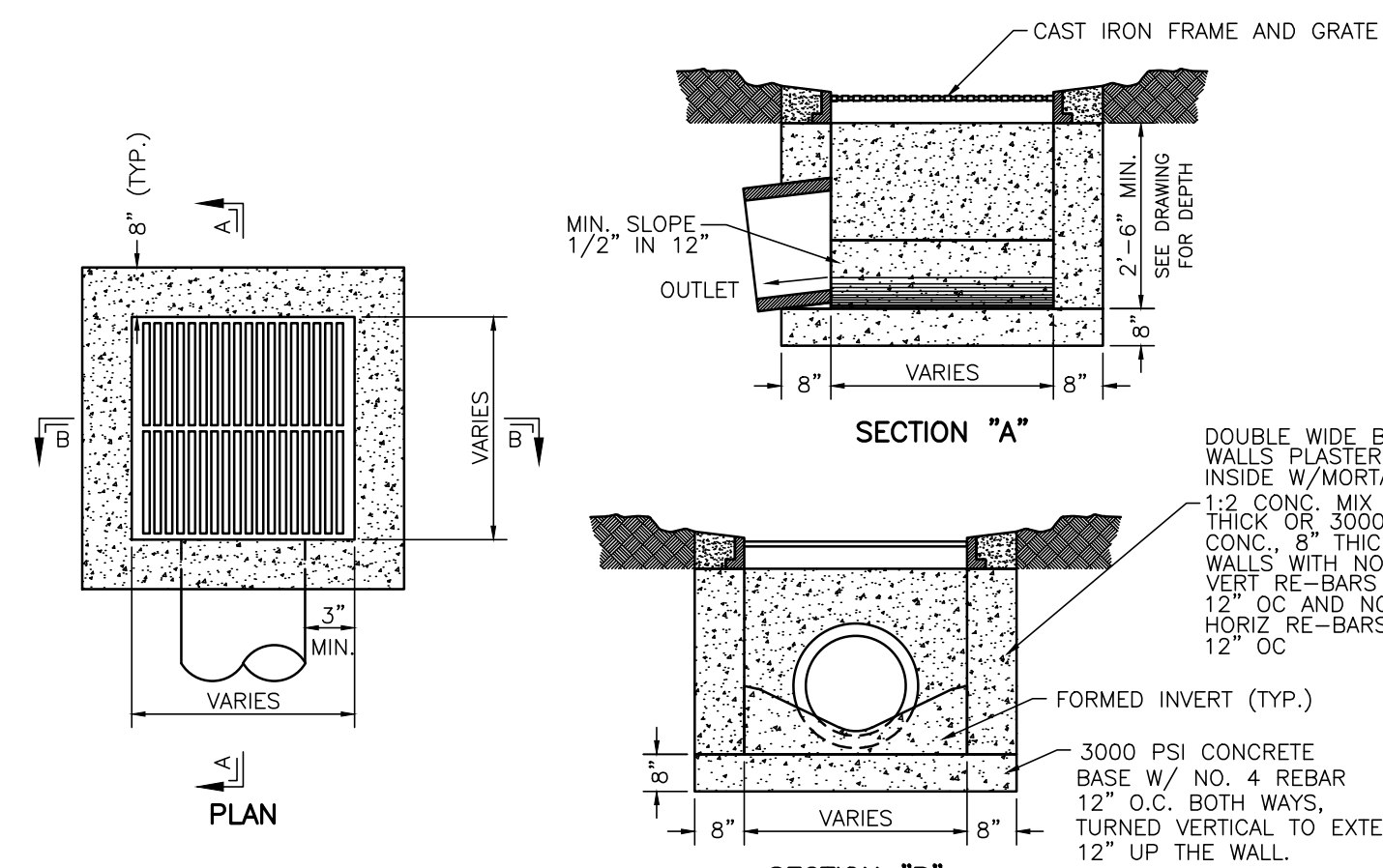
EXTRUDED CURB
SCALE NONE



TYPICAL CURB CUT FOR DRAINAGE
SCALE NONE



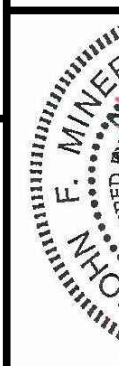
WINGED HEADWALL
SCALE NONE



PRECAST CATCH BASIN DETAIL
SCALE NONE

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La Vergne, Tennessee

Details

REVISED:	
DRAWN: SJA/CFB3	
DATE: 8-1-2022	
CHECKED:	
MAT	
FILE NAME:	
22028project	
SCALE:	
None	
JOB NO.	
22028	
SHEET:	

C4.1

INDUSTRIAL BLVD
TRAILER STORAGE
LANDSCAPE PLAN

SITE DATA
TOTAL SITE AREA: 13.18 ACRES
PARKING LOT EXPANSION AREA: 1.55 ACRES
SITE ZONING: I-2

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

	REQUIRED	PROVIDED
CANOPY TREES 1.55 ACRES x 3 TREES / ACRE	5 TREES	5 TREES
UNDERSTORY TREES 1.55 ACRES x 3 TREES / ACRE	5 TREES	5 TREES
SHRUBS 1.55 ACRES x 15 SHRUBS / ACRE	23 SHRUBS	32 SHRUBS

- PLAN NOTES:
- 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.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND TURF AREAS SHALL BE IRRIGATED.
 - ALL SHRUBS TO BE 3' BACK OF CURB.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL III FESCUE SEED OR SOD.
 - 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.).
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE, AND INSIDE THE ROW.

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

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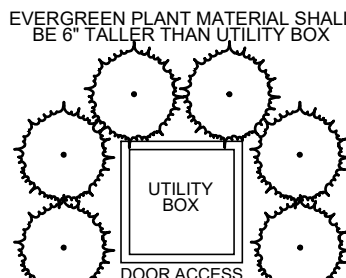
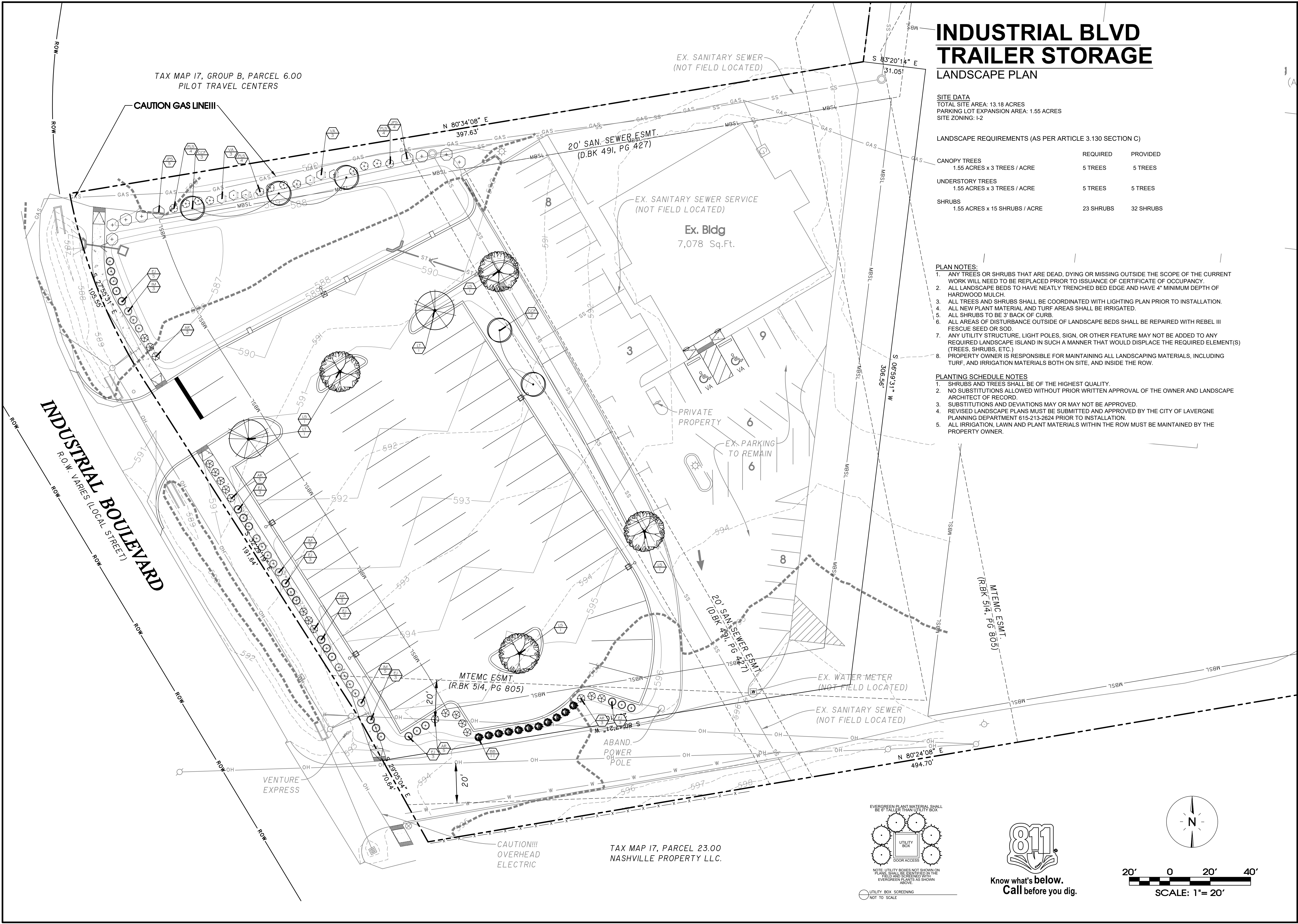
Industrial Blvd

La Vergne, Tennessee

Landscape Plan

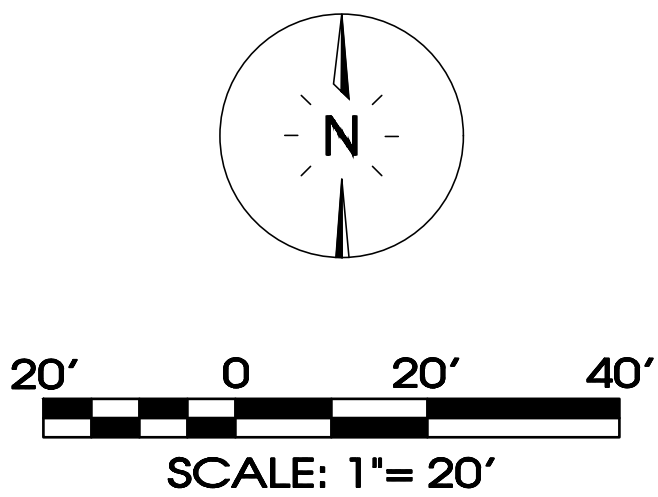
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SHEET:

