WORKSHOP AGENDA

Planning Commission

October 17, 2023 @ 5:30 PM

For the October 30, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: September 26, 2023 Meeting.

2. Public Comment Period.

OLD BUSINESS

3. 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)**

4. 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.

5. 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

6. Final Plat - Guevara Subdivision - Three Lots on 3.89 Acres. Requested by Doyle Elkins. Property located at 396 Stones River Road (Tax Map 14, Parcel 54). R-1 (Low Density Residential) Zoning District. Property owned by Burgos J. Guevara.

7. 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.

8. Concept Plan – Marlowe La Vergne – 352 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner.

9. Site Plan – 84 Lumber, Phase 2 – New Building Plus New Maintenance Shed of Approximately 8400 Square Feet 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.

10. Preliminary Plat - Co-Op Business Park - Three Lots on 114.8 Acres. Requested by Barge Design Solutions. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

11. Concept Plan - Co-Op Business Park - Nine (9) Buildings Totaling 1,081,412 Square Feet on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

12. Amendment to Site Plan – Alterra – Existing Building totaling approximately 10,500 Square Feet & Building Addition of 7,300 Square Feet on 5.16 Acres. Requested by Paradym Studio, PLLC. Property located at 122 Charter Place (Tax Map 29, Parcel 2.05). I-2 (Heavy Industrial) Zoning District. Property owned by 122 Charter Partners, LLC.

13. Site Plan – SitePro Rentals, LLC – New Building of 11,717 Square Feet on 4.14 Acres. Requested by Bohler, Inc. Property located at 425 Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by SitePro Rentals, LLC.

14. Site Plan – Sazerac – Site Improvements Including Expansion of Loading Docks at Existing Building on 22.78 Acres. Requested by Denham Blythe. Property located at 4000 Centrepointe Drive (Tax Map 17, Parcel 37.02). I-2 (Heavy Industrial) Zoning District. Property owned by Ajax Turner Properties.

15. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 1. Property located off Carothers Rd. Requested by SEC Inc. R-1 (Low Density Residential) Zoning District.

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

17. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 3.

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:

Summary:

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

No submittal this month.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

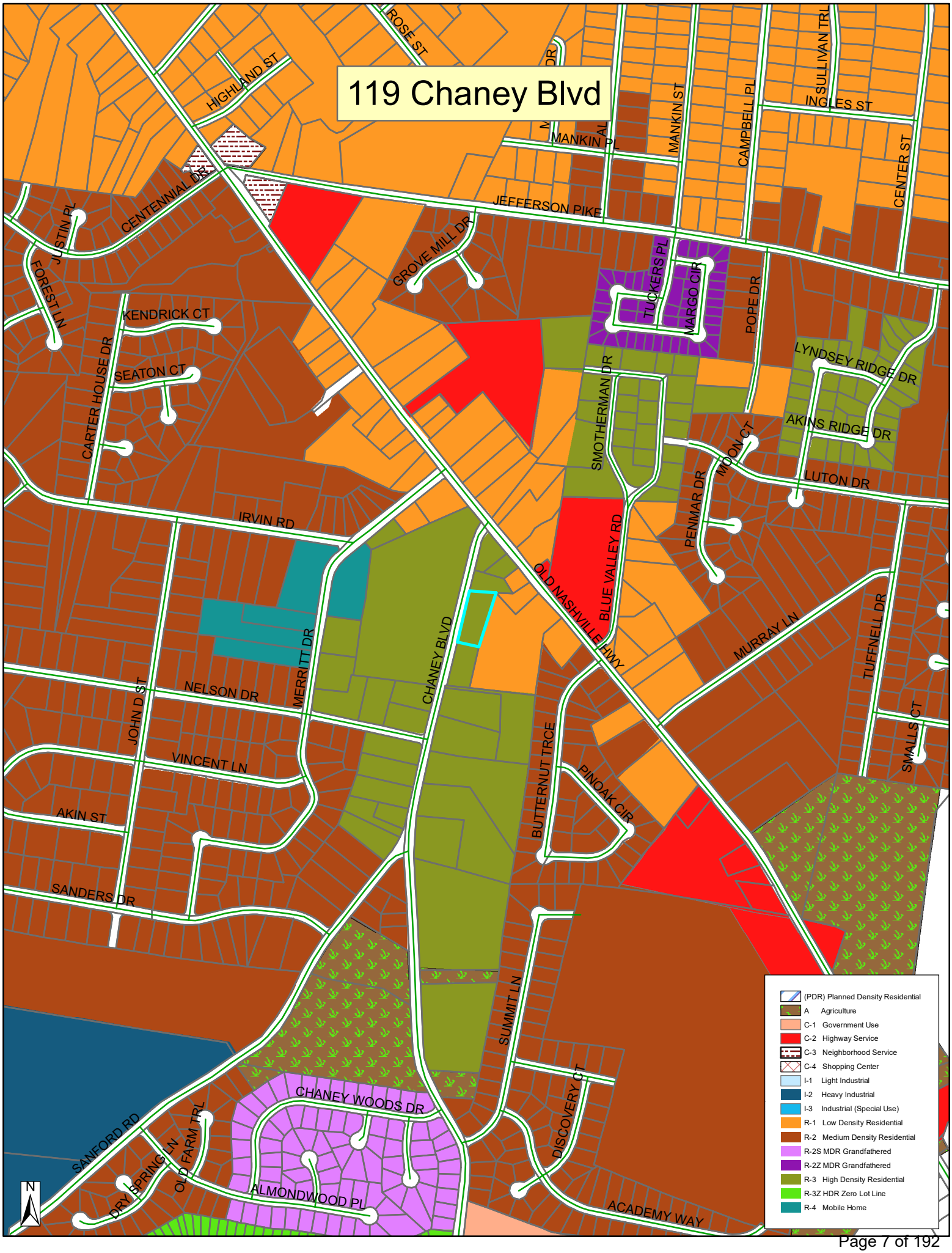
Police

John Eubank
jeubank@lavergnetn.gov

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

119 Chaney Blvd
CHANEY BLVD
N

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

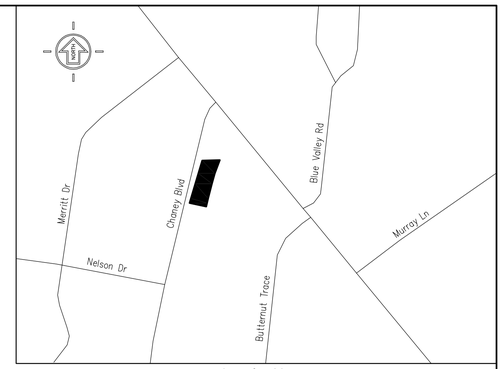

119 Chaney Blvd
ROSE ST
HIGHLAND ST
MANKIN PL
MANKIN ST
CAMPBELL PL
INGLES ST
SULLIVAN TRL
CENTER ST
JEFFERSON PIKE
JUSTIN PL
CENTENNIAL DR
FOREST LN
GROVE MILL DR
TUCKERS PL
MARGO CIR
POPE DR
LYNDSEY RIDGE DR
AKINS RIDGE DR
KENDRICK CT
SEATON CT
CARTER HOUSE DR
SMOTHERMAN DR
MOON CT
LUTON DR
PENMAR DR
IRVIN RD
BLUE VALLEY RD
OLD NASHVILLE HWY
MURRAY LN
TUFFNELL DR
SMALLS CT
MERRITT DR
CHANEY BLVD
NELSON DR
JOHN D ST
VINCENT LN
BUTTERNUT TRCE
PINOAK CIR
AKIN ST
SANDERS DR
SUMMIT LN
DISCOVERY CT
CHANEY WOODS DR
SANFORD RD
OLD FARM TRL
DRY SPRING LN
ALMONDWOOD PL
ACADEMY WAY
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

GRID NORTH

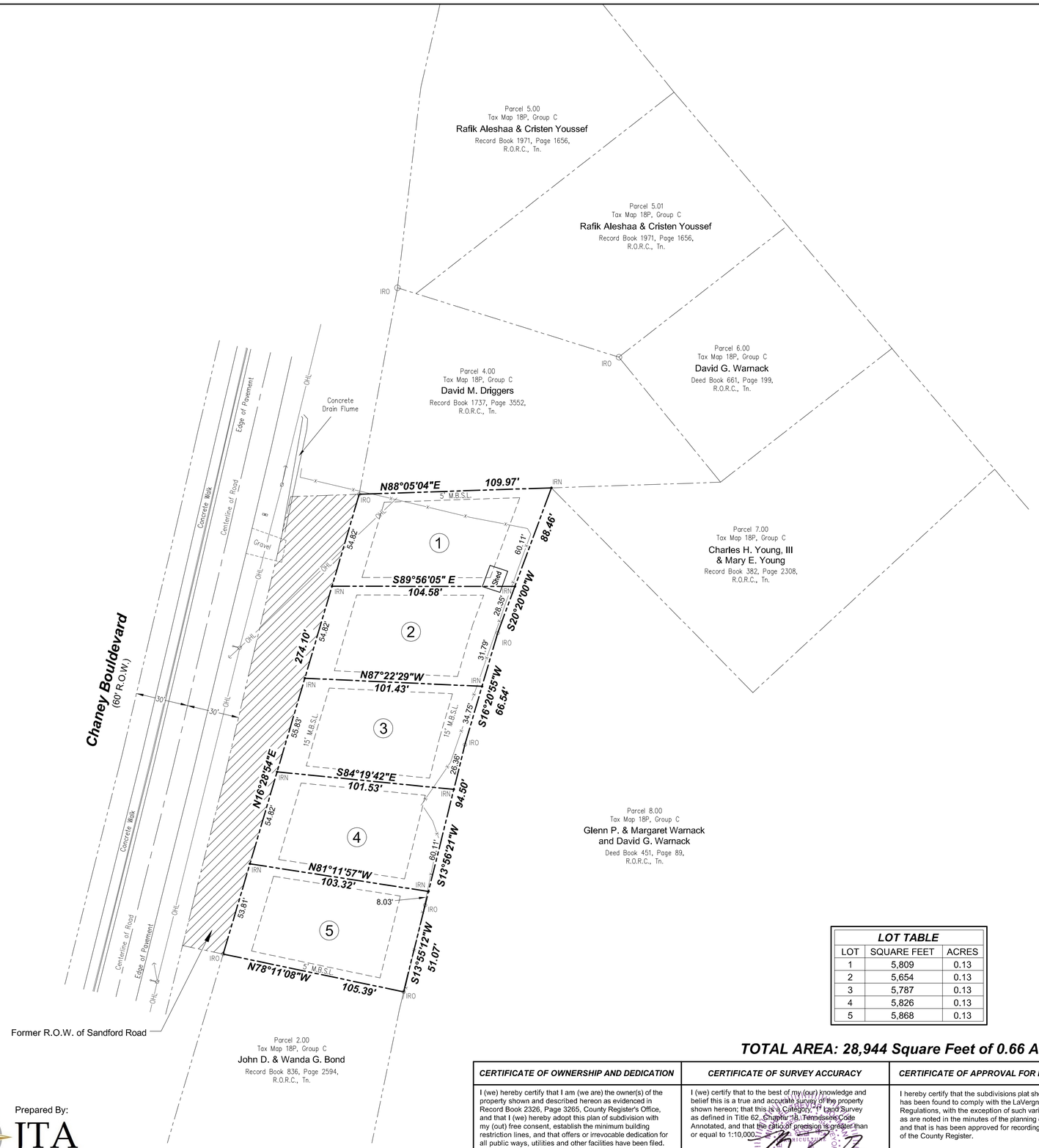
Scale : 1"= 30'

0' 15' 30' 60' 90'

GRAPHIC SCALE



Location Map
(Not to Scale)



General Notes

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

Deed Reference

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

OWNER:

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

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

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

LEGEND

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

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

Date Owner

Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

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

6-23-23

Date Registered Land Surveyor Number 2875

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date Secretary, Planning Commission

FINAL PLAT
119 CHANEY BOULEVARD

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

FINAL SUBDIVISION PLAT

LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

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

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 4.

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:
Bo Logan, City Planner
Gary Lide, City Engineer

Summary: On behalf of their client, SEC, Inc. is requesting site plan approval for parking improvements including the addition of 49 parking spaces at Pride Truck Sales. The property is located at 171 Industrial Blvd. in La Vergne. Currently the property is occupied with a few buildings. The existing parcel is 13 acres ±.

This particular site is contained in an overlay district. No changes to the existing buildings are proposed.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
2. All parking areas, driveways, drive aisles, etc. must be 100% dustless.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Provide note that a permanent public access easement will be provided over the sidewalk along Industrial Blvd.
2. Before this parcel can be divided into two separate parcels, the 8" waterline shown must be dedicated as public line in a public utility easement. Separate fire/domestic meters meeting City of La Vergne standards will be required for each lot.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments on parking lot site plan.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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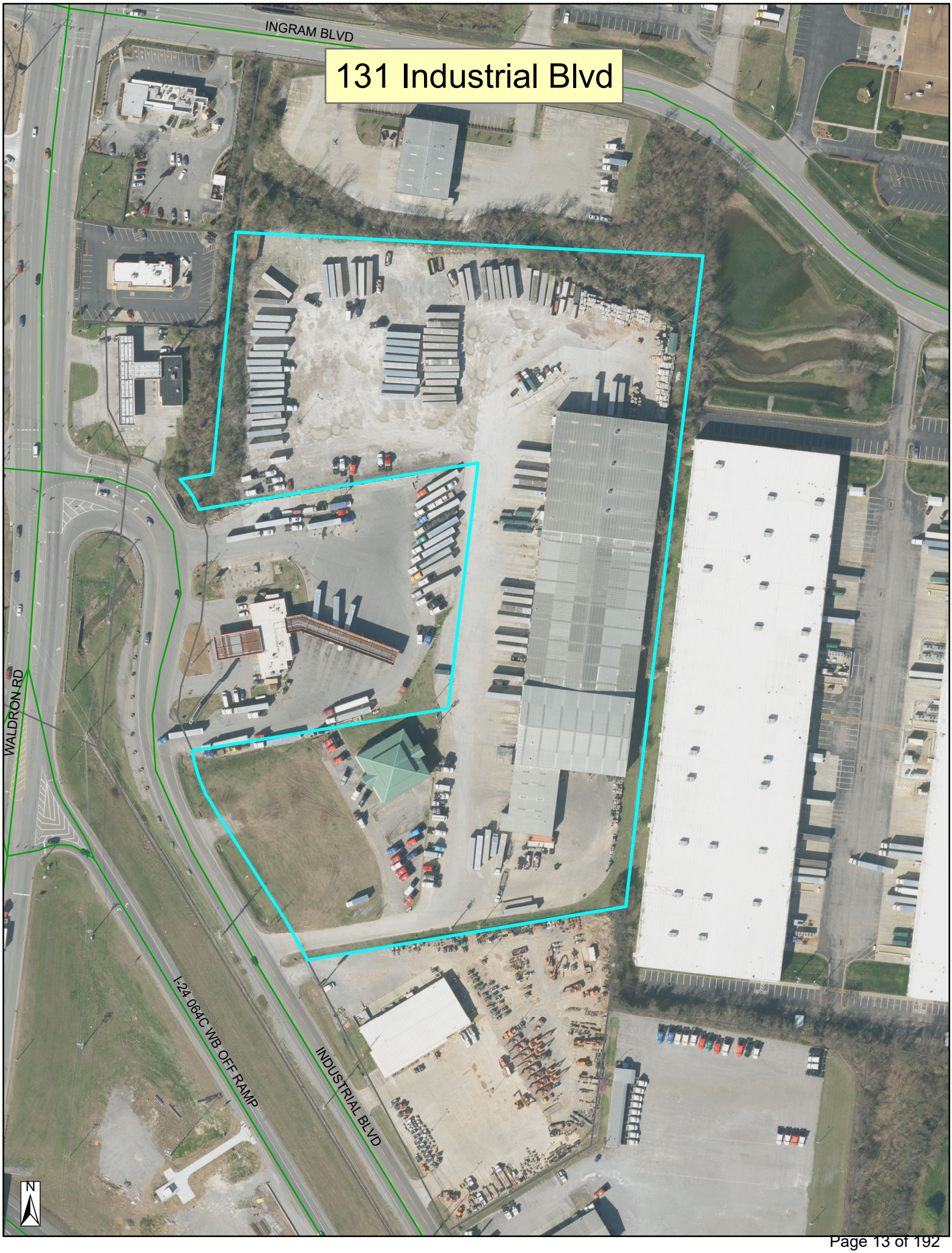
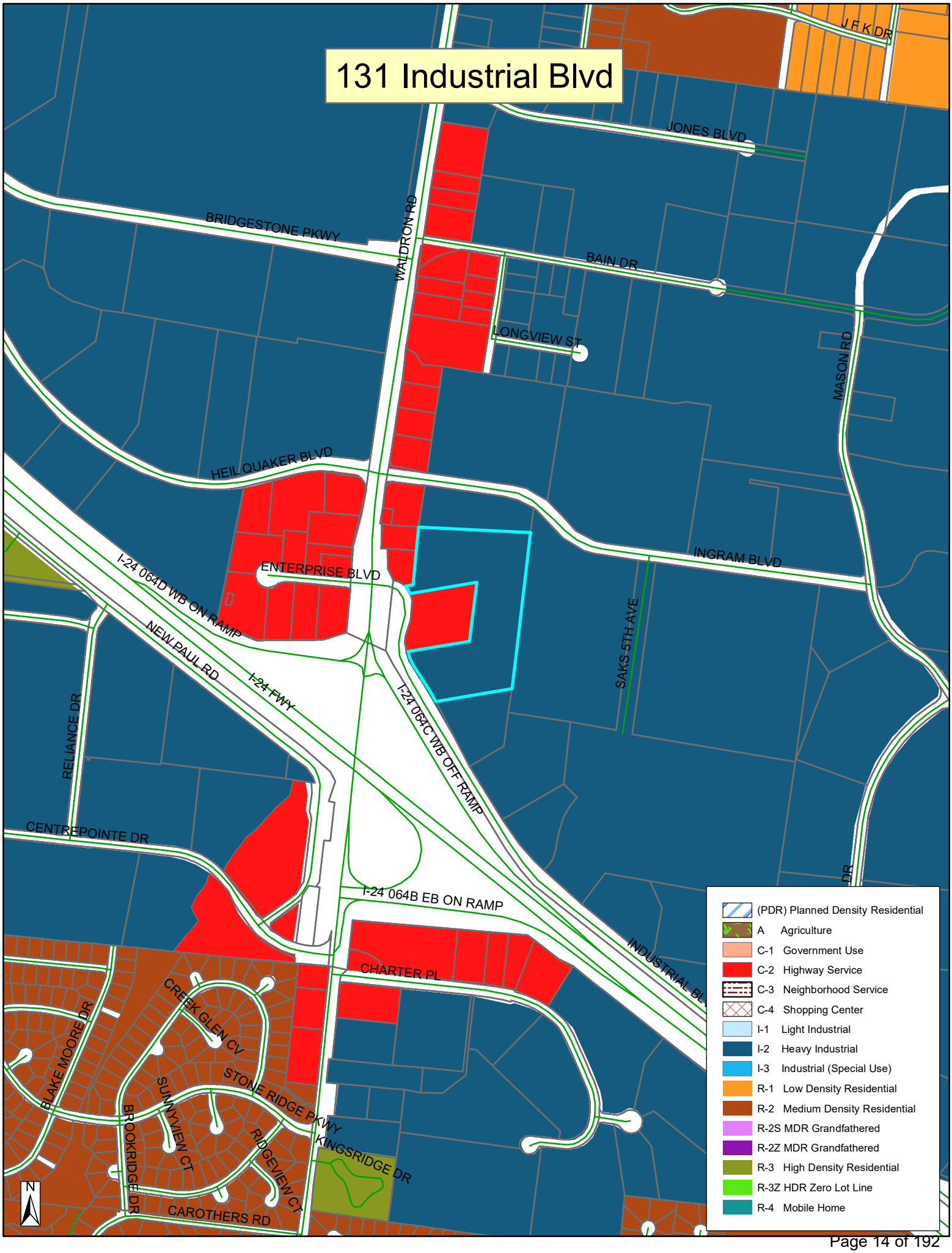
131 Industrial Blvd
BRIDGESTONE PKWY
BAIN DR
CHEERFUL
LONGVIEW ST
HEIL QUAKER BLVD
INGRAM BLVD
ENTERPRISE BLVD
SAKS 5TH AVE
I-24 064D WB ON RAMP
NEW PAUL RD
WALDRON RD
I-24 064C WB OFF RAMP
I-24 064A EB OFF RAMP
I-24 FWY
CENTREPOINTE DR
I-24 064B EB ON RAMP
CENTRE POINTE DR
INDUSTRIAL BLVD
BROOKRIDGE DR
CHARTER PL
N


131 Industrial Blvd
INGRAM BLVD
WALDRON RD
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
N


131 Industrial Blvd
J F K DR
JONES BLVD
BRIDGESTONE PKWY
WALDRON RD
BAIN DR
LONGVIEW ST
MASON RD
HEIL QUAKER BLVD
INGRAM BLVD
ENTERPRISE BLVD
I-24 064D WB ON RAMP
NEW PAUL RD
I-24 FWY
I-24 064C WB OFF RAMP
SAKS 5TH AVE
RELIANCE DR
CENTREPOINTE DR
I-24 064B EB ON RAMP
INDUSTRIAL BL
CHARTER PL
CREEK GLEN CV
BLAKE MOORE DR
STONE RIDGE PKWY
SUNNYVIEW CT
BROOKRIDGE DR
RIDGEVIEW CT
KINGSRIDGE DR
CAROTHERS RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

PRIDE
TRUCK SALES
NOW OPEN
PRIDE
TRUCK SALES
1-866-PRIDE
Pilot
FOR SALE

Pilot
FedEx
NOW HIRING
PRIDE
NOW OPEN
TRUCK SALES

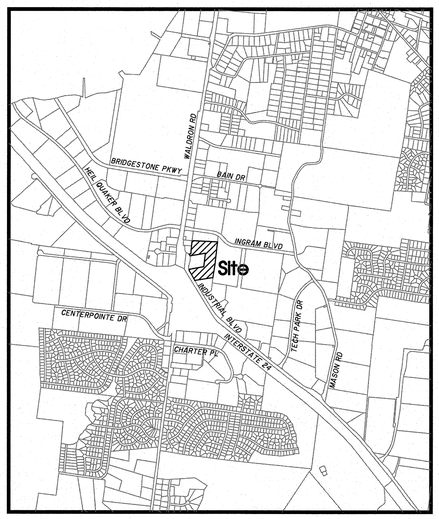
Pride Trucking Company

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
L1.0	Landscape Plan
L2.0	Landscape Notes & Details
P1.0-2.0	Photometric Plan
A4.00-4.01	Architectural Elevations



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
47149C0105J dated May 9, 2023.

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

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

By: John F Miner Date: September 18, 2023
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — CHEMICAL — COMMERCE — No. 122194 — STATE OF TENNESSEE

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

Sheet C0.0
Pride Trucking Company
S.E.C. Project #22028
Submitted: 8-1-2022
Revised:9-18-23

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) Walks: 12 inches
   3) Roads: 18 inches
   4) Parking Areas: 12 inches
   5) Lawn Areas: 18 inches
   6) Fills: 12 inches

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

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 for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 47149C0105J dated May 9, 2023.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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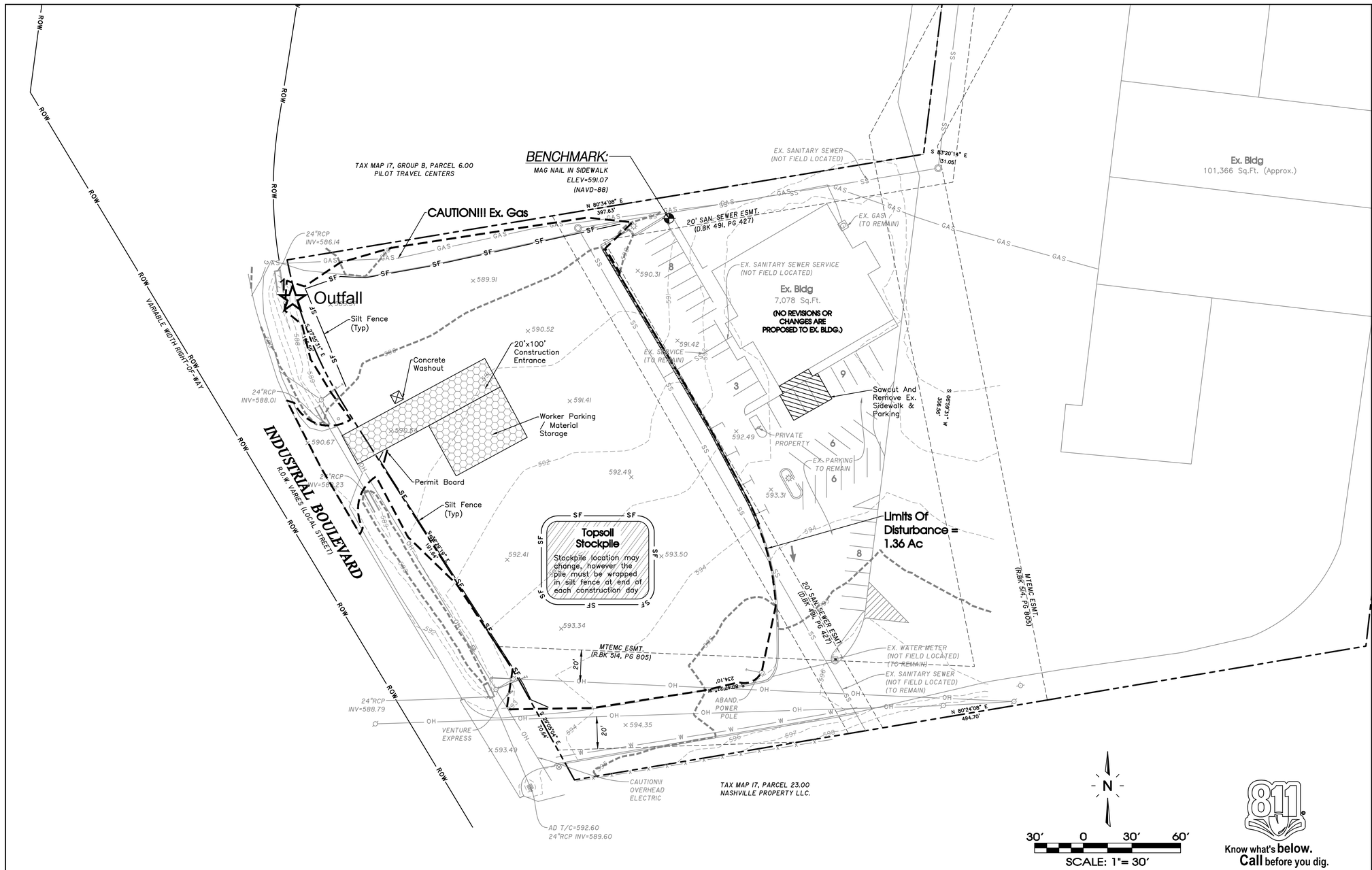
Pride Trucking Company
La Vergne, Tennessee

General Notes

REVISED: 9–18–23: PC comments

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

SHEET: C0.1



Legend:

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

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

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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

Pride Trucking Company
La Vergne, Tennessee

Know what's below. Call before you dig.

SWPPP Narrative:

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

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

Construction Sequence:

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. CN=98	0.15
GRASS	OPEN SPACE: GOOD CONDITION C SOILS, CN=74	1.21
	COMPOSITE CN=77	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. CN=98	0.84
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION C–SOILS, CN=74	0.52
	COMPOSITE CN=89	

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION ENTRANCE	0.10	1.0%	35.9970	86.5955
2	EXISTING STORM SYSTEM AT N.W. CORNER	1.26	2–3%	35.9973	86.5956

1 ☆ Outfall

PROPOSED BMP'S

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

EPSC Phasing

Initial: Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout

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

EPSC Notes:

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

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

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

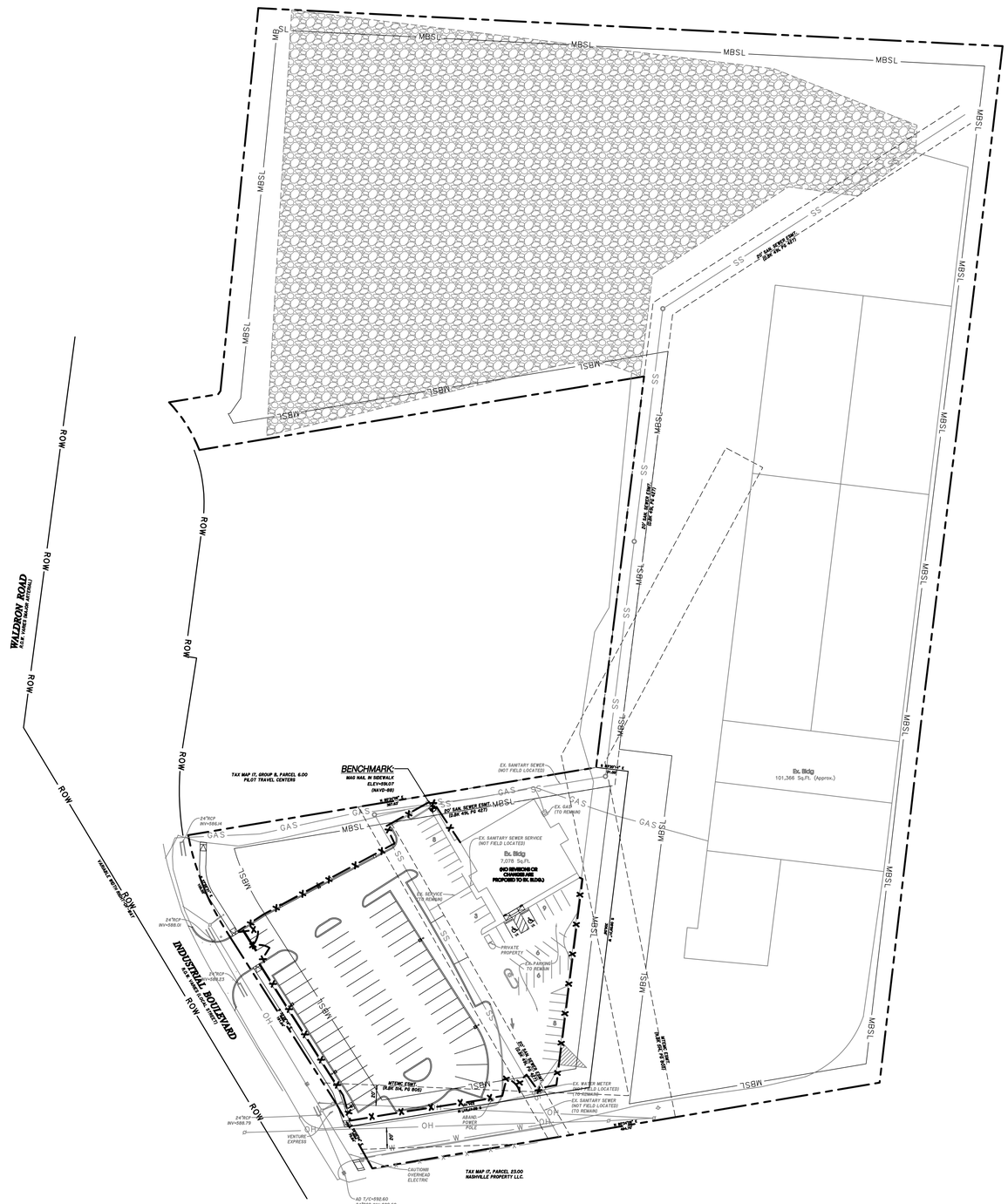
Sign #1 – Display Surface Can Be No More Than 32 S.F. & Must Be Less Than 9 Ft. Tall.

REVISED: 9-18-23: PC comments

DRAWN: SJA/CFB3
DATE: 8-1-2022
CHECKED: MAT
FILE NAME: 22028project
SCALE: 1"=30'
JOB NO. 22028

Existing Conditions & Initial EPSC Plan

SHEET: C1.0



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
PROPOSED FENCE	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.**
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N

60′ 0 60′ 120′

SCALE: 1"= 60′

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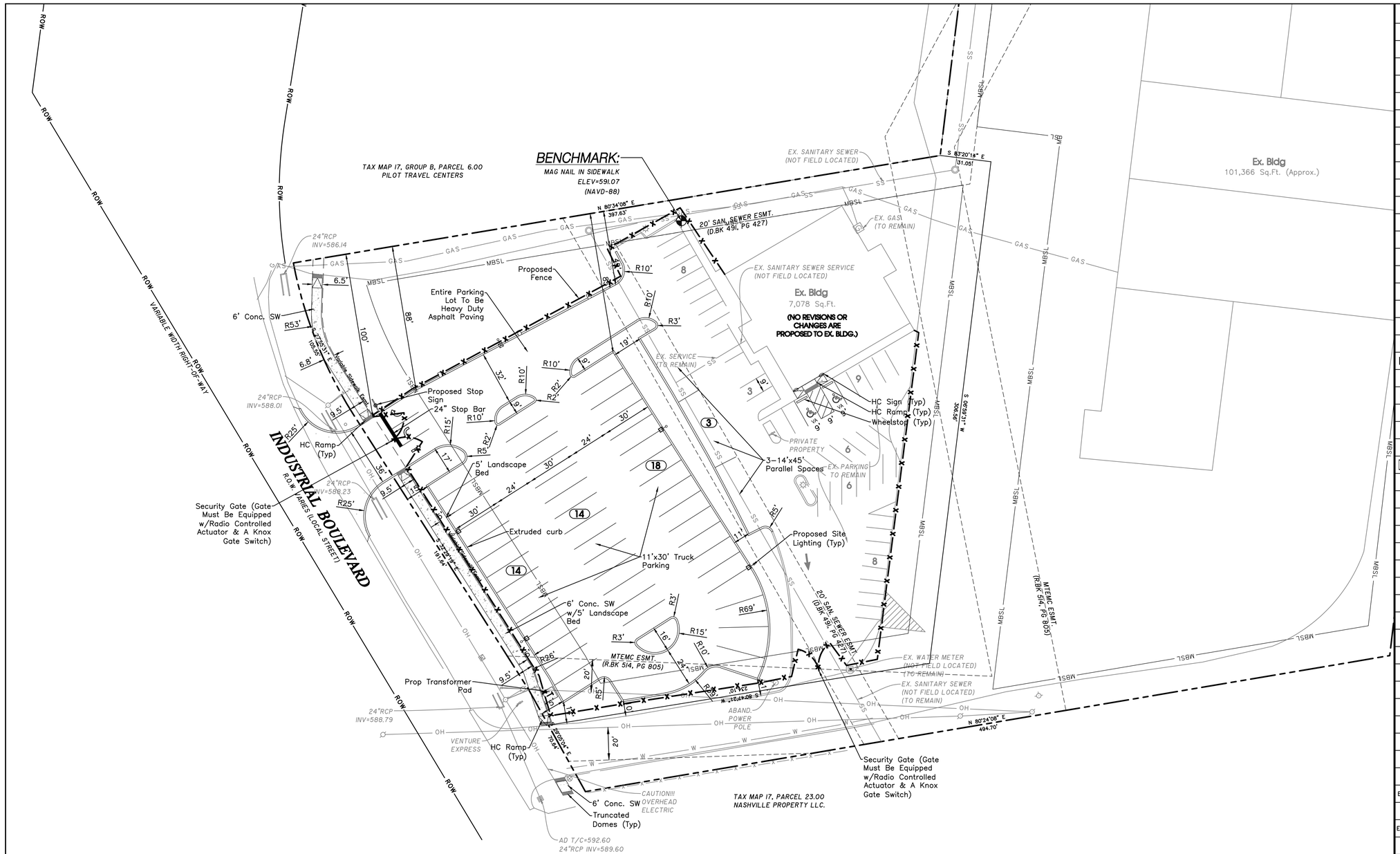
JOHN M. MINER — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE, CIVIL, STRUCTURAL — STATE OF TENNESSEE

Pride Trucking Company

La Vergne, Tennessee

Master Plan

REVISED: 9-18-23: PC comments	
DRAWN: SJA/CFB3	
DATE: 8-1-2022	
CHECKED: MAT	
FILE NAME: 22028project	
SCALE: 1"=60'	
JOB NO. 22028	
SHEET: C1.1	


BENCHMARK:
MAG NAIL IN SIDEWALK
ELEV=591.07
(NAVD-88)
TAX MAP 17, GROUP B, PARCEL 6.00
PILOT TRAVEL CENTERS
INDUSTRIAL BOULEVARD
R.O.W. VARIES (LOCAL STREET)
ROW
VARIABLE WIDTH RIGHT-OF-WAY
Ex. Bldg
101,366 Sq.Ft. (Approx.)
Ex. Bldg
7,078 Sq.Ft.
(NO REVISIONS OR CHANGES ARE PROPOSED TO EX. BLDG.)
EX. SANITARY SEWER (NOT FIELD LOCATED)
EX. SANITARY SEWER SERVICE (NOT FIELD LOCATED)
EX. GAS (TO REMAIN)
EX. SERVICE (TO REMAIN)
EX. PARKING TO REMAIN
PRIVATE PROPERTY
20' SAN. SEWER ESMT. (D.BK 491, PG 427)
MTEMC ESMT. (R.BK 514, PG 805)
20' SAN SEWER ESMT. (D.BK 491, PG 427)
EX. WATER METER (NOT FIELD LOCATED) (TO REMAIN)
EX. SANITARY SEWER (NOT FIELD LOCATED) (TO REMAIN)
ABAND POWER POLE
VENTURE EXPRESS
TAX MAP 17, PARCEL 23.00 NASHVILLE PROPERTY LLC.
24"RCP INV=586.14
24"RCP INV=588.01
24"RCP INV=588.23
24"RCP INV=588.79
AD T/C=592.60
24"RCP INV=589.60
Proposed Fence
Entire Parking Lot To Be Heavy Duty Asphalt Paving
6' Conc. SW
Proposed Stop Sign
24" Stop Bar
HC Ramp (Typ)
Security Gate (Gate Must Be Equipped w/Radio Controlled Actuator & A Knox Gate Switch)
5' Landscape Bed
Extruded curb
11'x30' Truck Parking
3-14'x45' Parallel Spaces
HC Sign (Typ)
HC Ramp (Typ)
Wheelstop (Typ)
Proposed Site Lighting (Typ)
6' Conc. SW w/5' Landscape Bed
Prop Transformer Pad
HC Ramp (Typ)
Security Gate (Gate Must Be Equipped w/Radio Controlled Actuator & A Knox Gate Switch)
CAUTION!!! OVERHEAD ELECTRIC
6' Conc. SW
Truncated Domes (Typ)
N 80°34'08" E 387.63'
S 63°20'18" E 31.05'
S 26°39'42" W 306.58'
N 80°24'08" E 494.70'
S 60°47'21" E 23.10'
S 60°47'21" E 19.84'
N 26°39'42" E 108.29'
MBSL
SS
GAS
OH
W
R10'
R15'
R25'
R3'
R5'
R26'
R69'
R2'
6.5'
6.8'
9.5'
85'
100'
32'
19'
30'
24'
17'
16'
11'
20'
10'
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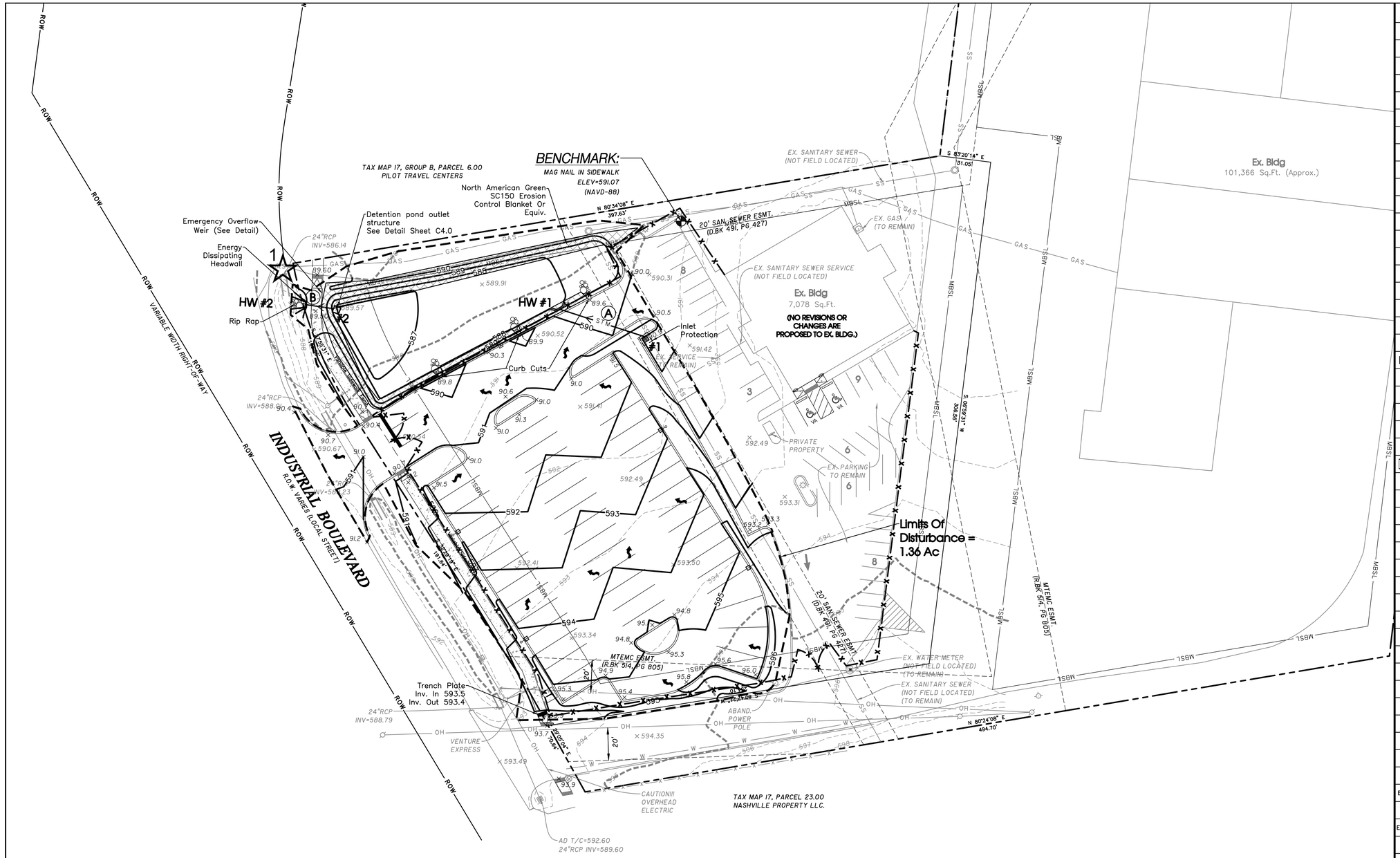
3.9'
4.0'
4.1'
4.2'
4.3'
4.4'
4.5'
4.6'
4.7'
4.8'
4.9'
5.0'
5.1'
5.2'
5.3'
5.4'
5.5'


BENCHMARK:
MAG NAIL IN SIDEWALK
ELEV=591.07
(NAVD-88)
TAX MAP 17, GROUP B, PARCEL 6.00
PILOT TRAVEL CENTERS
North American Green SC150 Erosion Control Blanket Or Equiv.
Emergency Overflow Weir (See Detail)
Energy Dissipating Headwall
Detention pond outlet structure See Detail Sheet C4.0
HW #1
HW #2
Rip Rap
Inlet Protection #1
Curb Cuts
Ex. Bldg
101,366 Sq.Ft. (Approx.)
Ex. Bldg
7,078 Sq.Ft.
(NO REVISIONS OR CHANGES ARE PROPOSED TO EX. BLDG.)
EX. SANITARY SEWER (NOT FIELD LOCATED)
EX. SANITARY SEWER SERVICE (NOT FIELD LOCATED)
EX. GAS (TO REMAIN)
EX. SERVICE (TO REMAIN)
PRIVATE PROPERTY
EX. PARKING TO REMAIN
20' SAN. SEWER ESMT. (D.BK 491, PG 427)
20' SANISEWER ESMT. (D.BK 491, PG 427)
MTEMC ESMT. (R.BK 514, PG 805)
EX. WATER METER (NOT FIELD LOCATED) (TO REMAIN)
EX. SANITARY SEWER (NOT FIELD LOCATED) (TO REMAIN)
ABAND. POWER POLE
Trench Plate
Inv. In 593.5
Inv. Out 593.4
VENTURE EXPRESS
CAUTION!!! OVERHEAD ELECTRIC
TAX MAP 17, PARCEL 23.00
NASHVILLE PROPERTY LLC.
AD T/C=592.60
24"RCP INV=589.60
INDUSTRIAL BOULEVARD
R.O.W. VARIES (LOCAL STREET)
VARIABLE WIDTH RIGHT-OF-WAY
Limits Of Disturbance = 1.36 Ac
S 63°20'14" E 331.05'
N 80°34'08" E 397.63'
N 80°24'08" E 404.70'
S 36°59'51" W 306.48'
24"RCP INV=586.14
24"RCP INV=588.60
24"RCP INV=588.79
18"RCP INV=586.23
RIM=589.50
RIM=589.52
RIM=589.91
RIM=590.52
RIM=591.42
RIM=594.35
RIM=593.49
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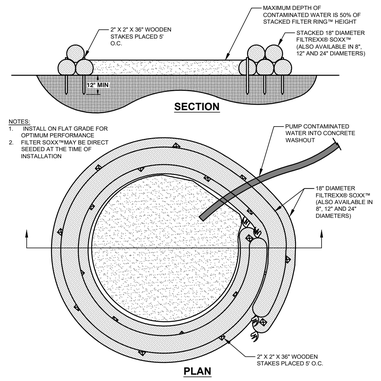
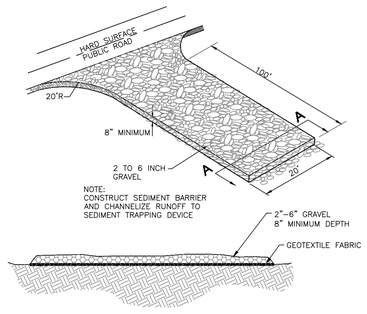


FILTREXX® CONCRETE WASHOUT

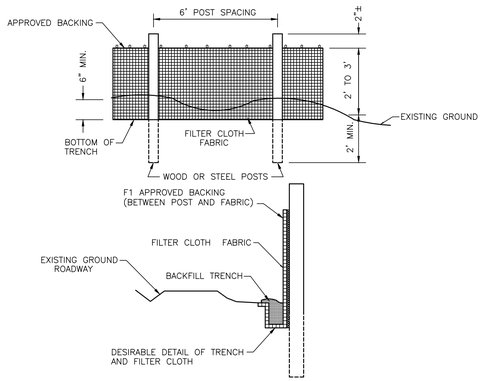
SCALE ——— NONE



SECTION A-A

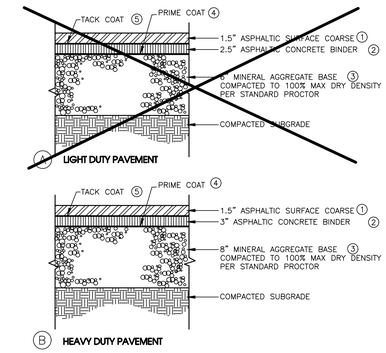
GRAVEL CONSTRUCTION ENTRANCE

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

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

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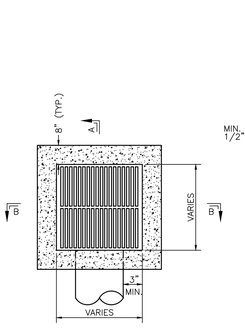
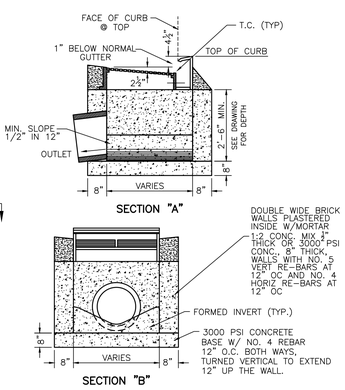
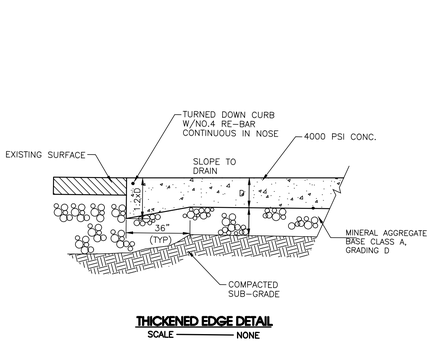
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the construction contractor to maintain safe working conditions at the site during construction. This is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.





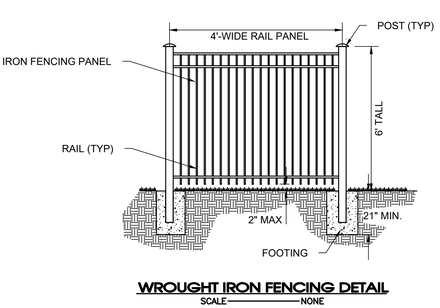
PRECAST INLET DETAIL

SCALE ——— NONE



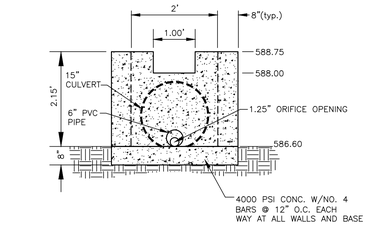
THICKENED EDGE DETAIL

SCALE ——— NONE

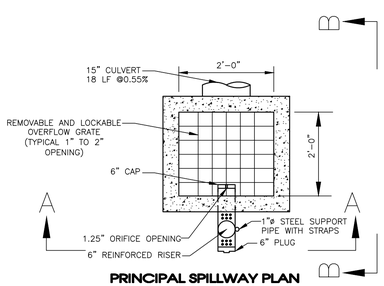


WROUGHT IRON FENCING DETAIL

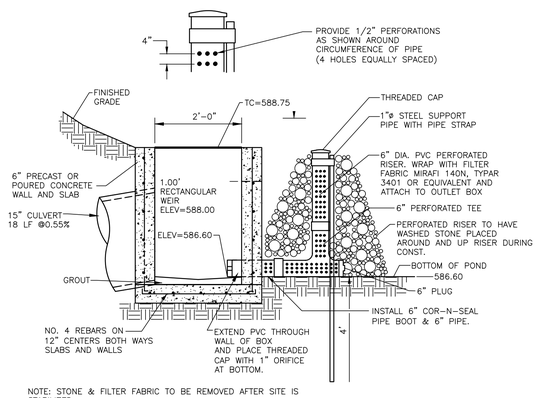
SCALE ——— NONE



PRINCIPAL SPILLWAY SECTION "A-A"



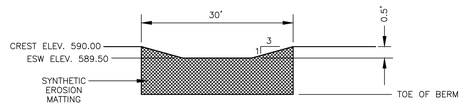
PRINCIPAL SPILLWAY PLAN



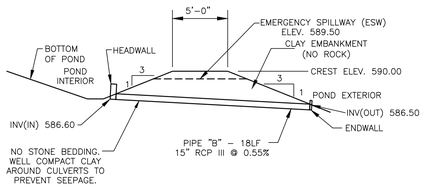
PRINCIPAL SPILLWAY SECTION "B-B"

DETENTION POND OUTLET DETAILS

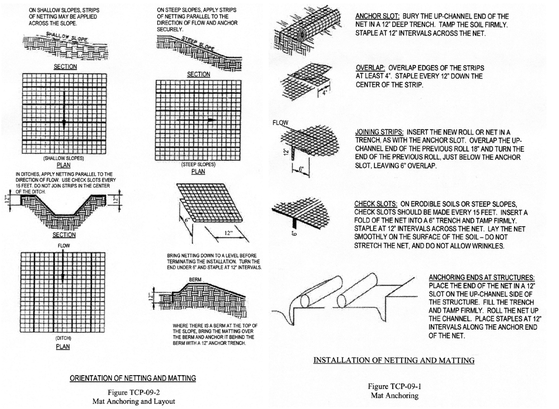
SCALE ——— NONE



EMERGENCY SPILLWAY



DRY POND SECTION



Pride Trucking Company

La Vergne, Tennessee

REVISED: 9–18–23: PC comments

DRAWN: SJA/CFB3

DATE: 8–1–2022

CHECKED: MAT

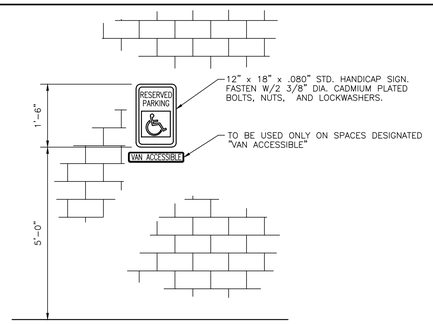
FILE NAME: 22028project

SCALE: None

JOB NO. 22028

SHEET: C4.0

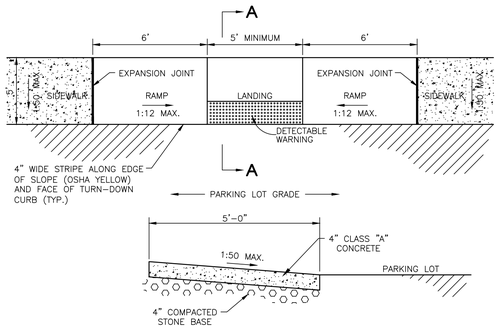
Details



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

WALL MOUNTED HANDICAP PARKING SIGN DETAIL
SCALE NONE

HANDICAP SYMBOL DETAIL
SCALE NONE



SECTION A–A

GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

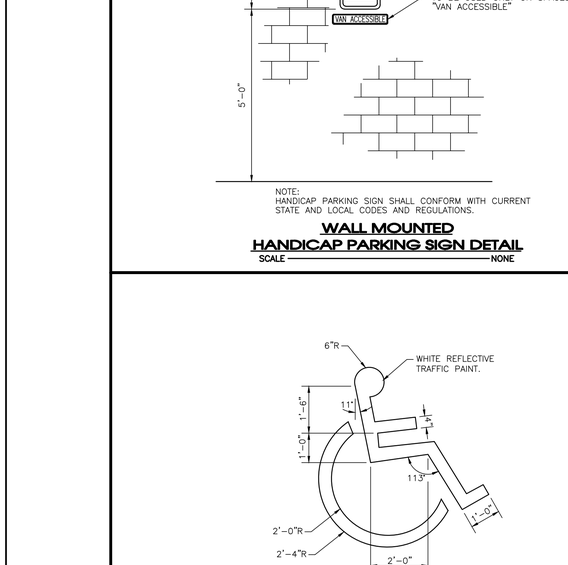
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

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

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

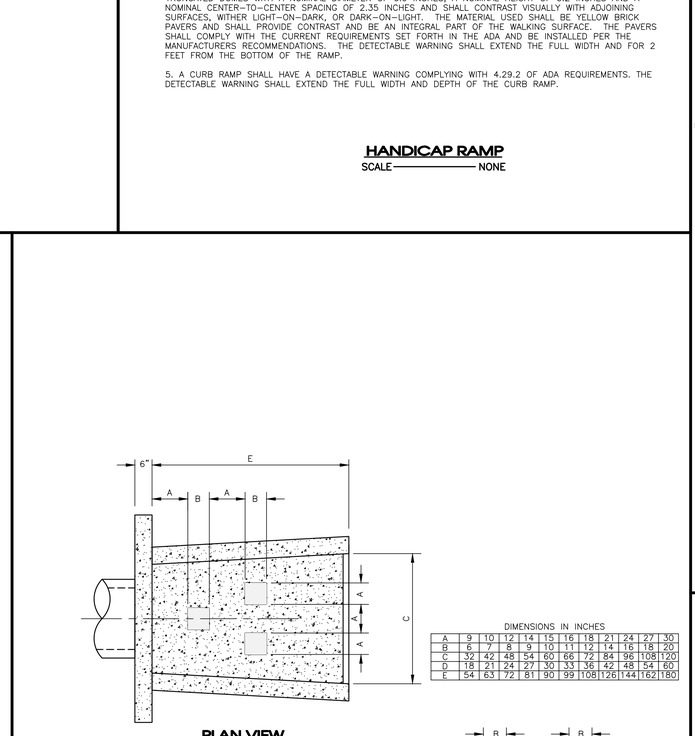
HANDICAP RAMP
SCALE NONE



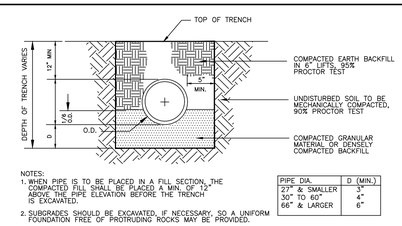
HANDICAP STALL DETAIL
SCALE NONE

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)



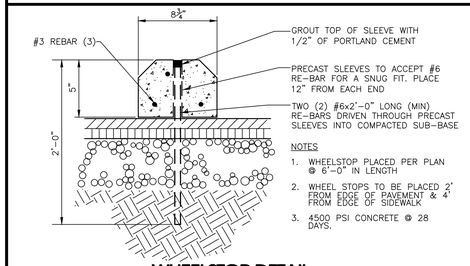
ENERGY DISSIPATER OUTLET STRUCTURE
SCALE NONE



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

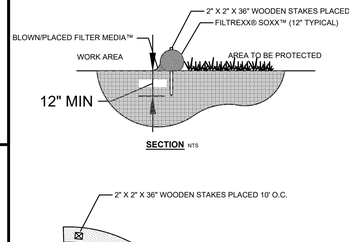
PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE NONE

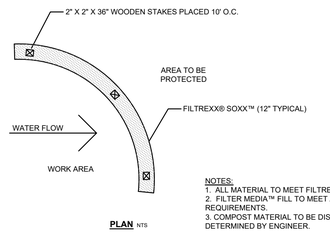


NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'–0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL
SCALE NONE



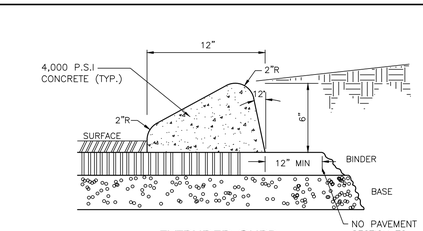
SECTION NTS



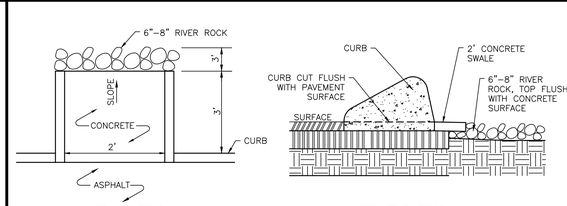
PLAN NTS

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

FILTREXX SEDIMENT CONTROL
SCALE NONE

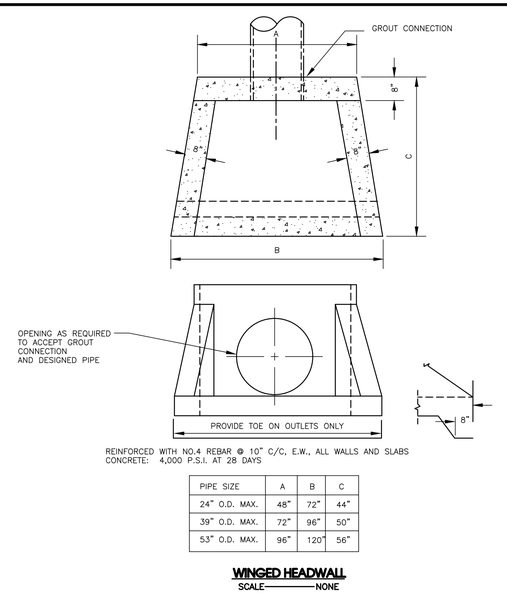


EXTRUDED CURB
SCALE NONE



PLAN VIEW PROFILE VIEW

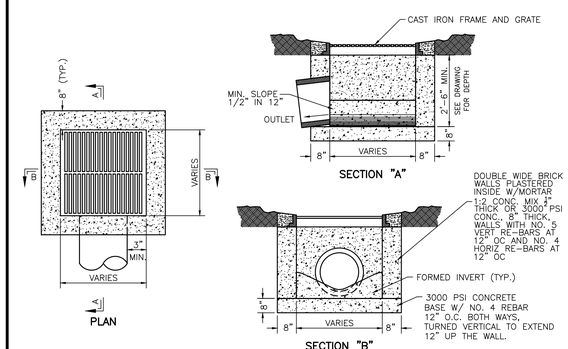
TYPICAL CURB CUT FOR DRAINAGE
SCALE NONE



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

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

WINGED HEADWALL
SCALE NONE



PRECAST CATCH BASIN DETAIL
SCALE NONE

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

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JOHN T. MINER PROFESSIONAL ENGINEER TENNESSEE REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Pride Trucking Company
La Vergne, Tennessee

Details

REVISED: 9-18-23: PC comments	
DRAWN: SJA/CFB3	
DATE: 8-1-2022	
CHECKED: MAT	
FILE NAME: 22028project	
SCALE: None	
JOB NO. 22028	
SHEET: C4.1	

PRIDE TRUCKING COMPANY

LANDSCAPE PLAN

TAX MAP 17, GROUP B, PARCEL 6.00
PILOT TRAVEL CENTERS

CAUTION GAS LINE!!!

INDUSTRIAL BOULEVARD
R.O.W. VARIES (LOCAL STREET)

TAX MAP 17, PARCEL 23.00
NASHVILLE PROPERTY LLC.

VENTURE EXPRESS

Ex. Bldg
7,078 Sq.Ft.

(NO REVISIONS OR CHANGES ARE PROPOSED TO EX. BLDG.)

EX. SANITARY SEWER (NOT FIELD LOCATED)

EX. SANITARY SEWER SERVICE (NOT FIELD LOCATED)

EX. GAS (TO REMAIN)

EX. SERVICE (TO REMAIN)

EX. WATER METER (NOT FIELD LOCATED) (TO REMAIN)

EX. SANITARY SEWER (NOT FIELD LOCATED) (TO REMAIN)

20' SAN. SEWER ESMT. (D.BK 491, PG 427)

MTEMC ESMT. (R.BK 514, PG 805)

PRIVATE PROPERTY

EX. PARKING TO REMAIN

ABAND. POWER POLE

CAUTION!!! OVERHEAD ELECTRIC

N 80°34'08" E 397.63'

S 27°53'31" E 105.55'

S 27°27'13" E 191.64'

S 25°05'04" E 70.64'

S 83°20'14" E 31.05'

S 09°13'59" W 306.96'

N 80°24'08" E 494.70'

N 08°47'21" W 27.10'

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

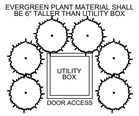
PLAN NOTES:

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

PLANTING SCHEDULE NOTES

1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF 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.

