WORKSHOP AGENDA

Planning Commission

November 14, 2023 @ 5:30 PM

For the November 28, 2023 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: October 30, 2023 Regular 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. 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.

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

6. 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. **(DEFERRED)**

7. 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. **(DEFERRED)**

8. 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.

9. 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.

10. 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.

11. Update Bond Amount for Portico Place, Section 2, Phase 2 (Tax Map 14, Parcel 24). Requested by SEC, Inc. PDR (Planned Density Residential) Zoning District.

NEW BUSINESS

12. Site Plan – Aldi – New Grocery Store of 19,432 Square Feet on 2.4 Acres. Requested by ISG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.

13. Preliminary Plat – Arbor Ridge, Sections 9B, 11 & 12 – 121 Lots on Approximately 36 Acres. Requested by SEC, Inc. Property located off Waldron Road (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

14. Final Plat – Osama Dous Retail Center – Two (2) New Commercial Lots. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

15. Site Plan – Osama Dous Retail Center – Building Addition of 1,173 Square Feet. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

16. Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by Cristen Rafik. 0.83 acres. Property located at 512 and 516 Old Nashville Highway (Tax Map 18P, Group C, Parcels 5 & 5.01). Current Zoning District: R-3 (High Density Residential) Zoning District; Proposed Zoning District: C-3 (Neighborhood Service) Zoning District. Property owned by Aleshaa Rafik.

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

18. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report
Meeting: November 14, 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

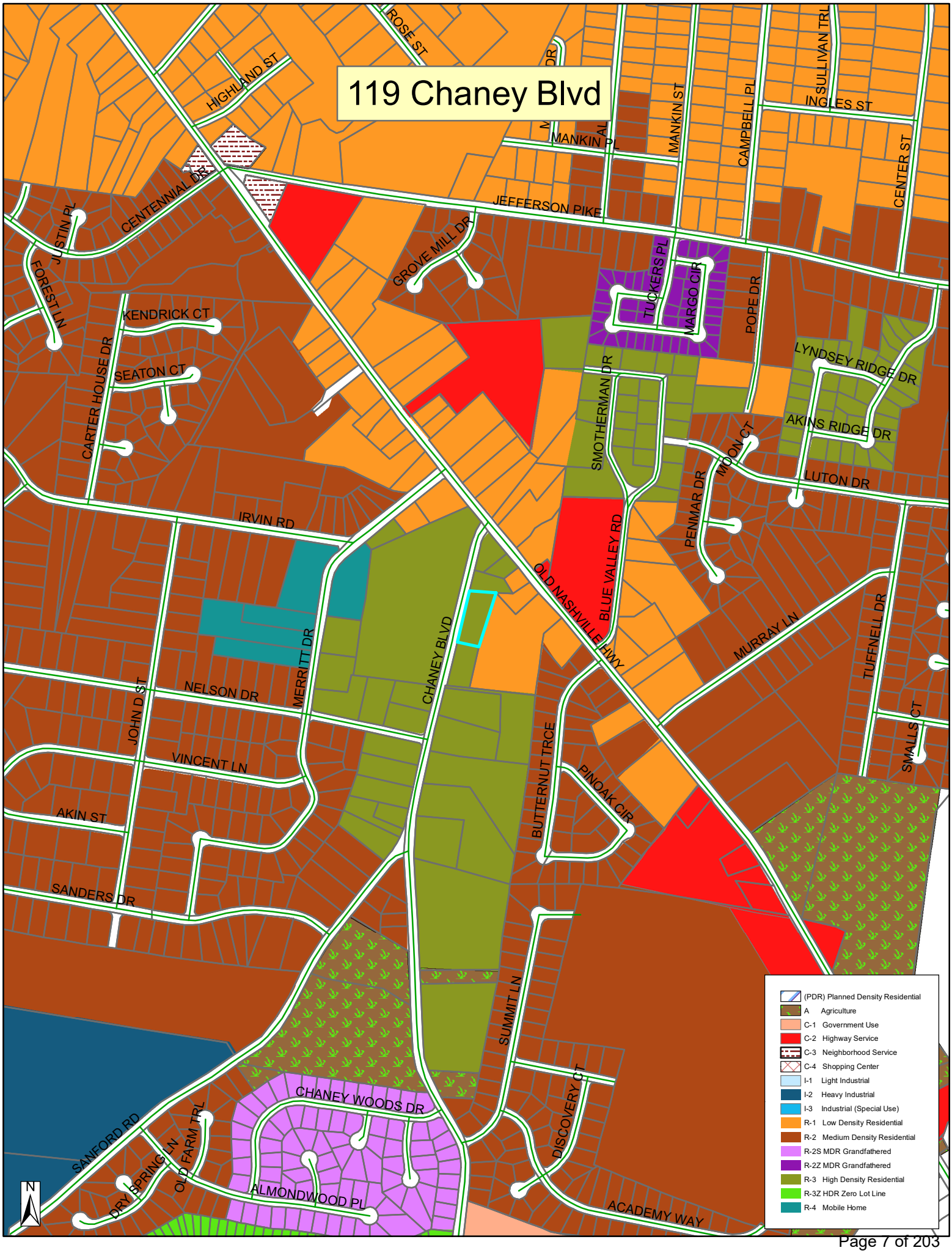
Police

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
AKIN ST
BUTTERNUT TRCE
PINOAK CIR
SANDERS DR
SUMMIT LN
CHANEY WOODS DR
DISCOVERY CT
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



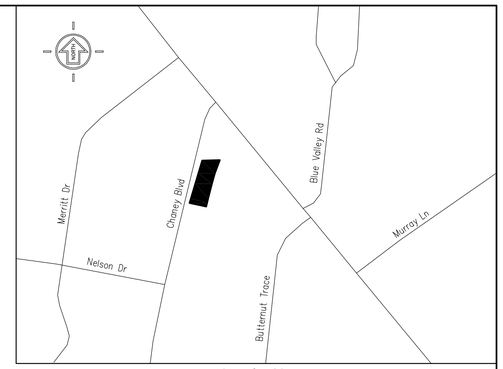


GRID NORTH

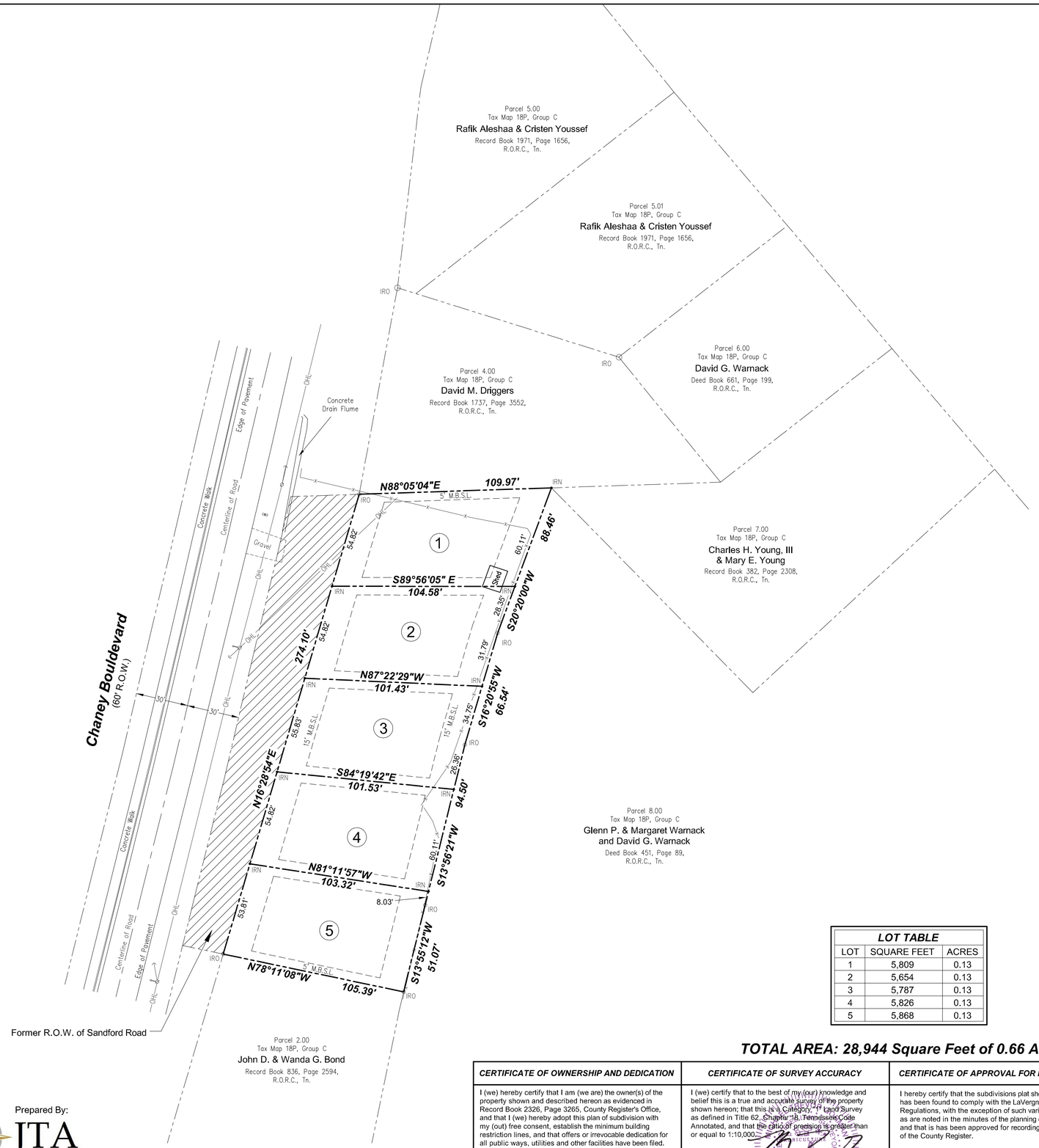
Scale : 1"= 30'

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: November 14, 2023

City of La Vergne

Item #: 4.

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

No follow-up submittal was provided after PC Workshop. The previous comments remain as follows:

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

No follow-up submittal was provided after PC Workshop. The previous comments remain as follows:

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

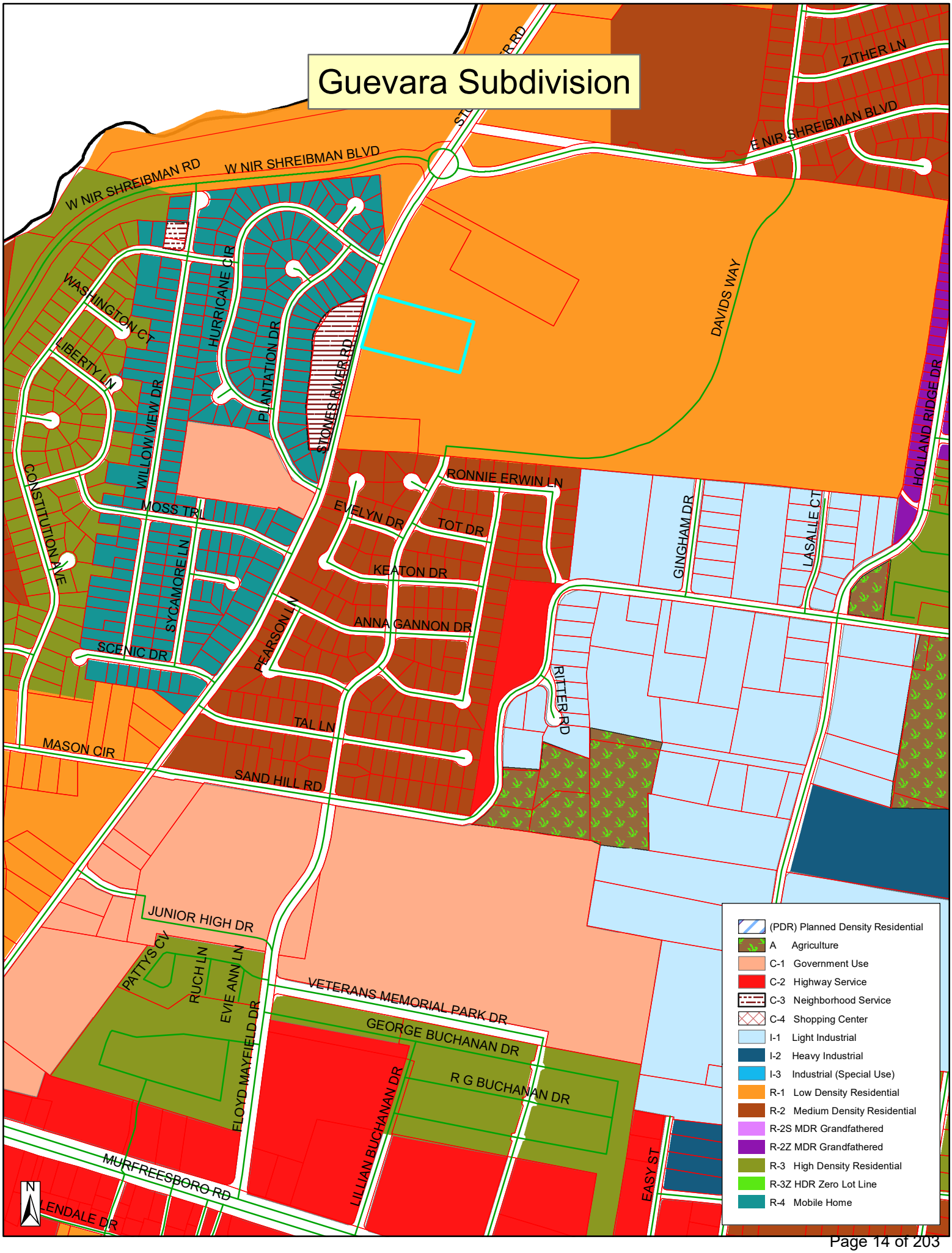
Police

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
STONES RIV
E NIR SHREIBMAN BLVD
W NIR SHREIBMAN BLVD
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
SYCAMORE LN
CRICKETT ST
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







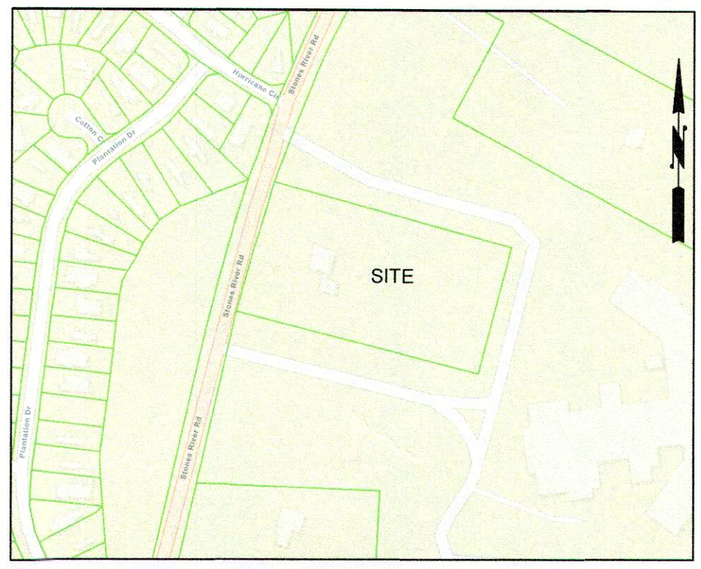


TN STATE PLANE CORD
NAD 83

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.

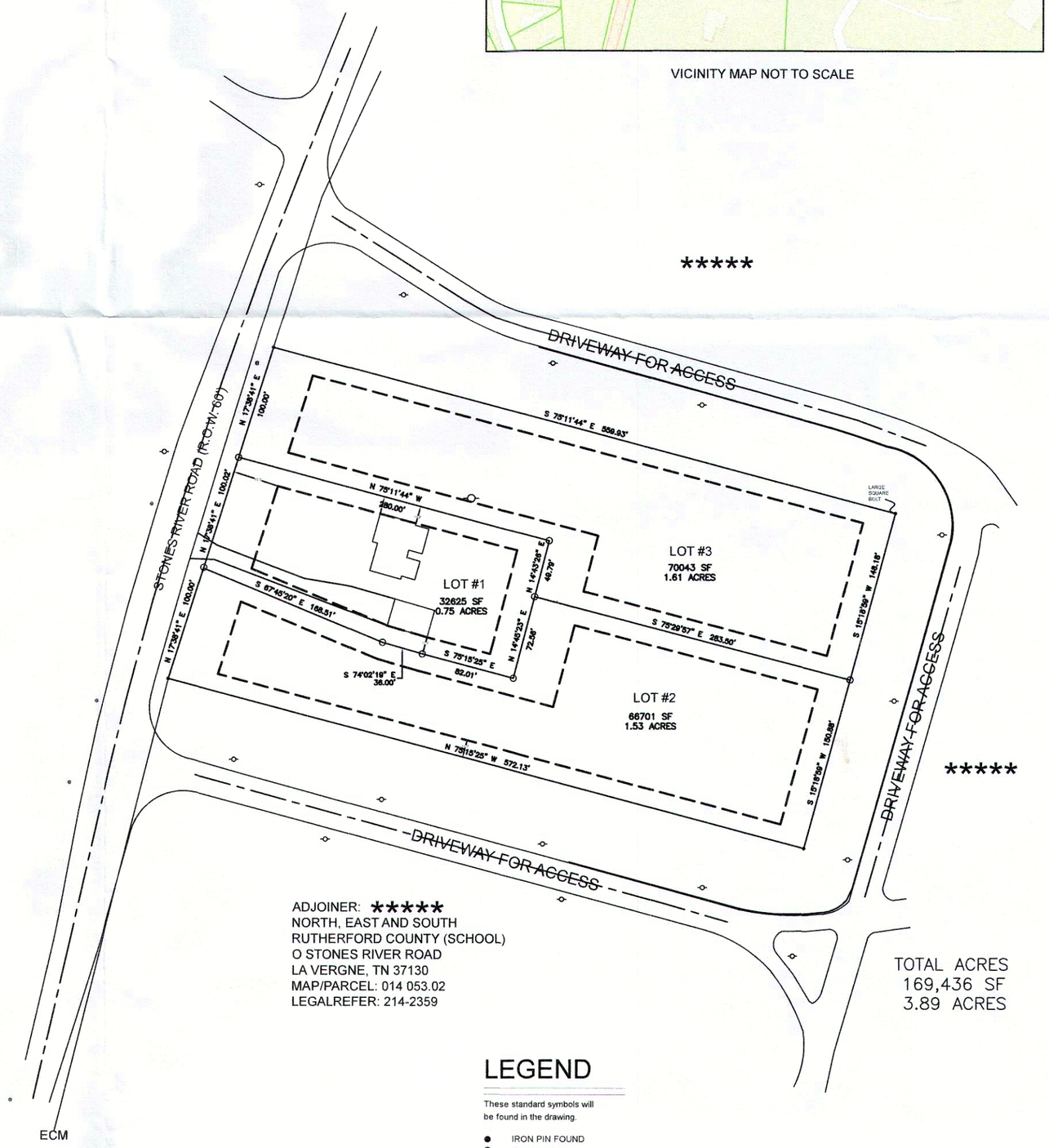
4. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.

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

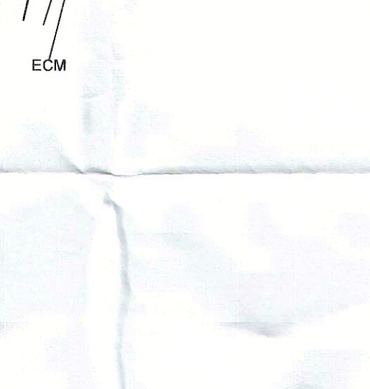
I hereby certify that the subdivision plat shown hereon has been found to comply with the La Vergne Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commision, and that has been approved for recording in the office of the Rutherford County 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: November 14, 2023

City of La Vergne

Item #: 5.

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

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

This item was deferred at the request of the developer's engineer. Previous comments remain as follows:

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

A meeting was conducted with Smyrna Sewer on 25 October 2023. Mark Parker of Smyrna agreed with Scott's calculations that the existing 8" sewer was not sized to accommodate this development. Developer's engineer is now working directly with Smyrna to figure out availability of sewer.

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

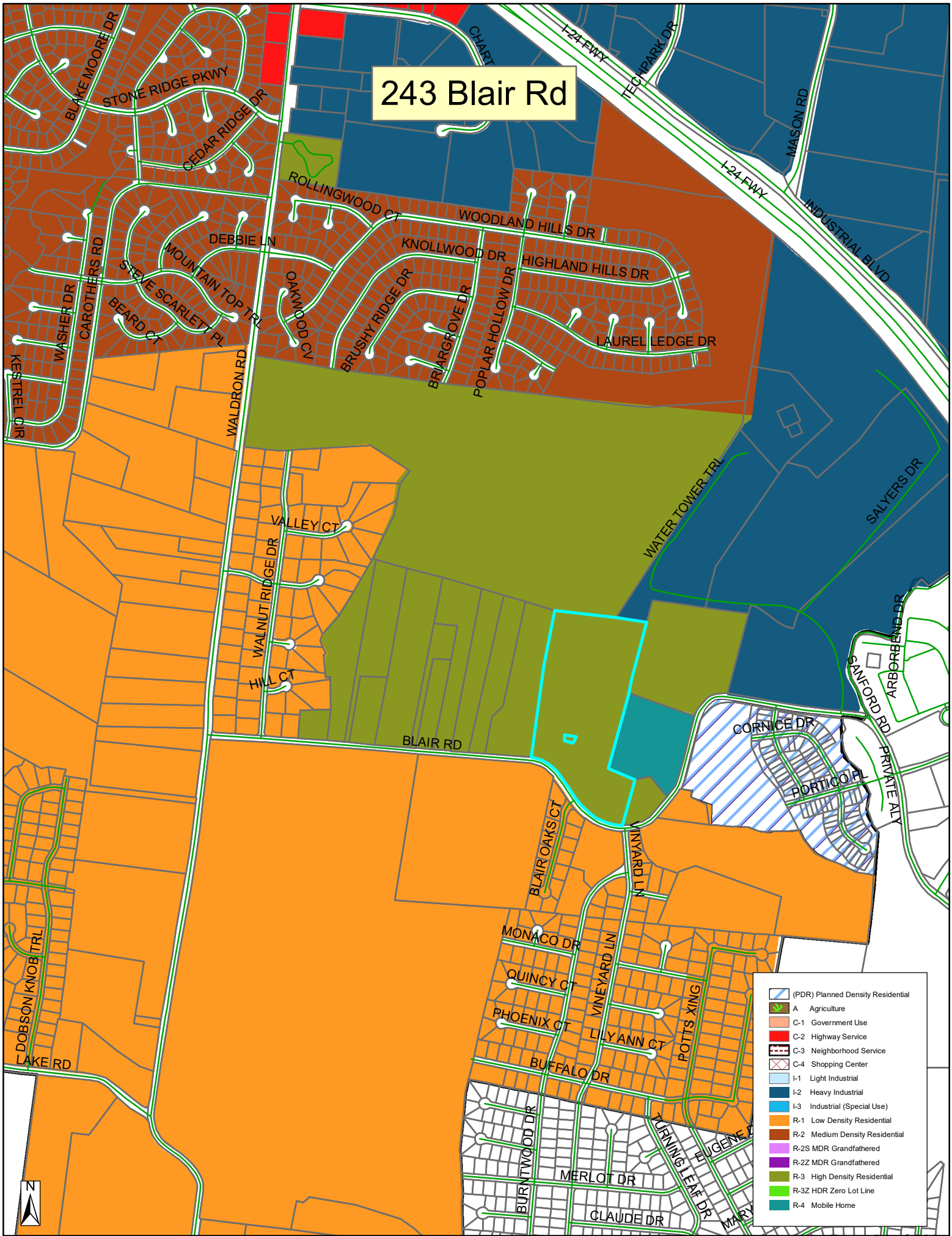
Police

John Eubank
jeubank@lavergnetn.gov

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


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


243 Blair Rd
WOODLAND HILLS DR
DEBBIE LN
KNOLLWOOD DR
OAKWOOD CV
BRUSHYRIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
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
STEELE SCARLETT PL
BEARD CT
CAROTHERS RD
WASHER DR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
KESTREL DR
WALDRON RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
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ARBORBEND DR
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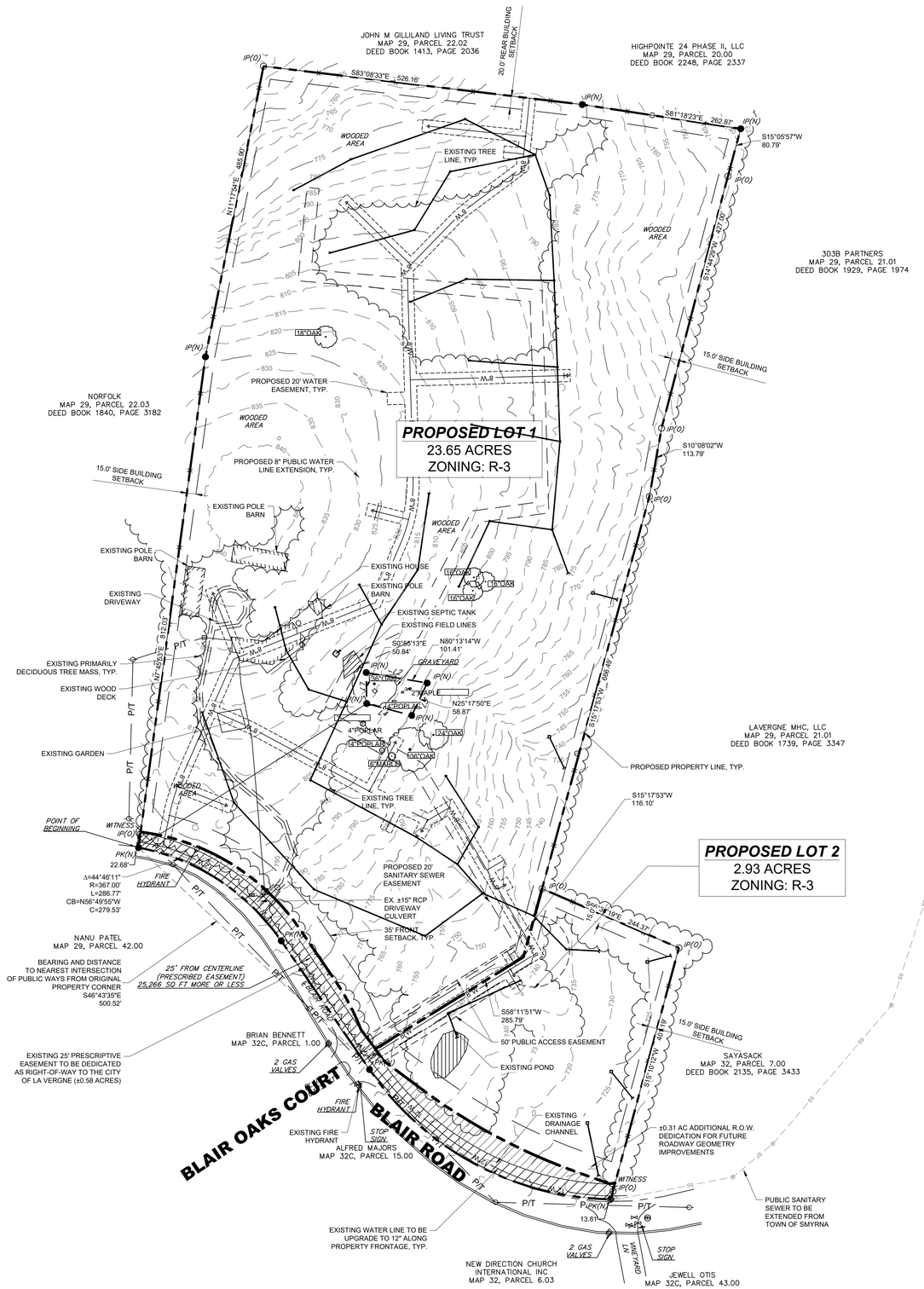
BLAIR RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
DOBSON KNOB TRL
LAKE RD
BURNTWOOD DR
MERLOT DR
CLAUDE DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
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
N


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

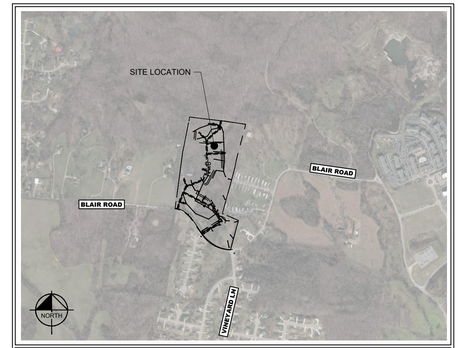
PARCEL 6:
MARTIN SHOFNER ET AL
6109 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

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
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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: November 14, 2023	City of La Vergne

Item #: 6.

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. (DEFERRED)

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

This item was deferred at the request of the applicant. The previous comments remain as follows:

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

A meeting was conducted with Smyrna Sewer on 25 October 2023. Mark Parker of Smyrna agreed with Scott's calculations that the existing 8" sewer was not sized to accommodate this development. Developer's engineer is now working directly with Smyrna to figure out availability of sewer.

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

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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
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SALYERS DR
SANFORD RD
ARBORBEND DR
MINT JULIP MNR
COLONNADE DR
BLAIR RD
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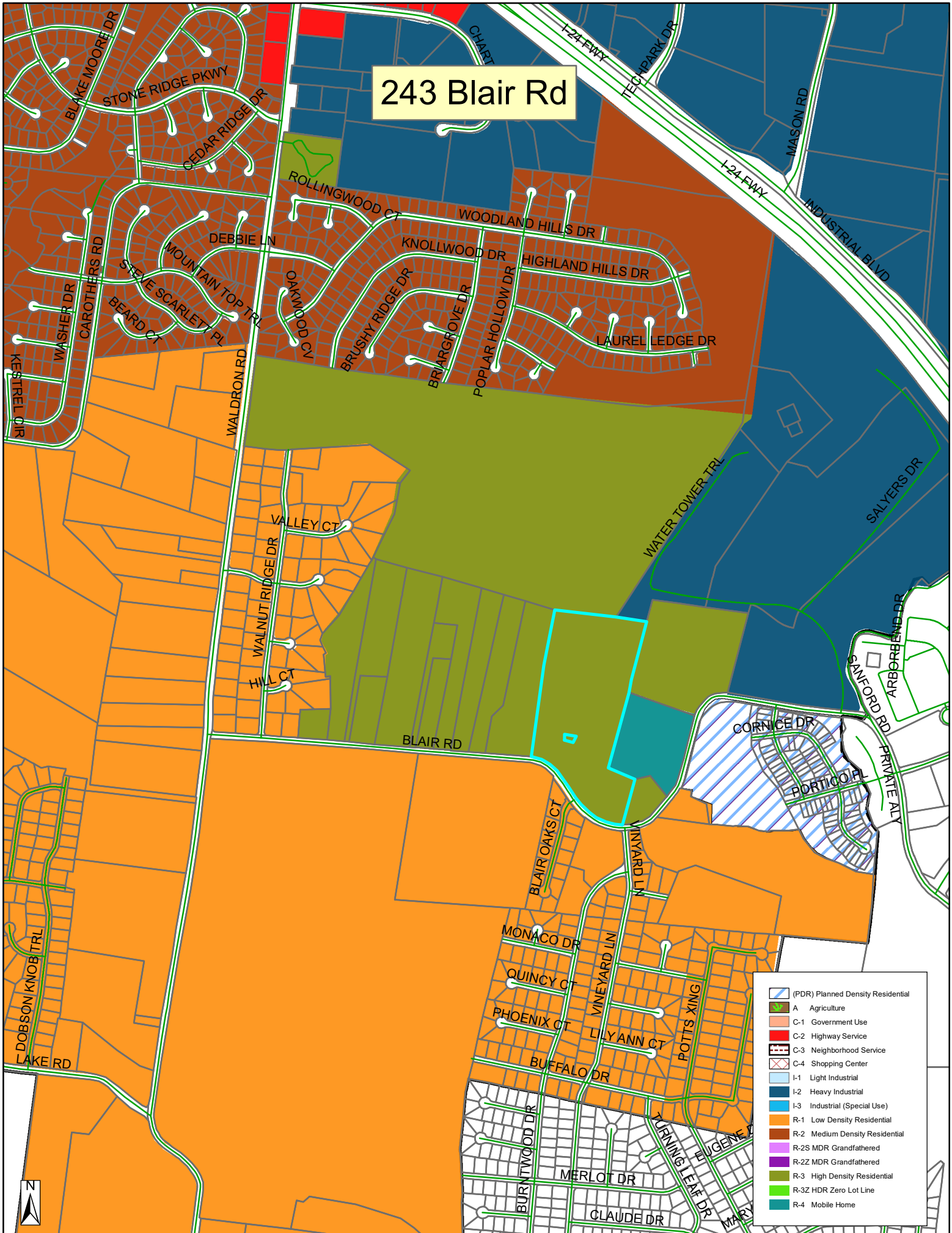
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
MOET CT
TURNING LEAF DR
EUGENE DR
MARY ELLEN CIR
OMAHA CT
CLAUDE DR
CLAUDE DR
N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STEVE SCARLETT PL
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CAROTHERS RD
WASHER DR
KESTREL DR
OAKWOOD CV
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BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
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WATER TOWER TRL
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(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
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I-1 Light Industrial
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I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


VINEYARD LANE
BLAIR ROAD
STOP



CONCEPT PLAN SUBMITTAL

MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 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

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

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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ENGINEER'S SEAL

ROBERT JAMES ARTS
REGISTERED 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 Oct 02, 2023 9:53am by: robert.arts

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CONTRACTOR RESPONSIBILITIES:

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
   - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - B. EXISTING AND PROPOSED CONTOURS ARE AT 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 — COMMISSION No. 121965 — STATE OF TENNESSEE — 10/02/2023

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

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\118702

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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

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			10/02/2023

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ROBERT JAMES ARIS — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE
10/02/2023

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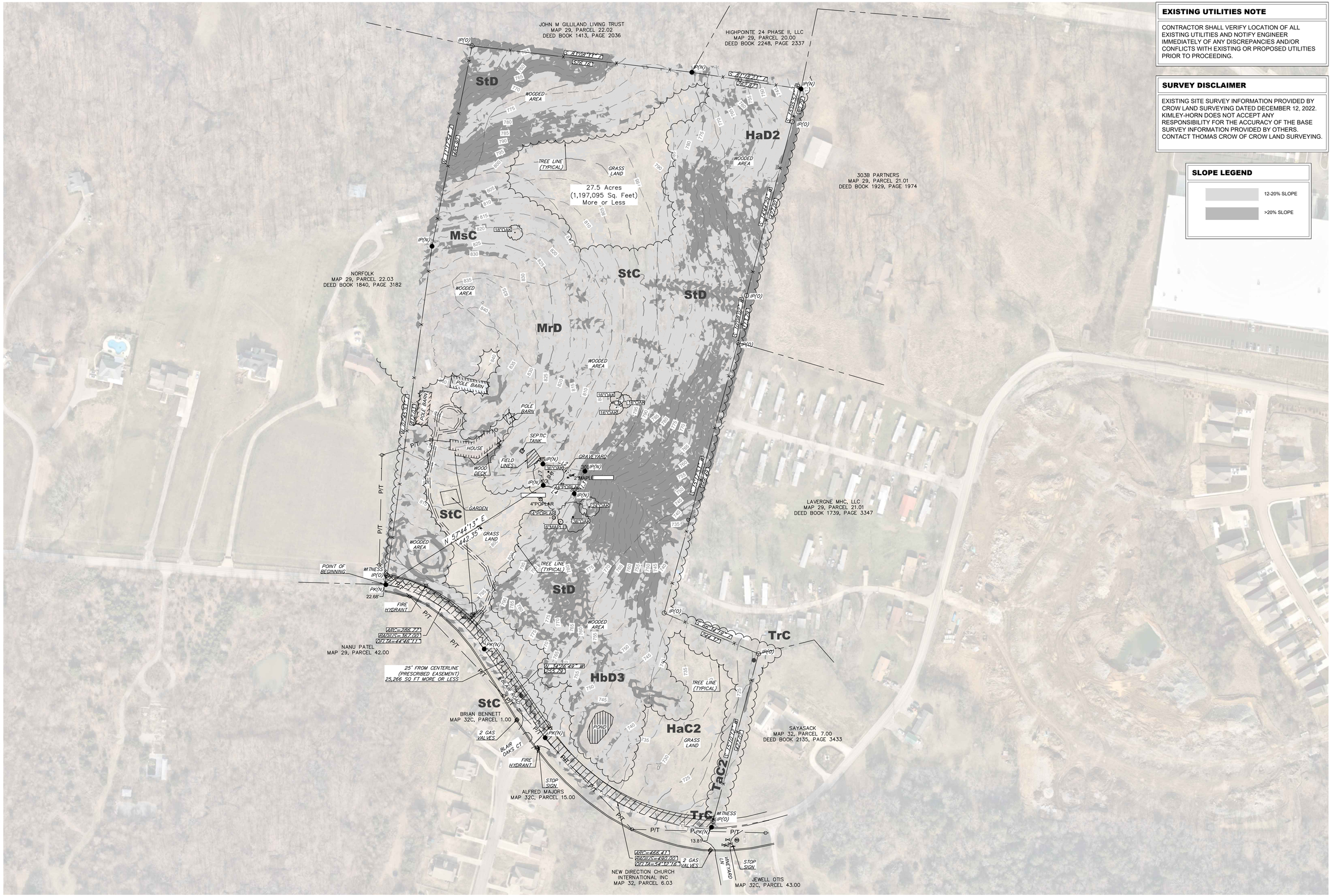

EXISTING UTILITIES NOTE

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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243 BLAIR ROAD
LA VERGNE, TENNESSEE

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

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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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MARLOWE LA VERGNE

243 BLAIR ROAD
LA VERGNE, TENNESSEE

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

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CONCEPT PLAN

SHEET NUMBER
C2-00

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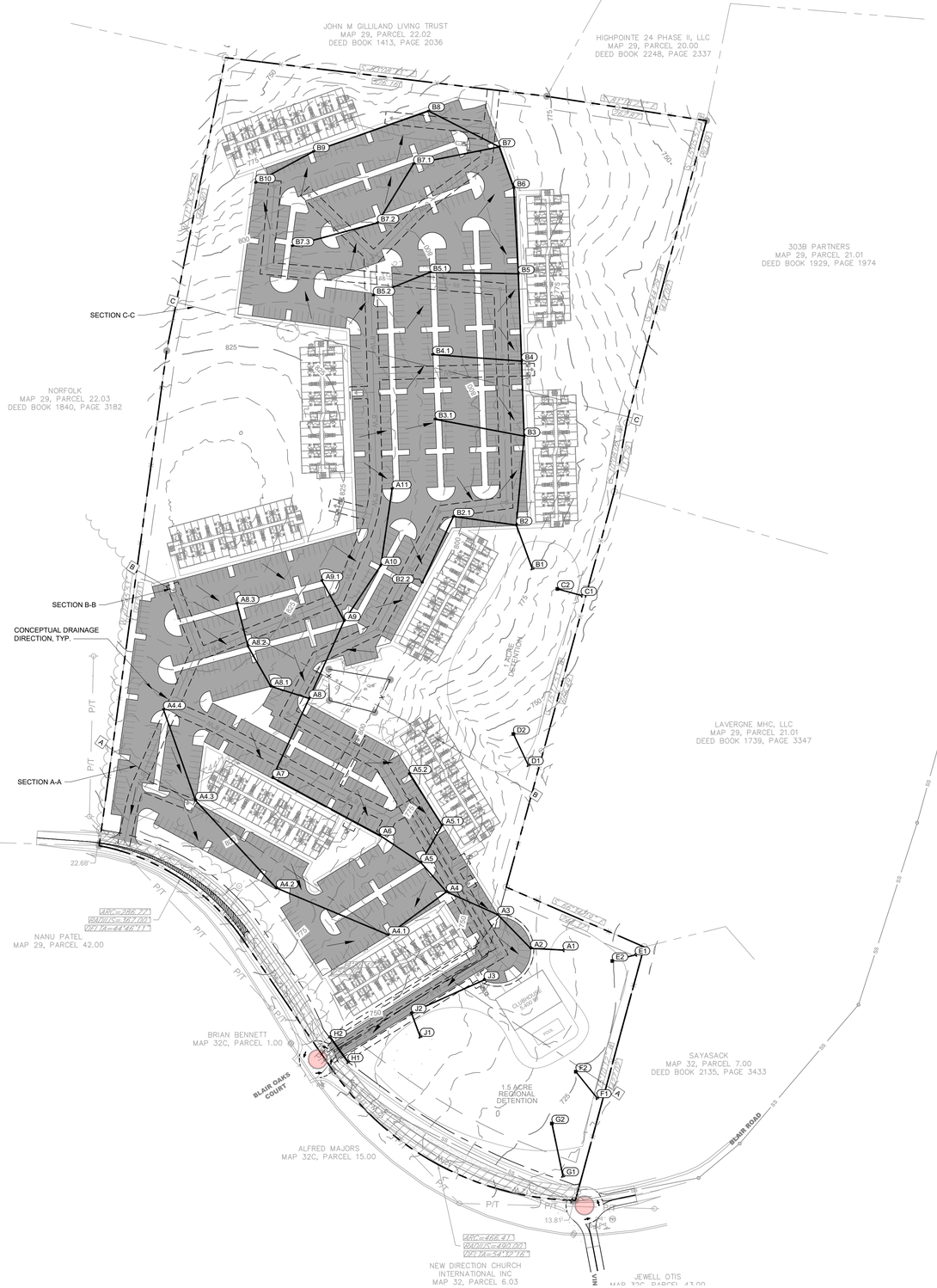

GRADING NOTES

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
AGENCY NUMBER
ENGINEER
No. 121045
STATE OF TENNESSEE
10/02/2023

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KIMLEY-HORN PROJECT NO.	118702000

CONCEPT DRAINAGE PLAN

SHEET NUMBER
C4-00



LEGEND

- SS — SS
- 6"W — 6"W
- BF — 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 — AGENCY — No. 121945 — STATE OF TENNESSEE — 10/02/2023

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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
AGENCY TYPE
CERTIFICATE No. 121043
STATE OF TENNESSEE
10/02/2023

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CONCEPTUAL TRAFFIC CONTROL

SHEET NUMBER
T1-00

Planning Commission Report Meeting: November 14, 2023	City of La Vergne

Item #: 7.

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. (DEFERRED)

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

Deferred. Previous comments remain as follows:

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

The owner is working with the city regarding waterline improvements that might preclude their need for a fire pump and tank and also benefit the general area. This was deferred to allow time for those discussions.

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

All comments addressed

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

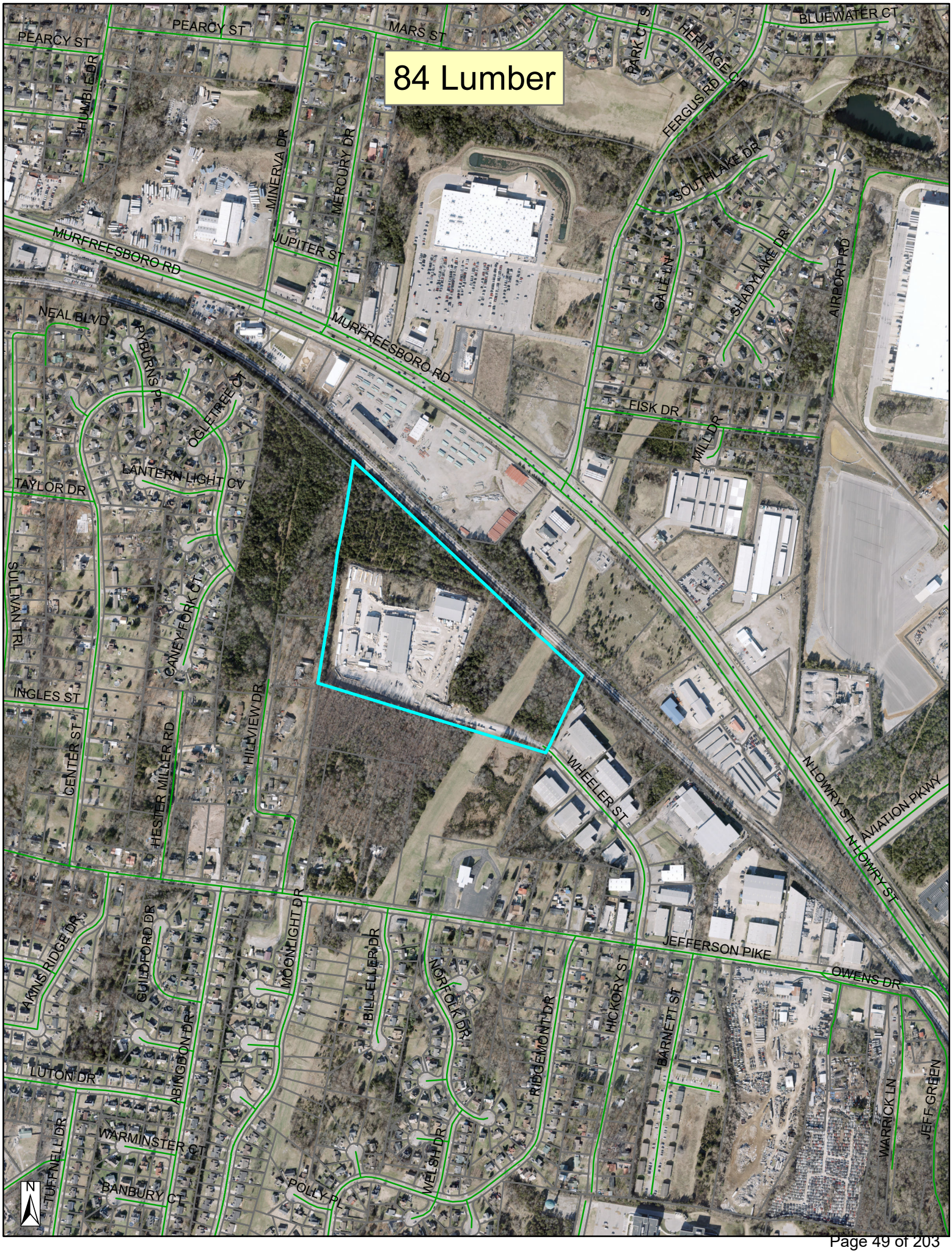
1. Show existing fire hydrants
2. Show piping and location for fire department connection (FDC) which must be at least 50 feet from the building
3. Fire hydrants must be located at most 250 feet from the farthest part of any building and one hydrant must be located within 100 feet of the FDC.

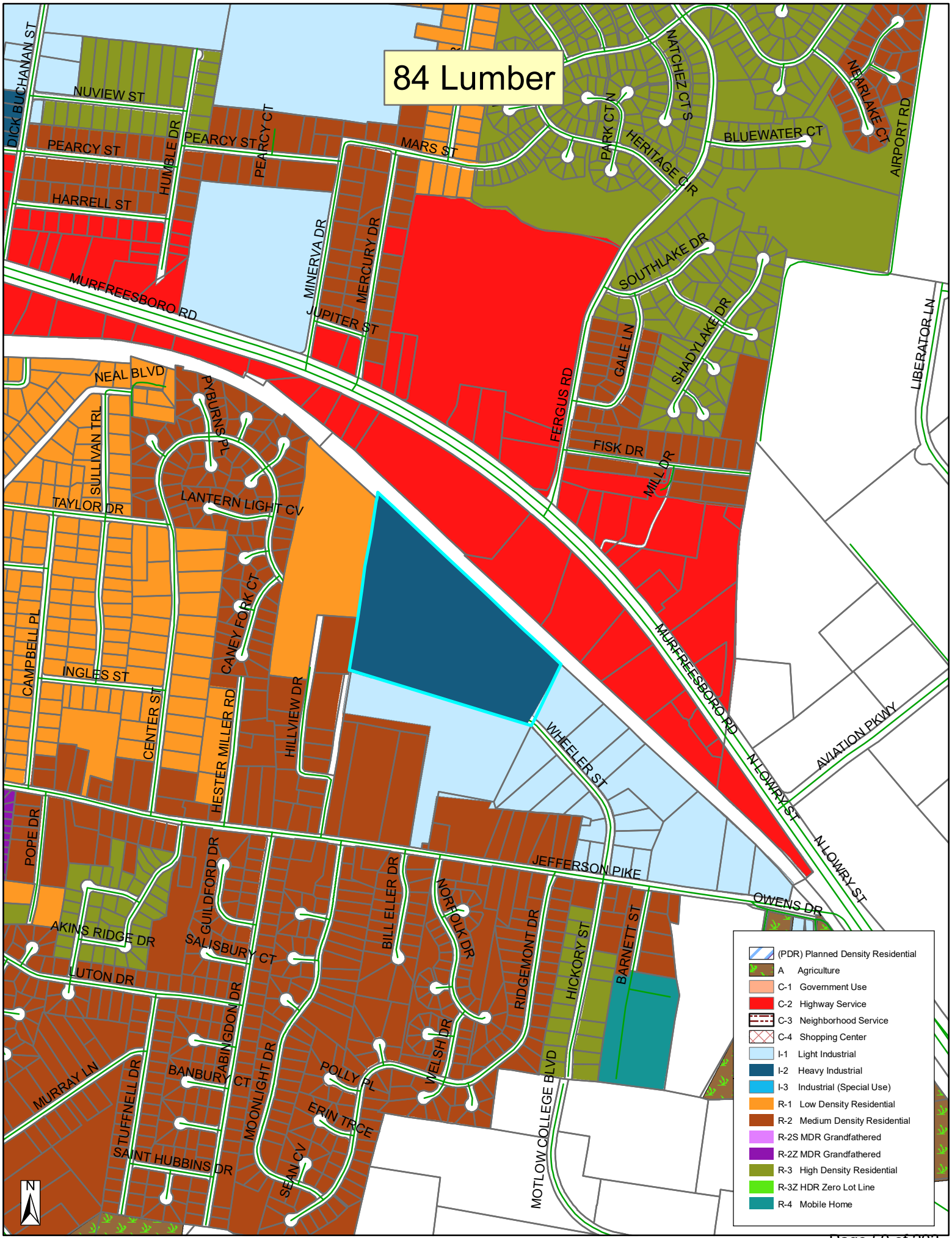
Police

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
PYBURN PL
OGLETREE CT
MURFREESBORO RD
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
MOONLIGHT DR
JEFFERSON PIKE
OWENS DR
AKINS RIDGE DR
GUILFORD DR
BILL ELLER DR
NORFOLK DR
RIDGEMONT DR
HICKORY ST
BARNETT ST
LUTON DR
ABINGDON DR
WARRICK LN
JEFF GREEN
WARMINSTER CT
TUFFNELL DR
WELSH DR
BANBURY CT
POLLY PL
N


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


GMC

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26 GAUGE SMP FINISH

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M-Loc™

7.2



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Copper Metallic*†

PRIME

Clear acrylic coating

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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



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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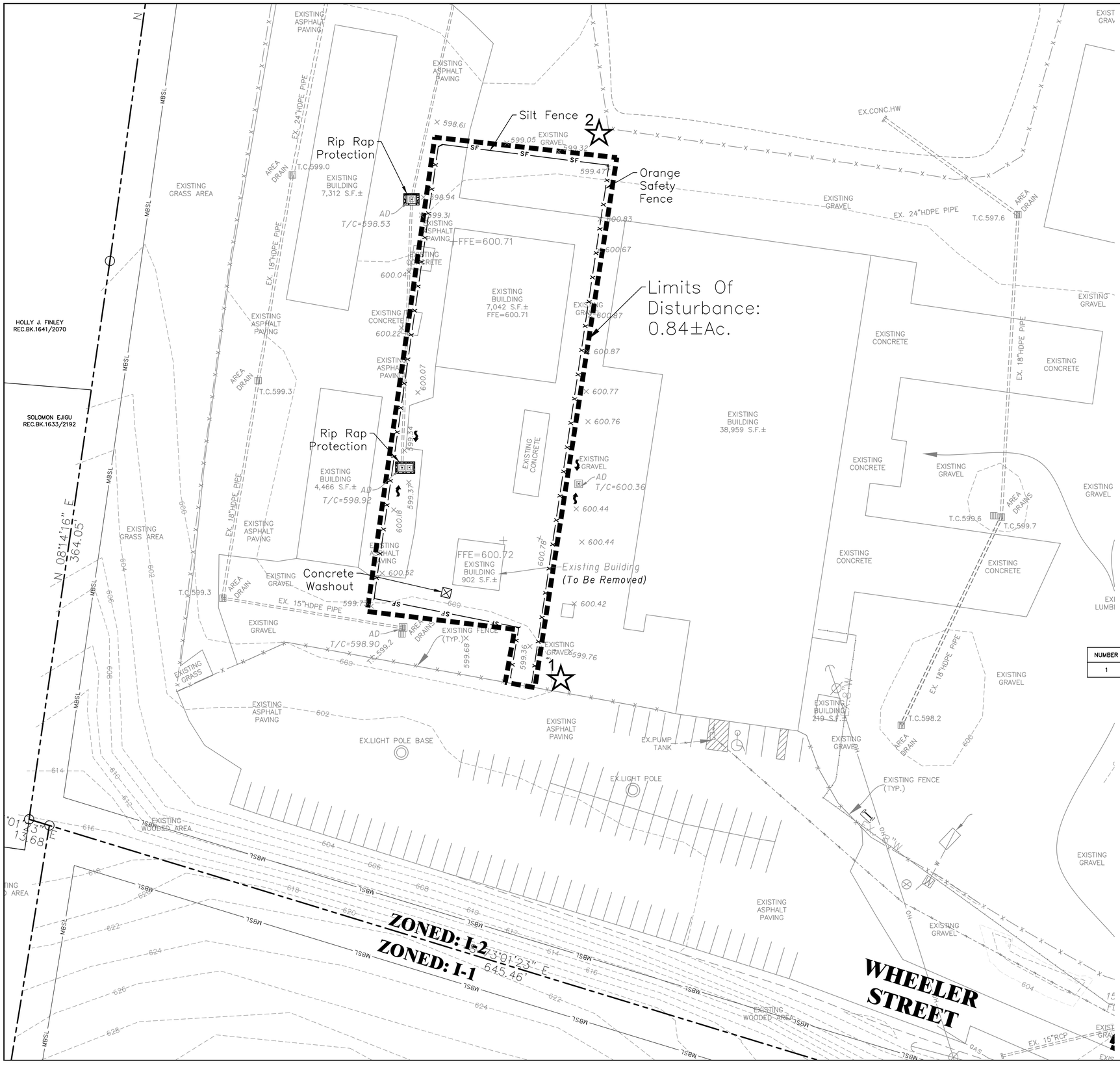
84 Lumber
Phase 2
La Vergne, Tennessee

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'

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

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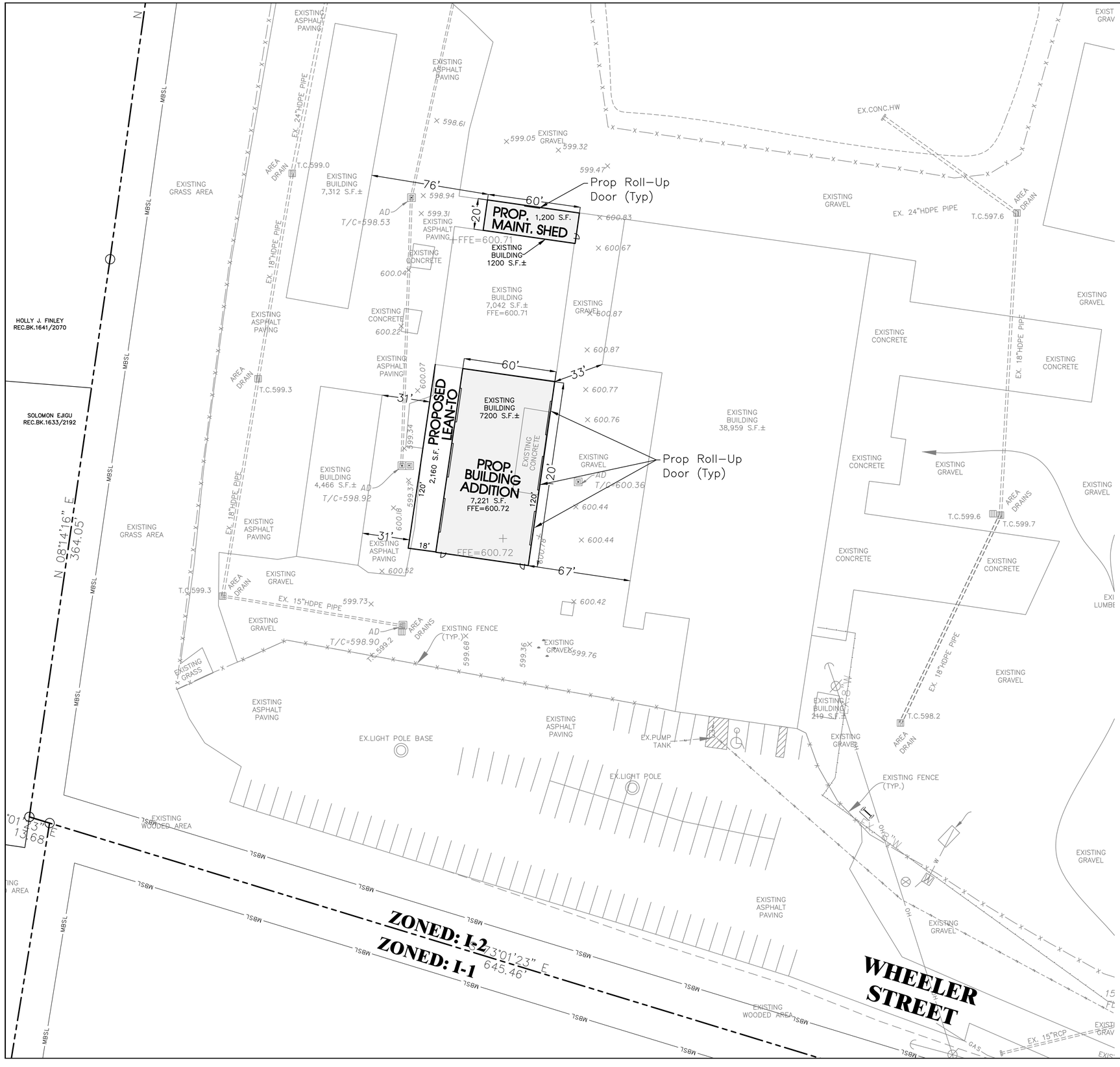
JOHN F. MINER 2262 REGISTERED PROFESSIONAL ENGINEER AGRICULTURAL STATE OF TENNESSEE

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
SHEET: C1.0

Existing Conditions & Initial EPSC Plan



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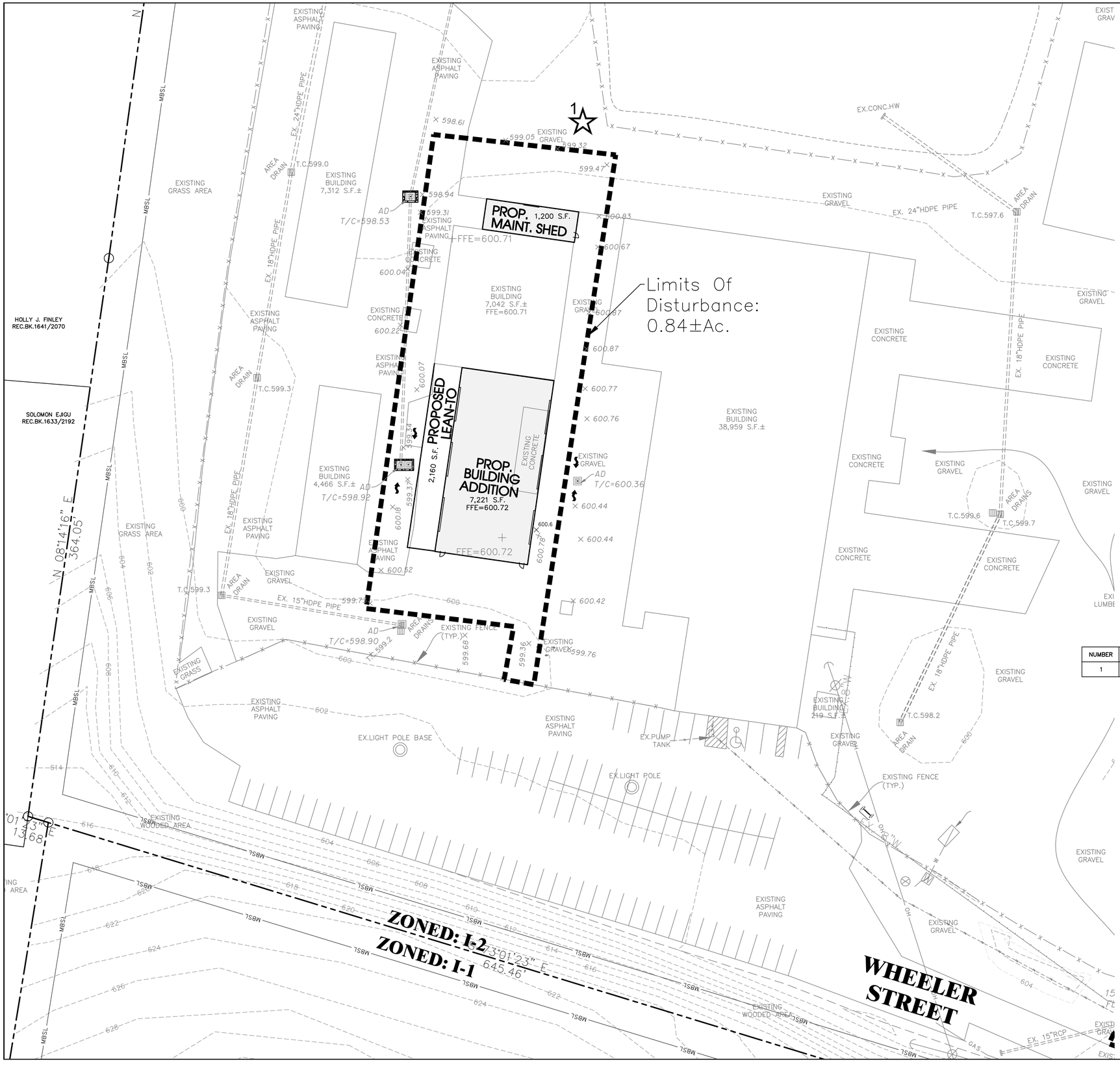
JOHN F. MINER — 10-2-23 — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURAL STATE OF TENNESSEE

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.

FINAL OUTFALLS

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

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STATE OF TENNESSEE — JOHN F. MINER III — REGISTERED LANDSCAPE ARCHITECT — 10-2-23

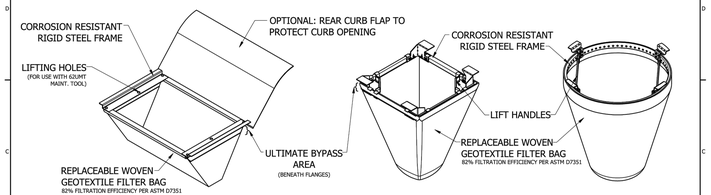
84 Lumber Phase 2
La Vergne, Tennessee

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

Grading, Drainage, & Final EPSC Plan

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)

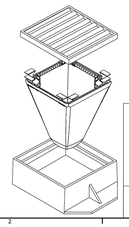
FLEXSTORM CATCH-IT ROUND (TYPICAL SETUP)

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"

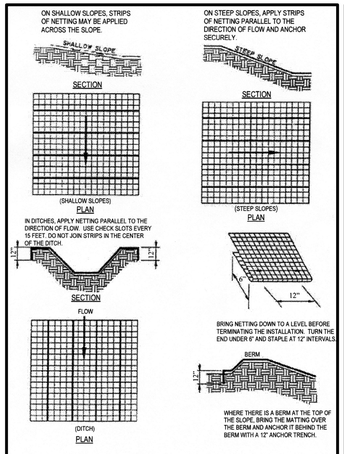
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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



For more information contact
APM@inletfilters.com

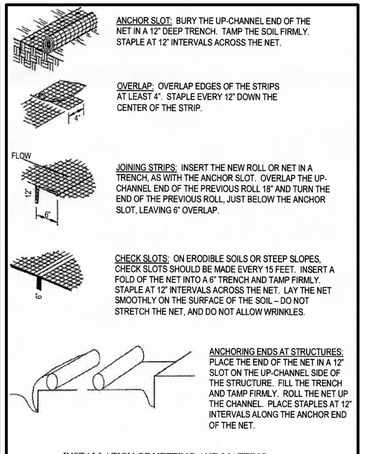
FLEXSTORM INLET FILTERS
4DS
Inletfilters.com 630-355-3288

FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



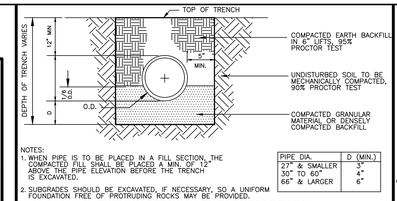
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



INSTALLATION OF NETTING AND MATTING

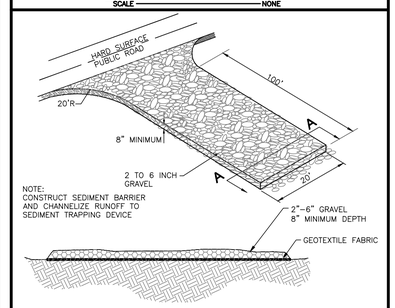
Figure TCP-09-1
Mat Anchoring



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.

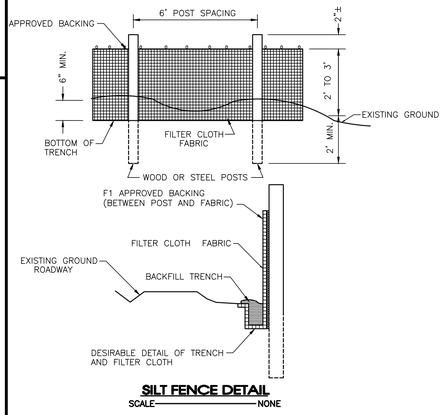
PIPE DIA.	D (MIN.)
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE NONE

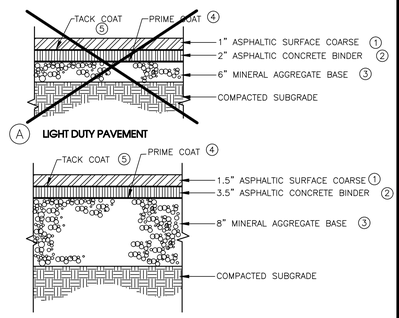


NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

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"

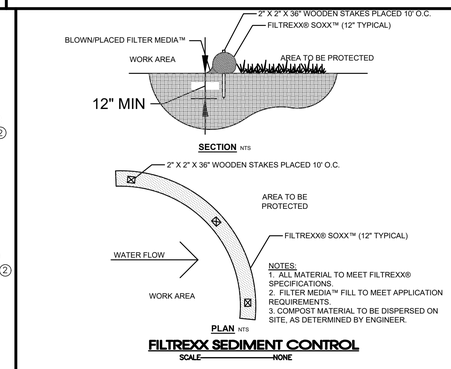
② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

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

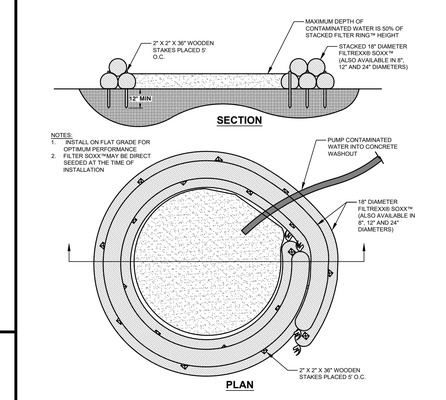
④ PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

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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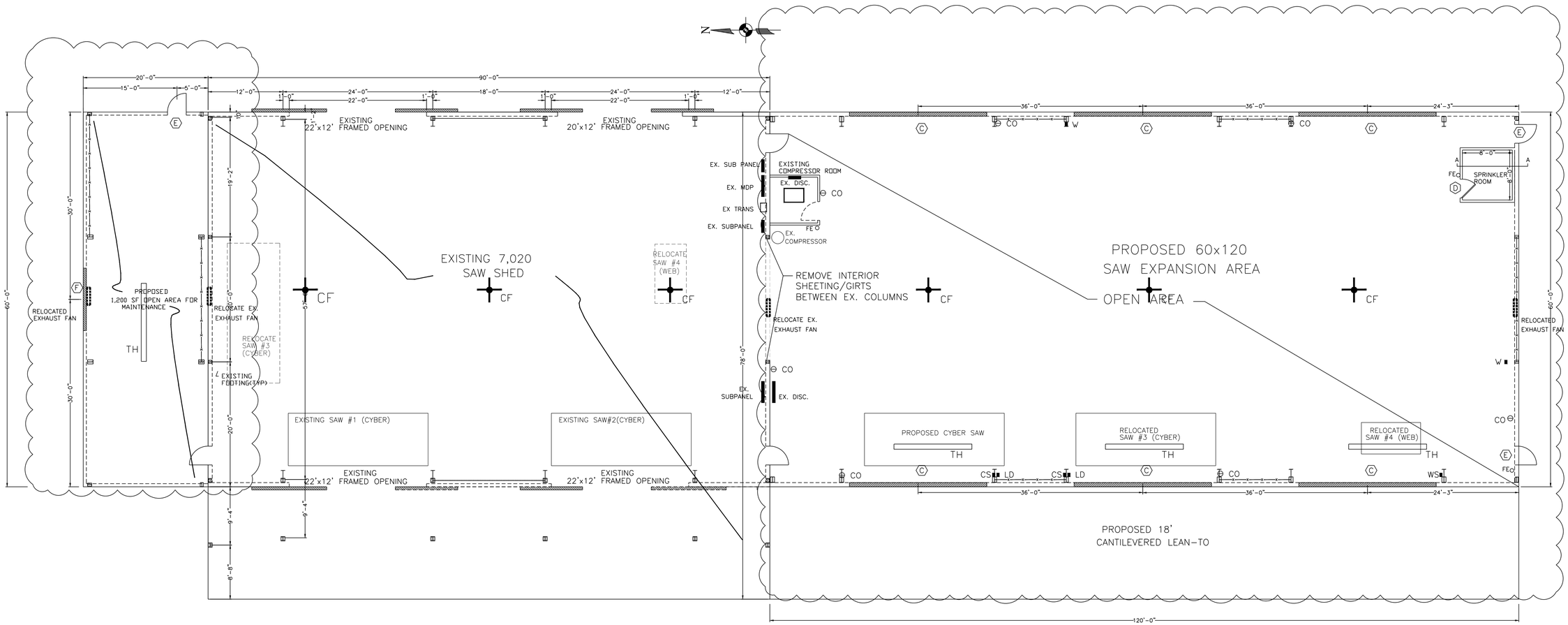
84 Lumber Phase 2
La Vergne, Tennessee

Details

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

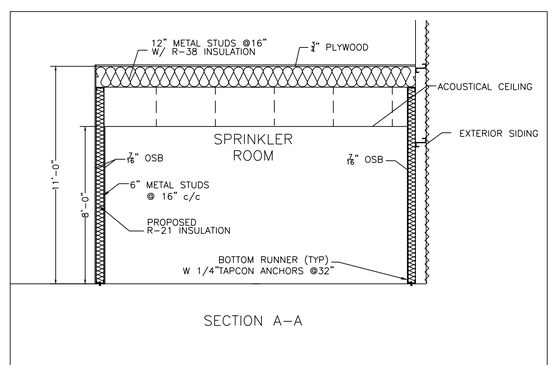
SYMBOL	NAME
CF	CEILING FAN
TH	TUBE HEATER

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

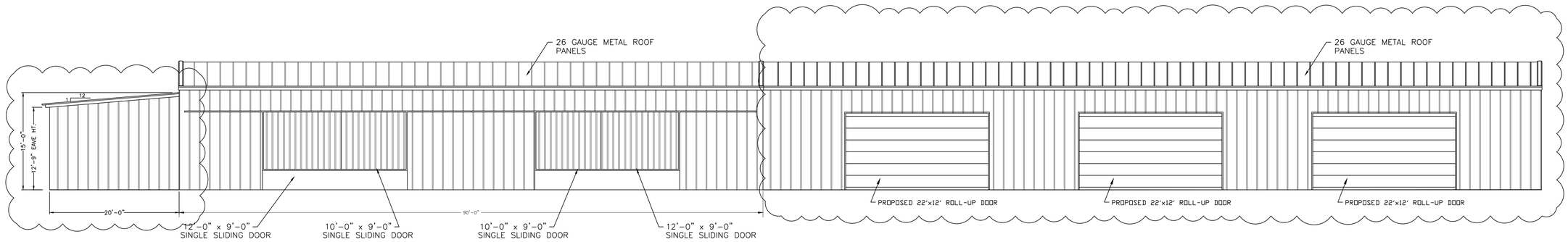
CITY OF LAVERGNE

RUTHERFORD COUNTY, TN

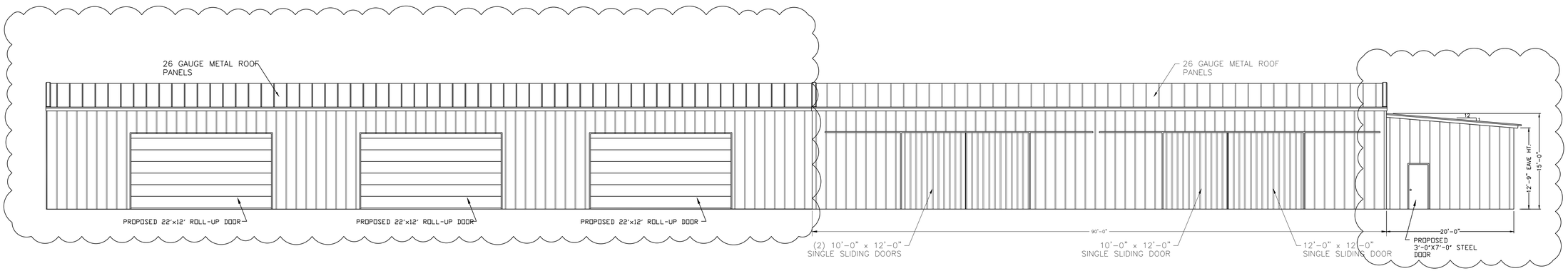
PROJECT INFORMATION	
SCALE:	3/16"=1'-0"
JOB NO.	30-1280-01
STORE NO.	1280
SHEET NO.	A02
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	06/14/22

6-29-23

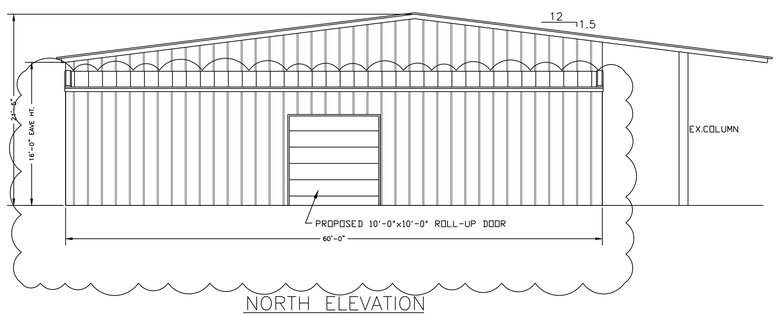
JAMES A ZAJICEK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
STATE OF TENNESSEE



WEST ELEVATION

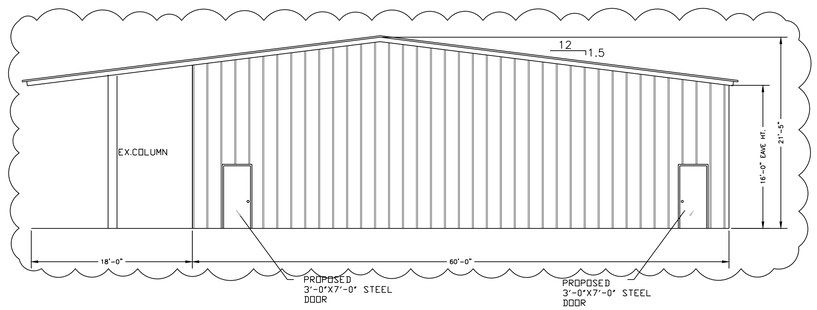


EAST ELEVATION



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. 134193 STATE OF TENNESSEE

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 8.

