WORKSHOP AGENDA

Planning Commission
January 16, 2024 @ 5:30 PM
For the January 30, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: December 26, 2023 Meeting.
2. Public Comment Period.
3. Motion to Nominate and Elect a Chairman for a One Year Term.
4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.
5. Motion to Nominate and Elect a Secretary for a One Year Term.

OLD BUSINESS

6. 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.
7. Site Plan - Co-Op Business Park, Lot 3 - Two (2) Buildings Totaling 171,244 Square Feet on 43.88 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.
8. Concept Plan - La Vergne Business Center - Two (2) Buildings Totaling 346,800 Square Feet on 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.
9. Preliminary Plat - La Vergne Business Center - Two (2) Lots Totaling 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.

NEW BUSINESS

10. Concept Plan and Preliminary Plat – Uptown at La Vergne – Eight (8) Commercial Lots on Approximately 14 Acres. Requested by DSG. 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.

11. Site Plan – Uptown at La Vergne – Eight (8) Building Lots Totaling Approximately 14 Acres. Requested by DSG. 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.

12. Preliminary Plat - Blair Ridge - One (1) Lot on 15.80 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.

13. Site Plan - Blair Ridge - 141 Dwelling Units in 26 Buildings. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.

14. Preliminary Plat – Burntwood – Eight (8) Lots and Common Areas on 3.9 Acres. Requested by Huddleston Steele. Property located at Burntwood Drive and Vineyard Lane (Tax Map 32, Parcel 6.03). R-1 (Low Density Residential) Zoning District. Property owned by Gati Homes.

15. Site Plan - UHAUL, Phase 2 - Two (2) Buildings Totaling Approximately 43,000 Square Feet on 10 Acres. Requested by SEC, Inc. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Co.

16. Final Plat – Villages at Woodland Hills, Section 8, Phase 1 – Forty (40) Lots and Common Areas on 10.6 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

17. Final Plat – Villages at Woodland Hills, Section 8, Phase 2 – Thirty Seven (37) Lots and Common Areas on 20.51 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

18. Site Plan – Auto Service Center – Building Addition on 0.505 Acres. Requested by Chet Rhodes. Property located at 5493 Murfreesboro Road (Tax Map 18B, Group D, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Shams Properties, LLC.

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

20. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 6.

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

1. A final plat must be submitted and approved by the planning commission before the site plan is considered.

Engineering

Gary Lide
glide@lavergnetn.gov

No follow-up submittal has been received. Previous comments are as follows:

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) Insufficient dimensions or coordinates are shown to locate the building relative to the property lines.
4. [Related to Uptown at La Vergne submittal](C-410 and calculations) Stormwater calculations are tied to the site plan for Uptown at La Vergne. Planning Commission must decide whether they can approve the stormwater for Aldi's site plan before they approve the stormwater detention provided for Uptown.
5. (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.
6. (C-310) Show lane striping in access drives.
7. (C-310) Provide distance between driveways.
8. [Related to Uptown at La Vergne Submittal] A traffic study is required and must be approved before staff can recommend approval of this site plan.
9. (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.
10. [Related to Uptown at La Vergne submittal](C-320) EX S-2 is shown at a different location than MH-2 on the Uptown at La Vergne sheet CU-6.0. The Uptowen plans are not yet approved and are a new item on this agenda.
11. (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).
12. (C-320) Show clean-outs in sewer service line meeting IPC standards.
13. (C-320) Show fire department connection (FDC) within 100 feet oif a fire hydrant and more than 50 feet from the building.
14. (C-010) Provide a note regarding the Flood Zones based on the May 2023 FIRM Mapping.

15. Plans must be stamped and signed by a professional registered in Tennessee for Planning Commission approval.
16. [Related to Uptown at La Vergne submittal] (C-310) Dimensions around lot must close and must match Uptown at La Vergne plat.
17. [Related to Uptown at La Vergne submittal] (C-310) Proposed Easement along Veterans Memorial Parkway must be shown matching Uptown plat.
18. [Related to Uptown at La Vergne submittal] (C-310) Proposed Utility Easement along the north property line must match that shown on Uptown plat. It presently does not.
19. Please note that Veterans Memorial Parkway is a public right-of-way as of record in Plat Book 44, Page 205.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Sht C-320: Existing 16” HDPE sewer force main along Murfreesboro Rd frontage is not shown. Utility Engineer (Scott Tatalovich) can provided record construction drawings for the existing 16” sewer force main, if needed.
2. Sht C-320: Plan shows “SANF” line, please point to the line and label as “Aban. 12” Swr FM.”
2. Sht C-320: Existing 16” HDPE sewer force main may be located outside of the existing 20-foot public utility easement. City would like to request that the property owner dedicate an easement to encompass the existing 16” HDPE sewer force main if not found within the easement.
3. Sht C-320: 12” Waterline along Murfreesboro Rd is not labeled on the plan. City electronically traced the 12”W and remarked the line on Thursday, January 12, 2024. City will re-shoot the trace into GIS to determine proximity w.r.t. existing easement.
4. Sht C-320: Utility Engineer received site utility plans from ISGInc on Dec 6 2023, requesting comments. Comments were made. Current submittal in Civic Clerk does not address those comments made in December. The below comments also remain from the December review:
5. Sht C-320: FDC shall be single 5" Storz at least 50 feet from building and less than 100 feet from fire hydrant.
6. Sht C-320: Show and reference water meter assembly per City Std Dtl 023.
7. Sht C-320: City Std Dtl 023 has an unpublished change - no buried flanged valves. Use only MJ fittings and minimum 2 foot pipe spool between buried tee fitting and buried valves outside the vault. This increases the

lay length of the buried tees and will affect onsite pipe layout. Contact Scott Tatalovich (Utility Engineer) with any questions at Public Works.

8. Sht C-320: There is no existing sewer at the location shown on the plans north of the building with the property. Label sewer as future sewer by others if that is the case, regardless this sewer needs to be part of your project to construct the project (if it comes first).

9. Sht C-320: Show/label 20-foot public utility easement for public sewer.

10. Sht C-320: Move private portion of combined fire and domestic water service line outside of City's public utility easement(s). It may cross the easement.

11. Sht C-320: If desired an irrigation meter may be applied for and no sewer charges will be applied to irrigation meters read by the City.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

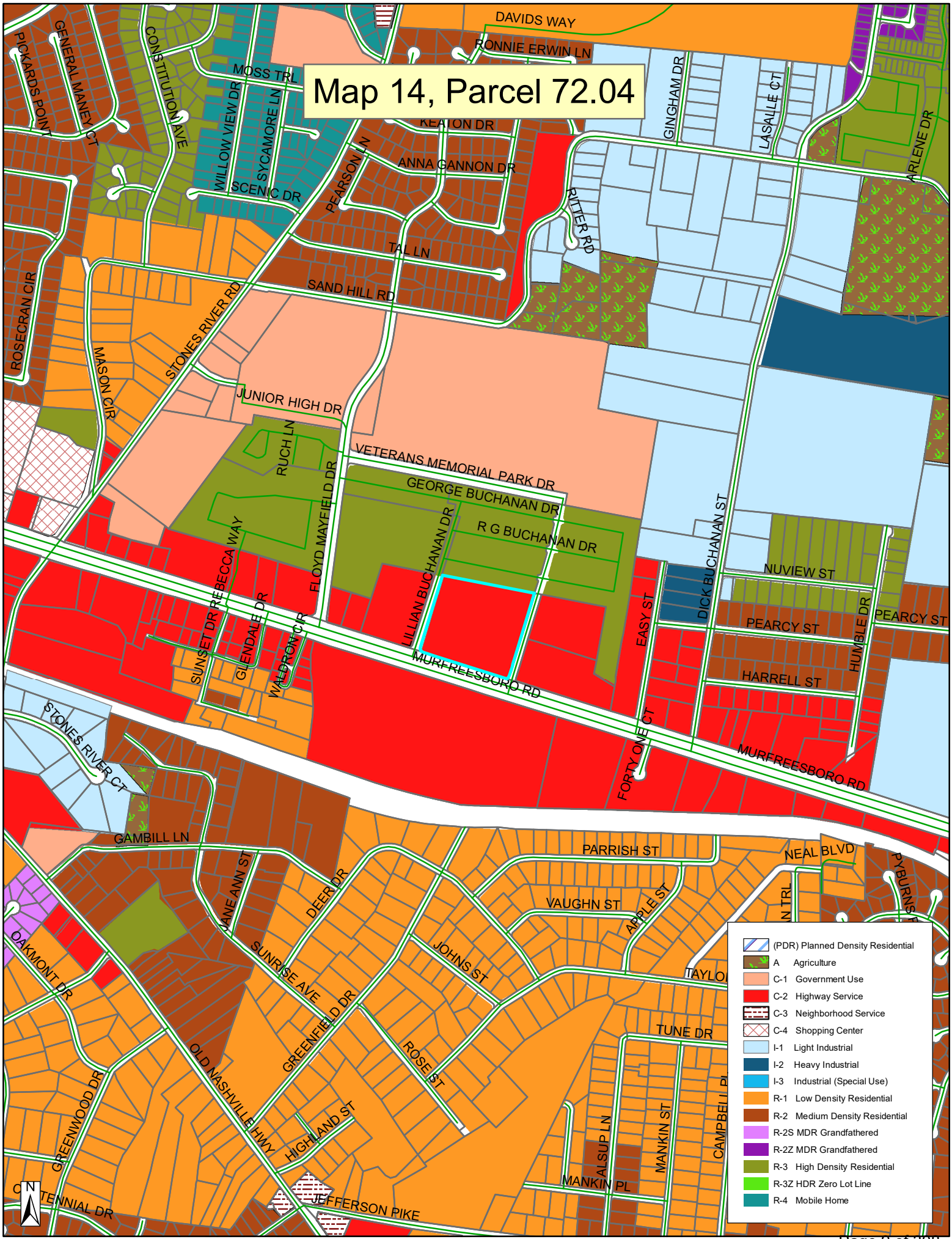
Police

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.


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
GAMBILL LN
DEER DR
GREENFIELD DR
PARRISH ST
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



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	91
ACCESSIBLE	4
TOTAL	95

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).
10. THE PROJECT LOCATION FALLS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) ON THE FEMA FIRM MAP 47149C0020K DATED MAY 9, 2023.
11. FLOOD ZONES BASED ON MAY 2023 FIRM MAPPING.

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 MURFREESBORO 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
- 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-026 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 (INITIAL)
C-128 SITE EROSION CONTROL PLAN (INTERMEDIATE)
C-129 SITE EROSION CONTROL PLAN (FINAL)
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	PERMIT SET	
B		
C		
D		
E		

Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
3		
4		
5		
6		
7		
8		
9		

RYAN J. ANDERSON
REGISTERED ENGINEER
AGRICULTURE
STRUCTURES
COMMERCE
No. 122795
STATE OF TENNESSEE

ISG

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

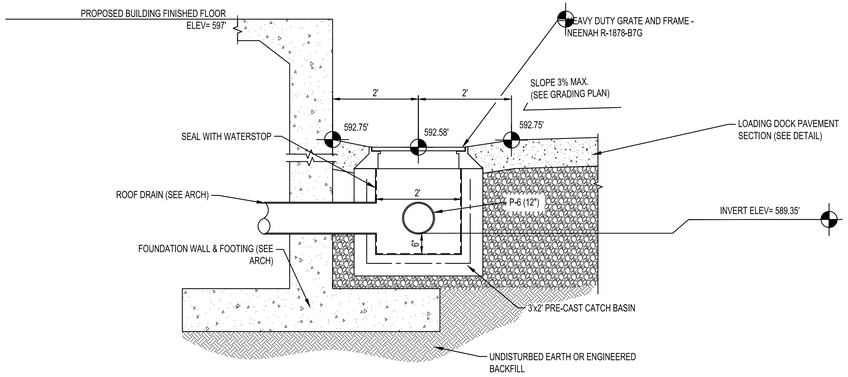
ALDI Inc.
2080 ALDI Blvd
Mt. Juliet, TN 37122
(615) 449-8842
(615) 443-8395 fax

ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD
Project Name & Location:

SITE DATA

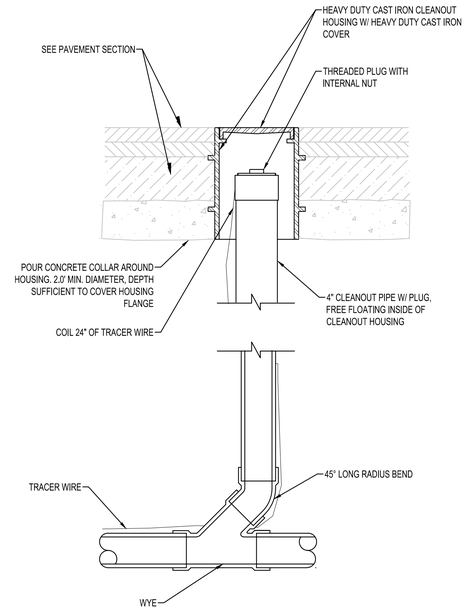
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Drawn By:	SK		
Designed By:	SK		C-010
Reviewed By:	EG	Drawing No.	



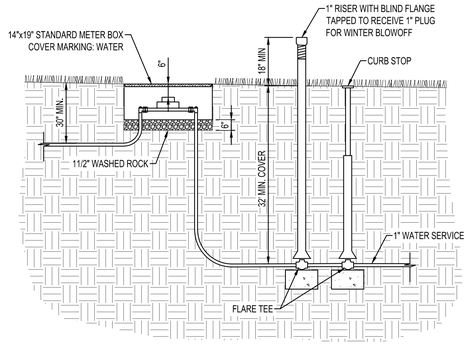
LOADING DOCK CATCH BASIN ST-X DETAIL

N.T.S.



HEAVY-DUTY SANITARY CLEANOUT

NTS SA201



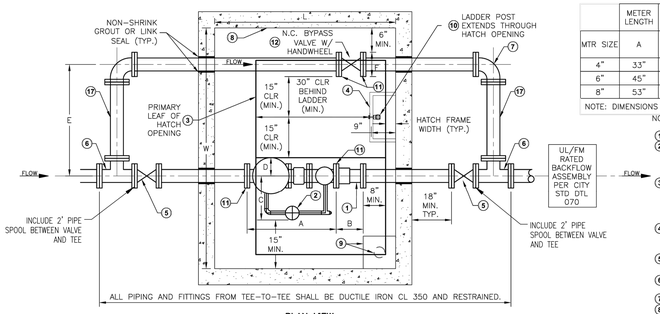
WATER SERVICE METERED BLOWOFF

NTS WM910

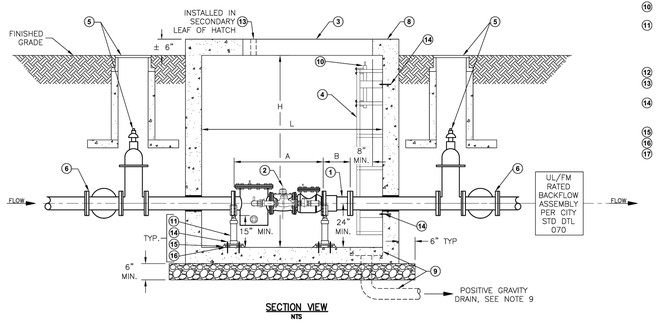
Issued:		Date:
A	PERMIT SET	
B		
C		
D		
E		

Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
3		
4		
5		
6		
7		
8		
9		

RYAN J. ANDERSON — REGISTERED ENGINEER — AGRICULTURE STRUCTURES COMMERCE — No. 127745 — STATE OF TENNESSEE



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 MECHANICAL JOINT
6. DUCTILE IRON TEE (MECHANICAL JOINT TYP.)
7. DUCTILE IRON 90-DEGREE BEND (MECHANICAL JOINT WITH MEGALUG EA. END).
8. PRECAST CONCRETE VAULT, 5,000 PSI (DIMENSIONS AS SHOWN).
9. SUMP DRAIN: POSITIVE GRAVITY DRAIN WITH 4" SCH 40 PVC WHERE POSSIBLE, ELSE 3" DEEP SUMP, FLOOR SLOPED 2% TO DRAIN/SUMP.
10. LADDER POST TO EXTEND ABOVE HATCH TO FACILITATE VAULT ACCESS; BILCO LU-4, JL LP-4, OR APPROVED EQUIVALENT.
11. ADJUSTABLE PIPE SUPPORT SADDLE ASTM 304 S.S., TRUMBULL ITEM NO. 364-583X OR ENGINEER APPROVED EQUAL WITH 2" SCH 40 EXTENSION PIPE 304 S.S. ADJUSTABLE PIPE SUPPORTS SHALL BE SIZED TO FIT PIPE/METER FLANGES. 15" CLEAR SPACE BETWEEN PIPE FLANGE AND VAULT FLOOR. VAULT CEILING HEIGHT SHALL CONSIDER RISING STEM AND YOKE GATE VALVE OPERATION HEIGHT.
12. BYPASS GATE VALVE (UL LISTED & FM APPROVED, FL-xFL) WITH HANDWHEEL OPERATOR (N.C.)
13. METER TRANSPONDER: CORE 2" HOLE IN SECONDARY LEAF OF THE HATCH FOR ATTACHING METER TRANSPONDER, AND SUPPLY SUFFICIENT CORD LENGTH SO HATCH LID CAN BE OPENED.
14. (4) 5/8" REDHEAD S.S. CONCRETE ANCHOR BOLTS WITH 5/8"ø S.S HEX HEAD ANCHOR NUT AND 1"X 5/8"ø HEAVY S.S. WASHER DRILL AND MOUNT INTO CONCRETE WITH 3" MINIMUM EMBEDMENT.
15. 1" THICK NON-SHRINK GROUT LEVELING COURSE.
16. 1" STAINLESS STEEL SPACER UNDER BASEPLATE.
17. PIPE SPOOL SHALL BE DIP FACTORY FLANGE (NO BOLT-ON OR SCREW-ON) BY PLAIN END.

4"-8" FIRE & DOMESTIC METER AND VAULT ASSEMBLY

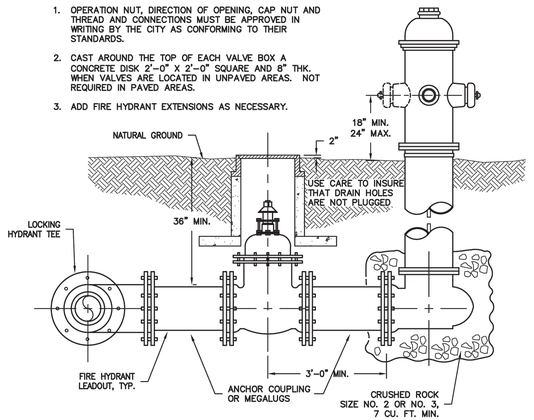
N.T.S.
Revised January 2023
STANDARD DETAIL 023
CITY OF LA VERGNE, TENNESSEE
G & M File No. 442-56
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L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\023 Fire Meter Assembly in Vault for domestic and fire service Rev1-8-23.dwg LAYOUT: MODEL SAVED: 3/1/2023 8:56 AM PAGESETUP: ----- PLOTTED: 3/1/2023

NOTES:

1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.



TYPICAL FIRE HYDRANT SETTING

N.T.S.
Revised September, 2015
STANDARD DETAIL 040
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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ISG

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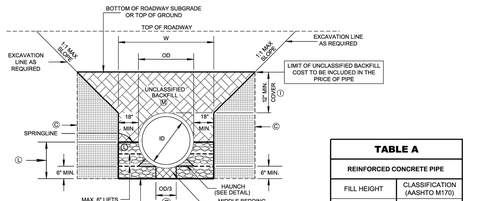
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

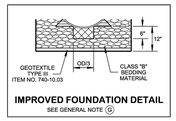
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Drawn By:	SK	
Designed By:	SK	C-020
Reviewed By:	EG	Drawing No.

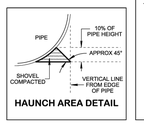


STANDARD TRENCH INSTALLATION
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH
SEE GENERAL NOTE Ⓑ

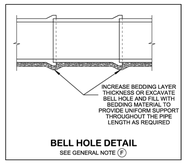
TABLE A	
REINFORCED CONCRETE PIPE	
FILL HEIGHT	CLASSIFICATION (AASHTO M170)
≤ 16	III
> 16 TO ≤ 24	IV
> 24 TO ≤ 38	V
> 38	SPECIAL DESIGN



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 INSITU SOIL OR CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY
HAUNCH AREA, SHOVEL COMPACTED
UNCLASSIFIED BACKFILL (FINE COMPACTABLE SOIL)

☐ 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, HE LETTERED AND REVISED NOTES.

REV. 06-28-19: REVISED DETAIL FOR STANDARD TRENCH INSTALLATION, TABLE A AND GENERAL NOTES. REMOVED TABLE A AND RENAMED TABLE B TO A. REVISED TABLE A CONTENT AND LEGEND. REDRAW SHEET.

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

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

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

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 SCP 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 OUTSIDE NORMAL SLOPE LINES BEDDING TYPE AS SHOWN IN THE PIPE 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 6 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 ENGINEERS.

Ⓝ 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-46A 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-2 THRU 9F), OR STRAIGHT HEADWALL (D-PE-4) IN LIEU OF TYPE U OR IF THE TYPE 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.

☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

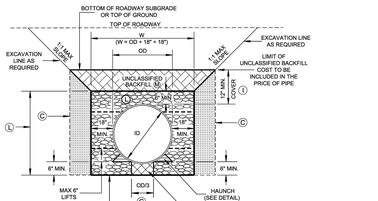
STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION

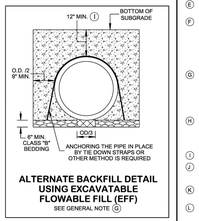
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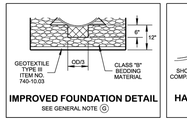
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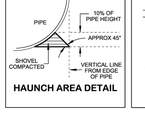
STANDARD TRENCH INSTALLATION
(PIPE CULVERT INSTALLATION DETAIL)
NOTE: CENTER PIPE IN TRENCH
SEE GENERAL NOTE Ⓑ



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



IMPROVED FOUNDATION DETAIL
SEE GENERAL NOTE Ⓖ



HAUNCH AREA DETAIL

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 INSITU SOIL OR CLASS "B" BEDDING COMPACTED TO 90% STANDARD PROCTOR DENSITY
HAUNCH AREA, SHOVEL COMPACTED
UNCLASSIFIED BACKFILL (FINE COMPACTABLE SOIL)
EXCAVATABLE FLOWABLE FILL (EFF)

☐ 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, HE LETTERED AND REVISED NOTES.

REV. 06-28-19: REVISED DETAIL FOR STANDARD TRENCH INSTALLATION, TABLE A. AND GENERAL NOTES. REMOVED TABLE A AND RENAMED TABLE B TO A. REVISED TABLE A CONTENT AND LEGEND. REDRAW 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 Ⓒ

GENERAL NOTES

PIPE MATERIALS:

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

ALL HIGH DENSITY POLYETHYLENE (HDPE) PIPE USED FOR CROSS 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 M-330, 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 JOINTS WITH ELASTOMERIC GASKETS (COMPRESSION-TYPE).
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 F3010. 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 ENGINEERS 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-46A 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-2 THRU 9F), OR STRAIGHT HEADWALL (D-PE-4) IN LIEU OF TYPE U OR IF THE TYPE 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.

☐ APPROVED BY FHWA
(ALL OTHERS APPROVED BY TDOT)

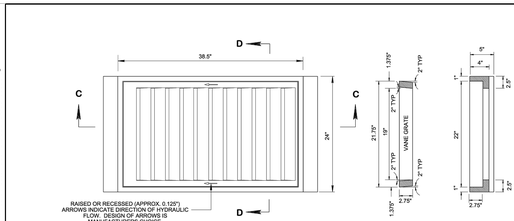
STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

STANDARD DETAILS FOR FLEXIBLE PIPE INSTALLATION

3-15-07 D-PB-2

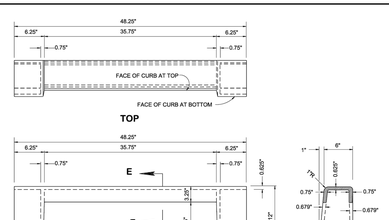
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PLAN VIEW

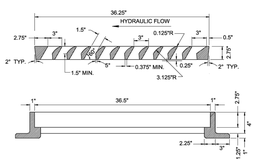
SECTION D-D



FRONT

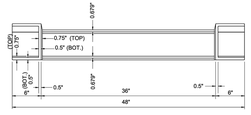
TOP

SECTION E-E



SECTION C-C

GRATE AND FRAME DETAILS



BOTTOM

CURB INLET CASTING

WEIGHTS FOR SINGLE GRATE CATCH BASIN
FRAME ——— 265 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 3"x 3" 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, CHANGED TITLE SHEET AND UPDATED TO 1993 POLICY.

☐ REV. 9-05-94: MODIFIED CURB INLET CASTING DETAIL.

☐ REV. 1-19-96: CHANGED WEIGHT OF CURB INLET CASING FROM 150 TO 155 POUNDS.

☐ REV. 5-27-97: CHANGED GENERAL NOTE Ⓑ.

☐ REV. 5-27-97: CHANGED GENERAL NOTE Ⓒ. DELETED OLD GENERAL NOTE Ⓒ AND RENAMED NOTES Ⓓ THRU Ⓘ IN RIGHT LOWER CORNER BLOCK.

☐ REV. 1-19-98: CHANGED GENERAL NOTE Ⓓ.

☐ REV. 12-18-98: CHANGED LOWER RIGHT HAND CORNER BLOCK DESCRIPTION.

☐ REV.5-27-01: CHANGED GENERAL NOTE Ⓒ.

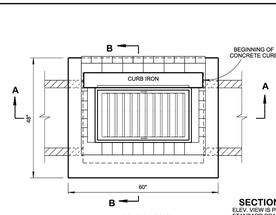
REV. 06-28-19: REVISED DRAWING NAME AND GENERAL NOTE Ⓒ BY CHANGING NONMOUNTABLE TO VERTICAL. REDREW SHEET.

☐ MINOR REVISION — FHWA APPROVAL NOT REQUIRED

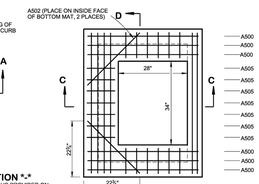
STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

TYPE 'B' CAST IRON FRAME, GRATE & VERTICAL INLET DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS

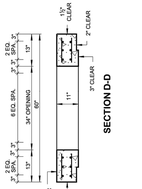
01-20-1984 D-CBB-12A



PLAN VIEW



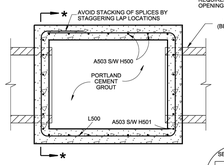
LID REINFORCING



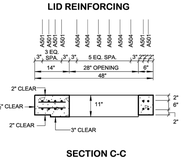
SECTION D-D

SECTION "-"

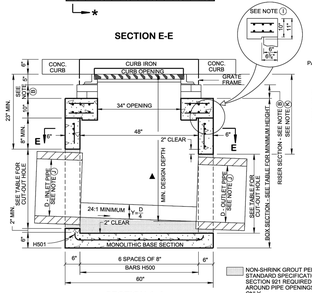
ELEV. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS



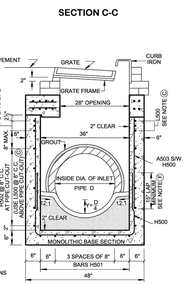
SECTION E-E



SECTION C-C



SECTION A-A



SECTION B-B

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°	L500	H500	H501
A501	67½°			
A502	30°			
A503	VARIABLE			
A504	68°			
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

Ⓐ 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.

Ⓑ 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.

Ⓒ 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.

Ⓓ 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.

Ⓔ 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.

Ⓕ 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.

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

Ⓗ 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.

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

Ⓙ 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.

Ⓚ 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.

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

Ⓜ 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.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN

12-18-1995 | D-CB-12P

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. ADDED NOTE WITH INTERNAL REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

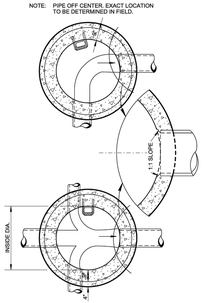
REV. 9-24-12: MODIFIED TOP SLAB AND MINIMUM DEPTH.

REV. 3-11-14: ELIMINATED STIRRUPS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES. CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 931 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.

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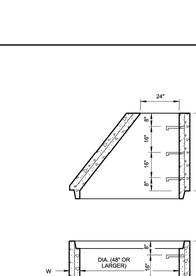


TYPICAL PLANS

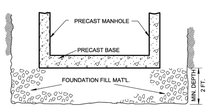
CUT-OUT HOLES

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.

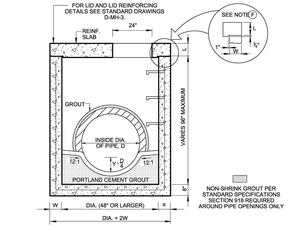


STANDARD ECCENTRIC CONCRETE RISER SECTION AND BASE SECTION



FOUNDATION DETAIL FOR PRECAST BASE

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.



STANDARD FLAT TOP MANHOLE

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 918 REQUIRED AROUND PIPE OPENINGS ONLY

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

Ⓐ 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.

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

Ⓒ 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.

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

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

Ⓕ 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.

Ⓖ 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.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST NO. 3 MANHOLE

AUG 1972 | D-MH-2

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

☐ REV. 1-15-73: 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. 4-15-97: 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.

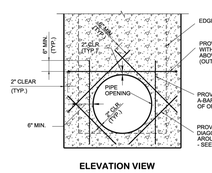
REV. 5-27-01: CHANGED GENERAL NOTE Ⓜ AND ADDED GENERAL NOTE Ⓝ. ADDED MANHOLE MAXIMUM DEPTH NOTES.

☐ 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.

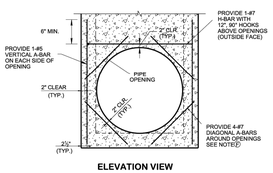
REV. 02-20-2020: REMOVED BRICK MANHOLE AS AN OPTION PER DETAILS AND NOTES. REDREW SHEET.

1/24/2022 11:25:48 AM
C:\Users\jj0547\Desktop\10-102.00 Catch Basins and Manholes (P)\102.01 Catch Basins (P)\DCBB99-20220128.dgn
LP
NOT TO SCALE



ELEVATION VIEW

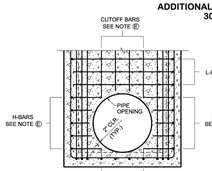
(EDGE OF PIPE OPENING IS GREATER THAN OR EQUAL TO 6" FROM SIDE WALL)



ELEVATION VIEW

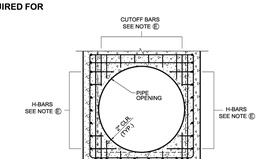
(EDGE OF PIPE OPENING IS LESS THAN 6" F FROM SIDE WALL)

ADDITIONAL REINFORCING REQUIRED FOR 30" OR LARGER PIPES



ELEVATION VIEW

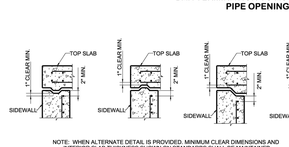
(EDGE OF PIPE OPENING IS GREATER THAN OR EQUAL TO 6" FROM SIDE WALL)



ELEVATION VIEW

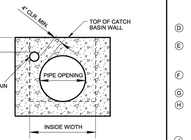
(EDGE OF PIPE OPENING IS LESS THAN 6" F FROM SIDE WALL)

BAR TERMINATION TO ACCOMMODATE PIPE OPENINGS



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

ALTERNATE JOINT DETAILS



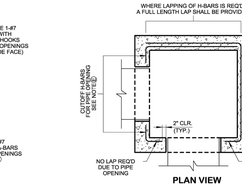
TYPICAL UNDERDRAIN CONNECTION DETAIL SEE NOTE Ⓗ

REV. 6-7-13: ADDED NOTES Ⓙ,Ⓚ & Ⓛ.

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

REV. 5-20-14: COMBINED NOTE Ⓚ AND Ⓛ.

REV. 02-20-2020: REDREW SHEET.



PLAN VIEW

SEE NOTE Ⓔ
DEPICTING ADJACENT PIPE OPENINGS AND OVERLAPPING H-BARS (VERTICAL REINFORCING NOT SHOWN FOR CLARITY)

REINFORCING STEEL LEGEND

BAR A	BAR H	
VARIES	VARIES	L (1" MIN.)

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

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

Ⓑ 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.

Ⓒ 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 THE H-BARS IN A SIMILAR FASHION SO ELIMINATE LAPS.

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

Ⓔ 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.

Ⓕ 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.

Ⓖ TIE ADDITIONAL REINFORCEMENT TO THE EXISTING INSIDE FACE REINFORCEMENT.

Ⓗ 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.

Ⓘ 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.

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

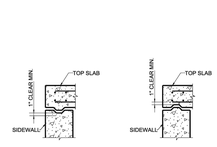
Ⓚ MANUFACTURING TOLERANCES WILL BE AS SHOWN ON STANDARD OPERATING PROCEDURE (SOP) 5-3.

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES

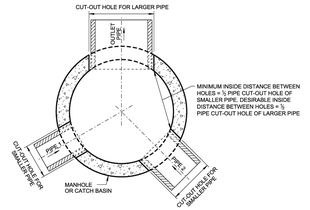
08-01=2012 | D-CB-99

3/23/2020 11:18:21 AM
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LP
NOT TO SCALE



ALTERNATE JOINT DETAILS

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



MULTIPLE PIPE CONNECTIONS TO A ROUND STRUCTURE

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

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

Ⓑ 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.

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

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

STATE OF TENNESSEE — STANDARD DRAWING — DEPARTMENT OF TRANSPORTATION

MISCELLANEOUS DETAILS FOR ROUND STRUCTURES

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

Issued:		Date:
A	PERMIT SET	
B		
C		
D		
E		

Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
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4		
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7		
8		
9		

RYAN J. ANDERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 122765
STATE OF TENNESSEE

ISG

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PHONE: 952.426.0699

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(615) 443-8393 fax

ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

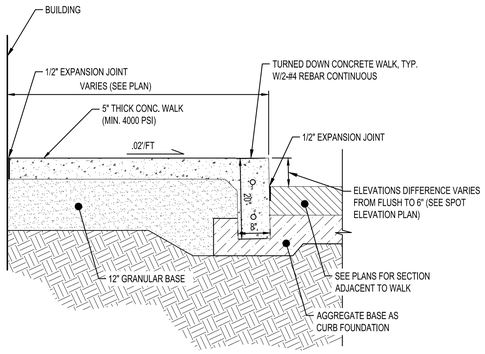
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SITE DETAILS

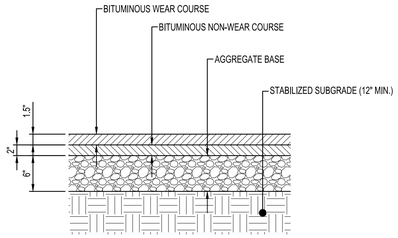
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Drawn By:	SK		
Designed By:	SK		C-022
Reviewed By:	EG		Drawing No.

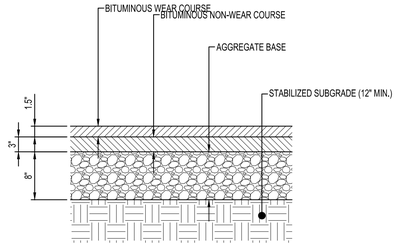
NOTE:
CONCRETE SHALL HAVE A NON-SLIP BROOM FINISH



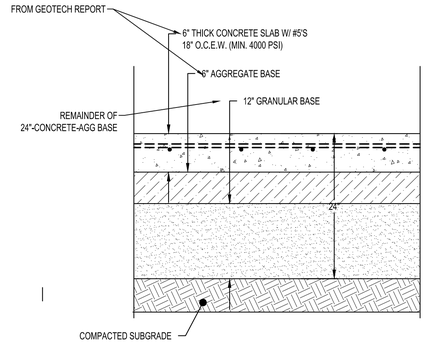
TURN DOWN CONCRETE WALK SECTION
NTS



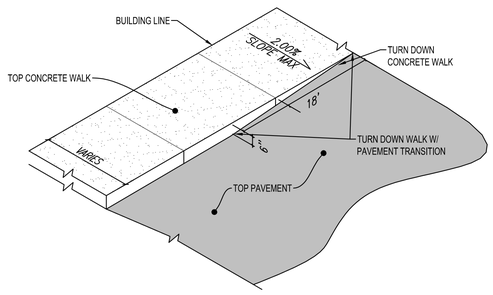
STANDARD BITUMINOUS PAVEMENT
NTS



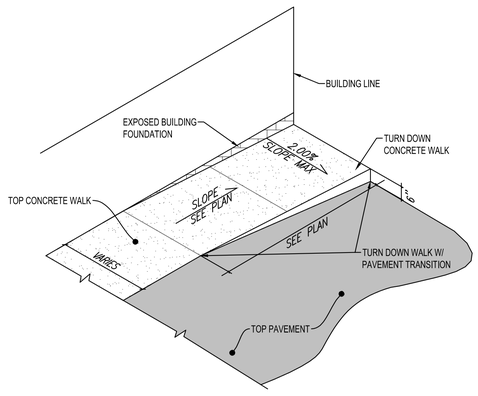
HEAVY DUTY BITUMINOUS PAVEMENT
NTS



LOADING DOCK PAVEMENT SECTION
NTS



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



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

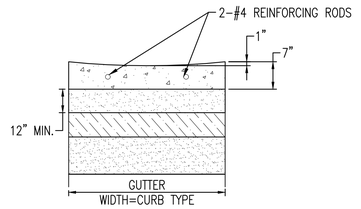
NOTES:

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:
A	PERMIT SET	
B		
C		
D		
E		

Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
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8		
9		

RYAN J. ANDERSON
REGISTERED ENGINEER
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No. 127795
STATE OF TENNESSEE

ISG

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PHONE: 952.426.0699

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(615) 449-8840
(615) 443-8395 fax

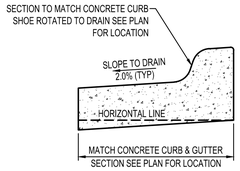
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

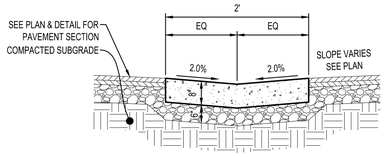
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Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-023
Reviewed By:	EG	Drawing No.



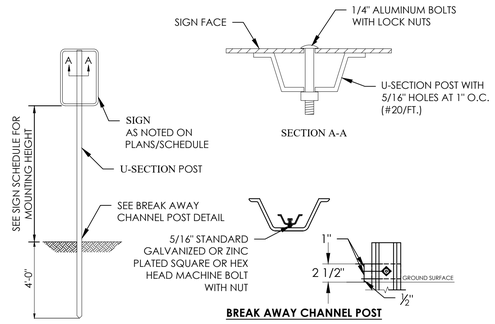
REVERSE PITCH CONCRETE CURB & GUTTER

NTS



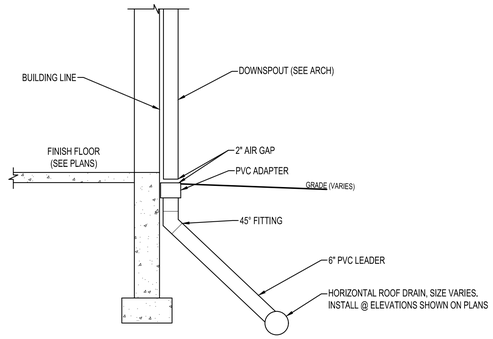
CONCRETE VALLEY GUTTER

NTS



POST MOUNTED SIGN IN GRASS AREA

N.T.S.



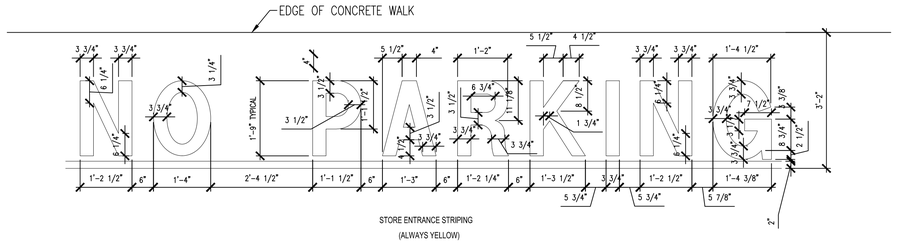
VERTICAL RAIN LEADER

NTS SD400

	Issued:	Date:
A	PERMIT SET	
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D		
E		

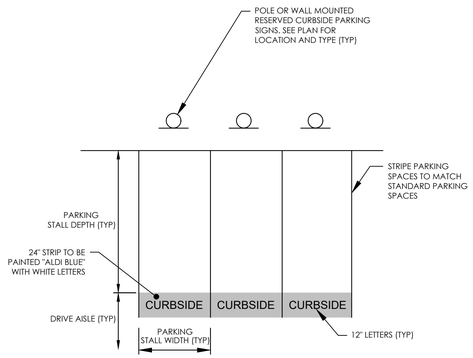
	Revisions:	Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
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RYAN J. ANDERSON — REGISTERED ENGINEER — AGRICULTURE STRUCTURES COMMERCE — No. 122765 — STATE OF TENNESSEE



STORE ENTRANCE NO PARKING STRIPING DETAIL

N.T.S.



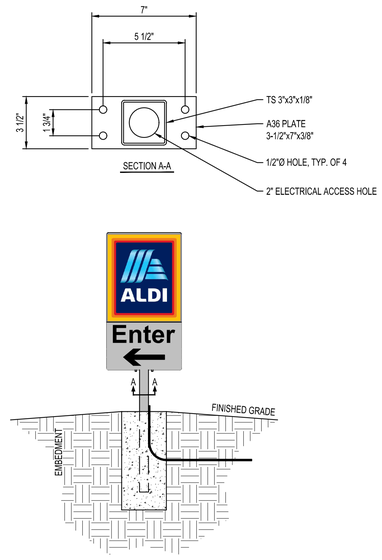
ALDI BLUE CUSTOM COLOR:

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

N.T.S.

ISG

MANAGING LOCATION:
BLOOMINGTON OFFICE
7900 INTERNATIONAL DRIVE
SUITE 550
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PHONE: 952.426.0699

ALDI Inc.
2080 ALDI Blvd
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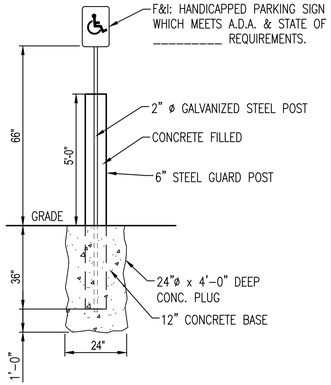
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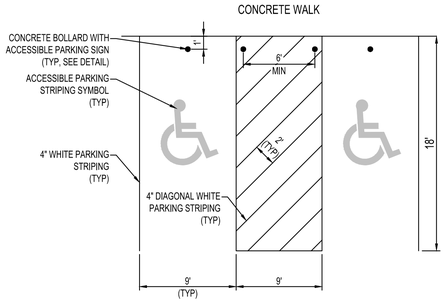
Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-024
Reviewed By: EG	Drawing No.



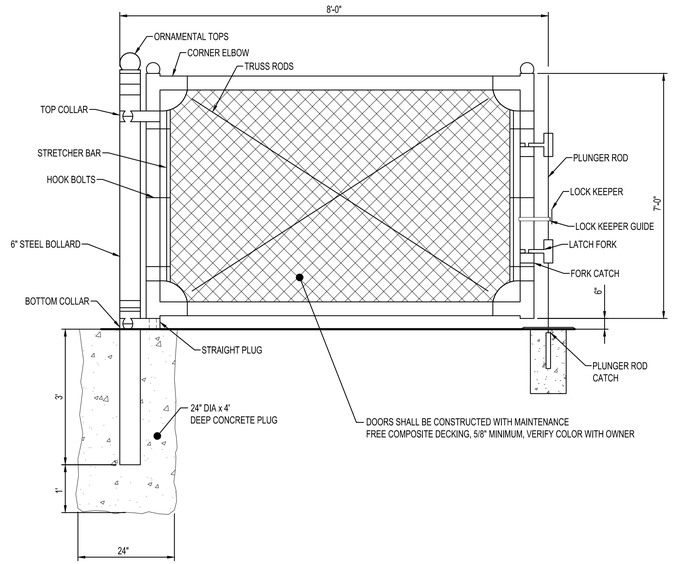
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N.T.S.



ACCESSIBLE PARKING AREA

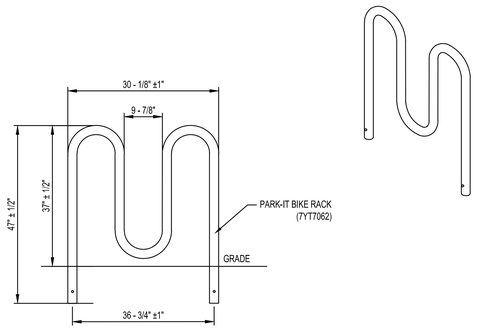
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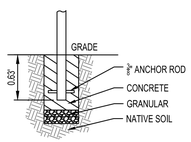


SCREENING GATE DETAIL

N.T.S.

*COORDINATE FINAL LOCATION WITH ALDI CONSTRUCTION MANAGER





PARK-IT BIKE RACK (5 BIKES)

N.T.S.

Issued:		Date:
A	PERMIT SET	
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Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
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3		
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7		
8		
9		

RYAN J. ANDERSON
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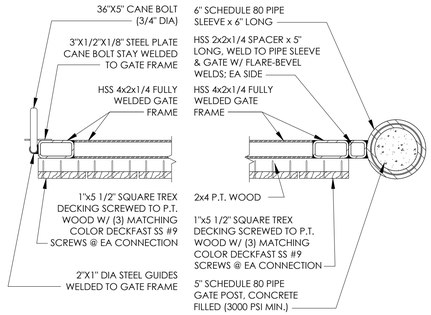
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE DETAILS

Drawing Name:

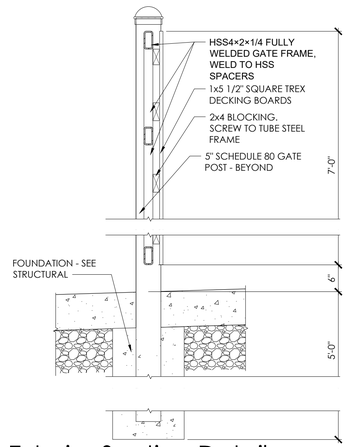
Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-025
Reviewed By:	EG	Drawing No.



Exterior Plan Detail - Dumpster Gate

D3

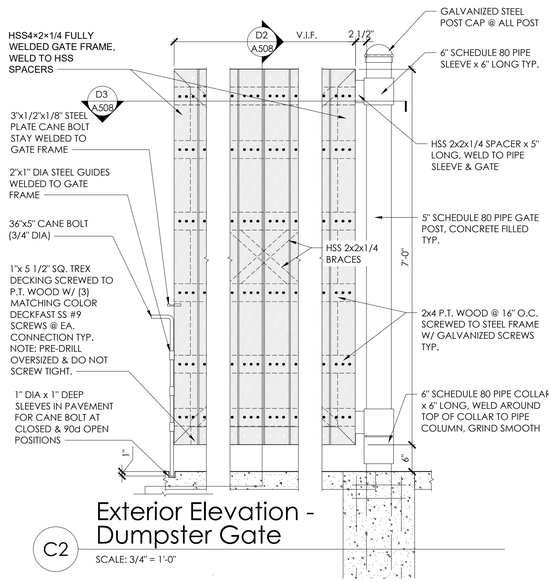
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Exterior Section Detail - Dumpster Post

D2

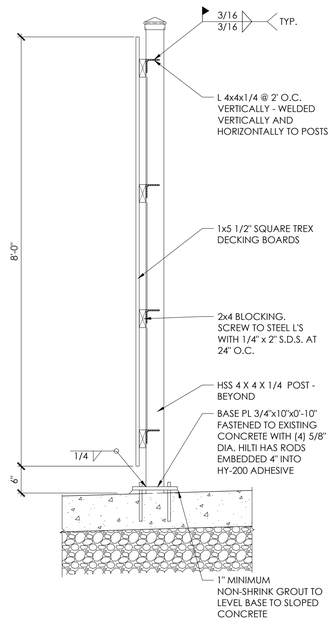
SCALE: 3/4" = 1'-0"



Exterior Elevation - Dumpster Gate

C2

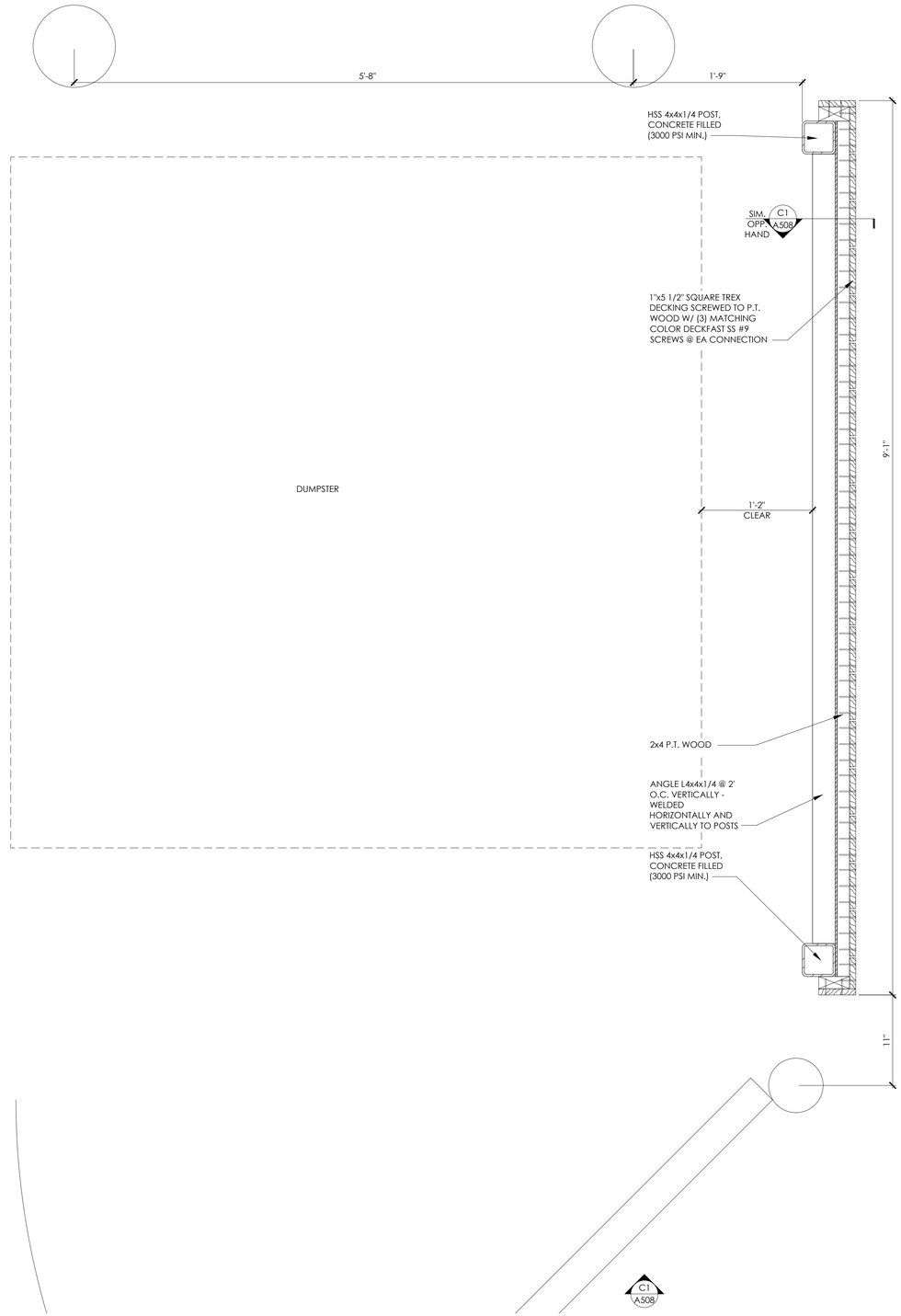
SCALE: 3/4" = 1'-0"



Exterior Plan Detail - Dumpster Gate

C1

SCALE: 1 1/2" = 1'-0"



Exterior Plan Detail - Dumpster Gate

B1

SCALE: 1 1/2" = 1'-0"

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RYAN J. ANDERSON — REGISTERED ENGINEER — AGRICULTURE STRUCTURES COMMERCE — No. 112745 — STATE OF TENNESSEE

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RUTHERFORD

Project Name & Location:

SITE DETAILS

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-026
Reviewed By:	EG	Drawing No.

SWPPP INDEX OF SHEETS

DESCRIPTION	SHT.
1. SWPPP REQUIREMENTS (5.0.)	1
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3. ORDER OF CONSTRUCTION ACTIVITIES (5.5.1.a)	1
4. STREAM, OUTFALL, WETLAND, TMDL AND ECOLOGY INFORMATION	1
5. EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURES (5.5.3.)	2
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7. SITE ASSESSMENTS (5.5.3.8.)	3
8. STORMWATER MANAGEMENT (5.5.3.11.h)	4
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11. RECORD-KEEPING	5
12. SITE WIDE/PRIMARY PERMITTEE CERTIFICATION (8.7.5.)	6
13. SECONDARY PERMITTEE (OPERATOR) CERTIFICATION (8.7.6.)	6

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	PERMIT SET	
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Revisions:		Date:
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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-120
Reviewed By:	EG		Drawing No.

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:
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B		
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Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
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9		

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Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

		ISG Project No.
Type:	V7.0	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

TNEPSC

PROJECT NAME
PROJECT ADDRESS
COUNTY, TENNESSEE

STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.: 3

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Revisions:		Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
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RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

Type:	V7.0	ISG Project No.	23-27665
Drawn By:	SK		
Designed By:	SK		C-122
Reviewed By:	EG		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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PROJECT NAME
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STORM WATER POLLUTION PREVENTION PLAN

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C		
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	Revisions:	Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
2		
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RYAN J. ANDERSON
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RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

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

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C-123
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

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	Revisions:	Date:
1	CITY COMMENTS DATED 11/14/23	12/28/23
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RYAN J. ANDERSON
REGISTERED ENGINEER
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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

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Revisions:		**Date:**
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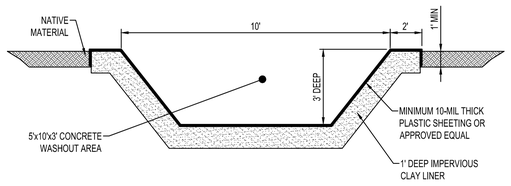
ALDI Inc. Store #: 115
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LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

EROSION CONTROL NOTES

Drawing Name:

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



NOTES:

CONCRETE WASHOUT LOCATION WILL BE APPROVED BY ENGINEER.

CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.

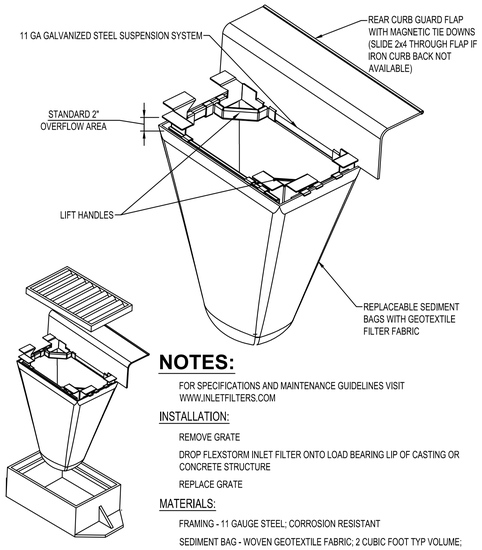
CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.

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

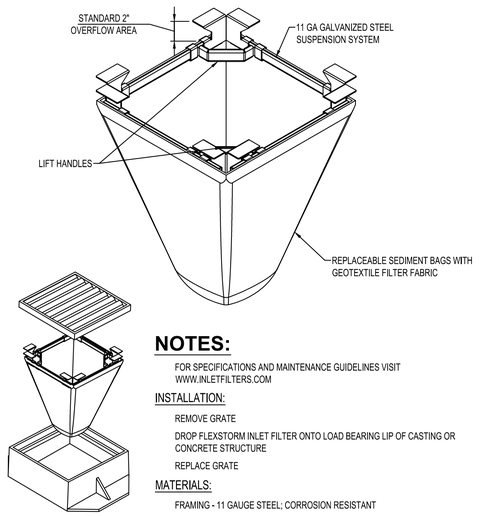
REPLACE GRATE

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

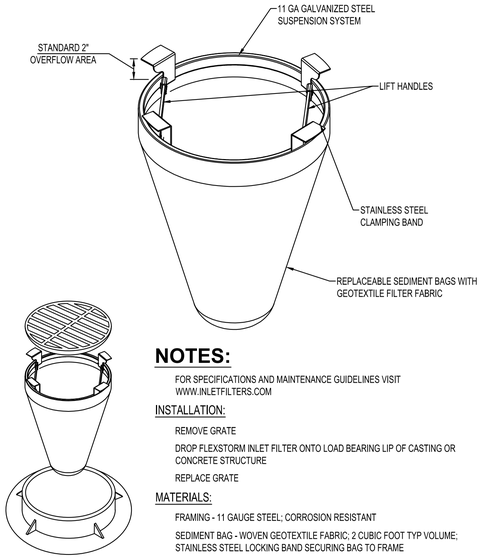
REPLACE GRATE

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

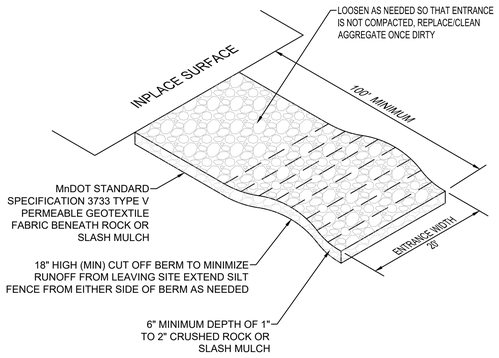
REPLACE GRATE

MATERIALS:

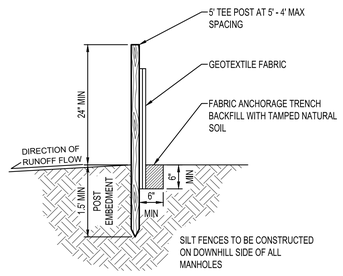
FRAMING - 11 GAUGE STEEL; CORROSION RESISTANT

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

ROUND FILTER INLET PROTECTION
NTS



STABILIZED CONSTRUCTION EXIT
NTS



SILT FENCE
NTS

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RYAN J. ANDERSON — REGISTERED ENGINEER — AGRICULTURE — STRUCTURES — COMMERCE — No. 137345 — STATE OF TENNESSEE

ISG

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PHONE: 952.426.0699

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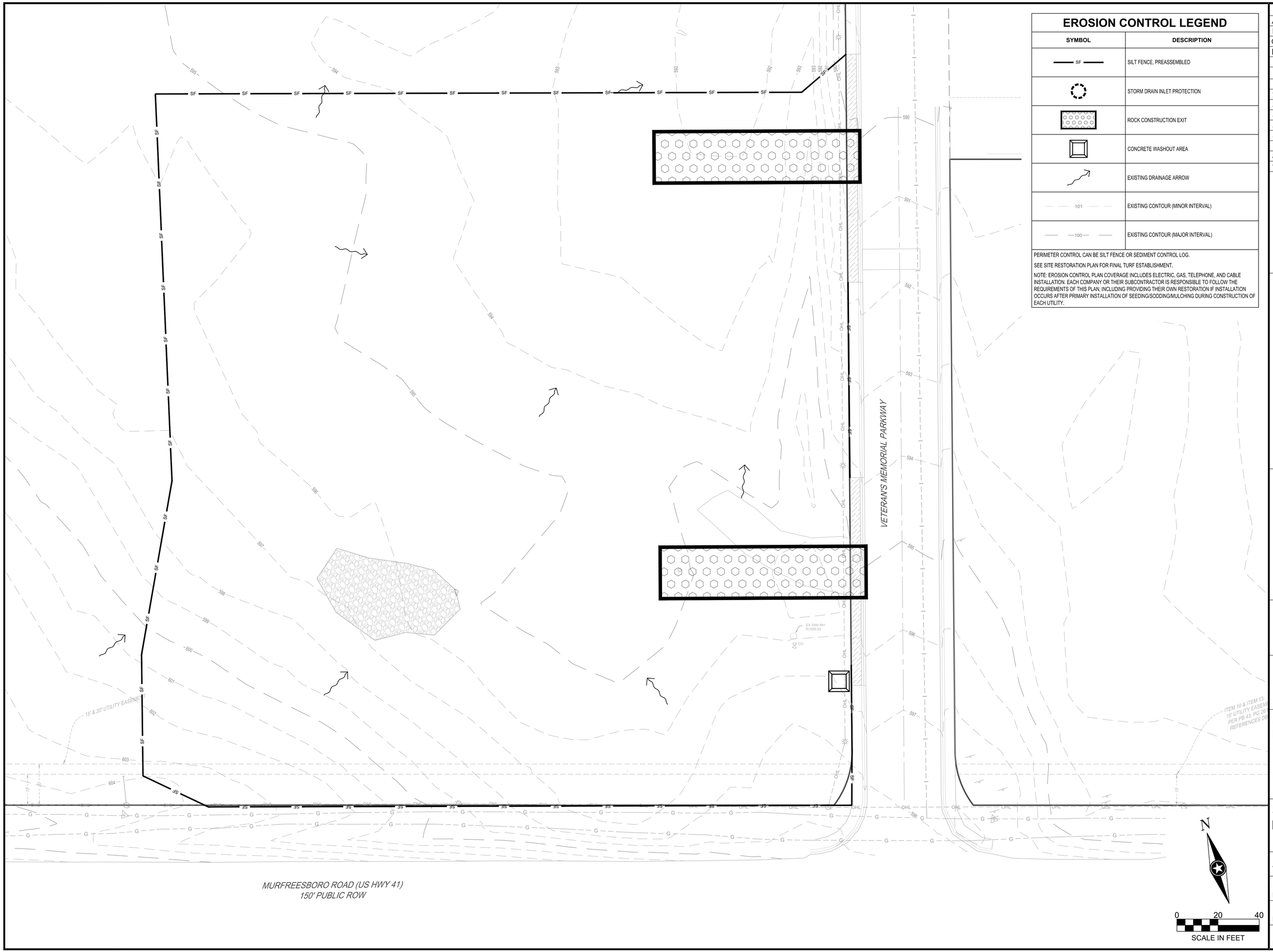
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

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.