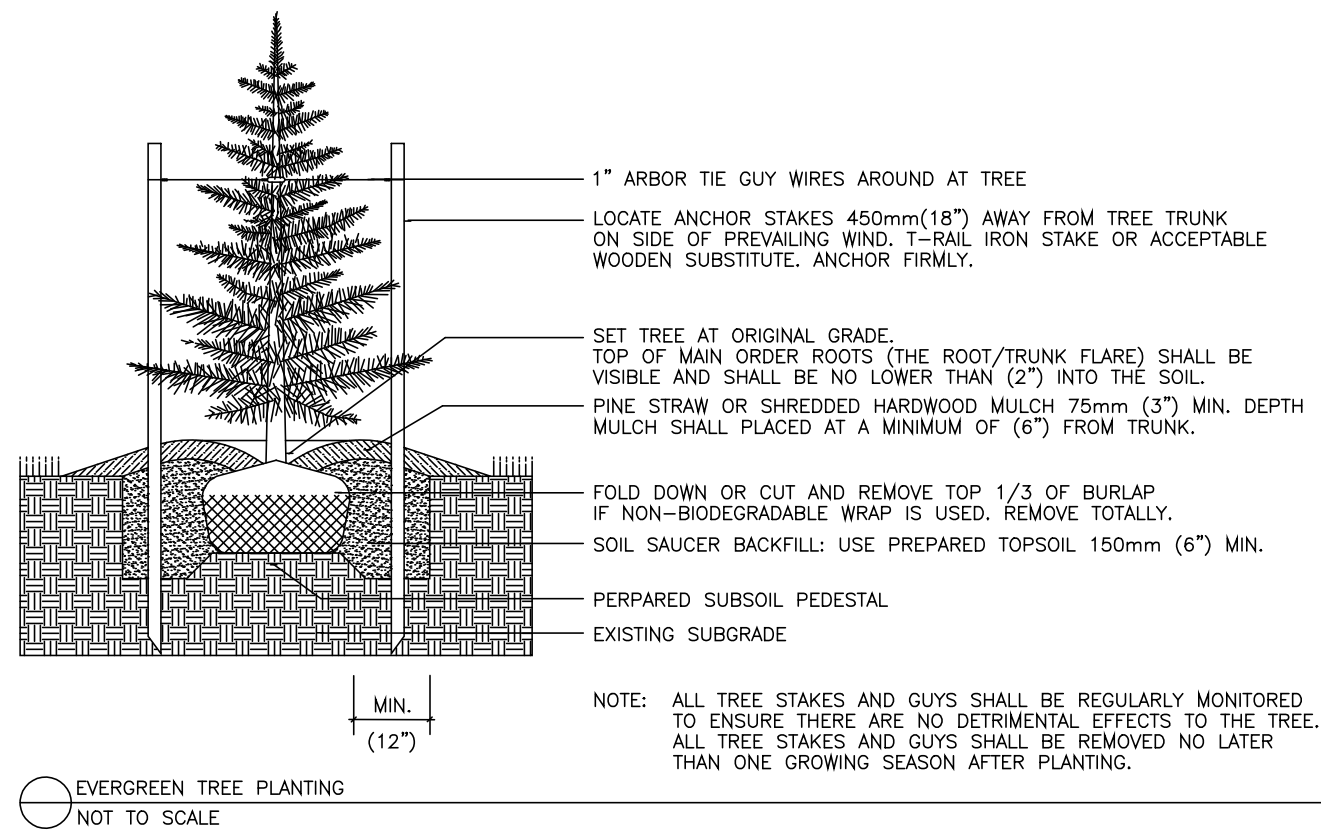
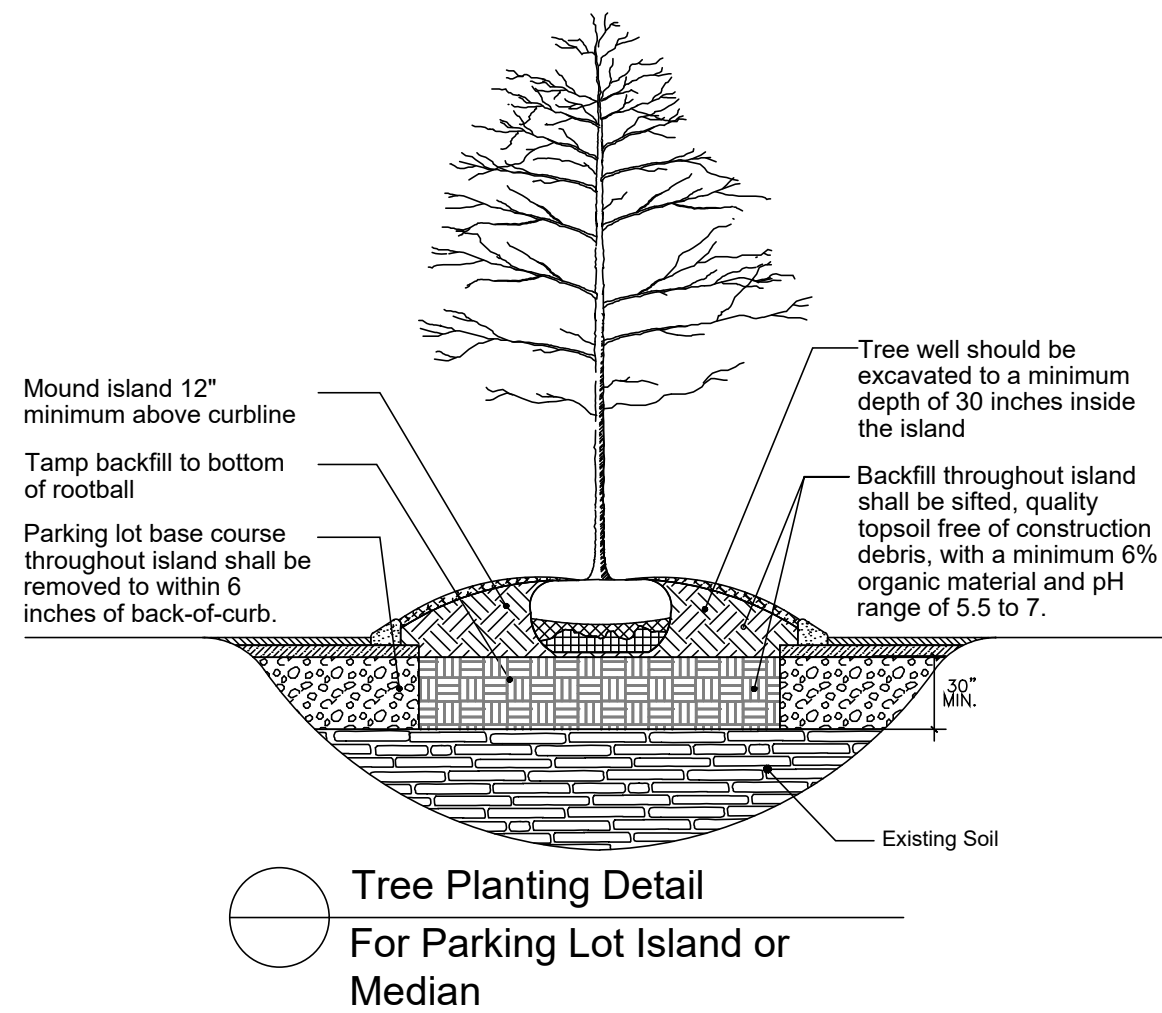
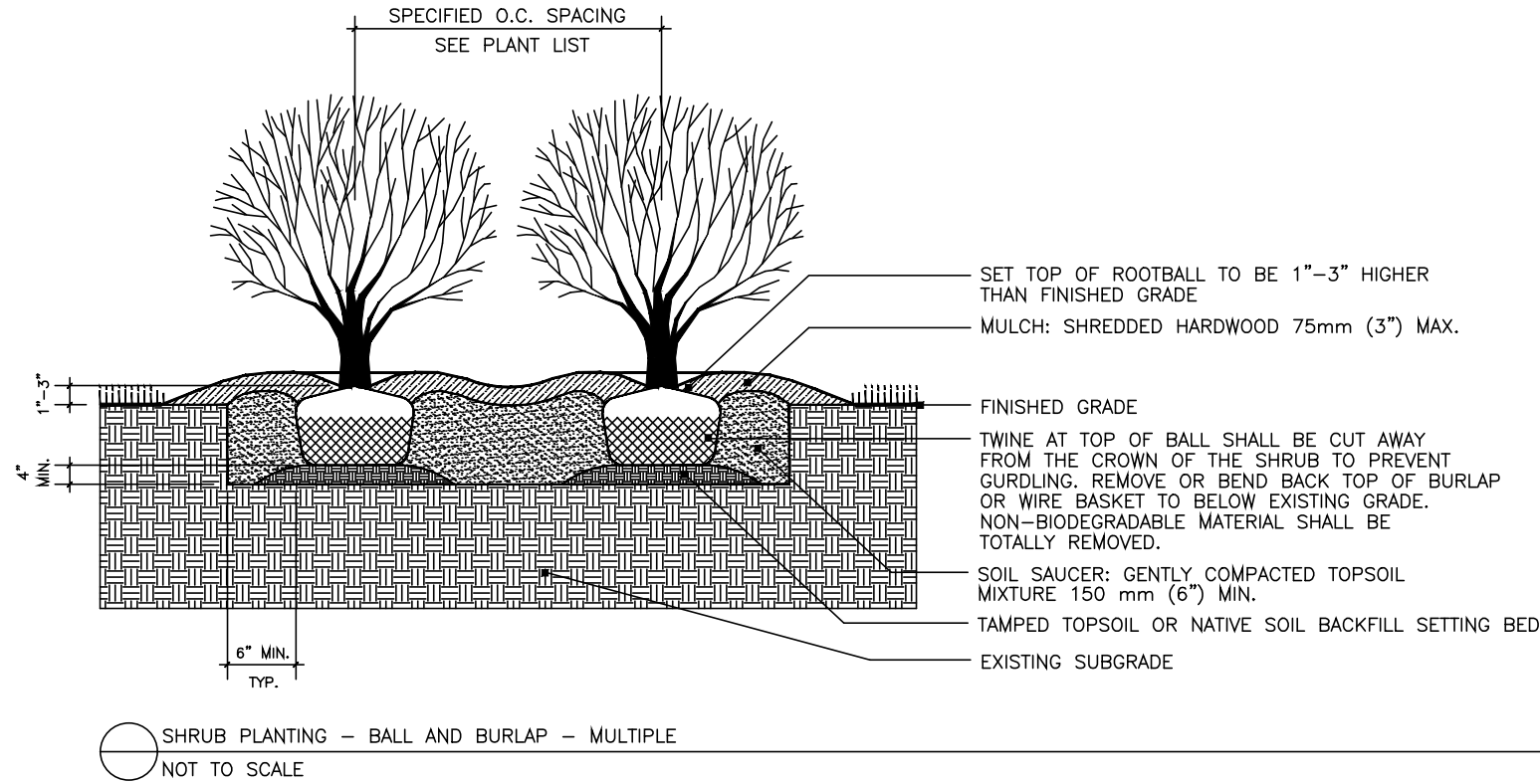
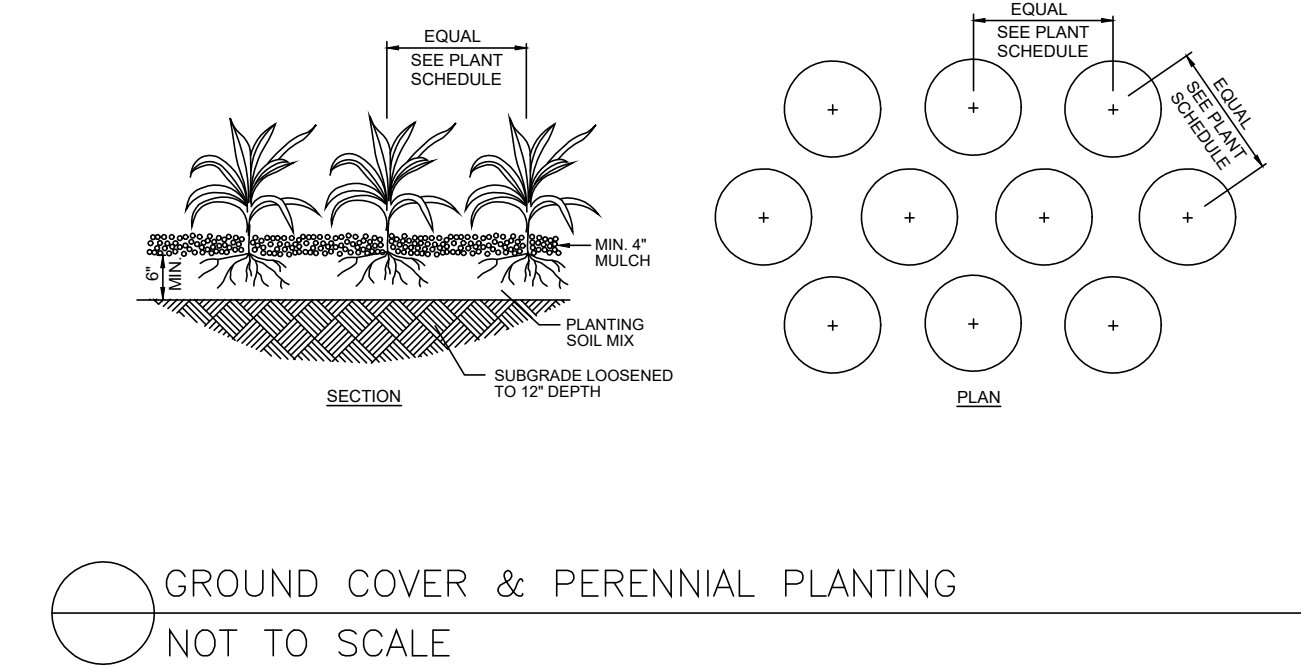
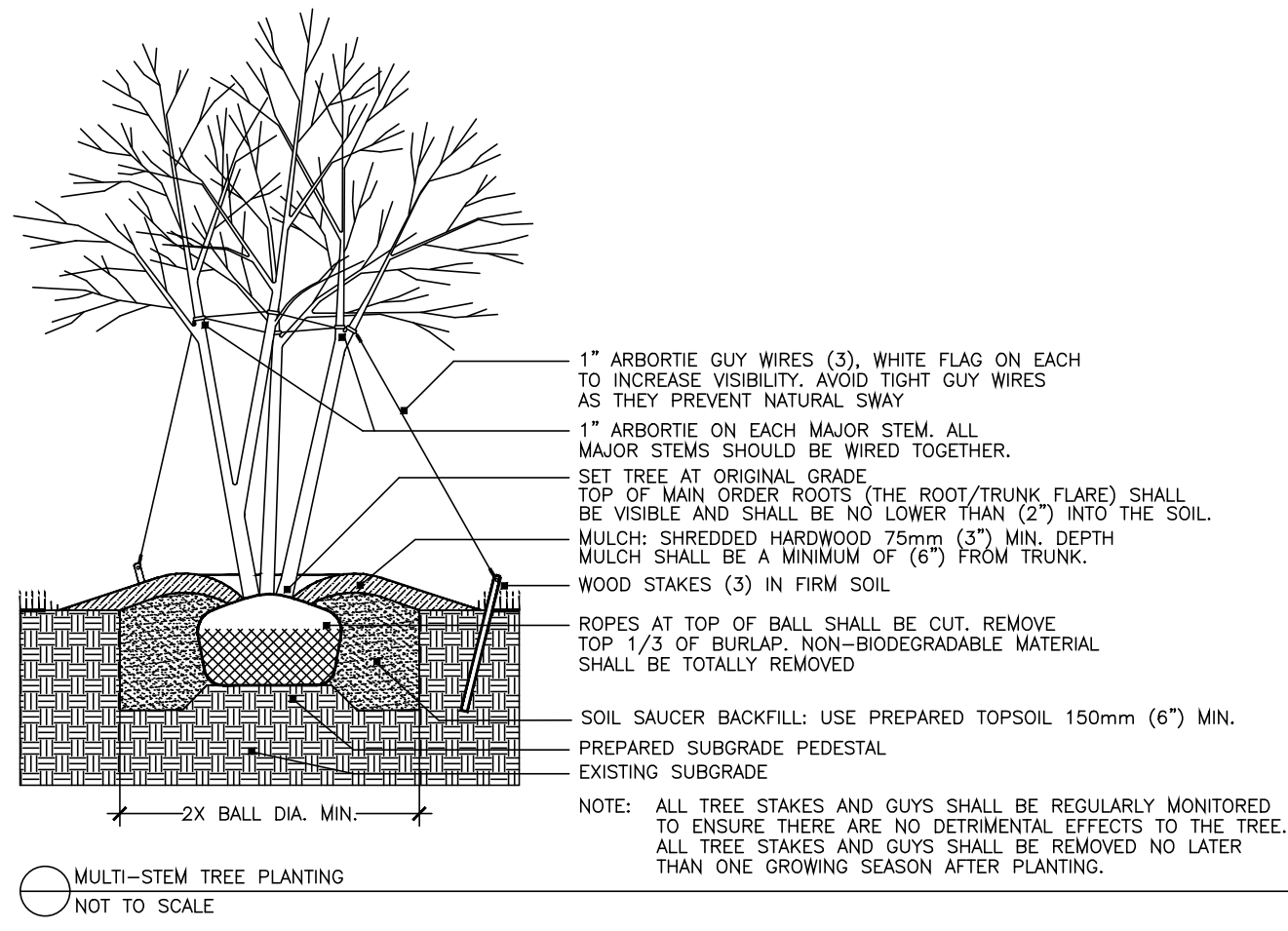
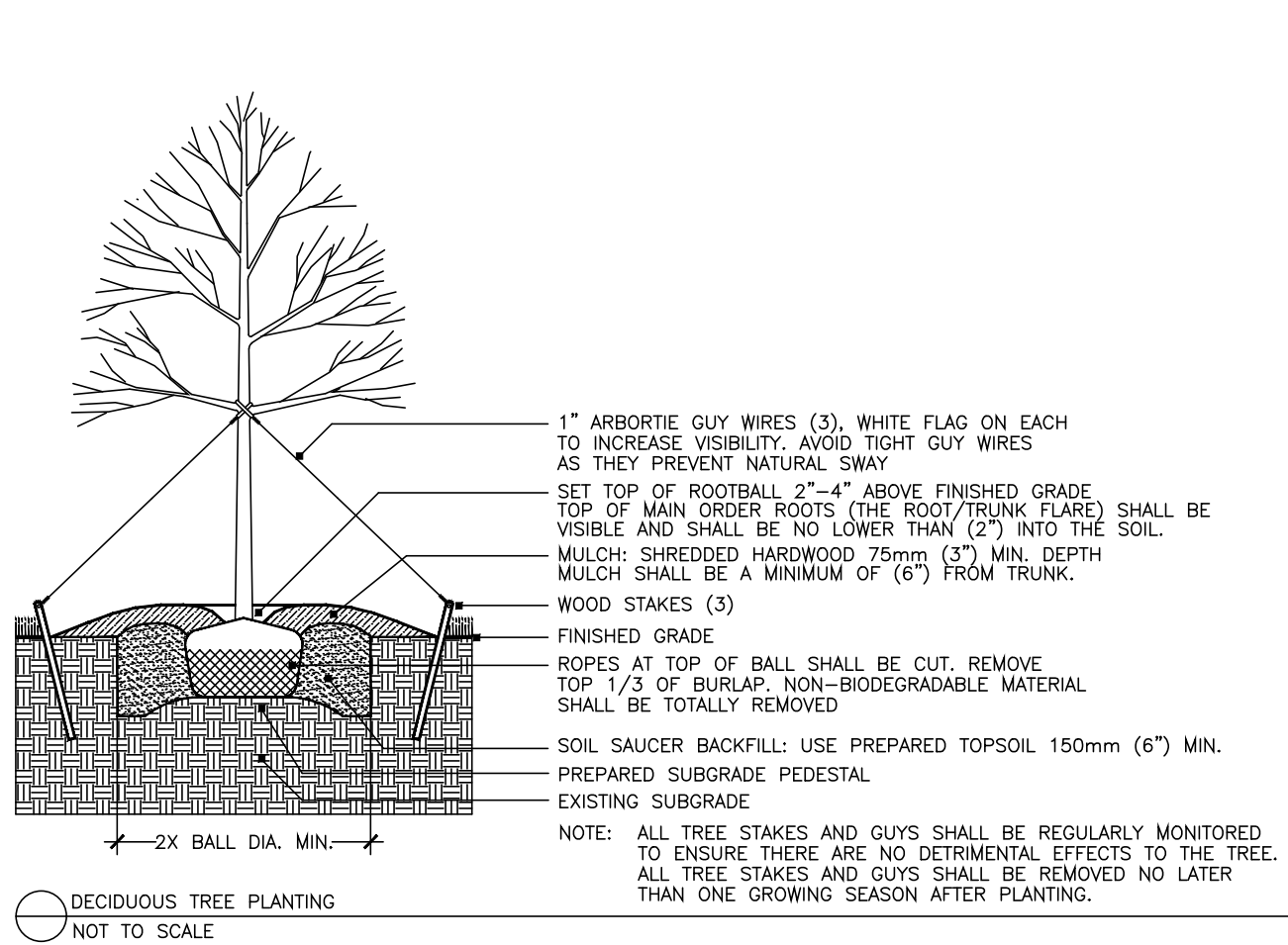
L1.0