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. (For information only) Fee-in-lieu for front walk will be $40,800 (680' x 5' x $12/SF)
2. (C300) Details for dumpster screen wall and gate must be included with these plans. Provide referenced architectural plans which show these details.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Smyrna Gas line is not shown where it crosses the force main (Sht C-602).
2) Water and Sewer Availability Letter Request received 11/13/2023 and given to City Consultants for processing.
3) Force main size, material and slip lining potential shall be reviewed further during sewer availability letter processing. Velocity shall be at least 2fps.
4) City assumes the domestic water service line to the building will be significantly smaller than 6-inch diameter shown.
5) Connection to existing water main shall be with 12”x6” Tapping Sleeve and ***Gate Valve*** (not corporation stop).
6) Combined fire and domestic water meter assembly only needs one backflow assembly.
7) DW tap of fire line shall be downstream of backflow assembly.
8) Drawings should be to scale. Water meter vault is wider than long. Drawing looks opposite.
9) You may apply for an irrigation water meter. It will have its own waterline tap and backflow assembly. Irrigation water meter tap may be on the fireline just before the combined fire and domestic water meter.
10) If you are speaking with Walker Trailer Sales and they want to discharge to City Sewer – City will want to know that information during availability review.
11) Show right-of-way and property lines on Sheet C-602 with respect to proposed public Force Main Extension west in Industrial Blvd and north in Mason Rd.
12) Label Street names on Sht C-602.
13) Shown benchmark is inadequate information. Was survey data prepared in NAVD88, TN State Plane or other?

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



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
GRADING PLAN	C-400
PRE-DRAINAGE AREA MAP	C-501
PROPOSED-DRAINAGE AREA MAP	C-502
STORM SEWER PLAN	C-503
STORM PROFILES & CALCULATIONS	C-504
EX DETENTION ANALYSIS	C-505
UTILITY PLAN	C-601
SOIL EROSION & SEDIMENT CONTROL PLAN I	C-701
SOIL EROSION & SEDIMENT CONTROL PLAN II	C-702
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS	C-703
STANDARD DETAILS	C-903 - C-905
LANDSCAPE PLAN	LP-1
LANDSCAPE DETAILS & SPECIFICATIONS	LP-2
LANDSCAPE DETAILS	LP-3

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

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

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE

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

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: KEVIN EAKES, P.E.
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
IMCG

GENERAL NOTES

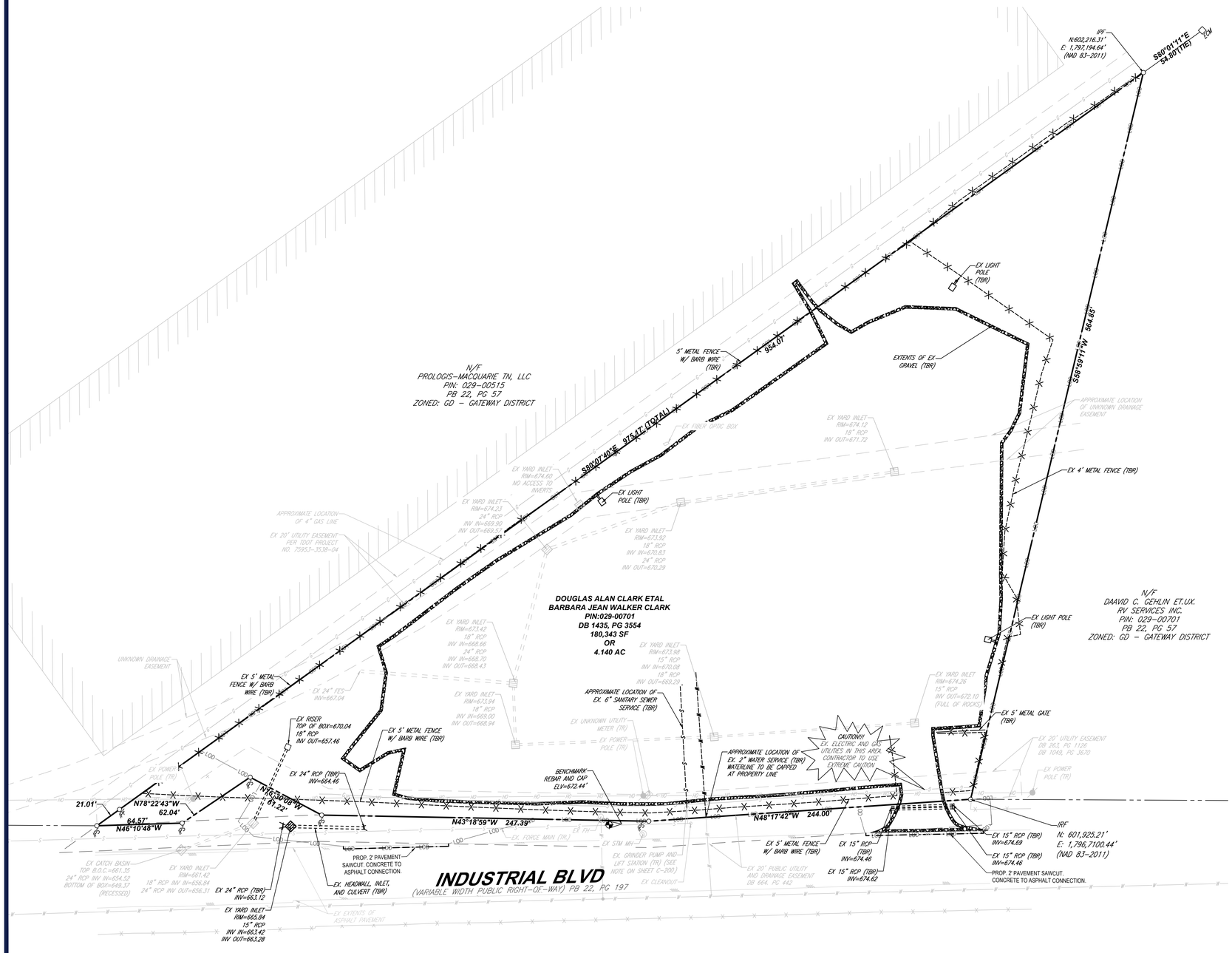
(Rev. 1/2023)

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 TO ALL PLANS AND DOCUMENTS APPROVED 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 OTHER DATA, AND COMMENCEMENT 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 THE REQUIREMENTS 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 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. MUNICIPAL, 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 THE COMMENCEMENT OF WORK, AND, 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 ASSUMES FULL RESPONSIBILITY FOR THE FAILURE 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.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERVISING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FROM AND FROM ANY CLAIMS OR LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORD'S AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL NOTES AND/OR SPECIFICATIONS AND FURTHER, SHALL INDEMNIFY AND HOLD ANY COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND/OR FINAL AS-BUILT DESIGN, AND, 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 ASSUMES FULL RESPONSIBILITY FOR THE FAILURE 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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

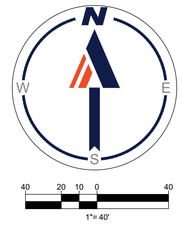
(Rev. 1/2023)

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 CITY/LOCAL 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 AND 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 OR RESPONSIBILITIES AND 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 OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO ITEMS TO REMAIN, 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 DAMAGED DURING DEMOLITION ACTIVITIES. THE NEW IMPROVEMENTS AND REPAIRS MUST INCLUDE 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 THE SAFETY OF ANY AND ALL PERSONNEL, BOTH ON AND OFF THE SITE, IN THE IMMEDIATE VICINITY AND 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 SECURE THE PROPERTY AGAINST UNAUTHORIZED ENTRY FOR THE PURPOSES OF SAME DURING THE 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 SURVEYING OR TAKING OF MEASUREMENTS AND MATERIALS AND EQUIPMENT TO BE PROVIDED 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 OF ANY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST CONTACT ALL APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE PROFESSIONAL OF RECORD AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE



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

THE DESIGN, CIVIL DESIGN AND CONTENT OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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

ALWAYS CALL 811

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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

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

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF: KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

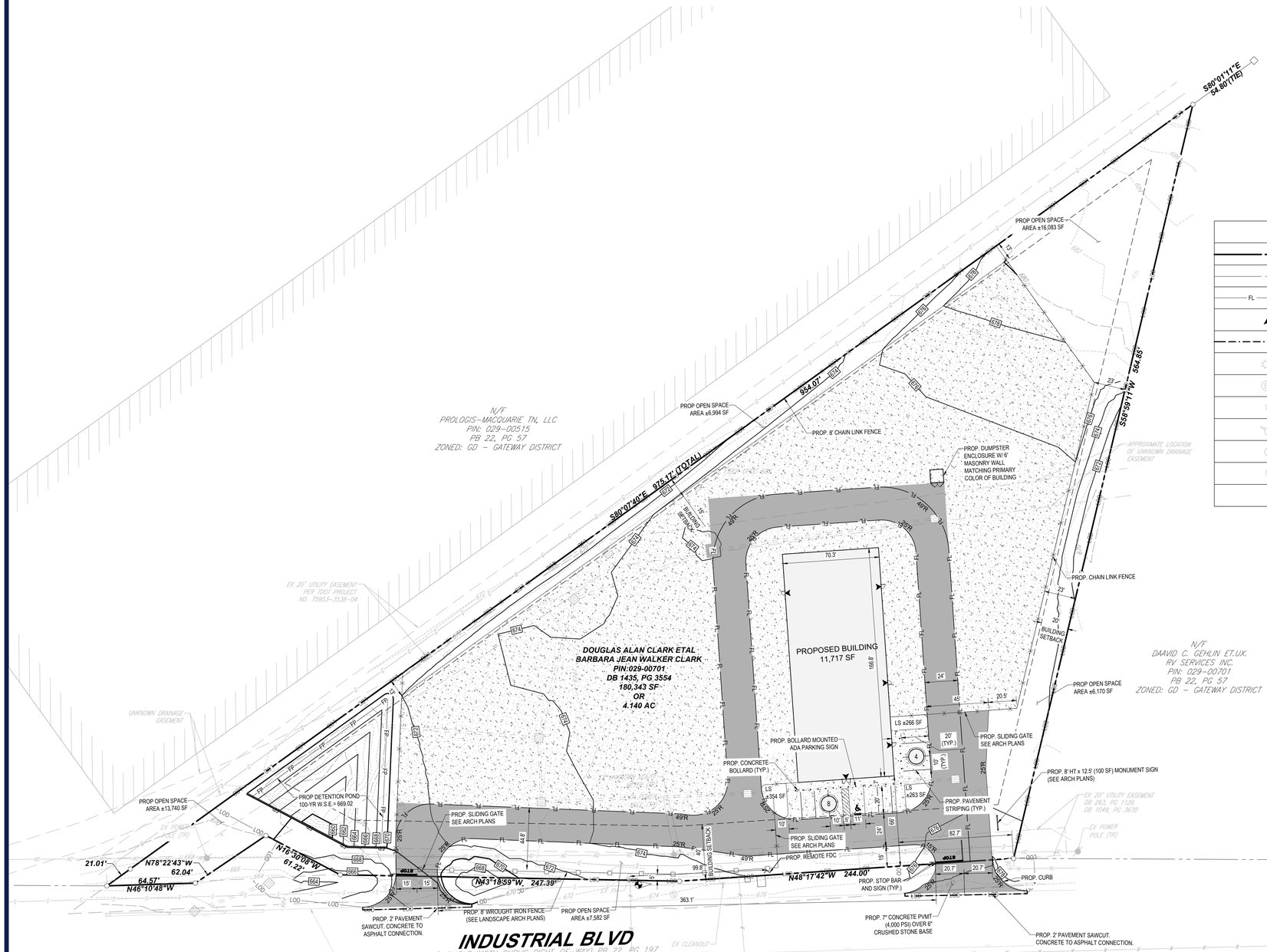
EXISITNG CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER:

C-200

ORG. DATE - 08/28/2023

Sep 28, 2023
H:\2023\TXA230018.00\07ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-DEMO-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
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY CONSULTING
PERMITTING SERVICES
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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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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

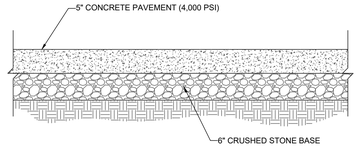
SITE PLAN

SHEET NUMBER:

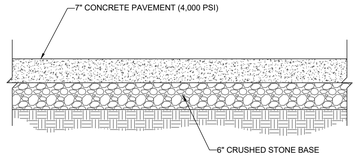
C-300

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



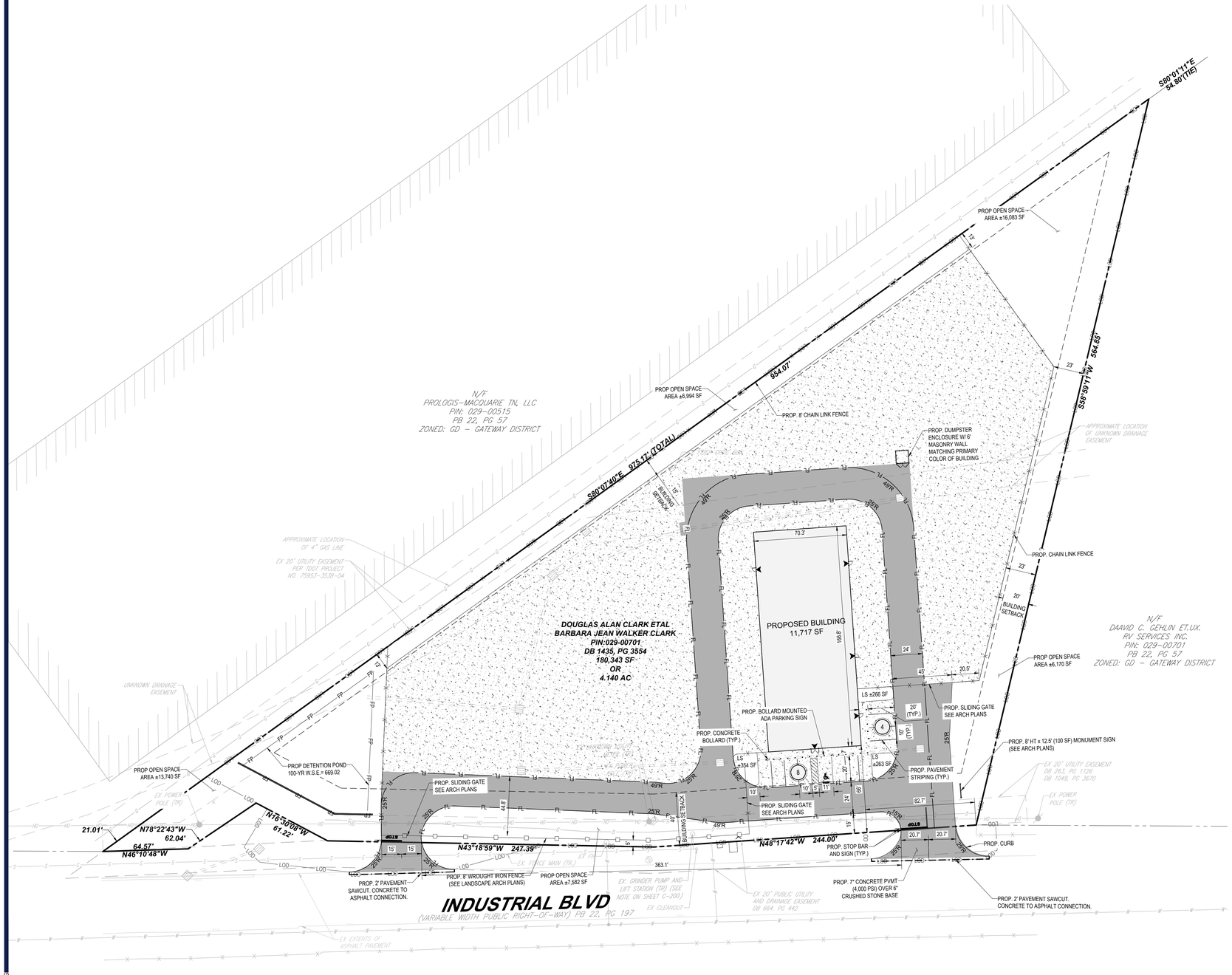
STANDARD DUTY PAVEMENT
NOT TO SCALE



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
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

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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

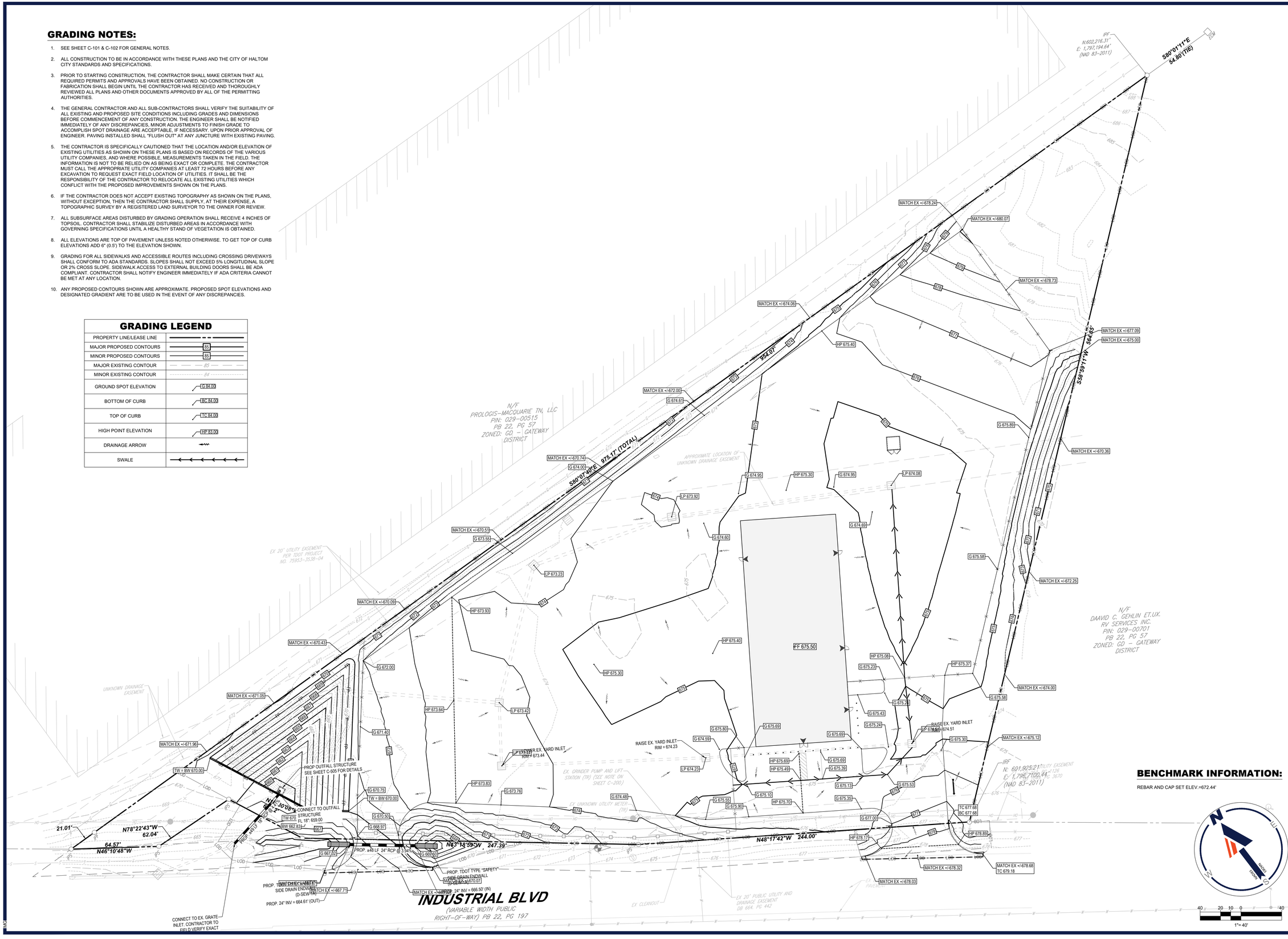
Sep 29, 2023
H:\2023\TXA230018.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SET\TXA230018.00-SITE-X----LAYOUT C-301 PAVING PLAN

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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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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DATE:	09/29/2023
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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:

PRE DRAINAGE AREAS MAP

SHEET NUMBER:

C-501

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\DESIGN\CIVIL\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-ERIN-X----LAYOUT C-501 PRE DRAINAGE AREAS MAP.DWG



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'

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-SREN-X-----LAYOUT C-502 POST DRAINAGE AREAS MAP
MKS

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CAD I.D.:	TXA230018.00

PROJECT:

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FOR

SITEPRO RENTALS LLC

PROPOSED DEVELOPMENT

425 INDUSTRIAL BOULEVARD
LA VERGNE, TN 37086

BOHLER
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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

POST DRAINAGE AREAS MAP

SHEET NUMBER:

C-502

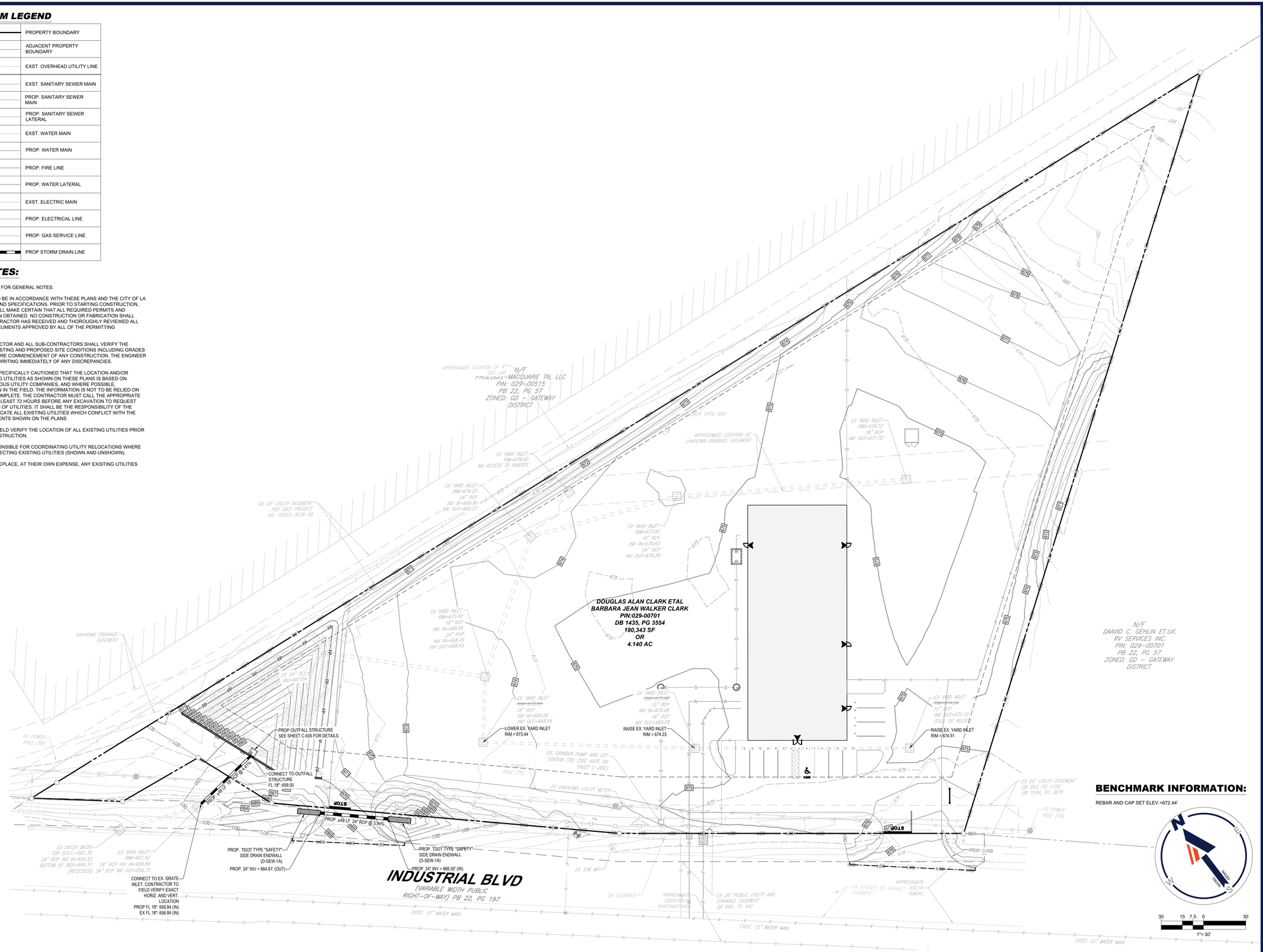
ORG. DATE - 08/28/2023

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.



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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:

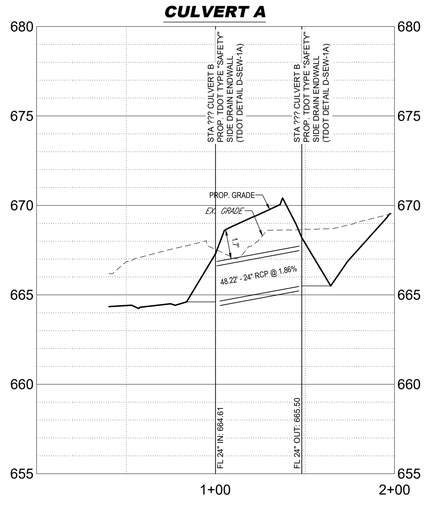
STORM SEWER PLAN

SHEET NUMBER:

C-503

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\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			Runoff "c"	Inc. cA	Total cA	Time of Concentration			100-year Intensity	100-year Runoff	Inlet Carryover (To Inlet)	Inlet Carryover (From Inlet)	Q pipe	Pipe Size Diameter	No. Barrels	Box Size		Manning's "n"	SF	HGL		Head Loss Calculations									Design HGL	T/C or Ground Elev.	Comment
			Incremental		Total				Inlet	Travel	Total								Width	Height			UpS	DnS	V_1 (in)	V_2 (out)	$V_1^2/2g$	$V_2^2/2g$	Kj	$(Kj)(V_1^2/2g)$	HL			
			No. (ID)	Area	Area				min.	min.	min.																									
Sta	Sta	ft		Acres	Acres							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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PROJECT:

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P.E.# 115507

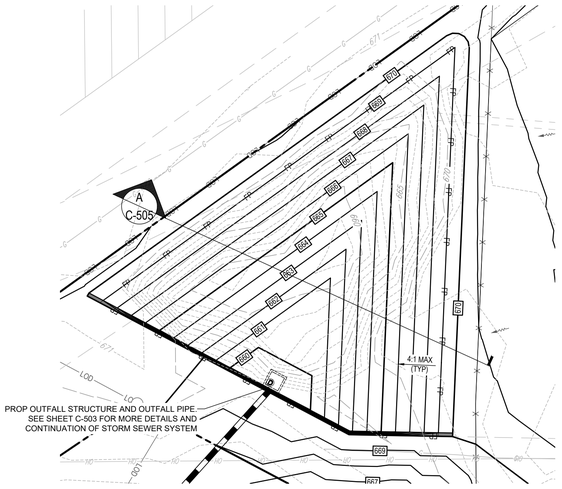
SHEET TITLE:

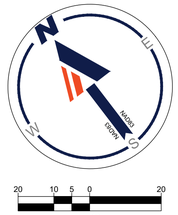
STORM PROFILES & CALCULATIONS

SHEET NUMBER:

C-504

ORG. DATE - 08/28/2023



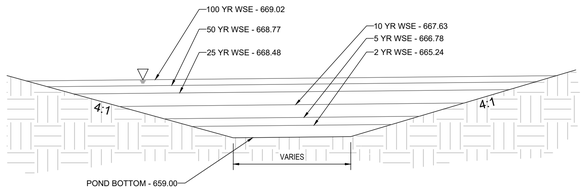


20 10 5 0 20

1"= 20'

BENCHMARK INFORMATION:

REBAR AND CAP SET ELEV.=672.44'



POND SECTION A

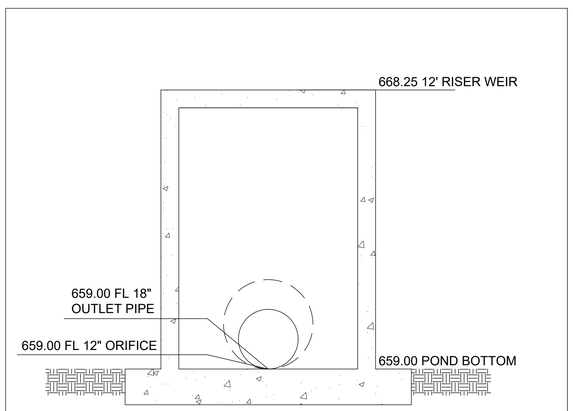
NTS

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

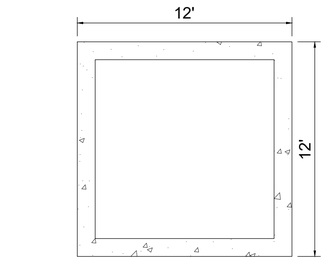
STORAGE REQUIRED	STORAGE PROVIDED
0.51 AC-FT	0.65 AC-FT*

*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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DRAWN BY:	SEL
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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LA VERGNE, TN 37086

BOHLER
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NASHVILLE, TENNESSEE 37203
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P.E.# 115507

SHEET TITLE:

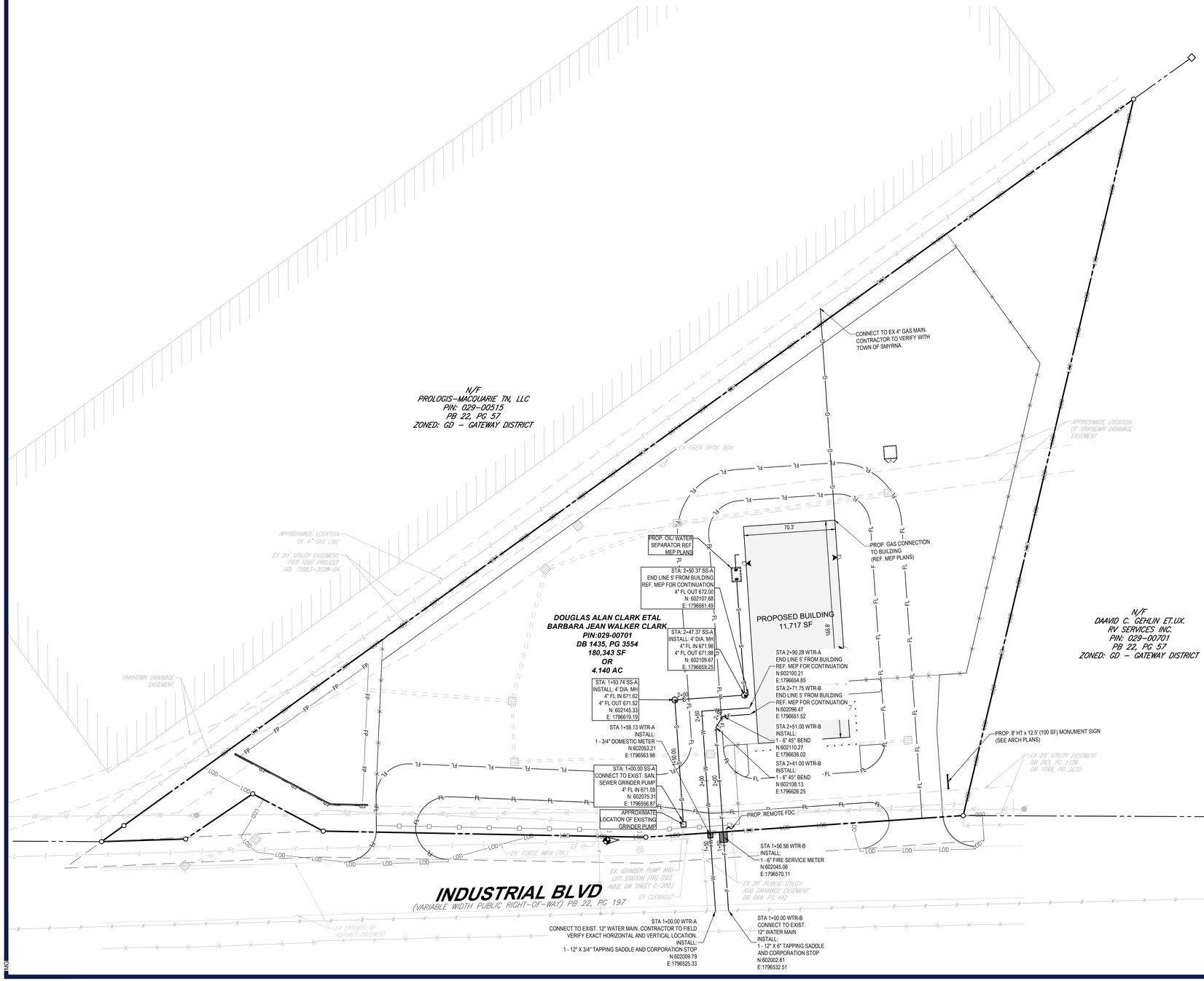
EXISTING DETENTION ANALYSIS

SHEET NUMBER:

C-505

ORG. DATE - 08/28/2023

Sep 29, 2023
11:22:31 TXA230018.00/05 ENGINEERING/DRAWINGS/CONSTRUCTION PLANS/PLAN SETS/TXA230018.05-GRAD-X-----LAYOUT C-505 EXISTING DETENTION ANALYSIS
MCS



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'

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

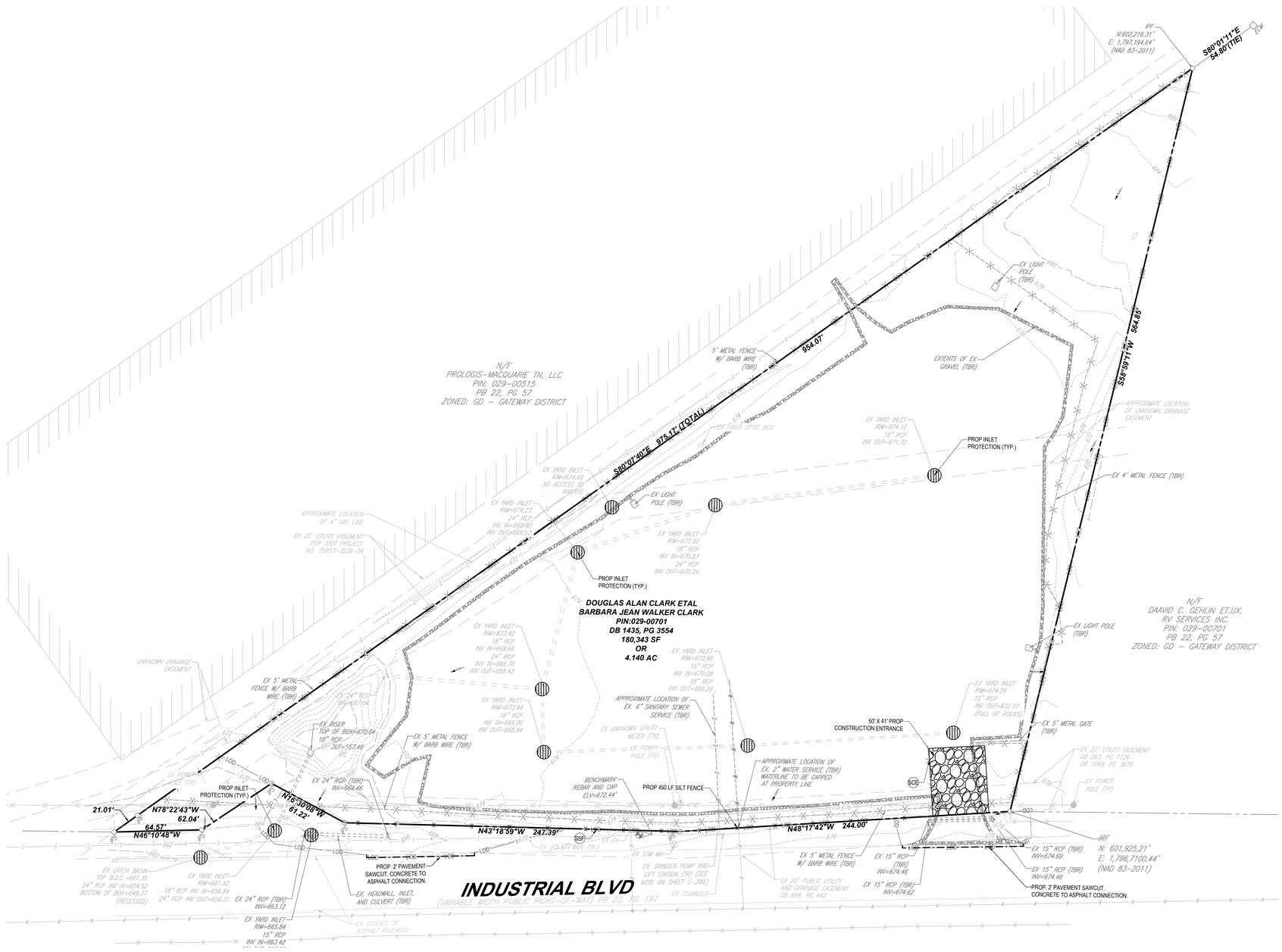
UTILITY PLAN

SHEET NUMBER:

C-601

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-UTIL.X---LAYOUT C-601 UTILITY PLAN
MCB





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)	

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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
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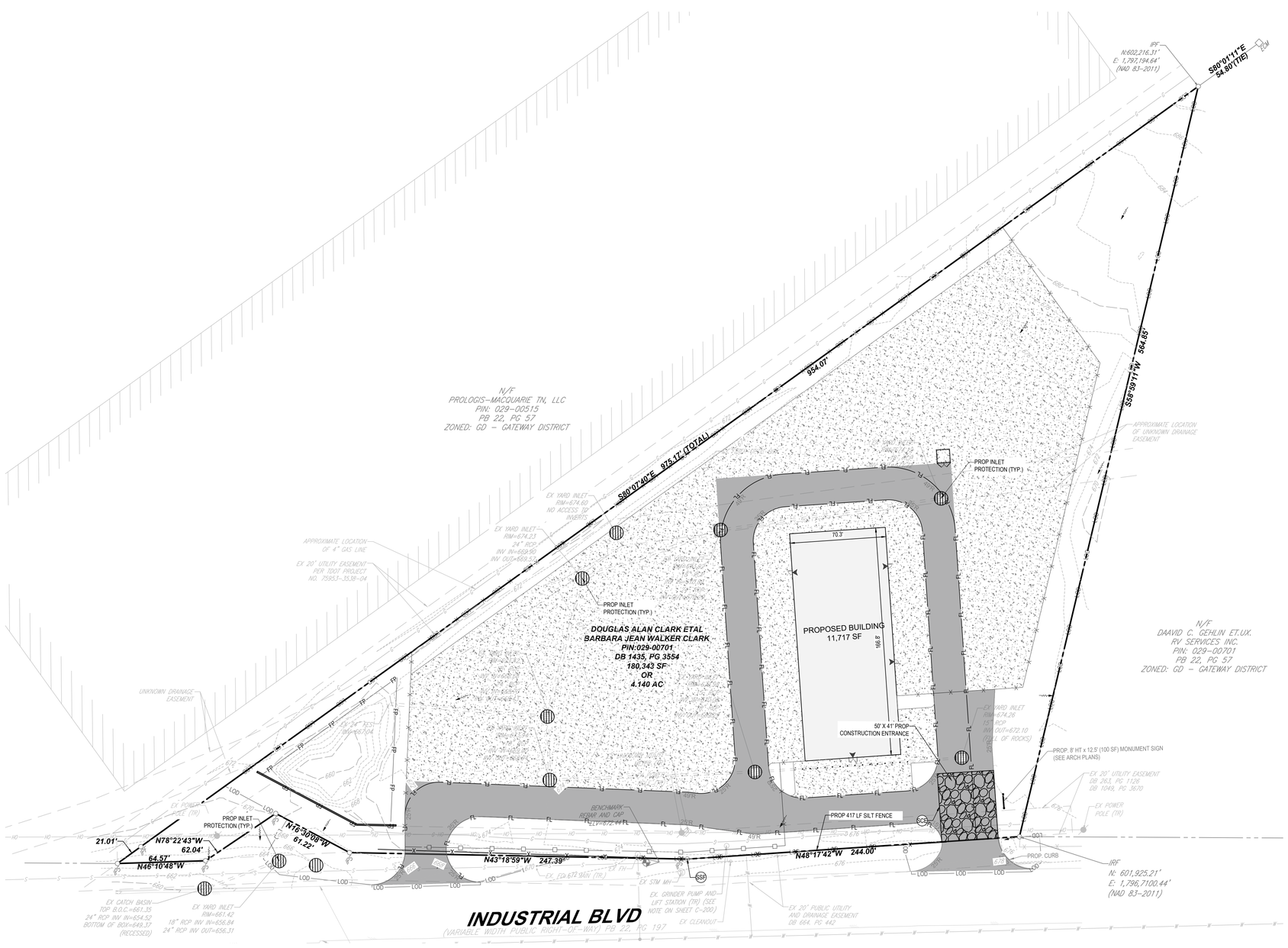
MCG





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.
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	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'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABILITY DESIGN
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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 & SEDIMENT CONTROL PLAN II

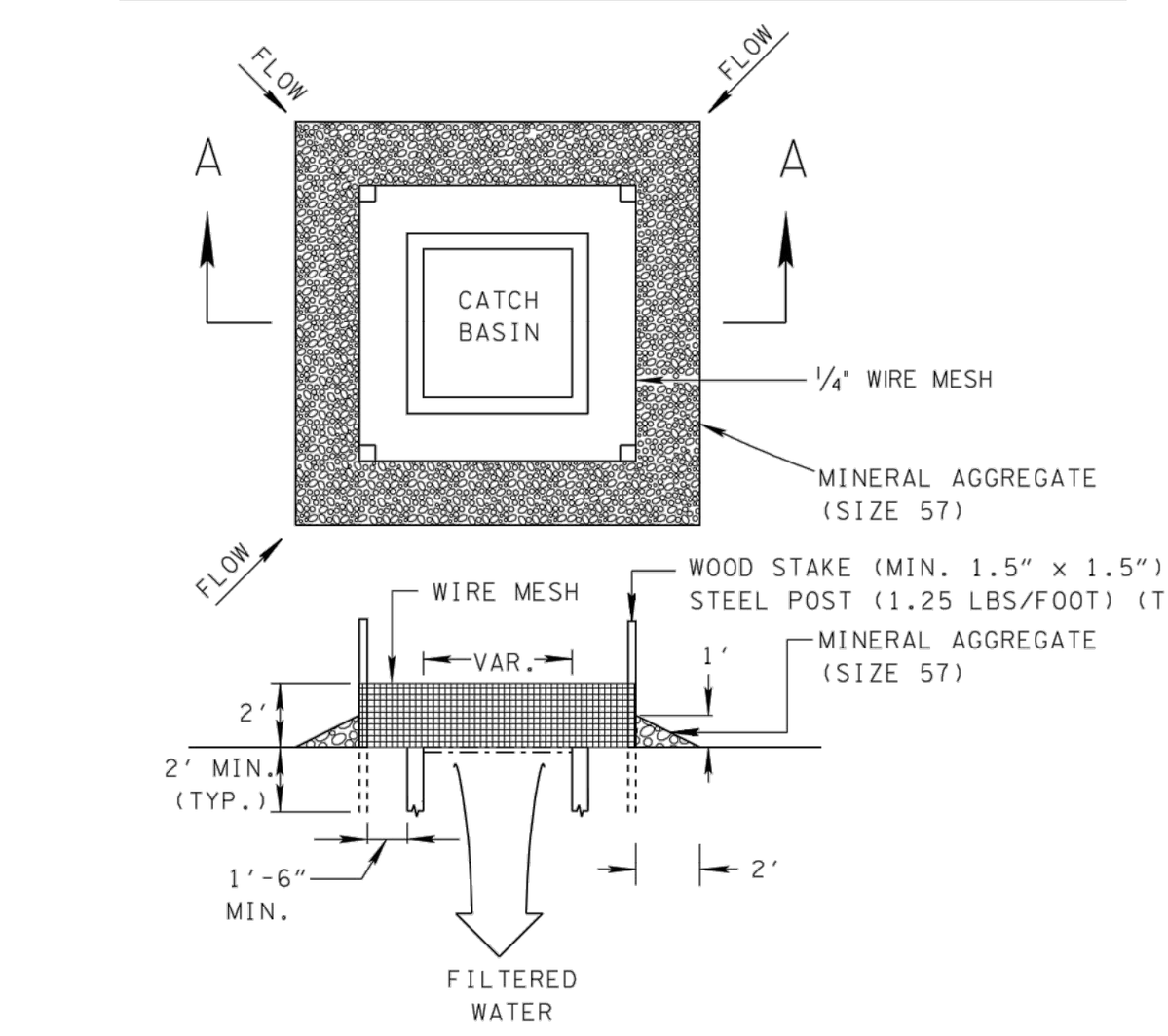
SHEET NUMBER:

C-702

ORG. DATE - 08/28/2023

Sep 29, 2023
H:\2023\TXA230018.00\05ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-EROS-X---LAYOUT C-702 EROSION CONTROL PLAN
MCG

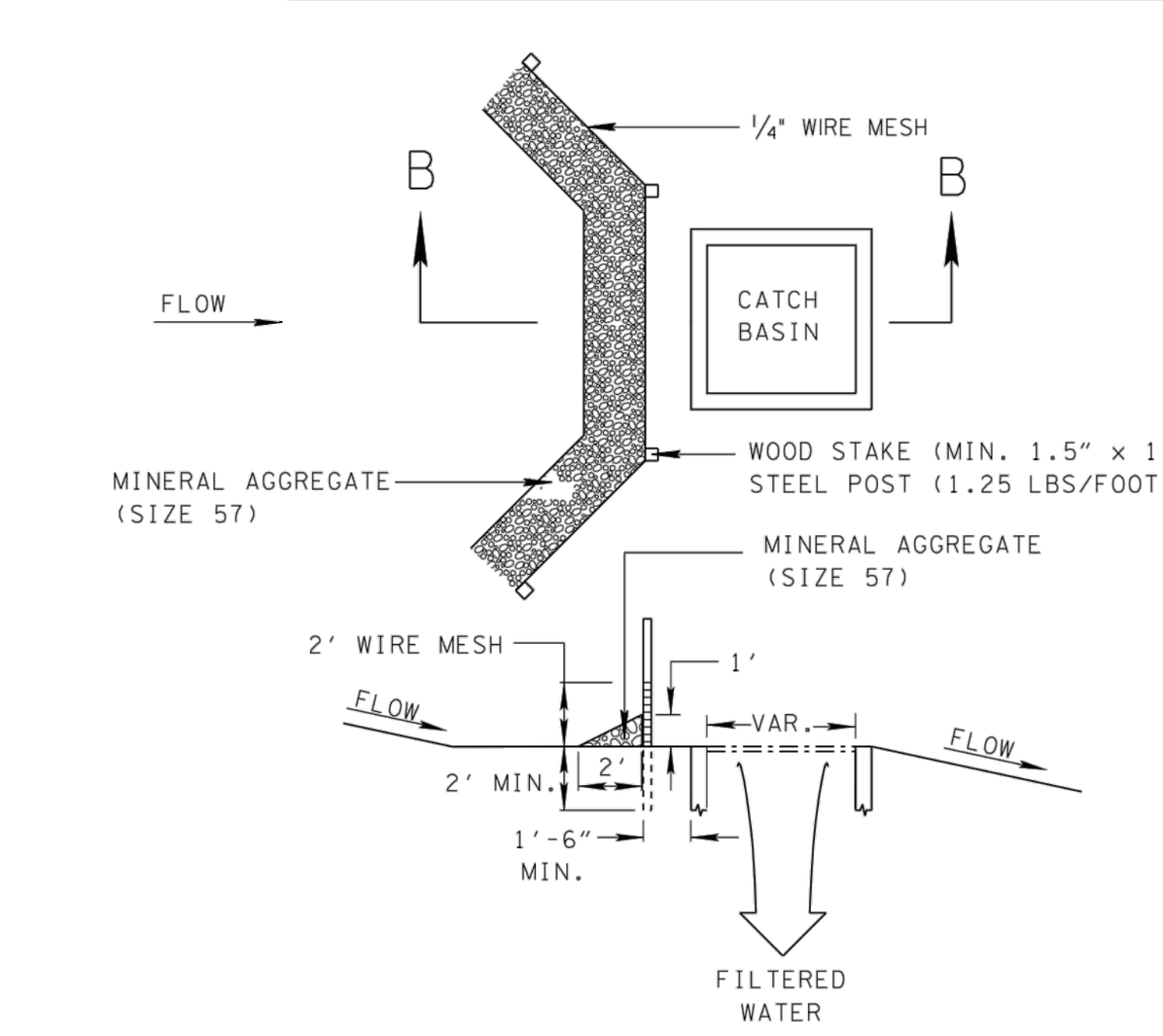
CATCH BASIN PROTECTION (TYPE B)



SECTION A-A

EROSION CONTROL PLAN LEGEND: (B) CATCH BASIN PROTECTION (TYPE B)

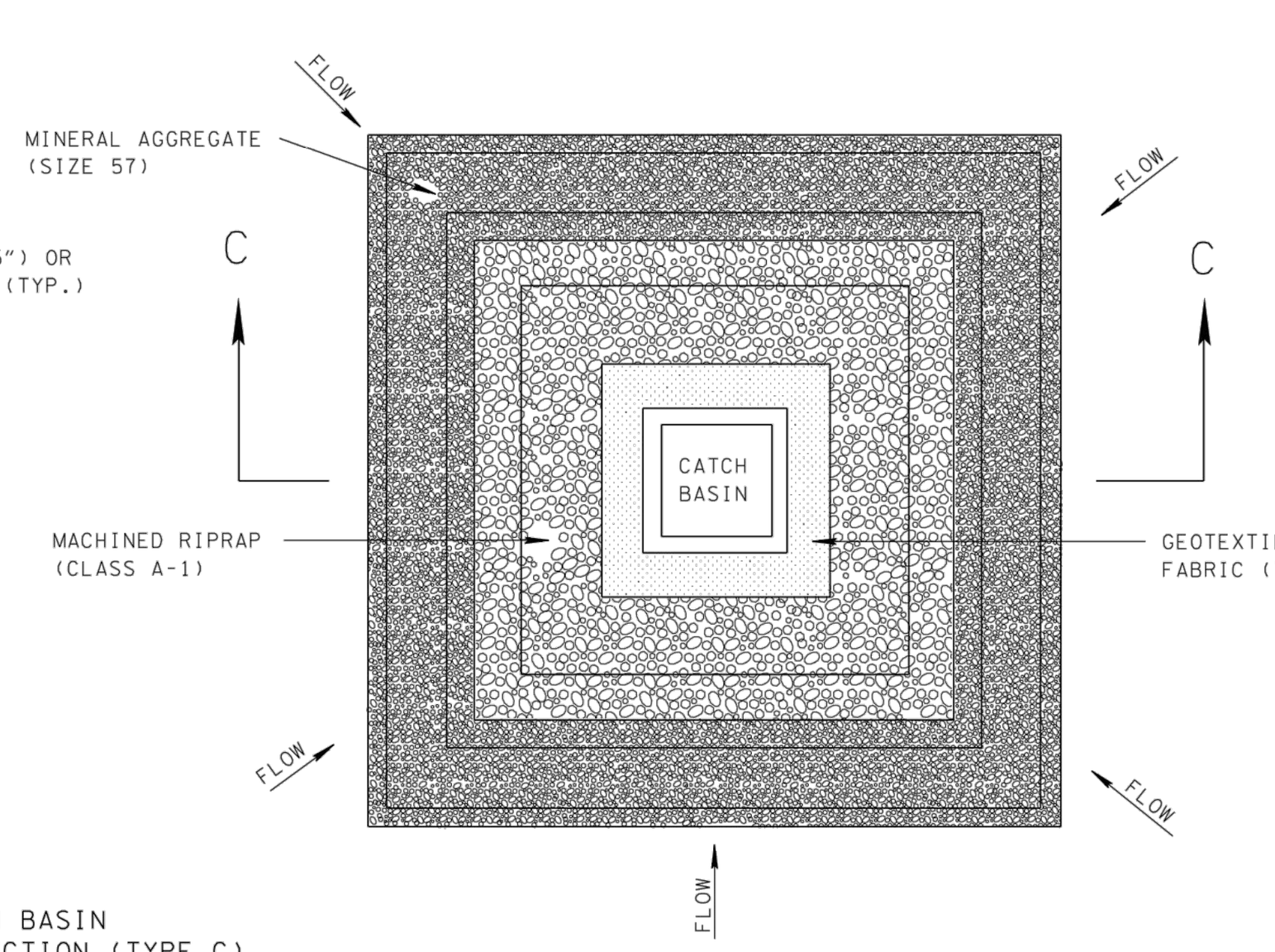
CATCH BASIN PROTECTION (TYPE C)



SECTION B-B

EROSION CONTROL PLAN LEGEND: (C) CATCH BASIN PROTECTION (TYPE C)

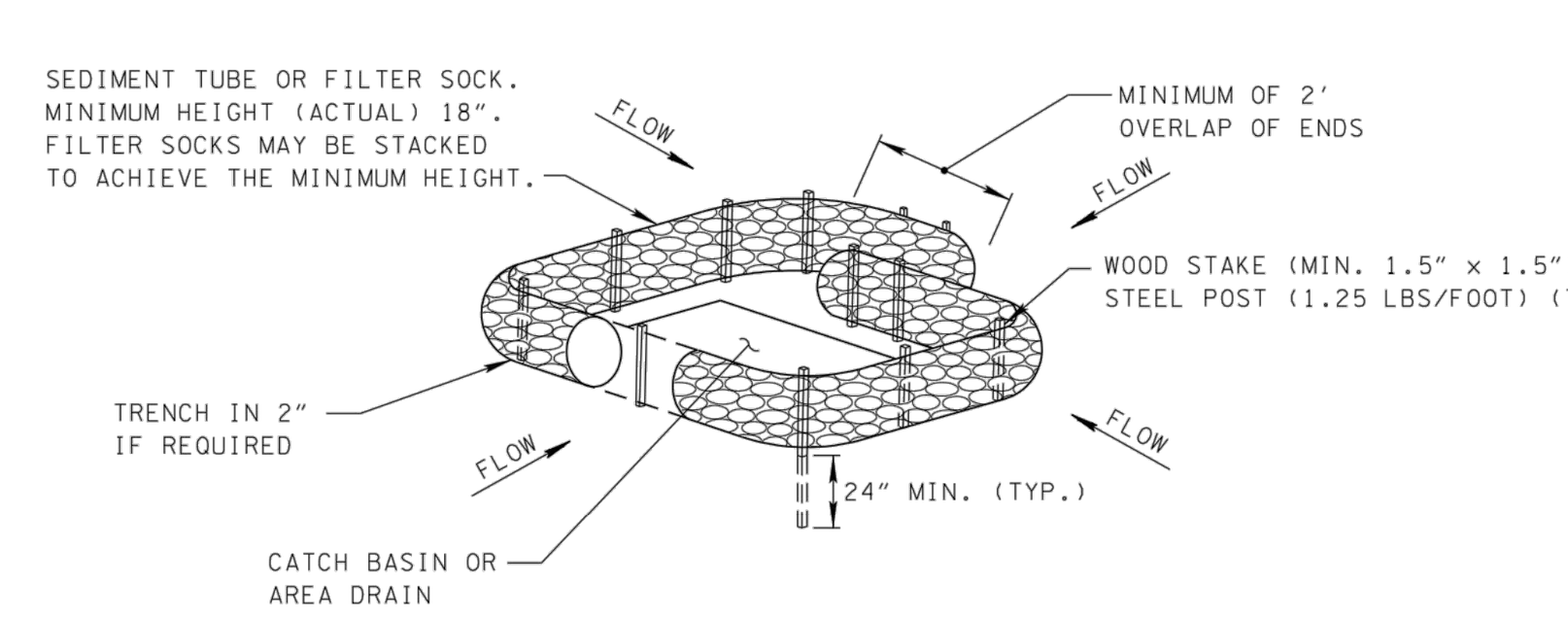
CATCH BASIN PROTECTION (TYPE A)



REV. 12-18-95: CHANGED DRAWING NO. FROM ESC-STR-19 TO EC-STR-19.

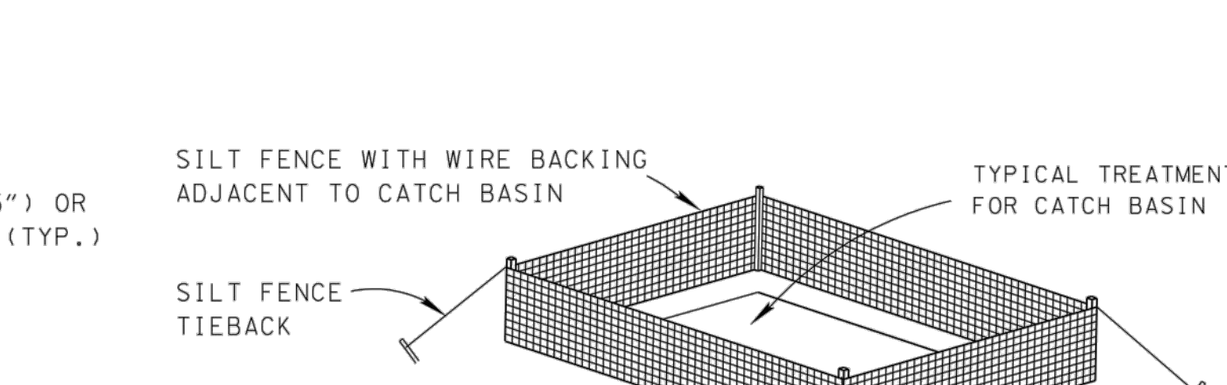
- REV. 5-27-01: CHANGED ITEM NO. 303-15.01 TO 303-10.01.
- REV. 12-18-02: IN CATCH BASIN SILT FENCE SILT TRAP CHANGED TYPE OF SILT FENCE FROM SILT FENCE (WITHOUT BACKING) TO SILT FENCE (WITH BACKING) AND PAY ITEM FROM 209-08 TO 209-08.02.
- REV. 3-15-04; CHANGED LEGENDS FOR TEMPORARY ROCK AND SILT FENCE 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.

CATCH BASIN PROTECTION (TYPE D)

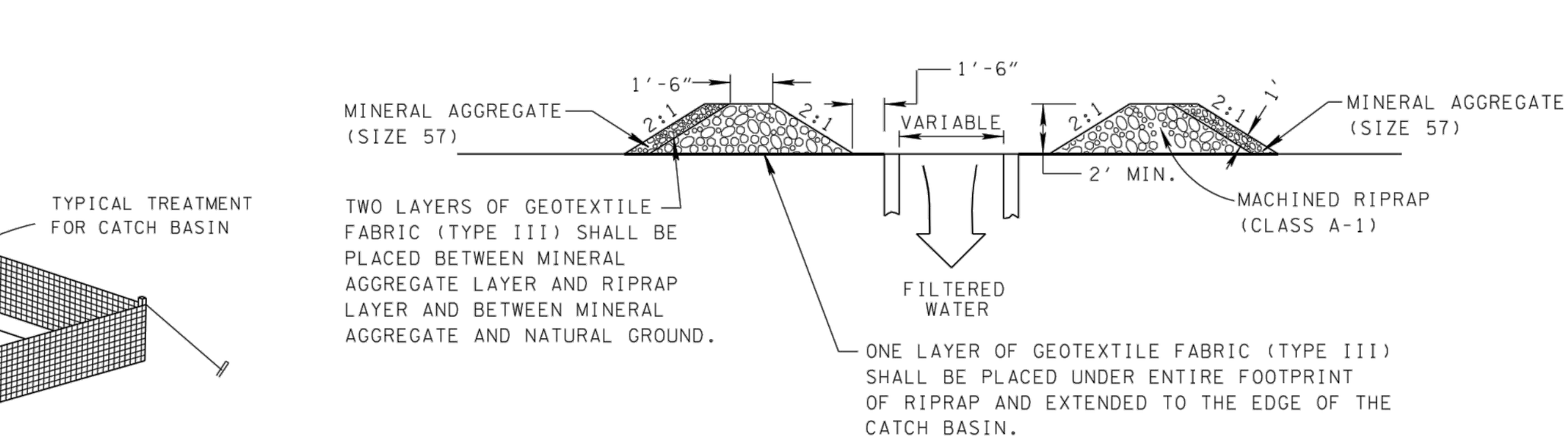


EROSION CONTROL PLAN LEGEND: (D) CATCH BASIN PROTECTION (TYPE D)

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 ¼ 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-37) 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:

209-40.30	CATCH BASIN PROTECTION (TYPE A) PER EACH
209-40.31	CATCH BASIN PROTECTION (TYPE B) PER EACH
209-40.32	CATCH BASIN PROTECTION (TYPE C) PER EACH
209-40.33	CATCH BASIN PROTECTION (TYPE D) PER EACH
209-40.34	CATCH BASIN PROTECTION (TYPE E) PER EACH

PAYMENT SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR CONSTRUCTION, MAINTENANCE, AND REMOVAL OF CATCH BASIN PROTECTION.

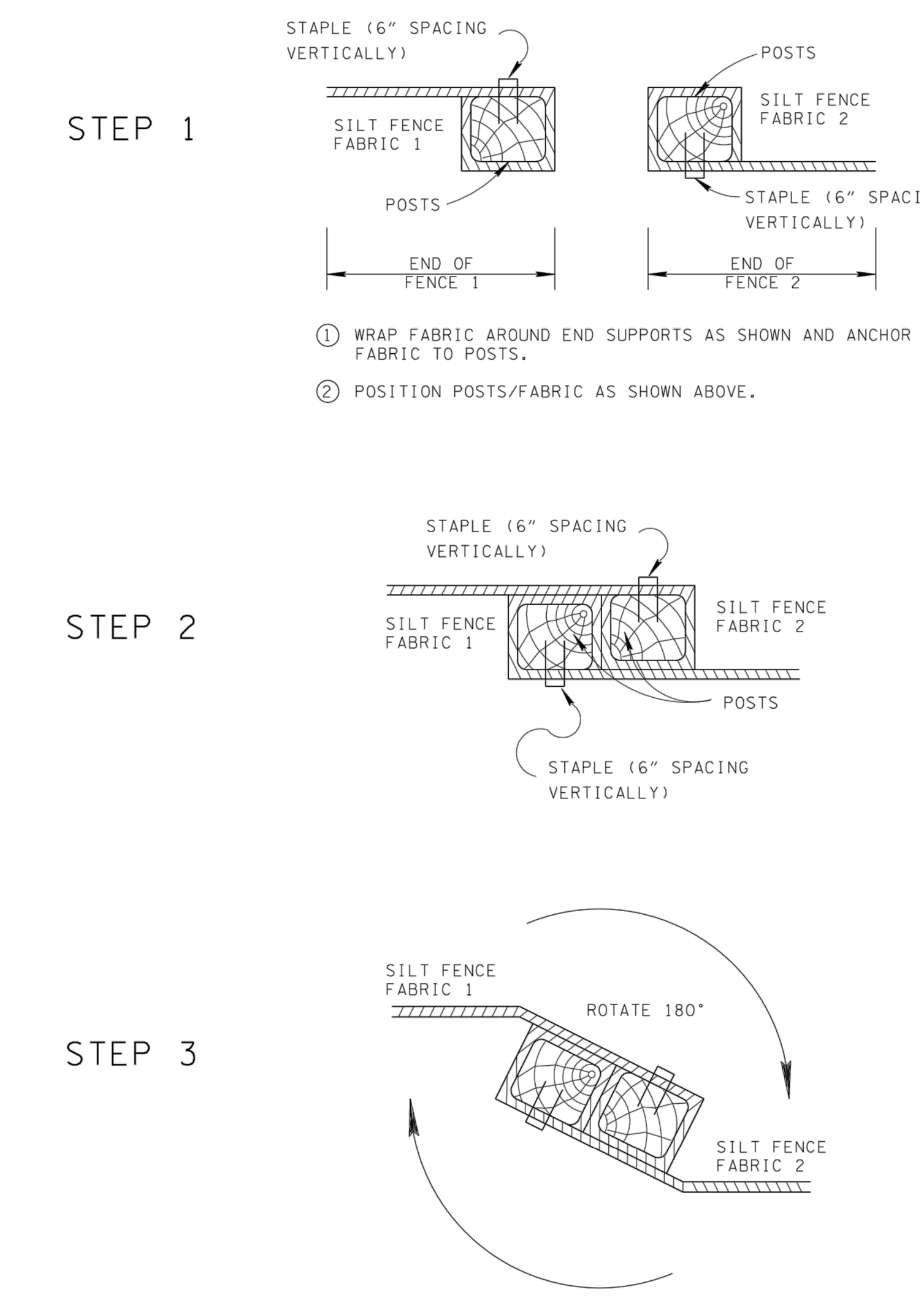
(I) SEDIMENT SHALL BE REMOVED FROM BEHIND THE CATCH BASIN PROTECTION WHEN IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE STRUCTURE AND PAID FOR UNDER ITEM NUMBER 209-05, SEDIMENT REMOVAL, PER CUBIC YARD.

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

CATCH BASIN PROTECTION

10-26-92 | EC-STR-19



(1) WRAP FABRIC AROUND END SUPPORTS AS SHOWN AND ANCHOR FABRIC TO POSTS.

(2) POSITION POSTS/FABRIC AS SHOWN ABOVE.

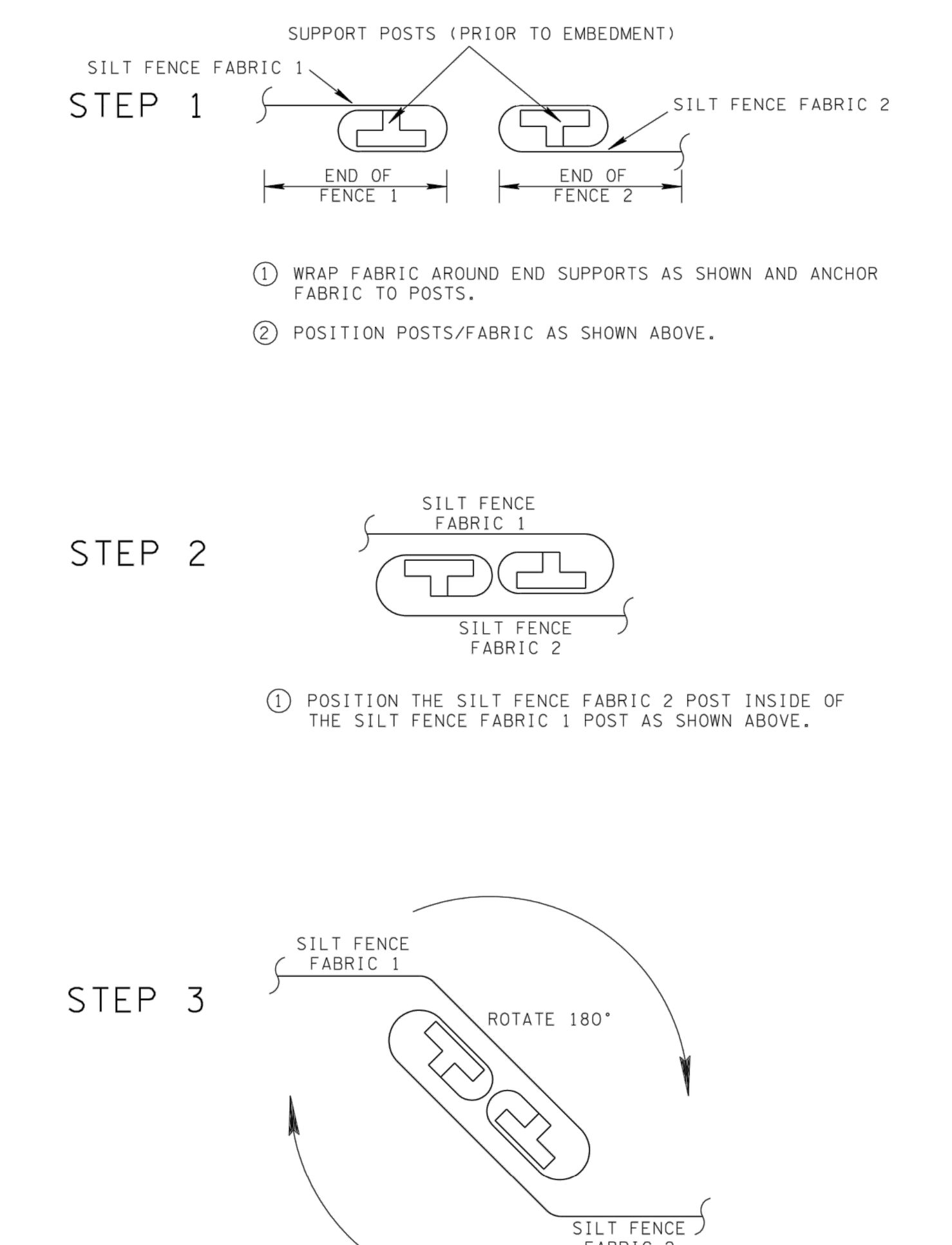
(1) ROTATE BOTH POSTS WITH FABRIC CLOCKWISE AT LEAST 180°.

(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.



(1) WRAP FABRIC AROUND END SUPPORTS AS SHOWN AND ANCHOR FABRIC TO POSTS.

(2) POSITION POSTS/FABRIC AS SHOWN ABOVE.

(1) POSITION THE SILT FENCE FABRIC 2 POST INSIDE OF THE SILT FENCE FABRIC 1 POST AS SHOWN ABOVE.

(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

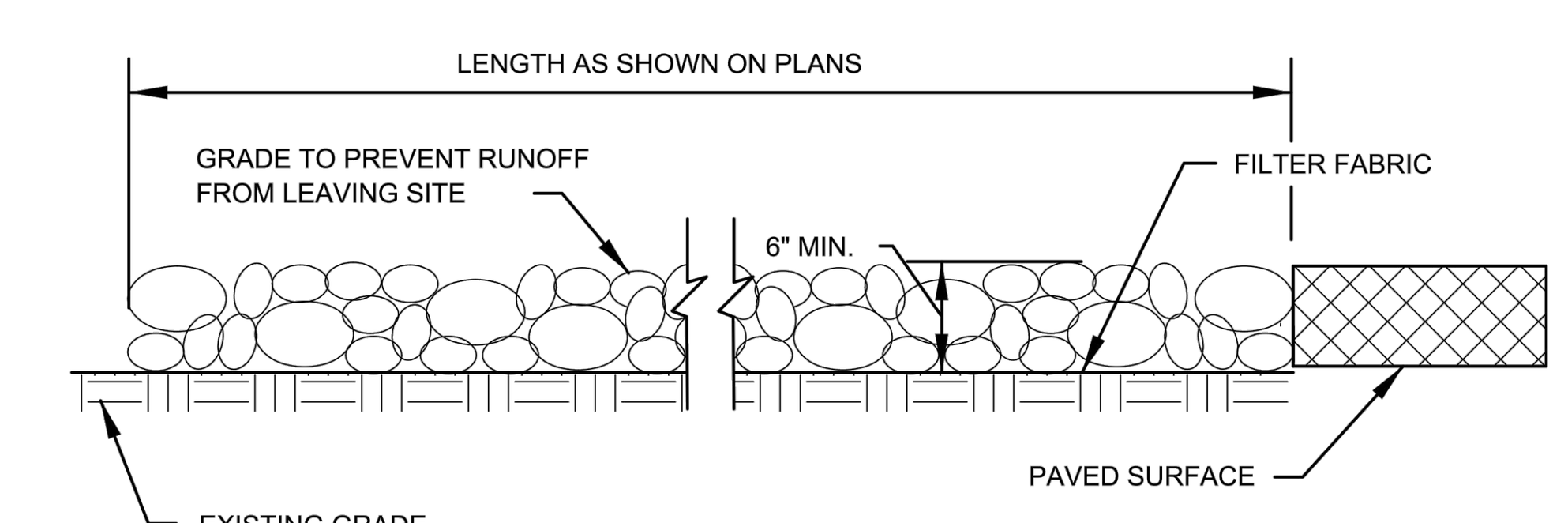
JOINING SILT FENCE FABRIC SECTIONS (STEEL POSTS)

MINOR REVISION -- FHWA APPROVAL NOT REQUIRED.

STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION

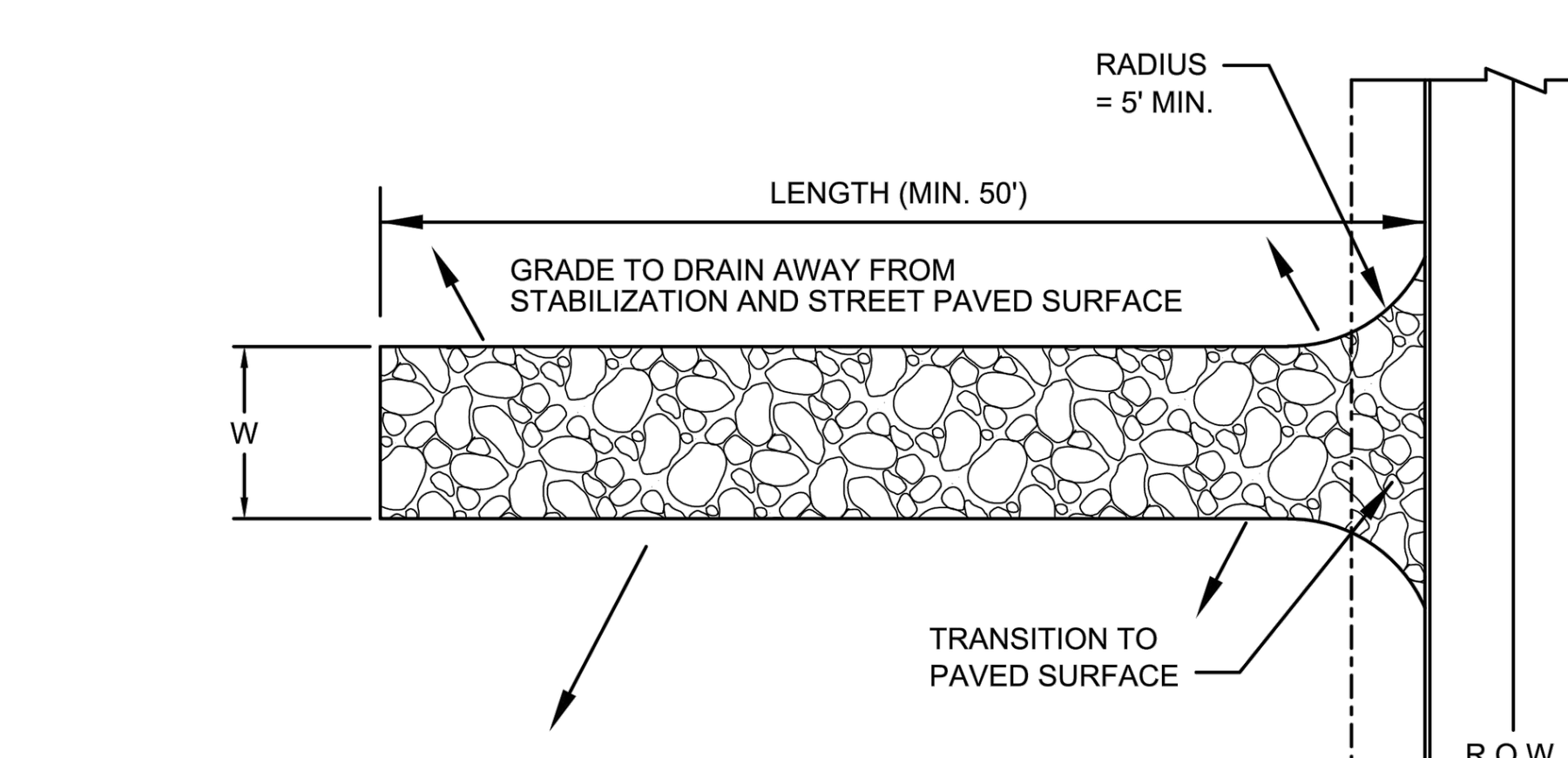
SILT FENCE FABRIC JOINING DETAILS

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

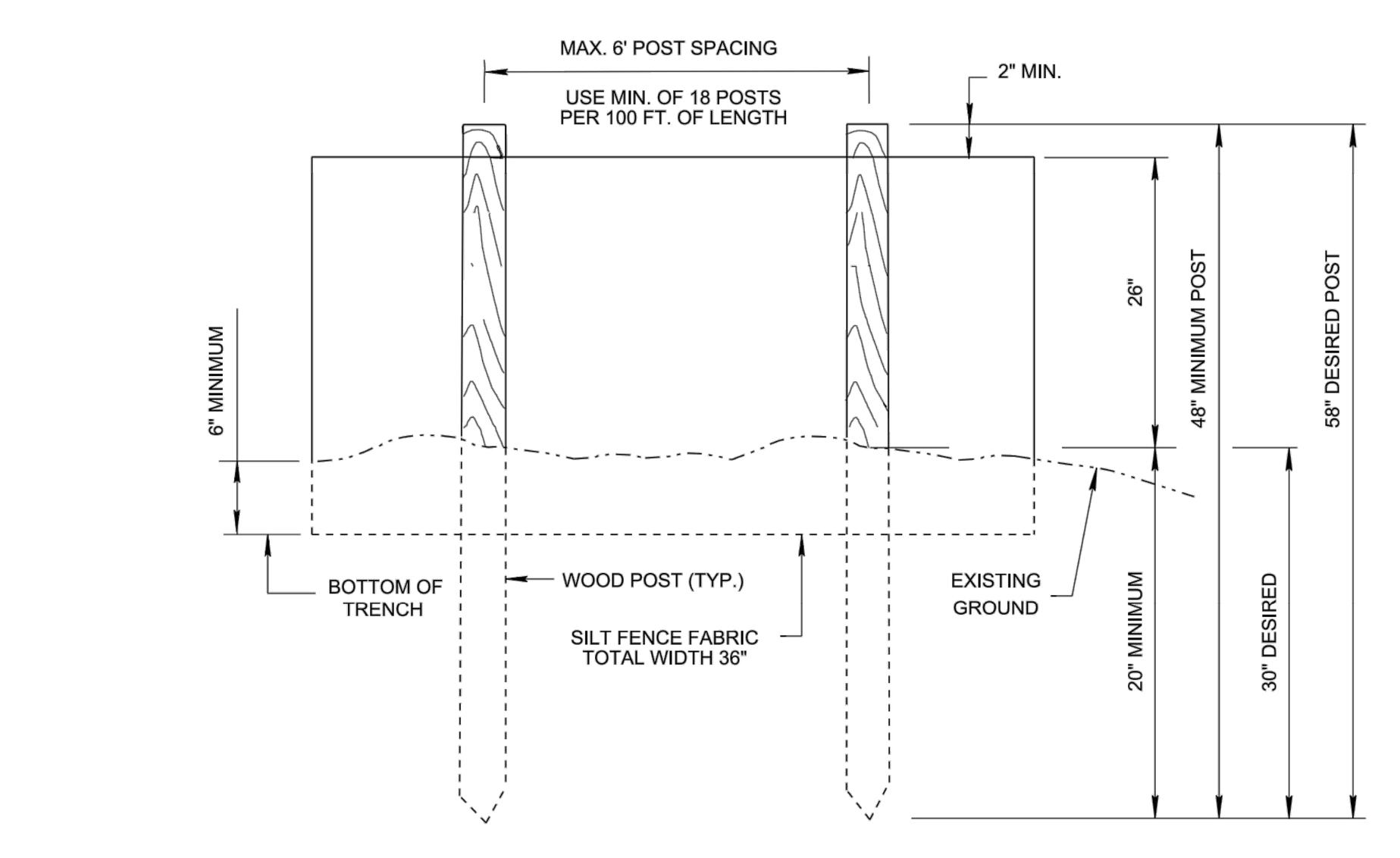
PLAN VIEW

N.T.S.