EROSION CONTROL LEGEND

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

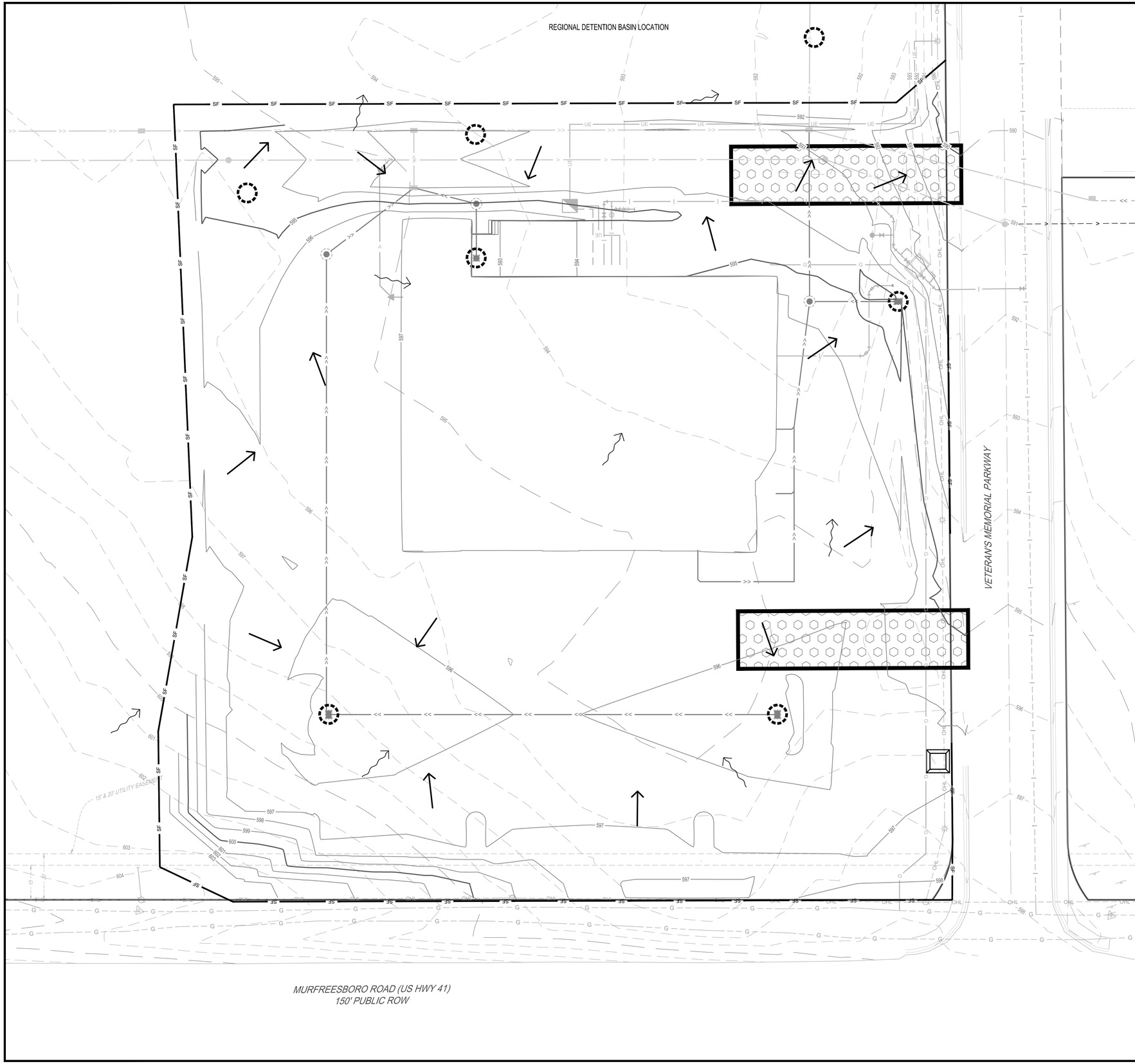
Project Name & Location:

SITE EROSION CONTROL PLAN (INITIAL)

Drawing Name:

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

REGIONAL DETENTION BASIN LOCATION



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	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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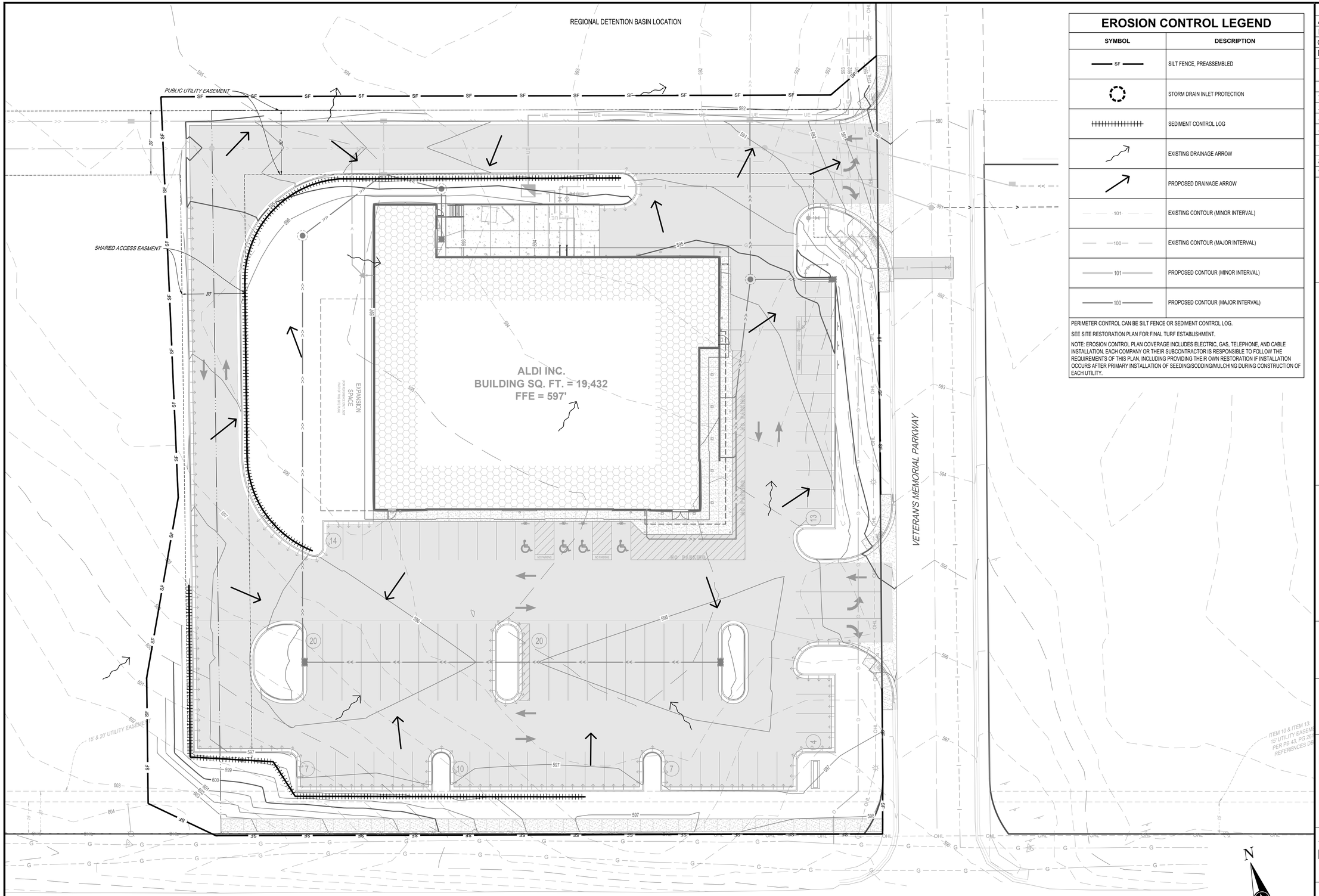
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE EROSION CONTROL PLAN (INTERMEDIATE)

Drawing Name:

		ISG Project No.
Type:	V7.0	23-27665
Drawn By:	SK	
Designed By:	SK	C-128
Reviewed By:	EG	Drawing No.



EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
SF	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	SEDIMENT CONTROL LOG
	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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5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE EROSION CONTROL PLAN (FINAL)

Drawing Name:

Type:	V7.0	ISG Project No. 23-27665
Drawn By:	SK	
Designed By:	SK	C-129
Reviewed By:	EG	Drawing No.

PROTECT EXISTING SANITARY SEWER

PROTECT EXISTING STORM SEWER

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

SAWCUT AND REMOVE ASPHALT PAVEMENT

REMOVE UTILITY PEDESTAL

SAWCUT AND REMOVE 101 LF OF CONCRETE SIDEWALK AND CURB AND GUTTER

EX SAN MH
R=595.93

EX CO

REMOVE SANITARY STRUCTURES

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

VETERANS MEMORIAL PARKWAY

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)

N

0 20 40
SCALE IN FEET

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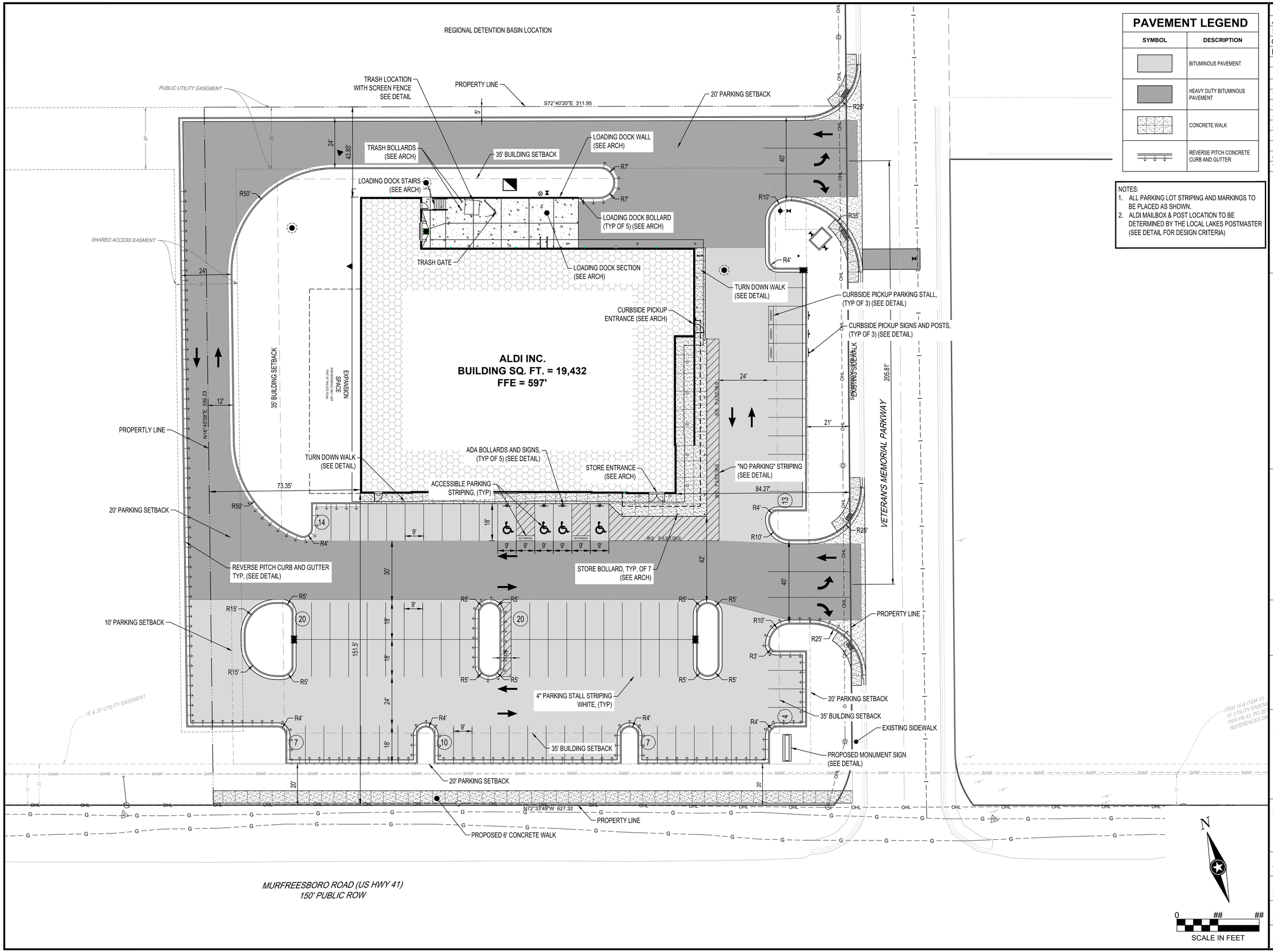
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

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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No. 122765
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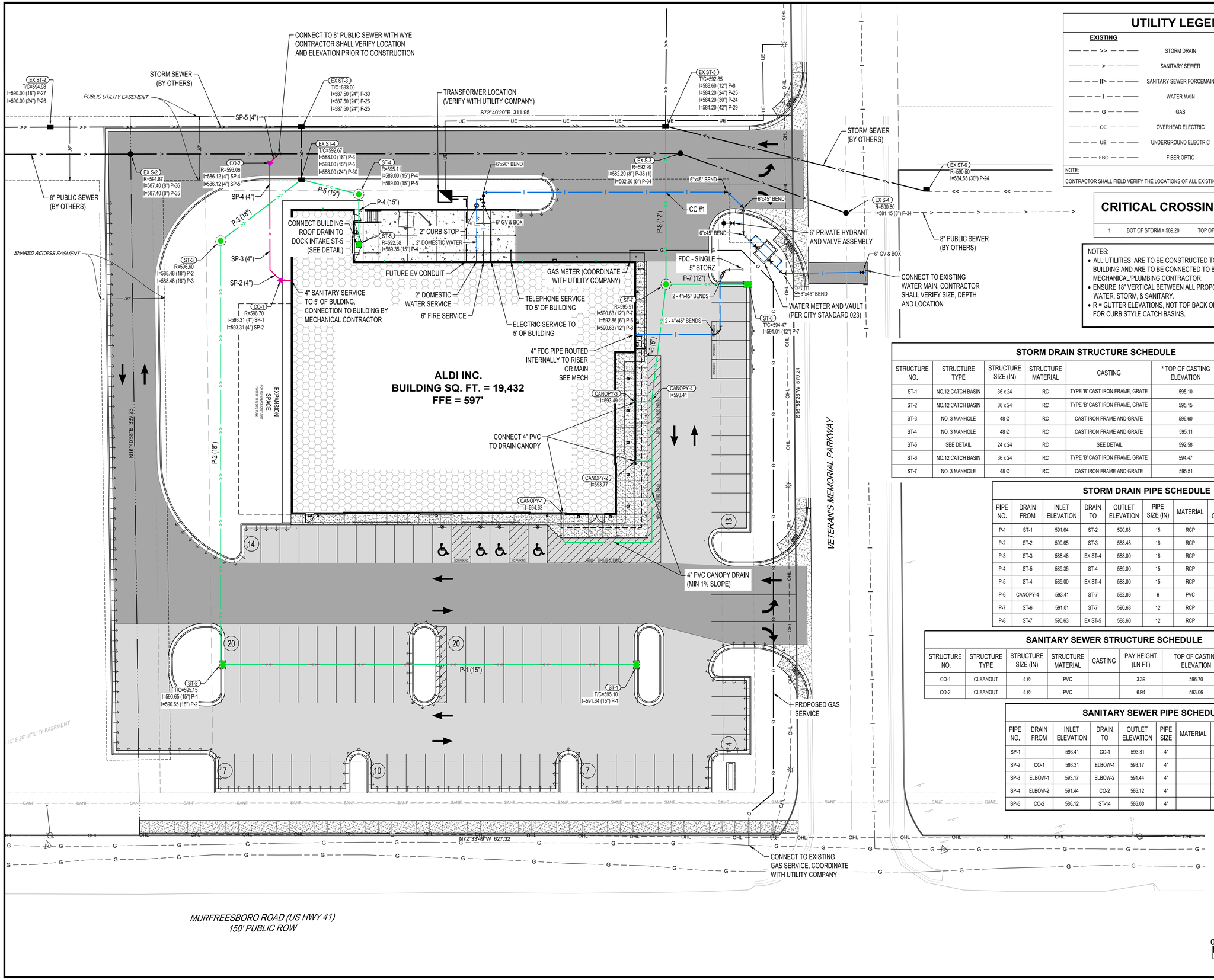
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE PLAN

Drawing Name:

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



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 STORM = 589.20	TOP OF WATER = 587.70

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 = GUTTER ELEVATIONS, NOT TOP BACK OF CURB ELEVATIONS FOR CURB STYLE CATCH BASINS.

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	TYPE 'B' CAST IRON FRAME, GRATE	595.10	591.41	P-1
ST-2	NO.12 CATCH BASIN	36 x 24	RC	TYPE 'B' CAST IRON FRAME, GRATE	595.15	590.65	P-2
ST-3	NO. 3 MANHOLE	48 Ø	RC	CAST IRON FRAME AND GRATE	596.60	588.09	P-3
ST-4	NO. 3 MANHOLE	48 Ø	RC	CAST IRON FRAME AND GRATE	595.11	588.72	P-5
ST-5	SEE DETAIL	24 x 24	RC	SEE DETAIL	592.58	588.62	P-4
ST-6	NO.12 CATCH BASIN	36 x 24	RC	TYPE 'B' CAST IRON FRAME, GRATE	594.47	591.01	P-7
ST-7	NO. 3 MANHOLE	48 Ø	RC	CAST IRON FRAME AND GRATE	595.51	590.63	P-8

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	ST-3	588.48	18	RCP	RCP	1.09%	200
P-3	ST-3	588.48	EX ST-4	588.00	18	RCP	RCP	1.00%	48
P-4	ST-5	589.35	ST-4	589.00	15	RCP	RCP	1.50%	24
P-5	ST-4	589.00	EX ST-4	588.00	15	RCP	RCP	3.57%	28
P-6	CANOPY-4	593.41	ST-7	592.86	6	PVC	PVC	1.00%	55
P-7	ST-6	591.01	ST-7	590.63	12	RCP	RCP	1.00%	39
P-8	ST-7	590.63	EX ST-5	588.60	12	RCP	RCP	2.75%	74

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		3.39	596.70	593.31	SP-2
CO-2	CLEANOUT	4 Ø	PVC		6.94	593.06	586.12	SP-5

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	593.31	4"		SDR-26	2.00%	5
SP-2	CO-1	593.31	ELBOW-1	593.17	4"		SDR-26	2.00%	7
SP-3	ELBOW-1	593.17	ELBOW-2	591.44	4"		SDR-26	5.12%	34
SP-4	ELBOW-2	591.44	CO-2	586.12	4"		SDR-26	31.91%	17
SP-5	CO-2	586.12	ST-14	586.00	4"		SDR-26	2.00%	6

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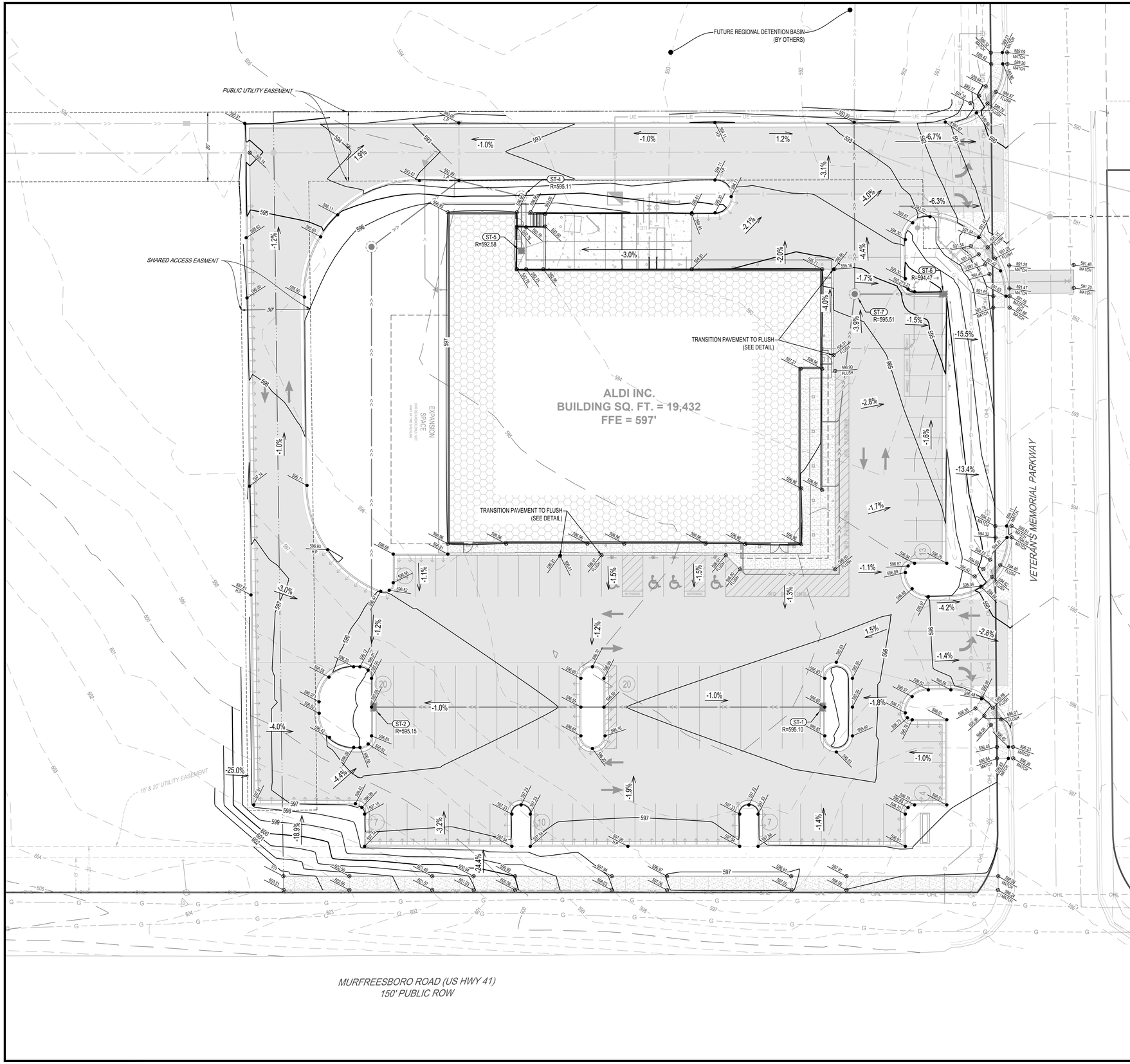
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE UTILITY PLAN

Drawing Name:

		ISG Project No.
Type:	V7.0	23-27665
Drawn By:	SK	
Designed By:	SK	C-320
Reviewed By:	EG	Drawing No.



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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5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

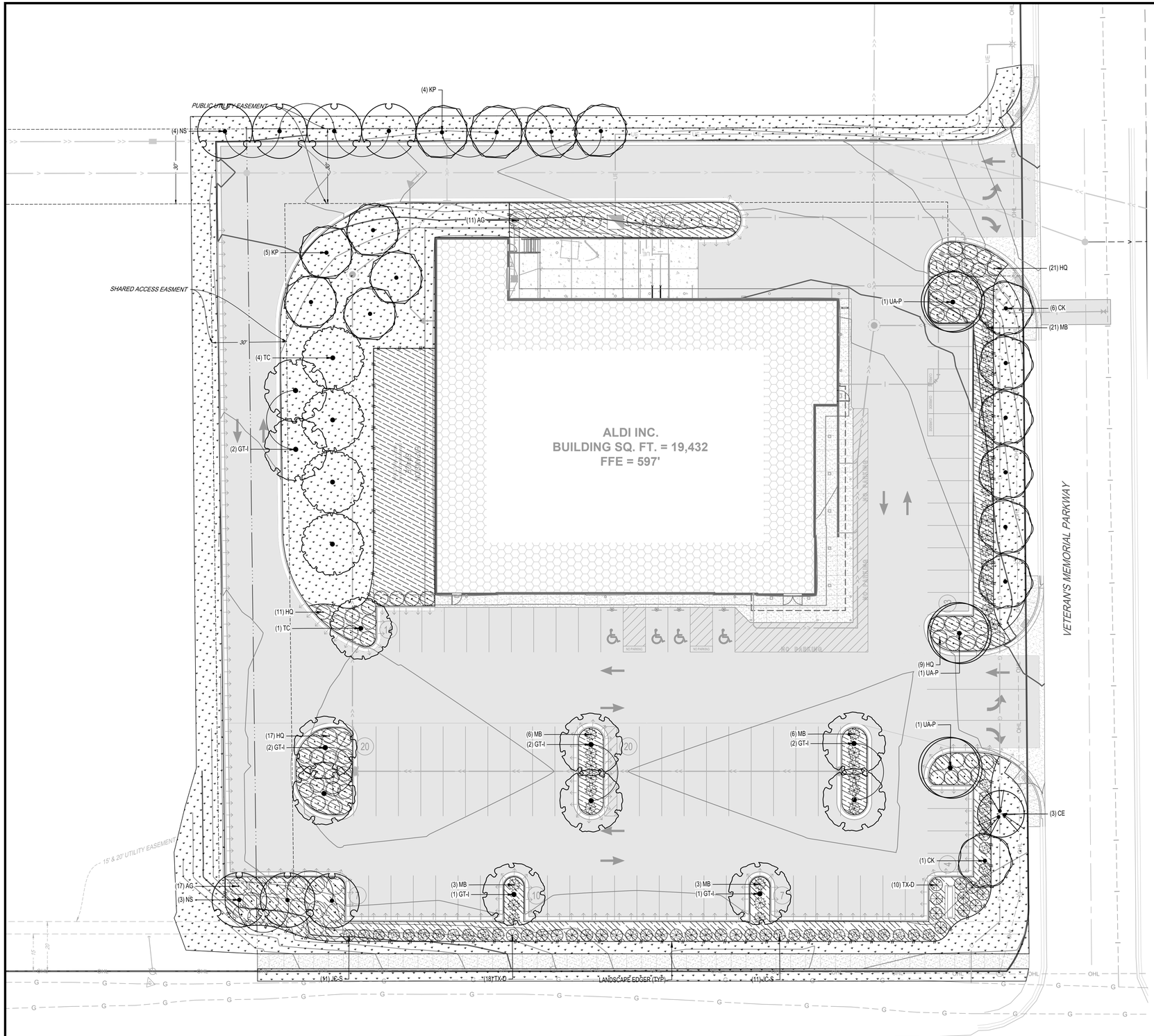
DETAILED GRADING PLAN

Drawing Name:

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

N

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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	65	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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Revisions:		Date:
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RYAN J. ANDERSON
REGISTERED ENGINEER
AGRICULTURE
LANDSCAPE
ARCHITECTURE
COMMERCE
No. 117795
STATE OF TENNESSEE

ISG

MANAGING LOCATION:
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SUITE 110
DES MOINES, IA 50309
PHONE: 515.243.9143

ALDI Inc.
2080 ALDI Blvd
Mt. Juliet, TN 37122
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(615) 443-8595 fax

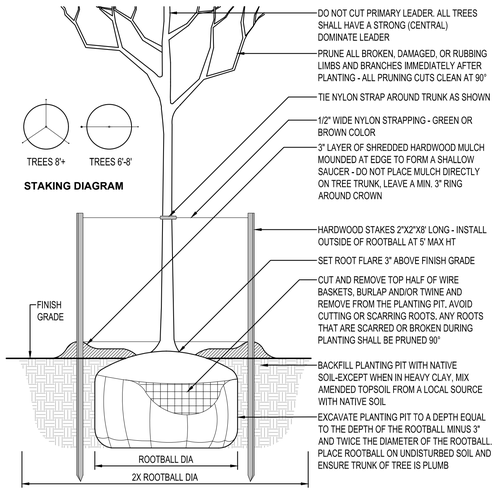
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

PLANTING AND RESTORATION PLAN

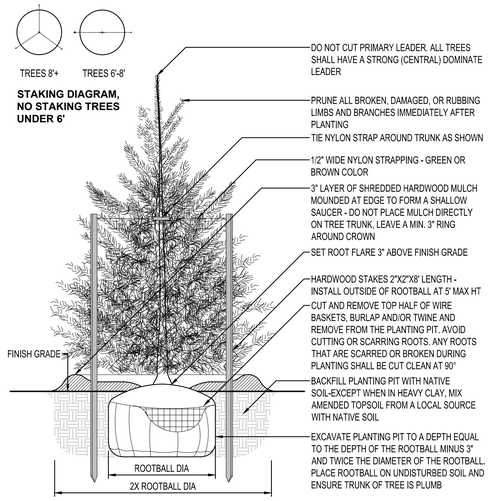
Drawing Name:

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



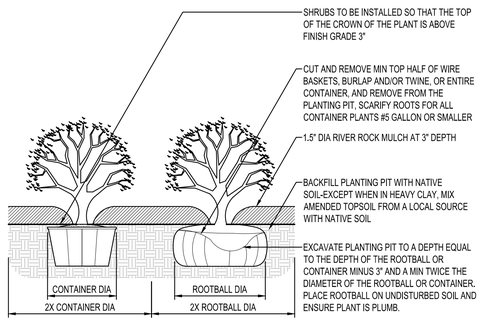
DECIDUOUS TREE PLANTING

NTS



EVERGREEN TREE PLANTING

NTS

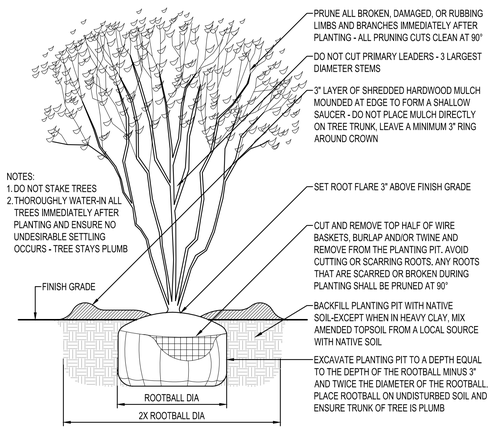


SHRUB PLANTING

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

NTS

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RYAN J. ANDERSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127795
STATE OF TENNESSEE

ISG

MANAGING LOCATION:
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PHONE: 515.243.9143

ALDI Inc.
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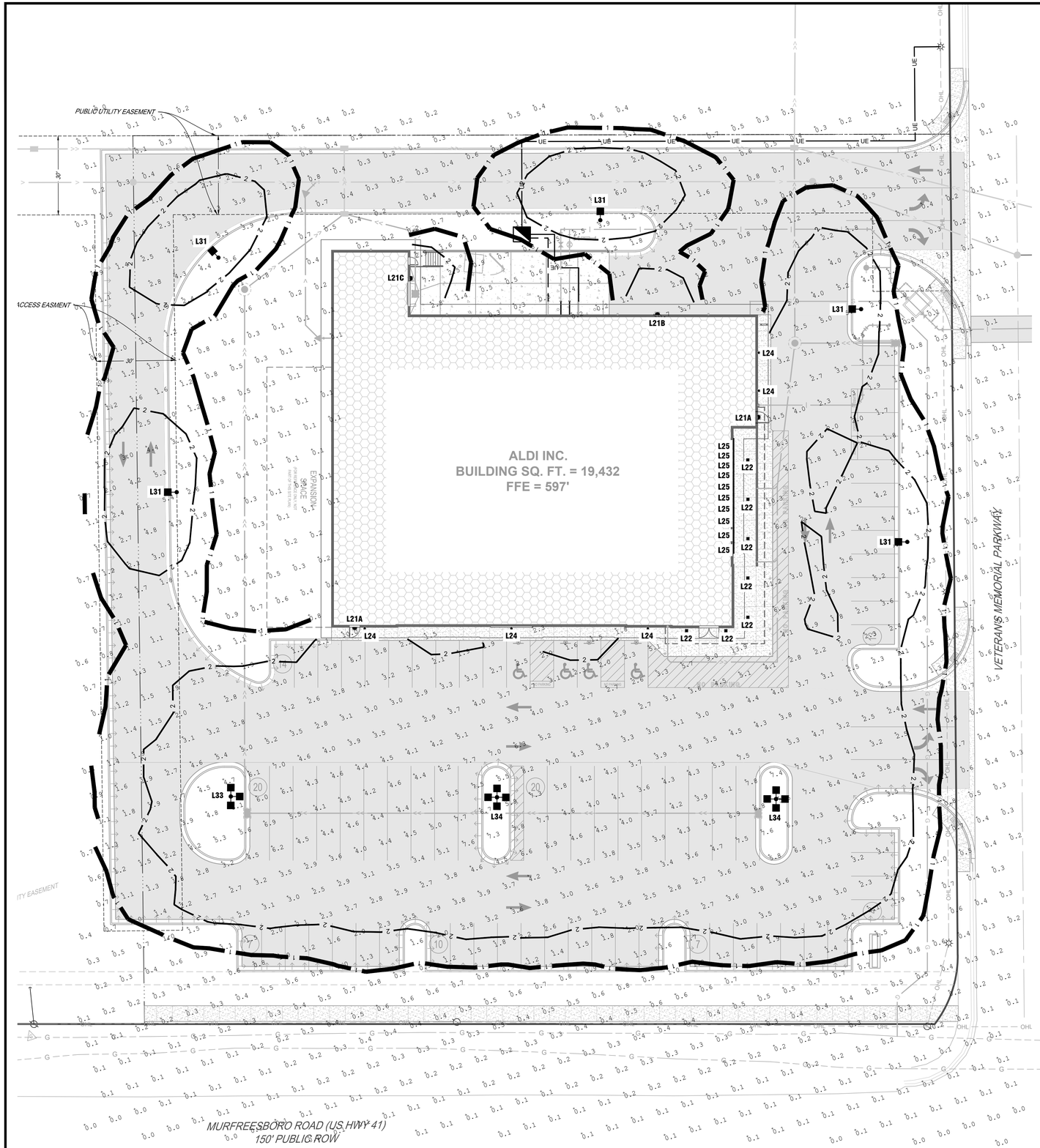
ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

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.

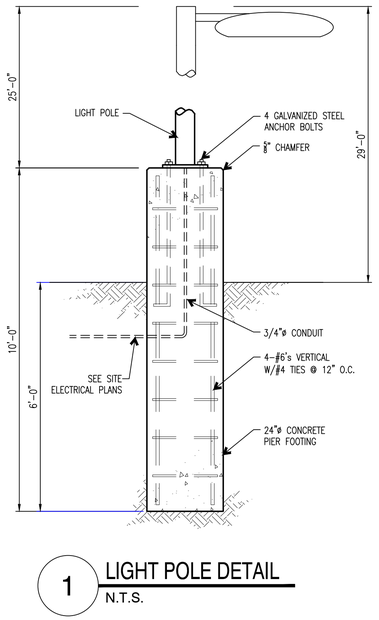


Provide light fixtures as shown on Fixture Schedule. Substitutions shall have prior approval by the Project Engineer before bid date. Being listed as an acceptable Manufacturer in no way relieves the Contractors obligation to provide all equipment and features in accordance with these specifications.

LIGHT FIXTURE SCHEDULE

TYPE	STYLE	MANUFACTURER/MODEL NUMBER	LAMPS	REMARKS
L21A	BUILDING MOUNTED WALL PACK	ARCHIPELAGO #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	ARCHIPELAGO #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	ARCHIPELAGO #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	RP LIGHTING #4424BA-17-3K	17W LED - 1,105 LUMENS	MOUNT FIXTURE AT 14'-6" ABOVE FINISHED FLOOR PROVIDE FIXTURE WITH DOWN LIGHT ONLY
L25	47" LINEAR WALL GRAZE	SELF-ELECTRONICS #SELF CROWN NARROW 4730K3060SS	40W LED - 4,000 LUMENS	MOUNT FIXTURE ON WALL ABOVE CANOPY
L31	SITE POLE SINGLE HEAD POLE	GE CURRENT #EACL010F2AF750NDD1 GE CURRENT #SSS-H-25-40-B-1-PSS-S2	122W LED - 15,100 LUMENS	1@90 FIXED ARM MOUNT 25'-0" POLE
L33	SITE POLE TRIPLE HEAD @ 90 POLE	GE CURRENT #EACL010F4AF750NDD1 GE CURRENT #SSS-H-25-40-B-3-PSS-S2	(3) 122W LED - 14,700 LUMENS	3@90 FIXED ARM MOUNT 25'-0" POLE
L34	SITE POLE QUAD HEAD @ 90 POLE	GE CURRENT #EACL010F4AF750NDD1 GE CURRENT #SSS-H-25-40-B-4-PSS-S2	(4) 122W LED - 14,700 LUMENS	4@90 FIXED ARM MOUNT 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



"L25" LIGHT STYLE

"L24" LIGHT STYLE



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

NOTE: SEE ELECTRICAL PLAN FOR SITE ELECTRICAL LAYOUT

FOOTCANDLE LEGEND

1.00 FOOTCANDLE LINE	1
2.00 FOOTCANDLE LINE	2

N

0 20 40
SCALE IN FEET

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RYAN J. ANDERSON
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No. 117795
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MANAGING LOCATION:
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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

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	E.M 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)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at

LUMEN CODES	LXX(10K) @ 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.

Optical System

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

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

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-**

Ratings

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

Warranty

5 Year (Standard)

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

LED.com

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RYAN J. ANDERSON — REGISTERED ENGINEER — AGRICULTURE — STRUCTURES — COMMERCIAL — No. 127393 — STATE OF TENNESSEE

4424

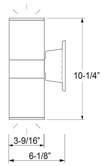
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Catalog #:	4424BA-17-3K	Type
Project:	ALDI Stores	L24
Prepared by:		Date

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: -31°F (-35°C) to 122°F (50°C)
- 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

WET · cULus · DLC

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

RP | LIGHTING · FANS

Specifications and dimensions subject to change without notice.

Outdoor Cove Lighting
CROWN NARROW

Type L25



- Quick connection
- Narrow beam angle
- Dimmable, 1-10V dimming to 10%-100%
- Linkable, max.linkable length: 72' @120VAC, 156' @277VAC
- Lockable, precision aiming adjustment: ±85°vertical rotation
- IP rating: IP66 (for wet locations)
- Lifetime: 50,000hrs (ta=95°F, 35°C)
- Ta: -13°F~122°F (-25°C ~ 50°C)
- 10W/ft, 1000lm/ft
- Material: Aluminum alloy
- Other color temp available

PATENT · DLC · UL LISTED · RoHS

Dimensions: inches, (mm)



How to order using our catalog numbers
Example: CROWN NARROW-1230K3060SS

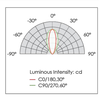
Series	Length	CCT (K)	Beam Angle	Finish	Installation
CROWN NARROW	**12** - 11.8"(300mm) **47** - 47"(1200mm) **70** - 70"(1778mm)	**30K** - 3000K **35K** - 3500K **40K** - 4000K	**3060** - 30°×60°	**S** - Silver	**S** - Screw Mounting

Specifications

Catalog No.	Model	Rated Input (VAC)	Ra	Power (W)	Luminous flux (TYP@4000K)lm
CROWN NARROW-1230K3060SS					
CROWN NARROW-1235K3060SS	CROWN NARROW-L12-277V	120-277	90	10	1000
CROWN NARROW-1240K3060SS					
CROWN NARROW-4730K3060SS					
CROWN NARROW-4735K3060SS	CROWN NARROW-L45-277V	120-277	90	40	4000
CROWN NARROW-4740K3060SS					
CROWN NARROW-7030K3060SS					
CROWN NARROW-7035K3060SS	CROWN NARROW-L72-277V	120-277	90	60	6000
CROWN NARROW-7040K3060SS					

* 1pc LED fixture, 2pcs screws.

Photometrics



www.self-electronics.com • self •

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

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.

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

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

Electrical

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

Ratings

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

Surge Protection*

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

***Per ANSI C136.2-2015**

Warranty

5 Year (Standard)

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

LED.com

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ISG

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

ALDI Inc.
2080 ALDI Blvd
Mt. Juliet, TN 37122
(615) 449-8840
(615) 443-6395 fax

ALDI Inc. Store #: 115
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.

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

Issued:	Date:
A	
B	
C	
D	
E	

Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

EX ST-2
T/C=594.98
I=590.00 (18") P-27
I=590.00 (24") P-26

EX ST-3
T/C=593.00
I=587.50 (24") P-30
I=587.50 (24") P-26
I=587.50 (24") P-25

EX ST-5
T/C=592.85
I=588.60 (12") P-8
I=584.20 (24") P-25
I=584.20 (30") P-24
I=584.20 (42") P-29

EX ST-6
R=590.50
I=584.55 (30") P-24

EX S-2
R=594.87
I=587.40 (8") P-36
I=587.40 (8") P-35

EX ST-4
T/C=592.67
I=588.00 (18") P-3
I=588.00 (15") P-5
I=588.00 (24") P-30

EX S-3
R=592.99
I=582.20 (8") P-35 (1)
I=582.20 (8") P-34

EX S-4
R=590.80
I=581.15 (8") P-34

CO-2
R=593.06
I=586.12 (4") SP-4
I=586.12 (4") SP-5

ST-4
R=595.11
I=589.00 (15") P-4
I=589.00 (15") P-5

ST-5
R=592.58
I=589.35 (15") P-4

ST-3
R=596.60
I=588.48 (18") P-2
I=588.48 (18") P-3

CO-1
R=596.70
I=593.31 (4") SP-1
I=593.31 (4") SP-2

ST-7
R=595.51
I=590.63 (12") P-7
I=592.86 (6") P-6
I=590.63 (12") P-8

ST-6
T/C=594.47
I=591.01 (12") P-7

ST-2
T/C=595.15
I=590.65 (15") P-1
I=590.65 (18") P-2

ST-1
T/C=595.10
I=591.64 (15") P-1

PUBLIC UTILITY EASEMENT
SHARED ACCESS EASMENT
15' & 20' UTILITY EASEMENT

S72°40'20"E 311.95
N16°40'58"E 339.23
S16°55'26"W 579.24
N72°33'49"W 627.32

SP-5 (4")
SP-4 (4")
SP-3 (4")
SP-2 (4")
P-5 (15")
P-4 (15")
P-3 (18")
P-2 (18")
P-1 (15")
P-8 (12")
P-7 (12")
P-6 (6")

6"x90° BEND
1.5" GV & BOX
6" GV & BOX
2" DOMESTIC WATER
6"x45° BEND
2 - 4"x45° BENDS

CANOPY-1
I=594.63
CANOPY-2
I=593.77
CANOPY-3
I=593.49
CANOPY-4
I=593.41

ALDI INC.
BUILDING SQ. FT. = 19,432
FFE = 597'

EXPANSION SPACE
FUTURE TRUCK SIDE PLAN
(NOT PART OF THIS PLAN)

NO PARKING
13 PARKING SPACES

OHL
UE
G
SANF

VETERAN'S MEMORIAL PARKWAY
MURFREESBORO ROAD (US HWY 41)
150' PUBLIC ROW

PAVEMENT LEGEND

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

N

0 ## ##
SCALE IN FEET

ISG

MANAGING LOCATION:
DES MOINES OFFICE
217 EAST 2nd STREET
SUITE 110
DES MOINES, IA 50309
PHONE: 515.243.9143

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

ALDI Inc. Store #: 115
LA VERGNE, TN
5309 MURFREESBORO RD
LA VERGNE, TN 37086
RUTHERFORD

Project Name & Location:

SITE PLAN TRUCK TURNING

Drawing Name:

Type: V7.0	ISG Project No. 23-27665
Drawn By: SK	
Designed By: SK	C-310a
Reviewed By: EG	Drawing No.

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 7.

Item Title: Site Plan - Co-Op Business Park, Lot 3 - Two (2) Buildings Totaling 171,244 Square Feet on 43.88 Acres. Requested by Kimley-Horn. Property located on Old Waldron Road (Tax Map 15, Parcels 24 & 28). I-2 (Heavy Industrial) Zoning District. Property owned by Tennessee Farmers Cooperative, Inc.

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

Summary: Lot 3 will contain Buildings 8 and 9. Lot 3 is comprised of 44 ± acres.

The property is located off Waldron and Old Waldron Roads. The proposed layout on the plan shows two (2) new buildings are indicated for the new parcel that will be created.

In total, the project calls for nine new buildings, and these nine (9) proposed buildings total over 1,081,000 square feet (1.08 million square feet) of new industrial and warehouse space.

The City's parking requirements have been met or exceeded in every phase of the Co-Op project.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Sidewalks along Old Waldron need to be addressed.

Engineering

Gary Lide
glide@lavergnetn.gov

1. FDCs are not shown on sheets C6-31 or C6-32.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Sht C6-31: Existing mainline sewer through property is 10-inch, not 8-inch.
2. Sht C6-31: City uses combined fire and domestic water meters. Please use City standard Details, which can be found at this location: *lavergnetn.gov/390/Water*, or by going to the City's website and navigating to *Your Government/Public Utilities/Water*.
3. Sht C6-31: Backflow assembly shall be RPDA for the combined fire and domestic line.
4. Sht C6-31: Show FDC less than 100 feet from a FH and at least 50 feet from the building.
5. Sht C6-31: Where new 10-inch water crosses existing 10" sewer provide invert of existing sewer and new water and state if water crosses over or under sewer.
6. Sht C6-31: Sewer from building drains to new MH8-1. What pipe diameter is sewer? Why is manhole 8-1 needed? That will not be public sewer. Label all utility pipe sizes.
7. Sht C6-31: New storm drain crosses existing 10" sewer at more than one location. Show sewer inverts and consider in your SD design if this works. Surveyor can dip the MHs to determine invert.
8. Sht C6-32: City uses combined fire and domestic water meters, use Std Dtl 023, and install one new combined fire and domestic water meter for the new building. The City would prefer one new combined fire and domestic water meter to serve both the existing and new building on this sheet.
9. ShtC6-32: This sheet shows building sewer connecting to a new manhole and then connecting through unknown pipe size to an existing MH on a 6" sewer line. Typically, building sewers are connected to existing sewer lines by service taps or a cleanout and wye. To be clear the connecting sewer location is private sewer (6-inch pipe), so customer may construct as they please.

Codes

No comments

Fire

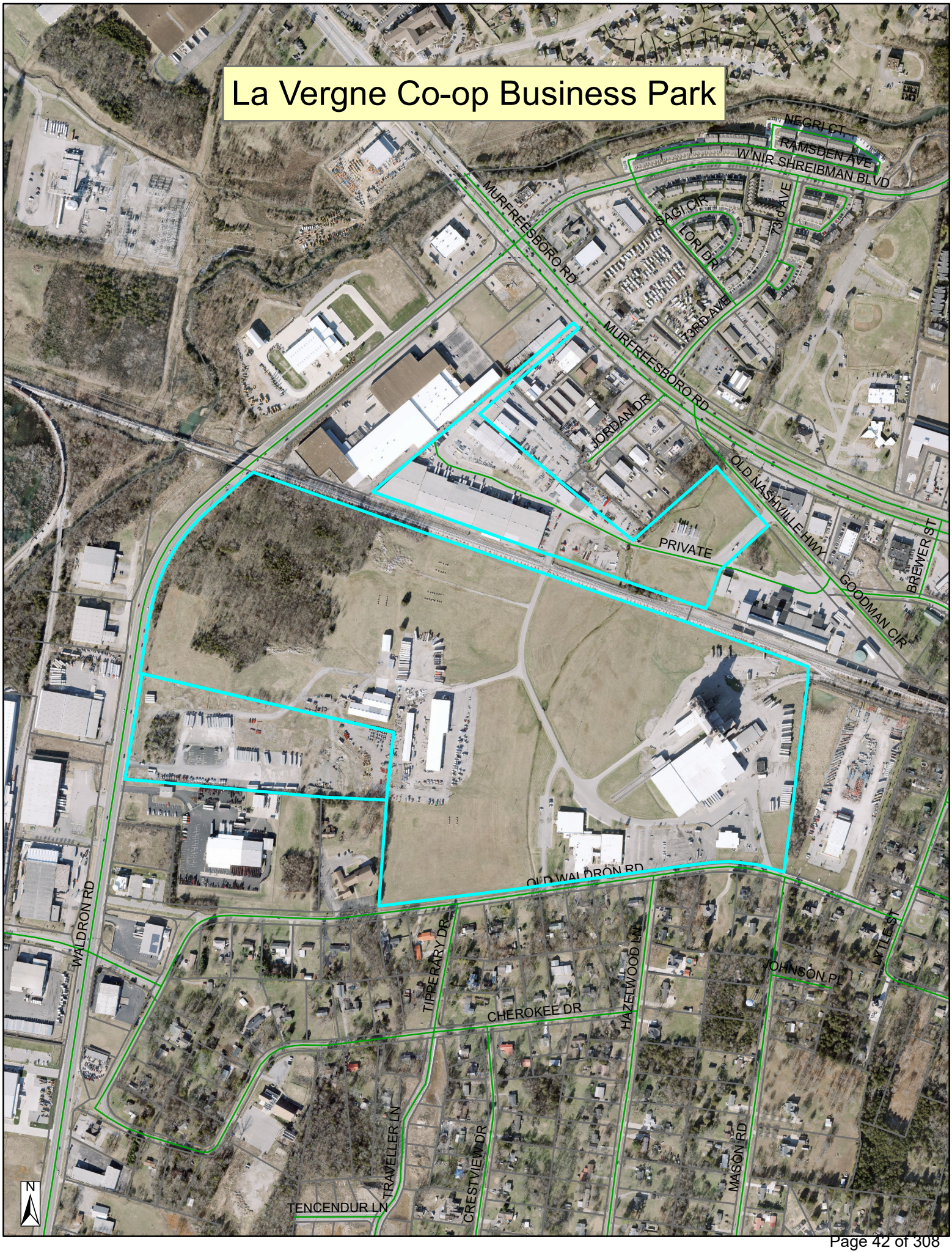
Curtis Brinkley
cbrinkley@lavergnetn.gov

No FDCs notated. A fire hydrant must be located within 100 feet of the FDC.

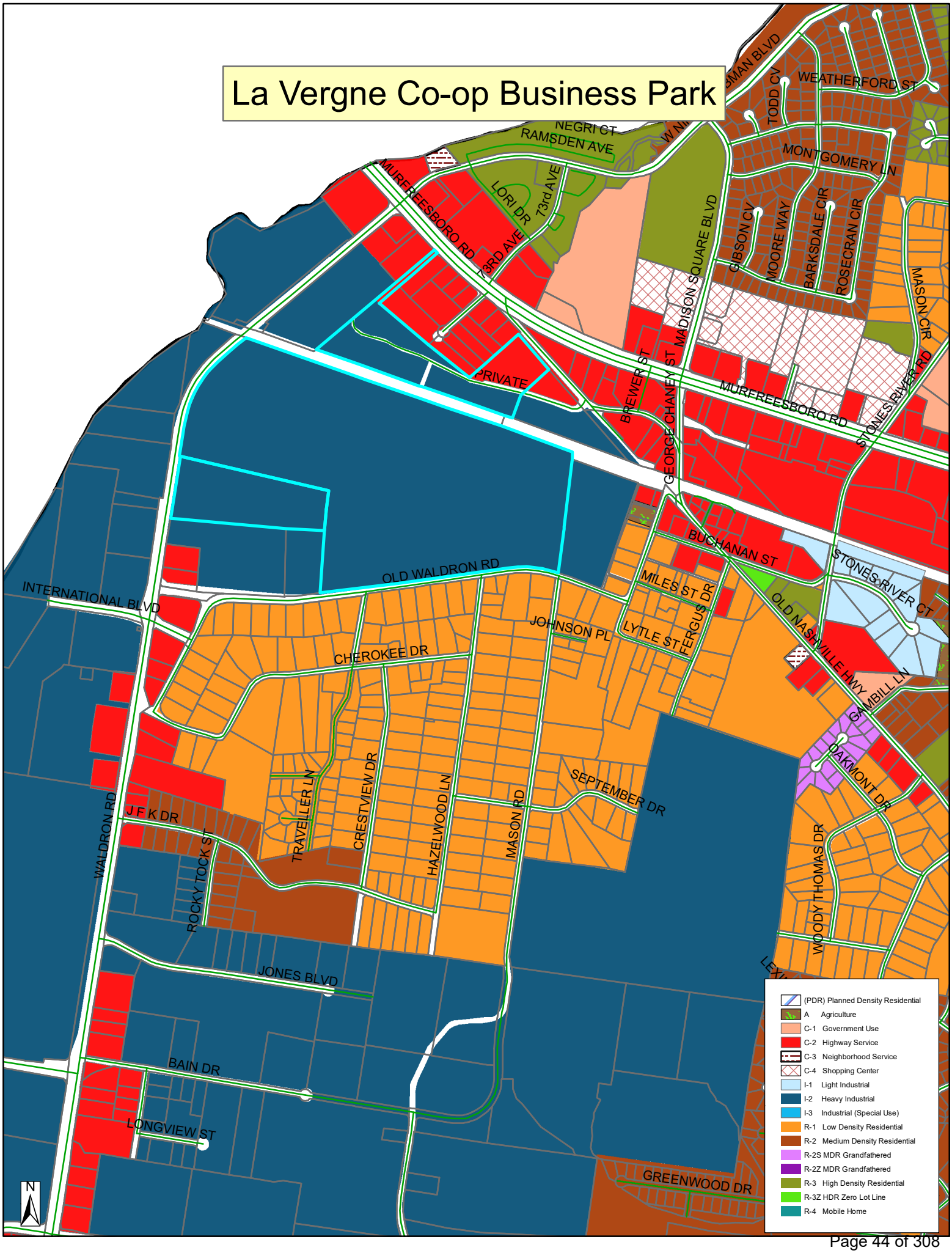
Police

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.


La Vergne Co-op Business Park
NEGRI CT
RAMSDEN AVE
W NIR SHREIBMAN BLVD
MURFREESBORO RD
SAGI CIR
LORI DR
73RD AVE
JORDAN DR
PRIVATE
OLD NASHVILLE HWY
BREWER ST
GOODMAN CIR
OLD WALDRON RD
WALDRON RD
TIPPERARY DR
HAZELWOOD LN
JOHNSON PL
LYTLE ST
CHEROKEE DR
TRAVELLER LN
CRESTVIEW DR
MASON RD
TENCENDUR LN
N


La Vergne Co-op Business Park
W NIR SHREIBMAN BLVD
ROSECRAN CIR
NEGRI CT
RAMSDEN AVE
LORI DR
73rd AVE
GIBSON CV
MOORE WAY
MADISON SQUARE BLVD
JORDAN DR
73RD AVE
MURFREESBORO RD
PRIVATE
BREWER ST
MURFREESBORO RD
ED MILLER DR
OLD NASHVILLE HWY
OLD WALDRON RD
MILES ST
FERGUS DR
INTERNATIONAL BLVD
JOHNSON PL
LYTLE ST
CHEROKEE DR
WALDRON RD
SEPTEMBER DR
J F K DR
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
ROCKY TOOK ST
JONES BLVD
BRIDGESTONE PKWY
BAIN DR
CENTENNIAL DR
N


La Vergne Co-op Business Park
NEGRI CT
RAMSDEN AVE
MURFREESBORO RD
LORI DR
73rd AVE
TODD CV
WEATHERFORD ST
MONTGOMERY LN
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MADISON SQUARE BLVD
PRIVATE
BREWER ST
GEORGE CHANEY ST
STONES RIVER RD
BUCHANAN ST
STONES RIVER CT
OLD WALDRON RD
INTERNATIONAL BLVD
MILES ST
FERGUS DR
LYTLE ST
JOHNSON PL
OLD NASHVILLE HWY
CAMBILL LN
CHEROKEE DR
OAKMONT DR
SEPTEMBER DR
WALDRON RD
J F K DR
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
ROCKY TOCK ST
WOODY THOMAS DR
JONES BLVD
BAIN DR
LONGVIEW ST
GREENWOOD DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home









SITE PLAN RESUBMITTAL

CO-OP BUSINESS PARK - LOT 3

BUILDINGS 8-9
WALDRON ROAD
LA VERGNE, TENNESSEE

CONCEPT PLAN SUBMITTAL: 10/02/2023
CONCEPT PLAN RESUBMITTAL: 10/23/2023
SITE PLAN SUBMITTAL: 11/27/2023
SITE PLAN RESUBMITTAL: 12/18/2023

SITE DATA TABLE		
SITE ADDRESS	WALDRON ROAD LA VERGNE, TENNESSEE	
TAX MAP	MAP 015 PARCEL 02400, 02800	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	±114.9 AC	±114.9 AC
DISTURBED AREA	N/A	±84.14 AC
DEDICATED R.O.W. AREA	N/A	TBD
IMPERVIOUS AREA	±37.94 AC	±75.83 AC
PERVIOUS AREA	±76.96 AC	±39.07 AC
GENERAL BUILDING DATA & REQUIREMENTS[1]	REQUIRED	PROVIDED
HEIGHT	50 FT (MAX.)	50 FT (MAX.)
STORIES	N/A	1
YARD / SETBACK REQUIREMENTS	REQUIRED (MIN.)	PROVIDED
FRONT YARD	10 FT	10 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR BUILDING SETBACK	15 FT	15 FT
1. THIS PROJECT ADHERES TO THE REQUIREMENTS SET BY THE CITY OF LA VERGNE ZONING ORDINANCE ADOPTED FEBRUARY 6, 1990, LAST AMENDED JANUARY 3, 2023.		

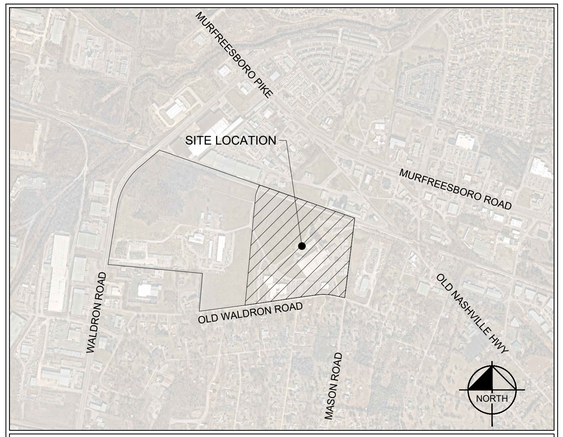
LOT DATA TABLE		
OVERALL AREA	PROPOSED	
SITE AREA	±43.88 AC	
DISTURBED AREA	±19.51 AC	
IMPERVIOUS	±26.57 AC	
PERVIOUS	±17.31 AC	
LOT DATA & REQUIREMENTS[1]	REQUIRED	PROVIDED
FLOOR AREA RATIO		±0.09
LOT COVERAGE	50% (MAX.)	±8.67%
BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 8	±161,444 SF	742' x 222'
BUILDING 9	±9,800 SF	140' X 70'
TOTAL BUILDING AREA	±171,244 SF	
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±267	±267
ACCESSIBLE (INCL. VAN ACCESSIBLE)	7 (2 VAN)	7 (7 VAN)
TRUCK PARKS	N/A	±35

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±43.88 ACRES ALONG WALDRON ROAD IN LA VERGNE, TENNESSEE. IN TOTAL, THE COMBINED AREA FOR ALL THREE BUILDINGS IS ±171,244 SQUARE FEET. THE DEVELOPMENT WILL CONSOLIDATE TWO EXISTING PARCELS (015 02400 AND 015 02800) AND SUBDIVIDE INTO THREE FEATURE LOTS. THE PROPOSED DEVELOPMENT AREA HAS PORTIONS OF THE 500-YEAR FLOODPLAIN PER THE US FEMA FIRM PANEL, BUT IS NOT SHOWN TO HAVE 100-YR FLOODPLAIN ON THE PANEL.