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

UTILITY BOX SCREENING NOT TO SCALE



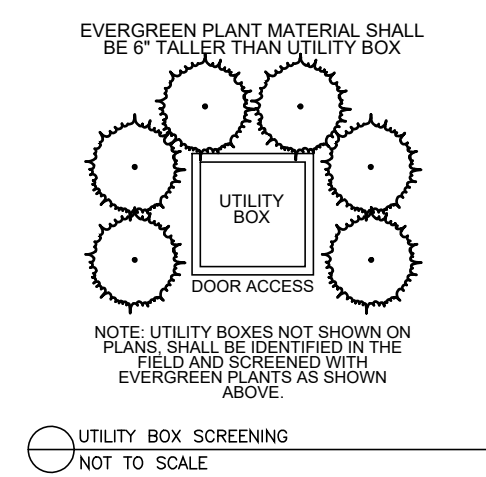


PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	LS	4	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM / ROUND-LOBED SWEET GUM	B # B	3" CAL	14' - 16'		AS SHOWN	5' CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	2	LIRIODENDRON TULIPIFERA / TULIP TREE	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
	CCF	5	CERCIS CANADENSIS 'FOREST FANSY' TM / FOREST FANSY REDBUDD	B # B	2" CAL	10' - 12'		AS SHOWN	4' CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	AR	19	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	CONT.		36"	36"	5' O.C.	DENSE, FULL, MATCHED
	BB	11	BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	CONT.		36"	36"	AS SHOWN	DENSE, FULL, MATCHED
	EJ	23	EUONYMUS JAPONICUS 'AURO-MARGINATUS' / GOLDEN EUONYMUS	CONT.		36"	36"	5' O.C.	FULL, WELL-BRANCHED, MATCHED
	IM	13	ILEX X MESERVEAE 'CHINA GIRL' TM / CHINA GIRL HOLLY	CONT.		36"	36"	5' O.C.	DENSE, FULL, MATCHED
	JPS	9	JUNIPERUS X PFITZERIANA 'SEA GREEN' / SEA GREEN JUNIPER	CONT.		36"	36"	6' O.C.	DENSE, FULL, MATCHED
	PLS	12	PRUNUS LAUROCERASUS 'SCHIPKAENSIS' / SCHIPKA LAUREL	CONT.		36"	36"	4' O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VA	6	VIBURNUM DENTATUM / ARROWWOOD VIBURNUM	CONT.		36"	36"	6' 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

- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND 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.
- TREAT ALL LANDSCAPE BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
- 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.
- 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.
- 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).
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
- 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.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.
- SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.
- SHRUBS AND GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- 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 ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
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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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 dimensioned on these drawings. SEC, Inc. shall not be held responsible for any damage or responsibility in the assurance that the site is constructed in accordance with the construction plans.