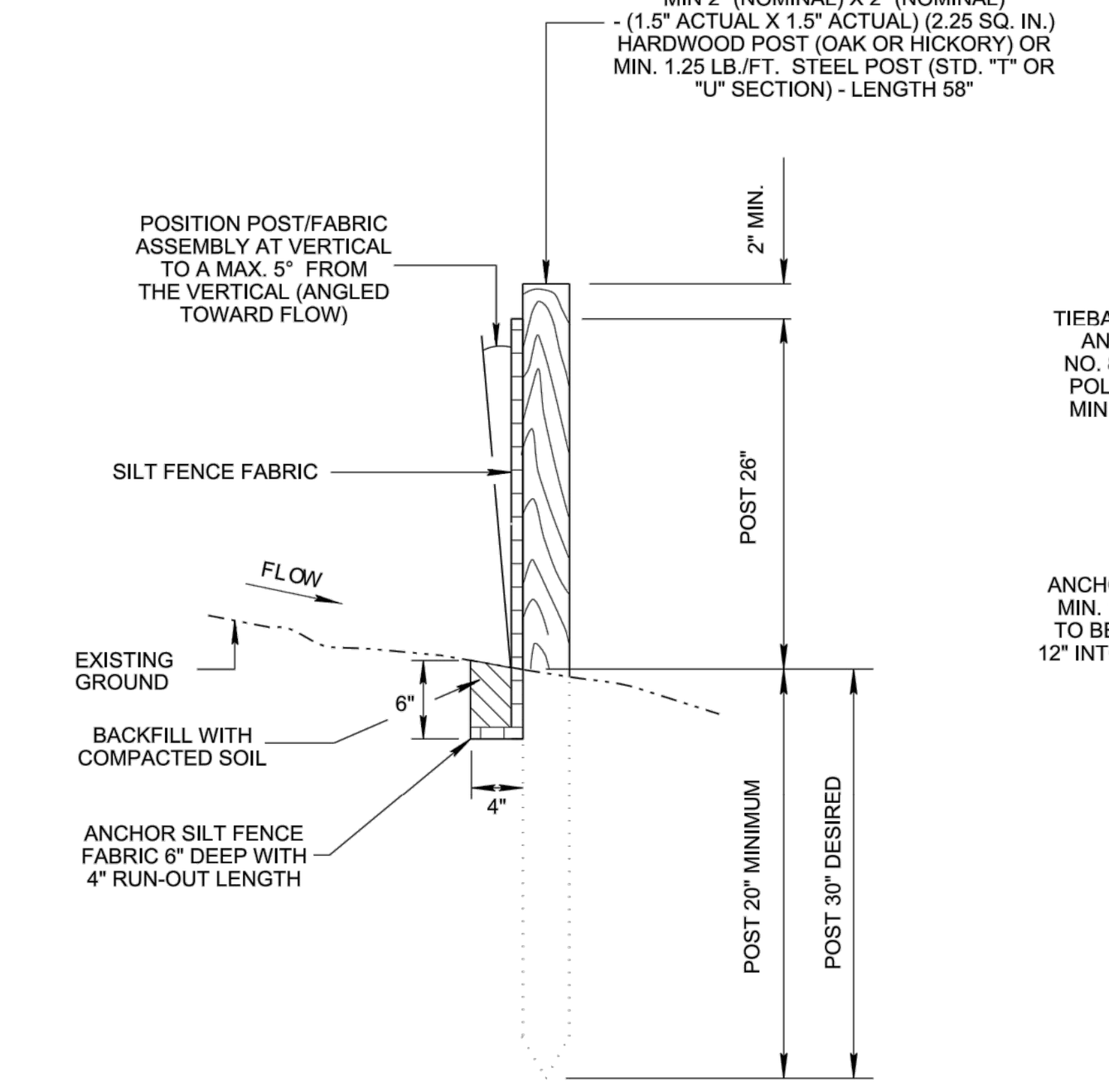
EXIT MUST BE SLOPED SO THAT STORM WATER IS NOT ALLOWED TO LEAVE THE SITE AND ENTER ROADWAYS

CONSTRUCTION ENTRANCE DETAIL

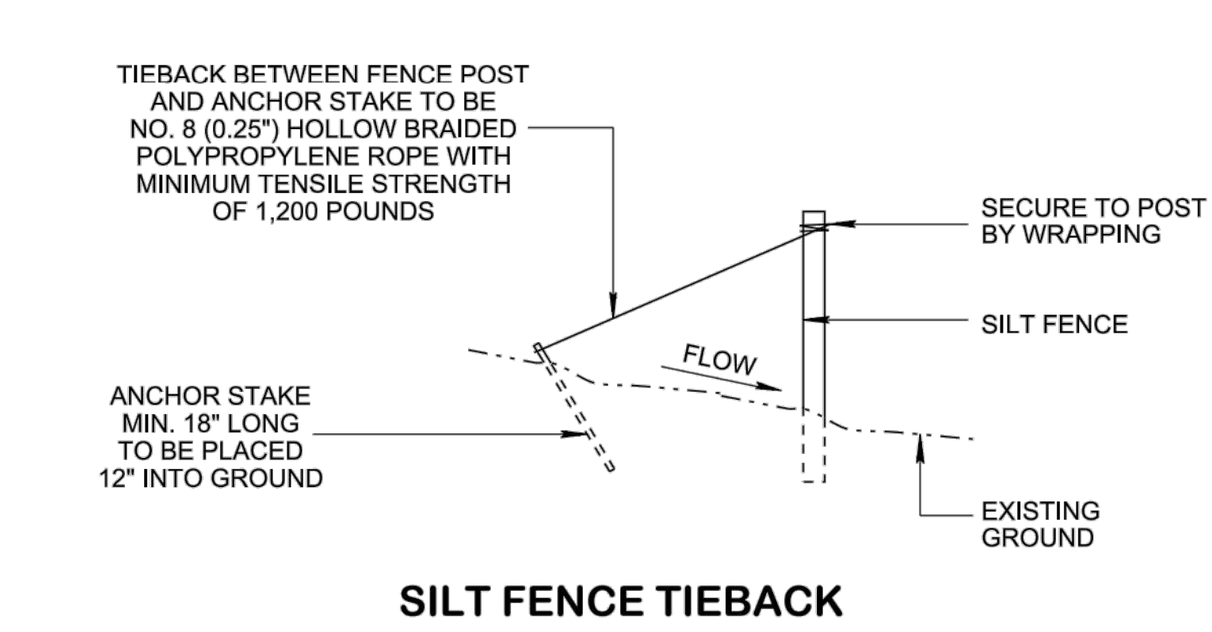
NOT TO SCALE



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

6/16/2021 9:22:51 AM
P:\StandDraw\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-108.00 Erosion Prevention and Sediment Control IP\180.02 Slope Devices IP\ECSTR3B-20

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)

REV. 12-18-03: MODIFIED TABLE (1) AND GENERAL NOTE (E)

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. 3-16-17: 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.

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 IT ADJACENT TO 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 HOT-DIPPED 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 (0%) 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 BEING EXCAVATED. ALTERNATE TRENCH-BASED METHODS ARE ALSO ACCEPTABLE. DO NOT USE EQUIPMENT THAT WILL DISTURB WIDER 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 (G) 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.

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

SILT FENCE

12-18-2002 | EC-STR-3B

Sep 29, 2023
H:\2023\TXA230018.00\00\ENGINEERING\DRAWINGS\CONSTRUCTION PLANS\PLAN SETS\TXA230018.00-EROS-X----->LAYOUT: C-603 EROSION CONTROL DETAILS
MG

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LANDSCAPE ARCHITECTURE
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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

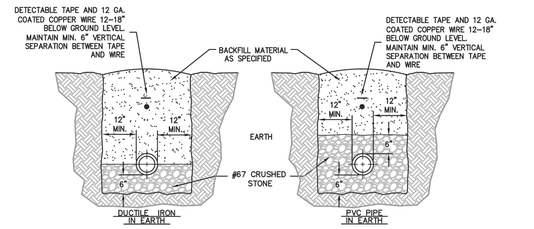
SHEET TITLE:

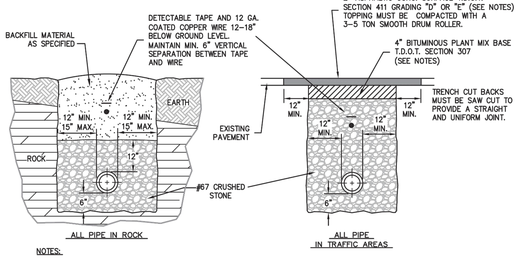
SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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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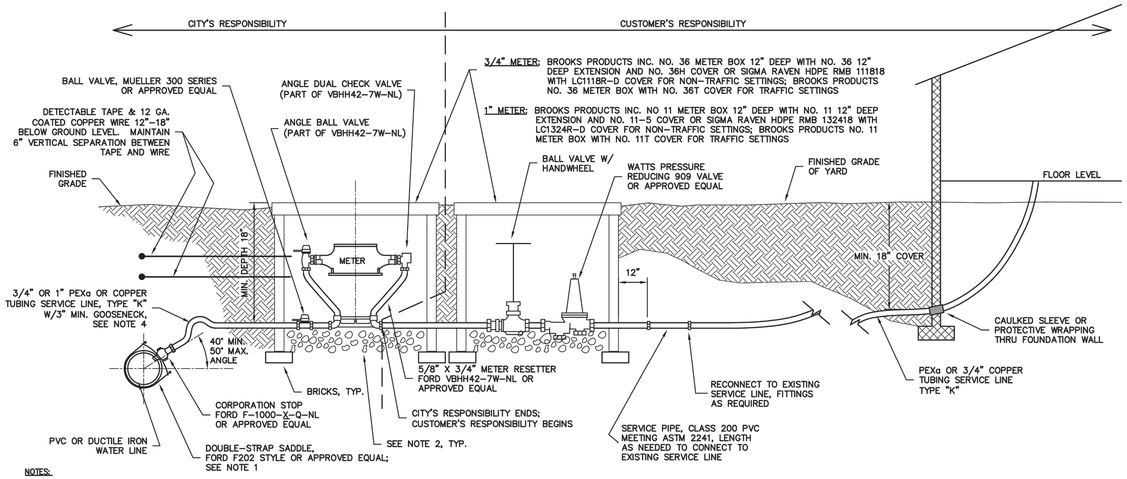
STANDARD WATERLINE BEDDING & BACKFILLING

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

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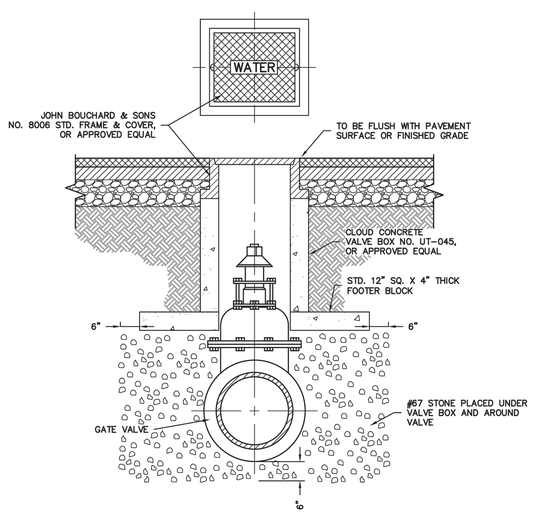
FILE NAME: L: \Engineering\442–56\2015 Updates\Drawings\020 Typical Water Service Installati



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

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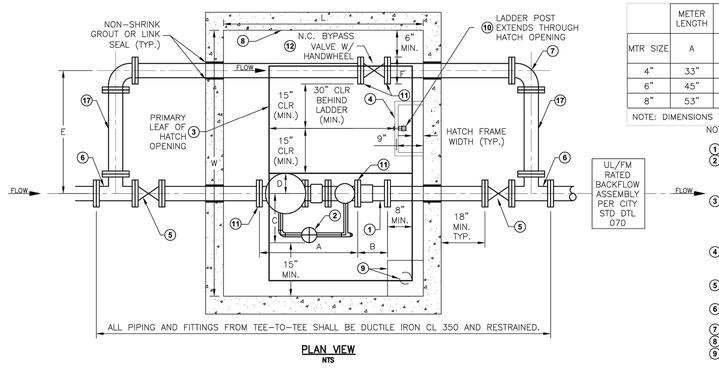
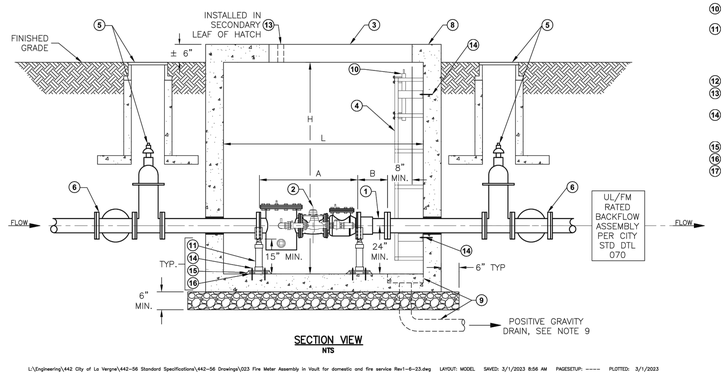
FILE NAME: L: \Engineering\442–56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



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	L	H	ACCESS HATCH WIDTH	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

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G & M File No. 442-56

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Sep 29, 2023
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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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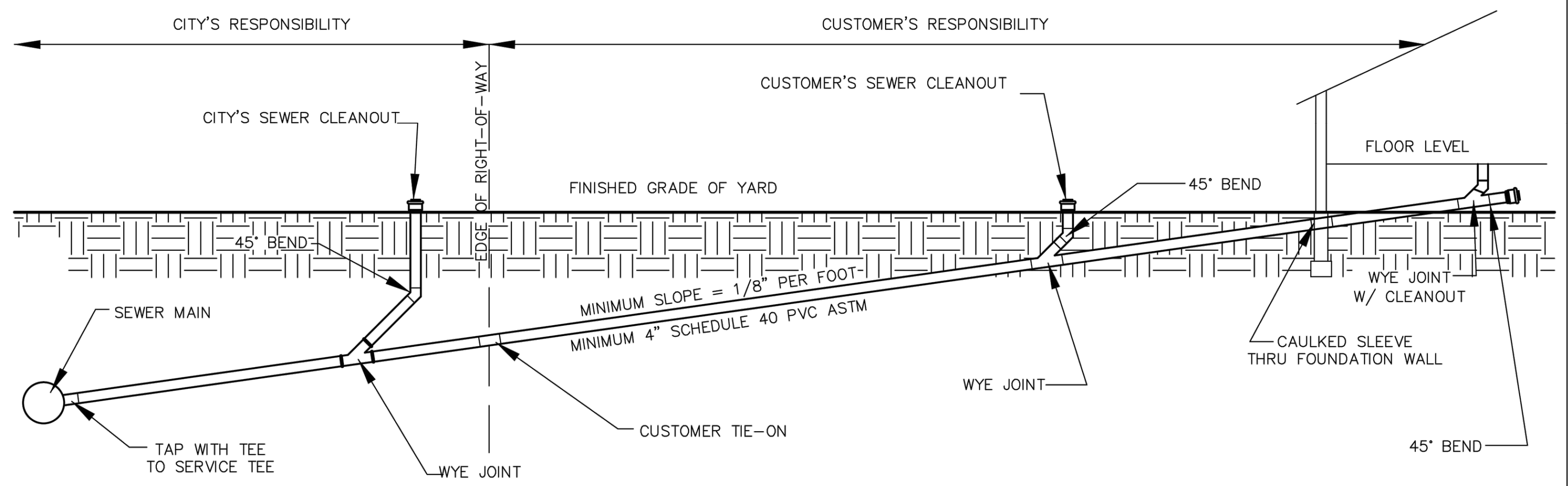
SHEET TITLE:

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.

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

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

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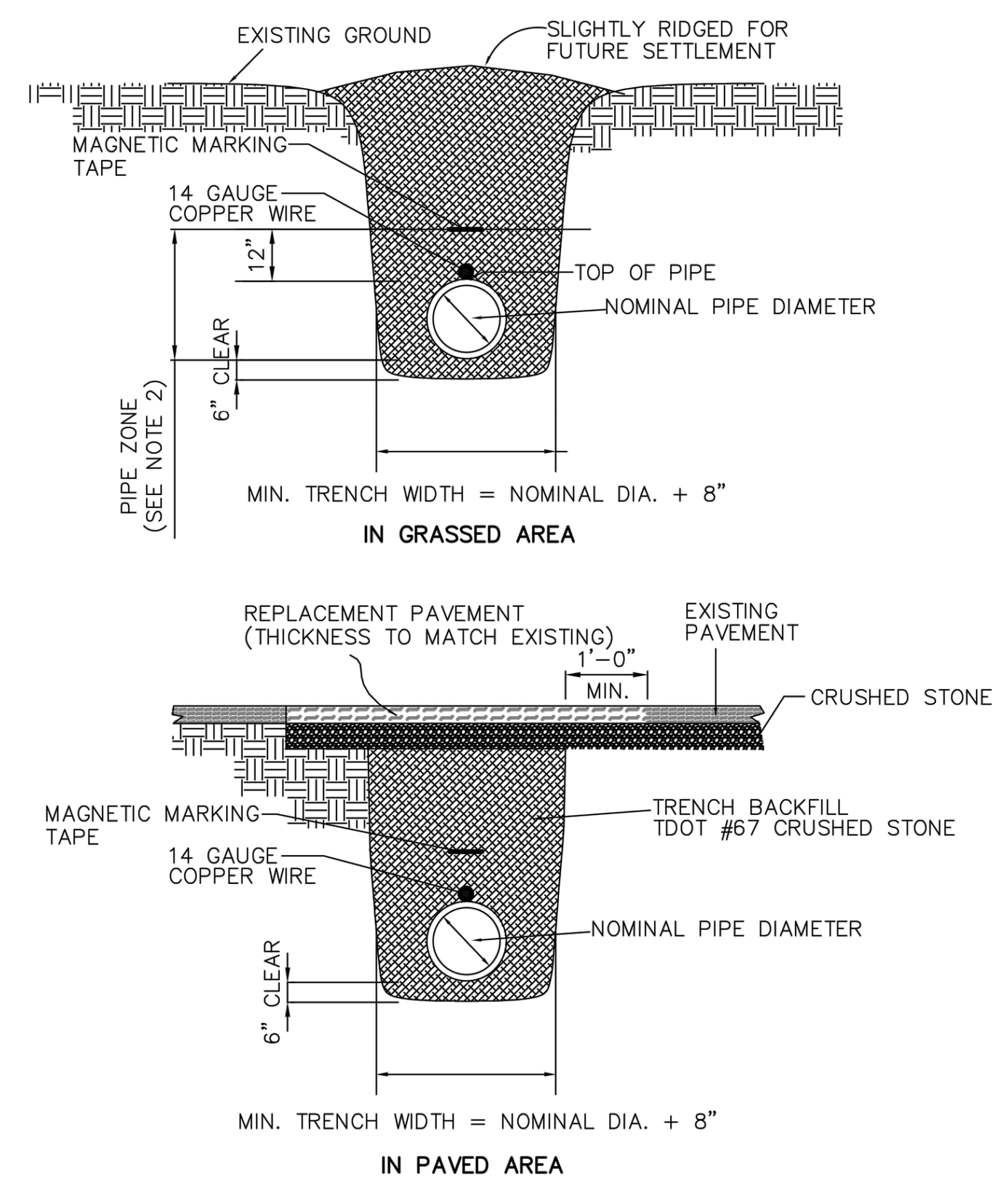
*BACKFILL TRENCH TO SUBGRADE WITH STONE UNDER EXISTING AND PROPOSED PAVEMENT AREAS.



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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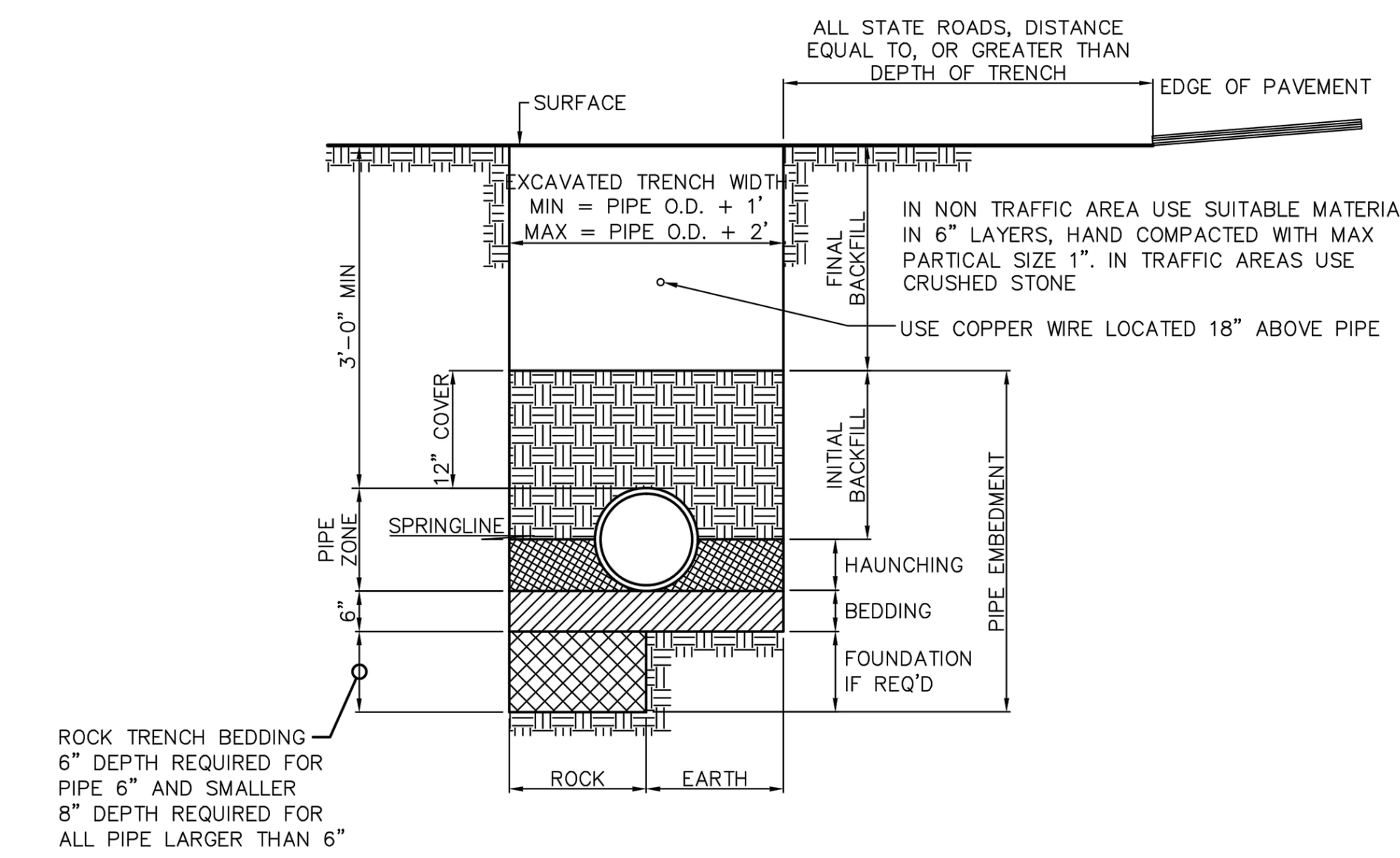

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16.0 PVC PIPE INSTALLATION DETAIL
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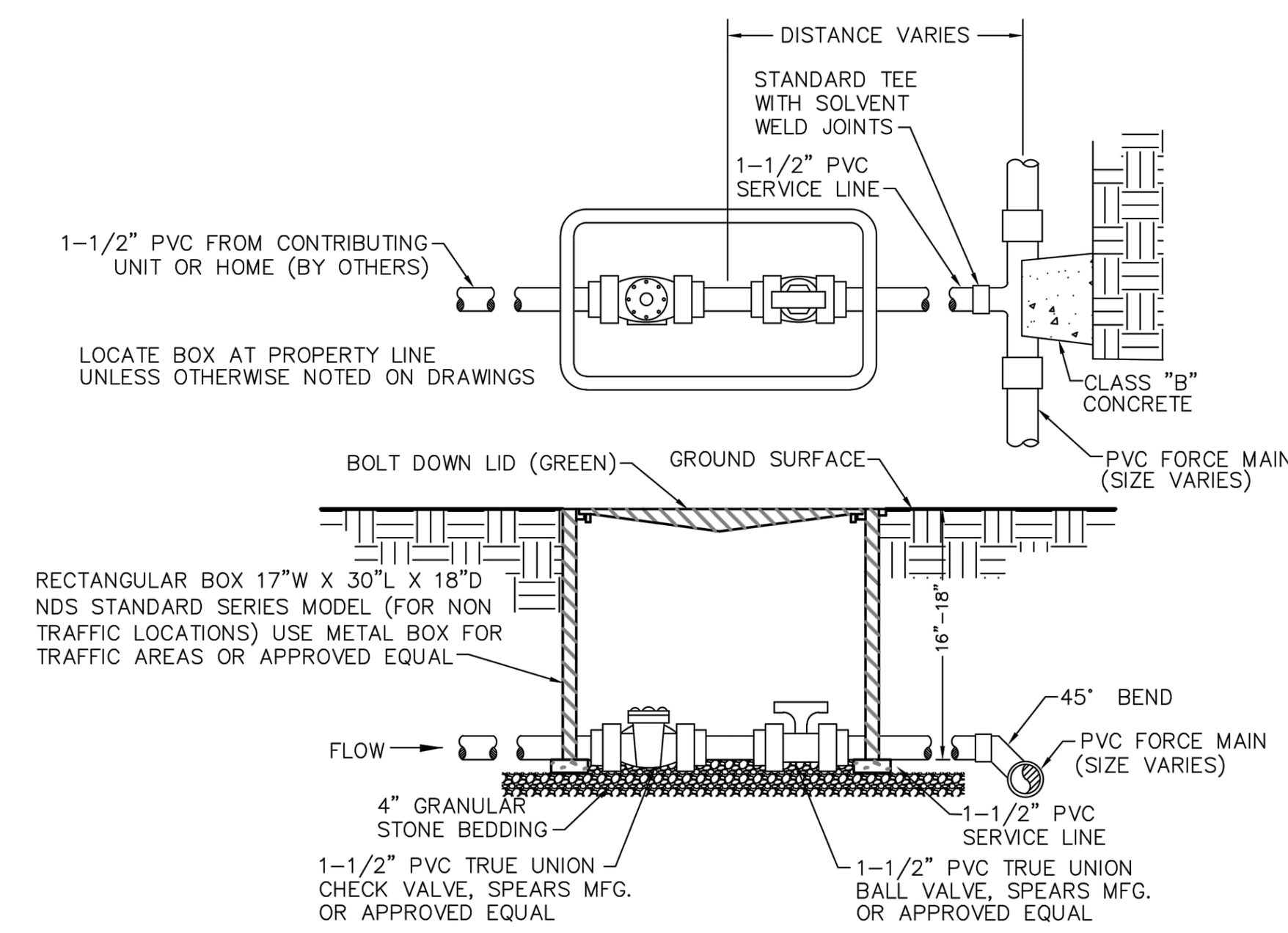

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19.0 TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
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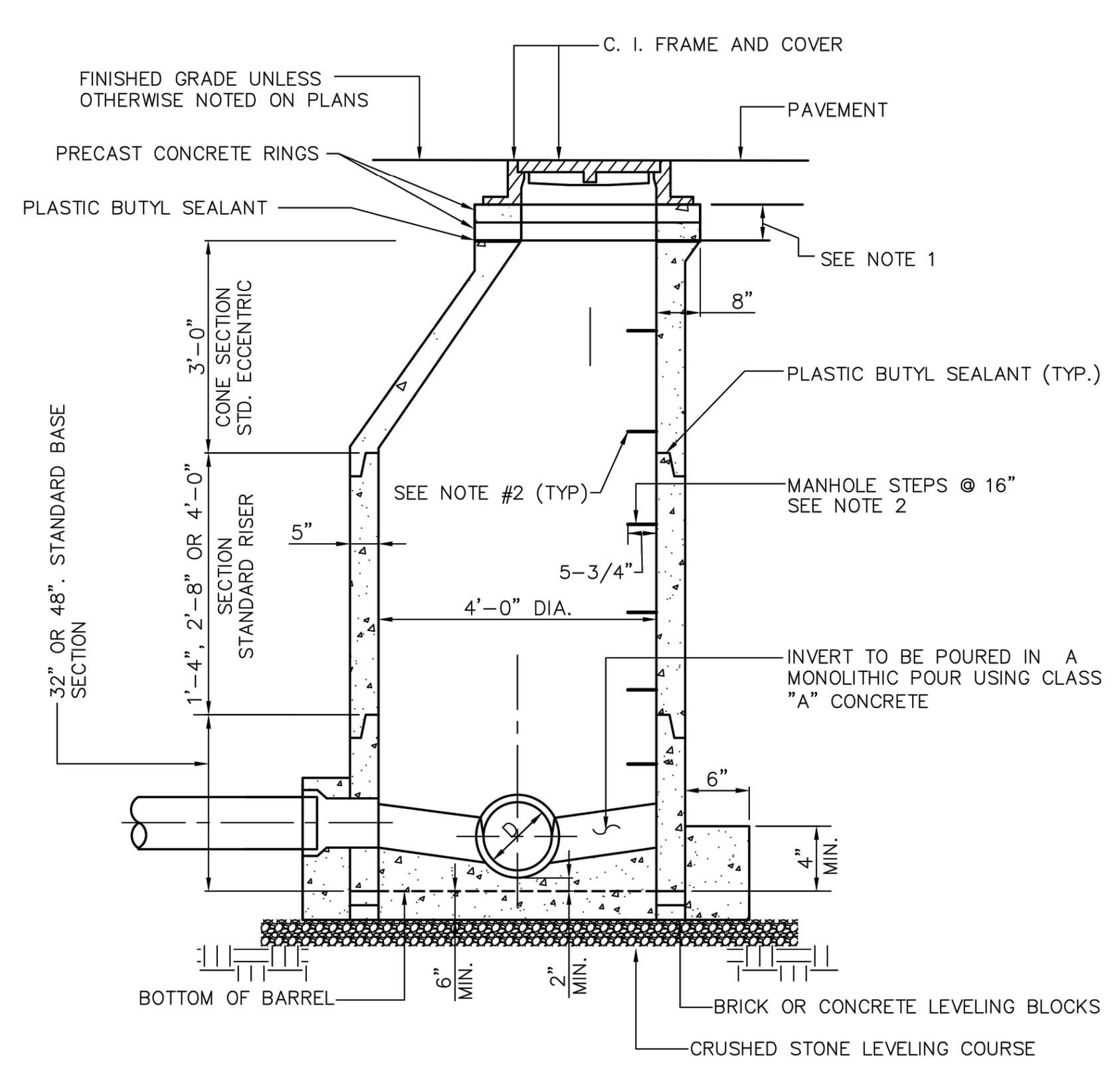

NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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3.0 PRECAST CONCRETE MANHOLE
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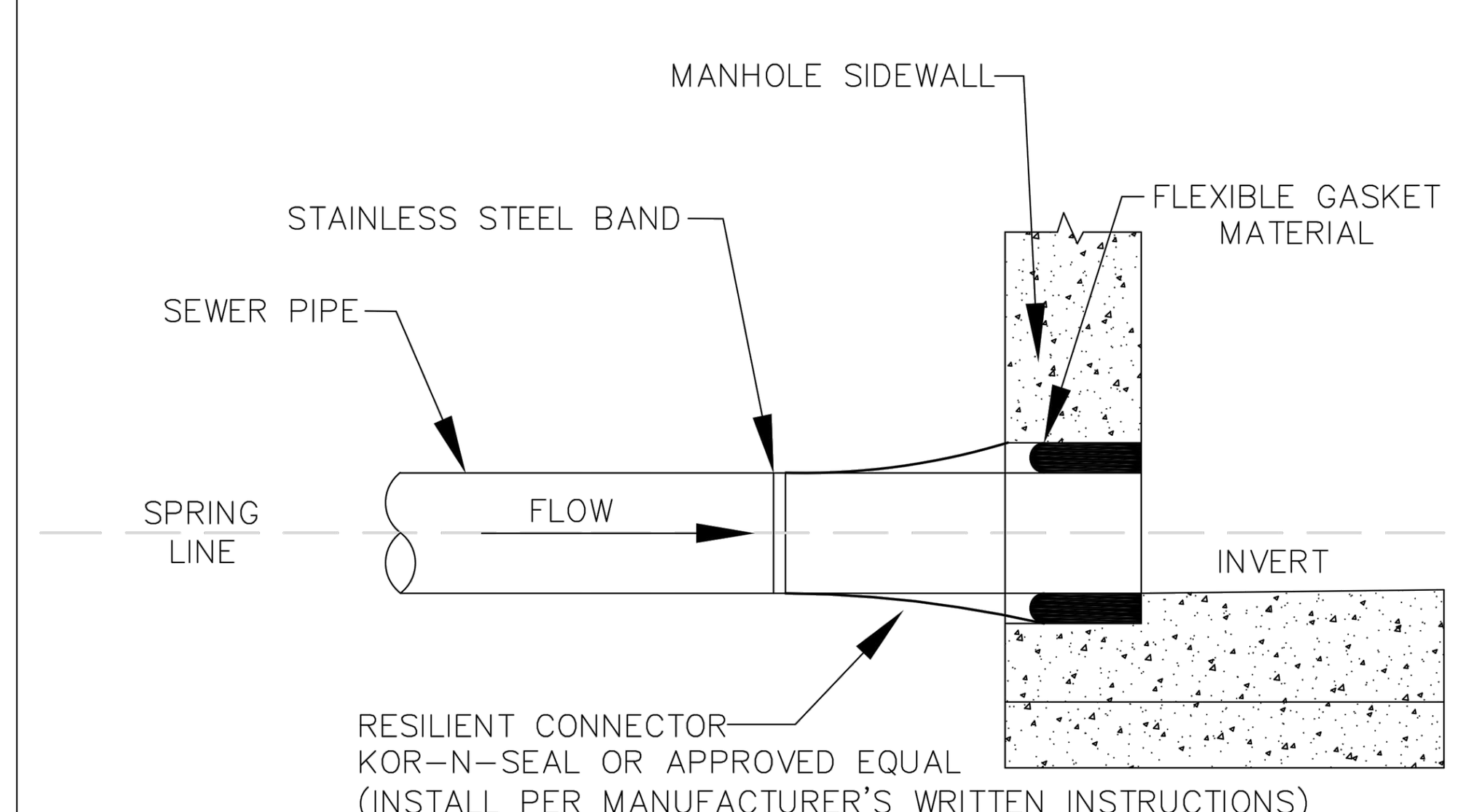

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6.0 RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
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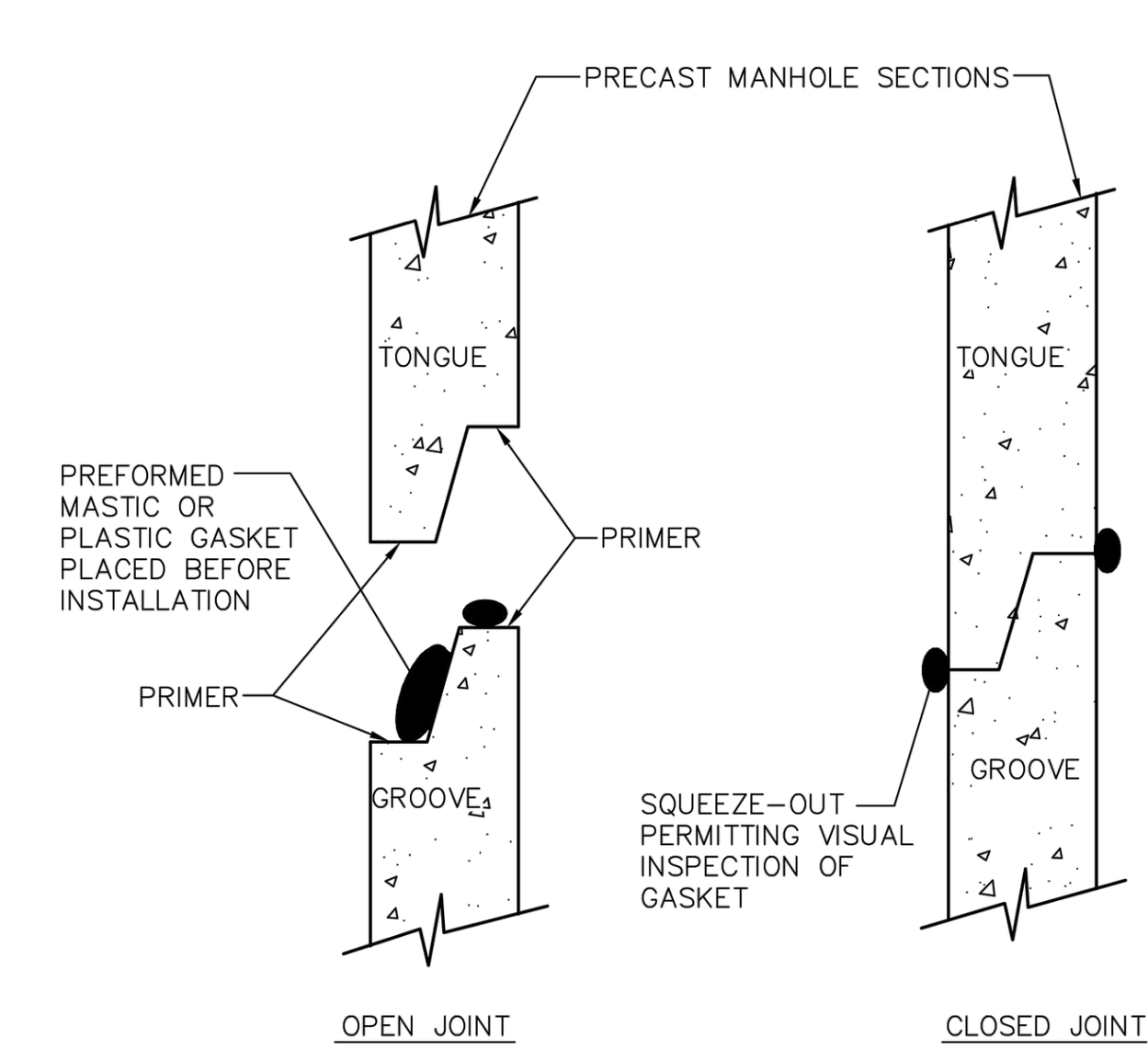

NOTES:
1. WHERE MASTIC DOES NOT PROTRUDE, EITHER INSIDE OR OUTSIDE, FINISH UP JOINT WITH GROUT.
2. WHERE MASTIC PROTRUDES ON INSIDE OF MANHOLE, TRIM FLUSH WITH CONCRETE.

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8.0 DETAIL OF MASTIC/PLASTIC GASKET FOR PRECAST MANHOLE SECTIONS
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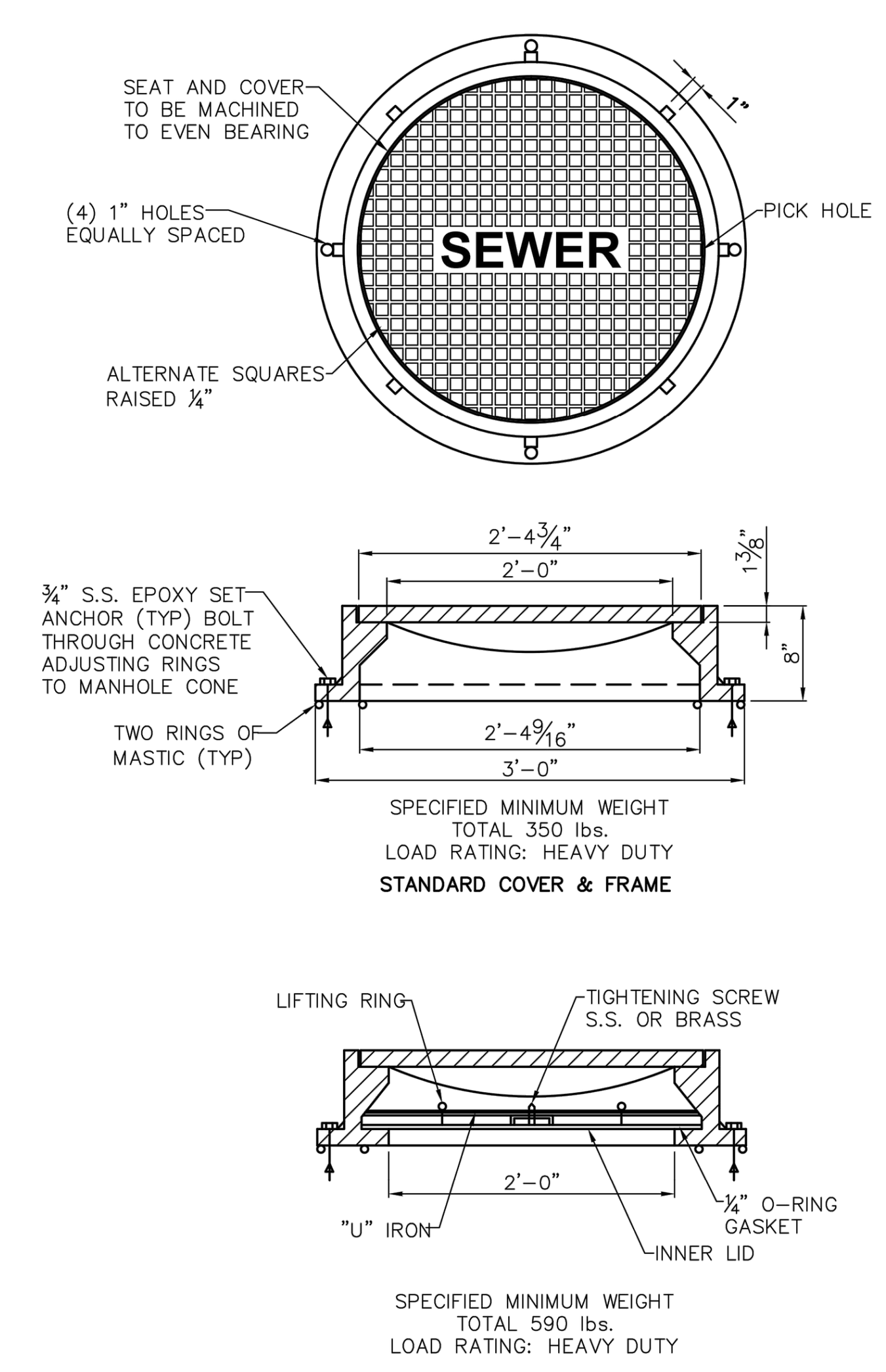

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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

10.0 MANHOLE FRAME AND COVER
NOT TO SCALE
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STANDARD SEWER DETAILS

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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
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NASHVILLE, TENNESSEE 37203
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P.E.# 115507

SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

C-904

ORG. DATE - 08/28/2023

Sep 29, 2023
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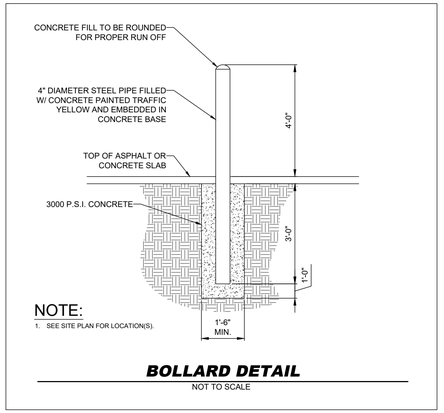
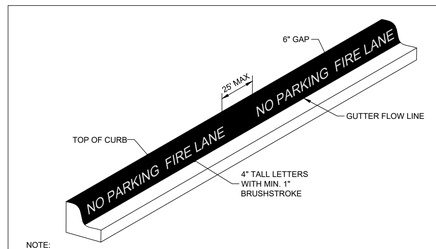


NOTE:

1. SEE SITE PLAN FOR LOCATION(S).

BOLLARD DETAIL

NOT TO SCALE

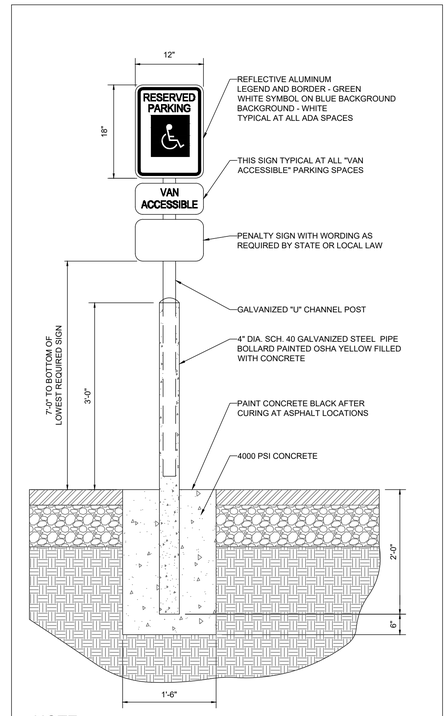


NOTE:

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

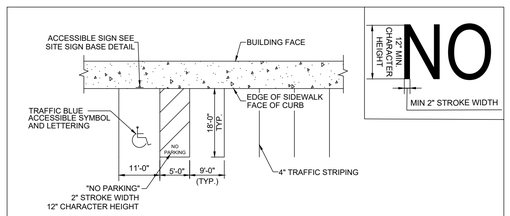


NOTE:

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

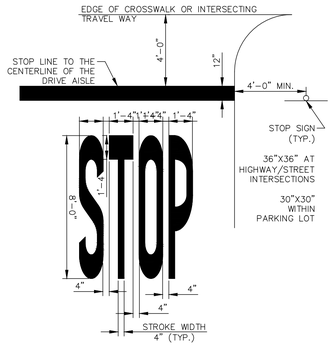
1. ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS ISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
2. PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
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

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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

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KEVIN EAKES, P.E.
P.E.# 115507

SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

C-905

ORG. DATE - 08/28/2023

Sep 29, 2023
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

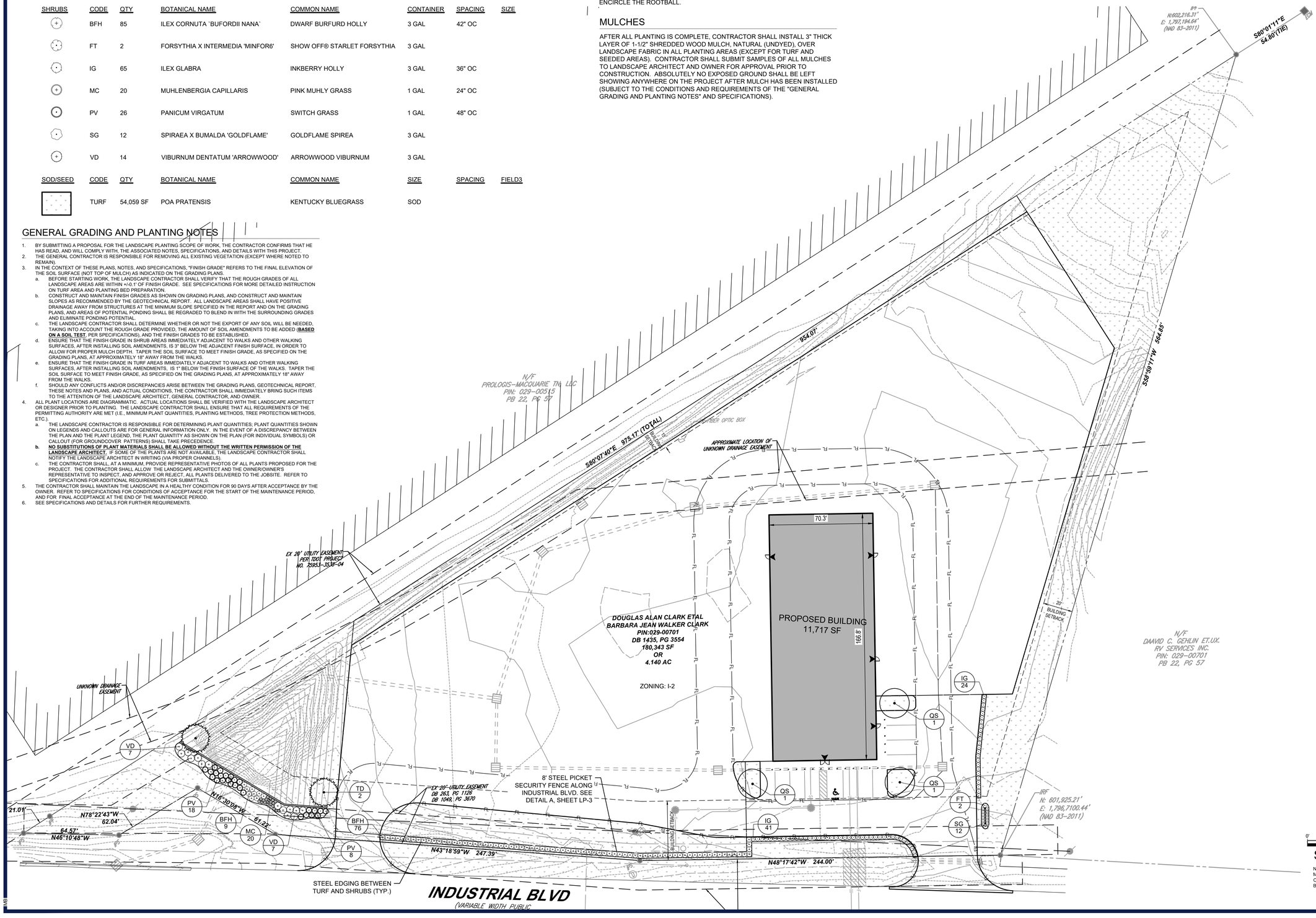
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S 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.



NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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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

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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
C:\USERS\MBATES\DROPBOX\01 - SHARED\SITEPRO - LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LAYERONE PLTS---LAYOUT LP-1

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.

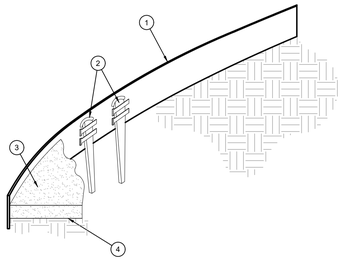
PRODUCTS

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.

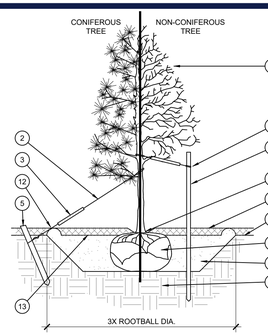
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF 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.

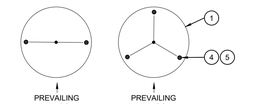
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



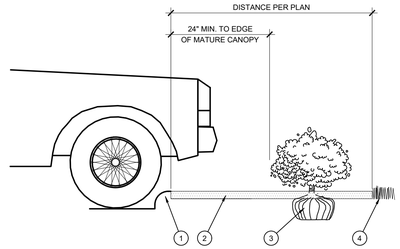
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. 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)



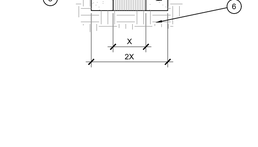
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF 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).

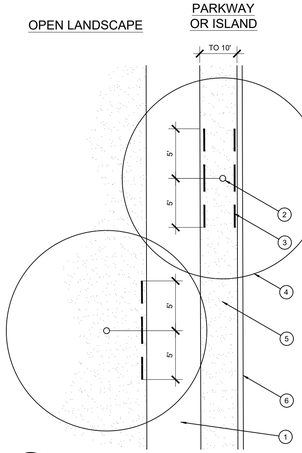
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



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

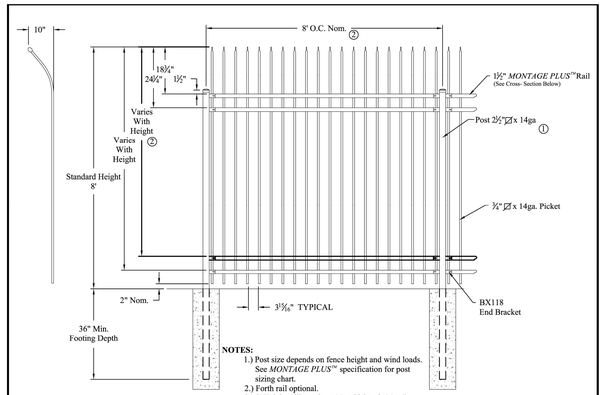
OPEN LANDSCAPE — PARKWAY OR ISLAND



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

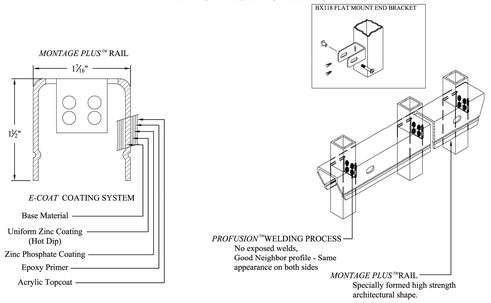
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

F ROOT BARRIER - PLAN VIEW
SCALE: N



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

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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 FARMER'S 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\MBATE.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

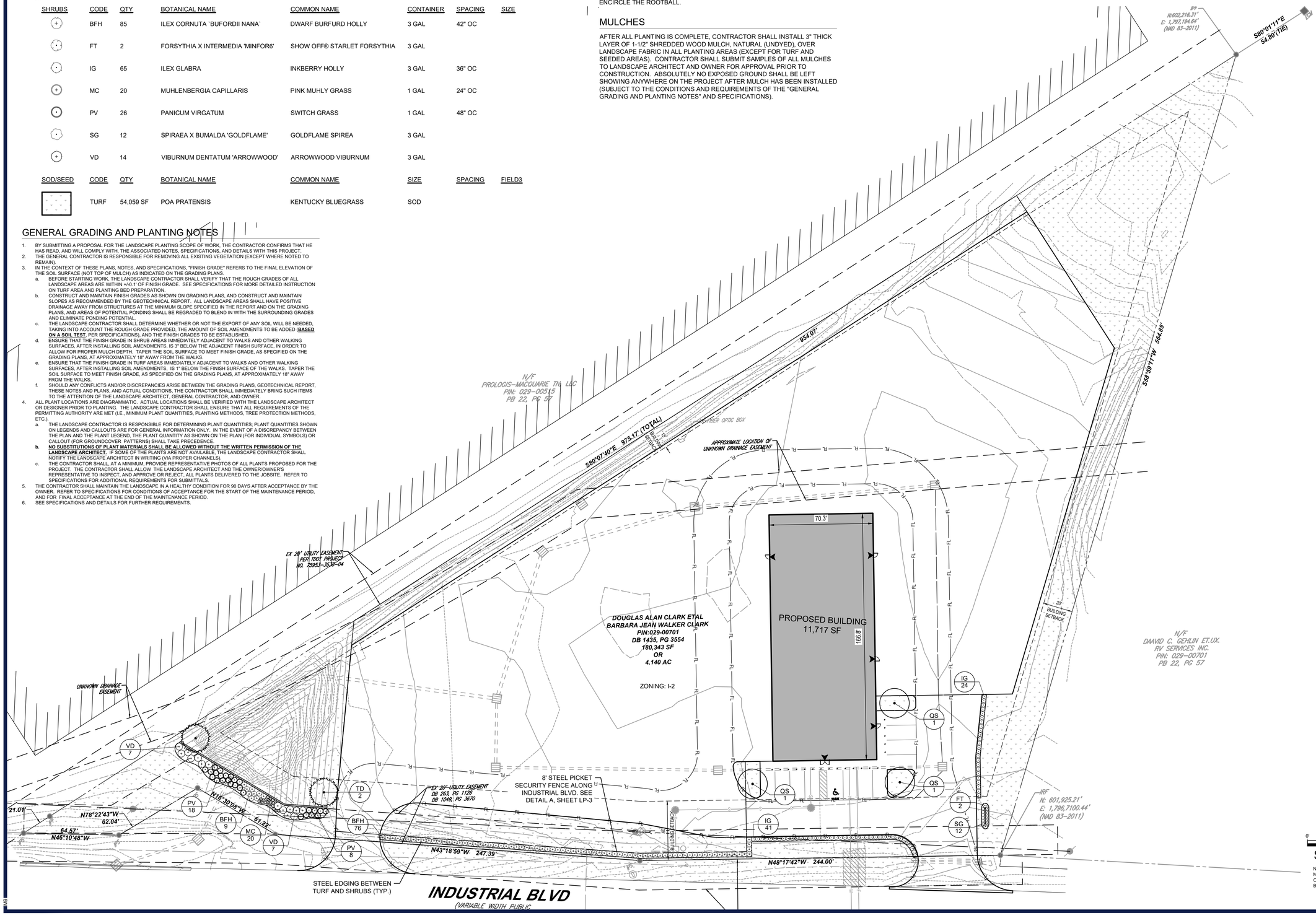
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S 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.



NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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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
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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\MATEDDI.DK\PROJECTS - SHARED\SITEPRO LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LA VERGNE TN - INDUSTRIAL BLVD\SITEPRO LA VERGNE_PLTC_-_LAYOUT LP-1

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.

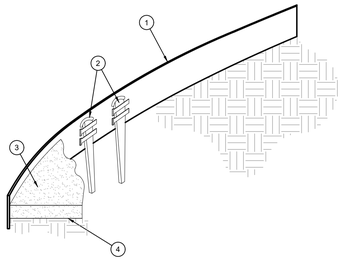
PRODUCTS

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.

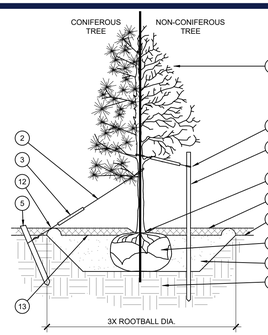
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF 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.

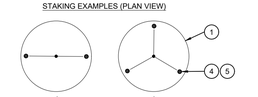
NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING
SCALE: NOT TO SCALE



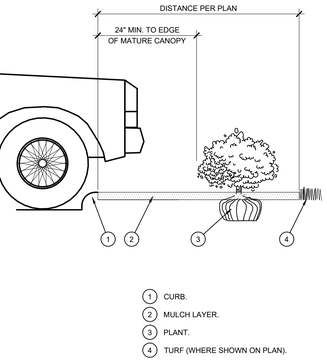
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. 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)



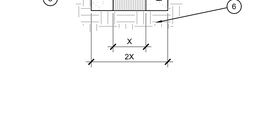
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF 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).

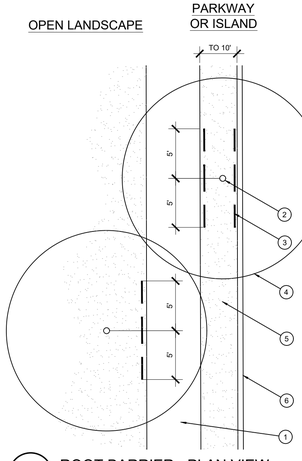
E PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



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

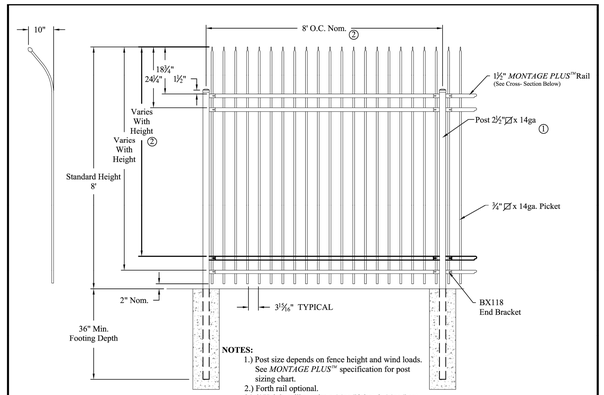
OPEN LANDSCAPE — PARKWAY OR ISLAND



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: NOT TO S



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

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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
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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'S TENNESSEE No. 101 LANDSCAPE ARCHITECT

09/29/2023

SHEET TITLE:

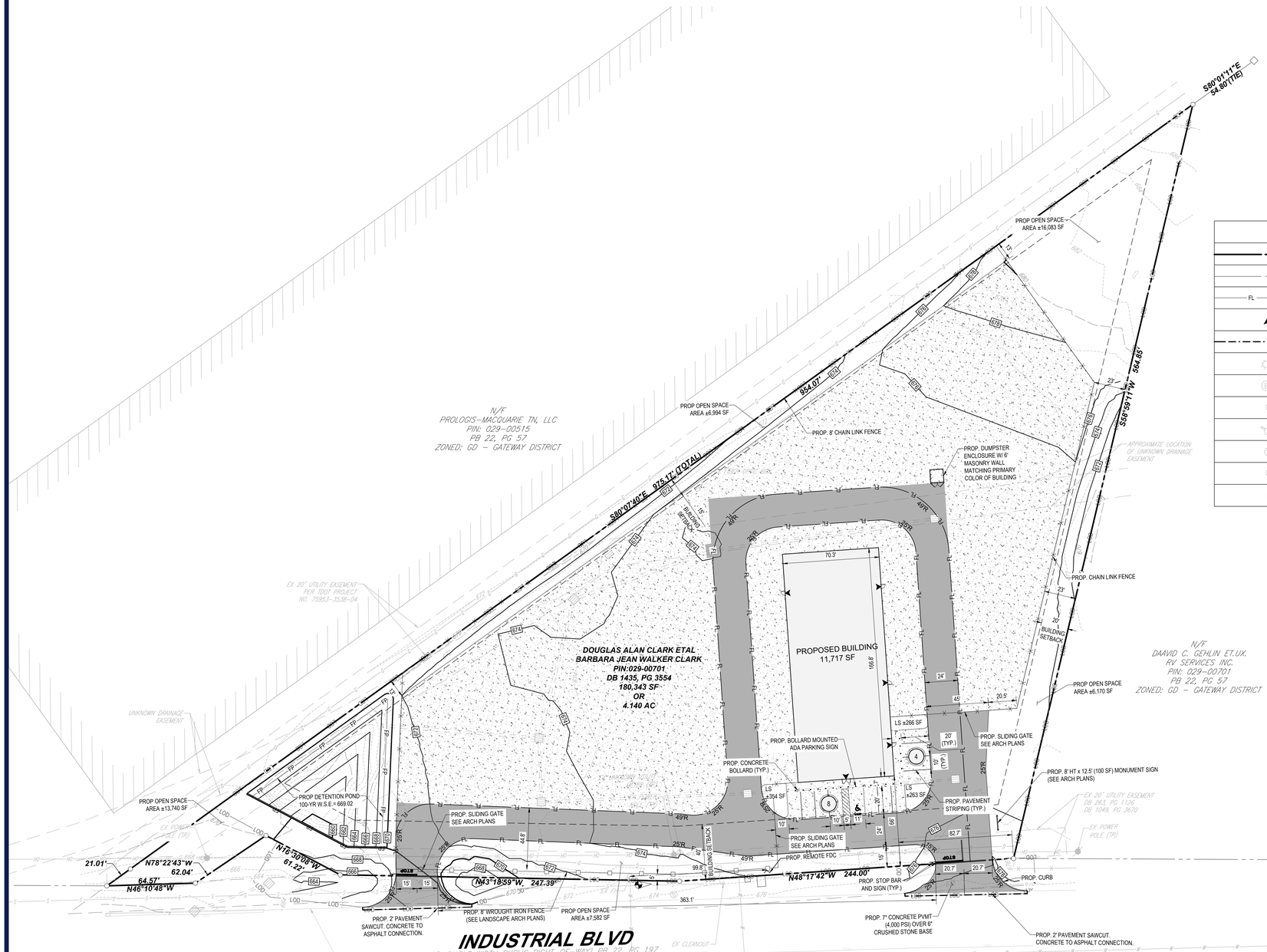
LANDSCAPE
DETAILS

SHEET NUMBER:

LP-3

ORG. DATE - 10/02/2023

Sep 29, 2023
C:\USERS\MBATE.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'

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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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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KEVIN EAKES, P.E.
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

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 9.

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

This item was deferred. Outstanding punchlist items as of 10/27/2023:

Engineering

1. 291 Sounders: concrete needs to be removed from curb/gutter
2. 137 Oasis (on Sounders side of property): asphalt overlaid onto gutter, will flake off

Stormwater

3. 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.

4. 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.
5. 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.
6. Erosion control- Silt fence or check dams remove any that isn't needed.
7. Road- Be sure the road is clean.
8. 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

9. MH #3075 / Lot 19 - MH located, but will need to be raised to final grade or just above
10. MH #3069 / Lot 13 - MH found, but will need to be raised to final grade or just above.
11.MH #3081 / Lot 21 - MH located but needs to be raised due to being located in low lying area.
12. NO MH # available in GIS / Lot 23 - MH currently buried - Will need to be exposed and raised to final grade or just above.
13. The entire phase needs to be pressure washed by an 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.