EXISTING PROPERTY SUMMARY

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



VICINITY MAP
1" = 1,000'

CITY OF LA VERGNE
RUTHERFORD COUNTY, TENNESSEE

PROJECT DESIGN TEAM

ARCHITECT
PICKERING FIRM, INC.
6363 POPLAR AVENUE, SUITE 300
MEMPHIS, TN 38119
CONTACT: KEVIN GETMAN
PHONE: (901) 726-0810

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

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

GEOTECH / ENVIRONMENTAL
GEOSERVICES, LLC.
163 BUSINESS PARK DRIVE, SUITE 15
LEBANON, TN 37087
CONTACT: WAYNE HARNACK, PE
PHONE: (615) 547-9314

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITY OF LA VERGNE CODES
5175 MURFEESBORO RD
LA VERGNE, TN 37086
CONTACT: 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
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
CONTACT: SCOTT TATALOVICH
PHONE: (615) 287-8739

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

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

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

WATER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
CONTACT: SCOTT TATALOVICH
PHONE: (615) 287-8739

FIRE
CITY OF LA VERGNE FIRE MARSHAL
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
CONTACT: 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

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0-00	COVER - LOT 3
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C0-20	BUILDING PHASING PLAN
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-30	SITE LAYOUT - OVERALL
C2-31	SITE LAYOUT - ENLARGEMENT
C2-32	SITE LAYOUT - ENLARGEMENT
C3-00	EROSION CONTROL PLAN - PHASING PLAN
C3-10	EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT
C3-11	EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT
C3-20	EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT
C3-21	EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT
C3-30	EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT
C3-31	EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT
C3-50	EROSION CONTROL DETAILS
C3-51	EROSION CONTROL DETAILS
C4-30	GRADING AND DRAINAGE PLAN - OVERALL
C4-31	SITE GRADING PLAN - ENLARGEMENT
C4-32	SITE GRADING PLAN - ENLARGEMENT
C4-41	SITE GRADING PLAN - ENLARGEMENT
C4-50	STORMWATER TABLES
C6-30	UTILITY PLAN - OVERALL
C6-31	UTILITY PLAN - ENLARGEMENT
C6-32	UTILITY PLAN - ENLARGEMENT
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
C8-21	UTILITY DETAILS
C8-22	UTILITY DETAILS
L1-30	LANDSCAPE PLAN - OVERALL
L1-31	LANDSCAPE PLAN - ENLARGEMENT
L1-32	LANDSCAPE PLAN - ENLARGEMENT
L1-50	LANDSCAPE NOTES
L1-51	LANDSCAPE DETAILS

OWNER / DEVELOPER

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

PLANS PREPARED BY

Kimley»Horn

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

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENT OF ARCHITECTURE
ENGINEERING
No. 121043
STATE OF TENNESSEE
12/18/2023

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118163044	C0-00	36

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

Drawing name: K:\NSH_LDEV\118163044 – co-op la vergne\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER – LOT 3 Dec 18, 2023 9:49am by: Garrett.Froula

CONTRACTOR RESPONSIBILITIES:

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

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

   B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

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

2. DURING CONSTRUCTION:

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

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

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

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

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

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

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

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

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

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

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

   L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

2. DISPOSAL GUIDELINES:

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

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

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

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

3. TREE PROTECTION GUIDELINES:

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

4. UTILITIES:

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

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

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:

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

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

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

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

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

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

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

ADA COMPLIANCE:

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

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

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

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

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

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

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

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

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

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

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

2. CURING CRITERIA:

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

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

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

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

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

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:

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

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

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

PAVEMENT INFORMATION:

1. PAVEMENT:

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

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

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

2. SIGNING AND STRIPING:

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

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

STORM SEWER NOTES:

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

CLEARING AND GRUBBING:

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

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

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

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

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

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

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARMS
REGISTERED ENGINEER
AGENCY NUMBER
CERTIFICATE
No. 121065
STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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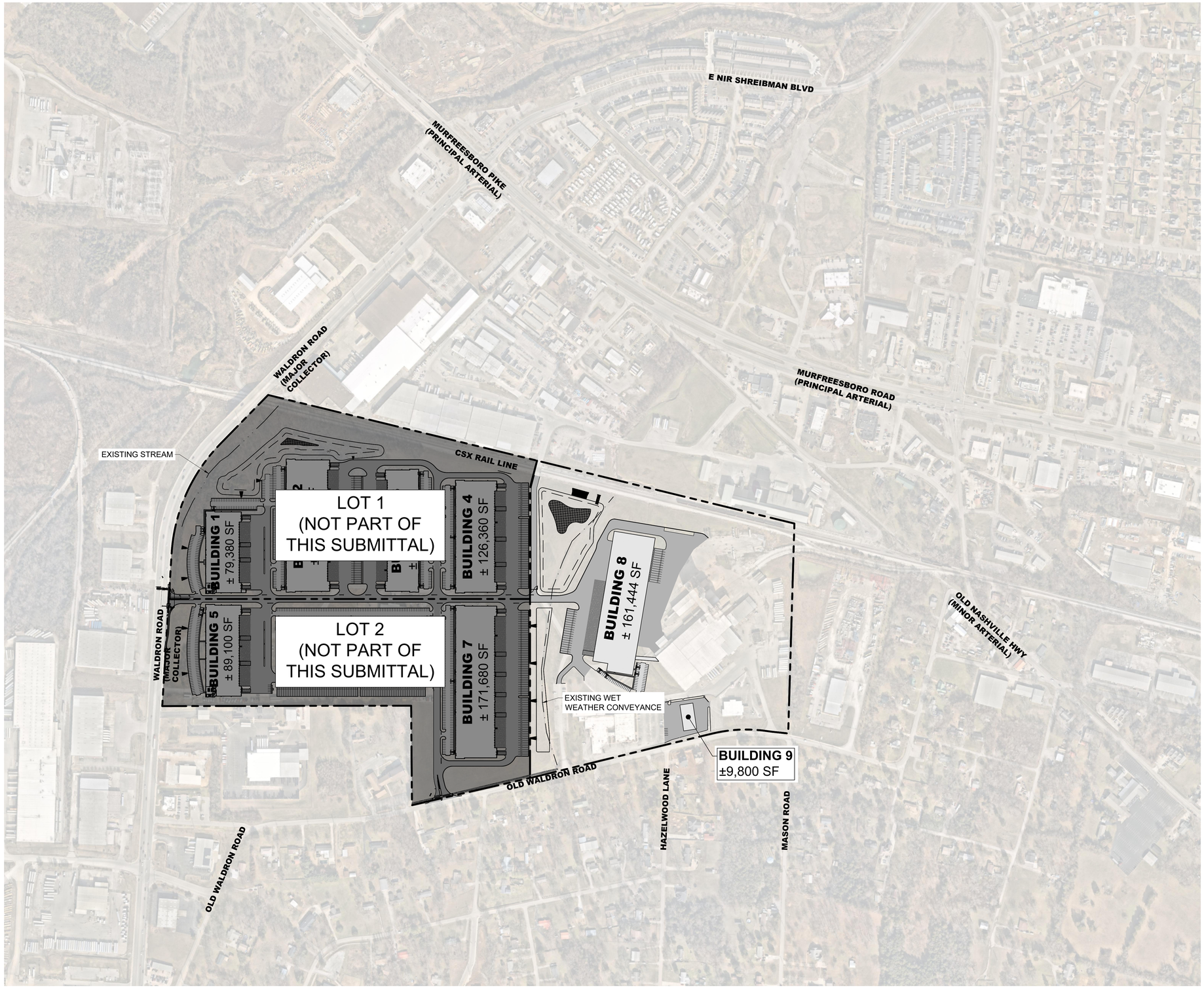
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CHECKED BY: RJA
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 118163044

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C0-01 GENERAL NOTES.dwg C0-01 GENERAL NOTES - LOT 3 Dec 18, 2023 9:49am by: Garrett.Froula

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PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NUMBER
ENGINEER
No. 121043
STATE OF TENNESSEE
12/18/2023

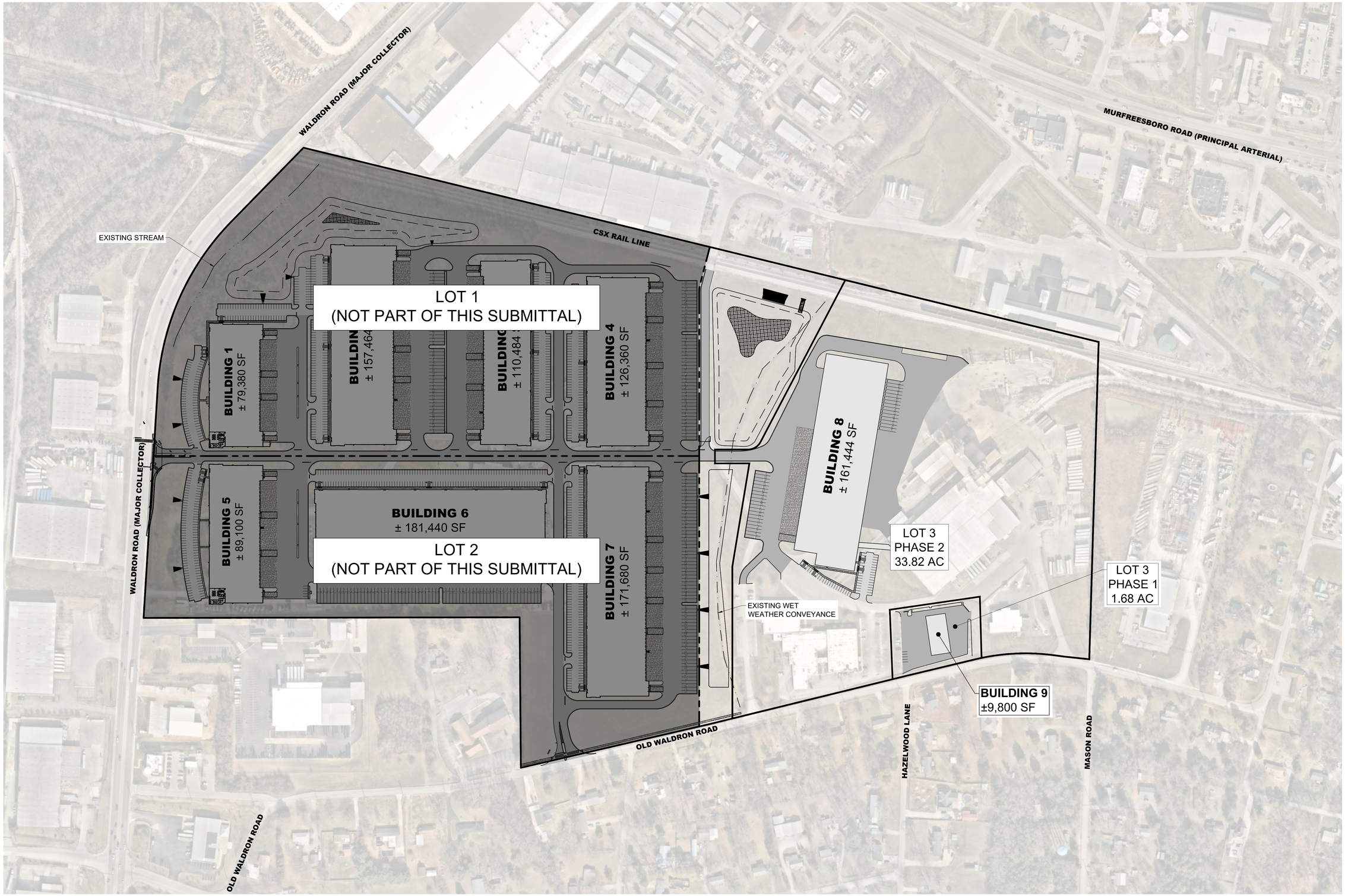
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

SITE VICINITY MAP

SHEET NUMBER
C0-10

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C0-10 SITE CONTEXT MAP.dwg SITE VICINITY MAP - LOT 3 Dec 18, 2023 9:50am by: Garrett.Froula



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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARIS
REGISTERED ENGINEER
AGENT PLUS
CADDTECH
No. 124145
STATE OF TENNESSEE
12/18/2023

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BUILDING PHASING PLAN

SHEET NUMBER
C0-20

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C0-10 SITE CONTEXT MAP.dwg SITE PHASING PLAN - LOT 3 Dec 18, 2023 9:50am by: Garrett.Froula

EXISTING UTILITIES NOTE

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

SURVEY DISCLAIMER

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

SLOPE LEGEND

- 12-20% SLOPE
- >20% SLOPE

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARS — REGISTERED ENGINEER — 12/18/2023 — LICENSED PROFESSIONAL ENGINEER — No. 121045 — STATE OF TENNESSEE

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KIMLEY-HORN PROJECT NO. 118163044

EXISTING CONDITIONS

SHEET NUMBER
C1-00

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Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C1-00 EXISTING CONDITIONS.dwg LOT 3 Dec 18, 2023 9:51am by: Garrett.Froula

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DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	SAW CUT LINE
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

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.

SEE DEMOLITION NOTES, SHEET C0-01.

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

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES HARRIS
REGISTERED ENGINEER
STATE OF TENNESSEE
12/18/2023

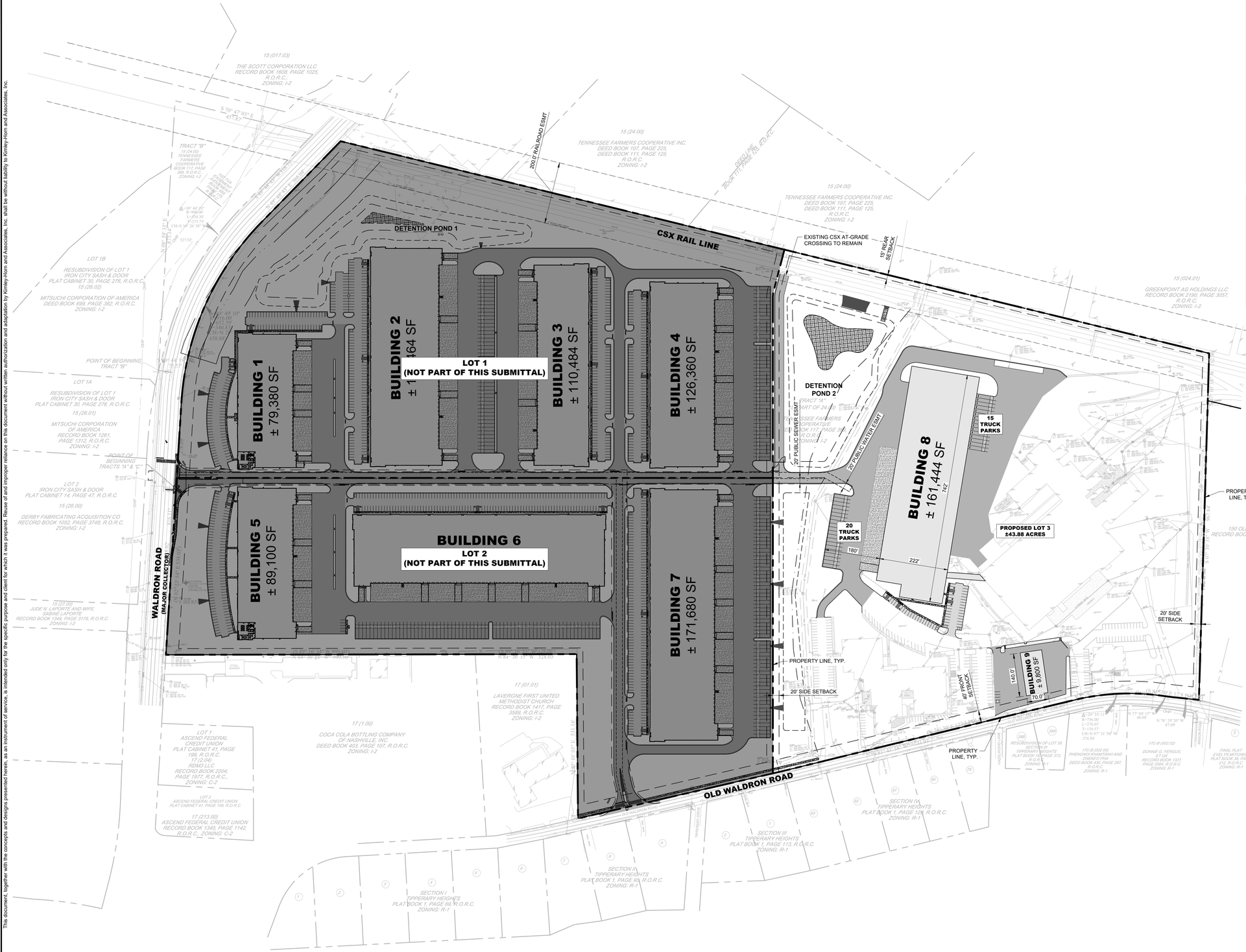
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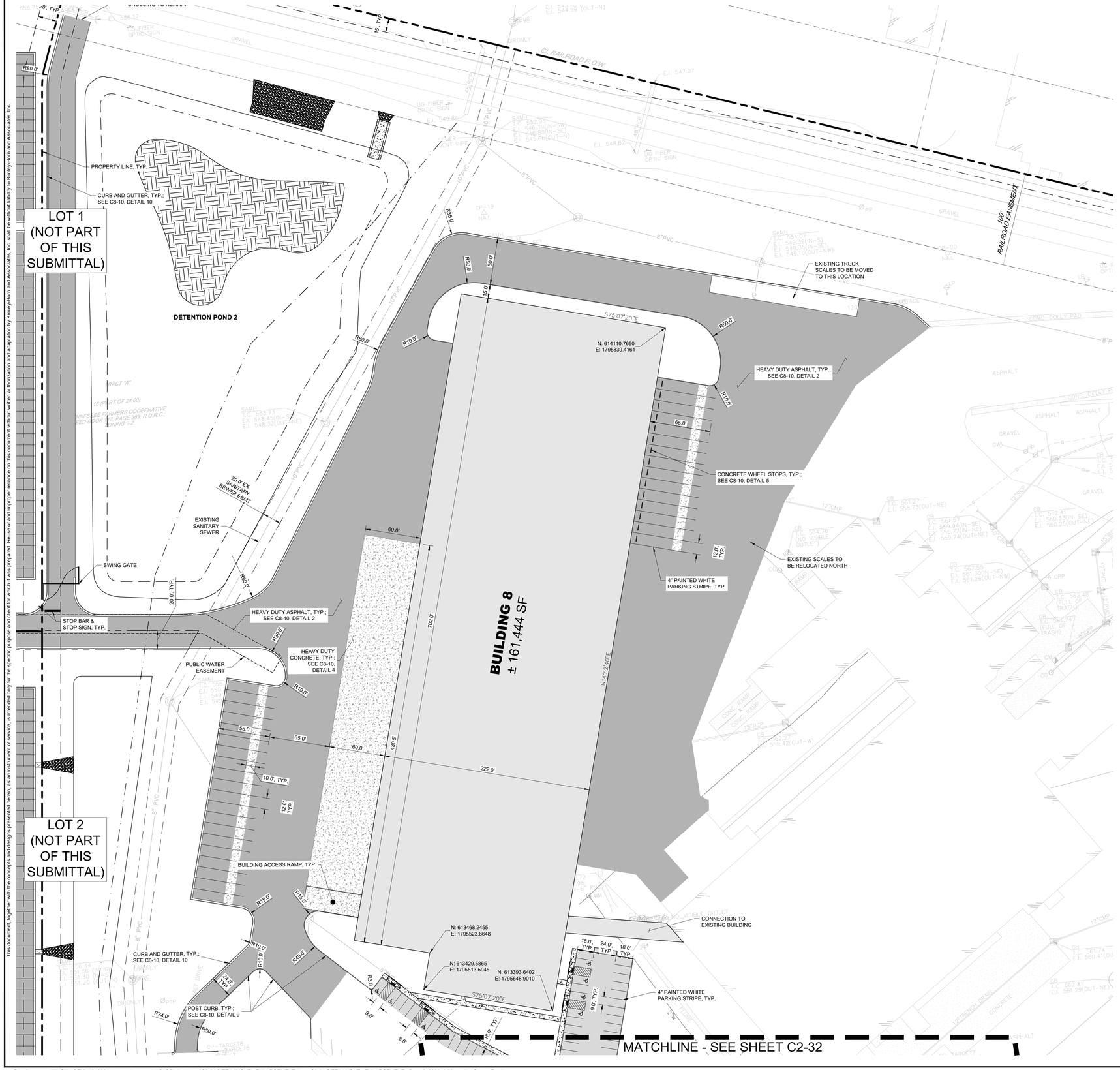
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CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

DEMOLITION PLAN

SHEET NUMBER
C1-10


BUILDING 1
± 79,380 SF
BUILDING 2
± 164 SF
BUILDING 3
± 110,484 SF
BUILDING 4
± 126,360 SF
LOT 1
(NOT PART OF THIS SUBMITTAL)
BUILDING 5
± 89,100 SF
BUILDING 6
LOT 2
(NOT PART OF THIS SUBMITTAL)
BUILDING 7
± 171,680 SF
BUILDING 8
± 161,444 SF
BUILDING 9
± 9,800 SF
DETENTION POND 1
DETENTION POND 2
CSX RAIL LINE
EXISTING CSX AT-GRADE CROSSING TO REMAIN
15' REAR SETBACK
20' PUBLIC SEWER ESMT
20' PUBLIC WATER ESMT
200.0' RAILROAD ESMT
15 TRUCK PARKS
20 TRUCK PARKS
PROPOSED LOT 3
±43.88 ACRES
PROPERTY LINE, TYP.
20' SIDE SETBACK
40' FRONT SETBACK
WALDRON ROAD
(MAJOR COLLECTOR)
OLD WALDRON ROAD
15 (017.03)
THE SCOTT CORPORATION LLC
RECORD BOOK 1608, PAGE 1025, R.O.R.C.
ZONING: I-2
15 (24.00)
TENNESSEE FARMERS COOPERATIVE INC.
DEED BOOK 107, PAGE 225,
DEED BOOK 111, PAGE 125,
R.O.R.C.
ZONING: I-2
15 (024.01)
GREENPOINT AG HOLDINGS LLC
RECORD BOOK 2190, PAGE 3057,
R.O.R.C.
ZONING: I-2
LOT 1B
RESUBDIVISION OF LOT 1
IRON CITY SASH & DOOR
PLAT CABINET 30, PAGE 276, R.O.R.C.
15 (26.02)
MITSUCHI CORPORATION OF AMERICA
DEED BOOK 699, PAGE 382, R.O.R.C.
ZONING: I-2
LOT 1A
RESUBDIVISION OF LOT 1
IRON CITY SASH & DOOR
PLAT CABINET 30, PAGE 276, R.O.R.C.
15 (26.01)
MITSUCHI CORPORATION OF AMERICA
RECORD BOOK 1261, PAGE 1312, R.O.R.C.
ZONING: I-2
LOT 2
IRON CITY SASH & DOOR
PLAT CABINET 14, PAGE 47, R.O.R.C.
15 (26.00)
DERBY FABRICATING ACQUISITION CO
RECORD BOOK 1052, PAGE 3748, R.O.R.C.
ZONING: I-2
15 (27.00)
JUDE N. LAPORTE AND WIFE, SABINE LAPORTE
RECORD BOOK 1349, PAGE 3178, R.O.R.C.
ZONING: I-2
17 (01.01)
LAVERGNE FIRST UNITED METHODIST CHURCH
RECORD BOOK 1417, PAGE 3589, R.O.R.C.
ZONING: I-2
17 (1.00)
COCA COLA BOTTLING COMPANY OF NASHVILLE, INC.
DEED BOOK 403, PAGE 107, R.O.R.C.
ZONING: I-2
LOT 1
ASCEND FEDERAL CREDIT UNION
PLAT CABINET 41, PAGE 199, R.O.R.C.
17 (2.04)
RDM3 LLC
RECORD BOOK 2204, PAGE 1977, R.O.R.C.
ZONING: C-2
LOT 2
ASCEND FEDERAL CREDIT UNION
PLAT CABINET 41, PAGE 199, R.O.R.C.
17 (213.00)
ASCEND FEDERAL CREDIT UNION
RECORD BOOK 1345, PAGE 1142, R.O.R.C., ZONING: C-2
SECTION I
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 69, R.O.R.C.
ZONING: R-1
SECTION II
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 93, R.O.R.C.
ZONING: R-1
SECTION III
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 113, R.O.R.C.
ZONING: R-1
SECTION IIA
TIPPERARY HEIGHTS
PLAT BOOK 1, PAGE 129, R.O.R.C.
ZONING: R-1
15M-E (012.00)
150 OLD WALDRON ROAD LP
RECORD BOOK 2161, PAGE 2282, R.O.R.C.
ZONING: I-2
17C-B (002.00)
DONNIE G. FERGUS, ET UX
RECORD BOOK 1327, PAGE 2364, R.O.R.C.
ZONING: R-1
FINAL PLAT EVELYN MITCHELL PLAT BOOK 39, PAGE 212, R.O.R.C.
ZONING: R-1
POINT OF BEGINNING TRACT "B"
POINT OF BEGINNING TRACTS "A" & "C"
TRACT "B"
TRACT "A"
TRACT "C"
S 70° 47' 03" E 457.87'
N 19° 49' 10" E 1,063.55'
N 84° 36' 35" W 328.05'
N 84° 36' 35" W 998.90'
N 01° 03' 57" E 531.16'
S 01° 03' 57" W 1,063.55'
S 84° 36' 35" E 1,327.08'
S 84° 36' 35" E 998.90'
S 19° 49' 10" W 1,063.55'
S 70° 47' 03" E 457.87'
N 70° 47' 03" W



SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
- HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
- STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

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CO-OP BUSINESS PARK
LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARS — REGISTERED ENGINEER — AGENCY NUMBER — 12/18/2023 — LICENSED PROFESSIONAL ENGINEER — No. 121043 — STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-31

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
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Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C2-31 SITE LAYOUT - ENLARGEMENT.dwg C2-31 SITE LAYOUT - ENLARGEMENT Dec 18, 2023 9:52am by: Garrett.Froula

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MATCHLINE - SEE SHEET C2-31

SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
- HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
- STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

STOP BAR & STOP SIGN, TYP.; SEE C8-11, DETAILS 13 & 14
CONCRETE FLUME, TYP.; SEE C8-11, DETAIL 22
CURB PLACED AROUND EXISTING STORM INLET
TIE INTO EXISTING CURB
POST CURB, TYP.; SEE C8-10, DETAIL 9
CURB AND GUTTER, TYP.; SEE C8-10, DETAIL 10
N: 613211.2752
E: 1795884.9095
N: 613214.8301
E: 1795954.8192
HEAVY DUTY ASPHALT, TYP.; SEE C8-10, DETAIL 2
BUILDING 9
± 9,800 SF
4" DOUBLE COATED PAINT WHITE PARKING STRIPE, TYP.
N: 613071.4559
E: 1795892.0194
N: 613075.0108
E: 1795961.9291
CURB TO DEAD END INTO EXISTING WALL
EXISTING POLES TO REMAIN; ADJUST GUY WIRES AS REQUIRED
EXISTING WALL TO REMAIN
OLD WALDRON ROAD

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS — REGISTERED ENGINEER — AGENCY PLAN — CONSULTANT — No. 121045 — STATE OF TENNESSEE
12/18/2023

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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-32

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EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASING NOTES

1. NO MORE THAN 50 ACRES IS TO BE DISTURBED AT ANY TIME.
2. SEDIMENT BASINS AND ALL OTHER PHASE 1 MEASURES WITHIN EACH DISTURBANCE PHASE TO BE IMPLEMENTED/CONSTRUCTED PRIOR TO FURTHER DISTURBANCE ACTIVITIES.
3. CONTRACTOR TO NOTIFY THE ENGINEER IN ADVANCE OF ANY DEVIATION FROM THE PHASING PLAN.

SEDIMENT BASIN #1

SEDIMENT BASIN #2

PHASE 1 ±49.9 AC.

PHASE 2 ±39.3 AC.

STREAM BUFFER

EXISTING VEGETATION WITHIN STREAM BUFFER TO REMAIN UNDISTURBED

HI-VIS FENCING TO BE INSTALLED AT EDGE OF STREAM BUFFER AND TO REMAIN UNTIL CONSTRUCTION ACTIVITIES ARE FINISHED

LOD

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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10 Lea Avenue, Suite 400, Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES HARRIS — REGISTERED ENGINEER — No. 121045 — STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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6			
7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

EROSION CONTROL PLAN - PHASING PLAN

SHEET NUMBER
C3-00

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN - PHASE 1.dwg C3-00 LOT 3 Dec 18, 2023 9:54am by: Garrett.Froula

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SEDIMENT BASIN #1;
SEE DETAIL 9 ON SHEET C3-51
DRAINAGE AREA: 36 AC
2-YR INTENSITY (IN/HR) = 5.48
5-YR INTENSITY (IN/HR) = 6.35
FLOW Q2 = 157.8 CFS
FLOW Q5 = 182.9 CFS
WET VOLUME REQ = 65,124 CF
DRY VOLUME REQ = 65,124 CF
WET VOLUME PROV = 65,537 CF
DRY VOLUME PROV = 65,652 CF

STREAM BUFFER

TEMPORARY OUTLET
STRUCTURE WITH 5" SKIMMER;
SEE SHEET C3-51 DETAIL 11

EXISTING VEGETATION
WITHIN STREAM BUFFER
TO REMAIN UNDISTURBED

HI-VIS FENCING TO BE INSTALLED AT EDGE
OF STREAM BUFFER AND TO REMAIN UNTIL
CONSTRUCTION ACTIVITIES ARE FINISHED

MATCHLINE - SEE SHEET C3-11

SEDIMENT BASIN #2;
SEE DETAIL 9 ON SHEET C3-51
DRAINAGE AREA: 63 AC
2-YR INTENSITY (IN/HR) = 5.48
5-YR INTENSITY (IN/HR) = 6.35
FLOW Q2 = 276 CFS
FLOW Q5 = 320 CFS
WET VOLUME REQ = 113,967 CF
DRY VOLUME REQ = 113,967 CF
WET VOLUME PROV = 114,450 CF
DRY VOLUME PROV = 114,557 CF

PHASE 1 DRAINAGE BOUNDARY

EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
4. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

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

GRAPHIC SCALE IN FEET
0 50 100 200

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY PLAN
12/18/2023
COMMERCE
No. 121045
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO.
118163044

EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT

SHEET NUMBER
C3-10

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SEDIMENT BASIN #2;
SEE DETAIL 9 ON SHEET C3-51
DRAINAGE AREA: 63 AC
2-YR INTENSITY (IN/HR) = 5.48
5-YR INTENSITY (IN/HR) = 6.35
FLOW Q2 = 276 CFS
FLOW Q5 = 320 CFS
WET VOLUME REQ = 113,967 CF
DRY VOLUME REQ = 113,967 CF
WET VOLUME PROV = 114,450 CF
DRY VOLUME PROV = 114,557 CF

TEMPORARY OUTLET
STRUCTURE WITH 8" SKIMMER;
SEE SHEET C3-51 DETAIL 11

PHASE 1 DRAINAGE BOUNDARY

MATCHLINE
SEE SHEET C3-10

EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
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3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
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    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
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12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASE 1 CONSTRUCTION SEQUENCE

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
3. CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
4. ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD	LIMITS OF DISTURBANCE
	CONSTRUCTION SIGN

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARS
REGISTERED ENGINEER
No. 121045
STATE OF TENNESSEE
12/18/2023

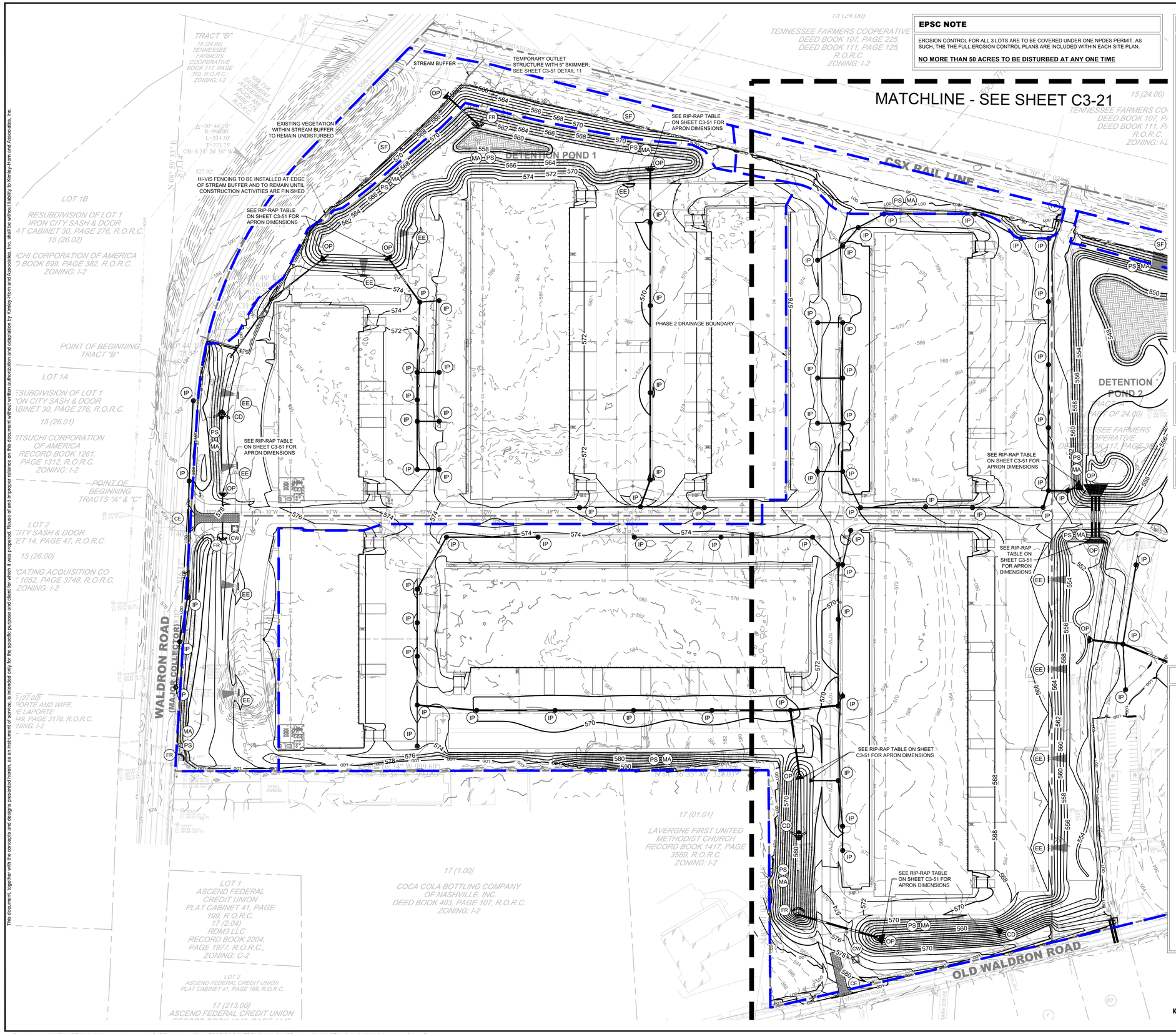
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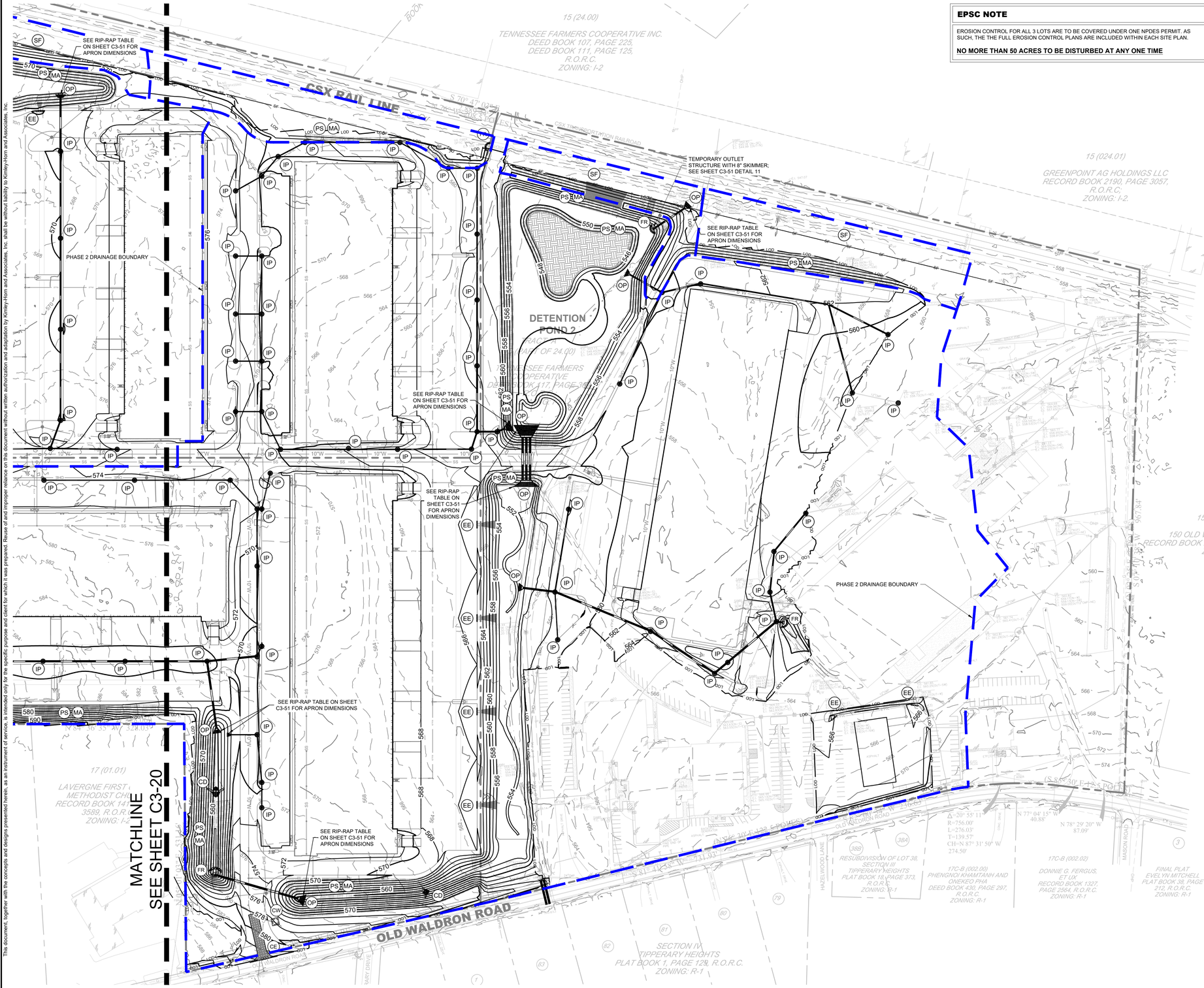
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DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO.
118163044

EROSION CONTROL PLAN - PHASE 1 ENLARGEMENT

SHEET NUMBER
C3-11


MATCHLINE - SEE SHEET C3-21
DETENTION POND 1
DETENTION POND 2
PHASE 2 DRAINAGE BOUNDARY
CSX RAIL LINE
WALDRON ROAD
(MAJOR COLLECTOR)
OLD WALDRON ROAD
STREAM BUFFER
EXISTING VEGETATION WITHIN STREAM BUFFER TO REMAIN UNDISTURBED
HI-VIS FENCING TO BE INSTALLED AT EDGE OF STREAM BUFFER AND TO REMAIN UNTIL CONSTRUCTION ACTIVITIES ARE FINISHED
TEMPORARY OUTLET STRUCTURE WITH 5" SKIMMER; SEE SHEET C3-51 DETAIL 11
SEE RIP-RAP TABLE ON SHEET C3-51 FOR APRON DIMENSIONS
SEE RIP-RAP TABLE ON SHEET C3-51 FOR APRON DIMENSIONS
SEE RIP-RAP TABLE ON SHEET C3-51 FOR APRON DIMENSIONS
SEE RIP-RAP TABLE ON SHEET C3-51 FOR APRON DIMENSIONS
SEE RIP-RAP TABLE ON SHEET C3-51 FOR APRON DIMENSIONS
TRACT "B" 15 (24.00) TENNESSEE FARMERS COOPERATIVE BOOK 117, PAGE 269, R.O.R.C. ZONING: I-2
TENNESSEE FARMERS COOPERATIVE DEED BOOK 107, PAGE 225, DEED BOOK 111, PAGE 125, R.O.R.C. ZONING: I-2
LOT 1B RESUBDIVISION OF LOT 1 IRON CITY SASH & DOOR CABINET 30, PAGE 276, R.O.R.C. 15 (26.02)
POINT OF BEGINNING TRACT "B"
LOT 1A RESUBDIVISION OF LOT 1 IRON CITY SASH & DOOR CABINET 30, PAGE 276, R.O.R.C. 15 (26.01)
POINT OF BEGINNING TRACTS "A" & "C"
LOT 2 CITY SASH & DOOR ET 14, PAGE 47, R.O.R.C. 15 (26.00)
CATING ACQUISITION CO 1052, PAGE 3748, R.O.R.C. ZONING: I-2
(27.00) PORTE AND WIFE, E LAPORTE 149, PAGE 3178, R.O.R.C. NING: I-2
LOT 1 ASCEND FEDERAL CREDIT UNION PLAT CABINET 41, PAGE 199, R.O.R.C. 17 (2.04) RDM3 LLC RECORD BOOK 2204, PAGE 1977, R.O.R.C., ZONING: C-2
LOT 2 ASCEND FEDERAL CREDIT UNION PLAT CABINET 41, PAGE 199, R.O.R.C.
17 (213.00) ASCEND FEDERAL CREDIT UNION
17 (1.00) COCA COLA BOTTLING COMPANY OF NASHVILLE, INC. DEED BOOK 403, PAGE 107, R.O.R.C. ZONING: I-2
17 (01.01) LAVERGNE FIRST UNITED METHODIST CHURCH, RECORD BOOK 1417, PAGE 3589, R.O.R.C. ZONING: I-2
15 (24.00) TENNESSEE FARMERS CO. DEED BOOK 107, P. DEED BOOK 111, P. R.O.R.C. ZONING: I-2
TENNESSEE FARMERS COOPERATIVE DEED BOOK 117, PAGE
(24.00)
STEEL AWNING
Δ=30° 44'10" R=996.00' L=534.30' T=273.73' CH=S 34° 26' 38" W 527.92'
N 08° 59' 33" E 50.71'
S 70° 41' 03" E 1,016.00'
S 70° 41' 03" E 1,016.00'
S 70° 41' 03" E 1,016.00'
N 70° 41' 03" W 990.60'
N 70° 41' 03" W 990.60'
S 70° 41' 03" E 1,016.00'
S 70° 41' 03" E 1,016.00'
S 70° 41' 03" E 1,016.00



EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
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3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
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8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

EPSC PHASE 2 CONSTRUCTION SEQUENCE

1. CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
2. CLEAR, GRUB, AND GRADE REMAINING SITE.
3. INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
4. CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

EROSION CONTROL LEGEND

FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK	
OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50	
DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50	
IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50	
SF	SILT FENCE - REFER TO DETAIL SHEET C3-50	
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CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50	
CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50	
MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50	
CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50	
TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50	
PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50	
TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50	
LOD	LIMITS OF DISTURBANCE	
	CONSTRUCTION SIGN	

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARY
REGISTERED ENGINEER
AGENT NUMBER
CERTIFICATE NO. 121045
STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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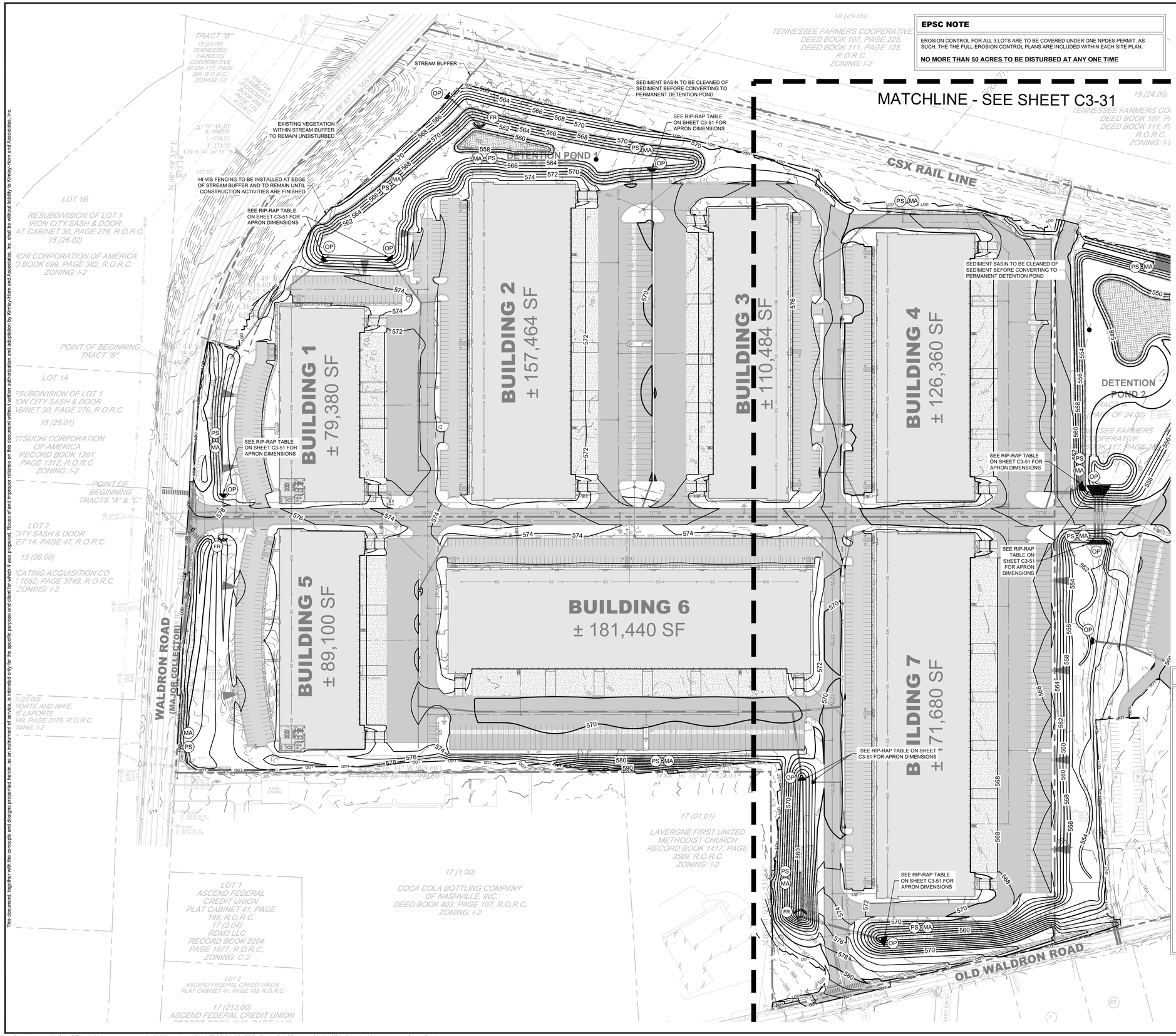
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CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

EROSION CONTROL PLAN - PHASE 2 ENLARGEMENT

SHEET NUMBER
C3-21

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EPSC NOTE

EROSION CONTROL FOR ALL 3 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
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EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
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3. REMOVE SEDIMENT FROM SEDIMENT BASIN, CONVERT TO DETENTION POND AND INSTALL PROPOSED OUTLET STRUCTURES.
4. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

TREE PROTECTION FENCING NOTE

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LOD	LIMITS OF DISTURBANCE
	CONSTRUCTION SIGN

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS — REGISTERED ENGINEER — AGENCY NUMBER 121043 — ENGINEER — STATE OF TENNESSEE — 12/18/2023

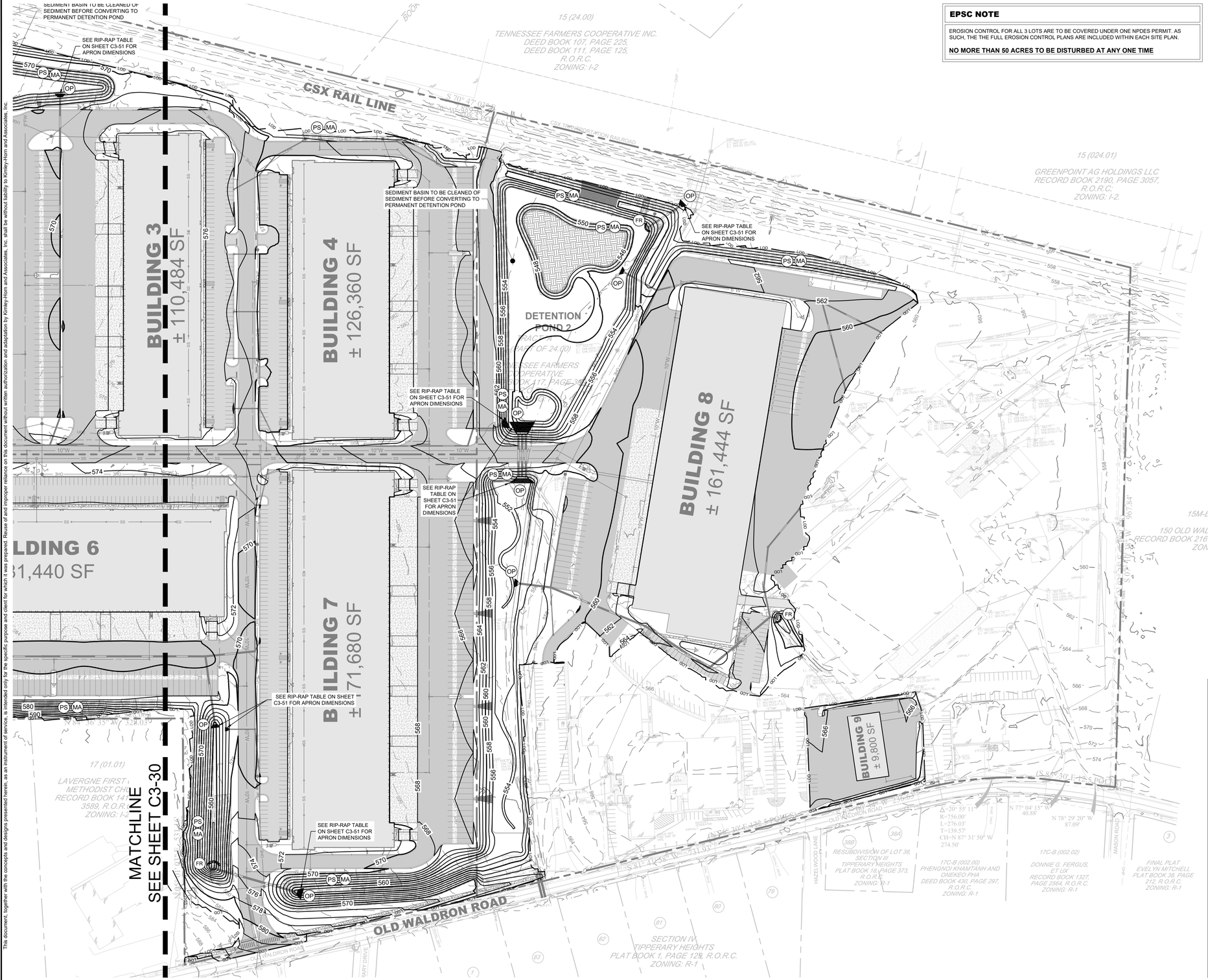
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT

SHEET NUMBER
C3-30

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LOD	LIMITS OF DISTURBANCE	LOD
	CONSTRUCTION SIGN	

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CO-OP BUSINESS PARK
LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY TYPE
REGISTRY
No. 121043
STATE OF TENNESSEE
12/18/2023

No	REVISIONS	DATE	BY
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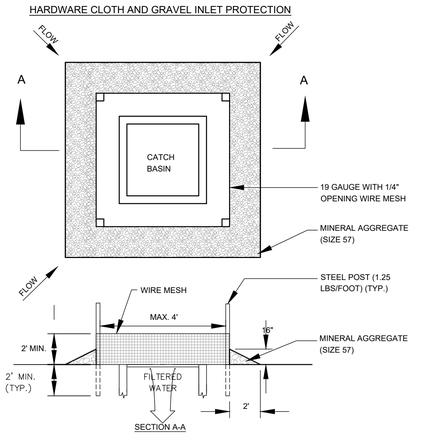
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DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

EROSION CONTROL PLAN - PHASE 3 ENLARGEMENT

SHEET NUMBER
C3-31

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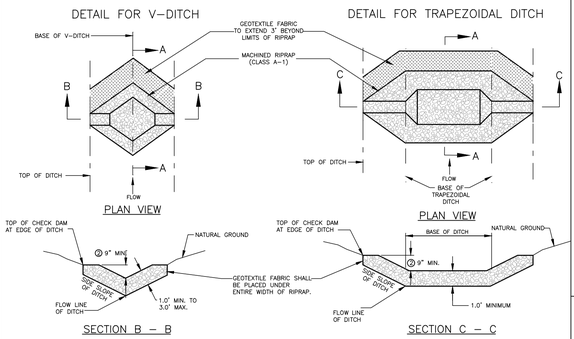
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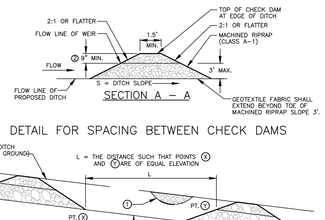


1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

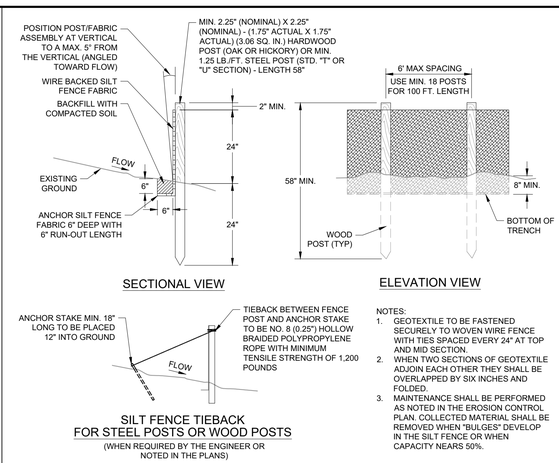
NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.

5 INLET PROTECTION - PAVED AREA
NOT TO SCALE



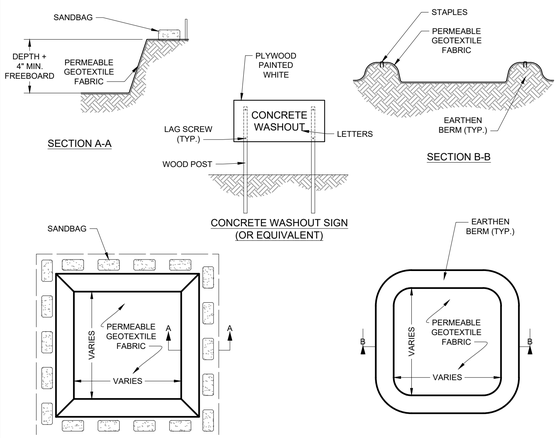


2 CHECK DAM
NOT TO SCALE

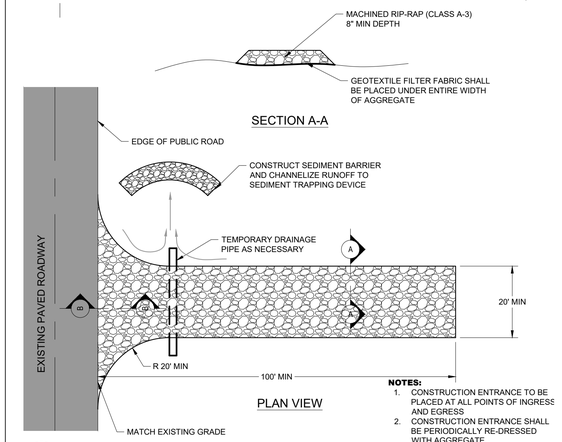


NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

3 SILT FENCE TYPE C
NOT TO SCALE



6 CONCRETE WASHOUT
NOT TO SCALE



NOTES:
1. CONSTRUCTION ENTRANCE TO BE PLACED AT ALL POINTS OF INGRESS AND EGRESS
2. CONSTRUCTION ENTRANCE SHALL BE PERIODICALLY RE-DRESSED WITH AGGREGATE

4 CONSTRUCTION ENTRANCE
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING	
SPECIES	**RATE (LB/ACRE)**
RYE	120
SEEDING DATES	
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15
	BELOW 2500 FEET: FEB. 1- MAY 1
MIDDLE	JAN. 1 - MAY 1
WEST	DEC. 1 - APR. 15
MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

SUMMER PLANTING	
SPECIES	**RATE (LB/ACRE)**
OATS	60
BROWN TOP MILLET	30
SEEDING DATES	
EAST	MAY 15 - AUG. 15
MIDDLE	MAY 1 - AUG. 15
WEST	APR. 15 - AUG. 15
MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

FALL PLANTING	
SPECIES	**RATE (LB/ACRE)**
OATS	30
WINTER WHEAT	30
SEEDING DATES	
EAST	AUG. 15 - DEC. 15
MIDDLE	AUG. 15 - DEC. 30
WEST	AUG. 15 - DEC. 30
MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.	

ALL SEASON NOTES
SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.
MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

NOTES:
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

7 TEMPORARY STABILIZATION
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS		
PREFERRED RATE/MIX (LB/AC PLS)	**SEEDING DATES**	
	BEST	*MARGINAL*
15 BROWNTOP MILLET (NURSE CROP)	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 SWITCH GRASS		
2 TALL DROPSEED		
5 SIDEOATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP		
PREFERRED RATE/MIX (LB/AC PLS)	**SEEDING DATES**	
	BEST	*MARGINAL*
15 BROWNTOP MILLET (NURSE CROP)	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 PURPLETOP	FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 LITTLE BLUESTEM		
5 VIRGINIA WILD RYE		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

HIGH MAINTENANCE AREAS - LAWNS, ETC.		
PREFERRED RATE/MIX (LB/AC PLS)	**SEEDING DATES**	
	BEST	*MARGINAL*
15 BROWNTOP MILLET (NURSE CROP)	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
2 PARTRIDGE PEA		
45 RED FESCUE		
45 HARD FESCUE		
25 CHEWING FESCUE		

NOTES:
1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

8 PERMANENT STABILIZATION
NOT TO SCALE

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

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Main: 615.564.2701 | www.kimley-horn.com
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CO-OP BUSINESS PARK LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARMS REGISTERED ENGINEER 121063 AGENCY USE ONLY CERTIFICATE NO. 121063 STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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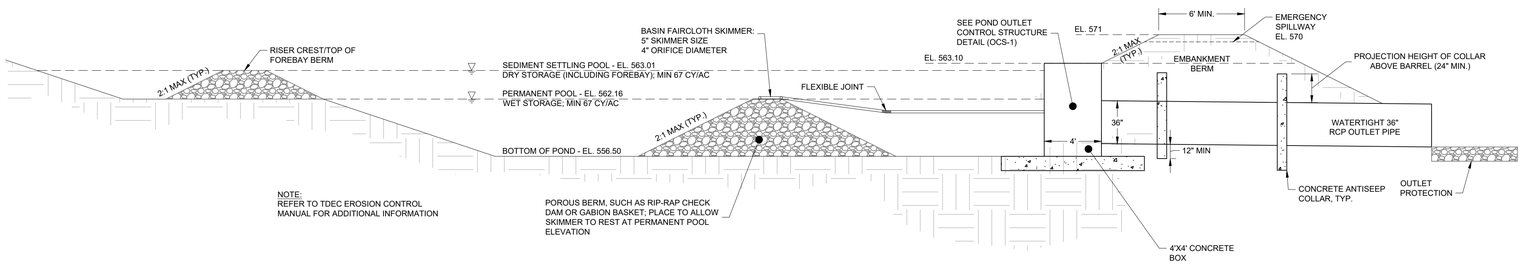
DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50

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.