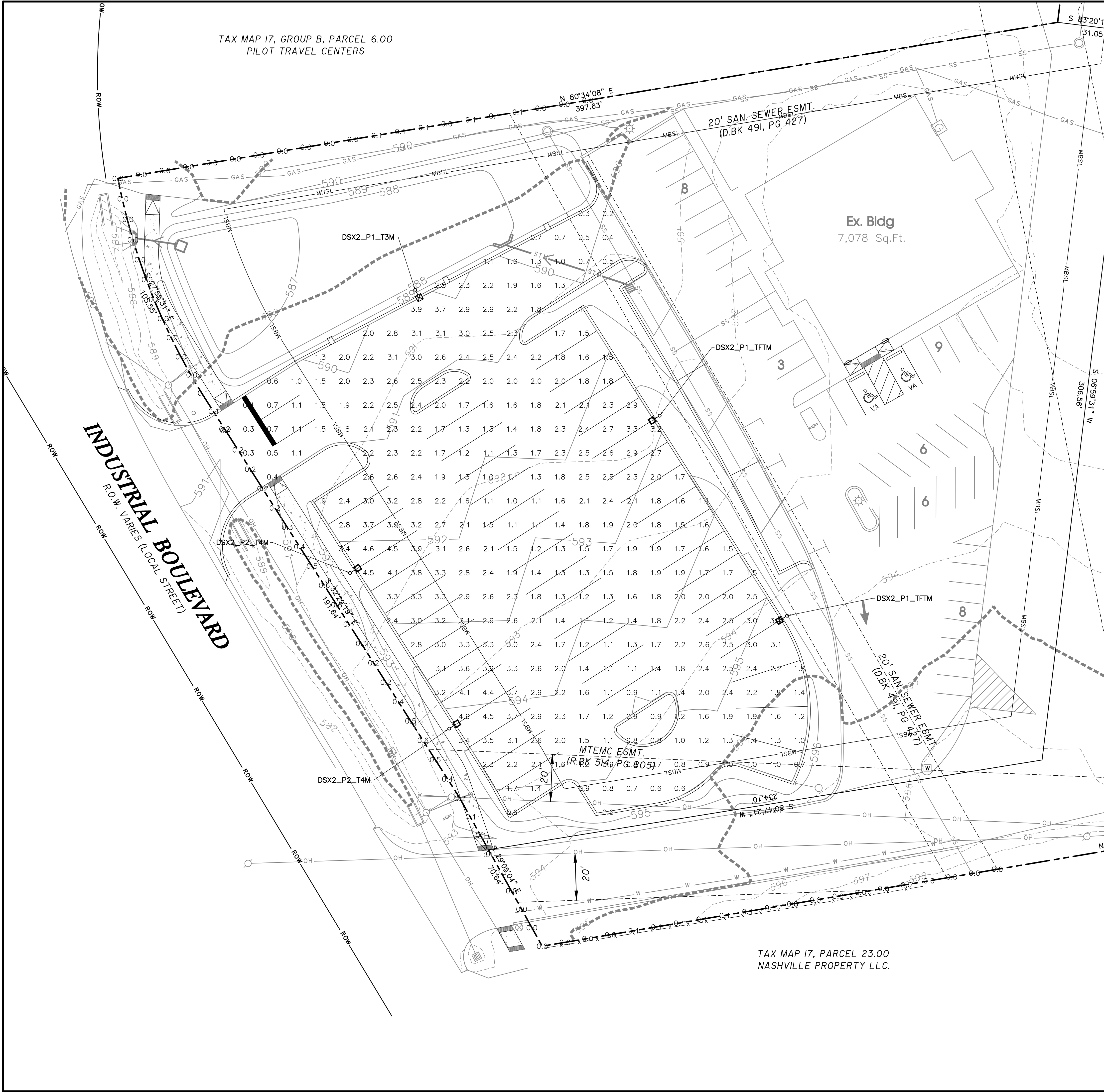
Industrial Blvd

La Vergne, Tennessee

Landscape Details & Notes

REVISED:	08-17-2022: Staff Comments
DRAWN:	KMG
DATE:	08-01-2022
CHECKED:	RSM
FILE NAME:	22028project_LA
SCALE:	N/A
JOB NO.	22028
SHEET:	

L2.0



Industrial Blvd

PHOTOMETRIC PLAN

PLAN NOTES:

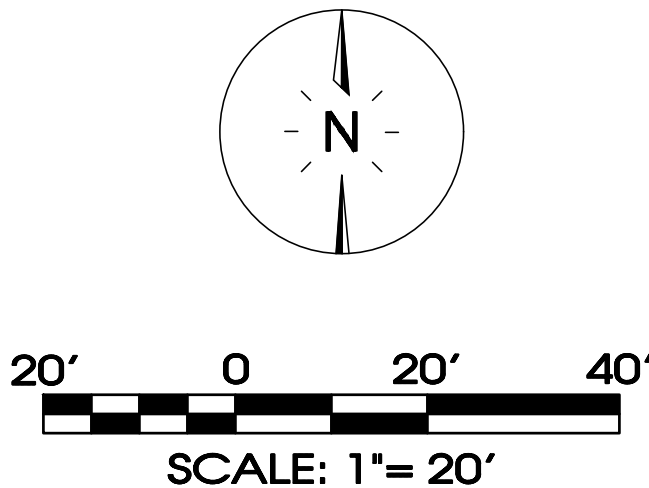
- 1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
- 2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LAVERGNE BEFORE 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. ALL LIGHT COLOR SHALL BE 4,000 KELVIN (WHITE LIGHT) UNLESS STATED OTHERWISE IN THE LIGHTING SCHEDULE.
- 3. NO SUBSTITUTIONS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT ON RECORD.
- 4. LIGHT FIXTURE MATERIAL SHALL BE DIECAST ALUMINUM. POLE MATERIAL SHALL BE STEEL.
- 5. ALL LIGHTING FIXTURES AND POLES SHALL BE BLACK.
- 6. ALL POLES SHALL BE SQUARE UNLESS NOTED OTHERWISE.
- 7. CONTRACTOR/INSTALLER SHALL VERIFY MANUFACTURE TEMPLATE BEFORE DRILLING HOLES FOR LIGHTING FIXTURES.
- 8. LIGHT POLE FOOTERS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER PER THE PROVIDED FOUNDATION DETAIL.

SITE PHOTOMETRICS	
AVERAGE FOOT-CANDLES	1.98
MAXIMUM FOOT-CANDLES	4.9
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.03
MAXIMUM TO MINIMUM FC RATIO	29.74
AVERAGE TO MINIMUM FC RATIO	12.07

SITE BOUNDARY	
AVERAGE FOOT-CANDLES	0.12
MAXIMUM FOOT-CANDLES	0.6
MINIMUM FOOT-CANDLES	0.0



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

850 MIDDLE TENNESSEE BOULEVARD

WWW.SEC-CIVIL.COM

PHONE: (615) 890-7901

FAX: (615) 895-2567

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SEC, Inc.



Industrial Blvd

LaVergne, Tennessee

REVISIONS:	
DRAWN: SWL	
DATE: 08-28-2023	
CHECKED: RSM	
FILE NAME: 22028project_PH	
SCALE: 1" = 20'	
JOB NO. 22028	
SHEET:	

Photometric Plan

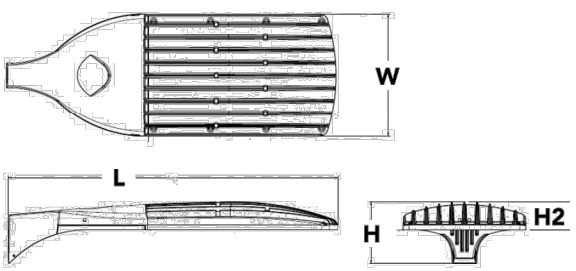
PH 1.0



D-Series Size 2
LED Area Luminaire



Specifications
EPA: 1.1 ft²
(0.10 m²)
Length: 15"
(381 mm)
Width: 7-1/4"
(184 mm)
Height 1: 3.5"
(89 mm)
Weight: 36lbs