HAMLET
AT CAROTHERS CROSSING


AVAILABLE
HOMESITE
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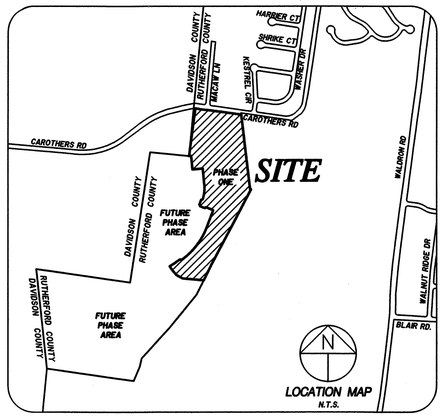


CERTIFICATE OF OWNERSHIP AND DEDICATION

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
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

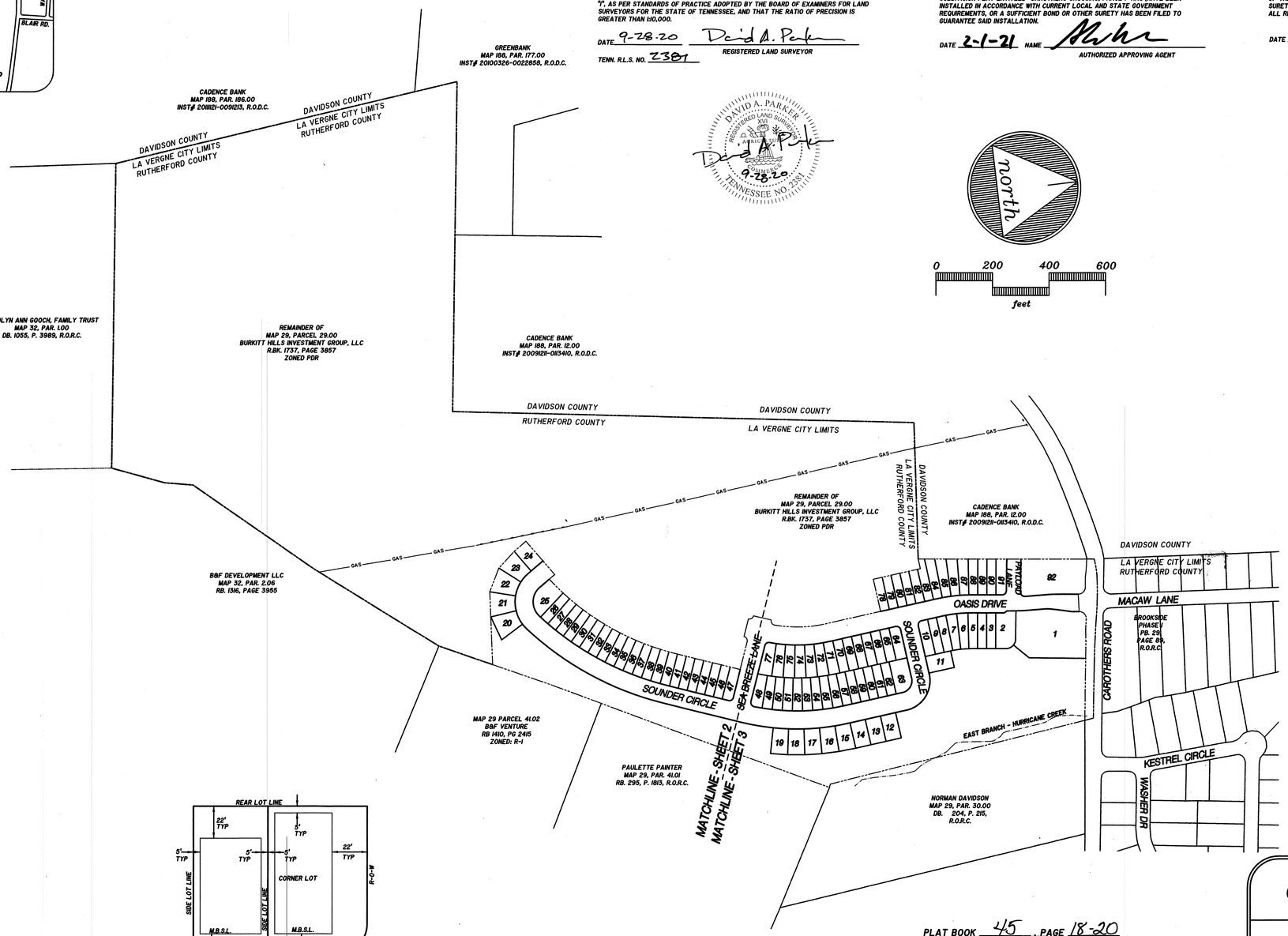
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

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

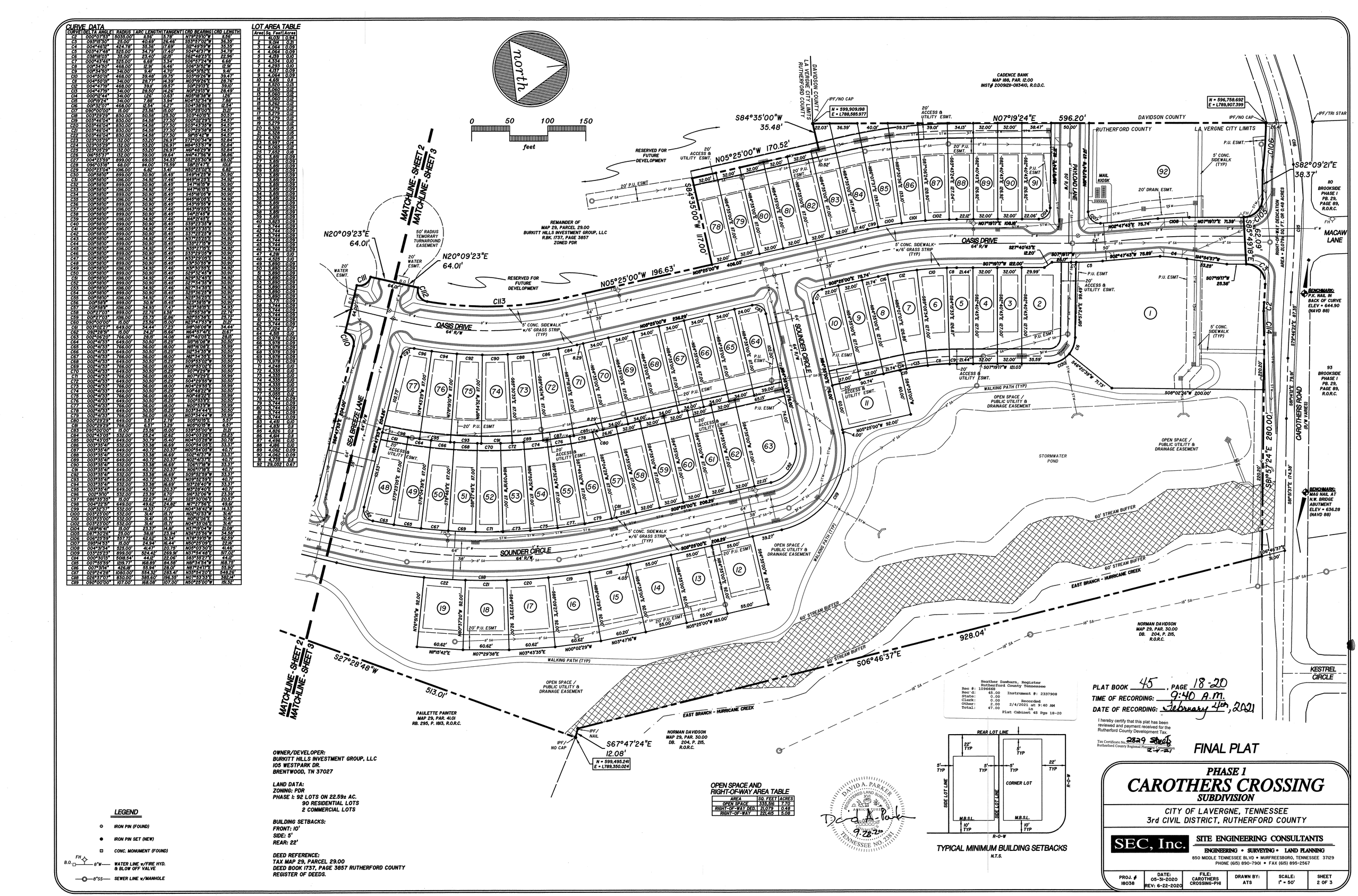
PROJ. #	DATE: / REV:	FILE:	DRAWN BY:	SCALE:	SHEET
18038	05-31-2020 / 6-22-2020	CAROTHERS CROSSING-PHI	ATS	1" = 200'	1 OF 3

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD LENGTH
C2	000°07'53"	5035.00'	11.56'	5.78'	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°19'25"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°18'38"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"	830.00'	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'	35.00'	19.64'	N41°47'56"W	36.85'
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'	S29°55'58"W	22.76'
C59	00°27'03"	1016.00'	25.73'	12.86'	N27°55'58"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°29'29"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°53'51"W	30.50'
C77	002°41'33"	766.00'	36.00'	18.00'	N00°53'51"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'	S39°25'00"W	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°54'05"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"	532.00'	49.62'	24.82'	N17°21'55"E	49.61'
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'	N00°12'06"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°37'54"	523.00'	41.47'	20.75'	N03°03'30"E	41.46'
C109	033°25'23"	899.00'	524.42'	269.9'	N37°54'48"E	517.08'
C114	000°30'03"	5018.34'	44.12'	22.06'	S83°36'27"E	44.12'
C115	007°25'55"	1219.77'	158.69'	84.36'	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	9,014	0.21
3	4,064	0.09
4	4,064	0.09
5	4,339	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	5,068	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	3,690	0.09
57	3,771	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

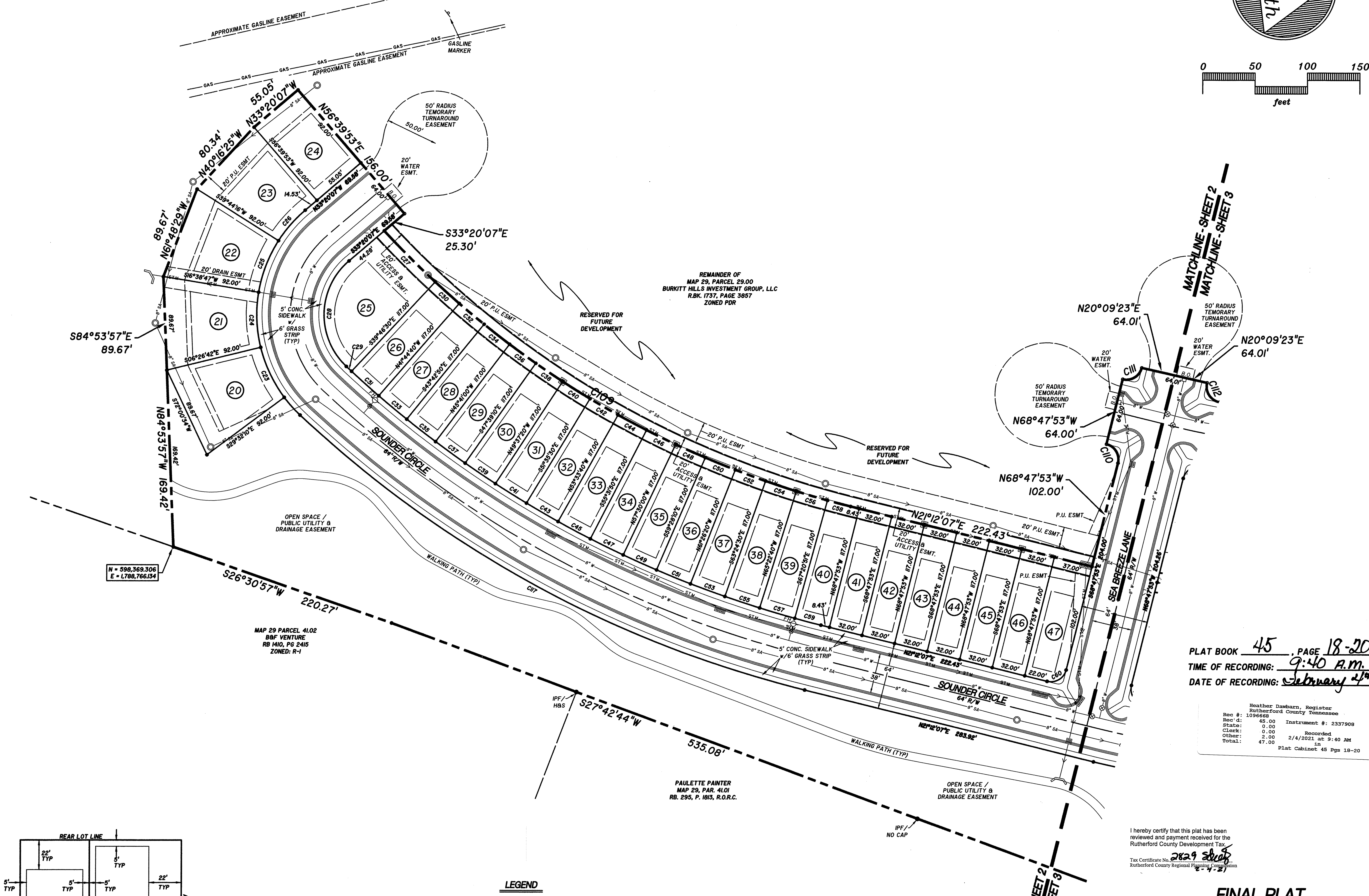

north
0 50 100 150
feet
MATCHLINE - SHEET 2
MATCHLINE - SHEET 3
MATCHLINE - SHEET 2
MATCHLINE - SHEET 3
DAVIDSON COUNTY
LA VERGNE CITY LIMITS
RUTHERFORD COUNTY
IPF/NO CAP
N = 599,909.198
E = 1,788,585.977
CADENCE BANK
MAP 186, PAR. 12.00
INST# 20091219-0113410, R.O.D.C.
N = 596,758.692
E = 1,789,907.399
IPF/TRI STAR
S84°35'00"W
35.48'
N07°19'24"E
596.20'
S82°09'21"E
38.37'
S84°35'00"W
117.00'
N20°09'23"E
64.01'
N20°09'23"E
64.01'
N05°25'00"W 170.52'
N05°25'00"W 196.63'
N05°25'00"W 406.03'
S05°25'00"E 208.29'
S06°46'37"E 928.04'
S27°28'48"W
513.01'
S67°47'24"E
12.08'
S81°57'24"E 280.00'
S81°57'24"E 174.38'
S08°02'36"W 200.00'
S06°46'37"E
31.00'
S27°40'43"E
12.20'
S02°47'43"W 75.89'
S02°47'43"W 75.74'
S08°25'00"E 75.74'
S88°57'24"E 99.45'
S14°54'37"W
13.25'
S07°19'17"W
25.38'
S07°19'17"W 122.00'
S07°19'17"W 121.03'
S07°19'17"W 108.26'
N07°19'17"E 71.39'
S14°42'39"W 71.79'
S72°44'46"E 67.38'
S72°44'46"E 73.81'
S88°43'13"E 73.81'
S88°57'24"E 67.38'
S88°57'24"E 174.38'
N05°25'00"W 92.00'
N05°25'00"W 165.00'
N05°25'00"W 74.00'
N05°25'00"W 92.00'
N05°25'00"W 4.00'
S05°25'00"E 74.74'
S06°46'37"E 31.00'
S06°46'37"E 928.04'
S06°46'37"E 513.01'
S67°47'24"E 12.08

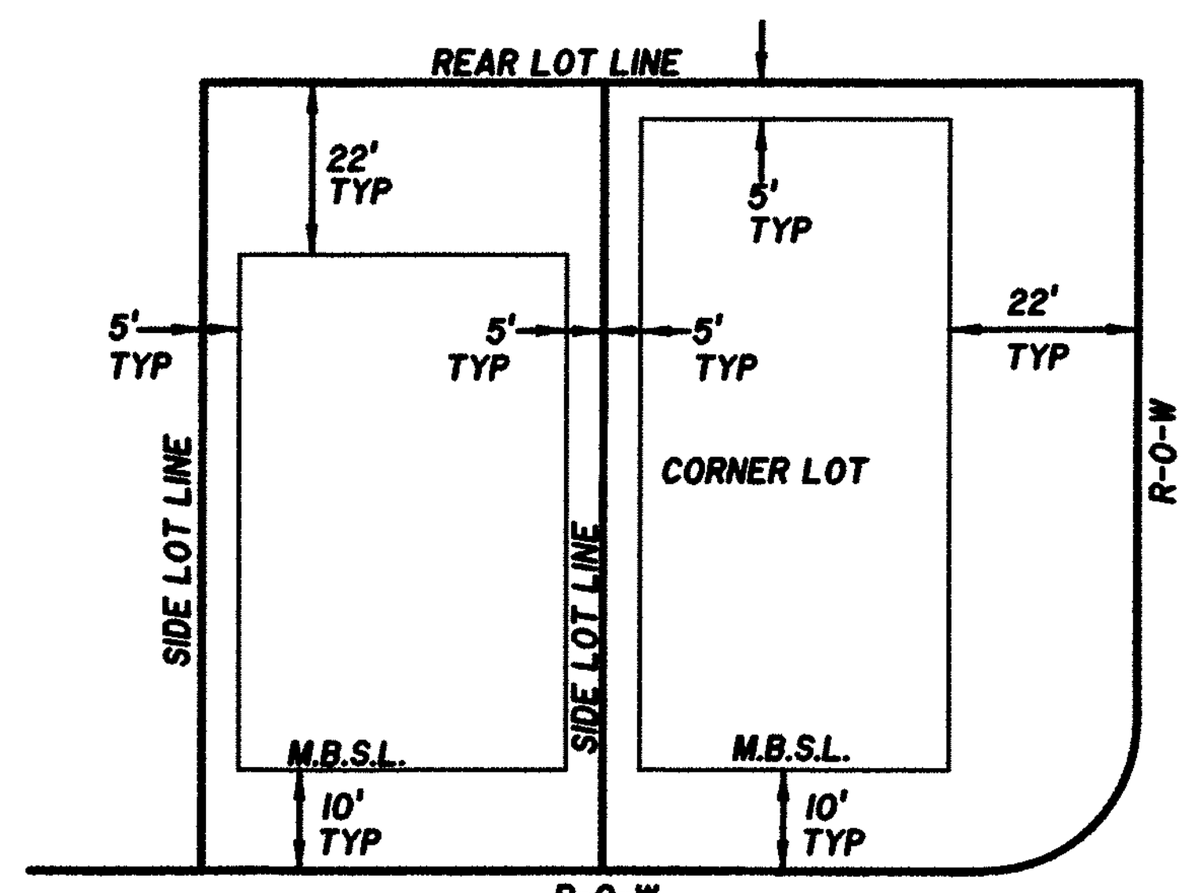
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CRD BEARING	CRD L
C2	000°07'53"	5035.00'	11.56'	5.78'	N79°29'10"W	11.5
C3	093°15'30"	25.00'	40.69'	26.46'	S53°57'02"W	36.
C4	004°46'12"	424.78'	35.36'	17.69'	S12°49'59"W	35.
C5	003°47'48"	525.00'	34.79'	17.40'	S04°41'37"W	34.
C6	038°18'03"	35.00'	23.40'	12.15'	S62°48'23"E	22.
C7	000°43'46"	525.00'	6.68'	3.34'	S06°57'24"W	6.6
C8	001°34'50"	468.00'	12.91'	6.46'	S06°31'52"W	12.
C9	001°34'50"	341.00'	9.41'	4.70'	N06°31'52"E	9.
C10	004°50'01"	468.00'	39.48'	19.75'	S03°19'26"W	39.
C11	004°50'01"	341.00'	28.77'	14.39'	N03°19'26"E	28.
C12	004°47'19"	468.00'	39.11'	19.57'	S01°29'13"E	39.
C13	004°47'19"	341.00'	28.50'	14.26'	N01°29'13"W	28.
C14	000°12'44"	341.00'	1.26'	0.63'	N05°18'38"W	1.2
C15	001°19'24"	341.00'	7.88'	3.94'	N04°32'34"W	7.8
C16	001°32'07"	468.00'	12.54'	6.27'	S04°38'56"E	12.5
C17	090°00'00"	15.00'	23.56'	15.00'	S50°25'00"E	21.
C18	003°29'29"	830.00'	50.58'	25.30'	S03°40'15"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°29'38"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°00'34"W	52.
C24	023°05'29"	132.00'	53.20'	26.97'	N84°53'57"W	52.
C25	023°05'29"	132.00'	53.20'	26.97'	N61°48'29"W	52.
C26	016°55'37"	132.00'	39.00'	19.64'	N41°47'56"W	38.
C27	004°23'59"	899.00'	69.03'	34.53'	S52°25'30"W	69.
C28	096°03'18"	68.00'	114.00'	75.59'	S81°21'47"E	101
C29	000°23'04"	1016.00'	6.82'	3.41'	N50°25'02"E	6.8
C30	001°58'10"	899.00'	30.90'	15.45'	S49°14'25"W	30.
C31	001°58'10"	1016.00'	34.92'	17.46'	N49°14'25"E	34.
C32	001°58'10"	899.00'	30.90'	15.45'	S47°16'15"W	30.
C33	001°58'10"	1016.00'	34.92'	17.46'	N47°16'15"E	34.
C34	001°58'10"	899.00'	30.90'	15.45'	S45°18'05"W	30.
C35	001°58'10"	1016.00'	34.92'	17.46'	N45°18'05"E	34.
C36	001°58'10"	899.00'	30.90'	15.45'	S43°19'55"W	30.
C37	001°58'10"	1016.00'	34.92'	17.46'	N43°19'55"E	34.
C38	001°58'10"	899.00'	30.90'	15.45'	S41°21'45"W	30.
C39	001°58'10"	1016.00'	34.92'	17.46'	N41°21'45"E	34.
C40	001°58'10"	899.00'	30.90'	15.45'	S39°23'35"W	30.
C41	001°58'10"	1016.00'	34.92'	17.46'	N39°23'35"E	34.
C42	001°58'10"	899.00'	30.90'	15.45'	S37°25'25"W	30.
C43	001°58'10"	1016.00'	34.92'	17.46'	N37°25'25"E	34.
C44	001°58'10"	899.00'	30.90'	15.45'	S35°27'15"W	30.
C45	001°58'10"	1016.00'	34.92'	17.46'	N35°27'15"E	34.
C46	001°58'10"	899.00'	30.90'	15.45'	S33°29'05"W	30.
C47	001°58'10"	1016.00'	34.92'	17.46'	N33°29'05"E	34.
C48	001°58'10"	899.00'	30.90'	15.45'	S31°30'55"W	30.
C49	001°58'10"	1016.00'	34.92'	17.46'	N31°30'55"E	34.
C50	001°58'10"	899.00'	30.90'	15.45'	S29°32'45"W	30.
C51	001°58'10"	1016.00'	34.92'	17.46'	N29°32'45"E	34.
C52	001°58'10"	899.00'	30.90'	15.45'	S27°34'35"W	30.
C53	001°58'10"	1016.00'	34.92'	17.46'	N27°34'35"E	34.
C54	001°58'10"	899.00'	30.90'	15.45'	S25°36'25"W	30.
C55	001°58'10"	1016.00'	34.92'	17.46'	N25°36'25"E	34.
C56	001°58'11"	899.00'	30.91'	15.45'	S23°38'15"W	30.
C57	001°58'11"	1016.00'	34.93'	17.47'	N23°38'15"E	34.
C58	001°27'03"	899.00'	22.76'	11.38'	S21°55'38"W	22.
C59	001°27'03"	1016.00'	25.73'	12.86'	N21°55'38"E	25.
C60	090°00'00"	15.00'	23.56'	15.00'	N23°47'53"W	21.
C61	003°02'27"	649.00'	34.44'	17.23'	S18°08'08"W	34.
C62	092°28'51"	15.00'	24.21'	15.66'	N64°57'41"E	21.(
C63	002°06'20"	766.00'	28.15'	14.08'	N17°40'05"E	28.
C64	002°41'33"	649.00'	30.50'	15.25'	S15°16'08"W	30.
C65	002°41'33"	766.00'	36.00'	18.00'	N15°16'08"E	35.
C66	002°41'33"	649.00'	30.50'	15.25'	S12°34'35"W	30.
C67	002°41'33"	766.00'	36.00'	18.00'	N12°34'35"E	35.
C68	002°41'33"	649.00'	30.50'	15.25'	S09°53'02"W	30.
C69	002°41'33"	766.00'	36.00'	18.00'	N09°53'02"E	35.
C70	002°41'33"	649.00'	30.50'	15.25'	S07°11'29"W	30.
C71	002°41'33"	766.00'	36.00'	18.00'	N07°11'29"E	35.
C72	002°41'33"	649.00'	30.50'	15.25'	S04°29'55"W	30.
C73	002°41'33"	766.00'	36.00'	18.00'	N04°29'55"E	35.
C74	002°41'33"	649.00'	30.50'	15.25'	S01°48'22"W	30.
C75	002°41'33"	766.00'	36.00'	18.00'	N01°48'22"E	35.
C76	002°41'33"	649.00'	30.50'	15.25'	S00°53'11"E	30.
C77	002°41'33"	766.00'	36.00'	18.00'	N00°53'11"W	35.
C78	002°41'33"	649.00'	30.50'	15.25'	S03°34'44"E	30.
C79	002°41'33"	766.00'	36.00'	18.00'	N03°34'44"W	35.
C80	000°29'29"	649.00'	5.57'	2.78'	S05°10'15"E	5.5
C81	000°29'29"	766.00'	6.57'	3.29'	N05°10'15"W	6.5
C83	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"W	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	002°31'10"	532.00'	23.39'	11.70'	S16°32'06"W	23.
C97	086°35'35"	15.00'	22.67'	14.13'	S25°30'06"E	20.
C98	004°22'51"	649.00'	49.62'	24.82'	N17°27'56"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'	N01°12'06"E	31.
C102	003°23'00"	532.00'	31.41'	15.71'	N04°35'06"E	31.
C104	089°16'41"	15.00'	23.37'	14.81'	N37°19'04"W	21.(
C105	087°30'26"	25.00'	38.18'	23.94'	N36°25'56"W	34.
C106	006°25'59"	557.72'	62.62'	31.34'	N78°39'15"W	62.
C107	095°14'53"	15.00'	24.94'	16.44'	N50°25'09"E	22.
C108	004°31'34"	525.00'	41.47'	20.75'	N05°03'30"E	41.
C109	033°25'23"	899.00'	524.42'	269.91'	N37°54'48"E	517.
C114	000°30'13"	5018.54'	44.12'	22.06'	S83°35'27"E	44
C115	007°55'59"	1219.77'	168.89'	84.58'	N81°34'54"W	168.
C116	007°31'14"	426.18'	55.94'	28.01'	N87°24'17"E	55.
C117	029°24'28"	1080.00'	554.32'	283.41'	N35°54'20"E	548
C118	026°37'07"	830.00'	385.60'	196.35'	N07°53'33"E	382
C119	090°00'00"	107.00'	168.08'	107.00'	N50°25'00"W	151.

LOT AREA TABLE

eet	Acres
31	0.94
14	0.21
54	0.09
54	0.09
19	0.10
34	0.10
93	0.10
17	0.09
64	0.09
51	0.11
20	0.13
50	0.12
50	0.12
50	0.12
52	0.12
79	0.12
79	0.12
79	0.12
79	0.12
28	0.15
28	0.15
28	0.15
97	0.14
55	0.12
52	0.18
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
51	0.09
23	0.09
44	0.09
44	0.09
44	0.09
44	0.09
44	0.09
81	0.10
25	0.10
90	0.09
90	0.09
90	0.09
90	0.09
90	0.09
90	0.09
90	0.09
90	0.09
71	0.09
44	0.09
44	0.09
44	0.09
44	0.09
44	0.09
24	0.17
15	0.10
78	0.09
78	0.09
78	0.09
78	0.09
78	0.09
78	0.09
48	0.10
35	0.10
35	0.10
35	0.10
35	0.10
35	0.10
55	0.12
44	0.09
44	0.09
44	0.09
44	0.09
44	0.09
51	0.10
31	0.11
26	0.11
14	0.11
96	0.10
16	0.10
62	0.09
62	0.09
35	0.11
152	0.67





TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- FH / B.O. — 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

PLAT BOOK 45, PAGE 18-20
TIME OF RECORDING: 9:40 A.M.
DATE OF RECORDING: February 4th, 2021

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

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'	3 OF 3

Parking Examples

300 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
40% One Bedroom 40% Two Bedroom 20% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	120	180	360	240	210
Two Bedroom	120	264	360	264	264
Three Bedroom	60	198	180	198	198
Total Spaces Required		642	900	702	672
		71%		78%	75%

300 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
50% One Bedroom 40% Two Bedroom 10% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	150	225	450	300	263
Two Bedroom	120	264	360	264	264
Three Bedroom	30	99	90	99	99
Total Spaces Required		588	900	663	626
		65%		74%	70%

300 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
30% One Bedroom 30% Two Bedroom 40% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	90	135	270	180	158
Two Bedroom	90	198	270	198	198
Three Bedroom	120	396	360	396	396
Total Spaces Required		729	900	774	752
		81%		86%	84%

100 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
40% One Bedroom 40% Two Bedroom 20% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	40	60	120	80	70
Two Bedroom	40	88	120	88	88
Three Bedroom	20	66	60	66	66
Total Spaces Required		214	300	234	224
		71%		78%	75%

100 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
50% One Bedroom 40% Two Bedroom 10% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	50	75	150	100	88
Two Bedroom	40	88	120	88	88
Three Bedroom	10	33	30	33	33
Total Spaces Required		196	300	221	209
		65%		74%	70%

100 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
30% One Bedroom 30% Two Bedroom 40% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or More Bedrooms
One Bedroom	30	45	90	60	53
Two Bedroom	30	66	90	66	66
Three Bedroom	40	132	120	132	132
Total Spaces Required		243	300	258	251
		81%		86%	84%

400 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
40% One Bedroom 40% Two Bedroom 20% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	160	240	480	320	280
Two Bedroom	160	352	480	352	352
Three Bedroom	80	264	240	264	264
Total Spaces Required		856	1200	936	896
		71%		78%	75%

400 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
50% One Bedroom 40% Two Bedroom 10% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	200	300	600	400	350
Two Bedroom	160	352	480	352	352
Three Bedroom	40	132	120	132	132
Total Spaces Required		784	1200	884	834
		65%		74%	70%

400 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
30% One Bedroom 30% Two Bedroom 40% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	120	180	360	240	210
Two Bedroom	120	264	360	264	264
Three Bedroom	160	528	480	528	528
Total Spaces Required		972	1200	1032	1002
		81%		86%	84%

200 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
40% One Bedroom 40% Two Bedroom 20% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	80	120	240	160	140
Two Bedroom	80	176	240	176	176
Three Bedroom	40	132	120	132	132
Total Spaces Required		428	600	468	448
		71%		78%	75%

200 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
50% One Bedroom 40% Two Bedroom 10% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	100	150	300	200	175
Two Bedroom	80	176	240	176	176
Three Bedroom	20	66	60	66	66
Total Spaces Required		392	600	442	417
		65%		74%	70%

200 Apartments Total

Parking Requirements

		Proposed	Current	Option 1	Option 2
30% One Bedroom 30% Two Bedroom 40% Three Bedroom		1.5 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or	3 Parking Spaces Per Unit	2 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2	1.75 Spaces Per Unit With 1 Bedroom, 1.1 Spaces Per Bedroom Per Unit With 2 or
One Bedroom	60	90	180	120	105
Two Bedroom	60	132	180	132	132
Three Bedroom	80	264	240	264	264
Total Spaces Required		486	600	516	501
		81%		86%	84%

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING · SURVEYING · LAND PLANNING
LANDSCAPE ARCHITECTURE

850 Middle Tennessee Blvd · Murfreesboro, TN 37129 · 615-890-7901 · www.sec-civil.com · Fax 615-895-2567

November 13, 2023

Gary Lide
City of La Vergne Planning Department
5175 Murfreesboro Road
La Vergne, Tennessee 37086

RE: Portico Place Section 2 Phase 2
Opinion of Probable Cost for City Bonding
SEC No. 17024

Dear Gary,

Below is the Opinion of Cost for Items left to be completed:

1.	3-quotes for pavement average (on site)	$58,472
2.	Mail Kiosk	$25,000
3.	SEC, Inc. Cost for As-Builts	$5,000
4.	General Erosion Control Maintenance	$10,000
5.	General Water and Sewer Maintenance	$10,000
6.	Contingency	$21,695

Total opinion of probable cost = $130,167

If you have any questions or if I may be of further assistance, I can be contacted by phone at 615-890-7901. My email address is **jminer@sec-civil.com**.

Sincerely,



John Miner, P.E.
SEC, Inc.

Wiregrass Construction Company, Inc.

827 Needham Drive
Smyrna, TN 37167
Contact: **Andy Burton**
Phone: **615-793-2600**
Email: **aburton@wiregrassconstruction.com**

Quote To: Bidders
Contact:

Phone:
Email:

Job Name: Portico Place Section 2

Proposal Date: 11/9/2023

Date of Plans: SEC, Inc.
1/10/2019

Quote is good for 30 days.

ITEM	DESCRIPTION	QUANTITY	UNIT		
5	Tack Coat - Section 2 Phase 1	8,600.00	SY		
10	64-22 E Mix 1.5" - Section 2 Phase 1	800.00	TN		
15	Mobilization - Section 2 Phase 1	1.00	LS		
	Section 2 Phase 1				**96,946.26**
20	Tack Coat - Section 2 Phase 2	4,675.00	SY		
25	64-22 E Mix 1.5" - Section 2 Phase 2	450.00	TN		
30	Mobilization - Section 2 Phase 2	1.00	LS		
	Section 2 Phase 2				**54,052.28**
GRAND TOTAL					**$150,998.54**

NOTES:

Exclusions:
-Permits, fees, aid to construction, allowances and bond
-Engineering or layout
-Traffic control materials
-Subgrade prep
-Sawcutting
-Testing
-Rock Excavation (Trench or Mass)
-Utility Risers
-Concrete Flatwork including Stone
-Striping/Pavement Markings
-Site Signage
-Concrete Curb
-Base Stone
-Binder/Repair

NOTES:
-This proposal shall be made part of the contract and given precedence over the plans, specs and other contract clauses.
-No Safety orientation, safety meetings, safety paperwork, or Drug Testing is included outside what is required by Wiregrass

Construction Company, Inc. safety program and employment policy.
-Control is to be provided by Client.
-Drainage of paved areas will not be guaranteed where design slope is less than 1%.
-Not responsible for re-grading of site due to construction operations of other contractors after WCC has graded site.
-Not responsible for repairing base, pavement, curbs, sidewalk, handicap ramps, subgrade, or erosion control measures due to damage caused by other contractors
-Aggregates are quoted as meeting TDOT Specifications unless otherwise noted.
-Price includes one paving mobilization per phase. Additional mobilizations will be $3000 per move-in.
-Proposal is based on +/- 0.5 inch tolerance for aggregate base course and +/- 0.25 inch tolerance per asphalt layer.
-Pricing is firm through December 2023 provided that award is made within 30 days.
-Proposal is Lump Sum. If items are taken out of the scope, Wiregrass reserves the right to re price.
-Proposal is contingent upon acceptance of the terms of the contract.

-Due to the volatility in the petroleum industry this project has been priced utilizing an asphalt cement (Bituminous Material) escalator/de-escalator. Contract billings will be adjusted when work is performed in a month that the Tennessee Department of Transportation Monthly Bituminous Material Index increases or decreases from the Basic Bituminous Material Index by five (5) percent or more.The Basic Bituminous Material Index for this project is: $632.73 (11/1/2023)

-The construction and construction materials industries have experienced uncertainty in the global supply of petroleum products and associated unprecedented increases in fuel and energy costs. In an effort to equitably cover these fuel cost fluctuations that independent contract haulers are incurring, it has become necessary to adjust freight rates. Depending on the current monthly fuel index there will be a per ton fuel charge in addition to our lump sum, SY, or per ton price for base stone.

Proposal submitted by:

_____
Andy Burton - Estimator/Project Manager

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry necessary insurance. Our workers are fully covered by Workman's Comp. insurance. All jobs must be started in a timely manner. Any delays will constitute a re-pricing and agreement of new price before commencement.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Should the undersigned fail to pay this indebtedness, or any part thereof, when due, the entire unpaid balance shall become due and payable; in which the undersigned agrees to pay all costs of collecting, including a reasonable attorney's fee, plus a finance charge of 1.5% per month (18% per year from the due date).

ACCEPTED BY:

Print _____

Signature _____

Date _____

Humerick Environmental Construction, Inc.
8401 Covington Rd
College Grove, TN 37046

Date: 11/8/2023

RE: Portico Place Section 2

Humerick Environmental Construction, Inc. is pleased to quote the paving at Portico Place. Our price includes: all labor, equipment, materials, state fees, general liability insurance, and workman's compensation insurance to perform this work in a safe professional manner. We have listed for your review the key elements of our scope of work.

Portico Place Section 2 Paving

Humerick Environmental Construction, Inc. is providing the following pricing for:

	Quantity	Unit	Per Unit Price	Total
Section 2 Phase 1 (Includes Tack Coat and 1.5" E Mix)	8,642.00	SY	$ 12.39	$ 107,074.38
Section 2 Phase 2 (Includes Tack Coat and 1.5" E Mix)	4,684.00	SY	$ 12.39	$ 58,034.76
			Total Amount	**$ 165,109.14**

Respectfully Submitted,

Will Wheeler

Accepted by: _____

Date: _____

Phone: (615) 368-2600
Fax: (615) 368-2601

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

11/3/2023

Levi Grantham Land Group
Craig Yerian
101 Forrest crossing, suite 107
Franklin, TN 37064

Project: 856 - PORTICO PLACE SECTION 2 PHASE 2 TOPPING BUDGET UPDATED 3 NOV 23

We are pleased to submit the following scope of work for the Development located in LAVERGNE (RUTHERFORD COUNTY), Tennessee. After you have reviewed our proposal, should you have any questions or need any clarifications, please contact me at your convenience.

Description of Work
This quote includes all labor, materials and equipment required for the performance of the following described work.

Description	Quantity	Unit	Price	Extension
TACK COAT	5,010.000	S.Y.	0.44	2,204.40
1.5" ASPHALT MIX (PG64-22) GRADING E	5,010.000	S.Y.	12.20	61,122.00
		QUOTE TOTAL:		63,326.40

EXCLUSIONS:
EXCLUSIONS:
1. No permits, bonds, or fees
2. No striping or signage
3. No curb or binder repair
4. No testing of subgrade or asphalt materials
5. No utility adjustments
6. Not responsible for any damages to existing curbs or pavement gaining access to project.

NOTES:
7. This proposal is good for 30 days.
8. This proposal includes 1 mobilization. Each additional mobilization will be $1500.00.
9. This proposal does not include elevation adjustments to manholes, inlets, valve boxes or any utility unless specified.
10. Any change in the scope of work listed above shall be acknowledged in writing by both parties prior to work being performed. Any increase or decrease to the price will be included in the writing.
11. No paving will be performed between December 15th and March 15th without approval / waiver.
12. Price above is a mutually agreeable contract between Volunteer Paving, LLC and General Contractor or Developer
13. Payment is due 30 days from invoice date. A 1.5% late fee will be charged monthly on all unpaid balances until

P.O. Box 682423, Franklin, Tennessee 37068 P 931 364 6900 F 931 364 4115 volunteerpaving.com

full payment has been received.

14. This proposal is based on the TDOT Bituminous Index. The proposal price may be adjusted in accordance with this index based on the change from the month the job was quoted to the month the work was performed. Current Index: $632.73 per ton of liquid AC - November 2023

Submitted by:

Ricky Sanford
Project Manager
Volunteer Paving, LLC

Accepted by: _____
Title: _____
Date: _____

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 12.

Item Title: Site Plan – Aldi – New Grocery Store of 19,432 Square Feet on 2.4 Acres. Requested by ISG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.

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

Summary: The applicant is requesting site plan approval for a new grocery store totaling 19,432 SF at a site located on Murfreesboro Road and Veterans Memorial Parkway. Structures will consist of the grocery store, associated parking areas and driveways.

The grocery store will be built primarily of brick and masonry material. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently vacant.

The driveways on the plan are indicated as 30 feet and 40 feet wide. Approximately 96 parking spaces are being provided where only 77 are required.

This store will offer curbside pickup and areas for this service are marked.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. (C-126) Construction site entrance must be minimum 100’ long and 20’ wide.
2. (C-127) Please provide three erosion control plans:
a. Initial – Pre-Construction
b. Intermediate – After installation of detention pond and storm drains
c. Final – Post-Construction
3. (C-310) If the drive along the west property line is to be a shared access, a joint access easement must be recorded on the subdivision plat.
4. (C-310) Insufficient dimensions or coordinates are shown to locate the building relative to the property lines.
5. (C-410 and calculations) Stormwater calculations call out and the plan shows an “Existing Storm Sewer” running along the north boundary. No such storm sewer is existing. Nor has any such storm sewer been submitted to and approved by the city. This storm sewer must be approved by the city before it can be shown as receiving run-off from this project.
6. (C-410 and calculations) Provide calculations which show speed, depth, and spread of flow in Veteran’s Memorial Parkway with surface flows from this parking lot included.
7. (C-310) Show lane striping in access drives.
8. (C-310) Provide distance between driveways.
9. A traffic study is required and must be approved before staff can recommend approval of this site plan.
10. (C-310) The screen gate in front of the dumpster is 7’ tall. The retaining wall next to the dumpster is 3.5 feet tall. Provide an additional 3.5 feet of screen on top of the wall to the north of the dumpster.
11. (C-410 and Calculations) Detention basin must be shown and detention basin calculations provided meeting Stormwater Management Ordinance standards. Staff cannot recommend approval of the site plan until the detention basin serving the site has been approved.
12. (C-320) “Existing Sanitary Sewer” shown at north property line does not exist. Staff cannot recommend approval of this site plan until plans for that line have been approved.
13. (C-320) Domestic and Fire utility layout does not match city Water Standard Specifications (which can be found at www.lavergnetn.gov). Coordinate site utility design with Scott Tatalovich (statalovich@lavergnetn.gov).
14. (C-320) Show clean-outs in sewer service line meeting IPC standards.

15. (C-320) Show fire department connection (FDC) within 100 feet oif a fire hydrant and more than 50 feet from the building.
16. (C-010) Provide a note regarding the Flood Zones based on the May 2023 FIRM Mapping.
17. Plans must be stamped and signed by a professional registered in Tennessee for Planning Commission approval.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Revise utilities - there are two of several, and sewer shown is not existing as identified on plans.
2) Connect sewer service to mainline with cleanout and wye (not to a manhole, unless it's terminal manhole on a line).
3) Relocate water meter assembly to your property boundary at street ROW and not in a traffic area.
4) Water meter vault shall be per City Std Dtl 023. City Standards can be found on City Website under Your Government/Public Utilities/Water.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

(Technical items go here)

Police

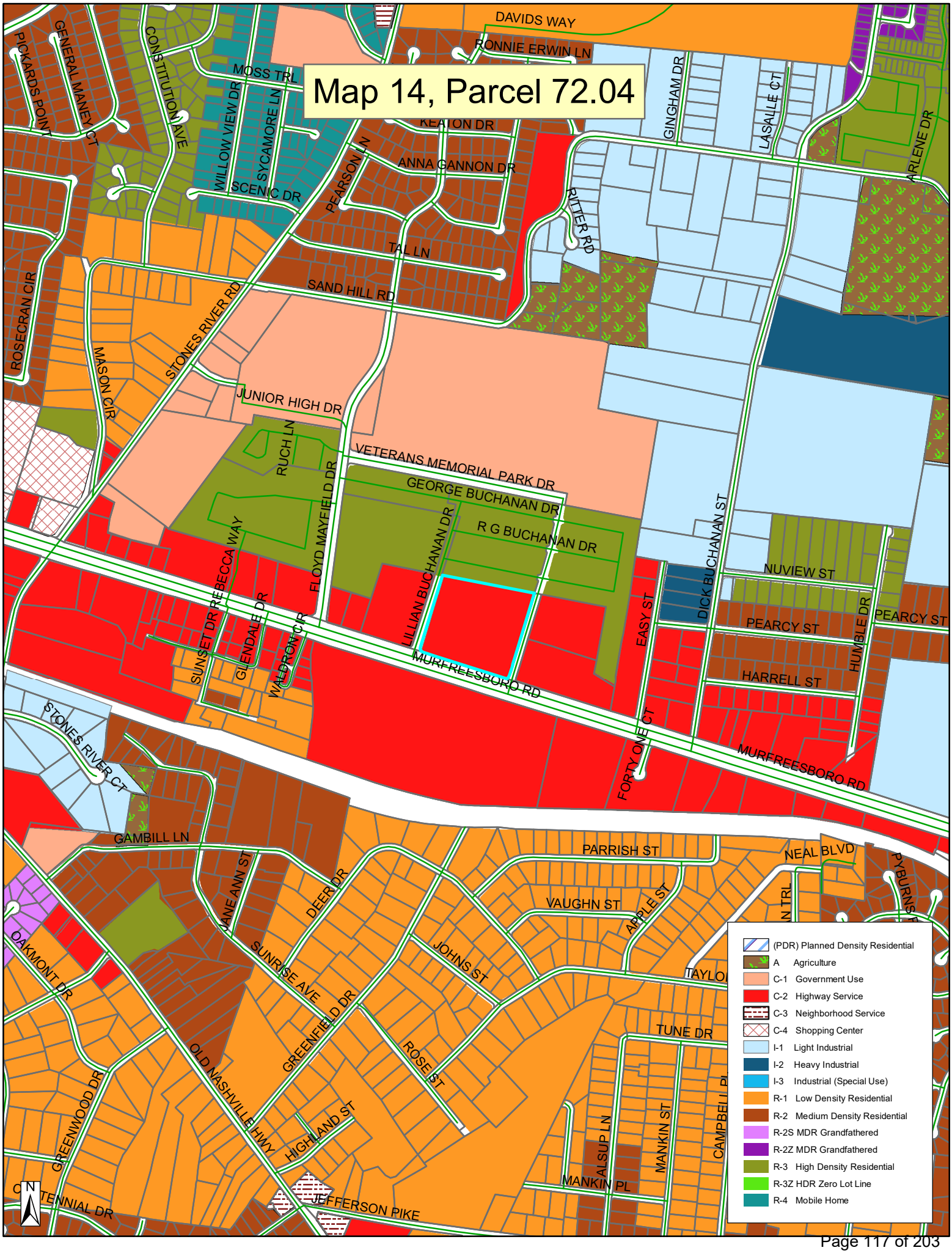
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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


Map 14, Parcel 72.04
GEORGE BUCHANAN DR
R G BUCHANAN DR
GEORGE BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
MURFREESBORO RD
MURFREESBORO RD
N


Map 14, Parcel 72.04
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
EASY ST
PEARCY ST
GLENDALE DR
MALDRON CIR
MURFREESBORO RD
DICK BUCHANAN ST
FORTY ONE CT
PARRISH ST
GAMBILL LN
DEER DR
GREENFIELD DR
VAUGHN ST
APPLE ST
N


Map 14, Parcel 72.04
DAVIDS WAY
RONNIE ERWIN LN
MOSS TRL
KEATON DR
ANNA GANNON DR
SCENIC DR
PEARSON LN
TAL LN
SAND HILL RD
RITTER RD
GINGHAM DR
LASALLE CT
ARLENE DR
PICKARDS POINT
GENERAL MANEY CT
CONSTITUTION AVE
WILLOW VIEW DR
SYCAMORE LN
ROSECRAN CIR
MASON CIR
STONES RIVER RD
JUNIOR HIGH DR
RUCH LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
DICK BUCHANAN ST
NUVIEW ST
PEARCY ST
HUMBLE DR
HARRELL ST
EASY ST
FORTY ONE CT
MURFREESBORO RD
REBECCA WAY
SUNSET DR
GLENDALE DR
WALDRON CIR
STONES RIVER CT
GAMBILL LN
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
JANE ANN ST
DEER DR
SUNRISE AVE
JOHNS ST
OAKMONT DR
GREENFIELD DR
ROSE ST
TUNE DR
OLD NASHVILLE HWY
HIGHLAND ST
GREENWOOD DR
ALSUP LN
MANKIN ST
MANKIN PL
CAMPBELL PL
CENTENNIAL DR
JEFFERSON PIKE
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home




STOP

ADD THIS REFERENCE BLOCK TO SIGNATURE XREF AND DELETE THIS TEXT AND REFERENCE BLOCK



LOCATION MAP

SCALE IN FEET

0 500 1000

SITE SUMMARY

PROJECT ADDRESS/LOCATION:	5309 MUFREESBORO RD LA VERGNE, TENNESSEE 37086	
ZONING:	C-2, HIGHWAY SERVICE DISTRICT	
EXISTING LAND USE:	OPEN LOT	
PROPOSED LAND USE:	CEMMERCIAL / RETAIL USES	
SITE/LOT AREA:	105,590 SF	(2.4 **AC)**
PROPOSED GREENSPACE:	25,175 SF	(0.6 **AC)23%**
PROPOSED IMPERVIOUS:	85,896 SF	(2.0 **AC)76%**
DISTURBED AREA:	114,773 SF	(2.6 **AC)**

REQUIRED SETBACKS

	PARKING	BUILDING
FRONT YARD	20'	35'
SIDE YARD	10'	35'
REAR YARD	20'	35'

PARKING DATA

LAND USE CLASSIFICATION	XXX
PARKING SPACES REQUIRED (CODE)	(4 / 1000 SQ. FT OF RETAIL SPACE) - 77
GOVERNING INFORMATION	ALDI MINIMUM
PARKING SPACES REQUIRED	95
PARKING STALLS PROVIDED	
STANDARD	92
ACCESSIBLE	4
TOTAL	96

PROJECT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT/ENGINEER.
2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
6. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
8. THE LOCATION AND TYPE OF ALL INPLACE UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS AND ELEVATIONS OF ALL INPLACE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
9. THE CONTRACTOR IS TO CONTACT "TENNESSEE 811" FOR UTILITY LOCATIONS, MINIMUM 2 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-351-1111).

SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF LA VERGNE REQUIREMENTS AND TDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2023 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE GOVERNING LOCAL AGENCY, AND CURRENT VERSION OF THE TENNESSEE STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 TN STATE PLANE, IN U.S. SURVEY FEET. POSITIONAL ACCURACY HORIZ: 0.06' VERT: 0.08' FIXED CONTROL TDOT CORS TN 26, TN 29 & TN23 GEOID MODEL GEOID 18 COMBINED FACTOR 0.99998002

RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN JUNE / 2023 BY TTL INC.

B.M. ELEVATION=608.07

OPEN ARROW BOLT ON HYDRANT
AT INTERSECTION OF LILLIAN BUCHANNON DR AND MURREESBORO RD
WEST SIDE OF ROAD

LEGEND

EXISTING

CITY LIMITS
SECTION LINE
QUARTER SECTION LINE
RIGHT OF WAY LINE
PROPERTY / LOTLINE
EASEMENT LINE
ACCESS CONTROL
WATER EDGE
WETLAND BOUNDARY
WETLAND / MARSH
FENCE LINE
CULVERT
STORM SEWER
SANITARY SEWER
SANITARY SEWER FORCEMAIN
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND TV
OVERHEAD UTILITY
UNDERGROUND UTILITY
UNDERGROUND FIBER OPTIC
CONTOUR (MAJOR)
CONTOUR (MINOR)
DECIDUOUS TREE
CONIFEROUS TREE
TREE LINE
MANHOLE/STRUCTURE
CATCH BASIN
HYDRANT
VALVE
CURB STOP
POWER POLE
UTILITY PEDESTAL / CABINET

PROPOSED

LOT LINE
RIGHT OF WAY
EASEMENT
CULVERT
STORM SEWER
STORM SEWER (PIPE WIDTH)
SANITARY SEWER
SANITARY SEWER (PIPE WIDTH)
WATER
GAS
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
UNDERGROUND TV
CONTOUR
MANHOLE
CATCH BASIN
HYDRANT
VALVE

CIVIL SHEET INDEX

C-010 SITE DATA
C-020 SITE DETAILS
C-021 SITE DETAILS
C-022 SITE DETAILS
C-023 SITE DETAILS
C-024 SITE DETAILS
C-025 SITE DETAILS
C-120 EROSION CONTROL NOTES
C-121 EROSION CONTROL NOTES
C-122 EROSION CONTROL NOTES
C-123 EROSION CONTROL NOTES
C-124 EROSION CONTROL NOTES
C-125 EROSION CONTROL NOTES
C-126 EROSION CONTROL DETAILS
C-127 SITE EROSION CONTROL PLAN
C-200 EXISTING SITE AND REMOVALS PLAN
C-310 SITE PLAN
C-320 SITE UTILITY PLAN
C-410 DETAILED GRADING PLAN
C-510 PLANTING AND RESTORATION PLAN
C-520 PLANTING NOTES AND DETAILS
C-610 SITE LIGHTING PLAN
C-620 SITE LIGHTING CATALOGUE PAGES

Issued:	Date:
A	
B	
C	
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E	

Revisions:	Date:
1	
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7	
8	
9	

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
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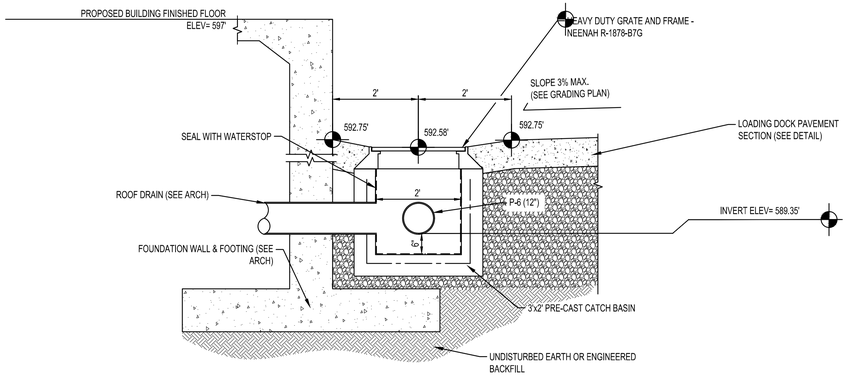
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD
Project Name & Location:

SITE DATA

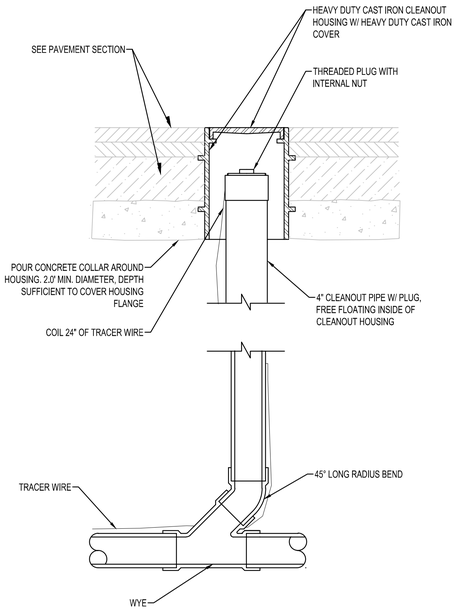
Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-010
Reviewed By: EG	Drawing No.



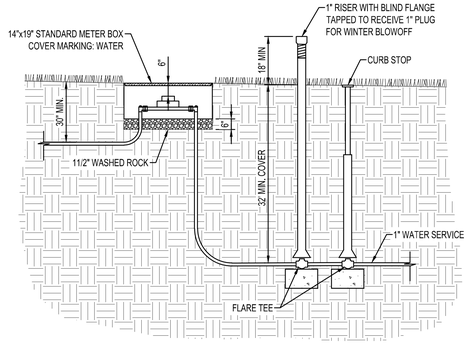
LOADING DOCK CATCH BASIN ST-X DETAIL

N.T.S.



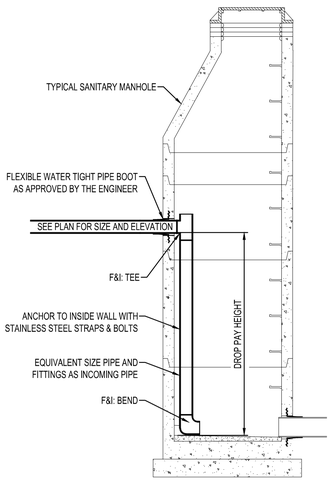
HEAVY-DUTY SANITARY CLEANOUT

NTS SA201



WATER SERVICE METERED BLOWOFF

NTS WM910



INSIDE DROP SANITARY MANHOLE

NTS SA150

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Revisions:	Date:
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ISG

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Project Name & Location:

SITE DETAILS

Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-020
Reviewed By: EG	Drawing No.

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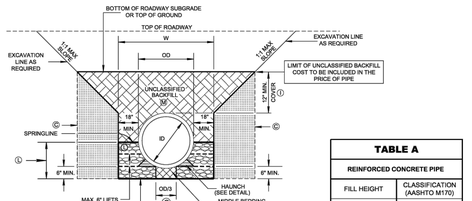
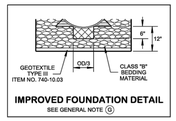


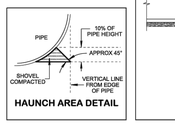
STANDARD TRENCH INSTALLATION
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH
SEE GENERAL NOTE Ⓑ

TABLE A

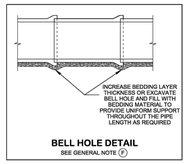
REINFORCED CONCRETE PIPE	
FILL HEIGHT	CLASSIFICATION (AASHTO M170)
≤ 16	III
> 16 TO ≤ 24	IV
> 24 TO ≤ 38	V
> 38	SPECIAL DESIGN



IMPROVED FOUNDATION DETAIL
SEE GENERAL NOTE Ⓖ



HAUNCH AREA DETAIL



BELL HOLE DETAIL
SEE GENERAL NOTE Ⓕ

TABLE B

CONCRETE PIPE CULVERT				CLASS "B" BEDDING MATERIAL (CY/LF)	UNCLASSIFIED BACKFILL MATERIAL (CY/LF)
PIPE DIA	PAYMENT ITEM NO (PER L.F.)	CLASS**	MIN.* W		
18"	607-03.02 THRU 607-03.04	III THRU V	59"	0.216	0.336
24"	607-05.02 THRU 607-05.04	III THRU V	66"	0.266	0.479
30"	607-06.02 THRU 607-06.04	III THRU V	73"	0.283	0.581
36"	607-07.02 THRU 607-07.04	III THRU V	80"	0.302	0.683
42"	607-08.02 THRU 607-08.04	III THRU V	87"	0.323	0.787
48"	607-09.02 THRU 607-09.04	III THRU V	94"	0.344	0.891
54"	607-10.02 THRU 607-10.04	III THRU V	101"	0.363	0.989
60"	607-11.03 THRU 607-11.05	III THRU V	108"	0.386	1.105

* FOR " WALL B" WALL THICKNESS.

** NOTE: CONCRETE PIPE CLASSES FOR REQUIRED D-LOAD CAPACITY. MINIMUM CLASS III SHALL BE USED UNDER ROADWAYS.

LEGEND

ID = INSIDE DIAMETER
OD = OUTSIDE DIAMETER

CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY

CLASS "B" BEDDING UNCOMPACTED

FIRM IN/SITU SOIL OR CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY

HAUNCH AREA, SHOVEL COMPACTED

UNCLASSIFIED BACKFILL (FINE COMPACTABLE SOIL)

NOT TO SCALE

GENERAL NOTES

PIPE MATERIALS:

Ⓐ REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-170. THE WALL THICKNESS SHALL BE "WALL B" (EXPECT: FOR STRUCTURES DEEPER THAN THE MINIMUM DEPTH, "WALL C" MAY BE USED) AND THE RCP CLASS SHALL BE AS LISTED IN "TABLE A". ALL PIPE MANUFACTURING PLANTS SHALL BE CERTIFIED BY EITHER ACPA OR NPCA. REFER SOP 5-3 FOR MORE INFORMATION.

INSTALLATIONS REQUIREMENTS:

Ⓑ FOR EMBANKMENT AREAS OR WHERE TRENCH CONDITIONS DO NOT EXIST, AN INDUCED TRENCH SOIL EMBANKMENT SHALL BE CONSTRUCTED SEE D-PB-3.

Ⓒ FOR TRENCHES WITH IN SITU SOIL WALLS, THE SOIL SHALL BE AT LEAST AS FIRM AS THE MAJORITY OF THE SUBGRADE AS DETERMINED BY THE ENGINEER. SOIL NOT MEETING THIS REQUIREMENT SHALL BE REMOVED AND REPLACED.

Ⓓ FOR ADDITIONAL INSTALLATION INFO SEE SECTION 27 "CONCRETE CULVERTS" OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND ASTM C-1479-10.

Ⓔ ONLY AS MUCH TRENCH AS CAN BE SAFELY MAINTAINED SHALL BE OPENED. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO THE MINIMUM COVER DEPTH 12" ABOVE THE PIPE AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE END OF EACH WORKING DAY IN ACCORDANCE WITH THE COMPACTION REQUIREMENTS.

Ⓕ JOINTS BETWEEN PIPES REQUIRE A RUBBER GASKET MEETING ASTM C443. AT CONNECTIONS TO STRUCTURES USE NON-SHRINK GROUT OR RUBBER GASKET PER CSD3 OR C1478. WHERE PIPE WITH BELLS ARE INSTALLED, BELL HOLES SHALL BE EXCAVATED IN BEDDING TO SUCH DIMENSIONS THAT THE ENTIRE LENGTH OF THE BARREL OF THE PIPE WILL BE SUPPORTED BY THE BEDDING WHEN PROPERLY INSTALLED AS SHOWN IN BELL-HOLE DETAIL.

Ⓖ WHERE THE TRENCH FOUNDATION IS FOUND UNACCEPTABLE OR LOCATION WHERE THE WATER TABLE IS FOUND HIGH:

(1) IMPROVED FOUNDATION OR EXCAVATABLE FLOWABLE FILL (EFF) MAY BE USED AT ENGINEER'S INSTRUCTION AS SHOWN ON THIS SHEET AND THE COST WILL BE INCLUDED IN THE UNIT PRICE OF THE PIPE.

(2) FIELD ENGINEER SHALL REVIEW SITE CONDITIONS TO CONFIRM TYPICAL BEDDING AS SHOWN IS ADEQUATE TO PROVIDE STRUCTURAL SUPPORT OR FOUNDATION IMPROVEMENT IS REQUIRED.

Ⓗ FOR MULTIPLE PIPES MINIMUM SPACING BETWEEN PIPES IS:

36" PIPES AND SMALLER: EQUAL TO THE OUTSIDE DIAMETER OF THE LARGEST PIPE.

PIPES LARGER THAN 36": EQUAL TO HALF THE OUTSIDE DIAMETER OF THE LARGEST PIPE.

Ⓘ FOR MINIMUM COVER DEPTHS FOR CONSTRUCTION LOADS SEE D-PB-3.

Ⓙ CLASS "B" BEDDING MAY NOT BE REQUIRED UNDER SIDE DRAINS FOR PRIVATE DRIVES, FILED ENTRANCES, PIPES OUTSIDE THE SHOULDER LIMITS OF INTERCHANGE RAMPS, OR PIPES OUTSIDE NORMAL SLOPE LINES BEDDING TYPE PER PIPES WALL PER STANDARD SPECIFICATION 204-10.B.

Ⓚ ARCH AND OVAL SHAPED PIPE CULVERTS SHALL BE INSTALLED THE SAME AS CIRCULAR WITH O.D. EQUAL TO THE WIDEST HORIZONTAL DIMENSION ON THE PIPE. TO ESTIMATE BEDDING MATERIAL FOR THESE PIPES WITH INTERNAL WIDTH THE SAME AS DIAMETER IN THE TABLE, MULTIPLY BEDDING QUANTITY BY 0.5 FOR THE SHOWN MINIMUM TRENCH DIMENSIONS.

BEDDING AND BACKFILL REQUIREMENTS:

Ⓛ CLASS "B" BEDDING MATERIAL MEETING THE REQUIREMENTS OF CONSTRUCTION SPECIFICATION SUBSECTION 204.04 SHALL BE PLACED IN LIFTS, NOT TO EXCEED 8 INCHES, TO THE PIPE SPRINGLINE. A MINIMUM COMPACTION LEVEL OF 90% OF THE STANDARD PROCTOR DENSITY PER AASHTO T99 SHALL BE ACHIEVED BY USE OF VIBRATORY PLATE.

Ⓜ UNCLASSIFIED BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING A 8 INCH LOOSE LIFT THICKNESS AND BROUGHT UP EVENLY AND SIMULTANEOUSLY ON BOTH SIDES OF THE PIPE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE.

UNCLASSIFIED BACKFILL TO THE LIMIT OF PIPE BACKFILL LINE SHALL BE COMPACTED IN ACCORDANCE TO STANDARD SPECIFICATION 204.11. HYDRO-HAMMER TYPE OF COMPACTORS MAY BE USED AROUND THE PIPE HOWEVER THEY SHALL NOT BE USED DIRECTLY OVER THE PIPE TO PREVENT ANY DAMAGE. ALL COMPACTION EQUIPMENT USED SHALL BE APPROVED BY THE ENGINEER.

Ⓝ PLACE 6 INCHES MINIMUM OF CLASS "B" BEDDING MATERIAL, ALONG WITH SUFFICIENT ADDITIONAL CLASS "B" BEDDING MATERIAL ACCURATELY SHAPED AS SHOWN IN HAUNCH AREA DETAIL.

Ⓞ **END TREATMENTS:**

(1) ALL CROSS DRAINS (PERPENDICULAR) PLACED UNDER A MAINLINE ROADWAY, REQUIRE TYPE U ENDWALLS CONFORMING TO THE ROADWAY FILL SLOPE AS SHOWN ON STANDARD DRAWINGS D-PE-15A THROUGH D-PE-48A FOR END WALL GEOMETRY AND D-PE-99 FOR GRATE DETAILS. ALL CULVERT ENDWALLS LOCATED WITHIN THE CLEAR ZONE (S-CZ-1) REQUIRE A SAFETY GRATE (18" OR 24" PIPE ENDWALLS MAY OMIT THE STEEL GRATE). ALL CROSS DRAIN CULVERTS LARGER THAN 48" MUST BE PROTECTED BY A GUARDRAIL OR ENDWALL OR MUST BE PLACED OUTSIDE THE CLEAR ZONE. CROSS DRAIN ENDWALLS PLACED OUTSIDE THE CLEAR ZONE MAY USE TYPE A (D-PE-1), TYPE B (D-PE-6 THRU 9F), OR STRAIGHT HEADWALL (D-PE-4) IN LIEU OF TYPE U OR IF THE PIPE END WALL IS PROTECTED BY A GUARDRAIL.

(2) ALL SIDE DRAINS (PARALLEL) PLACED UNDER A SIDE ROAD, DRIVEWAY, OR FIELD ENTRANCE, ETC. THAT INTERSECT A MAINLINE ROADWAY, REQUIRE SAFETY ENDWALLS AS SHOWN ON THE D-SEW- SERIES STANDARD DRAWINGS WITH SAFETY GRATE (D-SEW-1A) WITH A MAXIMUM 6:1 TAPER IF THE CULVERT ENDWALLS ARE LOCATED INSIDE THE CLEAR ZONE (S-CZ-1).

(3) ALL MEDIAN CROSSOVER SIDE DRAINS (LONGITUDINAL) PLACED UNDER MEDIAN OPENINGS REQUIRE SAFETY ENDWALLS AS SHOWN ON D-SEW-120 STANDARD DRAWING WITH SAFETY GRATE (D-SEW-1A) WITH MAXIMUM 12:1 TAPER IF THE CULVERT ENDWALLS ARE LOCATED INSIDE THE CLEAR ZONE (S-CZ-1).

Ⓟ **INSPECTION REQUIREMENTS:**

ALL PIPES SHALL UNDERGO INSPECTION ACCORDING TO SECTION 607.09 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR PER SECTION 27 OF AASHTO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES OR PER ASTM C1840.

Ⓠ **PAYMENT:**

EXCAVATION FOR PIPE WILL NOT BE MEASURED AND PAID FOR DIRECTLY AND ANY SOIL NOT MEETING REQUIREMENT FOR TRENCHES SHALL BE REMOVED AND REPLACED. ALL COST OF THIS WORK WILL BE INCLUDED IN THE COST OF THE PROPOSED PIPE CULVERT. SEE TABLE B FOR PIPE CULVERT ITEM NUMBERS.

PAYMENT FOR CLASS "B" BEDDING MATERIAL, UNCLASSIFIED BACKFILL TO THE LIMIT LINE, AND/OR IF REQUIRED EXCAVATABLE FLOWABLE FILL AND BEDDING MATERIAL WILL BE INCLUDED IN THE UNIT PRICE OF THE PIPE.

GEOTEXTILE TYPE III TO BE USED ONLY IF IMPROVED FOUNDATION IS REQUIRED, AND WILL BE PAID UNDER ITEM NO.

740-10.03 GEOTEXTILE (TYPE III)(EROSION CONTROL) PER S.Y.

REV. 7-12-07: REVISED GENERAL NOTE Ⓟ

REV. 6-1-09: REVISED GENERAL NOTE Ⓘ AND TITLE NAME. ADDED GENERAL NOTE Ⓠ

REV.2-1-12: REVISED DRAWING NAME ADDED EFF DETAIL. REVISED GENERAL NOTES AND TABLE. ADDED MINIMUM COVER TABLE.

REV. 8-21-12: REVISED GENERAL NOTES. CHANGED BACKFILL MATERIAL.

REV. 1-2-13: REVISED TRENCH DETAILS REVISED BEDDING TABLE.

REV. 3-18-13: CLARIFIED PAYMENT ITEM NO. IN TABLE B.

REV. 08-28-19: REVISED DETAIL FOR BEDDING UNDER HAUNCH INSTALLATION, TABLE A. AND GENERAL NOTES. REDREW SHEET.

REV. 11-30-20: REVISED DETAIL FOR BEDDING UNDER HAUNCH INSTALLATION, TABLE B. AND GENERAL NOTES. ADDED BELL HOLE DETAIL.

REV. 03-04-21: REVISED TABLE B.

APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION

D-PB-1

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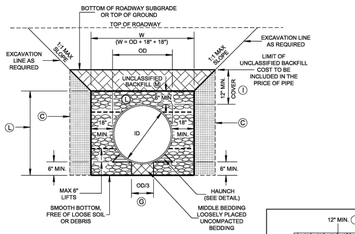
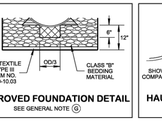
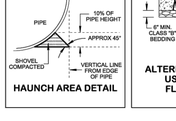


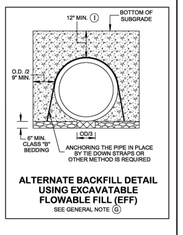
STANDARD TRENCH INSTALLATION
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH
SEE GENERAL NOTE Ⓑ



IMPROVED FOUNDATION DETAIL
SEE GENERAL NOTE Ⓖ



HAUNCH AREA DETAIL



ALTERNATE BACKFILL DETAIL USING EXCAVATABLE FLOWABLE FILL (EFF)
SEE GENERAL NOTE Ⓖ

TABLE A

PIPE CULVERT		CLASS "B" BEDDING MATERIAL (CY/LF)	UNCLASSIFIED BACKFILL MATERIAL (CY/LF)
PIPE DIA	PAYMENT ITEM NO		
18"	607-03.30	0.371	0.095
24"	607-05.30	0.463	0.104
30"	607-06.30	0.595	0.117
36"	607-07.30	0.703	0.127
42"	607-08.30	0.814	0.137
48"	607-09.30	0.932	0.148
54"	607-10.30	1.055	0.158
60"	607-11.30	1.183	0.168
66"	607-12.30	1.315	0.178
72"	607-13.30	1.453	0.188

NOTE: SEE TDOT DESIGN DIVISION DRAINAGE MANUAL SECTION 6, APPENDIX, TABLE 6A-1 FOR PIPE SELECTION CRITERIA BASED ON SYSTEM AND FILL HEIGHT.

LEGEND

ID = INSIDE DIAMETER
OD = OUTSIDE DIAMETER

CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY

CLASS "B" BEDDING UNCOMPACTED

FIRM IN/SITU SOIL OR CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY

HAUNCH AREA, SHOVEL COMPACTED

UNCLASSIFIED BACKFILL (FINE COMPACTABLE SOIL)

EXCAVATABLE FLOWABLE FILL (EFF)

NOT TO SCALE

GENERAL NOTES

PIPE MATERIALS:

Ⓐ FLEXIBLE PIPE MATERIALS ARE HDPE, PVC, CMP, SRTRP, AND PP.

ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED FOR CULVERT AND STORM DRAIN APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M294, TYPE S, CURRENT EDITION ALL HDPE PIPE DELIVERED AND USED SHALL BE A PARTICIPANT IN NTPEP. MAX. PIPE DIA. FOR HDPE PIPE IS 60".

POLY VINYL CHLORIDE (PVC) PROFILE WALL DRAINAGE PIPE SHALL MEET AASHTO DESIGNATION M-304. THE MAXIMUM PIPE DIAMETER FOR PVC PIPE IS 36".

STEEL REINFORCED THERMOPLASTIC RIBBED PIPE (SRTRP) SHALL MEET AASHTO DESIGNATION M335, THE MAXIMUM PIPE DIAMETER FOR THE PIPE IS 60",

CORRUGATED METAL PIPE (CMP) SHALL BE ALUMINIZED COATED CORRUGATED METAL PIPE AND SHALL MEET AASHTO M274, MAXIMUM DIA IS 72".

POLYPROPYLENE PIPE (PP) SHALL MEET AASHTO DESIGNATION M-330, THE MAXIMUM PIPE DIAMETER IS 60".

INSTALLATIONS REQUIREMENTS:

Ⓑ FOR EMBANKMENT AREAS OR WHERE TRENCH CONDITIONS DO NOT EXIST, AN INDUCED TRENCH SHALL BE CONSTRUCTED. SEE STD. DWG. NO. D-PB-3.

Ⓒ FOR TRENCHES WITH IN SITU SOIL WALLS, ANY PORTION OF THE WALL SHALL BE AT LEAST AS FIRM AS THE MAJORITY OF THE SUBGRADE. SOIL NOT MEETING THIS REQUIREMENT SHALL BE REMOVED AND REPLACED.

Ⓓ FOR ADDITIONAL INSTALLATION INFORMATION SEE AASHTO SECTION 30 OR ASTM D2321. ALL PIPES SHALL BE ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PIPE SHALL BE PLACED IN THE BED STARTING AT THE DOWNSTREAM END.

Ⓔ ONLY AS MUCH TRENCH AS CAN BE SAFELY MAINTAINED SHALL BE OPENED. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO THE MINIMUM COVER DEPTH OF 12" ABOVE THE PIPE AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE END OF EACH WORKING DAY IN ACCORDANCE WITH THE COMPACTION REQUIREMENTS.

Ⓕ **JOINT REQUIREMENTS:**

CMP JOINING SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M36.
HDPE, PP, SRTRP, AND PVC PIPE SHALL BE JOINED IN ACCORDANCE WITH ASTM D3212 AND MEET THE PERFORMANCE REQUIREMENT FOR SOIL-TIGHT JOINTS AS SPECIFIED IN ASTM F477.
FOR A CONTINUOUS LINE OF PIPE, THE CONNECTIONS BETWEEN PIPE SECTIONS WILL BE FREE FROM IRREGULARITIES ALONG THE FLOW LINE. JOINTS BETWEEN PLASTIC FLEXIBLE PIPE AND STRUCTURE SHALL HAVE A GASKET MEETING ATM F2510. FOR CMP PIPE TO STRUCTURE CONNECTIONS OR PLASTIC PIPE AT A SKEW GREATER THAN 15°, WHERE A GASKET WILL NOT WORK, NON-SHRINK GROUT APPLIED IN TWO STAGES SHALL BE USED.

Ⓖ ONLY WHERE THE TRENCH FOUNDATION IS FOUND UNACCEPTABLE OR LOCATION WHERE THE WATER TABLE IS FOUND HIGH:

(1) IMPROVED FOUNDATION OR EXCAVATABLE FLOWABLE FILL (EFF) MAY BE USED AT ENGINEER'S INSTRUCTION AND THE COST WILL BE INCLUDED IN THE UNIT PRICE OF THE PIPE.

(2) FIELD ENGINEER SHALL REVIEW SITE CONDITIONS INCLUDING THE POSSIBLE EFFECTS OF WATER TABLE TO CONFIRM TYPICAL BEDDING AS SHOWN IS ADEQUATE TO PROVIDE STRUCTURAL SUPPORT OR FOUNDATION IMPROVEMENT IS REQUIRED.

Ⓗ MINIMUM SPACING BETWEEN MULTIPLE PIPES ARE:

36" PIPES AND SMALLER: EQUAL TO THE OUTSIDE DIAMETER OF THE LARGEST PIPE.

PIPES LARGER THAN 36": EQUAL TO HALF THE OUTSIDE DIAMETER OF THE LARGEST PIPE.

Ⓘ FOR MINIMUM COVER DEPTHS FOR CONSTRUCTION LOADS SEE D-PB-3.

Ⓙ MAXIMUM ALLOWABLE FILL HEIGHTS ARE AS DEFINED IN THE DRAINAGE MANUAL SECTION 6, APPENDIX, TABLE 6A-1.

BEDDING AND BACKFILL REQUIREMENTS:

Ⓚ PLACE 6 INCHES MINIMUM OF CLASS B BEDDING MATERIAL, ALONG WITH SUFFICIENT ADDITIONAL CLASS "B" BEDDING MATERIAL ACCURATELY SHAPED AS SHOWN IN HAUNCH AREA DETAIL.

Ⓛ CLASS "B" BEDDING MATERIAL MEETING THE REQUIREMENTS OF CONSTRUCTION SPECIFICATION SUBSECTION 204.04 SHALL BE PLACED IN LIFTS AND UP TO 8 INCHES ABOVE THE TOP OF PIPE. A MINIMUM COMPACTION LEVEL OF 90% OF THE STANDARD PROCTOR DENSITY PER AASHTO T99 SHALL BE ACHIEVED BY USE OF VIBRATORY PLATE.

Ⓜ UNCLASSIFIED BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING A 8 INCH LOOSE LIFT THICKNESS STARTING FROM THE CLASS B BEDDING, 6 INCHES ABOVE THE TOP OF PIPE, TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE.

Ⓝ **END TREATMENTS:**

(1) ALL CROSS DRAINS (PERPENDICULAR) PLACED UNDER A MAINLINE ROADWAY, REQUIRE TYPE U ENDWALLS CONFORMING TO THE ROADWAY FILL SLOPE AS SHOWN ON STANDARD DRAWINGS D-PE-15A THROUGH D-PE-48A FOR END WALL GEOMETRY AND D-PE-99 FOR GRATE DETAILS. ALL CULVERT ENDWALLS LOCATED WITHIN THE CLEAR ZONE (S-CZ-1) REQUIRE A SAFETY GRATE (18" OR 24" PIPE ENDWALLS MAY OMIT THE STEEL GRATE). ALL CROSS DRAIN CULVERTS LARGER THAN 48" MUST BE PROTECTED BY A GUARDRAIL OR ENDWALL OR MUST BE PLACED OUTSIDE THE CLEAR ZONE. CROSS DRAIN ENDWALLS PLACED OUTSIDE THE CLEAR ZONE MAY USE TYPE A (D-PE-1), TYPE B (D-PE-6 THRU 9F), OR STRAIGHT HEADWALL (D-PE-4) IN LIEU OF TYPE U OR IF THE PIPE END WALL IS PROTECTED BY A GUARDRAIL.

(2) ALL SIDE DRAINS (PARALLEL) PLACED UNDER A SIDE ROAD, DRIVEWAY, OR FIELD ENTRANCE, ETC. THAT INTERSECT A MAINLINE ROADWAY, REQUIRE SAFETY ENDWALLS AS SHOWN ON THE D-SEW- SERIES STANDARD DRAWINGS WITH SAFETY GRATE (D-SEW-1A) WITH A MAXIMUM 6:1 TAPER IF THE CULVERT ENDWALLS ARE LOCATED INSIDE THE CLEAR ZONE (S-CZ-1).

(3) ALL MEDIAN CROSSOVER SIDE DRAINS (LONGITUDINAL) PLACED UNDER MEDIAN OPENINGS REQUIRE SAFETY ENDWALLS AS SHOWN ON D-SEW-120 STANDARD DRAWING WITH SAFETY GRATE (D-SEW-1A) WITH MAXIMUM 12:1 TAPER IF THE CULVERT ENDWALLS ARE LOCATED INSIDE THE CLEAR ZONE (S-CZ-1).

Ⓞ **INSPECTION REQUIREMENTS:**

ALL PIPES SHALL UNDERGO INSPECTION ACCORDING TO SECTION 607.09 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR PER SECTION 30 OF AASHTO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES CURRENT EDITION.

Ⓟ **PAYMENT:**

EXCAVATION FOR PIPE WILL NOT BE MEASURED AND PAID FOR DIRECTLY AND ANY SOIL NOT MEETING REQUIREMENT FOR TRENCHES SHALL BE REMOVED AND REPLACED. ALL COST OF THIS WORK WILL BE INCLUDED IN THE COST OF THE PROPOSED PIPE CULVERT. SEE TABLE A FOR PIPE CULVERT ITEM NUMBERS.

PAYMENT FOR CLASS "B" BEDDING MATERIAL, UNCLASSIFIED BACKFILL TO THE LIMIT LINE, AND/OR IF REQUIRED EXCAVATABLE FLOWABLE FILL, TIE DOWN STRAPS AND BEDDING MATERIAL WILL BE INCLUDED IN THE UNIT PRICE OF THE PIPE.

GEOTEXTILE TYPE III TO BE USED ONLY IF IMPROVED FOUNDATION IS REQUIRED, AND WILL BE PAID UNDER ITEM NO.

740-10.03 GEOTEXTILE (TYPE III)(EROSION CONTROL) PER S.Y.

REV. 7-12-07: REVISED GENERAL NOTE Ⓟ

REV. 6-1-09: REVISED GENERAL NOTE Ⓘ AND TITLE NAME. ADDED GENERAL NOTE Ⓠ

REV.2-1-12: REVISED DRAWING NAME ADDED EFF DETAIL. REVISED GENERAL NOTES AND TABLE. ADDED MINIMUM COVER TABLE.

REV. 8-21-12: REVISED GENERAL NOTES. CHANGED BACKFILL MATERIAL.

REV. 1-2-13: REVISED TRENCH AND ADDED FILL DETAIL.

REV. 1-28-14: ADDED PP, RE LETTERED AND REVISED NOTES.

REV. 06-28-19: REVISED DETAIL FOR BEDDING UNDER HAUNCH INSTALLATION, AND GENERAL NOTES. REDREW TABLE A AND RENAMED TABLE B TO A. REVISED TABLE A CONTENT AND LEGEND. REDREW SHEET.

REV. 11-30-20: REVISED DETAIL FOR STANDARD TRENCH INSTALLATION, TABLE A. AND GENERAL NOTES.

REV. 03-04-21: REVISED TABLE A.

REV. 01-28-2022: REVISED GENERAL NOTE Ⓠ

APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD DETAILS FOR FLEXIBLE PIPE INSTALLATION

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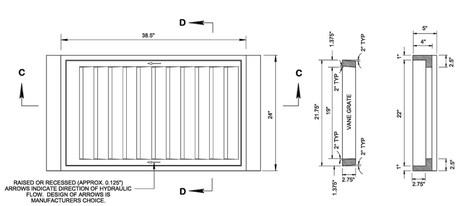
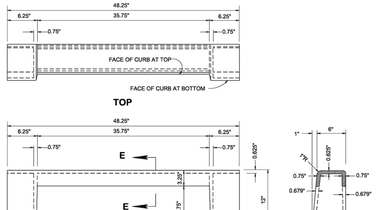


PLAN VIEW

SECTION D-D



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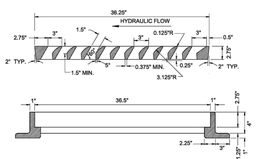
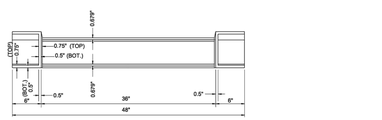
SECTION E-E



SECTION C-C

GRATE AND FRAME DETAILS



BOTTOM

CURB INLET CASTING

WEIGHTS FOR SINGLE GRATE CATCH BASIN

FRAME ——— 285 LBS.
GRATE ——— 250 LBS.
CURB INLET ——— 155 LBS.
TOTAL ——— 670 LBS. ★

NOTE:
★ FOR NO. 10 CATCH BASIN, DEDUCT 155 LBS. PER " GRATE ", SINCE NO CURB INLET IS REQUIRED.

FRACTION TABLE

1/8"	-	0.125"
1/4"	-	0.250"
3/8"	-	0.375"
1/2"	-	0.500"
5/8"	-	0.625"
11/16"	-	0.688"
3/4"	-	0.750"

GENERAL NOTES

Ⓐ WHEN A SIX (6) INCH VERTICAL CURB IS REQUIRED USE THIS DRAWING ON ALL VARIATIONS OF NUMBER 10, 12, 14, 16, AND 17 CATCH BASINS CONTAINED IN THIS SECTION OF THE STANDARD DRAWINGS.