9 SEDIMENT BASIN #1
SCALE:

Kimley»Horn

SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK
KHA Project #: 118163044
Designed by: GTF — Date: 11/13/2023
Checked by: — Date:
Revised by: — Date:

Sediment Basin #1

Basin Drainage Area (A) (ac) =	36.00	
Runoff Coefficient (C) =	0.80	
SCS Curve Number (CN) =	87.00	
Time of Concentration (min) =	5.00	
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	5.48	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	6.35	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	7.93	
Flow (Q_2) (cfs) =	157.8	(Q=CYA)
Flow (Q_5) (cfs) =	182.9	(Q=CYA)
Flow (Q_{25}) (cfs) =	228.4	(Q=CYA)
WET Storage Volume (cf) =	65,124	
DRY Storage Volume (cf) =	65,124	
Required Total Volume (cf) =	130,248	(WET + DRY Volumes)
Forebay Volume (cf) =	16,281	
Required Surface Area (sf) =	79,663	
Storage Depth "R" (ft) =	14.50	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	15.00	
Minimum Embankment Width =	12.00	

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	556.50	3,446	0
	561.50	11,757	36,008
	563.00	45,927	53,179
	571.00	105,549	748,321

Total Basin Volume 748,321 CF
27,716 CY
17.18 Ac-Ft

Designed WET Storage Elev = 562.16
Designed WET Storage Volume (cf) = 65,537
Designed DRY Storage Elev = 563.01
Designed DRY Storage Volume (cf) = 65,652
Designed Total Volume (cf)= 748,321 **O.K. > Minimum Required Volume**

Kimley»Horn

SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK
KHA Project #: 118163044
Designed by: GTF — Date: 11/13/2023
Checked by: — Date:
Revised by: — Date:

Skimmer Design

Dewatering Volume = Dry Storage Volume	65,124	CF	Dewatering Time	48	hrs
Skimmer Flow Rate	0.377	CFS		2.00	days
	32,562	ft³/Day	Head (H)	0.333	ft
			Orifice Area	19.85	in²
Skimmer Size	**5.0**	**in**	**Orifice Diameter**	**5.0**	**in**

Principal Spillway Design

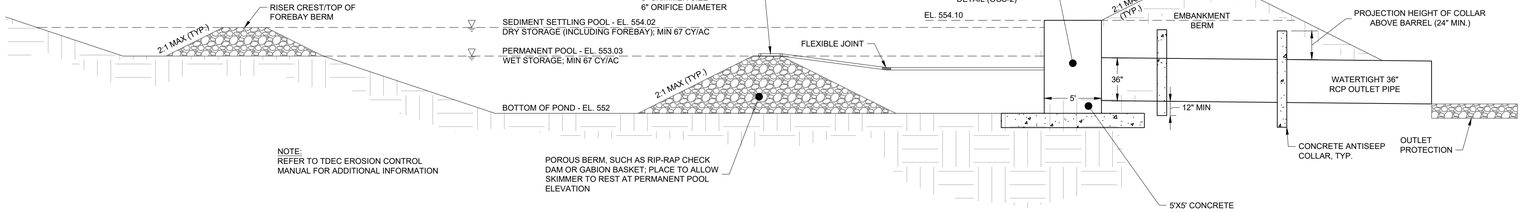
Spillway Type	Inlet Box		Spillway Foundation Type	N/A	
Opening Length	4.0	ft	Base Thickness	N/A	
Opening Width	4.0	ft	Base Length/Width	N/A	ft
Orifice Area	16.00	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	563.10				
5-yr H	5.81	ft	**5-yr Q**	182.50	CFS
25-yr H	7.80	ft	**25-yr Q**	212.33	CFS

Emergency Spillway Design

Weir Width	10.0	ft			
Weir Elevation	570.00				
Weir C-Value	2.70				
5-yr H	0.29	ft	**5-yr Q**	0.00	CFS
25-yr H	0.70	ft	**25-yr Q**	15.68	CFS

Water Surface Elevations

5-yr Elevation	568.71
5-yr Freeboard	2.29
25-yr Elevation	570.70
25-yr Freeboard	0.30



10 SEDIMENT BASIN #2
SCALE:

Kimley»Horn

SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK
KHA Project #: 118163044
Designed by: GTF — Date: 11/13/2023
Checked by: — Date:
Revised by: — Date:

Sediment Basin #2

Basin Drainage Area (A) (ac) =	63.00	
Runoff Coefficient (C) =	0.80	
SCS Curve Number (CN) =	88.00	
Time of Concentration (min) =	5.00	
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	5.48	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	6.35	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	7.93	
Flow (Q_2) (cfs) =	276.2	(Q=CYA)
Flow (Q_5) (cfs) =	320.0	(Q=CYA)
Flow (Q_{25}) (cfs) =	399.7	(Q=CYA)
WET Storage Volume (cf) =	113,967	
DRY Storage Volume (cf) =	113,967	
Required Total Volume (cf) =	227,934	(WET + DRY Volumes)
Forebay Volume (cf) =	28,492	
Required Surface Area (sf) =	139,409	
Storage Depth "R" (ft) =	7.50	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	7.00	
Minimum Embankment Width =	12.00	

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	552.00	108,000	0
	553.00	113,000	111,000
	554.00	117,000	226,000
	556.00	193,666	526,666
	558.00	216,517	926,849
	559.00	262,000	1,169,108

Total Basin Volume 1,169,108 CF
43,300 CY
26.84 Ac-Ft

Designed WET Storage Elev = 553.03
Designed WET Storage Volume (cf) = 114,450
Designed DRY Storage Elev = 554.02
Designed DRY Storage Volume (cf) = 114,557
Designed Total Volume (cf)= 1,169,108 **O.K. > Minimum Required Volume**

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SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: CO-OP BUSINESS PARK
KHA Project #: 118163044
Designed by: GTF — Date: 11/13/2023
Checked by: — Date:
Revised by: — Date:

Skimmer Design

Dewatering Volume = Dry Storage Volume	113,967	CF	Dewatering Time	48	hrs
Skimmer Flow Rate	0.660	CFS		2.00	days
	56,984	ft³/Day	Head (H)	0.500	ft
			Orifice Area	28.37	in²
Skimmer Size	**8.0**	**in**	**Orifice Diameter**	**6.0**	**in**

Principal Spillway Design

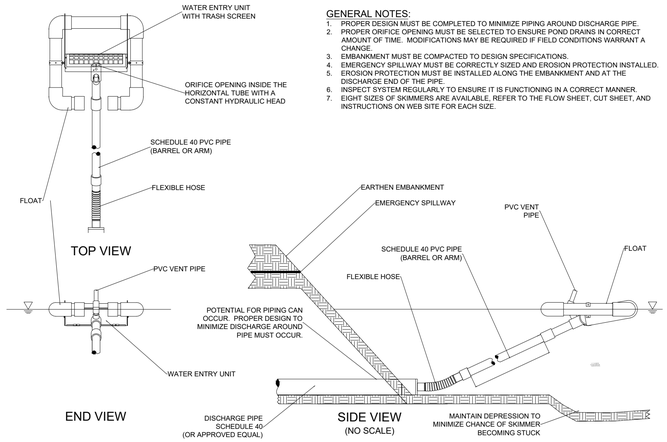
Spillway Type	Inlet Box		Spillway Foundation Type	N/A	
Opening Length	5.0	ft	Base Thickness	N/A	
Opening Width	5.0	ft	Base Length/Width	N/A	ft
Orifice Area	25.00	ft²	Top of Foundation Elevation	N/A	
Spillway Elevation	554.10				
5-yr H	4.51	ft	**5-yr Q**	255.55	CFS
25-yr H	4.89	ft	**25-yr Q**	268.17	CFS

Emergency Spillway Design

Weir Width	50.0	ft			
Weir Elevation	558.00				
Weir C-Value	2.70				
5-yr H	0.61	ft	**5-yr Q**	63.83	CFS
25-yr H	0.99	ft	**25-yr Q**	132.84	CFS

Water Surface Elevations

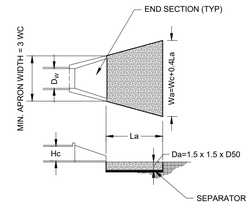
5-yr Elevation	558.61
5-yr Freeboard	0.39
25-yr Elevation	558.99
25-yr Freeboard	0.01



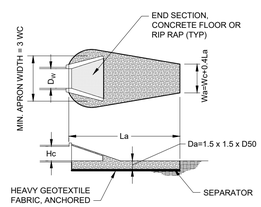
GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

11 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER
NOT TO SCALE



TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)



TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

H_W = HEIGHT OF CULVERT
D_W = WIDTH OF CULVERT
W_C = WIDTH OF RIP-RAP AT START
L_A = LENGTH OF RIP-RAP APRON
W_A = WIDTH OF RIP-RAP APRON AT END
D_{50} = MEDIAN SIZE OF RIP-RAP (6" MIN)
D_{MAX} = MAXIMUM SIZE OF RIP-RAP = 1.5 D_{50}
D_A = DEPTH OF RIP-RAP APRON = 1.5 D_{MAX}
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

RIP-RAP APRON SUMMARY TABLE

RIP-RAP APRON CHARACTARISTICS	SYMBOL	A0	B0	C0	D0	D3	E0	F0	G0	J0	K0	L0	L2	M0	N0	N1	HW-1	HW-2
NOMINAL RIP-RAP SIZE (INCHES)	D_{50}	15.0	12.0	15.0	12.0	15.0	20.0	20.0	20.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	20.0	20.0
10-YEAR DISCHARGE (CFS)	Q	24.34	51.14	44.17	17.37	16.40	134.13	109.02	124.84	31.78	70.87	101.81	71.37	13.09	169.44	169.44	83.00	83.00
CONDUIT DIAMETER (FT)	D_W	2.50	3.50	3.00	2.00	2.00	4.00	4.00	4.00	2.50	3.50	4.00	3.50	1.50	4.00	4.00	3.00	3.00
START APRON WIDTH (FT)	W_C	7.5	10.5	9.0	6.0	6.0	12.0	12.0	12.0	7.5	10.5	12.0	10.5	4.5	12.0	12.0	9.0	9.0
LENGTH (FT)	L_A	10.0	14.0	12.0	8.0	8.0	20.0	20.0	20.0	10.0	14.0	16.0	14.0	6.0	16.0	16.0	15.0	15.0
APRON DEPTH (INCHES)	D_A	50.0	50.0	50.0	50.0	50.0	48.0	48.0	48.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	48.0	48.0
END APRON WIDTH (FT)	W_A	15.0	20.00	17.00	12.00	12.00	26.00	26.00	26.00	15.00	20.00	23.00	20.00	9.00	23.00	23.00	19.00	19.00
RIP-RAP CLASS PER TDOT	-	B	B	B	B	B	C	C	C	B	B	B	B	B	B	B	C	C

12 OUTLET PROTECTION
NOT TO SCALE

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARS — REGISTERED ENGINEER — AGRICULTURE — No. 121043 — STATE OF TENNESSEE
12/18/2023

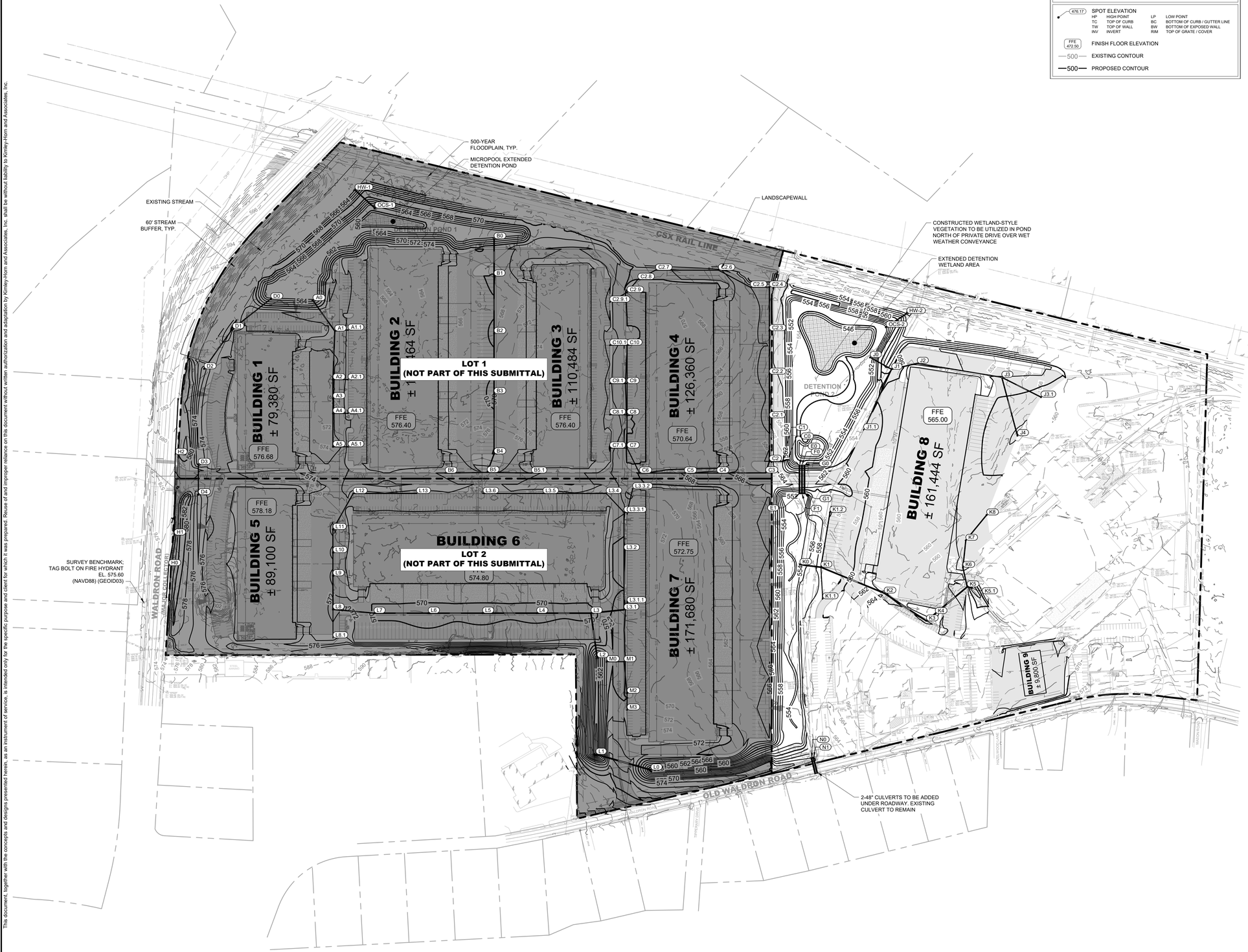
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DESIGNED BY: GTF
DRAWN BY: GTF
CHECKED BY: RJA
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 118163044

EROSION CONTROL DETAILS

SHEET NUMBER
C3-51

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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION
  - HP HIGH POINT
  - TC TOP OF CURB
  - TW TOP OF WALL
  - INV INVERT
  - LP LOW POINT
  - BC BOTTOM OF CURB / GUTTER LINE
  - BW BOTTOM OF EXPOSED WALL
  - RIM TOP OF GRATE / COVER
- FFE 472.00 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR

GRADING NOTES

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

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARMS REGISTERED ENGINEER AGENCY NUMBER COMMISSION No. 121084 STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-30

LOT 1 (NOT PART OF THIS SUBMITTAL)

LOT 2 (NOT PART OF THIS SUBMITTAL)

REFER TO SHEET C4-41 FOR DETENTION POND ENLARGMENT

DETENTION POND 2

BUILDING 8
± 161,444 SF

FFE 565.00

MATCH EXISTING GRADE AT LIMITS OF ASPHALT/GRADING
ME: 559.56

ME: 559.12

ME: 558.04

MATCH EXISTING GRADE AT LIMITS OF ASPHALT/GRADING
ME: 560.02

MATCH EXISTING GRADE AT LIMITS OF ASPHALT/GRADING
ME: 560.87
ME: 561.01
ME: 561.45

MATCHLINE - SEE SHEET C4-32

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.
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GRADING PLAN LEGEND

476.17 SPOT ELEVATION

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

FFE 472.50 FINISH FLOOR ELEVATION

500 EXISTING CONTOUR

500 PROPOSED CONTOUR

ADA COMPLIANCE NOTES

1. ALL SIDEWALKS AND ADA PARKING AREAS ARE TO BE IN COMPLIANCE WITH ADA SLOPE CRITERIA, UNLESS EXPLICITLY NOTED.

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NUMBER
PROJECT
No. 121043
STATE OF TENNESSEE
12/18/2023

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C4-31

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Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C4-31 SITE GRADING PLAN - ENLARGEMENT.dwg C4-31 SITE GRADING PLAN - ENLARGEMENT Dec 18, 2023 9:58am by: Garrett.Froula

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MATCHLINE - SEE SHEET C4-31

EXISTING STORM INLET TO REMAIN IN USE

WRAP CURB AROUND INLET AS NEEDED TO MAINTAIN FUNCTIONALITY

MATCH EXISTING CONCRETE ELEVATION

MATCH EXISTING CONCRETE ELEVATION

TIE PROPOSED CURB INTO EXISTING WALL

EXISTING WALL TO REMAIN

BUILDING 9
± 9,800 SF

FFE
568.00

OLD WALDRON ROAD

GRADING PLAN LEGEND

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

GRADING NOTES

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARS
REGISTERED ENGINEER
AGENCY NUMBER
No. 121043
STATE OF TENNESSEE
12/18/2023

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C4-32

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C4-31 SITE GRADING PLAN - ENLARGEMENT.dwg C4-32 SITE GRADING PLAN - ENLARGEMENT Dec 18, 2023 9:58am by: Garrett.Froula

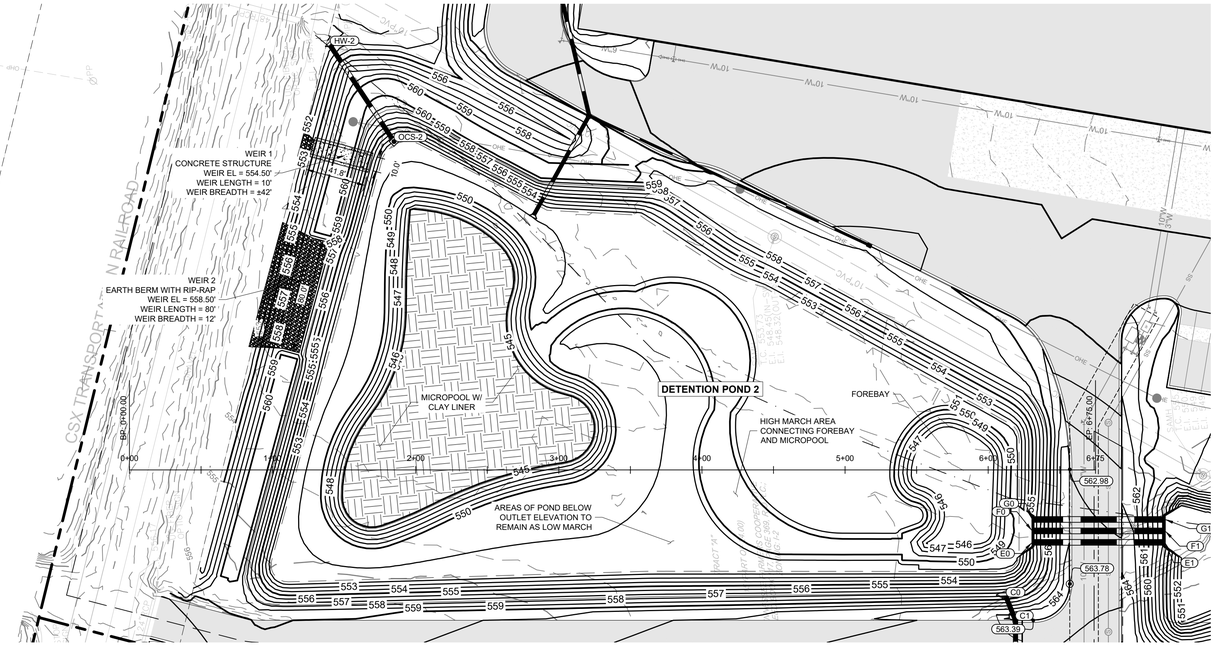
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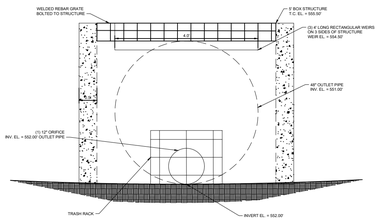
GRADING PLAN LEGEND

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

GRADING NOTES

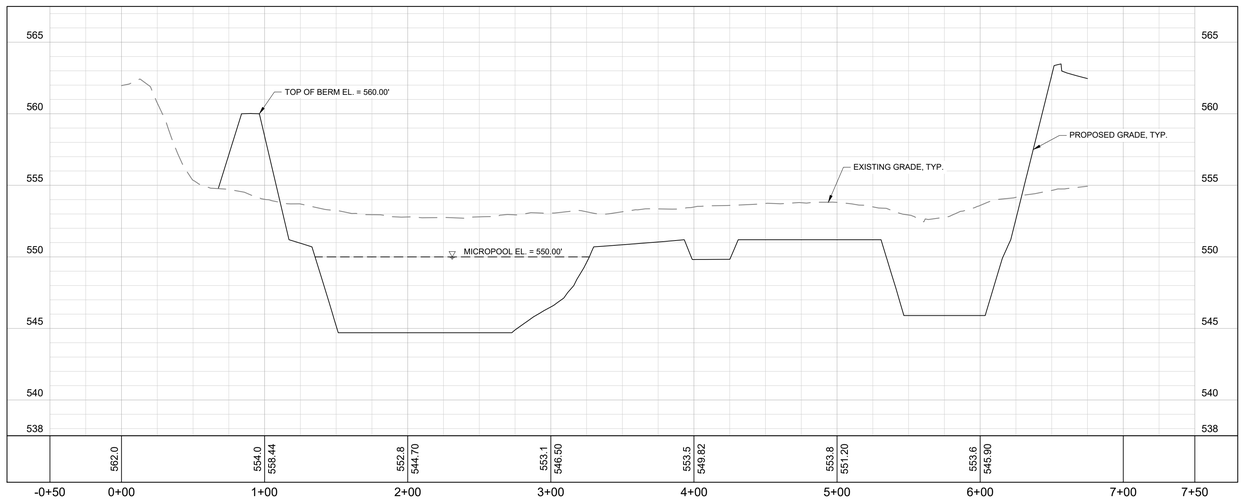
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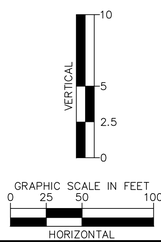


POND 2 OUTLET CONTROL STRUCTURE (OCS-2)
N.T.S.

SECTION A-A



Know what's below. Call before you dig.



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HORIZONTAL



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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGRICOLA, TENN.
COMMERCE
No. 121045
STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
-	-		
0			
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5			
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7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

SITE GRADING PLAN - ENLARGEMENT

SHEET NUMBER
C4-41

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	JBS 3101	572.89
A1.1	JBS 3101	574.25
A2	JBS 4310	570.97
A2.1	JBS 3101	574.25
A3	JBS 4310	571.05
A4	JBS 4310	571.05
A4.1	JBS 3101	574.25
A5	JBS 4310	571.23
A5.1	JBS 3101	574.35
B0	HEADWALL	N/A
B1	DOUBLE JBS 4310	569.05
B2	DOUBLE JBS 4310	569.52
B3	DOUBLE JBS 4310	569.37
B4	DOUBLE JBS 4310	569.91
B5	JBS 3101	572.29
B5.1	JBS 3101	573.71
B6	JBS 3101	573.70
C0	HEADWALL	N/A
C1	JBS 3101	563.34
C2	JBS 4310	563.59
C2.1	JBS 4310	563.24
C2.2	JBS 4310	562.89
C2.3	JBS 4310	562.89
C2.4	JBS 4310	562.89
C2.5	JBS 3101	564.00
C2.6	JBS 3101	566.21
C2.7	JBS 3101	568.61
C2.8	JBS 3101	569.41
C2.9	JBS 3101	568.76
C2.9.1	JBS 3101	573.41
C3	JBS 3101	564.68
C4	JBS 3101	566.37
C5	JBS 3101	567.84
C6	JBS 3101	569.86
C7	JBS 3101	568.73
C7.1	JBS 3101	573.89
C8	JBS 3101	569.19
C8.1	JBS 3101	574.01
C9	JBS 3101	568.39

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C9.1	JBS 3101	573.72
C10	JBS 3101	568.39
C10.1	JBS 3101	573.94
D0	HEADWALL	N/A
D1	MANHOLE	573.81
D2	JBS 2272	570.92
D3	HEADWALL	N/A
D4	HEADWALL	N/A
E0	HEADWALL	N/A
E1	HEADWALL	N/A
EX 0	EXISTING CB TO REMAIN	N/A
EX 1	EXISTING CB TO REMAIN	N/A
F0	HEADWALL	N/A
F1	HEADWALL	N/A
G0	HEADWALL	N/A
G1	HEADWALL	N/A
H0	JBS 3101	574.64
H1	JBS 3101	575.40
H2	JBS 3101	578.72
HW-1	HEADWALL	N/A
HW-2	HEADWALL	N/A
J0	HEADWALL	N/A
J1	JBS 3101	559.50
J1.1	JBS 3101	558.60
J2	JBS 3101	560.49
J3	MANHOLE	561.89
J3.1	JBS 4310	558.23
J4	JBS 4310	557.81
K0	HEADWALL	N/A
K1	JBS 4310	558.48
K1.1	JBS 3101	559.87
K1.2	JBS 4310	557.80
K2	JBS 3101	563.27
K3	JBS 3101	563.56
K4	JBS 2272	562.40
K5	JBS 3101	563.22
K5.1	HEADWALL	N/A
K6	JBS 4310	560.47
K7	JBS 4310	560.59
K8	JBS 4310	560.59

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
L0	HEADWALL	N/A
L1	HEADWALL	N/A
L2	HEADWALL	N/A
L3	JBS 4310	569.04
L3.1	JBS 3101	568.92
L3.1.1	JBS 3101	569.94
L3.2	JBS 3101	568.78
L3.3	JBS 3101	572.14
L3.3.1	JBS 3101	569.94
L3.3.2	JBS 3101	571.06
L3.4	JBS 3101	572.43
L3.5	JBS 3101	572.43
L3.6	JBS 3101	572.54
L4	JBS 4310	569.04
L5	JBS 4310	569.04
L6	JBS 4310	568.82
L7	JBS 4310	569.70
L8	JBS 4310	571.45
L8.1	JBS 2272	572.80
L9	JBS 4310	571.67
L10	JBS 4310	571.67
L11	JBS 4310	571.67
L12	JBS 3101	572.43
L13	JBS 3101	572.43
M0	HEADWALL	N/A
M1	JBS 3101	569.35
M2	JBS 3101	570.31
M3	JBS 3101	570.58
N0	HEADWALL	N/A
N0.1	Null Structure	N/A
N1	HEADWALL	N/A
N1.1	Null Structure	N/A
OCS-1	OUTLET CONTROL STRUCTURE	N/A
OCS-2	OUTLET CONTROL STRUCTURE	N/A

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER
A1 - A0	563.73 (A1)	562.50 (A0)	30"	122'	1.01%	RCP	-2.114 FT.
A1.1 - A1	570.57 (A1.1)	566.33 (A1)	18"	44'	9.82%	RCP	1.918 FT.
A2 - A1	564.61 (A2)	563.83 (A1)	30"	158'	0.50%	RCP	3.569 FT.
A2.1 - A2	570.57 (A2.1)	567.21 (A2)	18"	50'	6.86%	RCP	1.688 FT.
A3 - A2	565.02 (A3)	564.71 (A2)	30"	62'	0.50%	RCP	3.238 FT.
A4 - A3	565.36 (A4)	565.12 (A3)	24"	48'	0.50%	RCP	3.440 FT.
A4.1 - A4	568.75 (A4.1)	567.96 (A4)	18"	50'	1.61%	RCP	1.382 FT.
A5 - A4	566.00 (A5)	565.46 (A4)	24"	108'	0.50%	RCP	2.981 FT.
A5.1 - A5	570.42 (A5.1)	567.00 (A5)	18"	50'	6.97%	RCP	1.884 FT.
B1 - B0	562.12 (B1)	561.50 (B0)	42"	121'	0.51%	RCP	-2.057 FT.
B2 - B1	563.15 (B2)	562.22 (B1)	36"	186'	0.50%	RCP	3.503 FT.
B3 - B2	564.22 (B3)	563.25 (B2)	36"	196'	0.50%	RCP	1.813 FT.
B4 - B3	565.10 (B4)	564.32 (B3)	30"	196'	0.40%	RCP	2.014 FT.
B5 - B4	565.52 (B5)	565.20 (B4)	30"	64'	0.50%	RCP	1.914 FT.
B5.1 - B5	569.50 (B5.1)	567.02 (B5)	24"	144'	1.73%	RCP	1.956 FT.
B6 - B5	568.00 (B6)	566.02 (B5)	24"	137'	1.45%	RCP	3.400 FT.
C1 - C0	551.21 (C1)	551.02 (C0)	36"	18'	1.04%	RCP	4.975 FT.
C2 - C1	554.32 (C2)	554.10 (C1)	36"	43'	0.50%	RCP	5.904 FT.
C2.1 - C2	556.28 (C2.1)	555.58 (C2)	36"	141'	0.50%	RCP	3.624 FT.
C2.2 - C2.1	557.09 (C2.2)	556.38 (C2.1)	30"	141'	0.50%	RCP	3.008 FT.
C2.3 - C2.2	557.89 (C2.3)	557.19 (C2.2)	24"	142'	0.50%	RCP	2.744 FT.
C2.4 - C2.3	558.70 (C2.4)	557.99 (C2.3)	24"	141'	0.50%	RCP	1.939 FT.
C2.5 - C2.4	559.93 (C2.5)	558.80 (C2.4)	18"	62'	1.83%	RCP	2.365 FT.

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER
C2.6 - C2.5	562.18 (C2.6)	560.03 (C2.5)	18"	118'	1.83%	RCP	2.265 FT.
C2.7 - C2.6	563.29 (C2.7)	562.28 (C2.6)	18"	204'	0.50%	RCP	2.221 FT.
C2.8 - C2.7	563.72 (C2.8)	563.39 (C2.7)	18"	65'	0.50%	RCP	3.506 FT.
C2.9 - C2.8	564.09 (C2.9)	563.82 (C2.8)	18"	55'	0.50%	RCP	2.959 FT.
C2.9.1 - C2.9	568.72 (C2.9.1)	564.22 (C2.9)	18"	65'	7.00%	RCP	1.445 FT.
C3 - C2	556.49 (C3)	555.48 (C2)	30"	40'	2.59%	RCP	5.323 FT.
C4 - C3	560.69 (C4)	556.59 (C3)	24"	159'	2.59%	RCP	3.436 FT.
C5 - C4	561.31 (C5)	560.79 (C4)	24"	105'	0.50%	RCP	3.336 FT.
C6 - C5	562.04 (C6)	561.31 (C5)	24"	146'	0.50%	RCP	4.275 FT.
C7 - C6	562.99 (C7)	562.54 (C6)	18"	91'	0.50%	RCP	4.028 FT.
C7.1 - C7	567.59 (C7.1)	564.00 (C7)	18"	56'	6.40%	RCP	3.017 FT.
C8 - C7	563.53 (C8)	562.99 (C7)	18"	108'	0.50%	RCP	3.957 FT.
C8.1 - C8	570.80 (C8.1)	564.00 (C8)	18"	56'	12.14%	RCP	0.823 FT.
C9 - C8	564.03 (C9)	563.53 (C8)	18"	101'	0.50%	RCP	2.649 FT.
C9.1 - C9	570.51 (C9.1)	565.00 (C9)	18"	56'	9.83%	RCP	-0.145 FT.
C10 - C9	564.65 (C10)	564.03 (C9)	18"	125'	0.50%	RCP	2.028 FT.
C10.1 - C10	570.73 (C10.1)	566.25 (C10)	18"	56'	8.00%	RCP	0.430 FT.
D1 - D0	565.99 (D1)	564.00 (D0)	24"	158'	1.26%	RCP	-3.333 FT.
D2 - D1	566.88 (D2)	566.09 (D1)	24"	159'	0.50%	RCP	1.790 FT.
D4 - D3	572.25 (D4)	571.82 (D3)	24"	98'	0.45%	RCP	-1.204 FT.
E1 - E0	550.85 (E1)	550.39 (E0)	48"	93'	0.50%	RCP	-4.504 FT.
EX 1 - H2	576.66 (EX 1)	574.72 (H2)	18"	180'	1.08%	RCP	0.000 FT.
F1 - F0	550.85 (F1)	550.39 (F0)	48"	93'	0.50%	RCP	-4.504 FT.

PIPE TABLE							
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL	MIN. COVER
G1 - G0	550.85 (G1)	550.39 (G0)	48"	93'	0.50%	RCP	-4.504 FT.
H0 - EX 0	571.19 (H0)	570.75 (EX 0)	18"	103'	0.43%	RCP	1.550 FT.
H1 - H0	571.73 (H1)	571.29 (H0)	18"	101'	0.43%	RCP	-0.050 FT.
H2 - H1	574.62 (H2)	571.83 (H1)	18"	261'	1.07%	RCP	-0.167 FT.
J1 - J0	551.56 (J1)	551.20 (J0)	30"	80'	0.46%	RCP	-2.942 FT.
J1.1 - J1	555.14 (J1.1)	551.81 (J1)	18"	216'	1.55%	RCP	1.748 FT.
J2 - J1	552.05 (J2)	551.66 (J1)	30"	86'	0.46%	RCP	5.043 FT.
J3 - J2	553.41 (J3)	552.15 (J2)	24"	278'	0.46%	RCP	6.091 FT.
J3 - J3.1	554.15 (J3)	554.53 (J3.1)	30"	143'	0.26%	*	1.792 FT.
J4 - J3	554.39 (J4)	553.41 (J3)	30"	196'	0.50%	*	1.105 FT.
K1 - K0	553.10 (K1)	552.76 (K0)	42"	69'	0.50%	RCP	-3.605 FT.
K1 - K1.2	553.15 (K1)	554.05 (K1.2)	24"	180'	0.50%	RCP	1.505 FT.
K1.1 - K1	556.93 (K1.1)	554.54 (K1)	15"	103'	2.33%	RCP	0.079 FT.
K2 - K1	554.21 (K2)	553.10 (K1)	42"	222'	0.50%	RCP	1.317 FT.
K3 - K2	555.03 (K3)	554.21 (K2)	42"	164'	0.50%	RCP	4.657 FT.
K4 - K3	555.21 (K4)	555.03 (K3)	42"	38'	0.50%	RCP	3.307 FT.
K5 - K4	555.89 (K5)	555.21 (K4)	42"	135'	0.50%	RCP	3.307 FT.
K5 - K5.1	555.89 (K5)	556.00 (K5.1)	36"	14'	0.83%	RCP	-1.841 FT.
K6 - K5	556.20 (K6)	555.89 (K5)	30"	65'	0.49%	RCP	1.451 FT.
K7 - K6	556.64 (K7)	556.20 (K6)	30"	89'	0.50%	*	2.028 FT.
K8 - K7	557.17 (K8)	556.64 (K7)	30"	107'	0.50%	*	1.436 FT.
L1 - L0	557.75 (L1)	556.83 (L0)	48"	186'	0.50%	RCP	-4.910 FT.
L3 - L2	560.33 (L3)	559.61 (L2)	42"	146'	0.50%	RCP	-3.875 FT.

STORMWATER PIPE NOTE

PIPES DENOTED WITH AN ASTERISK ON THE PIPE TABLES ARE TO BE 30" x 19" CONCRETE HORIZONTAL ELLIPTICAL CULVERTS.

THE PIPE AND STRUCTURE TABLES SHOWN ARE FOR THE ENTIRETY OF LOTS 1, 2, AND 3 OF THE CO-OP BUSINESS PARK, AS THEY ARE PART OF A SHARED REGIONAL STORMWATER MANAGEMENT PLAN.

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARMS — REGISTERED ENGINEER — AGENCY NAME — COMMISSION No. 121045 — STATE OF TENNESSEE — 12/18/2023

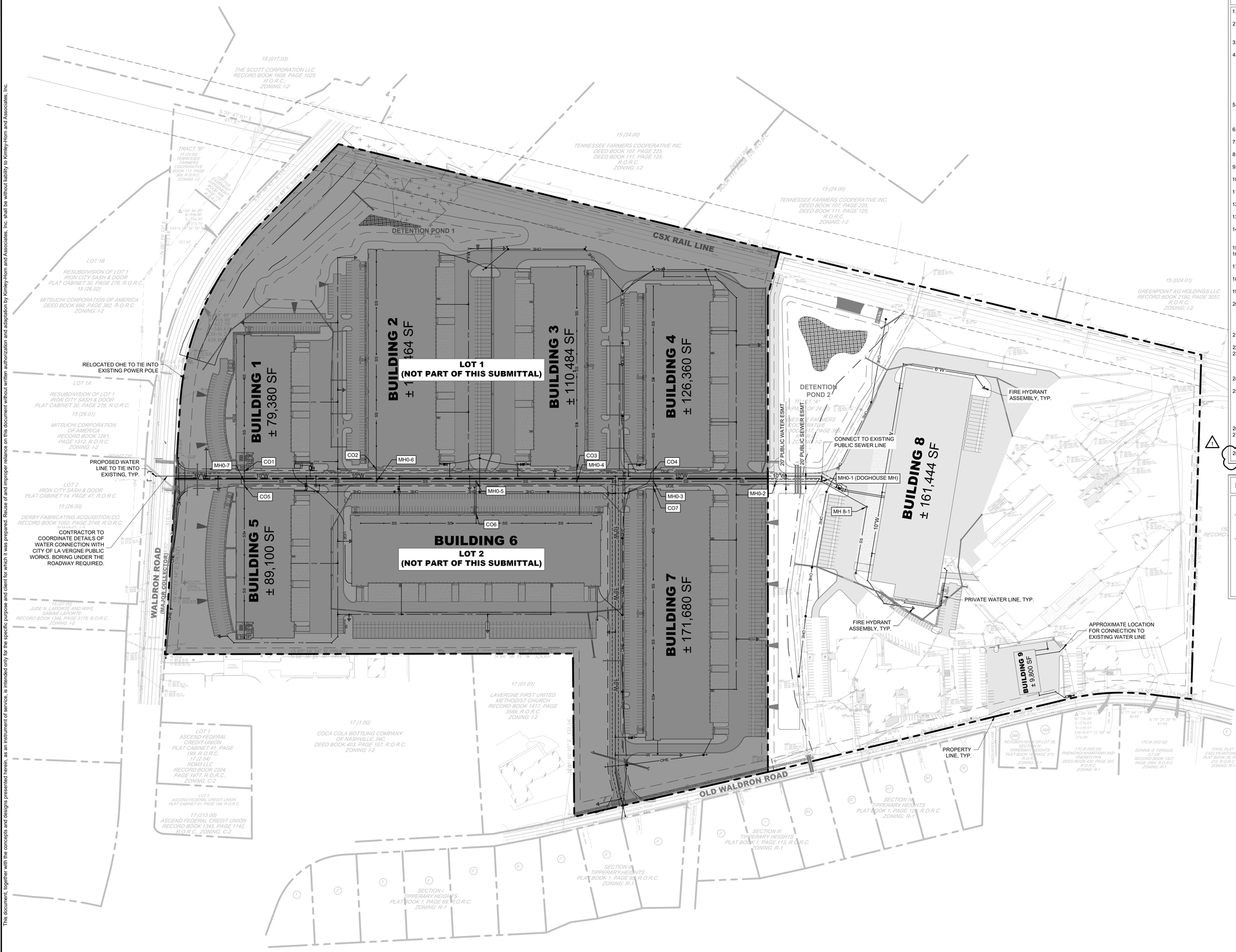
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2	3		
4	5		
6	7		

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

STORMWATER TABLES

SHEET NUMBER
C4-50



SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
5. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
7. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH THE CITY OF LA VERGNE AS REQUIRED.
26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST VERSION.
28. NO MORE THAN 500 FT. OF OPEN TRENCH WILL BE ALLOWED AT ONE TIME.

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER LINE
- WATER METER
- BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION

FIRE FLOW TEST

COMPLETED BY:	SCOTT TATALOVICH CITY OF LA VERGNE
DATE COMPLETED:	SEPTEMBER 9, 2022
STATIC/RESIDUAL HYDRANT	
FH #:	FH246
LOCATION:	HAZELWOOD LANE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	66 PSI
FLOW:	6,768 GPM
FLOW HYDRANT 1	
FH #:	FH1603
LOCATION:	MASON ROAD & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	32 PSI
FLOW:	1,898 GPM
FLOW HYDRANT 2	
FH #:	FH605
LOCATION:	TIPPERARY DRIVE & OLD WALDRON ROAD
STATIC PRESSURE:	80 PSI
RESIDUAL PRESSURE:	50 PSI
FLOW:	1,186 GPM

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GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARMS REGISTERED ENGINEER STATE OF TENNESSEE 121045 — 12/18/2023

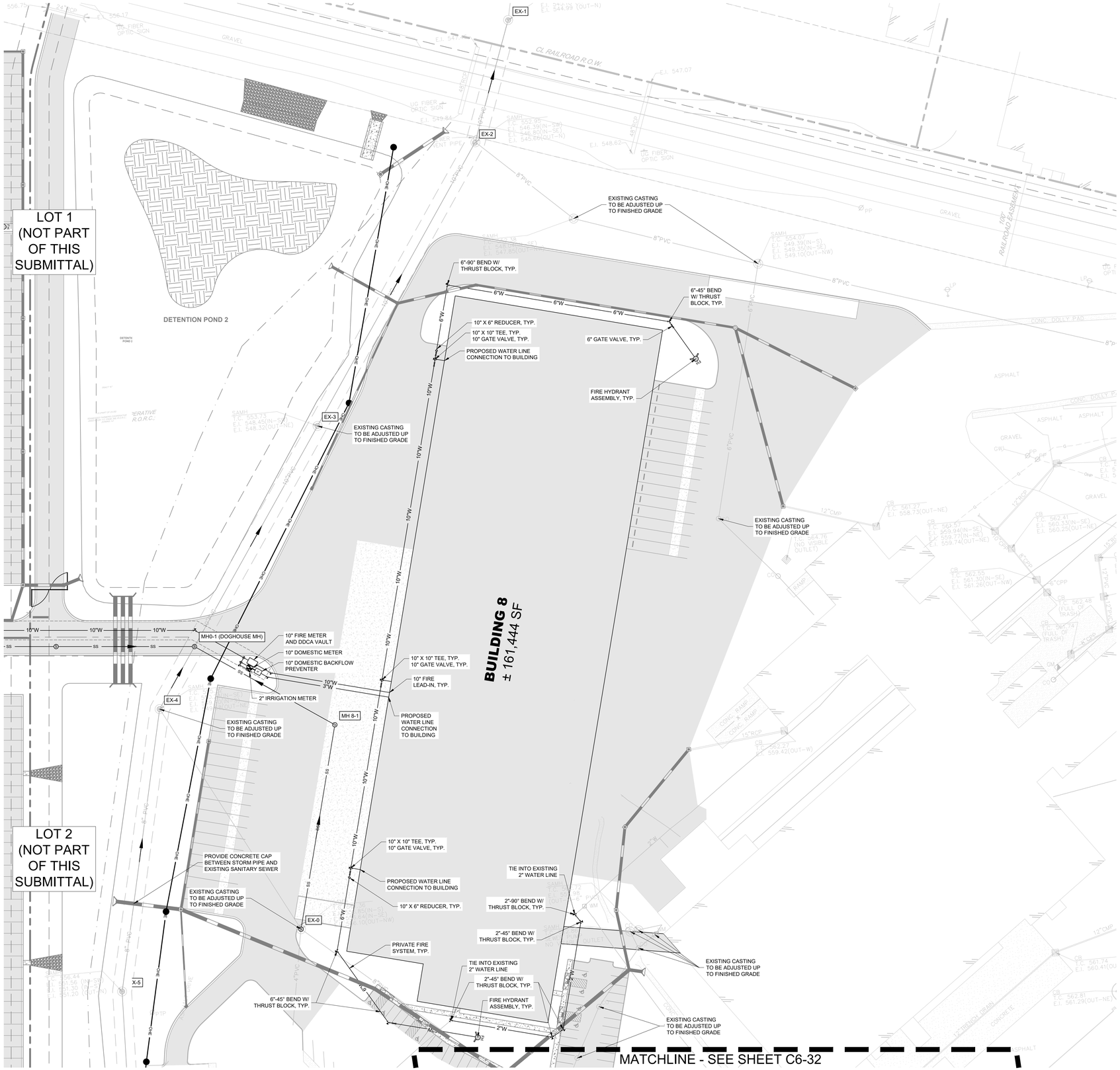
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DESIGNED BY: GTF
DRAWN BY: GTF
CHECKED BY: RJA
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 118163044

UTILITY PLAN - OVERALL

SHEET NUMBER
C6-30

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SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
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8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
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12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. WATER LINES 8" OR SMALLER TO HAVE MINIMUM OF 36" COVER AND NOT LESS THAN 42" OF COVER FOR PIPE LARGER THAN 8".
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
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27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST EDITION.
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LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER LINE
- WATER METER
- BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 25 50 100

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY FILE
PROJECT
No. 121043
STATE OF TENNESSEE
12/18/2023

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C6-31

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C6-31 UTILITY PLAN - ENLARGEMENT.dwg C6-31 UTILITY PLAN - ENLARGEMENT Dec 18, 2023 10:03am by: Garrett.Froula

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MATCHLINE - SEE SHEET C6-31

EXISTING CASTING TO BE ADJUSTED UP TO FINISHED GRADE

PROPOSED SANITARY LINE TO TIE INTO EXISTING MANHOLE. CONTRACTOR TO MODIFY EXISTING CLEAN OUT STRUCTURE TO PROPOSED ELEVATION AND VEHICLE TRAFFIC RATING.

EXISTING CASTING TO BE ADJUSTED UP TO FINISHED GRADE

ADJUST WATER APPURTENANCES TO FINISHED GRADE

23 LF OF 6" PVC @ 2.69%

A1
RIM: 566.32
INV IN: 563.38 6" PVC
INV OUT: 563.18 6" PVC

42 LF OF 6" PVC @ 2.69%

A-2

WATER TO CONNECT TO EXISTING 6" WATER ON SITE

2"X6" TS&V, TYP.

2" GATE VALVE, TYP.

2"-45° BEND WITH THRUST BLOCK, TYP.

6" SANITARY SEWER SERVICE

2" DOMESTIC WATER SERVICE LEAD-IN

±100 LF OF 2" DOMESTIC WATER SERVICE

BUILDING 9
± 9,800 SF
FFE: 568.00

6" FIRE LINE LEAD-IN

6"-90° BEND WITH THRUST BLOCK, TYP.

EXISTING WATER METER TO REMAIN

1-6" GATE VALVE, TYP.

6"X6" TEE, TYP.

6"-45° BEND WITH THRUST BLOCK, TYP.

6" WATER METER, TYP.

DOUBLE DETECTOR CHECK VALVE, TYP.

OLD WALDRON ROAD

LEGEND

- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- FIRE HYDRANT
- WATER LINE
- WATER METER
- BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION

SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
5. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
7. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. WATER LINES 8" OR SMALLER TO HAVE MINIMUM OF 36" COVER AND NOT LESS THAN 42" OF COVER FOR PIPE LARGER THAN 8".
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
25. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH THE CITY OF LA VERGNE AS REQUIRED.
26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST EDITION.
28. NO MORE THAN 500 FT OF OPEN UTILITY TRENCH WILL BE ALLOWED AT ONE TIME.

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS — REGISTERED ENGINEER — AGENCY PARTNER — CERTIFICATE No. 121045 — STATE OF TENNESSEE
12/18/2023

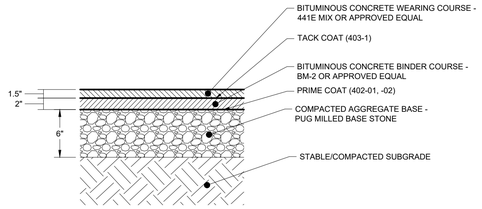
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

UTILITY PLAN - ENLARGEMENT

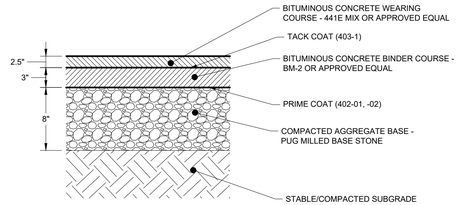
SHEET NUMBER
C6-32

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C6-31 UTILITY PLAN - ENLARGEMENT.dwg C6-32 UTILITY PLAN - ENLARGEMENT Dec 18, 2023 10:03am by: Garrett.Froula



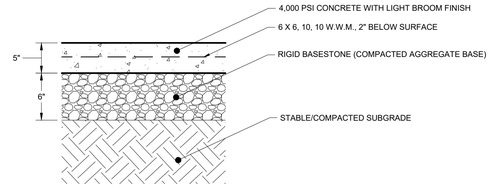
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



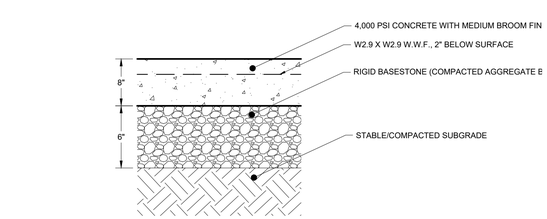
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



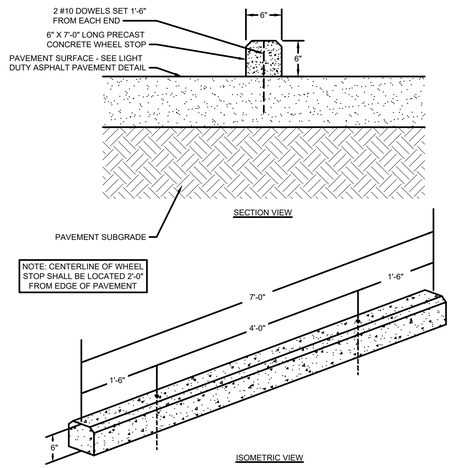
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

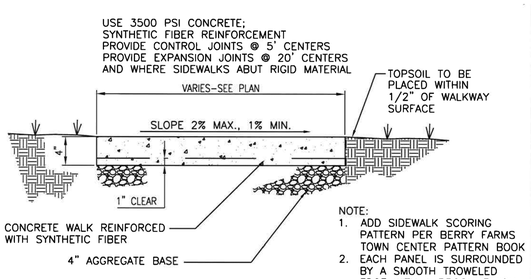


NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
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3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

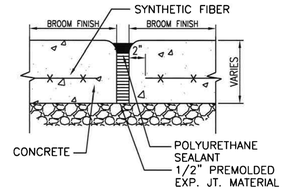


5 CONCRETE WHEEL STOP
NOT TO SCALE

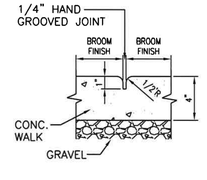


NOTE:
1. ADD SIDEWALK SCORING PATTERN PER BERRY FARMS TOWN CENTER PATTERN BOOK
2. EACH PANEL IS SURROUNDED BY A SMOOTH TROWELED EDGE WITH A BROOM FINISH RUNNING PERPENDICULAR TO THE AXIS OF THE SIDEWALK.

6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

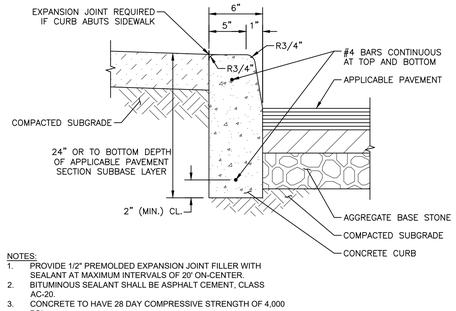


EXPANSION JOINT



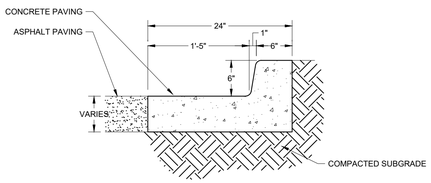
CONTROL JOINT

7 SIDEWALK JOINT DETAIL
SCALE:



NOTES:
1. PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
2. BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
3. CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



9 6" TALL 24" CURB AND GUTTER
NOT TO SCALE

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

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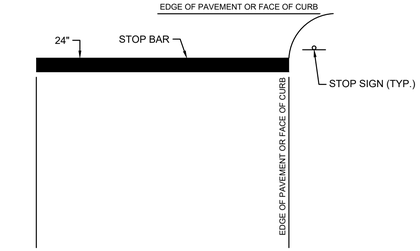
ROBERT JAMES ARTS
REGISTERED ENGINEER
No. 120145
AGENT OF
COMPANY
STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
-	-		
0	1		
2	3		
4	5		
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

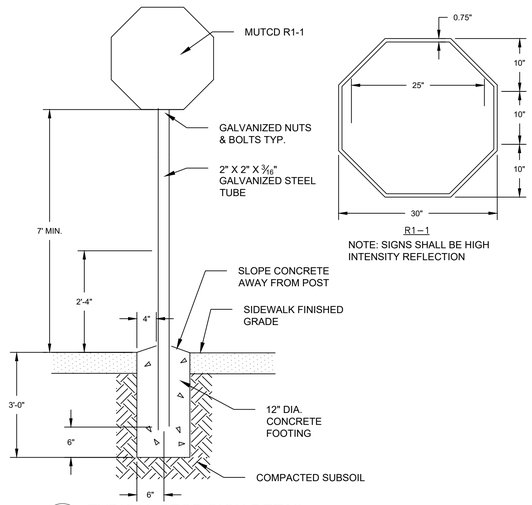
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SHEET NUMBER
C8-10



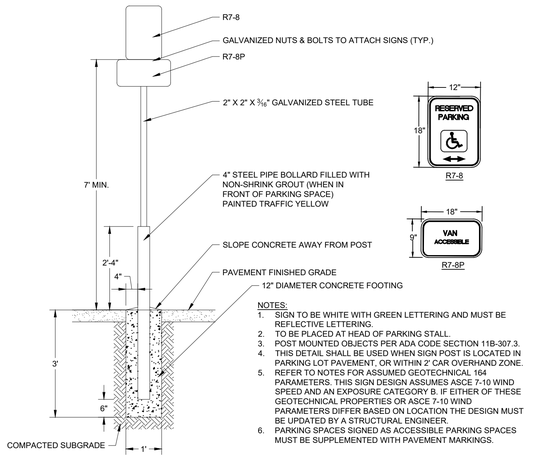
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



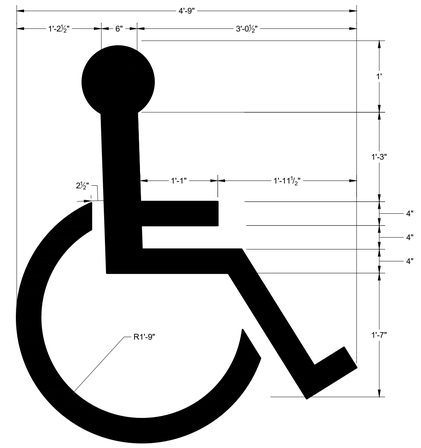
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

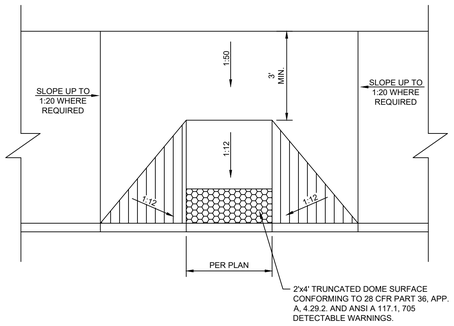


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL 164 PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.
6. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.