Catalog Number
Notes
Type

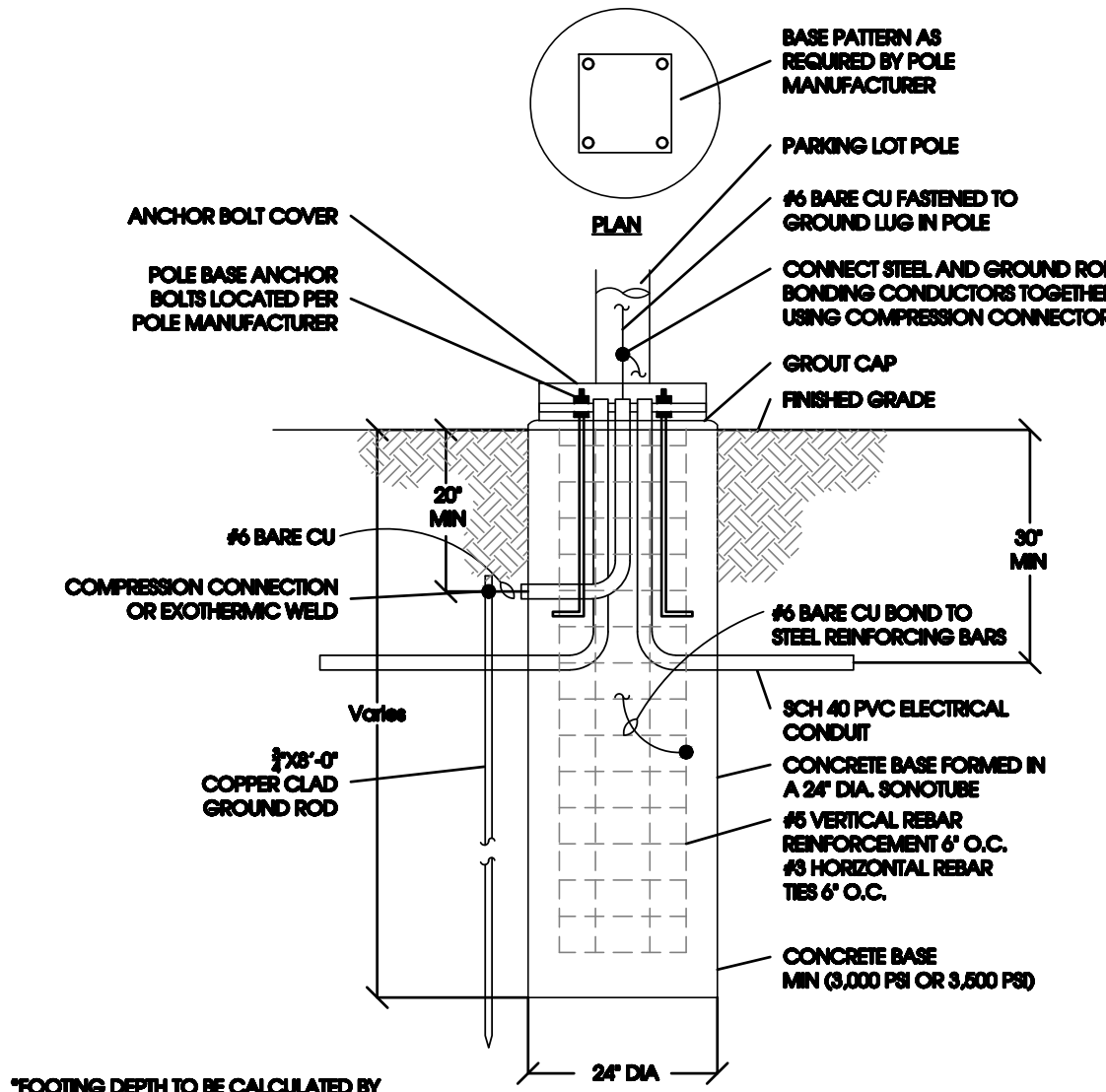
Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

▲ Capable options indicated by this color background.

Ordering Information EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DOBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics P1 P5 P2 P6 P3 P7 P4 P8 Rotated optics P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automated) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	TSVS Type V Very Short ¹ TSS Type V Short ² TSM Type V Medium ² TSW Type V Wide ² BLC Backlight control ³ LCCO Left corner cutoff ³ RCCO Right corner cutoff ³	MVOLT ⁴ 120 V SPA Square pole mounting 208 V RPA Round pole mounting 240 V WBA Wall bracket ⁵ 277 V SPUMBA Square pole universal mounting adaptor ⁶ 347 V RPU MBA Round pole universal mounting adaptor ⁶ 480 V Shipped separately KNAB DOBXD 8 Mass arm mounting bracket adaptor (specify finish) ⁷

Control options	Other options	Finish (specify)
Shipped installed NLTAIR2 Single MR generation 2 enabled ⁸ PIRHN Network, Bi-Level motion/ambient sensor ⁹ PER NEMA twist-lock receptacle only (no controls) ¹⁰ PERS Five-wire receptacle only (no controls) ^{10,11} PER2 Seven-wire receptacle only (no controls) ^{10,11} DMG 0-10V dimming control not back of housing for external control (no controls) ¹² DS Dual switching ^{13,14}	PIRHN Bi-Level motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 3K FAO Field Adjustable Output ¹⁵	Shipped installed HS House-side shield ¹⁶ SF Single face (120, 277, 347V) ¹ DF Double face (208, 240, 480V) ¹ L90 Left rotated optics ¹ R90 Right rotated optics ¹ Shipped separately BS Bird spikes ¹⁷ EGS External glare shield
		DOBXD Dark bronze DBLXD Black DNALD Natural aluminum DWHXD White DDBTXD Textured dark bronze DDBLXD Textured black DNDALD Textured natural aluminum DNDWHD Textured white

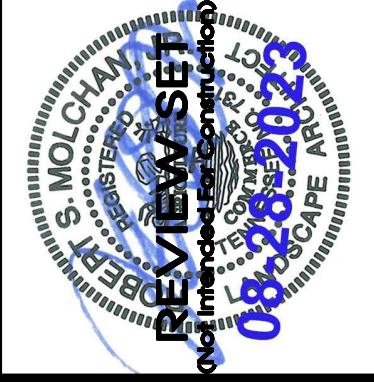
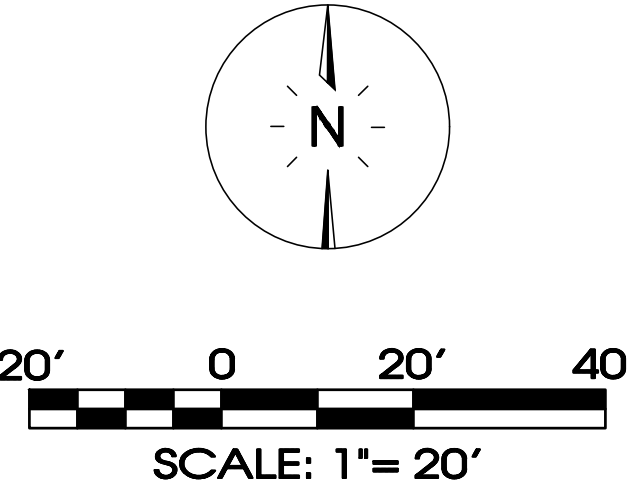


*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPEC.

LIGHT POLE FOOTING

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	MOUNTING HEIGHT	QUANTITY	LAMP DEPRECIATION	ARM LENGTH
DSX2_P1_T3M	○-☒	DSX2 LED P1 40K T3M MVOLT	POLE	Lithonia Lighting, DSX2 LED P1 40K T3M MVOLT	25'	1	0.9	6
DSX2_P1_TFTM	○-□	DSX2 LED P1 40K TFTM MVOLT	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	25'	2	0.9	6
DSX2_P2_T4M	○-□	DSX2 LED P2 40K T4M MVOLT with houseside shield	POLE	Lithonia Lighting, DSX2 LED P2 40K T4M MVOLT HS	25'	2	0.9	6

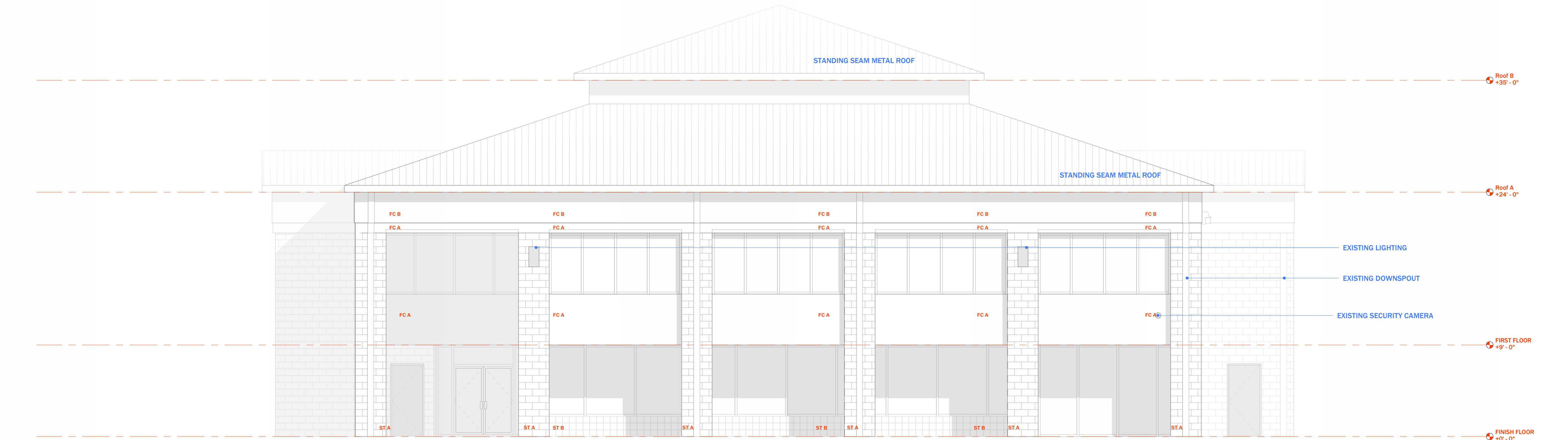


Industrial Blvd
LaVergne, Tennessee

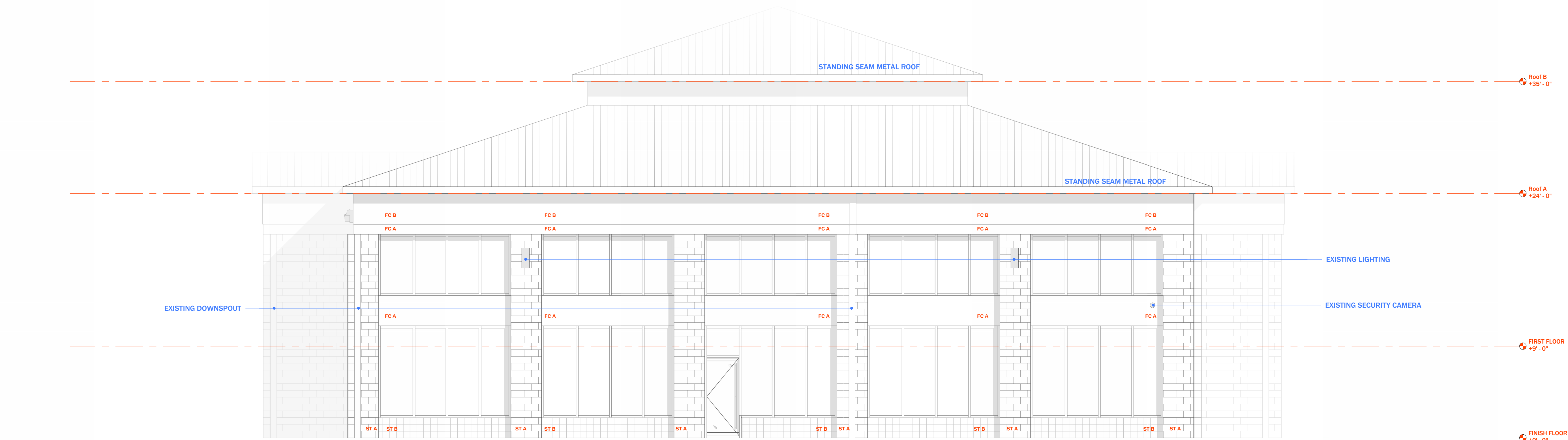
REVISED:	DRAWN: SWL
DATE: 08-28-2023	CHECKED: RSM
FILE NAME: 22028project_PH	SCALE: N/A
JOB NO. 22028	
SHEET:	
PH 2.0	

Photometric Plan

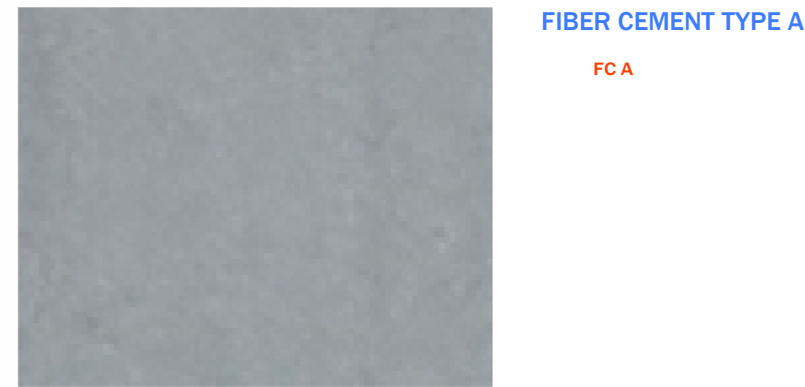
Do not scale the drawings, verify all dimensions before commencing any work. This drawing and design herein shall remain the property of KDG and is not to be copied or reproduced without their written permission.