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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N

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

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

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STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT
RUSSELL S. MOUTCHAM
No. 000344

REVIEW SET
Not for Construction
08-28-2023

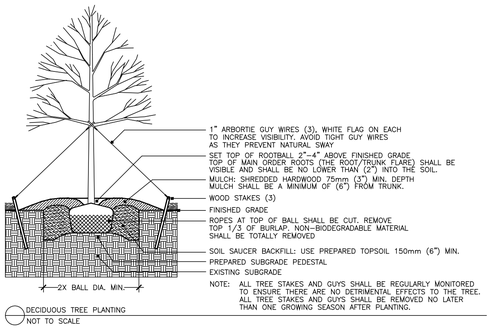
Pride Trucking Company
La Vergne, Tennessee

Landscape Plan

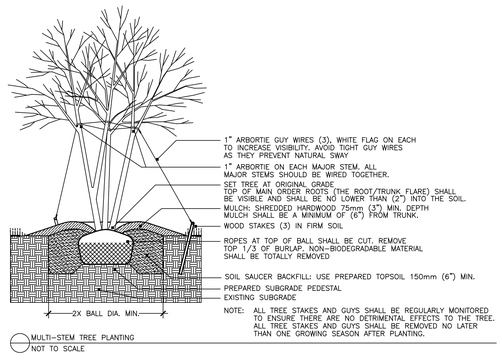
REVISED:
08-17-2022: Staff Comments
08-21-2023: PC Workshop Comments

DRAWN: KMG
DATE: 08-01-2022
CHECKED:
RSM
FILE NAME:
22028project_LA
SCALE:
1" = 20'
JOB NO.
22028

SHEET:
L1.0



DECIDUOUS TREE PLANTING
NOT TO SCALE



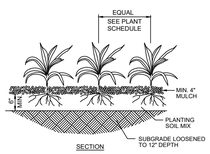
MULTI-STEM TREE PLANTING
NOT TO SCALE

PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	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 PANSY` TM / FOREST PANSY REDBUD	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	21	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 `AUREO-MARGINATUS` / GOLDEN EUONYMUS	CONT.		36"	36"	5` O.C.	FULL, WELL-BRANCHED, MATCHED
	IM	14	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

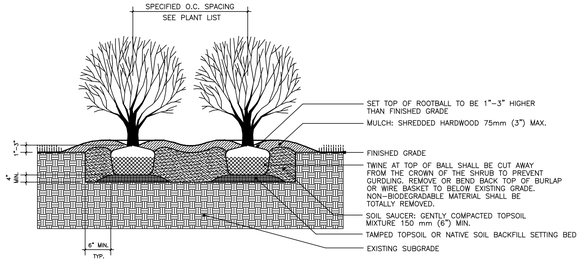
MATCHED* - TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS:
MATCHED BY BRANCH HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE

LANDSCAPE NOTES

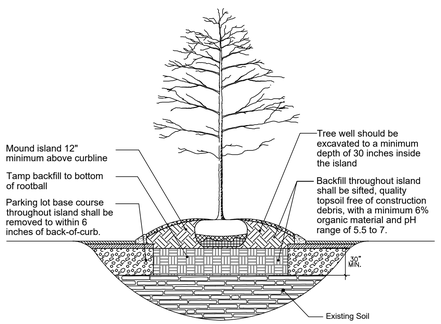
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3.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



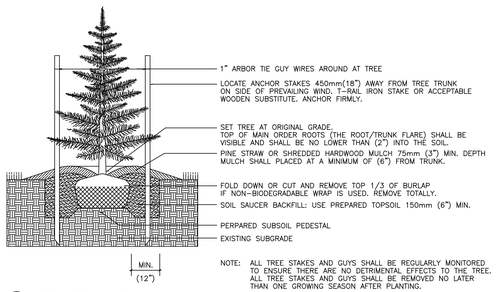
GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



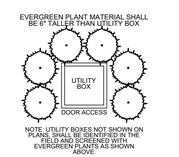
SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median



EVERGREEN TREE PLANTING
NOT TO SCALE



UTILITY BOX SCREENING
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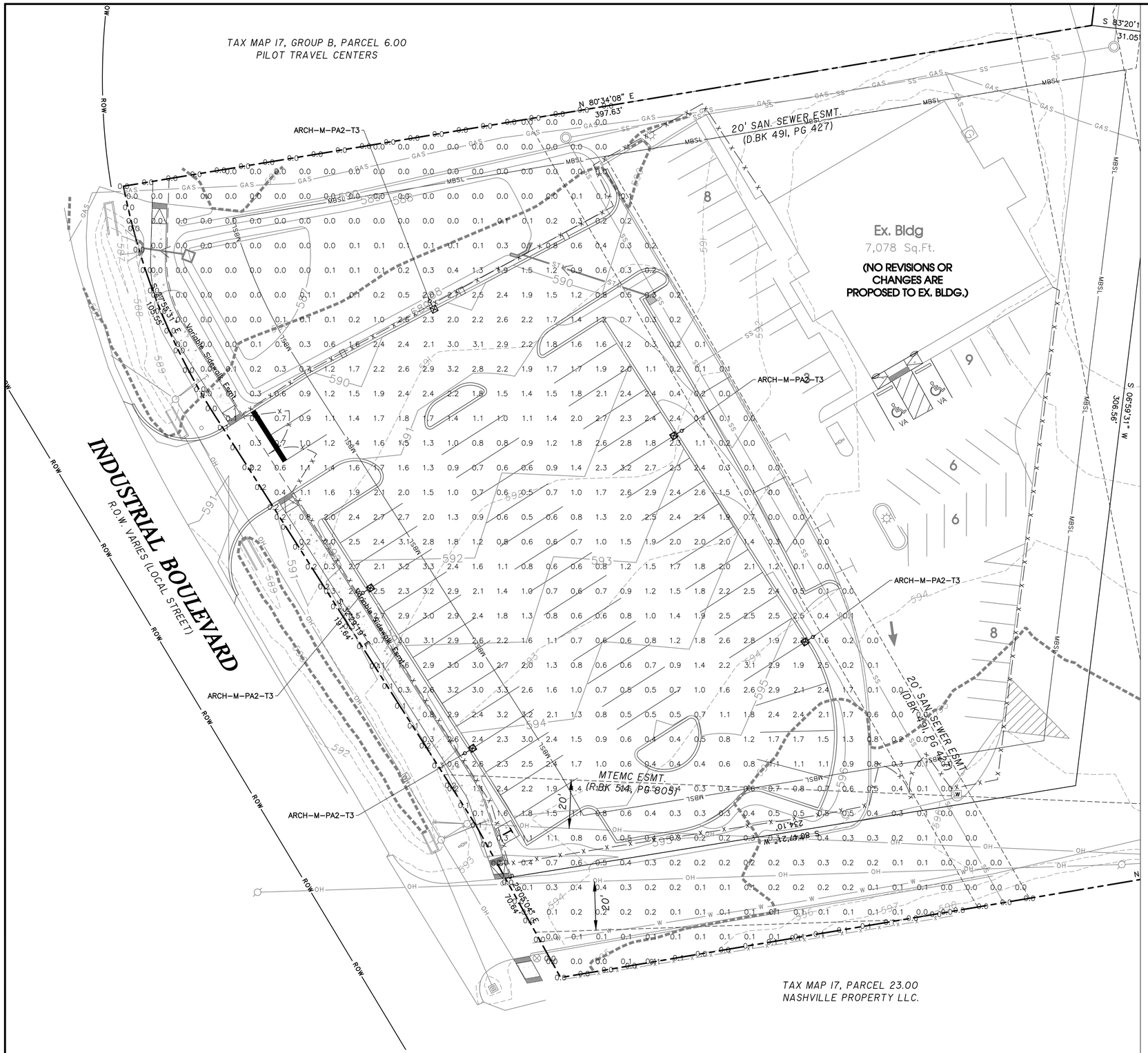
REVIEW SET
Not for Construction
08/28/2023

Pride Trucking Company
La Vergne, Tennessee

Landscape Details & Notes

REVISED:	
08-17-2022: Staff Comments	
08-21-2023: PC Workshop Comments	
DRAWN: KMG	
DATE: 08-01-2022	
CHECKED: RSM	
FILE NAME: 22028project_LA	
SCALE: N/A	
JOB NO. 22028	
SHEET: L2.0	



PRIDE TRUCKING COMPANY

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	1.61
MAXIMUM FOOT-CANDLES	3.3
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.06
MAXIMUM TO MINIMUM FC RATIO	17.25
AVERAGE TO MINIMUM FC RATIO	8.48

SITE BOUNDARY	
AVERAGE FOOT-CANDLES	0.06
MAXIMUM FOOT-CANDLES	0.3
MINIMUM FOOT-CANDLES	0.0

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

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REVIEW SET
(Not Intended for Construction)
09.13.2023

Pride Trucking Company
LaVergne, Tennessee

REVISED: 08-21-2023: PC Workshop Comments

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

Photometric Plan

SHEET: PH 1.0

Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks

Archeon Medium

Roadway Luminaire

Product Features

Light Arkitekt™

Product Certifications

DarkSky, IP66, 3G VIB, ISTI, BAA, ida

Interactive Menu

- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3

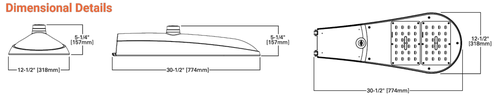
Quick Facts

- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V, 347V, or 480V 50/50Hz operation; IP66 rated

Connected Systems

- WaveLinx
- Telensa

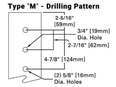
Dimensional Details



Adjustable Slipfitter Offset Arm

15˚ Straight Arm

Type 'M' - Drilling Pattern



Streetworks — Archeon Medium

Ordering Information

SAMPLE ORDER NUMBER: **ARCH-M-PA2-40-740-U-T2R-A15-AP-10K-PR**

Product Family [1, 2]	Light Engine	Wattage Bucket	Color Temperature	Voltage	Distribution	Mounting	Finish
ARCH-M–Archeon Medium **BAA-ARCH-M**–Archeon Medium Buy American Act Compliant [3] **TAA-ARCH-M**–Archeon Medium Trade Agreements Act Compliant [3]	**PA2**–(2) Direct Mount Rectangle (48 LED)	**40** **50** **60** **70** **80** **90** **100** **110** **120** **130** **140** **150** **160**	**722**–702CRI, 2200K **727**–702CRI, 2700K **730**–702CRI, 3000K **735**–702CRI, 3500K **740**–702CRI, 4000K **750**–702CRI, 5000K **827**–802CRI, 2700K [4] **AMB**–Amber, 590nm [4, 5]	**U**=Universal (120-277V) **H**=480V [4, 6] **9**=347V [4] **DV**=277-480V DuroVolt Drivers [4, 31]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **TFW**=Type IV Wide **SWQ**=Type V Square Wide	**[Blank]**=None **A15**=15˚ Straight Mast Arm [10] **AS.S15**=Adjustable Slipfitter (Factory set at 15° degrees) **AS.S25**=Adjustable Slipfitter (Factory set at 25° degrees) **AS.S45**=Adjustable Slipfitter (Factory set at 45° degrees)	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **WH**=White

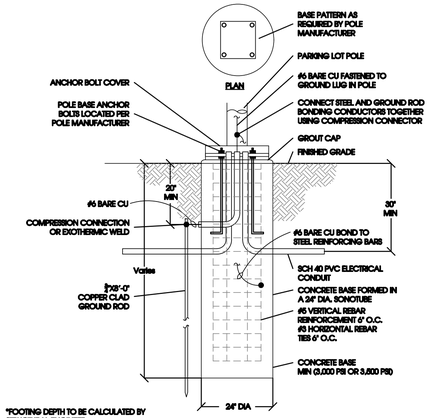
Options (Add as Suffix)	Controls
10K=Series 10kV UL 1449 Surge Protective Device **20K**=Series 20kV UL 1449 Surge Protective Device **20KI**=Series 20kV UL 1449 Surge Protective Device with light indicator **10MSP**=Parallel 10kV MOV Surge Protective Device **20MSP**=Parallel 20kV MOV Surge Protective Device **K**=Level Indicator **HA**=55°C High Ambient Temperature **HSS**=Factory Install House Side Shield [9] **PSC**=Photocontrol Shorting Cap **NPC**=NEMA Photocontrol - Multi-Tap **LLPC**=Long-life Photocontrol Included **IP66**=IP66 Rated Housing **FADC**=Field-Adjustable Dimming Controller [9] **CC**=Coastal Construction [27]	**PR**=NEMA 3-PIN Twistlock Photocontrol Receptacle [7] **PR7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [7] **SPD1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [9] **SPD2**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [9] **SPD4**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [9] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [8, 9] **MS/DIM-L20**=Motion Sensor for Dimming Operation, Maximum 9' - 20' Mounting Height [8, 9] **MS/DIM-L40**=Motion Sensor for Dimming Operation, Maximum 21' - 40' Mounting Height [8, 9] **LWN-LN**=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Heights [8, 9, 13] **LWN-LN**=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Heights [8, 16, 13] **SLTD-CALI** [9] **ZD**=DALI-enabled 4-PIN Twistlock Receptacle [16, 29] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [16, 29] **SWPD4XX**=WaveLinx Wireless Sensor, 7'- 15' Mounting Height [11, 12, 13, 24] **SWPD5XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [11, 15, 13, 24]

Accessories (Order Separately) [17,30]	
DA / RA1013=Photocontrol Shorting Cap (DA1223=15kV Surge Module Replacement **DA/RA1014**=NEMA Photocontrol - 120V **DA/RA1016**=NEMA Photocontrol - Multi-Tap **DA/RA1027**=NEMA Photocontrol - 480V **DA/RA1201**=NEMA Photocontrol - 347V **DA1223**=10kV Surge Module Replacement **A15-XX**=Arm (15° Straight Arm) [9, 10] **AS.S15-XX**=Adjustable slipfitter (Factory set at 15 degrees) [10]	**AS.S25-XX**=Adjustable slipfitter (Factory set at 25 degrees) [9] **AS.S45-XX**=Adjustable slipfitter (Factory set at 45 degrees) [9] **FSIB-100**=Wireless Configuration Tool for Occupancy Sensor [21] **HS-ARCH**=Field Install ARCH House Side Shield [9, 10] **SWPD4XX**=WaveLinx Wireless Sensor, 7'- 15' Mounting Height [11, 12, 13, 24] **SWPD5XX**=WaveLinx Wireless Sensor, 15' - 40' Mounting Height [11, 15, 13, 24] **VQS-ARCH**=Short Vertical Drop Shield **VSL-ARCH**=Long Vertical Drop Shield

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS130018EN for additional support information.
2. Nominal wattage values will be labeled on fixture as per ANSI C136.15. For specific fixture wattage, refer to Power and Lumens table.
3. Only available in universal voltage.
4. Not available at 40W or 50W.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. Extended lead times may apply.
7. If "PR" selected, dimming functionality not available. Dimming leads will be capped.
8. Only available in Universal voltage.
9. The FSIB-100 accessory is required to adjust parameters.
10. Enlighted wireless system is not available with photosensitive receptacle (not required)
11. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-DM-1, and LWP-PoEB in appropriate quantities. See website for Enlighted application information.
12. HA option not available with the following configurations, 347/480V 150W and 160W if paired with HS-ARCH or 57LD 140-160W.
13. Not available with Buy American Act configuration.
14. Round pole adapter plate and mounting hardware included. "M" drill pattern.
15. Archeon Medium requires two house side shields.
16. Replace XX with color designation.
17. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
18. Amber 590nm +/- 5nm for wildlife and observatory use. Supplied in PA2-60 wattage bucket only.
19. Utilizes internal step-down transformer when 347V or 480V is selected.
20. Controls system is not available with photosensitive (SPC), photocontrol receptacle (PR or PR7), or other controls systems (MS, ZD, ZW, LWN, DALI, or DIM).
21. Requires 2 Bluetooth enabled devices (ZD or ZW) option.
22. Requires 0-10 wiring source (MS, SZ or DN).
23. Sensor passive infrared (PIR) may be overly sensitive with operating below -20°C (-4°F).
24. For this device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
25. Not available with HA option.
26. Cannot be used with motion response control options.
27. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
28. Smart device with Sensor Configuration mobile application by Wattstopper required to change system defaults.
29. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) and Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
30. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
31. DuroVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. Not available in 70W or below. Not available with any control option except SPB.

LUMINAIRE SCHEDULE							
CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*MOUNTING HEIGHT*	*QUANTITY*	*LAMP DEPRECIATION*	*ARM LENGTH*
ARCH–M–PA2–T3	⟜⊠	ARCHEON–M ROADWAY AND AREA LUMINAIRE(2) 70 CRI, 3000K, 970mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	POLE	COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON), ARCH M PA2 150 730 U T3 HSS AP 20MSP PR7 10X	25'	5	0.9	2'



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

LIGHT POLE FOOTING

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

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

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

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

STATE OF TENNESSEE — RYAN S. MOULTON — 120.2022 — REGISTERED LANDSCAPE ARCHITECT

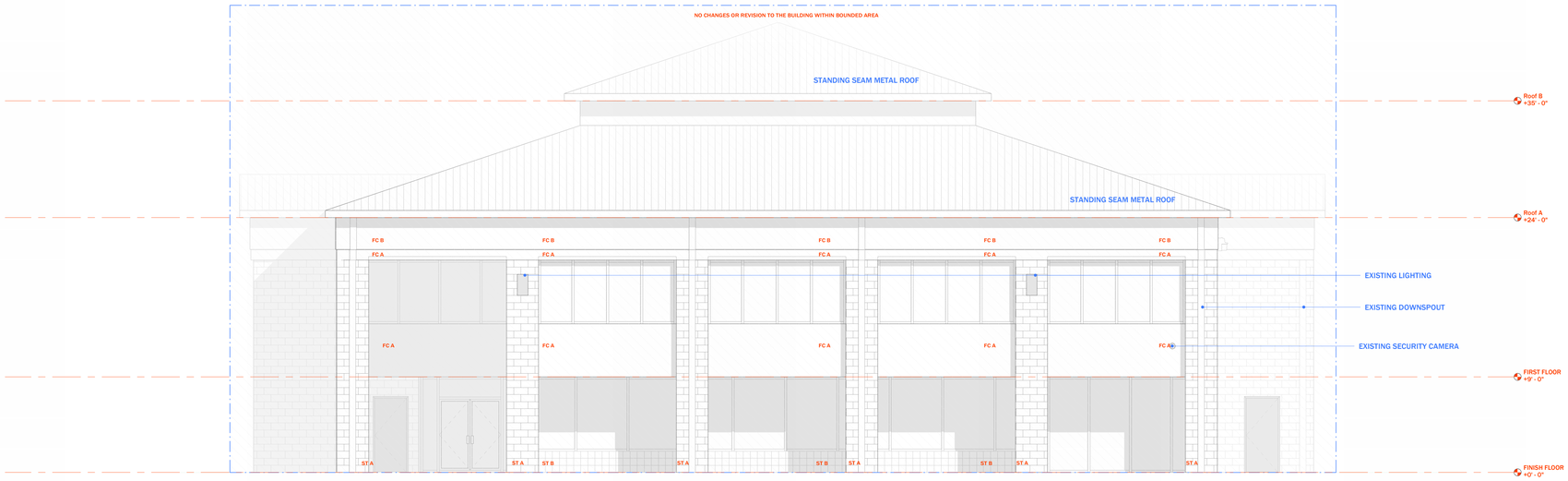
REVIEW SET
Not for Construction
09/13/2023

Pride Trucking Company
LaVergne, Tennessee

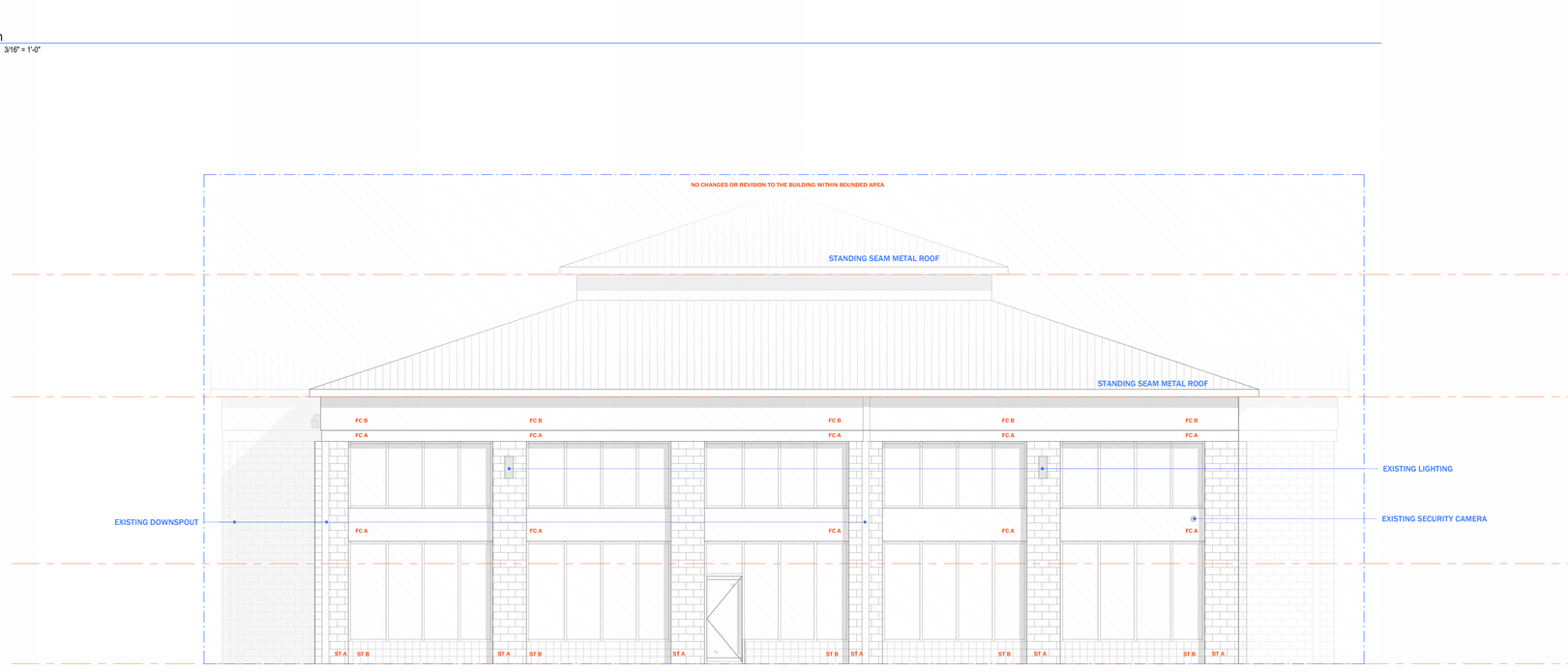
REVISED: 08–21–2023: PC Workshop Comments	
DRAWN: SWL	
DATE: 08–28–2023	
CHECKED: RSM	
FILE NAME: 22028project_PH	
SCALE: N/A	
JOB NO. 22028	
SHEET: PH 2.0	

Photometric Plan

Do not scale the drawings, varify all dimensions before commencing any work. This drawing and design herein shall remain the property of KDGI 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
FC A

FIBER CEMENT TYPE B
FC B

STONE TYPE A
ST A

STONE TYPE B
ST B

STANDING SEAM METAL ROOF

Date	Description	Revision Number

Do not scale the drawings, varify 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

PRIDE TRUCKING COMPANY

131 INDUSTRIAL BLVD

Elevations

1Jan.2021

3/16" = 1'-0"

@ Sheet Size
Arch E

A4.00

001 05 2023

Checked by

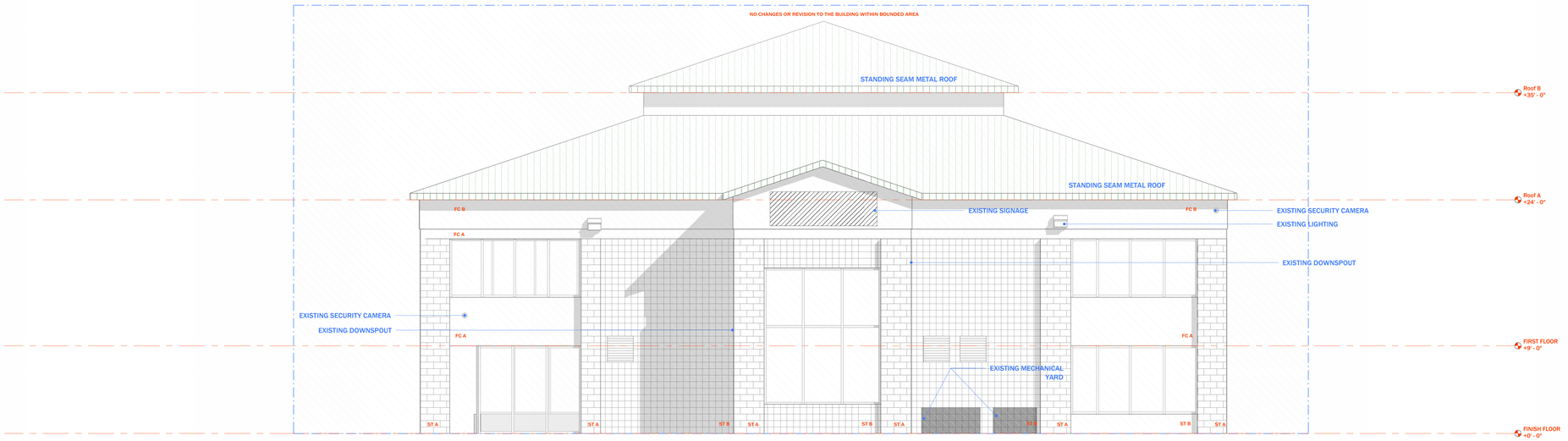
Checker

Drawn by

Author

9/15/2023 3:33:42 PM

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

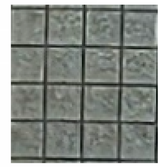


1 East
SCALE: 3/16" = 1'-0"

FIBER CEMENT TYPE A
FC A

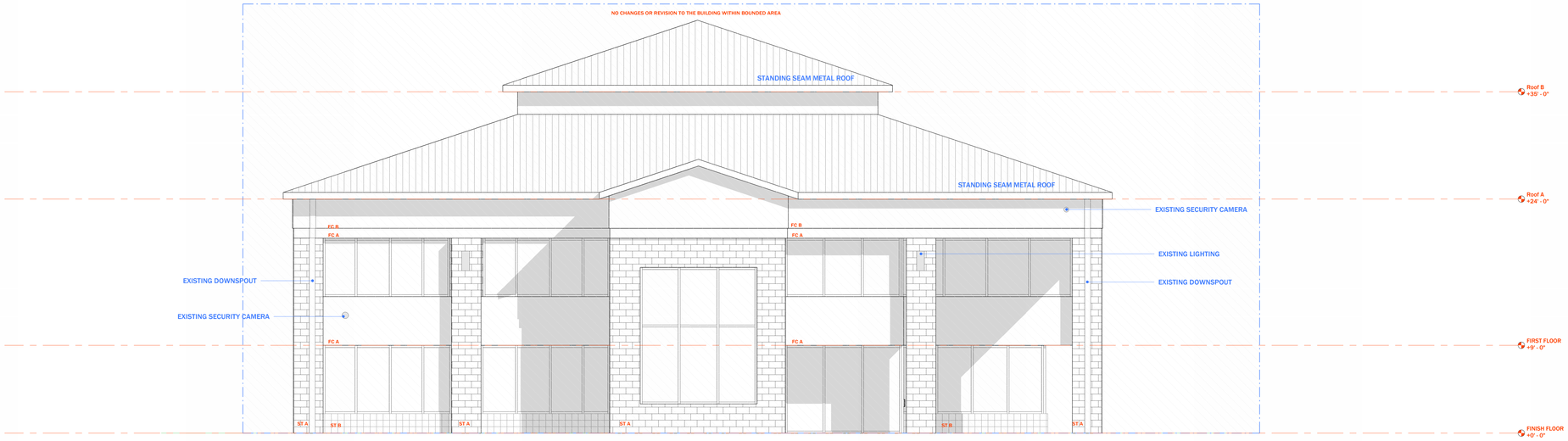
FIBER CEMENT TYPE B
FC B

STONE TYPE A
ST A



STONE TYPE B
ST B

STANDING SEAM METAL ROOF



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

Date	Description	Revision Number

Do not scale the drawings, varify 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

PRIDE TRUCKING COMPANY

131 INDUSTRIAL BLVD

Elevations

1Jan.2021

3/16" = 1'-0"

@ Sheet Size Arch E

A4.01

001 05 2023

Checked by

Checker

Drawn by

Author

9/15/2023 3:33:46 PM

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 5.

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:

Summary: This item is a continued discussion of the parking regs in the zoning ordinance. This will be a recommendation to the Board of Mayor and Aldermen to amend Article IV, Section 4.010. Off-Street Parking Requirements. This item is being researched by Kyle Brown & Bo Logan.

Staff Recommendation:

Staff Comments / Technical Items:
No technical comments.

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

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 6.

Item Title: Final Plat - Guevara Subdivision - Three Lots on 3.89 Acres. Requested by Doyle Elkins. Property located at 396 Stones River Road (Tax Map 14, Parcel 54). R-1 (Low Density Residential) Zoning District. Property owned by Burgos J. Guevara.

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

Summary: This is a request for approval of the Guevara Subdivision. It consists of three (3) lots on 3.89 Acres. Approval is requested by Doyle Elkins. The property is located at 396 Stones River Road (Tax Map 14, Parcel 54). The property is zoned R-1 which is Low Density Residential. The property is owned by Burgos J. Guevara.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. Show location and distance to the nearest fire hydrant.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Flood Insurance Note is out of date. Please reference FEMA FIRM Mapping from May 2023.
2. Show existing public water and sewer lines (with sizes) which will serve the existing and new lots.
3. Show location and distance to the nearest existing fire hydrant.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Public waterline extension (min. 6-inch) and fire hydrant would be required to service this property subdivision.
2. Existing house is likely on a sewer septic tank. Public sewer extension would be required. Future lots would be set back from road approximately

350-400 feet. Sewer service laterals at 1/8” per foot would require 4 feet of fall just to get to the road. That may necessitate the installation of grinder pump tanks and 520 feet of low pressure force main extension.
3. Once public sewer is extended for the new homes, the existing house (396 Stones River Rd) would have to connect to public sewer or pay for sewer availability on their water bill.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

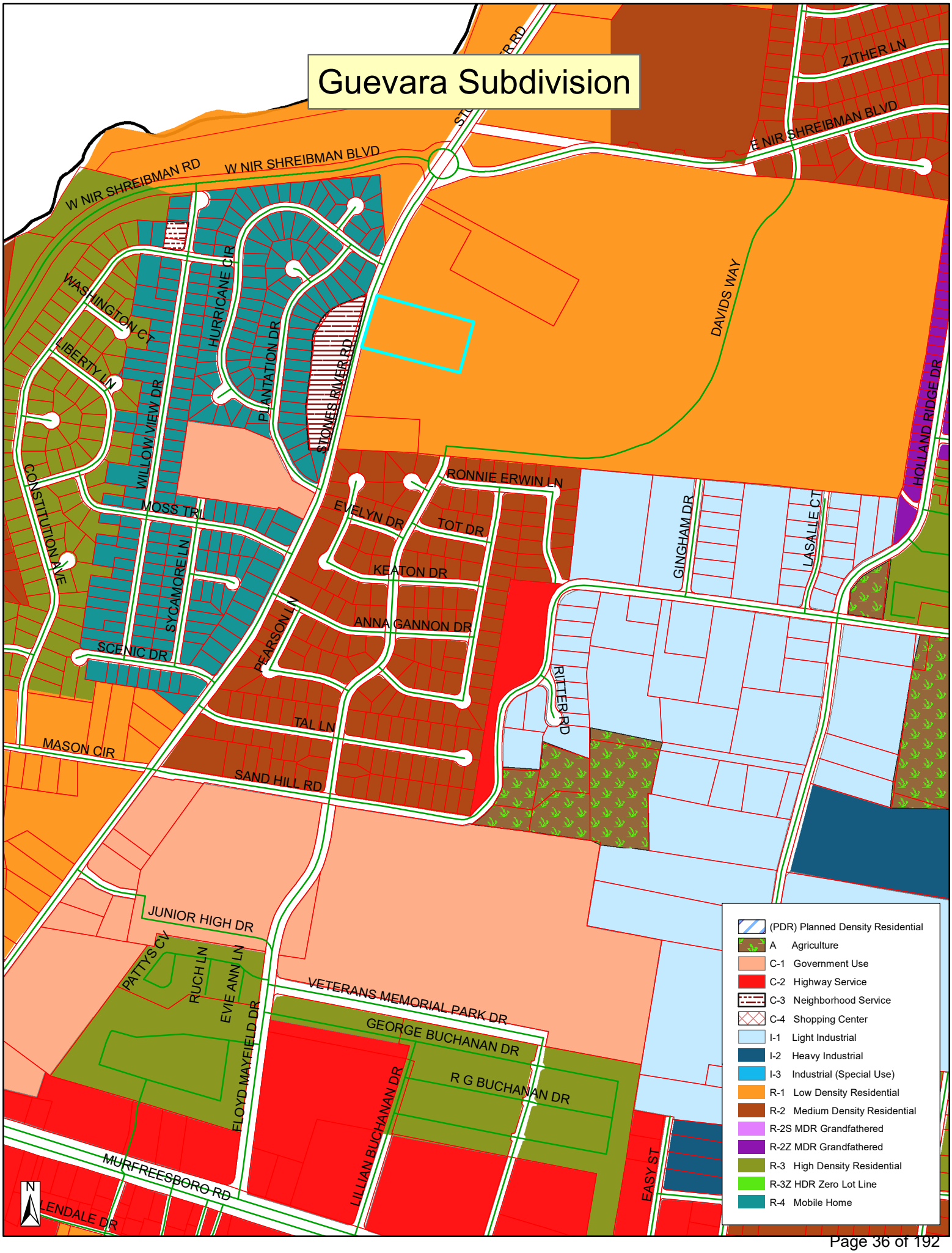
Police

John Eubank
jeubank@lavergnetn.gov

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

Guevara Subdivision
HURRICANE CIR
STONES RIVER RD
N

Guevara Subdivision
W NIR SHREIBMAN BLVD
E NIR SHREIBMAN BLVD
STONES RIV
STONEWALL CIR
CONSTITUTION AVE
COTTON CT
HURRICANE CIR
PLANTATION DR
REDBUD CT
STONES RIVER RD
DAVIDS WAY
RONNIE ERWIN LN
FLOYD MAYFIELD DR
EVELYN DR
TOT DR
HERMAN B RADER DR
KEATON DR
SAND HILL RD
ANNA GANNON DR
PEARSON LN
MOSS TRL
CRICKETT ST
SYCAMORE LN
N

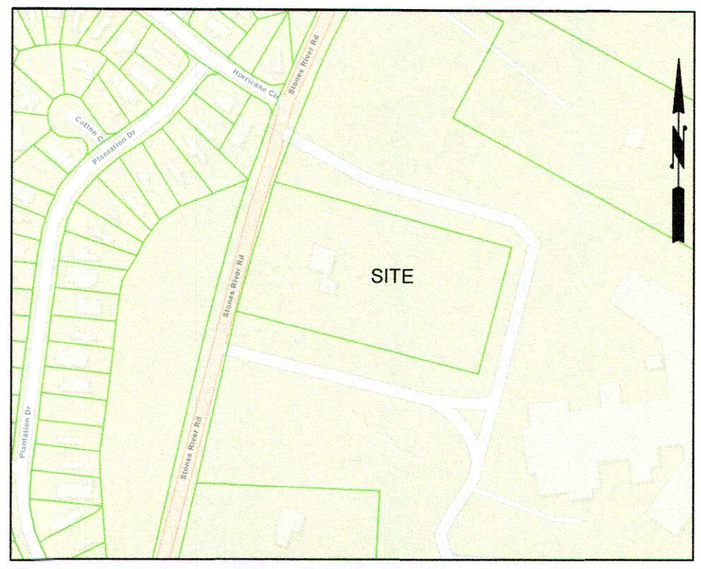

Guevara Subdivision
W NIR SHREIBMAN RD
W NIR SHREIBMAN BLVD
E NIR SHREIBMAN BLVD
ZITHER LN
DAVIDS WAY
HOLLAND RIDGE DR
WASHINGTON CT
LIBERTY LN
HURRICANE CIR
PLANTATION DR
STONES RIVER RD
WILLOW VIEW DR
CONSTITUTION AVE
MOSS TRL
SYCAMORE LN
SCENIC DR
RONNIE ERWIN LN
EVELYN DR
TOT DR
KEATON DR
ANNA GANNON DR
PEARSON LN
GINGHAM DR
LASALLE CT
RITTER RD
TAL LN
MASON CIR
SAND HILL RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
FLOYD MAYFIELD DR
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
EASY ST
MURFREESBORO RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

TN STATE PLANE CORD
NAD 83

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com



VICINITY MAP NOT TO SCALE

PLAT NOTES

1. The purpose of this plat is to subdivide the property of Jose Ramon Guevara Burgos and Roxana Iveth Ochoa Benitez, 396 Stones River Road, LaVergne , TN 37135 (RB 1937, PGs 2556-2557) into 3 (three) lots.

2. In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.

3. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or non-existence of the utilities shown or any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.

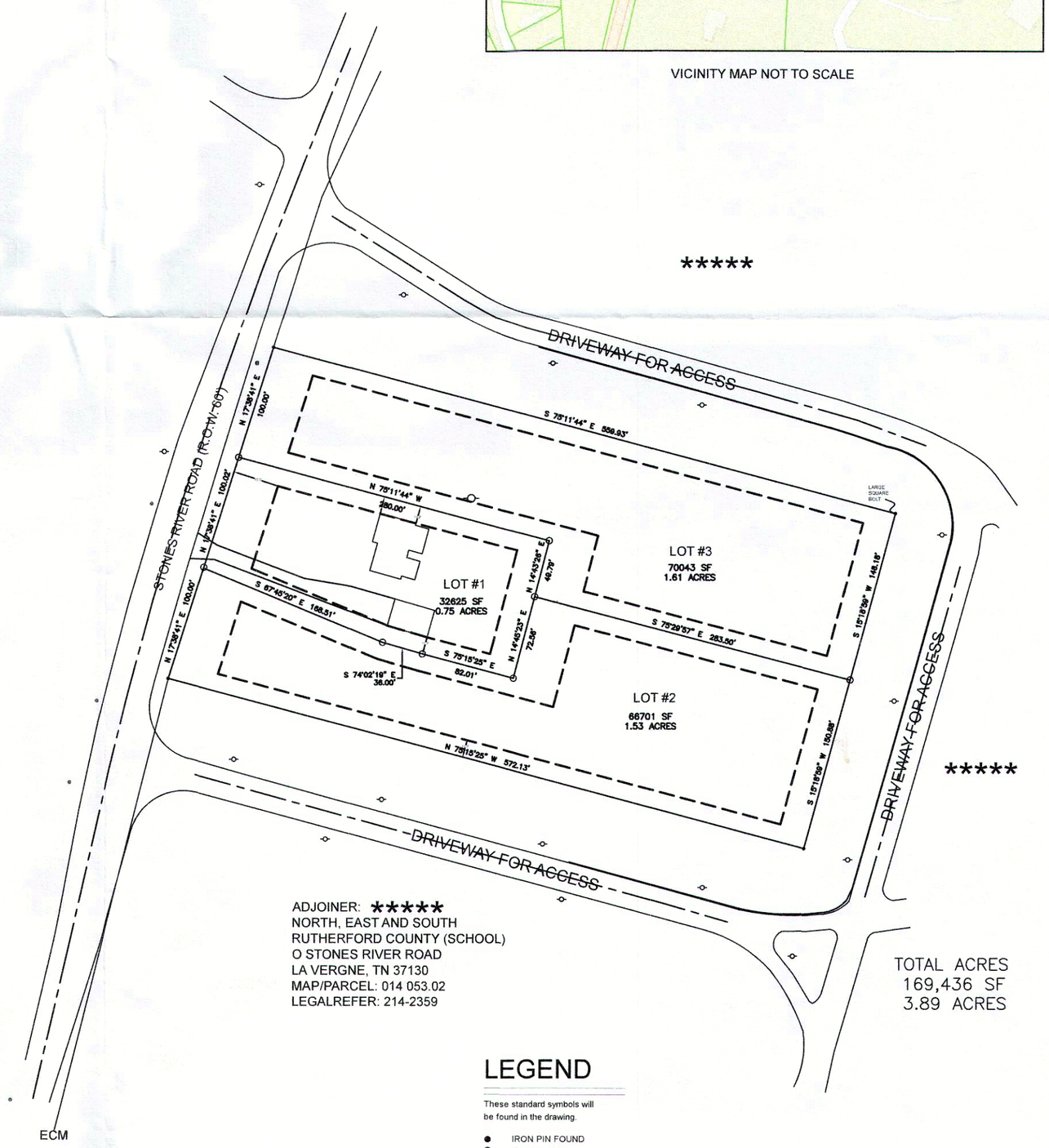
4. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.

5. Parcels may be subject to additional easements , and /or restrictions, by record or prescription, that a complete title search may reveal.

6. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to: sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

7. Bearings based on the Tennessee State Plane Coordinate System (N.A.D. 83).

8. The recording of this Plat voids, vacates and supersedes the recorded Warranty Deed in Record Book 1937, Pages 2556-2557, Rutherford County, TN.



ADJOINER: *****
NORTH, EAST AND SOUTH
RUTHERFORD COUNTY (SCHOOL)
O STONES RIVER ROAD
LA VERGNE, TN 37130
MAP/PARCEL: 014 053.02
LEGALREFER: 214-2359

TOTAL ACRES
169,436 SF
3.89 ACRES

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

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET
- PK OR MAG NAIL
- PP, LP OR COMB PP/LP
- FIRE HYDRANT
- GAS METER
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- LOT #1
- LOT #2
- LOT #3
- ROAD C/L
- M.B.S.L.
- GUARDRAIL
- BACK OF CURB
- DEED LINE
- EXISTING DRIVE
- EXISTING BUILDING

0 100 200 300

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 1937, Pages 2556-2557, County Registers office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, established the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____2023 _____
Date Signed Owner's Signature

_____2023 _____
Date Signed Owner's Signature

Record Book:

Page:

CERTIFICATE OF APPROVAL FOR RECORDING

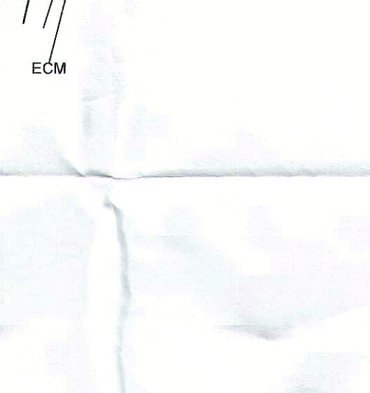
I hereby certify that the subdivision plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commision, and that has been approved for recording in the office of the Rutherford County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

_____, 2023 _____
Date Signed Secretary, Planning Commission

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category "1" survey, and the ratio of precision is 1:10,000 performed in accordance to current Tennessee Standards of Practice for Land Surveyors. I futher certify that the monuments have been placed as shown hereon, to the specifications of the Planning Commision.

_____, 2023 _____
Date Signed Doyle Elkins #2427



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

OWNER INFORMATION:
BURGOS (GUEVARA), J
396 STONES RIVER ROAD
LA VERGNE, TN 37086
PARCEL: 014 0054.00
LEGALREFER: 1937-2556
ZONING: R-1 LOW DENSITY RESIDENTIAL (ORANGE)

FINAL PLAT
GUEVARA THREE LOT SUBDIVISION

396 STONES RIVER ROAD
LA VERGNE, TN 37086
COUNTY AND STATE

PREPARED FOR: JOSE GUEVARA

DATE	SCALE	SHEET	DRAWN BY	PROJECT
08/22/2021	1" = 100'	1 OF 1	TVM/DME	21206

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 7.

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

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the preliminary plat for Marlowe located on 27.5 ± acres. The purpose of the preliminary plat is to create two (2) new lots and provide ROW dedication to make way for new residential development.

The property is located on Blair Road. The proposed layout shows 2 parcels. The largest parcel is 23.65 acres and the second parcel is 2.93 acres.

The project will have separate phases as well. The applicant may submit at least two separate site plans in the future - possibly one site plan for each phase.

There is a note on the plat (Note 2) that states this plat is being submitted under the City's standards for R-3 zoning with the intent to develop multi-family units.

The extension/expansion/widening of either public roadways and/or utilities is the driving factor for this subdivision plat being required by the City.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1.Please note that separate site plans will be required for the apartment complex and the clubhouse prior to issuance of any building permits. These site plans will have to meet the Zoning Ordinance requirements for Site Plans.
2. Show proposed roadways including the proposed Mission Hills Subdivision right-of-way which will abut the north property line. Also show the edge of pavement of the proposed Blair Road improvements.
3. Show location and sizing of all proposed culverts, driveway tiles, and associated drainage structures for the entry drives into the site(s).
4. Update the note regarding the 100-year floodplain toil the May 2023 mapping
5. Drainage easements are necessary through Lot 2 from Lot 1.
6. 50' Public Access Easement shown on line between Lots 1 and 2 should be a Joint Access Easement and not a Public Access Easement. The City takes no responsibility for the maintenance of the accessway proposed therein.
7. Add water and sewer approval certificates.
8. Show bearings and distances on the proposed new line separating Lots 1 and 2. Also show bearings, distances, and curve data for Blair Road ROW dedication. Show data indicating how the Blair Road ROW line is divided between the two lots.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Water Availability Letter will be written by City Consulting Engineer upon completion of Draft Water Master Plan.
2. Sewer Availability is to be provided by Town of Smyrna.
3. City of La Vergne Utilities Engineer has calculated capacity of existing 8-inch offsite sewer to Town of Smyrna for Blair Rd Basin and determined that capacity is not available for this development.
4. Meeting requests with Town of Smyrna to discuss sewer availability for this project have not been answered.
5. Plat Maps for Blair Rd Basin require a signature block for Town of Smyrna.
6. Sewer requires 20-foot public utility sewer easements for Town of Smyrna including access easement. That is the case even in City of La Vergne Streets or ROW.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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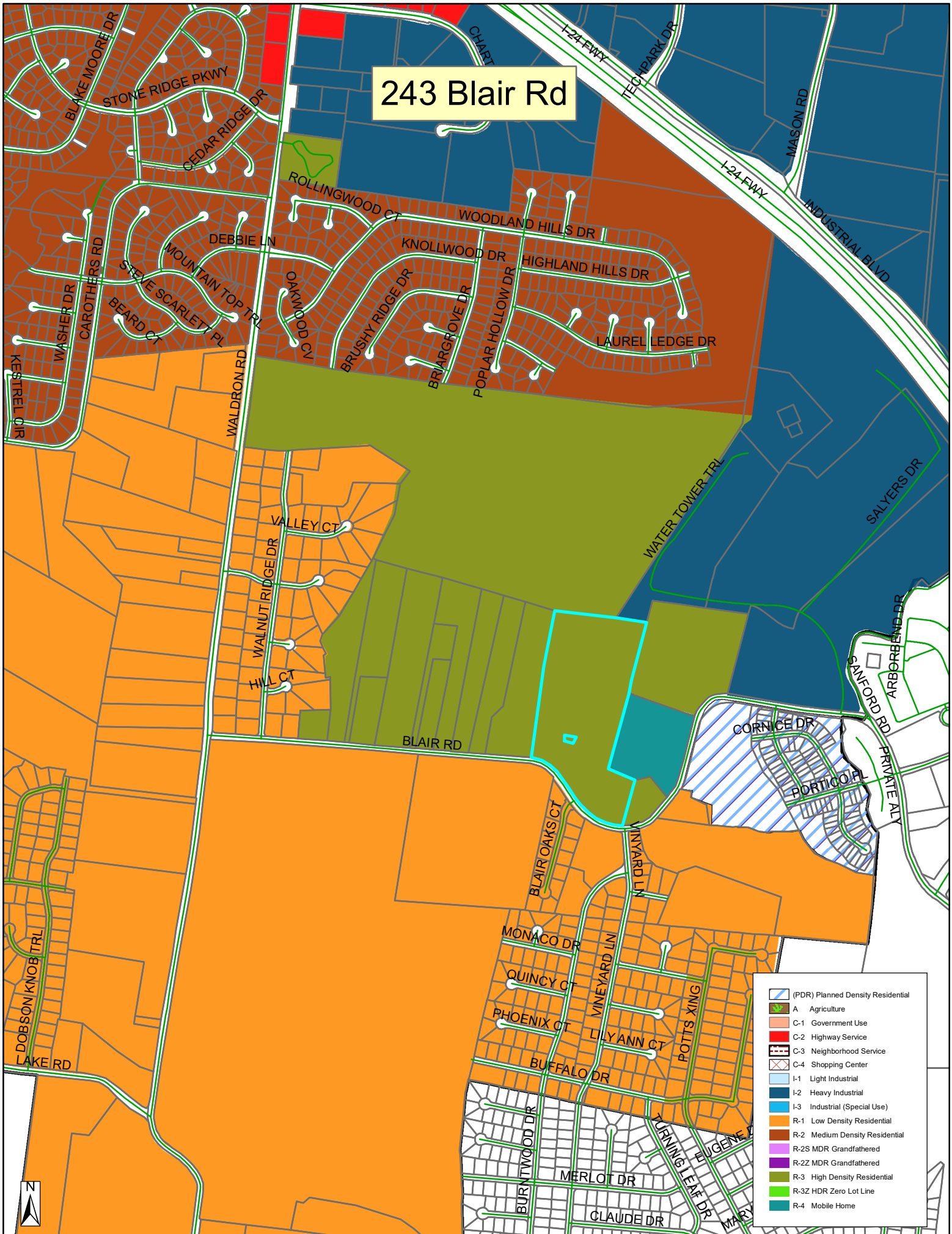
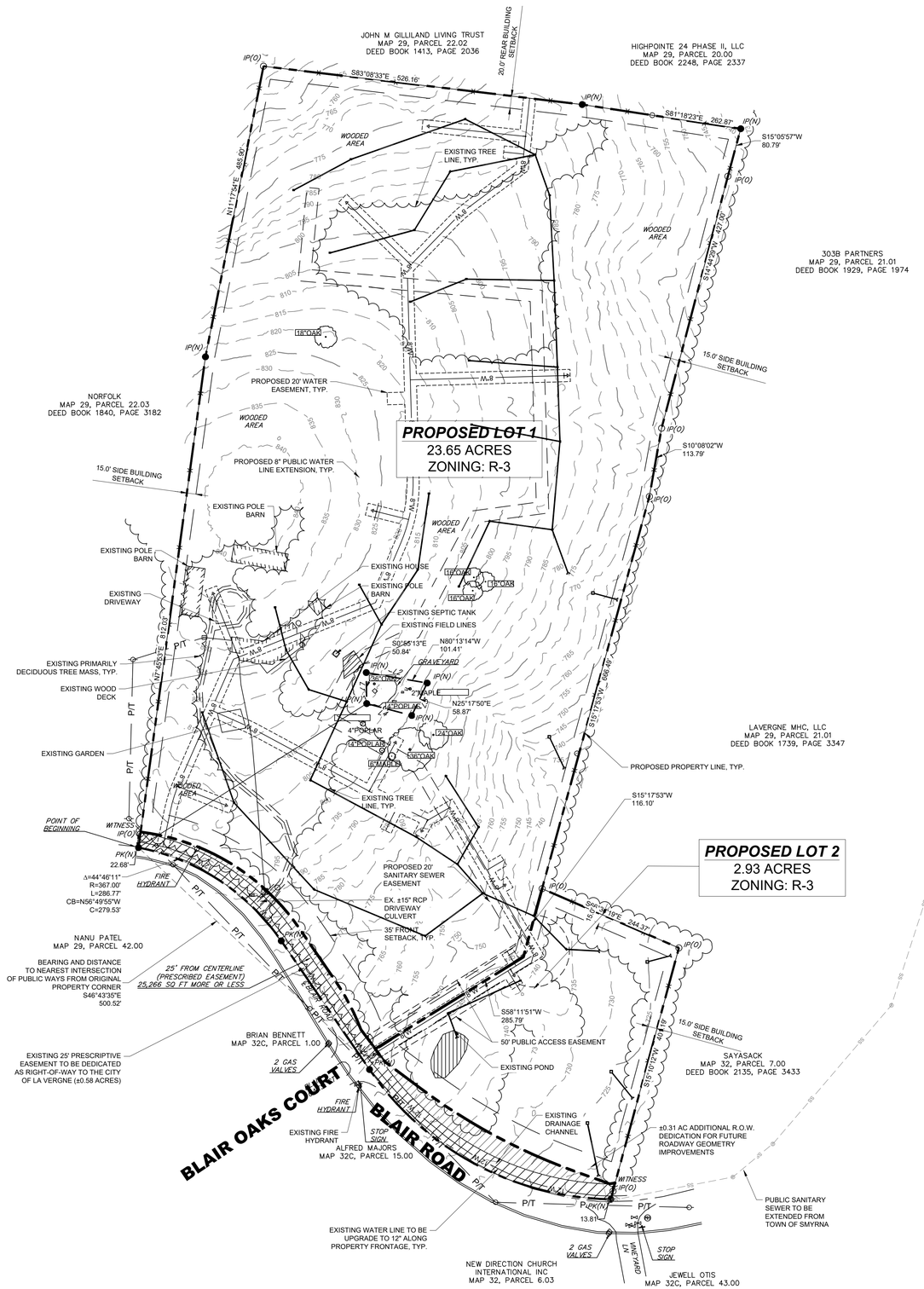
243 Blair Rd
WATER TOWER TRL
BLAIR RD
BLAIR OAKS CT
VINYARD LN
N

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


243 Blair Rd
BLAKE MOORE DR
STONE RIDGE PKWY
CEDAR RIDGE DR
CHART
I-24 FWY
TECHPARK DR
MASON RD
INDUSTRIAL BLVD
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
CAROTHERS RD
WASHER DR
KESTREL CIR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
WALDRON RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
ARBORBEND DR
SANFORD RD
CORNICE DR
PRIVATE ALY
PORTICO PL
BLAIR RD
BLAIR OAKS CT
VINEYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
CLAUDE DR
YURNING LEAF DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

VINEYARD LANE
BLAIR ROAD
STOP

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



LOT SUMMARY

TOTAL NUMBER OF NEW LOTS = 2
TOTAL ACREAGE = 27.47 AC
R.O.W. DEDICATED = 0.89 AC
LOT 1 = 23.65 AC, LOT 2 = 2.93 AC
CURRENT ZONING: R-3
(HIGH-DENSITY REISDENTIAL)

OWNERS

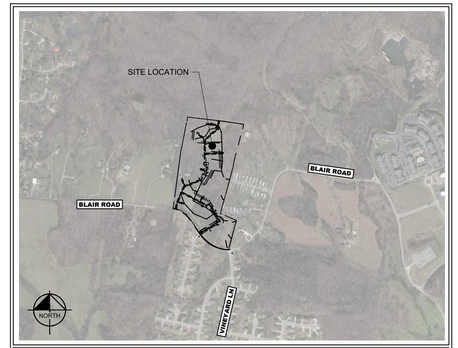
PARCEL 6:
MARTIN SHOFNER ET AL
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

DEVELOPER / AUTHORIZED REPRESENTATIVE

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

LEGEND

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



VICINITY MAP
NOT TO SCALE

DEED REFERENCES

RUTHERFORD COUNTY TAX MAP 32, PARCEL 6.00
WILL BOOK 54, PAGE 163
RUTHERFORD COUNTY CLERK'S OFFICE
DEED BOOK 596, PAGE 3639, R.O.R.C.T.

PROPERTY MAP REFERENCES

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

PLAT REFERENCE

RUTHERFORD COUNTY TAX MAP 32, PARCEL 6.00
WILL BOOK 54, PAGE 163
RUTHERFORD COUNTY CLERK'S OFFICE
DEED BOOK 596, PAGE 3639, R.O.R.C.T.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
2. THIS PRELIMINARY PLAT WAS PREPARED AND IS BEING SUBMITTED UNDER THE CITY'S DEVELOPMENT STANDARDS FOR R-3 ZONING FOR THE PURPOSE OF DEVELOPING MULTIFAMILY APARTMENTS.
3. THIS PRELIMINARY WILL BE FOLLOWED WITH A SITE PLAN AND FINAL PLAT IN ACCORDANCE WITH CITY OF LA VERGNE REQUIREMENTS WITHIN THE APPLICABLE TIME PERIOD ESTABLISHED BY STATE LAW.

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

EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

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

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

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

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

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

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

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

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

_____
(DATE)

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

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

ROBERT JAMES ARMS
REGISTERED ENGINEER
No. 121945
STATE OF TENNESSEE
10/02/2023

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

DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 10/1/2023
KIMLEY-HORN PROJECT NO. 118702000

PRELIMINARY PLAT

SHEET NUMBER
C1-20

Planning Commission Report Meeting: October 17, 2023	City of La Vergne

Item #: 8.

Item Title: Concept Plan – Marlowe La Vergne – 352 Apartments on 27.49 Acres. Requested by Kimley Horn. Property located at 243 Blair Road (Tax Map 32, Parcel 6). R-3 (High Density Residential) Zoning District. Property owned by Martin Shofner.

Reviewed By:
Bo Logan, City Planner
Gary Lide, City Engineer
Curtis Brinkley, Fire Marshal
Scott Tatalovich, Utility Engineer
Michael Dietz, Public Works Director

Summary: On behalf of their client, Kimley-Horn is requesting approval of the concept plan for Marlowe located on 27.5 ± acres. The purpose of the plan is to create new multifamily residential development. The property is currently zoned R-3 which allows high density.

The property is located on Blair Road. The proposed layout shows 16 buildings and 352 units. Also shown are the layout of driveways and parking areas.

The project will have separate phases as well. The applicant may submit at least two separate site plans in the future - most likely one site plan for each phase.

The clubhouse (or amenity center) is indicated on Lot 2. 1,056 parking spaces are required for this development. The parking table on the cover indicates either 1,056 or 1,067 spaces are being provided. The applicant needs to clarify.

The site data table indicates 16 buildings total, but labels on the following pages are only numbered 1 through 9 meaning 9 buildings total. This will need to be explained.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. The site data table indicates 16 buildings total, but labels on the following pages are only numbered 1 through 9 meaning 9 buildings total. This will need to be explained.
2. The parking table on the Title Sheet appears to have errors. Please clarify is 1056 or 1067 parking spaces are being provided.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Please note that separate site plans will be required for the apartment complex and the clubhouse prior to issuance of any building permits. These site plans will have to meet the Zoning Ordinance requirements for Site Plans.
2. Provide confirmation that the Town of Smyrna has agreed to accept the onsite sewer as public.
3. Provide a single table of results from the hydraulic calculations which shows every outfall and the discharges for the pre-development and post-development conditions for the 2-, 10-, 25-, 50-, and 100-year storms.
4. Provide the proposed geometry of the two roundabouts including the interior radius and the pavement width.
5. On sheet C1-00, please clarify the contours in the southeast corner of the site at the junction of Blair Road and the Sayasak property.
6. If phasing of the construction is planned, provide a phasing plan.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Using TDEC design criteria, the available capacity in the 8" sanitary sewer pipe connecting this area of La Vergne to the Smyrna sewer system has already been reached by previously approved developments. Smyrna's letter (provided by the developer's engineer) states that La Vergne must give approval for new developments on that system. The Public Works Department's Utilities Division is unable to give that approval due to the limitations of the present system.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

The Concept Plan submitted is in violation of the International Fire Code Appendix D, Section D106.3 which has been adopted by the City of La Vergne. That section requires a minimum separation between access drives equal to at least half of the diagonal length across the entire property. Up to 200 units may be built with the access drive configuration shown. To construct more than 200 units, additional access (emergency-only access will be acceptable) or further separation from shown access will be required, to meet the remoteness requirement.

Police

John Eubank
jeubank@lavergnetn.gov

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

April 18, 2023

Robert Arts, P.E.
Kimley-Horn
10 Lea Ave, Ste 400
Nashville, TN 37210

Re: 243 Blair Road
Smyrna, TN 37167

Mr. Arts,

Please be advised that natural gas and sanitary sewer are currently available at or near the above-mentioned location.

Natural Gas - existing 4" PE on south side of Blair Road

Sewer – Existing 8" gravity available approx 900 FT offsite at Portico Place. Must have approval from LaVergne before sewer service can be provided.

Water- LaVergne is the provider

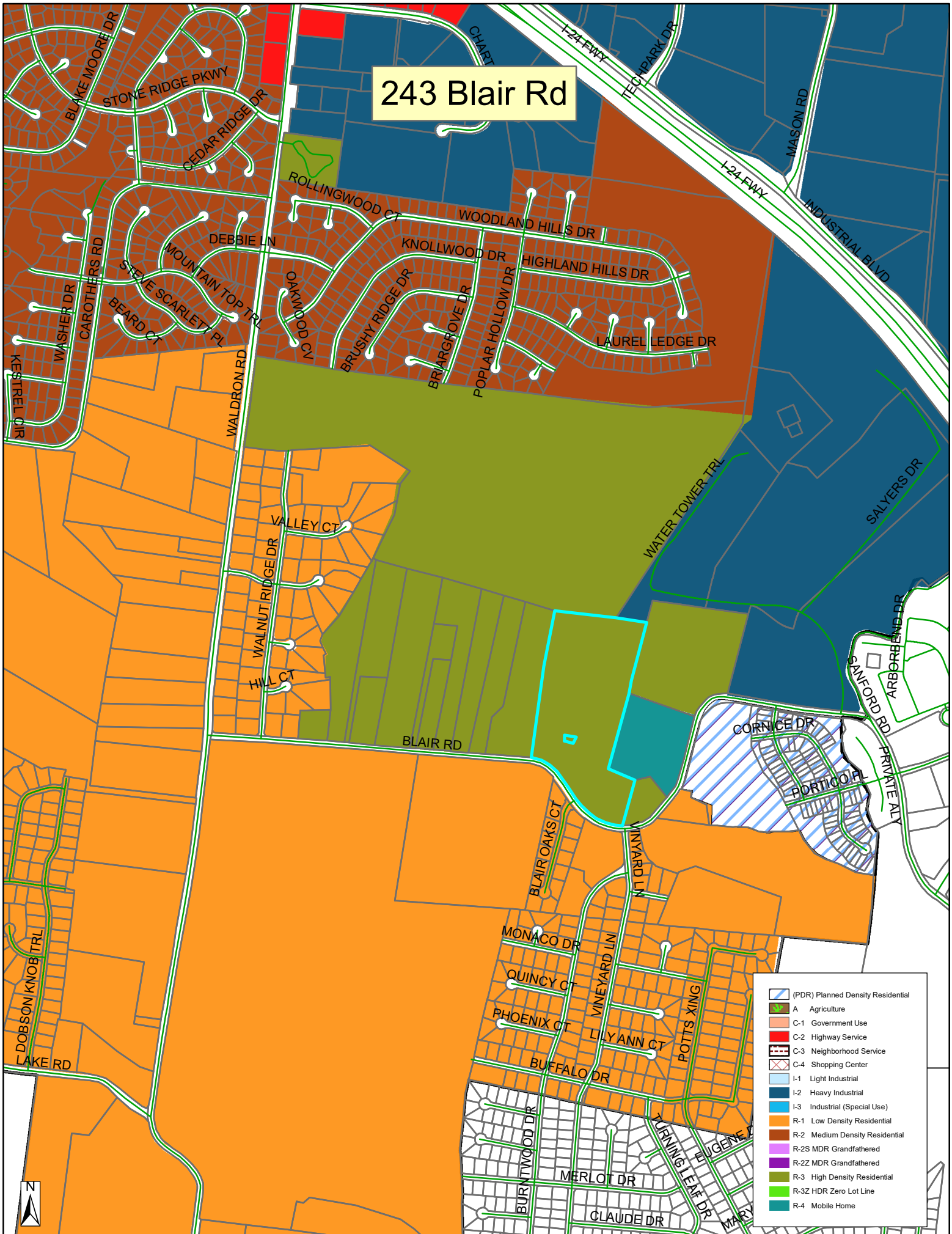
Should you have any questions, please call me at (615) 355-5711.

Sincerely,

Mark Parker, P.E.
Assistant Director of Utilities
Smyrna Utilities
315 S. Lowry St.
Smyrna, TN 37167

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

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


243 Blair Rd
BLAKE MOORE DR
STONE RIDGE PKWY
CEDAR RIDGE DR
CHART
I-24 FWY
TECHPARK DR
MASON RD
INDUSTRIAL BLVD
ROLLINGWOOD CT
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
HIGHLAND HILLS DR
MOUNTAIN TOP TRL
STEVE SCARLETT PL
BEARD CT
CAROTHERS RD
WASHER DR
KESTREL DR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
WALDRON RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
ARBORBEND DR
SANFORD RD
CORNICE DR
PRIVATE ALY
PORTICO PL
BLAIR RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
VINEYARD LN
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
TURNING LEAF DR
EUGENE
CLAUDE DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
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R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

VINEYARD LANE
BLAIR ROAD
STOP

CONCEPT PLAN SUBMITTAL

MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 10/02/2023

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

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

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

EXISTING PROPERTY SUMMARY

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

GENERAL DEVELOPMENT NOTES

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

   U.S. Justice Department:
   http://www.justice.gov/crt/housinig/fairhousing/about_fairhousingact.htm
2. NO PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE AE" (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47149C0105H.
3. NO PART OF THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47149C0105H
4. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH REGULATIONS SET FORTH BY THE CITY OF LA VERGNE.
5. CITY OF LA VERGNE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.

VICINITY MAP
1" = 1,000'

CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-01	GENERAL NOTES
C0-02	VICINITY MAP
C1-00	EXISTING CONDITIONS
C2-00	CONCEPT PLAN
C4-00	CONCEPT DRAINAGE PLAN
C6-00	CONCEPT UTILITY PLAN
T1-00	CONCEPTUAL TRAFFIC CONTROL

PROJECT DESIGN TEAM

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

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

PERMITTING / UTILITY CONTACTS

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

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

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

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

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

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

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

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

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

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

OWNER / DEVELOPER

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

PLANS PREPARED BY

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

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Know what's below. Call before you dig.

ENGINEER'S SEAL

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGRICULTURAL ENGINEER
No. 121045
STATE OF TENNESSEE
10/02/2023

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118702000	C0-00	9

Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Oct 02, 2023 9:53am by: robert.arts

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

CONTRACTOR RESPONSIBILITIES:

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   - A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   - B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   - C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   - D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
   - A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   - B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
   - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - B. EXISTING AND PROPOSED CONTOURS ARE AT FIVE (5) FOOT INTERVALS.
   - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
   - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
   - E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

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

ADA COMPLIANCE:

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

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
   - A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.
   - B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.
   - C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.
   - D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
   - A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.
   - B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.
   - C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.
   - D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.
   - E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
   - A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.
   - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".
   - C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:
   - A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
   - B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
   - C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
2. SIGNING AND STRIPING:
   - A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.
   - B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

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

CLEARING AND GRUBBING:

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

GRADING NOTES:

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

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS — REGISTERED ENGINEER — 121965 — COURAGE — STATE OF TENNESSEE — 10/02/2023

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118702000

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\118702000 - Shofner

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Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CAD\PlanSheets\C0-02 VICINITY MAP.dwg VICINITY MAP Oct 02, 2023 9:33am by robert.aris

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NORTH

VICINITY MAP

SHEET NUMBER
C0-02

KIMLEY-HORN PROJECT NO.	118702000
DATE	10/02/2023
CHECKED BY	
DRAWN BY	
DESIGNED BY	

No.	REVISIONS	DATE	BY
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ROBERT JAMES ARIS — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — 10/02/2023

MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

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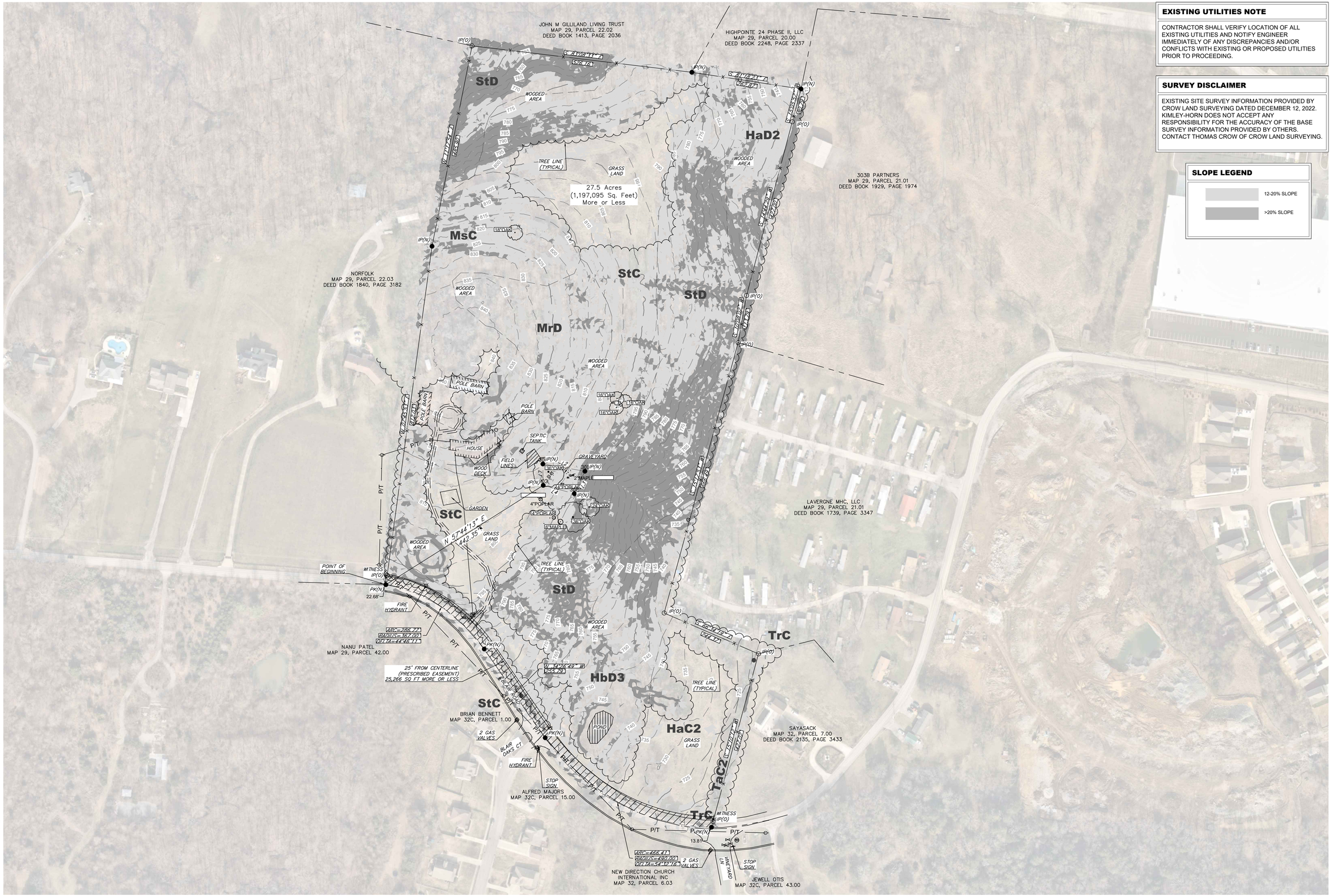

EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

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

SLOPE LEGEND

- 12-20% SLOPE
- >20% SLOPE

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NUMBER
COMMISSION No. 121045
STATE OF TENNESSEE
10/02/2023

No	REVISIONS	DATE	BY
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DRAWN BY: ___
CHECKED BY: ___
DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118702000

EXISTING CONDITIONS

SHEET NUMBER
C1-00

LAYOUT NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3' UNLESS NOTED OTHERWISE.
4. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
5. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDING, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.)
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. ANY DAMAGED SECTIONS OF EXISTING INFRASTRUCTURE TO BE REPLACED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PROVIDED AS ALTA SURVEY SHEET.
10. ALL PROPOSED UTILITY CONNECTIONS SHALL BE FIELD VERIFIED AND SUBJECT TO CHANGE PER UTILITY DISTRICT REQUEST.
11. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO FIND AND AVOID DISTURBING SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWINGS. VERIFY LOCATION AND CONSIDER SUCH WHEN ESTIMATING.
12. ALL PAVEMENT MARKING ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS AT DRIVEWAY CONNECTIONS WITHIN 25' OF THE INTERSECTING ROADWAY SHALL BE THERMOPLASTIC
13. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKING WILL COMPLY WITH THE MOST RECENT MUTCD STANDARDS.
14. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING ACT.
    ADA: http://www.ada.gov/
    U.S. Justice Dept: http://www.justice.gov/crt/housing/fairhousing/about_fairhousingact.htm
14. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
15. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
16. NO PEDESTRIAN PATHWAY SHALL EXCEED 2.0% CROSS SLOPE OR 5.0% LONGITUDINAL SLOPE.
17. NO ADA PARKING SPACES SHALL EXCEED 2.0% CROSS SLOPE IN ANY DIRECTION
18. ALL ADA ACCESSIBLE ROUTES INCLUDING CROSS WALKS, RAMPS, AND SIDEWALKS TO MEET ADA SLOPE REQUIREMENTS
19. THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ETC.) WITHIN SIDEWALK.
20. CONTRACTOR TO PLACE ASPHALT COURSE ONLY AFTER ALL CONSTRUCTION IS COMPLETED AND NO OTHER CONSTRUCTION TRAFFIC IS ANTICIPATED.
21. ROUNDABOUT AT VINEYARD LANE IS CONCEPTUAL AND NOT PART OF PRELIMINARY DEVELOPMENT PLANS.
22. APPLICANT TO COMPLETE ROUNDABOUT AT VINEYARD LANE IF CITY ACQUIRES NECESSARY RIGHT-OF-WAY FROM PRIVATE PROPERTY OWNER(S) AT OR BEFORE COMMENCEMENT OF CONSTRUCTION, OR AS THE CITY AND APPLICANT MAY LATER AGREE.

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LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY USE
CERTIFICATE No. 121045
STATE OF TENNESSEE
10/02/2023

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KIMLEY-HORN PROJECT NO. 118702000

CONCEPT PLAN

SHEET NUMBER
C2-00

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GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL–811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

GRADING PLAN LEGEND

476.17	SPOT ELEVATION			
	HP	HIGH POINT	LP	LOW POINT
	TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
	TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
	INV	INVERT	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION			
500	EXISTING CONTOUR			
500	PROPOSED CONTOUR			

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
ENGINEER
No. 121045
STATE OF TENNESSEE
10/02/2023

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DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118702000

CONCEPT DRAINAGE PLAN

SHEET NUMBER
C4-00

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Drawing name: K:\NSH_LDEV\118702000 - Shofner-Greystar La Vergne\4-CADD\PlanSheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 GRADING AND DRAINAGE PLAN - OVERALL Oct 02, 2023 10:08am by: garrett.froula

LEGEND

- SS — SS —
- 6"W — 6"W —
- BF

SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
3. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
4. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
5. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE, TOWN OF SMYRNA AND O.H.S.A. STANDARDS.
6. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TOWN OF SMYRNA AND THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION CURRENT SPECIFICATIONS.
7. ALL FILL IS TO BE PLACED AND COMPACTED PRIOR TO INSTALLATION OF PUBLIC UTILITIES
8. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
9. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
11. THE CONTRACTOR'S AUTHORIZED FIELD REPRESENTATIVE SHALL NOTIFY THE APPROPRIATE UTILITY DEPARTMENT 48 HOURS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SANITARY SEWER LINE EXTENSIONS.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO LA VERGNE UTILITY DISTRICT STANDARDS.
13. LA VERGNE UTILITY DISTRICT AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PUBLIC WATER MAIN TO HAVE MINIMUM OF 36" COVER.
16. ALL WATER LATERALS TO HAVE A MINIMUM OF 18" COVER.
17. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
18. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
19. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
20. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
21. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO LA VERGNE UTILITY DISTRICT SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
22. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
23. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
24. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
25. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
26. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING GROWTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO LA VERGNE UTILITY DISTRICT AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH LA VERGNE UTILITY DISTRICT AS REQUIRED.
27. NO CONNECTION TO THE EXISTING SANITARY SEWER SYSTEM WILL BE PERMITTED UNTIL THE NEW SANITARY SEWER WORK HAS BEEN INSPECTED AND IS APPROVED BY THE APPROPRIATE UTILITY DEPARTMENT/DISTRICT.
28. TEN-FOOT MINIMUM HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES WHEREVER POSSIBLE.
29. ALL SANITARY SEWER SERVICES WILL BE TEE OR WYE-CONNECTED TO MAIN LINE.
30. ALL MANHOLES TO HAVE TRAFFIC BEARING FRAMES AND COVERS UNLESS NOTED OTHERWISE ON THE PLAN/PROFILE SHEETS

CAUTION!

EXISTING OVERHEAD AND UNDERGROUND UTILITIES

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MARLOWE LA VERGNE
243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS — REGISTERED ENGINEER — 120965 — STATE OF TENNESSEE — 10/02/2023

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KIMLEY-HORN PROJECT NO. 118702000

CONCEPT UTILITY PLAN

SHEET NUMBER
C6-00

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CONCEPTUAL TRAFFIC CONTROL SEQUENCING

PHASE 1 - CONSTRUCT ROADWAY WIDENING AND CONCRETE MEDIANS ON NORTH SIDE OF BLAIR ROAD OUTSIDE OF EXISTING PAVEMENT. MAINTAIN EXISTING TRAFFIC LANES EASTBOUND AND WESTBOUND.

PHASE 2 - WESTBOUND TRAFFIC TO UTILIZE LANES CONSTRUCTED IN PHASE 1. MAINTAIN EXISTING EASTBOUND LANE AND CONSTRUCT FINAL CONCRETE MEDIAN AND ROUNDABOUT MEDIANS. PROVIDE PHASE 2 FLEXIBLE DRUMS TO PROTECT ROUNDABOUT MEDIAN CONSTRUCTION.

PHASE 3 - REMOVE EXISTING PAVEMENT AS NEEDED ON SOUTH SIDE OF ROADWAY IMPROVEMENTS. INSTALL FINAL SIGNAGE AND STRIPING.

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243 BLAIR ROAD
LA VERGNE, TENNESSEE

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGRICULTURE
CERTIFICATE No. 121043
STATE OF TENNESSEE
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KIMLEY-HORN PROJECT NO. 118702000

CONCEPTUAL TRAFFIC CONTROL

SHEET NUMBER
T1-00

Planning Commission Report Meeting: October 17, 2023	City of La Vergne

Item #: 9.