Ⓑ FOR CLEARNESS, ALL CORNERS ARE SHOWN ON THIS DRAWING BY STRAIGHT LINES WITH THE EXCEPTION OF THE 1" RADIUS AT THE TOP OF FACE OF CURB. ALL INSIDE CORNERS SHOULD BE MADE WITH ½" x ½" FILLETS OR ½" RADIUS FILLETS FOR EASE IN MOLDING.

Ⓒ IF PAID FOR SEPARATELY CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER ITEM NO. 611-03.04, GRAY IRON CASTINGS (CATCH BASIN), LB.

Ⓓ IF CATCH BASIN IS PAID FOR UNDER EACH, THEN COST OF CAST IRON USED IN CASTINGS IS TO BE PAID FOR UNDER THE SPECIFIC ITEM BID FOR THAT CATCH BASIN. SEE STANDARD DRAWINGS FOR TYPE 10, 12, 14, 16, AND 17 CATCH BASINS FOR APPLICABLE PAY ITEMS FOR EACH TYPE OF CATCH BASIN.

REV. 10-26-93: REDREW SHEET, ADDED GENERAL NOTES AND UPDATED TO 1993 POLICY.

REV. 9-25-94: MODIFIED CURB INLET CASTING DETAIL.

REV. 1-19-95: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.

REV. 5-27-95: CHANGED GENERAL NOTE Ⓐ.

REV. 5-27-97: CHANGED GENERAL NOT

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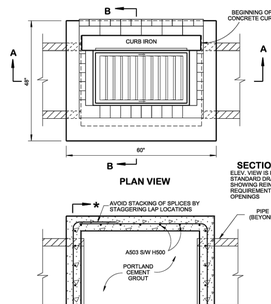

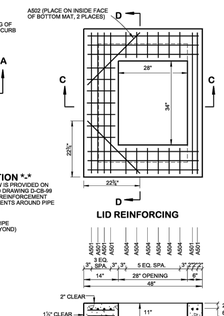

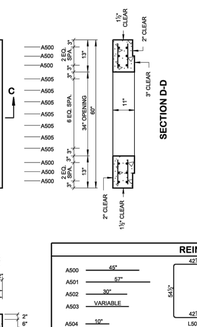

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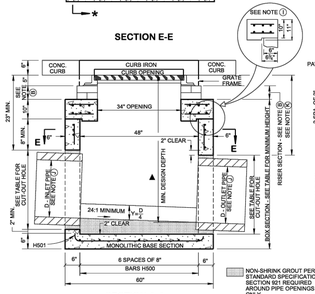
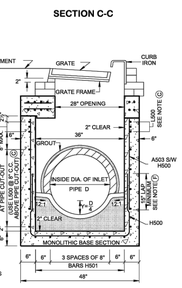
ELEV. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS

SECTION E-E





CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 12.00'.

CATCH BASIN DIMENSIONS

INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)	BOX SECTION MINIMUM HEIGHTS (INCHES)	FOR DESIGN USE ONLY ▲ CATCH BASIN MINIMUM DESIGN DEPTH (FEET)
18	2½	25	51	3.90
24	3	32	58	4.44
④ 30	3½	39	65	4.98
④ 36	4	46	72	5.52

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PS-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.

④ TO BE USED IN 48 INCH INTERIOR WALLS ONLY.

REINFORCING STEEL LEGEND

A500	45°	42½"	12"	
A501	67"	54½"	54½"	
A502	30°	L500	42½"	
A503	VARIABLE	41½" 30"	30" 53½" 30"	42" MAX. 6" MIN.
A504	60°	H500	H501	54½" 42" MAX. 6" MIN.
A505	11"			

DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE BETWEEN MINIMUM DEPTH AND TWELVE FEET. SEE STANDARD DRAWING D-CB-12S FOR DETAILS OF CAST-IN-PLACE NO. 12 CONCRETE CATCH BASINS AND PRECAST NO. 12 CONCRETE CATCH BASINS THAT ARE GREATER TWELVE FEET IN DEPTH. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

(B) THIS DIMENSION MAY VARY FROM A MINIMUM OF 0 INCHES TO A MAXIMUM OF 24 INCHES AS LONG AS 23 INCHES IS SATISFIED. THE CONTRACTOR HAS THE OPTION OF USING BRICK OR STANDARD PRECAST CONCRETE RISER FRAMES. THE USE OF BRICK SHALL BE LIMITED TO 8 INCHES. IF THIS DIMENSION EXCEEDS 8 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

(C) THIS DRAWING DEPICTS THE MINIMUM HORIZONTAL REINFORCING AT THE TOP OF CATCH BASIN WALLS. SEE ADDITIONAL DETAILS ON STANDARD DRAWING D-CB-99 FOR TALLER SECTIONS AND STEEL PLACEMENT ABOVE PIPE OPENINGS.

(D) ALL PRECAST ELEMENTS SHALL MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

CONCRETE: $f_{c'}$ = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(E) PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT THEIR OWN EXPENSE.

(F) THE FABRICATOR MAY ELIMINATE THE A503 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500/H501 BARS SO THAT 1½ INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

(G) APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

(H) THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.

(I) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL DETAILS.

(J) SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.

(K) FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 23 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

(L) SEE STANDARD DRAWING D-CBB-12A FOR DETAILS REGARDING CAST IRON GRATES, FRAMES AND CURB INLETS.

(M) PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES RISER SECTION AND GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-12.01, CATCH BASINS, TYPE 12, 0'-4' DEPTH, EACH, (THROUGH)
611-12.03, CATCH BASINS, TYPE 12, > 8'-12' DEPTH, EACH.

REV. 10-26-97: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.

REV. 1-19-99: MODIFIED CATCH BASIN MINIMUM DEPTH TABLE.

REV. 5-27-01: CHANGED PAY ITEMS IN GENERAL NOTE Ⓜ.

REV. 7-29-02: CHANGED ASTM SPECIFICATION IN GENERAL NOTE Ⓓ.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 5 WITH INTERIM. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 501 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM REBAR PLACEMENT IN LEG. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS

REV. 02-20-2020: REDREW SHEET.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN

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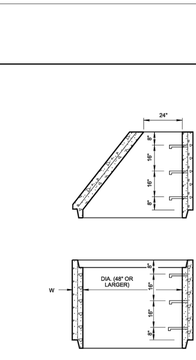
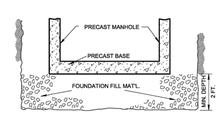
CUT-OUT HOLES		
INSIDE DIAMETER (D) OF PIPE (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER OF CUT-OUT HOLES (INCHES)
18	2½	25
24	3	32
30	3½	39
36	4	46
42	4½	53
48	5	60
54	5½	67
60	6	74
66	6½	81
72	7	88
78	7½	95

① CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".

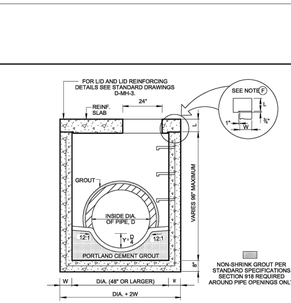
② ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PS-2.

③ CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EDGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCUT WILL NOT BE PERMITTED.





NOTE:
COST OF FURNISHING AND PLACING FOUNDATION FILL MATERIAL TO BE INCLUDED IN UNIT PRICE BID FOR 611-01.XX, MANHOLES. FOUNDATION FILL MATERIAL SHALL BE IN CONFORMANCE WITH SECTION 204 OF THE T.D.O.T. STANDARD SPECIFICATIONS.



MANHOLE DIMENSIONS

INSIDE DIA. OF MANHOLE DIA. (INCHES)	WALL THICKNESS W (INCHES)	LID THICKNESS L (INCHES)	OUTSIDE DIA. OF MANHOLE DIA. + 2W (INCHES)	MAX. INLET OR OUTLET CONC. PIPE SIZE - STR. (INCHES)	MAX. INLET OR OUTLET CONC. PIPE SIZE - 90° (INCHES)
48	5	8	58	24	15
60	6	8	72	36	24
72	7	9	86	48	30
84	8	9	100	60	36
96	9	10	114	66	42
108	10	10	128	72	48
120	11	10	142	78	54

MANHOLE MAXIMUM DEPTH NOTES

MAXIMUM DEPTH FOR PRECAST CONCRETE CIRCULAR MANHOLES IS 40.00'.

GENERAL NOTES

(A) THIS MANHOLE WILL CONFORM TO THE STANDARD DRAWING UNLESS OTHERWISE SHOWN OR DIRECTED BY THE ENGINEER TO MEET SPECIAL CONDITIONS. THERE WILL BE NO VARIATION FROM THE CONTRACT PRICE DUE TO SUCH CHANGES. IN ALL CASES IT MUST BE BUILT LARGE ENOUGH TO ACCOMMODATE INLET AND OUTLET PIPES.

(B) THE PRECAST CONCRETE MANHOLE SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS SET OUT IN ASTM-C478 LATEST REVISION.

(C) THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR MANHOLES:

CONCRETE: $f_{c'}$ = 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
REINFORCING STEEL: ASTM A615, F_y = 60,000 POUNDS PER SQUARE INCH
ALL REINFORCING IS TO BE INSTALLED AS DETAILED ON THIS DRAWING.

(D) THE COST OF CASTINGS FOR COVERS AND RIMS AND OF MANHOLE STEPS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR MANHOLES.

(E) ALTERNATIVE JOINT DETAILS MAY BE ACCEPTABLE. SEE STANDARD DRAWING D-CB-99R FOR ADDITIONAL DETAILS.

(F) PAYMENT FOR PRECAST CONCRETE CIRCULAR MANHOLES WILL BE MADE UNDER ITEM NUMBERS:

611-01.02, MANHOLES, > 4'-8' DEPTH, EACH (THROUGH)
611-01.07, MANHOLES, > 24'-28' DEPTH, EACH.

(G) PAYMENT FOR MANHOLES DEEPER THAN 28' WILL BE MADE UNDER ITEMS NUMBERS:

611-01.10 MANHOLE , "TO ... ", EACH (THROUGH)
611-01.19, MANHOLE , "TO ... ", EACH.

REV. 11-20-72: WALL THICKNESS DELETED ON PRECAST SECTIONS.

REV. 1-10-73: ENTRANCE TO OUTLET PIPE BEVELED.

REV. 2-1-73: SKETCH ADDED SHOWING BEVELED ENTRY.

REV. 1-1-76: CHANGED DWG. NO. FROM S-M-3 TO D-MH-3 (MASONRY DETAILS ADAPTED FROM OLD DWG. NO. S-M-3A).

REV. 7-2-84: ADDED NOTE TO FOUNDATION DETAIL.

REV.7-29-96: REDREW SHEET ON CADD AND MADE MINOR CHANGES.

REV. 1-19-97: ADDED GENERAL NOTE Ⓖ ADDED CUT-OUT HOLE TABLE. ADDED MANHOLE DIMENSION TABLE.

REV. 4-16-97: CHANGED MANHOLE DIMENSION TABLE.

REV. 5-1-97: CHANGED DRAWING NO. FROM D-MH-3 TO D-MH-2. CHANGED BASE SECTION TO MONOLITHIC BASE SECTION.

REV. 5-27-97: ADDED 108 AND 120 INCH DIAMETER MANHOLES.

REV. 5-27-01: CHANGED GENERAL NOTE Ⓜ AND ADDED GENERAL NOTE Ⓝ. ADDED MANHOLE MAXIMUM DEPTH NOTES.

☐ REV. 8-01-12: REVISED CUT-OUT HOLES TABLE. SHALLOW BRICK MANHOLE TOP SLAB DETAIL AND ADDITIONAL MISC. DRAFTING EDITS. ADDED 48" MANHOLE.

REV. 2-2-16: CORRECTED SHALLOW BRICK MANHOLE TOP SLAB DETAIL NOTE.

REV. 02-20-2020: REMOVED BRICK MANHOLE ALONG WITH ITS DETAILS AND NOTES. REDREW SHEET.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST NO. 3 MANHOLE

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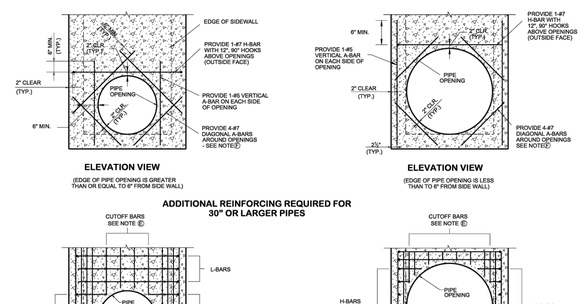
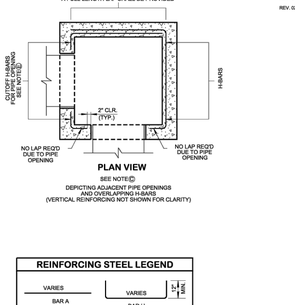
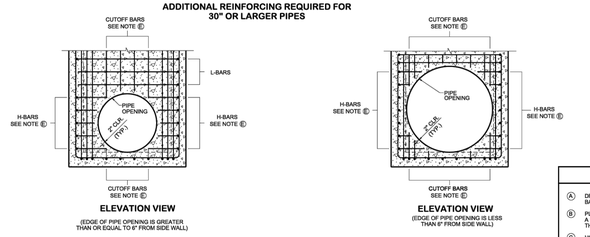




ADDITIONAL REINFORCING REQUIRED FOR 30" OR LARGER PIPES



BAR TERMINATION TO ACCOMMODATE PIPE OPENINGS

REINFORCING STEEL LEGEND

VARIES	VARIES	L (6" MIN.)
BAR A	BAR H	

DIMENSIONS SHOWN ON THIS LEGEND ARE OUTSIDE TO OUTSIDE OF BAR. STANDARD C.R.S.I. HOOK AND TIE DETAILS SHALL APPLY, EXCEPT AS NOTED.

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL NON CIRCULAR CAST-IN-PLACE AND ALL NON CIRCULAR PRECAST CATCH BASINS, MANHOLES, JUNCTION BOXES AND SPRING DRAINS.

(B) PLACE ALL REINFORCING STEEL AS DETAILED ON APPLICABLE STANDARD DRAWINGS. TO ACCOMMODATE A PIPE OPENING. THE REQUIRED REINFORCING SCHEMES SHALL BE MODIFIED BY CUTTING OR TRIMMING THE AFFECTED REINFORCING STEEL AS DETAILED ON THIS STANDARD DRAWING.

(C) HORIZONTAL H-BARS AS DETAILED ON THE STANDARD DRAWINGS ASSUME PIPE OPENINGS AS SHOWN ON THE APPLICABLE STANDARD DRAWING. IN THESE CASES, THE LEGS OF THE H-BARS SHALL BE TERMINATED TO ACCOMMODATE PIPE OPENINGS AND THERE WILL BE NO LAPPING OF H-BARS. IN THE CASE SHOWN ON THIS SHEET, WITH PIPE OPENINGS IN ADJACENT CATCH BASIN WALLS, A FULL-LENGTH LAP SHALL BE REQUIRED IN THE SOLID WALL. IF PIPE OPENINGS ARE IN OPPOSITE WALLS BUT ROTATED 90° FROM WHAT IS DEPICTED ON THE STANDARD DRAWING (I.E. FOR A CROSS-DRAIN) THE CONTRACTOR HAS THE OPTION TO MODIFY THIS H-BARS IN A SIMILAR FASHION SO ELIMINATE LAPS.

(D) A SINGLE L-BAR OF THE SAME DIAMETER MAY BE SUBSTITUTED FOR TWO OVERLAPPING H-BARS, WITH 15" OVERLAP.

(E) IF MODIFICATION TO STEEL REINFORCEMENT FOR A PIPE OPENING RESULTS IN ONE LEG OF AN H-BAR LESS THAN 6 INCHES LONG, THE LEG MAY BE OMITTED. IF MODIFICATION TO STEEL REINFORCEMENT FOR A PIPE OPENING RESULTS IN AN A-BAR LESS THAN 6 INCHES LONG, THEN THE A-BAR MAY BE OMITTED ENTIRELY.

(F) ADDITIONAL REINFORCING STEEL SHALL BE PROVIDED AROUND PIPE OPENINGS AS DETAILED ON THIS SHEET. PROVIDE DIAGONAL BARS WHEN PIPE OPENING IS FOR A 30 INCH OR LARGER PIPE.

(G) TIE ADDITIONAL REINFORCEMENT TO THE EXISTING INSIDE FACE REINFORCEMENT.

(H) THE PREFERRED LOCATION OF UNDERDRAIN CONNECTIONS, WHEN REQUIRED, IS IN A WALL WITH NO PIPE OPENING. UNDERDRAIN CONNECTIONS SHALL BE LOCATED AT LEAST 6 INCHES FROM THE TOP OF THE CATCH BASIN WALL. IF PLACEMENT IN A WALL WITH A PIPE OPENING IS NECESSARY, THE OUTSIDE EDGE OF THE UNDERDRAIN SHALL BE LOCATED A MINIMUM OF 4 INCHES FROM THE OUTSIDE EDGE OF THE PIPE OPENING.

(I) UNDERDRAIN HOLE SHOULD BE PLACED BETWEEN THE REINFORCING BARS. DURING THE PLACEMENT OF THE UNDERDRAIN HOLE, EVERY EFFORT SHALL BE MADE TO AVOID CUTTING REINFORCEMENT.

(J) VARIATIONS OF BAR LOCATION DUE TO REQUIRED SPLICES IS ACCEPTABLE UP TO A DISTANCE EQUAL TO THE BAR DIAMETER.

(K) MANUFACTURING TOLERANCES WILL BE AS SHOWN ON STANDARD OPERATING PROCEDURE (SOP) 5-3.

REV. 6-7-13: ADDED NOTES Ⓒ, Ⓔ, & Ⓘ.

REV. 3-11-14: ELIMINATED STIRRUPS.

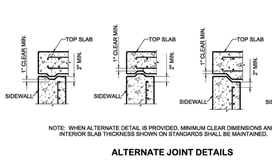
REV. 5-20-14: COMBINED NOTE Ⓔ AND Ⓘ.

REV. 02-20-2020: REDREW SHEET.

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES

08-01=2012 | D-CB-99

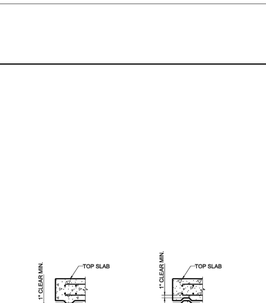


NOTE: WHEN ALTERNATE DETAIL IS PROVIDED, MINIMUM CLEAR DIMENSIONS AND INTERIOR SLAB THICKNESS SHOWN ON STANDARDS SHALL BE MAINTAINED.

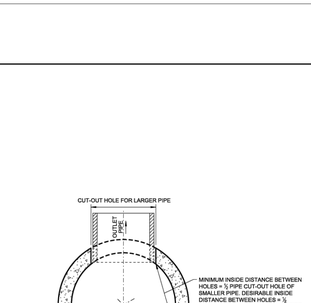
ALTERNATE JOINT DETAILS

TYPICAL UNDERDRAIN CONNECTION DETAIL SEE NOTE Ⓗ

3/23/2020 11:18:21 AM
C:\Users\jb5647\Desktop\15-102.00 Catch Basins and Manholes (PI)\102.03 Manholes (PI)\MH02-20200220.DGN
LP
NOT TO SCALE



NOTE: WHEN ALTERNATE JOINT DETAIL IS PROVIDED, MINIMUM CLEAR DIMENSIONS AND INTERIOR SLAB THICKNESS SHOWN ON STANDARDS SHALL BE MAINTAINED.



NOTE: WHEN ALTERNATE JOINT DETAIL IS PROVIDED, MINIMUM CLEAR DIMENSIONS AND INTERIOR SLAB THICKNESS SHOWN ON STANDARDS SHALL BE MAINTAINED.

SUGGESTED SIZE OF WELDED WIRE REINFORCEMENT (WWR) FOR USE IN WALLS

INSIDE DIA. OF CATCH BASIN DIA. (INCHES)	WALL THICKNESS W (INCHES)	AREA STEEL REQ'D. (SQ. IN./FT.)	WWR OPTION A	WWR OPTION B
48	5	0.12	WWR 3x8-W3xW1.8	WWR 3x12-W3xW2.1
60	6	0.15	WWR 2x8-W2.5xW2.5	WWR 3x12-W3xW2.1 (2 LAYERS)
72	7	0.18	WWR 3x6-W4.5xW2.1	WWR 3x12-W3xW2.1 (2 LAYERS)
84	8	0.21	WWR 2x6-W3.5xW2.1	WWR 3x12-W3xW2.1 (2 LAYERS)
96	9	0.24	WWR 2x8-W4xW2.1	WWR 3x12-W3xW2.1 (2 LAYERS)
108	10	0.30	WWR 2x6-W5xW2.5	
120	11	0.36	WWR 2x8-W6xW3	

WWR AxB-WCxWD
A = SPACING OF HORIZONTAL WIRES, IN.
B = SPACING OF VERTICAL WIRES, IN.
C = HORIZONTAL WIRE SIZE
D = VERTICAL WIRE SIZE

GENERAL NOTES

(A) DRAWING TO BE USED FOR ALL CIRCULAR PRECAST CATCH BASINS AND MANHOLES.

(B) WELDED WIRE REINFORCEMENT (WWR) SHALL BE PLACED AS DESCRIBED IN ASTM C478 LATEST EDITION. WWR TABLE IS PROVIDED FOR REFERENCE ONLY. OTHER WWR SIZES AND/OR GRID SPACING MAY BE UTILIZED TO OBTAIN THE REQUIRED AREA OF STEEL REINFORCEMENT. A MAXIMUM OF TWO LAYERS MAY BE UTILIZED. WWR SHALL NOT BE UTILIZED IN TOP SLABS.

(C) SEE D-CB-99RA FOR BILL OF STEEL FOR LID REINFORCEMENT.

(D) CUT-OUT HOLES MAY BE PREFORMED OR CORE DRILLED.

REV. 9-24-12: ADDED GENERAL NOTE Ⓒ.

REV. 3-11-14: ELIMINATED STIRRUPS ON DETAILS VIEW.

REV. 02-20-2020: REDREW SHEET.

REV. 01-28-2022: GENERAL NOTE Ⓑ WAS ADDED. THE TERM WWF WAS REPLACED WITH THE TERM WWR ON THE TABLE AND GENERAL NOTE Ⓑ.

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

MISCELLANEOUS DETAILS FOR ROUND STRUCTURES

08-01-2012 | D-CB-99R

MANAGING LOCATION: BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

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Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

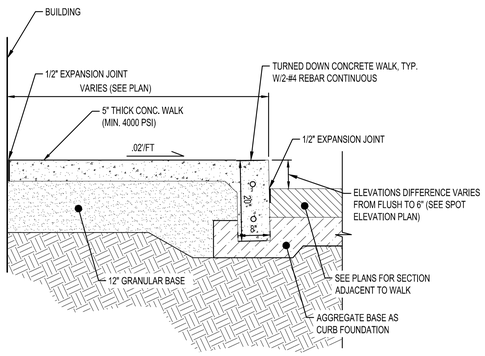
Project Name & Location:

SITE DETAILS

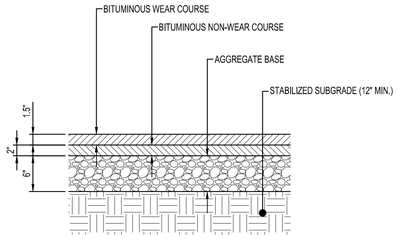
Drawing Name:

Type:	V7.0	ISG Project No.	23-27665
Drawn By:	SK		
Designed By:	SK		C-022
Reviewed By:	EG		Drawing No.

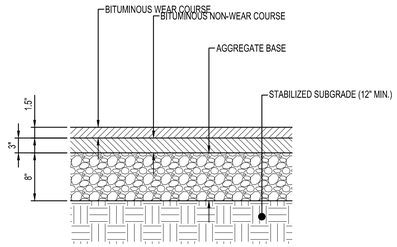
NOTE:
CONCRETE SHALL HAVE A NON-SLIP
BROOM FINISH



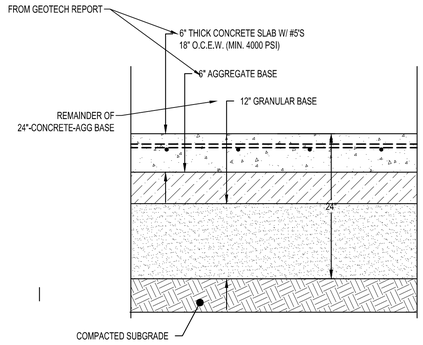
TURN DOWN CONCRETE WALK SECTION
NTS



STANDARD BITUMINOUS PAVEMENT
NTS



HEAVY DUTY BITUMINOUS PAVEMENT
NTS



LOADING DOCK PAVEMENT SECTION
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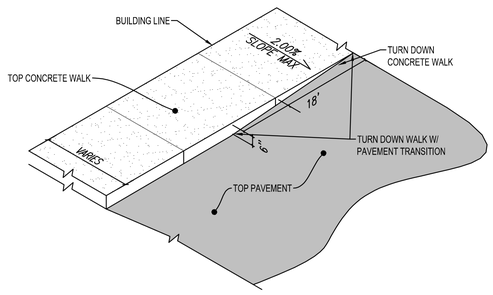
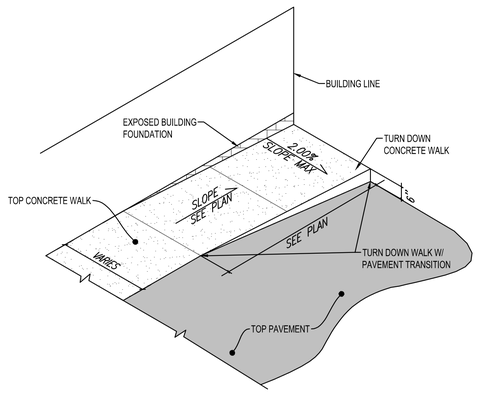


TURN DOWN WALK TRANSITION 'X'
N.T.S.



TURN DOWN WALK TRANSITION 'X'
N.T.S.

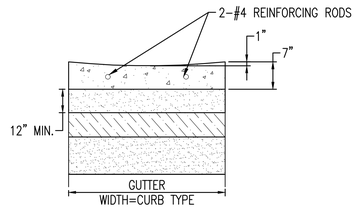
NOTES:

1. FLOW LINE THROUGH CURB RADIUS AND VALLEY GUTTER IS TO MATCH CURB AND GUTTER FLOW LINE

2. THE CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED ON A MINIMUM OF 12" AGGREGATE BASE (INCIDENTAL TO CONCRETE DRIVEWAY PAVEMENT)

3. NO SEPARATE PAYMENT SHALL BE MADE FOR INTEGRANT CURB

4. INSTALL (2) #4 REINFORCING RODS CENTERED IN VALLEY GUTTER (AS SHOWN) FOR THE FULL WIDTH OF OF THE VALLEY GUTTER



SECTION A-A

COMMERCIAL DRIVEWAY ENTRANCE
N.T.S.

Issued:	Date:
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Revisions:	Date:
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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

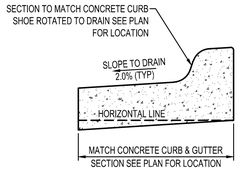
ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

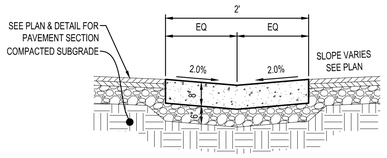
Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-023
Reviewed By: EG	Drawing No.



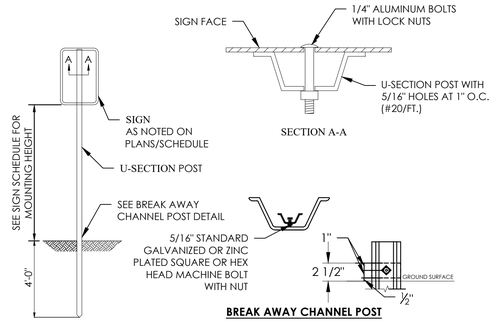
REVERSE PITCH CONCRETE CURB & GUTTER

NTS



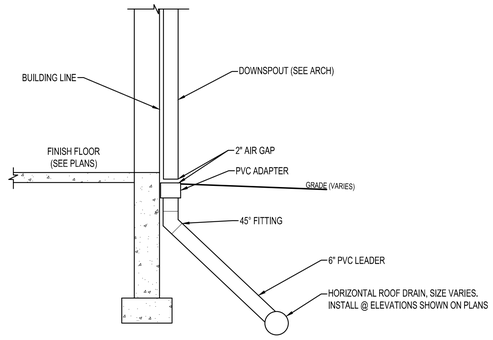
CONCRETE VALLEY GUTTER

NTS



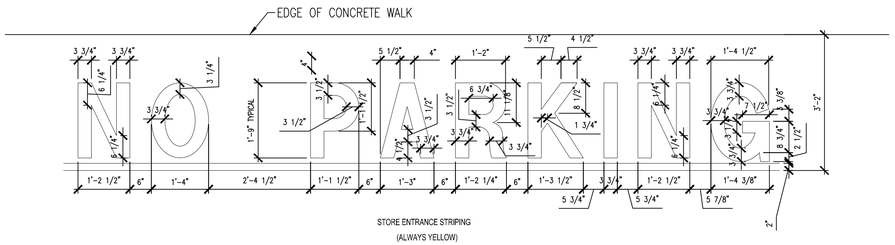
POST MOUNTED SIGN IN GRASS AREA

N.T.S.



VERTICAL RAIN LEADER

NTS SD400



STORE ENTRANCE NO PARKING STRIPING DETAIL

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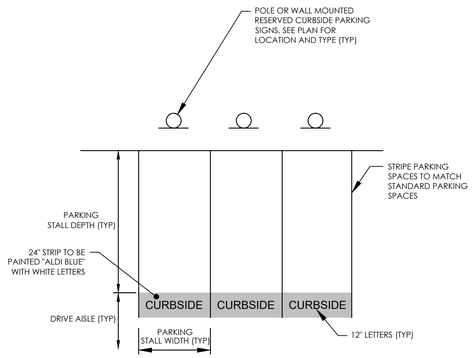


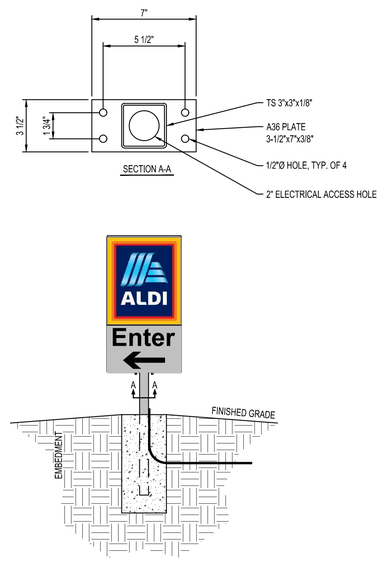
ALDI BLUE CUSTOM COLOR:

CCE-COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

-ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS.
-PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
-a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
-b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
-SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
-SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED

CURBSIDE PARKING DETAIL

N.T.S.



ALDI DIRECTIONAL SIGN

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Revisions:		Date:
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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

Drawing Name:

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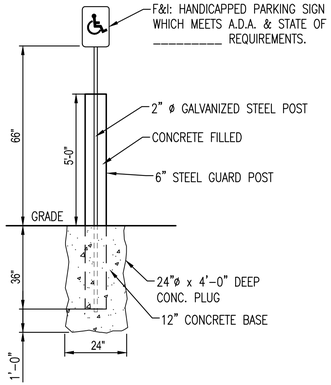
Drawn By:	SK	
Designed By:	SK	C-024
Reviewed By:	EG	Drawing No.



HANDICAPPED SIGN POST W/BOLLARD

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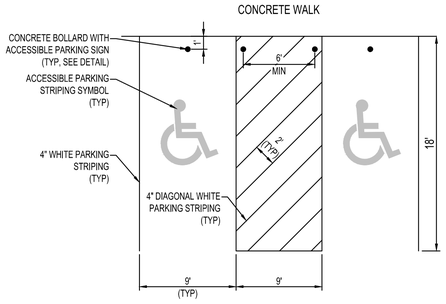
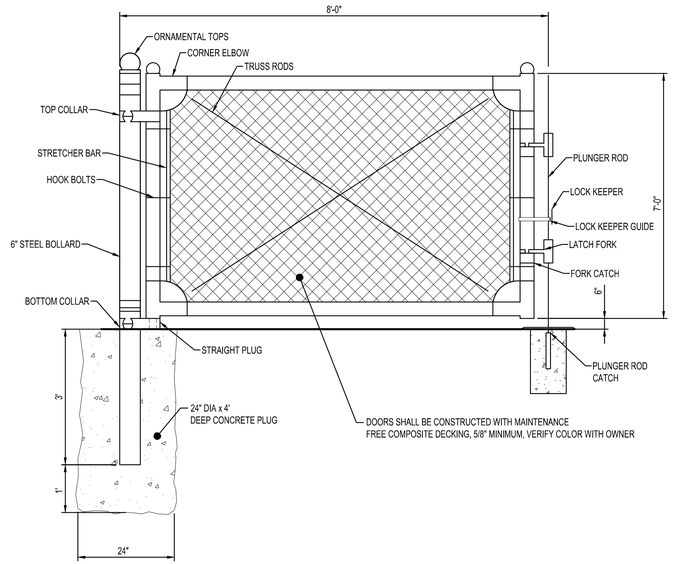


ACCESSIBLE PARKING AREA

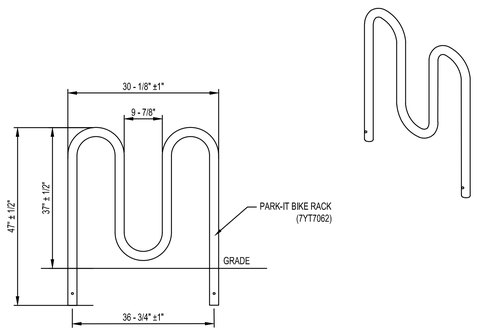
NTS PM303

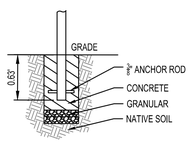


SCREENING GATE DETAIL

N.T.S.

*COORDINATE FINAL LOCATION WITH ALDI CONSTRUCTION MANAGER





PARK-IT BIKE RACK (5 BIKES)

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Revisions:	Date:
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ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-025
Reviewed By:	EG	Drawing No.

SWPPP INDEX OF SHEETS

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3. ORDER OF CONSTRUCTION ACTIVITIES (5.5.1.a)	1
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5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (5.5.3.)	2
6. MAINTENANCE AND INSPECTION	3
7. SITE ASSESSMENTS (5.5.3.8.)	3
8. STORMWATER MANAGEMENT (5.5.3.11.h)	4
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10. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (5.5.3.7.c, 6.1)	4
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NOTE: CITATIONS IN PARENTHESIS INDICATE SECTIONS OF THE CURRENT CGP.

1. SWPPP REQUIREMENTS (5.0.)

1.1. HAS THE SWPPP TEMPLATE BEEN PREPARED BY AN INDIVIDUAL THAT HAS THE FOLLOWING LICENSING AND/OR CERTIFICATIONS (5.2)?

☒ YES (CHECK ALL THAT APPLY BELOW) OR ☐ NO

- ☒ CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC)
- ☒ A TN LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
- ☐ HAS SUCCESSFULLY COMPLETED TDEC LEVEL II COURSE

1.2. DO THE EPSC PLANS INVOLVE STRUCTURAL DESIGN, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS FOR EPSC STRUCTURAL MEASURES (E.G. SEDIMENT BASINS) (5.2.)? YES ☐ NO ☒

IF YES, HAVE THE EPSC PLANS BEEN PREPARED, STAMPED AND CERTIFIED BY A TN LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT? ☐ YES ☐ NO

1.3. DO THE PROJECT STORMWATER OUTFALLS DISCHARGE INTO THE FOLLOWING (6.4.1.)? ☐ YES (CHECK ALL THAT APPLY BELOW) ☒ NO

- ☐ WATERS WITH UNAVAILABLE PARAMETERS (303d FOR SILTATION)
- ☐ EXCEPTIONAL TENNESSEE WATERS (ETW)

2. SITE DESCRIPTION (5.5.1.)

2.1. PROJECT LIMITS (5.5.1.f): REFER TO C-122 SITE EROSION CONTROL PLAN (POST)

2.2. TOTAL PROJECT AREA (5.5.1.b): 2.42 ACRES

2.3. TOTAL AREA TO BE DISTURBED (5.5.1.b): 2.6 ACRES

2.4. PROJECT DESCRIPTION (5.5.1.a):

TITLE: ALDI LA VERGNE
COUNTY: RUTHERFORD COUNTY

2.5. SITE MAP(S) (3.2.2.): REFER TO C-122 SITE EROSION CONTROL PLAN (POST)

2.6. DESCRIPTION OF EXISTING SITE TOPOGRAPHY (5.5.1.c): REFER TO C-210 EXISTING SITE AND REMOVAL PLAN, SITE LOCATION MAP, AND THE OUTFALL TABLE IN SECTION 4.2.

2.7. IF THE PROJECT WILL EXCEED 50 ACRES OF DISTURBANCE AT ANY POINT DURING THE LIFESPAN OF THE PROJECT THE FOLLOWING CONDITIONS MUST BE MET (5.5.3.3)

2.7.1. TDEC SHALL BE NOTIFIED. (5.5.3.3.a)

2.7.2. A GEOSPATIAL FILE IDENTIFYING THE PROJECT AREAS BOUNDARIES SHALL BE SUBMITTED TO TDEC. (5.5.3.3.e)

2.7.3. A MONITORING PLAN SHALL BE PREPARED FOR OUTFALLS DRAINING 10 OR MORE ACRES, OR 5 ACRES IF DRAINING TO WATERS WITH UNAVAILABLE PARAMETERS (303d SILTATION) OR AN ETW. (5.5.3.3.f)

2.7.4. SITE ASSESSMENTS SHALL BE CONDUCTED ON A QUARTERLY BASIS (5.5.3.3.b AND 5.5.3.8).

2.7.5. INSPECTIONS SHALL BE CONDUCTED TWICE PER WEEK AND FOLLOWING ANY RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOURS (5.5.3.3.c AND 5.5.3.9).

2.8. MAJOR SOIL DISTURBING ACTIVITIES (5.5.1.a) (CHECK ALL THAT APPLY):

- ☐ CLEARING AND GRUBBING
- ☒ EXCAVATION
- ☒ CUTTING AND FILLING
- ☒ FINAL GRADING AND SHAPING
- ☒ UTILITIES
- ☐ OTHER (DESCRIBE): _____

2.9. ARE THERE ANY SEASONAL LIMITATIONS ON WORK? ☐ YES ☒ NO

IF YES, LIST THE CORRESPONDING PLAN SHEET: _____

2.10. SOIL PROPERTIES (5.5.1.d, 5.5.3.3.d, 5.5.3.6.b).

SOIL PROPERTIES FOR THE PRIMARY SOILS ARE LISTED IN THE TABLE BELOW.

SOIL PROPERTIES			
PRIMARY SOIL NAME	HSG	% OF SITE	ERODIBILITY (k value)

2.11. PROJECT RUNOFF COEFFICIENTS AND AREA PERCENTAGES (5.5.3.6.a).

RUNOFF COEFFICIENTS FOR EXISTING CONDITIONS				
AREA TYPE	AREA(AC)	PERCENTAGE OF TOTAL AREA (%)	RUNOFF CN	C FACTOR
IMPERVIOUS	0.00	0		
PERVIOUS	2.42	100	0	0.30
WEIGHTED CURVE NUMBER OR C-FACTOR =			0	0.30

RUNOFF COEFFICIENTS FOR POST-CONSTRUCTION CONDITIONS				
AREA TYPE	AREA(AC)	PERCENTAGE OF TOTAL AREA (%)	RUNOFF CN	C FACTOR
IMPERVIOUS	2.00	76	00	0.95
PERVIOUS	0.60	23	00	0.30
WEIGHTED CURVE NUMBER OR C-FACTOR =			00	0.80

3. ORDER OF CONSTRUCTION ACTIVITIES (5.5.1.a)

CONSTRUCTION SHALL BE SEQUENCED AND STAGED TO: MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED SOIL AREAS, PRESERVE TOPSOIL, AND MINIMIZE SOIL COMPACTION. NO WORK SHALL BE STARTED UNTIL THE CONTRACTOR'S PLAN FOR THE STAGING OF THEIR OPERATIONS, INCLUDING THE PLAN FOR STAGING OF TEMPORARY AND PERMANENT EPSC MEASURES, HAS BEEN ACCEPTED BY THE ENGINEER. THE CONTRACTOR'S EPSC PLAN SHALL INCORPORATE AND SUPPLEMENT, AS ACCEPTABLE, THE ORDER OF CONSTRUCTION ACTIVITIES AND THE BASIC EPSC DEVICES DEPICTED ON THE EPSC PLAN CONTAINED WITHIN THE APPROVED SWPPP.

3.1. SPECIAL SEQUENCING REQUIREMENTS

3.2. INSTALL STABILIZED CONSTRUCTION EXITS.

3.3. INSTALL PERIMETER PROTECTION WHERE RUNOFF SHEET FLOWS FROM THE SITE.

3.4. INSTALL INITIAL EPSC MEASURES BEFORE CLEARING, GRUBBING, EXCAVATION, GRADING, CULVERT OR BRIDGE CONSTRUCTION, CUTTING, FILLING, OR ANY OTHER EARTHWORK OCCURS, EXCEPT AS SUCH WORK MAY BE NECESSARY TO INSTALL EPSC MEASURES.

3.5. PERFORM CLEARING AND GRUBBING (NOT MORE THAN TWO WEEKS PRIOR TO GRADING OR EARTH-MOVING. REFER TO THE STABILIZATION PRACTICES BELOW.).

3.6. REMOVE AND STORE TOPSOIL.

3.7. STABILIZE DISTURBED AREAS WITHIN 2 WEEKS OF COMPLETING ANY STAGE AND/OR PHASE OF ACTIVITY (STEEP SLOPES SHALL BE STABILIZED WITHIN 1 WEEK AFTER CONSTRUCTION ACTIVITY HAS TEMPORARY OR PERMANENTLY CEASED).

3.8. INSTALL UTILITIES, STORM SEWERS, CULVERTS AND BRIDGE STRUCTURES.

3.9. INSTALL INLET AND CULVERT PROTECTION ONCE STRUCTURES ARE IN PLACE AND CAPABLE OF INTERCEPTING FLOW.

3.10. PERFORM FINAL GRADING AND INSTALL BASE STONE.

3.11. COMPLETE FINAL PAVING AND SEALING OF CONCRETE.

3.12. INSTALL TRAFFIC CONTROL AND PROTECTION DEVICES.

3.13. COMPLETE FINAL STABILIZATION (TOPSOIL, SEEDING, MULCH, EROSION CONTROL BLANKET, SOD, ETC.)

3.14. REMOVE TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT FROM AREAS THAT HAVE ESTABLISHED AT LEAST 70 PERCENT UNIFORM PERMANENT VEGETATIVE COVER.

3.15. RE-STABILIZE AREAS DISTURBED BY REMOVAL ACTIVITIES.

4. STREAM, OUTFALL, WETLAND, TMDL AND ECOLOGY INFORMATION

4.1. STREAM INFORMATION (5.5.1.h, 5.5.1.i)

4.1.1. WILL CONSTRUCTION AND/OR EROSION PREVENTION AND SEDIMENT CONTROLS IMPACT ANY STREAMS WITHIN THE PROJECT LIMITS? ☐ YES ☒ NO

IF YES, THE IMPACT(S) HAVE BEEN INCLUDED IN THE TOTAL PROJECT IMPACTS AND HAVE BEEN INCLUDED IN THE WATER QUALITY PERMITS.

4.1.2. HAVE ANY OF THE RECEIVING STATE WATERS LESS THAN OR EQUAL TO 1 FLOW MILE DOWN GRADIENT OF THE PROJECT LIMITS BEEN CLASSIFIED BY TDEC AS FOLLOWS (CHECK ALL THAT APPLY):

- ☐ 303d WITH UNAVAILABLE PARAMETERS FOR SILTATION
- ☐ EXCEPTIONAL TENNESSEE WATERS (ETW)

4.1.3. RECEIVING WATERS OF THE STATE (5.5.1.h, 5.5.1.j, 5.5.1.k).

RECEIVING WATERS OF THE STATE INFORMATION					
STATE WATER LABEL	NAME OF RECEIVING STATE WATER	303d WITH UNAVAILABLE PARAMETERS FOR SILTATION (YES OR NO)	ETW (YES OR NO)	LOCATED WITHIN PROJECT LIMITS (YES OR NO)	LOCATED WITHIN ≤ 1 FLOW MILE DOWN GRADIENT OF PROJECT LIMITS (YES OR NO)
UNNAMED TRIB TO FINCH BRANCH	N/A	NO	NO	NO	YES

TNEPSC

PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 1

Issued:		Date:
A		
B		
C		
D		
E		
Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

ISG

MANAGING LOCATION:
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Division City, Division State, Zip
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(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0	ISG Project No.	23-27665
Drawn By:	SK		
Designed By:	SK	Drawing No.	C-120
Reviewed By:	EG		

4.1.4. RECEIVING WATERS OF THE US (NON STATE WATERS) (4.1.2). LIST ANY FEATURE THAT IS IDENTIFIED AS A WET WEATHER CONVEYANCE (TDEC) AND IDENTIFIED AS WATERS OF THE US BY THE ARMY CORPS OF ENGINEERS.

WET WEATHER CONVEYANCES THAT ARE WATERS OF THE US			
WOTUS LABEL	NAME OF RECEIVING STATE WATER	LOCATED WITHIN PROJECT LIMITS (YES OR NO)	LOCATED WITHIN 15-FT OF THE PROJECT LIMITS (YES OR NO)

4.1.5. ARE THERE ANY WATER QUALITY RIPARIAN BUFFER ZONES REQUIRED FOR WATERS OF THE STATE? (5.5.1.l, 6.4.2.)

☐ YES ☒ NO

IF YES, THEY HAVE BEEN INCLUDED ON PLAN SHEET(S) _____.

IF YES, CHECK THE APPROPRIATE BOX BELOW FOR SIZE OF BUFFER.

☐ 60-FEET FOR WATERS WITH UNAVAILABLE PARAMETERS AND EXCEPTIONAL TENNESSEE WATERS (ETW) (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 30-FEET).

A 60 FOOT NATURAL WATER QUALITY RIPARIAN BUFFER ZONE ADJACENT TO AND ON BOTH SIDES OF THE RECEIVING STATE STREAM WITH THIS DESIGNATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE DURING CONSTRUCTION ACTIVITIES AT THE SITE. THE 60 FOOT CRITERION FOR THE WIDTH OF THE BUFFER ZONE CAN BE ESTABLISHED ON AN AVERAGE WIDTH BASIS AT A PROJECT, AS LONG AS THE MINIMUM WIDTH OF THE BUFFER ZONE IS MORE THAN 30 FEET AT ANY MEASURED LOCATION. IF THE CONSTRUCTION SITE ENCOMPASSES BOTH SIDES OF A STREAM, BUFFER AVERAGING CAN BE APPLIED TO BOTH SIDES, BUT MUST BE APPLIED INDEPENDENTLY.

☐ 30-FEET FOR ALL OTHER STREAMS (AVERAGE WIDTH PER SIDE WITH A MINIMUM OF 15-FEET).

A 30 FOOT NATURAL WATER QUALITY RIPARIAN BUFFER ZONE ADJACENT TO AND ON BOTH SIDES OF THE RECEIVING STATE STREAM SHALL BE PRESERVED TO THE MAXIMUM EXTENT PRACTICABLE DURING CONSTRUCTION ACTIVITIES AT THE SITE. THE 30 FOOT CRITERION FOR THE WIDTH OF THE BUFFER ZONE CAN BE ESTABLISHED ON AN AVERAGE WIDTH BASIS AT A PROJECT, AS LONG AS THE MINIMUM WIDTH OF THE BUFFER ZONE IS MORE THAN 15 FEET AT ANY MEASURED LOCATION. IF THE CONSTRUCTION SITE ENCOMPASSES BOTH SIDES OF A STREAM, BUFFER AVERAGING CAN BE APPLIED TO BOTH SIDES, BUT MUST BE APPLIED INDEPENDENTLY.

☐ 15-FEET FOR ANY WET WEATHER CONVEYANCES IDENTIFIED AS WATERS OF THE US BY THE US ARMY CORPS OF ENGINEERS.

4.1.6. ARE THERE ANY WATER QUALITY RIPARIAN BUFFER ZONES NOT REQUIRED FOR STATE WATERS DUE TO A TDEC ARAP? (1.5.2.)

☐ YES ☒ NO

4.1.7. ARE THERE WATER QUALITY RIPARIAN BUFFER ZONE EXEMPTIONS? (4.1.2.1.) ☐ YES ☒ NO

IF YES, EXISTING CONDITIONS DESCRIPTION:_____

4.1.8. EVERY ATTEMPT SHOULD BE MADE FOR CONSTRUCTION ACTIVITIES TO NOT TAKE PLACE WITHIN THE WATER QUALITY RIPARIAN BUFFER ZONE AND FOR EXISTING FORESTED AREAS TO BE PRESERVED. (4.1.2., 6.4.2.)

4.1.9. BECAUSE OF HEAVY SEDIMENT LOAD ASSOCIATED WITH CONSTRUCTION SITE RUNOFF, WATER QUALITY RIPARIAN BUFFER ZONES ARE NOT SEDIMENT CONTROL MEASURES AND SHOULD NOT BE RELIED UPON AS PRIMARY SEDIMENT CONTROL MEASURES. THE WATER QUALITY RIPARIAN BUFFER ZONE SHALL BE ESTABLISHED BETWEEN THE TOP OF THE STREAM BANK AND THE DISTURBED CONSTRUCTION AREA.

4.1.10. WHERE IT IS NOT PRACTICABLE TO MAINTAIN A FULL WATER QUALITY RIPARIAN BUFFER, BEST MANAGEMENT PRACTICES (BMPS) PROVIDING EQUIVALENT PROTECTION AS THE NATURAL RIPARIAN ZONE MUST BE USED. A JUSTIFICATION FOR USE AND DESIGN EQUIVALENCY SHALL BE DOCUMENTED WITHIN THE SWPPP. THE ENVIRONMENTAL AND ROADWAY DESIGN DIVISIONS SHALL REVIEW AND APPROVE THIS REVISION OF THE SWPPP BEFORE DISTURBANCE OF THE SITE PROCEEDS, UNLESS PREVIOUSLY EXEMPT IN THE NPDES CGP. WHERE ISSUED, ARAP/401 REQUIREMENTS WILL PREVAIL IF IN CONFLICT WITH THESE BUFFER ZONE REQUIREMENTS.

4.2. OUTFALL INFORMATION

4.2.1. OUTFALL TABLE (5.5.1.c).SEE SWPPP SHEETS C-120, C-121, C-122 FOR OUTFALL INFORMATION.

4.2.2. HAVE ALL OUTFALLS BEEN LABELED ON THE EPSC PLAN SHEETS (5.5.1.f)? ☒ YES ☐ NO

4.2.3. HAVE ALL OUTFALLS BEEN LABELED ON A USGS TOPOGRAPHIC MAP INCLUDED IN THE "DOCUMENTATION AND PERMITS" BINDER (3.2.2.)? ☐YES ☒ NO

4.2.4. WHERE POSSIBLE, HAS NON-PROJECT RUN-ON BEEN DIVERTED AROUND OR THROUGH THE PROJECT TO ELIMINATE CONTACT WITH DISTURBED AREAS OF THE PROJECT AND SEPARATE IT FROM PROJECT RUN-OFF THEREBY REDUCING THE DRAINAGE AREA OF TO THE OUTFALLS IN THIS AREA?

☒ YES ☐ NO ☐ N/A

4.2.5. ARE EQUIVALENT MEASURES BEING SUBSTITUTED FOR A SEDIMENT BASIN(S) OR SEDIMENT TRAP(S)? (5.5.3.5.) ☐ YES ☐ NO ☒ N/A

4.2.6. A SEDIMENT BASIN, OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL IN A DRAINAGE AREA:

OF TEN ACRES OR MORE FOR AN OUTFALL(S) THAT DOES NOT DISCHARGE TO A STATE STREAM WITH UNAVAILABLE PARAMETERS OR EXCEPTIONAL TENNESSEE WATERS. A TEMPORARY (OR PERMANENT) SEDIMENT BASIN OR EQUIVALENT CONTROL MEASURES THAT PROVIDES STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A MINIMUM 2-YEAR/ 24-HOUR STORM EVENT, SHALL BE PROVIDED UNTIL FINAL STABILIZATION OF THE SITE. (5.5.3.5)

OR

OF FIVE ACRES OR MORE FOR AN OUTFALL(S) THAT DISCHARGES TO A STATE STREAM WITH UNAVAILABLE PARAMETERS DUE TO SILTATION OR EXCEPTIONAL TENNESSEE WATERS (ETW). A TEMPORARY (OR PERMANENT) SEDIMENT BASIN THAT PROVIDES STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A 5-YEAR/ 24-HOUR STORM EVENT AND RUNOFF FROM EACH ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED UNTIL FINAL STABILIZATION OF THE SITE. (6.4.1.e).

4.2.7. A SEDIMENT TRAP, OR EQUIVALENT MEASURE(S) WILL BE PROVIDED FOR ANY OUTFALL IN A DRAINAGE AREA:

OF 3.5 - 4.9 ACRES FOR AN OUTFALL(S) THAT DISCHARGES TO A STATE STREAM WITH UNAVAILABLE PARAMETERS (303d SILTATION) OR EXCEPTIONAL TENNESSEE WATERS (ETW). A SEDIMENT TRAP THAT PROVIDES STORAGE FOR A CALCULATED VOLUME OF RUNOFF FROM A 5-YEAR/24-HOUR STORM EVENT AND RUNOFF FROM EACH ACRE DRAINED, OR EQUIVALENT CONTROL MEASURES, SHALL BE PROVIDED UNTIL FINAL STABILIZATION OF THE SITE. (6.4.1.f).

IN BOTH INSTANCES, THE ENVIRONMENTAL AND ROADWAY DESIGN DIVISIONS MAY BE CONTACTED TO REVIEW AND CONCUR WITH ANY REVISION OF THE SWPPP BEFORE DISTURBANCE OF THE OUTFALL PROCEEDS.

4.2.8. SEDIMENT STRUCTURES TREATING DRAINAGE AREAS IN EXCESS OF 25 ACRES REQUIRE A SITE-SPECIFIC DESIGN THAT ACCURATELY DEFINES THE SITE HYDROLOGY, SITE-SPECIFIC SEDIMENT LOADING, HYDRAULICS OF THE SITE, AND ADHERES TO ALL TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK DESIGN RECOMMENDATIONS FOR SEDIMENT BASINS. (5.5.3.5.)

4.3. WETLAND INFORMATION

WILL CONSTRUCTION AND/OR EROSION AND SEDIMENT CONTROLS IMPACT ANY WETLANDS? ☐ YES ☒ NO

IF YES, THE STRUCTURAL EPSC MEASURES HAVE BEEN INCLUDED IN THE TOTAL PROJECT IMPACTS AND IN THE WATER QUALITY PERMITS.

WETLAND INFORMATION		
WETLAND LABEL	TEMPORARY IMPACTS (AC)	PERMANENT IMPACTS (AC)

4.4. TOTAL MAXIMUM DAILY LOADS (TMDL) INFORMATION (1.3.j)

4.4.1. IS THIS PROJECT LOCATED IN A HUC-8 WATERSHED THAT MAINTAINS AN EPA APPROVED TMDL FOR SILTATION AND HABITAT ALTERATION?

☐YES ☒ NO

4.4.2. IF YES, IS THIS PROJECT LOCATED WITHIN A HUC-12 SUBWATERSHED WITH A WASTE LOAD ALLOCATION (WLA)?

☐ YES ☒ NO

4.4.3. IF YES, DOES THE PROJECT HAVE A DIRECT DISCHARGE TO A 303(d) LISTED STREAM FOR SILTATION?

☐ YES ☒ NO

IF YES, SWPPP INCORPORATES MEASURES OR CONTROLS CONSISTENT WITH THE ASSUMPTIONS AND REQUIREMENTS OF THE TMDL.

5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (5.5.3.)

5.1. EPSC MEASURES MUST BE DESIGNED, INSTALLED AND MAINTAINED TO CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE EROSION (4.1.1).

5.2. EPSC MEASURES MUST CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWS AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS, STREAM CHANNELS, AND STREAM BANKS. (4.1.1)

5.3. HAVE THE CONTROL MEASURES BEEN DESIGNED PER THE SIZE AND SLOPE OF THE DISTURBED DRAINAGE AREA (5.5.3.5.)?

☒YES ☐ NO

5.4. THE CONTROL MEASURES HAVE, AT A MINIMUM, BEEN DESIGNED FOR THE FIVE-YEAR, 24 HOUR STORM EVENT (5.5.3.5., 6.4.1.b).

5.5. ARE THE LIMITS OF DISTURBANCE CLEARLY MARKED ON THE EPSC PLANS (5.5.1.f)? ☒ YES ☐ NO

5.6. AREAS TO BE UNDISTURBED SHALL BE CLEARLY MARKED IN THE FIELD BEFORE CONSTRUCTION ACTIVITIES BEGIN.

5.7. CLEARING, GRUBBING, AND OTHER DISTURBANCE TO RIPARIAN VEGETATION SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR SLOPE CONSTRUCTION AND EQUIPMENT OPERATIONS. EXISTING VEGETATION, INCLUDING STREAM AND WETLAND BUFFERS (UNLESS PERMITTED), SHOULD BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. UNNECESSARY VEGETATION REMOVAL IS PROHIBITED.

5.8. HAS A THREE STAGED EPSC PLAN BEEN PREPARED FOR THE PROJECT (5.5.2.)?

YES ☒ A THREE STAGED EPSC PLAN HAS BEEN PREPARED.

NO ☐ A SINGLE STAGED EPSC PLAN HAS BEEN PREPARED SINCE THE PROJECT DISTURBANCE IS LESS THAN 5 ACRES AND THE PROJECT CONSISTS OF A SINGLE-LOT HOME, COMMERCIAL LOT OR LINEAR INFRASTRUCTURE PROJECT.

TNEPSC

PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 2

Issued:	Date:
A	
B	
C	
D	
E	

Revisions:	Date:
1	
2	
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7	
8	
9	

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LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-121
Reviewed By: EG	Drawing No.

5.9. STEEP SLOPES ARE DEFINED AS A NATURAL OR CREATED SLOPE OF 35% GRADE OR GREATER REGARDLESS OF HEIGHT. HAVE STEEP SLOPES BEEN MINIMALLY DISTURBED AND/OR PROTECTED BY CONVEYING RUNOFF NON-EROSIVELY AROUND OR OVER THE SLOPE (5.5.3.4.) (10. "STEEP SLOPE")? ☐ YES ☐ NO ☒ N/A

5.10. THE STRUCTURAL EPSC MEASURES HAVE BEEN INCLUDED IN THE TOTAL PROJECT IMPACTS AND HAVE BEEN INCLUDED IN THE AQUATIC RESOURCE ALTERATION (ARAP) PERMIT OR SECTION 401 CERTIFICATION (5.5.1.h). ALL PERMITS WILL BE MAINTAINED ON SITE WITHIN THE "DOCUMENTATION AND PERMITS" BINDER.

5.11. TEMPORARY EPSC MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY, BUT MUST BE REINSTALLED AT THE END OF THE WORKDAY OR BEFORE A PRECIPITATION EVENT.

5.12. EPSC MEASURES LOCATED IN WOTUS (EPHEMERAL STREAMS) MUST BE CONSIDERED TEMPORARY AND SHALL BE REMOVED AT THE END OF CONSTRUCTION.

5.13. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT THE OFF-SITE MIGRATION OR DEPOSIT OF SEDIMENT OFF THE PROJECT LIMITS (E.G. R.O.W., EASEMENTS, ETC.), INTO WATERS OF THE STATE/U.S., OR ONTO ROADWAYS USED BY THE PUBLIC. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED TO A LEVEL SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS (E.G., FUGITIVE SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN A STREET MUST BE REMOVED SO THAT IT IS NOT SUBSEQUENTLY WASHED INTO STORM SEWERS AND STREAMS BY THE NEXT RAIN AND/OR SO THAT IT DOES NOT POSE A SAFETY HAZARD TO USERS OF PUBLIC STREETS). ARRANGEMENTS CONCERNING REMOVAL OF SEDIMENT ON ADJOINING PROPERTY MUST BE SETTLED WITH THE ADJOINING PROPERTY OWNER BEFORE REMOVAL OF SEDIMENT. SEDIMENT THAT MIGRATES INTO WATERS OF THE STATE/US SHALL NOT BE REMOVED WITHOUT GUIDANCE AND APPROVAL FROM TDEC.

5.14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED. A STABILIZED CONSTRUCTION EXIT (A POINT OF ENTRANCE/EXIT TO THE CONSTRUCTION PROJECT) SHALL BE PROVIDED TO REDUCE THE TRACKING OF MUD AND DIRT ONTO PUBLIC ROADS BY CONSTRUCTION VEHICLES.

5.15. DISCHARGES FROM DEWATERING ACTIVITIES ARE PROHIBITED UNLESS MANAGED BY APPROPRIATE CONTROLS THAT PROVIDE THE LEVEL OF TREATMENT (FILTRATION) NECESSARY TO COMPLY WITH PERMIT REQUIREMENTS. (4.1.3.).

5.16. SETTLING BASINS AND SEDIMENT TRAPS SHALL BE PROPERLY DESIGNED PER THE SIZE OF THE DRAINAGE AREAS OR VOLUME OF WATER TO BE TREATED. TREATED WATER MUST BE DISCHARGED THROUGH A PIPE OR WELL VEGETATED OR LINED CHANNEL, SO THAT THE DISCHARGE DOES NOT CAUSE EROSION OR SEDIMENT TRANSPORT.

5.17. DISCHARGES FROM SEDIMENT BASINS AND IMPOUNDMENTS SHALL UTILIZE OUTLET STRUCTURES THAT ONLY WITHDRAW WATER FROM NEAR THE SURFACE OF THE BASIN OR IMPOUNDMENT. TREATED WATER MUST BE DISCHARGED THROUGH A PIPE, WELL- VEGETATED AND/OR LINED CHANNEL, SO THAT THE DISCHARGE DOES NOT CAUSE EROSION OR SEDIMENT TRANSPORT. (5.5.3.5.).

5.18. THE DEWATERING OF WORK AREAS, TRENCHES, FOUNDATIONS, EXCAVATIONS, ETC. THAT HAVE COLLECTED STORMWATER, WATER FROM VEHICLE WASH AREAS, OR GROUNDWATER SHALL BE EITHER HELD IN SETTLING BASINS OR TREATED BY FILTRATION AND/OR CHEMICAL TREATMENT PRIOR TO ITS DISCHARGE. ALL CHEMICAL TREATMENTS MUST BE APPLIED PER SECTION 6 FLOCCULANTS.

5.19. WATER DISCHARGED FROM DEWATERING ACTIVITIES SHALL NOT CAUSE AN OBJECTIONABLE COLOR CONTRAST WITHIN THE RECEIVING NATURAL RESOURCE. WATER MUST BE HELD WITHIN SETTLING BASINS UNTIL IT IS AT LEAST AS CLEAR AS THE RECEIVING WATERS.

5.20. DEWATERING STRUCTURES, SEDIMENT FILTER BAGS, SEDIMENT BASINS AND TRAPS SHALL NOT BE LOCATED CLOSER THAN 30 FEET (60 FEET DESIRABLE VEGETATIVE BUFFER) FOR WATERS WITH UNAVAILABLE PARAMETERS DUE TO SILTATION AND EXCEPTIONAL TENNESSEE WATERS (ETW) AND 15 FEET (30 FEET DESIRABLE VEGETATIVE BUFFER) FOR ALL OTHER FEATURES FROM THE TOP BANK OF A STREAM, WOTUS (EPHEMERAL), WETLAND OR OTHER NATURAL RESOURCE AND SHALL BE PROPERLY DESIGNED PER THE SIZE OF THE DRAINAGE AREAS OR VOLUME OF WATER TO BE TREATED.

5.21. STABILIZATION PRACTICES: PRE-CONSTRUCTION VEGETATIVE COVER WILL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 2 WEEKS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA WILL BE SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED (5.5.3.5.f).

5.22. STABILIZATION MEASURES WILL BE INITIATED AS SOON AS POSSIBLE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT STABILIZATION WILL BE COMPLETED WITHIN 2 WEEKS AFTER ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED IN THAT AREA. PERMANENT STABILIZATION WILL REPLACE TEMPORARY MEASURES AS SOON AS PRACTICABLE (5.5.3.4.).

5.23. PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT EPSC MEASURES OVER TEMPORARY EPSC MEASURES ON ALL PROJECTS. UNPACKED GRAVEL CONTAINING FINES (SILT AND CLAY SIZED PARTICLES) OR CRUSHER-RUN WILL NOT BE CONSIDERED A NON-ERODIBLE SURFACE

5.24. DELAYING THE PLANTING OF COVER VEGETATION UNTIL WINTER MONTHS OR DRY MONTHS SHOULD BE AVOIDED, IF POSSIBLE.

5.25. STEEP SLOPES SHALL BE TEMPORARILY STABILIZED NOT LATER THAN 1 WEEK AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED. (5.5.3.4.).

6. MAINTENANCE AND INSPECTION

6.1. INSPECTION PRACTICES (5.5.3.9.)

6.1.1. PROJECT EPSC INSPECTORS RESPONSIBLE FOR THE INSPECTION, IMPLEMENTATION, MAINTENANCE. AND/OR REPAIR OF EPSC MEASURES SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS (5.5.3.10.):

6.1.1.1. SUCCESSFULLY COMPLETED THE TDEC "LEVEL I - FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL." COURSE AND ANY RECERTIFICATION COURSES AS REQUIRED.

6.1.1.2. BE A CURRENT TN LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT.

6.1.1.3. BE A CURRENT CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC).

6.1.1.4. SUCCESSFULLY COMPLETED TDEC "LEVEL II – DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE AND ANY RECERTIFICATION COURSE AS REQUIRED.

6.1.2. EPSC CONTROLS SHALL BE INSPECTED TO VERIFY MEASURES HAVE BEEN INSTALLED AND MAINTAINED IN ACCORDANCE WITH CONSTRUCTION DRAWINGS, SPECIFICATIONS, AND GOOD ENGINEERING PRACTICES. EPSC INSPECTIONS SHALL BE DOCUMENTED ON THE TDEC CONSTRUCTION STORMWATER INSPECTION CERTIFICATION (TWICE-WEEKLY INSPECTIONS) FORM.

6.1.3. OUTFALL POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EPSC MEASURES ARE EFFECTIVE IN PREVENTING EROSION AND CONTROLLING SEDIMENT INCLUDING SIGNIFICANT IMPACTS TO SURROUNDING STATE WATERS, WOTUS (EPHEMERAL), WETLANDS, OTHER NATURAL RESOURCES AND ADJACENT PROPERTY OWNERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWN GRADIENT LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE ROADWAY SEDIMENT TRACKING.

6.1.4. INSPECTIONS WILL BE CONDUCTED AT LEAST TWICE EVERY CALENDAR WEEK AND AT LEAST 72 HOURS APART (5.5.3.11.a).

6.1.5. ON PROJECTS WHERE THE PERMITTEE CHOOSES TO DISTURB MORE THAN 50 ACRES AT ONE TIME, INSPECTIONS WILL BE CONDUCTED TWICE PER WEEK AND FOLLOWING ANY RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOURS. (5.5.3.3.c)

6.1.6. THE FREQUENCY OF ESPC INSPECTIONS MAY BE REDUCED TO ONCE A MONTH WHERE SITES OR PORTIONS OF SITES HAVE BEEN TEMPORARILY STABILIZED UNTIL CONSTRUCTION ACTIVITIES RESUME WITH WRITTEN NOTIFICATION THE CITY OF CLEVELAND STORMWATER DIVISION AND SUBSEQUENT APPROVAL. WRITTEN NOTIFICATION MUST INCLUDE THE INTENT TO CHANGE FREQUENCY AND JUSTIFICATION (5.5.3.11.a).

6.1.7. ALL DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR MATERIAL STORAGE THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL WILL BE INSPECTED (5.5.3.11.b).

6.1.8. THE INSPECTOR WILL OVERSEE THE REQUIREMENTS OF OTHER CONSTRUCTION-RELATED WATER QUALITY PERMITS (I.E. TDEC ARAP, USACE SECTION 404, AND TVA SECTION 26a PERMITS) FOR CONSTRUCTION ACTIVITIES AROUND WATERS OF THE STATE (10 "INSPECTOR").

6.1.9. THE SWPPP WILL BE REVISED AS NECESSARY BASED ON THE RESULTS OF THE INSPECTION. REVISION(S) WILL BE RECORDED WITHIN 1 WEEK OF THE INSPECTION. REVISION(S) WILL BE IMPLEMENTED WITHIN 2 WEEKS OF THE INSPECTION (5.5.3.11.e AND 5.5.3.11.f).

6.1.10. DOCUMENTATION OF INSPECTIONS WILL BE MAINTAINED ON SITE IN THE "DOCUMENTATION AND PERMITS" BINDER.

6.1.11. THESE INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS OF THE SITE THAT HAVE MET FINAL STABILIZATION REQUIREMENTS AND HAVE BEEN NOTED IN THE SWPPP.

6.1.12. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES (5.5.3.11.h).

6.2. MAINTENANCE PRACTICES (5.1 AND 8.13.)

6.2.1. ALL CONTROLS WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING ORDER AND IN ACCORDANCE WITH CONSTRUCTION DRAWINGS AND GOOD ENGINEERING PRACTICES. (5.1. AND 5.5.3.1.b)

6.2.2. MAINTENANCE AND REPAIR ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.

6.2.3. UPON CONCLUSION OF THE INSPECTIONS, EPSC MEASURES FOUND TO BE INEFFECTIVE SHALL BE REPAIRED, REPLACED, OR MODIFIED BEFORE THE NEXT RAIN EVENT OR WITHIN 7 DAYS (WHICHEVER IS SOONER) AFTER THE INSPECTION OR WHEN THE CONDITION IS IDENTIFIED. (5.5.3.11.e).

6.2.4. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL STRUCTURES (SEDIMENT TRAPS, SILT FENCE, SEDIMENT BASINS, OTHER CONTROLS, ETC.) WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT (50%). (5.5.3.1.d).

6.2.5. DURING SEDIMENT REMOVAL, THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT STRUCTURAL COMPONENTS OF EPSC MEASURES ARE NOT DAMAGED AND THUS MADE INEFFECTIVE. IF DAMAGE DOES OCCUR, THE CONTRACTOR SHALL REPAIR THE EPSC MEASURES AT THE CONTRACTOR'S OWN EXPENSE.

6.2.6. CHECK DAMS WILL BE INSPECTED FOR STABILITY. SEDIMENT WILL BE REMOVED WHEN DEPTH REACHES ONE-HALF (½) THE HEIGHT OF THE DAM.

6.2.7. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES SHALL BE PLACED AND TREATED IN A MANNER SO THAT THE SEDIMENT IS CONTAINED WITHIN THE PROJECT LIMITS, DOES NOT MIGRATE INTO FEATURES REMOVED FROM, AND DOES NOT MIGRATE ONTO ADJACENT PROPERTIES AND/OR INTO WATERS OF THE STATE/U.S.

6.2.8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP AND REMOVED FROM STORMWATER EXPOSURE PRIOR TO ANTICIPATED STORM EVENTS OR BEFORE BEING CARRIED OFF THE SITE BY WIND, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES. AFTER USE, MATERIALS USED FOR EROSION CONTROL WILL BE REMOVED (5.5.3.7.a).

6.2.9. ALL SEEDED AREAS WILL BE CHECKED FOR BARE SPOTS, EROSION WASHOUTS, AND VIGOROUS GROWTH FREE OF SIGNIFICANT WEED INFESTATIONS.

7. SITE ASSESSMENTS (5.5.3.8.)

ARE SITE ASSESSMENTS REQUIRED? ☐YES ☒ NO

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PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 3

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ISG

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Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0
Drawn By:	SK
Designed By:	SK
Reviewed By:	EG

ISG Project No.
23-27665

C-122
Drawing No.

8. STORMWATER MANAGEMENT (5.5.3.11.h)

8.1. STORMWATER MANAGEMENT WILL BE HANDLED BY TEMPORARY CONTROLS OUTLINED IN THIS SWPPP AND ANY PERMANENT CONTROLS NEEDED TO MEET PERMANENT STORMWATER MANAGEMENT NEEDS IN THE POST CONSTRUCTION PERIOD. PERMANENT CONTROLS WILL BE DEPICTED ON THE PLANS AND NOTED AS PERMANENT.

8.2. DESCRIBE ANY SPECIFIC POST-CONSTRUCTION MEASURES THAT WILL CONTROL VELOCITY, POLLUTANTS, AND/OR EROSION (5.5.3.6.c): _____
SEE SHEETS C-121 & C-321 FOR POST CONSTRUCTION MEASURES.

8.3. OTHER ITEMS NEEDING CONTROL (5.5.3.7.)

CONSTRUCTION MATERIALS: THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD. (CHECK ALL THAT APPLY).

- ☒ LUMBER, GUARDRAIL, TRAFFIC CONTROL DEVICES
- ☒ CONCRETE WASHOUT
- ☒ PIPE CULVERTS (I.E. CONCRETE, CORRUGATED METAL, HDPE, ETC.)
- ☒ MINERAL AGGREGATES, ASPHALT
- ☒ EARTH
- ☒ LIQUID TRAFFIC STRIPING MATERIALS, PAINT
- ☒ ROCK
- ☐ CURING COMPOUND
- ☐ EXPLOSIVES
- ☐ OTHER _____

THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.

8.4. WASTE MATERIALS (5.5.3.7.c)

WASTE MATERIAL (EARTH, ROCK, ASPHALT, CONCRETE, ETC.) NOT REQUIRED FOR THE CONSTRUCTION OF THE PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS. IMPACTS TO WATERS OF THE STATE/U.S. SHALL BE AVOIDED IF POSSIBLE. IF UNAVOIDABLE, THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS INCLUDING, BUT NOT LIMITED TO NPDES, AQUATIC RESOURCES ALTERATION PERMIT(S) CORPS OF ENGINEERS SECTION 404 PERMITS, AND TVA SECTION 26A PERMITS TO DISPOSE OF WASTE MATERIALS.

8.5. HAZARDOUS WASTE (5.5.3.7.c) (8.8)

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN A MANNER WHICH IS COMPLIANT WITH LOCAL OR STATE REGULATIONS. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES, AND THE INDIVIDUAL DESIGNATED AS THE CONTRACTOR'S ON-SITE REPRESENTATIVE WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS TO DISPOSE OF HAZARDOUS MATERIAL.

8.6. SANITARY WASTE (5.5.3.7.b)

PORTABLE SANITARY FACILITIES WILL BE PROVIDED ON ALL CONSTRUCTION SITES. SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS IN A TIMELY MANNER BY A LICENSED WASTE MANAGEMENT CONTRACTOR OR AS REQUIRED BY ANY LOCAL REGULATIONS. THE CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS TO DISPOSE OF SANITARY WASTE.

8.7. OTHER MATERIALS

THE FOLLOWING MATERIALS OR SUBSTANCES ARE EXPECTED TO BE PRESENT ON THE SITE DURING THE CONSTRUCTION PERIOD. (CHECK ALL THAT APPLY).

- ☒ FERTILIZERS AND LIME
- ☐ PESTICIDES AND/OR HERBICIDES
- ☒ DIESEL AND GASOLINE
- ☒ MACHINERY LUBRICANTS (OIL AND GREASE)

THESE MATERIALS WILL BE HANDLED AS NOTED IN THIS SWPPP.

9. NON-STORMWATER DISCHARGES (5.5.3.12.)

9.1. THE FOLLOWING NON-STORMWATER DISCHARGES ARE ANTICIPATED DURING THE CONSTRUCTION OF THIS PROJECT (CHECK ALL THAT APPLY):

- ☒ DEWATERING OF WORK AREAS OF COLLECTED STORMWATER AND GROUND WATER.
- ☒ WATERS USED TO WASH VEHICLES (OF DUST AND SOIL) WHERE DETERGENTS ARE NOT USED AND DETENTION AND/OR FILTERING IS PROVIDED BEFORE THE WATER LEAVES THE SITE.
- ☒ WATER USED TO CONTROL DUST. (3.5.3.1.n)
- ☒ POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHING FROM WHICH CHLORINE HAS BEEN REMOVED TO THE MAXIMUM EXTENT PRACTICABLE.
- ☒ UNCONTAMINATED GROUNDWATER OR SPRING WATER.
- ☐ FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH POLLUTANTS.
- ☐ OTHER: _____

9.2. ALL ALLOWABLE NON-STORMWATER DISCHARGES WILL BE DIRECTED TO STABLE DISCHARGE STRUCTURES PRIOR TO LEAVING THE SITE.

9.3. THE DESIGN OF ALL IMPACTED EPSC MEASURES RECEIVING FLOW FROM ALLOWABLE NON-STORMWATER DISCHARGES MUST BE DESIGNED TO HANDLE THE VOLUME OF THE NON-STORMWATER COMPONENT.