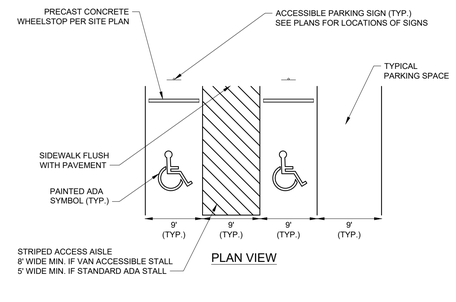
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



16 ADA PARKING SPACE SYMOL
NOT TO SCALE

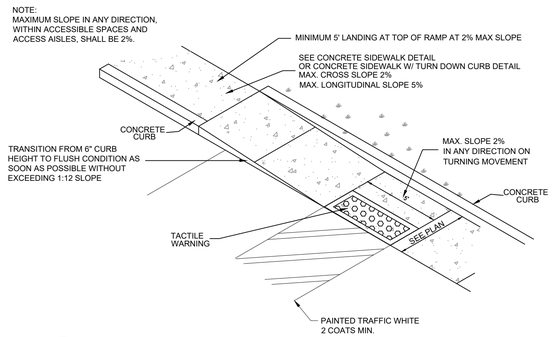


17 TYPICAL ADA RAMP
NOT TO SCALE

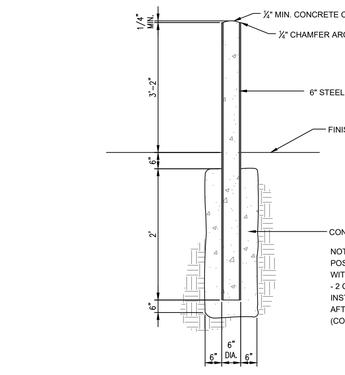


PLAN VIEW

18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE

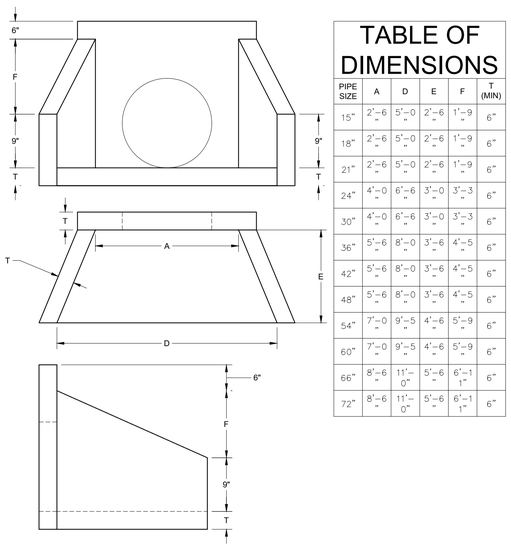
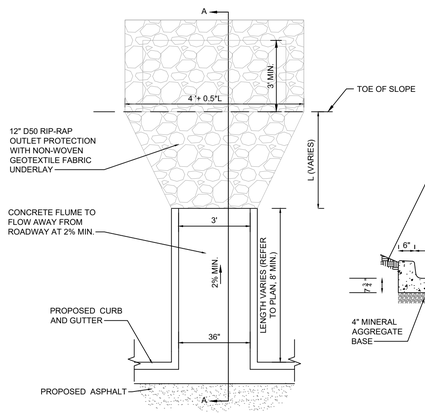
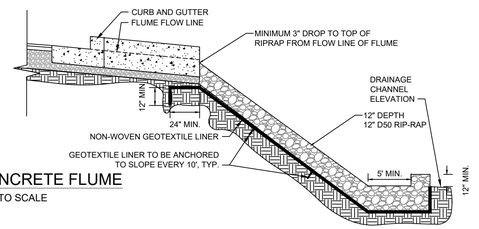


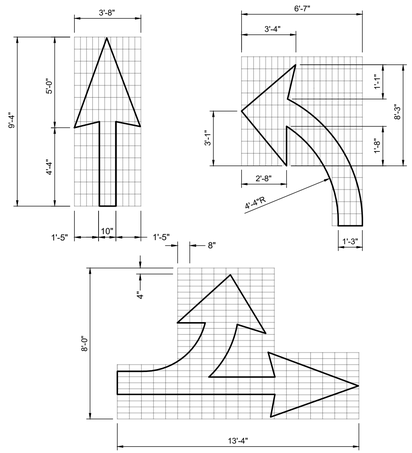
TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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

21 PRECAST CONCRETE HEADWALL
NOT TO SCALE

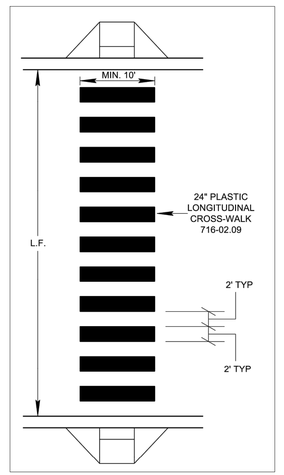




22 CONCRETE FLUME
NOT TO SCALE



23 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



24 CROSS-WALK (TDOT T-M-4)
NOT TO SCALE

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGENCY NO. 121045
STATE OF TENNESSEE
12/18/2023

No.	REVISIONS	DATE	BY
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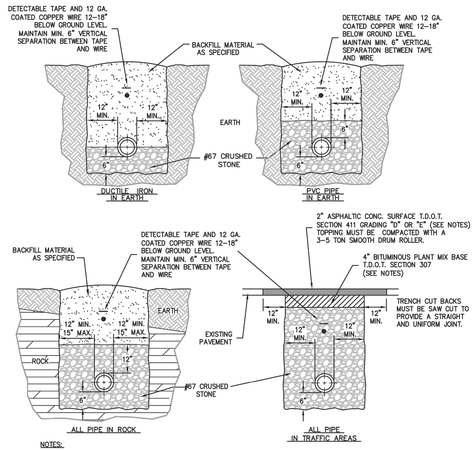
DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

SITE DETAILS

SHEET NUMBER
C8-11

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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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Engineering & Environmental Consulting

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(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING

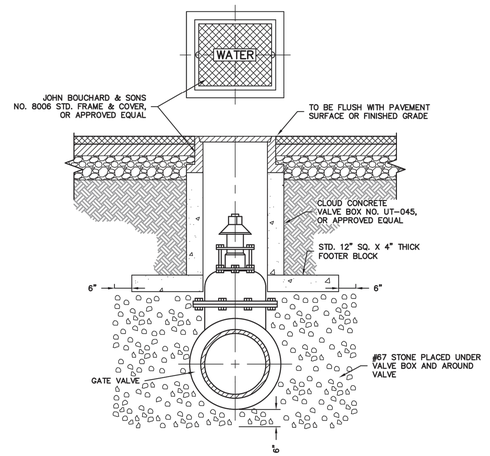
N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE

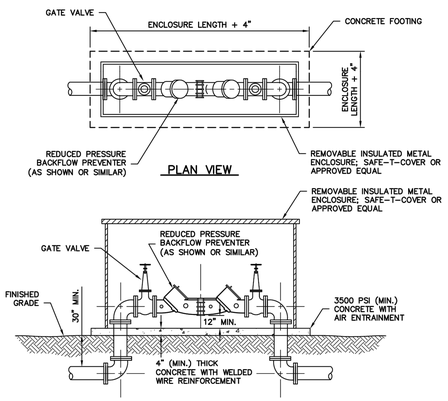
G & M File No. 442-56

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



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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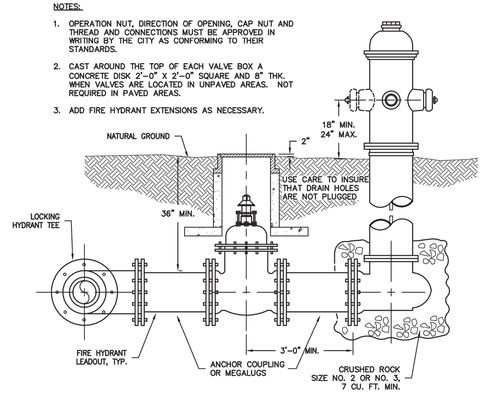
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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg

NOTES:

1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

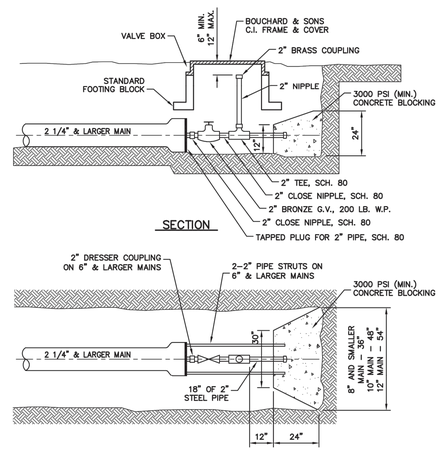
G & M File No. 442-56

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\040 Drawings\Fire Hydrant Setting.dwg



TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\050 Typical 2 In Blow-off.dwg

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS
REGISTERED ENGINEER
AGRICULTURE
12/18/2023
LICENSE No. 121043
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
-	-		
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2			
3			
4			
5			
6			
7			

DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

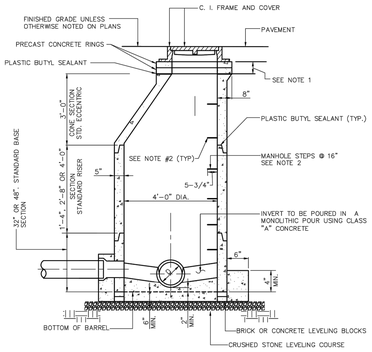
UTILITY DETAILS

SHEET NUMBER

C8-20

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\C8-00 SITE DETAILS.dwg C8-20 LOT 3 Dec 18, 2023 10:03am by: Garrett.Froula

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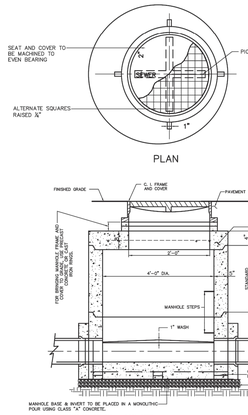
NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
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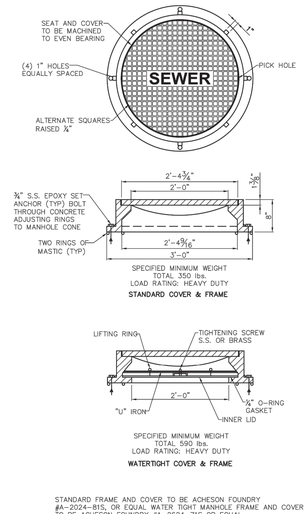


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4.0
STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0"
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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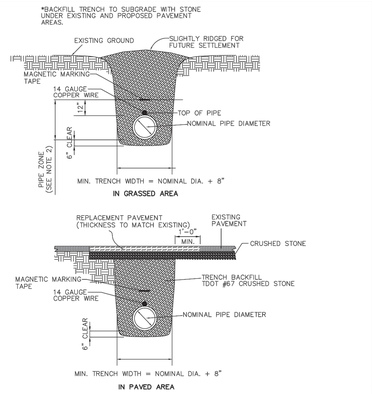
STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-BIS, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

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STANDARD SEWER DETAILS

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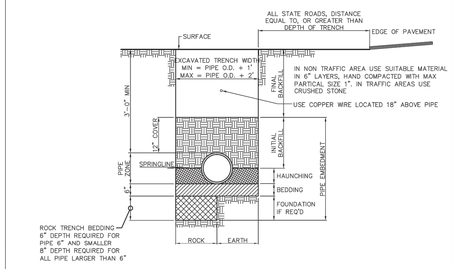
NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 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
NOT TO SCALE

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STANDARD SEWER DETAILS

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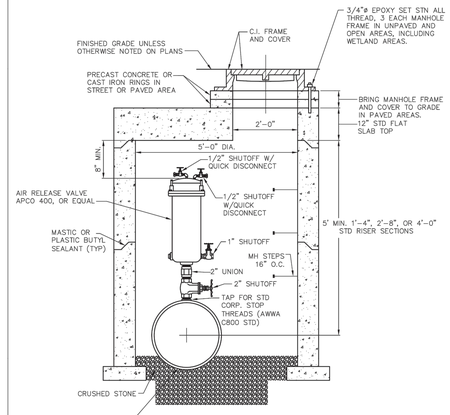


CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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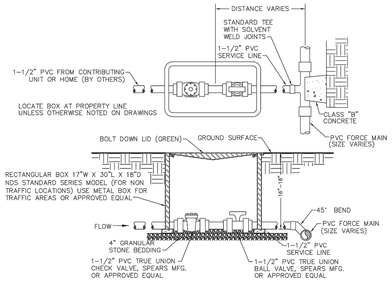
NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

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18.0
SEWAGE AIR RELEASE VALVE
NOT TO SCALE

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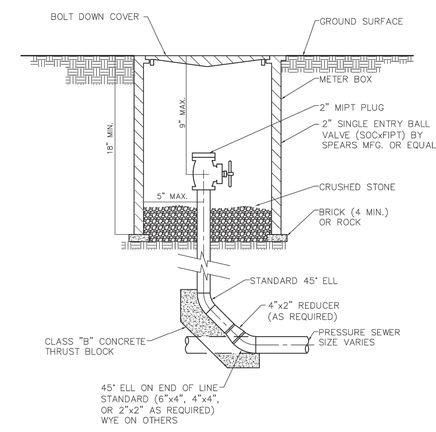


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19.0
TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
NOT TO SCALE

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21.0
PRESSURE SEWER CLEAN OUT NON-TRAFFIC BOX
NOT TO SCALE

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CO-OP BUSINESS PARK LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

ROBERT JAMES ARTS — REGISTERED ENGINEER — AGENCY PLAN — 12/18/2023 — COMMISSION No. 121045 — STATE OF TENNESSEE

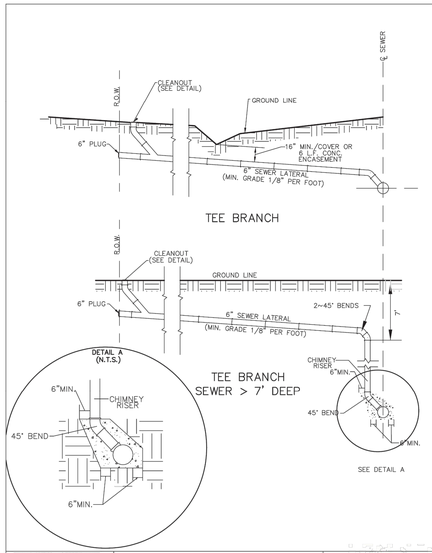
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DESIGNED BY: GTF
DRAWN BY: GTF
CHECKED BY: RJA
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 118163044

UTILITY DETAILS

SHEET NUMBER
C8-21

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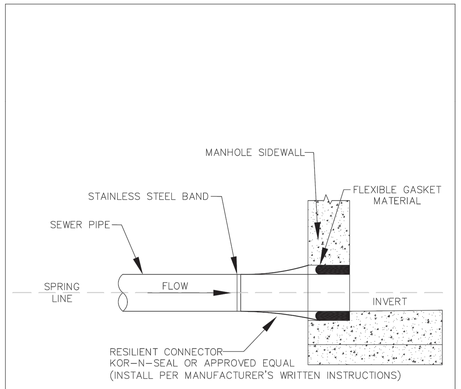
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2.0
SANITARY SEWER LATERALS
NOT TO SCALE

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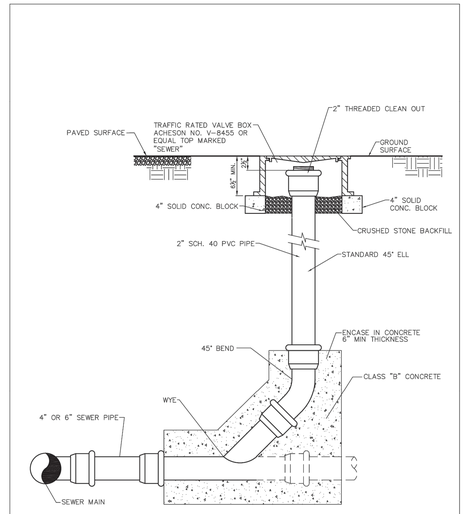
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6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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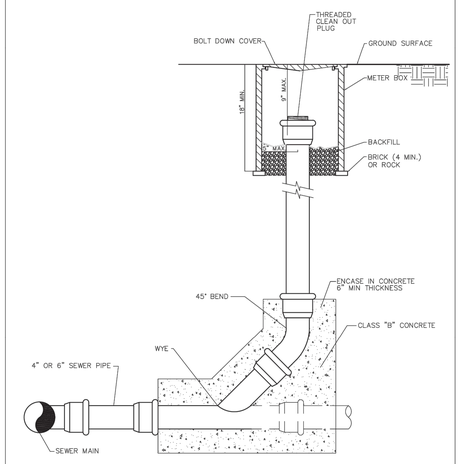
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12.0
CLEAN OUT WITH TRAFFIC BOX
NOT TO SCALE

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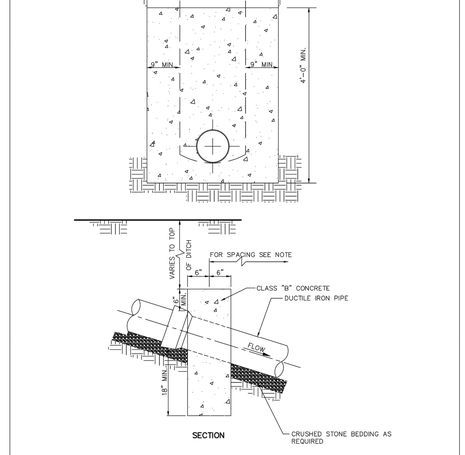
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13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE

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STANDARD SEWER DETAILS

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NOTES:
1. SEWERS ON 18.8% SLOPE OR GREATER SHALL BE ANCHORED SECURELY WITH CONCRETE ANCHORS EQUAL SPACED. REFER TO SPECIFICATIONS.

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14.0
CONCRETE ANCHOR
NOT TO SCALE

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12/18/2023

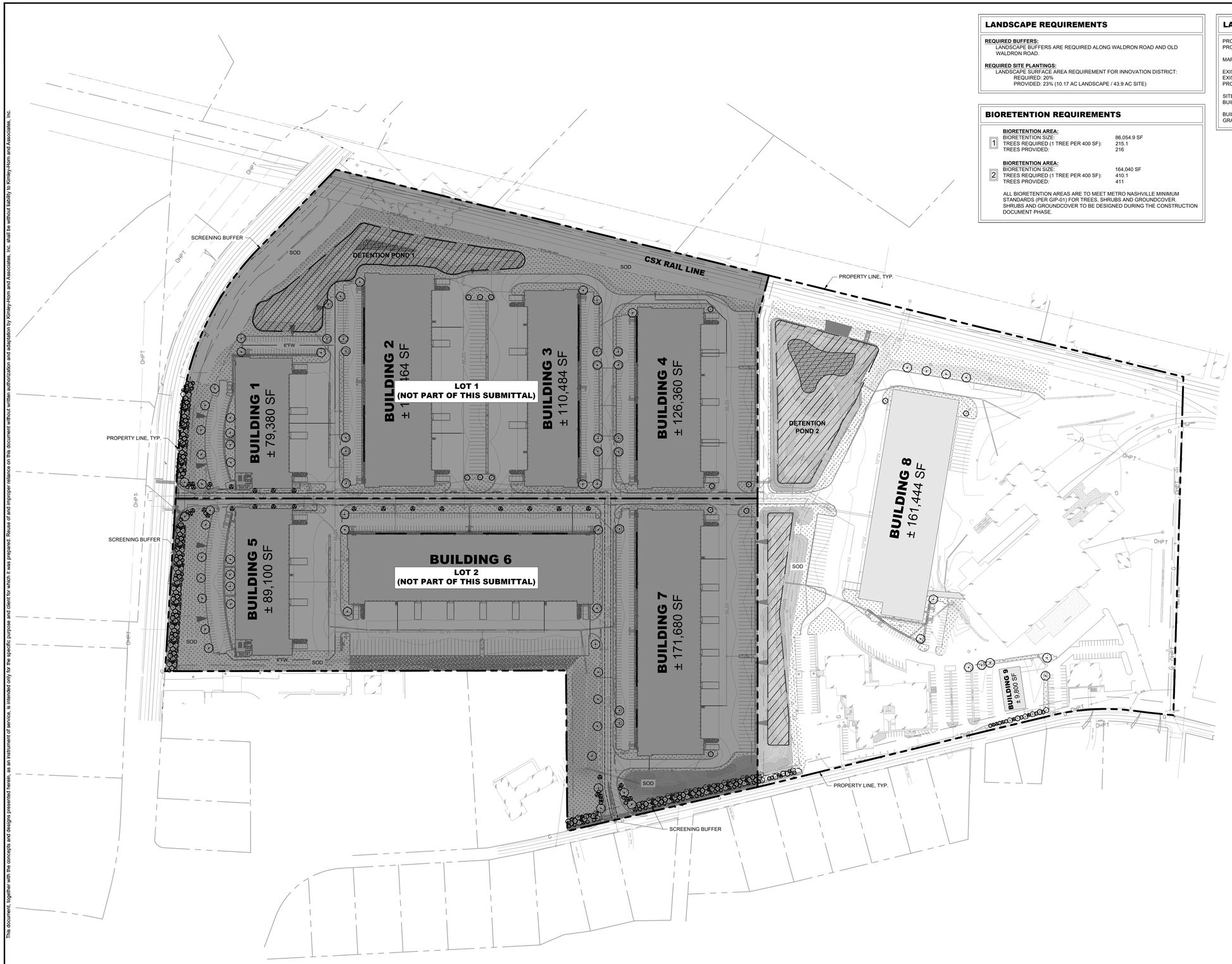
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DESIGNED BY:	GTF
DRAWN BY:	GTF
CHECKED BY:	RJA
DATE:	12/18/2023

KIMLEY-HORN PROJECT NO. 118163044

UTILITY DETAILS

SHEET NUMBER
C8-22



LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE REQUIRED ALONG WALDRON ROAD AND OLD WALDRON ROAD.

REQUIRED SITE PLANTINGS:
LANDSCAPE SURFACE AREA REQUIREMENT FOR INNOVATION DISTRICT:
REQUIRED: 20%
PROVIDED: 23% (10.17 AC LANDSCAPE / 43.9 AC SITE)

BIORETENTION REQUIREMENTS

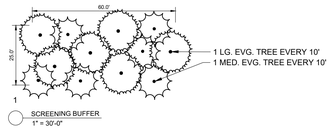
1
BIORETENTION AREA:
BIORETENTION SIZE: 86,054.9 SF
TREES REQUIRED (1 TREE PER 400 SF): 215.1
TREES PROVIDED: 216

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

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

LANDSCAPE DATA TABLE

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



PLANT SCHEDULE

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	AUTUMN FLAME RED MAPLE
	BALD CYPRESS
EVERGREEN TREES	
	GREENLEAF AMERICAN HOLLY
	NELLIE STEVENS HOLLY
	TREE FORM BURFORD HOLLY
UNDERSTORY TREES	
	AUTUMN BRILLIANCE SERVICEBERRY
DECIDUOUS SHRUBS	
	ARROWOOD VIBURNUM
	LIMELIGHT HYDRANGEA
EVERGREEN SHRUBS	
	CARISSA HOLLY
GROUND COVERS	
	SHOT ROCK
	TENNESSEE RIVER ROCK
SOD/SEED	
	TIFWAY 419 BERMUDA SOD

LANDSCAPE NOTES

SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
12-15-2023

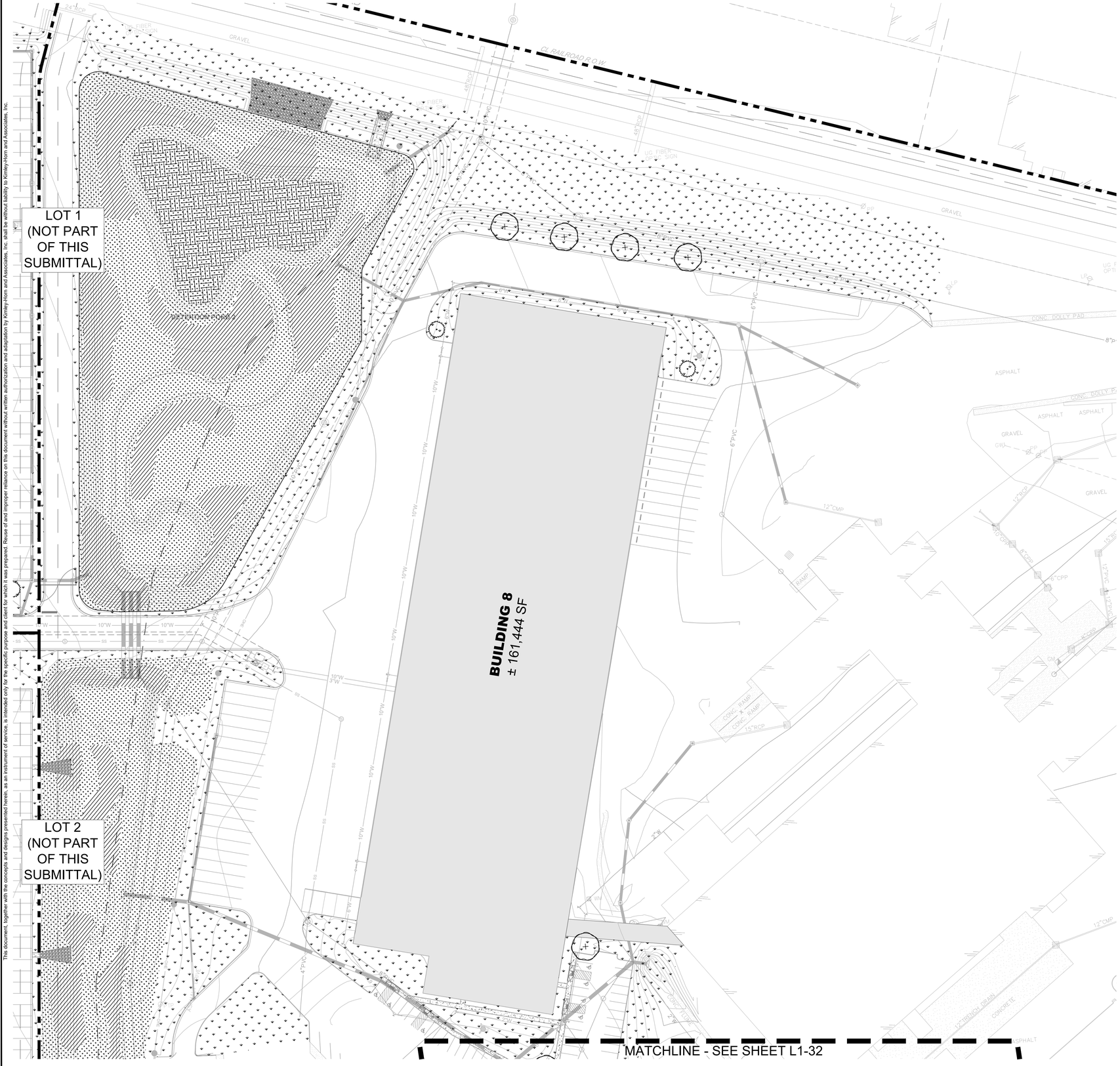
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DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	JLR
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

LANDSCAPE PLAN - OVERALL

SHEET NUMBER
L1-30

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LANDSCAPE DATA TABLE

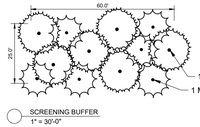
PROJECT NAME:	CO-OP BUSINESS PARK
PROPERTY ADDRESS:	MURFREESBORO ROAD LA VERGNE, TENNESSEE 37086
MAP AND PARCEL ID:	MAP 015 PARCEL 02400, 02800
EXISTING ZONING:	I-2
EXISTING LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
PROPOSED LAND USE:	HEAVY INDUSTRIAL/MANUFACTURING
SITE AREA:	±114.9 AC
BUILDING AREA: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

PLANT SCHEDULE

SYMBOL	COMMON NAME
DECIDUOUS TREES	
	AUTUMN FLAME RED MAPLE
	BALD CYPRESS
EVERGREEN TREES	
	GREENLEAF AMERICAN HOLLY
	NELLIE STEVENS HOLLY
	TREE FORM BURFORD HOLLY
UNDERSTORY TREES	
	AUTUMN BRILLIANCE SERVICEBERRY
DECIDUOUS SHRUBS	
	ARROWOOD VIBURNUM
	LIMELIGHT HYDRANGEA
EVERGREEN SHRUBS	
	CARISSA HOLLY
GROUND COVERS	
	SHOT ROCK
	TENNESSEE RIVER ROCK
SOD/SEED	
	TIFWAY 419 BERMUDA SOD

LANDSCAPE NOTES

SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.



SCREENING BUFFER
1" = 30'-0"

WETLAND PLANTING SCHEDULE

	WETLAND ZONE LIVE STAKING	72,193 SF	
	ALNUS SERRULATA / HAZEL ALDER	469	10% @ 48" oc
	ARONIA ARBUTIFOLIA / RED CHOKEBERRY	833	10% @ 36" oc
	CORNUS AMOMUM / SILKY DOGWOOD	302	10% @ 60" oc
	HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	832	10% @ 36" oc
	HYDRANGEA ARBORESCENS / WILD HYDRANGEA	2,402	20% @ 30" oc
	ILEX VERTICILLATA / WINTERBERRY	1,227	20% @ 42" oc
	SALIX ALBA 'SERICEA' / WHITE WILLOW	302	10% @ 60" oc
	SAMBUCUS CANADENSIS / AMERICAN ELDERBERRY	302	10% @ 60" oc
	WETLAND ZONE SEED	233,990 SF	
	ROUNDSTONE SEED - MIX 131 / SOUTHERN WETLAND AND POND EDGE MIX		

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

GRAPHIC SCALE IN FEET
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10 Lea Avenue, Suite 400, Nashville, TN 37210
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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
12/18/2023

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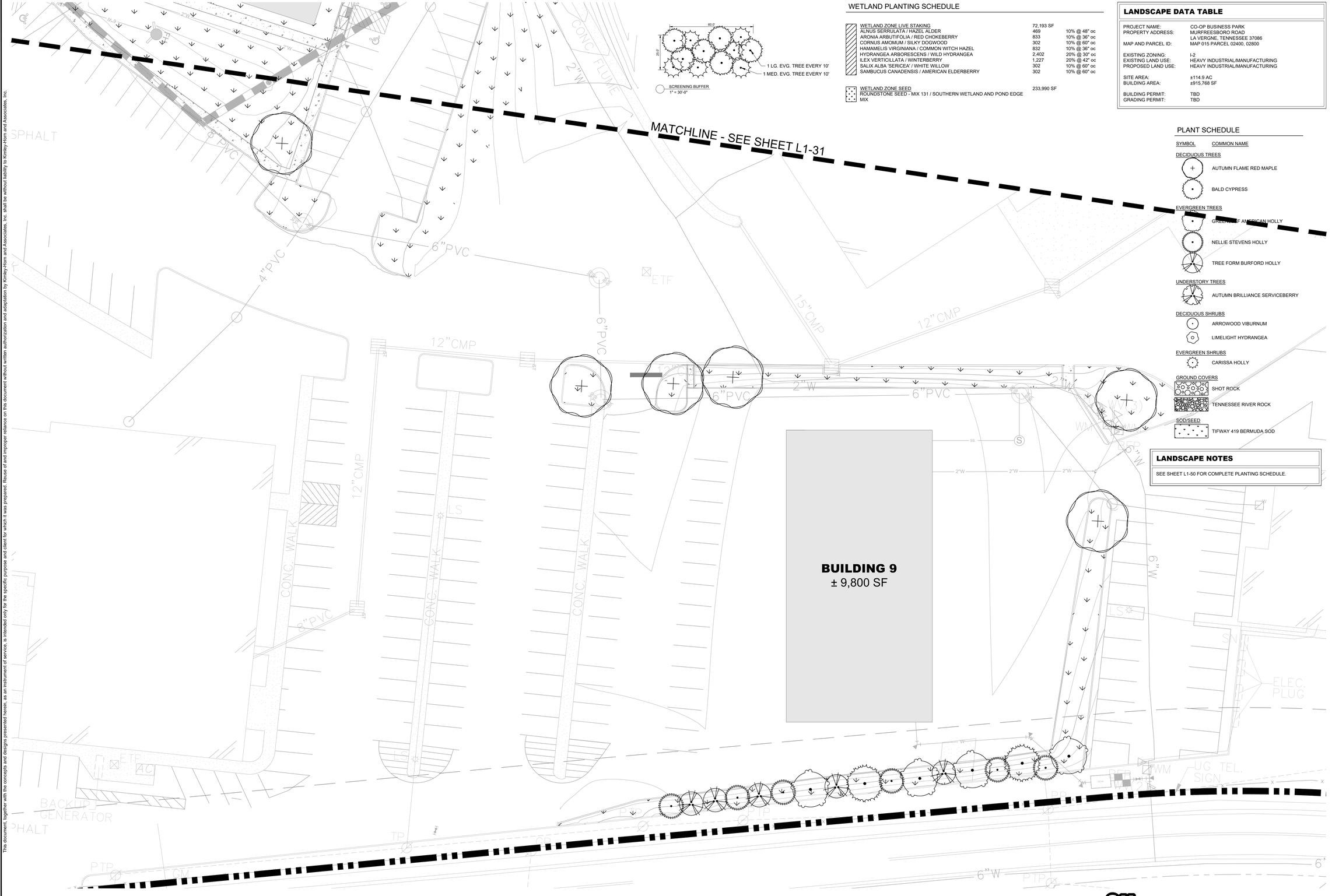
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KIMLEY-HORN PROJECT NO.	118163044

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-31

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LANDSCAPE NOTES

SEE SHEET L1-50 FOR COMPLETE PLANTING SCHEDULE.

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CO-OP BUSINESS PARK LOT 3

PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

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SPENCER JAMES SAUNDERS
REGISTERED
LANDSCAPE ARCHITECT
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LANDSCAPE PLAN - ENLARGEMENT

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* *FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

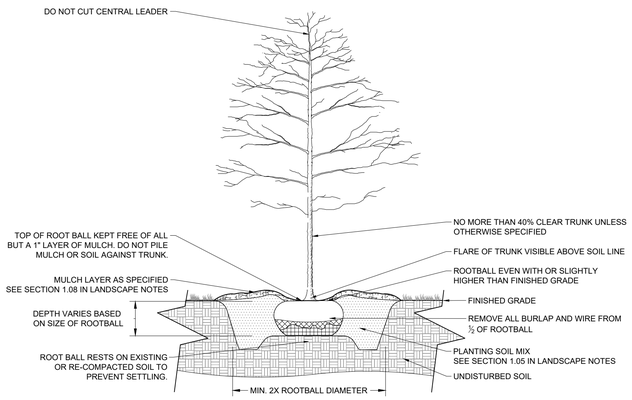
SPENCER JAMES SANDBERG — REGISTERED — LANDSCAPE ARCHITECT — 12/18/2023

No	REVISIONS	DATE	BY
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DESIGNED BY: OAS
DRAWN BY: OAS
CHECKED BY: JLR
DATE: 12/18/2023
KIMLEY-HORN PROJECT NO. 118163044

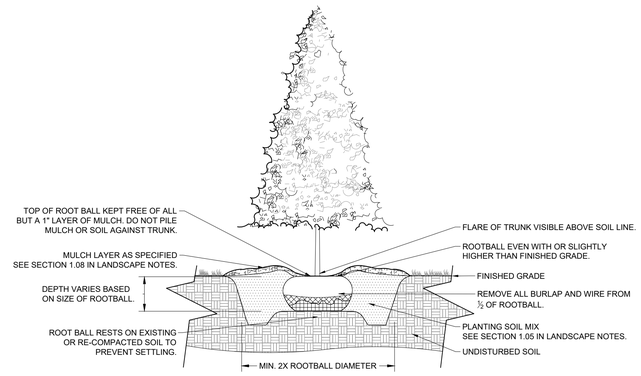
LANDSCAPE NOTES

SHEET NUMBER
L1-50



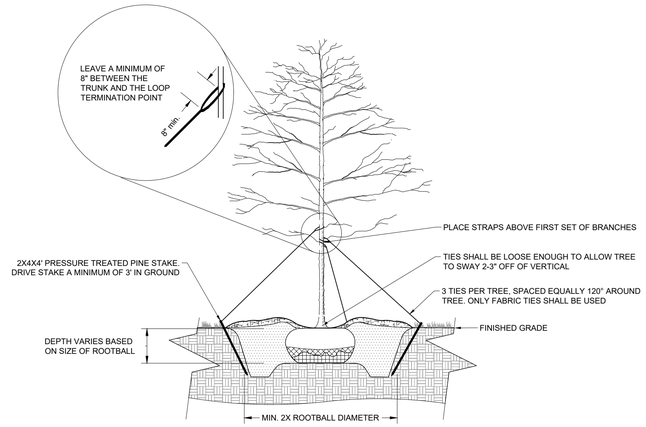
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

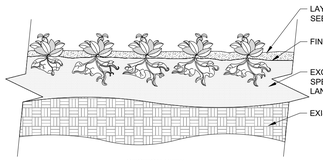
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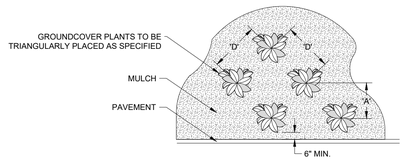
NOTE: TREE STAKING MAY BE USED ONLY ON TREES LARGER THAN 2" CAL., UNLESS OTHERWISE APPROVED BY THE CITY LANDSCAPE ARCHITECT.

3 TREE STAKING

NOT TO SCALE



SECTION VIEW



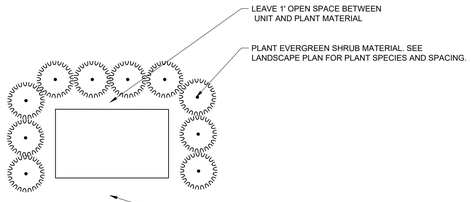
PLAN VIEW

PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

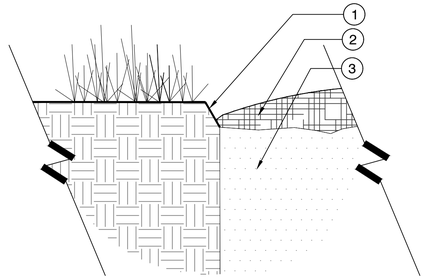
4 GROUNDCOVER PLANTING

NOT TO SCALE



5 TYPICAL SERVICE SCREENING DETAIL

NOT TO SCALE



1 SPADED LANDSCAPE BED EDGE
2 3" HIGH MULCH SAUCER SHALL BE CONSTRUCTED AROUND THE BASE OF SHRUB/TREE
3 PLANTING SOIL MIX SEE SECTION 1.05 IN LANDSCAPE NOTES

6 SPADED EDGE

1 1/2" = 1'-0"

KHA-SI-PAV-CO-28

PLANT SCHEDULE LOT 3

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	
GROUND COVERS									
	SR	36,364 SF	SHOT ROCK	SHOT ROCK		AS SHOWN			
	TG	7,587 SF	TENNESSEE RIVER ROCK - -	TENNESSEE RIVER ROCK		AS SHOWN			
SOD/SEED									
	SOD	240,130 SF	-	TIFWAY 419 BERMUDA SOD		SOD	-	SOD	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS
DECIDUOUS TREES									
	ARA	11	ACER RUBRUM `AUTUMN FLAME`	AUTUMN FLAME RED MAPLE	AS SHOWN	3" CAL; 10`-12` HT.	B&B	FULL; MATCHED	
	TD	8	TAXODIUM DISTICHUM	BALD CYPRESS	AS SHOWN	3" CAL; 10`-12` HT.	B&B	FULL; MATCHED	
EVERGREEN TREES									
	ICB	7	ILEX CORNUTA `BURFORDII` (TREE FORM)	TREE FORM BURFORD HOLLY	AS SHOWN	2" CAL; 8-10` HT.	B&B	FULL; MATCHED	
	IG	8	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	3" CAL; 10`-12` HT.	B&B	FULL; MATCHED	
	IN	13	ILEX X `NELLIE R STEVENS`	NELLIE STEVENS HOLLY	AS SHOWN	2" CAL.; 8-10` HT.	B&B	FULL; MATCHED	
SOD/SEED									
	SOD	42,411 SF	-	TIFWAY 419 BERMUDA SOD	SOD	-	SOD	TIGHT, SAND ROLLED JOINTS, FREE OF WEEDS & DEBRIS	

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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.

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CO-OP BUSINESS PARK
LOT 3
PANATTONI DEVELOPMENT COMPANY
LA VERGNE, TENNESSEE

PANATTONI®

SPENCER JAMES SANDERS — REGISTERED — LANDSCAPE ARCHITECT — 12/18/2023

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7	-	-	-

DESIGNED BY:	OAS
DRAWN BY:	OAS
CHECKED BY:	JLR
DATE:	12/18/2023
KIMLEY-HORN PROJECT NO.	118163044

LANDSCAPE DETAILS

SHEET NUMBER
L1-51

Drawing name: K:\NSH_LDEV\118163044 - co-op la vergne\4-CADD\plansheets\L1-50 LANDSCAPE DETAILS.dwg DETAILS - LOT 3 Dec 18, 2023 9:26am by: Garrett.Froula

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 8.

Item Title: Concept Plan - La Vergne Business Center - Two (2) Buildings Totaling 346,800 Square Feet on 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the concept plan for the La Vergne Business Center located on 29 ± acres. The purpose of the plan is to show the layout for a new industrial development.

The property is located off Mars Street and Minerva Drive. The proposed layout on the concept plan shows two (2) new buildings are indicated for the new parcels that will be created. Together, these two (2) proposed buildings total over 346,000 square feet of new industrial space.

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

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

The existing lot at 1701 Mars is zoned residential and must be rezoned to industrial in order to be used as part of this industrial park.

Staff recommends that this applicant should abandon this plan with access from Mars and Minerva, and instead all warehouse and distribution should access from Dick Buchanan Street, either directly or indirectly;

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Staff recommends that this applicant abandon this plan with access from Mars and Minerva & instead all warehouse and distribution should access from Dick Buchanan Street, either directly or indirectly;
2. The existing lot at 1701 Mars is zoned residential and must be rezoned to industrial in order to be used as part of this industrial park.
3. A private easement was considered back on December 16th after the workshop, but the easement creates even more issues including access for emergency services such as Fire; Emergency cannot access through a private easement for various reasons;
4. Owner should dedicate ROW all the way to the property line at a minimum to create public right-of-way and extend Minerva Drive;
5. A 50' buffer will be required between all industrial and residential land.
6. A cul-de-sac will most likely be required to be installed by developer at end of Minerva.

Engineering

Gary Lide
glide@lavergnetn.gov

1. The present submittal includes a traffic signal at the intersection of Minerva with Murfreesboro Road.
2. To serve as an industrial road for this site, Minerva Road would be required to be paved with 10" of gravel, 4.5" of binder, and 1.5" of topping (wearing surface). This is per the City Public Works Standards for Roads--Street Requirements on Paving.
3. This plan does not provide curb and gutter on both sides as required by the Subdivision Regulations Section 4-103.205.
4. Sidewalks are not shown on both sides of Minerva Drive as required by the Subdivision Regulations Section 4-108.3. This section is also referenced in the Zoning Ordinance.
5. There is no grass median between the back of curb and the sidewalk which requires a Planning Commission finding that it is not feasible to provide the grass strip. This is per Subdivision Regulations 4-108.1. This section is also referenced in the Zoning Ordinance.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Sht C6-00: Show/label to cut in 6-inch tee and valves at public waterline connection.
2. Sht C6-00: City uses combined fire and domestic water meters, refer to City Standards available on City website.
3. Sht C6-00: If separate buildings/parcels are to be owned separately, they need independent fire water meters (not combined fireline for both buildings). What is purpose of subdivision of the parcel for the two buildings? This forces the City to provide a public waterline to the last meter within the property. City would prefer one meter at the front of the property - if it's one property owner.
4. Sht C6-00: Label sizes of existing public sewer and water pipes.
5. Sht C6-00: Label all proposed pipe sizes (sewer, water, fire water, irrig, & storm drain, etc.).
6. Sht C6-00: Label existing streets: Mercury Dr, Minerva Dr.

7. Sht C6-00: Label existing low pressure sewer in Mars St and Minerva Dr.

Codes

Fire

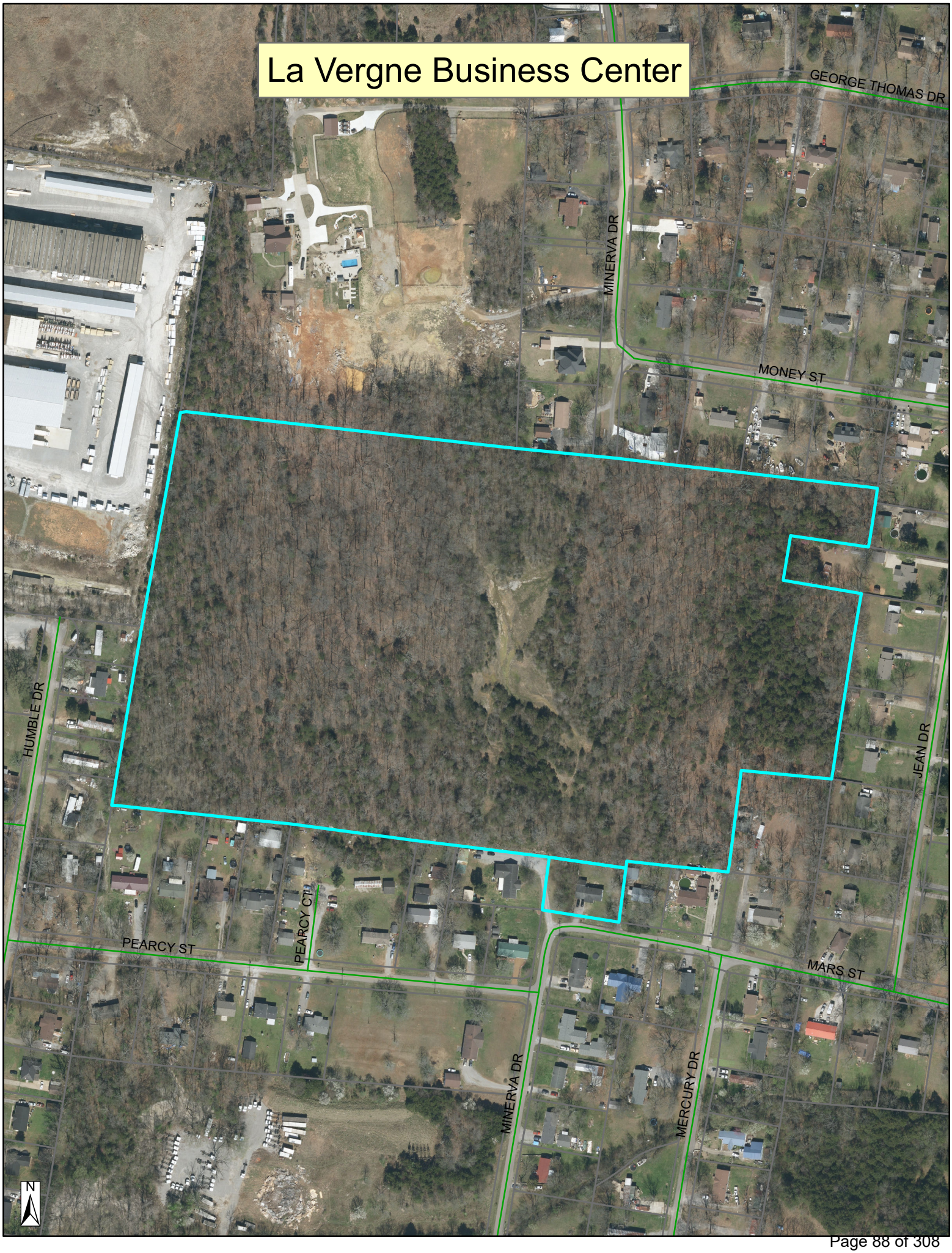
The FDC across the street from the fire hydrant needs to be moved to the same roadway side. Either or.

Curtis Brinkley
cbrinkley@lavergnetn.gov

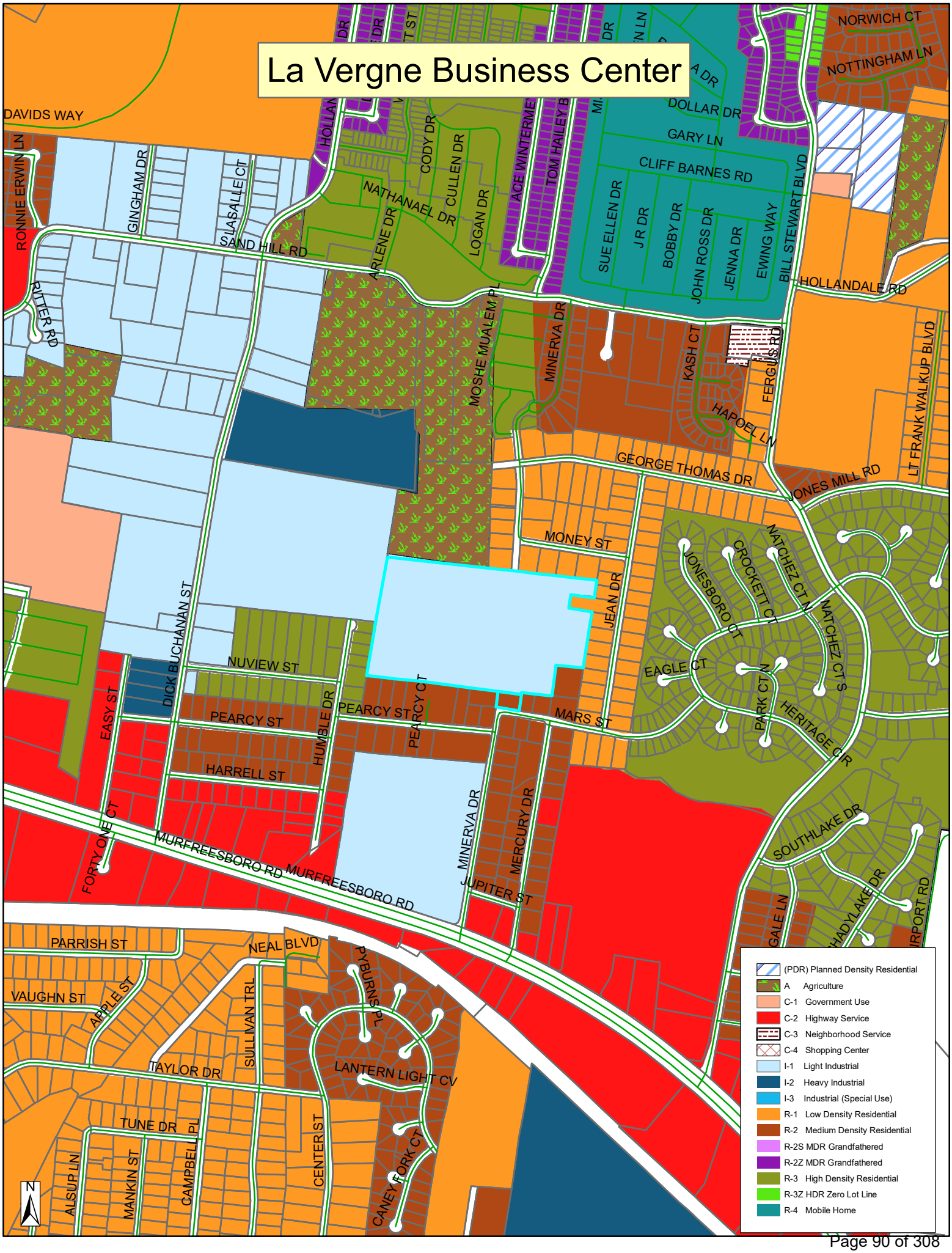
Police

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.


La Vergne Business Center
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
N


La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
MOSHE MUALEM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM CT
PARK CT N
EAGLE CT
HERITAGE CIR
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY CT
MARS ST
HARRELL ST
MERCURY DR
MURFREESBORO RD
JUPITER ST
PARRISH ST
NEAL BLVD
SULLIVAN TRL
CENTER ST
GALE LN
FISK DR
N


La Vergne Business Center
DAVIDS WAY
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAN
CODY DR
CULLEN DR
NATHANAEL DR
ARLENE DR
LOGAN DR
ACE WINTERME
TOM HAILEY B
DOLLAR DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
JR DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
BILL STEWART BLVD
NORWICH CT
NOTTINGHAM LN
HOLLANDALE RD
MOSHE MUALEM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
LT FRANK WALKUP BLVD
GEORGE THOMAS DR
JONES MILL RD
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
NATCHEZ CT S
EAGLE CT
PARK CT N
HERITAGE CIR
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
HARRELL ST
FORTY ONE CT
MURFREESBORO RD
MINERVA DR
MERCURY DR
JUPITER ST
SOUTHLAKE DR
GALE LN
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
PYBURN PL
LANTERN LIGHT CV
TAYLOR DR
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
ALSUP LN
MANKIN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


303


GRAY'S
1255-6921



CONCEPT PLAN SUBMITTAL

LA VERGNE BUSINESS CENTER

1701 MARS STREET
LA VERGNE, TN

CONCEPT PLAN SUBMITTAL: 11/27/2023
CONCEPT PLAN RESUBMITTAL: 12/18/2023
CONCEPT PLAN RESUBMITTAL: 01/02/2024

SITE DATA TABLE		
SITE ADDRESS	1701 MARS STREET LA VERGNE, TN 37086	
TAX MAP	MAP 014 PARCEL 046.01, 025.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	29.0 AC	29.0 AC
DISTURBED AREA	N/A	29.0 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	16.68 AC
PERVIOUS AREA	29 AC	12.32 AC
YARD / BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FT	20 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE YARD	10 FT	10 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR YARD	15 FT	15 FT
REAR BUILDING SETBACK	20 FT	20 FT

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±181,800 SF	260' x 680'
BUILDING 2	±165,000 SF	250' x 640'
TOTAL BUILDING AREA	±346,800 SF	

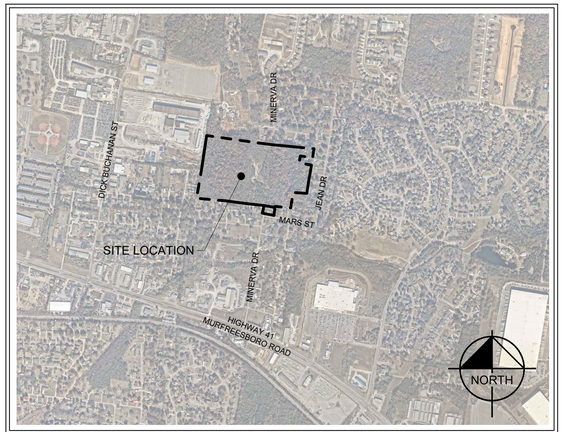
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±87	±286
ACCESSIBLE (INCL. VAN ACCESSIBLE)	4 (1 VAN)	4
TRUCK PARKS	N/A	±257

EXISTING PROPERTY SUMMARY

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±29 ACRES OFF OF MINERVA DRIVE IN LA VERGNE, TN. IN TOTAL, THE COMBINED AREA FOR THE TWO BUILDINGS IS ±346,800 SQUARE FEET.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	1701 MARS STREET LA VERGNE, TN
MAP AND PARCEL ID:	MAP 014, PARCELS 046.01, 025.00
U.S. FEMA FIRM PANEL:	47149C0020K DATED MAY 9, 2023, ZONE X
EXISTING ZONING: EXISTING LAND USE:	I-1, LIGHT INDUSTRIAL VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C1-00	EXISTING CONDITIONS
C1-20	ROAD CLOSURE PLAN
C2-00	SITE LAYOUT - OVERALL
C2-10	MINERVA DR ENLARGEMENT
C2-11	MINERVA DR ENLARGEMENT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-01	GRADING AND DRAINAGE PLAN - CROSS SECTION
C6-00	UTILITY PLAN - OVERALL
L1-00	LANDSCAPE PLAN

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: BRETT BEELER
PHONE: (615) 564-2701

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

TRAFFIC
KCI TECHNOLOGIES, INC.
500 11TH AVENUE N, SUITE 290
NASHVILLE, TN 37203
CONTACT: TYLER FOSNES
PHONE: (615) 370-8410

PERMITTING / UTILITY CONTACTS

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

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

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

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

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

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
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PHONE: (615) 287-5832

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

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

BIG ACQUISITIONS LLC
10275 W HIGGINS RD, SUITE 810
ROSEMONT, IL 60018
PHONE: 615-630-8591
CONTACT: ANDREW MAZEY

PLANS PREPARED BY

Kimley»Horn

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ENGINEER'S SEAL

BRETT BEELER
REGISTERED ENGINEER
No. 126619
STATE OF TENNESSEE

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	12

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C0-00 COVER.dwg Jan 02, 2024 9:03am by: brett.beeler

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CONTRACTOR RESPONSIBILITIES:

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

DEMOLITION INFORMATION:

1. NOTIFICATIONS:

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

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

SITE INFORMATION:

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

EROSION AND SEDIMENT CONTROL INFORMATION:

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

ADA COMPLIANCE:

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

CONCRETE INFORMATION (SITE WORK ONLY):

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

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

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

PAVEMENT INFORMATION:

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

STORM SEWER NOTES:

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

CLEARING AND GRUBBING:

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

GRADING NOTES:

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

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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BUSINESS CENTER
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

BRETT BEELER
REGISTERED ENGINEER
No. 124474
COMMERCE
STATE OF TENNESSEE

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GENERAL NOTES

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C0-01

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CAD\DP\sheets\C0-01 GENERAL NOTES.dwg C0-10 SITE VICINITY MAP Jan 02, 2024 8:52am by brett.beeler



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SITE VICINITY MAP

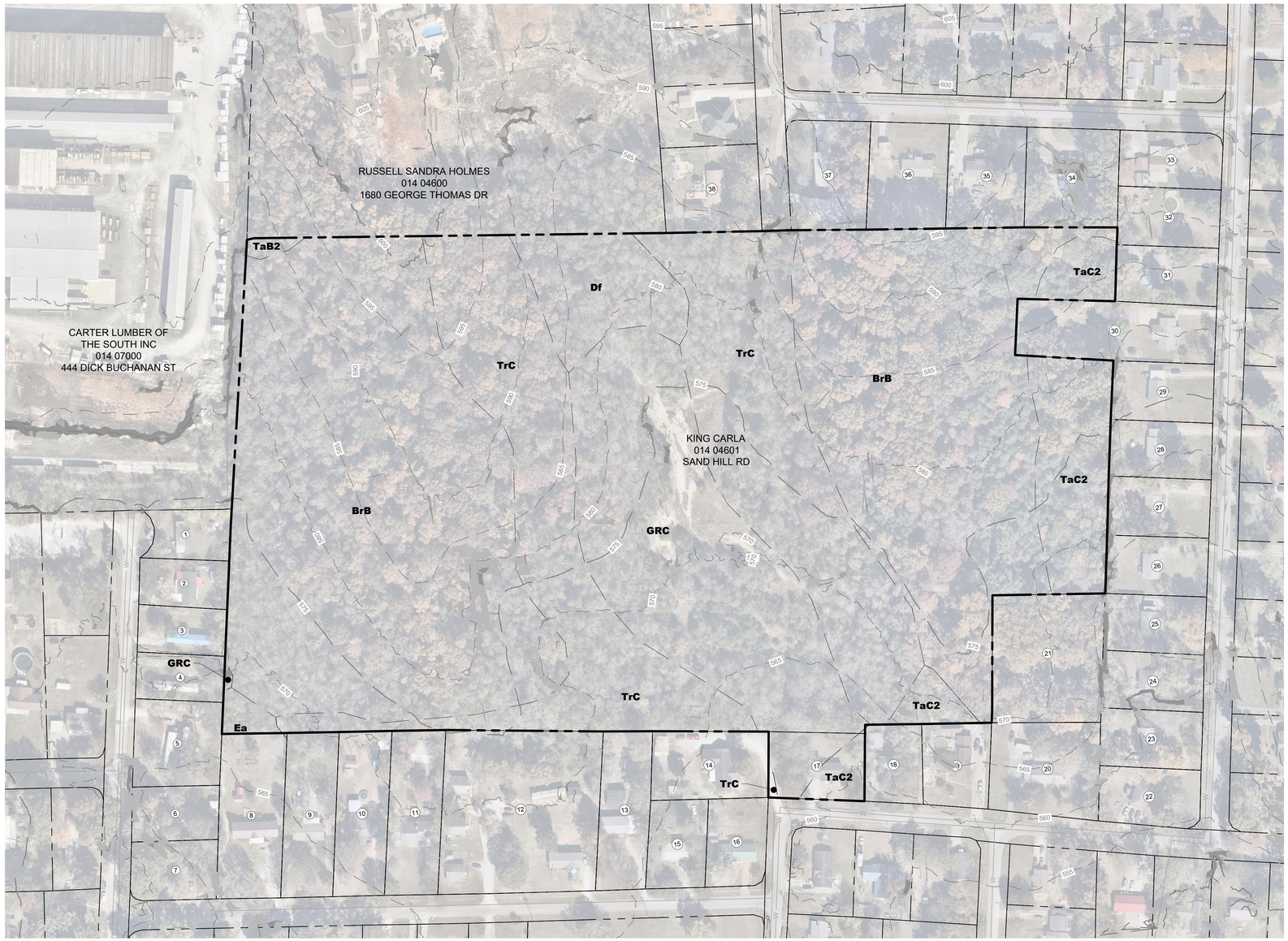
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BRETT BEELER
STATE OF TENNESSEE
REGISTERED LANDSCAPE ARCHITECT

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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.