1 South
SCALE: 3/16" = 1'-0"



2 North
SCALE: 3/16" = 1'-0"



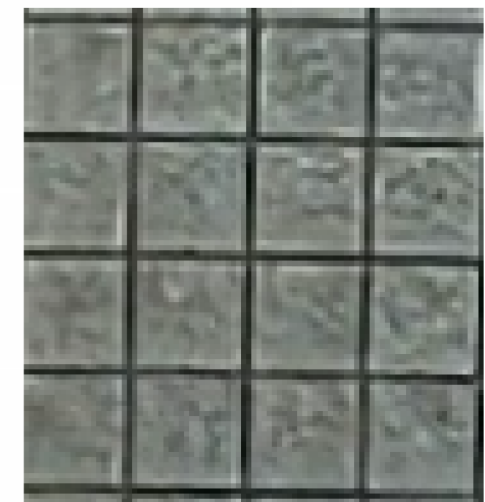
FIBER CEMENT TYPE A
FCA



FIBER CEMENT TYPE B
FCB



STONE TYPE A
STA



STONE TYPE B
STB



STANDING SEAM METAL ROOF

Date	Description	Revision Number	Do not scale the drawings, varyify all dimensions before commencing any work. This drawing and design herein shall remain the property of the Architects and is not to be copied or reproduced without their written permission. 	131 INDUSTRIAL BLVD HOLDING CORP 6050 DIXIE Rd, MISSISSAUGA, ON L5T 1A6 CANADA	131 INDUSTRIAL BLVD 131 INDUSTRIAL BLVD	Elevations	1Jan.2021	3/16" = 1'-0"	A4.00
								@ Sheet Size Arch E	001 05 2023

Checker

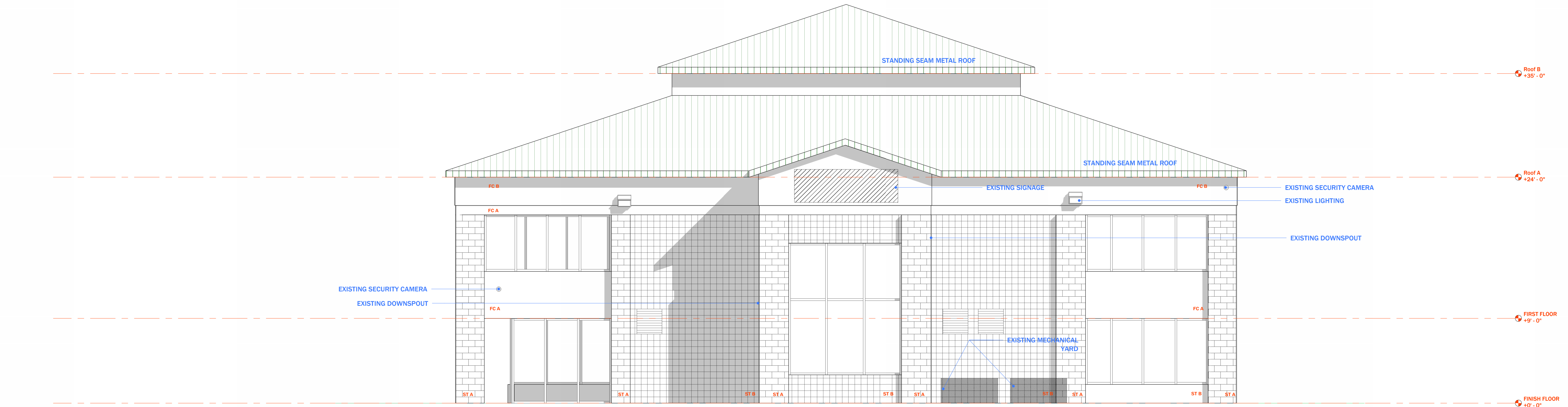
Checked by

Author

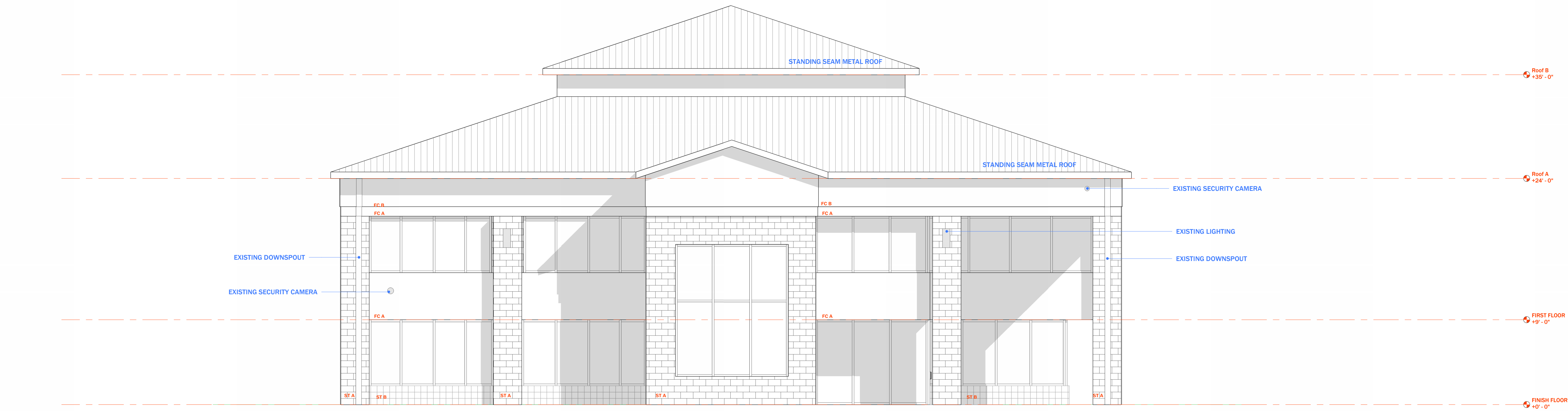
Drawn by

8/26/2023 9:51:23 PM

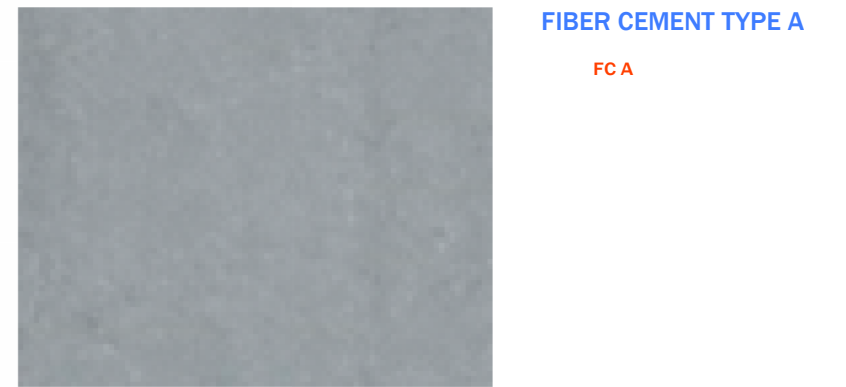
Do not scale the drawings, verify all dimensions before commencing any work. This drawing and design herein shall remain the property of KOGI and is not to be copied or reproduced without their written permission.



1 East
SCALE: 3/16" = 1'-0"



2 West
SCALE: 3/16" = 1'-0"



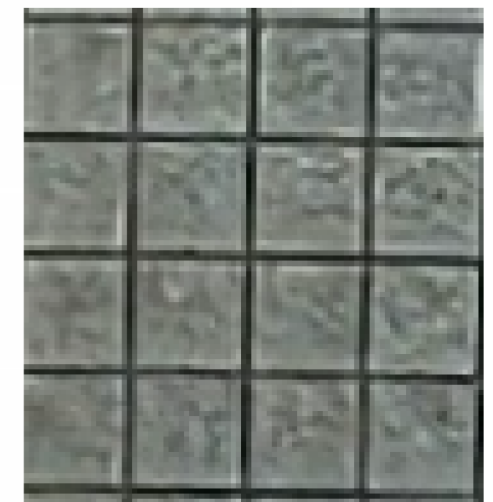
FIBER CEMENT TYPE A
FCA



FIBER CEMENT TYPE B
FCB



STONE TYPE A
STA



STONE TYPE B
STB



STANDING SEAM METAL ROOF

Date	Description	Revision Number

Do not scale the drawings, verify all dimensions before commencing any work. This drawing and design herein shall remain the property of the Architects and is not to be copied or reproduced without their written permission.



131 INDUSTRIAL BLVD
HOLDING CORP
6050 DIXIE Rd, MISSISSAUGA,
ON L5T 1A6 CANADA

131 INDUSTRIAL BLVD
131 INDUSTRIAL BLVD

Elevations

1Jan.2021

3/16" = 1'-0"

@ Sheet Size
Arch E

A4.01

001 05 2023

Checker

Checked by

Author

Drawn by

8/26/2023 9:51:27 PM



Item #: 12.

Item Title: Set Bond Amount for McCormick Place (Map 14F, Group A, Parcel 1.01 and Tax Map 14, Parcels 36, 36.01 & 36.02). Requested by Wamble & Associates. PDR (Planned Density Residential) Zoning District.

Reviewed By:

Summary: Wamble & Assoc., Inc., on behalf of their client, is requesting that the Planning Commission to set the bond amount for the public improvements in McCormick Place, consisting of approximately twenty eight (28) lots.

Per the Subdivision Regulations, the developer has submitted three (3) construction bids, an average plus the required 20% contingency, and a stamped estimate provided by the engineer. Bids are from Four Star Paving, Gibbs Const. and Sessions Paving Company; engineer's estimate comes to \$123,000.00 in total.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergn.net

(Technical items go here)

Jake Blair
jblair@lavergn.net

Engineering

Gary Lide
glide@lavergn.net

Bond Estimate is in compliance with requirements.

Utilities

Scott Tatalovich
statalovich@lavergn.net

(Technical items go here)

Codes

Randolph Salyers
rsalyers@lavergnethn.gov

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnethn.gov

(Technical items go here)

Police

John Eubank
jeubank@lavergnethn.gov

(Technical items go here)

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



Civil Engineering • Land Surveying • Land Planning

September 18, 2023

Bo Logan
City of La Vergne
5175 Murfreesboro Road
La Vergne, TN 37086

Re: **McCormick Place (28 single-family lots and three open spaces)**
Final Plat – Submittal of Bond Setting Package
Owner/Developer: Amnon Shreibman
W&A File No.: 249-0718

Dear Mr. Logan:

Please see the attached bond submittal package for the above referenced project for review and approval in the September 26 Planning Commission meeting. The only staff review comment received in the September 12 workshop was a request that the attached bids be signed. The plat was approved on July 26, 2022. This package contains the following information:

1. Summary Table
2. Signed bid from Sessions Paving Company, dated 8/24/23
3. Signed bid from Four Star Paving, dated 8/24/23
4. Signed bid from Gibbs Brothers Construction, dated 8/25/23 (please see attached email from Marty Huddleston stating that the tack coat price of \$2,600 is included in the topping price).
5. Minutes of 6/26/022 La Vergne Planning Commission meeting - approval of final plat on page 3.
6. Copy of Final Plat for reference (reduced size)

The total bond amount is \$123,000.00. This amount is based on the attached Engineer's Estimate and supporting bid paperwork. I am enclosing two (2) copies of this bond setting package, as well as sending you an electronic copy. If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "James D. Wamble". The signature is fluid and cursive, with the first name "James" being more prominent than the last name "Wamble".