Item Title: Site Plan – 84 Lumber, Phase 2 – New Building Plus New Maintenance Shed of Approximately 8400 Square Feet on 42.45 Acres. Requested by SEC, Inc. Property located on Wheeler St. (Tax Map 18K, Parcel 13). I-2 (Heavy Industrial) Zoning District. Property owned by 84 Lumber Company.

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

Summary: On behalf of their client, SEC is requesting site plan approval for a proposed building addition and a new maintenance shed at 84 Lumber. There are several one-story buildings on the site already along with the additions indicated on this plan. The total lot size is 42.45 acres.

The new shed and proposed building addition are slated to be 8,421 square feet.

The total number of parking spaces have not been provided, but this issue is listed as a technical comment.

This parcel is not contained within the Murfreesboro Road/Waldron Overlay Streetscape District.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. There is no mention of parking or parking data which is a problem;
2. Site Data Table is missing;
3. What is the total parking count? Must put in the Site Data Table;
4. All surfaces must be dustless;
5. A landscape plan is required on all projects in the City of La Vergne;

Engineering

Gary Lide
glide@lavergnetn.gov

1. Show existing fire hydrants
2. Show piping and location for fire department connection (FDC) which must be at least 50 feet from the building
3. Fire hydrants must be located at most 250 feet from the farthest part of any building and one hydrant must be located within 100 feet of the FDC
4. On Sheet C1.0, Outfall #1 is described as "Existing Detention Area" ands there is no outfall #2 listed in the table. There is, however, an Outfall #2 shown on the plan which appears to be at the existing detention area. Please clarify.
5. Provide dustless asphaltic vehicular access to all roll-up doors.
6. Provide calculations that detention pond is sized to handle these new roofed areas in lieu of the original gravel.
7. On sheet C1.0, show construction entrance coming off of existing asphalt
8. Provide water quality calculations or a description of why none are needed.
9.On sheet C4.0. Filtrexx is shown for both sediment control and concrete wash-out. It is not shown as sediment control on sheet C1.0 or C3.0. Please explain the purpose of that detail to make it clear to the contractor and our inspector when it might be used.
10. Will additional site power lines be required to serve these additions?
11. Graphically show what portion of the lot lies in the 100-year floodplain on one of the drawings.
12. Will a dumpster be required to handle debris/waste from this process? If yes,show the location.
13. A fire water storage tank and fire pump will be required for this building addition. Please show on site layout and utilities plan.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Sht C2.0 - Site and Utility Plan, does not show existing utilities.
2. Concept of what is being shown for construction is not clearly identified.
3. It appears 84 Lumber has hired a new engineer (SEC) to prepare plans to install the proposed saw shed previously being prepared by in-house, engineering staff.
4. Engineer needs shall put more work into this drawing set before Utility Engineer can review it.
5. A FH flow test was performed for this job and a water availability letter was prepared for this project. The results of this information is that the project needs an onsite tank for fire flow storage and a fire pump to meet fire flow sprinkler system requirements per previous Fire Sprinkler Engineer. Copies of the fire flow test and water availability letter can be obtained by contacting the Utility Engineer: Scott Tatalovich: 615-287-8739, statalovich@lavergnetn.gov.

Codes

Please confirm whether the entire contiguous structure (existing and proposed) will be sprinklered in accordance with NFPA 13.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

1. Show existing fire hydrants
2. Show piping and location for fire department connection (FDC) which must be at least 50 feet from the building
3. Fire hydrants must be located at most 250 feet from the farthest part of any building and one hydrant must be located within 100 feet of the FDC.

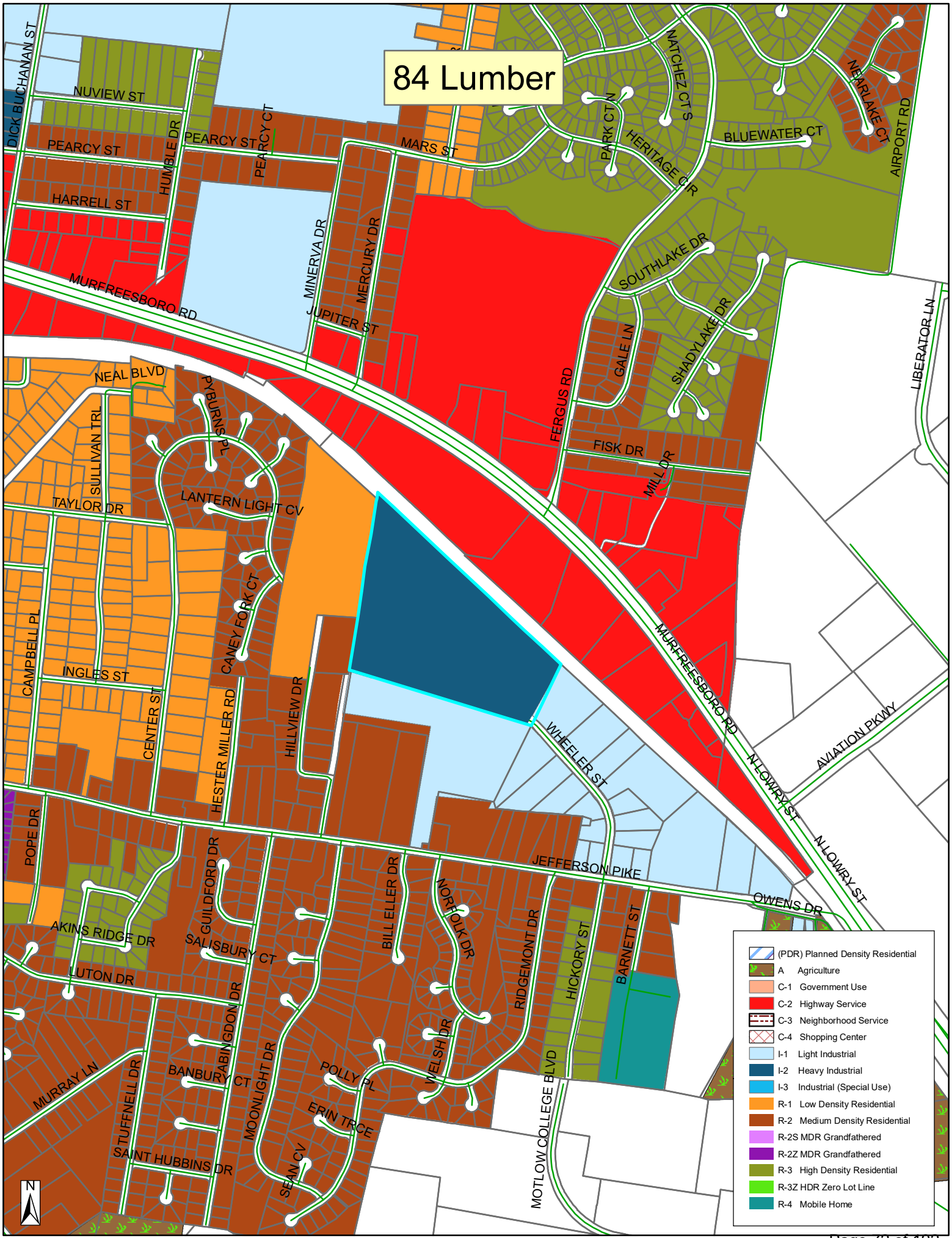
Police

John Eubank
jeubank@lavergnetn.gov

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

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

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


84 Lumber
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NUVIEW ST
PEARCY ST
HUMBLE DR
PEARCY ST
PEARCY CT
HARRELL ST
MARS ST
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
NATCHEZ CT S
PARK CT N
HERITAGE CIR
BLUEWATER CT
NEARLAKE CT
AIRPORT RD
SOUTHLAKE DR
SHADYLAKE DR
GALE LN
FERGUS RD
LIBERATOR LN
NEAL BLVD
PYBURN PL
SULLIVAN TRL
TAYLOR DR
LANTERN LIGHT CV
FISK DR
MILL DR
CANEY FORK CT
CAMPBELL PL
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
WHEELER ST
AVIATION PKWY
N LOWRY ST
POPE DR
GUILDFORD DR
JEFFERSON PIKE
OWENS DR
AKINS RIDGE DR
SALISBURY CT
LUTON DR
BILL ELLER DR
NORFOLK DR
RIDGEMONT DR
HICKORY ST
BARNETT ST
ABINGDON DR
MOONLIGHT DR
BANBURY CT
POLLY PL
WELSH DR
ERIN TRCE
SEAN CV
MURRAY LN
STUFFNELL DR
SAINT HUBBINS DR
MOTLOW COLLEGE BLVD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

GMC

SELLICK
PRATT
TOLKO

Charcoal | Desert | Gray | Polar | Brilliant

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26 GAUGE SMP FINISH

Commercial Colors

R-Loc™

M-Loc™

7.2

*Contact your salesperson for accurate pricing. † Color variation between orders is normal and not cause for rejection. ‡ Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product. Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching optimized for outdoor viewing.

SHERWIN-WILLIAMS Coil Coatings

PREMIUM COLOR

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20-year Warranty

Copper Metallic*†

PRIME

Clear acrylic coating

Galvalume®‡

ASCENT BUILDINGS

Fern

Hunter

Colony

Crimson

Rustic

Burgundy

Gallery

Hawaiian

Light Stone

Tan

Brown

Burnished Slate

84 Lumber
Phase 2
La Vergne, Tennessee
Site Plan & Construction Drawings

PURPOSE NOTE:
To Create Building Addition.

Drawing Index

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

N

Site Location Map
Not To Scale

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

Contact: Guy A. Flament, Jr.

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

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

Intended Use:
Storage Yard

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

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

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

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By: John F. Miner Date: October 2 2023
John F. Miner, P.E. TN. Reg. #122194

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

Watershed: Finch Branch (Impaired)
5-Year 24-Hour EPSC Design Storm
Disturbed Area: 0.84 ± Ac.

Sheet C0.0
84 Lumber Phase 2
S.E.C. Project #22778
Submitted: 10-2-2023
Revised:

Site Clearing & Demolition Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Waterline Notes:

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

City Of LaVergne Standard Plat Notes:

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

Legend:

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

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

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PLANNING ENGINEERING SURVEYING

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

TENNESSEE LICENSED PROFESSIONAL ENGINEER JOHN F. MINER 120 AGRICULTURE STATE OF TENNESSEE

84 Lumber Phase 2

La Vergne, Tennessee

General Notes

REVISED:

DRAWN: SJA/CFB3

DATE: 10–2–2023

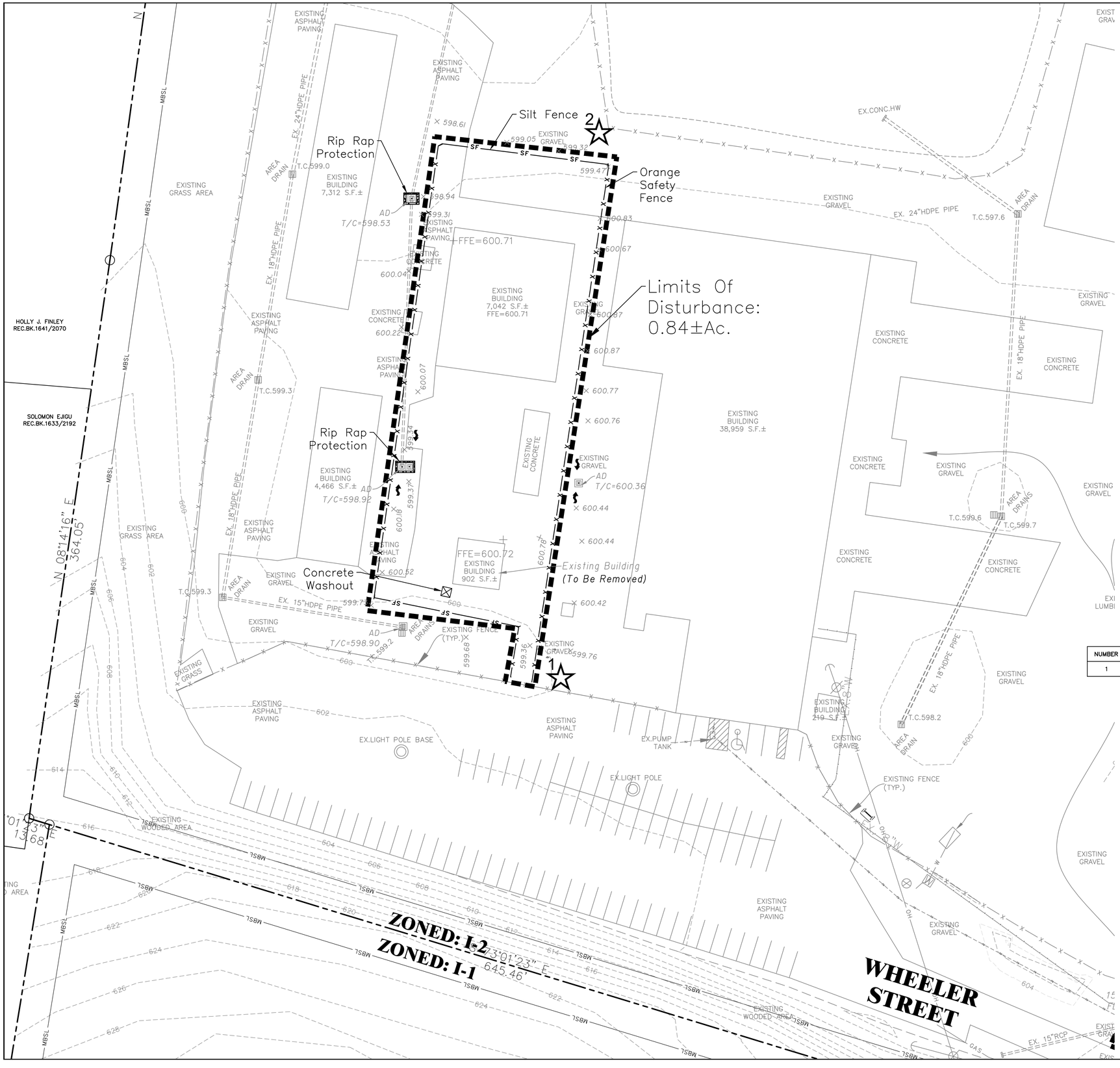
CHECKED: MAT

FILE NAME: 22778project2

SCALE: None

JOB NO. 22778

SHEET: C0.1



SWPPP Narrative:

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDINGS, PAVEMENT C SOILS, CN=98	0.37
GRAVEL	OPEN SPACE C SOILS, CN=89	0.47
	COMPOSITE CN=93	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	BUILDINGS, PAVEMENT C SOILS, CN=98	0.55
GRAVEL	OPEN SPACE C SOILS, CN=89	0.29
	COMPOSITE CN=95	

PROPOSED BMP'S

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

Construction Sequence:

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

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

1 ☆ Outfall

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	EXISTING DETENTION AREA	12.56	1-2%	36.0091	-86.5470

Note:
Caution Business Activities Shall Continue During Construction

EPSC Phasing

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

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

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

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

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

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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

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

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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 engineer's professional opinion that the construction plans, specifications and contract documents, as prepared by this office, is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

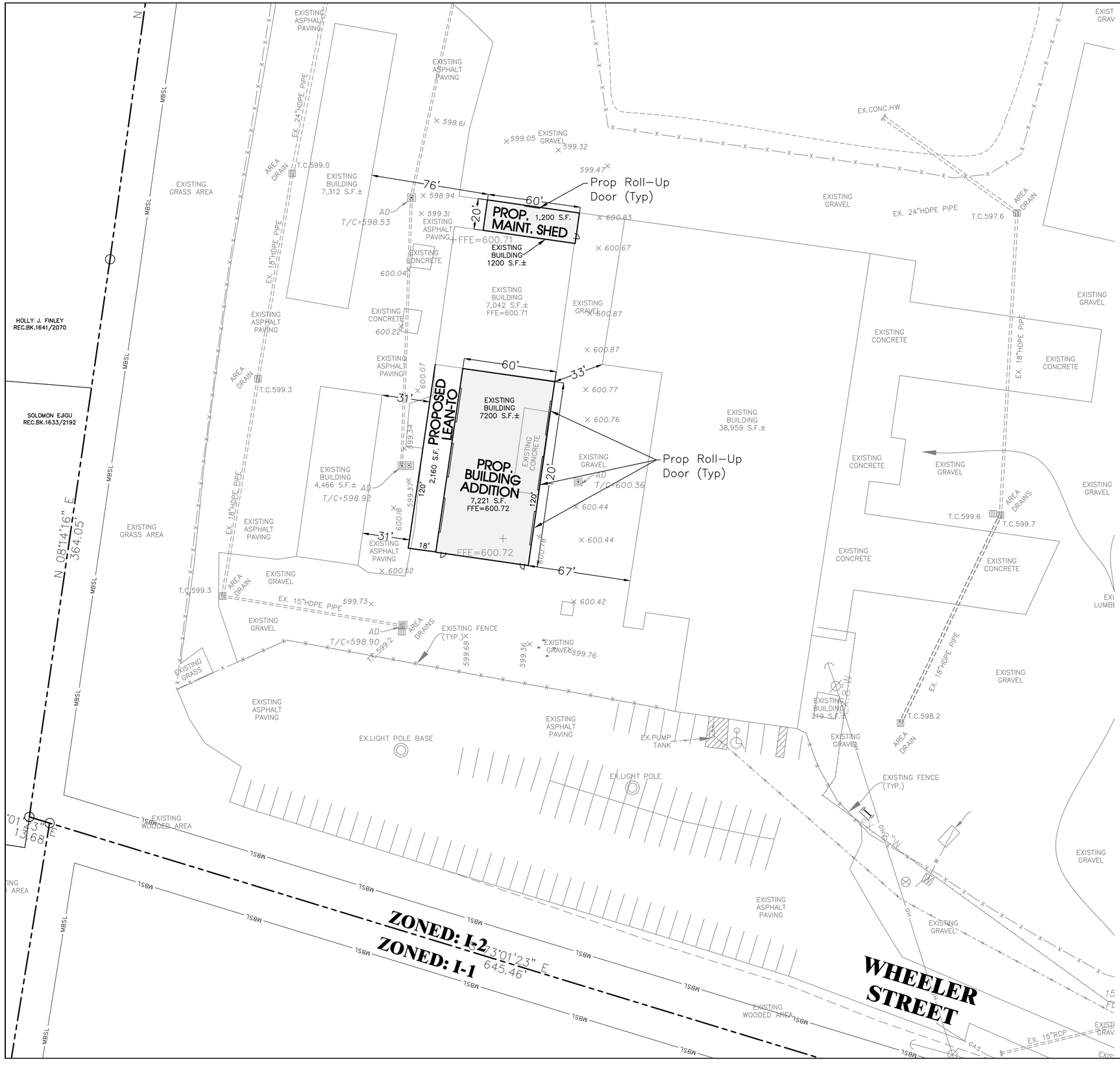
JOHN F. MINER III — 129290 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL ENGINEER — STATE OF TENNESSEE — 10-2-23

84 Lumber Phase 2
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 10-2-2023
CHECKED: MAT
FILE NAME: 22778project2
SCALE: 1"=30'
JOB NO. 22778

Existing Conditions & Initial EPSC Plan

SHEET: C1.0



Know what's below. Call before you dig.

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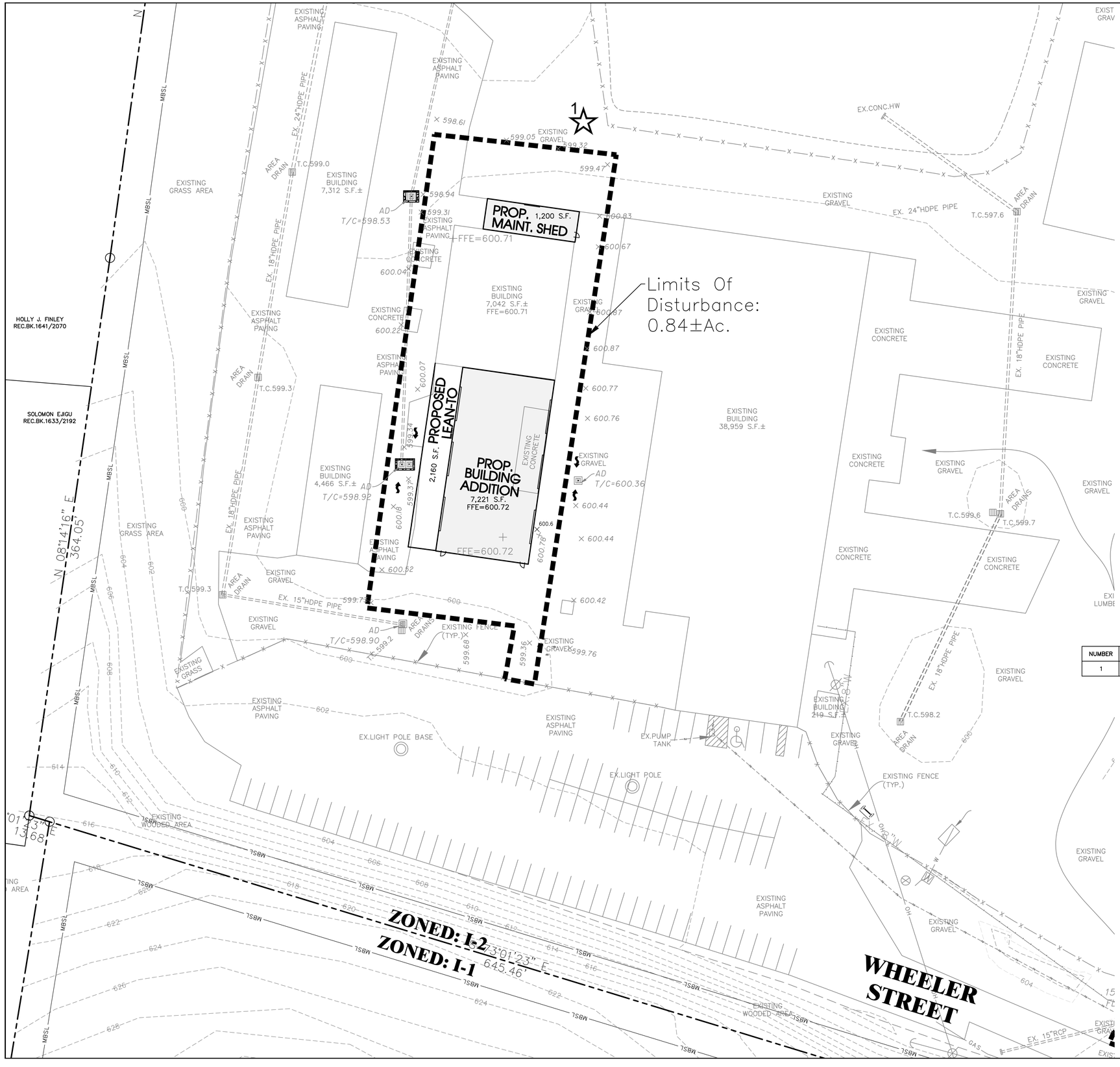
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

JOHN F. MINER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 123-0
STATE OF TENNESSEE

84 Lumber Phase 2
La Vergne, Tennessee

Site & Utility Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 10-2-2023
CHECKED: MAT
FILE NAME: 22778project2
SCALE: 1"=30'
JOB NO. 22778
SHEET: C2.0



NOTES:

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

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

3) Contractor To Stabilize All Disturbed Areas After Construction.

1 ☆ Outfall

FINAL OUTFALLS

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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

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PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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JOHN F. MINER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 123154
STATE OF TENNESSEE

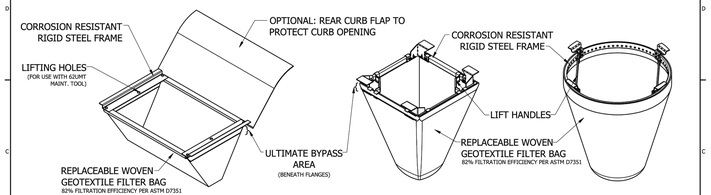
84 Lumber Phase 2

La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 10–2–2023
CHECKED: MAT
FILE NAME: 22778project2
SCALE: 1"=30'
JOB NO. 22778
SHEET: C3.0

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



FLEXSTORM CATCH-IT LITE (SHOWN WITH OPTIONAL CURB FLAP)

FLEXSTORM CATCH-IT SQUARE (TYPICAL SETUP)

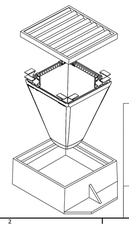
FLEXSTORM CATCH-IT ROUND (TYPICAL SETUP)

ASTM D8057 Requirements

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

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

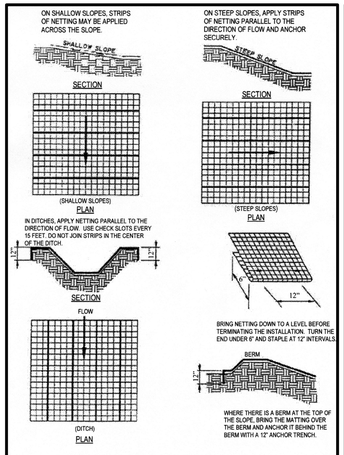
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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



For more information contact
APM@inletfilters.com

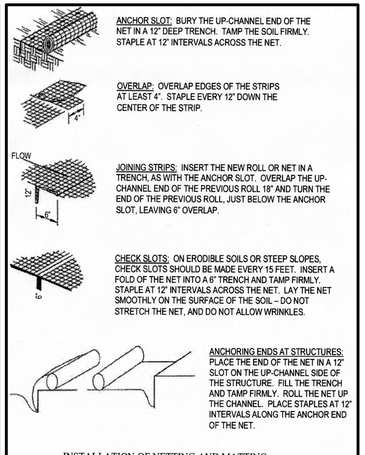
FLEXSTORM INLET FILTERS
4DS
Inletfilters.com 630-355-3288

FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



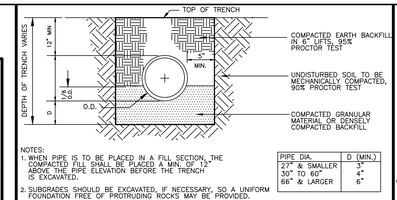
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



INSTALLATION OF NETTING AND MATTING

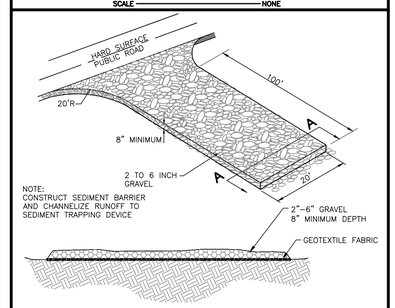
Figure TCP-09-1
Mat Anchoring



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

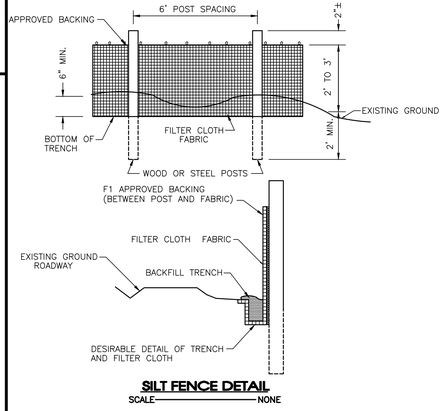
PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE NONE

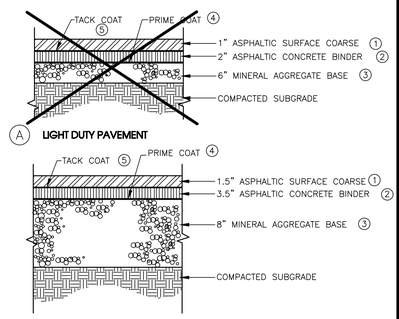


NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

SECTION A-A
GRAVEL CONSTRUCTION ENTRANCE
SCALE NONE



SILT FENCE DETAIL
SCALE NONE



Ⓐ **LIGHT DUTY PAVEMENT**

Ⓑ **HEAVY DUTY PAVEMENT**

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

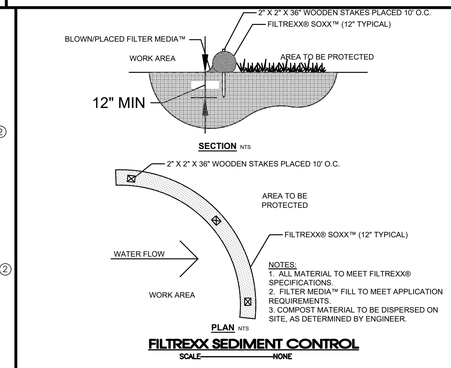
② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307–03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB–HM) GRADING "B"

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

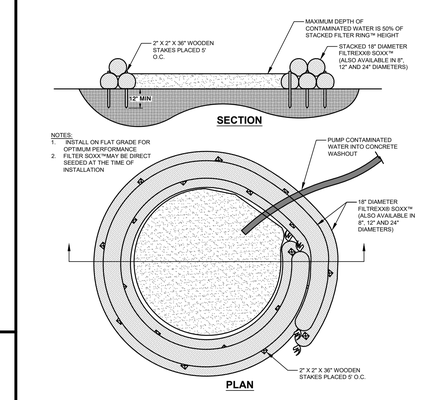
④ PRIME COAT:
TDOT 402–01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30–0.35 GAL/SQ. YD.
TDOT 402–02 – AGGREGATE FOR COVER MATERIAL (PC) 8–12 LB/SQ. YD.

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

TYPICAL PAVEMENT SECTIONS
SCALE NONE



FILTREXX SEDIMENT CONTROL
SCALE NONE



FILTREXX® CONCRETE WASHOUT
SCALE NONE

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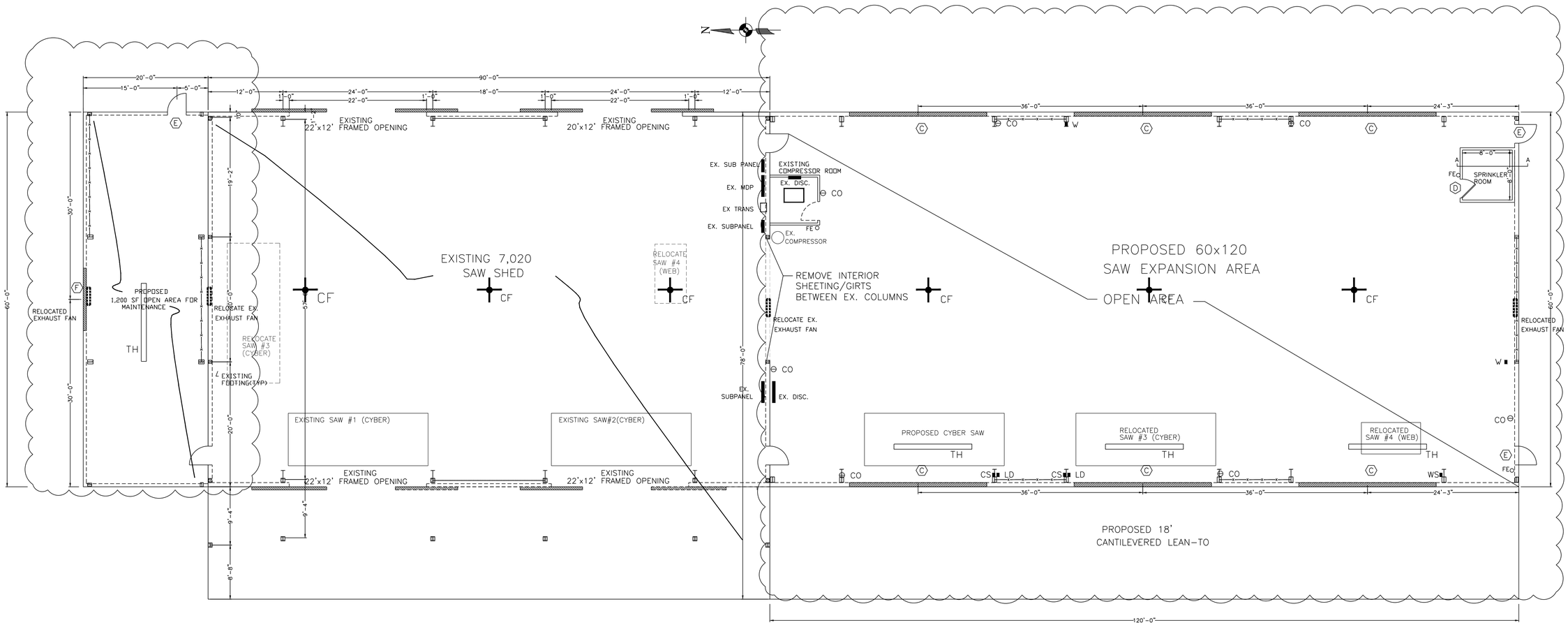
J. MINER ROBERTS 03/08/23 REGISTERED PROFESSIONAL ENGINEER AGRICULTURAL & BIOSYSTEMS ENGINEERING STATE OF TENNESSEE

84 Lumber Phase 2
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 10–2–2023
CHECKED: MAT
FILE NAME: 22778project2
SCALE: None
JOB NO. 22778

Details

SHEET: C4.0



PROPOSED DOOR & WINDOW SCHEDULE

MARK	DOOR & JAMB	DIMENSIONS	HARDWARE	DESCRIPTION	QUA.	REMARKS
(A)	DJ-1	8'-0"x8'-0"	H-1	GLASS DOUBLE DOORS W/TOP & SIDELIGHTS	–	FORCE TO OPEN 8.5 LBS. MAX.
(B)	DJ-3	3'-0"x6'-8"	H-3	SOLID CORE BIRCH FLUSH WITH PRIVACY LOCKSET	–	FORCE TO OPEN 5.0 LBS. MAX.
(C)	DJ-4	22'-0"X12'-0"	H-5	26 GAUGE METAL CLAD ROLL UP DOOR	6	FORCE TO OPEN 5.0 LBS. MAX.
(D)	DJ-3	3'-0"x6'-8"	H-3	STEEL DOOR WITH PASSAGE LOCKSET	1	FORCE TO OPEN 5.0 LBS. MAX.
(E)	DJ-2	3'-0"x7'-0"	H-2	STEEL EXIT DOOR WITH PANIC HARDWARE Umax = 0.7*	3	FORCE TO OPEN 8.5 LBS. MAX.
(F)	DJ-4	10'-0"x10'-0"	H-5	26 GAUGE METAL CLAD ROLL UP DOOR	1	FORCE TO OPEN 15.0 LBS. MAX.

DJ-1 GLAZED STEEL DOOR, METAL JAMB, 7 1/2" BOTTOM FRAME
DJ-2 HOLLOW METAL DOOR, METAL JAMB
DJ-3 HOLLOW CORE WOOD DOOR, METAL JAMB
DJ-4 METAL DOOR FRAME (FABRICATED), METAL JAMB,
DJ-5 GALVANIZED STEEL DOOR, METAL JAMB
DJ-6 POLYETHYLENE DOOR, METAL JAMB

H-1 ADAAG ENTRANCE LOCK AND DEADBOLT LOCKSET (ENTRANCE) BY DOOR SUPPLIER
H-2 PANIC HARDWARE BY DOOR SUPPLIER
H-3 LOCKSET & BUTT HINGES FROM DOOR SUPPLIER
H-4 TRACK & BOLT TYPE LOCK BY DOOR SUPPLIER
H-5 DOOR HARDWARE BY DOOR SUPPLIER

LEGEND

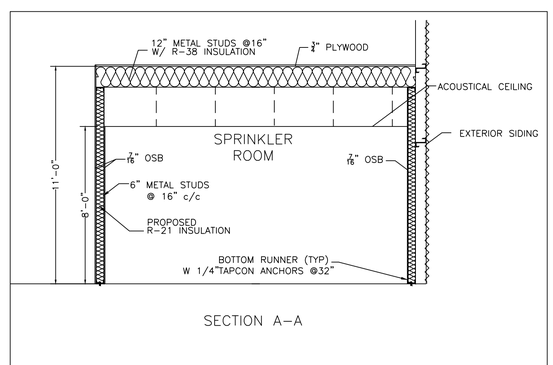
SYMBOL	NAME
+ CF	CEILING FAN
▬ TH	TUBE HEATER

LEGEND (460 V)

SYMBOL	NAME	AMPS
■ W	WELDER	30
■ LD	LIVE DECK	30
■ CS	CYBER SAW	100
■ WS	WEB SAW	60

LEGEND (110 V)

SYMBOL	NAME	AMPS
⊖ CO	CONVENIENCE OUTLET	20



SECTION A-A

84 LUMBER

1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3636

REVISIONS		
NO	DATE	DESCRIPTION

SAW SHED EXTENSION

FLOOR/LIFE SAFETY PLAN

136 WHEELER DRIVE

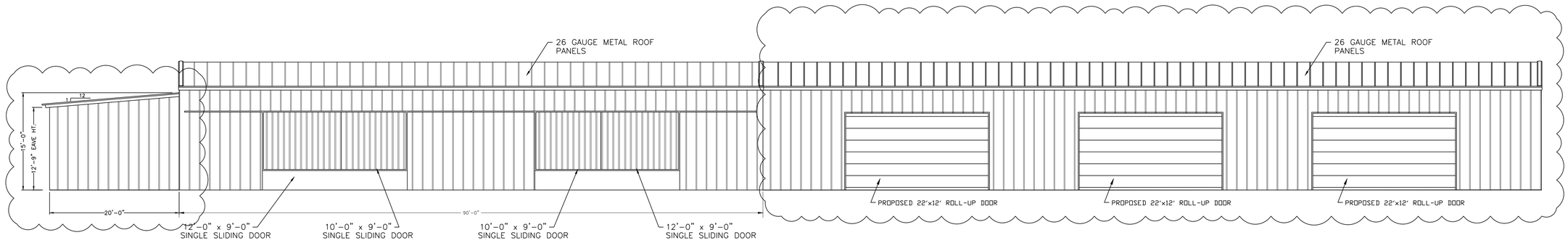
CITY OF LAVERGNE

RUTHERFORD COUNTY, TN

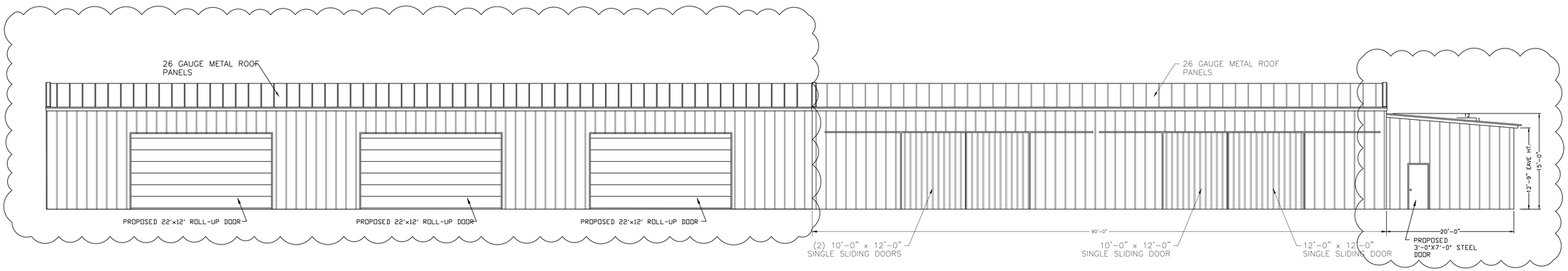
PROJECT INFORMATION	
SCALE:	3/16"=1'-0"
JOB NO.	30-1280-01
STORE NO.	1280
SHEET NO.	A02
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	06/14/22

6-29-23

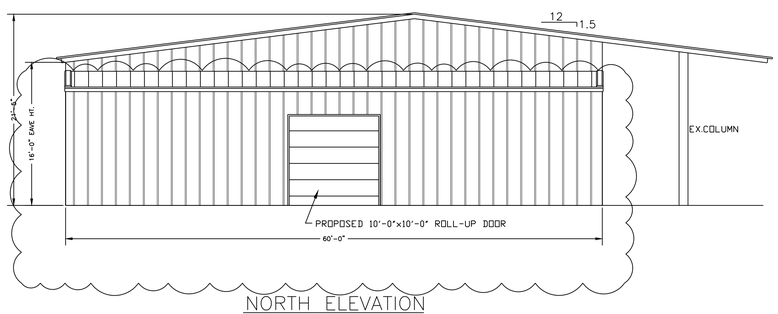
JAMES A ZAUNICK REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE



WEST ELEVATION

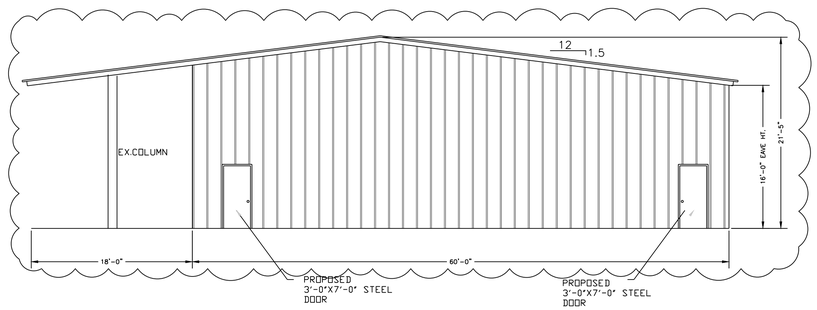


EAST ELEVATION



NORTH ELEVATION

N.T.S.



SOUTH ELEVATION

N.T.S.

84 LUMBER

1019 ROUTE 519
EIGHTY FOUR, PA 15330
(724) 228-3636

REVISIONS		
NO	DATE	DESCRIPTION

SAW SHED EXTENSION

ELEVATIONS

136 WHEELER DRIVE

CITY OF LAVERGNE

RUTHERFORD COUNTY, TN

PROJECT INFORMATION	
SCALE:	1/8"=1'-0"
JOB NO.	30-1280-01
STORE NO.	1280
SHEET NO.	A03
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	06/14/22

6-29-23

JAMES A ZAUNICK REGISTERED ENGINEER AGRICULTURE COMMERCE No. 134163 STATE OF TENNESSEE

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 10.

Item Title: Preliminary Plat - Co-Op Business Park - Three Lots on 114.8 Acres. Requested by Barge Design Solutions. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the preliminary plat for the Co-Op Business Park located on 114 ± acres. The purpose of the preliminary plat is to create three new lots to make way for new industrial development.

The property is located off Waldron and Old Waldron Roads. The proposed layout on the concept plan shows nine (9) new buildings are indicated for the new parcels that will be created. Together, these nine (9) proposed buildings total over 1,081,000 square feet (1.08 million square feet) of new industrial space.

The project will have nine phases as well. The applicant will be submitting nine separate site plans as time goes on - one site plan for each phase.

The new parcels will be served via a new internal road to be installed by the developer. This road will be a private road.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. Road name should be Waldron Road, not Parthenon.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Please note that separate site plans will be required for each phase prior to issuance of any building permits. These site plans will have to meet the Zoning Ordinance requirements for Site Plans.
2. Provide clarity on the plat regarding the road name of Parthenon Parkway / Waldron Road.
3. Show culverts, driveway tiles, associated drainage structures sized along with necessary easements for driveway connections at Waldron Road (Parthenon Parkway), Old Waldron Road, and at the CSX Railroad Crossing
4. Show electrical and telephone easements
5. Show proposed walls including approximate heights and types of materials.
6. Show proposed fences including approximate heights and types of materials.
7. Show proposed signs including approximate heights and types of materials.
8. Show approximate location(s) of tree masses and natural hedgerows
9. Provide general description of the principle species of trees and range of sizes within tree masses
10. Provide approximate location and identification of trees fifteen (15) inches in caliper or larger measured six (6) inches from the ground
11. Provide approximate location and identification of cedar trees ten (10) inches in caliper or larger measured six (6)
inches from the ground
12. Show proposed vegetation by type of plant. The landscaping plan from the Concept Plan can be added here.
13. Designate all areas with slopes between 12% and 20% and soil types. The slope plan provided with the Concept Plan can be added here.
14. Designate all areas with slopes greater than 20%. The slope plan provided with the Concept Plan can be added here.
15. Provide site profiles or an engineer's statement that no excavations or fills will exceed 5 feet.
16. Add water and sewer approval certificates.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Existing sewer sizes shown on the plat require verification. City's construction drawings show 10" sewer through the whole site.
2. Easements are shown for future public utilities, without any utilities identified in those easements.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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

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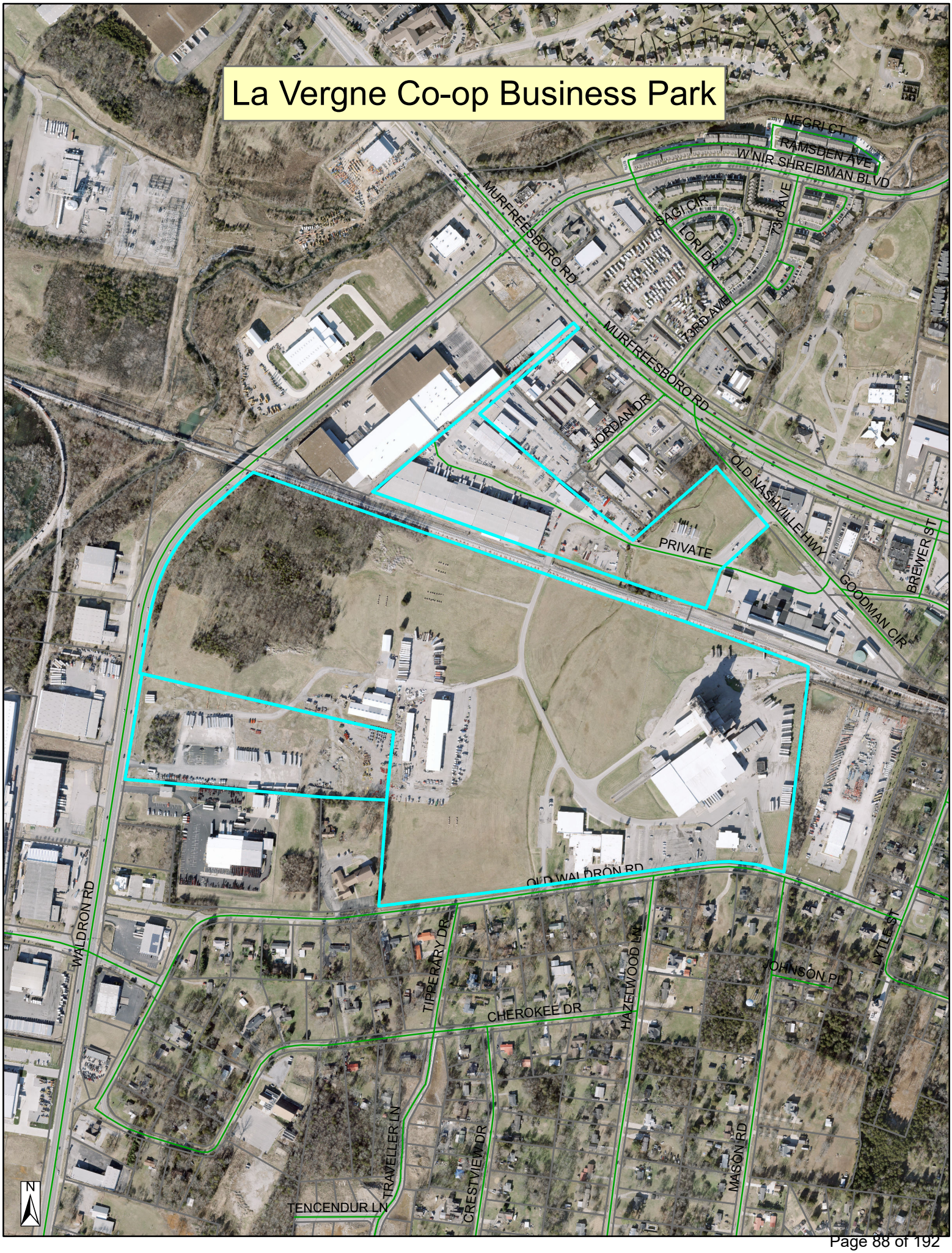
La Vergne Co-op Business Park
NEGRI CT
RAMSDEN AVE
W NIR SHREIBMAN BLVD
MURFREESBORO RD
SAGI CIR
LORI DR
73RD AVE
JORDAN DR
PRIVATE
OLD NASHVILLE HWY
BREWER ST
GOODMAN CIR
OLD WALDRON RD
WALDRON RD
TIPPERARY DR
CHEROKEE DR
HAZELWOOD LN
JOHNSON PL
LYTLE ST
TRAVELLER LN
CRESTVIEW DR
TENCENDUR LN
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La Vergne Co-op Business Park
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JONES BLVD
BRIDGESTONE PKWY
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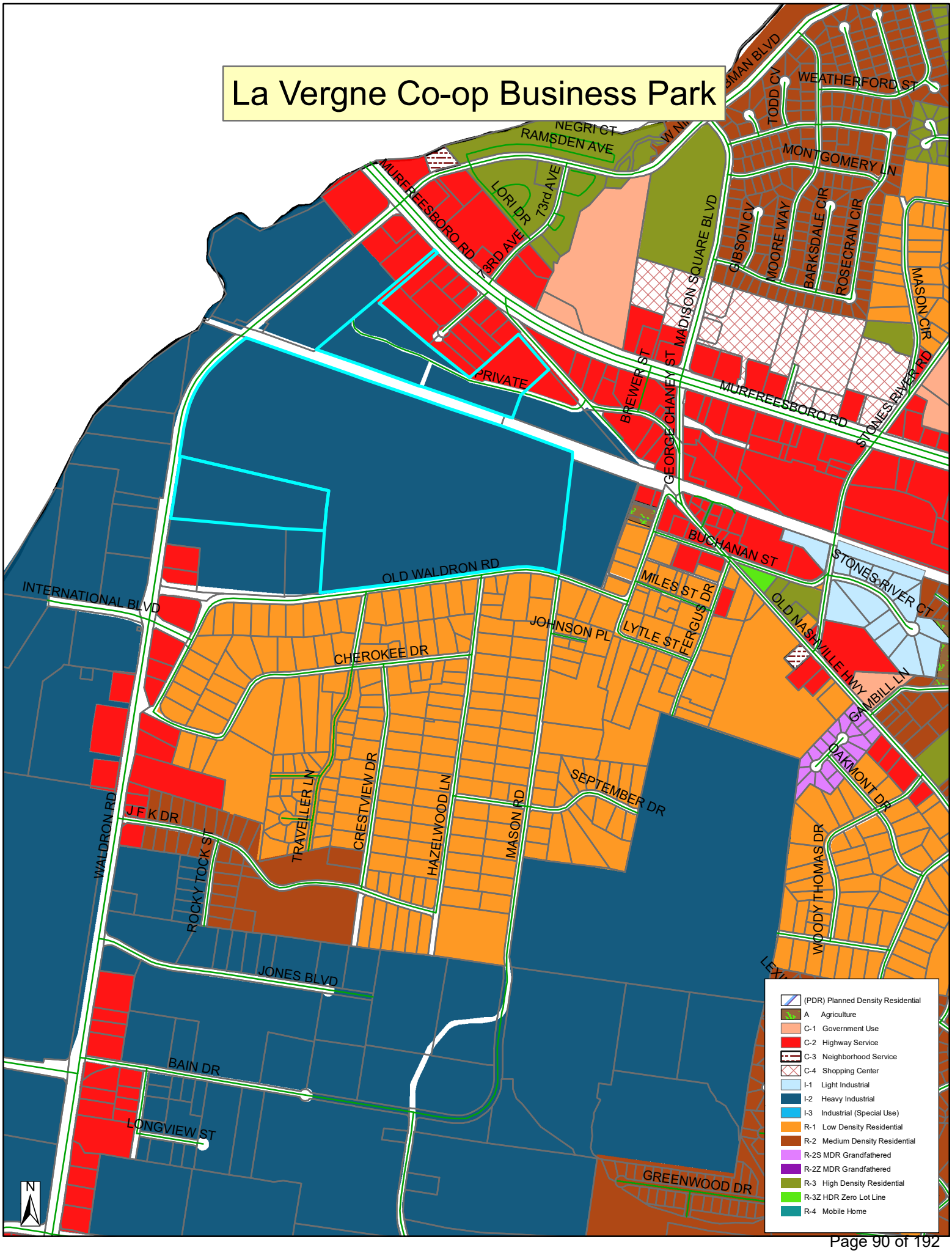
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TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
WOODY THOMAS DR
JONES BLVD
BAIN DR
LONGVIEW ST
GREENWOOD DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD
C-1	20° 55' 11"	756.00'	139.57'	276.03'	N 87° 31' 50" W	274.50'
C-2	40° 49' 10"	916.00'	340.83'	652.59'	N 29° 24' 08" E	638.88'
C-3	14° 10' 53"	90.43'	11.25'	22.38'	N 12° 59' 54" E	22.33'

LINE TABLE

LINE	BEARING	CHORD
L-1	N 78° 29' 20" W	87.09'
L-2	N 77° 04' 15" W	40.88'
L-3	S 20° 05' 21" W	136.83'

LAND AREA TABLE

LOT 1 AREA= 1,695,205 SQ. FT., OR 38.92 ACRES +/-
LOT 2 AREA= 1,393,945 SQ. FT., OR 32.00 ACRES +/-
LOT 3 AREA= 1,911,591 SQ. FT., OR 43.88 ACRES +/-
TOTAL AREA= 5,000,741 SQ. FT., OR 114.80 ACRES +/-

CERTIFICATE OF PLANNING COMMISSION APPROVAL

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

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY I SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION GREATER THAN 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BARGE DESIGN SOLUTIONS, INC.
NASHVILLE, TENNESSEE

BY:_____ DATE: 5/26/2023

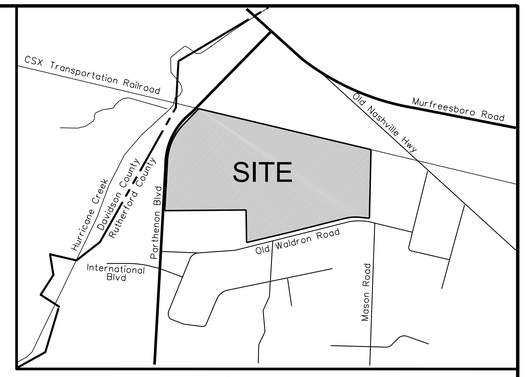
TN. LIC. NO. 1634

DEED REFERENCE

BEING PROPERTY CONVEYED TO TENNESSEE FARMERS COOPERATIVE, INC. BY DEED OF RECORD IN BOOK 117, PAGE 369, R.O.R.C.

PROPERTY MAP REFERENCE

BEING PARCEL 24.00 AND PARCEL 28.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 15.



VICINITY MAP
SCALE: 1"=1000'

15 (017.02)
GPT MURFREESBORO DAVIDSON OWNER
INST. 20151230-0130956,
R.O.R.C.

15 (24.00)
TENNESSEE FARMERS COOPERATIVE
BOOK 117, PAGE 369, R.O.R.C.

PARTHENON BOULEVARD
(60' PUBLIC R.O.W.)
N 49° 18' 45" E
366.04'

40' MINIMUM BUILDING SETBACK LINE

CONC. FLUME

RAILROAD EASEMENT

MON(C)

S 70° 47' 03" E
1,476.46'

4' WOVEN WIRE FENCE

100' RAILROAD EASEMENT & MINIMUM BUILDING SETBACK LINE

CSX TRANSPORTATION RAILROAD

20' PERMANENT PUBLIC UTILITY AND DRAINAGE EASEMENT R.B. 945, PG. 2698, R.O.R.C.

15 (24.00)
TENNESSEE FARMERS COOPERATIVE INC.
DEED BOOK 107, PAGE 225,
DEED BOOK 111, PAGE 125,
R.O.R.C.

MISC. TREES, ROCK, DIRT AND GRAVEL

15 (PART OF 24.00)

NEW LOT NO. (TYP.) 1

GRAVEL DRIVE

100' CHORD
N 12° 59' 54" E
100'

RAILROAD EASEMENT

C-3

IR(N)

2,889.44'

CL RAILROAD R.O.W.
1,412.98'

15 (024.01)
GREENPOINT AG HOLDINGS LLC
RECORD BOOK 2190, PAGE 3057,
R.O.R.C.

100' RAILROAD EASEMENT & MINIMUM BUILDING SETBACK LINE

5'X20' ANCHOR EASEMENT R.B. 879, PG. 1401, R.O.R.C.

IR(N)

N 08° 59' 33" E
278.09'

243.33'

5'X20' ANCHOR EASEMENT R.B. 879, PG. 1401, R.O.R.C.

20' PUBLIC WATER LINE EASEMENT (SHADED)

50' PRIVATE ACCESS EASEMENT

MISC. TREES, ROCK, DIRT AND GRAVEL

EXISTING BUILDING TO BE REMOVED

GRAVEL

40' PRIVATE ACCESS EASEMENT

383.68'

15' PERMANENT SANITARY SEWER EASEMENT D.B. 339, PG. 205, R.O.R.C.

STORMWATER MANAGEMENT EASEMENT

EXISTING SANITARY SEWER

8"PVC

N 76° 38' 31" W
9.52'

34.76'

N 84° 31' 00" W
1,926.53'

20' MINIMUM BUILDING SETBACK LINE

20' PUBLIC SEWER EASEMENT

OLD PARCEL LINE

CONCRETE

EXISTING BUILDING TO BE REMOVED

1,538.72'

20' PUBLIC SEWER EASEMENT

15 (PART OF 24.00)

NEW LOT NO. (TYP.) 3

BENCHMARK
TAG BOLT ON FIRE HYDRANT
ELEV. 575.60
(NAVD88) (GEOID03)

N 09° 17' 41" E
536.89'

40' MINIMUM BUILDING SETBACK LINE

6' CHAIN LINK FENCE

GRAVEL

15 (28.00)

NEW LOT NO. (TYP.) 2

EXISTING BUILDINGS TO BE REMOVED

5'X12.6' ANCHOR EASEMENT R.B. 879, PG. 1401, R.O.R.C.

ASPHALT

ASPHALT DRIVE

EXISTING SANITARY SEWER

18"CPP ENCASED IN 24"CMP

EXISTING BUILDING TO REMAIN

15M-E (012.00)
150 OLD WALDRON ROAD LP
RECORD BOOK 2161, PAGE 2282, R.O.R.C.

PARTHENON BOULEVARD

N 84° 36' 58" W
992.82'

20' MINIMUM BUILDING SETBACK LINE

IR(O)

IR(N)

N 84° 36' 35" W
328.03'

17 (1.00)
COCA COLA BOTTLING COMPANY
OF NASHVILLE, INC.
DEED BOOK 403, PAGE 107, R.O.R.C.

OLD PARCEL LINE

APPROX. LOCATION 6" SA

STORMWATER MANAGEMENT EASEMENT

S 05° 20' 00" W
955.10'

S 05° 20' 00" W
1,120.80'

15' MINIMUM BUILDING SETBACK LINE

S 07° 10' 38" W

17 (01.01)
LAVERGNE FIRST UNITED METHODIST CHURCH
RECORD BOOK 1417, PAGE 3589, R.O.R.C.

N 05° 01' 02" E
531.16'

6' CHAIN LINK FENCE

20' MINIMUM BUILDING SETBACK LINE

50' PRIVATE ACCESS & UTILITY EASEMENT

20' PUBLIC WATER LINE EASEMENT

EXISTING BUILDING TO REMAIN

ASPHALT DRIVE

40' MINIMUM BUILDING SETBACK LINE

S 82° 00' 34" W
236.63'

731.93'

S 81° 41' 58" W

POINT OF BEGINNING
LOT 1

S 82° 28' 08" W
646.35'

681.91'

35.56'

OLD WALDRON ROAD
(40' PUBLIC R.O.W.)

HAZELWOOD LANE

MASON ROAD

C-1

L-2

L-1

REFERENCE TIE
N 20° 41' 29" E
30.3'

℄ INTERSECTION

RESUBDIVISION OF LOT 38, SECTION III TIPPERARY HEIGHTS PLAT BOOK 16, PAGE 373, R.O.R.C.

17C-B (002.00)
PHENGNOI KHAMTANH AND ONEXEO PHA
DEED BOOK 430, PAGE 297, R.O.R.C.

17C-B (002.02)
DONNIE G. FERGUS, ET UX
RECORD BOOK 1327, PAGE 2564, R.O.R.C.

FINAL PLAT
EVELYN MITCHELL
PLAT BOOK 38, PAGE 212, R.O.R.C.

SECTION II
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 95, R.O.R.C.

SECTION III
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 113, R.O.R.C.

SECTION IV
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 129, R.O.R.C.

TIPPERARY DRIVE

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND TO DEDICATE EASEMENTS.

2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.

4. PROPERTY IS ZONED I-2 (HEAVY INDUSTRIAL). SURROUNDING PROPERTIES ARE ZONED I-2 (HEAVY INDUSTRIAL). SETBACK REQUIREMENTS: FRONT BUILDING SETBACK = 40 FEET; SIDE BUILDING SETBACK = 20 FEET; REAR BUILDING SETBACK = 15 FEET.

5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470167, PANEL NO. 0015 H, MAP REVISED JANUARY 5, 2007, ZONE "X".

6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

7. ELEVATIONS AND TOPOGRAPHIC FEATURES DERIVED FROM A COMBINATION OF THE VARIOUS DATA CAPTURE METHODOLOGIES INCLUDING: FIELD SURVEY USING ROBOTIC TOTAL STATION RADIAL DATA COLLECTION; GLOBAL POSITIONING VRS REAL-TIME KINEMATIC UTILIZING THE TDOT NETWORK, AND AERIAL MAPPING. CONTOUR INTERVAL TWO-FOOT. AERIAL MAPPING CREATED FROM LIDAR AND PHOTOGRAMMETRIC DATA THAT WAS CAPTURED USING AN UNMANNED AERIAL AIRCRAFT (UAV). THE SITE WAS FLOWN BY BARGE DESIGN SOLUITIONS, INC. ON OCTOBER 26, 2022.

100 50 0 50 100
SCALE: 1" = 100'

LEGEND

Property ownership boundary	
Building set-back line	
Easement	
Lot line	
New Monument	
Existing monuments	
Iron Pin (O)	
Iron Pin (N)	
Lot number	1
Property map parcel number	(24.00, 28.00)
Pertains to property map	15

BARGE DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

OWNER:
TENNESSEE FARMERS COOPERATIVE, INC.
200 OLD WALDRON ROAD
LAVERGNE, TN 37086

DEVELOPER:
PANATTONI DEVELOPMENT COMPANY
35 MUSIC SQUARE EAST, SUITE 301
NASHVILLE, TN 37203

PRELIMINARY PLAT
OF
CO-OP BUSINESS PARK
THIRD CIVIL DISTRICT
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

DATE: SEPTEMBER 29, 2023
DATE: JUNE 6, 2023
DATE: MAY 26, 2023
FILE NO: 3814600
SHEET 1 OF 1

9/29/2023
9:55:08 AM
JMO-erfelt
LandRes.pen Workspace-LandRes

F:\38\38146\3814600\04_CAD\SURV\PRELIMINARY PLAT\3814600PRELIMPLAT.dgn

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 11.

Item Title: Concept Plan - Co-Op Business Park - Nine (9) Buildings Totaling 1,081,412 Square Feet on 114.9 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the concept plan for the Co-Op Business Park located on 114 ± acres. The purpose of the plan is to show the layout for a new industrial development.

The property is located off Waldron and Old Waldron Roads. The proposed layout on the concept plan shows nine (9) new buildings are indicated for the new parcels that will be created. Together, these nine (9) proposed buildings total over 1,081,000 square feet (1.08 million square feet) of new industrial space.

The project will have nine phases as well. The applicant will be submitting nine separate site plans as time goes on - one site plan for each phase.

The project will be served via a new internal road to be installed by the developer. This road will be a private road.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

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jblair@lavergnetn.gov

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1. Please note that separate site plans will be required for each phase prior to issuance of any building permits. These site plans will have to meet the Zoning Ordinance requirements for Site Plans.
2. Provide information regarding how construction access will be controlled during construction. Will all construction come off of Waldron Road or will it also come from Old Waldron Road?

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Work with Utility Engineer on existing and proposed water and sewer sizes (data for availability letter). Utility Engineer has plans indicating 10" sewer line through the site, no 8" as shown on the plat. Just speaking about the main public line.

Codes

No comments.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
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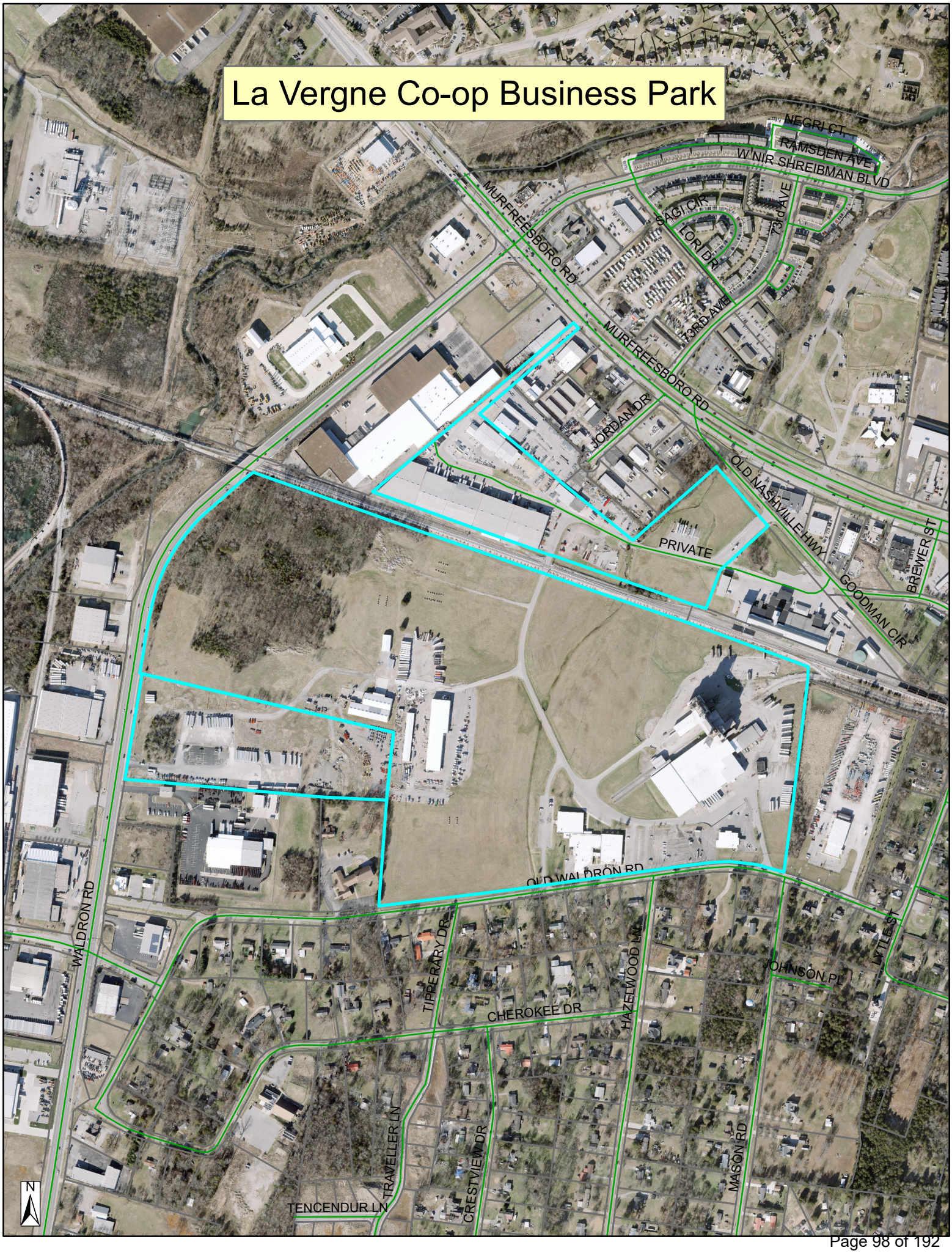
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility to make sure that all technical items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.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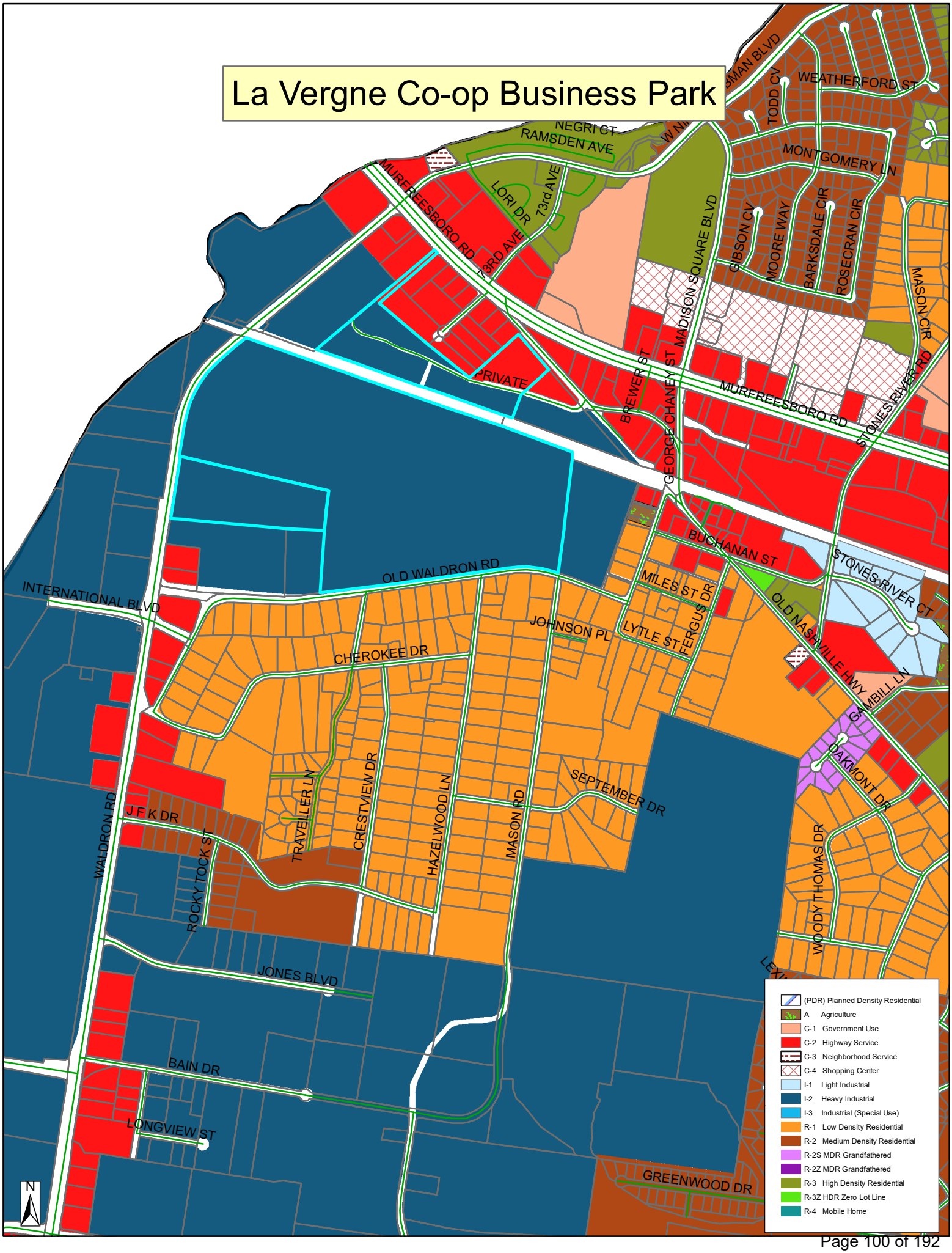
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R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

CONCEPT PLAN SUBMITTAL

CO-OP BUSINESS PARK

MURFREESBORO ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 05/30/2023
CONCEPT PLAN RESUBMITTAL: 06/19/2023
CONCEPT PLAN SUBMITTAL: 10/02/2023

SITE DATA TABLE		
SITE ADDRESS	MURFREESBORO ROAD LA VERGNE, TENNESSEE	
TAX MAP	MAP 015 PARCEL 02400, 02800	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	114.9 AC	114.9 AC
DISTURBED AREA	N/A	114.9 AC
DEDICATED R.O.W. AREA	N/A	TBD
IMPERVIOUS AREA	37.94 AC	78.40 AC
PERVIOUS AREA	76.96 AC	36.50 AC

GENERAL BUILDING DATA & REQUIREMENTS[1]	REQUIRED	PROVIDED
HEIGHT	50 FT (MAX.)	50 FT
STORIES	N/A	1
FLOOR AREA RATIO		0.22
LOT COVERAGE	50% (MAX.)	±21.6%
YARD / SETBACK REQUIREMENTS	MINIMUM	PROVIDED
FRONT YARD	10 FT	10 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR BUILDING SETBACK	15 FT	15 FT

1. THIS PROJECT ADHERES TO THE REQUIREMENTS SET BY THE CITY OF LA VERGNE ZONING ORDINANCE ADOPTED FEBRUARY 6, 1990, LAST AMENDED JANUARY 3, 2023.