SLOPE LEGEND

12-20% SLOPE

>20% SLOPE

ADJACENT PROPERTIES TABLE

LOT NO.	OWNER	ADDRESS	PARCEL
1	WALDRON S WAYNE	312 HUMBLE DRIVE	014O A 00403
2	WALDRON S WAYNE	310 HUMBLE DRIVE	014O A 00402
3	WALDRON S WAYNE	308 HUMBLE DRIVE	014O A 00401
4	WALDRON STEVEN W	306 HUMBLE DRIVE	014O A 00400
5	QUINTER EDA K	304 HUMBLE DRIVE	014O A 00300
6	QUINTER EDA K	302 HUMBLE DRIVE	014O A 00200
7	QUINTER EDA K	300 HUMBLE DRIVE	014O A 00100
8	CAUDILL TERESA L	1603 PEARCY ST	014O B 03200
9	SNOW JOANN N	1605 PEARCY ST	014O B 03101
10	KING RONALD D	1607 PEARCY ST	014O B 03100
11	CHAMBERS SYLVESTER, ANN T	1609 PEARCY ST	014O B 03000
12	SMITH FOY D, BARBARA	301-305 PEARCY ST	014O B 02900
13	RUSSELL RONALD DALE	1617 PEARCY ST	014O B 02800
14	YOUNGBLOOD TONY, LILLIAN	303 MINERVA DR	014O B 02700
15	TEKOPPEL NICOLA	1619 PEARCY DR	014O B 02701
16	CARTER LESLIE L	1621 PEARCY ST	014O B 02600
17	COTHRAN JUDY ANN	1701 MARS ST	014O B 02500
18	COIA RACHEL	1703 MARS ST	014O B 02400
19	OAKLEY RAYMOND	1705 MARS ST	014O B 02300
20	BANNISTER JAMES L, DONNA	1707 MARS ST	014O B 02200
21	BANNISTER ELIZABETH, RENA L MONTGOMERY	MARS ST	014O B 02201
22	MULLINS ROBERT F SR	301 JEAN DR	014O B 02100
23	MEY JOHN P	303 JEAN DR	014O B 02000
24	ELLENBURG THOMAS JR, TRACY	305 JEAN DR	014O B 01900
25	HOME SFR BORROWER LLC	307 JEAN DR	014O B 01800
26	CERVANTES ANTONIO J	309 JEAN DR	014O B 01700
27	DURANI KHALIDA	311 JEAN DR	014O B 01600
28	GOODWIN STEVE LARRY E MORRIS	401 JEAN DR	014O B 01500
29	GOODWIN STEVE ANOTHONY MR JEAN	403 JEAN DR	014O B 01400
30	BOHANAN JEAN	405 JEAN DR	014O B 01300
31	COOK RICHARD, TONYA	409 JEAN DR	014O B 01200
32	DIAZ JOSE DEJESUS	JEAN DR	014O B 01100
33	DIAZ JOSE DEJESUS	411 JEAN DR	014O B 01000
34	LINDSEY DAVID K	1706 MONEY ST	014O B 00900
35	WAGGONER GARY C	1704 MONEY ST	014O B 00800
36	TENPENNY ALLEN M ROBIN LEE	1702 MONEY ST	014O B 00700
37	KNOWLES ROBERT J	1700 MONEY ST	014O B 00600
38	LEE ALAN JR	411 MINERVA DR	014O B 00500

COORDINATES ARE NAD83.
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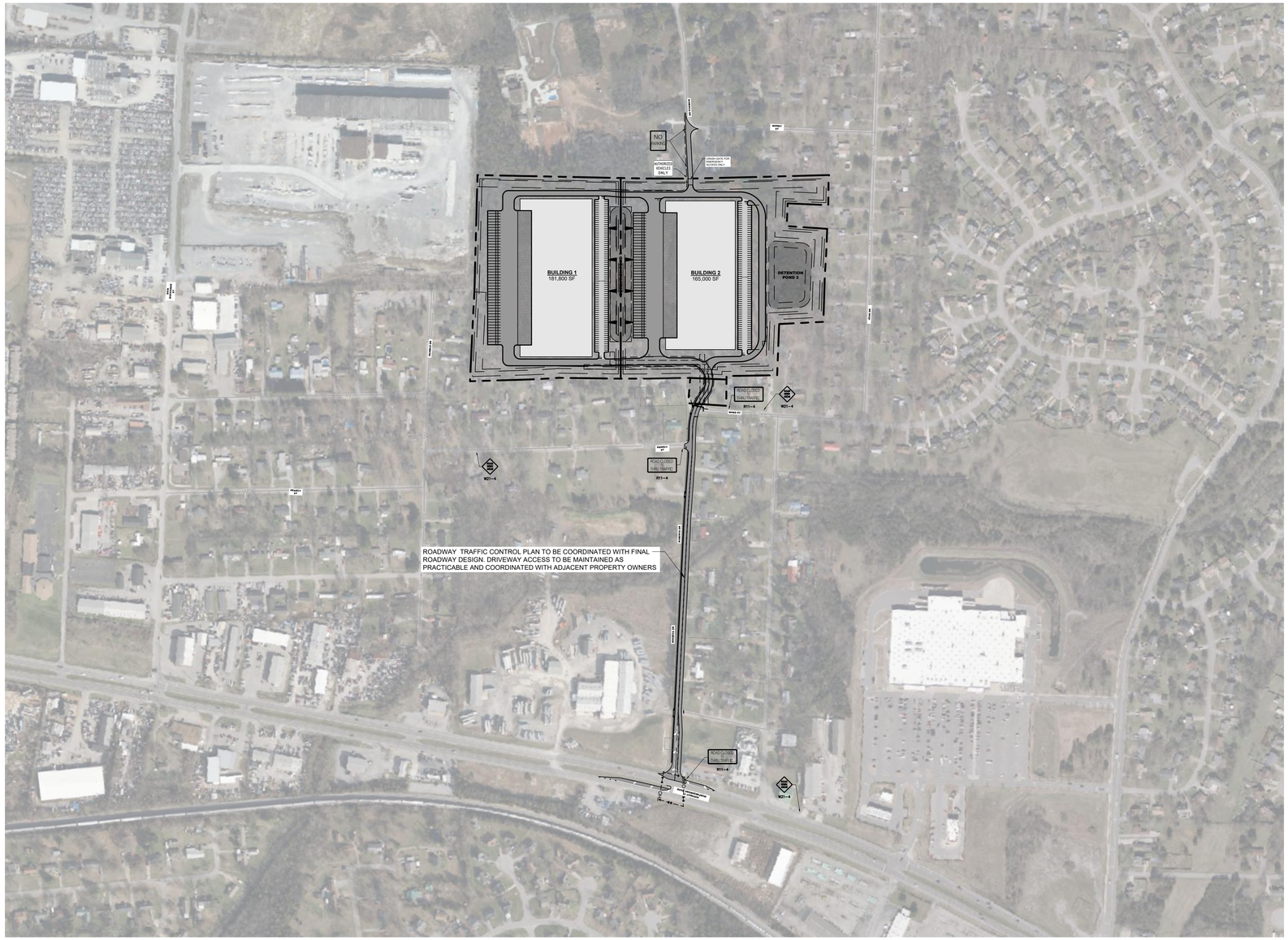
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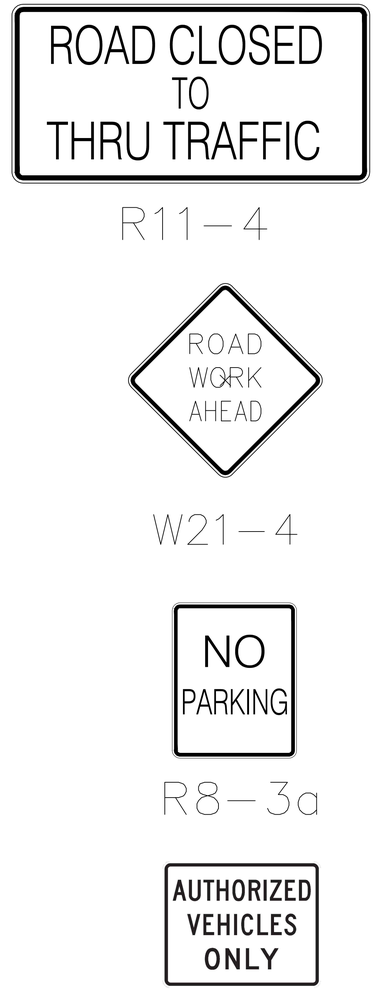
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EXISTING CONDITIONS

SHEET NUMBER
C1-00

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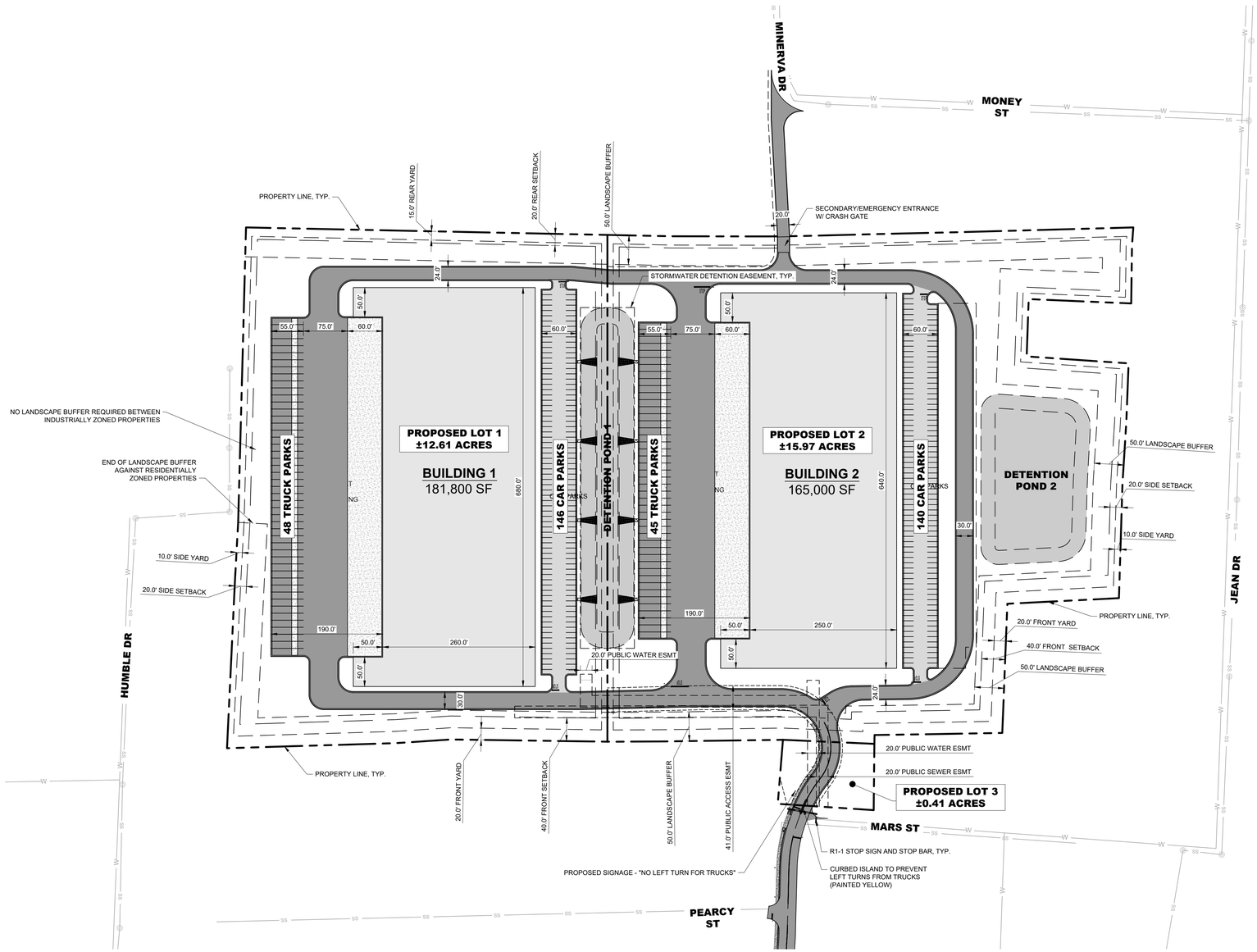
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ROAD CLOSURE PLAN

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C1-20

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SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
- HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
- STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

COORDINATES ARE NAD83.
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GRAPHIC SCALE IN FEET
0 50 100 200

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SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00



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MINERVA DR ENLARGEMENT

SHEET NUMBER
C2-10

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MATCHLINE - SEE SHEET C2-10

POWER3 LLC
PARCEL 018B B 02800
5457 MURFREESBORO ROAD

NOTE: TRAFFIC IMPROVEMENTS TO BE CONSTRUCTED ONLY IF FEASIBLE WITHIN THE EXISTING ROW

PEARCY FRANCES M
PARCEL 018B B 02700
207 MINERVA DRIVE

PEARCY STREET

CARTER LESLIE L
PARCEL 014O B 02600
1621 PEARCY STREET

YOUNGBLOOD TONY ETUX LILLIAN
PARCEL 014O B 02700
303 MINERVA DRIVE

MINERVA DRIVE

50' RIGHT OF WAY

PROPOSED DRIVEWAY ENTRY

PROPOSED 5.0' SIDEWALK, TYP.

PROPOSED 6" CURB AND 1.5' GUTTER, TYP.

14.0'

14.0'

14.0'

FENCE TO BE REPLACED IN KIND

EXISTING FENCE, TYP.

PROPOSED DRIVEWAY ENTRY

25.3'

PRIVATE ACCESS EASEMENT FOR EX. DRIVEWAY. FINAL LOCATION TO BE DETERMINED

PROPOSED CULVERT

PROPOSED SIGNAGE - "NO LEFT TURN FOR TRUCKS"

PROPOSED UTILITY EASEMENT, TYP.

EXISTING FENCE, TYP.

ECCLES CHRISTOPHER RAY
PARCEL 018B C 00500
122 MINERVA DRIVE

BOONE JAMES O VIVIAN
PARCEL 018B C 00600
202 MINERVA DRIVE

KING CARLA
PARCEL 018B C 00700
204 MINERVA DRIVE

ROGERS JOSEPH NEIL
PARCEL 018B C 00701
206 MINERVA DRIVE

ROGERS ANTHONY WAIN
PARCEL 018B C 00800
208 MINERVA DRIVE

MULLINS ROBERT F SR
PARCEL 018B C 00900
210 MINERVA DRIVE

EXISTING FENCE, TYP.

42'

PROPOSED STOP BAR & SIGN

PROPOSED PUBLIC ACCESS EASEMENT

COTHRAN JUDY ANN
PARCEL 014O B 02500
1701 MARS STREET

MARS STREET

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MINERVA DR ENLARGEMENT

SHEET NUMBER
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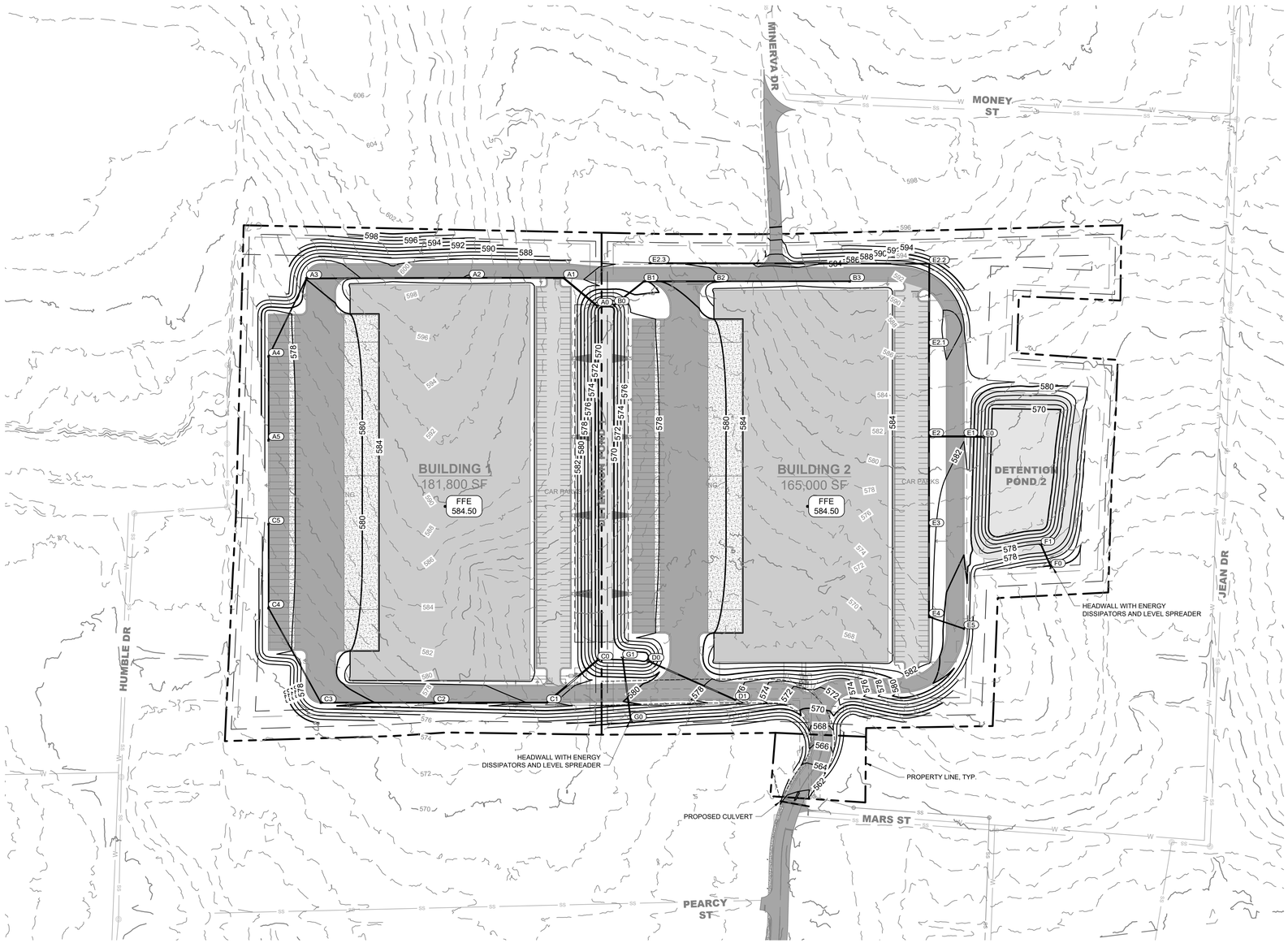
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GRADING PLAN LEGEND

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

GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
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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.



GRAPHIC SCALE IN FEET
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NORTH

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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

BRETT BEELER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 126681
STATE OF TENNESSEE

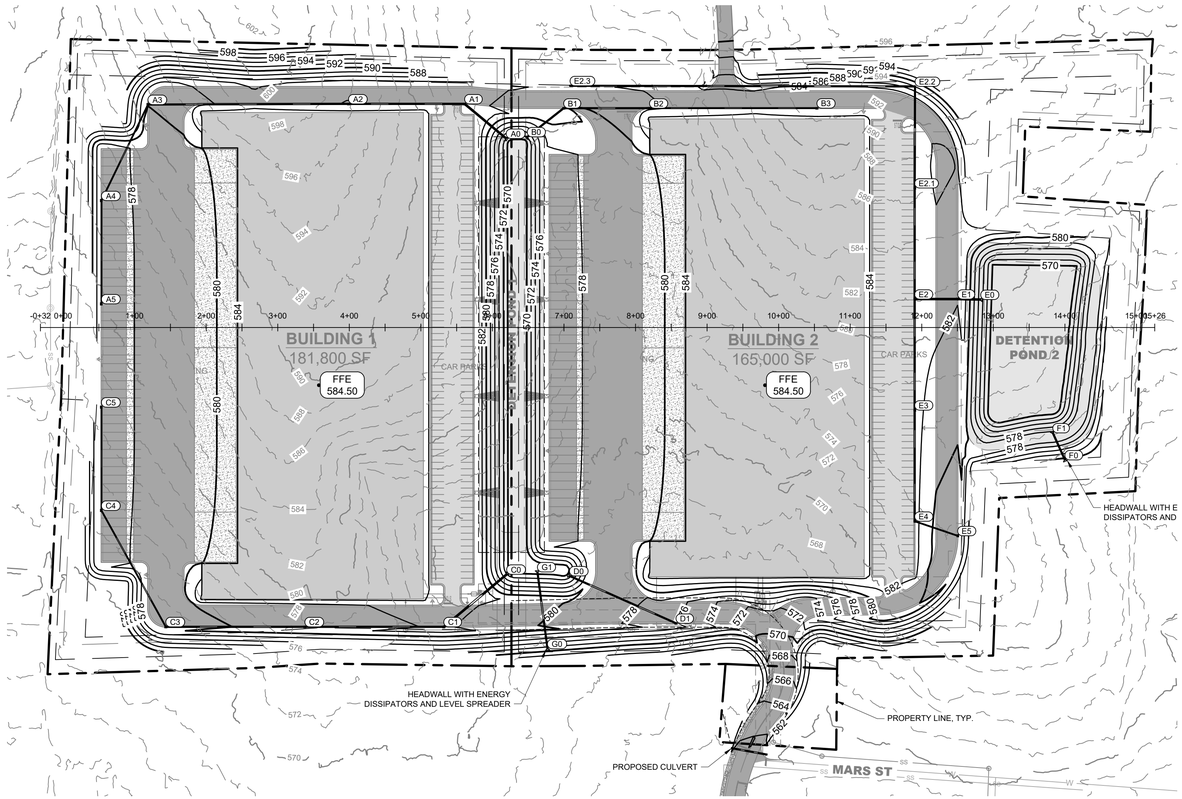
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CHECKED BY: ___
DATE: 12/14/2023
KIMLEY-HORN PROJECT NO. 118574000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION
  - HP — HIGH POINT
  - TC — TOP OF CURB
  - TW — TOP OF WALL
  - INV — INVERT
  - LP — LOW POINT
  - BC — BOTTOM OF CURB / GUTTER LINE
  - BW — BOTTOM OF EXPOSED WALL
  - RIM — TOP OF GRATE / COVER
- FFE 472.00 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR

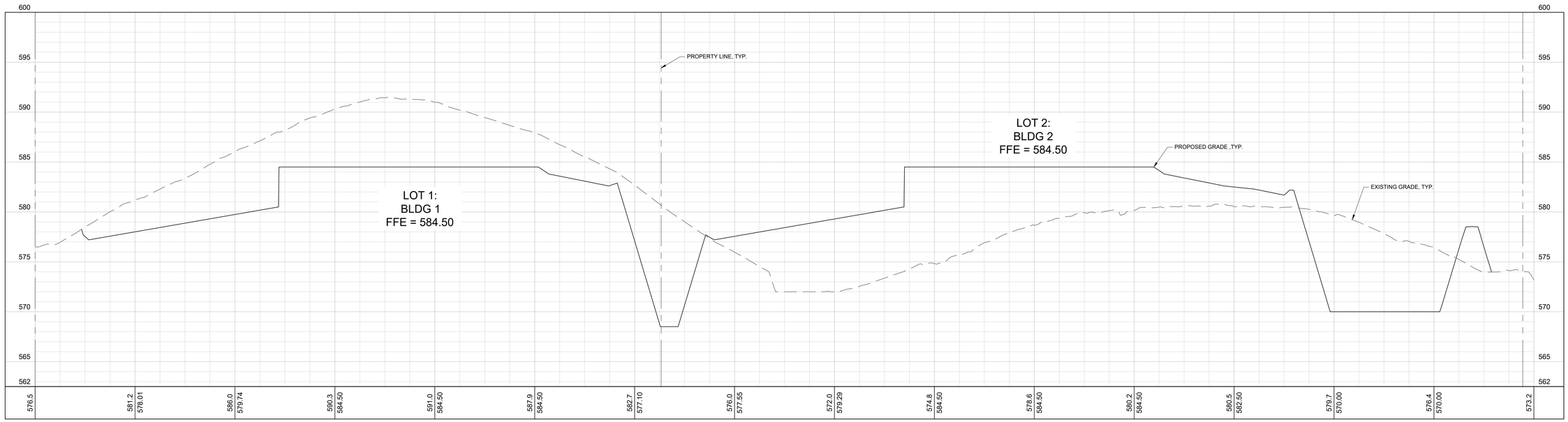
GRAPHIC SCALE IN FEET
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NORTH

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.
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SECTION A-A



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VERTICAL

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HORIZONTAL

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LA VERGNE
BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

BRETT BEELER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 136614
STATE OF TENNESSEE

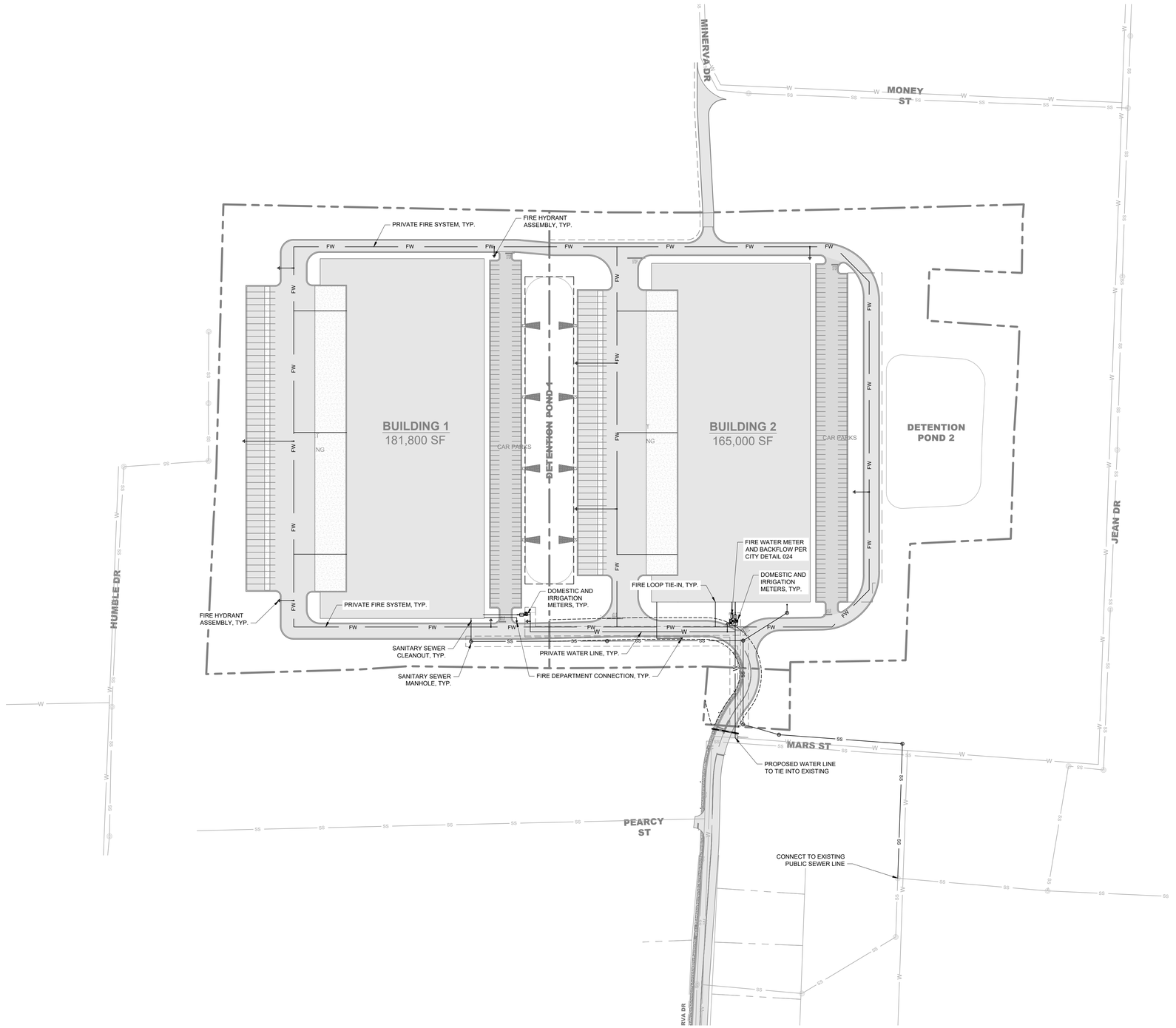
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KIMLEY-HORN PROJECT NO. 118574000

GRADING AND DRAINAGE PLAN - CROSS SECTION

SHEET NUMBER
C4-01

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-01 GRADING AND DRAINAGE PLAN - CROSS SECTION Jan 02, 2024 8:53am by: brett.beeler



SITE UTILITY NOTES

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

LEGEND

- SANITARY SEWER MANHOLE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- FW — FIRE WATER LINE
- WATER METER
- BF — BACKFLOW PREVENTER
- FH — FIRE HYDRANT ASSEMBLY
- FDC — FIRE DEPARTMENT CONNECTION

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

BRETT BEELER — REGISTERED ENGINEER — No. 136611 — STATE OF TENNESSEE

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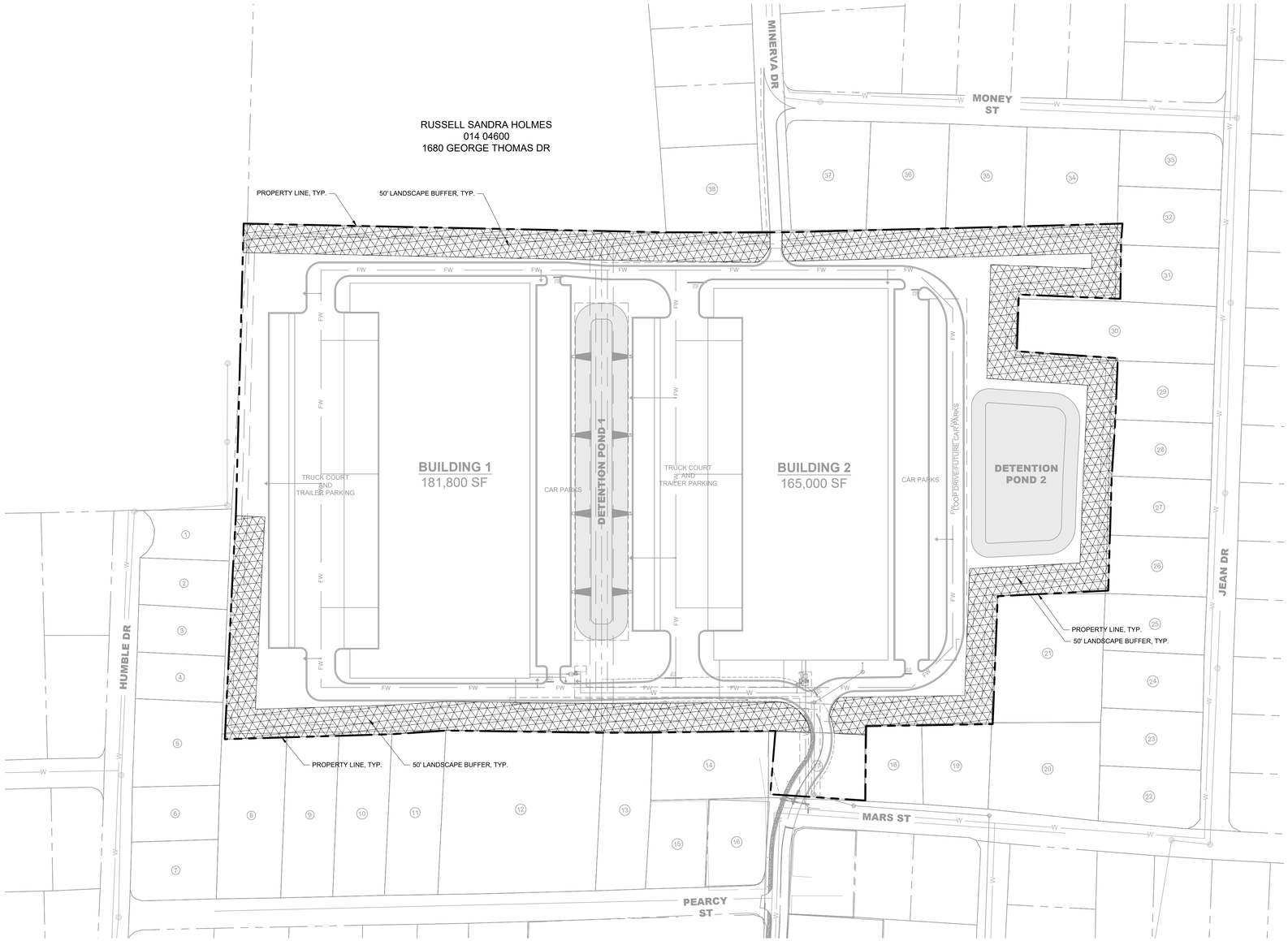
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KIMLEY-HORN PROJECT NO. 118574000

UTILITY PLAN - OVERALL

SHEET NUMBER
C6-00

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LANDSCAPE DATA TABLE

PROJECT NAME:	LA VERGNE BUSINESS CENTER
PROPERTY ADDRESS:	1701 MARS STREET LA VERGNE, TN 37086
MAP AND PARCEL ID:	MAP 014 PARCEL 046.01, 025.00
EXISTING ZONING:	I-1, LIGHT INDUSTRIAL
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL
SITE AREA (AC):	29.0
BUILDING AREA (SF):	346,800 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

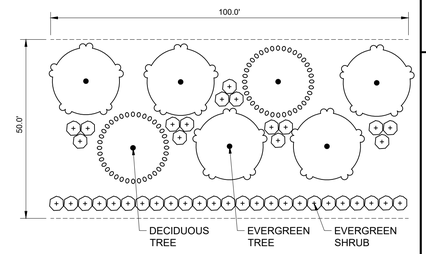
LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE REQUIRED ALONG MARS ST.

REQUIRED SITE PLANTINGS:
LANDSCAPE SURFACE AREA REQUIREMENT FOR RESIDENTIAL (R-1) DISTRICT:
REQUIRED: 50%
PROVIDED: 57.52% (16.68 AC LANDSCAPE/29 AC SITE)

LANDSCAPE LEGEND

SCREENING BUFFER



50' BUFFER YARD

1. A MINIMUM OF SIX LARGE MATURING TREES AND 40 SHRUBS SHALL BE PLANTED FOR EACH 100 LINEAR FEET OF LANDSCAPE SCREEN AREA TO PROVIDE CONTINUOUS COVERAGE.
2. TREES SHALL BE A MINIMUM 50 PERCENT EVERGREEN
3. SHRUBS SHALL BE A MINIMUM 75 PERCENT EVERGREEN

NOTE: EXISTING VEGETATION LOCATED IN THE REQUIRED LANDSCAPE SCREEN AREA MAY BE COUNTED TOWARDS THE MINIMUM REQUIRED LANDSCAPING FOR LANDSCAPE SCREENS PROVIDED IT IS APPROVED BY THE PLANNING DIRECTOR.

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
05/12/2024

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CHECKED BY:	SJS
DATE:	12/14/2023
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN

SHEET NUMBER
L1-00

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 9.

Item Title: Preliminary Plat - La Vergne Business Center - Two (2) Lots Totaling 29 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.

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 the La Vergne Business Center located on 29 ± acres. The purpose of the plat is to show the layout for a new industrial development.

The property is located off Mars Street and Minerva Drive. The plat shows two (2) new lots will be created.

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Staff recommends that this applicant abandon this plan with access from Mars and Minerva & instead all warehouse and distribution should access from Dick Buchanan Street, either directly or indirectly;
2. The existing lot at 1701 Mars is zoned residential and must be rezoned to industrial in order to be used as part of this industrial park.
3. A private easement was considered back on December 16th after the workshop, but the easement creates even more issues including access for emergency services such as Fire; Emergency cannot access through a private easement for various reasons;
4. Owner should dedicate ROW all the way to the property line at a

minimum to create public right-of-way and extend Minerva Drive;
5. A 50' buffer will be required between all industrial and residential land.
6. A cul-de-sac will most likely be required to be installed by developer.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Owner should dedicate ROW all the way from the Minerva Drive right-of-way margin to the property line at a minimum to create public right-of-way and extend Minerva Drive. As an extension of Minerva Drive, a cul-de-sac will be required.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Correct Plat to show proper sewer connection location, per Concept plan (Mercury Dr s/o Mars St). Show streets and ROW lines and all utilities. Show existing 21" sewer (connection point).
2. Label existing low pressure sewer in Mars St and Minerva Dr. (it's currently labeled as "Sewer shown from GIS Maps from City of La Vergne."

Codes

No comments.

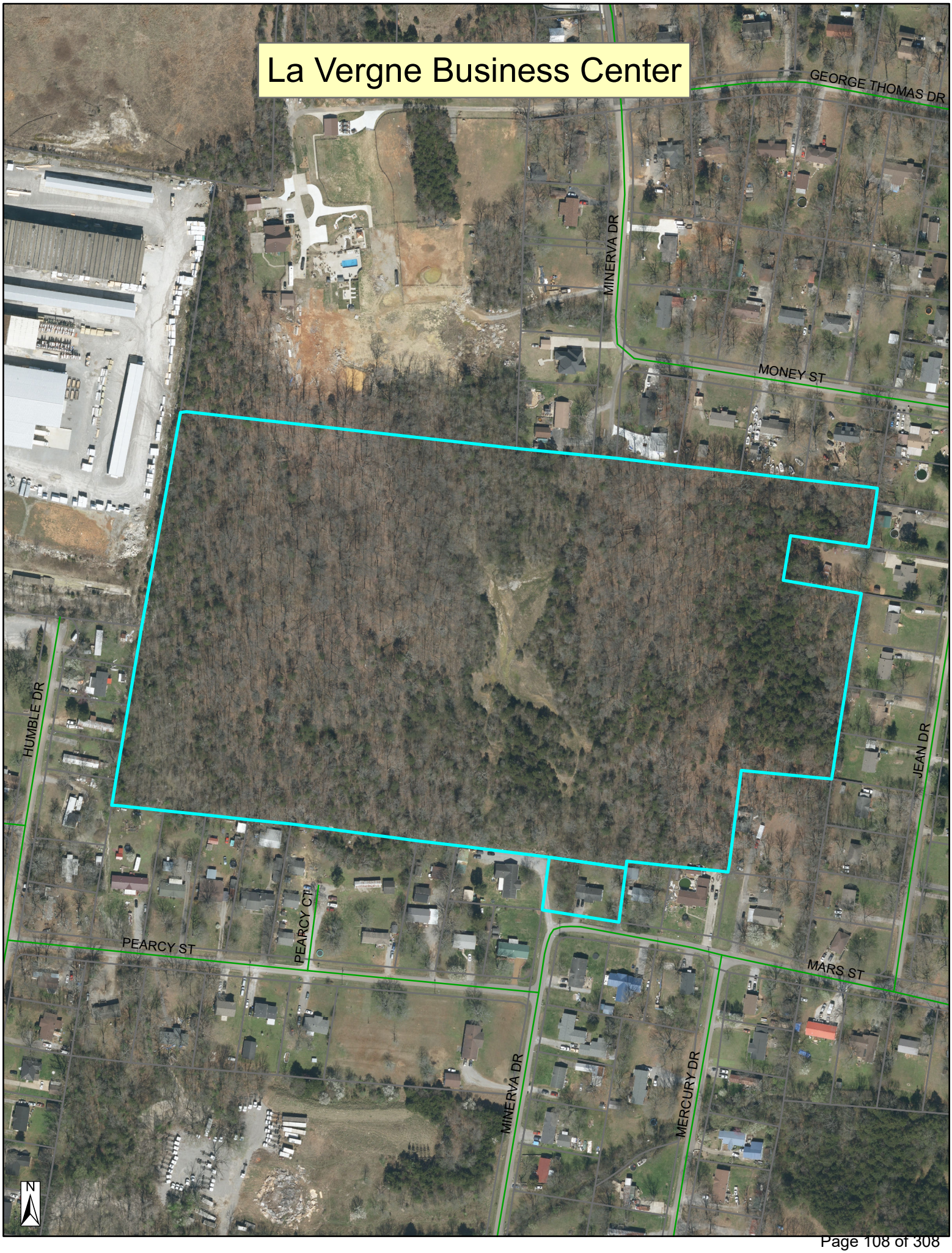
Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

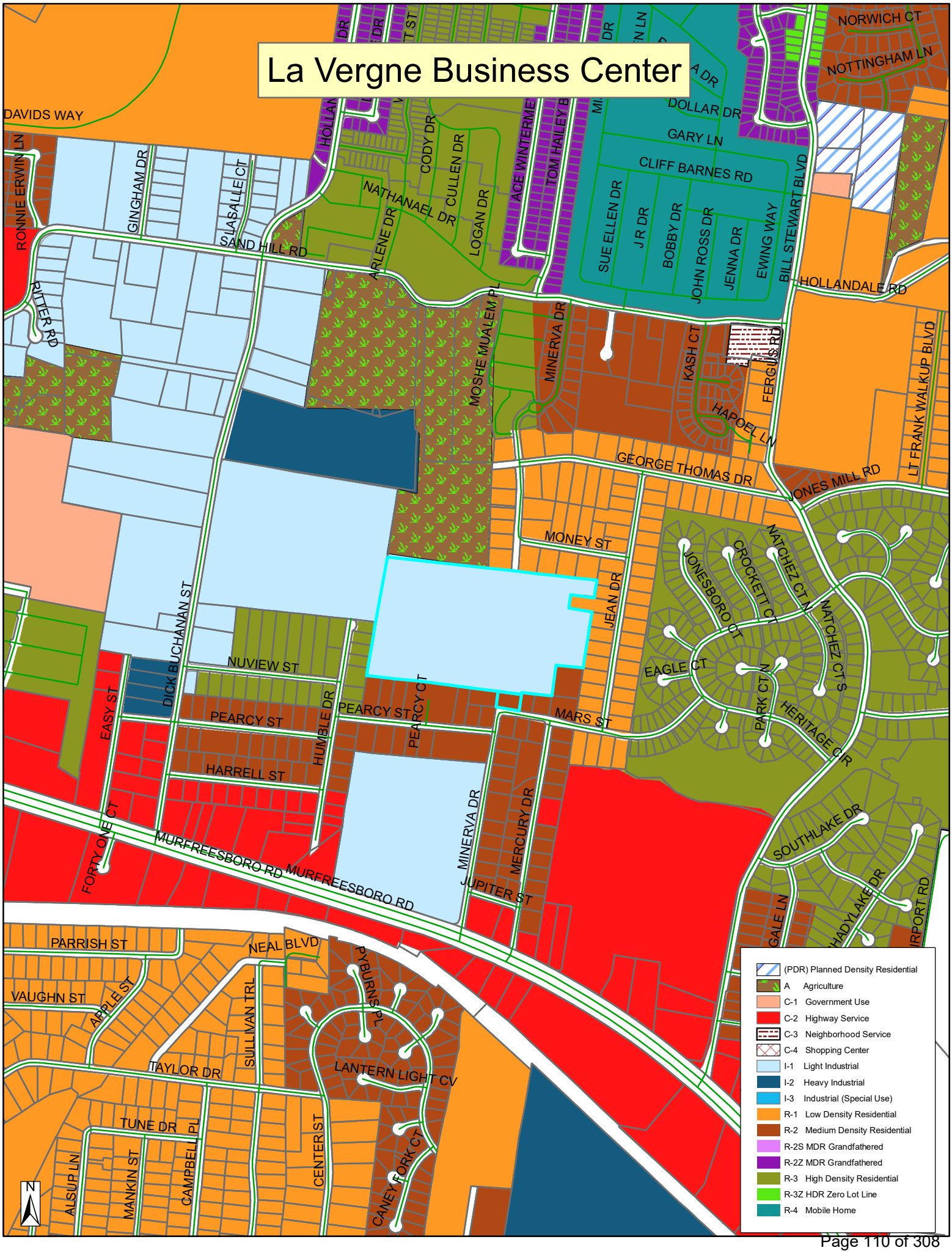
Police

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.


La Vergne Business Center
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
N

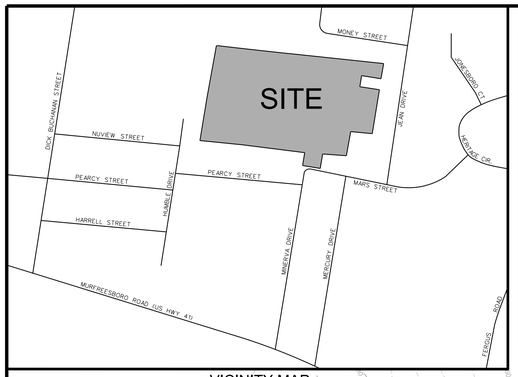

La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
JR DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
MOSHE MUALEM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM CT
PARK CT N
EAGLE CT
HERITAGE CIR
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY CT
MARS ST
HARRELL ST
MERCURY DR
MURFREESBORO RD
JUPITER ST
GALE LN
PARRISH ST
NEAL BLVD
SULLIVAN TRL
CENTER ST
FISK DR
N


La Vergne Business Center
DAVIDS WAY
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAN
CODY DR
CULLEN DR
NATHANAEL DR
ARLENE DR
LOGAN DR
ACE WINTERME
TOM HAILEY B
DOLLAR DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
JR DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
BILL STEWART BLVD
NORWICH CT
NOTTINGHAM LN
HOLLANDALE RD
MOSHE MUALEM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
LT FRANK WALKUP BLVD
GEORGE THOMAS DR
JONES MILL RD
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
NATCHEZ CT S
EAGLE CT
PARK CT N
HERITAGE CIR
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
HARRELL ST
FORTY ONE CT
MURFREESBORO RD
MINERVA DR
MERCURY DR
JUPITER ST
SOUTHLAKE DR
GALE LN
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
PYBURN PL
LANTERN LIGHT CV
TAYLOR DR
TUNE DR
CAMPBELL PL
CENTER ST
CANEY FORK CT
ALSUP LN
MANKIN ST
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


303


GRAY'S
1255-6921





VICINITY MAP
NOT TO SCALE

LEGEND

MAPPING SYMBOLS AND CODES		LINE STYLES	
AIR CONDITIONER (AC)	POST INDICATOR VALVE (PIV)	CENTERLINE	
BACKFLOW PREVENTER (BFP)	MANHOLE (MH)	CONCRETE AREA	
CLEANOUT	CONCRETE MONUMENT OLD (MONI(O))	ASPHALT AREA	
CATCH BASIN (CB)	CONCRETE MONUMENT NEW (MONI(N))	EDGE OF WOODS LINE	
DOUBLE CATCH BASIN (DCB)	P.K. NAIL OLD (PKO)	EASEMENT LINE	
TRIPLE CATCH BASIN (TCB)	P.K. NAIL NEW (PKN)	FENCE LINE	
AREA DRAIN (ADS/ADR)	POWER LIGHT POLE (PLP)	GAS LINE	
ELECTRIC JUNCTION BOX (EJB)	POWER MANHOLE (PMH)	OVERHEAD POWER LINE	
ELECTRIC METER (EM)	POWER POLE (PP)	OVERHEAD TELEPHONE LINE	
ELECTRIC TRANSFORMER (ETF)	POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER AND TELEPHONE LINE	
FINISHED FLOOR ELEVATION (F.F.E.)	POWER TELEPHONE POLE (PTP)	PROPERTY LINE	
FIRE HYDRANT (FH)	RIGHT-OF-WAY MONUMENT (RWM)	SANITARY SEWER LINE	
GAS METER (GM)	SPRINKLER VALVE (SV)	STORM LINE (RCP,CMP,PVC, CPP, HDPE)	
GUY POLE (GP)	SANITARY SEWER MANHOLE (SAMH)	UNDERGROUND POWER LINE	
GAS VALVE (GV)	SIGN (SN)	UNDERGROUND TELEPHONE LINE	
GUY WIRE (GW)	STEAM MANHOLE (STMH)	WATER LINE	
IRON ROD NEW (IRN)	STORMWATER MANHOLE (SWMH)	GUARDRAIL	
IRON ROD OLD (IRO)	TELEPHONE JUNCTION BOX (TJB)	EDGE OF WATER	
IRON PIPE OLD (IPO)	TELEPHONE LIGHT POLE (TLP)		
IRON SPIKE OLD (ISO)	TELEPHONE POLE (TP)		
LIGHT STANDARD METAL/WOOD (LS/LP)	TREE EVERGREEN		
MAIL BOX (MB)	WATER METER (WM)		
POST	WATER VALVE (WV)		

SETBACK REQUIREMENTS

YARD / BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FEET	20 FEET
FRONT BUILDING SETBACK	40 FEET	40 FEET
SIDE YARD	10 FEET	10 FEET
SIDE BUILDING SETBACK	20 FEET	20 FEET
REAR YARD	15 FEET	15 FEET
REAR BUILDING SETBACK	20 FEET	20 FEET

60 30 0 30 60
SCALE 1"=60'

JAMES M. OVERFELT
REGISTERED PROFESSIONAL LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1634

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND DEDICATE EASEMENTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
4. LOT 3 - PROPERTY IS ZONED R-2 (MEDIUM DENSITY RESIDENTIAL). LOTS 1 & 2 - PROPERTY IS ZONED I-1 (LIGHT INDUSTRIAL). ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM THE CITY OF LA VERGNE PLANNING DEPARTMENT-ONLINE MAPPING. NO PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47167, PANEL NO. 0020 K, DATED 5/08/2023. ZONE "X".
6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.
7. CONTOURS SHOWN HEREON WERE FURNISHED BY KIMLEY HORN AND WERE DERIVED FROM GIS DATA. CONTOUR INTERVAL TWO-FOOT.

DEED REFERENCE

PARCEL NO. 25.00 - BEING PROPERTY CONVEYED TO JUDY ANN COTHRAN BY DEED OF RECORD IN BOOK 1272, PAGE 2278, R.O.R.C.

PARCEL NO. 46.01 - BEING PROPERTY CONVEYED TO CARLA KING BY DEED OF RECORD IN BOOK 1377, PAGE 2174, AND RECORD BOOK 1418, PAGE 1572, R.O.R.C.

PROPERTY MAP REFERENCE

BEING PARCEL 25.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 14O GROUP B.

BEING PARCEL 46.01 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 14.

CERTIFICATE OF PLANNING COMMISSION APPROVAL

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

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

CERTIFICATE OF SURVEY ACCURACY

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

BARGE DESIGN SOLUTIONS, INC.
NASHVILLE, TENNESSEE

BY:_____ DATE: DECEMBER 15, 2023

TN. LIC. NO. 1634

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

LOT AREA TABLE

LOT 1 AREA = 540,615 SQ. FT. OR 12.41 ACRES +/-
LOT 2 AREA = 690,002 SQ. FT. OR 15.84 ACRES +/-
LOT 3 AREA = 19,692 SQ. FT. OR 0.45 ACRE +/-
TOTAL AREA= 1,250,309 SQ. FT., OR 28.70 ACRES +/-

OWNERS:
JUDY ANN COTHRAN
2515 GILBERT STREET
MURFREESBORO, TN 37129

CARLA KING
7182 LEE ROAD
SMYRNA, TENNESSEE 37167

DEVELOPER:
BIG ACQUISITIONS LLC
10275 W HIGGING ROAD
SUITE 810
ROSEMONT, IL 60018

PRELIMINARY PLAT OF LA VERGNE BUSINESS CENTER

SECOND CIVIL DISTRICT
LA VERGNE, RUTHERFORD COUNTY, TENNESSEE

FILE NO: 3838000 | REVISED: DECEMBER 15, 2023 | DATE: NOVEMBER 21, 2023 | SHEET 1 OF 1

12/18/2023
12:20:06 PM
JMJudson
LandRes.pen Workspace: LandRes

F:\38\38380\3838000\04_CAD\SURV\PRELIMINARY PLAT\3838000_PRELIM_PLAT.dgn

Planning Commission Report
Meeting: January 16, 2024

City of La Vergne

Item #: 10.

Item Title: Concept Plan and Preliminary Plat – Uptown at La Vergne – Eight (8) Commercial Lots on Approximately 14 Acres. Requested by DSG. 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 concept plan & prelim. plat approval for 8 lots totaling about 14 acres at a site located at Murfreesboro Road and Veterans Memorial Parkway.

Elements of this project will include the Aldi grocery store as well as a substantial multi-family component on one of the rear lots.

The property is currently vacant.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. A final plat must be submitted and approved by the planning commission before the site plan stage.

Engineering

Gary Lide
glide@lavergnetn.gov

1. (CV-1.1) Note that Veterans Memorial Parkway is a public road with dedicated right-of-way (PB 44, PG 205)
2. (CV-1.1) Show the proposed public utility and drainage along the northwest right-of-way margin of Veterans Memorial Parkway as shown on the "Minor Plat, Lot 1of the Richland South LLC Property" drawing prepared by

TTL and dated 12/21/2023.
3. (CV-1.1) Label 'Easy Street' at eastern end of sheet CV-1.1.
4. (CV-1.1) Label property owner information on all neighboring property owners
5. (CV-1.1) Show total area in acres of the development.
6. (CV-1.1) Provide the proposed phasing for the development of the project.
7. (All sheets) Provide a 'prepared on' date for every sheet for document control.
8. (CV-1.1, CL-5.0, CU-6.1) Provide a north arrow.
9. (Site Narrative) Add the 5-year storm to the Pre to Post Run-off Table as per latest Stormwater Management Ordinance.
10. (Site Narrative) Water Quality calculations are not required at this point but must meet the requirements of the latest Stormwater Management Ordinance which was adopted in 2023.
11. (Site Narrative) Please include calculations demonstrating that the post-development flows for Phase One (Aldi's) of this development will be less than or equal to the pre-development flows.
12. (Site Narrative and CG-7.3) The statement in your narrative regarding the storm run-off from Area B holds true if Outparcel #4 is developed before Outparcels #5 and #6 or if a ditch is added to DA-A1 to direct the entire area DA-A1 into the catch basin to the north of Outparcel #5. Please provide additional information regarding how you plan to ensure that post-development flows are less than pre-development flows throughout the construction of all phases.
13. (Site Narrative) Provide calculations which confirm that the existing culvert under Veteran's Memorial Parkway at the outfall of the proposed detention basin is sized sufficiently to handle the 25-year/24-hour storm.
14. Request water and sewer availability from Public Works Utilities.
15. Provide a traffic study.
16. (CV-1.1) Show all building setback lines.
17. (CV-1.1) If applicable, show any areas which are planned to be for group or public use.
18. (CV-1.0) Please change the title of this document to Site Plan, Concept Plan, and Preliminary Plat. Remove reference to 'Site Development Plan' (which does not exist in the city's review process) and Mass Grading and Utility Plan' (which is a different submittal and is not being reviewed at this time).
19. (CV-1.1) If an overall development sign is proposed, please show the location of that sign.

20. (CV-1.1) Identify the Commercial SWM area as a stormwater easement.
21. (CV-1.1) Show proposed water and sewer lines serving all parcels.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

I have not seen a Concept Plan or Plat and it was not attached to the agenda item - no comments.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

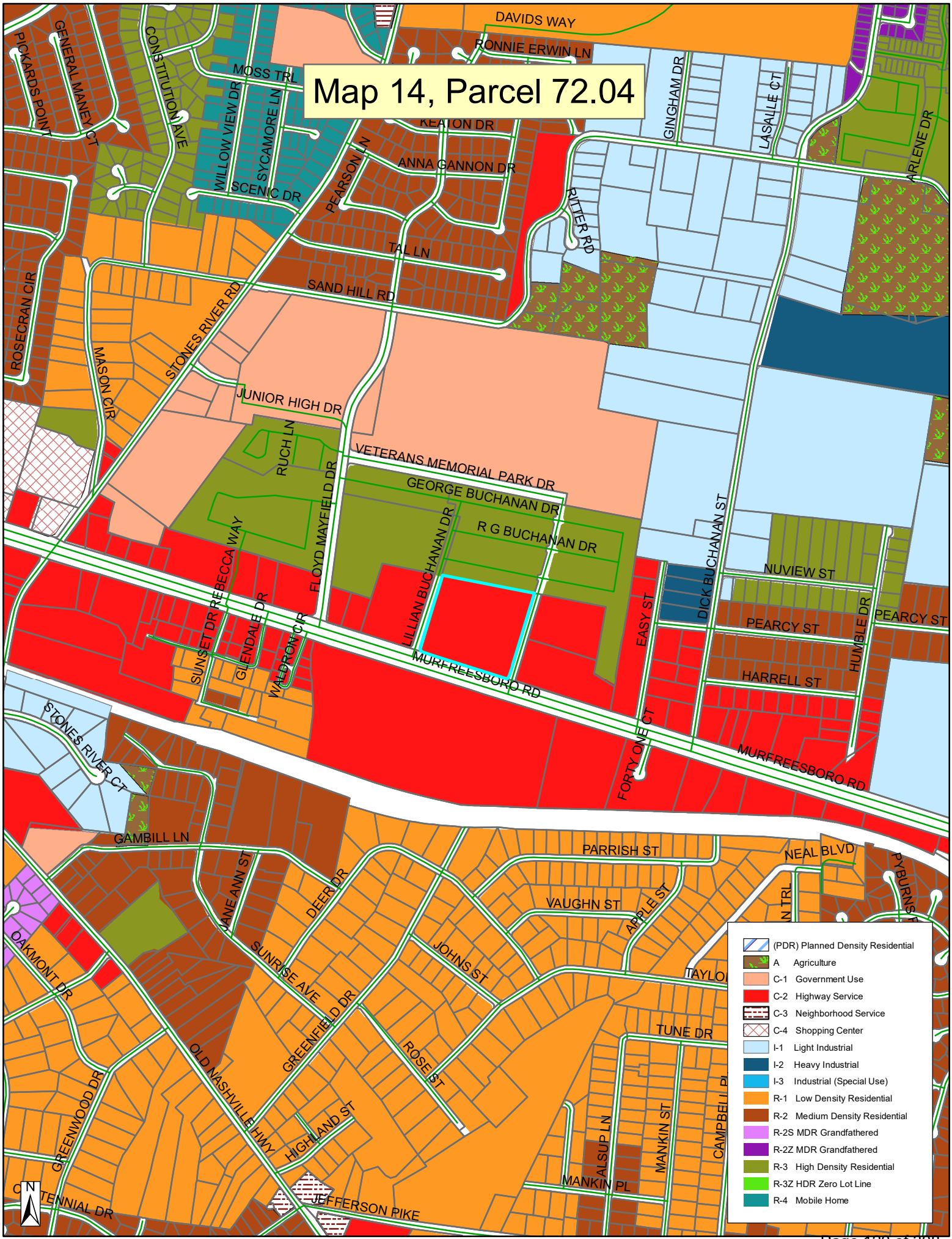
Police

John Eubank
jeubank@lavergnetn.gov

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


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

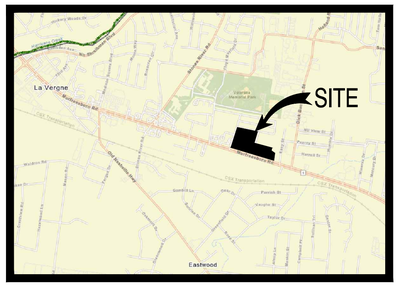

Map 14, Parcel 72.04
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
EASY ST
PEARCY ST
GLENDALE DR
MALDRON CIR
MURFREESBORO RD
DICK BUCHANAN ST
FORTY ONE CT
GAMBILL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

SITE DEVELOPMENT PLAN
for
UPTOWN AT LAVERGNE
MASS GRADING AND UTILITY PLAN
5309/5343 MURFREESBORO RD.
LA VERGNE, TN 37086



VICINITY MAP
NTS

ADEQUATE PUBLIC FACILITIES

STORM WATER MANAGEMENT AND WATER QUALITY IMPACTS:

THE TOPOGRAPHY FOR THIS SITE GENERALLY FALLS FROM THE WEST TO EAST. ACCORDING TO THE SITE SPECIFIC GEOTECNICAL REPORT, THE EXISTING SURFICIAL SOILS ARE CLASSIFIED AS A MIXTURE OF FILL AND LEAN TO FAT CLAY WITH VARYING AMOUNTS OF LIMESTONE ROCK. BASED ON THESE RESULTS THE EXISTING SOILS HAVE BEEN CLASSIFIED AS SOIL GROUP D. THE TOTAL DEVELOPMENT WILL RESULT IN APPROXIMATELY 11.6 AC. OF LAND DISTURBANCE. THE LIMITS OF DISTURBANCES CAN BE BROKEN INTO 2 SEPARATE DRAINAGE AREAS.

DRAINAGE AREA DA–A REPRESENTS THE PARCEL LOCATED BETWEEN LILLIAN BUCHANAN DR. AND VERTERANS MEMORIAL PKWY. THE ENTIRETY OF THIS SITE CURRENTLY SHEETS FLOWS TO THE NORTHEAST CORNER WHERE IT ENTERS AN EXISTING CONCRETE DRAINAGE DITCH THAT RUNS ALONG THE NORTHERN PROPERTY BOUNDARY. THIS DRAINAGE DITCH CONVEYS STOMWATER RUN–OFF FROM THE SITE TO THE EAST WHERE IT OUTFALLS INTO AN EXISTING DRAINAGE DITCH.

DRAINAGE AREA DA–B REPRESENTS THE PARCEL ON THE NORTHEAST CORNER OF MURFREESBORO RD. AND VETERANS MEMORIAL PKWY. THE ENTIRETY OF THIS SITE CURRENTLY SHEET FLOWS TO THE NORTHEAST AND OUTFALLS DIRECTLY INTO AN EXISTING DRAINAGE DITCH LOCATED ALONG THE EASTERN PROPERTY BOUNDARY.

THE PROPOSED MASTER PLANNED DEVELOPMENT HAS BEEN DESIGNED SO THAT EACH OF THE TWO EXISTING DRAINAGE AREAS WILL SEE A NET REDUCTION IN RUN–OFF FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS. THE EXISTING PARCELS ARE PROPOSED TO BE SUBDIVIDED INTO 6 SEPARATE COMMERCIAL PARCELS. EACH OF THE PROPOSED COMMERCIAL PARCELS ANTICIPATES A POST DEVELOPMENT IMPERVIOUS CONVERGE OF 80%. THIS MASTER PLANNED DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A NEW REGIONAL STORMWATER MANAGEMENT POND. THE POND HAS BEEN SIZED TO PROVIDE STORAGE FOR THE MAJORITY OF THE PROJECT AREA. AN OUTFALL CONTROL STRUCTURE WILL BE PROVIDED FOR THE POND AND WILL REDUCE POST DEVELOPMENT PEAK FLOW RATES FROM THE EXISTING CONDITIONS. DUE TO THE SMALL SIZE OF THE MINOR DRAINAGE AREAS AND ANTICIPATED IMPERVIOUS COVERAGE AT FULL BUILD–OUT, THE TIME OF CONCENTRATION USED ALL POST DEVELOPMENT CALCULATIONS WAS 5 MINUTES.

THE POST DEVELOPMENT FLOW RATE REDUCTION AND REQUIRED WATER QUALITY IMPROVEMENTS FOR DRAINAGE AREA DA–A ARE BEING PROVIDED BY THE PROPOSED REGIONAL STORMWATER MANAGEMENT POND. STORMWATER INFRASTRUCTURE WILL BE INSTALLED AS PART OF THIS PHASE OF THE DEVELOPMENT IN ORDER TO PROVIDE ALL OF THE PROPOSED PARCELS WITH ACCESS TO THE POND.

THE POST DEVELOPMENT FLOW RATE REDUCTION AND REQUIRED WATER QUALITY IMPROVEMENTS FROM DRAINAGE AREA B WILL BE PROVIDED THROUGH THE SIGNIFICANT REDUCTION IN THE SIZE THE THE DRAINAGE AREA. THE PROPOSED SITE GRADING WILL RESULT IN A SMALL PORTION OF OUTPARCEL 5 AND THE ENTIRETY OF OUTPARCEL 6 DRAINING DIRECTLY INTO THE EXISTING DRAINAGE DITCH TO THE EAST. A LARGE PORTION OF THE EXISTING DRAINAGE AREA WILL BE REROUTED TO THE WEST AND INTO THE PROPOSED REGIONAL POND.