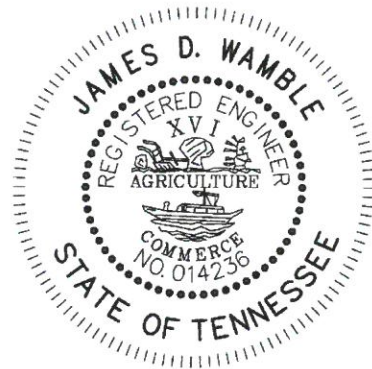
James D. Wamble, P.E., R.L.S.

JDW/kl

cc: Amnon Shreibman
Gary Lide, Director of Engineering, City of La Vergne

**ENGINEER'S ESTIMATE
FOR FINAL ASPHALT SURFACE PAVING
MCCORMICK PLACE**

DESCRIPTION	BID AMOUNT	COST TO FINISH
Bid: Sessions Paving	\$84,099.20	\$89,637.40 (Average of 3 bids)
Bid: Four Star Paving	\$97,913.00	
Bid: Gibbs Brothers Construction	\$86,900.00	
Utility repairs/adjustments of frames and covers		\$7,500.00
Erosion control inspections, report and maintenance		\$5,000.00
Sub-Total		\$102,137.40
20% Inflation		\$20,427.48
GRAND TOTAL		\$122,564.88
	(Rounded)	\$123,000.00



SESSIONS PAVING COMPANY

P.O. Box 90266
NASHVILLE, TENNESSEE 37209

(615) 356-0600

PROPOSAL

TO Wamble & Associates, PLLC Attn: Ms. Karla Lee Karlalee@wambleassociates.com	PHONE (615) 251-9555	DATE 8/24/23
	JOB NAME / LOCATION McCormick Place Subdivision Bill Stewart Blvd. LaVergne, TN Plans: Wamble 6/24/2022	
	JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

furnishing the necessary labor, equipment, and material to carry out the following items of construction for the above referenced project:

1. Crushed Stone Base (8")	
5,545 SY @ \$11.60 per SY =	\$ 64,322.00
2. Prime & 2" Hotmix Binder	
5,128 SY @ \$16.80 per SY =	86,150.40
3. Tack & 2" Hotmix Surface	
5,128.00 @ \$16.40 per SY =	84,099.20
4. Concrete Curb & Gutter (24")	
661 LF @ \$28.00 per LF =	18,508.00
5. Ribbon Curb (12")	
2,509 LF @ \$15.00 per LF =	37,635.00
6. Right Turn Lane Striping (Thermoplastic)	
Lump Sum @ \$8,500.00 =	8,500.00
TOTAL (Approx. - Items Quoted) =	\$ 299,214.60

NOTES: 1. Subgrade to be turned over to SPC plus or minus 0.1 foot of final subgrade. 2. Testing and initial layout to be by others. 3. SPC's prices will be good for work that can be completed by 12/31/2023. 4. Items to be field measured for final billing.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

Two Hundred Ninety Nine Thousand Two Hundred Fourteen and 60/100 Dollars (\$ 299214.60)

Payment to be made as follows:

PAYMENT WILL BE DUE WITHIN 10 DAYS OF OUR INVOICE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Robert A. Hootcheson
President

Note: This proposal may be withdrawn by us if not accepted within

10 days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



1441 Elm Hill Pike
Nashville, TN. 37210

Phone 615-627-2901
Fax 615-627-2906

DATE: 08/24/23

PROPOSAL # _____

FROM: Zach Wright
JOB: McCormick Place

LOCATION: La Vergne

Description	approx. Quantity	Unit	Unit Price	Total
Asphalt Paving- Roadway				
Base 8"	1,430	SY	\$14.85	\$21,235.50
Prime	1,430	SY	\$1.25	\$1,787.50
Binder 2"	1,430	SY	\$14.95	\$21,378.50
24" X 8" Curb & Gutter	665	LF	\$24.00	\$15,960.00
Alley				
Base 8"	4,040	SY	\$14.85	\$59,994.00
Prime	4,040	SY	\$1.25	\$5,050.00
Binder 2"	4,040	SY	\$14.95	\$60,398.00
12" Ribbon Curb	2,560	LF	\$14.00	\$35,840.00
Bituminous Index (August 2023)-Reference Only No bituminous index adjustment this month	1	LS	\$0.00	\$0.00
TOTAL				\$221,643.50
Tack & Surface 2" BUDGET ONLY	5,470	SY	\$17.90	\$97,913.00
Thermo Line Markings BUDGET ONLY	1	LS	\$21,000.00	\$21,000.00

Notes:

No concrete flatwork.

This proposal must become part of any contract.

EXCLUSIONS:

1. Any Subgrade Work
2. Engineering & Layout
3. Testing or its Expense
4. Bonds or Associated Fees
5. Rebar in Curbs
6. Utilities and/or Adjustments
7. Signs
8. Seeding or Sodding
9. Fees & Permits
10. Any work not specifically stated above.
11. Pricing good thru December 2023

Prices are based on April 2022 TDCIT Bituminous Index (\$658.17).
Prices will be adjusted at accordance with the TDCIT Bituminous
Index, based on the variance from the month the job was quoted
to the month the work is done.

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

DATE: 8/25/23

TO:	Wamble & Associates	PROJECT:	McCormick Place
ATTN:		LOCATION:	Bill Stewart Blvd La Vergne
Street Address:		Project Info:	Sheet C2.1
City, State, Zip:		Project Info:	Plan Date 9/21/22

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Base + Binder

Construct a 8" crushed limestone base course
Place 2" type 307B asphalt binder course
Approximately 5130 SQ. Yards

Base + Binder = \$168,931.00

Topping

Place 2" type 411E asphalt surface course
Approximately 5130 SQ. Yards

Topping = \$86,900.00

PWL 9/5/23

Curbs

Install 24" curb and gutter as per plan: Approximately 665 L.F.

Install ribbon curb as per plan: Approximately 2510 L.F.

Curbs = \$76,865.00

Stripe

Stripe parking lot and street as per plan

1 Handicap Sign

1 Wheel Stop

4 Stop Signs

Thermoplastic on Bill Stewart Blvd and Entrance

Stripe = \$11,650.00

Gibbs Brothers Construction, Inc.

2470 Couchville Pike
Nashville, Tennessee 37217
(615) 883-2434

Note: Work is bid with 3 mobilization per crew and any extra will be \$1,500.00 each.

Note: If item does not appear above it means that it was not bid.

NOTE: Price based on August 2023 TDOT Bituminous Index of \$634.55 per ton and will be adjusted monthly at time of placement.

EXCLUSIONS:	Concrete Flumes	Testing Costs	Extruded Curbs	Utilities
	Stone under Concrete		Post Curb	
	Sidewalks	Integral Curb	Ramps	
	Seal Coat		Grade Work	Fabric

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the SUM of:

\$ See Above

PAYMENT to be made as follows: Amount Due upon Completion. INVOICES NOT PAID WHEN DUE ARE SUBJECT TO LATE CHARGES OF 1.5% PER MONTH. If Account is turned over for Collection, Customer will be liable for all Attorney fees.

Authorized Signature



Marty Huddleston

NOTE: This Proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature

Date of Acceptance

From: [Marty Huddleston](#)
To: [Karla Lee](#)
Subject: RE: McCormick Place - Bid Request
Date: Friday, September 1, 2023 8:57:10 AM

Karla,

The tack coat is included in the topping price. Tack coat = \$2,600.00.

Do you want the bid signed just for the topping? We cannot get to the other work this year.

Marty Huddleston
Gibbs Brothers Construction
1-615-925-1576

From: Karla Lee [mailto:karlalee@wambleassociates.com]
Sent: Thursday, August 31, 2023 1:29 PM
To: Marty Huddleston <mhuddleston123@bellsouth.net>
Cc: Amnon Shreibman (rshreibman@hotmail.com) <rshreibman@hotmail.com>; Danny Wamble <jdwamble@wambleassociates.com>
Subject: RE: McCormick Place - Bid Request

Hi Marty,

Danny Wamble asked me to write and thank you for this bid. He would like to know if the topping price of \$86,900 includes the tack coat. If not, what is the amount that should be added to that topping price (and which amount was it included in?), because it will affect calculating the amount of the bond. Also, the city is requesting a signed bid. We'd appreciate you letting us know the tack coat price and then sign this bid and return to us.

Thanks!

Karla Lee
Wamble & Associates, PLLC
216 Centerview Drive, Suite 180
Brentwood, TN 37027
615-251-9555
karlalee@wambleassociates.com

216 Centerview Drive, Suite 180
Brentwood, TN 37027
615-251-9555
karlalee@wambleassociates.com



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From: Marty Huddleston <mhuddleston123@bellsouth.net>
Sent: Friday, August 25, 2023 8:15 AM
To: Karla Lee <karlalee@wambleassociates.com>
Subject: RE: McCormick Place - Bid Request

Karla,

Gibbs Brothers has decided not to bid this job because of heavy work load and not being able to guarantee we can get to this work in September. We picked up several jobs over the last week that are also slated to start for us in September, If for some reason it gets delayed let us know and I will get you a number.

Marty Huddleston
Gibbs Brothers Construction
1-615-925-1576

From: Karla Lee [<mailto:karlalee@wambleassociates.com>]
Sent: Friday, August 11, 2023 3:59 PM
To: mhuddleston123@bellsouth.net
Cc: Amnon Shreibman (rshreibman@hotmail.com) <rshreibman@hotmail.com>; Kimberly Flood <kimberly.flood@wambleassociates.com>; Danny Wamble <jdwbable@wambleassociates.com>
Subject: McCormick Place - Bid Request

Re: McCormick Place

From Danny Wamble:

Hello Marty,

Our client, Amnon Shreibman, is under construction with a 28-lot single-family subdivision on Bill Stewart Blvd in La Vergne, TN. His contractor, Cumberland Pipeline (who does not do road construction), will be complete with the grading, drainage, water, and sewer work by the end of August. I would appreciate you providing us with a bid for the roadway construction. The road and detail sheets from the plans are attached for your use. The quantities are as follows:

Public Street at McCormick Place & Mifflin Court

- 8" crushed stone base, 1545 square yards
- 2" asphalt binder (include prime coat), 1421 square yards
- 2" asphalt surface (include tack coat), 1421 square yards
- 24" concrete curb & gutter, 661 linear feet
- Right Turning Lane Striping

Public Alleys at Firehouse Lane, Red Engine Lane, & Hook and Ladder Lane

- 8" crushed stone base, 3980 square yards
- 2" asphalt binder (include prime coat), 3707 square yards
- 2" asphalt surface (include tack coat), 3707 square yards
- 12" concrete curb, 2509 linear feet

We anticipate the roadway construction, which will include the crushed stone base, curb and gutter, and asphalt binder to be constructed during the month of September. The asphalt surface layer will not be installed until 75% of the houses have been built. We understand that asphalt prices will fluctuate during that time period, but please provide us with a budget price for the surface layer of asphalt that we can use for setting the bond with the city.