9.4. WASH DOWN OR WASTE DISCHARGE OF CONCRETE TRUCKS WILL NOT BE PERMITTED ON-SITE UNLESS PROPER SETTLEMENT AREAS HAVE BEEN PROVIDED IN ACCORDANCE WITH BOTH STATE AND FEDERAL REGULATIONS.

9.5. ARE ANY DISCHARGES ASSOCIATED WITH INDUSTRIAL (NON-CONSTRUCTION STORMWATER) ACTIVITY EXPECTED (5.5.1.g)?

☐ YES ☒ NO

IF YES, SPECIFY THE LOCATION OF THE ACTIVITY AND ITS PERMIT NUMBER: _____

10. SPILL PREVENTION, MANAGEMENT AND NOTIFICATION (5.5.3.7.c, 6.1)

10.1. SPILL PREVENTION (5.5.3.7.c)

10.1.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN WHEN REQUIRED BY FEDERAL CODE.

10.2. MATERIAL MANAGEMENT

10.2.1. HOUSEKEEPING

ONLY CONSTRUCTION PRODUCTS NEEDED SHALL BE STORED ON-SITE BY THE CONTRACTOR. EXCEPT FOR BULK MATERIALS THE CONTRACTOR WILL STORE ALL MATERIALS UNDER COVER AND IN APPROPRIATE CONTAINERS. PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS AND LABELED. MATERIAL MIXING WILL BE CONDUCTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHEN POSSIBLE, ALL PRODUCTS WILL BE USED COMPLETELY BEFORE PROPERLY DISPOSING OF THE CONTAINER OFF SITE. THE MANUFACTURER'S DIRECTIONS FOR DISPOSAL OF MATERIALS AND CONTAINERS WILL BE FOLLOWED. (9-410.06) THE CONTRACTOR'S SITE SUPERINTENDENT WILL INSPECT MATERIALS STORAGE AREAS REGULARLY TO ENSURE PROPER USE AND DISPOSAL. DUST GENERATED WILL BE CONTROLLED IN AN ENVIRONMENTALLY SAFE MANNER. VEGETATION AREAS NOT ESSENTIAL TO THE CONSTRUCTION PROJECT WILL BE PRESERVED AND MAINTAINED AS NOTED ON THE PLANS.

10.2.2. HAZARDOUS MATERIALS

PRODUCTS MUST BE STORED IN ORIGINAL CONTAINERS UNLESS THE CONTAINER IS NOT RE-SEALABLE. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHEETS WILL BE RETAINED IN A SAFE PLACE TO RELAY IMPORTANT PRODUCT INFORMATION. IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S LABEL DIRECTIONS FOR DISPOSAL WILL BE FOLLOWED. MAINTENANCE AND REPAIR OF ALL EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES WHICH MAY RESULT IN THE ACCIDENTAL RELEASE OF CONTAMINANTS WILL BE CONDUCTED ON AN IMPERVIOUS SURFACE AND UNDER COVER DURING WET WEATHER TO PREVENT THE RELEASE OF CONTAMINANTS ONTO THE GROUND. WHEEL WASH WATER WILL BE COLLECTED AND ALLOWED TO SETTLE OUT SUSPENDED SOLIDS PRIOR TO DISCHARGE. WHEEL WASH WATER WILL NOT BE DISCHARGED DIRECTLY INTO ANY STORMWATER SYSTEM OR STORMWATER TREATMENT SYSTEM. POTENTIAL pH-MODIFYING MATERIALS SUCH AS: BULK CEMENT, CEMENT KILN DUST, FLY ASH, NEW CONCRETE WASHINGS AND CURING WATERS, CONCRETE PUMPING, AND MIXER WASHOUT WATERS WILL BE COLLECTED ON SITE AND MANAGED TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.

10.3. PRODUCT SPECIFIC PRACTICES

10.3.1. PETROLEUM PRODUCTS: ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.

10.3.2. FERTILIZERS: FERTILIZERS WILL BE APPLIED ONLY IN THE AMOUNTS SPECIFIED BY THE SOIL ANALYSIS. ONCE APPLIED, FERTILIZERS WILL BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TO STORMWATER. FERTILIZERS WILL BE STORED IN AN ENCLOSED AREA UNDER COVER. THE CONTENTS OF PARTIALLY USED FERTILIZER BAGS WILL BE TRANSFERRED TO SEALABLE CONTAINERS TO AVOID SPILLS.

10.3.3. PAINTS: ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. THE EXCESS WILL BE DISPOSED OF PER THE MANUFACTURER'S INSTRUCTIONS AND APPLICABLE STATE AND LOCAL REGULATIONS.

10.3.4. CONCRETE TRUCKS: CONTRACTORS WILL PROVIDE DESIGNATED TRUCK WASHOUT AREAS ON THE SITE. THESE AREAS MUST BE SELF CONTAINED AND NOT CONNECTED TO ANY STORMWATER OUTLET OF THE SITE, AND PROPERLY SIGNED. UPON COMPLETION OF CONSTRUCTION WASHOUT AREAS WILL BE PROPERLY STABILIZED.

10.4. SPILL MANAGEMENT

IN ADDITION TO THE PREVIOUS HOUSEKEEPING AND MANAGEMENT PRACTICES, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP IF NECESSARY:

10.4.1. ALL ONSITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANGE OF LEAKAGE AND SPILLS.

10.4.2. FOR ALL HAZARDOUS MATERIALS STORED ON SITE, THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN UP WILL BE CLEARLY POSTED. SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATIONS OF THE INFORMATION AND CLEANUP SUPPLIES.

10.4.3. APPROPRIATE CLEANUP MATERIALS AND EQUIPMENT WILL BE MAINTAINED BY THE CONTRACTOR IN THE MATERIALS STORAGE AREA ON-SITE AND UNDER COVER. SPILL RESPONSE EQUIPMENT SHALL BE INSPECTED AND MAINTAINED BY THE CONTRACTOR AS NECESSARY TO REPLACE ANY MATERIALS USED IN SPILL RESPONSE ACTIVITIES.

10.4.4. ALL SPILLS SHALL BE CLEANED IMMEDIATELY AFTER DISCOVERY AND THE MATERIALS DISPOSED OF PROPERLY. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

10.4.5. THE CONTRACTOR'S RESPONSIBLE PARTY WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SITE SUPERINTENDENT HAS HAD APPROPRIATE TRAINING FOR HAZARDOUS MATERIALS HANDLING, SPILL MANAGEMENT, AND CLEANUP.

10.4.6. IF SPILLS REPRESENT AN IMMINENT THREAT OF ESCAPING THE SITE AND ENTERING RECEIVING WATERS, PERSONNEL WILL RESPOND IMMEDIATELY TO CONTAIN THE RELEASE AND NOTIFY THE PRIMARY PERMITTEE AFTER THE SITUATION HAS BEEN STABILIZED.

10.4.7. IF AN OIL SHEEN IS OBSERVED ON SURFACE WATER (E.G. SETTLING PONDS, DETENTION PONDS, SWALES), ACTION WILL BE TAKEN IMMEDIATELY TO REMOVE THE MATERIAL CAUSING THE SHEEN. THE CONTRACTOR WILL USE APPROPRIATE MATERIALS TO CONTAIN AND ABSORB THE SPILL. THE SOURCE OF THE OIL SHEEN WILL ALSO BE IDENTIFIED AND REMOVED OR REPAIRED AS NECESSARY TO PREVENT FURTHER RELEASES.

10.4.8. IF A SPILL OCCURS THE CONTRACTOR'S RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR COMPLETING THE SPILL REPORTING FORM. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURES SHALL BE TAKEN

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COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 4

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Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-123
Reviewed By:	EG	Drawing No.

IMMEDIATELY TO PREVENT THE POLLUTION OF WATERS OF THE STATE/U.S., INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.

10.5. SPILL NOTIFICATION (6.1)

WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE IN AN AMOUNT EQUAL TO, OR MORE THAN A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR 117 OR 40 CFR 302 OCCURS DURING A 24 HOUR PERIOD:

10.5.1. THE PRIMARY PERMITTEE OFFICE WILL NOTIFY THE LOCAL TDEC ENVIRONMENTAL FIELD OFFICE AND ANY OTHER APPLICABLE REGULATORY AGENCIES WITHIN 24 HOURS OF THE SPILL.

10.5.2. IN ADDITION TO ANY FOLLOW UP NOTIFICATIONS REQUIRED BY FEDERAL LAW, A WRITTEN DESCRIPTION OF THE RELEASE, DATE OF RELEASE AND CIRCUMSTANCES LEADING TO THE RELEASE, WHAT ACTIONS WERE TAKEN TO MITIGATE EFFECTS OF THE RELEASE, AND STEPS TAKEN TO MINIMIZE THE CHANCE OF FUTURE OCCURRENCES WILL BE SUBMITTED TO THE APPROPRIATE TDEC ENVIRONMENTAL FIELD OFFICE WITHIN 2 WEEKS OF KNOWLEDGE OF THE RELEASE.

10.5.3. THE SWPPP MUST BE MODIFIED WITHIN 2 WEEKS OF KNOWLEDGE OF THE RELEASE PROVIDING A DESCRIPTION OF THE RELEASE, CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF RELEASE. THE SWPPP WILL BE REVIEWED AND MODIFIED AS NECESSARY TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES AND TO RESPOND TO SUCH RELEASES.

11. RECORD-KEEPING

11.1. REQUIRED RECORDS

THE PRIMARY PERMITTEE OR THEIR DULY AUTHORIZED REPRESENTATIVE WILL MAINTAIN AT THE SITE THE FOLLOWING RECORDS OF CONSTRUCTION ACTIVITIES (7.2.1.):

11.1.1. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR.

11.1.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.

11.1.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11.1.4. RECORDS EPSC INSPECTION REPORTS AND CORRECTIVE MEASURES.

11.1.5. RECORDS OF QUALITY ASSURANCE SITE ASSESSMENTS, IF APPLICABLE.

11.1.6. COPY OF SITE EPSC INSPECTOR'S CERTIFICATION AND/OR LICENSING

11.1.7. A COPY OF ANY REGULATORY CORRESPONDENCE REGARDING THE EFFECTIVENESS OF THE SWPPP OR EPSC CONTROLS.

11.2. RAINFALL MONITORING PLAN (7.2.1.):

11.2.1. EQUIPMENT

AT A MINIMUM, THE CONTRACTOR WILL INSTALL A FENCE POST TYPE RAIN GAUGE TO MEASURE RAINFALL. THE STANDARD FENCE POST RAIN GAUGE WILL BE A WEDGE-SHAPED GAUGE THAT MEASURES UP TO 6 INCHES OF RAINFALL. AN ENGLISH SCALE WILL BE PROVIDED ON ONE FACE, WITH A METRIC SCALE ON THE OTHER FACE. GRADUATION WILL BE PERMANENTLY MOLDED IN DURABLE WEATHER-RESISTANT PLASTIC. THE MINIMUM GRADUATION WILL BE 0.01 INCH (OR 0.1MM). AN ALUMINUM BRACKET WITH SCREWS MAY BE USED TO MOUNT THE GAUGE ON A WOODEN SUPPORT. IF A RAIN GAUGE CANNOT BE MAINTAINED ON-SITE A REFERENCE SITE MAY BE USED FOR A RECORD OF DAILY RAINFALL.

11.2.2. LOCATION

THE RAIN GAUGE WILL BE LOCATED AT OR ALONG THE PROJECT SITE, AS DEFINED IN THE NOI OF THE NPDES PERMIT, IN AN OPEN AREA SUCH THAT THE MEASUREMENT WILL NOT BE INFLUENCED BY OUTSIDE FACTORS (I.E. OVERHANGS, GUTTER, TREES, ETC.). AT LEAST ONE RAIN GAUGE PER LINEAR MILE IS REQUIRED ALONG (AS MEASURED ALONG THE CENTERLINE OF THE PRIMARY ALIGNMENT) THE PROJECT WHERE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING IS ACTIVELY PERFORMED, OR EXPOSED SOIL HAS NOT YET BEEN PERMANENTLY STABILIZED.

11.2.3. METHODS

RAINFALL MONITORING WILL BE INITIATED PRIOR TO CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING, OR FILLING, EXCEPT AS SUCH MINIMAL CLEARING MAY BE NECESSARY TO INSTALL A RAIN GAUGE IN AN OPEN AREA. THE RAIN GAUGE WILL BE CHECKED FOR OPERATIONAL SOUNDNESS DAILY (DURING NORMAL BUSINESS HOURS) IN WET TIMES AND WEEKLY IN DRY TIMES. GAUGES WILL BE REPAIRED OR REPLACED ON THE SAME DAY IF FOUND TO BE NON-OPERATIONAL OR MISSING.

11.2.4. EACH RAIN GAUGE WILL BE READ (FOR DETAILED RECORDS OF RAINFALL) AND EMPTIED AFTER EVERY RAINFALL EVENT OCCURRING ON THE PROJECT SITE AT APPROXIMATELY THE SAME TIME OF THE DAY (DURING NORMAL BUSINESS HOURS). DURING PERIODS OF DRY CONDITIONS, IT WILL NOT BE NECESSARY TO READ THE RAIN GAUGE EVERY DAY. IN LIEU OF THIS REQUIREMENT ON WEEKENDS AND ON STATE HOLIDAYS, THE RAIN GAUGES CAN BE EMPTIED THE NEXT BUSINESS DAY AND A REFERENCE SITE USED FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION FOR THOSE DAYS. A REFERENCE SITE IS THE DOCUMENTATION FROM THE CLOSEST GAUGE WITHIN PROXIMITY OF THE PROJECT FROM A RECOGNIZED SOURCE SUCH AS THE NOAA NATIONAL WEATHER SERVICE.

11.2.5. DETAILED RECORDS WILL BE RECORDED OF RAINFALL EVENTS INCLUDE DATES, AMOUNTS OF RAINFALL, AND THE APPROXIMATE DURATION (OR THE STARTING AND ENDING TIMES). THE RAINFALL RECORDS SHALL BE RECORDED ON THE RAINFALL RECORD SHEET AND SHALL BE MAINTAINED IN THE "DOCUMENTATION AND PERMITS" BINDER.

11.2.6. IF THE RAINFALL EVENT IS STILL IN PROGRESS AT THE DAILY RECORDING TIME, THE GAUGE WILL BE EMPTIED AND THE RECORD WILL INDICATE THAT THE STORM EVENT WAS STILL IN PROGRESS.

11.2.7. RAIN GAUGE INFORMATION (DETAILED RECORDS), INCLUDING THE LOCATION OF THE NEAREST OUTFALL, WILL BE RECORDED ON THE EPSC INSPECTION REPORT FORMS AT THE TIME OF MEASUREMENT.

11.3. KEEPING PLANS CURRENT (5.4.)

11.3.1. THE EPSC PLAN IS TO SERVE AS AN INITIAL GUIDE FOR SITE PERSONNEL AS THE CONSTRUCTION PROCESS DEVELOPS. IT MUST BE AMENDED, MODIFIED, AND UPDATED WHENEVER EPSC INSPECTIONS INDICATE, OR WHERE STATE OR FEDERAL REGULATORY OFFICIALS DETERMINE EPSC MEASURES ARE PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANT SOURCES OR ARE OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY.

11.3.2. THE STAGES DEPICTED WITHIN THE EPSC PLANS MAY NOT COINCIDE WITH THE ACTUAL STAGES OF CONSTRUCTION ESTABLISHED BY THE CONTRACTOR DURING CONSTRUCTION, THUS MODIFICATIONS WILL BE REQUIRED TO ENSURE THE EPSC PLAN IS MAINTAINED TO DEPICT CURRENT SITE CONDITIONS. IT SHOULD BE MAINTAINED SUCH THAT IT WILL ALWAYS REFLECT THE MEASURES THAT ARE INSTALLED DURING THE VARIOUS STAGES OF CONSTRUCTION. IT IS IMPRACTICAL TO DETERMINE ALL THE INTERMEDIATE STAGES OF CONSTRUCTION THAT WILL OCCUR, THUS THESE DOCUMENTS MUST BE UPDATED THROUGHOUT THE LIFE OF THE CONSTRUCTION PROJECT.

11.3.3. THE PRIMARY PERMITTEE'S EPSC INSPECTOR OR THEIR DULY AUTHORIZED REPRESENTATIVE WILL MODIFY AND UPDATE THE SWPPP WHEN ANY OF THE FOLLOWING CONDITIONS APPLY:

11.3.3.1. WHENEVER THERE IS A CHANGE IN THE SCOPE OF THE PROJECT THAT WOULD BE EXPECTED TO HAVE A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE SWPPP;

11.3.3.2. WHENEVER INSPECTIONS OR INVESTIGATIONS BY SITE OPERATORS, LOCAL, STATE, OR FEDERAL OFFICIALS INDICATE THE SWPPP IS PROVING INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM CONSTRUCTION ACTIVITY SOURCES, OR IS OTHERWISE NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; WHERE LOCAL, STATE, OR FEDERAL OFFICIALS DETERMINE THAT THE SWPPP IS INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANT SOURCES, A COPY OF ANY CORRESPONDENCE TO THAT EFFECT MUST BE RETAINED IN THE SWPPP;

11.3.3.3. WHEN ANY NEW OPERATOR AND/OR SUB-OPERATOR IS ASSIGNED OR RELIEVED OF THEIR RESPONSIBILITY TO IMPLEMENT A PORTION OF THE SWPPP;

11.3.3.4. TO PREVENT A NEGATIVE IMPACT TO LEGALLY PROTECTED STATE OR FEDERALLY LISTED OR PROPOSED THREATENED OR ENDANGERED AQUATIC FAUNA;

11.3.3.5. WHEN THERE IS A CHANGE IN CHEMICAL TREATMENT METHODS INCLUDING: USE OF DIFFERENT TREATMENT CHEMICALS, DIFFERENT DOSAGE OR APPLICATION RATES OR A DIFFERENT AREA OF APPLICATION NOT SPECIFIED ON THE EPSC PLANS.

11.3.3.6. ALL SWPPP REVISION(S) SHALL BE RECORDED WITHIN 1 WEEK BY THE PROJECT EPSC INSPECTOR.

11.3.3.7. WHEN A TMDL IS DEVELOPED FOR THE RECEIVING WATERS FOR A POLLUTANT OF CONCERN (SILTATION), CONSTRUCTION SHALL NOTIFY THE PERMITS SECTION FOR PROPER COORDINATION.

11.4. MAKING PLANS ACCESSIBLE

11.4.1. THE PRIMARY PERMITTEE WILL RETAIN A COPY OF THIS SWPPP (INCLUDING A COPY OF THE "DOCUMENTATION AND PERMITS" BINDER AT THE CONSTRUCTION SITE (OR OTHER LOCATION ACCESSIBLE TO THE CITY OF CLEVELAND STORMWATER DIVISION AND THE PUBLIC)) FROM THE DATE CONSTRUCTION COMMENCES TO THE DATE OF FINAL STABILIZATION. THE PRIMARY PERMITTEE WILL HAVE A COPY OF THE SWPPP AVAILABLE AT THE LOCATION WHERE WORK IS OCCURRING ON-SITE FOR THE USE OF OPERATORS AND THOSE IDENTIFIED AS HAVING RESPONSIBILITIES UNDER THE SWPPP WHENEVER THEY ARE ON THE CONSTRUCTION SITE (7.2).

11.4.2. PRIOR TO THE INITIATION OF LAND DISTURBING ACTIVITIES AND UNTIL THE SITE HAS MET THE FINAL STABILIZATION CRITERIA, THE PRIMARY PERMITTEE OR THEIR DULY AUTHORIZED REPRESENTATIVE WILL POST A NOTICE NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE WITH THE FOLLOWING INFORMATION (5.3.4.) (7.2.1.):

11.4.2.1. A COPY OF THE NOTICE OF COVERAGE (NOC) WITH THE NPDES PERMIT NUMBER FOR THE PROJECT;

11.4.2.2. THE INDIVIDUAL NAME, COMPANY NAME, E-MAIL ADDRESS (IF APPLICABLE) AND TELEPHONE NUMBER OF THE LOCAL PROJECT SITE OWNER AND OPERATOR CONTACT;

11.4.2.3. A BRIEF DESCRIPTION OF THE PROJECT; AND

11.4.2.4. THE LOCATION OF THE SWPPP.

11.4.3. ALL INFORMATION DESCRIBED IN SECTION 13.4.2 MUST BE MAINTAINED IN LEGIBLE CONDITION. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE DUE TO SAFETY CONCERNS, THE NOTICE SHALL BE POSTED IN A LOCAL BUILDING. THE NOTICE MUST BE PLACED IN A PUBLICLY ACCESSIBLE LOCATION WHERE CONSTRUCTION IS ACTIVELY UNDERWAY AND MOVED AS NECESSARY.

TNEPSC

PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 5

Issued:		Date:
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Revisions:		Date:
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ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-124
Reviewed By:	EG	Drawing No.

11.5. NOTICE OF TERMINATION (9.0.)

11.5.1. WHEN ALL STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED BY FINAL STABILIZATION, THE PRIMARY PERMITTEE WILL SUBMIT A NOTICE OF TERMINATION (NOT) THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT TO THE CITY OF LA VERGNE STORMWATER DIVISION.

11.5.2. FOR THE PURPOSES OF THE CERTIFICATION REQUIRED BY THE NOT, THE ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY MEANS THE

11.5.2.1. ALL EARTH-DISTURBING ACTIVITIES ON THE SITE ARE COMPLETED AND ALL DISTURBED SOILS AT THE PORTION OF THE CONSTRUCTION SITE WHERE THE OPERATOR HAD CONTROL HAVE BEEN FINALLY STABILIZED; AND

11.5.2.2. ALL CONSTRUCTION MATERIALS, WASTE AND WASTE HANDLING DEVICES, AND ALL EQUIPMENT, AND VEHICLES THAT WERE USED DURING CONSTRUCTION HAVE BEEN REMOVED AND PROPERLY DISPOSED; AND

11.5.2.3. ALL STORMWATER CONTROLS THAT WERE INSTALLED AND MAINTAINED DURING CONSTRUCTION, EXCEPT THOSE THAT ARE INTENDED FOR LONG-TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE, HAVE BEEN REMOVED; AND

11.5.2.4. ALL POTENTIAL POLLUTANTS AND POLLUTANT GENERATING ACTIVITIES ASSOCIATED WITH CONSTRUCTION HAVE BEEN REMOVED; AND

11.5.2.5. THE PERMITTEE HAS IDENTIFIED WHO IS RESPONSIBLE FOR ONGOING MAINTENANCE OF ANY STORMWATER CONTROLS LEFT ON THE SITE FOR LONG-TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE; AND

11.5.2.6. TEMPORARY EPSC MEASURES HAVE BEEN OR WILL BE REMOVED AT AN APPROPRIATE TIME TO ENSURE FINAL STABILIZATION IS MAINTAINED; AND

11.5.2.7. ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDENTIFIED SITE THAT ARE AUTHORIZED BY A NPDES GENERAL PERMIT HAVE OTHERWISE BEEN ELIMINATED FROM THE PORTION OF THE CONSTRUCTION SITE WHERE THE OPERATOR HAD CONTROL.

11.6. RETENTION OF RECORDS (7.1.)

THE PRIMARY PERMITTEE WILL RETAIN COPIES OF THE SWPPP, ALL REPORTS REQUIRED BY THE PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT FOR THE PROJECT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THE NOT WAS FILED.

12. SITE WIDE/PRIMARY PERMITTEE CERTIFICATION (8.7.5.)

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED BY ME, OR UNDER MY DIRECTION OR SUPERVISION. THE SUBMITTED INFORMATION IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT. AS SPECIFIED IN TENNESSEE CODE ANNOTATED SECTION 39-16-702(a)(4), THIS DECLARATION IS MADE UNDER PENALTY OF PERJURY.

AUTHORIZED PERSONNEL SIGNATURE (5.3.3.)

PRINTED NAME

TITLE

DATE

13. SECONDARY PERMITTEE (OPERATOR) CERTIFICATION (8.7.6.)

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE REVIEWED THIS DOCUMENT, ANY ATTACHMENTS, AND THE SWPPP REFERENCED ABOVE. BASED ON MY INQUIRY OF THE CONSTRUCTION SITE OWNER/DEVELOPER IDENTIFIED ABOVE AND/OR MY INQUIRY OF THE PERSON DIRECTLY RESPONSIBLE FOR ASSEMBLING THIS NOI AND SWPPP, I BELIEVE THE INFORMATION SUBMITTED IS ACCURATE. I AM AWARE THAT THIS NOI, IF APPROVED, MAKES THE ABOVE-DESCRIBED CONSTRUCTION ACTIVITY SUBJECT TO NPDES PERMIT NUMBER TNR100000, AND THAT CERTAIN OF MY ACTIVITIES ONSITE ARE THEREBY REGULATED. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS, AND FOR FAILURE TO COMPLY WITH THESE PERMIT REQUIREMENTS. AS SPECIFIED IN TENNESSEE CODE ANNOTATED SECTION 39-16-702(a)(4), THIS DECLARATION IS MADE UNDER PENALTY OF PERJURY.

AUTHORIZED CONTRACTOR PERSONNEL SIGNATURE (5.3.3.)

PRINTED NAME

TITLE

DATE

TNEPSC

PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 6

Issued:		Date:
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Revisions:		Date:
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ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

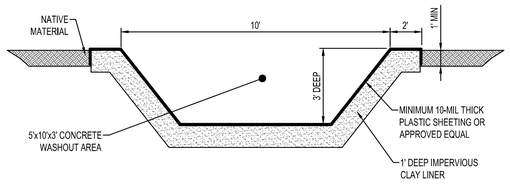
ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0	ISG Project No.	23-27665
Drawn By:	SK		
Designed By:	SK		C-125
Reviewed By:	EG		Drawing No.



NOTES:

CONCRETE WASHOUT LOCATION WILL BE APPROVED BY ENGINEER.

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

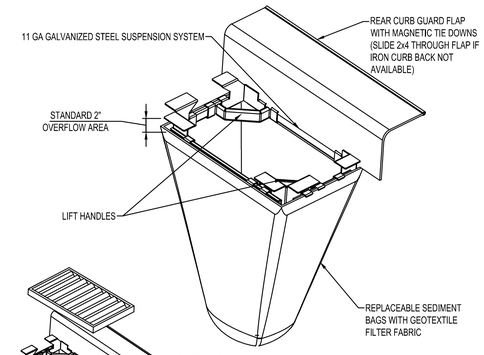
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

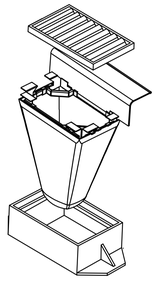
WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.

CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.

WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT
NTS





NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

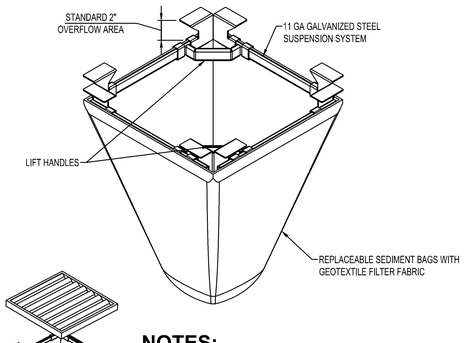
REPLACE GRATE

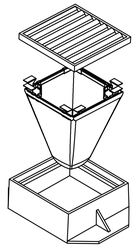
MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

CURB BOX FILTER INLET PROTECTION
NTS





NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

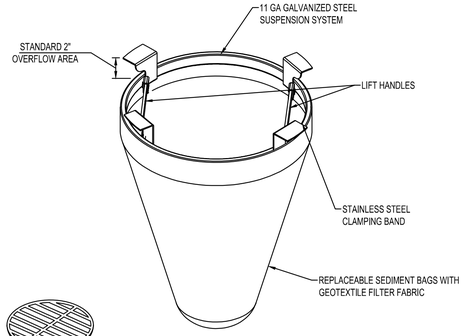
REPLACE GRATE

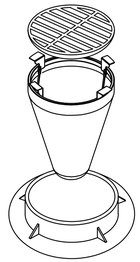
MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

RECTANGULAR FILTER INLET PROTECTION
NTS





NOTES:

FOR SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

INSTALLATION:

REMOVE GRATE

DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE

REPLACE GRATE

MATERIALS:

FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

SEDIMENT BAG - WOVEN GEOTEXTILE FABRIC; 2 CUBIC FOOT TYP VOLUME; STAINLESS STEEL LOCKING BAND SECURING BAG TO FRAME

ROUND FILTER INLET PROTECTION
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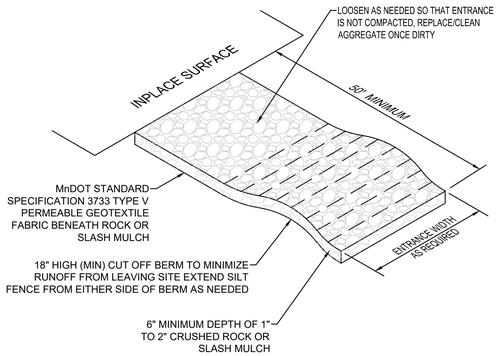

STABILIZED CONSTRUCTION EXIT
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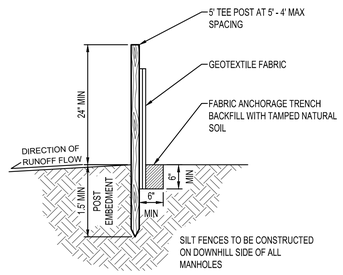

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ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
Division Address
Division City, Division State, Zip
(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

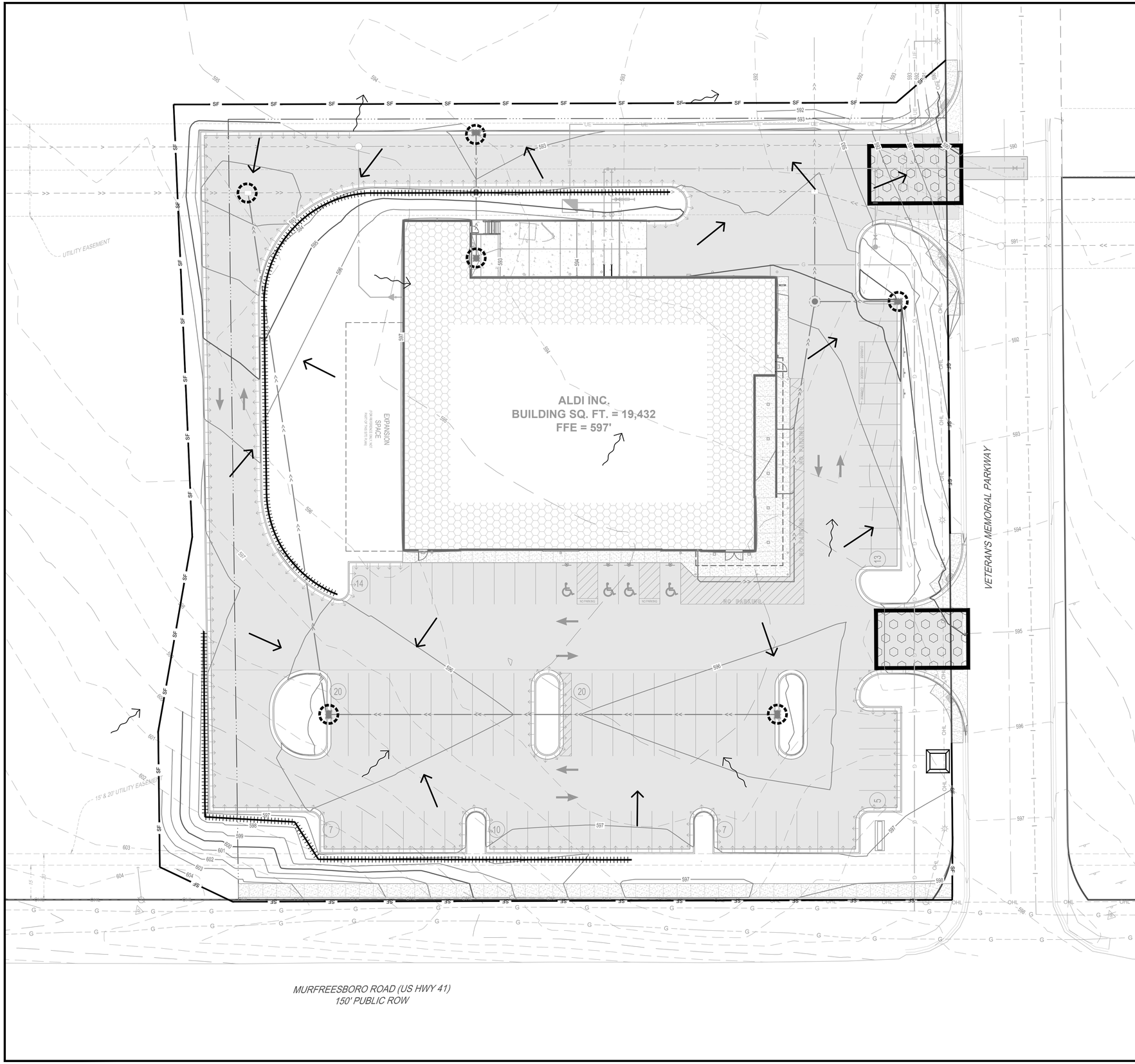
Project Name & Location:

EROSION CONTROL DETAILS

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-126
Reviewed By:	EG	Drawing No.

ADD THIS REFERENCE BLOCK TO SIGNATURE XREF AND DELETE THIS TEXT AND REFERENCE BLOCK



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)

PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG.

SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.

NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

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SCALE IN FEET

ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
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SUITE 550
MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
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ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE EROSION CONTROL PLAN

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-127
Reviewed By:	EG	Drawing No.

ADD THIS REFERENCE BLOCK TO SIGNATURE XREF AND DELETE THIS TEXT AND REFERENCE BLOCK

PROTECT EXISTING SANITARY SEWER

PROTECT EXISTING STORM SEWER

UTILITY EASEMENT

SAWCUT AND REMOVE 111 LF OF CONCRETE SIDEWALK AND CURB AND GUTTER

SAWCUT AND REMOVE ASPHALT PAVEMENT

VETERAN'S MEMORIAL PARKWAY

REMOVE UTILITY PEDESTAL

EX SAN MH R=595.93

EX CO

REMOVE SANITARY STRUCTURES

SAWCUT AND REMOVE 91 LF OF CONCRETE SIDEWALK AND CURB AND GUTTER

15' & 20' UTILITY EASEMENT

PROTECT EXISTING SANITARY FORCEMAIN

PROTECT EXISTING GAS LINE

PROTECT EXISTING POWER POLE

ITEM 10 & ITEM 13: 15' UTILITY EASEMENT PER PB 43, PG 261 REFERENCES DB

MURFREESBORO ROAD (US HWY 41)
150' PUBLIC ROW

REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE BITUMINOUS PAVEMENT
	REMOVE CONCRETE PAVEMENT
	REMOVE CONCRETE WALK
	REMOVE AGGREGATE SURFACING
	REMOVE RIPRAP

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.

STORM AND SANITARY SEWER SHOWN AS EXISTING (BY OTHERS)

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MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
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MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

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(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

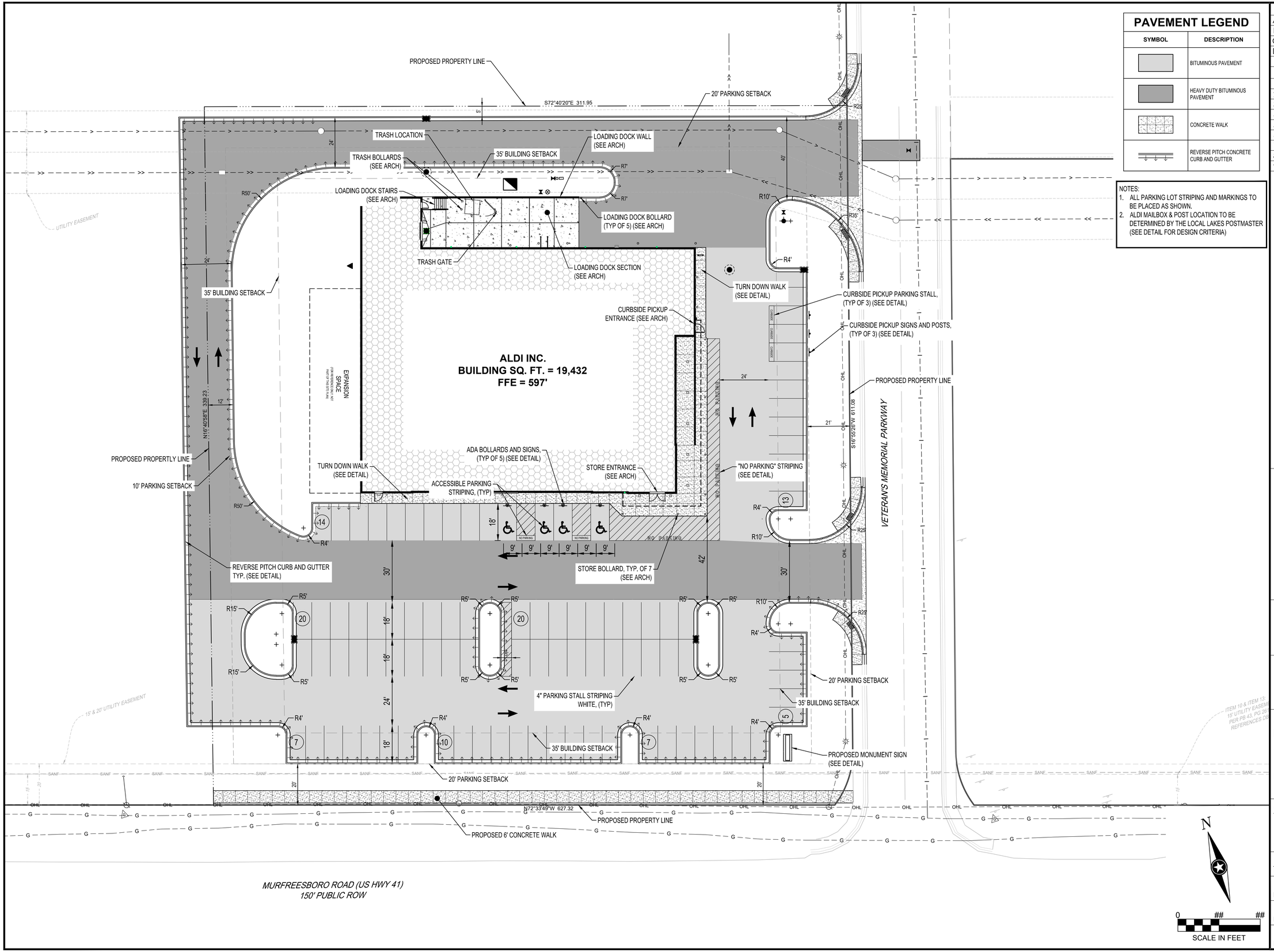
ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EXISTING SITE AND REMOVALS PLAN

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-200
Reviewed By:	EG	Drawing No.



PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE WALK
	REVERSE PITCH CONCRETE CURB AND GUTTER

NOTES:
1. ALL PARKING LOT STRIPING AND MARKINGS TO BE PLACED AS SHOWN.
2. ALDI MAILBOX & POST LOCATION TO BE DETERMINED BY THE LOCAL LAKES POSTMASTER (SEE DETAIL FOR DESIGN CRITERIA)

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PHONE: 515.243.9143

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ALDI Inc. Store #: __
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5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE PLAN

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SAK	
Designed By:	SAK	C-310
Reviewed By:	EJG	Drawing No.

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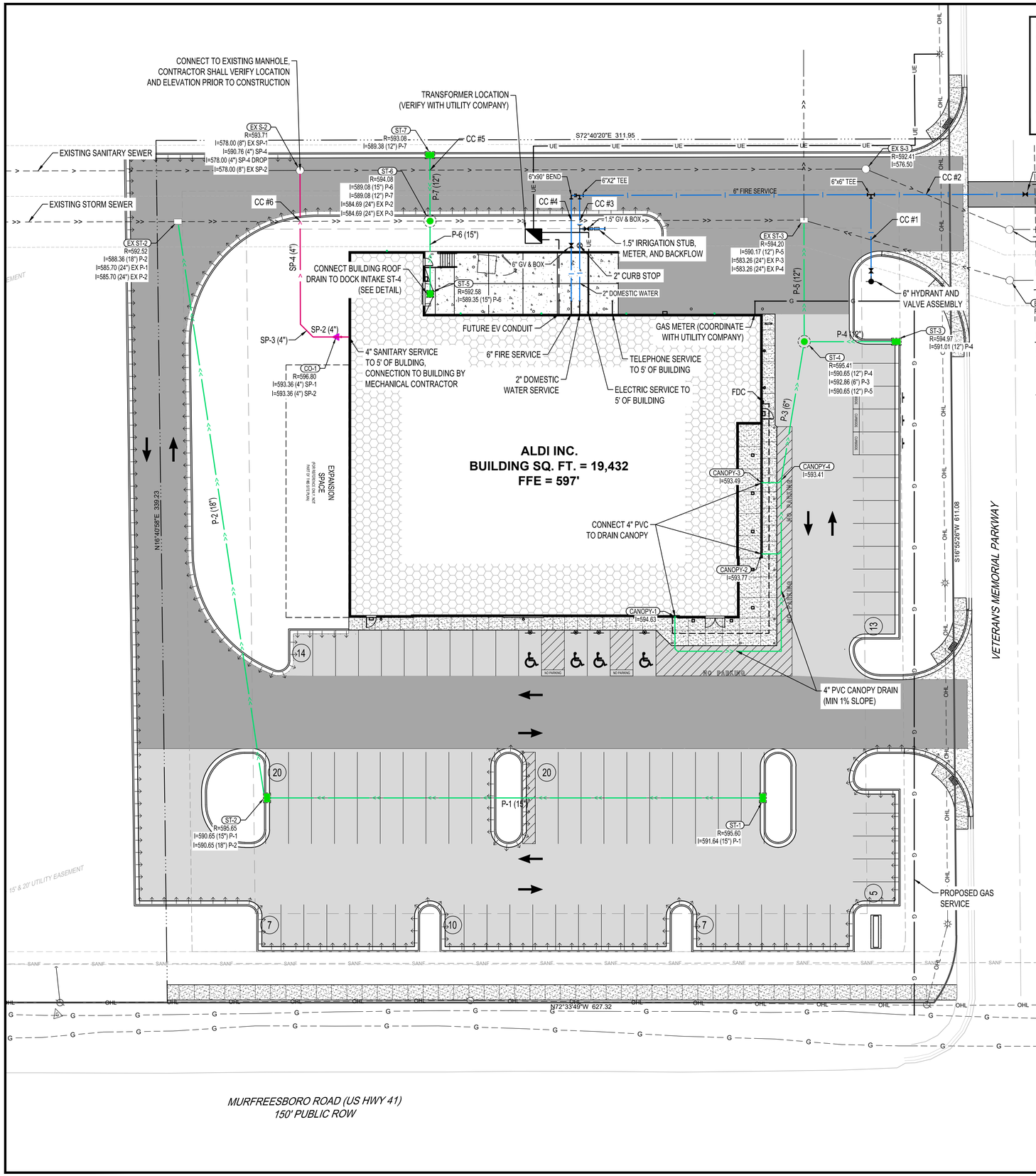

NOTES:
- ALL UTILITIES ARE TO BE CONSTRUCTED TO 5' OUTSIDE OF BUILDING AND ARE TO BE CONNECTED TO BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
- ENSURE 18" VERTICAL BETWEEN ALL PROPOSED & EXISTING WATER, STORM, & SANITARY.
- R = TOP BACK OF CURB ELEVATIONS FOR CURB STYLE CATCH BASINS, NOT GUTTER ELEVATIONS
- EXISTING SANITARY AND STORM SEWER TO BE CONSTRUCTED BY OTHERS AS PART OF THE OVERALL SITE DEVELOPMENT.

UTILITY LEGEND

EXISTING		PROPOSED
>>	STORM DRAIN	>>
>	SANITARY SEWER	>
II>	SANITARY SEWER FORCEMAIN	II>
W	WATER MAIN	W
G	GAS	G
OE	OVERHEAD ELECTRIC	OE
UE	UNDERGROUND ELECTRIC	UE
FBO	FIBER OPTIC	

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

CRITICAL CROSSINGS (CC)

1	BOT OF WATER = 589.77	TOP OF STM = 585.85
2	BOT OF WATER= 587.67	TOP OF SAN= 576.98
3	BOT OF WATER = 590.64	TOP OF STM = 586.44
4	BOT OF WATER = 590.45	TOP OF STM = 586.48
5	BOT OF STM = 589.07	TOP OF SAN = 578.35
6	BOT OF SAN = 591.39	TOP OF STM = 587.54

STORM DRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	NO.12 CATCH BASIN	36 x 24	RC	FRAME GRATE COVER	595.60	591.41	P-1
ST-2	NO.12 CATCH BASIN	36 x 24	RC	FRAME GRATE COVER	595.65	590.65	P-2
ST-3	NO.12 CATCH BASIN	36 x 24	RC	FRAME GRATE COVER	594.97	591.01	P-4
ST-4	ROUND MANHOLE	48 Ø	Reinforced Concrete	OVERFLOW GRATE STANDARD STANDARD	595.41	590.65	P-5
ST-5	SEE DETAIL	24 x 24	RC	SEE DETAIL	592.58	588.62	P-6
ST-6	ROUND MANHOLE	48 Ø	Reinforced Concrete	OVERFLOW GRATE STANDARD STANDARD	594.08	584.38	EX P-3
ST-7	NO.12 CATCH BASIN	36 x 24	RC	FRAME GRATE COVER	593.08	589.38	P-7

STORM DRAIN PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	591.64	ST-2	590.65	15	RCP	RCP	0.50%	197
P-2	ST-2	590.65	EX ST-2	588.36	18	RCP	RCP	1.00%	229
P-3	CANOPY-4	593.41	ST-4	592.86	6	PVC	PVC	0.99%	55
P-4	ST-3	591.01	ST-4	590.65	12	RCP	RCP	1.00%	36
P-5	ST-4	590.65	EX ST-3	590.17	12	RCP	RCP	1.00%	48
P-6	ST-5	589.35	ST-6	589.08	15	RCP	RCP	0.95%	29
P-7	ST-7	589.38	ST-6	589.08	12	RCP	RCP	1.11%	27

SANITARY SEWER STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	PAY HEIGHT (LN FT)	TOP OF CASTING ELEVATION	INVERT ELEVATION	OUTLET PIPE
CO-1	CLEANOUT	4 Ø	PVC		3.44	596.80	593.36	SP-2

SANITARY SEWER PIPE SCHEDULE

PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
SP-1		593.41	CO-1	593.36	4"		SDR-26	1.02%	5
SP-2	CO-1	593.36	ST-46	592.97	4"		SDR-26	4.17%	9
SP-3		592.97		592.74	4"		SDR-26	3.27%	7
SP-4	ST-45	592.74	EX S-2	590.76	4"		SDR-26	3.27%	61

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MANAGING LOCATION:
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217 EAST 2nd STREET
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PHONE: 515.243.9143

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(XXX) XXX-XXXX
(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE UTILITY PLAN

Drawing Name:

Type:	V7.0
Drawn By:	SK
Designed By:	SK
Reviewed By:	EG

ISG Project No.
23-27665

C-320
Drawing No.

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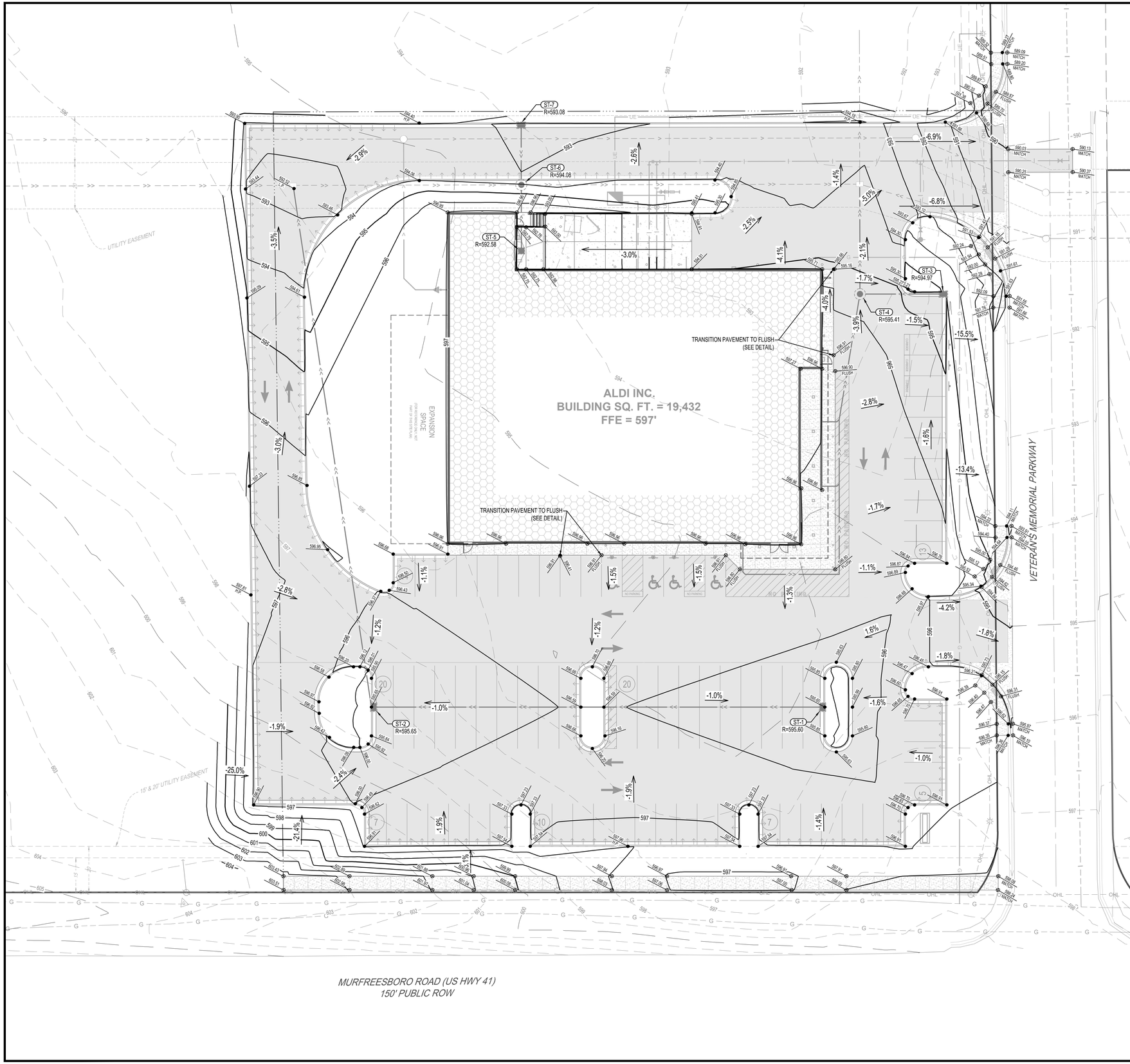

GRADING LEGEND

101	EXISTING CONTOUR (MINOR INTERVAL)
100	EXISTING CONTOUR (MAJOR INTERVAL)
101	PROPOSED CONTOUR (MINOR INTERVAL)
100	PROPOSED CONTOUR (MAJOR INTERVAL)
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	PROPOSED TOP BACK OF CURB / TOP OF TURNDOWN WALK SPOT ELEVATION
-X.X%	SURFACE GRADE / DIRECTION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

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MANAGING LOCATION:
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LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

DETAILED GRADING PLAN

Drawing Name:

Type:	V7.0	ISG Project No.	23-27665
Drawn By:	SK		
Designed By:	SK	Drawing No.	C-410
Reviewed By:	EG		

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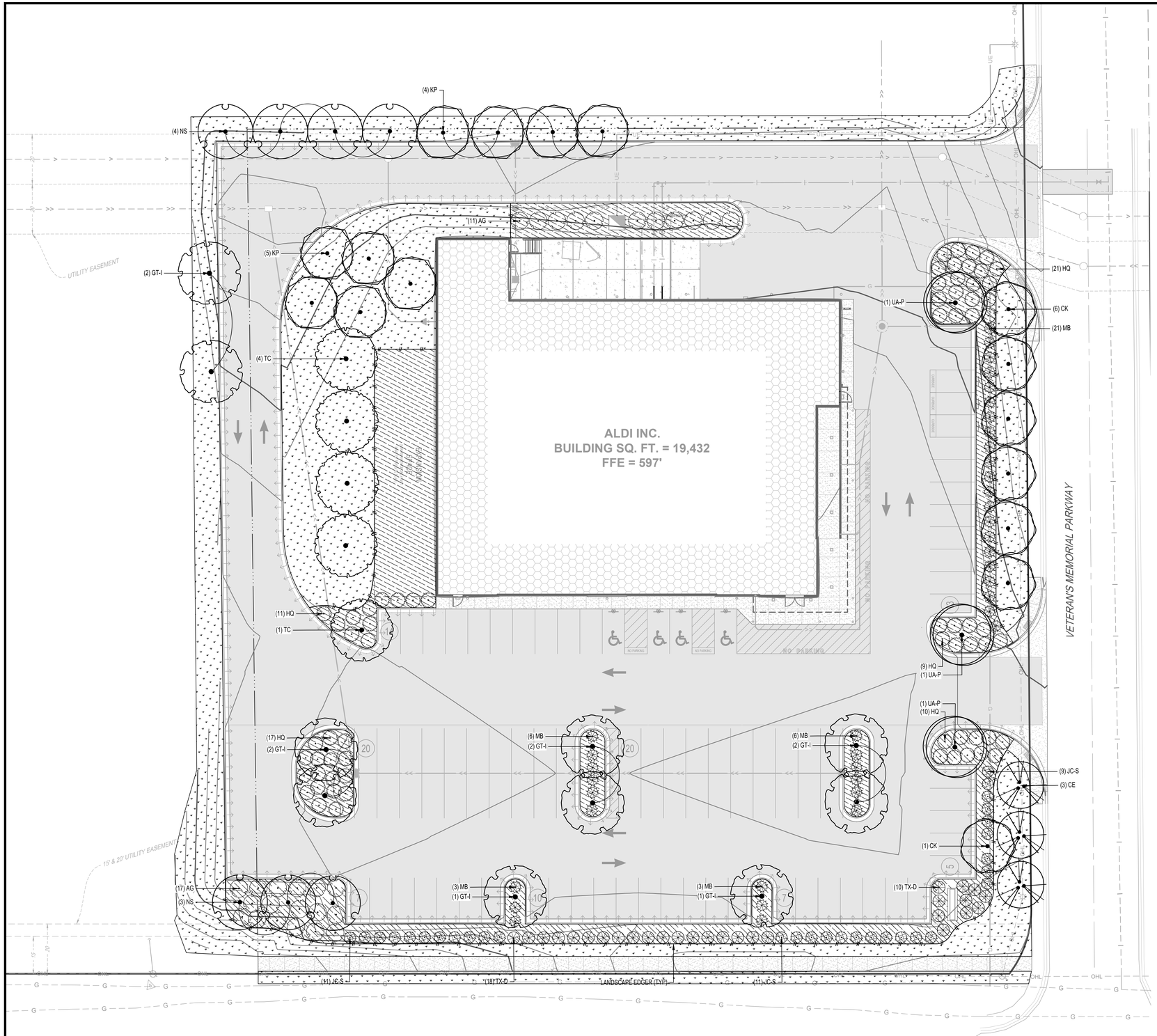

ZONING LANDSCAPE REQUIREMENTS

ZONING: DOWNTOWN DISTRICT

MINIMUM LANDSCAPE SURFACE AREA REQUIRED: 20% / 23% PROPOSED (SEE SHEET C-010)

OVERALL REQUIRED PLANTING: ALL NON-RESIDENTIAL DEVELOPMENTS SHALL BE REQUIRED TO MEET THE FOLLOWING REQUIREMENTS:

STREET YARD:

THE MINIMUM LANDSCAPE AREA MUST INCLUDE (1) CANOPY TREE (2.5" CALIPER) OR (2) UNDERSTORY TREES (1.5" CALIPER) PER EACH (25) FEET OF ROAD FRONTAGE OF THE LOT.

- *747 LF OF LOT FRONTAGE / 25 LF = 29 OVERSTORY TREES REQUIRED / 25 OVERSTORY TREES AND 8 UNDERSTORY TREES PROVIDED*

TREES MAY BE CLUSTERED TO PROVIDE VISIBILITY WITHIN THE FRONT SET BACK OF AREA OF EACH DISTRICT

ALL COMMERCIAL DEVELOPMENTS SHALL HAVE A MINIMUM OF (15) SHRUBS (MINIMUM 18" HEIGHT)

PARKING AREAS:

SURFACE PARKING AREAS OF 20 SPACES OR MORE SHALL PROVIDE LANDSCAPE ISLANDS THAT:

- MUST CONTAIN ONE CANOPY TREE PER ISLAND THAT SPANS ONE PARKING SPACE LENGTH OR TWO CANOPY TREES WITHIN A LANDSCAPE ISLAND THAT SPANS TWO PARKING SPACES.
- *PARKING ISLANDS PROVIDED: 10 (2 PARKING ISLANDS SPAN TWO PARKING SPACES) = 12 TREES REQUIRED / 12 TREES PROVIDED*

PERIMETER LANDSCAPING:

A PERIMETER PLANTING STRIP SHALL BE LOCATED ALONG PERIMETER OF A SURFACE PARKING AREA AND MAINTAIN A MINIMUM OF AVERAGE WIDTH OF (6) FEET. CONTAIN A CONTINUOUS HEDGE COMPOSED OF DOUBLE STAGGERED ROW OF EVERGREEN SHRUBS AND DECIDUOUS SHRUBS WITH A MINIMUM PLANTING HEIGHT OF (30) INCHES, PLANTED (3) FEET ON CENTER. THE STRIP SHALL ALSO INCLUDE (3) TREES PER (100) LINEAR FEET OF PERIMETER OF THE TOTAL PARKING AREA.

- 1342 LF OF PERIMETER / 100 = 13.42 TREES REQUIRED / 14 TREES PROVIDED

PLANT SCHEDULE

OVERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	GT-I	10	GLEDITSIA TRIACANTHOS INERMIS THORNLESS HONEY LOCUST	2.5" CAL	B & B
	KP	9	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL	B & B
	NS	7	NYSSA SYLVATICA TUPELO	2.5" CAL	B & B
	TC	5	TILIA CORDATA LITTLELEAF LINDEN	2.5" CAL	B & B
	UA-P	3	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2.5" CAL	B & B
UNDERSTORY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	CE	3	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	1.5" CAL	
	CK	7	CORNUS KOUSA KOUSA DOGWOOD	2" CAL	B & B
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	AG	28	ABELIA X GRANDIFLORA GLOSSY ABELIA	3 GAL	CONT
	HQ	68	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	3 GAL	CONT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
	JC-S	31	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL	CONT
	MB	39	MAHONIA BEALEI LEATHERLEAF MAHONIA	3 GAL	CONT
	TX-D	28	TAXUS X MEDIA 'DENSIFORMIS' DENSE ANGLO-JAPANESE YEW	3 GAL	CONT
ROCK MULCH	QTY	DESCRIPTION			
	11,981 SF	1.5" DIA RIVER ROCK MULCH AT 3" DEPTH			
SOD	QTY	DESCRIPTION			
	20,955 SF	LAWN SOD			
EDGER	QTY	DESCRIPTION			
	480 LF	STEEL LANDSCAPE EDGER (BLACK COLOR)			

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ISG

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PHONE: 515.243.9143

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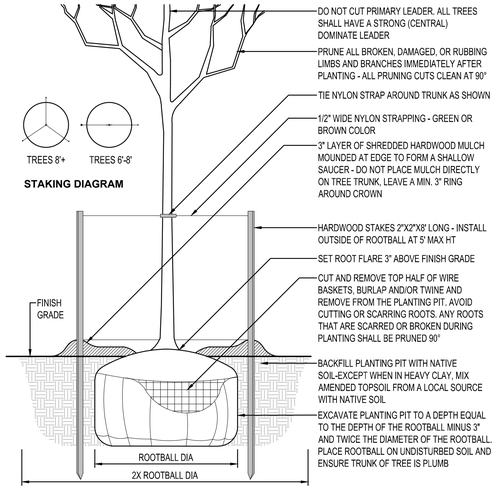
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

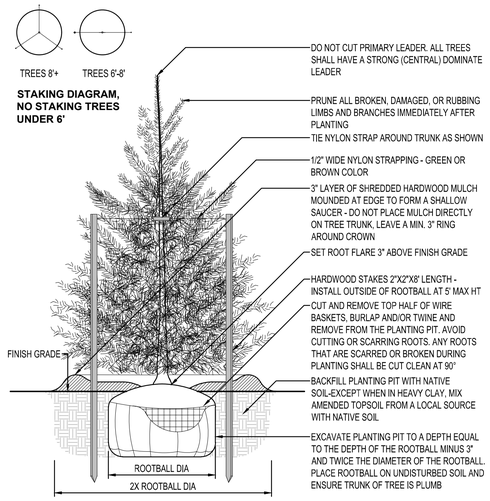
PLANTING AND RESTORATION PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0	23-27665
Drawn By:	AAE	
Designed By:	AAE	C-510
Reviewed By:	BAH	Drawing No.



DECIDUOUS TREE PLANTING
NTS



EVERGREEN TREE PLANTING
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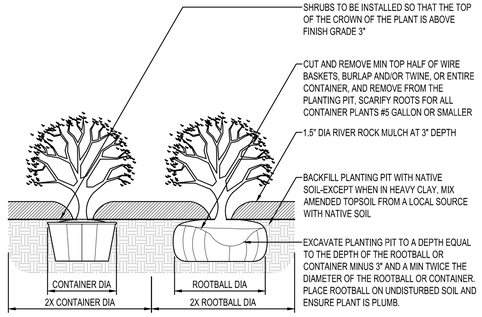
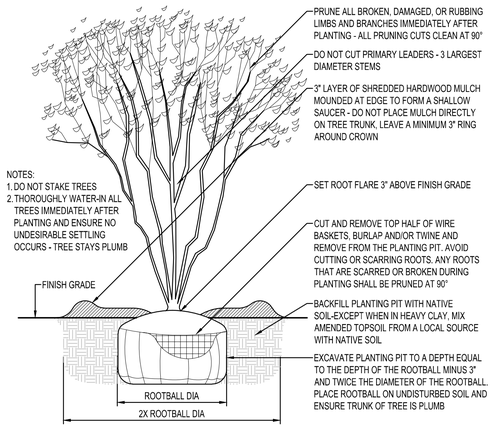


SHRUB PLANTING
NTS

PLANTING NOTES

1. COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
2. SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
3. REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
4. REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
5. FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
6. ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
7. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
11. ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
13. PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
14. MULCHING MATERIAL SHALL BE 1.5" DIA RIVER ROCK AT 3" DEPTH, WITH NO INDIVIDUAL PIECES LARGER THAN 3". FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
15. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
16. INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
17. ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.



MULTI-STEM TREE PLANTING
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MANAGING LOCATION:
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PHONE: 515.243.9143

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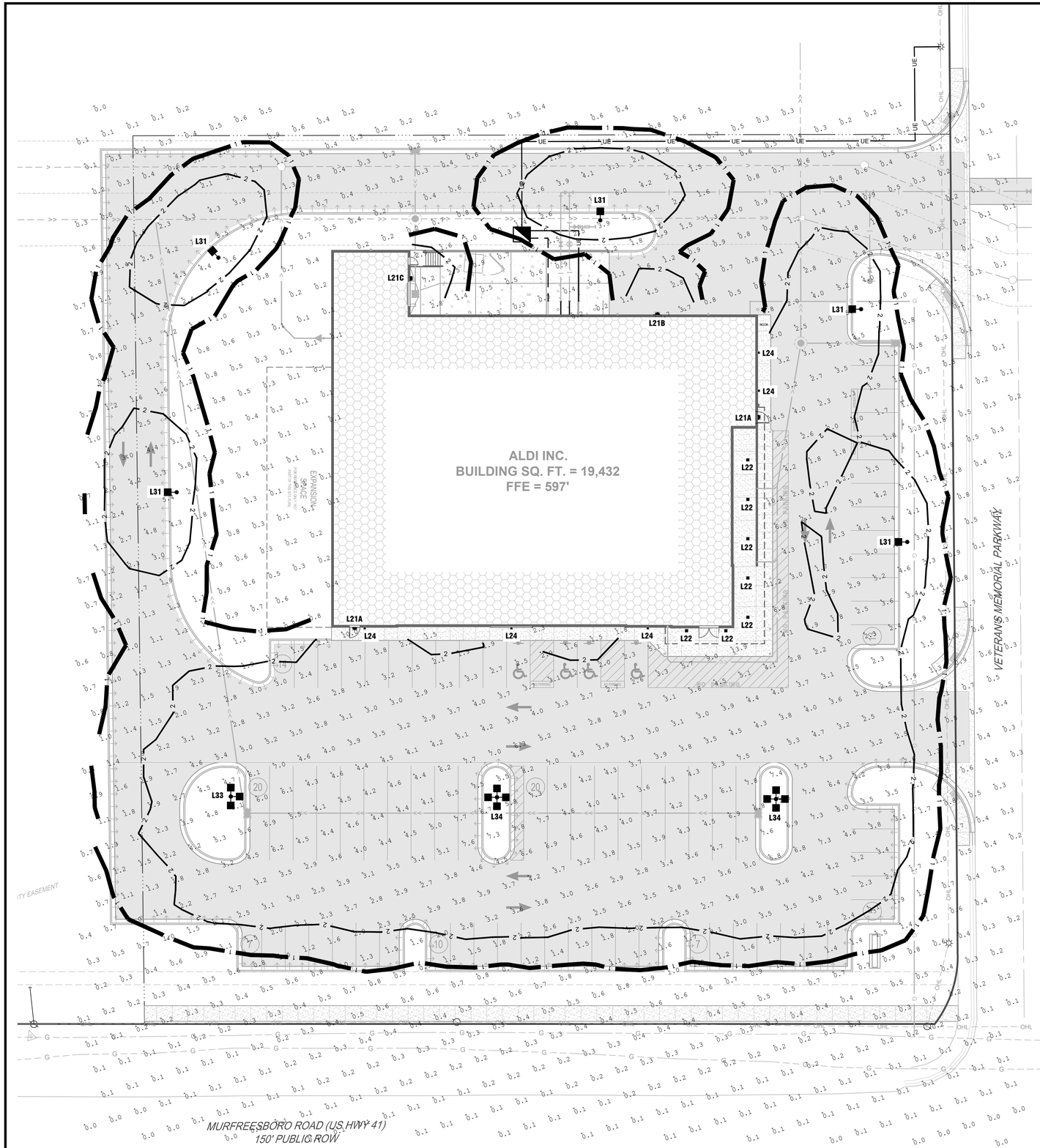
ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

PLANTING NOTES AND DETAILS

Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-520
Reviewed By: EG	Drawing No.

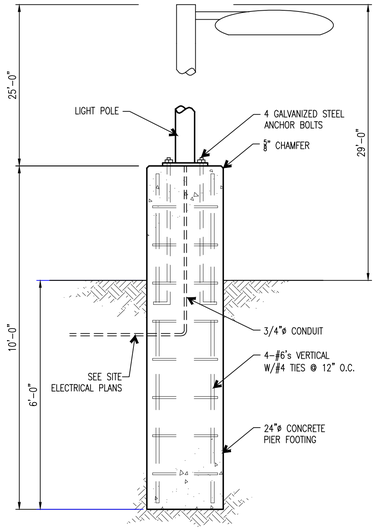


Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
L21A	BUILDING MOUNTED WALL PACK	GE CURRENT #LWPC-26-S3-N-U-S-M1	26W LED - 3,900 LUMENS	MOUNT FIXTURE AT 9'-0" ABOVE FINISHED FLOOR
L21B	BUILDING MOUNTED WALL PACK	GE CURRENT #LWPC-26-S3-N-U-S-M1	26W LED - 3,900 LUMENS	MOUNT FIXTURE AT 10'-0" ABOVE FINISHED FLOOR
L21C	BUILDING MOUNTED WALL PACK	GE CURRENT #LWPC-26-S3-N-U-S-M1	26W LED - 3,900 LUMENS	MOUNT FIXTURE AT 12'-0" ABOVE FINISHED FLOOR
L22	CANOPY	GE CURRENT #ECLS010ASSM73011RMWHTE	39W LED - 5,200 LUMENS	MOUNT FIXTURE ON UNDERSIDE OF CANOPY
L24	ACCENT CYLINDER	GE CURRENT #44248A-17-3K	17W LED - 1,105 LUMENS	MOUNT FIXTURE AT 14'-6" ABOVE FINISHED FLOOR PROVIDE FIXTURE WITH DOWN LIGHT ONLY
L31	SITE POLE SINGLE HEAD	GE CURRENT #EACL010F2AF750NDD1	122W LED - 15,100 LUMENS	1@90 FIXED ARM MOUNT
	POLE	GE CURRENT #SSS-H-25-40-B-1-PSS-S2		25'-0" POLE
L33	SITE POLE TRIPLE HEAD @ 90	GE CURRENT #EACL010F4AF750NDD1	(3) 122W LED - 14,700 LUMENS	3@90 FIXED ARM MOUNT
	POLE	GE CURRENT #SSS-H-25-40-B-3-PSS-S2		25'-0" POLE
L34	SITE POLE QUAD HEAD @ 90	GE CURRENT #EACL010F4AF750NDD1	(4) 122W LED - 14,700 LUMENS	4@90 FIXED ARM MOUNT
	POLE	GE CURRENT #SSS-H-25-40-B-4-PSS-S2		25'-0" POLE

Note: All light fixtures shall be full-cutoff fixtures, which do not allow light to be emitted above 90 degrees.



1 LIGHT POLE DETAIL
N.T.S.



"L21" LIGHT STYLE



"L22" LIGHT STYLE

NOTE: SEE ELECTRICAL PLAN FOR SITE ELECTRICAL LAYOUT

FOOTCANDLE LEGEND

1.00 FOOTCANDLE LINE	1
2.00 FOOTCANDLE LINE	2



"L24" LIGHT STYLE

"L31", "L33", AND "L34" LIGHT STYLE

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5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD
Project Name & Location:

SITE LIGHTING PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0	23-27665
Drawn By:	SK	
Designed By:	SK	C-610
Reviewed By:	EG	Drawing No.

ARCHIPELAGO LIGHTING

luxoARCH

LWPC | Nightwatch

Quicksheet

26W — 135W

LIGHTING | REINVENTED

Project Details Type L21E

Project Name: ALDI Stores

Fixture Schedule:

Project Number:

Notes: LWPC26-S3N-UD-M1



Physical Features

1. Easily mounted over a standard 4" or 5" J-Box
2. Optional photocell allows for extra security and savings
3. 1/2in conduit holes allow for surface conduit wiring
4. Emergency driver option allows for 90min of operation
5. Optional CCTselect controller allows for flexibility
6. Strong die-cast aluminum extends fixture's lifespan
7. Zero uplight and anti-UV material reduces glare

Certifications

UL RoHS

Applications

Perimeter Pathways Entryways Security

Product Warranty *

7-Year 75,000 Hrs

* Standard warranty. Extended warranty available.

Model Specifications

Model	Watt (W)	Lumens (LM)	Voltage (V)	CCTselect	Replaces
LWPC26	26W	3,900LM	120-277Vac	3500K 4000K 5000K	100W MH
LWPC38	38W	5,700LM	120-277Vac		175W MH
LWPC65	65W	9,700LM	120-277Vac 347-480Vac		250W MH
LWPC100	100W	15,000LM	120-277Vac 347-480Vac		320W MH
LWPC135	135W	20,000LM	120-277Vac		400W MH

Ordering Guide

Model Series	Watt (W)	CCT (K)	Series	Voltage (V)	Finish	Photocell	EM Driver
LWPC LED Full-Cutoff Wallpack	**26** | 26W **38** | 38W **65** | 65W **100** | 100W **135** | 135W	**-S3** | CCTselect: — 3000K — 4000K — 5000K	**N** | Nightwatch	**-U** | 120-277V **-H** | 347-480V	**D** | Dark Bronze **B** | Black **S** | Silver **W** | White	**Blank** | None **-M1** | Button Photocell	**Blank** | None **-EM08** | 8W

Ordering number example: LWPC26-S3N-UD-PS-EM

Please place dashes (-) in correct order.

Choose your model specifications:

LWPC	26	-S3	N	-U	D	-PS	-EM
Model Series	Watt	CCT	Series	Voltage	Finish	Photocell	EM

Archipelago Lighting, Inc.
Headquarter: 4615 State Street, Montclair, CA 91763
USA Production: 9345 Sycamore Canyon Blvd, Riverside, CA 92508

EVOLVE



CUSTOMER NAME
PROJECT NAME **ALDI Stores**
DATE TYPE **L22**
CATALOG NUMBER **ECLS010A5SM73011RMGRAY**

ECLS Soffit

LED Canopy Light

The Evolve® Canopy LED Soffit (ECLS) offers energy efficiency and quality of light in a sleek low-profile look and style. The ECLS features a diffused aperture which spreads the source lumens for even light distribution and low glare. To be used for sealed deck applications only (enclosed canopy or soffit).

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available)
Weight:	10 lbs (4.5 kg) - 12.5 lbs (5.7 kg)

Optical System

Lumens:	3,600 - 7,100
Distribution:	Symmetric Medium
Efficacy:	119 - 138 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	>90% at rated watts
Total Harmonic Distortion:	<20% at rated watts
Surge Protection:	Standard Surge 6kV/3kA

*Per ANSI C136.2-

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX/100K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
T5	L96	L92	L91
A5	L95	L93	L92
B5	L95	L93	L92

Note: Projected Lxx based on LM80 (± 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	1.5G per Per ANSI C136.31-2010.
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Motion with Integrated Photoelectric control, Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Current

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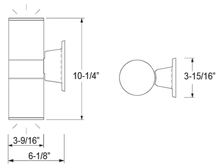
4424

120V

Catalog #:	4424BA-17-3K	Type L24
Project:	ALDI Stores	Date
Prepared by:		

3" LED Architectural Cylinder Up & Downlight





3" LED Cylinder Up & Downlight

DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction
- Aluminum die-cast with powder coat finish

Electrical
- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature: -31ºF (-35ºC) to 122ºF (50ºC)
- Available in 80CRI, 3000K & 4000K

Installation
- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens
- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish
- Available in black, brushed aluminum and oil-rubbed bronze

Certifications
- cCSAus for wet location
- 5 year limited warranty
- Wet location rated

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

RP | LIGHTING · FANS

Specifications and dimensions subject to change without notice.

EVOLVE



CUSTOMER NAME
PROJECT NAME **ALDI Stores**
DATE TYPE **L31-L34**
CATALOG NUMBER **EACL010F4AF750NDD1ALUM**

EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness. Standard = Black, Dark Bronze Gray, White (RAL & custom colors available). Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPICAL (120 STRIKES)	ENHANCED (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS 25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (± 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid and Daintree Compatible

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

Current

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	Revisions:	**Date:**
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ISG

MANAGING LOCATION:
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MINNEAPOLIS, MN 55425
PHONE: 952.426.0699

ALDI Inc.
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Division City, Division State, Zip
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(XXX) XXX-XXXX fax

ALDI Inc. Store #: __
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE LIGHTING CATALOGUE PAGES

Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-620
Reviewed By: EG	Drawing No.