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±79,380 SF	432' x 180'
BUILDING 2	±157,464 SF	702' x 222'
BUILDING 3	±110,484 SF	648' x 168'
BUILDING 4	±126,220 SF	594' x 210'
BUILDING 5	±89,100 SF	486' x 180'
BUILDING 6	±181,440 SF	810' x 222'
BUILDING 7	±171,680 SF	810' x 210'
BUILDING 8	±155,844 SF	702' x 222'
BUILDING 9	±9,800 SF	140' x 70'
TOTAL BUILDING AREA	±1,081,412 SF	

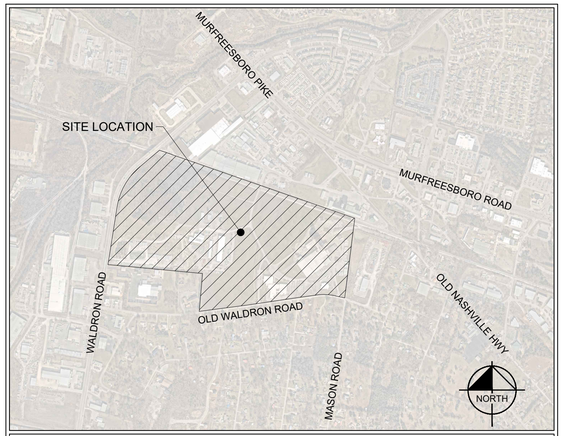
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±516	±956
ACCESSIBLE (INCL. VAN ACCESSIBLE)	25 (9 VAN)	37
TRUCK PARKS	N/A	±259

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT WILL CONSIST OF A NINE-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±115-ACRES ALONG WALDRON ROAD IN LA VERGNE, TENNESSEE. IN TOTAL, THE COMBINED AREA FOR ALL NINE BUILDINGS IS ±1,081,412 SQUARE FEET. THE DEVELOPMENT WILL CONSOLIDATE TWO EXISTING PARCELS (015 02400 AND 015 02800) AND SUBDIVIDE INTO THREE FEATURE LOTS. THE PROPOSED DEVELOPMENT AREA HAS PORTIONS OF THE 500-YEAR FLOODPLAIN PER THE US FEMA FIRM PANEL, BUT IS NOT SHOWN TO HAVE 100-YR FLOODPLAIN ON THE PANEL.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	MURFREESBORO ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015, PARCELS 02400, 02800
U.S. FEMA FIRM PANEL:	47149C0015J DATED 05/09/2023
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING



VICINITY MAP
1" = 1,000'

CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE

SHEET INDEX	
SHEET	SHEET TITLE
C0-00	COVER
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C0-20	SITE PHASING PLAN
C1-00	EXISTING CONDITIONS
C2-00	SITE LAYOUT - OVERALL
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C6-00	UTILITY PLAN - OVERALL
L1-00	LANDSCAPE PLAN

PROJECT DESIGN TEAM

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

SURVEY
BARGE DESIGN SOLUTIONS, INC.
211 COMMERCE STREET, SUITE 600
NASHVILLE, TN 37210
CONTACT: JIM OVERFELT
PHONE: (615) 252-4421

PERMITTING / UTILITY CONTACTS

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

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

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

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

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

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

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

FIRE
CITY OF LA VERGNE FIRE MARSHAL
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
CURTIS BRINKLEY
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TELEPHONE
TDS TELECOM
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LA VERGNE, TN 37086
PHONE: (615) 350-9375

CABLE
TDS TELECOM
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LA VERGNE, TN 37086
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OWNER / DEVELOPER

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

PLANS PREPARED BY

Kimley»Horn

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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NUMBER
COURAGE
No. 121045
STATE OF TENNESSEE
10/02/2023

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118163044	C0-00	9

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

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plonsheets\C0-00 COVER.dwg C0-00 COVER Oct 02, 2023 7:04am by: garrett.froula

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

   A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

   C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

   D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

2. DURING CONSTRUCTION:

   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

   B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

   C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

   D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

   E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

   F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

   G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

   H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

   I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

   J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

   K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

   M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

   N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

   O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

   P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

   Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

   R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

   S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

   T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

   U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

   V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

   W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

   X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

   Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

   Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

2. DISPOSAL GUIDELINES:

   A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

   B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

   C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

   D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

4. UTILITIES:

   A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

   B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

   A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

   B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

   C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

   D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

   E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

   A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

   B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

   D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

   E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

   F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

   G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

   B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

   C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

   D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

2. CURING CRITERIA:

   A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

   B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

   C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

   D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

   E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

   A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

   C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

   B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

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

CLEARING AND GRUBBING:

A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

- D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
- D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
- D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
- D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
- D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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

PANATTONI®

ROBERT JAMES ARMS
REGISTERED ENGINEER
No. 121765
STATE OF TENNESSEE
10/02/2023

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DRAWN BY: ___
CHECKED BY: ___
DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118163044

GENERAL NOTES

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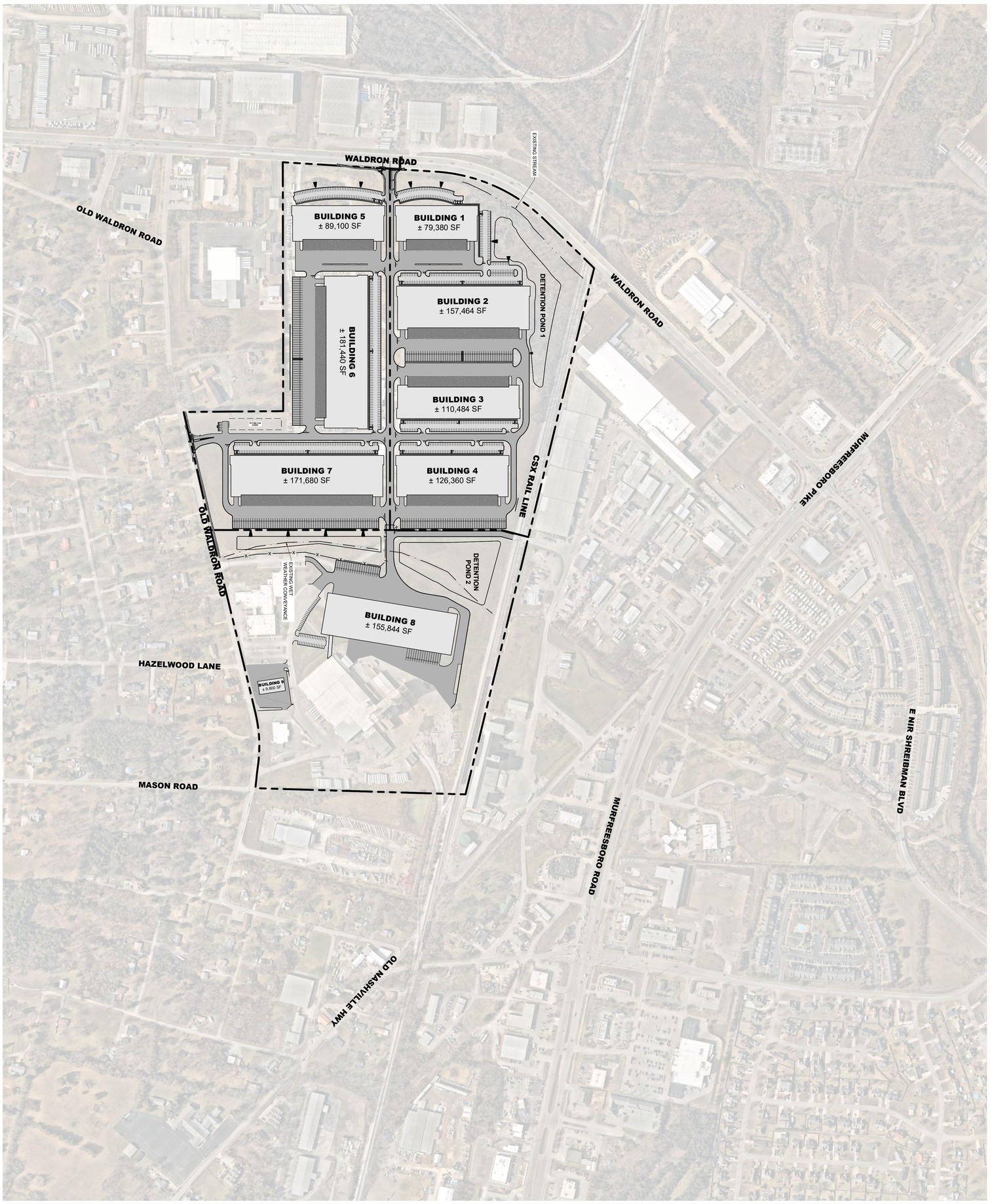
Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C0-10 SITE CONTEXT MAP.dwg SITE VICINITY MAP Oct 02, 2023 7:04am by: garrett.froula



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ROBERT JAMES ARTS REGISTERED ENGINEER STATE OF TENNESSEE 121843 10/02/2023

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SITE VICINITY MAP

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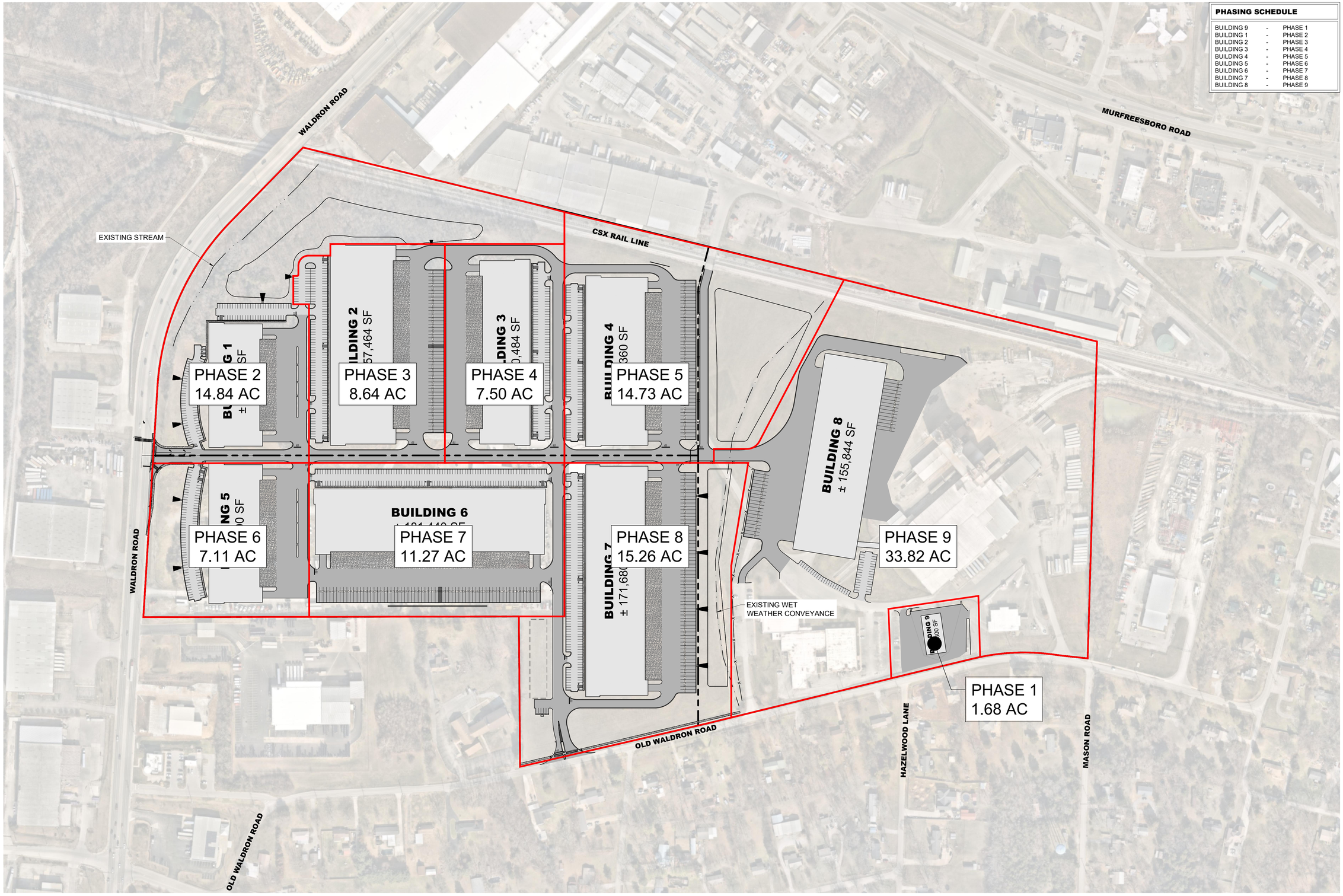
CHECKED BY: RJA
DRAWN BY: GTF
DESIGNED BY: GTF



PHASING SCHEDULE

BUILDING 9	-	PHASE 1
BUILDING 1	-	PHASE 2
BUILDING 2	-	PHASE 3
BUILDING 3	-	PHASE 4
BUILDING 4	-	PHASE 5
BUILDING 5	-	PHASE 6
BUILDING 6	-	PHASE 7
BUILDING 7	-	PHASE 8
BUILDING 8	-	PHASE 9

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ROBERT JAMES ARTS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121045
STATE OF TENNESSEE
10/02/2023

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SITE PHASING PLAN

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EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED JANUARY 18, 2023. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

SLOPE LEGEND

- 12-20% SLOPE
- >20% SLOPE

WALDRON ROAD
MURFREESBORO ROAD
OLD WALDRON ROAD
HAZELWOOD LANE
MASON ROAD
EXISTING STREAM
60' STREAM BUFFER
30' STREAM BUFFER
EX. 500-YR FLOODPLAIN
EXISTING WET WEATHER CONVEYANCE
EXISTING 48" CMP TO REMAIN
EXISTING BUILDING
POINT OF BEGINNING TRACT "B"
POINT OF BEGINNING TRACTS "A" & "C"
SURVEY BENCHMARK: TAG BOLT ON FIRE HYDRANT EL. 575.60 (NAVD88) (GEOID03)
TAG BOLT ON FIRE HYDRANT ELEV. 575.60 (NAVD88) (GEOID03)

175 (191.00) SCF RC FUNDING IV, LLC INST. NO. 20191014-0105014, R.O.D.C. / SCF RC FUNDING IV, LLC RECORD BOOK 1823, PAGE 3364, R.O.R.C.
15 (017.03) THE SCOTT CORPORATION LLC RECORD BOOK 1608, PAGE 1025, R.O.R.C.
175 (184.00) 1740 JP HENNESSY DRIVE, LLC INST. NO. 20190930-0099350, R.O.D.C.
TRACT "B" 15 (24.00) TENNESSEE FARMERS COOPERATIVE BOOK 117, PAGE 369, R.O.R.C.
15 (24.00) TENNESSEE FARMERS COOPERATIVE INC. DEED BOOK 107, PAGE 225, DEED BOOK 111, PAGE 125, R.O.R.C.
BOOK 111, PAGE 125, R.O.R.C.
15 (24.01) GREENPOINT AG HOLDINGS LLC RECORD BOOK 2190, PAGE 3057, R.O.R.C.
LOT 1B RESUBDIVISION OF LOT 1 IRON CITY SASH & DOOR PLAT CABINET 30, PAGE 278, R.O.R.C.
15 (26.02) MITSUCHI CORPORATION OF AMERICA DEED BOOK 699, PAGE 382, R.O.R.C.
LOT 1A RESUBDIVISION OF LOT 1 IRON CITY SASH & DOOR PLAT CABINET 30, PAGE 278, R.O.R.C.
15 (26.01) MITSUCHI CORPORATION OF AMERICA RECORD BOOK 1261, PAGE 1012, R.O.R.C.
LOT 2 IRON CITY SASH & DOOR PLAT CABINET 14, PAGE 47, R.O.R.C.
15 (26.00) DERBY FABRICATING ACQUISITION CO RECORD BOOK 1052, PAGE 3748, R.O.R.C.
15 (27.00) JUDE N. LAPORTE AND WIFE, SABINE LAPORTE RECORD BOOK 1349, PAGE 3178, R.O.R.C.
TRACT "A" 15 (PART OF 24.00) TENNESSEE FARMERS COOPERATIVE DEED BOOK 117, PAGE 369, R.O.R.C.
TRACT "C" 15 (28.00) TENNESSEE FARMERS COOPERATIVE DEED BOOK 117, PAGE 369 AND DEED BOOK 620, PAGE 856, R.O.R.C.
17 (1.00) COCA COLA BOTTLING COMPANY OF NASHVILLE, INC DEED BOOK 403, PAGE 107, R.O.R.C.
17 (2.00) LAVERGNE FIRST UNITED METHODIST CHURCH RECORD BOOK 1417, PAGE 3589, R.O.R.C.
LOT 1 ASCEND FEDERAL CREDIT UNION PLAT CABINET 41, PAGE 199, R.O.R.C.
17 (2.04) RDMG LLC RECORD BOOK 2204, PAGE 1977, R.O.R.C.
LOT 2 ASCEND FEDERAL CREDIT UNION PLAT CABINET 41, PAGE 199, R.O.R.C.
17 (213.00) ASCEND FEDERAL CREDIT UNION RECORD BOOK 1745, PAGE 1142, R.O.R.C.
RESUBDIVISION OF LOT 38, SECTION III TIPPERARY HEIGHTS PLAT BOOK 16 PAGE 375 R.O.R.C.
17C-B (002.00) PHENGNOI KHAMTANH AND ONEKEO PHA DEED BOOK 430, PAGE 297, R.O.R.C.
17C-B (002.02) DONNIE G. FERGUS, ET UX RECORD BOOK 1327, PAGE 2564, R.O.R.C.
15M-E (012.00) 150 OLD WALDRON ROAD LP RECORD BOOK 2161, PAGE 2282, R.O.R.C.
SECTION I TIPPERARY HEIGHTS PLAT BOOK 1, PAGE 69, R.O.R.C.
SECTION II TIPPERARY HEIGHTS PLAT BOOK 1, PAGE 99, R.O.R.C.
SECTION III TIPPERARY HEIGHTS PLAT BOOK 1, PAGE 113, R.O.R.C.
SECTION IV TIPPERARY HEIGHTS PLAT BOOK 1, PAGE 125, R.O.R.C.

BrB, Bu, Pd, LoB, HcA, TrC, Eg, TaB2, Ea, GRC, TbC3, BrB, TaB2, GRC, TaC3, TbC3, TaB2, TaC2, TaB2, HcA, Bu, HcA, TaB2, TaC2

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LA VERGNE, TENNESSEE

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ROBERT JAMES AYRES — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 121043 — 10/02/2023

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DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118163044

EXISTING CONDITIONS

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RETAINING WALL NOTES

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

PAVEMENT LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT

SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CU101 FOR LOCATION OF IRRIGATION METER.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
10. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
11. REFER TO GENERAL NOTE SHEETS C0-01.
12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

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ROBERT JAMES ARMS — REGISTERED ENGINEER — STATE OF TENNESSEE — 121065 — 10/02/2023

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SITE LAYOUT - OVERALL

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GRADING PLAN LEGEND

476.17 SPOT ELEVATION

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

FFE 472.50 FINISH FLOOR ELEVATION

500 EXISTING CONTOUR

500 PROPOSED CONTOUR

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

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

Kimley»Horn
10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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CO-OP BUSINESS PARK
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARIS — REGISTERED ENGINEER — 121085 — STATE OF TENNESSEE
10/02/2023

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118163044

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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

GRAPHIC SCALE IN FEET
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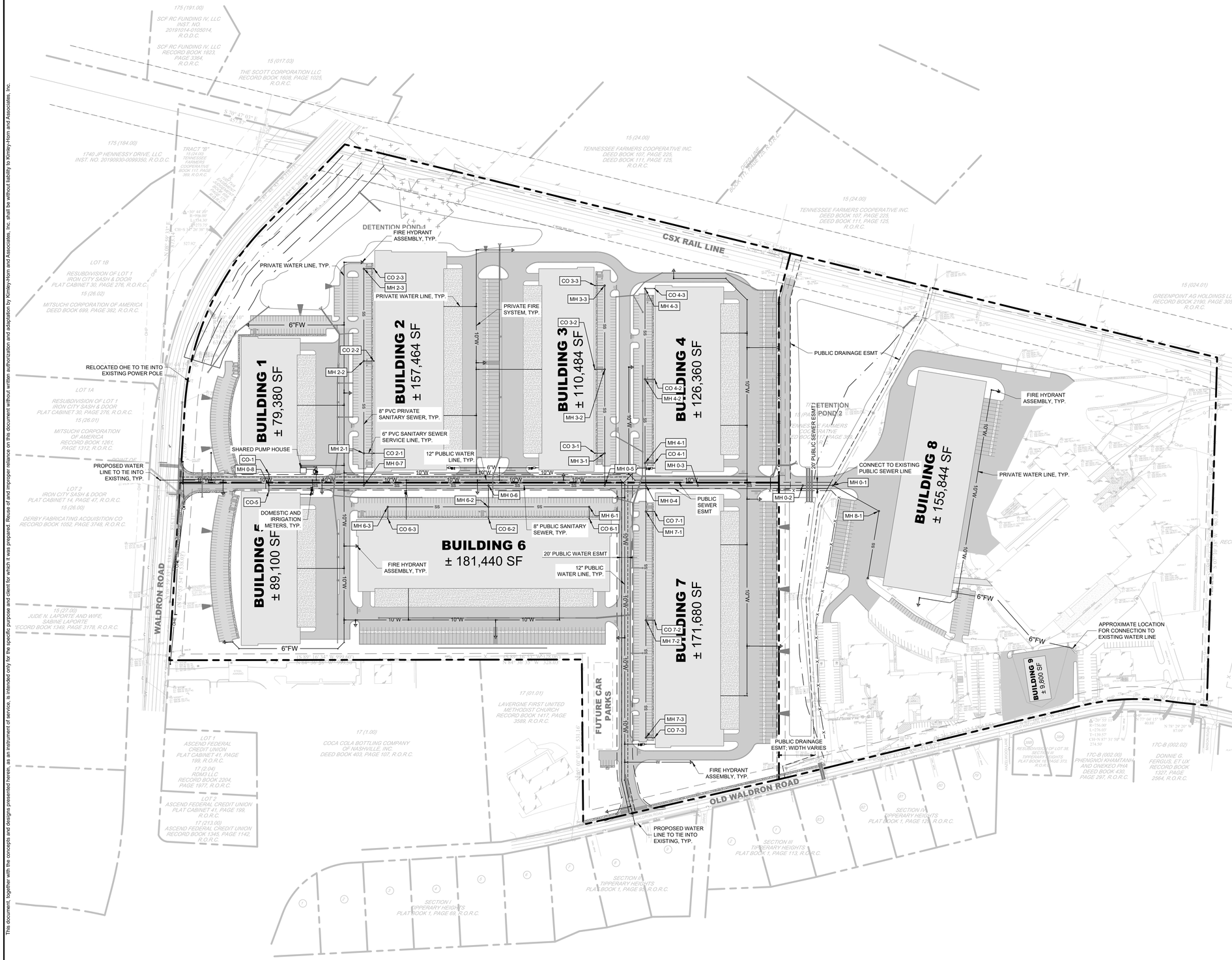
NORTH



SITE UTILITY NOTES

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

LEGEND

- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- FIRE HYDRANT
- W — WATER LINE
- WATER METER
- BF — BACKFLOW PREVENTER

FIRE FLOW TEST

COMPLETED BY:	SCOTT TATALOVICH CITY OF LA VERGNE
DATE COMPLETED:	SEPTEMBER 9, 2022
STATIC/RESIDUAL HYDRANT	
FH #:	FH248
LOCATION:	HAZELWOOD LANE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	66 PSI
FLOW:	6,768 GPM
FLOW HYDRANT 1	
FH #:	FH1603
LOCATION:	MASON ROAD & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	32 PSI
FLOW:	1,898 GPM
FLOW HYDRANT 2	
FH #:	FH605
LOCATION:	TIPPERARY DRIVE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	50 PSI
FLOW:	1,186 GPM

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CO-OP BUSINESS PARK

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARIS — REGISTERED ENGINEER — 120143 — AGENT FOR THE PROJECT — 10/02/2023 — STATE OF TENNESSEE

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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 10/02/2023
KIMLEY-HORN PROJECT NO. 118163044

UTILITY PLAN - OVERALL

SHEET NUMBER
C6-00

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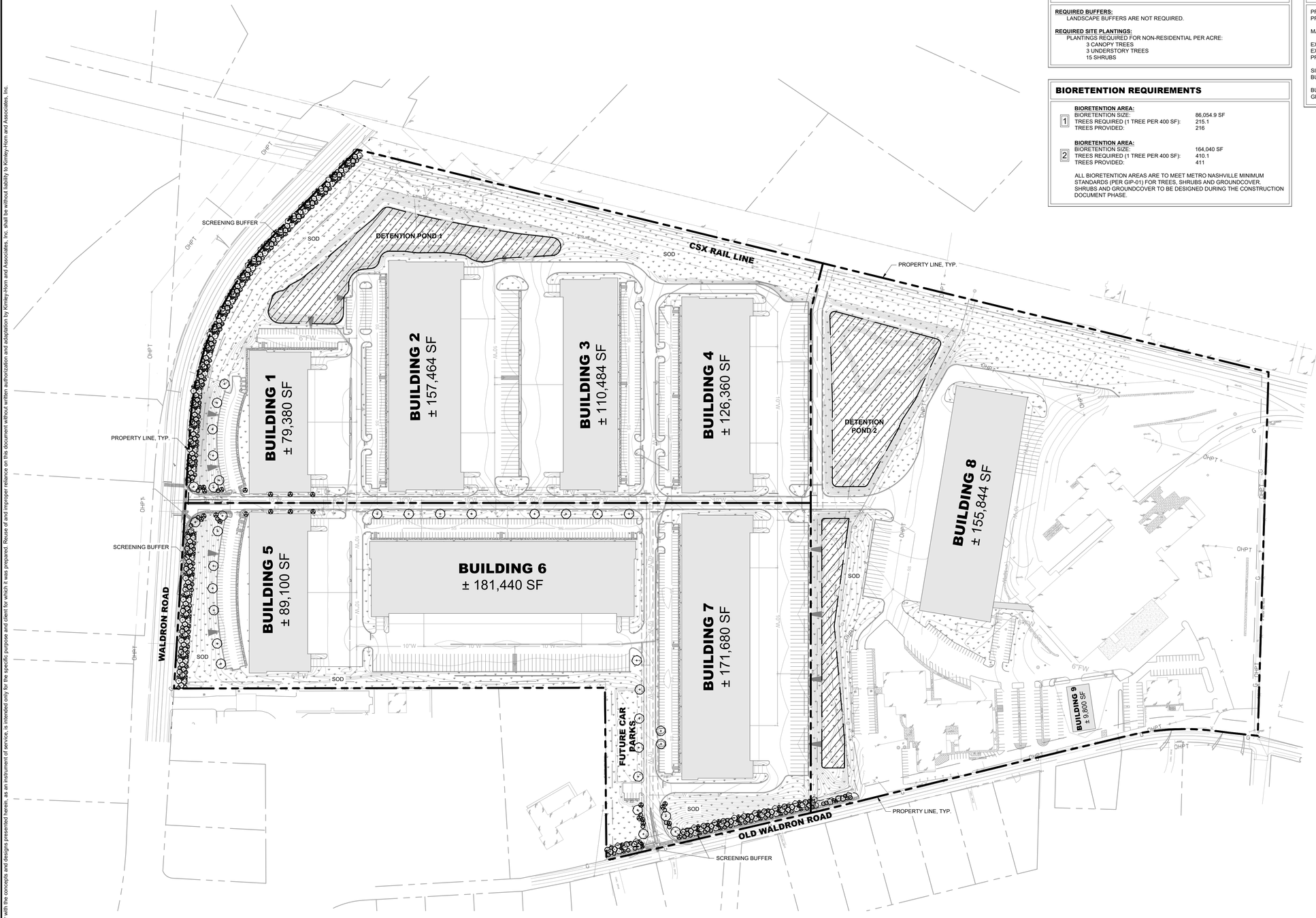


LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE NOT REQUIRED.

REQUIRED SITE PLANTINGS:
PLANTINGS REQUIRED FOR NON-RESIDENTIAL PER ACRE:
3 CANOPY TREES
3 UNDERSTORY TREES
15 SHRUBS

BIORETENTION REQUIREMENTS

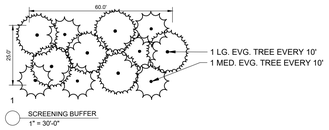
1
BIORETENTION AREA:
BIORETENTION SIZE: 86,054.9 SF
TREES REQUIRED (1 TREE PER 400 SF): 215.1
TREES PROVIDED: 216

2
BIORETENTION AREA:
BIORETENTION SIZE: 164,040 SF
TREES REQUIRED (1 TREE PER 400 SF): 410.1
TREES PROVIDED: 411

ALL BIORETENTION AREAS ARE TO MEET METRO NASHVILLE MINIMUM STANDARDS (PER GIP-01) FOR TREES, SHRUBS AND GROUNDCOVER. SHRUBS AND GROUNDCOVER TO BE DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.

LANDSCAPE DATA TABLE

PROJECT NAME:	CO-OP BUSINESS PARK LOT 1
PROPERTY ADDRESS:	MURFREESBORO ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015 PARCEL 02400, 02800
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA:	±114.9 AC
BUILDING AREA:	±915,768 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD



PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME
	AUTUMN FLAME RED MAPLE
EVERGREEN TREES	**COMMON NAME**
	TREE FORM BURFORD HOLLY
	NELLIE STEVENS HOLLY
	BABY BLUE EYES COLORADO BLUE SPRUCE
	BALD CYPRESS
UNDERSTORY TREES	**COMMON NAME**
	AUTUMN BRILLIANCE SERVICEBERRY
SOD/SEED	**COMMON NAME**
	TIFWAY 419 BERMUDA SOD

LANDSCAPE NOTES

SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.

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0 75 150 300

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

PANATTONI®

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
10/2/2023

No.	REVISIONS	DATE	BY
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DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	JLR
DATE:	10/02/2023
KIMLEY-HORN PROJECT NO.	118163044

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1-00

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 12.

Item Title: Amendment to Site Plan – Alterra – Existing Building totaling approximately 10,500 Square Feet & Building Addition of 7,300 Square Feet on 5.16 Acres. Requested by Paradym Studio, PLLC. Property located at 122 Charter Place (Tax Map 29, Parcel 2.05). I-2 (Heavy Industrial) Zoning District. Property owned by 122 Charter Partners, LLC.

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

Summary: On behalf of their client, Paradym is requesting to amend a previously approved site plan for a proposed addition to an existing building at 122 Charter Place. There is a one-story building along with a two-story addition indicated on the plan. The total lot size is 5.16 acres.

The existing building contains 10,500 sq. ft. The added space is slated to become office area for the business and would total 7300 sq. feet. The space in the rear is an existing gravel lot.

This parcel is contained within the South Waldron Overlay Streetscape District and must adhere to the applicable overlay provisions.

The requested amendments include a change to the color of the brick that was approved in April earlier this year. Also, changes to the concrete walks' widths, and changes to the proposed fencing are being requested.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. Planning Commission may not allow 7' chain link fence on the property. Fencing should be decorative in the Overlay District and should not be chain link.
2. If PC were to allow chain link fencing, then all fencing would have to be black in

Jake Blair
jblair@lavergnetn.gov

color and vinyl coated.
3. Staff is fine with a color change to the proposed brick.

Engineering

Gary Lide
glide@lavergnetn.gov

Items being revised are as follows:
1. Seven foot high chain link fence with two gates is being relocated to within 28 feet of the public right-of-way in front of the building.
2. Concrete walk into building is being widened.
3. Existing monument sign is being demolished
4. Several changes to the exterior finish schedule on sheet A201C
5. Engineering recommends that the developer coordinate with the City Fire Marshal regarding the entry gates into the facility
6. Engineering recommends that the developer coordinate with the City Planner regarding the revisions to the exterior finish schedule.
7. Engineering has no further comments.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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

122 Charter Place
CHARTER PL
N

122 Charter Place
I-24 FWY
I-24 064E EB OFF RAMP
I-24 064B EB ON RAMP
I-24 064C WB OFF RAMP
I-24 FWY
NEW PAUL RD
CENTREPOINTE DR
CENTRE POINTE DR
CHARTER PL
SPRINGDALE CT
BROOKRIDGE DR
STONE RIDGE PKWY
CEDAR RIDGE DR
KINGSRIDGE DR
WALDRON RD
CAROTHERS RD
ROLLINGWOOD CT
DEBBIE CT
DEBBIE LN
WOODLAND HILLS DR
N

122 Charter Place
I-24 064D WB ON RAMP
NEW PAUL RD
I-24 FWY
I-24 064C WB OFF RAMP
SAKS 5TH AVE
I-24 064A EB OFF RAMP
CENTREPOINTE DR
I-24 064B EB ON RAMP
CENTRE POINTE DR
I-24 FWY
INDUSTRIAL BLVD
CHARTER PL
CREEK GLEN CV
EVERGREEN CV
STONE RIDGE PKWY
SUNNYVIEW CT
BROOKRIDGE DR
CEDAR RIDGE DR
ARMSTRONG CT
KINGSRIDGE DR
CAROTHERS RD
ROLLINGWOOD CT
MOUNTAIN BREEZE CT
DEBBIE CT
WALDRON RD
DEBBIE LN
STEVE SCARLETT PL
SILVER BIRCH LN
BRIARGROVE DR
BRUSHY RIDGE DR
KNOLLWOOD DR
OAKWOOD CV
SPANISH OAK CIR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

122

L&L
Equipment Sales
122 Charter Place
615-793-8830

122
L&L
Equipment Sales
615-793-8830

AUTHORIZED
VEHICLES
AND
Personnel
Only!

Building Addition For

Alterra

122 Charter Place, La Vergne, TN 37086

Site Plan - Technical Review Submittal

PC REV 01 - 2023-10-02

Sheet Index:

Survey
COVER SHEET
C100 - Demolition Plan
C200 - Site Plan
C201 - Site Layout
C210 - Site Details
C211 - Site Details
C212 - Site Details
C213 - Site Details
C214 - Site Details
C300 - Grading Plan
C301 - Accessibility Enlargement
C400 - Pre Developed Drainage Area Map
C401 - Post Developed Drainage Area Map
C402 - Drainage Plan
C404 - Water Quality Map
C410 - Drainage Details
C411 - Drainage Details
C412 - Drainage Details
C413 - Drainage Details
C500 - Pre-Construction SWPPP
C501 - SWPPP
C502 - Final SWPPP
C510 - SWPPP Details
C511 - SWPPP Details
C600 - Utility Plan
C610 - Utility Details
C611 - Utility Details
C612 - Utility Details
L1.0 - Landscape Plan
L1.1 - Landscape Notes
A201C - Architectural Elevations

Civil Engineer:

INGRAM CIVIL ENGINEERING GROUP, LLC
212 OVERLOOK CIRCLE STE. 105
BRENTWOOD, TENNESSEE 37027
615.370.7964 OFFICE
615.370.1273 FAX
STATE OF TENNESSEE
PROFESSIONAL ENGINEER
LICENSE # 113398
SAMUEL H. BOHANNON

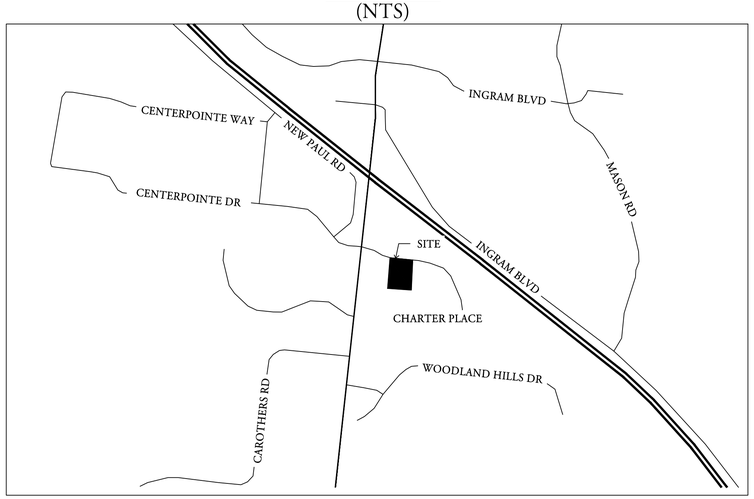
Landscape Architect:

Heibert + Ball Land Design
1894 Gen. George Patton Dr.
Suite 400
Franklin, TN 37067
615-376-2421
Registered LA: Connor L. Ball
License # 808

Site Data Table:

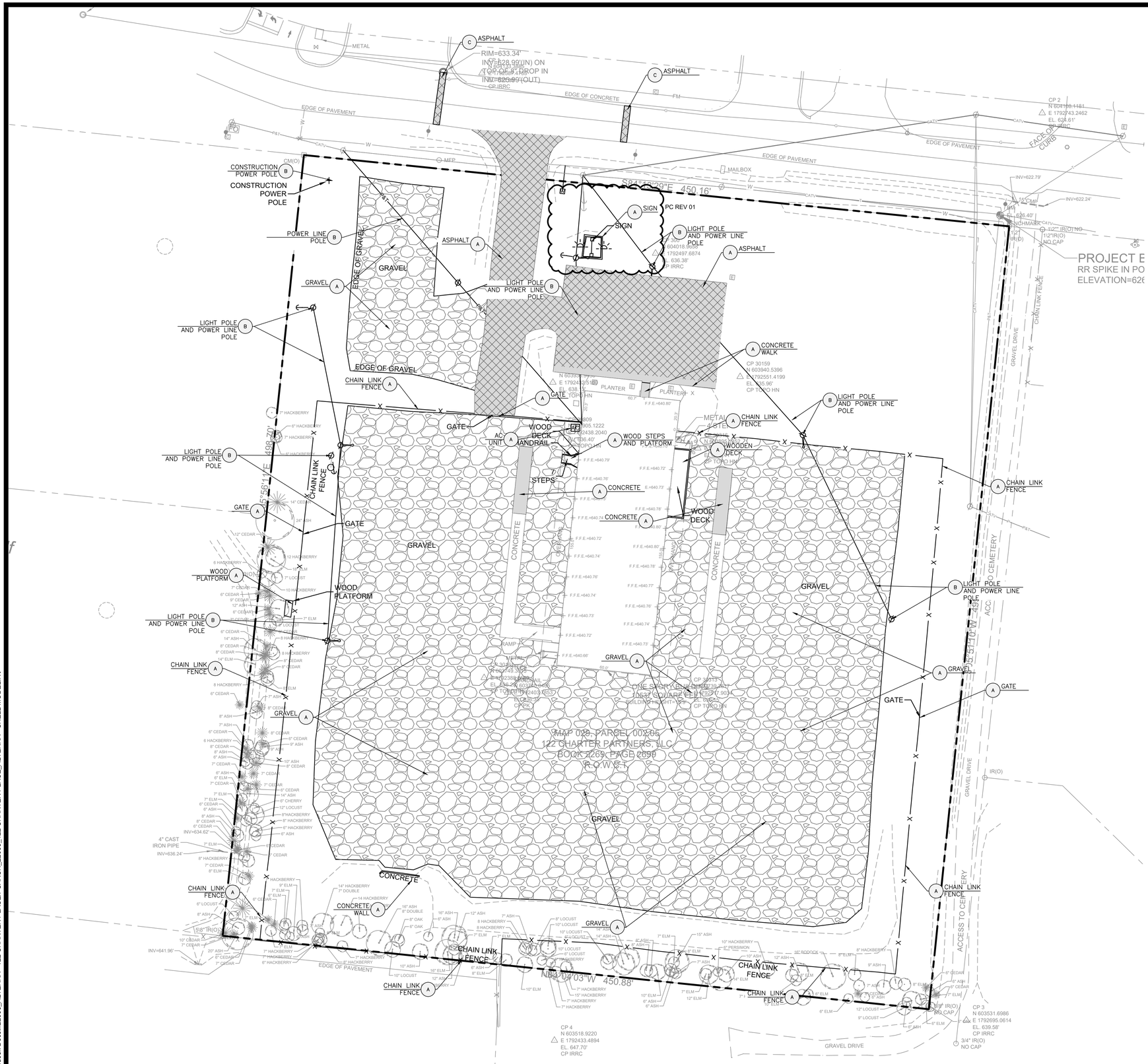
Zoning District: Heavy Industrial (I-2)
Existing Use: Industrial
Proposed Use: Industrial
Total Site Acreage = 5.16 Acres
Building Height = 18.9', Stories = 1, Max = 50'
Proposed Parking = 19 (standard), 2 (accessible)
Gross Floor Area = 17,892 sf
Impervious Surface Ratio = 56.01%
Floor Area Ratio = 7.96%, Max = 50%
Pervious Area (green space) = 2.57 Acres

Vicinity Map:
(NTS)



Revision Box

PC REV 01 - 2023-10-02



GENERAL DEMOLITION NOTES

1. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE CITY OF LAVERGNE/RUTHERFORD COUNTY STANDARD SITE WORK SPECIFICATIONS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS, AS NOTED. SEE SITE WORK SPECIFICATIONS.

3. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

4. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

5. ENGINEER'S NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6. SITE LAYOUT FOR ALTERRA BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON SITE SURVEY BY RAGAN SMITH ON 03-06-23. ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON A SURVEY BY RAGAN SMITH ON 03-06-23. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.

7. ALL NOTED DISTANCES WITH REGARD TO ITEMS TO BE DEMOLISHED ARE APPROXIMATE.

8. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

DEMOLITION NOTES

A	TO BE REMOVED.
B	TO BE REMOVED. COORDINATE WITH ELECTRICAL PLANS.
C	TO BE REMOVED. COORDINATE WITH THE CITY OF LA VERGNE.

LEGEND: DEMOLITION

EXISTING PAVEMENT TO BE SAWCUT & REMOVED

EXISTING CONCRETE TO BE SAWCUT & REMOVED

DEMOLITION PLAN

30 0 30 60
GRAPHIC SCALE

P. STUDIO

PARADYM STUDIO, PLLC
761 OLD HICKORY BLVD #301
BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

ALTERRA - 122 CHARTER PLACE VOL. 2 ADDITION

122 CHARTER PLACE
LA VERGNE, TN 37086

SAMUEL H. BOHANNON — REGISTERED ENGINEER IN AGRICULTURE — No. 00113398 — STATE OF TENNESSEE — 10-2-2023

ISSUED FOR

- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction (95% Checkset)
- ■ Construction

REVISIONS

PC REV 01 - 10/02/2023

PROJECT NUMBER:
22066

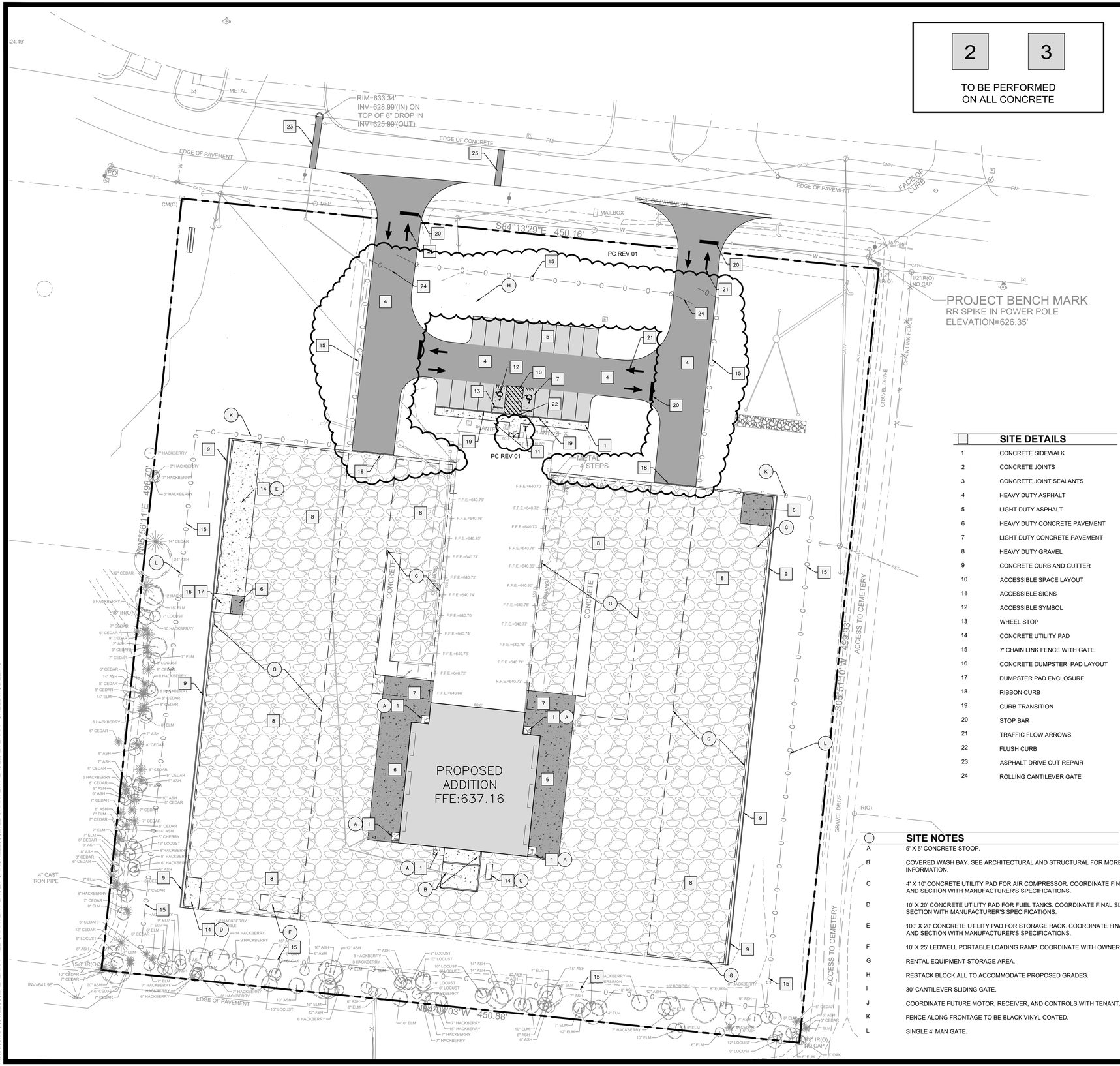
DRAWN BY:
CEM

DATE:
03.27.23

DRAWING
DEMOLITION PLAN

C100

3/10/2023 2:30:13 PM
Autodesk Docs://22066_ALTERRA - 122 CHARTER PLACE/PSARCH_22066_122 CHARTER PLACE_ALTERRA - SHELL MODEL.rvt



GENERAL SITE NOTES

1. SITE LAYOUT FOR ALTERRA BY INGRAM CIVIL ENGINEERING GROUP, LLC, BASED ON SITE SURVEY BY RAGAN SMITH ON 03-06-2023.

2. ORIGINAL TOPOGRAPHICAL INFORMATION IS BASED ON A SURVEY BY RAGAN SMITH ON 03-06-2023. THE ENGINEER, THE OWNER, OR ANY OF THE OWNER'S CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION.

3. ALL CIVIL/SITE WORK ELEMENTS INDICATED TO BE CONSTRUCTED ON THE PLANS ARE TO BE BUILT IN STRICT ACCORDANCE WITH THE STANDARDS ADOPTED BY THE CITY OF LA VERGNE/RUTHERFORD COUNTY, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SITE WORK MUST ALSO COMPLY WITH THE CITY OF LA VERGNE/RUTHERFORD COUNTY ENVIRONMENTAL REQUIREMENTS AND FEDERAL EPA REQUIREMENTS.

4. WRITTEN DIMENSIONS PREVAIL. DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS WHICH ARE OMITTED OR IN CONFLICT SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW AND RESPONSE. DIMENSIONS ARE FROM FACE OF CURB / EDGE OF PAVEMENT AND FACE OF BUILDING, UNLESS NOTED OTHERWISE.

5. DIMENSIONS LOCATING THE BUILDING IN RELATIONSHIP TO THE PROPERTY LINES HAVE BEEN PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. WHERE POSSIBLE, COORDINATES CAN BE USED TO ESTABLISH PHYSICAL LENGTHS ALONG THE BUILDING PERIMETER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FROM STRUCTURAL AND ARCHITECTURAL DRAWINGS THE ACTUAL EXTENT OF THE BUILDING ON THE PROPERTY. BUILDING LAYOUT SHALL BE BASED SOLELY ON DIMENSIONAL INFORMATION PROVIDED ON STRUCTURAL AND ARCHITECTURAL DRAWINGS. DISCREPANCIES WHICH IMPACT SITE LAYOUT SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SITE FEATURES, (BUILDINGS, ROADS, PARKING, PADS, WALKS, ETC.) AND WILL EMPLOY A LAND SURVEYOR LICENSED TO PRACTICE IN THE PROJECT'S REGION OF CONSTRUCTION TO STAKE OUT AND MAINTAIN ALL REQUIRED CONTROL POINTS THROUGHOUT THE LIFE OF THE PROJECT. THE SURVEYOR SHALL CERTIFY TO THE ENGINEER, IN WRITING, THAT THE LAYOUT IN THE FIELD SUBSTANTIALLY CONFORMS TO THE LAYOUT INDICATED ON THE CONTRACT DOCUMENTS. LAYOUT DISCREPENCIES OR CHANGES SHOULD BE SO NOTED TO THE ENGINEER.

7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS, MONUMENTS, HUBS, AND STAKED LOT CORNERS DURING THE CONSTRUCTION OF THE WORK AND SHALL BEAR ANY COST ASSOCIATED WITH REPAIR.

8. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ALL PERMIT FEES. THE CONTRACTOR SHALL CONFORM TO ALL STATE AND LOCAL CODES AND ORDINANCES AND RECEIVE APPROPRIATE APPROVALS WHERE REQUIRED PRIOR TO COMMENCEMENT OF THE WORK.

9. MATERIALS AND PROCESSES OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. WHILE THE ENGINEER HAS PROVIDED, FOR THE CONVENIENCE OF THE CONTRACTOR, DRAWINGS OUTLINING CERTAIN REQUIRED OSHA MINIMUM SAFETY PRACTICES, THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR FOR VERIFYING THAT SUCH MEASURES ARE IMPLEMENTED ON SITE. MAINTAINING A SAFE ENVIROMENT DURING THE PROMULGATION OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER, THE OWNER AND OTHER CONSULTANTS, HAVE NO EXPERTISE, NOR ACCEPT ANY LIABILITY, IMPLIED OR OTHERWISE, FOR MATERIALS AND PROCESSES OF CONSTRUCTION.

10. THE CONTRACTOR SHALL NOT COMMENCE ANY WORK WHICH IS NOT UNDER THE CONTROL OR OWNERSHIP OF THE OWNER WITHOUT WRITTEN PERMISSION FROM THE PROPERTY'S OWNER OR CONTROLLING INTEREST. WHERE CONTROLLING INTEREST IS A LOCAL, STATE, OR FEDERAL AGENCY, THEN APPROVAL FOR CONSTRUCTION SHALL CONSTITUTE AUTHORITY TO COMMENCE WORK.

11. WHERE NOT SPECIFICALLY NOTED OTHERWISE, ALL CONCRETE FINISHES SHALL BE SLIP RESISTANT PER TECHNICAL SPECIFICATIONS.

12. ALL ACCESSIBLE PARKING SPACES, INDICATED WITH THE GRAPHIC ACCESSIBLE SYMBOL, DENOTE ACCESSIBLE PARKING SPACES. THESE SPACES ARE DESIGNED TO CONFORM TO ADA AND TENNESSEE ACCESSIBILITY STANDARD SPECIFICATIONS. ALL INDICATED SPACES SHALL RECEIVE THE PAINTED SYMBOL AND APPROPRIATE IDENTIFICATION SIGNAGE. WHERE REQUIREMENTS ARE DIFFERENT OR IN EXCESS OF THESE, THE CONTRACTOR WILL ALLOW FOR THOSE ADDITIONAL REQUIREMENTS IN HIS PRICE AND PROMPTLY SUBMIT THEM TO THE ENGINEER.

13. THE CONTRACTOR IS RESPONSIBLE FOR USING THE ONE-CALL SYSTEM OR OTHER MEANS TO CONTACT AND VERIFY LOCATIONS OF ALL UTILITIES. THE CONTRACTOR IS FULLY RESPONSIBLE FOR REPAIRS TO DAMAGED UTILITIES.

14. THE CONTRACTOR IS TO CONTROL TRAFFIC FLOW DURING TIME OF CONSTRUCTION. ANY AND ALL TRAFFIC CONTROL IMPLEMENTED DURING THIS PROJECT SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

15. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF LA VERGNE/RUTHERFORD COUNTY AND TENNESSEE D.O.T. REGULATIONS.

SITE DETAILS

1	CONCRETE SIDEWALK
2	CONCRETE JOINTS
3	CONCRETE JOINT SEALANTS
4	HEAVY DUTY ASPHALT
5	LIGHT DUTY ASPHALT
6	HEAVY DUTY CONCRETE PAVEMENT
7	LIGHT DUTY CONCRETE PAVEMENT
8	HEAVY DUTY GRAVEL
9	CONCRETE CURB AND GUTTER
10	ACCESSIBLE SPACE LAYOUT
11	ACCESSIBLE SIGNS
12	ACCESSIBLE SYMBOL
13	WHEEL STOP
14	CONCRETE UTILITY PAD
15	7' CHAIN LINK FENCE WITH GATE
16	CONCRETE DUMPSTER PAD LAYOUT
17	DUMPSTER PAD ENCLOSURE
18	RIBBON CURB
19	CURB TRANSITION
20	STOP BAR
21	TRAFFIC FLOW ARROWS
22	FLUSH CURB
23	ASPHALT DRIVE CUT REPAIR
24	ROLLING CANTILEVER GATE

SITE NOTES

A	5' X 5' CONCRETE STOOP.
B	COVERED WASH BAY. SEE ARCHITECTURAL AND STRUCTURAL FOR MORE INFORMATION.
C	4' X 10' CONCRETE UTILITY PAD FOR AIR COMPRESSOR. COORDINATE FINAL SIZE AND SECTION WITH MANUFACTURER'S SPECIFICATIONS.
D	10' X 20' CONCRETE UTILITY PAD FOR FUEL TANKS. COORDINATE FINAL SIZE AND SECTION WITH MANUFACTURER'S SPECIFICATIONS.
E	100' X 20' CONCRETE UTILITY PAD FOR STORAGE RACK. COORDINATE FINAL SIZE AND SECTION WITH MANUFACTURER'S SPECIFICATIONS.
F	10' X 25' LEDWELL PORTABLE LOADING RAMP. COORDINATE WITH OWNER.
G	RENTAL EQUIPMENT STORAGE AREA.
H	RESTACK BLOCK ALL TO ACCOMMODATE PROPOSED GRADES.
I	30' CANTILEVER SLIDING GATE.
J	COORDINATE FUTURE MOTOR, RECEIVER, AND CONTROLS WITH TENANT.
K	FENCE ALONG FRONTAGE TO BE BLACK VINYL COATED.
L	SINGLE 4' MAN GATE.

LEGEND: SITE

- PROPOSED HC ACCESSIBLE PARKING SPACE (SEE SITE DETAIL)
- L1 — LINEAR DIMENSION
- C1 — PROPOSED CURVE RADIUS DIMENSION
- PROPOSED SIGN
- PROPOSED PRECAST WHEEL STOP
- PROPOSED TRAFFIC ARROW (SEE SITE DETAIL)
- PROPOSED STOP BAR (SEE SITE DETAIL)
- PROPOSED CROSS WALK MARKING
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE WALK
- PROPOSED HEAVY DUTY GRAVEL

SITE PLAN

30 0 30 60
GRAPHIC SCALE

PARADYM STUDIO, PLLC
761 OLD HICKORY BLVD #301
BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

ALTERRA - 122 CHARTER PLACE VOL. 2 ADDITION

122 CHARTER PLACE
LA VERGNE, TN 37086

SAMUEL H. BOHANNON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — LIC. NO. 0011339 — STATE OF TENNESSEE
10-2-2023

ISSUED FOR
- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction (95% Checkset)
- ■ Construction

REVISIONS
PC REV 01 - 10/02/2023

PROJECT NUMBER: 22066
DRAWN BY: CEM
DATE: 03.27.23
DRAWING: SITE PLAN

C200

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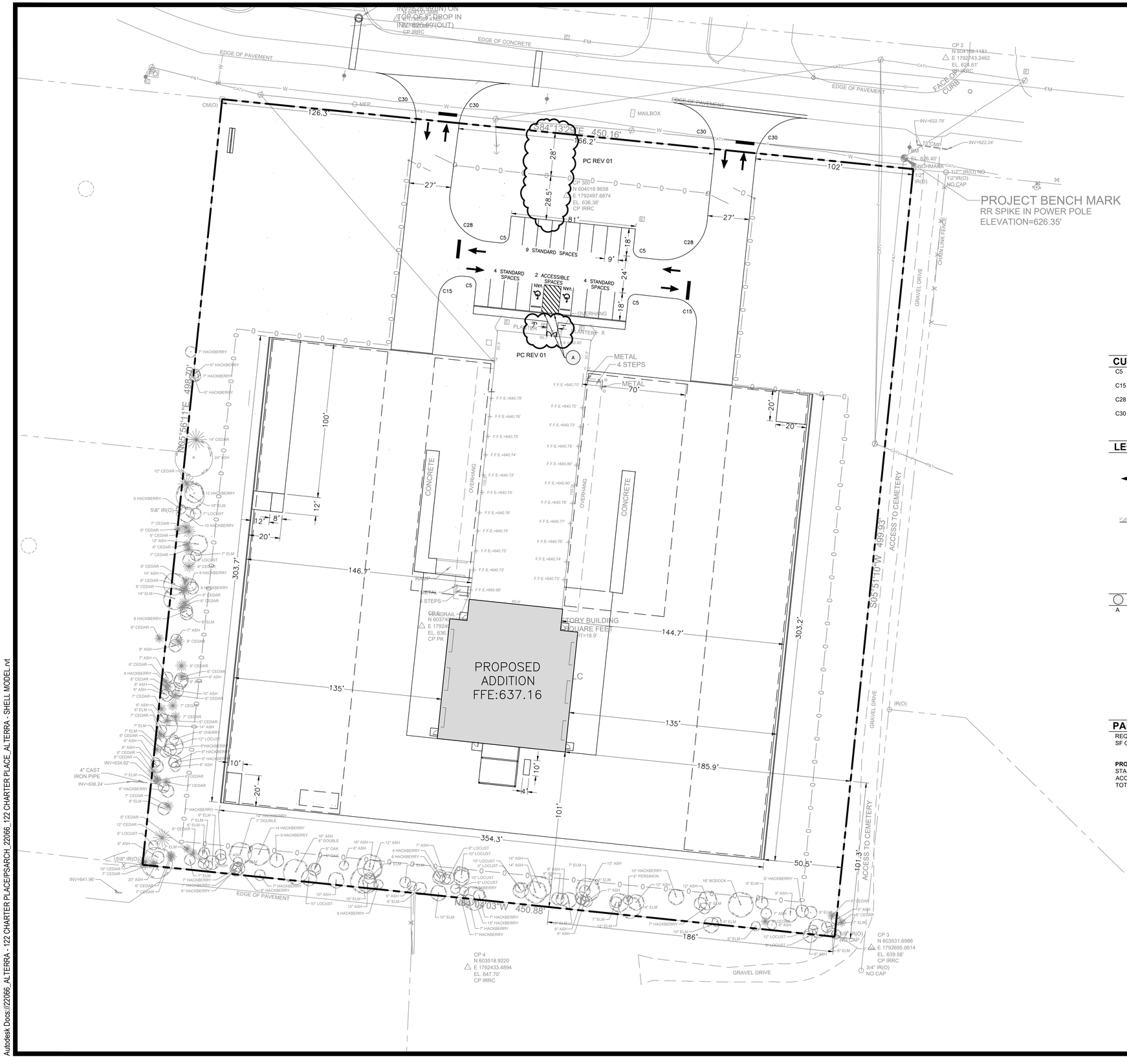

TYPICAL DRIVE ENTRY CROSS SECTION

CURVE TABLE

C5	R: 5'
C15	R:15'
C28	R:28'
C30	R:30'

LEGEND: SITE LAYOUT

L1	LINEAR DIMENSION
C1	PROPOSED CURVE RADIUS DIMENSION
	PROPOSED FLUSH CONDITION

SITE NOTES

A FLUSH CONDITION.

PARKING TABLE

REQUIRED CITY PARKING (1 SPACE/400 SF OF OFFICE/SALE PLUS 1 SPACE/4000 SF OF GFA: 1/400 SF + 1/4000 SF=X SPACES)

PROPOSED	
STANDARD	17
ACCESSIBLE	2
TOTAL	19

SITE LAYOUT PLAN

GRAPHIC SCALE 30 0 30 60

P. STUDIO
PARADYM STUDIO, PLLC
761 OLD HICKORY BLVD #301
BRENTWOOD, TN 37027
call | 615.258.5562
email | hello@paradymstudio.com

ALTERRA - 122 CHARTER PLACE VOL. 2 ADDITION

122 CHARTER PLACE
LA VERGNE, TN 37086

SAMUEL H. JOHANNON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 00113398 — STATE OF TENNESSEE — 10-2-2023

ISSUED FOR

- ☐ Lease Outline Diagram
- ☐ Schematic Design
- ☐ Design Development
- ☐ Construction (95% Checkset)
- ■ Construction

REVISIONS

PC REV 01 - 10/02/2023

PROJECT NUMBER: 22066

DRAWN BY: CEM

DATE: 03.27.23

DRAWING

SITE LAYOUT PLAN

C201

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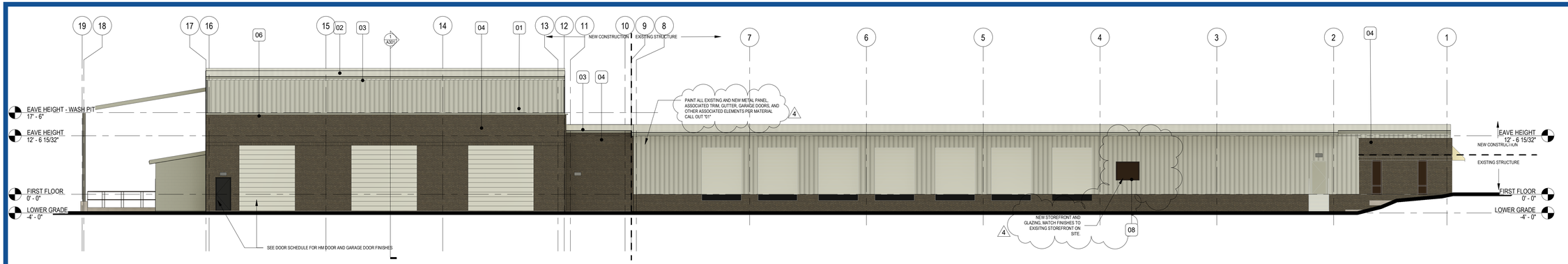
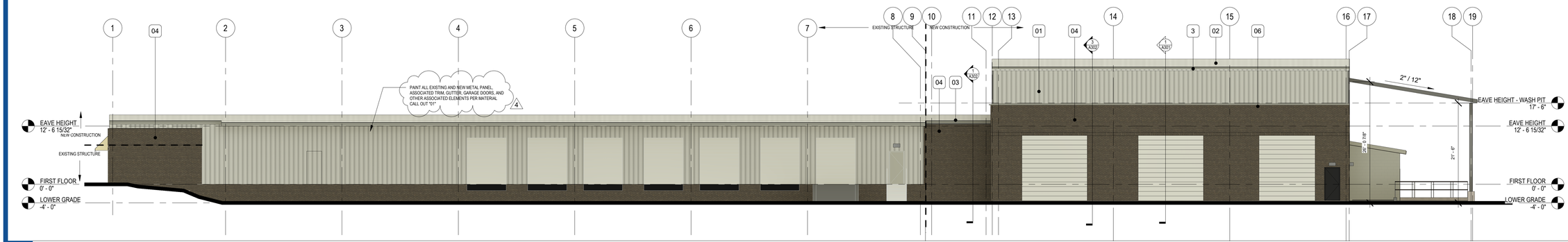


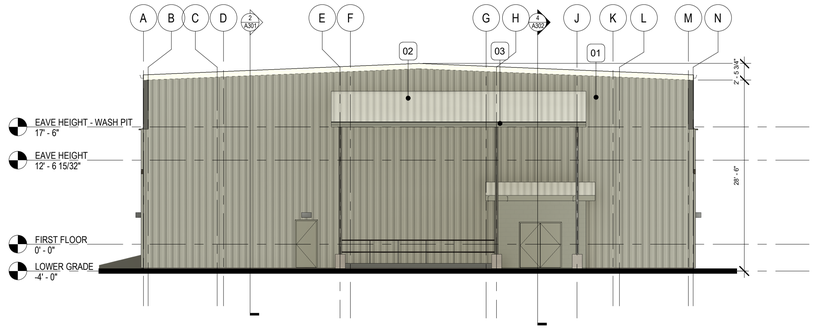
1 EAST ELEVATION - COLOR OPTION

3/32" = 1'-0"



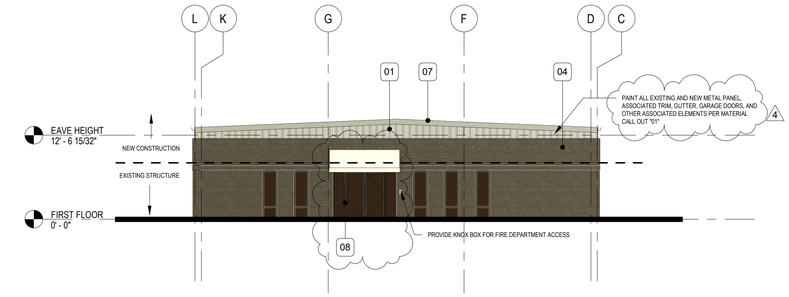
2 WEST ELEVATION - COLOR OPTION

3/32" = 1'-0"



3 SOUTH ELEVATION - COLOR OPTION

3/32" = 1'-0"



4 NORTH ELEVATION - COLOR OPTION

3/32" = 1'-0"

MATERIALS CALCULATIONS (OLD + NEW CONSTRUCTION)

EAST ELEVATIONS			WEST ELEVATIONS			SOUTH ELEVATIONS			NORTH ELEVATIONS		
BRICK	2,113 SF	50.50 %	BRICK	2,113 SF	50.50 %	BRICK	320 SF	13.14 %	BRICK	583 SF	80.6%
METAL	2,071 SF	49.50 %	METAL	2,071 SF	49.50 %	METAL	2,116 SF	86.86%	METAL	140 SF	19.4%
OTHER	0 SF	0%	OTHER	0 SF	0%						
TOTAL	**4,184 SF**		**TOTAL**	**4,184 SF**		**TOTAL**	**2,436 SF**		**TOTAL**	**723 SF**	

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	STYLE/COLOR	MANUF.	REP. CONTACT	NOTES	SPECS
01	METAL WALL PANEL	NUCOR "R" PANEL | PAINTED TO MATCH BEHR PPU18-11 CLASSIC SILVER	NUCOR	--		
02	METAL ROOF	NUCOR | GALVALUM	NUCOR		BY PEMB MANUF	
03	GUTTER	PAINTED TO MATCH MATERIAL 01			BY PEMB MANUF	
04	BRICK	MODULAR | PAINTED BRICK - CUSTOM COLOR TO MATCH BROWN TONES IN EXISTING BRICK	COLUMBUS BRICK COMPANY	CAMERON PIERPONT LEE BUILDING PRODUCTS C: (615) 533-7911 E: CPIERPONT@LEEBP.COM		
05	BRICK - SOLDIER COURSE	MODULAR | PAINTED BRICK - CUSTOM COLOR TO MATCH BROWN TONES IN EXISTING BRICK	COLUMBUS BRICK COMPANY	CAMERON PIERPONT LEE BUILDING PRODUCTS C: (615) 533-7911 E: CPIERPONT@LEEBP.COM		
06	BRICK - ROWLOCK COURSE	MODULAR | PAINTED BRICK - CUSTOM COLOR TO MATCH BROWN TONES IN EXISTING BRICK	COLUMBUS BRICK COMPANY	CAMERON PIERPONT LEE BUILDING PRODUCTS C: (615) 533-7911 E: CPIERPONT@LEEBP.COM		
07	METAL TRIM	PAINTED TO MATCH MATERIAL 01	NUCOR	JOSH HOWARD PILLAR BUILDING SOLUTIONS, LLC C:(615) 337-3990 E:JOSH@PILLAR-SALES.COM		
08	NEW STOREFRONT	DARK BRONZETO MATCH EXISTING ADJACENT STOREFRONT WINDOWS	TUBELITE			

PARADYM STUDIO, PLLC
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email | hello@paradymstudio.com

ALTERRA - 122 CHARTER PLACE RENOVATION & ADDITION

122 CHARTER PLACE
LA VERGNE, TN 37086

KYLE PRICHARD
REGISTERED ARCHITECT
STATE OF TENNESSEE
10.02.23

ISSUED FOR

- [ ] Lease Outline Diagram
- [ ] Schematic Design
- [ ] Design Development
- [ ] Construction (95% Checkset)
- [x] Construction

REVISIONS

4 PC REV 01 10.02.23

PROJECT NUMBER:
22066

DRAWN BY:
KP

DATE:
05.31.23

DRAWING
EXTERIOR ELEVATIONS - COLORED

A201C

10/2/2023 9:25:33 AM
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Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 13.