SANITARY SEWER DEMANDS:

A PROPOSED 8" SEWER MAIN WILL BE INSTALLED ALONG THE REAR OF THE PROPOSED PARCELS. THIS MAIN WILL CONNECT TO THE EXISTING SANITARY SEWER MAIN LOCATED ALONG THE EASTERN PROPERTY BOUNDARY WITH THE INSTALLATION OF A NEW SANITARY SEWER MANHOLE. AN ASSUMED SANITARY SEWER DEMAND FOR EACH OF THE PROPOSED LOTS HAS BEEN ACCOUNTED FOR IN THE PIPE SIZING CALCULATIONS. THE ANTICIPATED FLOW RATES FOR EACH OF THE PROPOSED PARCELS IS INCLUDED IN BELOW:

PARCEL #1
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #2
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #3
SHOPPING CENTER
3 GAL/PARKING SPACE = 3 X 150 = 450 GPD
450 GPD. / 720 MIN. = 0.63 GPM AVERAGE

PARCEL #4
AUTOMOBILE SERVICE STATION
15 GAL/VEHICLE SERVED = 15 X 300 = 4,500 GPD
4,500 GPD. / 1,440 MIN. = 3.13 GPM AVERAGE

PARCEL #5
SHOPPING CENTER
3 GAL/PARKING SPACE = 3 X 150 = 450 GPD
450 GPD. / 720 MIN. = 0.63 GPM AVERAGE

FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #6
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

TOTAL AVERAGE DAILY FLOWS: 29,400 GPD
AVERAGE FLOW RATE: 37.71 GPM
PEAK FLOW RATE = 37.71 (2.5) = 94.28 GPD
PEAK FLOW RATE = 0.21 CFS

REFUSE COLLECTION:
PRIVATE CONTRACTOR, PRIVATE DUMPSTERS WILL BE LOCATED ON–SITE

SITE INFORMATION

OWNER:	RICHLAND SOUTH LLC 749 DUNCAN CT. BRENTWOOD, TN 37027	ADJACENT ZONING:	NORTH C–2, R–3 EAST C–2, R–3 WEST C–2 SOUTH C–2
DEVELOPER:	WOODHAVEN DEVELOPMENT GROUP 6000 FAIRVIEW RD., SUITE 1530 CHARLOTTE, NC 28210 CONTACT: ZACK KOSOFSKY PH#: 704–731–0117	EXISTING LAND USE:	THE AFFECTED PROPERTY IS CURRENTLY UNDEVELOPED COMMERCIAL PROPERTY
		PROPOSED LAND USE:	MULTI–USE COMMERCIAL
DESIGNER:	DEVELOPMENT SERVICES GROUP 1210 PROGRESSIVE DR., SUITE 201 CHESAPEAKE, VIRGINIA 23320 CONTACT: GARY FRANKS PH# 757–908–2372	SOIL TYPE:	BASED ON THE RESULTS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON, THE SURFICIAL SOILS CONSIST PRIMARILY OF FILL DESCRIBED AS LEAN AND FAT CLAY WITH VARYING AMOUNT OF LIMESTONE ROCK FRAGMENTS, OCCASIONAL BOULDERS, AND CONSTRUCTION DEBRIS. UNDERNEATH THE LAYER OF FILL IS A LAYER OF LEAN CLAY.
LOCATION:	5309/5343 MURFREESBORO RD. LA VERGNE, TN 37086	FLOOD INFORMATION:	THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP PANEL NO. 47149C0020K EFFECTIVE 05/19/2023.
CURRENT ZONING:	C–2	DISTURBED AREA:	11.6 ACRES ±
PARCEL ID#:	014–072.04–000 014–072.10–000		

SHEET INDEX

SHEET	DESCRIPTION
CV–1.0	COVER SHEET AND INDEX
CV–1.1	PRELIMINARY SUBDIVISION PLAN
CX–2.0	EXISTING CONDITIONS
CX–2.1	EXISTING CONDITIONS
CES–3.0	E&S AND DEMOLITION PLAN
CES–3.1	E&S AND DEMOLITION PLAN
CES–3.2	E&S CONTROL DETAILS
CES–3.3	E&S CONTROL DETAILS
CES–3.4	E&S CONTROL DETAILS
CL–5.0	LAYOUT PLAN
CL–5.1	LAYOUT PLAN
CL–5.2	LAYOUT NOTES AND DETAILS
CU–6.0	UTILITY PLAN
CU–6.1	UTILITY PLAN
CU–6.2	UTILITY PROFILES
CU–6.3	UTILITY NOTES AND DETAILS
CG–7.0	GRADING PLAN
CG–7.1	GRADING PLAN
CG–7.2	EXISTING DRAINAGE AREA PLAN
CG–7.3	PROPOSED DRAINAGE AREA PLAN
CG–7.4	GRADING AND DRAINAGE DETAILS
CG–7.5	GRADING AND DRAINAGE DETAILS

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

GARY FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757–472–2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

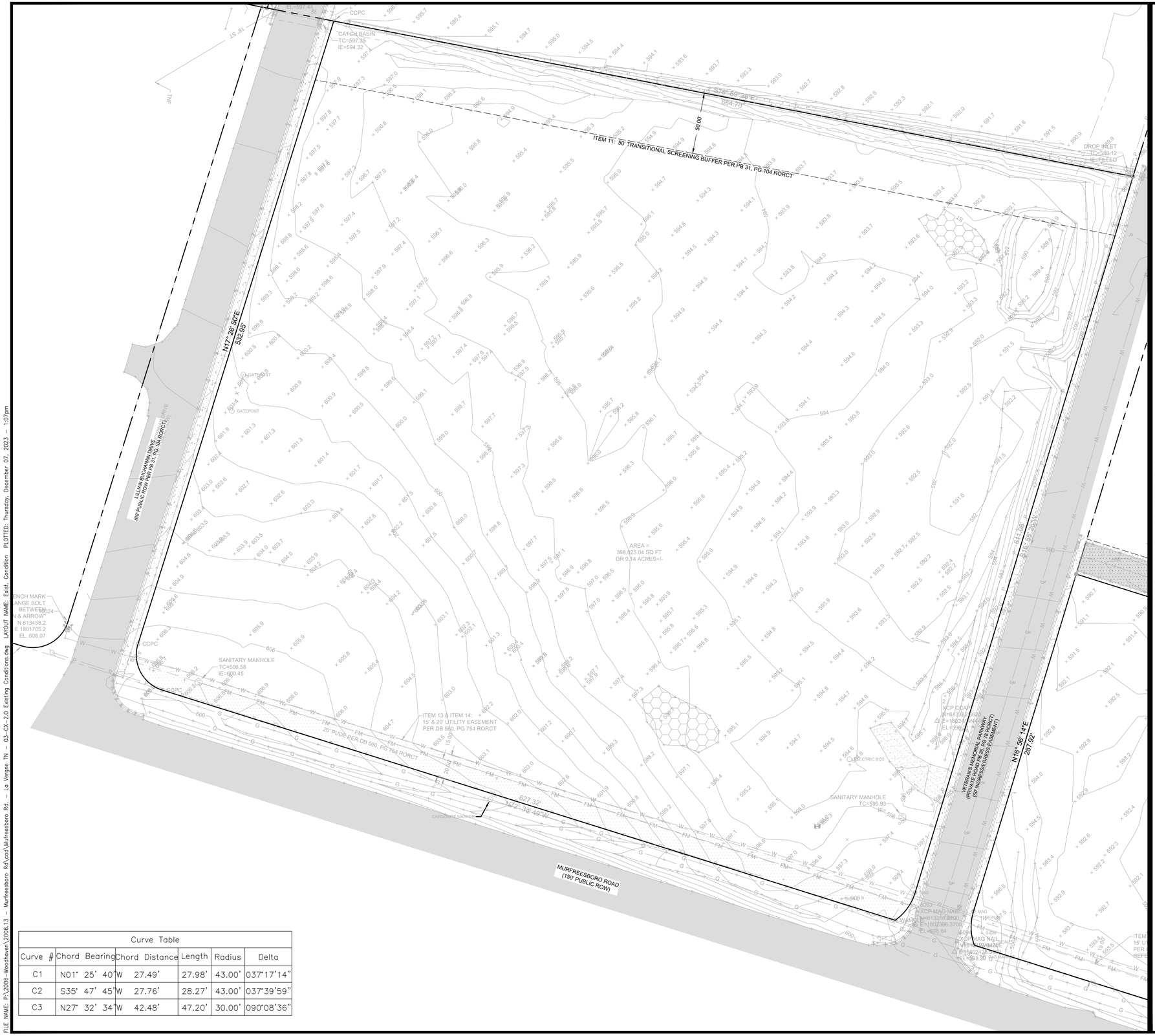
DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: COVER SHEET AND INDEX
PARCEL #: 014–072.04–000, 014–072.10–000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CV–1.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 01-CV-1.0 Cover.dwg LAYOUT NAME: COVER SHEET PLOTTED: Thursday, December 07, 2023 - 12:59pm


S78° 59' 28"E
372.88'
S78° 59' 28"E
291.82'
ITEM 11: 50' TRANSITIONAL SCREENING BUFFER PER PB 31, PG 58 RORCT
N17° 26' 46"E
224.46'
N17° 26' 53"E
308.48'
MULTI-FAMILY SWM
2.08 AC.±
COMMERCIAL SWM
1.90 AC.±
265.51'
S17° 39' 31"W
184.25'
N72° 40' 20"W
167.02'
N72° 40' 20"W
311.95'
N72° 40' 20"W
299.74'
S16° 55' 26"W
OUTPARCEL #1
1.43 AC.±
OUTPARCEL #2
1.30 AC.±
OUTPARCEL #3
2.44 AC.±
N17° 43' 13"E
338.96'
N16° 40' 58"E
339.23'
30' STORMWATER, UTILITY, AND ACCESS EASEMENT
30' SHARED ACCESS EASEMENT
30' PROVATE STORMWATER AND UTILITY EASEMENT
308.94'
N72° 33' 36"W
203.37'
N72° 33' 26"W
OUTPARCEL #4
2.23 AC.±
OUTPARCEL #5
1.61 AC.±
OUTPARCEL #6
0.69 AC.±
N16° 47' 55"E
313.98'
N9° 52' 14"E
94.74'
N56° 46' 10"W
15.84'
156.72'
N56° 46' 10"W
N17° 27' 00"E
214.07'
N9° 14' 24"E
174.93'
311.34'
S16° 55' 26"W
287.92'
S16° 56' 14"W
L=47.20'
R=30.00'
627.32'
N72° 33' 49"W
L=28.27'
R=43.00'
L=27.98'
R=43.00'
572° 33' 00"E
704.37'
MURFREESBORO ROAD
(150' PUBLIC ROW)
MURFREESBORO ROAD
(150' PUBLIC ROW)
MID-SOUTH CARPENTERS REGIONAL COUNCIL TRAINING TRU PROPERTY
RB. 1874, PG. 3549 RORCT
LOT 1
CENTRAL PARK COMMERCIAL PHASE TWO
PC 43, PG 261 RORCT
OLANDA TATE PROPERTY
RB. 1999, PG. 2202 RORCT
MIRACLE INC. BAPTIST CHURCH PROPERTY
DB. 587, PG. 660 RORCT
CHURCH PLAYGROUND AREA - INACCESSIBLE AT TIME OF SURVEY DUE TO AN EIGHT FOOT CHAIN LINK FENCE
DE 587-660 PARCEL 1
ITEM 11: 20' SEWER EASEMENT PER PB 43, PG 261 WHICH REFERENCES PB 26, PG 78
ITEM 10 & ITEM 13: 15' UTILITY EASEMENT PER PB 43, PG 261 WHICH REFERENCES DB 336, PG 630
ITEM 12 & ITEM 14: 20' UTILITY EASEMENT PER PB 43, PG 261 WHICH REFERENCES DB 560, PG 78
ITEM 13 & ITEM 14: 15' & 20' UTILITY EASEMENT PER DB 560, PG 754 RORCT
SURVEYOR LOCATED FOR A WATER VALVE PER DIS. BUT HAD NO LOCATOR PRESENT. VALVE WAS NOT MARKED UP
1548 XCP NAIL N=613015.0900 E=1803133.6460 ELEV=592.50
1474 XCP NAIL N=613126.0900 E=1803035.9700 ELEV=592.50
1548 XCP NAIL N=613015.0900 E=1803133.6460 ELEV=592.50
"WAMBLE" TN 37379 PK CAPPED "WAMBLE" IN LA VERGNE LANE (NAD 83) N=612988.04 E=1803116.64
BENCH MARK FLANGE BOLT BETWEEN "OPEN & ARROW" N=613458.2 E=1801705.2 EL=599.10
BENCH MARK FLANGE BOLT BETWEEN "OPEN & ARROW" N=613970.8 E=1801924.9 EL=599.98
XCP MAG N=613970.5230 E=1801879.1962 EL=597.44
TRIPLE CATCH BASIN TC=597.51 N @ 594.04C E @ 593.94 E @ 593.69
CATCH BASIN TC=596.85 IE=593.10
CATCH BASIN TC=596.10 W IE=582.26 E IE=582.00
CATCH BASIN TC=596.21 IE=581.12
36" RCP IE=581.00
DROP INLET TC=596.87 IE=585.78
DROP INLET TC=588.69 IE=583.82
SANITARY MANHOLE TC=606.58 IE=600.45
SANITARY MANHOLE TC=606.97 IE=573.47
SANITARY MANHOLE TC=585.76 IE=574.96
SANITARY MANHOLE TC=586.07 IE=573.64
SANITARY MANHOLE TC=579.19 IE=571.38
SPILL OVER IE=573.64
IE=571.03
12" SA
15" SA
21" SA
-VS -21
-VS -21
-VS -21



Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N01° 25' 40"W	27.49'	27.98'	43.00'	037°17'14"
C2	S35° 47' 45"W	27.76'	28.27'	43.00'	037°39'59"
C3	N27° 32' 34"W	42.48'	47.20'	30.00'	090°08'36"

MATCHLINE - SHEET CX-2.1

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- FENCE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE INDEX
- CONTOUR LINE INTERVAL
- SANITARY SEWER LINE
- CURB LINE
- CULVERT PIPE
- WATER LINE UTILITY (PER GIS)
- SANITARY SEWER (PER GIS)
- GAS LINE (PER GIS)
- UNDERGROUND TELEPHONE
- FORCEMAIN SEWER (PER GIS)
- CENTERLINE

- UTILITY POLE WITH LIGHT
- AIR CONDITIONING UNIT
- GAS METER
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER/TRANSFORMER
- DROP INLET
- STORM MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")
- UTILITY POLE WITH (2)LIGHTS
- BENCHMARK
- MAN HOLE
- ELECTRIC METER
- CLEAN-OUT
- SEWER VALVE
- CATCH BASIN
- POST INDICATOR VALVE
- PULL BOX
- WATER MANHOLE
- SPOT ELEVATION
- BLOW OFF VALVE
- CONCRETE
- PUDE
- TREE
- ASPHALT

NAD= NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
AC= AIR CONDITIONING UNIT
MBSL= MINIMUM BUILDING SETBACK LINE
SA= SANITARY SEWER
RORCT= REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
GIS= GEOGRAPHICAL INFORMATION SYSTEM
ALTA= AMERICAN LAND TITLE ASSOCIATION
NSPS= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FFE= FINISHED FLOOR ELEVATION
RCP= REINFORCED CONCRETE PIPE
PVC= POLY VINYL CHLORIDE PIPE
CMP= CORRUGATED METAL PIPE
CSB= CONTEXTUAL SETBACK LINE
TNF= TERMINUS NOT FOUND
TC= TOP OF CASTING
IE= INVERT ELEVATION
GPS=GLOBAL POSITIONING SYSTEM

N

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
1		
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CALEB FRANKS REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
EXISTING CONDITIONS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CX-2.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 03-CX-2.0 Existing Conditions.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:07pm

MATCHLINE - SHEET CX-2.0



SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- FENCE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE INDEX
- CONTOUR LINE INTERVAL
- SANITARY SEWER LINE
- CURB LINE
- CULVERT PIPE
- WATER LINE UTILITY (PER GIS)
- SANITARY SEWER (PER GIS)
- GAS LINE (PER GIS)
- UNDERGROUND TELEPHONE
- FORCEMAIN SEWER (PER GIS)
- CENTERLINE

- UTILITY POLE WITH LIGHT
- AIR CONDITIONING UNIT
- GAS METER
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
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- DROP INLET
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- SEWER VALVE
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- PULL BOX
- WATER MANHOLE
- SPOT ELEVATION
- BLOW OFF VALVE
- CONCRETE
- PUDE
- TREE
- ASPHALT
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")

NAD= NORTH AMERICAN DATUM
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CMP= CORRUGATED METAL PIPE
CSS= CONTEXTUAL SETBACK LINE
TNF= TERMINUS NOT FOUND
TC= TOP OF CASTING
IE= INVERT ELEVATION
GPS=GLOBAL POSITIONING SYSTEM

Curve Table						
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
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DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
1		
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CALEB FRANKS — REGISTERED ENGINEER — STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

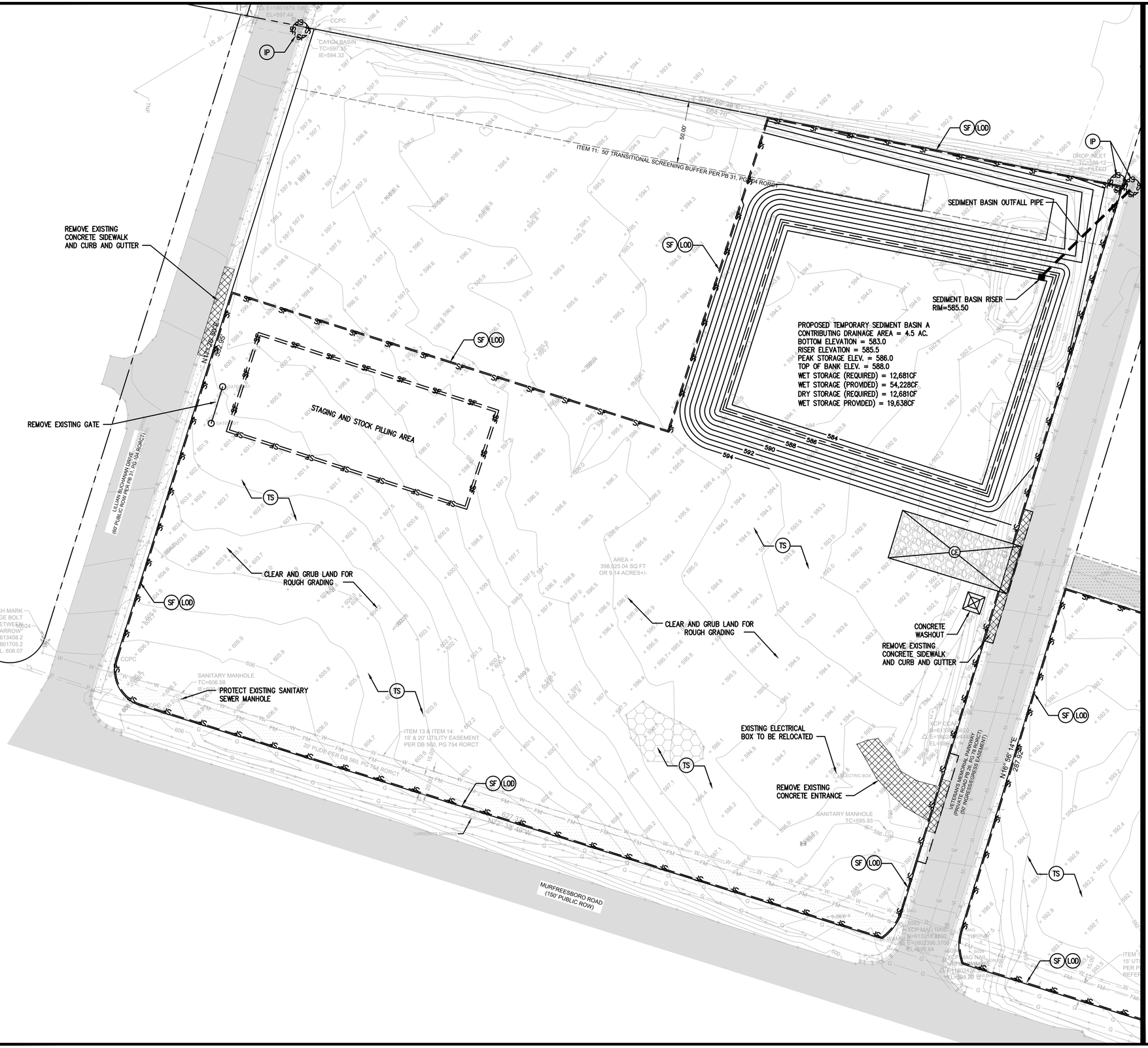
DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: EXISTING CONDITIONS
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CX-2.1
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 04-CX-2.1 Existing Conditions.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:08pm



EROSION CONTROL LEGEND:

- (CE) CONSTRUCTION ENTRANCE (STD: 7.28)
- (IP) INLET PROTECTION (STD: 7.35)
- (SF) SILT FENCE (STD: 7.34)
- (TP) TREE PROTECTION FENCING (STD: 7.7)
- (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8)
- (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9)
- (LOD) LIMITS OF DISTURBANCE

FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

CONSTRUCTION SEQUENCING:

1. OBTAIN ALL NECESSARY CITY AND STATE PERMITS.
2. SCHEDULE AN ONSITE PRE-CONSTRUCTION CONFERENCE 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITY.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. APPROVAL FROM THE COUNTY EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
7. DEMO EXISTING STRUCTURES, PAVEMENT AND SPECIFIED UTILITIES.
8. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
9. BEGIN GRADING SITE.
10. BEGIN CONSTRUCTION OF UTILITIES.
11. BEGIN SUB-GRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
12. INSTALL TEMPORARY SEEDING
13. BEGIN INSTALLATION OF CURB, GUTTER AND PAVING.
14. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
15. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
16. OBTAIN CONCURRENCE FROM THE OWNER AND THE AHJ THAT THE SITE HAS BEEN FULLY STABILIZED.
17. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

– CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

– THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

– CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BMP'S AT LEAST ONCE WEEKLY OR AFTER EVERY 1/2" RAINFALL PER STATE AND LOCAL STANDARDS

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.

N

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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CALEB FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

PARCEL #: 014-072.04-000, 014-072.10-000

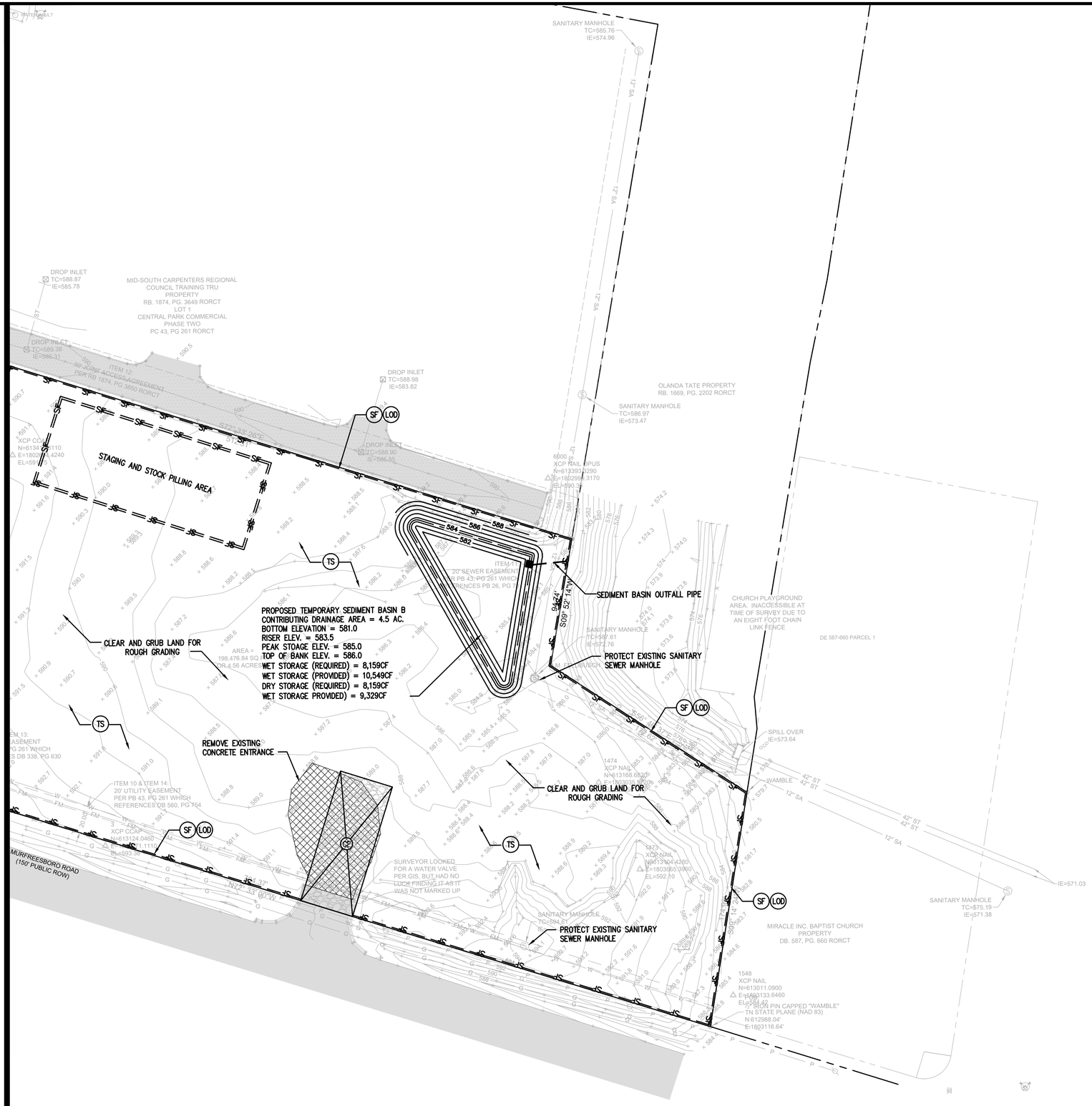
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CES-3.0

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 05-CES -3.0 E&S.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:09pm

MATCHLINE - SHEET CES-3.0



EROSION CONTROL LEGEND:

- (CE) CONSTRUCTION ENTRANCE (STD: 7.28)
- (IP) INLET PROTECTION (STD: 7.35)
- (SF) SILT FENCE (STD: 7.34)
- (TP) TREE PROTECTION FENCING (STD: 7.7)
- (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8)
- (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9)
- (LOD) LIMITS OF DISTURBANCE

FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.

N

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
1		
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7		
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9		
10		
11		

GARY FRANKS REGISTERED ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

PARCEL #: 014-072.04-000, 014-072.10-000

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CES-3.1

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 06-CES -3.1 E&S.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:09pm

GUTTERBUDDY®

Curb Inlet Drain Filters

88.2% Reduction in Total Suspended Solids
87.4% Reduction in Hydrocarbons



Gutterbuddy® Curb Inlet and Ditch Pavement Filters

Gutterbuddy® Advantages

- *Easy to transport, install and maintain*
- *Keeps out sand, asphalt millings and other fine sediment*
- *Available in regular and super flow*
- *Washable*
- *Reusable*

Gutterbuddy® Curb Inlet Filters effectively prevent sediment, debris and other pollutants from entering storm water systems. The filtering action lets water freely flow through the fiberous material while stopping sediment and debris. Built-in overflows drain water even more quickly during extreme events.

Long lasting Gutterbuddy® Curb Inlet Filters are 9" in diameter and can be purchased in 4', 6', 8', 10', 12', 14' and 16' lengths. Since they are made from recycled materials, they can be washed and reused and are flexible enough to conform to any curb radius, allowing for quick and easy installation.

Gutterbuddy® Ditch Pavement Filters effectively prevent sediment, debris and other pollutants from entering storm water systems or other areas that ditch pavement is used to channel water runoff. Their filtering action lets water freely flow through the fiberous material while stopping sediment and debris. Each ditch pavement filter comes with a stake hole at each end and has bendable steel in the middle of the fabric that allows it to conform to all types of ditch pavement.

For more information about Gutterbuddy® Curb Inlet and Drainage Ditch Filters, call your ACF Environmental or SI Geosolutions distributor.

ACF ENVIRONMENTAL

PROBLEM:



Failed Inlet Protection

SOLUTION:



Gutterbuddy® Curb Inlet Drain Filter





SILTSACK®
SEDIMENT CAPTURE DEVICE

INLET PROTECTION

PROTECTS CATCH BASINS FROM CONSTRUCTION RUNOFF

Siltsack® is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin. Available in both high flow and regular flow, Siltsack can be manufactured with built-in curb deflectors and overflow holes.

Routine inspection of Siltsack's collected sediment level is important to prevent ponding around catch basins.

FEATURES:

- Two dump straps attached at the bottom to facilitate emptying
- Lifting loops to remove sack from basin
- Restraint cord to keep sides away from basin walls
- Multiple types of Siltsack available
  - **Type A**: Original Siltsack
  - **Type B**: Siltsack with curb deflector
  - **Type C**: Siltsack with adjustable frame



ADVANTAGES:

- Made to fit any size inlet
- Easy to install and economical
- US patented
- Custom sizes available
- Undergrate design so it is not easily disturbed
- Type C has adjustable frame



TYPE A



TYPE C



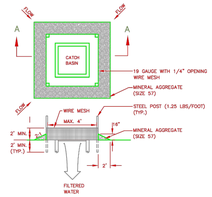
TYPE C

For more information about Inlet Protection, contact Inside Sales at 800.448.3636
email at info@acfenv.com

ACF ENVIRONMENTAL

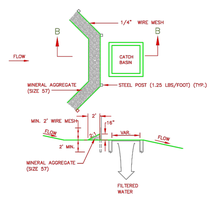
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.35

HARDWARE CLOTH AND GRAVEL INLET PROTECTION



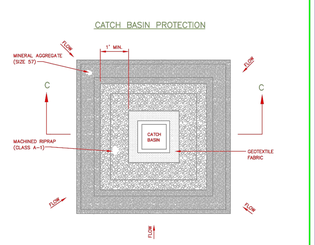
SECTION A–A

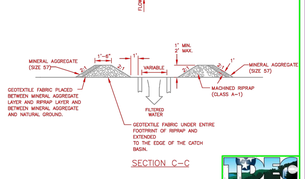
HARDWARE CLOTH AND GRAVEL INLET PROTECTION (FLOW FROM ONE SIDE)



SECTION B–B

CATCH BASIN PROTECTION





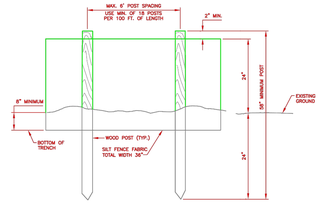
SECTION C–C

EROSION CONTROL PLAN LEGEND: EXCAVATED INLET PROTECTION | HARDWARE CLOTH AND GRAVEL INLET PROTECTION | ROCK RING INLET PROTECTION | BLOCK AND GRAVEL INLET PROTECTION

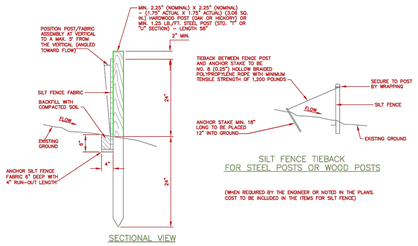
NOT TO SCALE

INLET PROTECTION 7.35

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.34



ELEVATION VIEW



SECTIONAL VIEW

SILT FENCE TIEBACK FOR STEEL POSTS OR WOOD POSTS

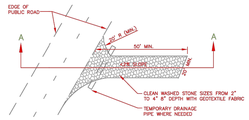
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS. COST TO BE INCLUDED IN THE ITEMS FOR SILT FENCE)

EROSION CONTROL PLAN LEGEND: SILT FENCE

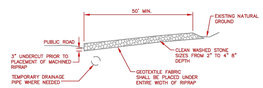
NOT TO SCALE

SILT FENCE 7.34

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.28



PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A–A

CONSTRUCTION EXIT

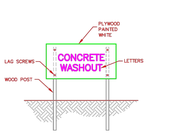
NOT TO SCALE

CONSTRUCTION EXIT 7.28

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.16



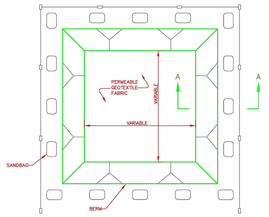
SECTION A–A
NOT TO SCALE



CONCRETE WASHOUT SIGN (OR EQUIVALENT)



SECTION B–B
NOT TO SCALE

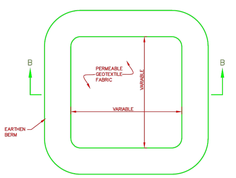


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

NOT TO SCALE

CONCRETE WASHOUT 7.16

REV.	DESCRIPTION	DATE
1		
2		
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10		
11		

CALEB FRANKS REGISTERED ENGINEER 120 STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: E&S CONTROL DETAILS

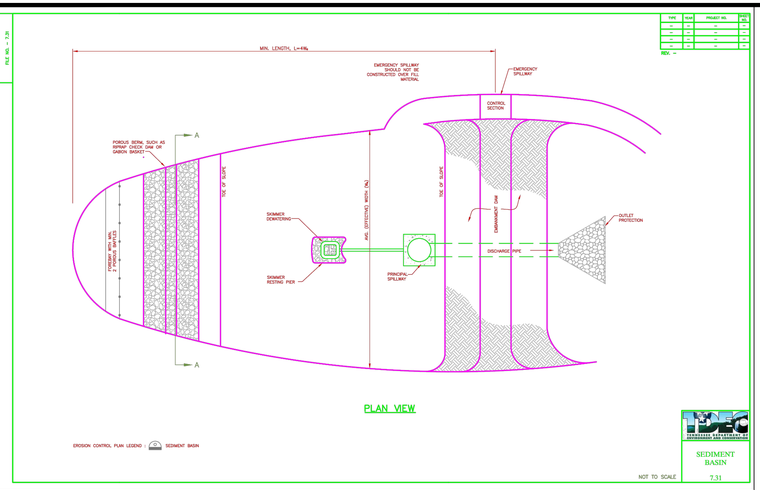
PARCEL #: 014-072.04-000, 014-072.10-000

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CES-3.2

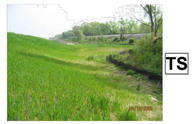
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 07-CES - 3.2 E&S.dwg LAYOUT NAME: COVER SHEET PLOTTED: Thursday, December 07, 2023 - 12:53pm



STABILIZATION PRACTICES

7.8 TEMPORARY VEGETATION



TS STABILIZATION WITH TEMPORARY VEGETATION

Definition The establishment of temporary vegetative cover with fast growing species for seasonal protection on disturbed or denuded areas.

Purpose To temporarily stabilize denuded areas that will not be brought to final grade for a period of more than 14 days.

Temporary seeding controls runoff and erosion until permanent vegetation or other erosion control measures can be established. Seeding with a temporary groundcover provides temporary stabilization until permanent stabilization can be achieved. In addition, it provides residue for soil protection and seedbed preparation, and reduces problems of mud and dust production from bare soil surfaces during construction.

Conditions Where Practice Applies On any cleared, unvegetated, or sparsely vegetated soil surface where vegetative cover is needed for less than 1 year.

For permanent seeding specifications, see Section 7.9.

Planning Considerations Annual plants that sprout and grow rapidly and survive for only one season are suitable for establishing initial or temporary vegetative cover. Temporary seeding preserves the integrity of earthen sediment control structures such as dikes, diversions, and the banks of dams and sediment basins. It can also reduce the amount of maintenance associated with these devices. For example, the frequency of sediment basin cleanouts will be reduced if the watershed areas outside the active construction zone are stabilized.

Proper seedbed preparation, selection of appropriate species, and the use of quality seed are important. Failure to follow established guidelines and recommendations carefully may result in an inadequate or short-lived stand of vegetation that will not control erosion. Temporary seeding provides protection for no more than 1 year, during which time permanent stabilization should be initiated.

Design Criteria Complete grading before preparing seedbeds, and install all necessary erosion control practices such as dikes, waterways, and basins. Minimize steep slopes because they make seedbed preparation difficult and increase the erosion hazard. If soils become compacted during grading, loosen them to a depth of 6-8 inches using a ripper, harrow, or chisel plow.

Construction Specifications **Grading and Shaping:** Excessive water runoff shall be reduced by properly designed and installed erosion control practices such as ditches, dikes, diversions, and sediment basins. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation: Good seedbed preparation is essential to successful plant establishment. A good seedbed is well pulverized, loose and uniform. Where hydroseeding methods are used, the surface may be left with a more irregular surface of large clods and stones.

Liming: Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate to 1 to 1½ tons/acre on coarse textured soils and 2-3 tons/acre on fine textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher do not need to be limed.

Fertilizer: Base application rates on soil tests. When soil tests are not possible, apply a 10-10-10 grade fertilizer at 700-1000lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before the application.

Surface Roughening: If recent tillage operations have resulted in a loose surface, additional roughening may not be necessary, except to break up large clods. If rainfall caused the surface to become sealed or crusted, loosen it just prior to seeding by disking, raking, harrowing, or other suitable methods. Groove or furrow slopes steeper than 3:1 on the contour before seeding.

Seeding: Select a non-invasive grass or grass-legume mixture suitable to the area and season of the year. See Figures 7.8-1 to 7.8-3 for suggestions of temporary seeding species. Although native plants are preferred, there are currently no available native species that are not cost prohibitive. Non-invasive annual plants are preferred. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder. Drill or cultipacker seeders should normally place seed ¼ to ½ inches deep. Appropriate depth of planting is 10 times the seed diameter. Soil should be raked lightly to cover seed with soil if seeded by hand.

Mulching: The use of mulch will help ensure establishment under normal conditions, and is essential to seeding success under harsh site conditions. Harsh site conditions include:

- Seeding in fall for winter cover
- Slopes steeper than 3:1
- Excessively hot or dry weather
- Adverse soils (shallow, rocky, or high in clay or sand), and
- Areas receiving concentrated flow.

Irrigation: During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will ensure germination of the seed. Subsequent applications should be made as needed. Newly seeded areas require more water than more mature plants.

Species	Rate (lb/acre)
Rye	120

Seeding dates
East ..... Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Middle ..... Jan. 1 - May 1
West ..... Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

Species	Rate (lb/acre)
Oats	60
Brown-top millet	30

Seeding dates
East ..... May 15 - Aug. 15
Middle ..... May 1 - Aug. 15
West ..... Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species	Rate (lb/acre)
Oats	30
Winter wheat	30

Seeding dates
East ..... Aug 15 – Dec 15
Middle ..... Aug. 15 – Dec 30
West ..... Aug. 15 – Dec 30

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

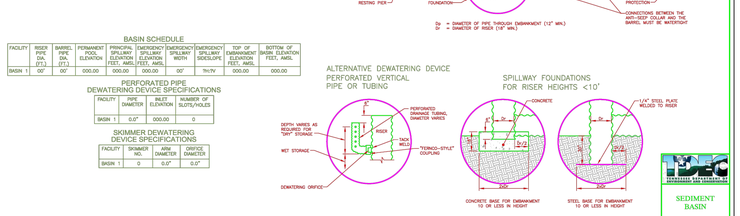
Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Maintenance and Inspection Points Reseed and mulch areas where seedling emergence is poor or where erosion occurs, as soon as possible. Do not mow.

References *North Carolina Erosion and Sediment Control Planning and Design Manual*



BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (FT.)	BARREL PIPE DIA. (FT.)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
BASIN 1	00'	00'	000.00	000.00	000.00	00'	1h/1V	000.00	000.00

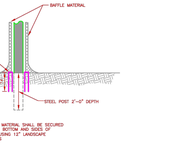
PERFORATED PIPE DEWATERING DEVICE SPECIFICATIONS

FACILITY	PIPE DIAMETER	ELEVATION	NUMBER OF SLOTS/HOLES
BASIN 1	0.0"	000.00	0

SKIMMER DEWATERING DEVICE SPECIFICATIONS

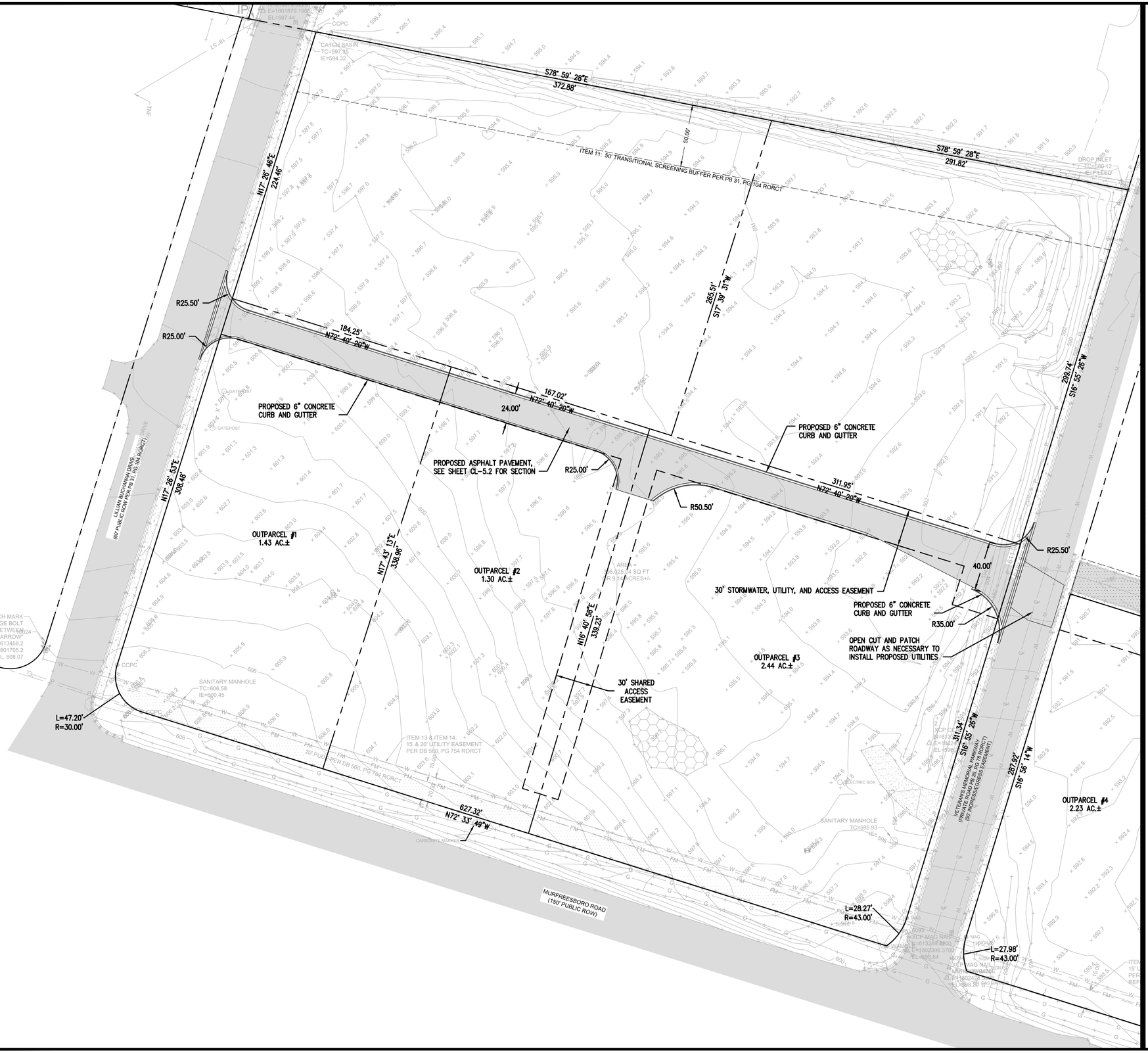
FACILITY	SKIMMER NO.	ARM DIAMETER	ORIFICE DIAMETER
BASIN 1	0	0.0"	0.0"

ALTERNATIVE DEWATERING DEVICE
PERFORATED VERTICAL PIPE OR TUBING



SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'


CONCRETE
1/4" STEEL PLATE WELDED TO RISER
2'
2'
2'



LAYOUT GENERAL NOTES:

1. BUILDING DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. CONSTRUCTION STAKEOUT – ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
3. PRIVATE UTILITY COORDINATION – CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. CONSTRUCTION MATERIALS AND METHODS – ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS
5. EXCAVATED MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
7. HVAC – ALL HVAC AND OTHER EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE PROPOSED BUILDING AND SCREENED FROM PUBLIC VIEW. SEE ARCHITECTURAL PLANS FOR DETAILS
8. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING AND AS-BUILT SURVEY INFORMATION NEEDED FOR PROJECT CLOSE OUT.

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DSG AT 757-908-2372.

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

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

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GARY FRANKS
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
LAYOUT PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CL-5.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\civil\Murfreesboro Rd. - La Vergne TN - 09-CL-5.0 Layout.dwg LAYOUT NAME: Layout PLOTTED: Thursday, December 07, 2023 - 12:54pm

MATCHLINE - SHEET CL-5.0



LAYOUT GENERAL NOTES:

1. BUILDING DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. CONSTRUCTION STAKEOUT – ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
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REV.	DESCRIPTION	DATE
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GALAXY FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
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EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
LAYOUT PLAN

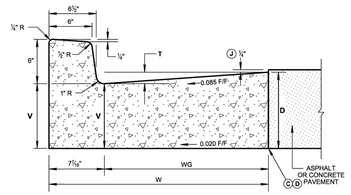
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014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

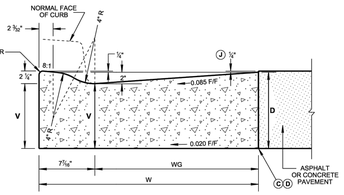
CL-5.1
CONCEPT PLAN

Know what's below.
Call before you dig.

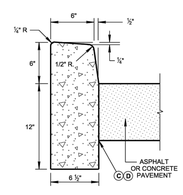
DRAWING SCALE
40 0 40 80
SCALE: 1"=40'



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

REV. 06-28-19: REVISED DETAILS FOR LOWERED CONCRETE CURB, 6" DETACHED CONCRETE CURB AND 8" CONCRETE COMBINED CURB AND GUTTER. GENERAL NOTES: REVISED NOTES Ⓒ AND Ⓓ. ADDED NOTE Ⓙ. MOVED LOWERED CONCRETE CURB NOTES TO NOTE NOS. Ⓚ, Ⓛ & Ⓜ. ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-21: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE E-4S FROM THE DRAWING AND REVISED TABLES. REMOVED "(COMBINED)" FROM THE TITLE AND FROM THE TABLES. ADDED PAY ITEM NO. ON THE DRAWINGS.

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER ✻ AT FLOW LINE
6-30	30	22 ⅞"	2	D - 1 ⅞"
6-36	36	28 ⅞"	2½	D - 1 ⅜"

✻ VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

GENERAL NOTES

Ⓐ FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

Ⓑ THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

Ⓒ CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

Ⓓ EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

Ⓔ CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

Ⓕ EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

Ⓖ ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

Ⓗ THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

Ⓘ PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01, CONCRETE CURB, PER C.Y.
ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

Ⓙ THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

Ⓚ TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

Ⓛ FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.

Ⓜ TO BE USED FOR PROPOSED RAMP OPENINGS.

LEGEND

D	=	VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	=	VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	=	VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	=	TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	=	WIDTH OF GUTTER

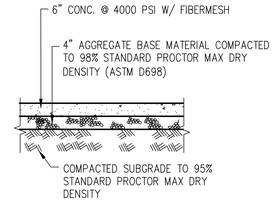
NOT TO SCALE

(Replaced Std Dwg RP-NMC-10)

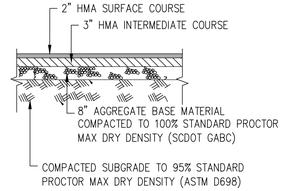
STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

VERTICAL CONCRETE CURB AND CURB AND GUTTER
(FOR 8" TO 12" GUTTER DEPTH)

05-15-2018 | RP-VC-10



TYPICAL PLAIN CONCRETE PAVEMENT SECTION



TYPICAL BITUMINOUS PAVEMENT SECTION

REV.	DESCRIPTION	DATE
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GARY FRANKS REGISTERED ENGINEER 19401 STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

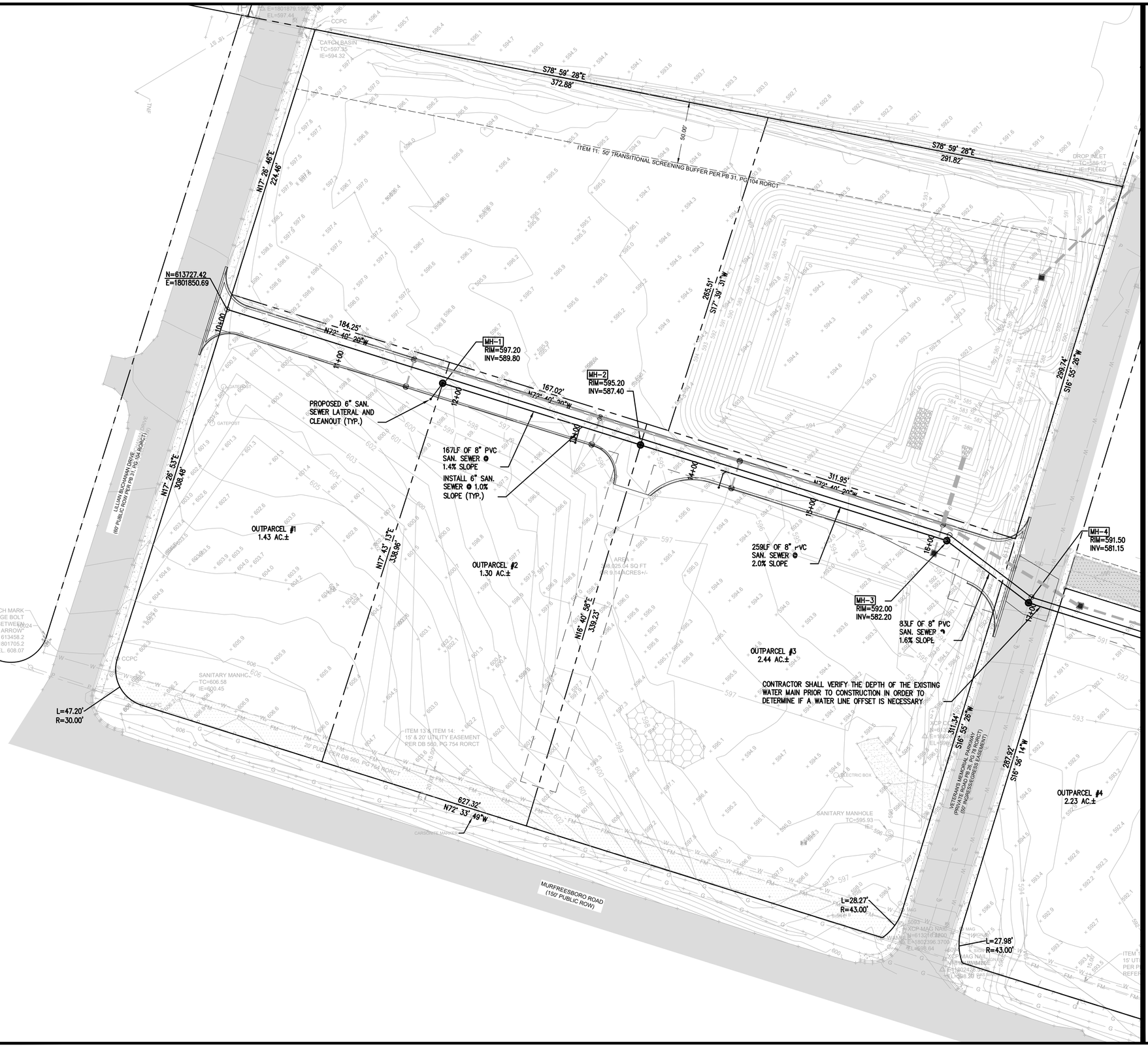
SHEET TITLE
LAYOUT NOTES AND DETAILS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CL-5.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\civil\Murfreesboro Rd. - La Vergne TN - 11-CL-5.2 Layout Notes & Details.dwg LAYOUT NAME: Layout PLOTTED: Thursday, December 07, 2023 - 12:54pm
3/10/2021 8:37:32 AM
P:\Standards\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\In Progress\10-104.00 Roadway, Pavement Appurtenances and Fence (P)\104.03 Curbs (P)\RP-VC-10-2021.0



UTILITY NOTES:

1. UNDERGROUND INSTALLATION – ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC TELEPHONE AND CATV.
2. CONTRACTOR MUST NOTIFY PUBLIC UTILITIES – DISRUPTION TO SERVICE CONSTRUCTION REPRESENTATIVE SEVEN (7) CALENDAR DAYS PRIOR TO ANY NIGHT TIME SHUTDOWN OF THE WATER LINE.
3. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
4. UTILITY VERIFICATION – CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL UTILITIES BEFORE INSTALLATION. IF THE LOCATION OR INVERT OF ANY UTILITY DIFFERS FROM THE SITE PLAN, THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES GROUP (757-908-2372) BEFORE PROCEEDING WITH INSTALLATION.
5. ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.
6. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN FOR ALL BUILDING UTILITY TIE INS.

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

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GALEN FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
UTILITY PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

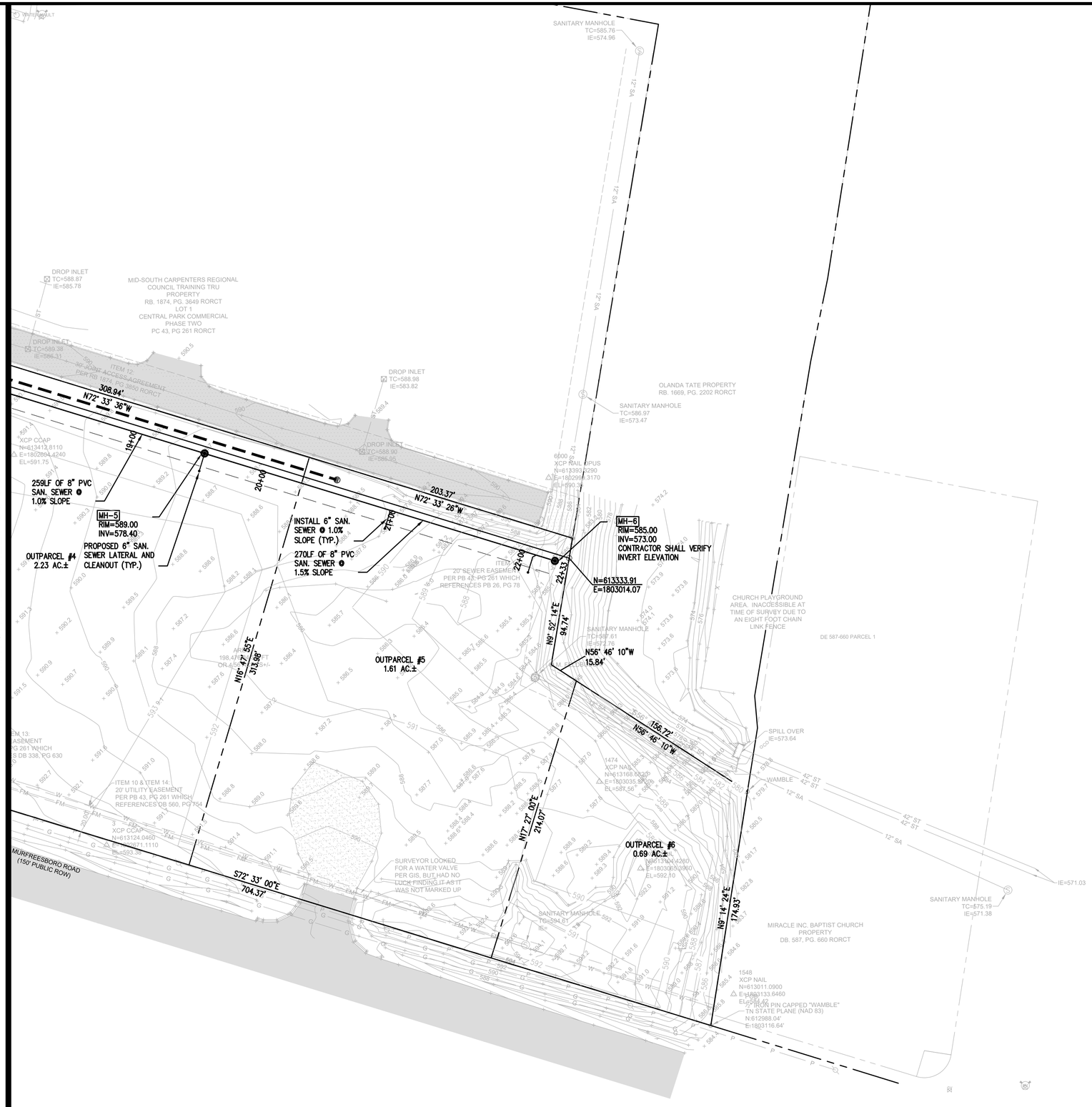
CU-6.0
CONCEPT PLAN

FILE NAME: P:\2026 - Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 12-CU-6.0 Utilities.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 1:10pm

MATCHLINE - SHEET CU-6.0

UTILITY NOTES:

1. UNDERGROUND INSTALLATION – ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC TELEPHONE AND CATV.
2. CONTRACTOR MUST NOTIFY PUBLIC UTILITIES – DISRUPTION TO SERVICE CONSTRUCTION REPRESENTATIVE SEVEN (7) CALENDAR DAYS PRIOR TO ANY NIGHT TIME SHUTDOWN OF THE WATER LINE.
3. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
4. UTILITY VERIFICATION – CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL UTILITIES BEFORE INSTALLATION. IF THE LOCATION OR INVERT OF ANY UTILITY DIFFERS FROM THE SITE PLAN, THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES GROUP (757-908-2372) BEFORE PROCEEDING WITH INSTALLATION.
5. ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.
6. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN FOR ALL BUILDING UTILITY TIE INS.



DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

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CLAYTON FRANKS
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: UTILITY PLAN

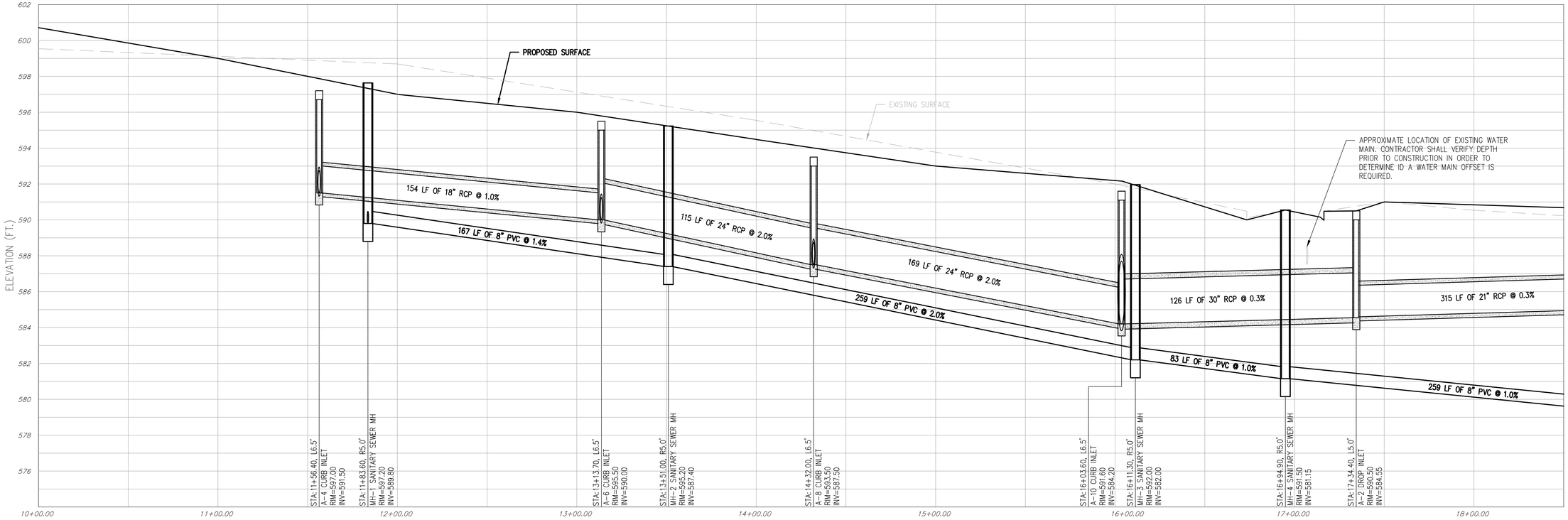
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PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

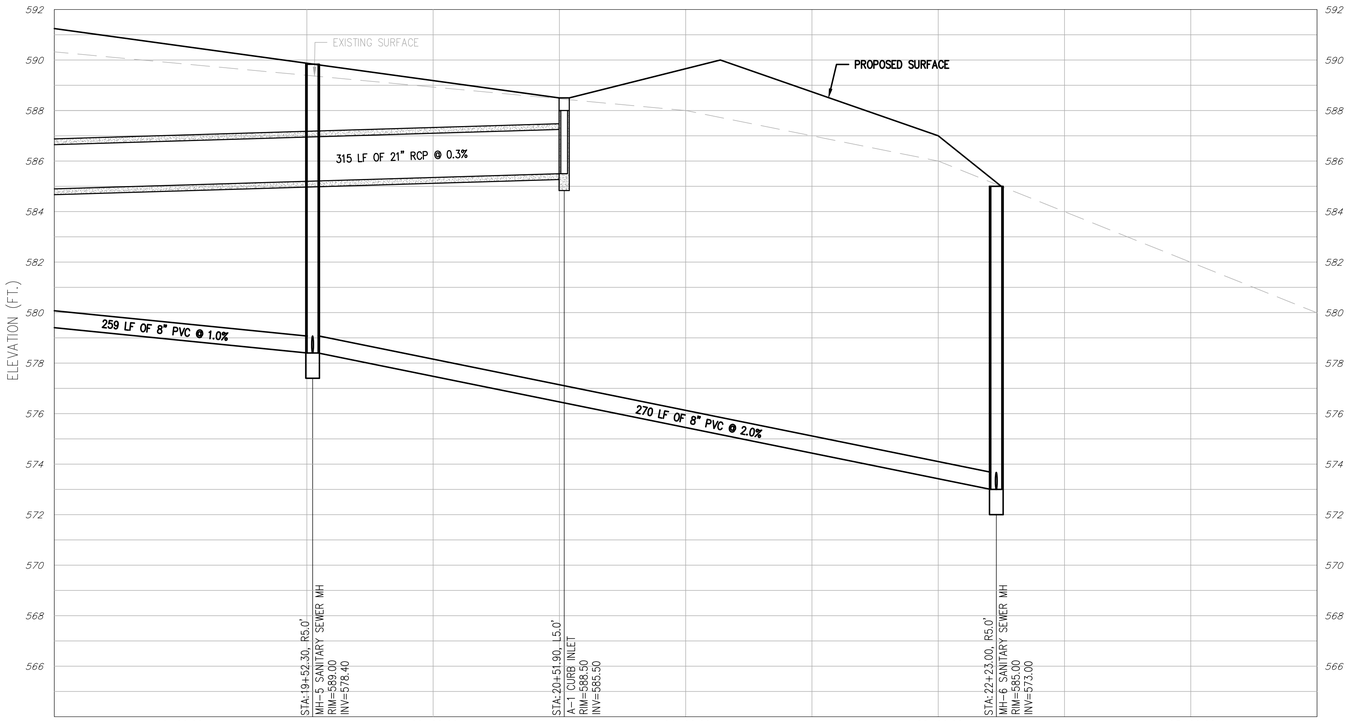
CU-6.1

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\civil\Murfreesboro Rd. - La Vergne TN - 13-CU-6.1 Utilities.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 1:10pm



BASELINE A-A



BASELINE A-A

REV.	DESCRIPTION	DATE
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GLAFRA FRANKS — REGISTERED ENGINEER — 120,180 — STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

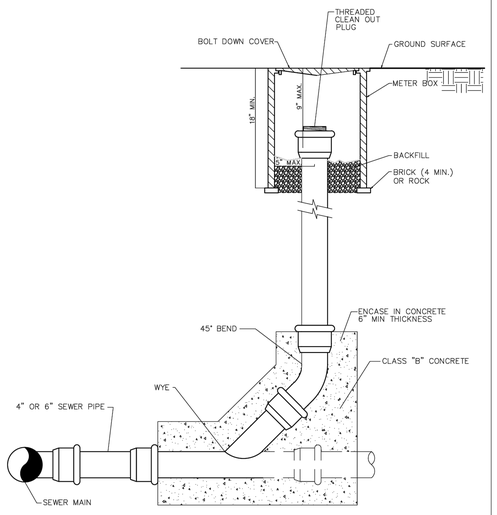
DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG — DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: UTILITY PROFILES
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CU-6.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 14-CU-6.2 Utility Profiles.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 12:56pm



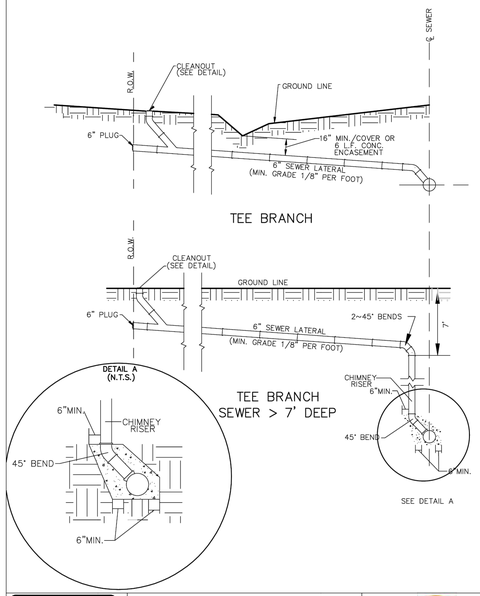
13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



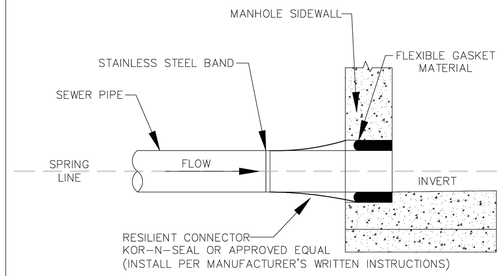
2.0
SANITARY SEWER LATERALS
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



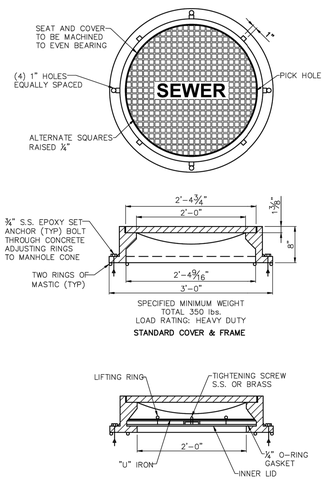
6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



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

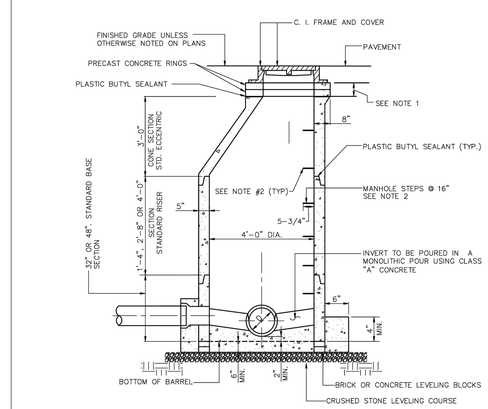
10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



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.