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #"CEDAR 397C0290 SPRAY CODE - AT NICHIHA TOWERS	SEE SPEC FOR ADDITIONAL INFO
A2	**BASE BID (BRICK 'A')** SPEC-BRIK CONCRETE MASONRY VENEER	4WxBRK16L, 8WxBRK16L (CART WALL ONLY) CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING. SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ['H', 'J', 'L', CORNER, ETC] TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A610 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT [SEE PLUMBING DWGS]	MATCH COPING ABOVE	RE: DWG A2/A507, A-121 FOR OVERFLOW SCUPPER SIZE
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 - STANDARD WHITE	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL D1/A503
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602

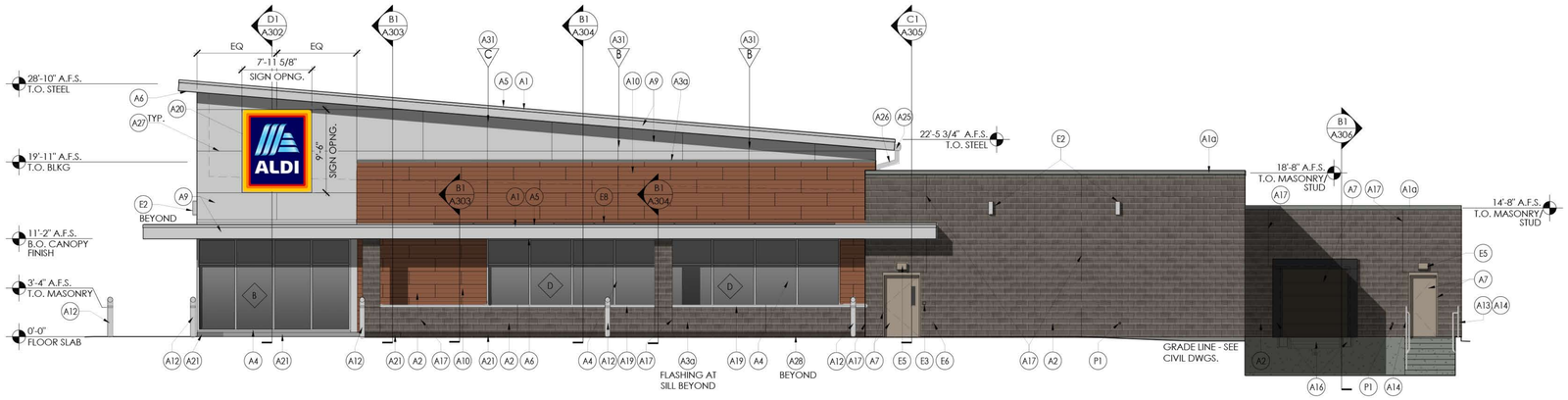
EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #"CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A30	DUMPSTER GATE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S.; BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNNECT	FACTORY FINISH	SEE ELECT DWGS
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



2 Front Elevation

SCALE: 1/8" = 1'-0"



1 Side Elevation

SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Issued:		Date:
A	Concept Elevations	08/16/23
B		
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Revisions:		Date:
1	Proto updates	10/24/23
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DRAWN BY:

REVIEWED BY:

Seal

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ALDI Inc.
La Vergne, TN
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Rutherford County

Project Name & Location:

Concept Exterior Elevations

Drawing Name:

Prototype: V7.0	Project No. 23133244
Type: RHRD GROUND UP	
Drawn By:	CEE-1
Scale: As Noted	Drawing No.

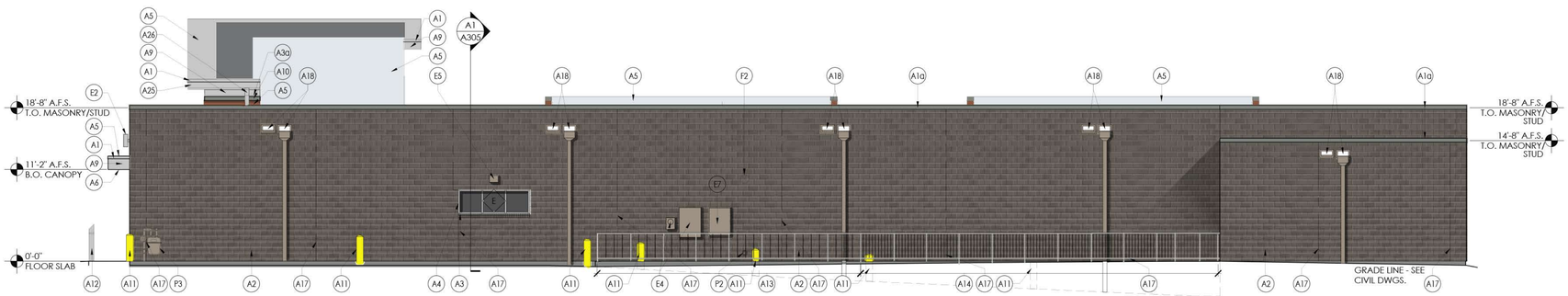
PLOTTED: 10/24/2023 10:17 AM

EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM - MUSKET GREY-AT BRICK A1b - PETERSEN ALUM - #'CEDAR 397C0290 SPRAY CODE' - AT NICHIHA TOWERS	SEE SPEC FOR ADDITIONAL INFO
A2	**BASE BID (BRICK 'A')** SPEC-BRIK CONCRETE MASONRY VENEER	4Wx8Hx16L, 8Wx8Hx16L (CART WALL ONLY) CHESAPEAKE BLEND w/ HOLCIM "SMITH GRAY" MORTAR MORTAR ALT: SOLOMON "85X DARK CHOCOLATE"	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	A3 - BRIGHT SILVER A3a - PETERSEN ALUM # "CEDAR 397C0290 SPRAY CODE"	SEE SPEC FOR ADDITIONAL INFO
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.	RE: DWG. A602
A5	MEMBRANE ROOFING	GRAY	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - SILVER METALLIC	RE: DWG. A301-A304
A7	EXTERIOR PAINT		RE: DWG. A603
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHIHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'CEDAR'	CONTACT NICHIHA AT 770-805-9466 FOR ORDERING, SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO. ALL INCLUDED TRIM ('H', 'J', 'L', CORNER, ETC) TO MATCH FCP
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4		RE: DWG A603
A13	GUARD RAIL TYPE "A"	GALVANIZED STEEL	RE: DETAIL B2/A507
A14	GUARD RAIL TYPE "B"	GALVANIZED STEEL	RE: DETAIL B2/A507
A15	BLRD-3	GALVANIZED	RE: DWG A603
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	RE: DETAIL 9/A610 FOR CONDITION BEHIND SEAL
A17	MASONRY CONTROL JOINT		MAX 20' OC
A18	16" SCUPPER, OVERFLOW SCUPPER, COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE	RE: DWG A2/A507, A-121 FOR OVERFLOW SCUPPER SIZE
A19	ARCHITECTURAL CAST STONE	TANNERSTONE: AG-1 - STANDARD WHITE	SEE SPEC FOR ADDITIONAL INFORMATION - MORTAR COLOR TO MATCH CAST STONE RE: DETAIL D1/A503
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM	RE. DWG A601 & A602

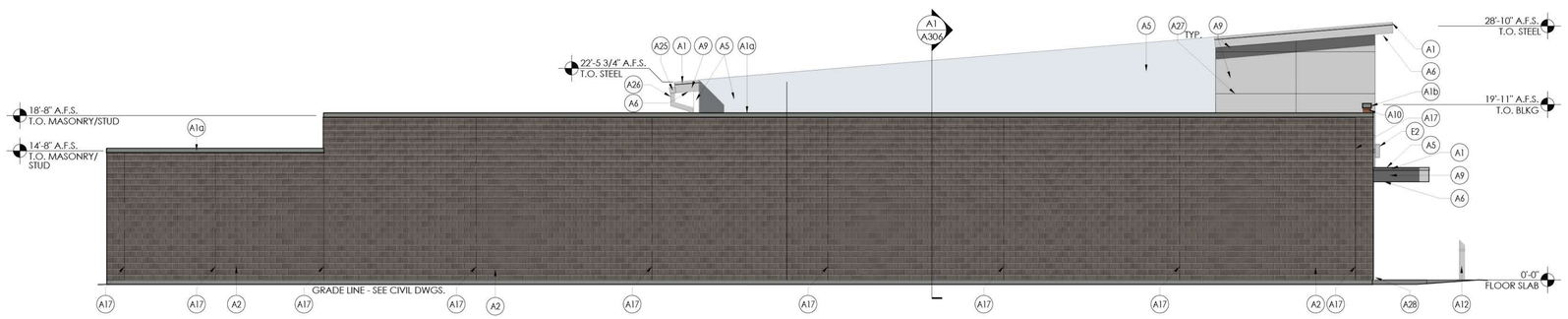
EXTERIOR FINISH SCHEDULE

KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A25	8" X 8" PRE-FINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING	RE: DETAIL C3/A501 TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHIHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - #'CEDAR 397C0290 SPRAY CODE'	SEE SPEC FOR ADDITIONAL INFO
A30	DUMPSTER GATE	WINCHESTER GREY	RE. DWG A507
A31	NICHIHA CONTROL JOINT WITH "H" CLIP		
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-8" A.F.S.; RE: DWG. A111 FOR DIMENSIONS
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER		MOUNT CENTERED @ 46" A.F.S., SEE ELEC DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 8'-0" A.F.S., BREAK ROOM WINDOW @ 10'-0" A.F.S. TRUCK WELL - MOUNT @ 12'-0" A.F.S. (SIDE DOCK ONLY)
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.S. IN 4" SQUARE J-BOX
E7	GENERATOR QUICK CONNNECT	FACTORY FINISH	SEE ELECT DWGS
E8	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH	SEE ELEC DWGS
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
P3	GAS METER	FACTORY FINISH	SEE PLUMBING DWGS
XX	GLAZING KEY		RE: DWG A602
XX	ALIGN KEY		A: ALIGN NICHIHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN ALUMINUM COMPOSITE PANEL JOINTS AND NICHIHA PANEL JOINTS C: ALIGN NICHIHA PANEL JOINTS, ALUMINUM COMPOSITE PANEL JOINTS, AND WINDOW MULLIONS



2 Rear Elevation

SCALE: 1/8" = 1'-0"



1 Side Elevation

SCALE: 1/8" = 1'-0"

SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

PLOTTED: 10/24/2023 10:19 AM

Issued:		Date:
A	Concept Elevations	08/16/23
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Revisions:		Date:
1	Proto updates	10/24/23
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f: 918.587.8601
www.sgadesigngroup.com

DRAWN BY:

REVIEWED BY:

Seal

PRELIMINARY - NOT FOR CONSTRUCTION

RECORD DRAWINGS NOTICE

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ALDI Inc.

2080 ALDI Blvd
Mt. Juliet, TN 37122
(615) 449-8840

ALDI Inc.
La Vergne, TN
5309 Murfreesboro Rd.
La Vergne, TN 37086
Rutherford County
Project Name & Location:

Concept Exterior Elevations
Drawing Name:

Prototype: V7.0	Project No. 23133244
Type: RHRD GROUND UP	
Drawn By:	CEE-2
Scale: As Noted	Drawing No.

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 13.

Item Title: Preliminary Plat – Arbor Ridge, Sections 9B, 11 & 12 – 121 Lots on Approximately 36 Acres. Requested by SEC, Inc. Property located off Waldron Road (Tax Map 32, Parcel 4.04). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

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

Summary: On behalf of the applicant, SEC is requesting approval of the Preliminary Plat for Arbor Ridge, Sections 9B, 11 & 12 to be located on approximately 36 acres. The property is located on the east side of Waldron Road in southern La Vergne. The purpose of the Preliminary Plat is to present the proposed layout of the single-family development. These phases will consist of 121 lots and are shown as parcel 004.04 on Rutherford County Tax Map 032.

Sidewalks are indicated on both sides of all streets.

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 confirm that construction traffic for Sections 11 and 12 will be from Waldron Road.
2. Please confirm that no construction traffic for Section 9B will use Monaco Drive or Buffalo Court.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Sht C1.1 – Sewer outside of ROW is not within shown easements.
2) Sht C1.1 – Connect to 12" W at Snowdrop and Waldron

Rd.
3) Sht C1.1 – Need end of line FH in cul-de-sac of Cowslip Way.
4) Sht C1.3 – Water in Nasturtium Way is shown capped – needs FH if end of line.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

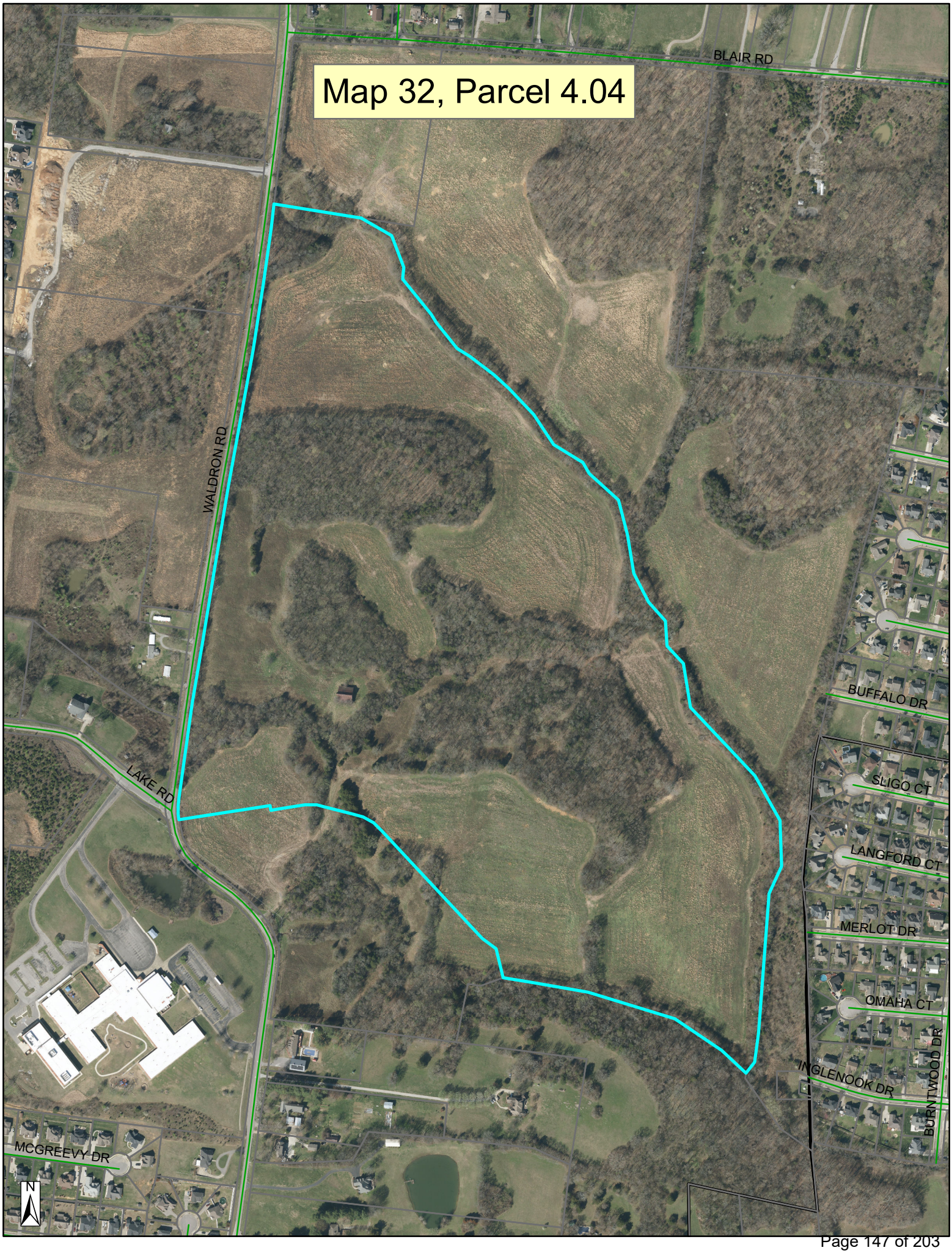
(Technical items go here)

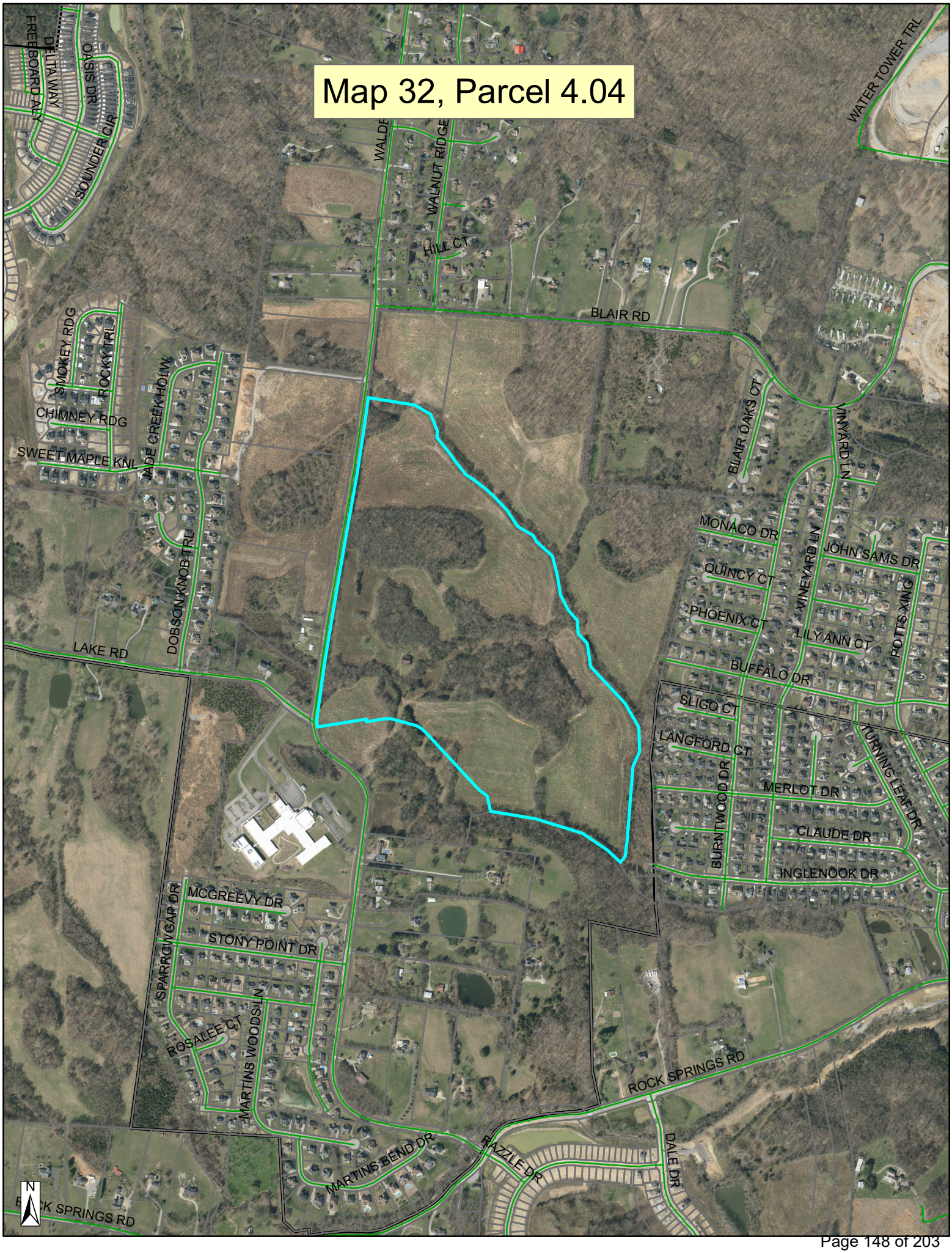
Police

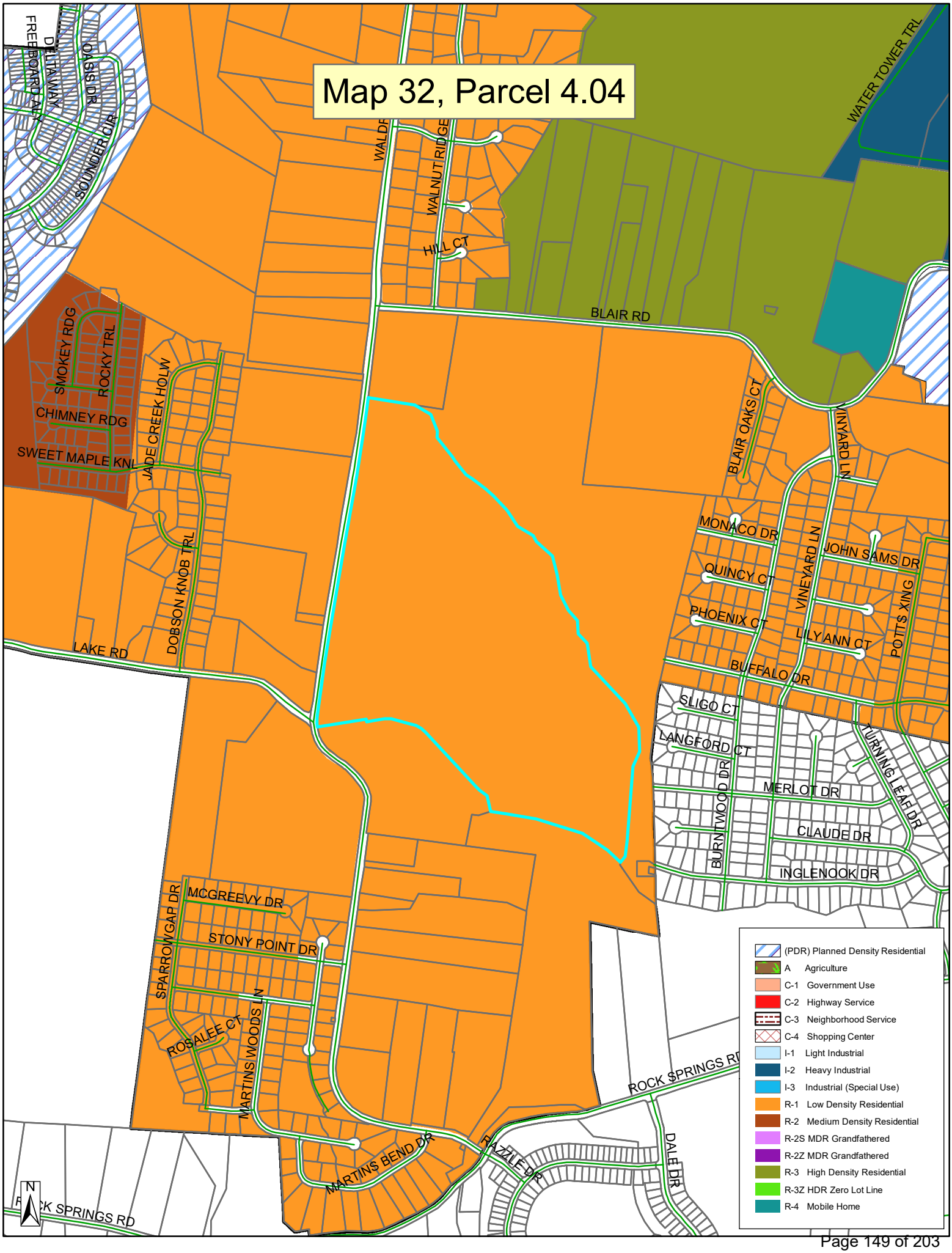
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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


Map 32, Parcel 4.04
BLAIR RD
WALDRON RD
LAKE RD
BUFFALO DR
SLIGO CT
LANGFORD CT
MERLOT DR
OMAHA CT
INGLENOOK DR
BURNTWOOD DR
MCGREEVY DR
N


Map 32, Parcel 4.04
FREEBOARD AVE
DELTA WAY
OASIS DR
SOUNDER CIR
WALDE
WALNUT RIDGE
HILL CT
WATER TOWER TRL
BLAIR RD
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINYARD LN
MONACO DR
JOHN SAMS DR
QUINCY CT
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
SLIGO CT
LANGFORD CT
TURNING LEAF DR
MERLOT DR
BURNTWOOD DR
CLAUDE DR
INGLENOOK DR
MCGREEVY DR
STONY POINT DR
SPARROW GAP DR
ROSALEE CT
MARTINS WOODS LN
ROCK SPRINGS RD
MARTINS BEND DR
RAZZLE DR
DALE DR
N


Map 32, Parcel 4.04
WATER TOWER TRL
WALDEN
WALNUT RIDGE
HILL CT
BLAIR RD
FREEBOARD AX
DELTAWAY
OASIS DR
SOUNDER CIR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
VINEYARD LN
MONACO DR
QUINCY CT
PHOENIX CT
JOHN SAMS DR
POTTS XING
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
BURNTWOOD DR
MERLOT DR
TURNING LEAF DR
CLAUDE DR
INGLENOOK DR
MCGREEVY DR
STONY POINT DR
SPARROWGAP DR
ROSALEE CT
MARTINS WOODS LN
MARTINS BEND DR
ROCK SPRINGS RD
DALE DR
(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
N

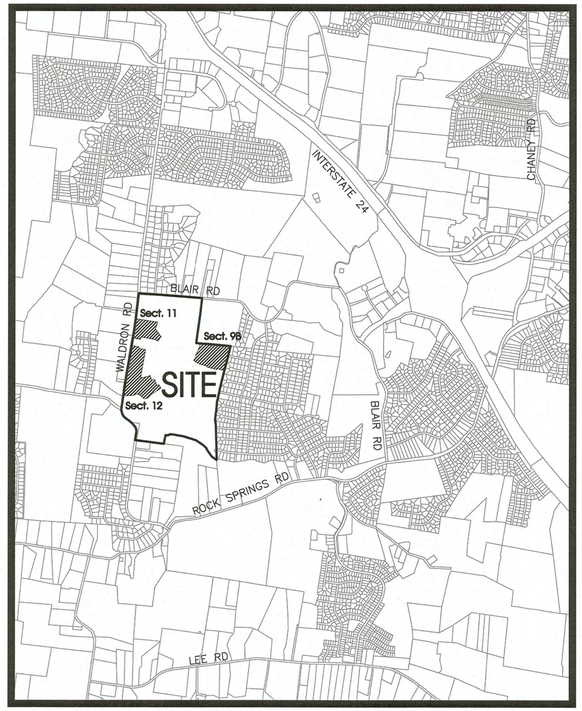

STOP
860 BFJT


AR
ARBOR
RIDGE
COMING

Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee
Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.2	Master Plan
C1.0-1.4	Preliminary Plat
C2.0	Slope Analysis



Site Location Map
Not To Scale

Owner/Developer:
Starlight Homes Tenneessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 9B: 38 Lots on 12.69± Acres
Section 11: 19 Lots on 6.97± Acres
Section 12: 64 Lots on 16.32± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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

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COPYRIGHT SEC, INC. 2023

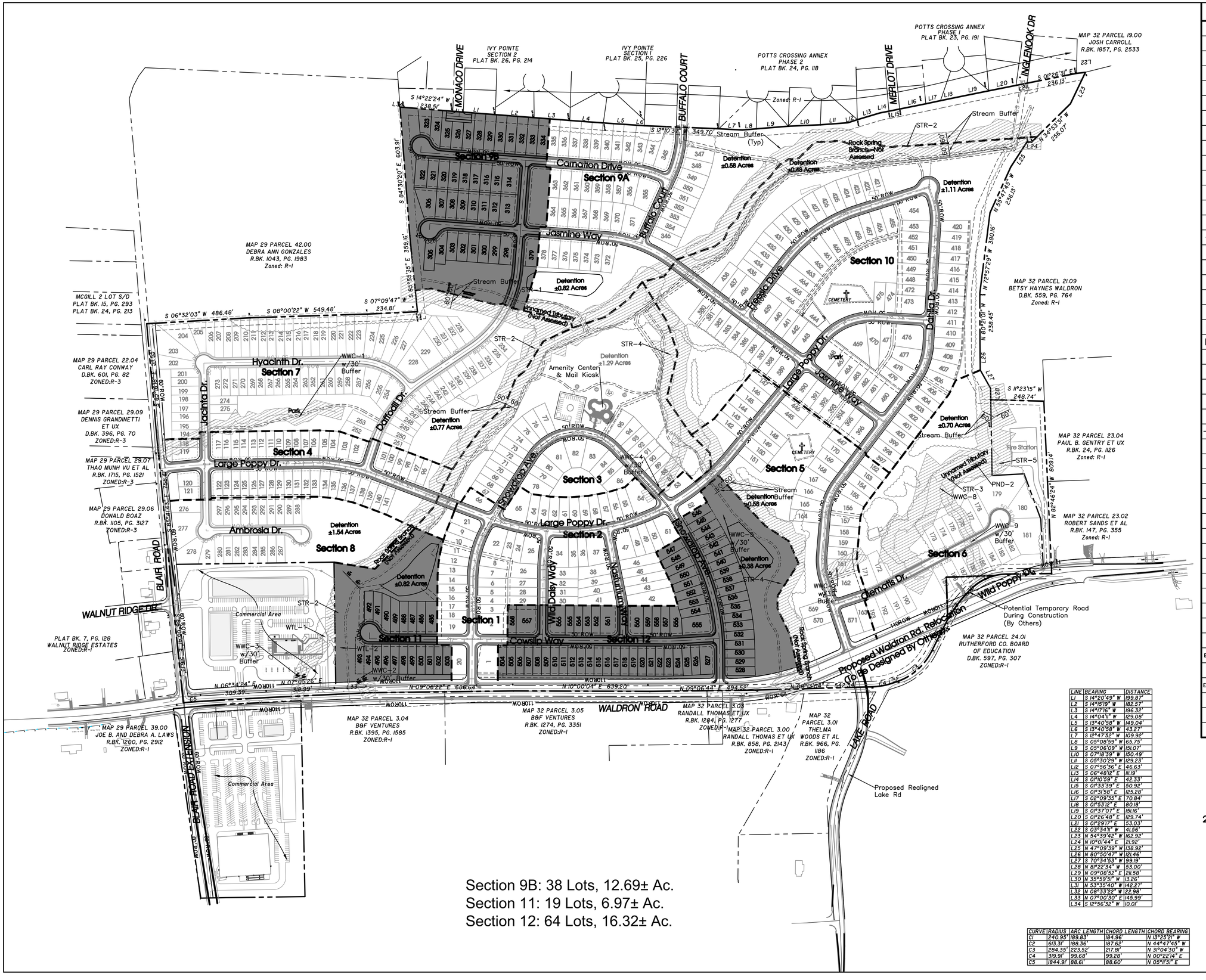
By: Matthew A Taylor Date: October 27, 2023
Matthew A. Taylor, P.E. TN. Reg. #112515

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

Watershed: East Branch Hurricane Creek (Not Supporting)

5-yr, 24-hr EPSC Storm Event

Sheet C0.0
Arbor Ridge
Section 9B, 11, & 12
Preliminary Plat
S.E.C. Project #18314
Date: 10-30-2023
Revised:



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 03°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'55" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	211.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	122.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

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

200′ 0 200′ 400′

SCALE: 1"= 200′

SITE ENGINEERING CONSULTANTS
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SEC, Inc.
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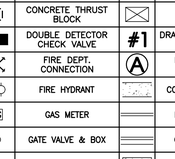
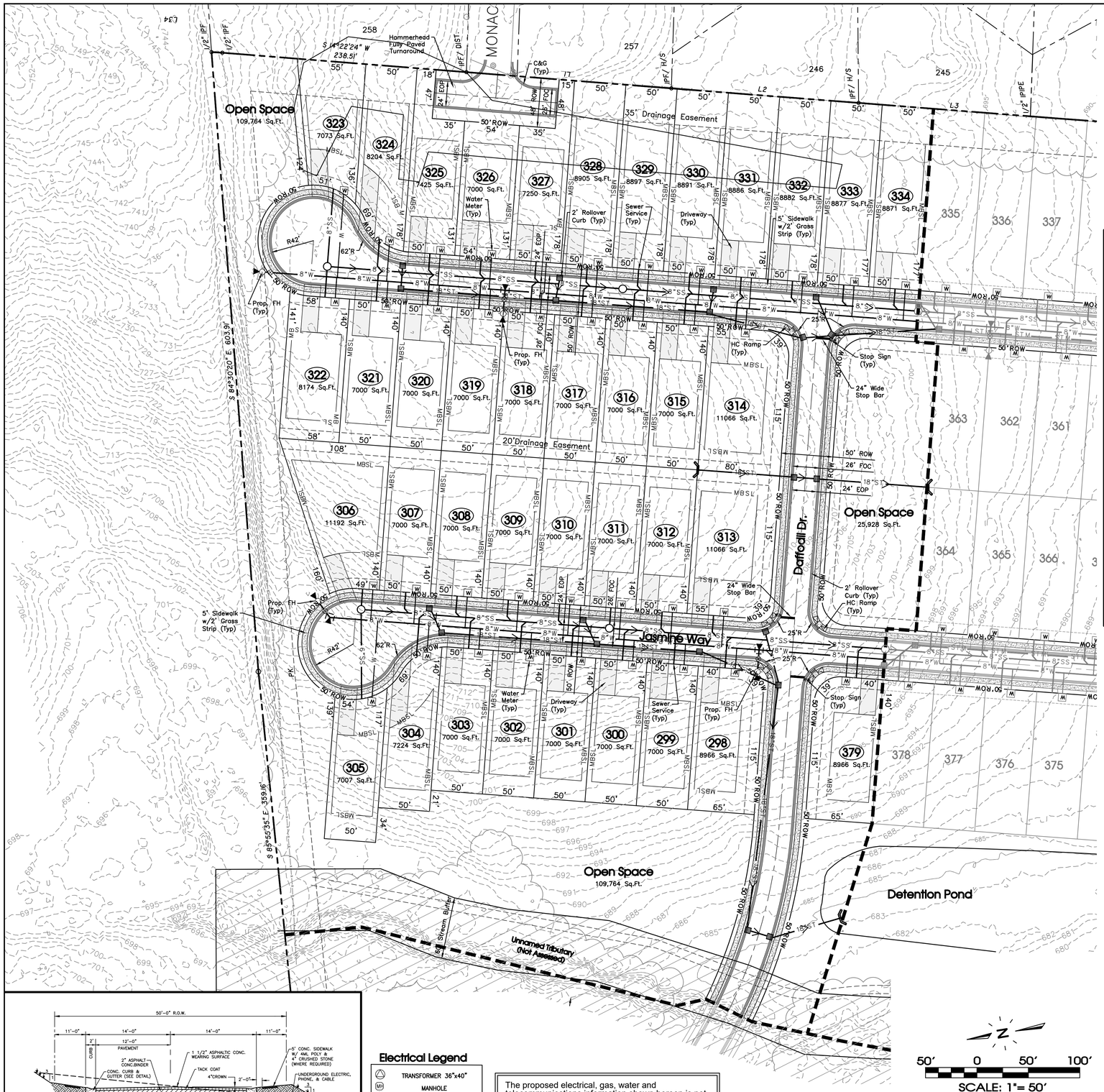
This site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the contractor to construct the site in accordance with these plans. Any deviation from these plans must be approved in writing by the engineer to be consistent 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.

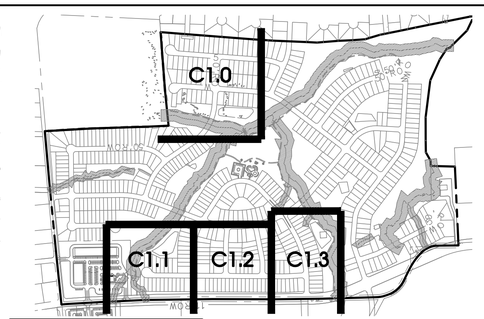


Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

Master Plan

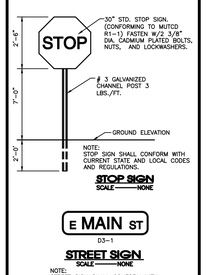
REVISED:	
DRAWN: CFBJ, SJA	
DATE: 10-30-2023	
CHECKED: MAT	
FILE NAME: 18314PrelimPh9Ba	
SCALE: 1"=200'	
JOB NO. 18314	
SHEET: C0.2	





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



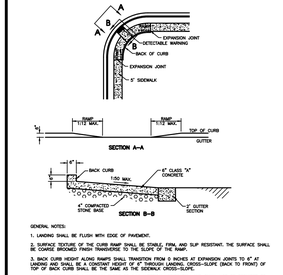
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

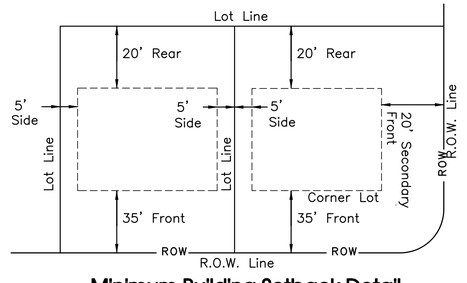


GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE GRADE TO FRONT OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED A RISE OF 30 INCHES IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.28.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 227 SINGLE FAMILY LOTS.
   SECTION 5: 32 LOTS
   SECTION 10: 105 LOTS
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).



Minimum Building Setback Detail
N.T.S.

UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

Electrical Legend

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

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

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

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

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

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

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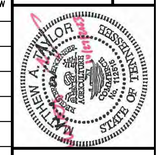
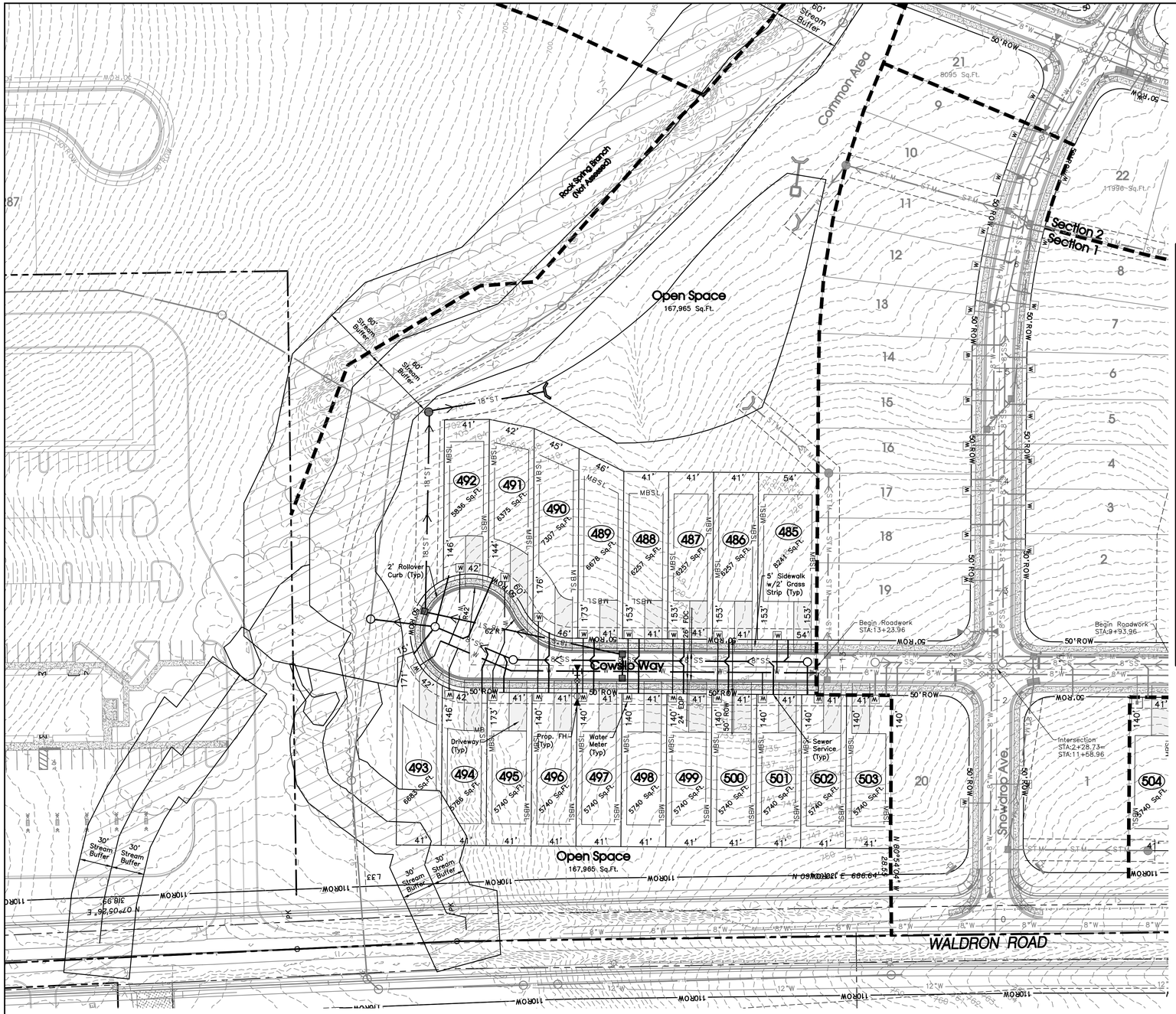
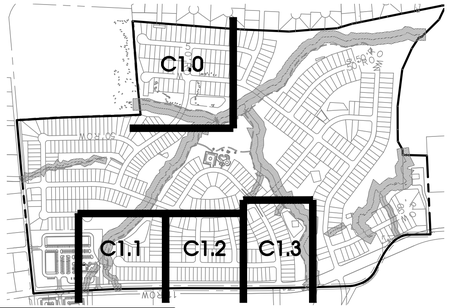


Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

REVISED:
DRAWN: CFBJ, SJA
DATE: 10-30-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh9Ba
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.0

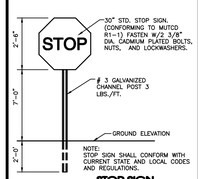
Preliminary Plat





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



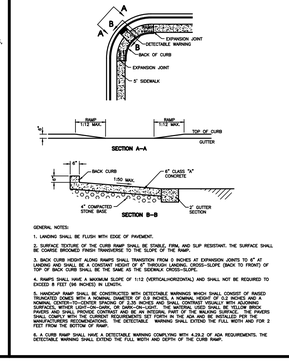
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 5 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED A FIGT (04 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WHETHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS. THE DETECTABLE WARNING SHALL BE LOCATED AT THE BOTTOM OF THE RAMP. DETECTABLE WARNINGS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.D.A.D OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

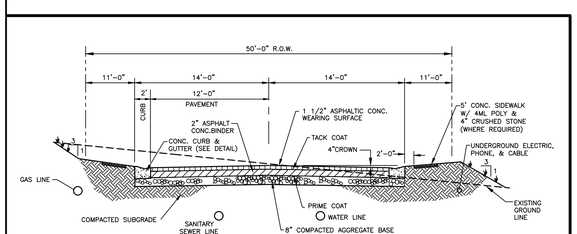
GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 227 SINGLE FAMILY LOTS.
   SECTION 5: 32 LOTS
   SECTION 10: 105 LOTS
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

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	W	AREA DRAIN	
GAS METER	G	HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE– X– HEADWALL	

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

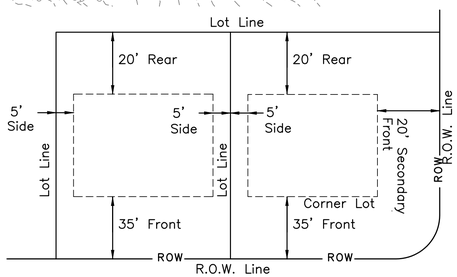
TYPICAL 50' R.O.W. SECTION
SCALE — NONE

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

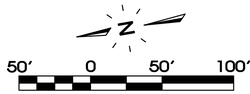
The proposed electrical, gas, water and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical,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

Electrical Legend

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



Minimum Building Setback Detail
N.T.S.



Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 35 Lots on 13.85± Acres
Swction 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
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830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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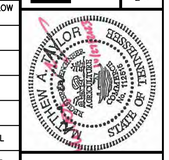
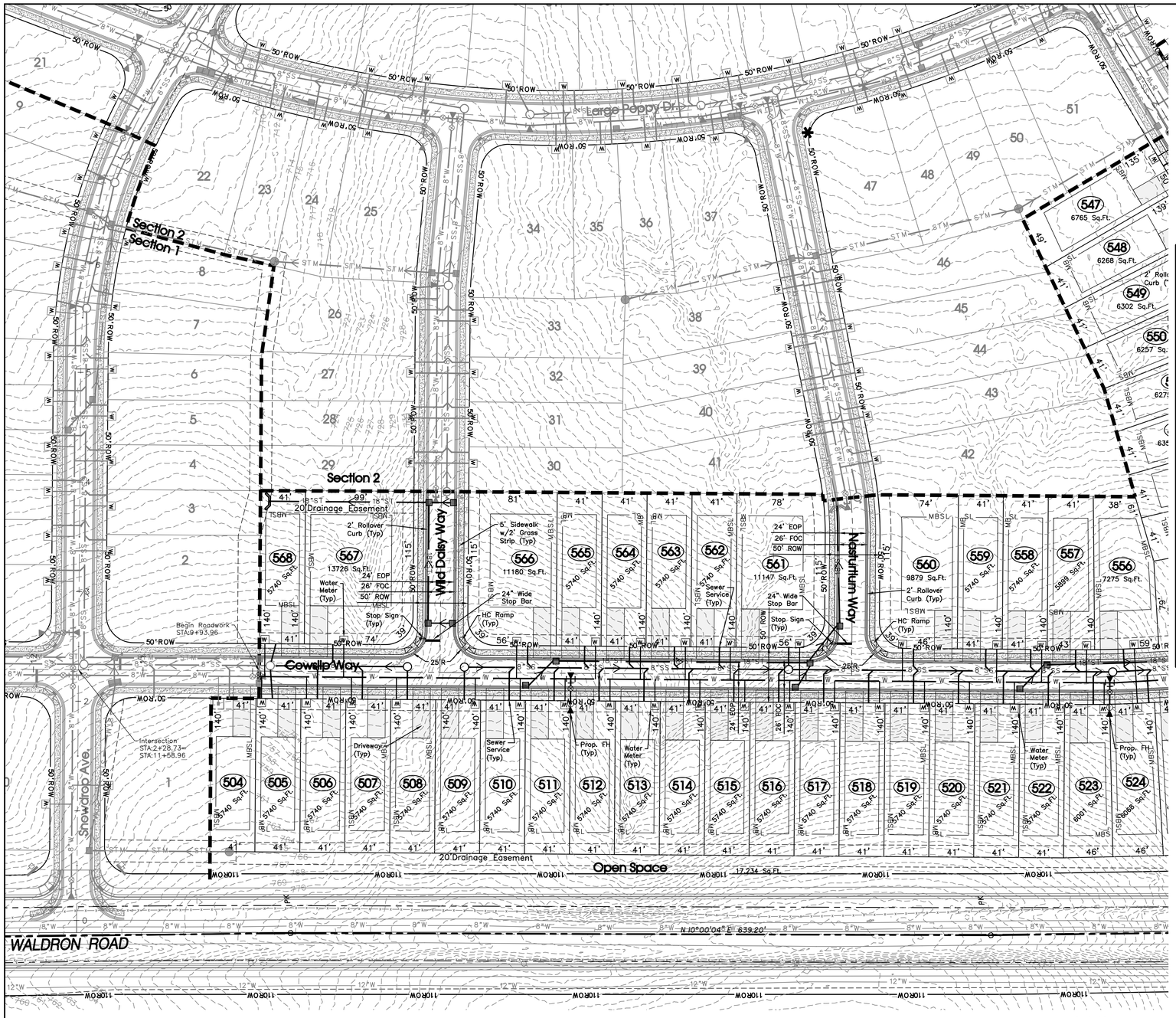


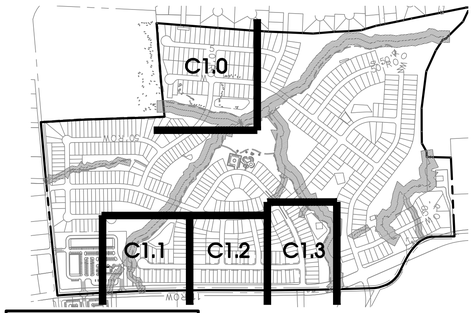
Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: CFB3, SJA
DATE: 10–30–2023
CHECKED: MAT
FILE NAME: 18314PrelimPh9Ba
SCALE: 1"=50'
JOB NO. 18314

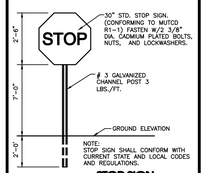
SHEET: C1.1





SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



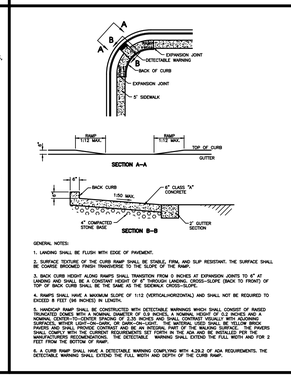
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



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4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET (144 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE DETECTABLE WARNING SHALL BE LOCATED SPACING BETWEEN THE DOMES SHALL BE A MINIMUM OF 0.9 INCHES AND A MAXIMUM OF 1.4 INCHES. DETECTABLE WARNINGS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET IN THE DIRECTION OF TRAVEL.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.D.A.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES

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7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Legend:

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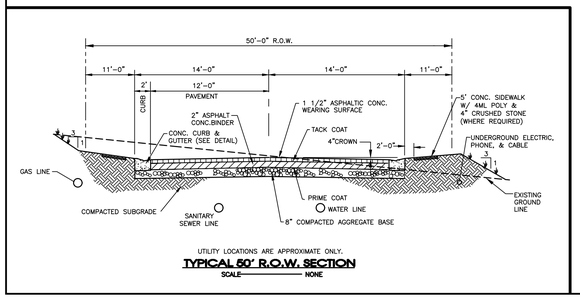
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

✱ = Critical Lot

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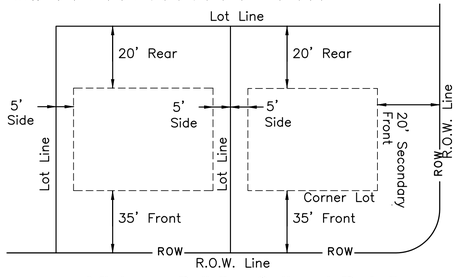
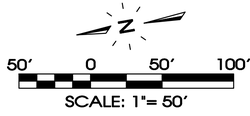
	STREET LIGHT
	SWITCHER
P	PRIMARY PULLBOX
	SECONDARY PULLBOX 24" x 36"
	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



Minimum Building Setback Detail
N.T.S.



Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 35 Lots on 13.85± Acres
Swction 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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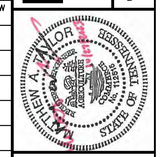


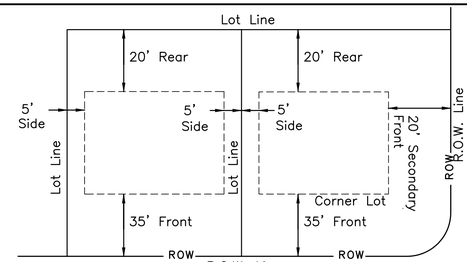
Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

REVISED: 8-21-2023: Staff Comments

Preliminary Plat

DRAWN: CFBJ, SJA
DATE: 10-30-2023
CHECKED: MAT
FILE NAME: 18314PrelimPh9Bo
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.2



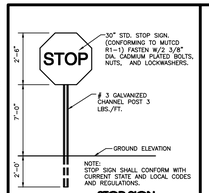


Minimum Building Setback Detail

N.T.S.

SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



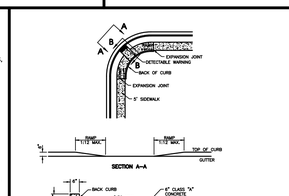
STOP SIGN
SCALE — NONE

E MAIN ST
03-1

STREET SIGN
SCALE — NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT CENTER OF RAMP. THE CURB RAMP SHALL BE FLUSH WITH THE GUTTER AT THE BOTTOM OF THE RAMP. CROSS-SLOPE GRADE TO FRONT OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET (72 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE WARNINGS SHALL CONSIST OF A PATTERN OF TRUNCATED DOMES THAT SHALL BE IN MATERIAL PART OF THE WALKING SURFACE. THE WARNING SHALL CONFORM WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURER RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.28.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

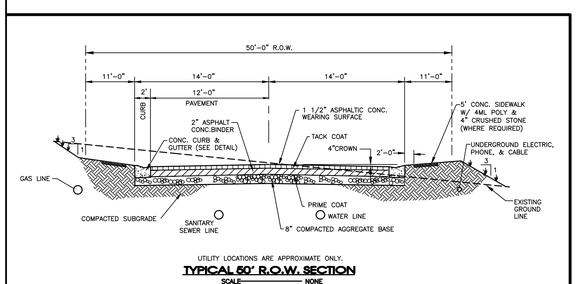
GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 227 SINGLE FAMILY LOTS.
   SECTION 5: 32 LOTS
   SECTION 10: 105 LOTS
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	50'ROW
EROSION CONTROL SILT FENCE	SF SF SF
EROSION EEL	E E E
EXISTING TREELINE	
EXISTING FENCELINE	X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

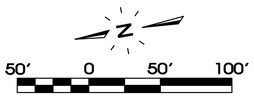
✱ = Critical Lot

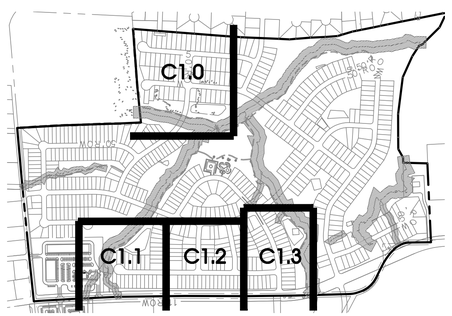
Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

Electrical Legend

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





Owner/Developer:
Starlight Homes Tennessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 5: 35 Lots on 13.85± Acres
Swction 10: 102 Lots on 39.28± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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

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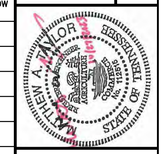


Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

REVISED:

DRAWN: CFBJ, SJA
DATE: 10–30–2023
CHECKED: MAT
FILE NAME: 18314PrelimPh9Bo
SCALE: 1"=50'
JOB NO. 18314

Preliminary Plat

SHEET: C1.3


MONACO DRIVE
IVY POINTE SECTION 2 PLAT BK. 26, PG. 214
IVY POINTE SECTION I PLAT BK. 25, PG. 226
BUFFALO COURT
POTTS CROSSING ANNEX PHASE 2 PLAT BK. 24, PG. 118
POTTS CROSSING ANNEX PHASE I PLAT BK. 23, PG. 191
MERLOT DRIVE
INGLENOOK DR
MAP 32 PARCEL 19.00 JOSH CARROLL R.BK. 1597, PG. 2533
Section 9B
Carnation Drive
Section 9A
Buffalo Court
Jasmine Way
Section 10
Freesia Drive
Dahlia Dr.
Large Poppy Dr.
Jasmine Way
Hyacinth Dr.
Section 7
Jacinta Dr.
Daffodil Dr.
Section 4
Large Poppy Dr.
Section 3
Snowdrop Ave.
Large Poppy Dr.
Section 2
Section 5
Section 6
Ambrosia Dr.
Section 8
Section 1
Section 11
Section 12
Cowslip Way
Wild Daisy Way
Nasturtium Way
Clematis Dr.
Wild Poppy Dr.
Amenity Center & Mail Kiosk
Detention ±0.77 Acres
Detention ±0.82 Acres
Detention ±0.68 Acres
Detention ±0.88 Acres
Detention ±1.11 Acres
Detention ±0.70 Acres
Detention ±1.54 Acres
Detention ±0.82 Acres
Detention ±0.58 Acres
Stream Buffer
Stream Buffer
Stream Buffer

Arbor Ridge Section 9B,11,& 12

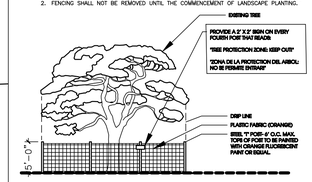
LANDSCAPE PLAN

SITE DATA
SECTION 9B AREA: 12.69± ACRES
SECTION 11 AREA: 6.97± ACRES
SECTION 12 AREA: 16.32± ACRES
SITE ZONING: PDR (PLANNED DENSITY RESIDENTIAL)

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

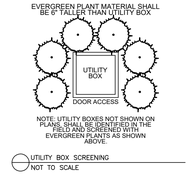
PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT 615-287-8702 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.

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



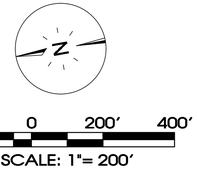
TREE PROTECTION
NOT TO SCALE

TREE PRESERVATION NOTES:
- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT THE CITY OF LA VERGNE AT 615-287-8702 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIPLINE WILL NOT BE ACCEPTED.
- TREES WITHIN STREAM PROTECTION BUFFERS ARE NOT TO BE DISTURBED.
- WALKING TRAILS SHALL RESPECT EXISTING TREES WITHIN STREAM PROTECTION BUFFERS. SHOULD A TREE NEED REMOVED FOR THE PLACEMENT OF THE WALKING TRAIL, THE PROJECT LANDSCAPE ARCHITECT AND CITY MUST AGREE UPON THE NECESSITY TO DO SO AND DISCUSS REPLACEMENT VALUE IN CALIPER INCHES OF PROPOSED TREE(S) TO BE REMOVED. PER TENNESSEE'S DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S APPROVAL.



UTILITY BOX SCREENING
NOT TO SCALE

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



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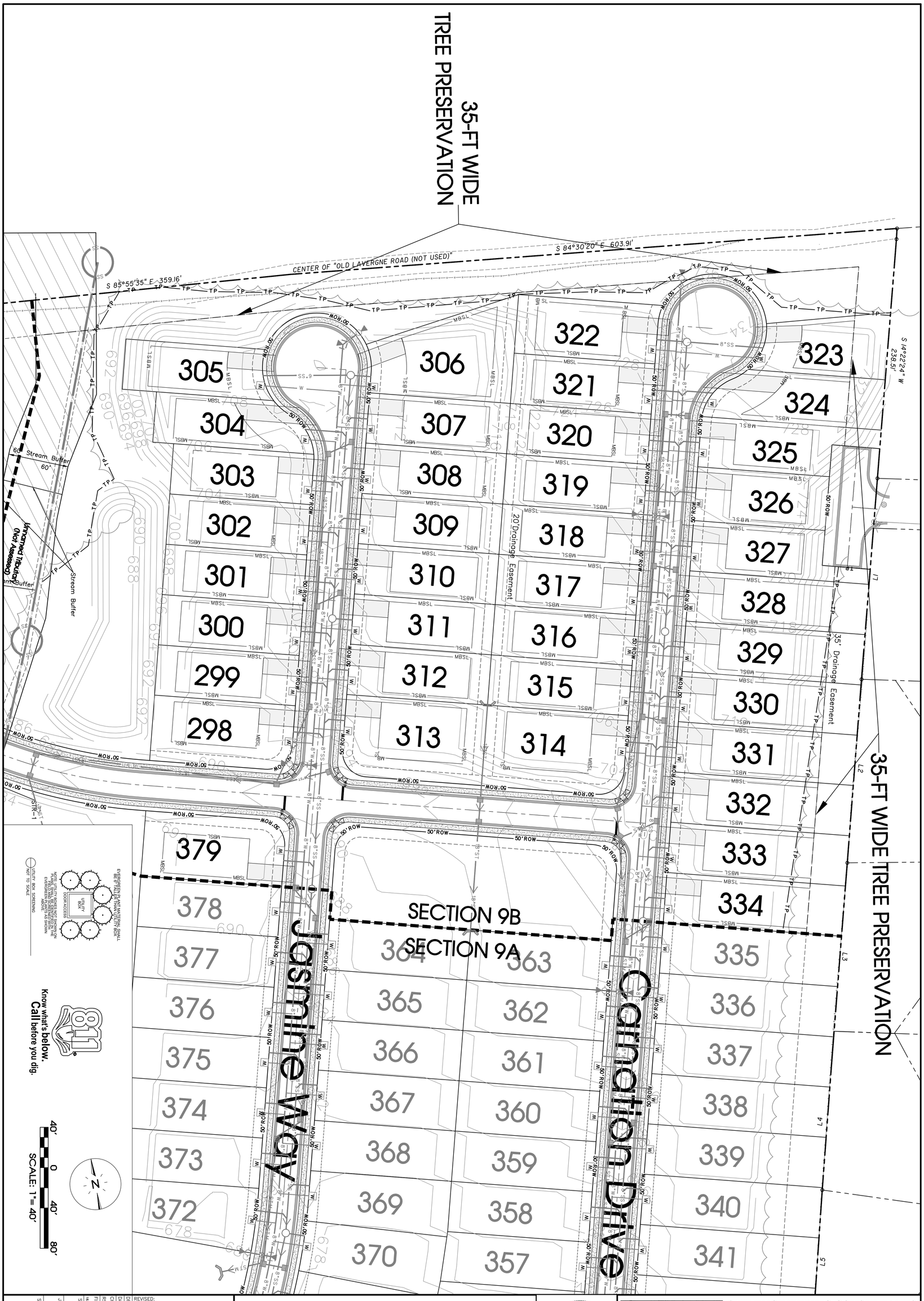
STATE OF TENNESSEE
ROBERT S. MOLCHAN JR.
LICENSED LANDSCAPE ARCHITECT
10-30-2023

Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 10-30-2023
CHECKED: RSM
FILE NAME: 18314prelimPh9Bk11-12_LA
SCALE: 1" = 200'
JOB NO. 18314
SHEET: L1.0



SHEET: L1.1	Landscape Plan	Arbor Ridge Section 9B, 11, & 12 La Vergne, Tennessee	REVISED:
JOB NO. 18314	SCALE: 1" = 40'	DRAWN: KMG	
FILE NAME:	CHECKED: RSM	DATE: 10-30-2023	

ROBERT S. MOLCHAN — TENNESSEE REGISTERED LANDSCAPE ARCHITECT — 10-30-2023

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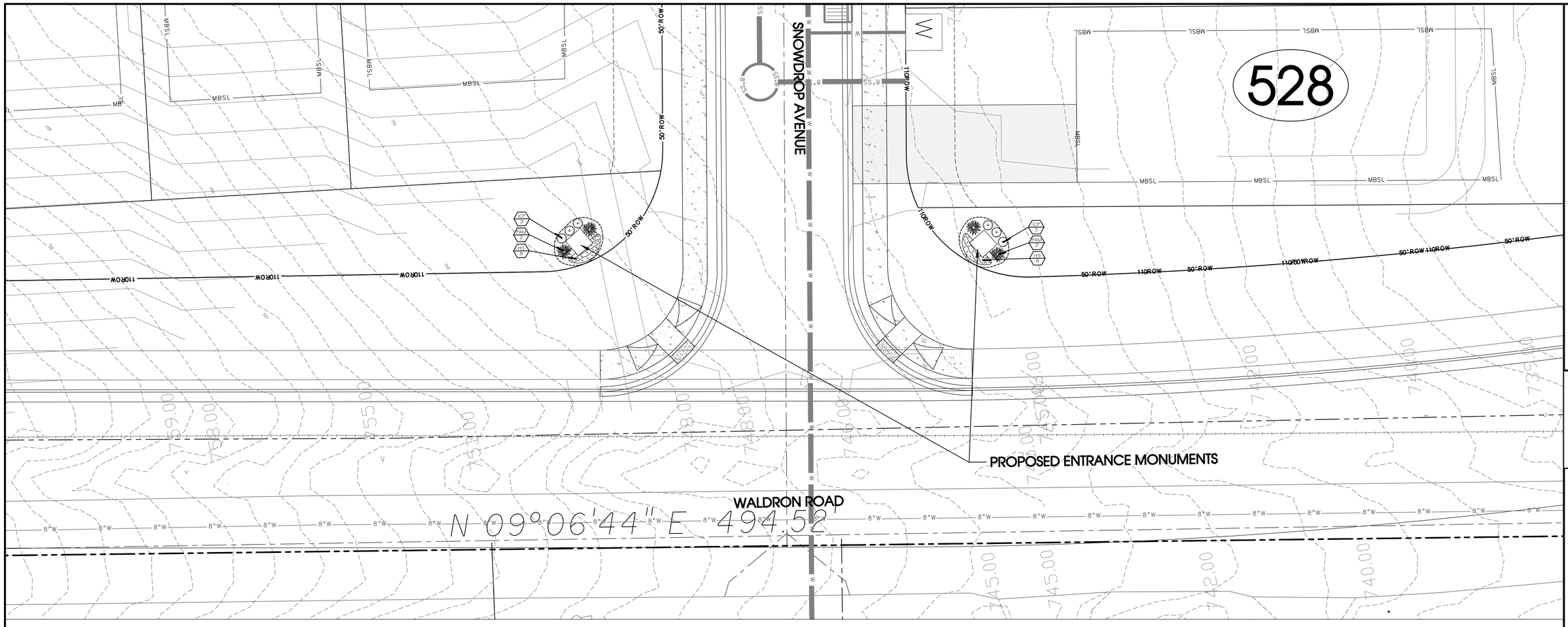
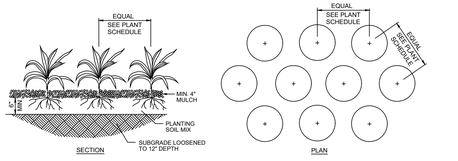
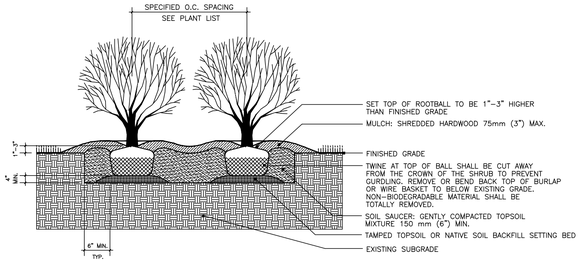


PLANT SCHEDULE

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	ICP	6	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	CONT.	30"	18"	2` O.C.	DENSE, FULL, MATCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	PAM	4	PENNISETUM ALOPECUROIDES `MOUDRY` / ORIENTAL FOUNTAIN GRASS	3 GAL	12" - 18"	12"	3` O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HS	16	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 QUART	12"	12"	18" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER



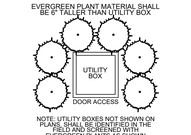
GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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

10' 0 10' 20'
SCALE: 1"= 10'

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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

ROBERT S. MOLCHAN TENNESSEE REGISTERED LANDSCAPE ARCHITECT 10-30-2023

Arbor Ridge
Section 9B, 11, & 12
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 10-30-2023
CHECKED: RSM
FILE NAME: 18314pr&lmPh9B&11-12_LA
SCALE: 1" = 10'
JOB NO. 18314
SHEET: L1.2

Planning Commission Report Meeting: November 14, 2023	City of La Vergne

Item #: 14.

Item Title: Final Plat – Osama Dous Retail Center – Two (2) New Commercial Lots. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:
Gary Lide, City Engineer

Summary: On behalf of their client, CRE, Dale, Inc. and Doyle Elkins are requesting plat approval for a proposed 2-lot subdivision to house a proposed retail facility on Murfreesboro Road. This parcel is contained within the Murfreesboro Road Overlay Streetscape District.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1) Plat shall show individual acreage for each lot & total acreage of the site;
2) 1.5 years ago the Planning Commission and Staff instructed the applicant to cut new line on one side or the other of Brewer, so that the street would be owned by only one (1) entity;

Engineering

Gary Lide
glide@lavergnetn.gov

1. The plat by Doyle Elkins does not include the relocation of the property line to have Brewer Drive owned entirely by Building B (Phase II) as shown on the Dale & Associates drawings.
2. The Dale & Associates drawings show Brewer Drive correctly but are dated 11/14/2021.
3. The Site Plan submitted by Rhodes Engineering shows Brewer Drive incorrectly.
4. All documents must agree regarding the proposed

access easement and property line.
5. There are too many questions for an effective review at this stage.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) 6”W in Old Nashville Hwy is shown. 8”W is not shown in Murfreesboro Rd at northern boundary with property. That is the line the property is served from.
2) Existing 18" sewer through customer's property needs a public utility easement. If no easement currently exists, then one must be created in order to subdivide the property. If one does exist, then please label it with the appropriate record information. I was unable to find a public utility easement for the 18" sewer line by my online records search. That does not mean it doesn't exist. A surveyor could do a more exhaustive records search.
3) Show 2-inch public low pressure sewer force main discharging into the sewer manhole located in your property. Contact Jim Owens, GIS Utilities Mapper at Public Worksif you have questions.

Codes

(Technical items go here)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

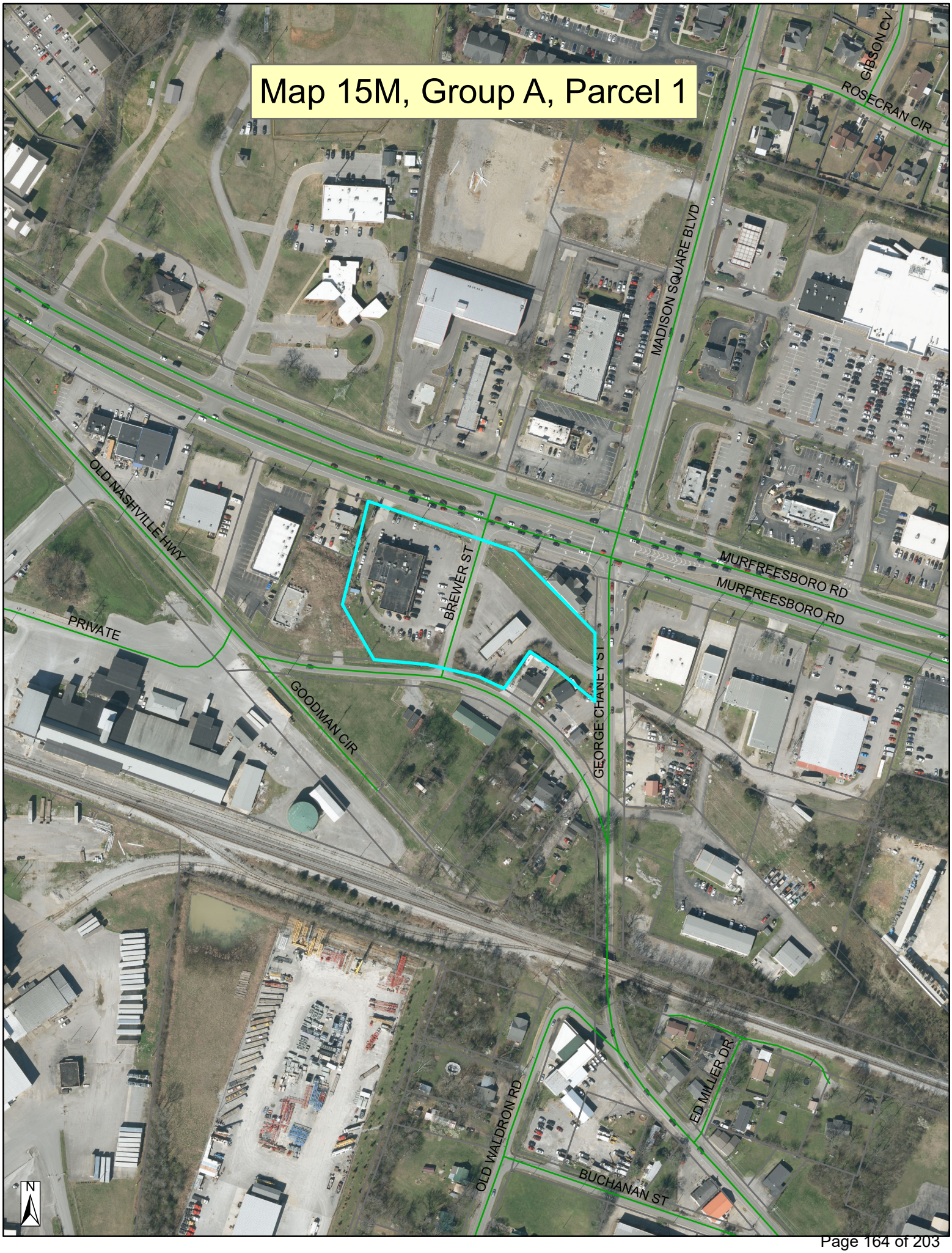
(Technical items go here)

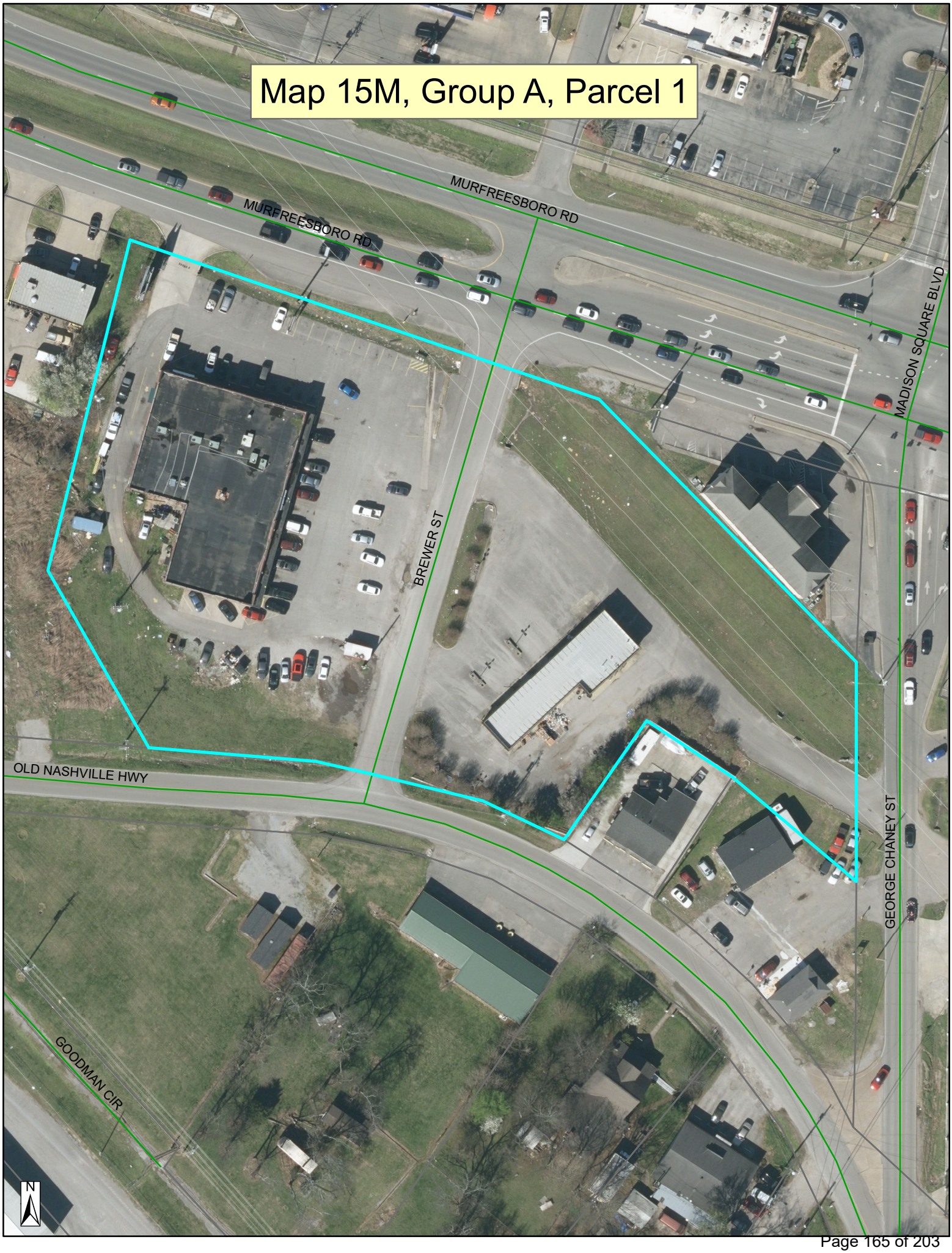
Police

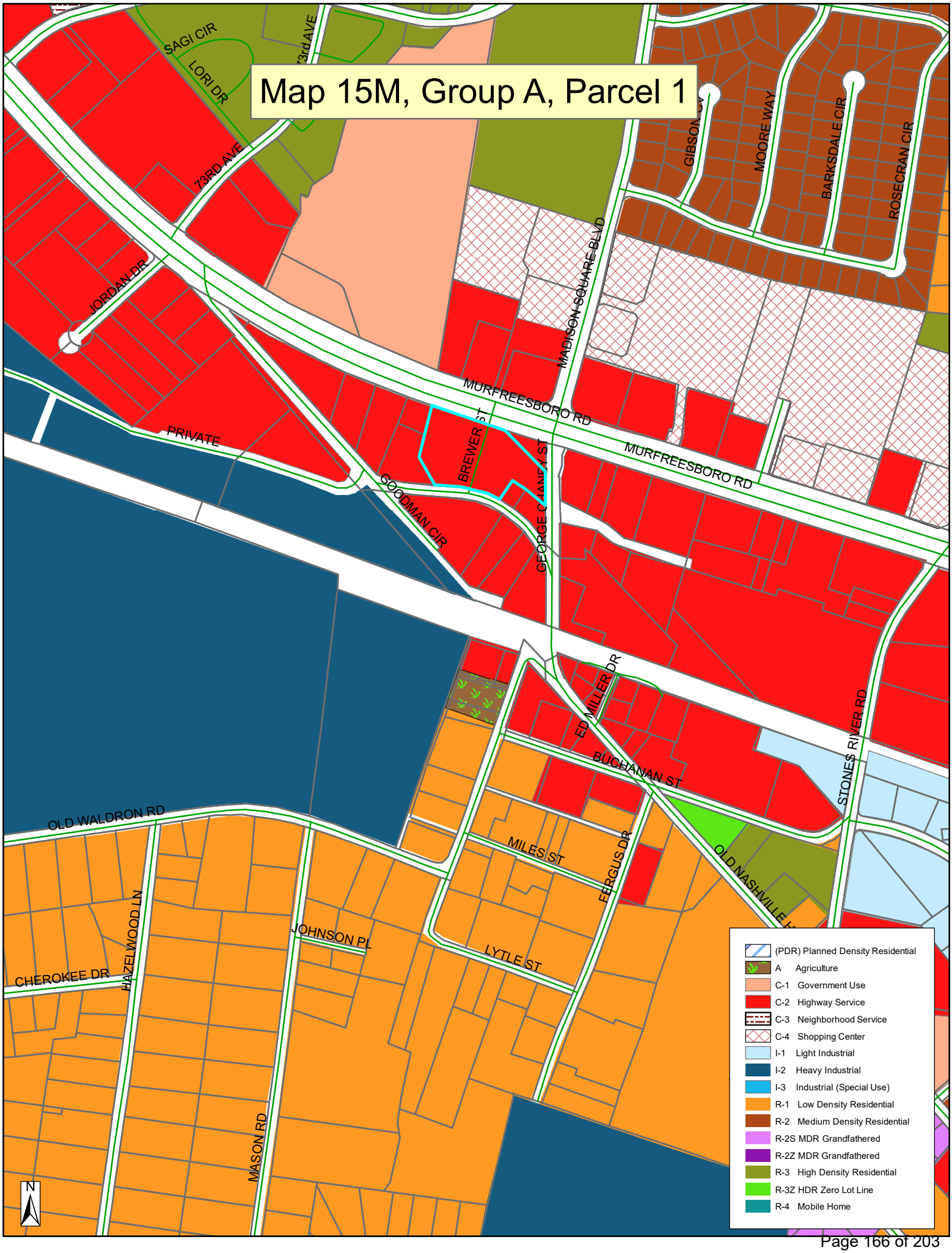
John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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


Map 15M, Group A, Parcel 1
GIBSON CV
ROSECRAN CIR
MADISON SQUARE BLVD
OLD NASHVILLE HWY
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
N


Map 15M, Group A, Parcel 1
MURFREESBORO RD
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
OLD NASHVILLE HWY
GEORGE CHANEY ST
GOODMAN CIR
N


Map 15M, Group A, Parcel 1
SAGI CIR
LORI DR
73RD AVE
JORDAN DR
MURFREESBORO RD
MADISON SQUARE BLVD
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
PRIVATE
BREWER
GOODMAN CIR
GEORGE CANNON ST
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
OLD WALDRON RD
MILES ST
FERGUS DR
OLD NASHVILLE
JOHNSON PL
LYTLE ST
HAZELWOOD LN
CHEROKEE DR
MASON 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


MIXED GRILL GYROS
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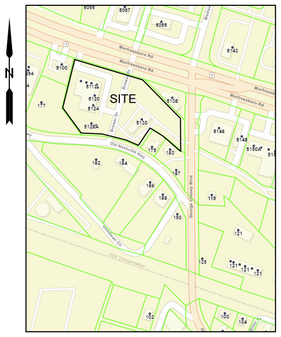
(83) FOR-TRUTH
800 800 4600


Itasca



TN S.P.C. System
(NAD 83).