Item Title: Site Plan – SitePro Rentals, LLC – New Building of 11,717 Square Feet on 4.14 Acres. Requested by Bohler, Inc. Property located at 425 Industrial Blvd. (Tax Map 14, P/O Parcel 5). I-2 (Heavy Industrial) Zoning District. Property owned by SitePro Rentals, LLC.

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

Summary: On behalf of their client, Bohler, Inc. is requesting site plan approval for a proposed building at 425 Industrial Boulevard. The building indicated on the plan is a one-story building (21 feet tall). The total lot size is 4.14 acres.

The proposed building is slated to contain 11,717 sq. ft. The added space is proposed to become workspace as well as office area for the new business. The areas around the building and to the rear are proposed to be heavy duty pavement or standard pavement.

A total of 12 parking spaces are being provided where 12 are required.

This parcel is not contained within the Murfreesboro Road/Waldron Overlay Streetscape District.

There is a proposed 8' wrought iron fence along part of the frontage, with an 8' chain link fence proposed in all other areas around the entire property.

The applicant should ask the Planning Commission about the specific details of all proposed fencing - this includes placement, height, material and color.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Applicant requests to pay fee-in-lieu of sidewalk;
2. Monument sign details must be provided with the site plan submittal;
3. Applicant should ask the Planning Commission about the specific details of all proposed fencing - this includes placement, height, material and color.

Engineering

Gary Lide
glide@lavergnetn.gov

1. (Sheet C300) Show distance from property line to each driveway and distance between driveways.
2. (C500 series plans) Scale is incorrect. It is shown as 1"=40' but is actually 1"=30'
3. (C400) Show existing drain through easement from property line with Walker Trailer property (to the southeast) through this site.
4. (C501, C502, and drainage calculations) Calculations do not include run-off from Walker Trailer property (to the southeast). They must be added.
5. (C702) Construction entrance must be a minimum of 100 feet long.
6. (C301) Provide compaction requirements for subgrade under pavement sections.
7. (C300) Radius return cannot extend in front of neighboring property.
8. (C300) Provide height of chain link fence.
9. (C300) If allowed by Planning Commission, fee-in-lieu for front walk will be $40,800 (680' x 5' x $12/SF)
10. (C300) Provide details showing dumpster screen wall and gate
11. (C400) Provide note delineating the 100-year floodplain based on FEMA FIRM Mapping from May 2023.
12. (Hydraulic calculations) Provide water quality calculations as required.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Apply for water and sewer availability with Utility Engineer: Scott Tatalovich, 615-287-8739, statalovich@lavergnetn.gov.
2. Per International Plumbing Code, manholes are not required on building sewer smaller than 8-inch diameter. Use cleanouts every 100 feet and at angle points greater than 45-degrees. Additional angle points (greater than 45 degrees) within 40 feet of a cleanout, do not require an additional cleanout.
3. Junction of building drain and building sewer shall be served by a cleanout, within 10 feet of junction.
4. City requires a minimum of one private cleanout 5 feet off the building and one public cleanout at the property line.
5. Private building sewer may be as small as 4 inch, public building sewer in ROW has to be a minimum of 6 inch.
6. Existing grinder pump tank may or may not be operational and may or may not work for your facility or the existing public force main (3”).
7. Location of grinder pump tank requires electrical power and above ground panel protected from traffic.
8. Customer’s grinder pump tank will be private (owned and maintained by property owner).
9. Label existing public sewer in Industrial Blvd as *3” FM*.
10. City requires cleaning velocity for all gravity sewers and force mains, a minimum of 2 fps (3fps is preferred). The public 3" FM may not work for this projects flows.
11. Public Works Department is willing to entertain the idea that the exiting 3” FM could be used a casing pipe for a smaller diameter FM, if needed. Coordinate with Utilities Engineer.
12. Due to profile of this offsite sewer, which is downhill then uphill, an air release would be required on this force main near your project site for the gravity portion of that line.
13. Customer would be responsible for offsite public sewer extension, if needed.
14. TDEC approval and a plat map prepared by the developer is required for public sewer extensions.

15. Customer will install sewer connection box for grinder pump tank at property per City Std Dtl 19.0 on customers side of Industrial Blvd ROW.
16. Install combined fire and domestic water meter per City Std Dtl 023 to be located within customer's property at Industrial Blvd ROW.
17. Fire sprinkler systems are required for all buidings greater than 5,000 sf.
18. Install FDC on piping separate from domestic auto-feed to the fire sprinkler system.
19. FDC shall be backflow prevented from domestic building supply.
20. Irrigation meter may be installed (if you choose) to avoid sewer fees on irrigation.
21. Existing 36" SD along Industrial Blvd (frontage of site), not shown.
22. City Water Standards are available electronically at the following location on the City's website: https://www.lavergnetn.gov/390/Water. Please use them in your design.
23. City Sewer Standards are available electronically at the following location on the City's website:

https://www.lavergnetn.gov/391/Sewer. Please use them in your design.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

1. Coordinate sliding access gates with the Fire Marshal
2. Northeast corner of building is more than 250' from existing fire hydrant.

Police

John Eubank
jeubank@lavergnetn.gov

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

425 Industrial Blvd
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
SALYERS DR
N

425 Industrial Blvd
MASON RD
I-24 FWY
NEW SANFORD RD
SALYERS DR
I-24 FWY
SANFORD RD
N

425 Industrial Blvd
SANDERS DR
TECHPARK DR
MASON RD
I-24 FWY
I-24 FWY
NEW SANFORD RD
WOODLAND HILLS DR
HIGHLAND HILLS DR
TWIN LEDGE CT
LAUREL LEDGE DR
SANFORD RD
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
LITTLEMEADOW WAY
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

ASSURANT
EMPLOYEE PARKING

ASSURANT
EMPLOYEE PARKING

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS

LOCATION OF SITE
425 INDUSTRIAL BLVD.
LA VERGNE, TN 37086
RUTHERFORD COUNTY

PLAN REFERENCES AND CONTACTS

REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER
209 10TH AVE. SOUTH
SUITE 112
NASHVILLE, TENNESSEE
629-235-4040

♦GEOTECHNICAL INVESTIGATION REPORT:
ECS SOUTHEAST, LLP
318 SEABOARD LANE
SUITE 208
FRANKLIN, TN 37067
615-885-4983

♦BUIILDING PLANS:

UTILITIES

♦WATER AND SEWER -CITY OF LA VERGNE UTILITY BILLING
5093 MURFREESBORO RD.
LA VERGNE, TN 37086
615-793-5932

♦GAS: TOWN OF SMYRNA
315 SOUTH LOWRY ST.
SMYRNA, TN 37167
615-355-5740

♦ELECTRIC: MIDDLE TENNESSEE ELECTRIC
555 NEW SALEM HIGHWAY
MURFEESBORO, TN 37129
877-777-9020

GOVERNING AGENCIES

♦LA VERGNE PLANNING DEPARTMENT
BO LOGAN
5175 MURFREESBORO ROAD,
LA VERGNE, TX 37086
615-287-8702

♦CITY OF LA VERGNE PUBLIC WORKS DEPARTMENT
MICHAEL DIETZ
148 INTERNATIONAL BLVD,
LA VERGNE, TN 37086
615-793-9891

♦CITY OF LA VERGNE FIRE DEPARTMENT
RONNY BEASLEY
468 STONES RIVER RD.
LA VERGNE, TN 37086
615-287-5832

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

ISSUED FOR CONSTRUCTION

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT # _____

REVISION DATE: _____

OWNER
SITEPRO RENTALS LLC
700 SH 121 BYP #180,
LEWISVILLE, TX 75067
PH: 469-289-9269
DANIEL WILLIAMSON

DEVELOPER
SITEPRO RENTALS LLC
700 SH 121 BYP #180,
LEWISVILLE, TX 75067
PH: 469-289-9269
DANIEL WILLIAMSON

PREPARED BY

BOHLER

CONTACT: KEVIN EAKES, PE
LICENSE NO. 115507
209 10TH AVE. SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
(629) 235-4040
KEAKES@BOHLERENG.COM

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-100
GENERAL NOTES	C-101
EXISITNG CONDITIONS AND DEMOLITION PLAN	C-200
SITE PLAN	C-300
PAVING PLAN	C-301
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LEGAL DESCRIPTION:

DOUGLAS ALAN CLARK ETAL
BARBARA JEAN WALKER CLARK
PIN:029-00701
DB 1435, PG 3554
180,343 SF
OR
4.140 AC

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: TXA230018.00
DRAWN BY: SEL
CHECKED BY: RDW
DATE: 09/29/2023
CAD I.D.: TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
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P.E.# 115507

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-100

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-CADS-X----LAYOUT C-100 COVER SHEET
MCG

GENERAL NOTES

(Rev. 1/2023)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING TN, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER , IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COPY(S) OF APPROVED PLANS AND PERMITS FOR THE PROJECT AUTHORIZED AND SIGNED BY THE AUTHORITIES HAVING JURISDICTION AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER, ARCHITECT AND PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) CONTRACTOR GIVING THE PROFESSIONAL OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) PROFESSIONAL OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND/OR THE COMMENCEMENT OF CONSTRUCTION OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND ARRANGE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE FOR NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF ACCORDING TO ALL LOCAL, STATE AND FEDERAL REGULATIONS, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, PAVEMENT, STRIPING, CURB, ETC. AND THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ALL DAMAGE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF WORK. FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES AS REQUIRED IN THESE PLANS, OWNER IS SOLELY RESPONSIBLE FOR ANY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
18. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
19. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
20. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS AND COSTS THAT THE PROFESSIONAL OF RECORD INCURS AS A RESULT OF SAID FAILURE.
21. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
22. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL PLANS GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO DERIVE ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO PROVIDE DIRECTION REGARDING METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST REMOVE ALL DEBRIS, CONCRETE, PAVEMENT, UTILITIES, FOUNDATIONS, ETC., OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN, CONSTRUCTED PER GENERAL NOTES AND ALL OF THE PLANS' SPECIFICATION NOTES. THIS INCLUDES THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE COST.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE THAT ALL OCCUPANTS OF ANY EXISTING BUILDINGS, AND THE PUBLIC, IN THE VICINITY AND CLOSE PROXIMITY OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SATISFACTORILY COMPLETE ALL REQUIREMENTS AND SPECIFICATIONS OF SAME BEFORE ANY INITIAL ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE "ACCURACY OR INTENT" OF THESE PLANS AND/OR SPECIFICATIONS. ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE CONSTRUCTION ACTIVITIES, REMOVAL OF MATERIALS AND/OR EQUIPMENT BY THE PROFESSIONAL OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE PROFESSIONAL OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND PLANS AS APPROVED BY THE PROFESSIONAL OF RECORD AND BOHLER.
9. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES AS THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
10. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
11. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
12. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
13. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
14. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
15. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
16. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
17. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
18. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE TENNESSEE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROLS, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 4.24 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   A. STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   C. INSTALL FILTER FABRIC/DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES AS THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES

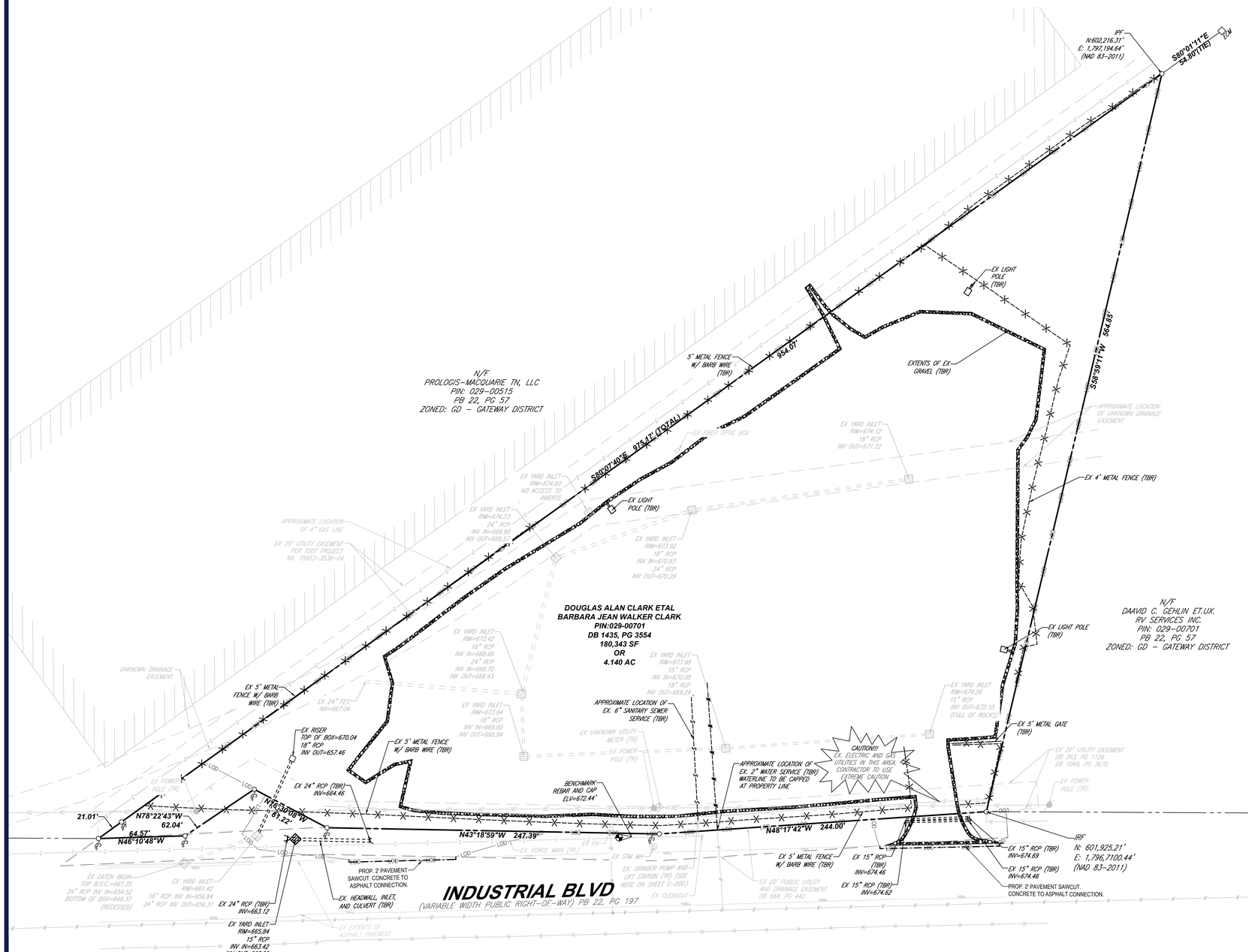
(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTARY GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNALS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES

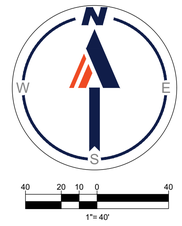
(Rev. 1/2023)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEE



STANDARD ABBREVIATIONS

TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBA	TO BE ABANDONED
TR	TO REMAIN
EX	EXISTING
ROW	RIGHT-OF-WAY
TYP	TYPICAL



BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

GENERAL DEMOLITION NOTES:

1. SEE SHEET C-101 FOR GENERAL NOTES.

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. BOHLER ENGINEERING TN, LLC HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH BOHLER ENGINEERING, IN WRITING, AND RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

7. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. CONTRACTOR TO FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CALL 1-800-272-3020 PRIOR TO CONSTRUCTION FOR ASSISTANCE IN LOCATING EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH.

8. CONTRACTOR TO DETERMINE IF EX. GRINDER PUMP AND LIFT STATION ARE OPERABLE AND NOTIFY ENGINEER AND OWNER IMMEDIATELY

DEMOLITION LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	SAWCUT
	EX CONCRETE CURB (TBR)
	EX WATER LINE (TBA)
	EX SAN. SEWER LINE (TBA)
	EX PVMT MARKINGS (TBR)
	EX TREE (TBR)
	EX SIGN (TBRL)
	EX ASPHALT (TBR)
	EX GRAVEL (TBR)

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EX OVERHEAD UTILITY LINE
W W W	EX WATER LINE
S S S	EX SEWER LINE
FO FO FO	EX FIBER OPTIC LINE
	EX CONCRETE CURB
X X X	EX FENCE
	EX TREE
	EX FIRE HYDRANT
WM	EX WATER METER
WV	EX WATER VALVE
S	EX SAN. MANHOLE
	EX UTILITY POLE
	EX BOLLARD
	EX CONCRETE (TR)

BOHLER TM

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER

209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

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P.E.# 115507

SHEET TITLE:

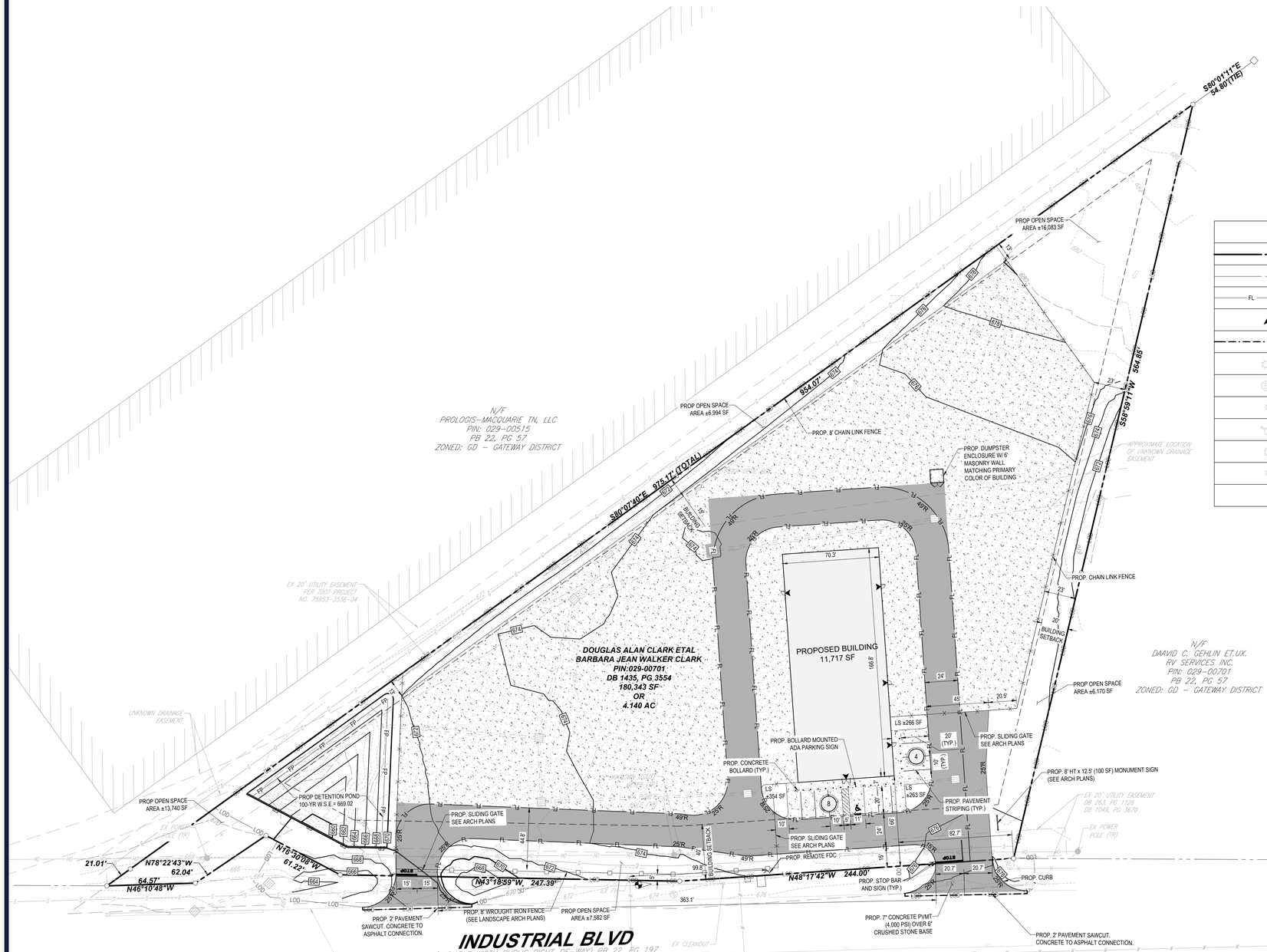
EXISITNG CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-SEMO-X----LAYOUT C-200 EXISTING CONDITIONS AND DEMOLITION PLAN
MCG



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
FL FL	PROP. FIRE LANE
	PROP. BUILDING INGRESS \ EGRESS
	PROP. PAVEMENT SAWCUT
	EXST. STREET LIGHT
E	EXST. ELECTRIC BOX
GTS GLM	EXST. GAS LINE MARKER / TESTING STATION
	EXST. FIRE HYDRANT
S	EXST. SANITARY SEWER MANHOLE
CO	EXST. SANITARY SEWER CLEANOUT
LS	LANDSCAPE AREA

SITE DATA TABLE

OWNER	
SITEPRO RENTALS, INC. 700 SH 121 BYP., #180, LEWISVILLE, TX 75067	
PLAT	
ADDRESS	
425 INDUSTRIAL BOULEVARD, LA VERGNE, TN 37086	
ZONING	
EXISTING ZONING	GD - GATEWAY DISTRICT
PROPOSED ZONING	GD - GATEWAY DISTRICT
EXISTING USE	PARKING
PROPOSED USE	INDUSTRIAL SALES
SPECIAL USE	N/A
BUILDINGS	
DENSITY	-
EXISTING BUILDING AREA	N/A
PROPOSED BUILDING AREA	11,717 SF (ONE BUILDING)
TOTAL BUILDING AREA	11,717 SF
SQ. FT. OF INDUSTRIAL SALES USE	11,717 SF
FLOOR AREA RATIO	0.065
HEIGHT	1-STORY, 21 FT TALL
LOT AREA	4.14 ACRES, 180,338.4 SF
SIGN HEIGHT/AREA	N/A/100 SF
PARKING	
REQUIRED SPACES (1 SPACE PER 1,000 SF)	12 SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPACES	11 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	1 SPACE
PROPOSED ADA-COMPLIANT PARKING SPACES	1 SPACE
TOTAL PROPOSED PARKING	12 SPACES
LANDSCAPE	
IMPERVIOUS SURFACE AREA PROPOSED	128,886 SF
ILA EXISTING	37,152 SF
ILA REQUIRED	36,067 SF
ILA PROPOSED	883 SF
OPEN SPACE PROVIDED	50,569 SF
TOTAL LANDSCAPE SURFACE AREA PROVIDED	51,452 SF (28.5%)

SITE PLAN NOTES

1. SEE SHEET C-101 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS AS REFERENCED ABOVE.
9. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES.
10. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

FEE IN LIEU OF SIDEWALK REQUIREMENTS:

REQUIRED SIDEWALK ALONG INDUSTRIAL BLVD. FRONTAGE: ±680 LF

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

ENGINEER/APPLICANT
BOHLER ENGINEERING TENNESSEE, LLC
209 10SH AVENUE SOUTH, SUITE 112,
NASHVILLE, TN 37203
CONTACT: KEVIN EAKES, P.E.
LICENSE NO.: 115507
PHONE: (629) 235-4040

OWNER
SITE PRO RENTALS LLC,
700 SH 121 BYP, #180,
LEWISVILLE, TX 75067
CONTACT: DAVID WILLIAMSON
PHONE: (469) 289-8268

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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CAD I.D.:	SITE

PROJECT:

SITE PLAN SUBMITTAL

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

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P.E.# 115507

SHEET TITLE:

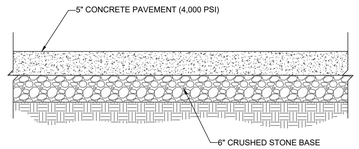
SITE PLAN

SHEET NUMBER:

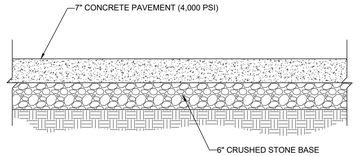
C-300

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-SITE-X---LAYOUT C-300 SITE PLAN

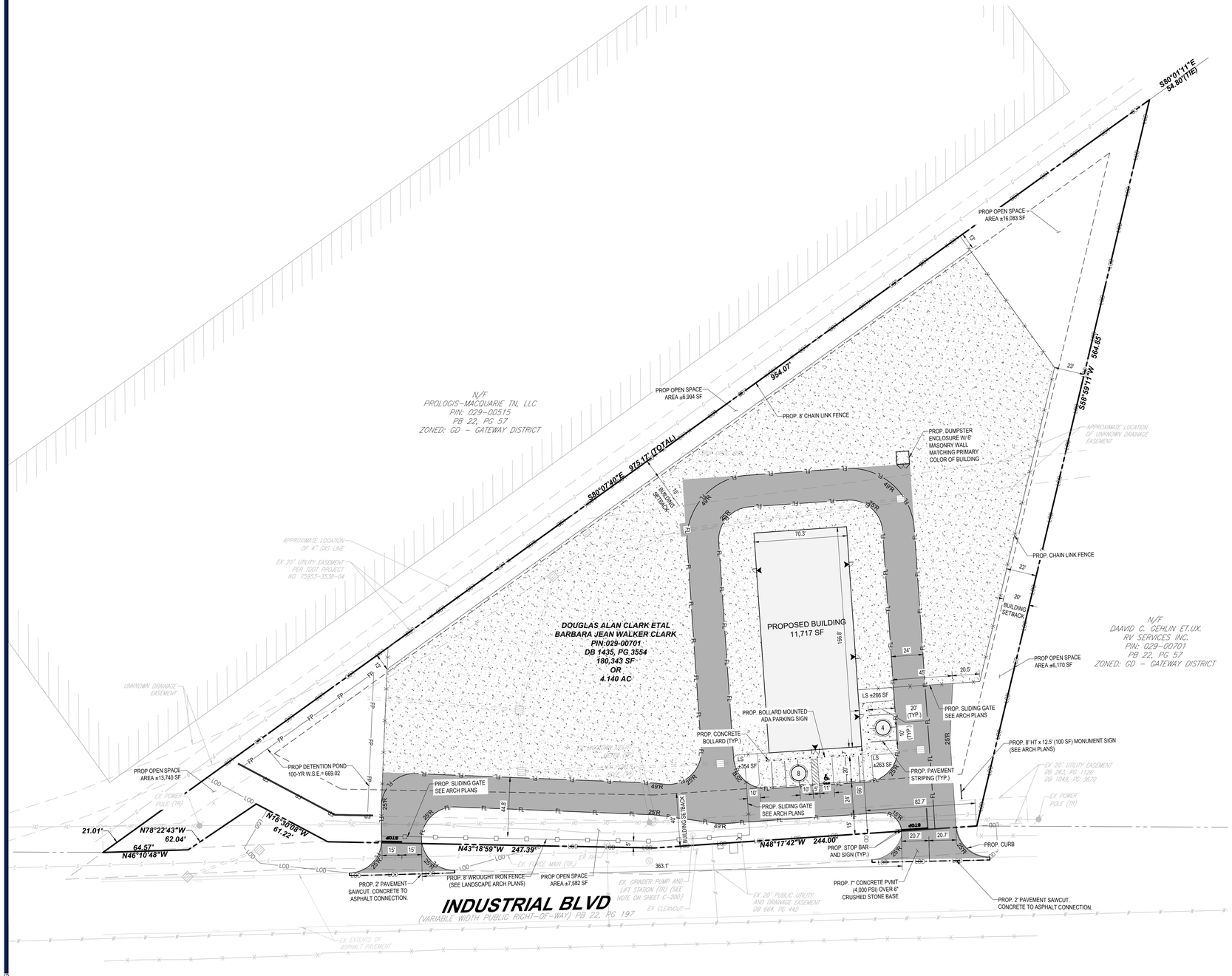


STANDARD DUTY PAVEMENT
NOT TO SCALE



HEAVY DUTY PAVEMENT
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
FL FL	PROP. FIRE LANE
	PROP. BUILDING INGRESS \ EGRESS
	PROP. PAVEMENT SAWCUT
	EXST. STREET LIGHT
E	EXST. ELECTRIC BOX
GTS GLM	EXST. GAS LINE MARKER / TESTING STATION
	EXST. FIRE HYDRANT
S	EXST. SANITARY SEWER MANHOLE
CO	EXST. SANITARY SEWER CLEANOUT

HATCH LEGEND

	HEAVY DUTY PAVEMENT
	STANDARD DUTY PAVEMENT

SITE PLAN NOTES

1. SEE SHEET C-101 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS AS REFERENCED ABOVE.
9. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES.
10. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

40 20 10 0 40
1"= 40'

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PROJECT No.:	TXA230018.00
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DATE:	09/29/2023
CAD I.D.:	SITE

PROJECT:

SITE PLAN SUBMITTAL

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

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NASHVILLE, TENNESSEE 37203
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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

PAVING AND DIMENSION CONTROL PLAN

SHEET NUMBER:

C-301

ORG. DATE - 08/28/2023

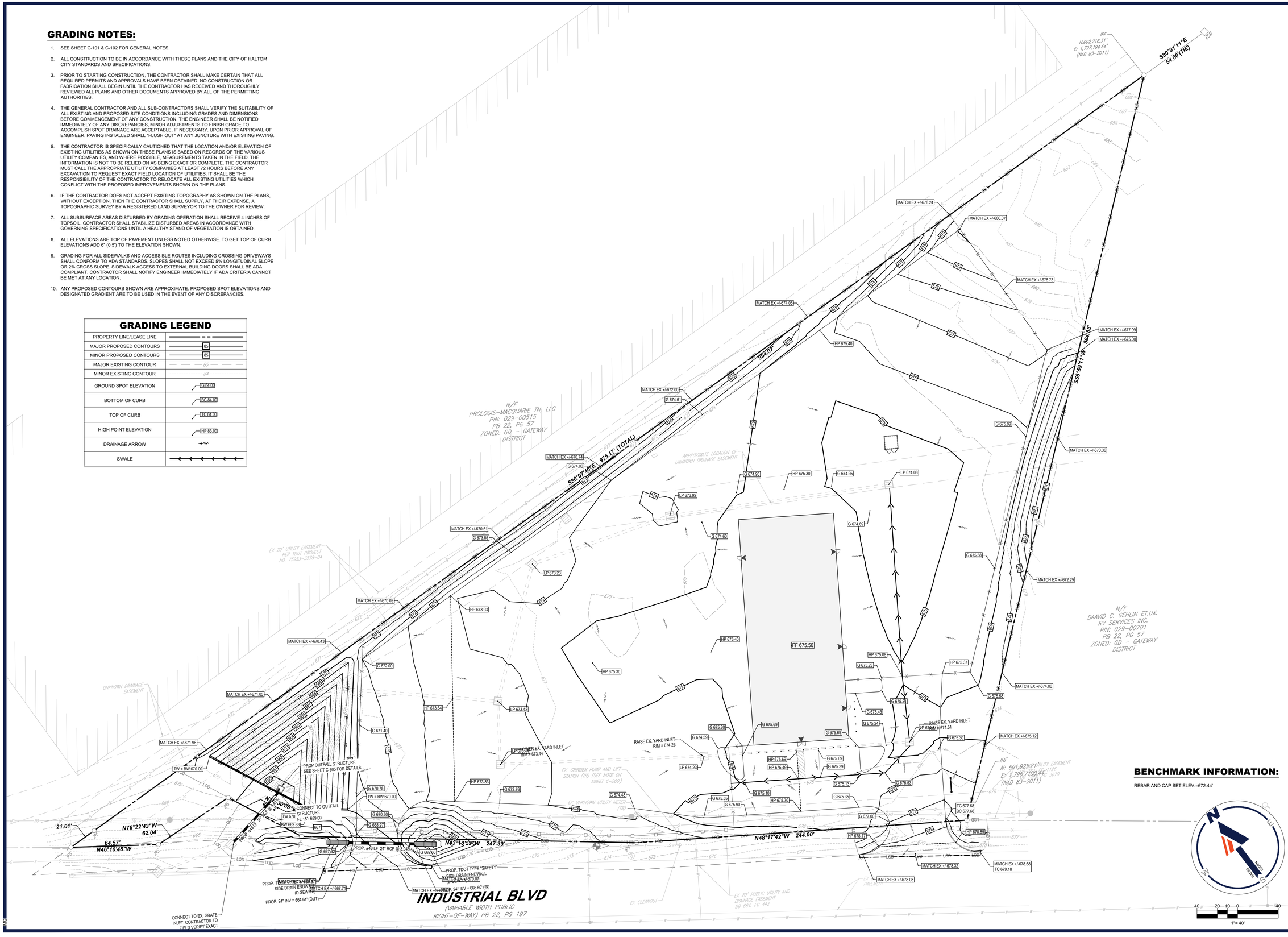
Sep 29, 2023
H:\2023\TXA230018.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-SITE-X----LAYOUT C-301 PAVING PLAN

GRADING NOTES:

1. SEE SHEET C-101 & C-102 FOR GENERAL NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF HALTOM CITY STANDARDS AND SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN 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.
4. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
7. ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
8. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" (0.5') TO THE ELEVATION SHOWN.
9. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
10. ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.

GRADING LEGEND

PROPERTY LINE/LEASE LINE	
MAJOR PROPOSED CONTOURS	85
MINOR PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
GROUND SPOT ELEVATION	G 84.00
BOTTOM OF CURB	BC 84.00
TOP OF CURB	TC 84.00
HIGH POINT ELEVATION	HP 83.00
DRAINAGE ARROW	
SWALE	



BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

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ENVIRONMENTAL SERVICES
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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

GRADING PLAN

SHEET NUMBER:

C-400

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\05\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-GRADX-----LAYOUT C-400 GRADING PLAN
MKS

VICINITY MAP
NOT TO SCALE

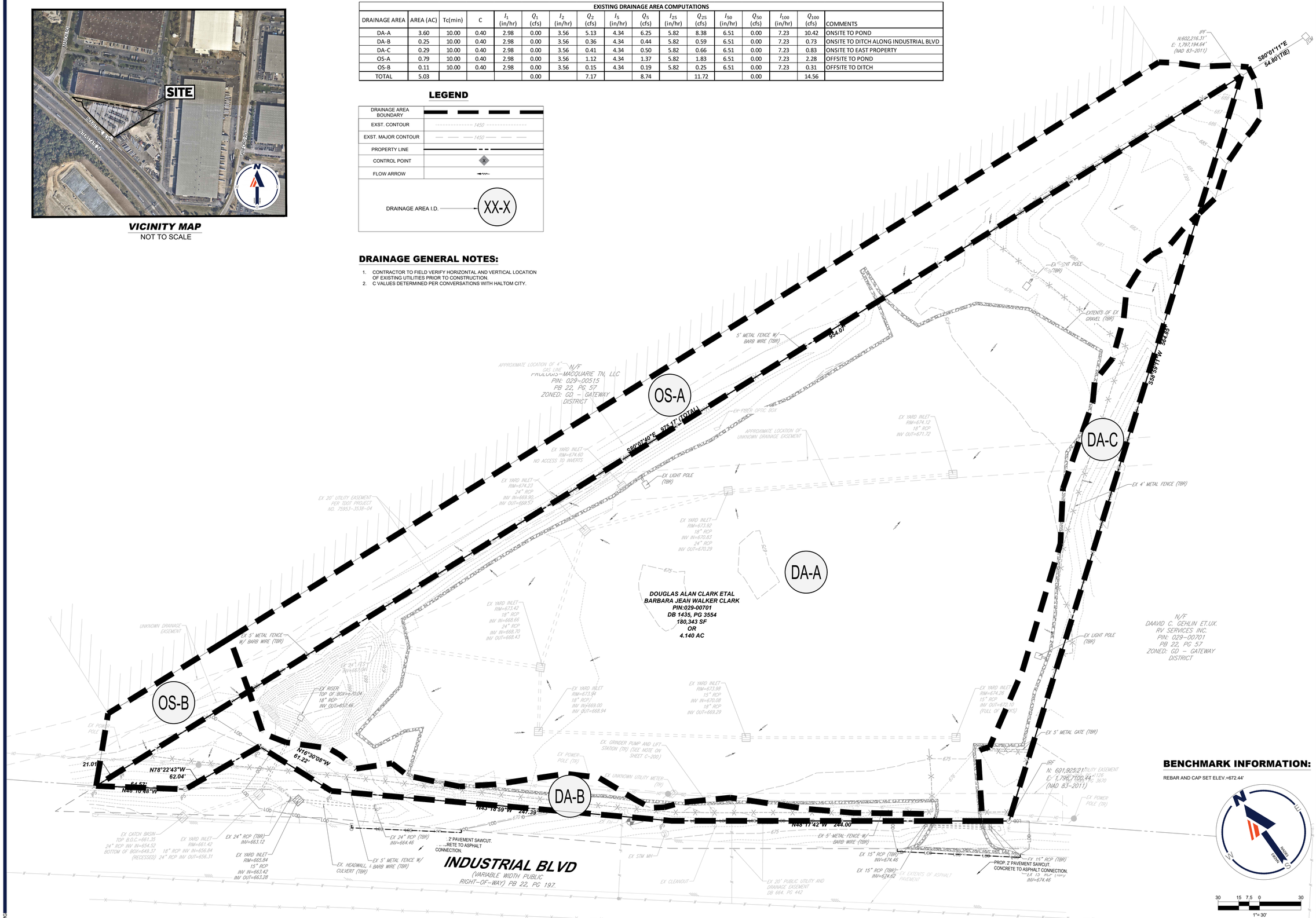
EXISTING DRAINAGE AREA COMPUTATIONS																
DRAINAGE AREA	AREA (AC)	Tc(min)	C	I_1 (in/hr)	Q_1 (cfs)	I_2 (in/hr)	Q_2 (cfs)	I_5 (in/hr)	Q_5 (cfs)	I_{25} (in/hr)	Q_{25} (cfs)	I_{50} (in/hr)	Q_{50} (cfs)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
DA-A	3.60	10.00	0.40	2.98	0.00	3.56	5.13	4.34	6.25	5.82	8.38	6.51	0.00	7.23	10.42	ONSITE TO POND
DA-B	0.25	10.00	0.40	2.98	0.00	3.56	0.36	4.34	0.44	5.82	0.59	6.51	0.00	7.23	0.73	ONSITE TO DITCH ALONG INDUSTRIAL BLVD
DA-C	0.29	10.00	0.40	2.98	0.00	3.56	0.41	4.34	0.50	5.82	0.66	6.51	0.00	7.23	0.83	ONSITE TO EAST PROPERTY
OS-A	0.79	10.00	0.40	2.98	0.00	3.56	1.12	4.34	1.37	5.82	1.83	6.51	0.00	7.23	2.28	OFFSITE TO POND
OS-B	0.11	10.00	0.40	2.98	0.00	3.56	0.15	4.34	0.19	5.82	0.25	6.51	0.00	7.23	0.31	OFFSITE TO DITCH
TOTAL	5.03				0.00		7.17		8.74		11.72		0.00		14.56	

LEGEND

DRAINAGE AREA BOUNDARY	
EXST. CONTOUR	1450
EXST. MAJOR CONTOUR	1452
PROPERTY LINE	
CONTROL POINT	
FLOW ARROW	
DRAINAGE AREA I.D.	XX-X

DRAINAGE GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. C VALUES DETERMINED PER CONVERSATIONS WITH HALTOM CITY.



BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

30 15 7.5 0 30
1"= 30'

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P.E.# 115507

SHEET TITLE:

PRE DRAINAGE AREAS MAP

SHEET NUMBER:

C-501

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\SITE\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-ERIN-X---LAYOUT C-501 PRE DRAINAGE AREAS MAP
MKS

VICINITY MAP
NOT TO SCALE

PROPOSED DRAINAGE AREA COMPUTATIONS

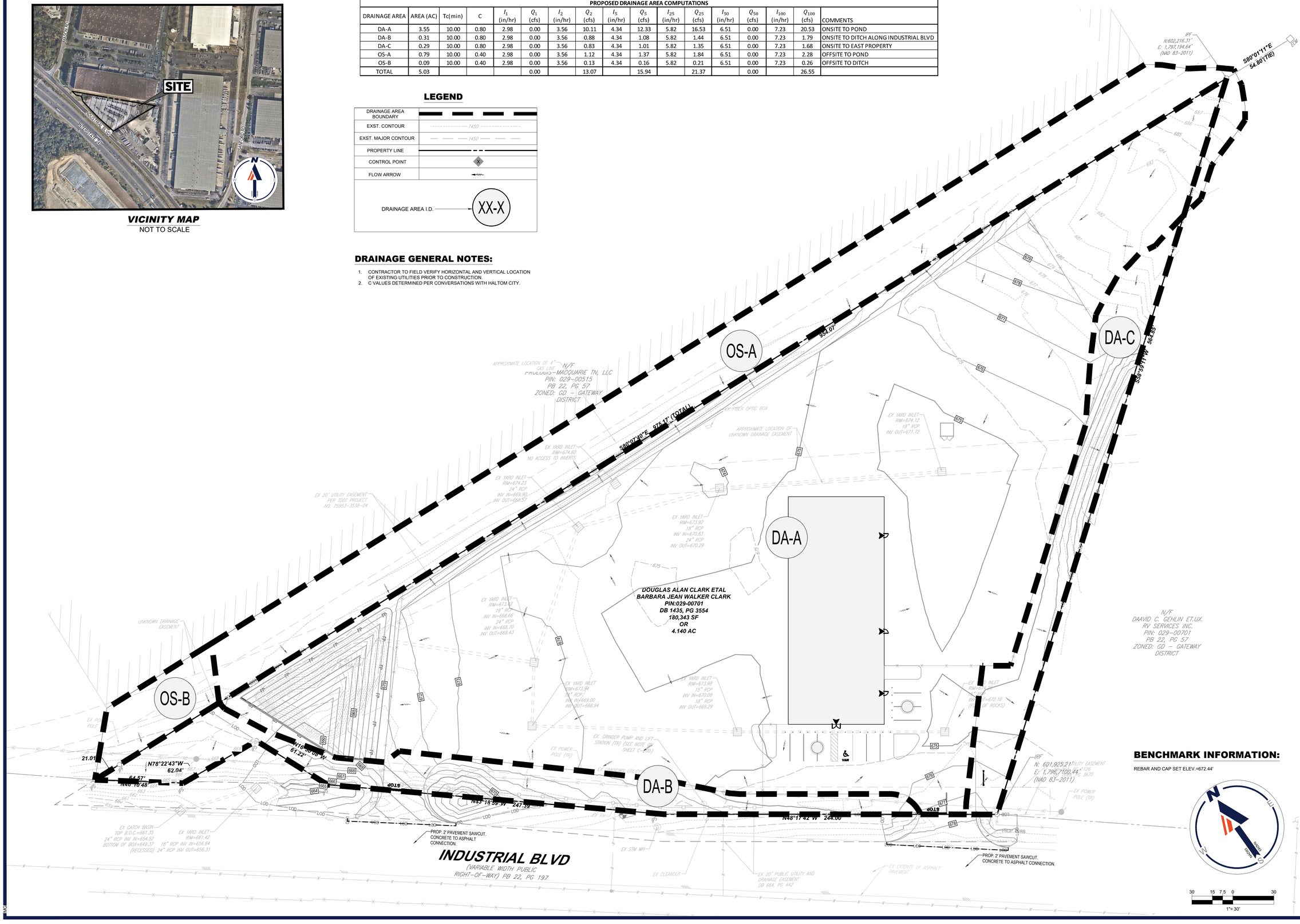
DRAINAGE AREA	AREA (AC)	Tc(min)	C	I_1 (in/hr)	Q_1 (cfs)	I_2 (in/hr)	Q_2 (cfs)	I_5 (in/hr)	Q_5 (cfs)	I_{25} (in/hr)	Q_{25} (cfs)	I_{50} (in/hr)	Q_{50} (cfs)	I_{100} (in/hr)	Q_{100} (cfs)	COMMENTS
DA-A	3.55	10.00	0.80	2.98	0.00	3.56	10.11	4.34	12.33	5.82	16.53	6.51	0.00	7.23	20.53	ONSITE TO POND
DA-B	0.31	10.00	0.80	2.98	0.00	3.56	0.88	4.34	1.08	5.82	1.44	6.51	0.00	7.23	1.79	ONSITE TO DITCH ALONG INDUSTRIAL BLVD
DA-C	0.29	10.00	0.80	2.98	0.00	3.56	0.83	4.34	1.01	5.82	1.35	6.51	0.00	7.23	1.68	ONSITE TO EAST PROPERTY
OS-A	0.79	10.00	0.40	2.98	0.00	3.56	1.12	4.34	1.37	5.82	1.84	6.51	0.00	7.23	2.28	OFFSITE TO POND
OS-B	0.09	10.00	0.40	2.98	0.00	3.56	0.13	4.34	0.16	5.82	0.21	6.51	0.00	7.23	0.26	OFFSITE TO DITCH
TOTAL	5.03				0.00		13.07		15.94		21.37		0.00		26.55	

LEGEND

DRAINAGE AREA BOUNDARY	
EXST. CONTOUR	1450
EXST. MAJOR CONTOUR	1452
PROPERTY LINE	
CONTROL POINT	
FLOW ARROW	
DRAINAGE AREA I.D.	XX-X

DRAINAGE GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. C VALUES DETERMINED PER CONVERSATIONS WITH HALTOM CITY.



BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

30 15 7.5 0 30
1"= 30'

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CHECKED BY:	RDW
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CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

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LA VERGNE, TN 37086

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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

POST DRAINAGE AREAS MAP

SHEET NUMBER:

C-502

ORG. DATE - 08/28/2023

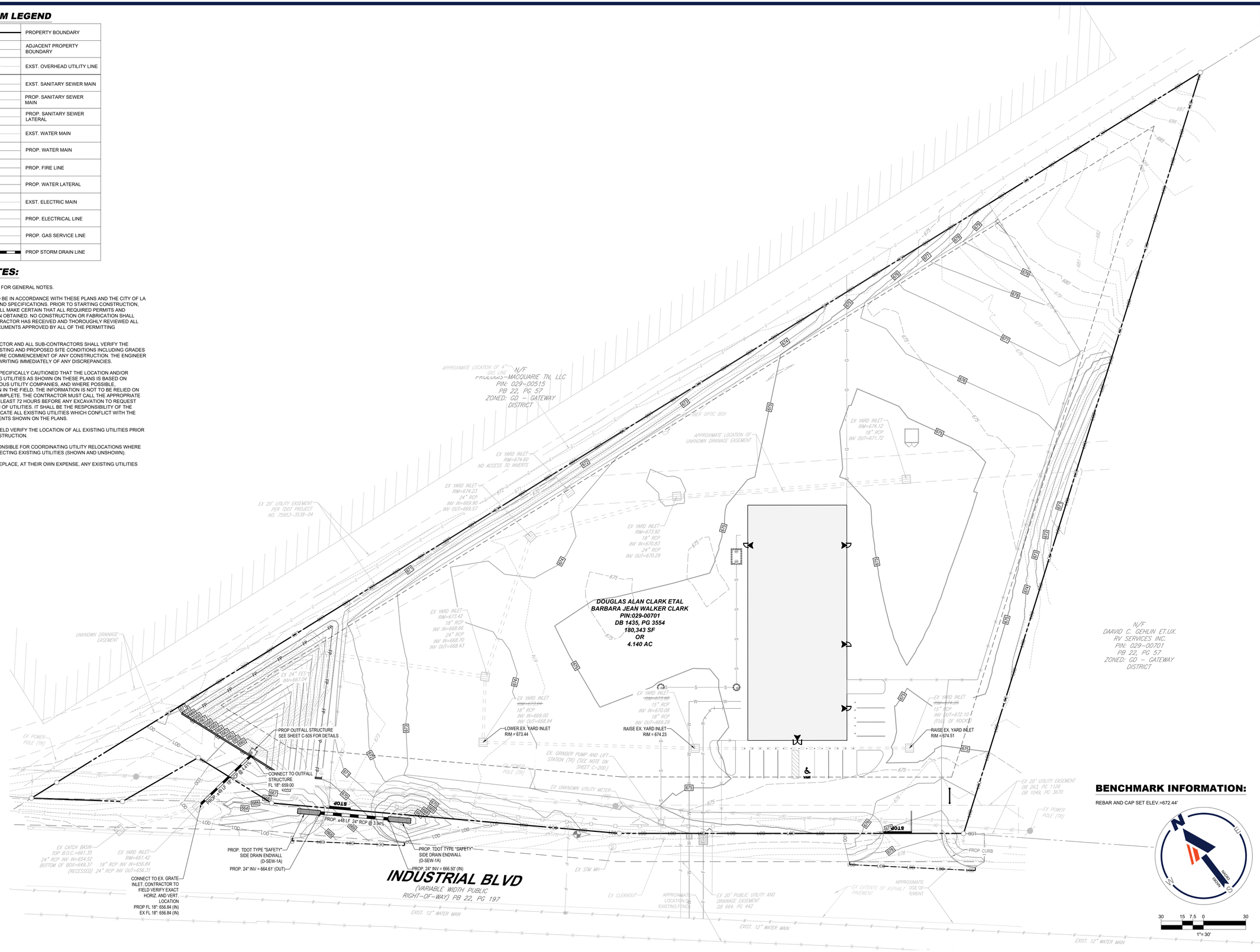
Sep 29, 2023
I:\2023\TXA\20018.00\05\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-SRN-X-----LAYOUT C-502 POST DRAINAGE AREAS MAP
MKS

STORM LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
S S	EXST. SANITARY SEWER MAIN
S S	PROP. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
W W W	EXST. WATER MAIN
W W	PROP. WATER MAIN
F F	PROP. FIRE LINE
WL WL	PROP. WATER LATERAL
E E E	EXST. ELECTRIC MAIN
E E	PROP. ELECTRICAL LINE
G G	PROP. GAS SERVICE LINE
	PROP STORM DRAIN LINE

UTILITY NOTES:

1. REFER TO SHEET C-102 FOR GENERAL NOTES.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF LA VERGNE STANDARDS AND SPECIFICATIONS. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN 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.
3. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
7. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.



BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

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PROPOSED DEVELOPMENT

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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

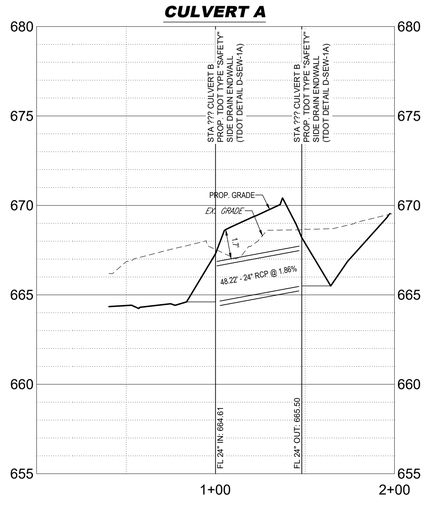
STORM SEWER PLAN

SHEET NUMBER:

C-503

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\05ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-PSTM-X1-----LAYOUT C-503 STORM SEWER PLAN
MCG



EXISTING STORM CHECK WITH UPDATED FLOWS & GRADES

Storm Drainage Calculations

From (UpS Junction)	To (DnS Junction)	Pipe Length	Drainage Area: Incremental No. (ID)	Drainage Area: Incremental Area	Drainage Area: Total Area	Runoff "c"	Inc. cA	Total cA	Time of Concentration: Inlet	Time of Concentration: Travel	Time of Concentration: Total	100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover (From Inlet)	Q pipe	Pipe Size Diameter	No. Barrels	Box Size: Width	Box Size: Height	Manning's "n"	SF	HGL: UpS	HGL: DnS	Head Loss Calculations: V_1 (in)	V_2 (out)	$V_1^2/2g$	$V_2^2/2g$	Kj	$(Kj)(V_1^2/2g)$	HL	Design HGL	T/C or Ground Elev.	Comment
Sta	Sta	ft		Acres	Acres				min.	min.	min.	in/hr	cfs	cfs	cfs	cfs	in		ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	ft	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	18a	19	20	21	22	23	24	25	26	27	28	29	30	31	32	35	36
#VALUE!																																		
5+88.13	4+27.82	160.31	EX. GRATE A4	1.32	1.32	0.80	1.06	1.06	10.0	0.5	10.5	8.74	9.27	0.00	0.00	9.27	18	1	N/A	N/A	0.013	0.0078	669.48	668.23	N/A	5.25	N/A	0.43	0.50	N/A	0.21	669.48	674.12	
4+27.82	3+20.42	107.4	EX. GRATE A3	0.47	1.79	0.80	0.38	1.44	10.5	0.4	10.9	8.74	3.33	0.00	0.00	12.60	24	1	N/A	N/A	0.013	0.0031	668.23	667.89	5.25	4.01	0.43	0.25	0.70	0.30	0.10	668.23	673.92	
3+20.42	2+16.11	104.31	EX. GRATE A2	0.12	1.91	0.80	0.10	1.54	10.9	0.4	11.3	8.74	0.88	0.00	0.00	13.48	24	1	N/A	N/A	0.013	0.0036	667.89	667.51	4.01	4.29	0.25	0.29	1.10	0.27	0.10	667.89	674.23	
2+16.11	1+00.00	116.11	EX. GRATE A1	0.13	2.04	0.80	0.10	1.64	11.3	0.4	11.7	8.51	0.86	0.00	0.00	14.34	24	1	N/A	N/A	0.013	0.0040	667.51	667.04	4.29	4.56	0.29	0.32	1.50	0.43	0.10	667.51	673.42	
LAT A1																																		
4+45.87	2+96.95	148.92	EX. GRATE A1.2	0.25	0.25	0.80	0.20	0.20	10.0	1.7	11.7	8.74	1.75	0.00	0.00	1.75	15	1	N/A	N/A	0.013	0.0007	669.19	669.08	N/A	1.43	N/A	0.03	1.50	N/A	0.10	669.19	674.51	EX. RIM RAISED 0.25'
2+96.95	1+46.54	150.41	EX. GRATE A1.1	0.38	0.63	0.80	0.30	0.50	11.7	1.0	12.7	8.51	4.26	0.00	0.00	4.26	18	1	N/A	N/A	0.013	0.0016	669.08	668.83	1.43	2.41	0.03	0.09	1.00	0.03	0.10	669.08	674.23	EX. RIM RAISED 0.25'
1+46.54	1+00.00	46.54	EX. GRATE A1	0.19	0.82	0.80	0.15	0.65	12.7	0.3	13.0	8.28	5.39	0.00	0.00	5.39	18	1	N/A	N/A	0.013	0.0026	668.83	668.70	2.41	3.05	0.09	0.14	1.00	0.09	0.10	668.83	673.44	EX. RIM LOWERED 0.50'

Sep 29, 2023
H:\2023\TXA230018.000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-PSTM-X-----LAYOUT C-504 STORM PROFILES & CALCULATIONS
MCS

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KEVIN EAKES, P.E.
P.E.# 115507

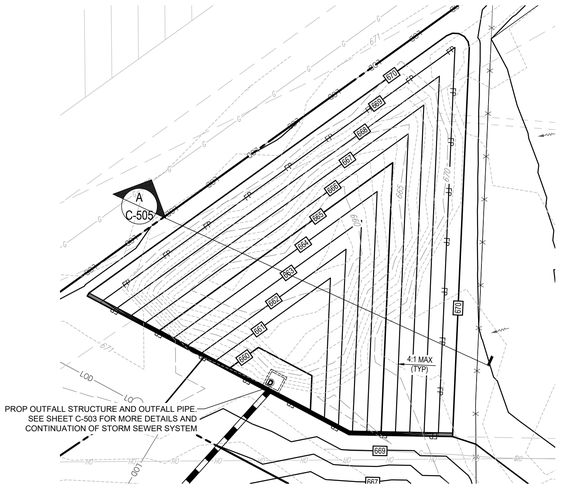
SHEET TITLE:

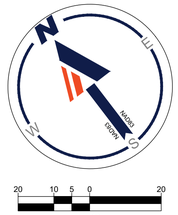
STORM PROFILES & CALCULATIONS

SHEET NUMBER:

C-504

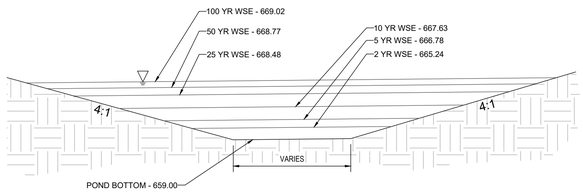
ORG. DATE - 08/28/2023





BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'



POND SECTION A

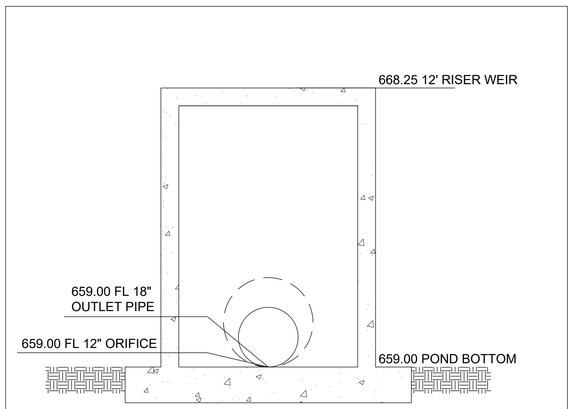
NTS

PROP. DETENTION POND VOLUME						
Surface Area (sf)	Total Depth	Elev.	Depth	Volume	Total Volume (CF)	Notes
0	0.0	659.00	0.0	0	0	
331	1.0	660.00	1.0	166	166	
604	1.0	661.00	1.0	468	633	
958	1.0	662.00	1.0	781	1,414	
1,394	1.0	663.00	1.0	1,176	2,590	
1,906	1.0	664.00	1.0	1,650	4,240	
2,491	1.0	665.00	1.0	2,199	6,439	
2,649	0.2	665.24	0.2	617	7,056	**2 YR WSE**
3,150	0.8	666.00	0.8	2,204	9,259	
3,721	0.8	666.78	0.8	2,680	11,939	**5 YR WSE**
3,882	0.2	667.00	0.2	836	12,775	
4,390	0.6	667.63	0.6	2,606	15,381	**10 YR WSE**
4,688	0.4	668.00	0.4	1,679	17,060	
5,110	0.5	668.48	0.5	2,351	19,412	**25 YR WSE**
5,365	0.3	668.77	0.3	1,519	20,931	**50 YR WSE**
5,567	0.2	669.00	0.2	1,257	22,188	
5,586	0.0	669.02	0.0	112	22,299	**100 YR WSE**
6,504	1.0	670.00	1.0	5,924	28,223	

Storm Frequency	Existing Peak Discharge (CFS)	Proposed Peak Discharge (CFS)
2 YR	10.59	7.80
5 YR	17.14	8.93
10 YR	21.62	9.49
25 YR	27.43	13.77
50 YR	31.78	21.34
100 YR	36.10	25.35

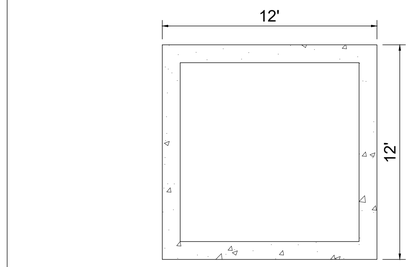
STORAGE REQUIRED	STORAGE PROVIDED
0.51 AC-FT	0.65 AC-FT*

*SEE HYDRAFLOW DETENTION SUMMARY REPORT, PREPARED BY BOHLER ENGINEERING.



POND OUTLET CONTROL PROFILE

NOT TO SCALE



POND OUTLET CONTROL PLAN

NOT TO SCALE

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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

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P.E.# 115507

SHEET TITLE:

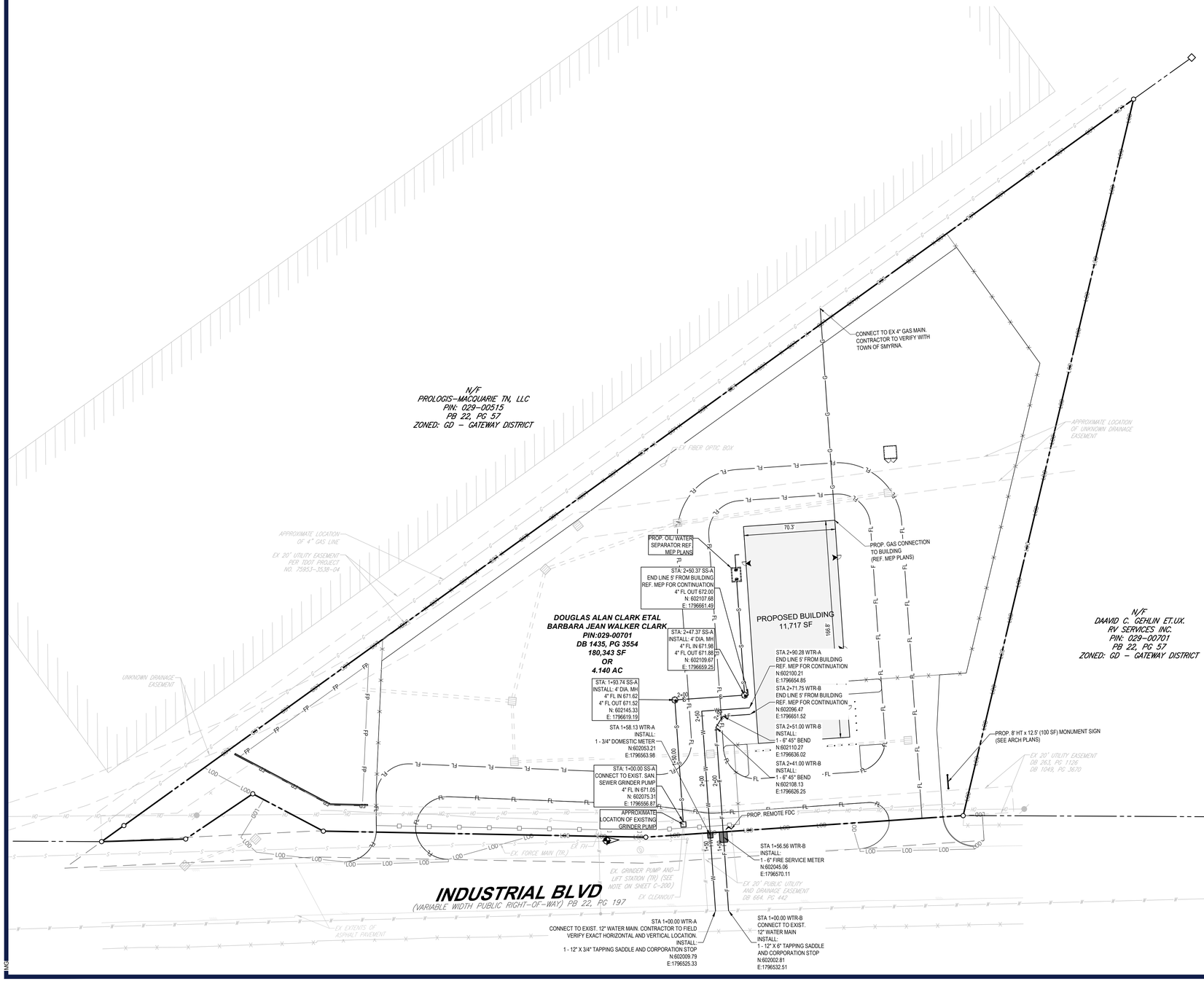
EXISTING DETENTION ANALYSIS

SHEET NUMBER:

C-505

ORG. DATE - 08/28/2023

Sep 29, 2023
11:22:37 TXA230018.00/05 ENGINEERING/DRAWINGS/CONSTRUCTION PLANS/PLAN SETS/TXA230018.05-GRAD-X-----LAYOUT C-505 EXISTING DETENTION ANALYSIS



UTILITY LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
OH OH OH	EXST. OVERHEAD UTILITY LINE
S S	EXST. SANITARY SEWER MAIN
SL SL	PROP. SANITARY SEWER LATERAL
F F	PROP FIRE LINE
W W W	EXST. WATER MAIN
W W	PROP. WATER LINE
●	PROP. VALVE
	PROP. REMOTE FDC

UTILITY NOTES:

1. REFER TO SHEET C-101 & C-102 FOR CONSTRUCTION NOTES.
2. CONTRACTOR TO NOTIFY THE ENGINEER IN WRITING SHOULD ANY DISCREPANCIES EXIST.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND COORDINATE WITH ADJACENT USERS AND APPROPRIATE JURISDICTIONS FOR ANY ANTICIPATED SERVICE DISRUPTION.
4. CONTRACTOR WILL ENSURE THAT FIRE HYDRANTS ARE ACCESSIBLE TO FIRE TRUCKS AT ALL TIMES.
5. CONTRACTOR SHALL SEQUENCE CONSTRUCTION SUCH THAT NO MORE THAN ONE EXISTING FIRE HYDRANT IS OUT OF SERVICE AT ANY GIVEN TIME.
6. EXISTING UTILITIES ARE SHOWN USING SURVEY DATA, RECORD PLANS, AND LIMITED FIELD VERIFICATION.
7. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN AND UNSHOWN).
9. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
10. ALL WATER AND SEWER CROSSINGS SHALL CONFORM TO CHAPTER 290.44 OF THE TCEQ STANDARD CODE.
11. ALL WATER SERVICES UNDER PAVEMENT SHALL BE PLACED IN 2 INCH PVC CONDUIT OR LARGER AS NEEDED FOR CARRIER PIPE.
12. ALL SANITARY SEWER LINES THAT HAVE 10' OF COVER OR GREATER SHALL BE SDR-26.
13. ANY MOISTURE CONDITIONING FOR BUILDING PADS MUST OCCUR PRIOR TO COMMENCEMENT OF UTILITY WORK.
14. THE PROPOSED SANITARY SEWER SERVICE AND FORCE MAIN SHOULD COMPLY WITH APPLICABLE PLUMBING CODE REQUIREMENTS.
15. REFERENCE FIRE PROTECTION ENGINEER FOR SIZING AND DESIGN.
16. CONTRACTOR RESPONSIBLE FOR TRAFFIC CONTROL PLANS AND TRAFFIC CONTROL IMPLEMENTATION.

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

40 20 10 0 40

1"= 40'

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

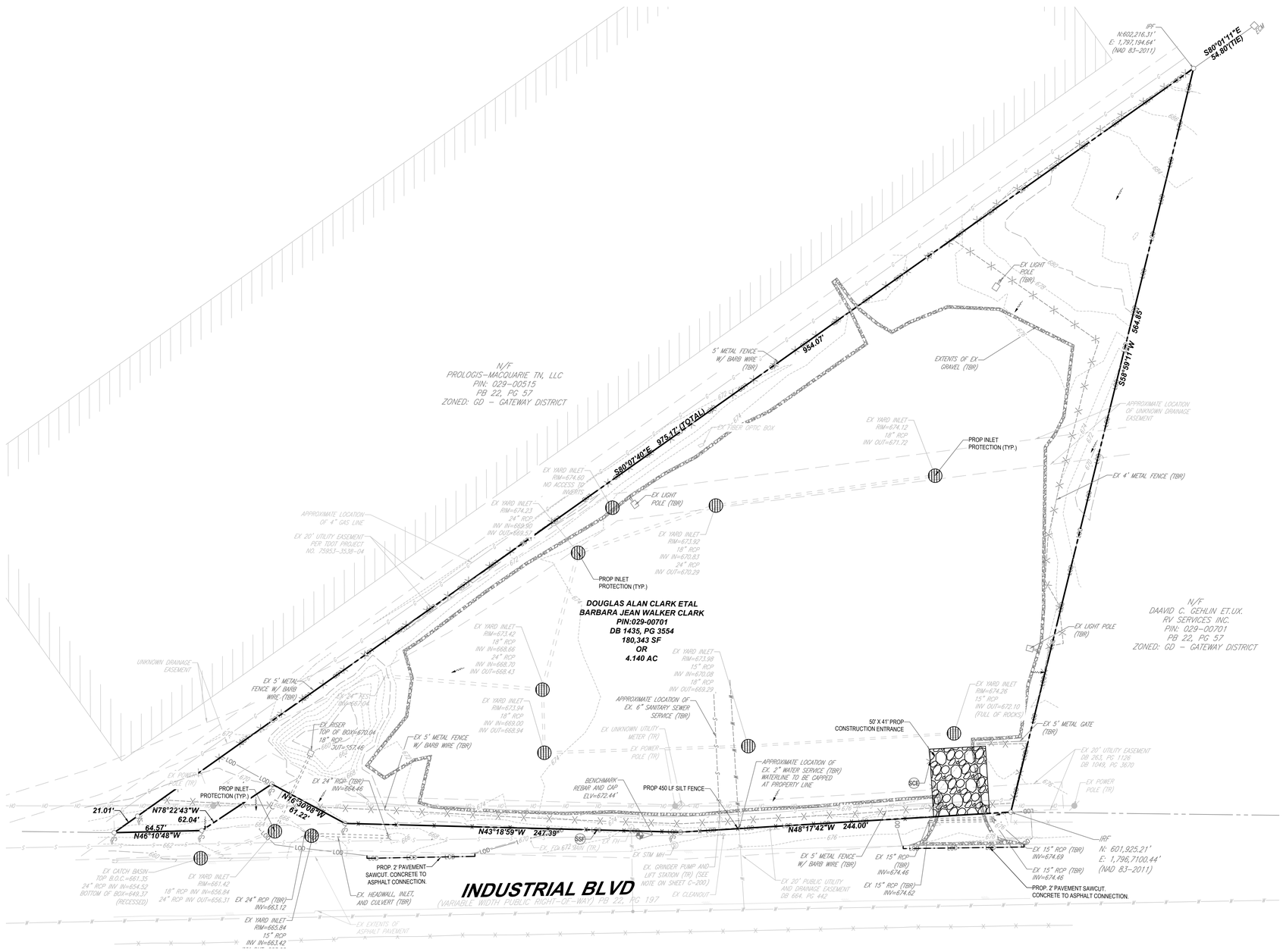
UTILITY PLAN

SHEET NUMBER:

C-601

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\SITE\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-UTIL.X---LAYOUT C-601 UTILITY PLAN
IMCG



VICINITY MAP
NOT TO SCALE

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT CONTROL DEVICES AFTER THE SITE HAS BEEN STABILIZED AND SOD OR MULCH IN PLANTED AREAS HAS TAKEN ROOT.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING FILTER FABRIC & OTHER EROSION CONTROL DEVICES.
4. CONTRACTOR SHALL COMPLY WITH ALL CITY OF LA VERGNE STANDARDS AND REQUIREMENTS.
5. SEE SHEET C-101 & C-102 FOR CONSTRUCTION NOTES.