Please reply with your SIGNED bid by Friday, August 25, 2023. If you have any questions, or need additional information, please contact me.

Thanks,

James D. Wamble, P.E., R.L.S.

Karla Lee

Wamble & Associates, PLLC

216 Centerview Drive, Suite 180

Brentwood, TN 37027

615-251-9555

karlalee@wambleassociates.com



Civil Engineering • Land Surveying • Land Planning

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MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 26, 2022, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on July 26, 2022, 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 Diane Sanders, Secretary / Alderman Graeme Coates, Mayor Jason Cole, Jim Hesemann, Terry Coleman, and John Rutledge.

Approval of Minutes

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the minutes of the June 28, 2022 Regular Meeting, was adopted with all voting AYE.

OLD BUSINESS

1. **Site Plan - Commercial Shell Building, Lot 3 - New Building totaling 11,400 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 & Peyman Behrouzi.**

This item was withdrawn. No action was taken.

2. **Site Plan - 290 Tech Park Industrial - New Building totaling 48,000 Square Feet on 4.47 Acres. Requested by Fulmer-Lucas. Property located at 290 Tech Park Drive (Tax Map 29, Parcel 5.12). I-2 (Heavy Industrial) Zoning District. Property owned by Five Star Investment LP.**

Mr. Bo Logan gave his report. Mr. Logan stated that the fee in lieu for the sidewalk was \$26,940.00

Chairman Garvin asked Fire Marshall Curtis Brinkley about the staff comments. Mr. Brinkley stated that all technical comments related to fire had been addressed.

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

NEW BUSINESS

3. **Concept Plan - 703 Waldron Road - 313 Residential Lots & 162 Townhomes on 120.71 Acres. Requested by SEC, Inc. Property located at 703 Waldron Road (Tax Map 29, Parcel 22.02). R-3 (High Density Residential) Zoning District. Property owned by John M. Gilliland Living Trust.**

Mr. Logan gave his report.

Mr. John Minor, representing SEC, 850 Middle Tennessee Blvd, Murfreesboro and Mr. Terry Rasmussen, representing BRS, 2000 Mallory Ln, Franklin, approached the podium.

Mr. John Rutledge asked the applicants if they would be open to single-family (R-1 Zoning) throughout the plan. He explained his concerns with the future development and the infrastructure. Mr. Rasmussen explained that they could put 1,800 lots per the code. Mr. Rutledge asked if his answer was a no. Mr. Rasmussen confirmed no. A discussion ensued.

Mr. Rutledge asked staff if the applicant would be bound to the new zoning standards by the applicant agreeing to it prior to the standards being completed. Assistant City Administrator Kyle Brown stated that since they are zoned by right, they do not have to follow the future development standard, because it's not currently in our ordinance. Mr. Rasmussen stated that they could not agree to what they don't know. He stated that if the Commission could tell them exactly what the design standards are today, they would agree to them. Chairman Garvin asked with this being at concept if this was something that would be addressed now or at site plan. Mr. Rasmussen asked if they had the design standards and could give them to them. Mr. Rutledge stated that they were not finished. Mr. Rasmussen stated that he did not know how they could agree to them tonight. Chairman Garvin asked if this was something that could be discussed at site plan. Mr. Rasmussen stated yes. Mr. Rutledge stated he was good with that.

Mr. Rutledge asked about the drainage and if the lots were buildable lots. Mr. Rasmussen stated that they were all buildable. He stated that they would not be asking for any variances. He stated that the development would not impact any streams or buffers. A discussion ensued.

Mr. Hesemann asked about the wooded area and landscaping. Mr. Rasmussen explained. He stated that they would follow everything to code. Mr. Minor made comments about the rear setback requirement. A discussion ensued regarding the landscaping.

Mr. Rutledge asked the applicant about any pending lawsuits. City Attorney Phillip Dodd asked Mr. Rutledge if he was asking about the current property. Mr. Rutledge stated yes. Mr. Rasmussen stated there were no legal issues with the property that he was aware of.

Secretary Coates asked Mr. Rasmussen to explain the changes made. Mr. Rasmussen explained the left turn and the right of way. Vice-Chairman Sanders made comments about her concerns with the infrastructure.

A motion, made by Secretary Graeme Coates, seconded by Terry Coleman, to approve the concept plan, was adopted with all voting AYE, except John Rutledge and Vice-Chairman Diane Sanders, who voted NO.

4. **Final Plat - McCormick Place - 28 Lots & Three Open Space Lots on 8.62 Acres. Requested by Wamble & Associates. Property located on Bill Stewart Blvd. (Tax Map 14, Group A, Parcel 1.01 and Tax Map 14, Parcels 36, 36.01 & 36.02). PDR (Planned Density Residential) with a R-2 Base (Medium Density Residential) Zoning District. Property owned by Amnon Shreibman.**

Mr. Logan gave his report.

Mr. Jim Hesemann asked if the stormwater detention unit was part of the plan. Mayor Cole stated that it was. Mr. Hesemann asked if the utilities would be road frontage. Mayor Cole explained it would have to be on the plan.

Mr. Danny Wamble, 216 Centerview Dr, Brentwood, approached the podium. He stated that there would be no utilities like Mr. Hesemann described. He explained that there will be water, sewer, and storm sewer. He stated that they would be underground. He stated that there will be a mail center on an open space lot. He stated that there will be screening between Bill Stewart and the detention pond. He stated that it is in the site plan.

Secretary Coates asked about the turn lane. Mr. Wamble stated that the turn lane is still in the plan. He stated that the details of the lane are in the construction plan. A discussion ensued. He explained the proposal for two 11-foot traffic lanes and a third 12-foot traffic lane. He made comments about the other two 12-foot traffic lanes that were requested. Mr. Rutledge asked if the electrical utilities would be underground. Mr. Wamble explained that they would be overhead. Vice-Chairman Sanders asked if there would be an HOA. Mr. Wamble confirmed there would be.

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

5. **Site Plan - Packaging Fulfillment - New Building Addition totalling 14,625 Square Feet on 4.15 Acres. Requested by Huddleston Steele. Property located at 1241 Heil Quaker Blvd. (Tax Map 17, Parcel 30.01). I-2 (Heavy Industrial) Zoning District. Property owned by Mark L. Mondelli Etux Brenda.**

Mr. Logan gave his report. He stated that the fee in lieu for sidewalks is \$23,640.00.

Mayor Cole asked Fire Marshall Curtis Brinkley if he was satisfied with the rear access adjustment for through traffic. Mr. Brinkley explained his satisfaction with the adjustment.

Mr. Enoch Jarrell, representing Huddleston Steele, Murfreesboro, approached the podium. Chairman Garvin asked Mr. Jarrell if the fee in lieu amount was acceptable. Mr. Jarrell stated that it was. Vice-Chairman Sanders asked if this building would replace all the semi's parked in the back. Mr. Jarrell stated yes and that the storage would be indoors. Mr. Rutledge asked if they would park in the front. Mr. Jarrell stated there may be a few parked on the side parking lot.

A motion, made by Mayor Jason Cole, seconded by John Rutledge, to approve the site plan as submitted, was approved with all voting AYE.

6. Final Plat - The Retreat at Finch Branch, Section 2 - 31 Lots on 12.89 Acres. Requested by SEC, Inc. Property located off Irvin Road and Greenwood Drive (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District. Property owned by Robert & Joan Waldron.

Mr. Logan gave his report.

Mr. John Minor, representing SEC, 850 Middle Tennessee Blvd, Murfreesboro, approached the podium. Secretary Coates asked if all the lots were buildable, including lot 146. Mr. Minor confirmed they all were.

A motion, made by Mayor Jason Cole, seconded by John Rutledge, to approve the final plat as submitted, was approved with all voting AYE

7. Conceptual Site Plan - Brookside Park - Proposed City Park with Soccer Field, Walking Trail, Shelter and Other Amenities on 1.25 Acres. Requested by the City of La Vergne. Property located between Mountain Top Trail & Peak Top Trail (Tax Map 29H, Group B, Parcel 82). R-2 (Medium Density Residential) Zoning District. Property owned by the City of La Vergne.

Mr. Logan gave his report.

Mr. Rutledge asked about the fencing for the project. Assistant City Administrator Kyle Brown stated there was no fencing at this point. Mr. Rutledge stated that he preferred the black coating fencing. Mr. Brown explained that the City is working with the State on the grant process. He stated that if there is a need for fencing, it would be the black vinyl-coated fence. Vice-Chairman Sanders asked about the parking. Mayor Cole explained. A discussion ensued.

A motion, made by Mayor Jason Cole, seconded by Jim Hesemann, to approve the concept plan as submitted, was approved with all voting AYE.

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

City Administrator Kyle Brown stated that this item needed to be deferred until next month.

A motion, made by Chairman Earl Garvin, Jr., seconded by Mayor Jason Cole, to defer the item, was approved with all voting AYE.

9. **Recommendation to the Board of Mayor and Aldermen - Subdivision Acceptance - Minerva Village, Phase 1. Property located off Holland Ridge Road. Requested by Wamble & Associates. R-3 (High Density Residential) Zoning District.**

City Administrator Kyle Brown stated that this item needed to be deferred until next month.

A motion, made by Chairman Earl Garvin, Jr., seconded by Mayor Jason Cole, to defer the item, was approved with all voting AYE.

10. **Motion to Conduct a Public Hearing on August 30, 2022 for Planning Commission Resolution #2022-02 which will Amend the City of La Vergne Subdivision Regulations to Comply with Public Chapter #1128 that Prohibits the Planning Commission from Generally Requiring the Dedication of Land or Payment of Fees in Exchange for the Approval of the Development of Property.**

City Attorney Dodd explained the regulations and the need for a reason for the dedication of land approval. He stated good reasons are health, safety, and general welfare. He made comments about the public hearing and the vote that would take place after.

A motion, made by Mayor Jason Cole, seconded by, Secretary Graeme Coates, to conduct a public hearing on August 30, 2022, for Planning Commission Resolution #2022-02 to amend the Subdivision Regulations to comply with the public chapter #1128 which prohibits the Planning Commission from generally requiring the dedication of land or payment of fees in exchange for the approval of the development of property, was approved with all voting AYE.

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

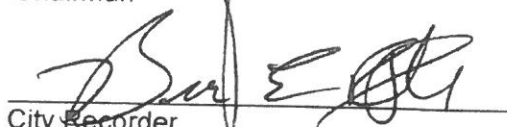
Mr. Kyle Brown updated the board on the status of bonds and letters of credit.

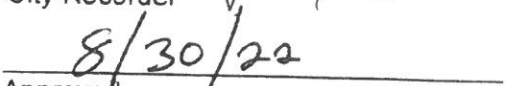
No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:43 p.m.


Chairman


City Recorder


8/30/22
Approved