VICINITY MAP NOT TO SCALE



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

LEGEND

These standard symbols will be found in the drawing.

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

ZONING: C-2 HWY SERVICE DIST.
MIN LOT: NONE
MAX HGHT: 40'

SETBACKS
FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10'
BUILDING SETBACK: 35'

14,253 S.F.
0.3272 Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 1946, page 3540, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all 3-11 public ways, utilities, and other facilities have been filed.

_____ _____
Date TN GROUP PROPERTIES, LLC

_____
Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:15,000.

_____ _____
Date Doyle Elkins, PLS #2427

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled TN GROUP PROPERTIES, LLC - TWO LOT SUBDIVISION has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

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

_____ _____
Date Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the LaVergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____ _____
Date Appropriate Governmental Representative

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ _____
Date Secretary, Planning Commission

PLAT NOTES:

GENERAL

1. Acreage and plat bearings shown are from a survey conducted by Elkins Surveying, December of 2022.
2. There may be easements of record not shown on this plat.
3. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
4. 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.
5. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or nonexistence of the utilities shown or any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
6. 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.
7. Parcels may be subject to additional easements , and /or restrictions, by record or prescription, that a complete title search may reveal.
8. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to: sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.



FEMA MAP NOT TO SCALE

FLOOD INSURANCE NOTE:

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

CITY OF LA VERGNE

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

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

DOYLE M. ELKINS
REGISTERED
LAND
SURVEYOR
TENNESSEE NO 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.

FINAL PLAT

TN GROUP PROPERTIES. LLC - TWO LOT SUBDIVISION

M/P: 015M A 00100
5116 MURFREESBORO ROAD
LA VERGNE 37086
RUTHERFORD COUNTY
PREPARED FOR: ERIAN GODA (CHET RHODES)

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

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

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 15.

Item Title: Site Plan – Osama Dous Retail Center – Building Addition of 1,173 Square Feet. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

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

Summary: On behalf of their client, CRE and Dale & Associates are requesting site plan approval for a proposed retail facility on Murfreesboro Road. The applicant has proposed to use the existing building that is comprised of 4,200 square feet with this plan. Also proposed is an addition of 1173 sq. ft. The existing building is 1-story and was formerly a car wash.

This particular site is contained in an overlay district. The building currently contains five (5) bays and two (2) pedestrian doors that face the front of the building. The building itself is already comprised of brick with a metal roof.

This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. Color elevations need to be provided, as well as a materials board.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1) This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2) A materials board is required with actual samples;
3) Landscape Plan is required;
4) Photometric Plan is missing;
5) Applicant shall show a Site Data Table;
6) Parking requirements must be included in the Site Data Table;
7) A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
8) Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
9) Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
10) Include parking detail for handicap spaces;
11) Show all utilities;
12) Building setback lines must be indicated for all sides of all buildings;

Engineering

Gary Lide
glide@lavergnetn.gov

1. (Sheet C-2.0) Brewer Drive property line and access easement is not shown correctly per previous (June 2023) Planning Commission approval of the plat for this parcel.
2. (Sheet C-2.0) Label the corner of the existing building which will also be a corner on the proposed building.
3. Sheet A-1.0 shows depth of the existing building as 34'. Sheet A-1.1 shows depth of proposed building as 40' yet shows an existing bathroom along the rear wall. Provide information regarding how the existing building is going to be modified. Is the front face of the building going to be in the same location as appears to be shown on the site plan?
4. Provide a grading and drainage plan shown how site run-off will be handled for the modified structure.
5. Provide stormwater calculations meeting the Stormwater Management Ordinance along with the means for complying with the stormwater quality requirements for the ordinance. These calculations must demonstrate that all existing culverts leaving the property are able to pass the 25-year storm.
6. (Sheet C-2.1) Provide driveway widths perpendicular to drive and show radius returns.
7. (C-2.1) Show dumpster pad location and provide screening details
8. (C-2.1) Confirm that all parking spaces are 19'-0" long.
9. Provide a landscaping plan
10. If signage will be added, provide a signage plan
11. Provide erosion prevention and sediment control (EPSC) plans meeting the requirements of the Stormwater Management Ordinance,
12. (C-2.1) Staff recommends a modification of the drive onto George Chaney Road to make it perpendicular.
13. (C-4.0) Show utilities serving proposed building even if they are existing.
14. Provide a note regarding the FEMA flood zone based on the May 2023 FIRM mapping.
15. Work with City Planner on public sidewalk requirements

uez

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1) Show and label existing water meter assemblies including water meter sizes.
2) Show and label existing sewer sizes and easements.
3) Contact Jim Owens, GIS Utiltiies Mapper at Public Works with any questions.

Codes

1. Show outline of existing building on sheet A-1.1 for clarity.
2. Provide information regarding construction methods for proposed building (i.e. is the existing building going to be demolished, gutted, or is this an addition?)

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

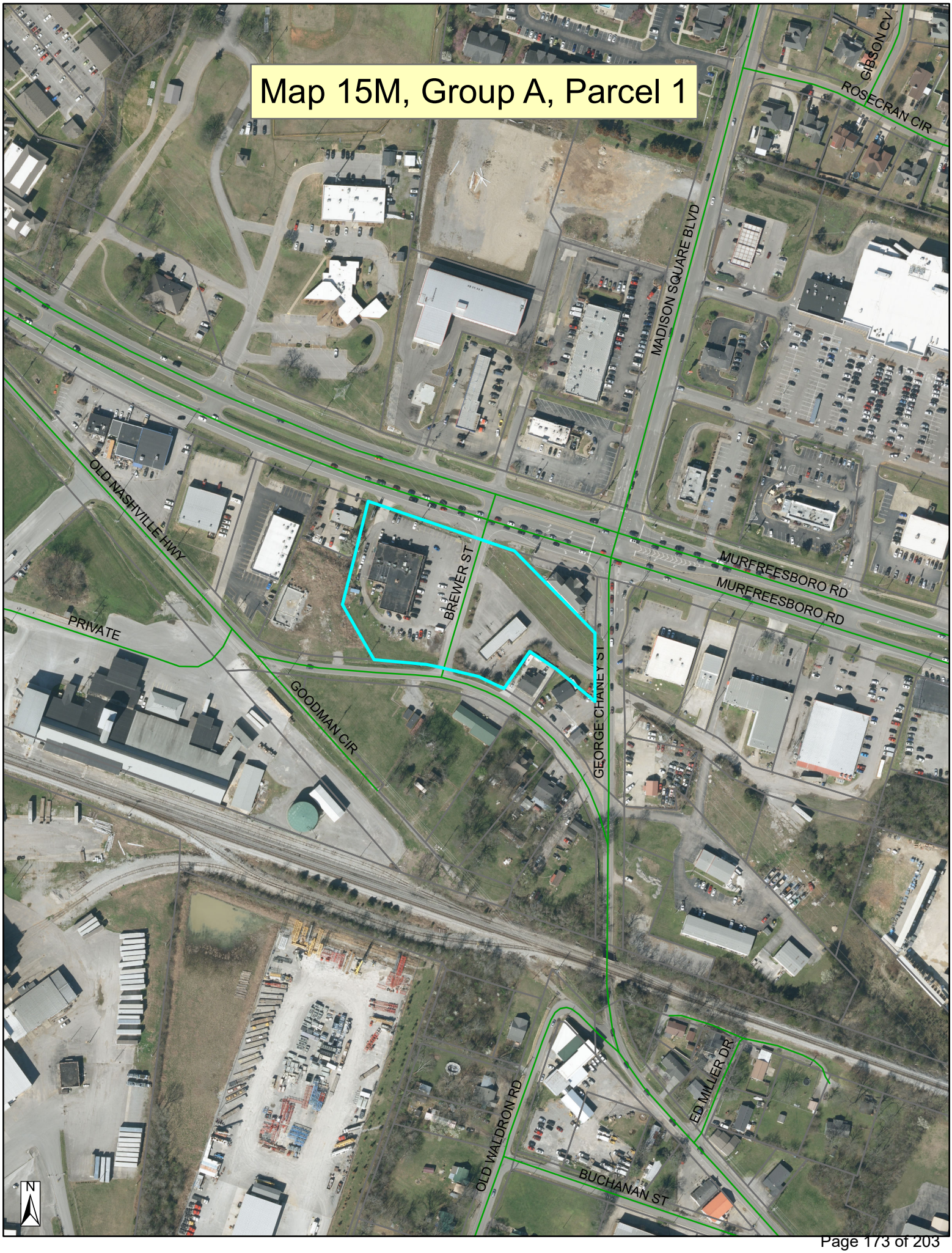
(Technical items go here)

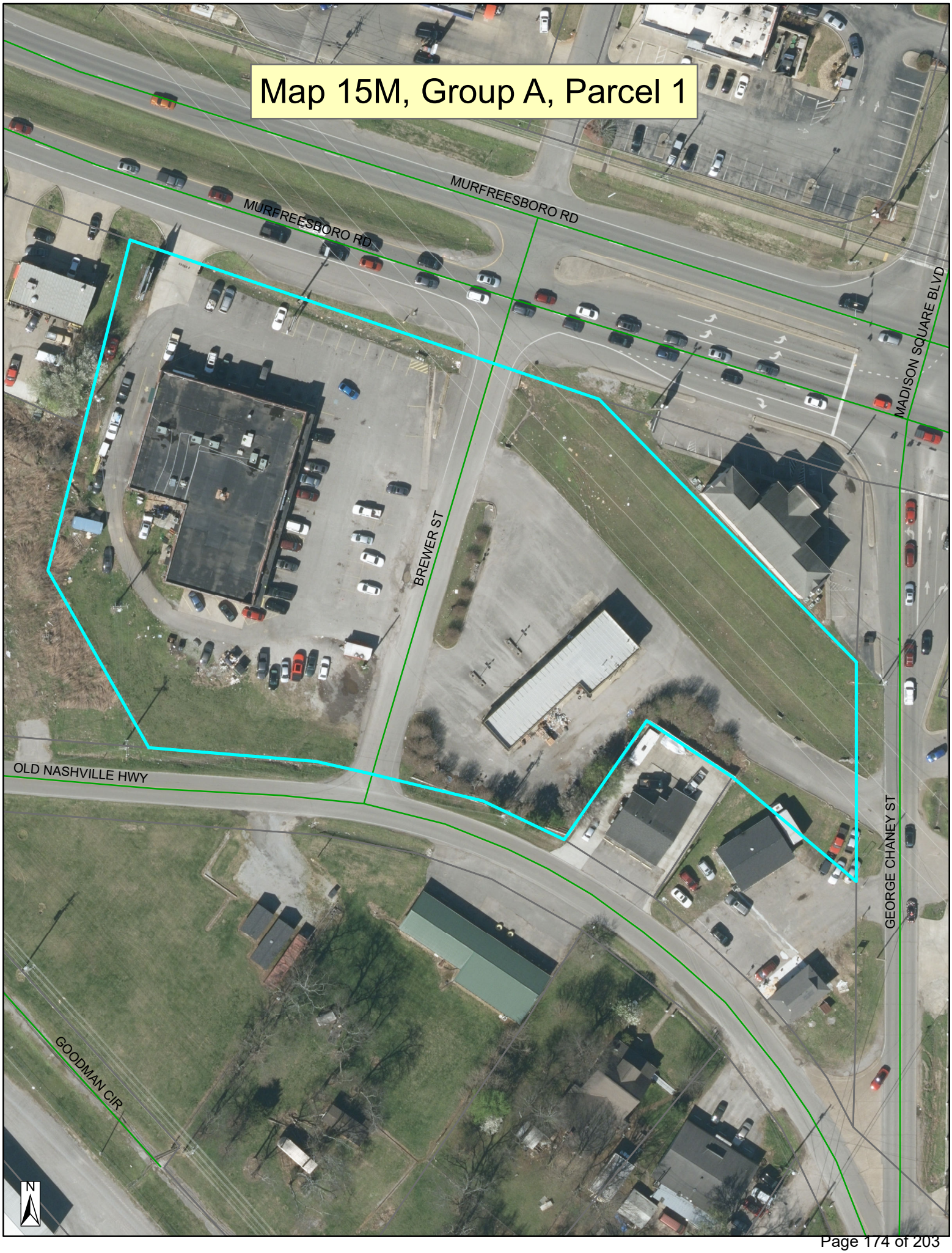
Police

John Eubank
jeubank@lavergnetn.gov

(Technical items go here)

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


Map 15M, Group A, Parcel 1
GIBSON CV
ROSECRAN CIR
MADISON SQUARE BLVD
OLD NASHVILLE HWY
MURFREESBORO RD
MURFREESBORO RD
BREMER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
N


Map 15M, Group A, Parcel 1
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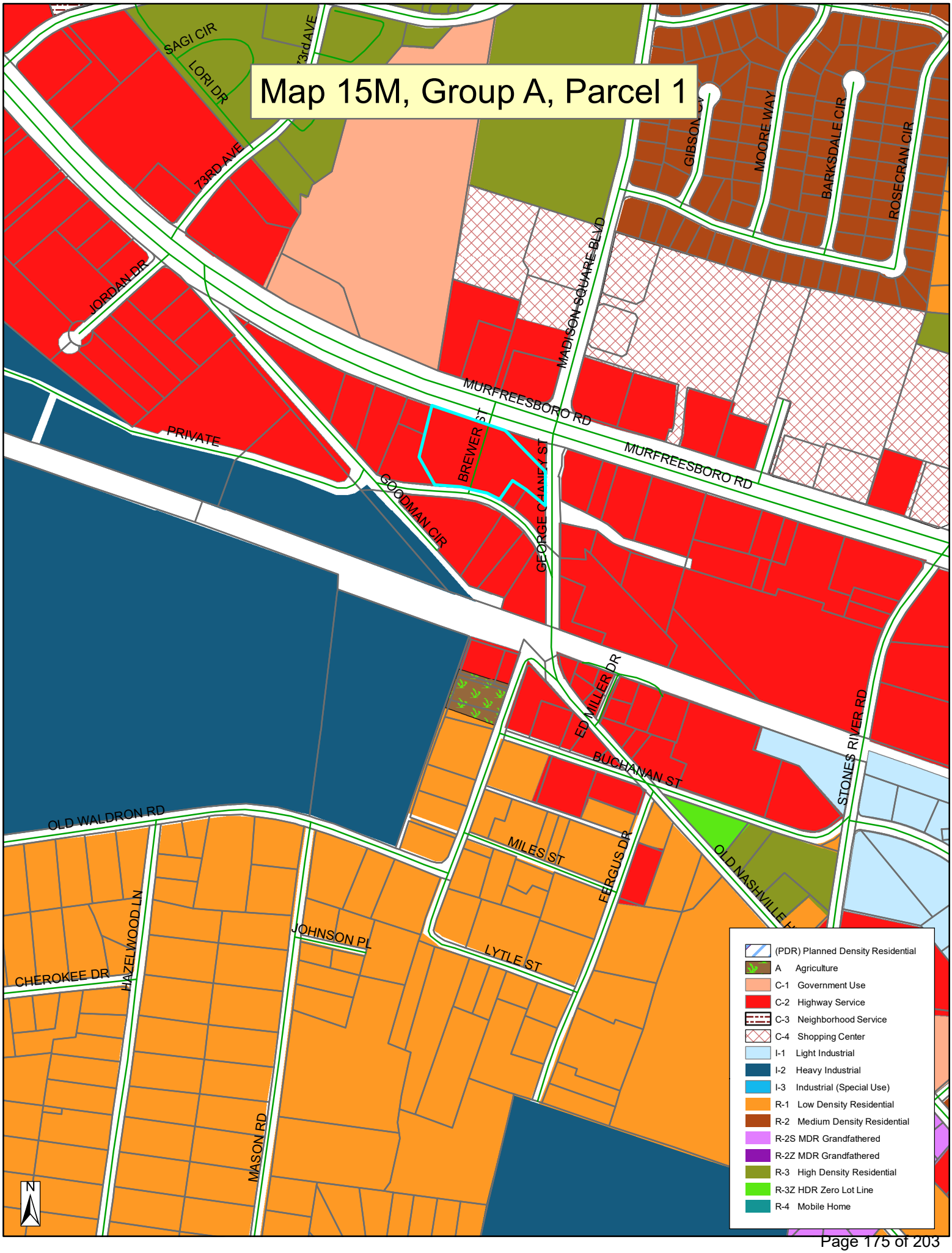
MADISON SQUARE BLVD
BREWER ST
OLD NASHVILLE HWY
GEORGE CHANEY ST
GOODMAN CIR
N


Map 15M, Group A, Parcel 1
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JORDAN DR
MADISON SQUARE BLVD
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MURFREESBORO RD
PRIVATE
BREWER
GOODMAN CIR
GEORGE CANNON ST
ED MILLER DR
BUCHANAN ST
STONES RIVER RD
OLD WALDRON RD
MILES ST
FERGUS DR
OLD NASHVILLE H
JOHNSON PL
LYTLE ST
CHEROKEE DR
HAZELWOOD LN
MASON 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


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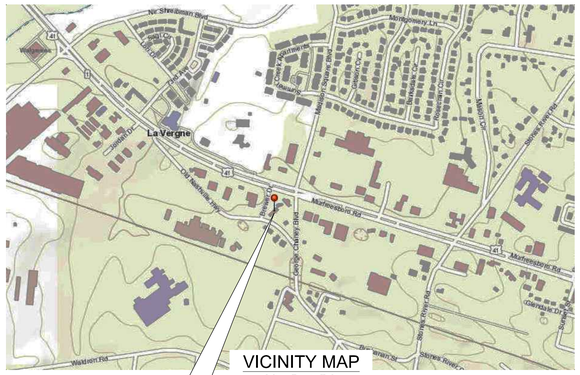
CALL BEFORE YOU DIG!

OSAMA DOUS
RETAIL CENTER
5116 MURFREESBORO ROAD
LA VERGNE, TN 37086
ACRES = 1.43
PARCEL ID: 00100 015M
ZONED C-2


La Vergne
Murfreesboro Rd
Waldron Rd
Old Nashville Hwy
Nashville Hwy
Mt View Dr
Mt View Cir
Mt View Ct
Mt View Ln
Mt View Pl
Mt View Ter
Mt View Trl
Mt View Way
Montgomery Ln
Stones River Rd
Stones River Dr
Stones River Ct
Stones River Pl
Stones River Trl
Stones River Way
Stones River Cir
Stones River Ter
Stones River Ln
Stones River Pkwy
Stones River Blvd
Stones River Loop
Stones River Run
Stones River Path
Stones River Crossing
Stones River Square
Stones River Square Dr
Stones River Square Ln
Stones River Square Pl
Stones River Square Ter
Stones River Square Trl
Stones River Square Way
Stones River Square Cir
Stones River Square Ct
Stones River Square Loop
Stones River Square Run
Stones River Square Path
Stones River Square Crossing
Stones River Square Blvd
Stones River Square Pkwy
Stones River Square Ln
Stones River Square Dr
Stones River Square Ct
Stones River Square Cir
Stones River Square Way
Stones River Square Trl
Stones River Square Ter
Stones River Square Pl

CALL BEFORE YOU DIG!

EXISTING CONDITIONS

NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°19'28"	483.41	112.42	112.17	N73°57'41"W
C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED — STATE OF TENNESSEE

9/19/2023

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD
No.					

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE:	9/19/2023 12:19:02 PM	Pwb/rh

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EXISING CONDITIONS

DWG. No.
C-1.0

SCALE: NOTED

CADFILE: P:\Active Projects\Sept 19 2023

JOB No.

REV.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

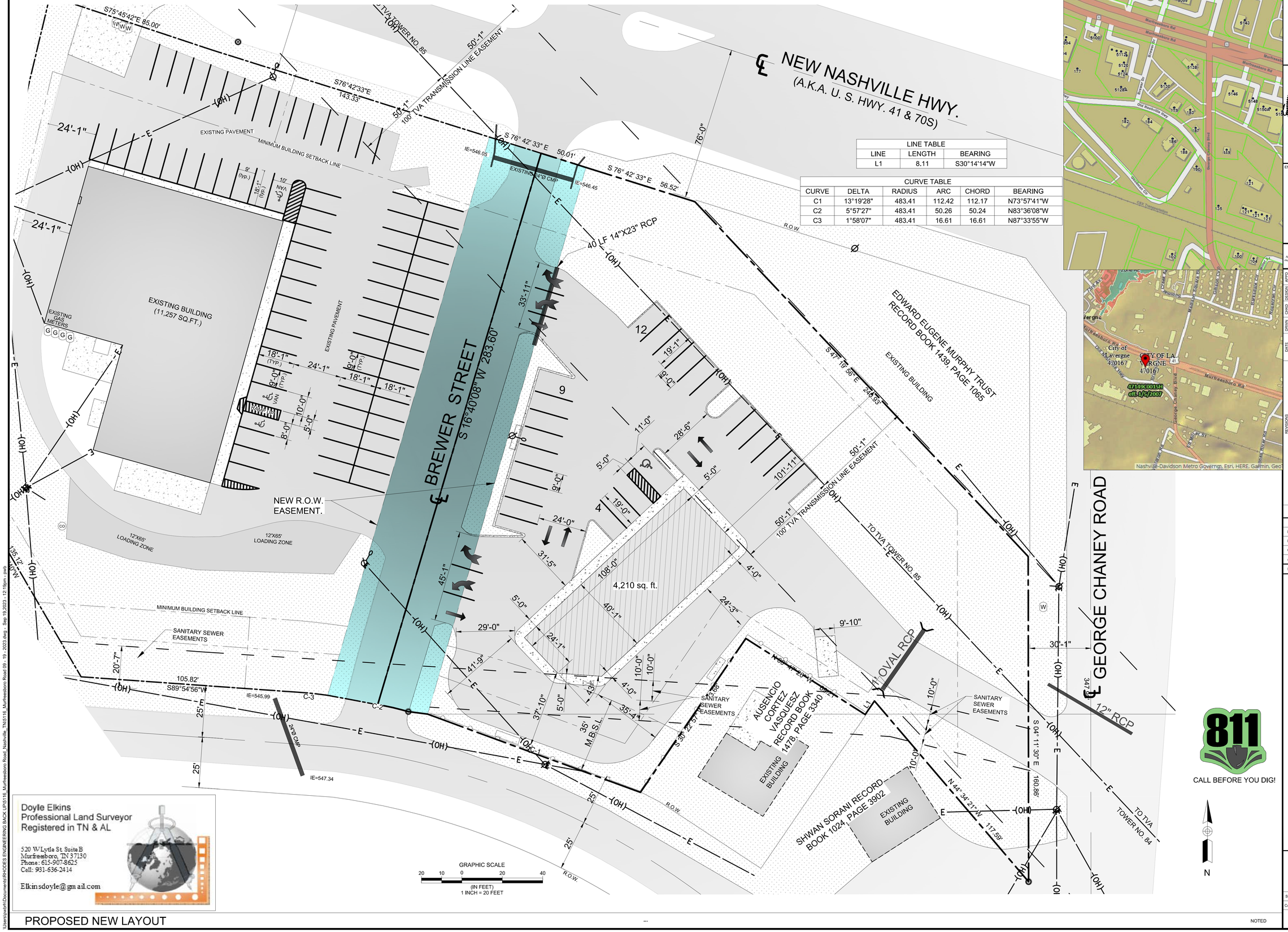
520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

N

C:\Users\gavin\Documents\RHODES ENGINEERING BACK UP\5116_Murfreesboro Road_Nashville_TN\5116_Murfreesboro Road 09 - 19 - 2023.dwg Sep 19,2023 - 12:19pm - pwb



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

PROPOSED NEW LAYOUT

NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°19'28"	483.41	112.42	112.17	N73°57'41"W
C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURAL & BIOLOGICAL — STATE OF TENNESSEE

9/19/2023

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EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE:	9/19/2023 12:19:02 PM	Pwb/rh

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
PROPOSED NEW LAYOUT

DWG. No.
C-2.0

SCALE: NOTED

CADFILE: T:\LaVergne\Murfreesboro Road 5130 - TN 37086\Drawings\C-2.0 PROPOSED NEW LAYOUT.dwg

JOB No.

REV.

811
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C:\Users\pwb\Documents\RHODES ENGINEERING BACK UP\5116_Murfreesboro Road_Nashville_TN\5116_Murfreesboro Road 03 - 19 - 2023.dwg - Sep 19,2023 - 12:19pm - pwb

811
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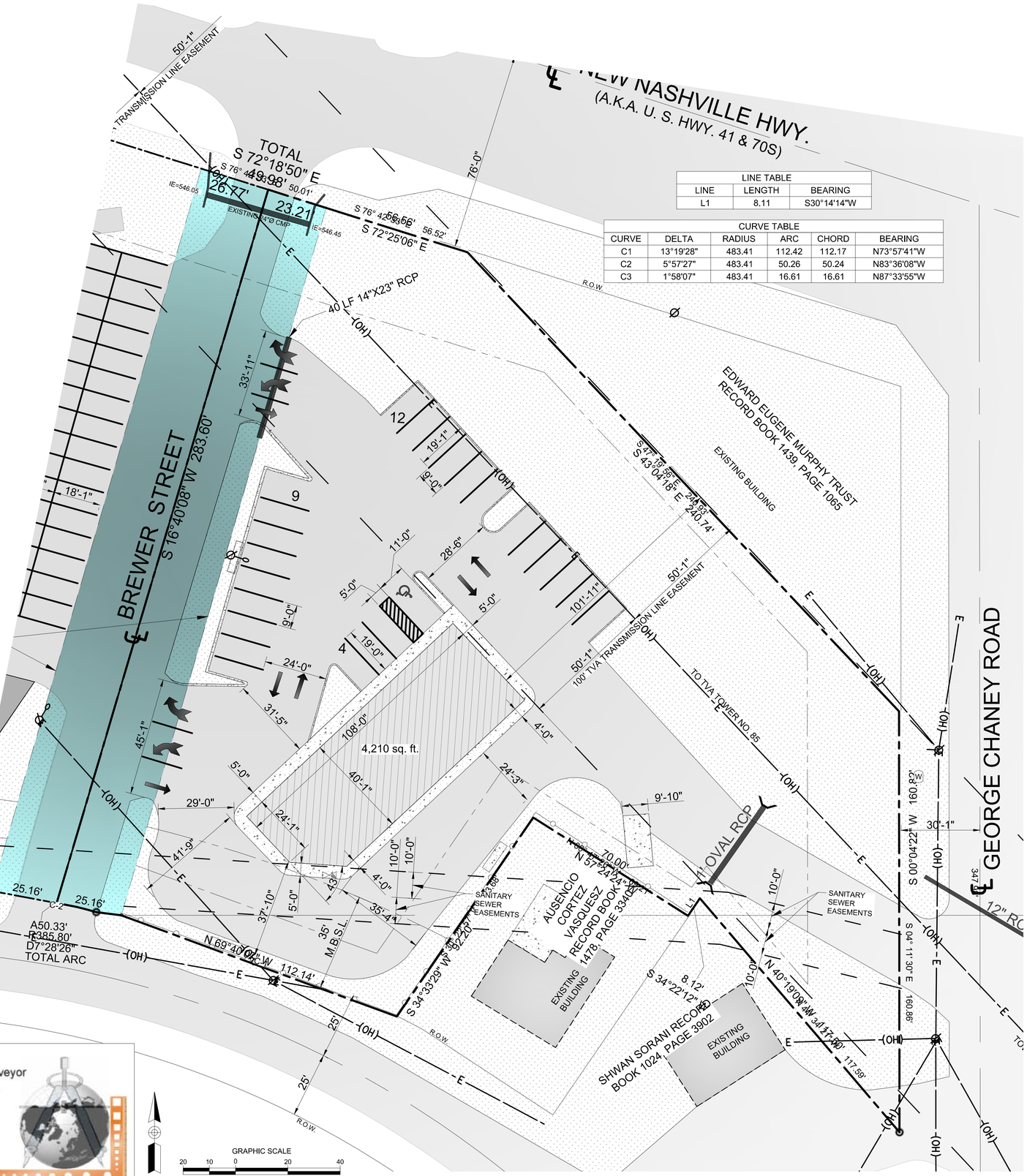

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LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

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CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
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C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W





RETAIL GOODS ESTABLISHMENT:

3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.

4,210 sq. fT. OF RETAIL = 3 x 5,000 sq. ft. = **15 SPACES REQ'D**

THE ADA PARKING SPACE REQUIREMENTS IN TENNESSEE ALSO SPECIFY HOW MANY SPACES ARE NEEDED BASED ON THE SIZE OF THE LOT OR FACILITY. LOTS MUST HAVE AT LEAST ONE ACCESSIBLE SPOT FOR EVERY 25 COMMON SPACES (1:25). FOR ACCOMMODATIONS WITH MORE THAN 25 SPOTS, AN EXTRA ONE ADA PARKING SPACE MUST BE ADDED FOR EVERY 50 REGULAR STALLS OVER 25 (1:50).

IMPERVIOUS AREA	=	35,886.6 sq. ft.	= 0.82 acres
PERVIOUS AREA	=	26,847.3 sq. ft.	= 0.61 acres
			1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St Suite B
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Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

SITE PLAN

NOTED

OSAMA DOUS
902 OLACID COURT
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED
CADFILE: R:\Authentacion\Sept 19 - 2023

JOB No.

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APPROVED	CAR	00/00/00

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

UTILITY PLAN

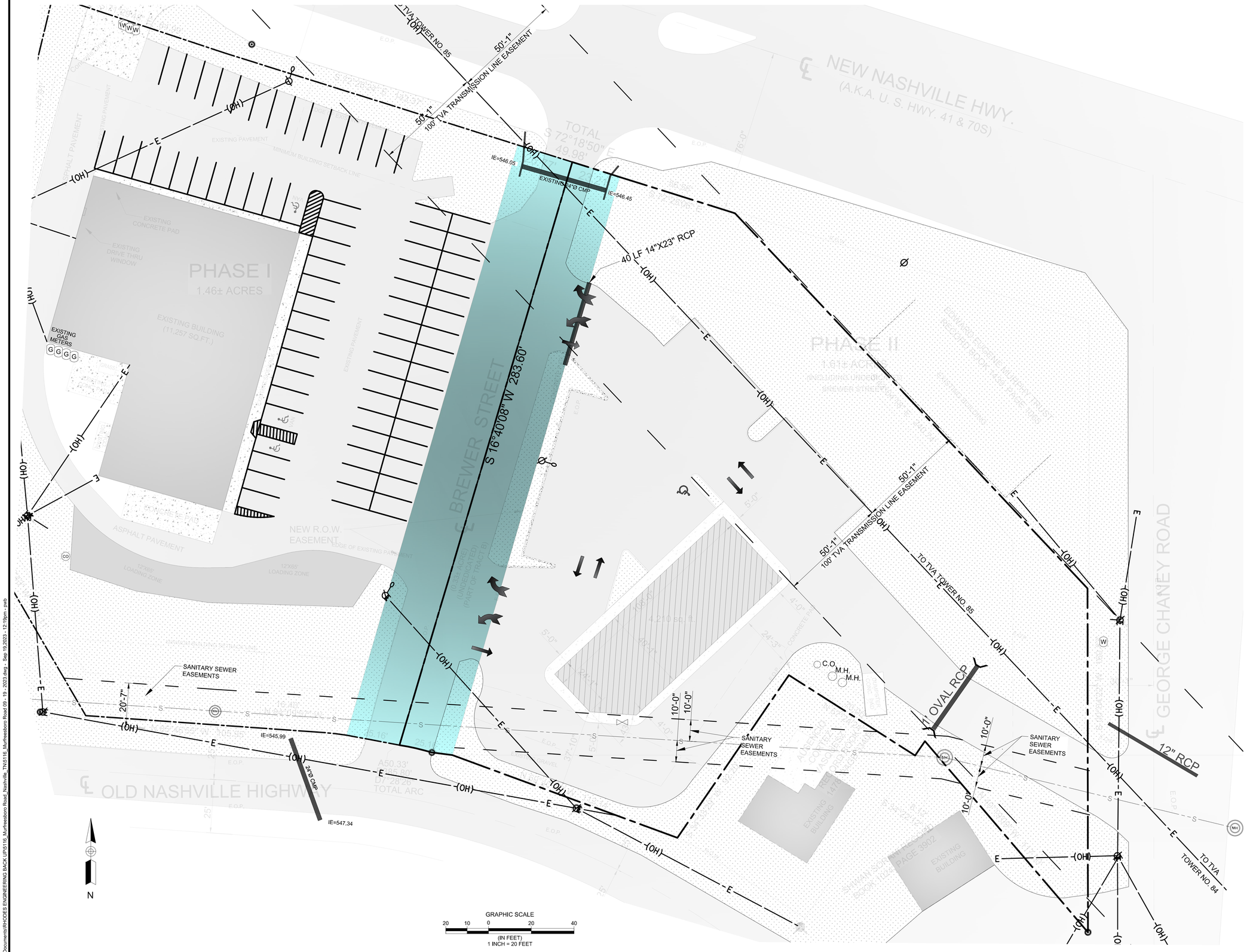
DWG. No.
C-4.0

SCALE: NOTED

CADFILE: 5130 Murfreesboro Road-SP-10-2023

JOB No.

REV.



UTILITY PLAN

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℄ NEW NASHVILLE HWY.
(A.K.A. U. S. HWY. 41 & 70S)

IMPERVIOUS AREA	=	35,886.6 sq. ft.	= 0.82 acres
PERVIOUS AREA	=	26,847.3 sq. ft.	= 0.61 acres
			1.43 acres

R.O.W.

℄ BREWER STREET

S 16°40'08" W 283.60'

26,847.3 SQ. FT. = 0.61 ACRES

EDWARD EUGENE MURPHY TRUST
RECORD BOOK 1439, PAGE 1065

℄ GEORGE CHANEY ROAD

EXISTING GAS METERS

G G G G

VAN

VAN

RAISED PLANTER

12'X65' LOADING ZONE

12'X65' LOADING ZONE

108'-0"

4,210 sq. ft.

35,886.6 SQ. FT. = 0.82 ACRES

24'-1"

37'-10"

43°

AUSENCIO CORTEZ VASQUESZ
RECORD BOOK 1478, PAGE 3340

SHWAN SORANI RECORD
BOOK 1024, PAGE 3902

R.O.W.

N

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

PERVIOUS & IMPERVIOUS

NOTED

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APPROVED	CAR	00/00/00
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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
PERVIOUS & IMPERVIOUS

DWG. No.
C-5.0

SCALE: NOTED

CADFILE: P:\Active\Murfreesboro Road 99 - 19 - 2023.dwg

JOB No.

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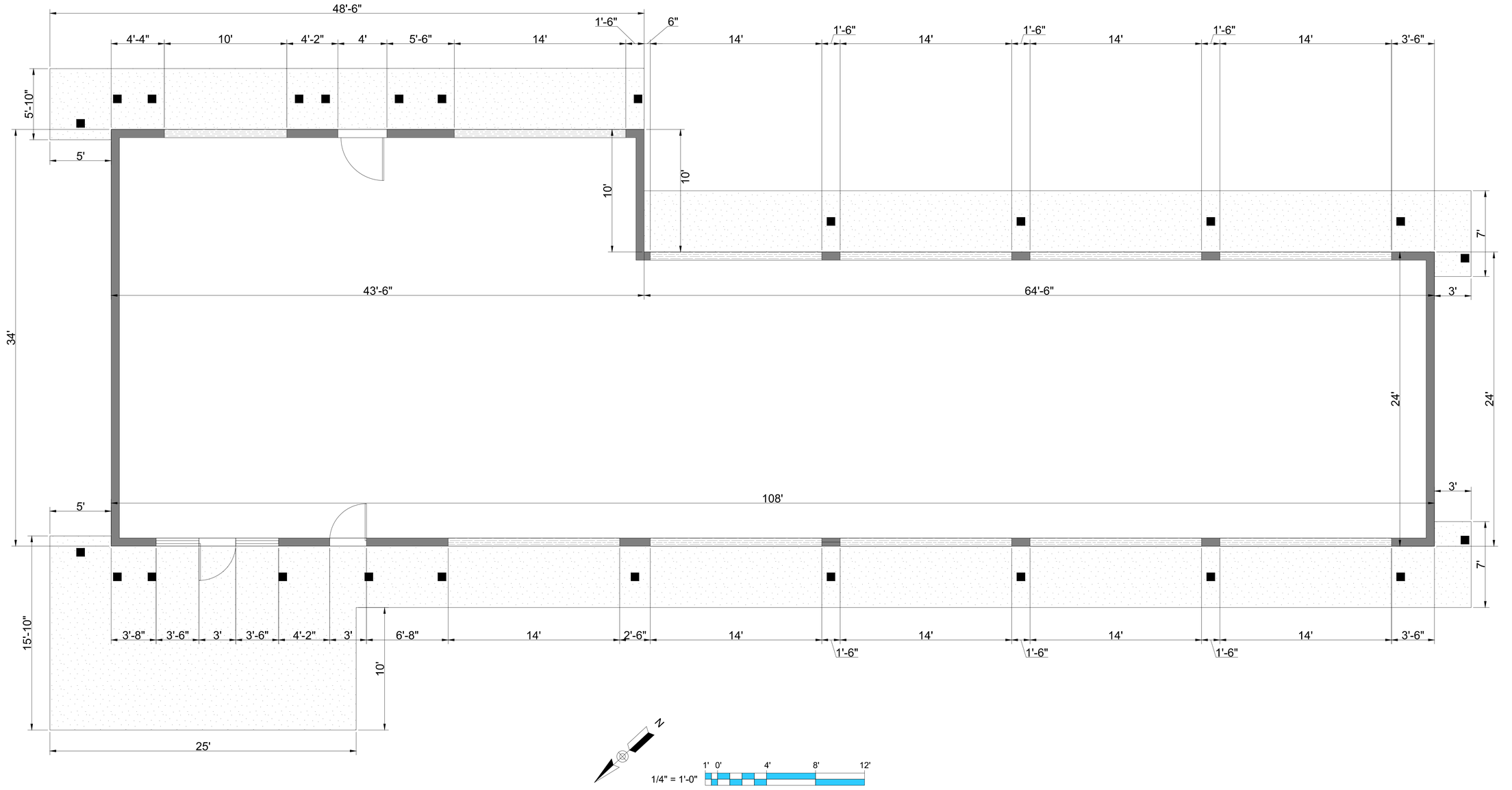

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APPROVED	CAR	00/00/00
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

EXISING FLOOR PLAN

DWG. No.
A-1.0

SCALE: NOTED
CADFILE: P:\Active\Nashville-TN-5116

JOB No.
REV.

EXISTING FLOOR PLAN — NOTED

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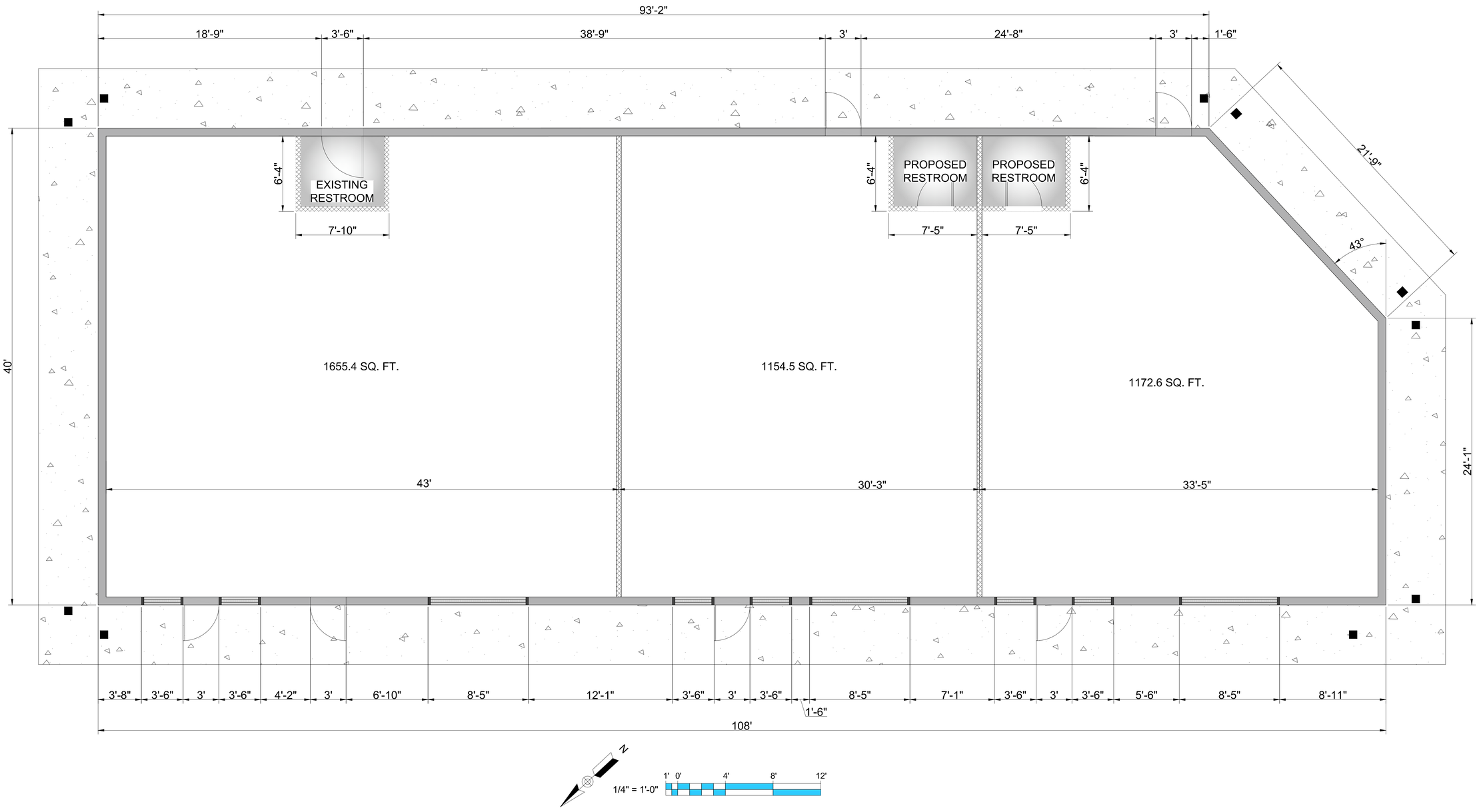

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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
PROPOSED NEW BUILDING LAYOUT

DWG. No.
A-1.1

SCALE: NOTED

CADFILE: R:\Active\Osama Dous\SK-1c.DWG

JOB No.

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PROPOSED NEW BUILDING LAYOUT

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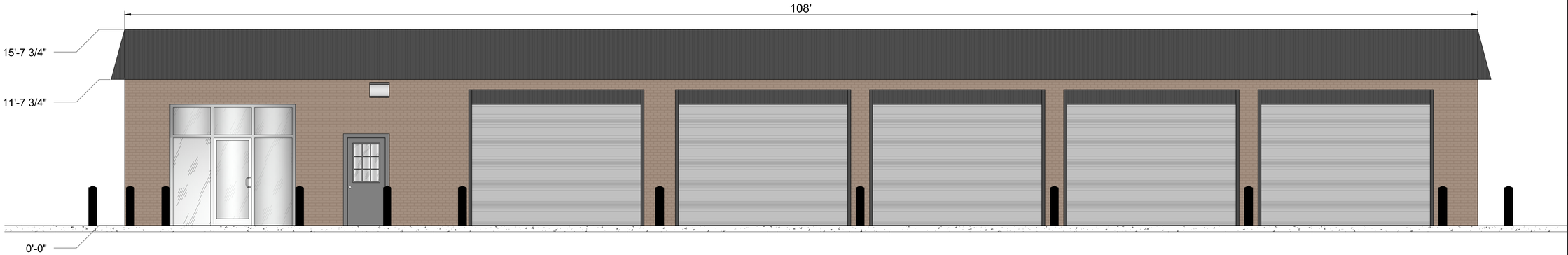
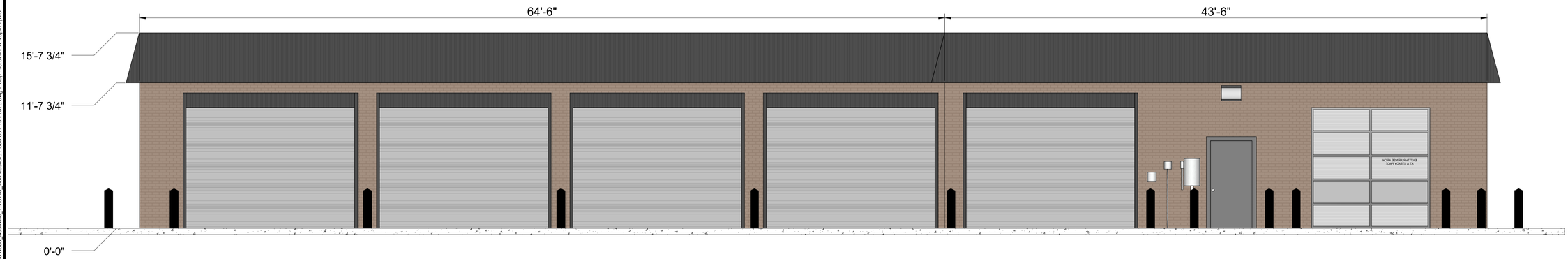


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING FRONT & REAR ELEVATION

NOTED

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BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

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BRENTWOOD TN 37027

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APPROVED	CAR	00/00/00

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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

EXISTING FRONT & REAR ELEVATIONS

DWG. No.
A-2.0

SCALE: NOTED

CADFILE: R:\Active Projects\North 1\ 2023

JOB No.

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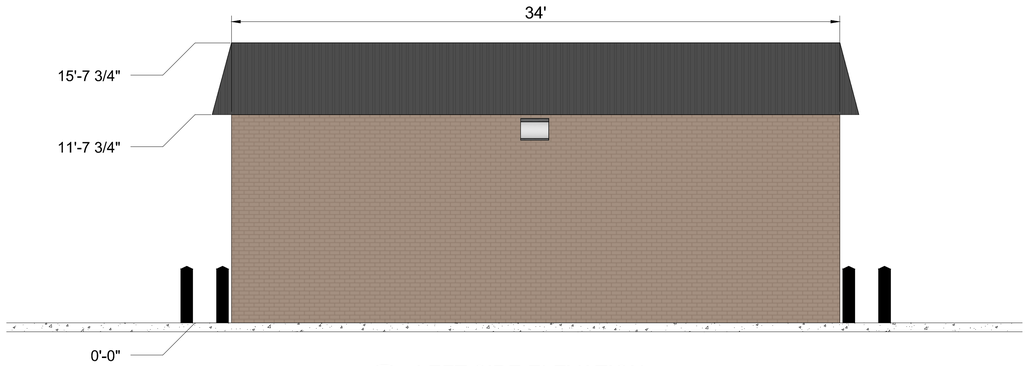
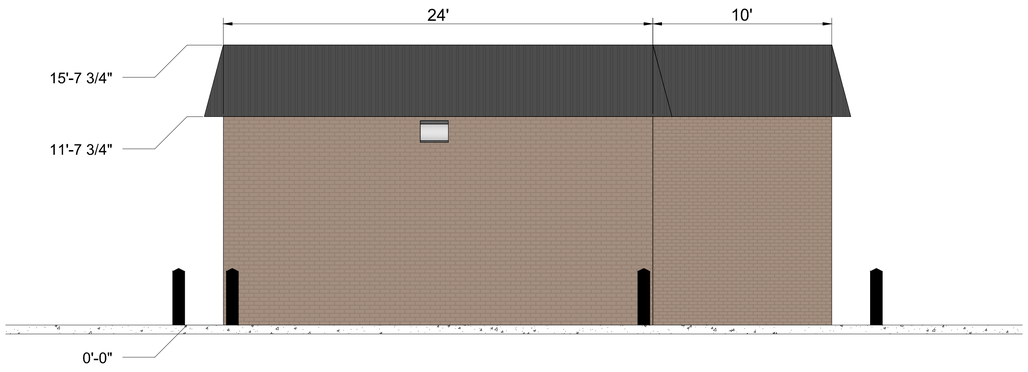


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

NOTED

OSAMA DOUS
902 OLACID COURT
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-2.1

SCALE: NOTED

CADFILE: R:\Active Projects\Osama Dous\A-1 to A-3.dwg

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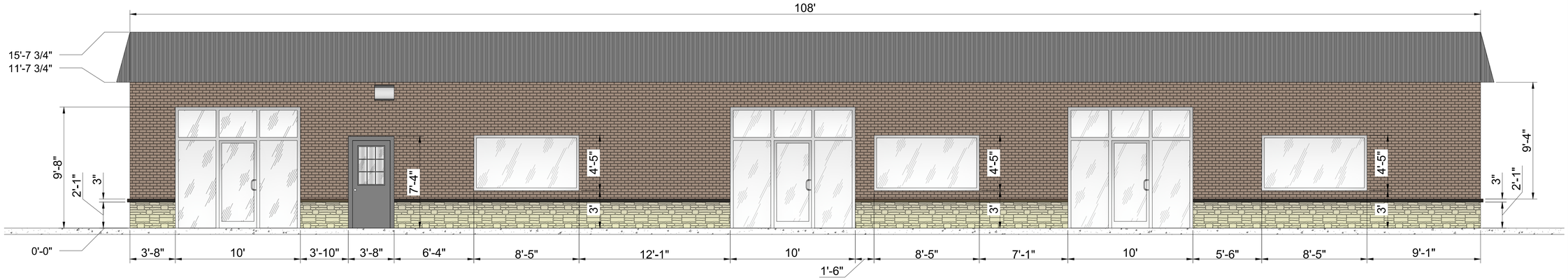
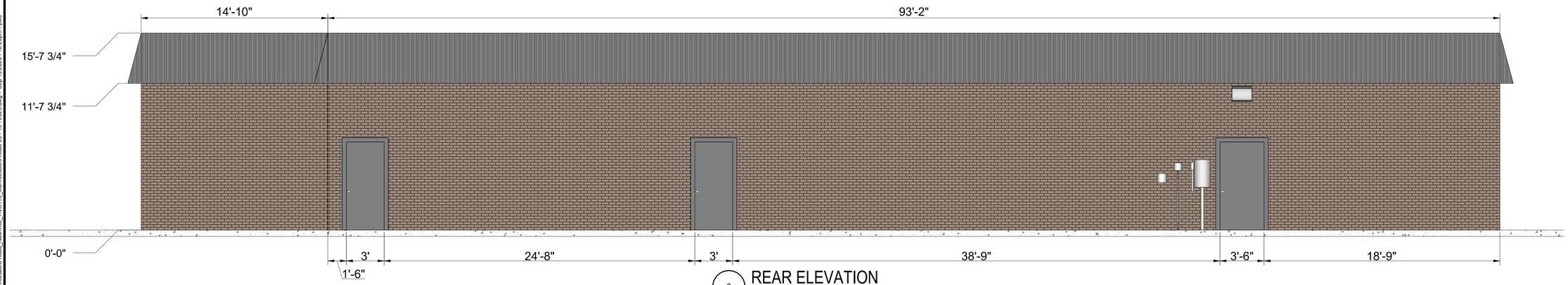


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0"





2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0"



PROPOSED FRONT & REAR ELEVATION

NOTED

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5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED FRONT & REAR ELEVATIONS

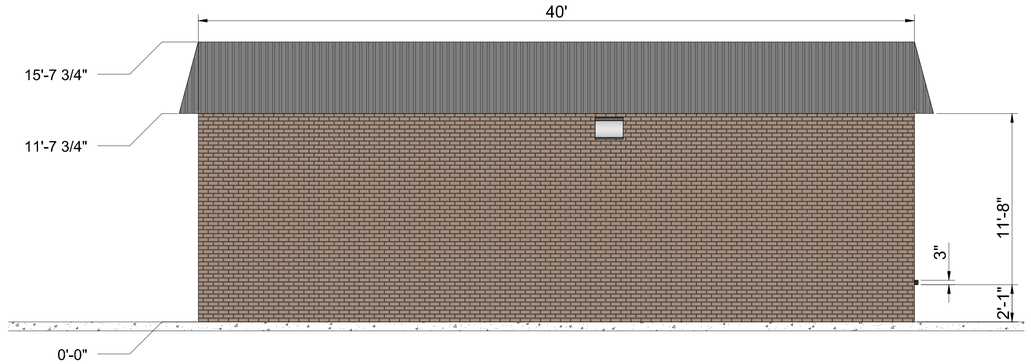
DWG. No.
A-3.0

SCALE: NOTED

CADFILE: 5116_Murfreesboro Road 09 - 19 - 2023

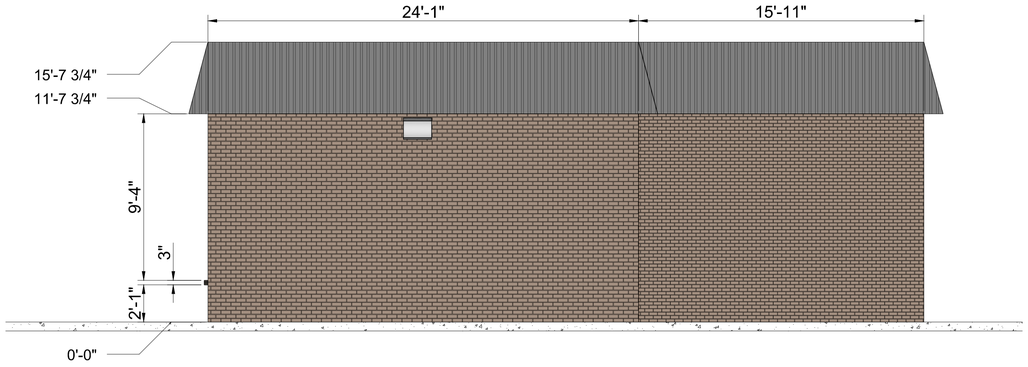
JOB No.

REV.



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'

811
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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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REVISIONS

No.	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL

DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 9/19/2023 12:19:02 PM Pwbrh

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-3.1

SCALE: NOTED

CADFILE: R:\Active\Murfreesboro Road\09 - 19 - 2023

JOB No.

REV.

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

NOTED

C:\Users\pwbrh\Documents\RHODES ENGINEERING BACK UP\5116_Murfreesboro Road_Nashville_TN\5116_Murfreesboro Road 09 - 19 - 2023.dwg - Sep 19,2023 - 12:20pm - pwb

Planning Commission Report
Meeting: November 14, 2023

City of La Vergne

Item #: 16.

Item Title: Recommendation to the Board of Mayor and Aldermen: Rezoning of Property, Requested by Cristen Rafik. 0.83 acres. Property located at 512 and 516 Old Nashville Highway (Tax Map 18P, Group C, Parcels 5 & 5.01). Current Zoning District: R-3 (High Density Residential) Zoning District; Proposed Zoning District: C-3 (Neighborhood Service) Zoning District. Property owned by Aleshaa Rafik.

Reviewed By:
Bo Logan, City Planner

Summary: The applicant is requesting to rezone approximately 0.87 acres from R-3 (High Density) to C-3 (Neighborhood Service Business District).

The property is located at 512 & 516 Old Nashville Hwy. near Chaney.

Per the applicant, the purpose of the rezoning is to be able to pursue the development of a market or retail store. There is no formal plan offered at this time.

The main zoning in the area is R-1, R-2 and R-3. There is scattered C-2 along the entire Old Nashville corridor extending from Davidson County to Smyrna. C-3 exists at main intersections, and this is a very busy intersection.

The property that borders this site on the southeast is R-1. The property to the north is also zoned R-1 (Low Density Residential). C-2 zoning exists almost directly across the street to the north and slightly west.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

(Technical items go here)

Utilities

Scott Tatalovich (Technical items go here)
statalovich@lavergnetn.gov

Codes

(Technical items go here)

Fire

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

Police

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

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

City of La Vergne, Tennessee

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

REZONING REQUEST APPLICATION

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

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

Request No. _____
(Assigned by the City Recorder)

Date Submitted: OCT. 25, 2023

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

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

Name: Rafik Aleshaa Phone #: 615 7107283

Business: _____ E-Mail: ~~[illegible]~~ Neighborhoodmarket20@yahoo.com

Address: 2101 oaksprings place Best Way to Contact: Phone / mail
(Mail, E-Mail, Phone)

City: Mt. Juliet State: TN Zip: 37122

SECTION 2 - Property Information for the Rezoning Request

Tax Map	Parcel(s)	Current Zoning District	Requested Zoning District	# of Acres	Property Owner
18P	5.0	R-3	C-3	1.0	Rafik Aleshaa
18P	5.01	R-3	C-3	1.0	Rafik Aleshaa

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

Project Name: 512 & 516 old Nashville Hwy Lavergne TN 37086

Project Address: 512 & 516 old Nashville Hwy Lavergne TN 37086

Existing Land Use: _____

Proposed Land Use: _____

Total Acreage of Project / Rezoning: _____

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

Applicant's Signature: _____ **Date:** 10/25/23

CITY OF LA VERGNE
PLAN REVIEW APPLICATION

For Staff Use Only
Project Name: 512 & 516 **Date:** OCT. 25, 2023 **Fee:** _____

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

Project Name: 512 & 516 Old Nashville Hwy Lavergne TN 37086

Project Address: 512 & 516 Old Nashville Hwy Lavergne TN 37086

Land Use Existing: _____

Land Use Proposed: _____

Existing Zoning District _____

Tax Map(s) & Parcel Number(s): _____

Check one or more of the following:

_____ Concept Plan for Major Subdivision
_____ Preliminary Subdivision Plat for Minor Subdivision
_____ Preliminary Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Minor Subdivision
_____ Final Subdivision Plat for Major Subdivision
_____ Final Subdivision Plat for Condominium

_____ Site Plan
_____ Variance*
__X__ Rezoning*
_____ Road or alley abandonment
_____ Special Exception*

*These requests require an additional application form.

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

Environmental Constraints on Site?

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

Engineer/Designer (if applicable) N/A Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail: _____

Attorney (if applicable) N/A Print Name _____

Address _____ Zip Code _____

Daytime Phone _____ Fax _____ E-mail _____

City of La Vergne Planning Department
5089 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-213-2624 Fax: 615-213-8692

Contact Person Print Name Rafik Aleshra

Address 2101 oaksprings place Mt Juliet, TN Zip Code 37122

Daytime Phone 6157107283 Fax _____ E-mail Neighborhood Market2@yahoo.com

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

Applicant (if other than owner)

Print Name _____ Signature _____

Address _____ Zip Code _____

Daytime Phone _____

Owner(s)

Print Name Rafik Aleshra Signature _____

Address 2101 oaksprings place Mt Juliet, TN Zip Code 37122

Daytime Phone 615 693 8795

Print Name Cristen Youssef Signature _____

Address 2101 oaksprings place Mt Juliet, TN Zip Code 37122

Daytime Phone 615 710 7283

Certification Statement

I hereby certify that Cristen Youssef is the owner of the property located at 512 & 516 Old Nashville Hwy Lavergne TN 37086 which is the subject of this application, and that I, _____, in my capacity as _____, am authorized to sign this application on behalf of the owner.

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

_____ 10/27/23

Signature Date

Cristen Youssef (owner)

Printed Name and Title

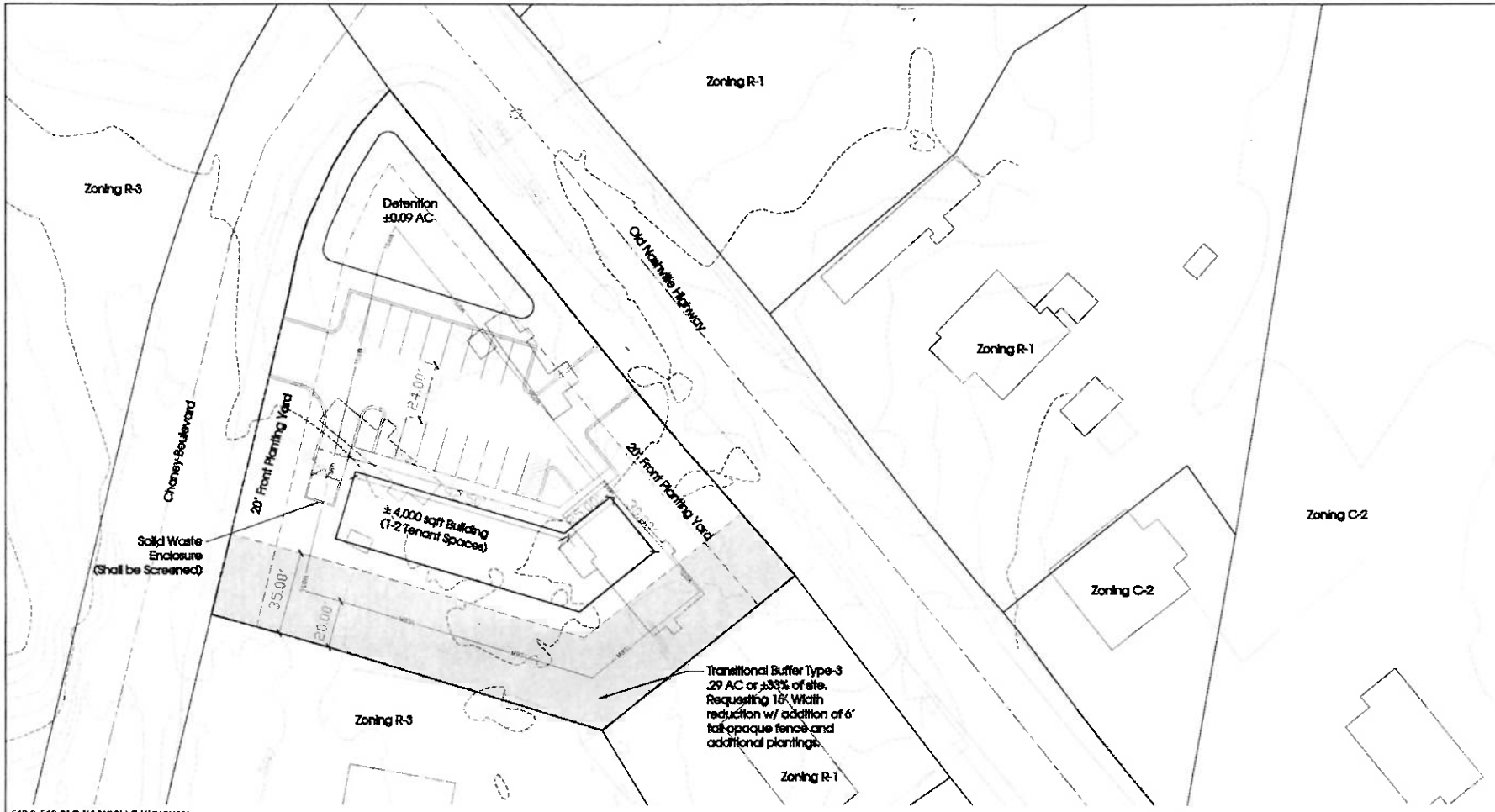
Note: A Certification Statement must be submitted with an application form requiring the owner's signature if the owner of the subject property is a corporation, limited liability company, partnership, association, trustee, etc., or if someone other than the owner signs the application. All Certification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

_____ 10/27/23

Notary Signature Date

BEDFORD STEED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

City of La Vergne Planning Department
5089 Murfreesboro Road
La Vergne, TN 37086
Phone: 615-213-2624 Fax: 615-213-8692



512 & 516 OLD NASHVILLE HIGHWAY
CONCEPTUAL SITE PLAN

Information Shown Here Has Been Compiled By SEC, Inc. From Murfreesboro GIS Information. All Information Is Subject To Confirmation And Design.

N

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

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

SEC, Inc.
SITE ENGINEERING CONSULTANTS

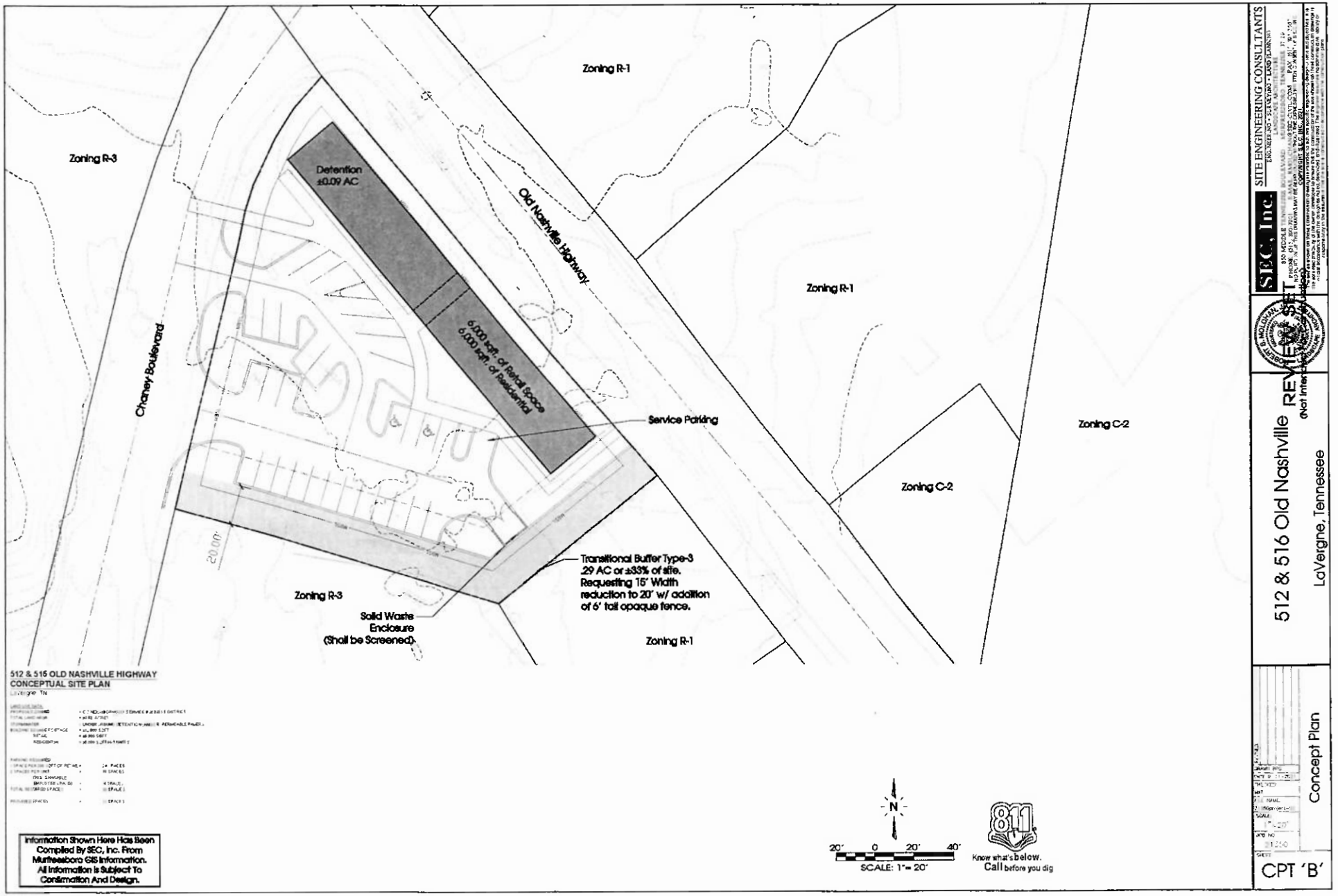
REVIEW SET
(Not Intended for Construction)

512 & 516 Old Nashville
LaVergne, Tennessee

Concept Plan

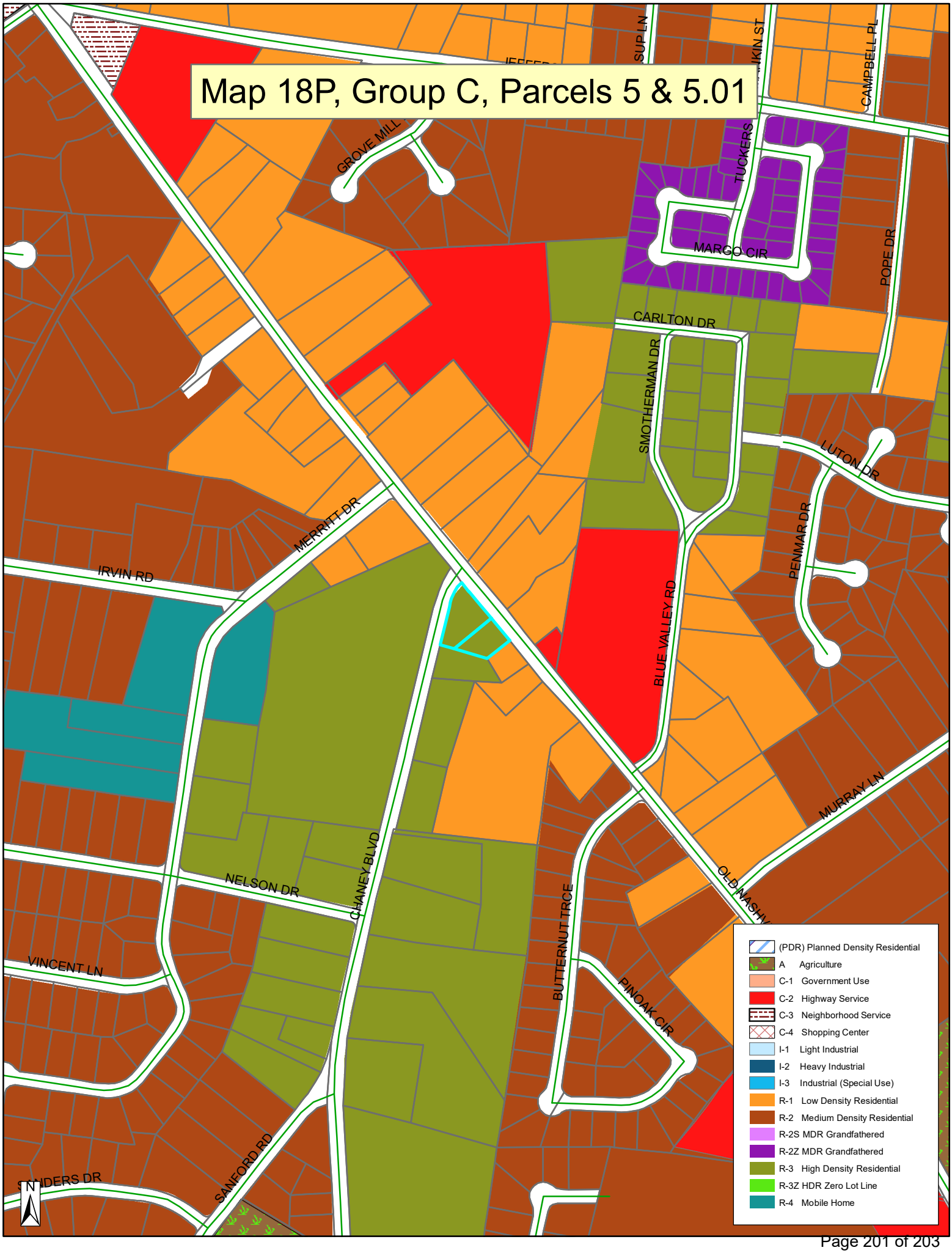
21150

CPT 'A'


Zoning R-1
Zoning R-3
Detention
±0.09 AC
Old Nashville Highway
6,000 sqft. of Retail Space
6,000 sqft. of Residential
Chaney Boulevard
Zoning R-1
Service Parking
Zoning C-2
Zoning C-2
20.00'
Transitional Buffer Type-3
.29 AC or ±33% of site.
Requesting 15' Width
reduction to 20' w/ addition
of 6' tall opaque fence.
Zoning R-3
Solid Waste
Enclosure
(Shall be Screened)
Zoning R-1
512 & 516 OLD NASHVILLE HIGHWAY
CONCEPTUAL SITE PLAN
LaVergne TN
Information Shown Here Has Been
Compiled By SEC, Inc. From
Murfreesboro GIS Information.
All Information Is Subject To
Confirmation And Design.
N
20' 0 20' 40'
SCALE: 1"= 20'
811
Know what's below.
Call before you dig
SITE ENGINEERING CONSULTANTS
SEC, Inc.
REVIEW SET
512 & 516 Old Nashville
LaVergne, Tennessee
Concept Plan
CPT 'B'


Map 18P, Group C, Parcels 5 & 5.01
CHANEY BLVD
OLD NASHVILLE HWY
N


Map 18P, Group C, Parcels 5 & 5.01
MERRITT DR
SMOTHERMAN DR
OLD NASHVILLE HWY
BLUE VALLEY RD
CHANEY BLVD
BUTTERNUT TRCE
N


Map 18P, Group C, Parcels 5 & 5.01
GROVE MILL
TUCKERS
CAMPBELL PL
MARGO CIR
POPE DR
CARLTON DR
SMOTHERMAN DR
LUTON DR
PENMAR DR
MERRITT DR
IRVIN RD
BLUE VALLEY RD
MURRAY LN
NELSON DR
CHANEY BLVD
BUTTERNUT TRCE
PINOAK CIR
VINCENT LN
SANFORD RD
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N




SPEED
LIMIT
35
LOCK
Your Car
TAKE
Your Valu
REMOVE
Your Belongings
Lock & Keep Call 911