EROSION CONTROL SCHEDULE AND PHASING:

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING

PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
2. INSTALL SANITARY SEWER AND WATER AS SPECIFIED ON PLAN SHEETS.

PHASE C - PAVING
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
2. STABILIZE SUBGRADE.
3. PAVE STREETS AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
4. RE-INSTALL ANY STORM WATER POLLUTION PREVENTION MEASURED REMOVED FOR PAVING OPERATIONS.

PHASE D - LANDSCAPING AND SOIL STABILIZATION
1. REVEGETATE LOT AND PARKWAYS.
2. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

LEGEND

PROPERTY LINE/LEASE LINE	
MAJOR PROPOSED CONTOURS	85
MINOR PROPOSED CONTOURS	80
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
DRAINAGE RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
SILT FENCE	X X
INLET PROTECTION	
50'X20' STABILIZED CONSTRUCTION ENTRANCE PER NCTCOG DRAWING 1070 A & B 12" MIN THICKNESS, 4-6" ROCK (CRUSHED CONCRETE NOT ALLOWED)	
PROP. GRAVEL MULCH (REF. LANDSCAPE PLAN)	

40 20 10 0 40
1"= 40'

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DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
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P.E.# 115507

SHEET TITLE:

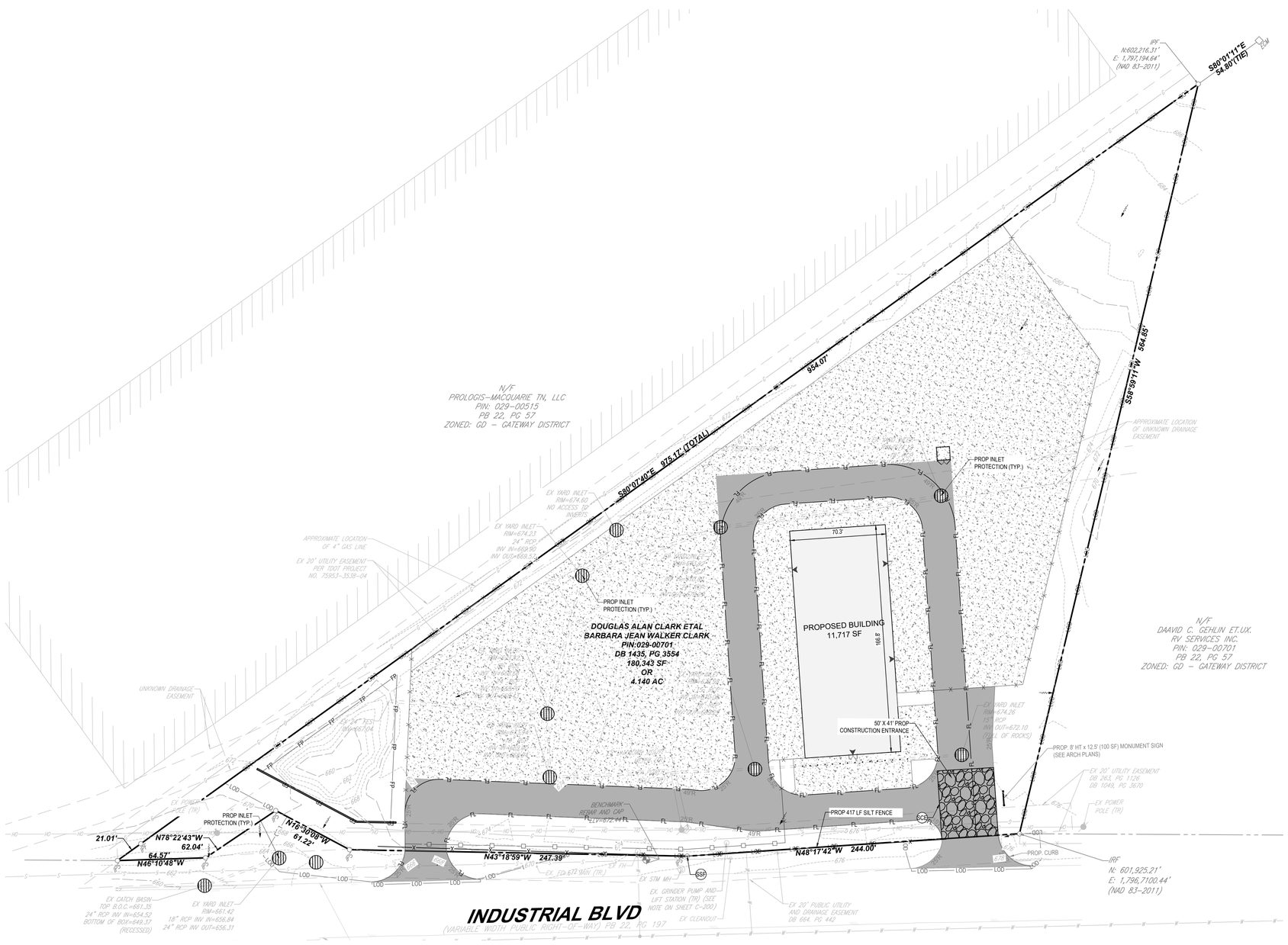
SOIL EROSION & SEDIMENT CONTROL PLAN I

SHEET NUMBER:

C-701

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2021\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-EROS-X---LAYOUT C-701 EROSION CONTROL PLAN
MCG



VICINITY MAP
NOT TO SCALE

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
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3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING FILTER FABRIC & OTHER EROSION CONTROL DEVICES.
4. CONTRACTOR SHALL COMPLY WITH ALL CITY OF LA VERGNE STANDARDS AND REQUIREMENTS.
5. SEE SHEET C-101 & C-102 FOR CONSTRUCTION NOTES.

EROSION CONTROL SCHEDULE AND PHASING:

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING

PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION EXIT ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.

PHASE B - UTILITIES
1. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
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3. REMOVE EROSION CONTROL DEVICES WHEN MINIMUM 70% GROUND COVER IS ESTABLISHED. VEGETATION MUST BE ESTABLISHED BEFORE STRUCTURAL CONTROLS REMOVED.

LEGEND

PROPERTY LINE/LEASE LINE	
MAJOR PROPOSED CONTOURS	85
MINOR PROPOSED CONTOURS	85
MAJOR EXISTING CONTOUR	85
MINOR EXISTING CONTOUR	84
DRAINAGE SWALE	
DRAINAGE RIDGE	
LIMIT OF DISTURBANCE	LOD LOD
SILT FENCE	X X
INLET PROTECTION	
50'X20' STABILIZED CONSTRUCTION ENTRANCE PER NCTCOG DRAWING 1070 A & B 12" MIN THICKNESS, 4-6" ROCK (CRUSHED CONCRETE NOT ALLOWED)	
PROP. GRAVEL MULCH (REF. LANDSCAPE PLAN)	

40 20 10 0 40
1"= 40'

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PERMITTING SERVICES
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CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN II

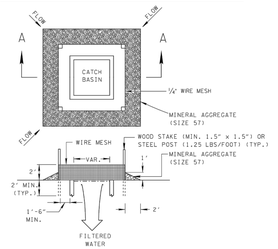
SHEET NUMBER:

C-702

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-EROS-X---LAYOUT C-702 EROSION CONTROL PLAN
MCG

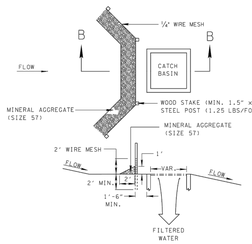
CATCH BASIN PROTECTION (TYPE B)



SECTION A-A

EROSION CONTROL PLAN LEGEND: (B) CATCH BASIN PROTECTION (TYPE B)

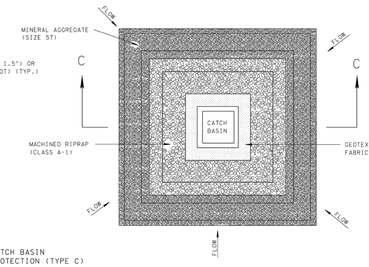
CATCH BASIN PROTECTION (TYPE C)



SECTION B-B

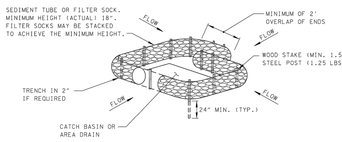
EROSION CONTROL PLAN LEGEND: (C) CATCH BASIN PROTECTION (TYPE C)

CATCH BASIN PROTECTION (TYPE A)



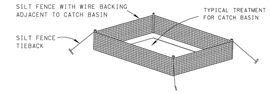
EROSION CONTROL PLAN LEGEND: (A) CATCH BASIN PROTECTION (TYPE A)

CATCH BASIN PROTECTION (TYPE D)

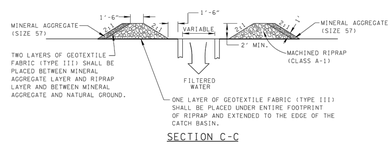


EROSION CONTROL PLAN LEGEND: (D) CATCH BASIN PROTECTION (TYPE D)

CATCH BASIN PROTECTION (TYPE E)



EROSION CONTROL PLAN LEGEND: (E) CATCH BASIN PROTECTION (TYPE E)



SECTION C-C

EROSION CONTROL PLAN LEGEND: (A) CATCH BASIN PROTECTION (TYPE A)

CATCH BASIN PROTECTION GENERAL NOTES

(A) CATCH BASIN PROTECTION IS USED TO PREVENT SEDIMENT IN CONSTRUCTION SITE RUNOFF FROM ENTERING A STORM SEWER SYSTEM.

(B) TYPE B, TYPE C, TYPE D (SEDIMENT TUBE), AND TYPE E SHOULD ONLY BE USED IN UNPAVED AREAS. TYPE A AND TYPE D (FILTER SOCK) MAY BE USED IN BOTH UNPAVED AND PAVED AREAS.

(C) TYPE B, TYPE C, TYPE D, AND TYPE E HAVE A MAXIMUM DRAINAGE AREA OF 1 ACRE. TYPE A HAS A MAXIMUM DRAINAGE AREA OF 2 ACRES.

(D) ONLY GEOTEXTILE FABRIC (TYPE III) LISTED ON THE QUALIFIED PRODUCTS LIST SHALL BE USED.

(E) THE WIRE MESH USED IN TYPE B AND TYPE C SHALL BE A MINIMUM 19 GAGE HARDWARE CLOTH WITH ½ INCH MESH OPENINGS.

(F) FOR INSTALLATION DETAILS FOR SILT FENCE WITH WIRE BACKING (EC-STR-3C), FILTER SOCK (EC-STR-8), AND SEDIMENT TUBE (EC-STR-3?) REFER TO THEIR RESPECTIVE STANDARD DRAWING. FILTER SOCKS MAY NOT REQUIRE STAKING WHEN APPROVED BY THE ENGINEER.

(G) ANY PRODUCT LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE IS ALSO ACCEPTABLE.

(H) CATCH BASIN PROTECTION SHALL BE PAID FOR UNDER THE FOLLOWING ITEM NUMBERS:

209-40.50 CATCH BASIN PROTECTION (TYPE A) PER EACH
209-40.51 CATCH BASIN PROTECTION (TYPE B) PER EACH
209-40.52 CATCH BASIN PROTECTION (TYPE C) PER EACH
209-40.53 CATCH BASIN PROTECTION (TYPE D) PER EACH
209-40.54 CATCH BASIN PROTECTION (TYPE E) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CATCH BASIN PROTECTION.

(I) SEDIMENT SHALL BE REMOVED FROM BEHIND THE CATCH BASIN PROTECTION WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-19 TO EC-STR-19.

- REV. 5-27-01: CHANGED ITEM NO. 303-15.01 TO 303-10.01.
- REV. 12-18-02: IN CATCH BASIN SILT FENCE SILT TRAP CHANGED TYPE OF SILT FENCE FROM SILT FENCE (WITHOUT BACKING) TO SILT FENCE (WITH BACKING) AND PAY ITEM FROM 209-08 TO 209-08.02.
- REV. 3-15-04: CHANGED LEGENDS FOR TEMPORARY ROCK AND SILT FENCE CATCH BASIN PROTECTION.
- REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.
- REV. 4-1-08: REPLACED HAY BALE SILT TRAP, REVISED GENERAL NOTES, AND MISC. EDITS TO DRAWING.

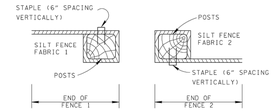
MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

CATCH BASIN PROTECTION

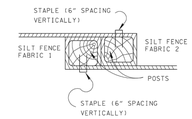
10-26-92 | EC-STR-19

STEP 1

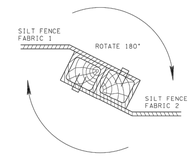


1. WRAP FABRIC AROUND END SUPPORTS AS SHOWN AND ANCHOR FABRIC TO POSTS.
2. POSITION POSTS/FABRIC AS SHOWN ABOVE.

STEP 2



STEP 3



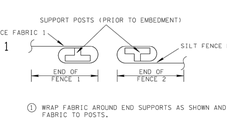
1. ROTATE BOTH POSTS WITH FABRIC CLOCKWISE AT LEAST 180°.
2. EMBED BOTH POSTS INTO GROUND PER SILT FENCE STANDARD DRAWING EC-STR-3B.

PLAN VIEW
JOINING SILT FENCE
FABRIC SECTIONS (WOOD POSTS)

REV. 4-15-06: REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.

REV. 4-1-08: MISC. EDITS TO DRAWING, CHANGED DRAWING NAME, REFORMATTED SHEET.

STEP 1

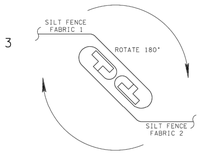


1. WRAP FABRIC AROUND END SUPPORTS AS SHOWN AND ANCHOR FABRIC TO POSTS.
2. POSITION POSTS/FABRIC AS SHOWN ABOVE.

STEP 2

1. POSITION THE SILT FENCE FABRIC 2 POST INSIDE OF THE SILT FENCE FABRIC 1 POST AS SHOWN ABOVE.

STEP 3



1. ROTATE BOTH POSTS WITH FABRIC CLOCKWISE AT LEAST 180°.
2. EMBED BOTH POSTS INTO GROUND PER APPLICABLE SILT FENCE STANDARD DRAWING. (EC-STR-3B, EC-STR-3C, OR EC-STR-3D)

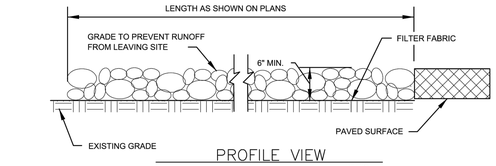
PLAN VIEW
JOINING SILT FENCE
FABRIC SECTIONS (STEEL POSTS)

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

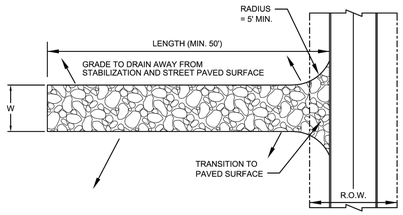
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION

SILT FENCE FABRIC JOINING DETAILS

12-18-02 | EC-STR-3E



PROFILE VIEW
N.T.S.



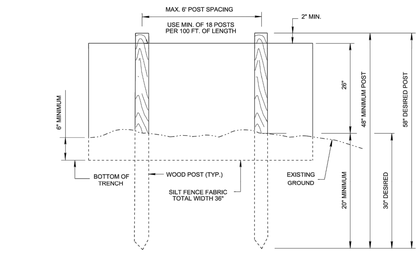
WIDTH (W)
20' MIN. FOR < 5 AC SITES
30' MIN. FOR > 5 AC SITES

PLAN VIEW
N.T.S.

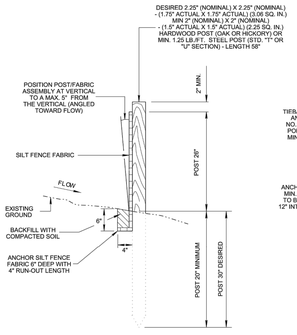
EXIT MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

CONSTRUCTION ENTRANCE DETAIL

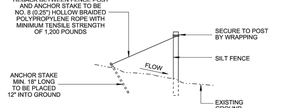
NOT TO SCALE



ELEVATION VIEW



SECTIONAL VIEW



SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS

(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

EROSION CONTROL PLAN LEGEND: * SF * SF * SF * SILT FENCE

NOT TO SCALE

SILT FENCE FABRIC SPECIFICATIONS

FABRIC PROPERTY AND TEST METHODS	REQUIRED PHYSICAL PROPERTIES (MARV VALUES OF TEST DATA)
GEOTEXTILE FABRIC TYPE	WOVEN SLIT FILM (PER AASHTO M288)
APPARENT OPENING SIZE (ASTM D4751)	#30 TO #70 STANDARD SIEVE
WATER FLUX (ASTM D4491)	≥ 4 GPM/FT^2
TENSILE STRENGTH (ASTM D4632)	≥ 120 LB. (WARP DIRECTION) X 100 LB. (FILL DIRECTION)
ULTRAVIOLET STABILITY (AFTER 500 HRS PER ASTM D4355)	≥ 70%
ELONGATION (ASTM D4632)	≤ 20% (MAX)
BURST STRENGTH (ASTM D3786)	≥ 250 PSI
PUNCTURE STRENGTH (ASTM D4833)	≥ 60 LB.
TRAPEZOIDAL TEAR (ASTM D4533)	≥ 50 LB. (WARP DIRECTION) X 40 LB. (FILL DIRECTION)

SILT FENCE GENERAL NOTES

(A) SILT FENCE IS USED TO INTERCEPT SMALL AMOUNTS OF SEDIMENT AND REDUCE VELOCITY FROM SHEET FLOW ONLY. DO NOT USE IN CHANNELS, IN NATURAL WATER RESOURCES (WETLANDS OR STREAMS) OR ACROSS CONCENTRATED FLOW PATHS.

(B) THE MAXIMUM DRAINAGE AREA SIZE FOR A CONTINUOUS BARRIER SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH UP TO A MAXIMUM DRAINAGE AREA OF 2 ACRES. MAXIMUM SLOPE LENGTH BEHIND FENCE ON UPSLOPE SIDE SHALL BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).

(C) WHEN INSTALLED AT THE TOE OF A SLOPE, SILT FENCE SHOULD BE PLACED 5 FEET TO 7 FEET AWAY FROM THE TOE TO ALLOW SPACE FOR PONDING OF WATER, COLLECTION OF SEDIMENT, AND EASE OF MAINTENANCE AND REMOVAL.

(D) WHEN TWO SECTIONS OF SILT FENCE FABRIC ADJOIN EACH OTHER THEY SHALL BE JOINED ACCORDING TO THE DETAILS ON STANDARD DRAWING EC-STR-3E.

(E) MAINTENANCE SHALL BE PERFORMED AS NEEDED; CAPTURED SOIL MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND/OR OTHER EVIDENCE OF FILTER CLOGGING IS OBSERVED.

(F) STEEL POSTS SHALL BE ROLLED FROM HIGH CARBON STEEL AND SHALL HAVE A MINIMUM WEIGHT OF 1.25 LB/FT. POSTS SHALL BE NOT COATED (GALVANIZED OR PAINTED) WITH HIGH GRADE WEATHER RESISTANT STEEL PAINT. STEEL POSTS SHALL BE EQUIPPED WITH AN ANCHOR PLATE HAVING A MINIMUM AREA OF 14 SQUARE INCHES. POSTS SHALL BE STUDDED, EMBOSSED, OR PUNCHED TO AID IN THE ATTACHMENT OF THE WIRE BACKING. POSTS AND ANCHOR PLATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A702.

(G) WHEN STEEL POSTS ARE USED THEY SHALL HAVE A PROJECTION FOR FASTENING WIRE TO THEM. THE WIRE FASTENERS SHOULD BE EVENLY SPACED WITH AT LEAST FIVE PER POST.

(H) IF THE FILTER MATERIAL IS STAPLED TO THE WOODEN STAKES, HEAVY DUTY WIRE STAPLES WITH ONE-HALF INCH LENGTH AND 1 INCH WIDTH SHALL BE USED AND EVENLY SPACED WITH AT LEAST FOUR PER POST. SILT FENCE FABRIC SHALL NOT BE STAPLED TO TREES.

(I) SILT FENCES SHOULD BE PLACED ALONG OR NEAR THE GROUND CONTOUR. THE BOTTOM OF FENCE AT GROUNDLINE SHOULD BE ON A ZERO PERCENT (%) GRADE, PLUS OR MINUS FIVE TENTHS OF ONE PERCENT (0.5%). THE ENDS OF A ROW OF SILT FENCE SHOULD BE TURNED UPSLOPE FORMING A J-HOOK TO FILTER ANY CONCENTRATED FLOW BEHIND FENCE.

(J) A PREASSEMBLED SILT FENCE MEETING THE REQUIREMENTS OF THIS DRAWING IS ACCEPTABLE IN LIEU OF A FIELD CONSTRUCTED SILT FENCE.

(K) STATIC SLICING IS THE PREFERRED METHOD OF FENCE INSTALLATION. STATIC SLICING INVOLVES THE INSERTION OF A NARROW CUTTING BLADE, PLACED AT THE SPECIFIED ANCHOR DEPTH FOR THE GIVEN FABRIC AS SHOWN ON THE APPLICABLE DETAIL, AND SIMULTANEOUSLY PULLING THE FENCE FABRIC INTO THE TRENCH AS THE TRENCH IS BACKFILLED. THIS METHOD MINIMIZES DISTURBANCE TO THE SOIL COMPARED TO OTHER EQUIPMENT THAT WILL DISTURB MORE THAN 4" IN SITU SOIL SUCH AS BACKHOE. FOR TRENCH-BASED INSTALLATIONS, SILT FENCING SHALL BE INSTALLED PER THE FOLLOWING STEPS AND IN THE FOLLOWING ORDER:

1. EXCAVATE TRENCH A MAXIMUM OF 4 INCHES WIDE AND 6 INCHES DEEP. THE TRENCH SHALL BE HAND-CLEANED FOLLOWING EXCAVATION TO REMOVE BULKY DEBRIS SUCH AS ROCKS, STICKS, AND SOIL CLODS FROM THE TRENCH.
2. INSTALL FABRIC IN TRENCH.
3. BACKFILL TRENCH (OVER-FILL) WITH SOIL PLACED AROUND FABRIC.
4. COMPACT SOIL BACKFILL WITH MECHANICAL EQUIPMENT. DO NOT DAMAGE THE FABRIC DURING COMPACTION (DAMAGED FABRIC SHALL BE REPLACED).
5. DRIVE AND SET SUPPORT POSTS PER SPACING REQUIREMENTS GIVEN ON THE APPLICABLE FENCE DETAIL. FOR PRE-ASSEMBLED SILT FENCE, DRIVE SUPPORT IN TO GROUND FIRST, FOLLOWED BY FABRIC PLACEMENT IN TRENCH.
6. ATTACH FABRIC TO THE POSTS USING WIRE TIES OR STAPLES. SPACING AND DENSITY OF TIES OR STAPLES SHALL BE INSTALLED AS DESCRIBED IN NOTES (J) AND (H).

(L) ONLY SILT FENCE FABRIC LISTED ON THE QUALIFIED PRODUCTS LIST MAY BE USED. ANY PRODUCTS LISTED ON THE QUALIFIED PRODUCTS LIST AS AN APPROVED ALTERNATE MAY ALSO BE USED.

(M) SILT FENCE SHALL BE PAID FOR UNDER ITEM NUMBER 209-08.03 TEMPORARY SILT FENCE (WITHOUT BACKING) PER LINEAR FOOT. PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF THE SILT FENCE.

(N) SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL PER CUBIC YARD.

REV. 12-18-03: MODIFIED TABLE (1) AND GENERAL NOTE (I).

REV. 7-29-04: CHANGED VALUES IN TABLE (1) FROM MEAN TO MARV VALUES.

REV. 4-15-06: REMOVED POA SPECS. FROM TABLE (1). ADDED NOTE (L) REVISED TABLE TITLE. REORDERED GENERAL NOTES. REFORMATTED SHEET, REVISED NOTES, MISC. EDITS TO DRAWING.

REV. 4-1-08: REMOVED TEMPORARY REFERENCE, REVISED NOTES, AND MISC. EDITS TO DRAWING.

REV. 8-1-12: MINOR EDITS TO GENERAL NOTES.

REV. 3-15-17: CHANGED SECOND NOTE (M) TO NOTE (N).

REV. 05-01-20: ADDED AASHTO REFERENCE IN TABLE, UPDATED GENERAL NOTES (K) AND REDREW SHEET.

REV. 06-15-21: ADDED ALTERNATE POST SIZE AND REVISED POST EMBEDMENT LENGTH.

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

SILT FENCE

12-18-2002 | EC-STR-3B

I:\2023\TXA23018.00\00ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-ERO3-X---LAYOUT C-603 EROSION CONTROL DETAILS
Sep 29, 2023
6/14/2023 9:23:51 AM
E:\BOHLER\SSUS\STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-108.00 Erosion Prevention and Sediment Control (IP)\180.02 Slope Devices (IP)\EC-STR-3B-20
NOT TO SCALE

BOHLER
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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ALWAYS CALL 811
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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

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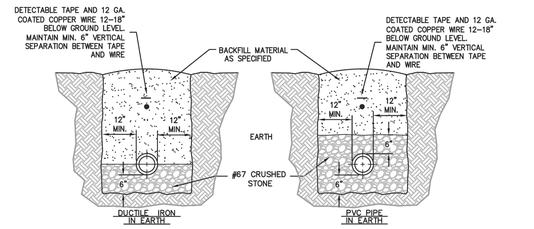
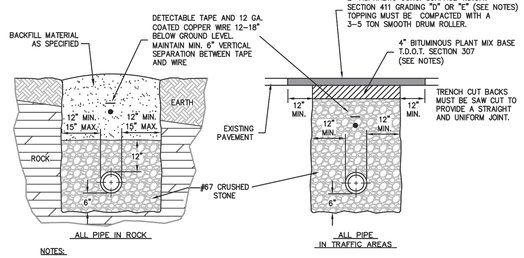
KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SHEET NUMBER:
C-703

ORG. DATE - 08/28/2023





NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701–02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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FILE NAME: L: \Engineering\442–56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

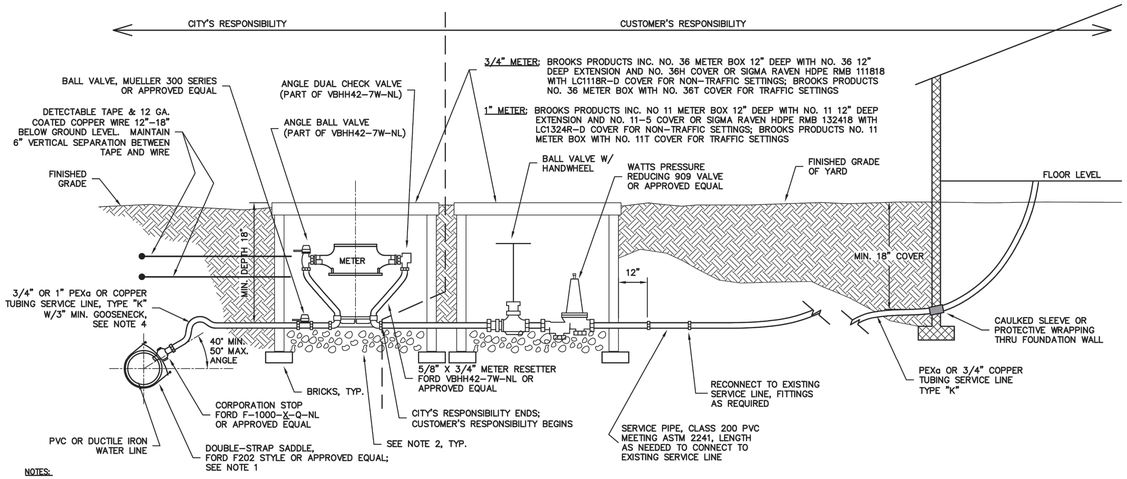
STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56



NOTES:

1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP (MIN.) OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. SEE STANDARD SPECIFICATIONS FOR LIST OF SERVICE CONNECTION FITTINGS.
4. METER:
   - 4.1. 3/4 INCH – BADGER MODEL 25, LEAD FREE BRONZE ALLOY OR ENGINEERED POLYMER WITH REMOTE READ TRANSMITTER.
   - 4.2. 1 INCH – BADGER MODEL 70, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER.
5. CASING IS REQUIRED IF THE SERVICE LINE IS UNDER THE ROADWAY.
   - 5.1. CASING PIPE SHALL EXTEND FROM WATER MAIN TAP TO METER OR RIGHT–OF–WAY TO RIGHT–OF–WAY.
   - 5.2. CASING PIPE SHALL BE PVC SCH. 80 AND THE DIAMETER SHALL BE THE OUTSIDE DIAMETER OF THE SERVICE LINE PLUS 2" MINIMUM.
   - 5.3. CASING IS NOT REQUIRED IF WATER MAIN IS NOT UNDER THE PAVEMENT AND WATER METER IS ON THE SAME SIDE OF THE ROAD AS THE WATER MAIN.
6. WHEN PEXa SERVICE LINE IS INSTALLED, DETECTABLE TAPE AND COPPER WIRE SHALL BE INSTALLED AS SHOWN AND PER PARAGRAPHS 22.26 AND 22.27 OF THE STANDARD SPECIFICATIONS. THE ENDS OF THE WIRE SHALL TERMINATE IN A VALVE BOX, METER BOX, OR OTHER APPROVED LOCATION, WHEREBY DETECTION EQUIPMENT MAY BE ATTACHED.

WATER LINE INSPECTION

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

REQUIREMENTS:
New water supply service piping shall be tested and proven tight for 15 minutes under a water pressure of not less than 85 psi or not less than 25 psi above the working pressure under which it is to be operated, whichever is more. The water used for test shall be potable water service.

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

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

Advance notice of at least 24 hours is required for inspection and re–inspection and shall be performed during normal working hours. Contact the City of LaVergne Water Department at 615–793–9891.

TYPICAL 3/4" OR 1" WATER SERVICE INSTALLATION

N.T.S.

Revised August 2017

STANDARD DETAIL 020

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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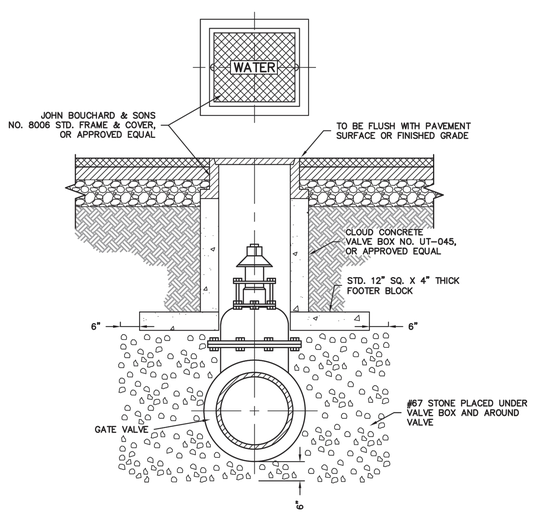
FILE NAME: L: \Engineering\442–56\2015 Updates\Drawings\020 Typical Water Service Installati



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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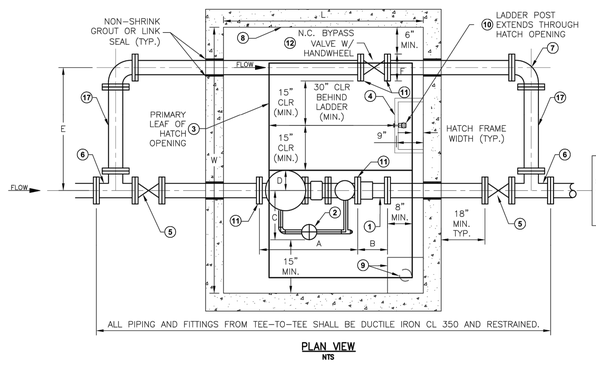
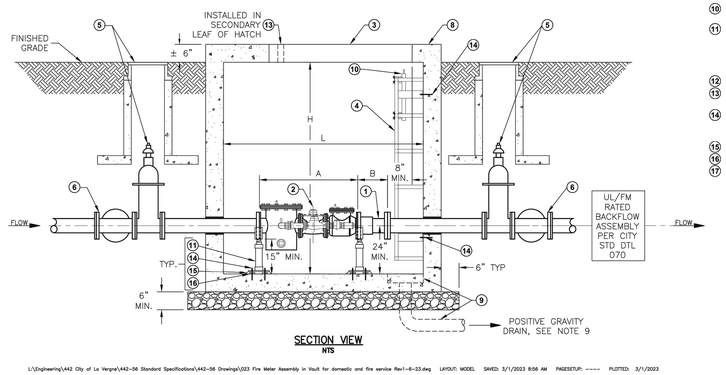
FILE NAME: L: \Engineering\442–56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



PLAN VIEW
NTS



SECTION VIEW
NTS

MTR SIZE	METER LENGTH A	RFCA LENGTH B	METER BYPASS WIDTH C	METER WIDTH D	PIPE SEPARATION E	FLANGE O.D. F	MIN. INTERNAL DIMENSIONS (I.D.) PRECAST VAULT W	PRECAST VAULT L	PRECAST VAULT H	ACCESS HATCH WIDTH	ACCESS HATCH LENGTH
4"	33"	9"	17"	7"	42"	9"	8'	6'	6'	72"	48"
6"	45"	10"	25"	10"	46"	11"	8'	6'	6'	72"	48"
8"	53"	10"	23"	13"	50"	14"	8'	7'	6'	72"	48"

NOTE: DIMENSIONS TO 1 INCH, FRACTIONS ROUNDED UP. CENTERLINE OF VAULT PIPING 24" ABOVE VAULT FLOOR.

NOTES:

1. ROMAC RFCA, OR APPROVED EQUIVALENT.
2. BADGER METER'S RECORDALL FIRE SERIES COMBINED FIRE AND DOMESTIC WATER METER ASSEMBLY, PER CITY. FIXTURE COUNT AND WATER APPLICATION SHALL BE SUPPLIED TO CITY WATER METER DEPT. AND CITY SHALL DETERMINE AND SELECT THE APPROPRIATE METER SIZE AND METER TYPE.
3. ACCESS HATCH: DOUBLE LEAF AL FRAME WITH SS COMPONENTS; HALLIDAY W2S; HALLIDAY H2W H20 RATED LID FOR OFF–STREET/INDIRECT TRAFFIC AREAS*; DIMENSIONS AS SHOWN, OR APPROVED EQUALS. *DO NOT INSTALL IN DIRECT TRAFFIC; DESIGNED FOR OFF–STREET LOCATIONS NOT SUBJECTED TO HIGH DENSITY TRAFFIC. PRIMARY LEAF OF HATCH SHALL BE POSITIONED OVER THE ACCESS LADDER OF THE VAULT.
4. ALUMINUM FIXED LADDER: RUNGS 9" OFF VAULT WALL; 12" VERTICAL SPACING, (FIRST RUNG >7" AND < 12" FROM FLOOR), LADDER FRAME STOPS 2" FROM CEILING (MINIMUM). ANCHOR LADDER EVERY 4 FEET (MIN.).
5. GATE VALVE WITH VALVE BOX PER CITY STD. DTL. 030, "TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT". VALVE SHALL BE FL (TEE SIDE) x MJ (VAULT SIDE) STYLE.
6. DUCTILE IRON TEE (AWWA FLANGED TYP.) W/ BURIED SERVICE RATED GASKETS & 304 SS BOLTS, NUTS, & LOCKING WASHERS TORQUED TO AWWA SPEC FOR FLANGED FITTINGS.
7. DUCTILE IRON 90–DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN).
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE, ELSE 3" DEEP SUMP, FLOOR SLOPED 2% TO DRAIN/SUMP.
10. LADDER POST TO EXTEND ABOVE HATCH TO FACILITATE VAULT ACCESS; BILCO LU–4, JL LP–4, OR APPROVED EQUIVALENT.
11. ADJUSTABLE PIPE SUPPORT SADDLE ASTM 304 S.S., TRUMBULL ITEM NO. 364–583X OR ENGINEER APPROVED EQUAL WITH 2" SCH 40 EXTENSION PIPE 304 S.S. ADJUSTABLE PIPE SUPPORTS SHALL BE SIZED TO FIT PIPE/METER FLANGES. 15" CLEAR SPACE BETWEEN PIPE FLANGE AND VAULT FLOOR, VAULT CEILING HEIGHT SHALL CONSIDER RISING STEM AND YOKE GATE VALVE OPERATION HEIGHT.
12. BYPASS GATE VALVE (UL LISTED & FM APPROVED, FL.xFL.) WITH HANDWHEEL OPERATOR (N.C.)
13. METER TRANSPONDER: CORE 2" HOLE IN SECONDARY LEAF OF THE HATCH FOR ATTACHING METER TRANSPONDER, AND SUPPLY SUFFICIENT CORD LENGTH SO HATCH LID CAN BE OPENED.
14. (4) 5/8" REDHEAD S.S. CONCRETE ANCHOR BOLTS WITH 5/8"ø S.S HEX HEAD ANCHOR NUT AND 1"X 5/8"ø HEAVY S.S. WASHER DRILL AND MOUNT INTO CONCRETE WITH 3" MINIMUM EMBEDMENT.
15. 1" THICK NON–SHRINK GROUT LEVELING COURSE.
16. 1" STAINLESS STEEL SPACER UNDER BASEPLATE.
17. PIPE SPOOL SHALL BE DIP FACTORY FLANGE (NO BOLT–ON OR SCREW–ON) BY PLAIN END.

4"–8" FIRE & DOMESTIC METER AND VAULT ASSEMBLY

N.T.S.

Revised January 2023

STANDARD DETAIL 023

CITY OF LA VERGNE, TENNESSEE
G & M File No. 442-56

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Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133–2968
(615) 895–8221 * FAX (615) 895–0632

L:\Engineering\442 City of La Vergne\442–56 Standard Specifications\442–56 Drawings\023 Fire Meter Assembly in Vault for domestic and fire service Rev1–6–23.dwg LAYOUT: MODEL SAVED: 3/1/2023 8:56 AM PAGESETUP: ---- PLOTTED: 3/1/2023

Sep 29, 2023
H:\2023\TXA230018.00\00ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-CNDS-X-----LAYOUT C-903 STANDARD DETAILS
ADS

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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
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P.E.# 115507

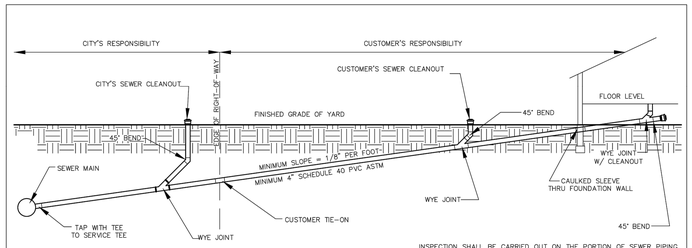
SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 08/28/2023



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

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

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

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

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

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

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

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615-834-8300

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
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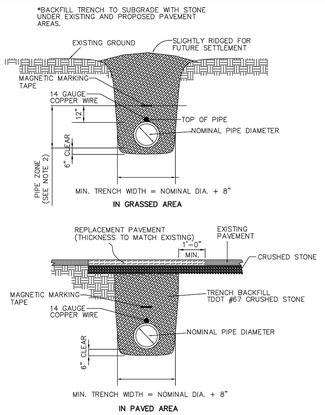

NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. TRENCH SHALL BE DUG TO GIVE PIPE FULL AND CONTINUOUS SUPPORT. ALL ROCK TO BE REMOVED WITHIN 6" OF PIPE – BED TO PIPE GRADE WITH CRUSHED STONE BEDDING.
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.
6. MAGNETIC MARKING TAPE AND 14 GAUGE COPPER WIRE REQUIRED FOR ALL SEWER.

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15.0
TYPICAL TRENCH BACKFILL
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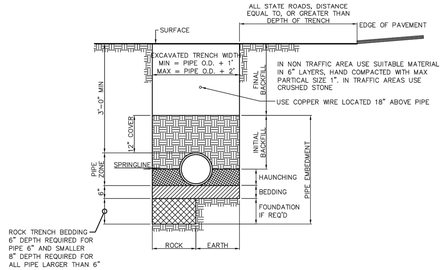

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16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE
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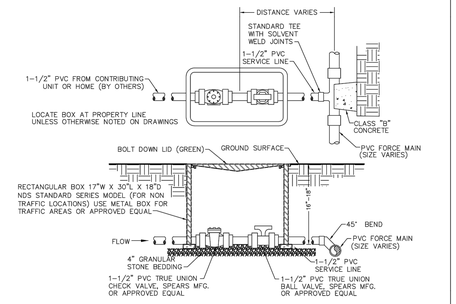

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19.0
TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
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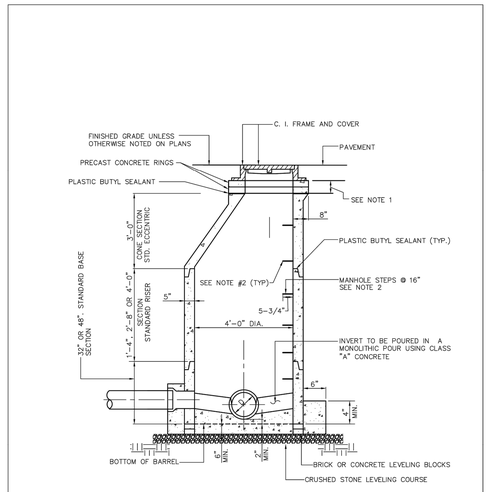

NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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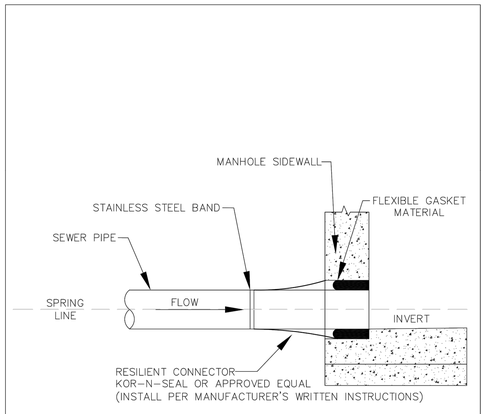

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6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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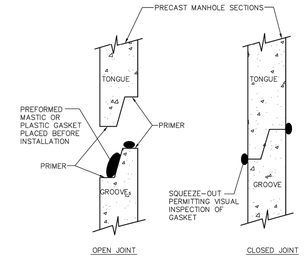

NOTES:
1. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, FINISH UP JOINT WITH GROUT.
2. WHERE MASTIC PROTRUDES ON INSIDE OF MANHOLE, TRIM FLUSH WITH CONCRETE.

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8.0 DETAIL OF MASTIC/PLASTIC GASKET FOR PRECAST MANHOLE SECTIONS
NOT TO SCALE
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STANDARD SEWER DETAILS

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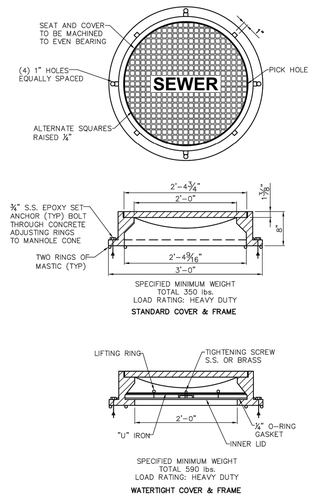

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE
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STANDARD SEWER DETAILS

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CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	TXA230018.00

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

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P.E.# 115507

SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

C-904

ORG. DATE - 08/28/2023

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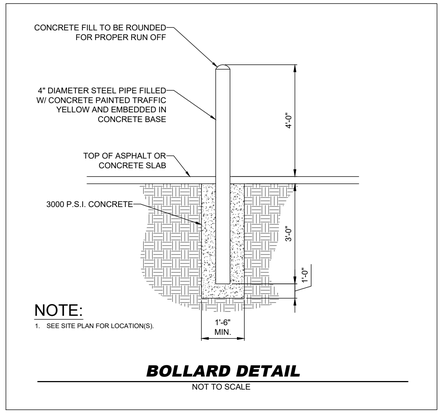

BOLLARD DETAIL

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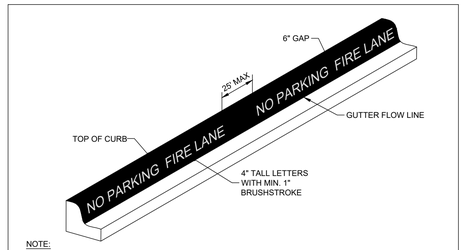
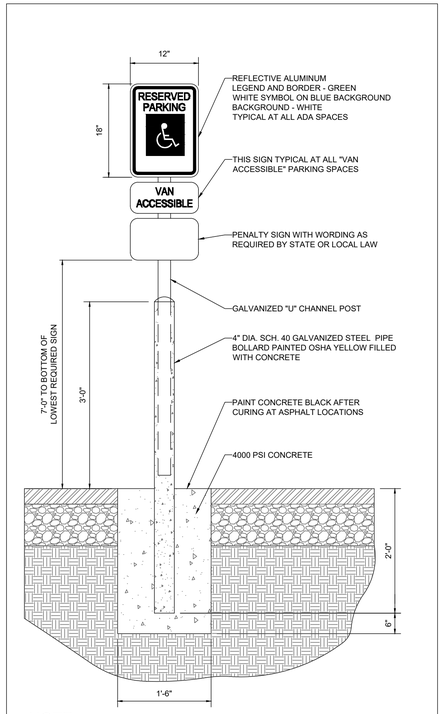


NOTE:

FIRE LANE STRIPING SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS HAVING A 1" MINIMUM STROKE AT 25 FOOT (25') INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON BOTH THE HORIZONTAL AND VERTICAL FACES OF THE CURB.

FIRE LANE STRIPING DETAIL

NOT TO SCALE

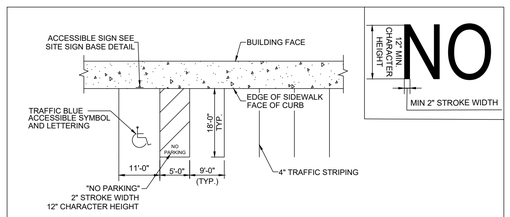


NOTE:

ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL

NOT TO SCALE



NOTES

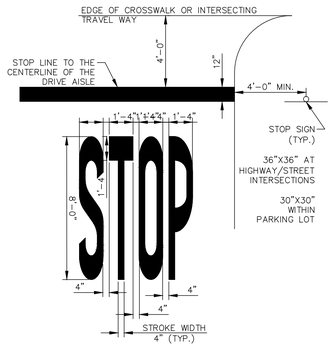
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
3. GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
4. CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
5. CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
6. NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
7. ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
8. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
9. STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

90 DEGREE PARKING

NOT TO SCALE

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



STOP BAR DETAIL

NOT TO SCALE

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P.E.# 115507

SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

C-905

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11:2023 TXA230018.8000\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-CND05.X---LAYOUT C-905 STANDARD DETAILS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
	QS	3	QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	5" CAL MIN	6`-8` HT MIN
	TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	CONT.	5" CAL MIN	6`-8` HT MIN

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
	BFH	85	ILEX CORNUTA `BUFORDII NANA`	DWARF BURFURD HOLLY	3 GAL	42" OC	
	FT	2	FORSYTHIA X INTERMEDIA 'MINFOR6'	SHOW OFF® STARLET FORSYTHIA	3 GAL		
	IG	65	ILEX GLABRA	INKBERRY HOLLY	3 GAL	36" OC	
	MC	20	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	24" OC	
	PV	26	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	48" OC	
	SG	12	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL		
	VD	14	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL		

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	FIELD3
	TURF	54,059 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

ROOT BARRIERS

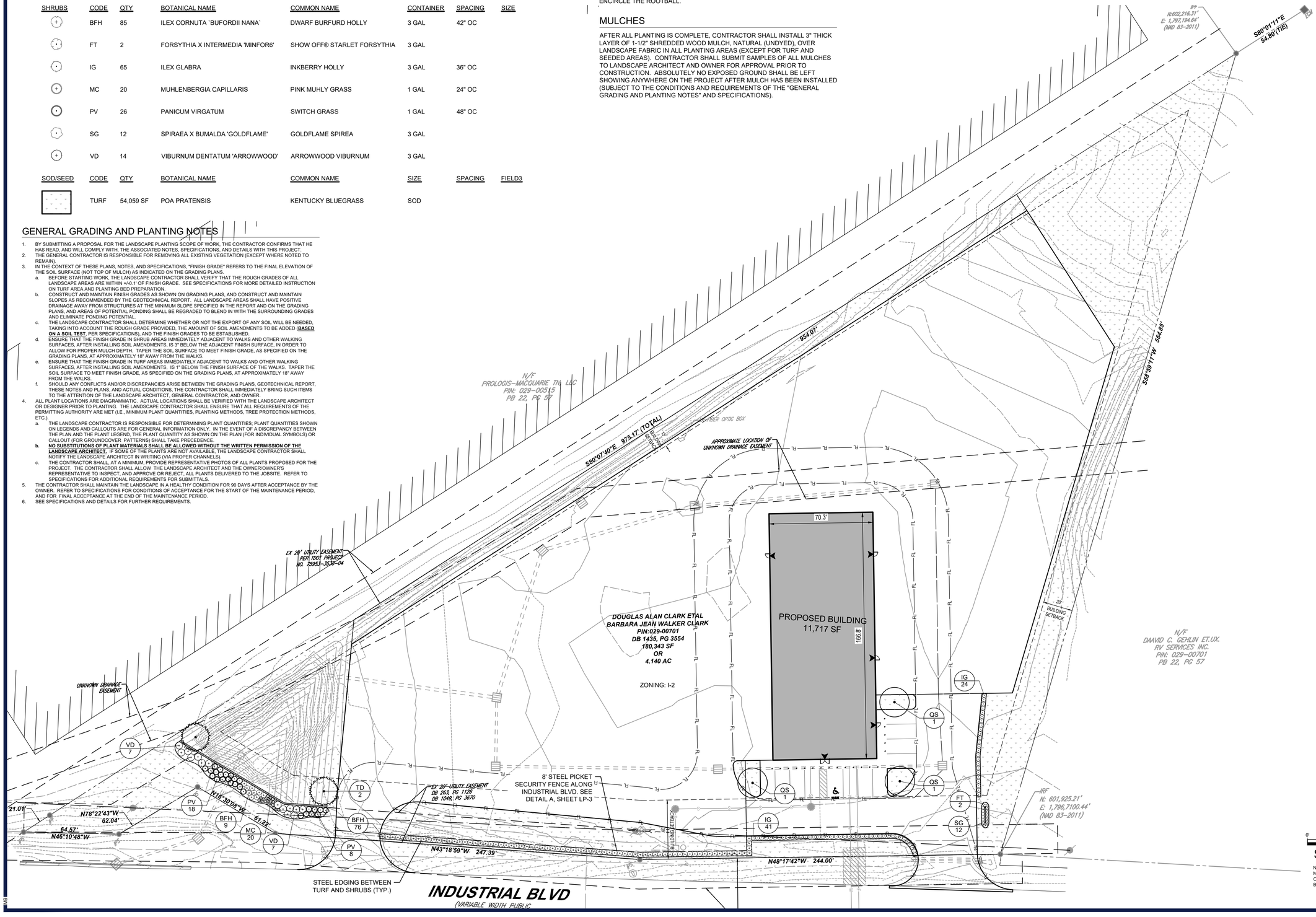
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



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PROJECT No.:	TXA230018.00
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DATE:	10/02/2023
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PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER ENGINEERING
209 10TH AVENUE SOUTH
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MARY N. BATES REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1397

09/29/2023

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP-1

ORG. DATE - 10/02/2023

Sep 29, 2023
C:\USERS\MBATES\DROPBOX\01 - SHARED\SITEPRO - LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LAVERGNE_PLTS_---LAYOUT1 (LP-1)
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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

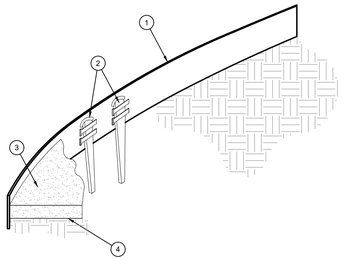
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALDS, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

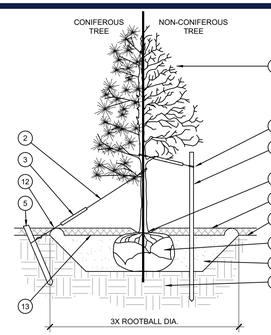
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

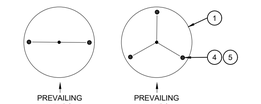
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



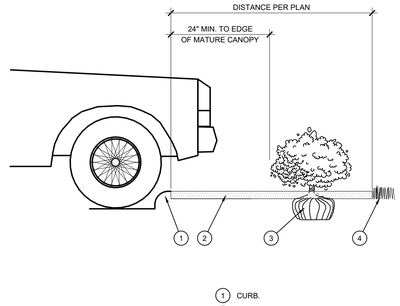
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



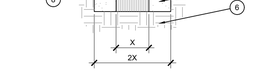
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

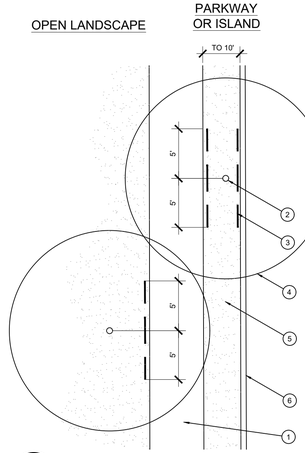
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

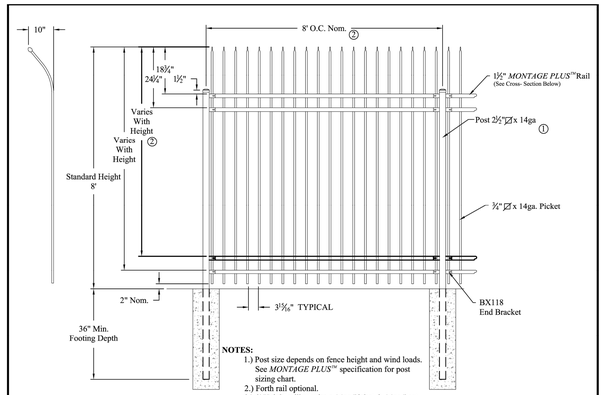
OPEN LANDSCAPE — PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

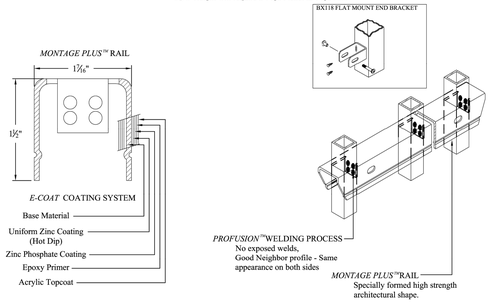
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NO



NOTES:

1.) Post size depends on fence height and wind loads. See *MONTAGE PLUS*™ specification for post sizing chart.
2.) Forth rail optional.
3.) 8' Height will require a 14ga Picket & 14ga Post



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RJISC

MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL			
DR: KMc	SH . 1of 1	SCALE: DO NOT SCALE	
CK:	Date 09/20/2017		REV: F

AMERISTAR®
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Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

FENCE SPECIFICATION: AMERISTAR FENCE, 8' MONTAGE COMMERCIAL INVINCIBLE 3-RAIL, OR APPROVED EQUAL. COLOR: BLACK. INSTALL PER MANUFACTURER'S RECOMMENDATION.

A 8' STEEL PICKET SECURITY FENCE
SCALE: NOT TO SCALE

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PROJECT No.:	TXA230018.00
DRAWN BY:	MNB
CHECKED BY:	MB/RM
DATE:	10/02/2023
CAD I.D.:	

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO
RENTALS
LLC

PROPOSED
DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER ENGINEERING
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

MARY N. BATES
REGISTERED
AGRICULTURE
TENNESSEE No. 101
LANDSCAPE ARCHITECT
09/29/2023

SHEET TITLE:

LANDSCAPE
DETAILS

SHEET NUMBER:

LP-3

ORG. DATE - 10/02/2023

Sep 29, 2023
C:\USERS\MBATES.EDC\DROPBOX\EDC_SHARED\2023\SITEPRO LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LAVERGNE - PLTC---LAYOUT LP-3
MB

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	HEIGHT
	QS	3	QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	5" CAL MIN	6`-8` HT MIN
	TD	2	TAXODIUM DISTICHUM	BALD CYPRESS	CONT.	5" CAL MIN	6`-8` HT MIN

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	SIZE
	BFH	85	ILEX CORNUTA `BUFORDII NANA`	DWARF BURFURD HOLLY	3 GAL	42" OC	
	FT	2	FORSYTHIA X INTERMEDIA 'MINFOR6'	SHOW OFF® STARLET FORSYTHIA	3 GAL		
	IG	65	ILEX GLABRA	INKBERRY HOLLY	3 GAL	36" OC	
	MC	20	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	24" OC	
	PV	26	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	48" OC	
	SG	12	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 GAL		
	VD	14	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL		

SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	FIELD3
	TURF	54,059 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		

ROOT BARRIERS

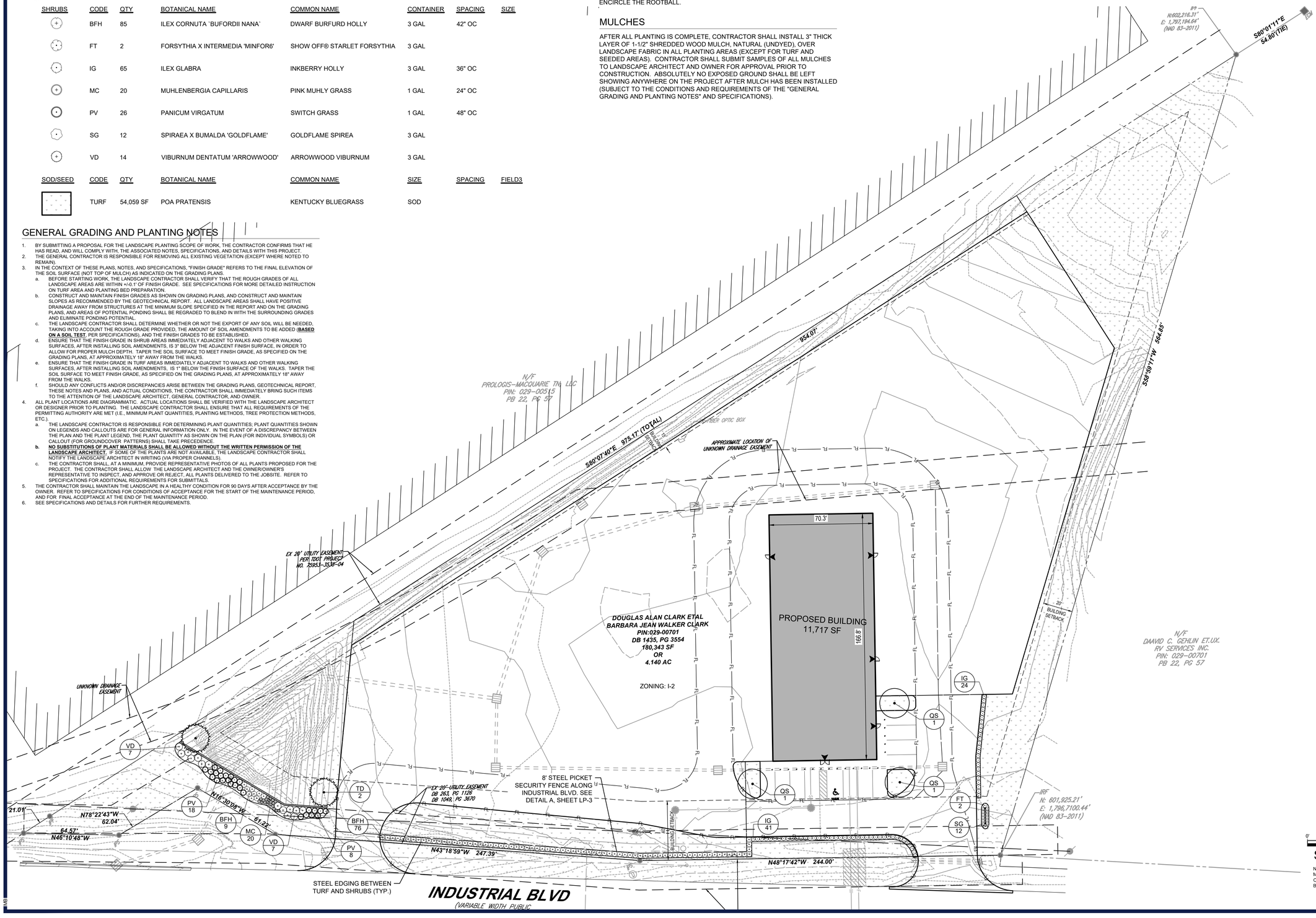
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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DATE:	10/02/2023
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PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

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MARY N. BATES REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1397

09/29/2023

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP-1

ORG. DATE - 10/02/2023

Sep 29, 2023
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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

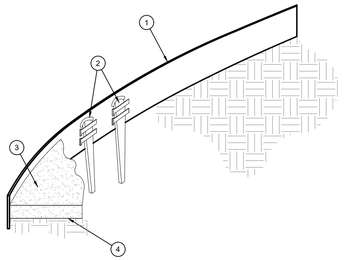
PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALDS, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

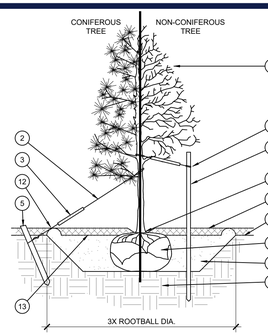
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
      e. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

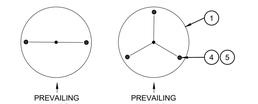
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



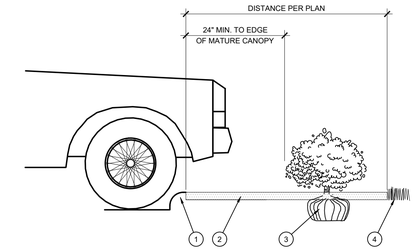
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



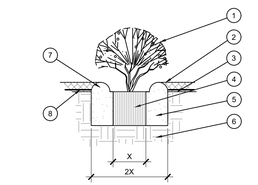
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



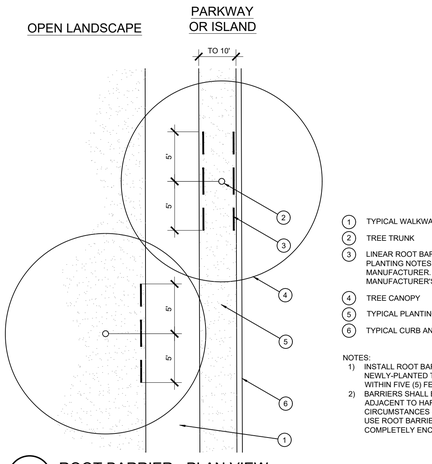
1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

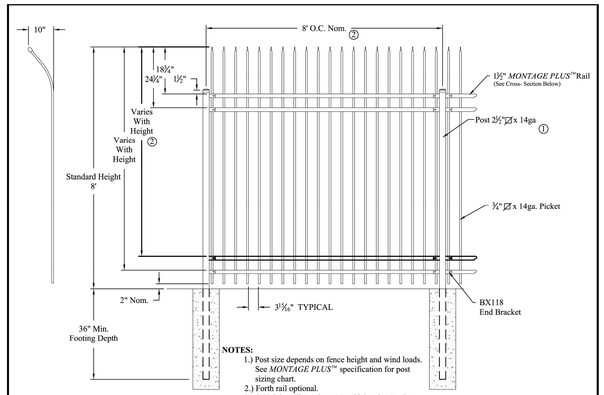
B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SC



COMMERCIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RJISC

MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL			
DR: KMc	SH . 1of 1	SCALE: DO NOT SCALE	
CK:	Date 09/20/2017		REV: F

AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

FENCE SPECIFICATION: AMERISTAR FENCE, 8' MONTAGE COMMERCIAL INVINCIBLE 3-RAIL, OR APPROVED EQUAL. COLOR: BLACK. INSTALL PER MANUFACTURER'S RECOMMENDATION.

A 8' STEEL PICKET SECURITY FENCE
SCALE: NOT TO SCALE

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	TXA230018.00
DRAWN BY:	MNB
CHECKED BY:	MB/RM
DATE:	10/02/2023
CAD I.D.:	

PROJECT:

CONSTRUCTION PLANS

FOR

SITEPRO
RENTALS
LLC

PROPOSED
DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER ENGINEERING
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

MARY N. BATES REGISTERED AGRICULTURE FARMER TENNESSEE No. 101 LANDSCAPE ARCHITECT

09/29/2023

SHEET TITLE:

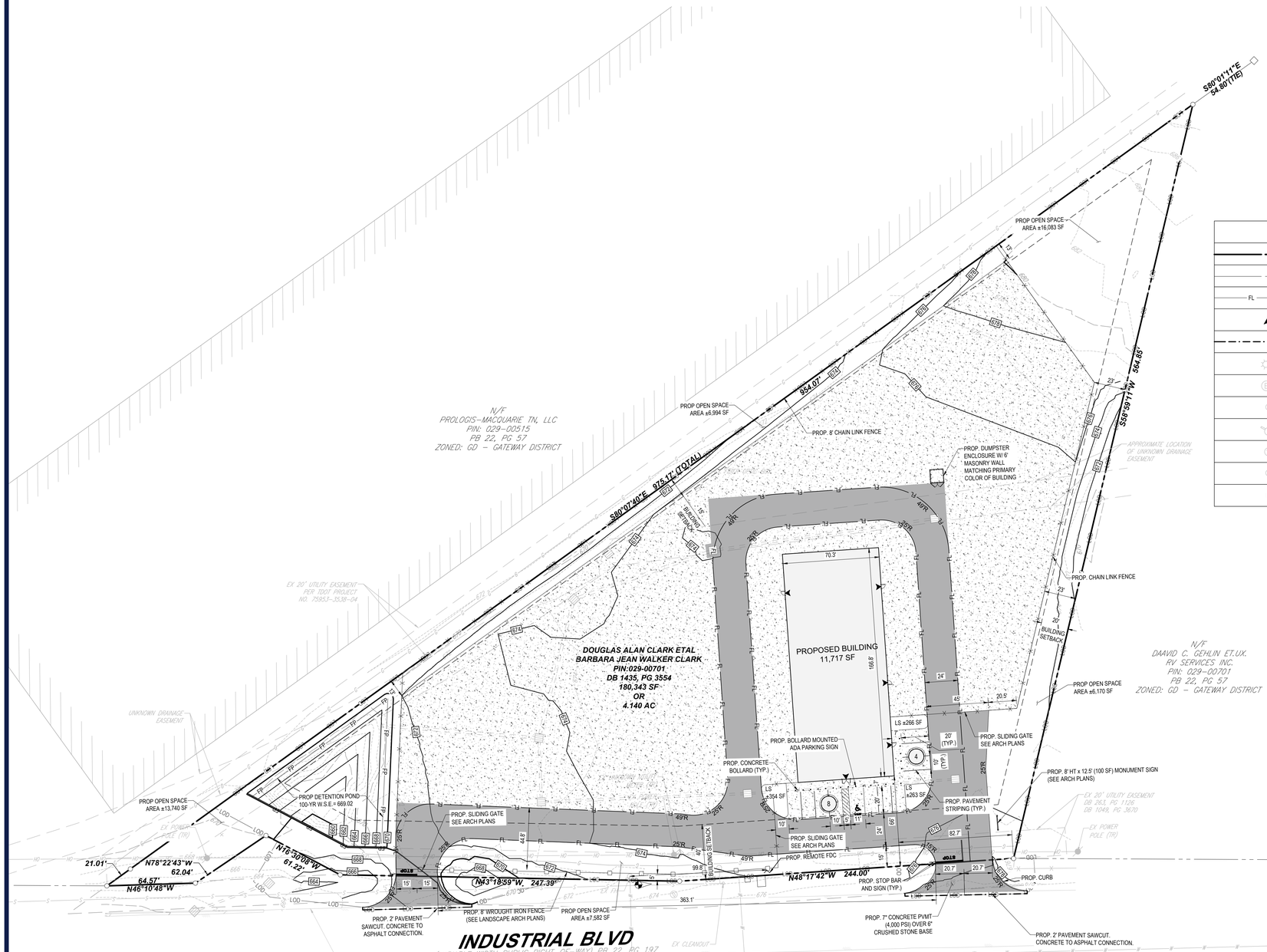
LANDSCAPE
DETAILS

SHEET NUMBER:

LP-3

ORG. DATE - 10/02/2023

Sep 29, 2023
C:\USERS\MBATES.EDC\DROPBOX\EDC_SHARED\2023\SITEPRO LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LAVERGNE - PLTC---LAYOUT LP-3
MB



VICINITY MAP
NOT TO SCALE

HATCH LEGEND

- HEAVY DUTY PAVEMENT
- STANDARD DUTY PAVEMENT

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
FL FL	PROP. FIRE LANE
	PROP. BUILDING INGRESS \ EGRESS
	PROP. PAVEMENT SAWCUT
	EXST. STREET LIGHT
E	EXST. ELECTRIC BOX
GTS GLM	EXST. GAS LINE MARKER / TESTING STATION
	EXST. FIRE HYDRANT
S	EXST. SANITARY SEWER MANHOLE
CO	EXST. SANITARY SEWER CLEANOUT
LS	LANDSCAPE AREA

SITE DATA TABLE

OWNER	
SITEPRO RENTALS, INC. 700 SH 121 BYP., #180, LEWISVILLE, TX 75067	
PLAT	
ADDRESS	
425 INDUSTRIAL BOULEVARD, LA VERGNE, TN 37086	
ZONING	
EXISTING ZONING	GD - GATEWAY DISTRICT
PROPOSED ZONING	GD - GATEWAY DISTRICT
EXISTING USE	PARKING
PROPOSED USE	INDUSTRIAL SALES
SPECIAL USE	N/A
BUILDINGS	
DENSITY	-
EXISTING BUILDING AREA	N/A
PROPOSED BUILDING AREA	11,717 SF (ONE BUILDING)
TOTAL BUILDING AREA	11,717 SF
SQ. FT. OF INDUSTRIAL SALES USE	11,717 SF
FLOOR AREA RATIO	0.065
HEIGHT	1-STORY, 21 FT TALL
LOT AREA	4.14 ACRES, 180,338.4 SF
SIGN HEIGHT/AREA	N/A/100 SF
PARKING	
REQUIRED SPACES (1 SPACE PER 1,000 SF)	12 SPACES
PROPOSED NON-ADA COMPLIANT PARKING SPACES	11 SPACES
REQUIRED ADA-COMPLIANT PARKING SPACES	1 SPACE
PROPOSED ADA-COMPLIANT PARKING SPACES	1 SPACE
TOTAL PROPOSED PARKING	12 SPACES
LANDSCAPE	
IMPERVIOUS SURFACE AREA PROPOSED	128,886 SF
ILA EXISTING	37,152 SF
ILA REQUIRED	36,067 SF
ILA PROPOSED	883 SF
OPEN SPACE PROVIDED	50,569 SF
TOTAL LANDSCAPE SURFACE AREA PROVIDED	51,452 SF (28.5%)

SITE PLAN NOTES

1. SEE SHEET C-101 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED , MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY OTHERS AS REFERENCED ABOVE.
9. OPEN ACCESS WILL BE REQUIRED TO HYDRANTS AT ALL TIMES.
10. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.

FEE IN LIEU OF SIDEWALK REQUIREMENTS:

REQUIRED SIDEWALK ALONG INDUSTRIAL BLVD. FRONTAGE: ±680 LF

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'

ENGINEER/APPLICANT
BOHLER ENGINEERING TENNESSEE, LLC
209 10SH AVENUE SOUTH, SUITE 112,
NASHVILLE, TN 37203
CONTACT: KEVIN EAKES, P.E.
LICENSE NO.: 115507
PHONE: (629) 235-4040

OWNER
SITE PRO RENTALS LLC,
700 SH 121 BYP, #180,
LEWISVILLE, TX 75067
CONTACT: DAVID WILLIAMSON
PHONE: (469) 289-8268

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	TXA230018.00
DRAWN BY:	SEL
CHECKED BY:	RDW
DATE:	09/29/2023
CAD I.D.:	SITE

PROJECT:

SITE PLAN SUBMITTAL

FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
209 10TH AVENUE SOUTH
SUITE 112
NASHVILLE, TENNESSEE 37203
Phone: (629) 235-4040
TN@BohlerEng.com

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FOR REVIEW ONLY
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P.E.# 115507

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-300

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\SD\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-SITE-X---LAYOUT C-300 SITE PLAN

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 14.

Item Title: Site Plan – Sazerac – Site Improvements Including Expansion of Loading Docks at Existing Building on 22.78 Acres. Requested by Denham Blythe. Property located at 4000 Centrepointe Drive (Tax Map 17, Parcel 37.02). I-2 (Heavy Industrial) Zoning District. Property owned by Ajax Turner Properties.

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

Summary: On behalf of their client, Denham-Blythe is requesting site plan approval for exterior improvements in a presently paved area outside of 4000 Centrepoint Drive. Currently the property is occupied by Sazerac as well as Ajax Turner. The existing parcel is 22.78 acres ±.

The planned changes include new containment walls, new storage vessels and a tanker access platform, among others. This particular site is not contained in an overlay district.

Applicant should ask the Planning Commission about the specific details of any proposed fencing - this includes placement, height, material and color.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Applicant should ask the Planning Commission about the specific details of any proposed fencing - this includes placement, height, material and color.

Engineering

Gary Lide
glide@lavergnetn.gov

1. (Sheet C102) Show eels downstream (east) of both areas where pavement is being demolished
2. (Sheet C101) Explain how water is removed from sump pit and where it is released.
3. (Sheet C102) Note 2 on this sheet is insufficient. Please denote on the plans where the tire washing will take place.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. If you have need for a hose bibb, it shall be shown on the plans.

Codes

For information: Building permit will be required for proposed structure and canopy.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

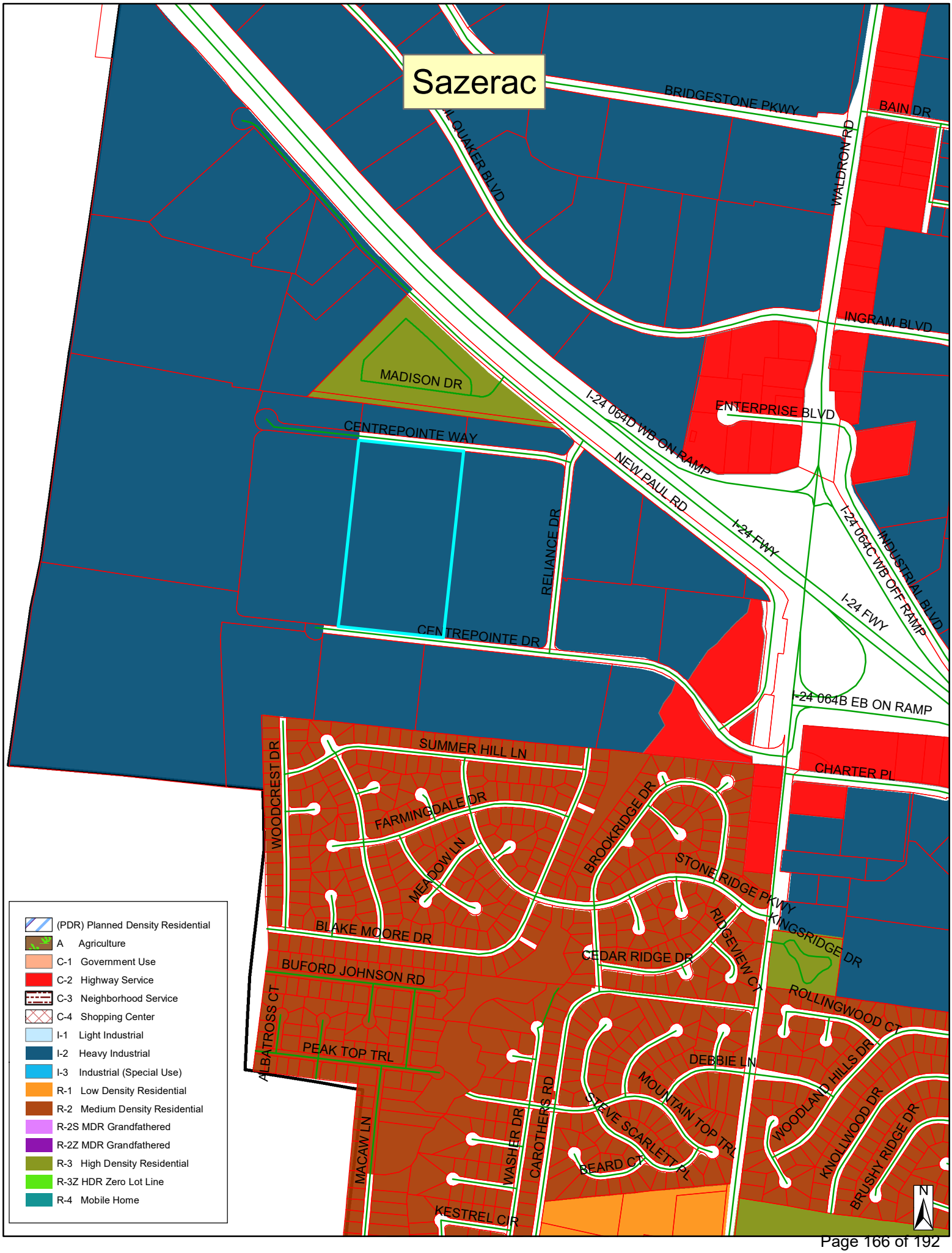
Police

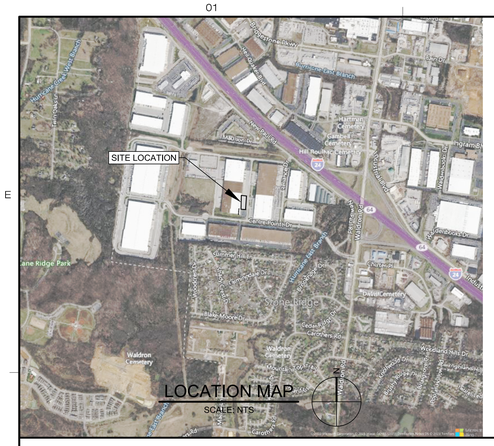
John Eubank
jeubank@lavergnetn.gov

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

Sazerac
NEW PAUL RD
CENTREPOINTE WAY
CENTREPOINTE DR
N

Sazerac
I-24 FWY
FEILQUAKER BLVD
MADISON DR
I-24 FWY
I-24 064D WB ON-RAMP
CENTREPOINTE WAY
NEW PAUL RD
RELIANCE DR
CENTREPOINTE DR
SUMMER HILL LN
WOODCREST DR
SHADY CREST DR
STONE RIDGE PKWY
FARMINGDALE DR
MEADOW LN
ARBOR CT
BLAKE MOORE DR
BROOKRIDGE DR
SUNNYVIEW CT
EVERGREEN CV
N


Sazerac
BRIDGESTONE PKWY
BAIN DR
WALDRON RD
QUAKER BLVD
INGRAM BLVD
MADISON DR
I-24 064D WB ON RAMP
ENTERPRISE BLVD
CENTREPOINTE WAY
NEW PAUL RD
I-24 FWY
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
RELIANCE DR
CENTREPOINTE DR
I-24 064B EB ON RAMP
SUMMER HILL LN
CHARTER PL
WOODCREST DR
FARMINGDALE DR
BROOKRIDGE DR
MEADOW LN
STONE RIDGE PKWY
KINGSRIDGE DR
BLAKE MOORE DR
RIDGEVIEW CT
CEDAR RIDGE DR
BUFORD JOHNSON RD
ROLLINGWOOD CT
ALBATROSS CT
PEAK TOP TRL
DEBBIE LN
MOUNTAIN TOP TRL
WOODLAND HILLS DR
STEVE SCARLETT PL
CAROTHERS RD
WASHER DR
BEARD CT
KNOLLWOOD DR
BRUSHY RIDGE DR
MACAW LN
KESTREL CIR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home



SAZERAC

CAPACITY EXPANSION

SITE DEVELOPMENT - REVIEW PACKAGE

22-0287

4000 CENTRE POINTE DR. | LA VERGNE, TN 37086 | RUTHERFORD COUNTY

ABBREVIATIONS

&	AND
AC	ACRE
ADDL	ADDITIONAL
ADDN	ADDITION
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGE	ABOVE GROUND ELECTRICAL
AGGR	AGGREGATE
AHJ	AUTHORITY HAVING JURISDICTION
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ANC	ANCHOR
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APP'D	APPROVED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AREMA	AMERICAN RAILWAY ENGINEERING AND MAINTENANCE OF WAY ASSOCIATION
ASPH	ASPHALT
A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
B/B	BACK TO BACK
BD	BOTTOM OF DITCH
BIT	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
B.O.	BOTTOM OF
BOT	BOTTOM
B/W	BOTTOM OF WALL
C	CONDENSATE
CB	CATCH BASIN
C/C	CENTER TO CENTER
CHL	CHORD LENGTH
CI	CURB INLET
CIP	CAST IRON PIPE
CIRC	CIRCLE, CIRCULAR
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT, COMPANY
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUE, CONTINUOUS, CONTINUATION
CONTR	CONTRACTOR
COORD	COORDINATE
CP	CONTROL POINT
CU	CUBIC
CULV	CULVERT
D.B.	DEED BOOK
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DGA	DENSE GRADED AGGREGATE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DOT	DEPARTMENT OF TRANSPORTATION
DS	DOWNSPOUT
DWG	DRAWING
E	EAST, ELECTRIC LINE
EA	EACH
EB	ELECTRICAL BOX
ECRM	EROSION CONTROL REINFORCEMENT MAT
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EPSC	EROSION PREVENTION & SEDIMENT CONTROL
EQUIP	EQUIPMENT
ESMT	EASEMENT
ETC	ET CETERA
EXST	EXISTING
EXP	EXPANSION
FC	FILLER CAP
FES	FLARED END SECTION
FH	FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
FLR	FLOOR
FM	FORCED MAIN
FOC	FACE OF COLUMN, FACE OF CONCRETE
FT	FOOT
GALV	GALVANIZED
GI	GRATE INLET
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GV	GAS VALVE, GATE VALVE
HC	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE
HW	HEADWALL
HWY	HIGHWAY
I.D.	INSIDE DIAMETER
IE	EXAMPLE
IN	INCHES
INC	INCORPORATED
INCL	INCLUDE
INV	INVERT
JB	JUNCTION BOX
KY	KENTUCKY
KYTC	KENTUCKY TRANSPORTATION CABINET
KPDES	KENTUCKY POLLUTANT DISCHARGE ELIMINATION
LBS	POUNDS
LF	LINEAR FOOT
LP	LIGHT POLE
MAX	MAXIMUM
MAS	MASONRY
MATL	MATERIAL
MECH	MECHANICAL
ME	MATCH EXISTING
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MPD	MODIFIED PROCTOR DENSITY
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
N/A	NOT APPLICABLE
NE	NORTHEAST
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NIP	NEW IRON PIN
NO	NUMBER
NOM	NOMINAL
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
NW	NORTHWEST
O	OXYGEN
OBS	OBSERVATION
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OPP	OPPOSITE
ORIG	ORIGINAL
OSHA	OCCUPATIONAL SAFETY & HEALTH ACT
PAVT	PAVEMENT
PC	POINT OF CURVE
PCC	PORTLAND CONCRETE CEMENT, POINT OF COMPOUND CURVE
PED	PEDESTAL
PG	PAGE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	UTILITY POLE
PROC	PROCESS
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE, POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REINF	REINFORCED, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
ROW	RIGHT OF WAY
RP	RADIUS POINT
RVS	REVERSE
S	SOUTH
SAN	SANITARY
SB	SOIL BORING
SCH	SCHEDULE
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SDP	PUMPED STORM DRAIN
SE	SOUTHEAST
SECT	SECTION
SHT	SHEET
SL	SLOPE
SP	SPRINKLER PROTECTION
SPD	STANDARD PROCTOR DENSITY
SQ	SQUARE
SS	SANITARY SEWER (GRAVITY)
SSTL	STAINLESS STEEL
ST	STORM
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTHWEST
T	TANGENT DISTANCE (CURVE), TELEPHONE LINE
TBM	TEMPORARY BENCH MARK
T/C	TOP OF CURB
T/W	TOP OF WALL
T&B	TOP AND BOTTOM
TD	TOP OF DITCH
T/EL	TOP OF CASTING ELEVATION
TEL	TELEPHONE
THK	THICK
T.O.	TOP OF
TP	TOP OF PAVEMENT
TRM	TURF REINFORCEMENT MAT SYSTEM
TYP	TYPICAL
UFO	UNDERGROUND FIBER OPTIC
UGE	UNDERGROUND ELECTRICAL
UNO	UNLESS NOTED OTHERWISE
UGT	UNDERGROUND TELEPHONE
USGS	UNITED STATES GEOLOGICAL SURVEY
V	VERTICAL
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY IN FIELD
W	CITY WATER, POTABLE WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WS	WATER SURFACE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
XFMR	TRANSFORMER
YD	YARD

LEGEND

	EXISTING	PROPOSED
SPOT ELEVATION	100	100
POWER POLE		
GUY WIRE		
LIGHT POLE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
GAS METER		
GAS VALVE		
STORM MANHOLE		
SANITARY MANHOLE		
CATCH BASIN		
HEADWALL		
HANDICAP PARKING		
TREE		
FENCE	X X	X X
OBJECT REMOVAL		
SURFACE REMOVAL		
LIGHT DUTY ASPHALT		
HEAVY DUTY ASPHALT		
CONCRETE		
GRAVEL		
CONTOUR	100	100
STORM SEWER	EST	ST
SANITARY SEWER	ESAN	SAN
GAS	EGAS	GAS
WATER	EW	W
UNDERGROUND ELECTRIC	EUGE	UGE
OVERHEAD ELECTRIC	EOHE	
FIRE PROTECTION	EFP	FP
LIMIT OF DISTURBANCE		LOD

DEMOLITION NOTES

1. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
2. VISIT THE SITE AND DETERMINE EXTENT OF DEMOLITION REQUIRED.
3. ALL UNSALVAGED DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE SUBCONTRACTOR IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEBRIS REMOVAL.
4. STOCKPILE SALVAGED DEMOLISHED MATERIALS ON SITE AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. SUBCONTRACTOR SHALL PROVIDE PROTECTION TO ALL PAVEMENT, SIDEWALKS, TREES, UTILITIES, AND STRUCTURES THAT ARE TO REMAIN. SUBCONTRACTOR SHALL REPAIR ALL DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
6. REMOVE EXISTING STRUCTURES TO AT LEAST 3' BELOW BOTTOM OF PROPOSED PAVEMENT AND STRUCTURES, BACKFILL REMAINING STRUCTURES OR EXCAVATIONS WITH COMPACTED SAND, CRUSHED STONE OR FLOWABLE FILL. PLUG ABANDONED PIPE ENTRANCES INTO STRUCTURES WITH CONCRETE.
7. PLUG OPEN ENDS OF ABANDONED GRAVITY UTILITY LINES WITH CONCRETE. USE SUITABLE PLUG WITH CONCRETE THRUST BLOCKING (NFPA 24) FOR PRESSURE PIPE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. ALL PAVEMENT IN THE AREA DELINEATED TO BE DEMOLISHED SHALL BE REMOVED TO SUBGRADE.
10. LOCATE AND MARK ALL EXISTING UTILITIES. COORDINATE AND OBTAIN APPROVAL FOR ALL DEMOLITION WITH THE APPROPRIATE UTILITY COMPANY AND OWNER PRIOR TO PERFORMING THE WORK.
11. DO NOT DISTURB EXISTING UTILITIES TO REMAIN IN SERVICE. DO NOT REMOVE EXISTING UTILITIES TO BE DEMOLISHED UNTIL PROPOSED UTILITY CONSTRUCTION IS COMPLETED AND IN SERVICE. DEMOLISH OR ABANDON EXISTING UTILITIES AS INDICATED AFTER PROPOSED UTILITY INSTALLATIONS IS TESTED AND ACCEPTED BY OWNER OR OWNER'S REPRESENTATIVE.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED AS NECESSARY DURING DEMOLITION OPERATIONS TO ENSURE THAT ANY SEDIMENT TRANSPORT AND RUNOFF THAT DOES OCCUR WILL BE MINIMIZED.
13. FOR CONCRETE REMOVAL, REMOVE TO THE NEAREST JOINT. PROVIDE A CLEAN SAW CUT JOINT TO ALL EXISTING EDGES OF CONCRETE OR PAVEMENT TO REMAIN.

GENERAL NOTES

1. ENSURE THAT ALL REQUIRED PERMITS HAVE BEEN RECEIVED PRIOR TO START OF CONSTRUCTION. NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE UNTIL PROPOSED SOIL EROSION CONTROL PLAN HAS BEEN APPROVED AND IN PLACE.
2. VISIT THE SITE AND MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXTENT OF THE WORK NECESSARY TO CONSTRUCT THE PROJECT.
3. LOCATE, FLAG, AND PROTECT ALL PROPERTY CORNERS AND MONUMENTS ADJACENT TO THE CONSTRUCTION AREA. DO NOT DISTURB ANY TREES OR VEGETATION OUTSIDE THE PROPERTY OR OUTSIDE THE LIMITS OF GRADING.
4. IN THE CASE OF CONFLICT BETWEEN THIS DRAWING AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR CLARIFICATION.
5. THIS EXHIBIT IS A TOPOGRAPHIC SURVEY ONLY, AND IS NOT TO BE USED AS A BOUNDARY SURVEY, OR AS AN INSTRUMENT TO TRANSFER TITLE.
6. WHEREVER OBSTRUCTIONS NOT SHOWN ON THE PLANS ARE ENCOUNTERED DURING CONSTRUCTION AND INTERFERE TO SUCH AN EXTENT THAT AN ALTERATION IN THE PLANS IS REQUIRED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROPER STORAGE AND/OR STAGING OF MATERIALS USED.
8. FINISHED FLOOR ELEVATION (FFE) OF EXISTING FACILITY NOTED ON PLAN TO BE USED AS LAYOUT BENCHMARK DATUM, UNLESS NOTED OTHERWISE.
9. CONCRETE FOR CURBS, SIDEWALKS, PAVEMENTS, AND PADS SHALL BE 4,000 PSI MIN. WITH 4.5%±1.5% AIR ENTRAINMENT, U.N.O..
10. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
11. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER.
12. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
13. AGGREGATE BASE MATERIAL SHALL MEET THE REQUIREMENTS OF TENNESSEE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
14. SUBCONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL AND DISPOSAL OF THEIR WASTE AND/OR DEBRIS DURING THE COURSE OF AND AT THE COMPLETION OF CONSTRUCTION.

EXCAVATION, GRADING & DRAINAGE NOTES

1. PROPOSED GRADES SHOWN ARE FINISHED GRADES. REFER TO DETAIL SHEETS FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUBGRADE ELEVATIONS FOR PAVING AREAS.
2. THE INTENT OF THESE GRADING DRAWINGS IS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS, STRUCTURE PADS, ROADWAYS AND PAVED AREAS. FIELD VERIFY DURING CONSTRUCTION STAKING THAT POSITIVE DRAINAGE SLOPES WILL BE MAINTAINED. MAKE MINOR MODIFICATIONS IN GRADING TO PROVIDE POSITIVE DRAINAGE SLOPES. NOTIFY DENHAM BLYTHE COMPANY OF ANY SIGNIFICANT DISCREPANCY.
3. FINISHED GRADES IN PAVED AREAS SHALL BE (±) ½" OF GRADES SHOWN ON PLANS AND SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE SUBGRADE HAS BEEN PREPARED AND ALLOWED BY SEASONAL LIMITATIONS.
4. WHERE SOIL CUTS ARE MADE, THE EXPOSED CUT SURFACES SHOULD BE SCARIFIED AND THE UPPER 6" OF SOIL COMPACTED TO THE SAME SPECIFICATIONS AS THE FILL.
5. ALL EXCAVATIONS SHALL COMPLY WITH OSHA REGULATIONS, INCLUDING 29CFR PART 1926 SUBPART P.
6. ELEVATIONS SHOWN FOR TOPS OF SITE DRAINAGE STRUCTURES ARE APPROXIMATE AND MUST BE SET TO MATCH FINISH GRADES.
7. MATCH EXISTING GRADES AT ALL PAVEMENT EDGES.
8. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
9. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS.
10. THE SUBCONTRACTOR SHALL VERIFY POSITIVE FLOW FOR ALL STORM SEWER SYSTEMS. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
11. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE.
12. THE PROPOSED GRADING PLAN IS A RESULT OF AN ENGINEERING DESIGN AND REFLECTS A PLANNED INTENT WITH REGARD TO SLOPES AND STORM RUNOFF. SHOULD THE SUBCONTRACTOR HAVE QUESTIONS OR COMMENTS RELATED TO THE PROPOSED DESIGN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

UTILITY LOCATION

1. THE SUBCONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR FIELD LOCATION OF THEIR FACILITIES PRIOR TO BEGINNING CONSTRUCTION. THE SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATION, MAINTENANCE AND PRESERVATION OF THESE FACILITIES. ANY UTILITY LOCATIONS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AND ARE FOR GENERAL DIRECTION ONLY. ALL UTILITY LOCATIONS SHOWN MUST BE VERIFIED BY THE SUBCONTRACTOR IN THE FIELD.

SHEET NO.	SHEET TITLE
CIVIL	
C001	SITE NOTES
C002	SITE EXISTING CONDITIONS & DEMO PLAN
C003	SITE MAP
C100	SITE PLAN
C101	GRADING AND DRAINAGE PLAN
C102	INITIAL EROSION CONTROL AND SEDIMENT PROTECTION PLAN
C103	FINAL EROSION CONTROL AND SEDIMENT PROTECTION PLAN

Know what's Call before you dig.

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR RUTHERFORD COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47149C0105J. WITH AN EFFECTIVE DATE OF 05-09-2023.

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY
CAPACITY EXPANSION

DENHAM BLYTHE designbuild
Nashville TN 615.885.2244
Greenville SC 864.465.0992
Lexington KY 859.255.7405
Louisville KY 270.791.1105

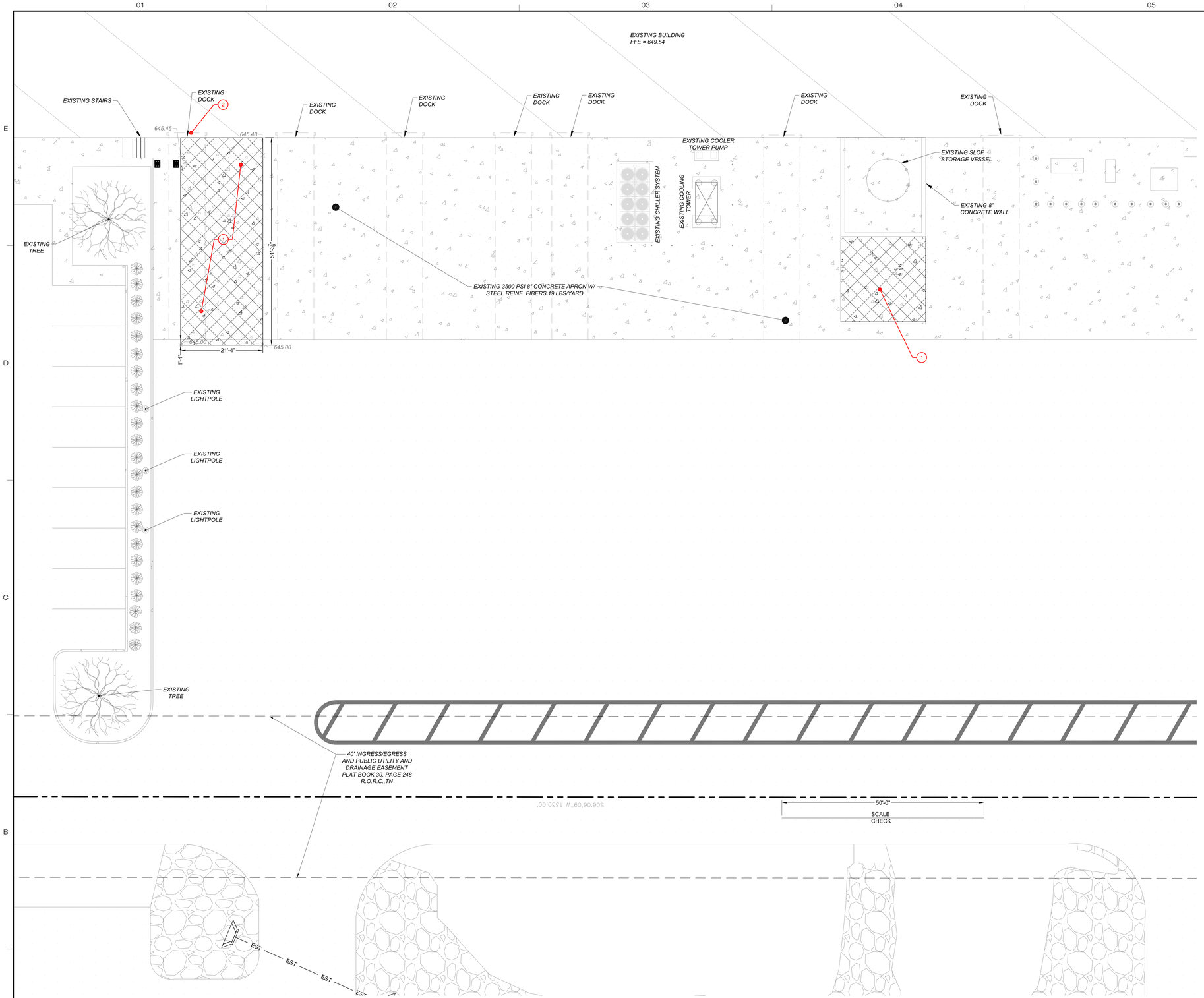
PATRICK GARRETT LICENSED PROFESSIONAL ENGINEER AGRICULTURE STATE OF TENNESSEE 05-23

REV	DATE	ISSUED FOR:	BY
2	09.29.23	PD/HPT	AK
1	09.15.23	UPDATE SHEET LIST	AK
0	08.17.23	PD/HPT	AK

PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

SITE NOTES

C001



DEMO NOTES

1. DEMO/SURFACE REMOVAL.
2. ABANDON DOCK IN PLACE.

1 C002 SITE EXISTING CONDITIONS & DEMO PLAN

SCALE: 1" = 10'

FLOODPLAIN INFORMATION
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GRAPHIC SCALE: 1"=10'

Know what's Call below. before you dig.

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FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
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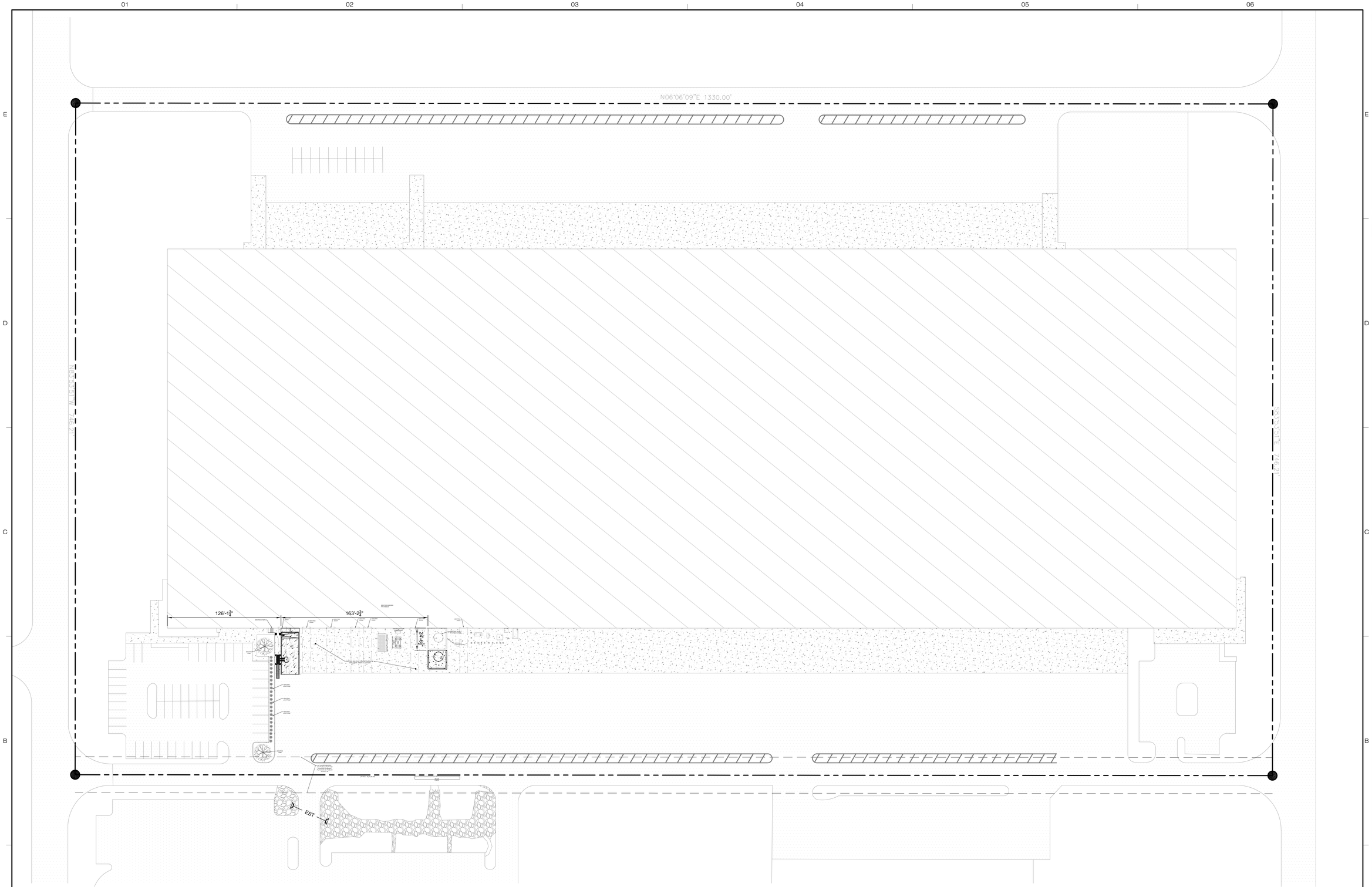
PATRICK GARRETT LICENSED PROFESSIONAL ENGINEER AGRICULTURE STATE OF TENNESSEE

REV	DATE	ISSUED FOR:	BY
3	06.29.23	PERMIT	AK
2	06.13.23	UPDATES	AK
1	06.25.23	UPDATES	AK
0	05.09.23	PERMIT	AK

PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

SITE EXISTING CONDITIONS & DEMO PLAN

C002



1 C003 SITE MAP
SCALE: 1" = 50'

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR RUTHERFORD COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47149C0105J, WITH AN EFFECTIVE DATE OF 05-09-2023.

0 5 10 20
GRAPHIC SCALE: 1"=50'

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

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY

CAPACITY EXPANSION

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Lexington KY 859.255.7405
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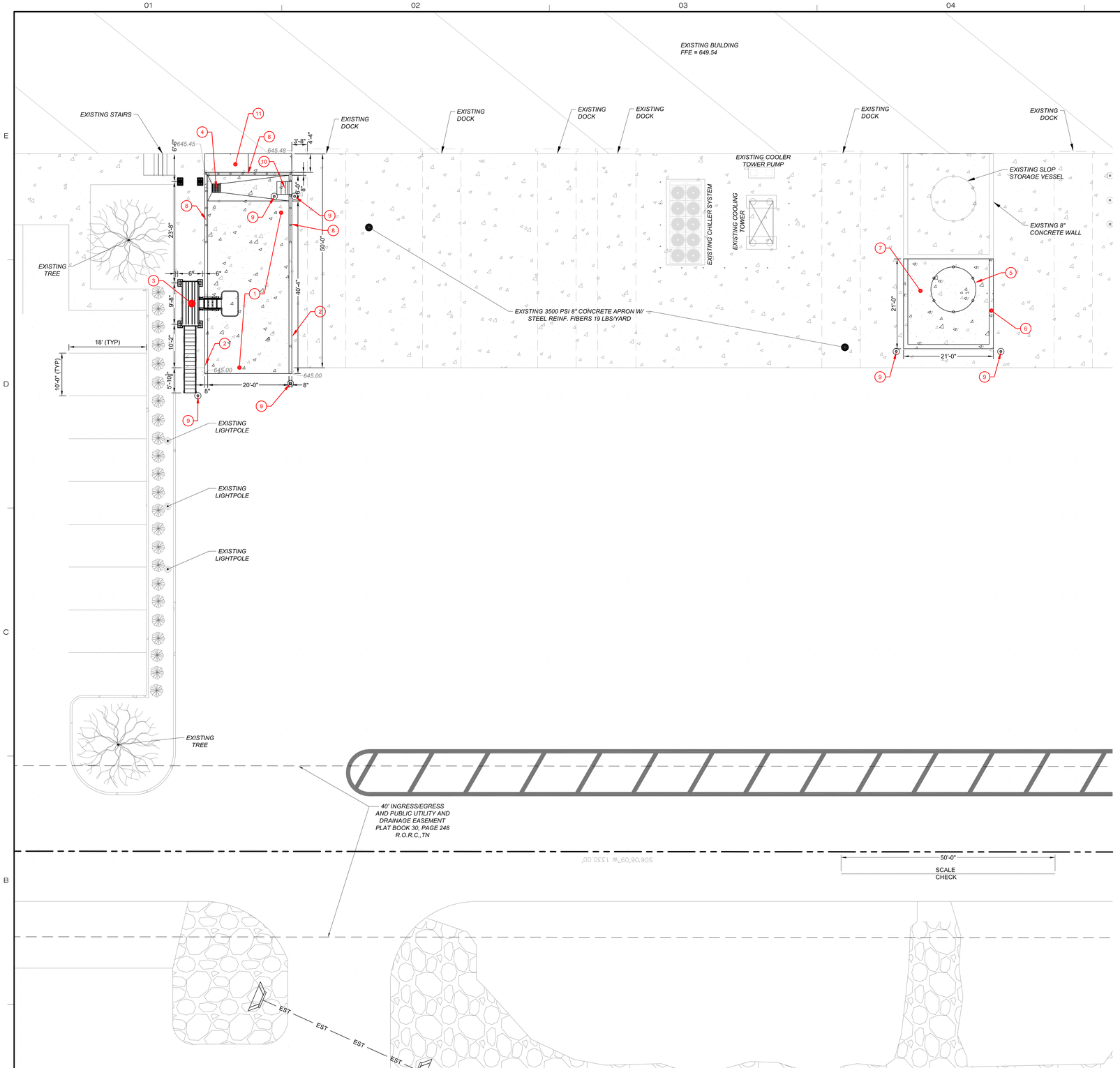
PATRICK GARRETT REGISTERED ENGINEER AGRICULTURE NO. 118388 STATE OF TENNESSEE 09.29.23

REV	DATE	ISSUED FOR:	BY
0	09.29.23	PERMIT	AK

PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

SITE MAP
C003

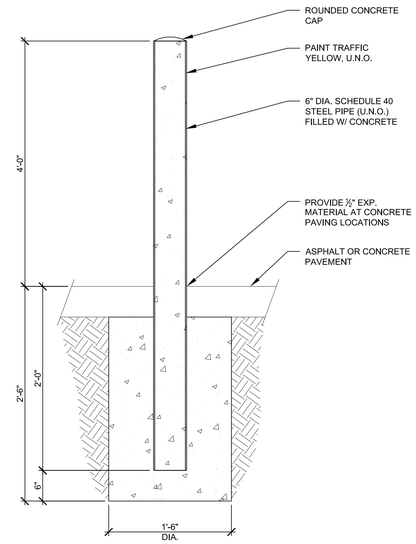


1 C100 SITE PLAN

SCALE: 1" = 10'

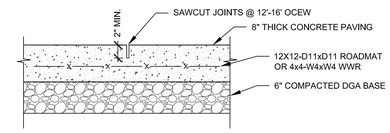
SITE KEY NOTES

1. CONCRETE PAVEMENT. REFER TO STRUCTURES SHEET SC300.
2. 8" CONCRETE CONTAINMENT WALL. REFER TO STRUCTURES SHEET SC300.
3. PRE-FAB TANKER ACCESS PLATFORM & CANOPY. REFER TO SAFE HARBOR SHEETS A1 & A2.
4. 24"x24"x24" SUMP PIT.
5. NEW SLOP STORAGE VESSEL.
6. 12" CONCRETE WALL. REFER TO STRUCTURES SHEET SC300.
7. SLOP CONTAINMENT PAD. REFER TO STRUCTURES SHEET SC300.
8. HANDRAIL. REFER TO STRUCTURES SHEET SC300.
9. BOLLARD. REFER TO DETAIL 2/C100.
10. PROVIDE PRE-FAB STEPS.
11. CONCRETE PAVEMENT. REFER TO DETAIL 3/C100.



2 C100 BOLLARD DETAIL

N.T.S.



3 C100 CONCRETE PAVEMENT DETAIL

N.T.S.

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR RUTHERFORD COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47149C0105J, WITH AN EFFECTIVE DATE OF 05-09-2023.

GRAPHIC SCALE: 1"=10'

Know what's Call before you dig.

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC

4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY

CAPACITY EXPANSION

DENHAM BLYTHE design/build

Nashville TN 615.865.2244
Greenville SC 864.465.6992
Lexington KY 859.255.7405
Louisville KY 270.791.1105

PATRICK GARRETT — LICENSED PROFESSIONAL — AGRICULTURE — STATE OF TENNESSEE

REV	DATE	ISSUED FOR:	BY
3	09.29.23	PERMIT	AK
2	09.13.23	UPDATES	AK
1	08.25.23	UPDATES	AK
0	08.17.23	PERMIT	AK

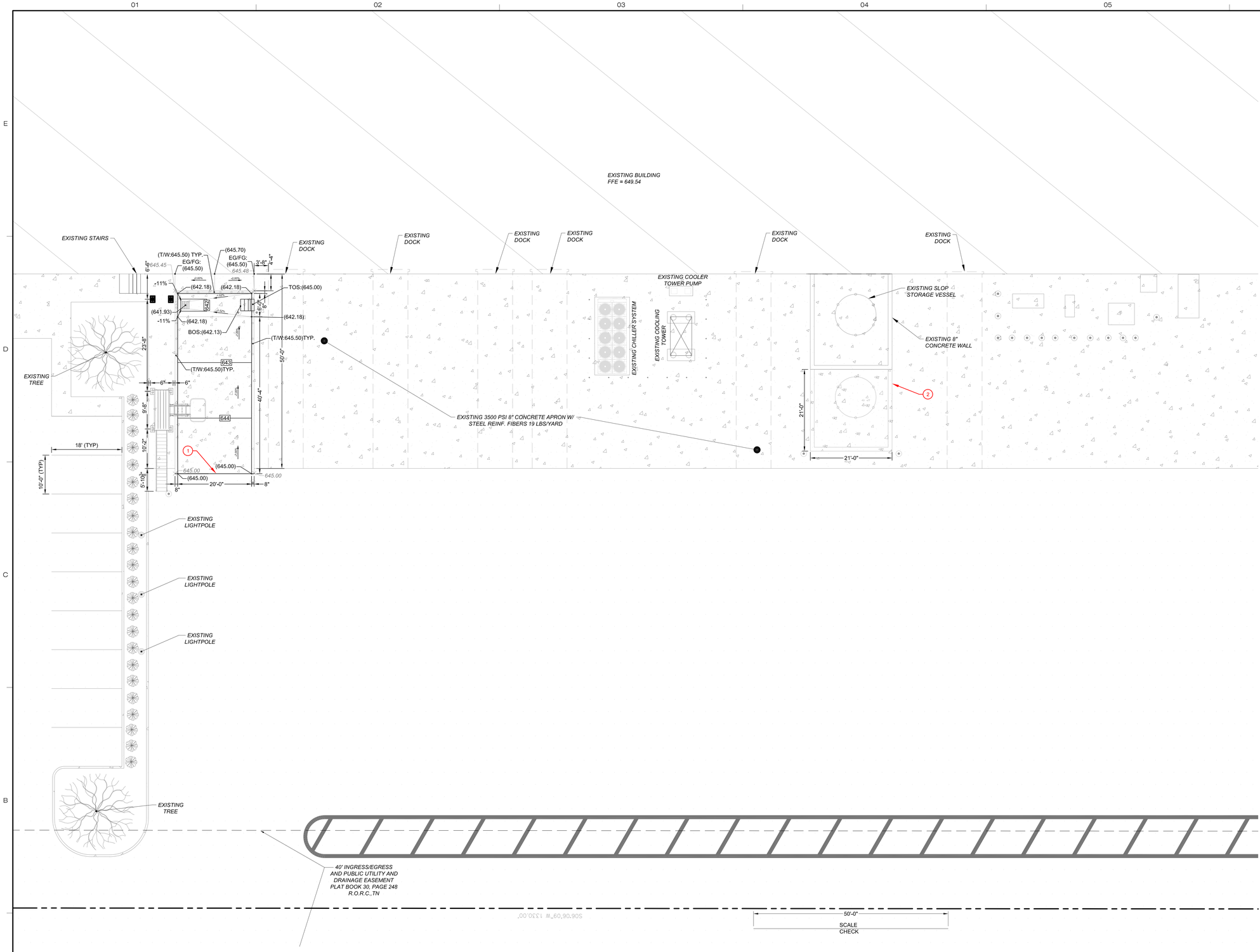
PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

SITE PLAN

C100

GRADING & DRAINAGE KEY NOTES (#)

1. TIE IN DOCK APRON TO EXISTING PAVEMENT. MATCH EXISTING GRADE.
2. REFER TO STRUCTURES FOR SLOP CONTAINMENT PAD & WALL ELEVATION INFORMATION.



1 C101 GRADING & DRAINAGE PLAN
SCALE: 1" = 10'

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR RUTHERFORD COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47149C0105J, WITH AN EFFECTIVE DATE OF 05-09-2023.

N

0 5 10 20
GRAPHIC SCALE: 1"=10'

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

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY
CAPACITY EXPANSION

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Nashville TN 615.865.2244
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Louisville KY 270.791.1105

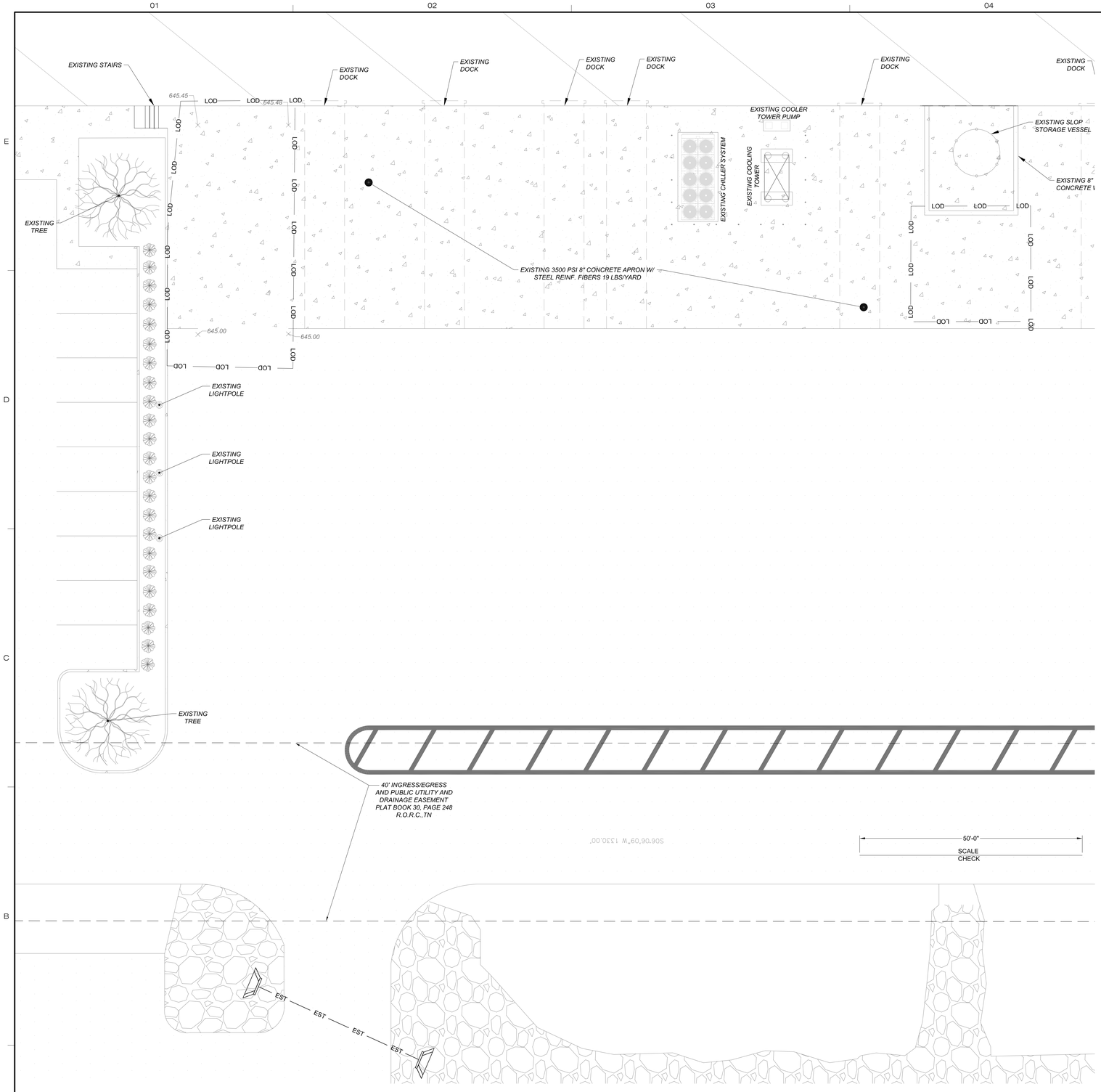
PATRICK GARRETT
REGISTERED
AGRICULTURE
STATE OF TENNESSEE
09.28.23

REV	DATE	ISSUED FOR:	BY
3	09.28.23	PERMIT	AK
2	09.13.23	UPDATES	AK
1	08.25.23	UPDATES	AK
0	08.17.23	PERMIT	AK

PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

GRADING & DRAINAGE PLAN

C101



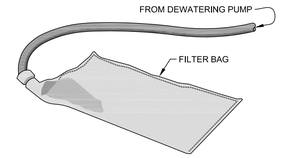
1 C102 INITIAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN
SCALE: 1" = 10'

EROSION CONTROL NOTES

1. CLEAR AND BRUSH ADJACENT HARD SURFACES AS REQUIRED TO KEEP FREE OF SILT AND EROSION.
2. ALL VEHICLES TO BE REGULARLY INSPECTED FOR FOR WHEEL MUCK; WASH WHEELS AS NEEDED. DESIGNATED TIRE WASHING AREA WILL BE DETERMINED BY OWNER. USE OF POP UP CONTAINMENT BERMS WILL BE REQUIRED.
3. IF NECESSARY, IMPLEMENT DEWATERING OPERATIONS PER DETAIL 2/C102.
4. CONCRETE WASHOUT BOX TO BE PROVIDED; LOCATION TO BE DETERMINED IN COORDINATION WITH OWNER.

EPSC LEGEND

LIMITS OF DISTURBANCE	LOD



DISCHARGE INTO FILTER BAG

NOTE: FINAL LOCATION & CONFIGURATION OF DEWATERING PUMP AND DISCHARGE POINT TO BE COORDINATED IN FIELD.

2 C102 PUMP OUTLET PROTECTION
N.T.S.

FLOODPLAIN INFORMATION
THE PROPERTY SHOWN LIES IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) FOR RUTHERFORD COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP #47149C0105J, WITH AN EFFECTIVE DATE OF 05-09-2023.

GRAPHIC SCALE: 1"=10'

Know what's Call before you dig. below.

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY
CAPACITY EXPANSION

DENHAM BLYTHE design/build
Nashville TN 615.655.2244
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Lexington KY 859.255.7405
Louisville KY 270.791.1105

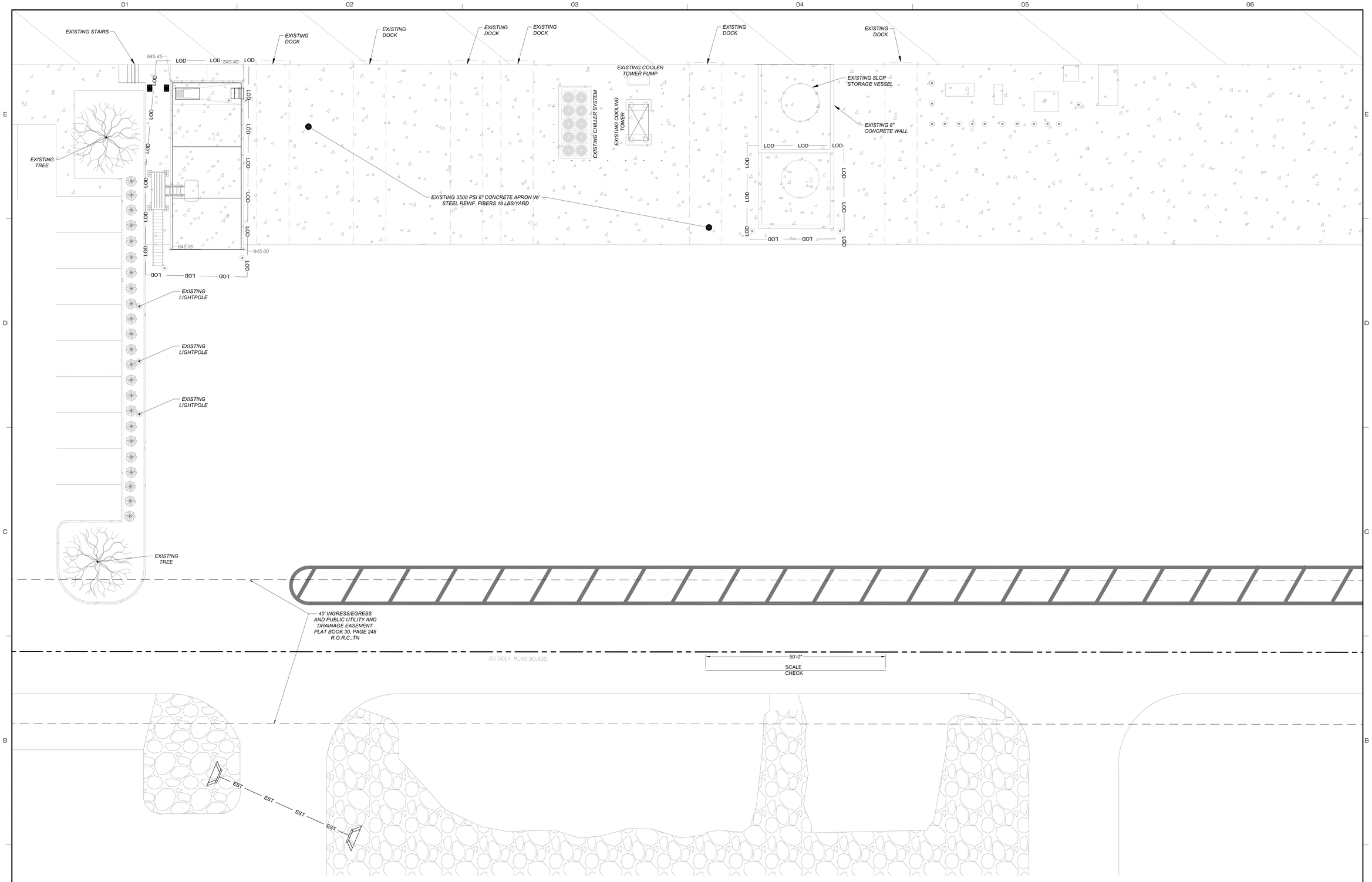
PATRICK GARRETT — TENNESSEE — AGRICULTURE — STATE OF TENNESSEE — 05.24.23

REV	DATE	ISSUED FOR:	BY
0	05.25.23	PERMIT	AK

PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	05.17.23
JOB NUMBER	22-0287

INITIAL EROSION PREVENTION AND SEDIMENT CONTROL PLAN

C102



1 / C103 FINAL EROSION CONTROL AND SEDIMENTATION PROTECTION PLAN

SCALE: 1" = 10'

EROSION CONTROL NOTES

1. CLEAR AND BRUSH ADJACENT HARD SURFACES AS REQUIRED TO KEEP FREE OF SILT AND EROSION.
2. ALL VEHICLES TO BE REGULARLY INSPECTED FOR FOR WHEEL MUCK; WASH WHEELS AS NEEDED. DESIGNATED TIRE WASHING AREA WILL BE DETERMINED BY OWNER. USE OF POP UP CONTAINMENT BERMS WILL BE REQUIRED.
3. IF NECESSARY, IMPLEMENT DEWATERING OPERATIONS PER DETAIL 2/C102.
4. CONCRETE WASHOUT BOX TO BE PROVIDED; LOCATION TO BE DETERMINED IN COORDINATION WITH OWNER.

Know what's Call below. before you dig.

FLOODPLAIN INFORMATION
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N

0 5 10 20
GRAPHIC SCALE: 1"=10'

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
PROJECT COUNTY
CAPACITY EXPANSION

DENHAM BLYTHE design/build
Nashville TN 615.255.2244
Greenville SC 984.465.0992
Lexington KY 859.255.7405
Louisville KY 270.791.1105

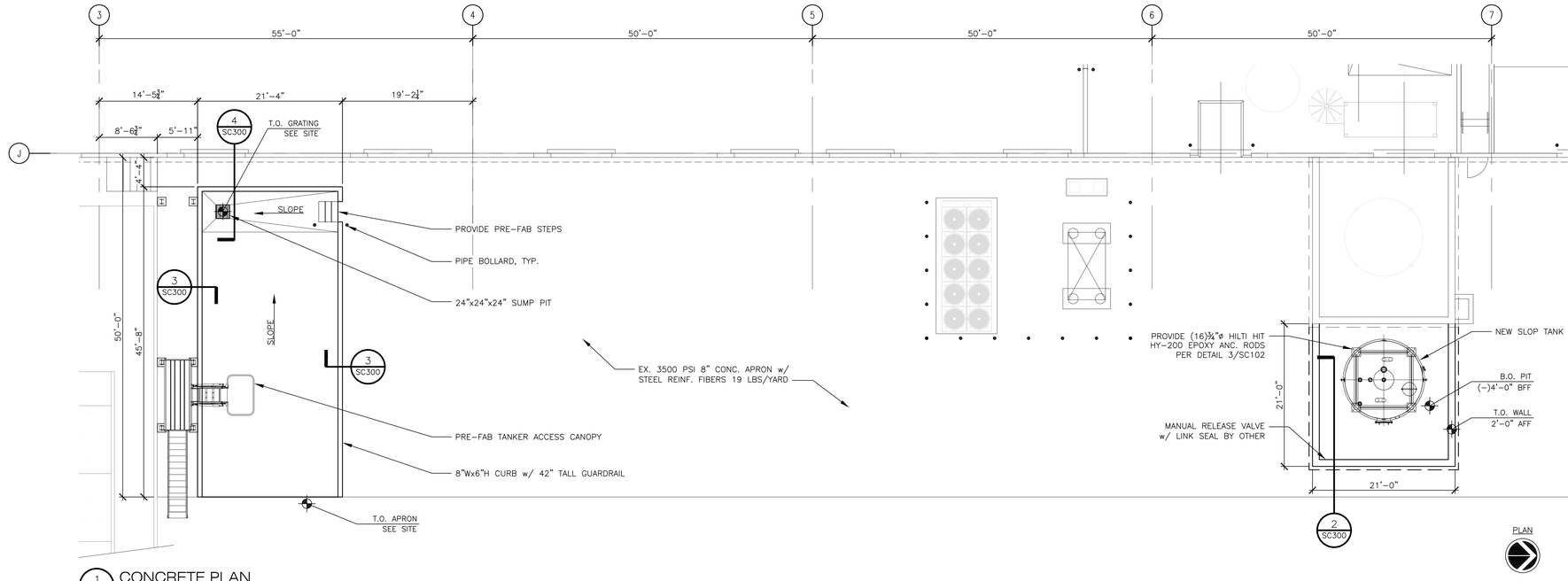
PATRICK GARRETT REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE 09.29.23

REV	DATE	ISSUED FOR:	BY
0	09.29.23	PERMIT	AK

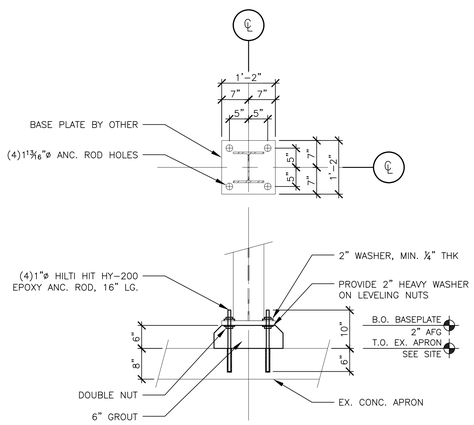
PROJECT MGR	GA
DESIGNER	AK
APPROVER	PG
ORIGINAL DATE	08.17.23
JOB NUMBER	22-0287

FINAL EROSION CONTROL AND SEDIMENT PROTECTION PLAN

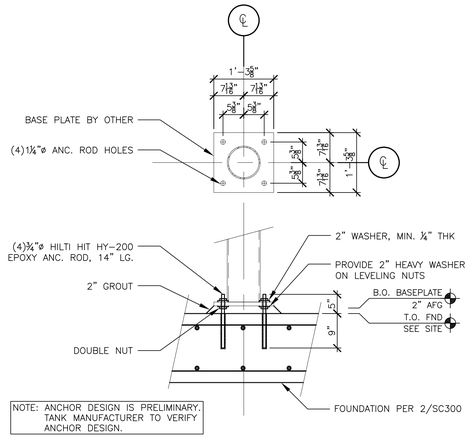
C103



1 SC102 CONCRETE PLAN
SCALE: 3/32"=1'-0"



2 SC102 CANOPY BASE PLATE DETAIL
SCALE: ¾"=1'-0"



NOTE: ANCHOR DESIGN IS PRELIMINARY. TANK MANUFACTURER TO VERIFY ANCHOR DESIGN.

3 SC102 SLOP TANK BASE PLATE DETAIL
SCALE: ¾"=1'-0"

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

BRIGGS

SAZERAC
SINCE 1850
NEW ORLEANS

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
CAPACITY EXPANSION

DENHAM BLYTHE
design/build
Nashville TN 615.655.2244
Greenville SC 864.465.8692
Lexington KY 859.255.7405
Louisville KY 270.791.1105

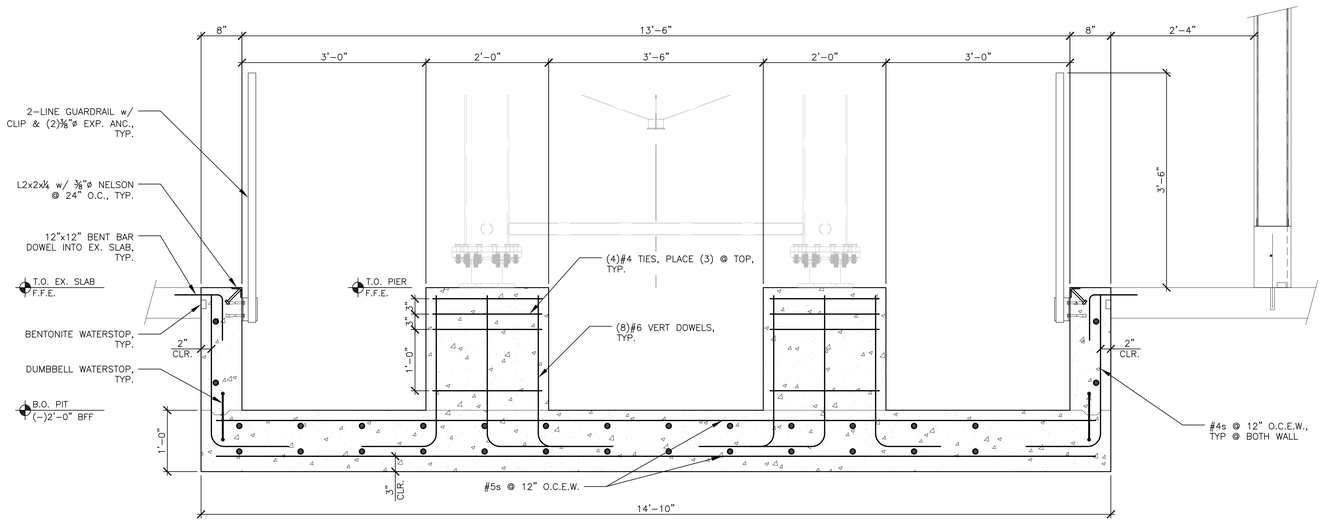
THOMAS A. JOHNSON
REGISTERED ENGINEER
No. 134080
STATE OF TENNESSEE
COMMERCE

REV	DATE	ISSUED FOR:	BY
0	09.14.23	PERMIT & CONSTRUCTION	HL

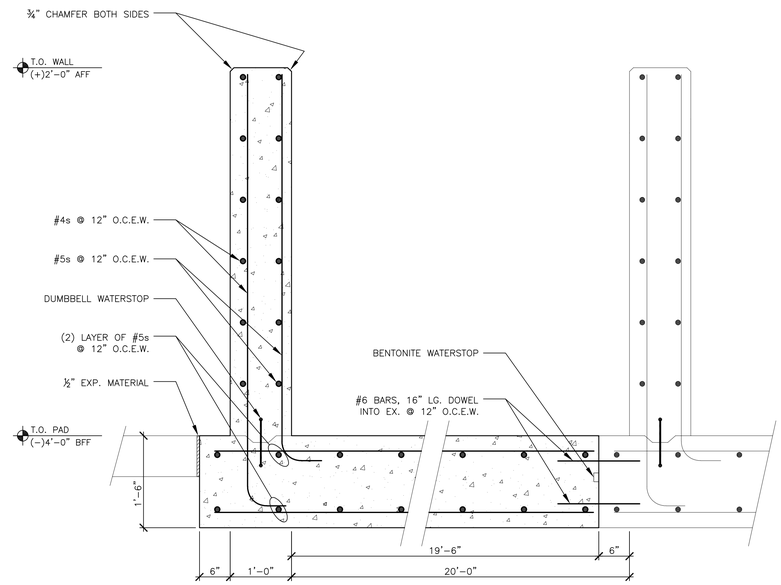
PROJECT MGR	GA
DESIGNER	HL
APPROVER	AJ
ORIGINAL DATE	06.23.2023
JOB NUMBER	22-0287

STRUCTURAL CONCRETE FOUNDATION PLAN

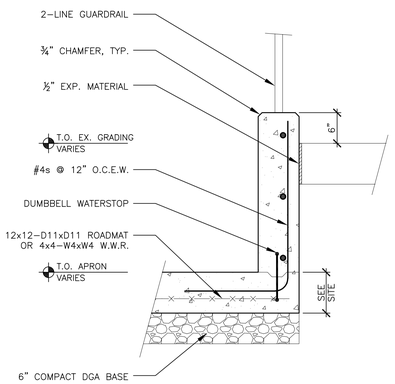
SC102



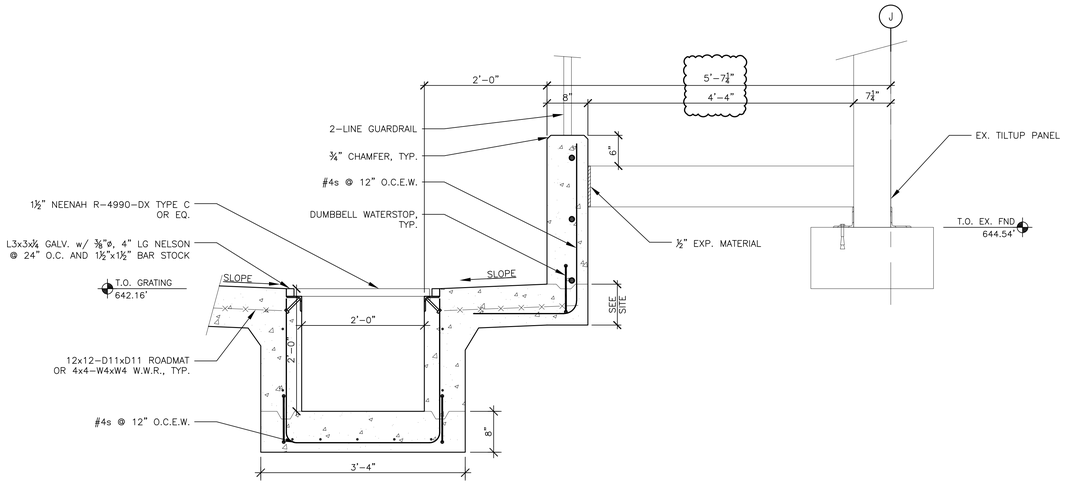
1 SC300 CISTERN TANK PIT SECTION
SCALE: 1"=1'-0"



2 SC300 SLOP CONTAINMENT PAD SECTION
SCALE: 1"=1'-0"



3 SC300 CONTAINMENT CURB SECTION
SCALE: 1"=1'-0"



4 SC300 CONTAINMENT CURB SECTION
SCALE: 1"=1'-0"

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

BRIGGS

SAZERAC NEW ORLEANS

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086

CAPACITY EXPANSION

DENHAM BLYTHE design/build
Nashville TN 615.855.2244
Greenville SC 864.485.6992
Lexington KY 859.255.7405
Louisville KY 270.791.1105

THOMAS A. JONES REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114590 STATE OF TENNESSEE

REV	DATE	ISSUED FOR:	BY
1	08.17.23	REVISED PIT LOCATION	HL
0	08.17.23	PERMIT	HL

PROJECT MGR	GA
DESIGNER	HL
APPROVER	AJ
ORIGINAL DATE	06.23.2023
JOB NUMBER	22-0287

STRUCTURAL CONCRETE SECTION AND DETAIL

SC300

STRUCTURAL DESIGN NOTES

1. THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE 2012 TENNESSEE BUILDING CODE.

2. ALL STRUCTURAL LOADS INFORMATION BASED ON EXISTING DRAWING BY T.W. FRIERSON CONTRACTOR, INC. (08/02/2005)

3. STRUCTURAL DESIGN LIVE LOADS ARE AS FOLLOWS (OR GREATER):

ROOF LIVE LOAD:	20 P.S.F.

4. RISK CATEGORY — II

5. WIND LOAD INFORMATION IS AS FOLLOWS:

ULTIMATE WIND SPEED (Vult)	90 M.P.H.
IMPORTANCE FACTOR (I)	1.0
WIND EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	0.18

6. SEISMIC LOAD INFORMATION IS AS FOLLOWS:

IMPORTANCE FACTOR	1.0
SPECTRAL RESPONSE ACCELERATIONS (Ss, S1)	0.30, 0.15
SPECTRAL RESPONSE COEFFICIENTS (Sds,Sd1)	0.227, 0.153
COUNTY	RUTHERFORD CO.
SITE CLASS TYPE	TYPE C
SEISMIC DESIGN CATEGORY	C
BASIC STRUCTURAL SYSTEM	CONC.BRCD.FRAMES

THE REQUIREMENTS OF CHAPTER 17 OF THE TENNESSEE BUILDING CODE MUST BE MET FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND FIRE PROTECTION COMPONENTS AS REQUIRED FOR THE ABOVE MENTIONED SEISMIC DESIGN CATEGORY.

7. SOIL INFORMATION IS AS FOLLOWS:

SOIL BEARING ALLOWABLE (ASSUMED)	2.5 K.S.F.

GEOTECHNICAL INFORMATION BASED ON EXISTING DRAWING BY T.W. FRIERSON CONTRACTOR, INC. (08/02/2005)

CONCRETE CONSTRUCTION NOTES

1. CONCRETE SHALL DEVELOP A 28-DAY COMPRESSION STRENGTH OF 4000 P.S.I. (UNO).

2. CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF THE A.C.I. CODE 318-11.

3. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 P.S.I. & CONFORM WITH THE MATERIAL SPECIFICATIONS FOR REINFORCING BARS, A.S.T.M. A615 THROUGH A617; SEE MANUAL OF STANDARD PRACTICE, CONCRETE REINFORCING STEEL INSTITUTE.

4. CONCRETE MIX DESIGN SHALL COMPLY WITH THE REQUIREMENTS OF TABLE 4.2.1 OF THE LATEST EDITION OF ACI 318. THE ANTICIPATED EXPOSURE CATEGORIES FOR THE STRUCTURAL CONCRETE ELEMENTS OF THIS PROJECT ARE F2, S0, W1, C1. CONCRETE SLABS ON GRADE DO NOT HAVE TO FULFILL THESE REQUIREMENTS.

5. WELDED WIRE REINFORCING SHALL CONFORM TO A.S.T.M. A-185.

6. DROPPING THE CONCRETE IN EXCESS OF 10 FEET, DEPOSITING IN A LARGE QUANTITY AT ANY POINT AND RUNNING OR WORKING IT ALONG THE FORMS, OR ANY METHOD TENDING TO CAUSE SEGREGATION OR SEPARATION OF THE AGGREGATES WILL NOT BE PERMITTED.

7. REINFORCING STEEL SHALL HAVE DEVELOPMENT LENGTHS AND SPLICE LENGTHS AS SHOWN IN THE FOLLOWING TABLE UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

BAR SIZE	4000 PSI CONCRETE DEVELOPMENT LENGTH (IN)	SPLICE LENGTH (IN)
#3	15	20
#4	19	25
#5	24	32
#6	29	38
#7	42	55
#8	48	63

8. ALL LAPS & SPLICES TO BE STAGGERED SO THAT ANY TWO ADJACENT BAR LAPS OR SPLICES ARE AT LEAST 30 BAR DIAMETERS (12" MIN.) APART EXCEPT AT CORNERS.

9. ALL HORIZONTAL REBAR TO BE BENT AROUND CORNERS & LAPPED 30 BAR DIAMETERS (12" MIN.).

10. MINIMUM CONCRETE COVER REQUIREMENTS ON REINFORCING ARE 2" ON WALLS AND PIERS AND 3" WHERE CONCRETE IS PLACED ON THE GROUND.

11. JOINT DEPTH OF SAWCUT CONTRACTION JOINTS ARE REQUIRED TO BE ¼ THE THICKNESS OF SLAB.

12. COLD JOINTS DURING SLAB CONSTRUCTION SHALL BE DOWELED WITH SMOOTH STEEL DOWELS AT A SPACING OF 12" O.C. AS FOLLOWS (UNO).

SLAB THICKNESS	DOWEL DIAMETER	DOWEL LENGTH
6"	¾"	15"

FULL SCALE DRAWING SHEET SIZE: 30"x42" ARCH E1

FIELD VERIFY ALL EXISTING CONDITIONS

DO NOT SCALE DRAWINGS

CONSTRUCTION

BRIGGS

SINCE 1820 SAZERAC NEW ORLEANS

SAZERAC
4000 CENTRE POINTE DR., LA VERGNE, TN 37086
CAPACITY EXPANSION

DENHAM BLYTHE design/build
Nashville TN 615.655.2244
Greenville SC 864.465.8692
Lexington KY 859.255.7405
Louisville KY 270.791.1105

THOMAS A. JOHNSON REGISTERED ENGINEER AGRICULTURE No. 114080 STATE OF TENNESSEE

BY	DATE	ISSUED FOR:
HL	06.17.23	PERMIT

REV	DATE	ISSUED FOR:
0	06.17.23	PERMIT

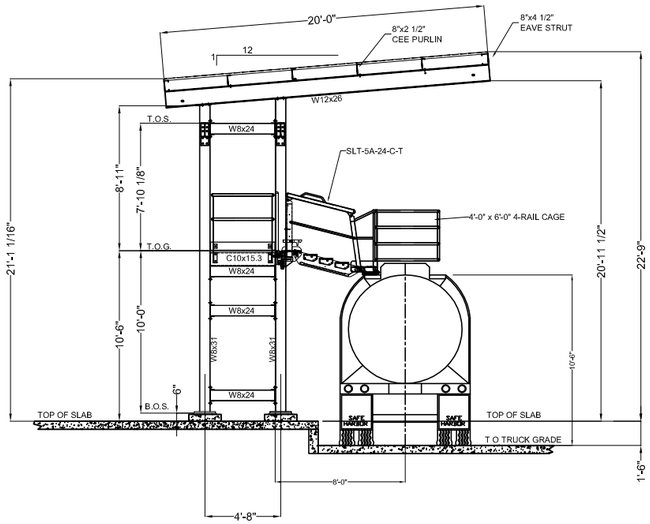
PROJECT MGR	GA
DESIGNER	HL
APPROVER	AJ
ORIGINAL DATE	06.23.2023
JOB NUMBER	22-0287

STRUCTURAL NOTES

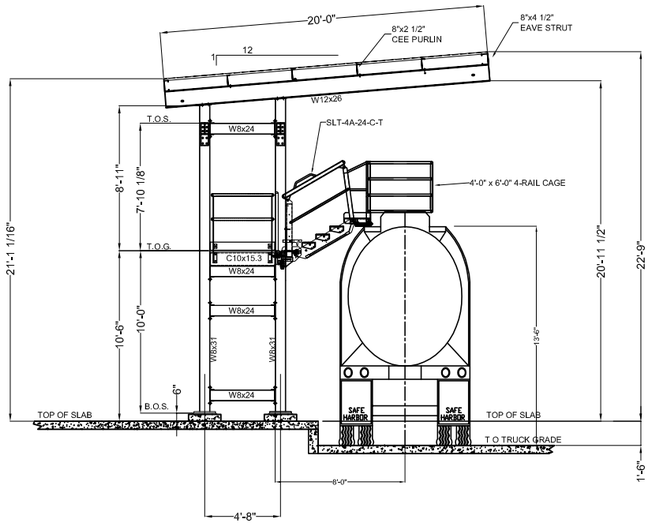
S001

APPROVAL / REVIEW AUTHORITY NOTES

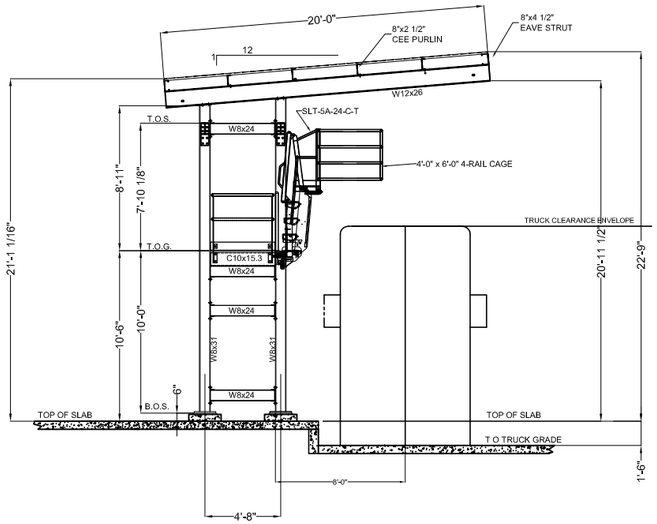
1) PLEASE REVIEW THIS DRAWING CAREFULLY.
2) THIS DRAWING REPRESENTS OUR BEST INTERPRETATION OF THE CONTRACT DOCUMENTS.
3) UNLESS NOTED OTHERWISE ON THIS DRAWING, WHEN IT IS RETURNED FROM APPROVAL, IT WILL BE ASSUMED THAT ALL INFORMATION SHOWN HEREIN HAS THE AFFIRMATION OF THE APPROVAL AUTHORITY.
4) DRAWINGS SHALL NOT BE CONSIDERED "APPROVED FOR FABRICATION" UNTIL ALL "VERIFIES" ARE ADDRESSED AND ALL "SUPPLY" INFORMATION IS GIVEN. FAILURE TO COMPLY COULD RESULT IN DELAY OF FABRICATION AND DELIVERY OF EQUIPMENT.



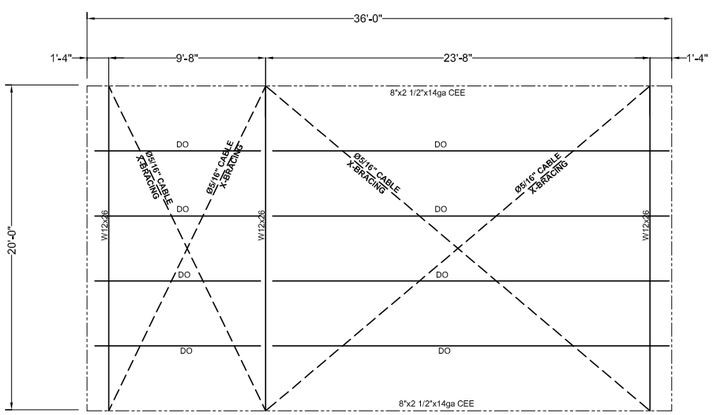
ELEVATION VIEW "B-B"
GANGWAY SHOWN IN WORKING POSITION
AT SHORT TRUCKS



ELEVATION VIEW "B-B"
GANGWAY SHOWN IN WORKING POSITION
AT TALL TRUCKS



ELEVATION VIEW "B-B"
GANGWAY SHOWN IN STORED POSITION



ROOF FRAMING

APPROVAL DRAWINGS

☐ Approved As Drawn
☐ Approved As Noted
☐ Revise And Resubmit

By_____ Date_____

PROPRIETARY DESIGN
THIS DRAWING IS A CONFIDENTIAL BUSINESS COMMUNICATION BETWEEN THE SENDER AND THE RECIPIENT AND MAY NOT BE COPIED, EXCERPTED NOR CIRCULATED TO ANY PARTY OTHER THAN INDIVIDUALS WITHIN THE RECIPIENT'S AGENTS AND REPRESENTATIVES WHO HAVE A NEED TO KNOW IN ORDER TO EVALUATE THE SENDER'S PROPOSAL.

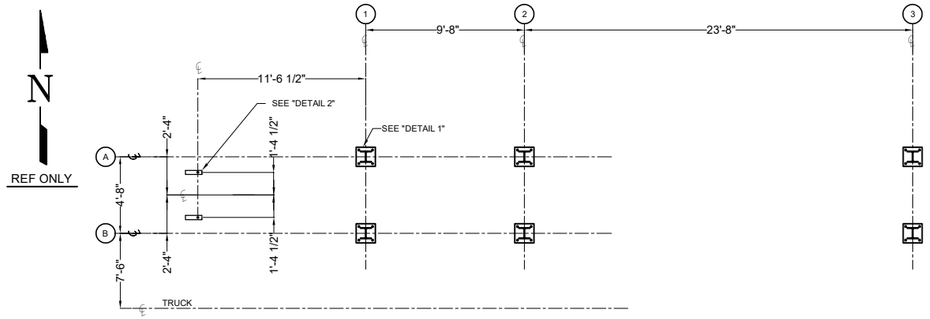
REV	BY	DATE	CHK'D BY	DATE	DESCRIPTION

SAFE HARBOR access systems, LLC

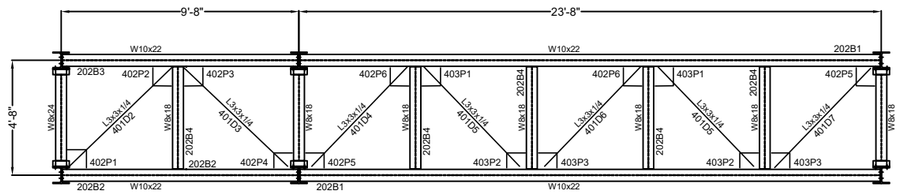
Florence, S.C.
P.O. BOX 511 ~ ZIP 29503
TEL 1-888-257-5955
FAX 843-679-6889

CUSTOMER:	DENHAM-BLYTHE COMPANY, INC.
LOCATION:	LA VERGNE, TN
CUSTOMER P.O. #:	22-0287C PO-001
ITEMS:	TRUCK ACCESS

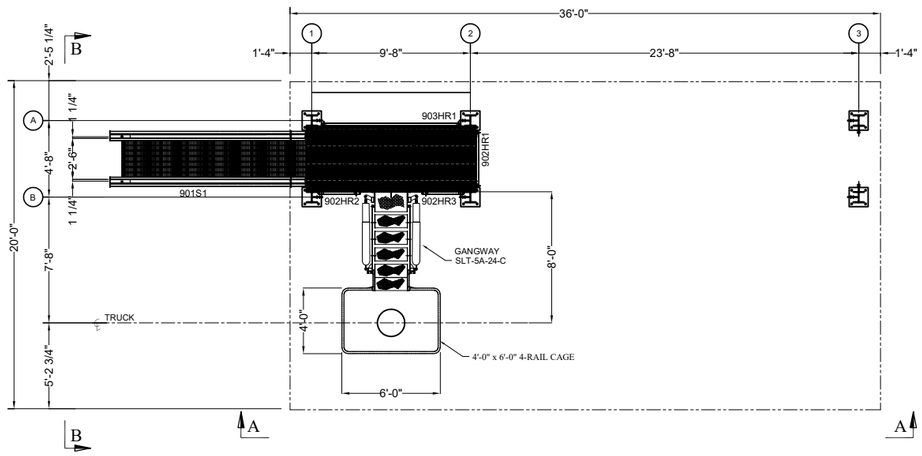
DRAWN BY	DATE	SCALE	DWG SIZE	JOB NUMBER	REV. 0
BG	06/26/23	NTS	D+	23-194	SHEET # A1
CHECKED BY	DATE				
MBP	06/26/23				



PLAN VIEW PAD LAYOUT

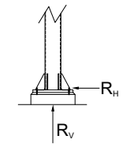


OVERHEAD FRAMING PLAN VIEW

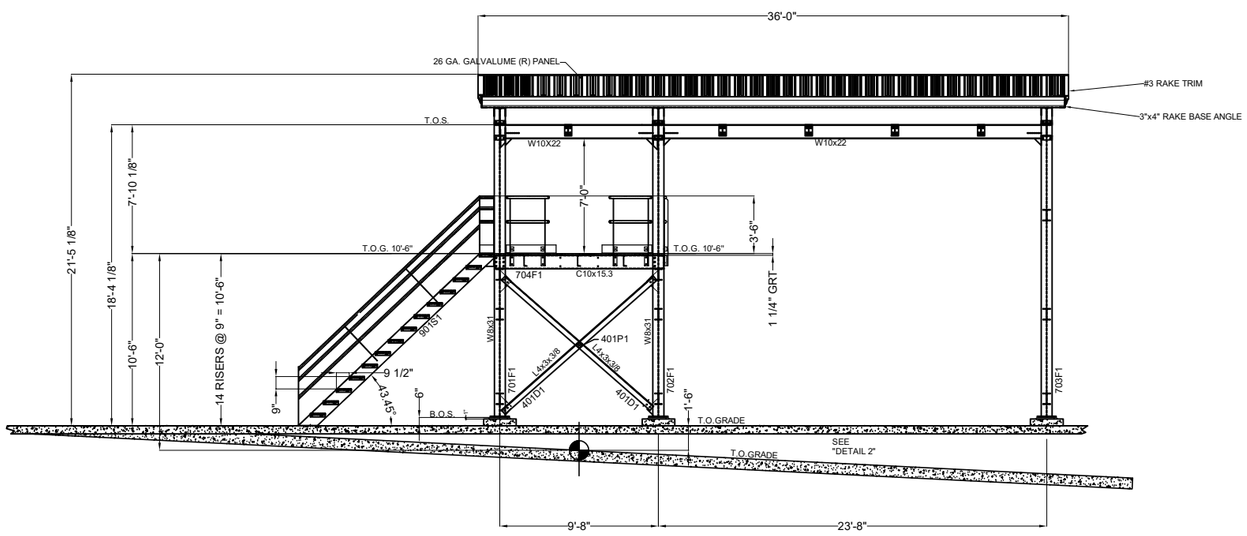


PLAN VIEW

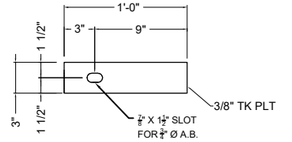
DESIGN LOADS	
LL	100 PSF
WL	105 MPH
SL	40 PSF
RAMP LL	500 LBS



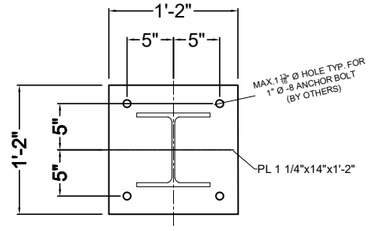
	LOADS & REACTIONS (PER COL.)							
	DL		LL		WL		SNOW L	
COL	R_V (KIPS)	R_H (KIPS)	R_V (KIPS)	R_H (KIPS)	R_V (KIPS)	R_H (KIPS)	R_V (KIPS)	R_H (KIPS)
B3	0.8	----	0.8	0.2±	+/- 7.1	± 1.2	-2.1	----
A3	1.7	----	1.1	0.2±	+/- 7.4	± 1.2	-1.7	----
B2	3.5	----	4.6	0.2±	+/- 7.1	± 1.2	+9.3	----
A2	4.5	----	4.9	0.2±	+/- 7.4	± 1.2	+9.7	----
B1	3.5	----	4.6	0.2±	+/- 7.1	± 1.2	+9.3	----
A1	4.5	----	4.9	0.2±	+/- 7.4	± 1.2	+9.7	----



ELEVATION VIEW "A-A"
(GANGWAY NOT SHOWN)



DETAIL "2"
2 REQ'D



DETAIL "1"
6 REQ'D

DRAWINGS ISSUED FOR FIELD CONSTRUCTION

REV	BY	DATE	CHK'D BY	DATE	DESCRIPTION
1	MP	9/14/23			MOVED STAIR TO OPPOSITE SIDE OF PLATFORM

SAFE HARBOR access systems, LLC

Florence, S.C.
P.O. BOX 511 ~ ZIP 29503
TEL 1-888-257-5955
FAX 843-679-6889

PROPRIETARY DESIGN
THIS DRAWING IS A CONFIDENTIAL BUSINESS COMMUNICATION BETWEEN THE SENDER AND THE RECIPIENT AND MAY NOT BE COPIED, EXCERPTED NOR CIRCULATED TO ANY PARTY OTHER THAN INDIVIDUALS WITHIN THE RECIPIENT'S AGENTS AND REPRESENTATIVES WHO HAVE A NEED TO KNOW IN ORDER TO EVALUATE THE SENDER'S PROPOSAL.

CUSTOMER:	DENHAM-BLYTHE COMPANY, INC.
LOCATION:	LA VERGNE, TN
CUSTOMER P.O. #:	22-0287C PO-001
ITEMS:	TRUCK ACCESS

DRAWN BY	DATE	SCALE	DWG SIZE	JOB NUMBER	REV. 1
BG	06/26/23	NTS	D+	23-194	SHEET 1
CHECKED BY	DATE				
MBP	06/26/23				

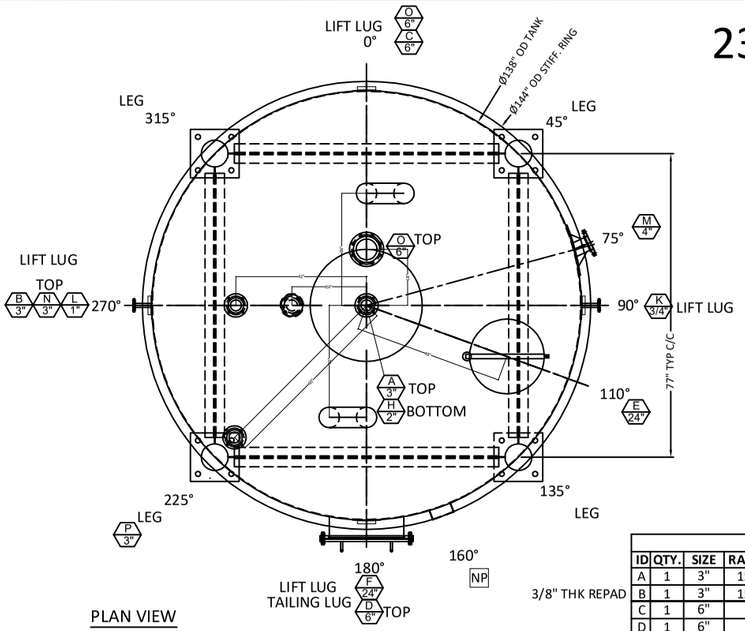
23-031

DESIGN DATA		
1- DESIGN AND CONSTRUCTION:	GOOD SHOP PRACTICES	
2- NATIONAL BOARD NO.:	N/A	
3- MANUFACTURER SERIAL NO.:	23-031	
4- DESIGN TEMPERATURE (MIN. & MAX.):	-20°F/250° F	
OPERATING TEMPERATURE:	--	
5- DESIGN PRESSURE:	ATM	
6- HYDROTEST PRESSURE:	WATER FILL ONLY	
7- CORROSION ALLOWANCE:	0.0"	
8- SHELL MATERIAL:	SA-240-304L	
9- HEAD MATERIAL:	SA-240-304L	
10- NOZZLE MATERIAL: (PIPE NECK)	SA-312-TP304L	
11- FLANGE MATERIAL:	SA-182-F304L	
12- GASKET MATERIAL:	RUBBER GASKET - MANWAYS ONLY	
13- BOLTING MATERIAL:	N/A	
14- RADIOGRAPHY:	NONE	
15- STRESS RELIEVING:	NOT REQUIRED	
16- PAINTING:	CARBON STEEL SUPPORTS - PAINTED BLACK	
17- APPROXIMATE CAPACITY:(GALLONS)	--	
18- APPROXIMATE WEIGHT EMPTY:	--	lbs.
APPROXIMATE FLOODED WT:	--	lbs.
	NATIONAL BOARD	CUSTOMER
19- INSPECTION:	NO	OPTIONAL

GENERAL NOTES

NOTE: THIS EQUIPMENT MUST HAVE PROPER PRESSURE RELIEF DEVICES (PROVIDED BY OTHERS)

1. ALL FLANGE BOLT HOLES SHALL STRADDLE MAJOR CENTERLINES AND/OR IT'S PARALLEL.
2. ASME SECTION VIII, DIV I. CODE STAMP NOT REQUIRED.
3. ALL INTERIOR SS SURFACES TO BE CLEANED AND PASSIVATED.
4. ALL PLATE MATERIAL SHALL BE SA-240-304LSS WITH STANDARD MILL FINISH. ALL PLATE IS HOT ROLLED, ANNEALED AND PICKLED.
5. INSULATION THICKNESS:1-1/2" THK (BY OTHERS).

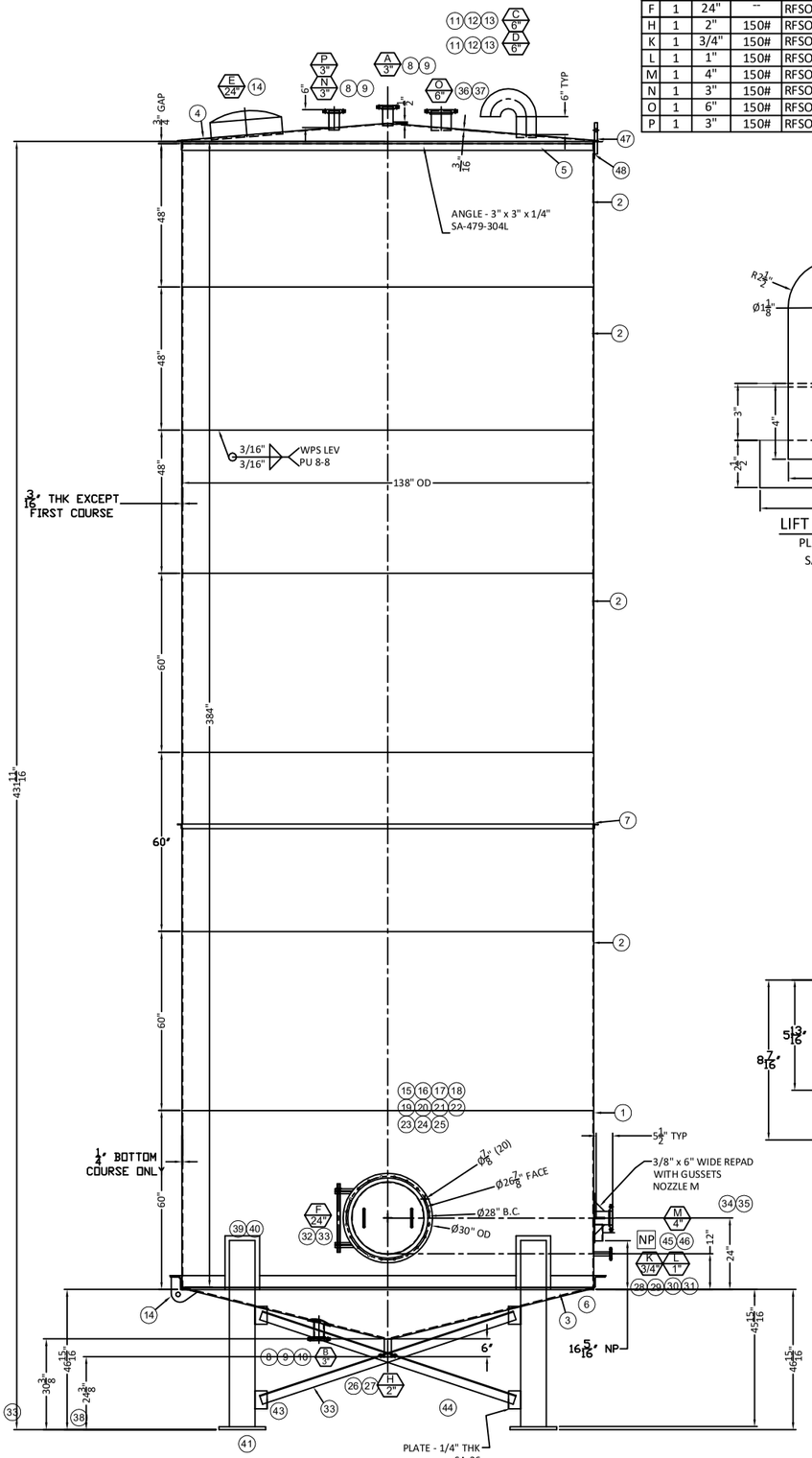


PLAN VIEW

TRUE ORIENTATIONS SHOWN

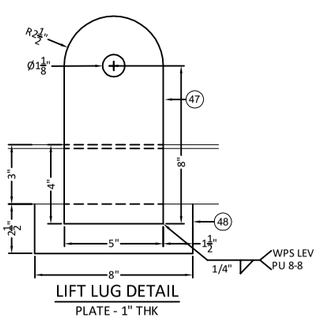
NOZZLE SCHEDULE

ID	QTY.	SIZE	RATING	TYPE	SCH	WALL(t)	1.4t	SERVICE	REMARKS	DETAIL	41	42	43	INT. PROJ.	WELD PROCEDURE
A	1	3"	150#	RFSO	40	.216	5/16"	INLET TOP		1 & 4	3/16"	--	3/16"	1/2"	LEV WPS PU 8-8
B	1	3"	150#	RFSO	40	216	5/16"	OUTLET BOTTOM	REPAD	1 & 4	3/16"	--	--	NONE	LEV WPS PU 8-8
C	1	6"	--	--	10	.134	--	VENT	MESH	1	3/16"	--	3/16"	1/2"	LEV WPS PU 8-8
D	1	6"	--	--	10	.134	--	VENT	MESH	1	3/16"	--	3/16"	1/2"	LEV WPS PU 8-8
E	1	24"	--	--	--	--	--	MANWAY	COVER	1	3/16"	--	3/16"	1/2"	LEV WPS PU 8-8
F	1	24"	--	RFSO	10	.250	3/8"	MANWAY	COVER	1 & 4	3/16"	--	--	NONE	LEV WPS PU 8-8
H	1	2"	150#	RFSO	40	.154	5/16"	DRAIN		1 & 4	3/16"	--	--	NONE	LEV WPS T 8-8
K	1	3/4"	150#	RFSO	40	.113	3/16"	TEMP		1 & 4	1/4"	--	--	NONE	LEV WPS T 8-8
L	1	1"	150#	RFSO	40	.133	5/16"	STEAM INLET		1 & 4	3/16"	--	--	NONE	LEV WPS PU 8-8
M	1	4"	150#	RFSO	40	.237	3/8"	MIXER	REPAD	1 & 4	3/16"	--	--	NONE	LEV WPS T 8-8
N	1	3"	150#	RFSO	40	.216	5/16"	LEVEL		1 & 4	1/4"	--	--	NONE	LEV WPS T 8-8
O	1	6"	150#	RFSO	10	.134	3/16"	SPRAY BALL		1 & 4	3/16"	--	--	NONE	LEV WPS PU 8-8
P	1	3"	150#	RFSO	10	.216	5/16"	SPARE		1 & 4	3/16"	--	--	NONE	LEV WPS PU 8-8



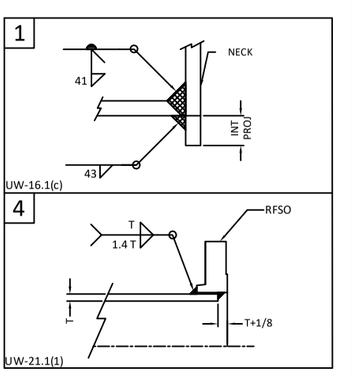
ELEVATION VIEW

TRUE ORIENTATIONS NOT SHOWN



LIFT LUG DETAIL

PLATE - 1" THK
SA-240-304L
(4 REQ'D)



CERTIFIED BY:

LOUISVILLE Exchanger & Vessel Inc.

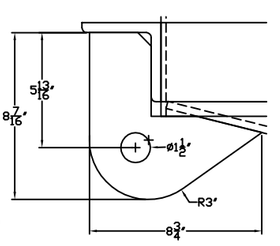
PH:(502)-969-9750 FX:(502)-969-9753

	SHELL SIDE	TUBE SIDE	JACKET SIDE
MAWP EXT PSI:	X	X	X
MAWP PSI:	ATM	X	X
@ TEMP °F	250	X	X
MDM TEMP °F	-20	X	X

YR.BUILT: 2023 TAG NO: T-1

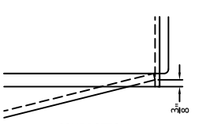
MFG S.N.: 23-031 CUST PO#: 4500007554

www.LEV-INC.com

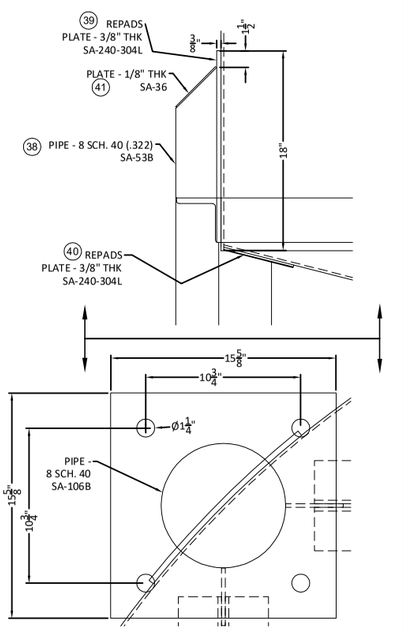


TAIL LUG DETAIL (49)

PLATE - 3/4" THK
SA-240-304L
(1 REQ'D)



CONE BOTTOM
FITS INSIDE SHELL
ALLOW FOR 3/8" WELD



SUPPORT BASE DETAIL

PLATE - 1" THK
SA-36
(4) REQUIRED

REV	BY	DATE	DESCRIPTION
0	1	04/28/23	SHELL LENGTH UPDATED PER CAPACITY
0	AA	04/13/23	APPROVAL DWG

TOLERANCES UNLESS OTHERWISE NOTED
WHOLE NUMBER DIM. ±1/16" ANGULAR DIM. ±1/2°
FRACTIONAL DIM. ±1/16" DECIMAL DIM. (.XX) ±.010
(.XXX) ±.005

NOTICE: THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO LOUISVILLE EXCHANGER & VESSEL INC. AND SHALL NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR IN PART, NOR USED FOR ANY DESIGN OR MANUFACTURING PURPOSE UNLESS AUTHORIZED IN WRITING BY LOUISVILLE EXCHANGER & VESSEL INC.

LOUISVILLE Exchanger & Vessel Inc.
3319 Gilmore Industrial Blvd.
Louisville, KY 40213
Phone: (502) 969-9750
Fax: (502) 969-9753

SCALE: 1/4"=1'-0" CUSTOMER PO#: 4500007554 DRAWN BY: AA

JOB: 23-031 DATE: 03/28/23

25,000 GALLON TANK
GENERAL ARRANGEMENT
BRIGGS INC

DRAWING NUMBER 23-031 GA

Planning Commission Report
Meeting: October 17, 2023

City of La Vergne

Item #: 15.

Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 1. Property located off Carothers Rd. Requested by SEC Inc. R-1 (Low Density Residential) Zoning District.

Reviewed By:
Gary Lide, City Engineer

Summary: The applicant requests subdivision acceptance for Carothers Crossing, Phase 1. The developer has requested that this item be placed on the agenda for October. The City's final punch list has been provided to them.

This phase is comprised of 92 lots - 90 lots for detached, single-family dwellings and two lots are commercial.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

Punchlist items as of 10/10/2023:

Engineering

1. Payload Ln has cracked curb and gutter at Alley C.
2. 291 Sounders: concrete needs to be removed from curb/gutter
3. Sounders curb/gutter needs to have all debris removed
4. 137 Oasis (on Sounders side of property): asphalt overlaid onto gutter, will flake off

Water

5. All valve boxes in Phase 1 need all debris removed from inside the valve boxes to

expose operating nut and bolts at top of valve.
6. All valve lids need to be cleaned off and free of any asphalt pavement.

Stormwater

7. Curb inlets, Area inlets and Headwalls - Remove any erosion control that isn't needed. Remove any debris and flush to be sure the system drains properly. If the frames or headwalls need to be grouted be sure Portland cement is used.
8. Drainage ditches- fix any areas that has washed out or has silt build up, so they drain as shown on the plans. When work is complete the area is to be stabilized with seed and matting.
9. Pond- Remove any silt that has collected in the pond, stabilize with seed and matting. Be sure the grate is installed on the outlet structure.
10. Erosion control- Silt fence or check dams remove any that isn't needed.
11. Road- Be sure the road is clean.
12. Be sure to let all builders know you have removed erosion controls, and they need to be sure their erosion control is up to keep silt off the roads and out of the drainage system.

Sewer

13. MH #3075 / Lot 19 - MH located, but will need to be raised to final grade or just above
14. No GIS MH # available / Lot 16 - MH is currently buried. MH will need to be exposed and raised to final grade or just above.
15. MH #3069 / Lot 13 - MH found, but will need to be raised to final grade or just above.
16. MH #3708 / Lot 32 - MH has quite a bit of debris on the bench, as well at to the 6" service. - MH will definitely need to be cleaned out.
17. MH #3077 / Lot 38 - MH needs to be cleaned - Gravel & debris on bench
18. MH #3079 / Lot 25 - MH needs to be cleaned - Gravel & debris on bench as well as in trough
19. MH #3080 / Lot 20 - MH visible in backyard, but both gates locked - inspection needs to be performed
20. MH #3081 / Lot 21 - MH located but needs to be raised due to being located in low lying area.
21. NO MH # available in GIS / Lot 23 - MH currently buried - Will need to be exposed and raised to final grade or just above.
22. NO MH # available in GIS / Lot 39 - MH currently buried - MH will need to be exposed and raised to final grade or just above.
23. MH # 3094 / Lot 70 - MH currently buried - MH will need to be exposed and raised to final grade or just above.
24. MH #3073 / Lot 64 - MH currently buried - MH will need to be exposed and raised to final grade or just above
25. MH 3106 / Lot 85 - MH currently buried - MH will need to be exposed and raised to final grade or just above.
26. The entire phase needs to be pressure washed by a outside company. This needs to be performed from MH to MH - not to be confused with "flushing" the liner. The debris needs to be removed from the system, not pushed further downstream to create a problem somewhere else. Once the phase has been cleaned, it must be inspected via CCTV inspection to ensure the system is clear of debris and the CCTV videos provided to the City of La Vergne.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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

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Travis Dumke
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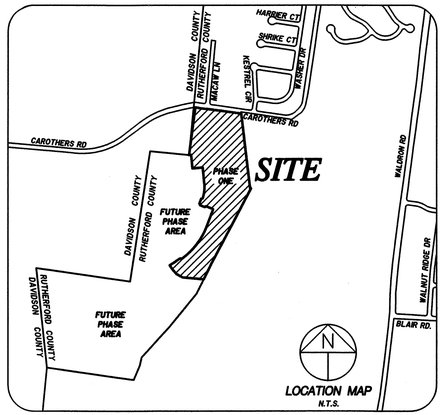
TYPAR
Pulte HOMES
SALES CENTER
Greenrise



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1316, PAGES 3952 AND 3994, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 12.10.2020 NAME Kevin Martin
MAP 29, PARCEL 29.00
RECORD BOOK 1737, PAGE 3857
KEVIN MARTIN, MANAGING MEMBER
BURKITT HILLS INVESTMENT GROUP, LLC

CERTIFICATE OF ACCURACY

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

DATE 9-28-20 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

DAVID A. PARKER REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 2381 9-28-20

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "CAROTHERS CROSSING, PHASE I" 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 2-1-21 NAME
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CAROTHERS CROSSING, PHASE I" 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 2-1-21 NAME
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

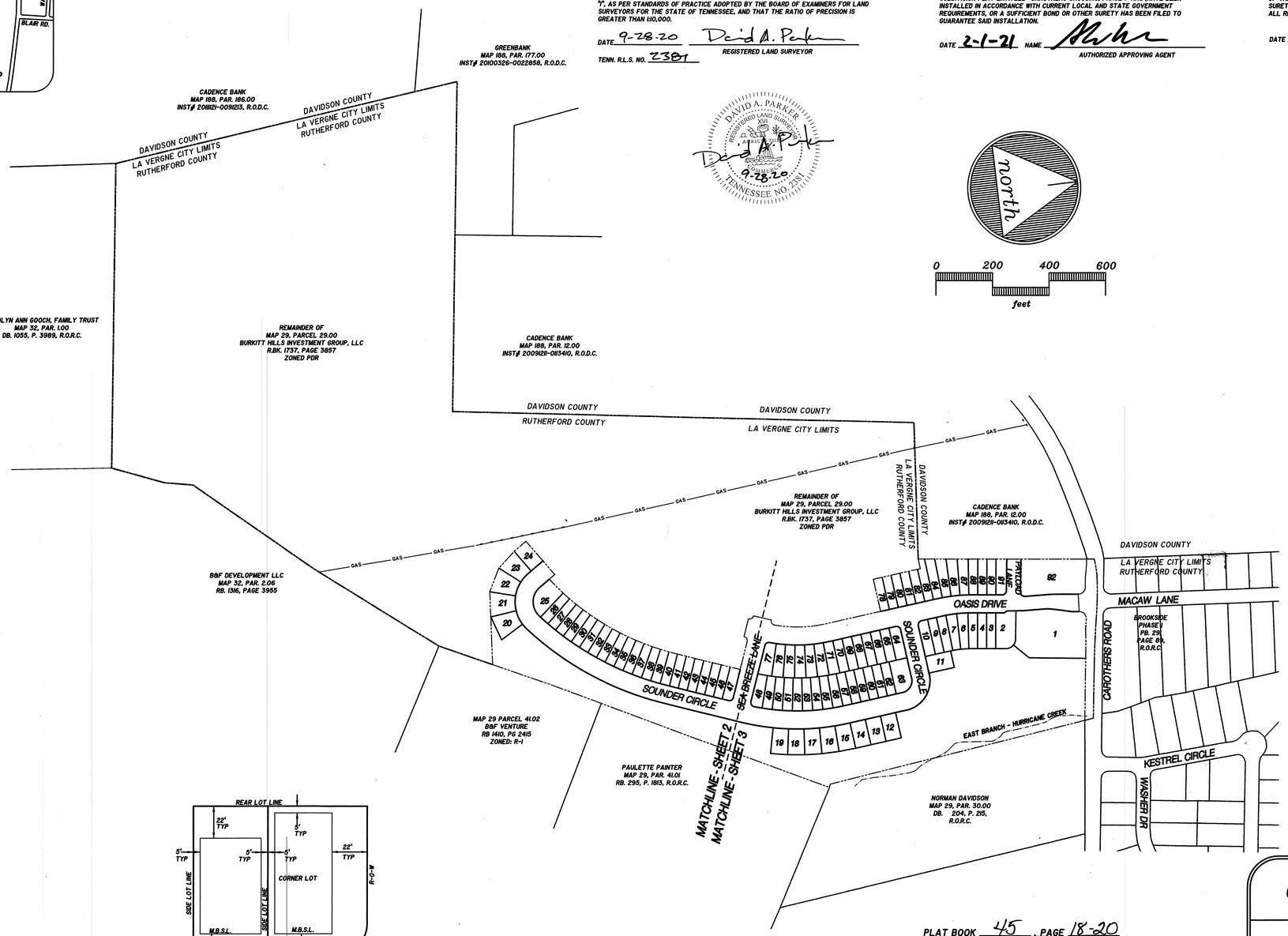
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 2/2/21
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 2-1-21 NAME



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 90 SINGLE FAMILY LOTS AND 2 COMMERCIAL LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (LOW DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

OWNER/DEVELOPER:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP 47149C0105H, DATED JANUARY 05, 2007.

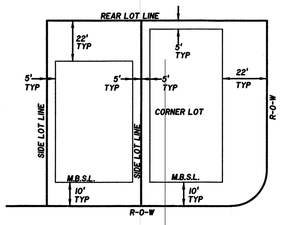
LAND DATA:
ZONING: PDR
PHASE I: 92 LOTS ON 22.59± AC.
90 RESIDENTIAL LOTS
2 COMMERCIAL LOTS

BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 22'

DEED REFERENCE:
TAX MAP 29, PARCEL 29.00
DEED BOOK 1737, PAGE 3857
RUTHERFORD COUNTY REGISTER OF DEEDS.

LEGEND

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



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1096668
Rec'd: 45.00 Instrument #: 2337908
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 2/4/2021 at 9:40 AM
Total: 47.00 in
Plat Cabinet 45 Pgs 18-20

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.
Tax Certificate No. 2829
Rutherford County Regional Planning Commission
2-4-21

PLAT BOOK 45 PAGE 18-20
TIME OF RECORDING: 9:40 a.m.
DATE OF RECORDING: February 4th 2021

FINAL PLAT

PHASE 1
CAROTHERS CROSSING
SUBDIVISION

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

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

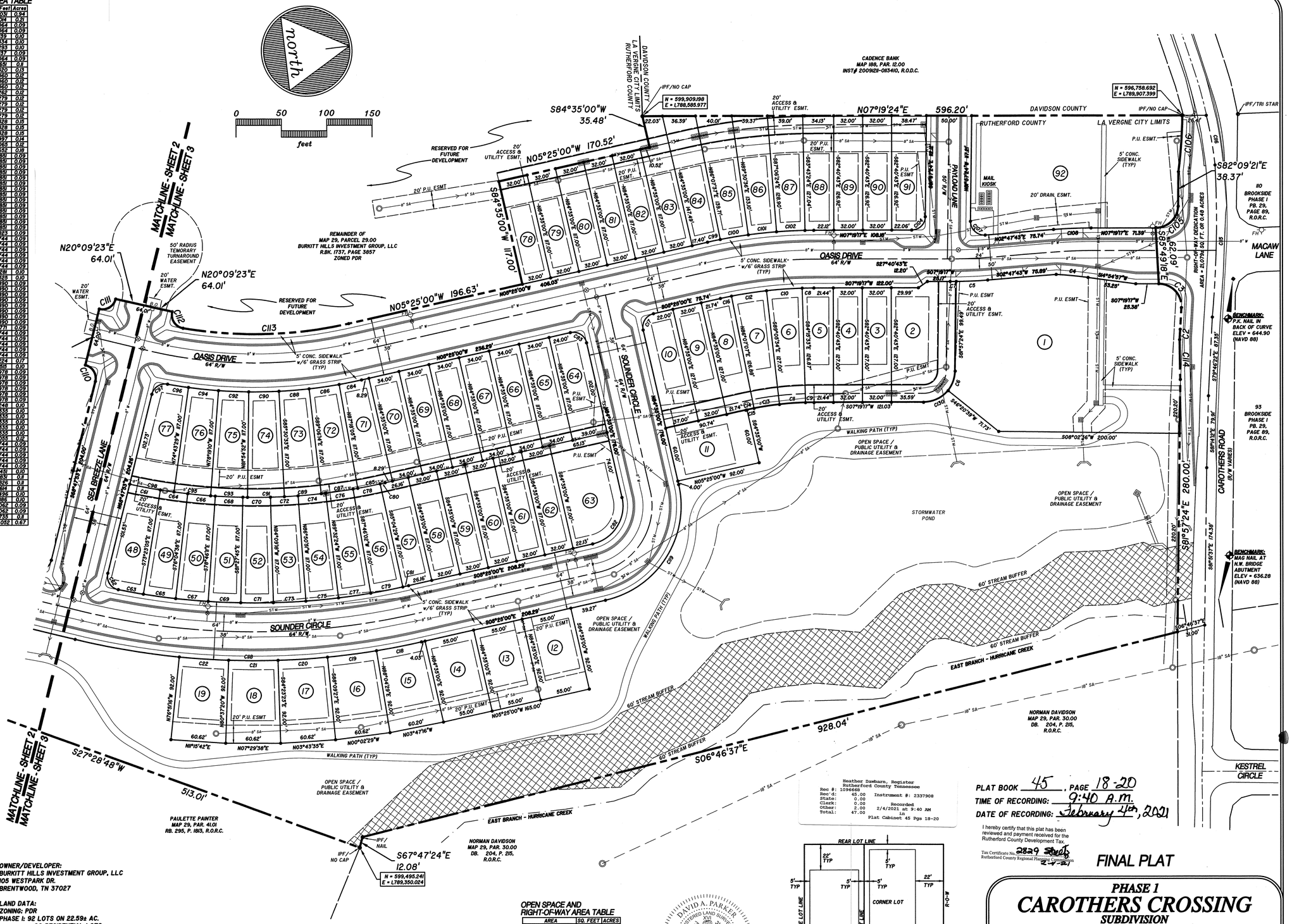
PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18038	05-31-2020 REV: 6-22-2020	CAROTHERS CROSSING-PHI	ATS	1" = 200'	1 OF 3

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C2	000°07'53"	5035.00'	11.56'	11.78'	N79°29'10"W	11.56'
C3	093°15'30"	25.00'	40.69'	26.46'	S53°57'02"W	36.35'
C4	004°46'12"	424.78'	35.36'	17.69'	S82°49'59"W	35.35'
C5	005°47'48"	525.00'	54.79'	27.40'	S04°41'07"W	54.76'
C6	038°18'03"	35.00'	23.40'	12.15'	S62°48'23"E	22.96'
C7	000°43'46"	525.00'	6.68'	3.34'	S06°57'24"W	6.68'
C8	00°34'50"	468.00'	12.91'	6.46'	S06°39'36"W	12.91'
C9	00°34'50"	341.00'	9.41'	4.70'	N06°39'52"E	9.41'
C10	004°50'00"	468.00'	39.46'	19.75'	S03°18'26"W	39.47'
C11	004°50'00"	341.00'	28.77'	14.39'	N03°18'26"E	28.76'
C12	004°47'19"	468.00'	39.11'	19.57'	S01°29'13"E	39.10'
C13	004°47'19"	341.00'	28.50'	14.26'	N01°29'13"W	28.49'
C14	000°02'44"	341.00'	1.26'	0.63'	N03°18'39"W	1.26'
C15	00°19'24"	341.00'	1.98'	3.94'	N04°32'54"W	1.98'
C16	00°32'07"	468.00'	12.54'	6.27'	S04°38'56"E	12.54'
C17	090°00'00"	15.00'	23.56'	15.00'	S80°25'00"E	21.21'
C18	003°29'29"	830.00'	50.58'	25.30'	S03°40'15"E	50.57'
C19	003°46'04"	630.00'	54.58'	27.30'	S00°02'29"E	54.57'
C20	003°46'04"	630.00'	54.58'	27.30'	S03°43'35"W	54.57'
C21	003°46'04"	830.00'	54.58'	27.30'	S07°29'38"W	54.57'
C22	003°46'04"	630.00'	54.58'	27.30'	S11°15'42"W	54.57'
C23	023°05'29"	132.00'	53.20'	26.97'	S72°00'34"W	52.84'
C24	023°05'29"	132.00'	53.20'	26.97'	N84°53'57"W	52.84'
C25	023°05'29"	132.00'	53.20'	26.97'	N61°48'29"W	52.84'
C26	096°33'51"	132.00'	99.00'	19.64'	N41°47'56"W	98.86'
C27	004°23'59"	899.00'	69.03'	34.53'	S52°25'30"W	69.02'
C28	096°03'18"	68.00'	114.00'	75.59'	S81°21'47"E	101.01'
C29	000°23'04"	1016.00'	6.82'	3.41'	N50°25'02"E	6.82'
C30	00°58'10"	899.00'	30.90'	15.45'	S49°14'25"W	30.90'
C31	00°58'10"	1016.00'	34.92'	17.46'	N49°14'25"E	34.92'
C32	00°58'10"	899.00'	30.90'	15.45'	S47°16'15"W	30.90'
C33	00°58'10"	1016.00'	34.92'	17.46'	N47°16'15"E	34.92'
C34	00°58'10"	899.00'	30.90'	15.45'	S45°18'05"W	30.90'
C35	00°58'10"	1016.00'	34.92'	17.46'	N45°18'05"E	34.92'
C36	00°58'10"	899.00'	30.90'	15.45'	S43°19'55"W	30.90'
C37	00°58'10"	1016.00'	34.92'	17.46'	N43°19'55"E	34.92'
C38	00°58'10"	899.00'	30.90'	15.45'	S41°21'45"W	30.90'
C39	00°58'10"	1016.00'	34.92'	17.46'	N41°21'45"E	34.92'
C40	00°58'10"	899.00'	30.90'	15.45'	S39°23'35"W	30.90'
C41	00°58'10"	1016.00'	34.92'	17.46'	N39°23'35"E	34.92'
C42	00°58'10"	899.00'	30.90'	15.45'	S37°25'25"W	30.90'
C43	00°58'10"	1016.00'	34.92'	17.46'	N37°25'25"E	34.92'
C44	00°58'10"	899.00'	30.90'	15.45'	S35°27'15"W	30.90'
C45	00°58'10"	1016.00'	34.92'	17.46'	N35°27'15"E	34.92'
C46	00°58'10"	899.00'	30.90'	15.45'	S33°29'05"W	30.90'
C47	00°58'10"	1016.00'	34.92'	17.46'	N33°29'05"E	34.92'
C48	00°58'10"	899.00'	30.90'	15.45'	S31°30'55"W	30.90'
C49	00°58'10"	1016.00'	34.92'	17.46'	N31°30'55"E	34.92'
C50	00°58'10"	899.00'	30.90'	15.45'	S29°32'45"W	30.90'
C51	00°58'10"	1016.00'	34.92'	17.46'	N29°32'45"E	34.92'
C52	00°58'10"	899.00'	30.90'	15.45'	S27°34'35"W	30.90'
C53	00°58'10"	1016.00'	34.92'	17.46'	N27°34'35"E	34.92'
C54	00°58'10"	899.00'	30.90'	15.45'	S25°36'25"W	30.90'
C55	00°58'10"	1016.00'	34.92'	17.46'	N25°36'25"E	34.92'
C56	00°58'10"	899.00'	30.90'	15.45'	S23°38'15"W	30.90'
C57	00°58'9"	1016.00'	34.93'	17.47'	N23°38'15"E	34.93'
C58	00°27'03"	899.00'	22.76'	11.38'	S23°55'38"W	22.76'
C59	00°27'03"	1016.00'	25.73'	12.86'	N23°55'38"E	25.73'
C60	090°00'00"	15.00'	23.56'	15.00'	N23°47'53"W	21.21'
C61	003°02'27"	649.00'	34.44'	17.23'	S88°08'08"W	34.44'
C62	096°28'59"	15.00'	25.25'	16.66'	N64°47'47"E	22.37'
C63	002°06'20"	766.00'	28.15'	14.08'	N17°40'05"E	28.15'
C64	002°41'33"	649.00'	30.50'	15.25'	S18°19'39"W	30.50'
C65	002°41'33"	766.00'	36.00'	18.00'	N15°16'08"E	35.99'
C66	002°41'33"	649.00'	30.50'	15.25'	S21°54'35"W	30.50'
C67	002°41'33"	766.00'	36.00'	18.00'	N18°54'15"E	35.99'
C68	002°41'33"	649.00'	30.50'	15.25'	S09°53'02"W	30.50'
C69	002°41'33"	766.00'	36.00'	18.00'	N09°53'02"E	35.99'
C70	002°41'33"	649.00'	30.50'	15.25'	S12°31'29"W	30.50'
C71	002°41'33"	766.00'	36.00'	18.00'	N11°29'29"E	35.99'
C72	002°41'33"	649.00'	30.50'	15.25'	S04°29'55"W	30.50'
C73	002°41'33"	766.00'	36.00'	18.00'	N04°29'55"E	35.99'
C74	002°41'33"	649.00'	30.50'	15.25'	S01°48'22"W	30.50'
C75	002°41'33"	766.00'	36.00'	18.00'	N01°48'22"E	35.99'
C76	002°41'33"	649.00'	30.50'	15.25'	S00°53'11"W	30.50'
C77	002°41'33"	766.00'	36.00'	18.00'	N00°53'11"E	35.99'
C78	002°41'33"	649.00'	30.50'	15.25'	S03°34'44"E	30.50'
C79	002°41'33"	766.00'	36.00'	18.00'	N03°34'44"W	35.99'
C80	000°29'29"	649.00'	5.57'	2.78'	S05°10'15"E	5.57'
C81	000°29'29"	766.00'	6.57'	3.29'	N05°10'15"W	6.57'
C82	000°00'00"	15.00'	23.56'	15.00'	S35°25'00"E	21.21'
C84	002°43'05"	532.00'	25.24'	12.62'	S04°03'28"E	25.23'
C85	002°43'05"	649.00'	30.79'	15.40'	N04°03'28"W	30.78'
C86	003°35'41"	532.00'	33.36'	16.69'	S00°40'54"E	33.37'
C87	003°35'41"	649.00'	40.72'	20.37'	N00°54'05"W	40.71'
C88	003°35'41"	532.00'	33.36'	16.69'	S02°41'37"W	33.37'
C89	003°35'41"	649.00'	40.72'	20.37'	N02°47'37"E	40.71'
C90	003°35'41"	532.00'	33.36'	16.69'	S06°17'18"W	33.37'
C91	003°35'41"	649.00'	40.72'	20.37'	N06°17'18"E	40.71'
C92	003°35'41"	532.00'	33.36'	16.69'	S09°52'59"W	33.37'
C93	003°35'41"	649.00'	40.72'	20.37'	N09°52'59"E	40.71'
C94	003°35'41"	532.00'	33.36'	16.69'	S13°28'40"W	33.37'
C95	003°35'41"	649.00'	40.72'	20.37'	N13°28'40"E	40.71'
C96	002°31'10"	532.00'	23.39'	11.70'	S16°32'06"W	23.39'
C97	086°35'35"	15.00'	22.67'	14.13'	S25°30'06"E	20.57'
C98	004°22'51"	1016.00'	69.62'	24.82'	N17°27'05"E	69.61'
C99	00°32'37"	532.00'	14.33'	7.17'	N04°38'42"W	14.33'
C100	003°23'00"	532.00'	31.41'	15.71'	N02°10'53"W	31.41'
C101	003°23'00"	532.00'	31.41'	15.71'	N05°16'06"E	31.41'
C102	003°23'00"	532.00'	31.41'	15.71'	N04°35'06"E	31.41'
C104	089°56'41"	15.00'	23.37'	14.87'	N37°19'04"W	21.05'
C105	087°30'26"	25.00'	38.18'	23.94'	N36°23'16"W	34.56'
C106	006°23'59"	557.73'	62.62'	31.34'	N78°39'15"W	62.59'
C107	095°43'33"	15.00'	24.94'	16.44'	N50°25'09"E	22.16'
C108	004°34'54"	528.00'	41.47'	20.75'	N03°01'30"E	41.46'
C109	033°25'23"	899.00'	524.42'	269.9'	N37°54'48"E	517.08'
C114	000°30'03"	5018.54'	44.12'	22.06'	S83°36'27"E	44.12'
C115	007°25'55"	1219.77'	158.69'	84.56'	N69°34'54"W	158.57'
C116	007°31'14"	426.18'	55.94'	28.01'	N87°24'17"E	55.90'
C117	029°24'29"	1080.00'	554.32'	283.4'	N53°42'10"E	548.26'
C118	028°37'07"	830.00'	385.60'	196.35'	N07°33'53"E	382.14'
C119	090°00'00"	107.00'	168.08'	107.00'	N50°25'00"W	151.32'

LOT AREA TABLE

Area	Sq. Feet	Acres
1	41,031	0.94
2	3,104	0.21
3	4,064	0.09
4	4,064	0.09
5	4,139	0.10
6	4,334	0.10
7	4,293	0.10
8	4,137	0.09
9	4,064	0.09
10	4,451	0.11
11	5,520	0.13
12	5,060	0.12
13	5,060	0.12
14	5,060	0.12
15	5,332	0.12
16	5,279	0.12
17	5,279	0.12
18	5,279	0.12
19	5,279	0.12
20	6,328	0.15
21	6,328	0.15
22	6,328	0.15
23	5,997	0.14
24	5,065	0.12
25	7,652	0.18
26	3,851	0.09
27	3,851	0.09
28	3,851	0.09
29	3,851	0.09
30	3,851	0.09
31	3,851	0.09
32	3,851	0.09
33	3,851	0.09
34	3,851	0.09
35	3,851	0.09
36	3,851	0.09
37	3,851	0.09
38	3,851	0.09
39	3,851	0.09
40	3,851	0.09
41	3,744	0.09
42	3,744	0.09
43	3,744	0.09
44	3,744	0.09
45	3,744	0.09
46	3,744	0.09
47	4,281	0.10
48	4,525	0.10
49	3,690	0.09
50	3,690	0.09
51	3,690	0.09
52	3,690	0.09
53	3,690	0.09
54	3,690	0.09
55	3,690	0.09
56	3,771	0.09
57	3,744	0.09
58	3,744	0.09
59	3,744	0.09
60	3,744	0.09
61	3,744	0.09
62	3,744	0.09
63	7,924	0.17
64	3,978	0.09
65	3,978	0.09
66	3,978	0.09
67	3,978	0.09
68	3,978	0.09
69	3,978	0.09
70	4,248	0.10
71	4,248	0.10
72	4,335	0.10
73	4,335	0.10
74	4,335	0.10
75	4,335	0.10
76	4,335	0.10
77	5,065	0.12
78	3,744	0.09
79	3,744	0.09
80	3,744	0.09
81	3,744	0.09
82	3,744	0.09
83	4,451	0.11
84	4,831	0.11
85	4,626	0.11
86	4,064	0.09
87	4,496	0.10
88	4,062	0.09
89	4,062	0.09
90	4,062	0.09
91	4,062	0.09
92	29,052	0.67



OWNER/DEVELOPER:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

LAND DATA:
ZONING: PDR
PHASE I: 92 LOTS ON 22.59± AC.
90 RESIDENTIAL LOTS
2 COMMERCIAL LOTS

BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 22'

DEED REFERENCE:
TAX MAP 29, PARCEL 29.00
DEED BOOK 1737, PAGE 3857 RUTHERFORD COUNTY REGISTER OF DEEDS.

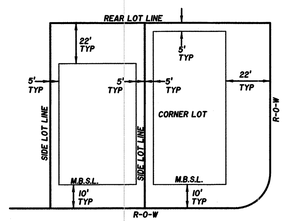
LEGEND

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

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

AREA	SQ. FEET	ACRES
OPEN SPACE	335,516	7.70
RIGHT-OF-WAY DED.	21,079	0.48
RIGHT-OF-WAY	221,415	5.08

DAVID A. PARKER — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2381 — 9.28.20



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1096668
Rec'd: 45.00 Instrument #: 2337908
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 2/4/2021 at 9:40 AM
Total: 47.00 in
Plat Cabinet 45 Pgs 18-20

PLAT BOOK 45, PAGE 18-20
TIME OF RECORDING: 9:40 A.M.
DATE OF RECORDING: February 4th, 2021

I hereby certify that this plat has been reviewed and payment received for the Rutherford County Development Tax.
Tax Certificate No. 2829 Sheets
Rutherford County Regional Planning Commission 2-3-21

FINAL PLAT

PHASE 1
CAROTHERS CROSSING
SUBDIVISION

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
18038	05-31-2020 REV: 6-22-2020	CAROTHERS CROSSING-PHI	ATS	1" = 50'	2 OF 3

CURVE TABLE

CURVE#	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARING	CHD L
C2	000°07'53"	5035.00'	11.56'	5.78'	N73°29'10"W	11.
C3	059°18'50"	23.00'	40.69'	22.46'	S33°47'08"W	38.
C4	004°46'18"	454.78'	37.38'	17.69'	S2°49'59"W	37.
C5	003°47'48"	525.00'	34.79'	17.40'	S04°41'37"W	34.
C6	059°18'03"	23.00'	23.40'	12.91'	S62°48'23"E	22.
C7	000°43'46"	525.00'	6.68'	3.34'	S06°37'24"W	6.6
C8	000°31'50"	468.00'	12.91'	6.46'	S06°51'52"W	12.
C9	000°31'50"	341.00'	9.41'	4.70'	N06°51'52"E	9.4
C10	004°00'00"	468.00'	33.48'	16.76'	S03°19'26"W	33.
C11	004°00'00"	341.00'	28.77'	14.39'	N03°19'26"E	28.
C12	004°47'59"	468.00'	39.17'	19.57'	S00°29'33"E	39.
C13	004°47'59"	341.00'	28.50'	14.26'	N00°29'33"W	28.
C14	000°01'44"	341.00'	1.26'	0.63'	N05°18'39"W	1.2
C15	000°58'41"	341.00'	7.69'	3.84'	N04°19'54"W	7.6
C16	000°32'07"	468.00'	12.54'	6.27'	S04°38'56"E	12.
C17	090°00'00"	15.00'	23.56'	15.00'	S50°29'00"E	21.
C18	003°29'39"	830.00'	50.59'	25.30'	S03°40'08"E	50.
C19	003°46'04"	830.00'	54.58'	27.30'	S00°02'29"E	54.
C20	003°46'04"	830.00'	54.58'	27.30'	S03°43'35"W	54.
C21	003°46'04"	830.00'	54.58'	27.30'	S07°29'39"W	54.
C22	003°46'04"	830.00'	54.58'	27.30'	S11°15'42"W	54.
C23	023°05'29"	132.00'	53.20'	26.97'	S72°00'54"W	52.
C24	023°05'29"	132.00'	53.20'	26.97'	N84°53'37"W	52.
C25	023°05'29"	132.00'	53.20'	26.97'	N62°48'29"W	52.
C26	016°55'37"	132.00'	39.00'	19.64'	N41°21'56"W	38.
C27	004°23'59"	899.00'	68.03'	34.03'	S52°29'50"W	69.
C28	096°03'18"	68.00'	114.00'	75.59'	S8°21'47"E	101
C29	000°23'04"	1016.00'	6.82'	3.41'	N50°25'02"E	6.8
C30	000°58'10"	899.00'	15.45'	7.73'	S49°14'26"W	30.
C31	000°58'10"	1016.00'	34.92'	17.46'	N49°14'26"E	34.
C32	000°58'10"	899.00'	30.90'	15.45'	S47°16'18"W	30.
C33	000°58'10"	1016.00'	34.92'	17.46'	N47°16'18"E	34.
C34	000°58'10"	899.00'	30.90'	15.45'	S45°18'09"W	30.
C35	000°58'10"	1016.00'	34.92'	17.46'	N45°18'09"E	34.
C36	000°58'10"	899.00'	30.90'	15.45'	S43°19'55"W	30.
C37	000°58'10"	1016.00'	34.92'	17.46'	N43°19'55"E	34.
C38	000°58'10"	899.00'	30.90'	15.45'	S41°21'45"W	30.
C39	000°58'10"	1016.00'	34.92'	17.46'	N41°21'45"E	34.
C40	000°58'10"	899.00'	30.90'	15.45'	S39°23'35"W	30.
C41	000°58'10"	1016.00'	34.92'	17.46'	N39°23'35"E	34.
C42	000°58'10"	899.00'	30.90'	15.45'	S37°25'25"W	30.
C43	000°58'10"	1016.00'	34.92'	17.46'	N37°25'25"E	34.
C44	000°58'10"	899.00'	30.90'	15.45'	S35°27'15"W	30.
C45	000°58'10"	1016.00'	34.92'	17.46'	N35°27'15"E	34.
C46	000°58'10"	899.00'	30.90'	15.45'	S33°29'05"W	30.
C47	000°58'10"	1016.00'	34.92'	17.46'	N33°29'05"E	34.
C48	000°58'10"	899.00'	30.90'	15.45'	S31°30'55"W	30.
C49	000°58'10"	1016.00'	34.92'	17.46'	N31°30'55"E	34.
C50	000°58'10"	899.00'	30.90'	15.45'	S29°32'45"W	30.
C51	000°58'10"	1016.00'	34.92'	17.46'	N29°32'45"E	34.
C52	000°58'10"	899.00'	30.90'	15.45'	S27°34'35"W	30.
C53	000°58'10"	1016.00'	34.92'	17.46'	N27°34'35"E	34.
C54	000°58'10"	899.00'	30.90'	15.45'	S25°36'25"W	30.
C55	000°58'10"	1016.00'	34.92'	17.46'	N25°36'25"E	34.
C56	000°58'9"	899.00'	30.91'	15.45'	S23°38'15"W	30.
C57	000°58'9"	1016.00'	17.47'	N23°39'10"E	17.
C58	001°27'03"	899.00'	22.76'	11.38'	S18°59'58"W	22.
C59	001°27'03"	1016.00'	25.73'	12.86'	N19°58'58"E	25.
C60	000°00'00"	15.00'	23.56'	15.00'	N31°47'53"W	21.
C61	003°02'27"	649.00'	34.44'	17.23'	S8°08'08"W	34.
C62	089°53'51"	15.00'	23.51'	15.66'	N64°57'47"E	21.
C63	000°00'00"	15.00'	28.15'	14.08'	N17°40'07"E	28.
C64	002°47'33"	649.00'	30.50'	15.25'	S5°16'08"W	30.
C65	002°47'33"	766.00'	36.00'	18.00'	N5°16'08"E	35.
C66	002°47'33"	649.00'	30.50'	15.25'	S8°34'33"W	30.
C67	002°47'33"	766.00'	36.00'	18.00'	N8°34'33"E	35.
C68	002°47'33"	649.00'	30.50'	15.25'	S00°53'00"E	30.
C69	002°47'33"	766.00'	36.00'	18.00'	N00°53'00"W	35.
C70	002°47'33"	649.00'	30.50'	15.25'	S01°29'27"W	30.
C71	002°47'33"	766.00'	36.00'	18.00'	N01°29'27"E	35.
C72	002°47'33"	649.00'	30.50'	15.25'	S04°29'00"W	30.
C73	002°47'33"	766.00'	36.00'	18.00'	N04°29'00"E	35.
C74	002°47'33"	649.00'	30.50'	15.25'	S08°48'27"W	30.
C75	002°47'33"	766.00'	36.00'	18.00'	N08°48'27"E	35.
C76	002°47'33"	649.00'	30.50'	15.25'	S00°53'01"E	30.
C77	002°47'33"	766.00'	36.00'	18.00'	N00°53'01"W	35.
C78	002°47'33"	649.00'	30.50'	15.25'	S03°34'44"W	30.
C79	002°47'33"	766.00'	36.00'	18.00'	N03°34'44"W	35.
C80	000°23'29"	649.00'	5.57'	2.78'	S05°10'15"E	5.5
C81	000°23'29"	766.00'	6.57'	3.29'	N05°10'15"W	6.5
C82	090°00'00"	15.00'	23.56'	15.00'	S39°35'00"W	21.
C84	002°43'05"	532.00'	25.24'	12.62'	S04°03'28"E	25.
C85	002°43'05"	649.00'	30.79'	15.40'	N04°03'28"W	30.
C86	003°35'41"	532.00'	33.38'	16.69'	S00°54'05"E	33.
C87	003°35'41"	649.00'	40.72'	20.37'	N00°54'05"W	40.
C88	003°35'41"	532.00'	33.38'	16.69'	S02°41'37"E	33.
C89	003°35'41"	649.00'	40.72'	20.37'	N02°41'37"E	40.
C90	003°35'41"	532.00'	33.38'	16.69'	S06°17'18"W	33.
C91	003°35'41"	649.00'	40.72'	20.37'	N06°17'18"E	40.
C92	003°35'41"	532.00'	33.38'	16.69'	S09°52'59"W	33.
C93	003°35'41"	649.00'	40.72'	20.37'	N09°52'59"E	40.
C94	003°35'41"	532.00'	33.38'	16.69'	S13°28'40"W	33.
C95	003°35'41"	649.00'	40.72'	20.37'	N13°28'40"E	40.
C96	001°31'10"	532.00'	23.39'	11.70'	S16°32'06"W	23.
C97	086°35'55"	15.00'	22.67'	14.13'	S29°30'06"E	20.
C98	004°22'01"	649.00'	49.62'	24.82'	N11°17'52"E	49.
C99	001°32'37"	532.00'	14.33'	7.17'	N04°38'42"W	14.
C100	003°23'00"	532.00'	31.41'	15.71'	N02°10'53"W	31.
C101	003°23'00"	532.00'	31.41'	15.71'	N05°34'05"E	31.
C102	003°23'00"	532.00'	31.41'	15.71'	N04°33'06"E	31.
C104	089°16'41"	15.00'	23.37'	14.81'	N37°39'01"W	21.
C105	087°30'26"	23.00'	35.13'	21.94'	N36°25'56"W	34.
C106	006°28'59"	557.72'	62.62'	31.34'	N78°39'19"W	62.
C107	099°14'53"	15.00'	24.94'	15.44'	N60°29'09"E	22.
C108	004°37'54"	525.00'	41.47'	20.75'	N05°03'50"E	41.
C109	033°22'23"	899.00'	524.43'	269.91'	N37°54'48"E	517.
C84	000°50'15"	508.54'	44.22'	22.06'	S83°50'37"E	44.
C85	007°55'59"	1215.77'	168.89'	84.58'	N86°34'54"W	168.
C86	007°39'4"	426.86'	58.94'	29.51'	N87°24'17"E	58.
C87	029°24'28"	1080.00'	554.32'	283.41'	N39°54'30"E	548
C88	026°37'07"	850.00'	395.60'	196.35'	N07°53'53"E	392
C89	090°00'00"	107.00'	168.08'	107.00'	N50°25'00"W	151.

LOT AREA TABLE

LOT#	Acres
30	0.94
14	0.21
54	0.09
54	0.09
18	0.10
22	0.10
64	0.10
93	0.10
17	0.09
54	0.09
39	0.09
28	0.11
10	0.03
30	0.12
28	0.12
30	0.12
71	0.12
79	0.12
79	0.12
79	0.12
54	0.09
28	0.08
18	0.05
54	0.09
54	0.09
51	0.09
51	0.09
51

Planning Commission Report Meeting: October 17, 2023	City of La Vergne

Item #: 16.

Item Title: Discussion - Recommendation to the Board of Mayor and Aldermen - New Zoning Ordinance and Zoning Map.

Reviewed By:
Bo Logan, City Planner

Summary: This is an ongoing discussion and review by the Planning Commission and staff. This will eventually be a recommendation to the Board of Mayor and Aldermen to adopt a new Zoning Ordinance and map.

Staff Recommendation:

Staff Comments / Technical Items:
No technical items.

***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.