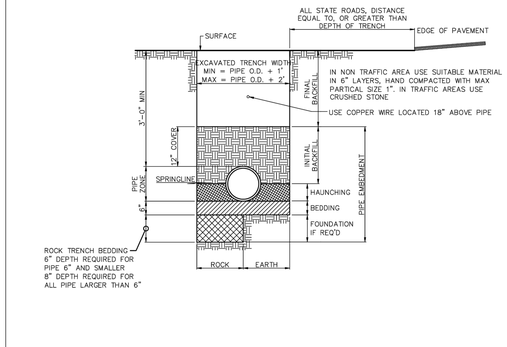
3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891

REV.	DESCRIPTION	DATE
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GARY FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

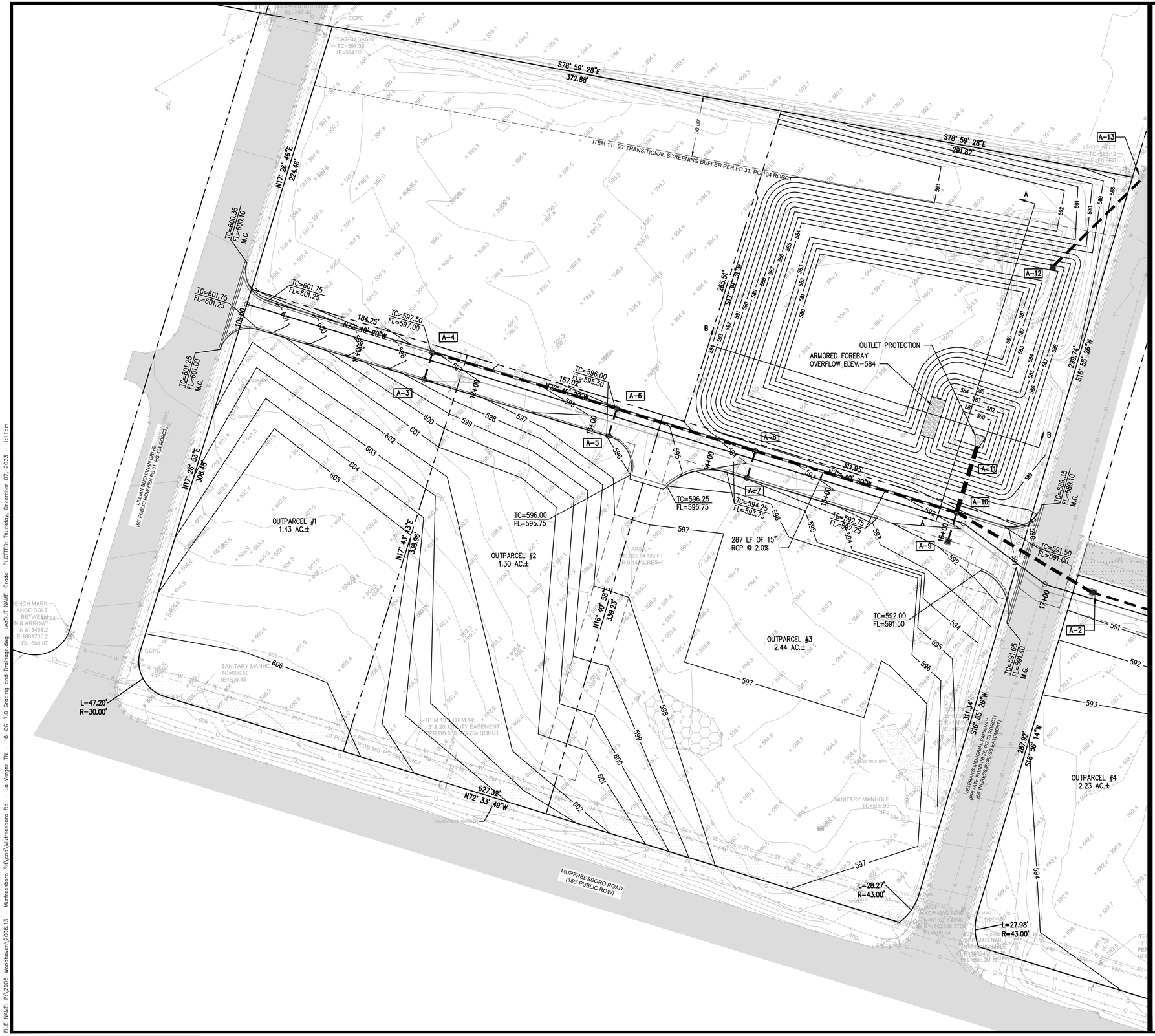
SHEET TITLE
UTILITY NOTES AND DETAILS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CU-6.3
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 15-CU-6.3 Utility Notes and Details.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 12:56pm



LEGEND OF GRADE NOTATIONS:

TC = TOP OF CURB
FL = FLOW LINE OF GUTTER
P = ASPHALT OR CONCRETE PAVEMENT SURFACE
SW = SIDEWALK SURFACE
G = GROUND SURFACE
M.G. = MATCH EXISTING GRADE
H.P. = HIGH POINT OF GRADED SURFACE
W.D. = WIPE TOP OF CURB DOWN TO MATCH EXISTING

STORM SEWER LEGEND DA-A

A-1 PROPOSED CURB INLET
RIM=588.50
INV=585.50

A-1 TO A-2 315 OF 21" RCP @ 0.3%

A-2 PROPOSED DROP INLET
RIM=590.50
INV=584.55

A-2 TO A-10 126 OF 30" RCP @ 0.3%

A-3 PROPOSED CURB INLET
RIM=597.00
INV=592.00

A-3 TO A-4 24 OF 15" RCP @ 2.0%

A-4 PROPOSED CURB INLET
RIM=597.00
INV=591.50

A-4 TO A-6 154 OF 18" RCP @ 1.0%

A-5 PROPOSED CURB INLET
RIM=595.50
INV=590.50

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-6 PROPOSED CURB INLET
RIM=595.50
INV=590.00

A-6 TO A-8 115 OF 24" RCP @ 2.0%

A-7 PROPOSED CURB INLET
RIM=593.50
INV=588.00

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-8 PROPOSED CURB INLET
RIM=593.50
INV=587.50

A-8 TO A-10 169 OF 24" RCP @ 2.0%

A-9 PROPOSED DROP INLET
RIM=591.60
INV=584.70

A-9 TO A-10 24 OF 15" RCP @ 2.0%

A-10 PROPOSED CURB INLET
RIM=591.60
INV=584.20

A-10 TO A-11 39 OF 42" RCP @ 0.5%

A-11 FLARED END SECTION
INV=584.00

A-12 PROPOSED OUTLET CONTROL STRUCTURE
RIM=585.50
INV=582.50

A-12 TO A-13 99 OF 24" RCP @ 0.5%

A-13 EXISTING CURB INLET
RIM=586.10
INV=582.00

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

DRAWING SCALE

40 0 40 80
SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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GARY FRANKS REGISTERED ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

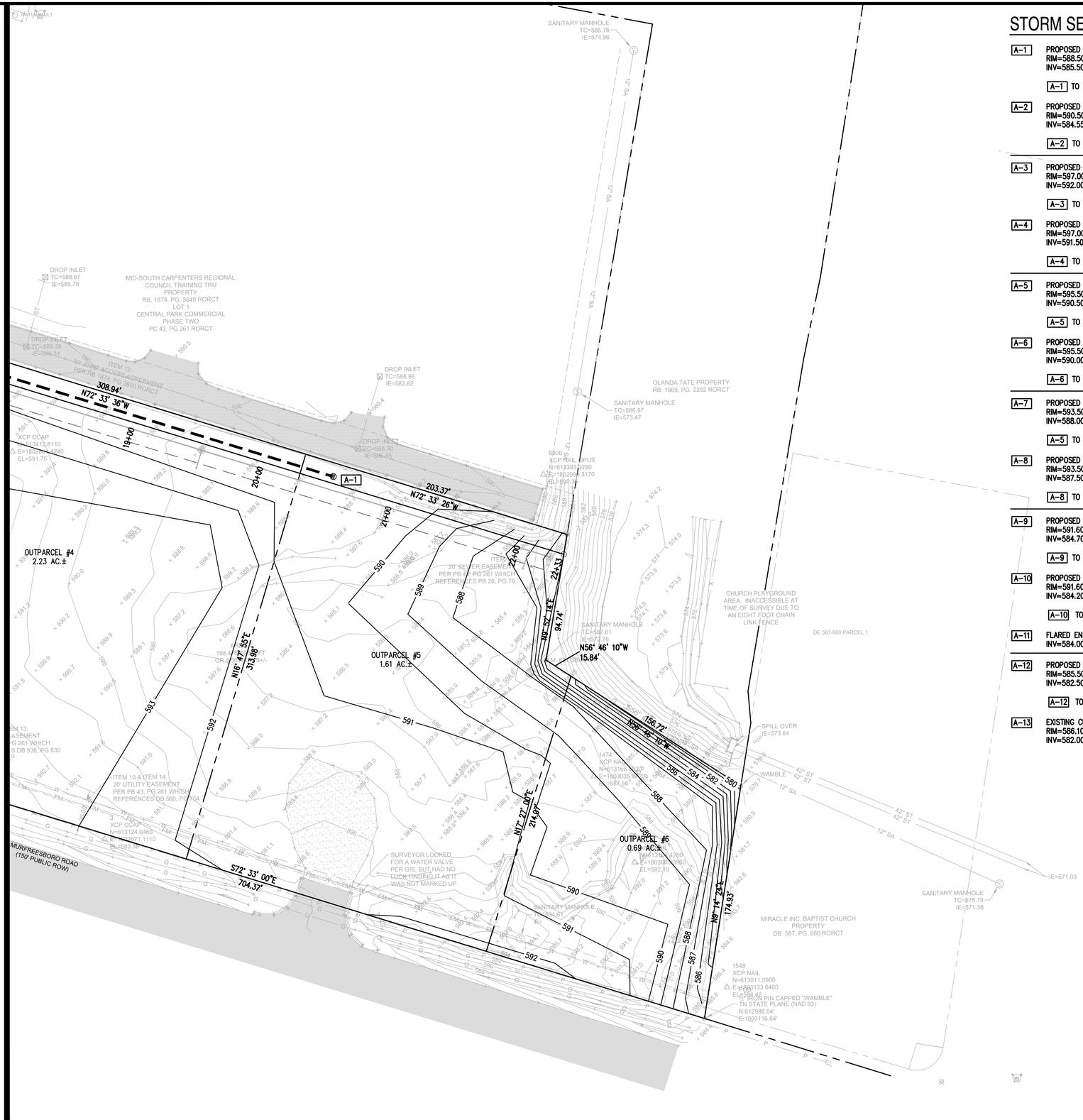
SHEET TITLE
GRADING AND PHASE II E&S PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CG-7.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 16-CG-7.0 Grading and Drainage.dwg LAYOUT NAME: Grade PLOTTED: Thursday, December 07, 2023 - 1:11pm



STORM SEWER LEGEND DA-A

A-1 PROPOSED CURB INLET
RIM=588.50
INV=585.50

A-1 TO A-2 315 OF 21" RCP @ 0.3%

A-2 PROPOSED DROP INLET
RIM=590.50
INV=584.55

A-2 TO A-10 126 OF 30" RCP @ 0.3%

A-3 PROPOSED CURB INLET
RIM=597.00
INV=592.00

A-3 TO A-4 24 OF 15" RCP @ 2.0%

A-4 PROPOSED CURB INLET
RIM=597.00
INV=591.50

A-4 TO A-6 154 OF 18" RCP @ 1.0%

A-5 PROPOSED CURB INLET
RIM=595.50
INV=590.50

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-6 PROPOSED CURB INLET
RIM=595.50
INV=590.00

A-6 TO A-8 115 OF 24" RCP @ 2.0%

A-7 PROPOSED CURB INLET
RIM=593.50
INV=588.00

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-8 PROPOSED CURB INLET
RIM=593.50
INV=587.50

A-8 TO A-10 169 OF 24" RCP @ 2.0%

A-9 PROPOSED DROP INLET
RIM=591.60
INV=584.70

A-9 TO A-10 24 OF 15" RCP @ 2.0%

A-10 PROPOSED CURB INLET
RIM=591.60
INV=584.20

A-10 TO A-11 39 OF 42" RCP @ 0.5%

A-11 FLARED END SECTION
INV=584.00

A-12 PROPOSED OUTLET CONTROL STRUCTURE
RIM=585.50
INV=582.50

A-12 TO A-13 99 OF 24" RCP @ 0.5%

A-13 EXISTING CURB INLET
RIM=586.10
INV=582.00

LEGEND OF GRADE NOTATIONS:

TC	= TOP OF CURB
FL	= FLOW LINE OF GUTTER
P	= ASPHALT OR CONCRETE PAVEMENT SURFACE
SW	= SIDEWALK SURFACE
G	= GROUND SURFACE
M.G.	= MATCH EXISTING GRADE
H.P.	= HIGH POINT OF GRADED SURFACE
W.D.	= WIPE TOP OF CURB DOWN TO MATCH EXISTING

DRAINAGE NOTES:

1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
2. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS.
3. CURB AND GUTTER SHOWN ON PLANS ALONG PUBLIC STREETS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
4. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
5. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
6. ALL STORM PIPE MATERIAL SHALL COMPLY WITH LOCAL REGULATIONS.
7. CONTRACTOR SHALL INSURE THAT ALL STORM PIPE CONNECTIONS ARE WATER TIGHT.
8. ALL STORM SEWER STRUCTURES PLACED IN A PAVED AREA SHALL BE FLUSH WITH FINISH GRADE AND SHALL HAVE A TRAFFIC BEARING FRAME AND LID. ALL STORM SEWER STRUCTURES PLACED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
10. ALL STORM STRUCTURES SHALL HAVE A UNIFORM SMOOTH POURED MORTAR SLOPE FROM INVERT IN TO INVERT OUT.
11. ALL STORM TRENCHING AND BEDDING SHALL BE PER THE STORM SEWER TRENCH AND BEDDING DETAIL.
12. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES SHOWN. IF EXISTING GRADE ELEVATIONS ON-SITE DIFFER FROM THOSE SHOWN ON THESE PLANS AND IF ELEVATIONS AND GRADES PROPOSED ARE NOT ACHIEVABLE, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD.
13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
14. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF ROCKY MOUNT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
15. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CITY ON CITY STREETS, ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION.
16. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAPPED PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
17. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
18. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, ETC.). NO RAMP SHALL EXCEED 8% RUNNING SLOPE OR 2% CROSS SLOPE.
19. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAYS AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
20. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE BUILT CORRECTLY.
21. ANY REQUIREMENT LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER AND OWNERS ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WITHOUT THE OWNERS APPROVAL WILL REQUIRE REMOVAL AND REPLACEMENT IMMEDIATELY.

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

DRAWING SCALE
40 0 40 80
SCALE: 1"=40'

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

GALEN FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: GRADING AND PHASE II E&S PLAN
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CG-7.1
CONCEPT PLAN

DA-A
7.08 AC.
CN=90

DA-A TIME OF CONCENTRATION FLOW PATH

DA-B
4.51 AC.
CN=90

DA-B TIME OF CONCENTRATION FLOW PATH

MURFREESBORO ROAD (150' PUBLIC ROW)

N17°E 1/2" PIPE

S69°30'E 1/2" PIPE

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
1		
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3		
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5		
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8		
9		
10		
11		

GALYAN FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE, VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: EXISTING DRAINAGE AREA PLAN

PARCEL #: 014-072.04-000, 014-072.10-000

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CG-7.2

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro RdV.cost\Murfreesboro Rd. - La Vergne TN - 18-CG-7.2 Existing Drainage Areas.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:13pm

DA-A10
0.25 AC.
CN=80

DA-A4
0.05 AC.
CN=98

DA-A6
0.05 AC.
CN=98

DA-A8
0.04 AC.
CN=98

DA-A10
0.06 AC.
CN=98

DA-A11
1.67 AC.
CN=87

DA-A3
1.20 AC.
CN=94

DA-A5
1.18 AC.
CN=94

DA-A7
1.19 AC.
CN=94

DA-A9
1.30 AC.
CN=94

DA-A2
1.53 AC.
CN=94

DA-A1
1.36 AC.
CN=94

DA-B
1.66 AC.
CN=94

S78° 59' 28"E
372.88'

S78° 59' 28"E
291.62'

N17° 26' 46"E
224.46'

S17° 26' 46"W
265.91'

S16° 55' 26"W
299.74'

184.25'

N72° 33' 49"W
167.02'

311.95'

N17° 26' 53"E
308.98'

N17° 43' 13"E
338.96'

N16° 40' 58"E
339.23'

S16° 55' 26"W
311.34'

S16° 56' 14"W
297.97'

N72° 33' 36"W
309.84'

N72° 33' 26"W
203.37'

N16° 47' 55"E
313.98'

N17° 27' 00"E
214.07'

S72° 33' 00"E
704.37'

N9° 14' 24"E
174.93'

N9° 57' 14"E
94.74'

N56° 46' 10"W
15.84'

N56° 46' 10"W
158.72'

L=47.20'
R=30.00'

627.32'
N72° 33' 49"W

L=28.27'
R=43.00'

L=27.98'
R=43.00'

MURFREESBORO ROAD
(150' PUBLIC ROW)

MURFREESBORO ROAD
(150' PUBLIC ROW)

LA VERGNE BUCHANAN DRIVE
(60' PUBLIC ROW PER PB 31, PG 100 AS SURVEYED)

ITEM 11 & ITEM 14:
10' & 20' UTILITY EASEMENT
PER DB 580, PG 754 RORCT

ITEM 10 & ITEM 13:
15' UTILITY EASEMENT
PER DB 580, PG 754 RORCT

ITEM 10 & ITEM 13:
15' UTILITY EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES DB 580, PG 630

ITEM 10 & ITEM 14:
20' UTILITY EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES DB 580, PG 630

ITEM 11 & ITEM 14:
20' SEWER EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES PB 26, PG 78

ITEM 11:
50' TRANSITIONAL SCREENING BUFFER PER PB 31, PG 100

AREA =
525,925.04 SQ FT
9.914 ACRES+/-

MID-SOUTH CARPENTERS REGIONAL
COUNCIL TRAINING TRU
PROPERTY
RB. 1874, PG. 3649 RORCT
LOT 1
CENTRAL PARK COMMERCIAL
PHASE TWO
PC 43, PG 261 RORCT

OLANDA TATE PROPERTY
RB. 1999, PG. 2202 RORCT

CHURCH PLAYGROUND
AREA, INACCESSIBLE AT
TIME OF SURVEY DUE TO
AN EIGHT FOOT CHAIN
LINK FENCE

SURVEYOR LOOKED
FOR A WATER VALVE
PER GIS, BUT HAD NO
LUCK FINDING IT AS IT
WAS NOT MARKED UP

MIRACLE INC. BAPTIST
PROPERTY
DB. 587, PG. 667

SPILL OVER
IE=573.64

SANITARY MANHOLE
TC=606.58
IE=600.45

SANITARY MANHOLE
TC=595.93

SANITARY MANHOLE
TC=585.76
IE=574.96

SANITARY MANHOLE
TC=586.97
IE=573.47

SANITARY MANHOLE

CATCH BASIN
TC=587.36
IE=594.32

CATCH BASIN
TC=586.10
W IE=582.26
E IE=582.00

CATCH BASIN
TC=586.21
IE=581.12

DROP INLET
TC=589.12
IE=584.62

DROP INLET
TC=588.87
IE=585.78

DROP INLET
TC=588.68
IE=583.82

DROP INLET
TC=589.38
IE=584.38

30" RCP
IE=581.00

XCP COAP
N=613413.8110
E=1801924.9
EL=591.75

XCP NAIL
N=613413.6440
E=1801933.6460
EL=592.10

XCP NAIL
N=613011.0900
E=1801933.6460
EL=592.04

1548
XCP NAIL
N=613011.0900
E=1801933.6460
EL=592.04

1474
XCP NAIL
N=613168.0900
E=1802035.3170
EL=591.66

6500
XCP NAIL "APUS"
N=613168.0900
E=1802035.3170
EL=591.66

5" DRILL HOLE
IN CONCRETE
N=613168.04
E=1803116.64

ELECTRIC BOX

ITEM 1
PER RB. 1999, PG. 2202 RORCT

ITEM 1
PER RB. 1874, PG. 3649 RORCT

ITEM 1
PER PC 43, PG 261 RORCT

ITEM 1
PER PB 43, PG 261 RORCT

ITEM 1
PER PB 31, PG 100

ITEM 1
PER DB 580, PG 754 RORCT

ITEM 1
PER DB 580, PG 630 RORCT

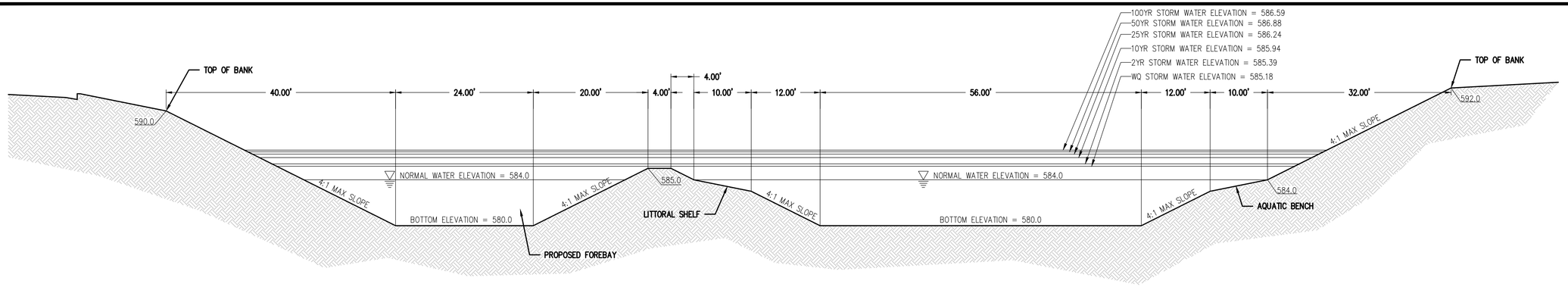
ITEM 1
PER PB 26, PG 78

ITEM 1
PER DB 587, PG 667

ITEM 1
PER DB 580, PG 754 RORCT

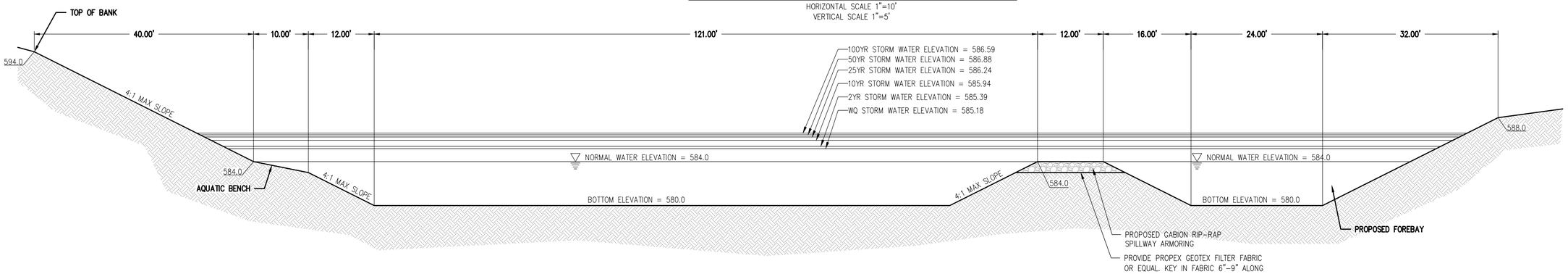
ITEM 1
PER DB 580, PG 630 RORCT

ITEM 1
PER PB 43, PG 261



WET DETENTION POND CROSS SECTION A-A

HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=5'

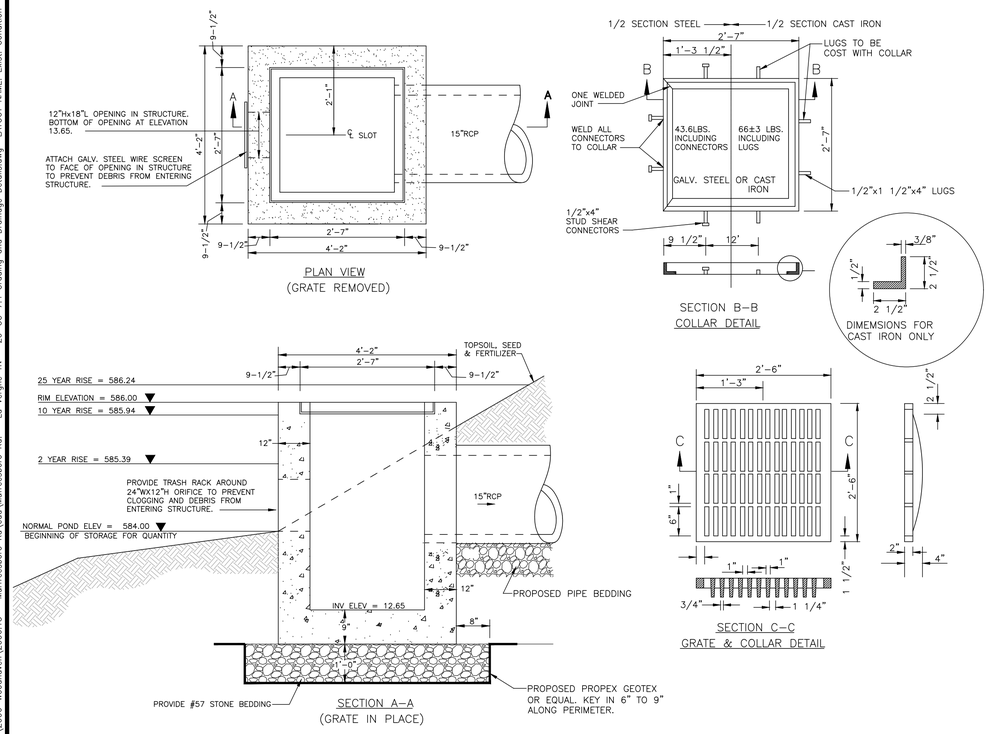


WET DETENTION POND CROSS SECTION B-B

HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=5'

NOTES

1. PRECAST STRUCTURES MAY BE SUBSTITUTED UPON APPROVAL OF DESIGN BY DEPARTMENT OF PUBLIC WORKS.
2. CAST IRON TOP AND FRAMES SHALL BE SUFFICIENTLY TRUE TO A PLANE SURFACE SO TOPS WILL NOT ROCK.
3. DRAINAGE STRUCTURE FOUNDATION SLAB TO BE PLACED ON A BED OF AGGREGATE BASE STONE WHERE NECESSARY FOR STABILIZATION. STONE SHALL BE ONE (1) FOOT DEEP.
4. CONTRACTOR TO PROVIDE TRASH RACK FOR OUTFALL STRUCTURE, CITY TO APPROVE PRODUCT PRIOR TO INSTALLATION.
5. ALL CAST IN PLACE CONCRETE TO BE CLASS A3. ALL PRECAST CONCRETE TO BE 4000 P.S.I.
6. CAST IRON COLLARS SHALL BE 66±3 LBS INCLUDING LUGS. GALVANIZED STEEL COLLARS SHALL BE 43.6 LBS INCLUDING CONNECTORS.
7. THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH VDOT IS-1. FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE PRICE BID.

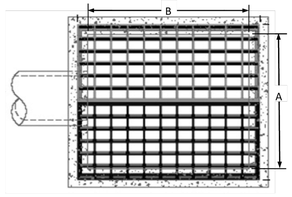


BMP OUTFALL STRUCTURE DETAIL

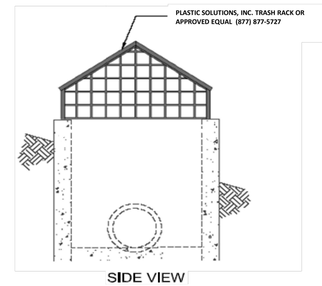
NOT TO SCALE

StormRax™

PEAK ROOF STRUCTURE
(STANDARD SIZES)



PLAN VIEW



SIDE VIEW

HOST STRUCTURE INFORMATION	
I.D. LENGTH (in)	2'-7"
I.D. WIDTH (in)	2'-7"
WALL THICKNESS (in)	1'-0"

AVAILABLE OPTIONS	
REMOVABLE ACCESS PANEL	
ANTI VORTEX PLATE	

Plastic Solutions, Inc.
A lasting impression

P.O. BOX 4386, WINCHESTER, VA 22604
238 McGHEE RD, WINCHESTER, VA 22603
PH: (877) 877-5727
FAX: (540) 722-2219
WEBSITE: WWW.PLASTIC-SOLUTION.COM

CUSTOMER: OR APPROVED EQUAL
PROJECT:
DATE:
DRAWN BY:
APP'D BY:
DETAIL:
DWG. NO:

BMP OUTFALL STRUCTURE TRASH RACK DETAIL

NOT TO SCALE

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

GARY FRANKS — REGISTERED ENGINEER — STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

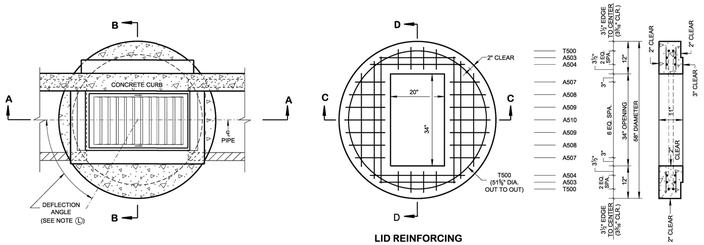
DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: GRADING AND DRAINAGE DETAILS
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

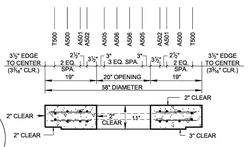
CG-7.4
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 20-CG-7.4 Grading and Drainage Details.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 12:59pm

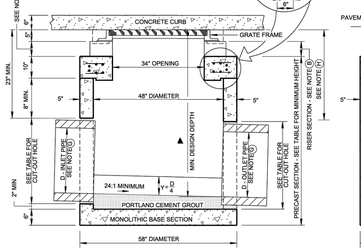


PLAN VIEW

LID REINFORCING

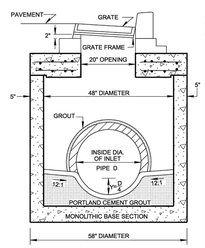


SECTION C-C



SECTION A-A

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY



SECTION B-B

REV. 8-01-12: REVISED CATCH BASIN LID FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES 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 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

REV. 01-28-2022: DEFLECTION ANGLE NOTE ON PLAN VIEW, AND GENERAL NOTES Ⓚ AND Ⓛ WERE ADDED.

CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

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	3.89
24	3	32	58	4.43

▲ SEE SECTION A-A FOR MINIMUM DESIGN DEPTH MEASUREMENT.

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-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.

GENERAL NOTES

Ⓐ ALL PRECAST ELEMENTS TO MEET ASTM C478 (CURRENT EDITION) AND AASHTO M199 (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.

Ⓑ 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 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

Ⓒ 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.

Ⓓ APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

Ⓔ 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.

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

Ⓖ 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.

Ⓗ 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.

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

Ⓙ 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:

611-10.01, CATCH BASINS, TYPE 10, 0'-4' DEPTH, EACH, (THROUGH)
611-10.05, CATCH BASINS, TYPE 10, > 16'-20' DEPTH, EACH.

Ⓚ SEE STANDARD DRAWING D-CB-99RA FOR BILL OF STEEL FOR CATCH BASIN LIDS.

Ⓛ CONNECTION OF 24" PIPES WILL BE LIMITED TO 60 DEGREE DEFLECTION ANGLE.

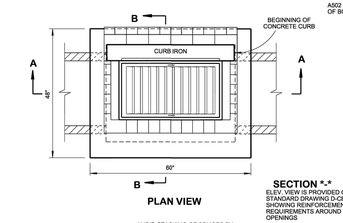
☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

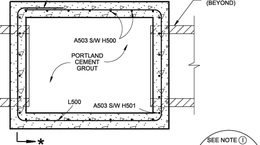
STANDARD PRECAST 48" CIRCULAR NO. 10 CATCH BASIN FOR USE WITH 6" VERTICAL CURB

09-05-2002 | D-CB-10RA

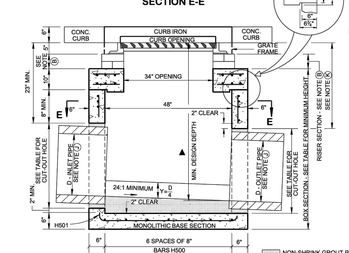
NOT TO SCALE



PLAN VIEW

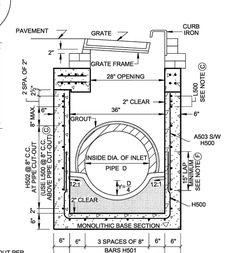


SECTION E-E



SECTION A-A

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY



SECTION B-B

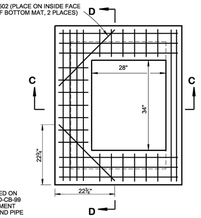
CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 12.00'.

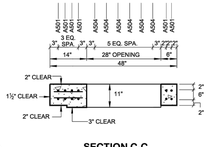
CATCH BASIN DIMENSIONS

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-PB-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.

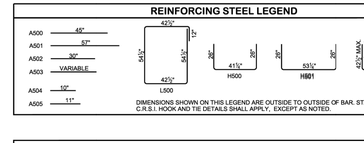


LID REINFORCING



SECTION C-C

REINFORCING STEEL LEGEND



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

Ⓐ 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.

Ⓑ 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 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

Ⓒ 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.

Ⓓ 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.

Ⓔ 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.

Ⓕ 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.

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

Ⓗ 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.

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

Ⓙ 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.

Ⓚ 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.

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

Ⓜ 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.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN

12-18-1995 | D-CB-12P

NOT TO SCALE

REV. 10-28-97: CHANGED MINIMUM DEPTH TABLE AND MODIFIED STEEL IN BASE SECTION.

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

REV. 6-27-01: 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, 4TH EDITION WITH INTERIMS. 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 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

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



DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

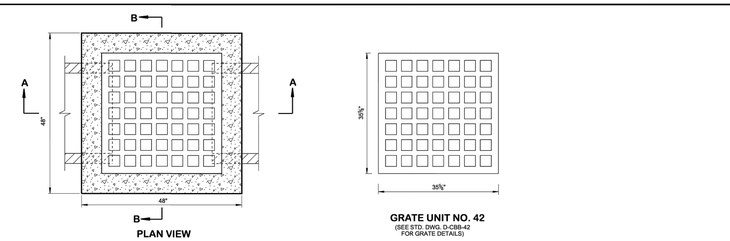
SHEET TITLE: GRADING AND DRAINAGE DETAILS

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

PARCEL # 014-072.04-000 014-072.10-000

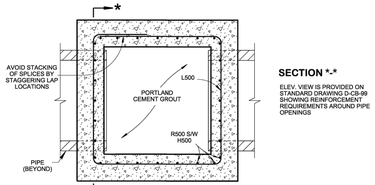
CG-7.5

CONCEPT PLAN



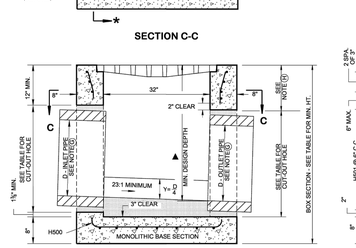
PLAN VIEW

GRATE UNIT NO. 42
(SEE STD. DWG. D-CBB-42 FOR GRATE DETAILS)

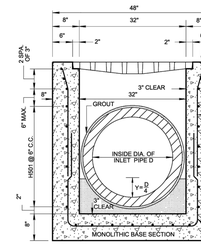


SECTION C-C

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



SECTION A-A



SECTION B-B

REV. 5-27-99: ADDED CATCH BASIN MAXIMUM DEPTH REQUIREMENT NOTE.

REV. 5-30-01: CHANGED MAXIMUM DEPTH TABLE.

REV. 6-10-01: CHANGED PAY ITEMS IN GENERAL NOTE Ⓙ.

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

REV. 1-19-05: CORRECTED PAY ITEM NO. 611-4.02 IN GENERAL NOTE Ⓙ.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES, CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

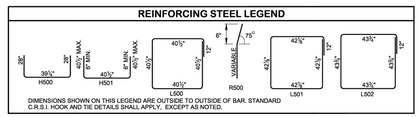
REV. 02-20-2020: REDREW SHEET.

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	46½	2.94
24	3	32	53½	3.48

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-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. THE HEIGHT OF THE BOX SECTION SHALL NOT EXCEED 66".

REINFORCING STEEL LEGEND



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

Ⓐ DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 42S AND ALL PRECAST NO. 42S CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-09 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.

Ⓑ CAST-IN-PLACE CONCRETE CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 611 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C913 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.

Ⓒ THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:

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.

Ⓓ 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.

Ⓔ APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

Ⓕ 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.

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

Ⓗ 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.

Ⓘ FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 22 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.

Ⓙ SEE STANDARD DRAWING D-CBB-42 FOR DETAILS REGARDING CAST IRON GRATES.

Ⓚ THE CONTRACTOR MAY ELIMINATE THE R500 BARS BY LENGTHENING THE VERTICAL LEG OF THE H500 BARS AND BENDING THE TOP 8 INCHES AT 75° SO THAT 2 INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.

Ⓛ PAY DEPTH MEASUREMENT MADE FROM TOP OF GRATE TO OUTLET FLOW ELEVATION. PAYMENT INCLUDES GRATE. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS:

611-42.01, CATCH BASINS, TYPE 42, 0'-4' DEPTH, EACH,
611-42.02, CATCH BASINS, TYPE 42, > 4'-8' DEPTH, EACH.

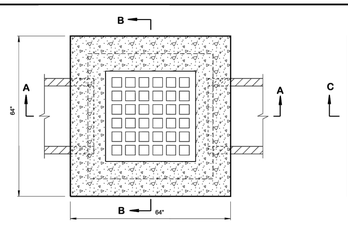
☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

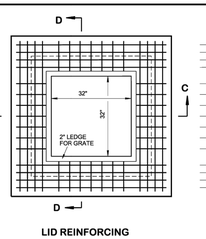
STANDARD 32" X 32" SQUARE CONCRETE NO. 42 CATCH BASIN

10-26-1997 | D-CB-42S

NOT TO SCALE

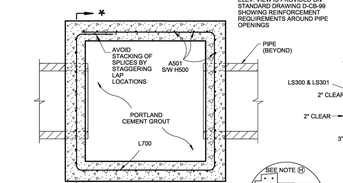


PLAN VIEW

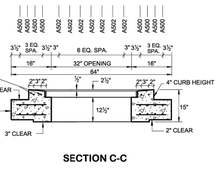


LID REINFORCING

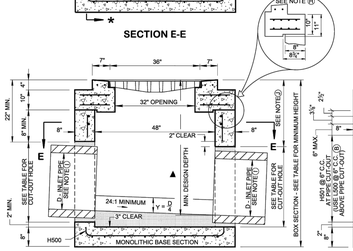
SECTION *-*
ELEV. VIEW IS PROVIDED ON STANDARD DRAWING D-CB-99 SHOWING REINFORCEMENT REQUIREMENTS AROUND PIPE OPENINGS



SECTION E-E

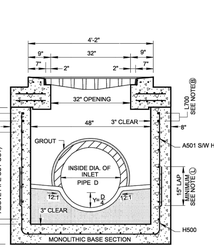


SECTION C-C



SECTION A-A

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY



SECTION B-B

REV. 3-27-01: CHANGED PAY ITEMS IN GENERAL NOTE Ⓙ. ADDED CATCH BASIN MAXIMUM DEPTH NOTE.

REV. 7-29-04: CORRECTED GENERAL NOTE Ⓓ.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. 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 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

CATCH BASIN MAXIMUM DEPTH NOTE

MAXIMUM DEPTH FOR THIS STRUCTURE IS 28.00'.

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	57	3.82
24	3	32	64	4.36
30	3½	39	71	4.90
36	4	46	78	5.45

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-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

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 11.

Item Title: Site Plan – Uptown at La Vergne – Eight (8) Building Lots Totaling Approximately 14 Acres. Requested by DSG. 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 preliminary plat approval for a lot that will contain a future grocery store totaling 19,432 SF. The site is located at Murfreesboro Road and Veterans Memorial Parkway.

One major purpose of the plat is to establish the necessary easements for public sewer service. Another purpose is to establish a large lot of 1.90 acres that will serve as a stormwater management area.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. All lots must be labeled including the apartment site;
2. A final plat must be submitted and approved by the planning commission before the site plan is considered.
3. Other details and data missing include building footprints, parking counts and building setback lines, but those will be presented with final site plan for each lot.

Engineering

Gary Lide
glide@lavergnetn.gov

Staff questions whether this submittal should be a 'Site Plan' as shown or 'Construction Drawings'. Staff recommends that these be 'Construction Drawings' as per the Subdivision Regulations which would be in keeping

with the Concept Plan and Preliminary Plat submittal. The individual Site Plans (such as Aldi's) would be submitted on a parcel-by-parcel basis. However, we are providing the following review per the Site Plan requirements:

In order to avoid redundancy, applicable comments which have been listed under Item #10 are NOT listed here. But they still apply to this submittal as a site plan.

1. Submit a draft Longterm Maintenance Agreement for the stormwater detention basin.
2. Provide landscaping plans
3. Provide construction details for detention outlet structure, catch basins, headwalls, all utilities (water and sewer), drive/roadway sections, walks curb and gutter,etc. Must be a complete set of civil and landscaping construction documents.
4. For all public sanitary sewers, provide sewer plan/profiles meeting city of La Vergne Public Works Standard Specifications requirements which require the sewer plan and profile to be on the same sheet unless impossible. The specifications can be found on the city website under 'Utilities'. Work with Scott Tatalovich at Public Works. These (along with all public water lines) will have to be approved by TDEC.
5. Add new public sidewalk along Murfreesboro Road.
6. Provide accessibility design for existing and proposed walks along Lillian Buchanan Drive, Veteran's Memorial Parkway, and Murfreesboro Road conforming to PROWAG standards. This accessibility construction is to be a part of this project.
6. Provide BMP details for EPSC meeting TDEC standards.
7. (Sheet CES-3.0) Construction entrance must be a minimum of 100 feet long.
8. (Sheet CU-6.0 and CU-6.1) Show all proposed public water lines.
9. (Sheet CU-6.0 and CU-6.1) Show layout of all proposed public fire hydrants.
10. Provide water and sewer details matching La Vergne Public Works Standard Specifications which can be found on the city website under 'Utilities'. Work with Scott Tatalovich at Public Works.
11. (Sheet CG-7.3) Where water leaves the site from Outparcels #5 and #6, provide controls to avoid erosion due to concentrated flows on neighboring property owners.
12. (Project Narrative) Provide complete water quality calculations meeting the requirements of the La Vergne Stormwater Management Ordinance (as adopted in 2023)
13. (Project Narrative) Provide all calculations required by the La

Vergne Stormwater Management Ordinance (as adopted in 2023)
14. (CES-3.0 and CES-3.1) Sheets submitted only show Initial EPSC Plan. Intermediate and Final EPSC Plans must also be submitted.

uire

Utilities

1. Sht CX 2.1 (Existing Conditions) – Surveyor's note states cannot find water valve by the gravel turn around. City of La Vergne exposed the valve (under 1" of soil) and put a stake on it (painted valve cover and stake blue).
2. CX2.1: Existing sewer mislabeled as 12" - it is 8-inch.
2. Sht CU-6.0 and Sht CU-6.1: Existing 16" HDPE sewer force main is not shown adjacent Murfreesboro Rd. Scott Tatalovich (Utility Engineer) has a copy of the record drawing if you need it. You can reach him at Public Works.
2. Sht CU-6.0 and Sht CU-6.1: Existing 12" abandoned sewer force main is shown but not labeled with size or "abandoned" status.
2. Sht CU-6.0 and Sht CU-6.1: Existing 12" waterline adjacent Murfreesboro Rd should be labeled as "12"W" with a callout note.
3. Sht CU-6.0 and Sht CU-6.1: Shown new 8-inch sewer through property shall be plan and profile sheet design per City Standards. City standards are available on the City website under *Your Government/Public Utilities/Sewer.*
4. Public Works has a record of a paid for water and sewer availability request for Aldi and an unpaid for request for the parcel on the northeast corner of Murfreesboro Rd and Veterans Memorial Pkwy. Other parcels have not requested water and sewer availability.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

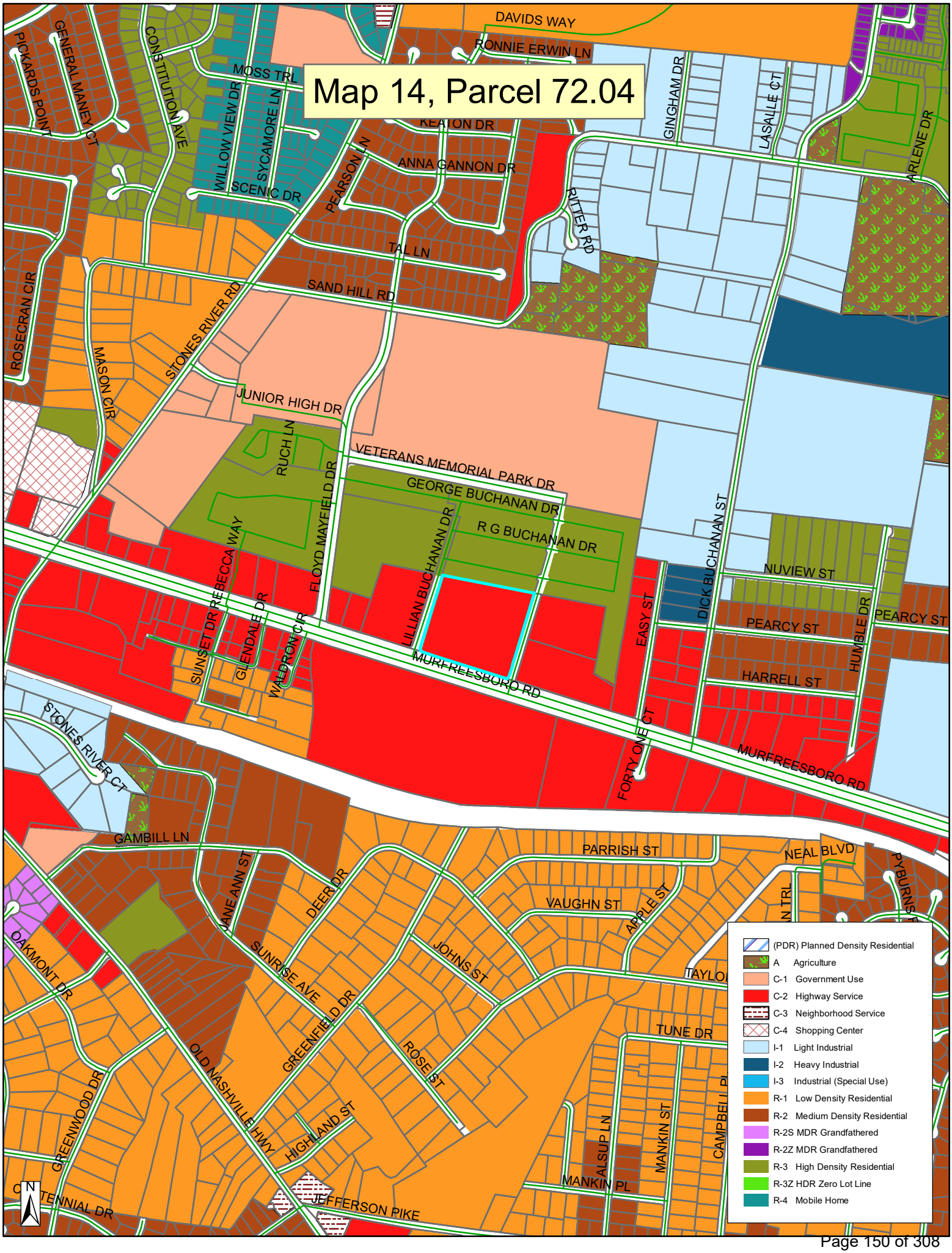
Police

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.


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

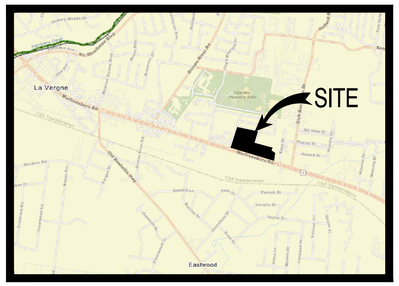

Map 14, Parcel 72.04
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
EASY ST
PEARCY ST
GLENDALE DR
MALDRON CIR
MURFREESBORO RD
DICK BUCHANAN ST
FORTY ONE CT
PARRISH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

SITE DEVELOPMENT PLAN
for
UPTOWN AT LAVERGNE
MASS GRADING AND UTILITY PLAN
5309/5343 MURFREESBORO RD.
LA VERGNE, TN 37086



VICINITY MAP
NTS

ADEQUATE PUBLIC FACILITIES

STORM WATER MANAGEMENT AND WATER QUALITY IMPACTS:

THE TOPOGRAPHY FOR THIS SITE GENERALLY FALLS FROM THE WEST TO EAST. ACCORDING TO THE SITE SPECIFIC GEOTECNICAL REPORT, THE EXISTING SURFICIAL SOILS ARE CLASSIFIED AS A MIXTURE OF FILL AND LEAN TO FAT CLAY WITH VARYING AMOUNTS OF LIMESTONE ROCK. BASED ON THESE RESULTS THE EXISTING SOILS HAVE BEEN CLASSIFIED AS SOIL GROUP D. THE TOTAL DEVELOPMENT WILL RESULT IN APPROXIMATELY 11.6 AC. OF LAND DISTURBANCE. THE LIMITS OF DISTURBANCES CAN BE BROKEN INTO 2 SEPARATE DRAINAGE AREAS.

DRAINAGE AREA DA–A REPRESENTS THE PARCEL LOCATED BETWEEN LILLIAN BUCHANAN DR. AND VERTERANS MEMORIAL PKWY. THE ENTIRETY OF THIS SITE CURRENTLY SHEETS FLOWS TO THE NORTHEAST CORNER WHERE IT ENTERS AN EXISTING CONCRETE DRAINAGE DITCH THAT RUNS ALONG THE NORTHERN PROPERTY BOUNDARY. THIS DRAINAGE DITCH CONVEYS STOMWATER RUN–OFF FROM THE SITE TO THE EAST WHERE IT OUTFALLS INTO AN EXISTING DRAINAGE DITCH.

DRAINAGE AREA DA–B REPRESENTS THE PARCEL ON THE NORTHEAST CORNER OF MURFREESBORO RD. AND VETERANS MEMORIAL PKWY. THE ENTIRETY OF THIS SITE CURRENTLY SHEET FLOWS TO THE NORTHEAST AND OUTFALLS DIRECTLY INTO AN EXISTING DRAINAGE DITCH LOCATED ALONG THE EASTERN PROPERTY BOUNDARY.

THE PROPOSED MASTER PLANNED DEVELOPMENT HAS BEEN DESIGNED SO THAT EACH OF THE TWO EXISTING DRAINAGE AREAS WILL SEE A NET REDUCTION IN RUN–OFF FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS. THE EXISTING PARCELS ARE PROPOSED TO BE SUBDIVIDED INTO 6 SEPARATE COMMERCIAL PARCELS. EACH OF THE PROPOSED COMMERCIAL PARCELS ANTICIPATES A POST DEVELOPMENT IMPERVIOUS CONVERGE OF 80%. THIS MASTER PLANNED DEVELOPMENT WILL INCLUDE THE CONSTRUCTION OF A NEW REGIONAL STORMWATER MANAGEMENT POND. THE POND HAS BEEN SIZED TO PROVIDE STORAGE FOR THE MAJORITY OF THE PROJECT AREA. AN OUTFALL CONTROL STRUCTURE WILL BE PROVIDED FOR THE POND AND WILL REDUCE POST DEVELOPMENT PEAK FLOW RATES FROM THE EXISTING CONDITIONS. DUE TO THE SMALL SIZE OF THE MINOR DRAINAGE AREAS AND ANTICIPATED IMPERVIOUS COVERAGE AT FULL BUILD–OUT, THE TIME OF CONCENTRATION USED ALL POST DEVELOPMENT CALCULATIONS WAS 5 MINUTES.

THE POST DEVELOPMENT FLOW RATE REDUCTION AND REQUIRED WATER QUALITY IMPROVEMENTS FOR DRAINAGE AREA DA–A ARE BEING PROVIDED BY THE PROPOSED REGIONAL STORMWATER MANAGEMENT POND. STORMWATER INFRASTRUCTURE WILL BE INSTALLED AS PART OF THIS PHASE OF THE DEVELOPMENT IN ORDER TO PROVIDE ALL OF THE PROPOSED PARCELS WITH ACCESS TO THE POND.

THE POST DEVELOPMENT FLOW RATE REDUCTION AND REQUIRED WATER QUALITY IMPROVEMENTS FROM DRAINAGE AREA B WILL BE PROVIDED THROUGH THE SIGNIFICANT REDUCTION IN THE SIZE THE THE DRAINAGE AREA. THE PROPOSED SITE GRADING WILL RESULT IN A SMALL PORTION OF OUTPARCEL 5 AND THE ENTIRETY OF OUTPARCEL 6 DRAINING DIRECTLY INTO THE EXISTING DRAINAGE DITCH TO THE EAST. A LARGE PORTION OF THE EXISTING DRAINAGE AREA WILL BE REROUTED TO THE WEST AND INTO THE PROPOSED REGIONAL POND.

SANITARY SEWER DEMANDS:

A PROPOSED 8" SEWER MAIN WILL BE INSTALLED ALONG THE REAR OF THE PROPOSED PARCELS. THIS MAIN WILL CONNECT TO THE EXISTING SANITARY SEWER MAIN LOCATED ALONG THE EASTERN PROPERTY BOUNDARY WITH THE INSTALLATION OF A NEW SANITARY SEWER MANHOLE. AN ASSUMED SANITARY SEWER DEMAND FOR EACH OF THE PROPOSED LOTS HAS BEEN ACCOUNTED FOR IN THE PIPE SIZING CALCULATIONS. THE ANTICIPATED FLOW RATES FOR EACH OF THE PROPOSED PARCELS IS INCLUDED IN BELOW:

PARCEL #1
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #2
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #3
SHOPPING CENTER
3 GAL/PARKING SPACE = 3 X 150 = 450 GPD
450 GPD. / 720 MIN. = 0.63 GPM AVERAGE

PARCEL #4
AUTOMOBILE SERVICE STATION
15 GAL/VEHICLE SERVED = 15 X 300 = 4,500 GPD
4,500 GPD. / 1,440 MIN. = 3.13 GPM AVERAGE

PARCEL #5
SHOPPING CENTER
3 GAL/PARKING SPACE = 3 X 150 = 450 GPD
450 GPD. / 720 MIN. = 0.63 GPM AVERAGE

FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

PARCEL #6
FULL SERVICE RESTAURANT
10 GAL/CUSTOMER = 10 X 600 = 6,000 GPD
6,000 GPD. / 720 MIN. = 8.33 GPM AVERAGE

TOTAL AVERAGE DAILY FLOWS: 29,400 GPD
AVERAGE FLOW RATE: 37.71 GPM
PEAK FLOW RATE = 37.71 (2.5) = 94.28 GPD
PEAK FLOW RATE = 0.21 CFS

REFUSE COLLECTION:
PRIVATE CONTRACTOR, PRIVATE DUMPSTERS WILL BE LOCATED ON–SITE

SITE INFORMATION

OWNER:	RICHLAND SOUTH LLC 749 DUNCAN CT. BRENTWOOD, TN 37027	ADJACENT ZONING:	NORTH C–2, R–3 EAST C–2, R–3 WEST C–2 SOUTH C–2
DEVELOPER:	WOODHAVEN DEVELOPMENT GROUP 6000 FAIRVIEW RD., SUITE 1530 CHARLOTTE, NC 28210 CONTACT: ZACK KOSOFSKY PH#: 704–731–0117	EXISTING LAND USE:	THE AFFECTED PROPERTY IS CURRENTLY UNDEVELOPED COMMERCIAL PROPERTY
		PROPOSED LAND USE:	MULTI–USE COMMERCIAL
DESIGNER:	DEVELOPMENT SERVICES GROUP 1210 PROGRESSIVE DR., SUITE 201 CHESAPEAKE, VIRGINIA 23320 CONTACT: GARY FRANKS PH# 757–908–2372	SOIL TYPE:	BASED ON THE RESULTS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON, THE SURFICIAL SOILS CONSIST PRIMARILY OF FILL DESCRIBED AS LEAN AND FAT CLAY WITH VARYING AMOUNT OF LIMESTONE ROCK FRAGMENTS, OCCASIONAL BOULDERS, AND CONSTRUCTION DEBRIS. UNDERNEATH THE LAYER OF FILL IS A LAYER OF LEAN CLAY.
LOCATION:	5309/5343 MURFREESBORO RD. LA VERGNE, TN 37086	FLOOD INFORMATION:	THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP PANEL NO. 47149C0020K EFFECTIVE 05/19/2023.
CURRENT ZONING:	C–2	DISTURBED AREA:	11.6 ACRES ±
PARCEL ID#:	014–072.04–000 014–072.10–000		

SHEET INDEX

SHEET	DESCRIPTION
CV–1.0	COVER SHEET AND INDEX
CV–1.1	PRELIMINARY SUBDIVISION PLAN
CX–2.0	EXISTING CONDITIONS
CX–2.1	EXISTING CONDITIONS
CES–3.0	E&S AND DEMOLITION PLAN
CES–3.1	E&S AND DEMOLITION PLAN
CES–3.2	E&S CONTROL DETAILS
CES–3.3	E&S CONTROL DETAILS
CES–3.4	E&S CONTROL DETAILS
CL–5.0	LAYOUT PLAN
CL–5.1	LAYOUT PLAN
CL–5.2	LAYOUT NOTES AND DETAILS
CU–6.0	UTILITY PLAN
CU–6.1	UTILITY PLAN
CU–6.2	UTILITY PROFILES
CU–6.3	UTILITY NOTES AND DETAILS
CG–7.0	GRADING PLAN
CG–7.1	GRADING PLAN
CG–7.2	EXISTING DRAINAGE AREA PLAN
CG–7.3	PROPOSED DRAINAGE AREA PLAN
CG–7.4	GRADING AND DRAINAGE DETAILS
CG–7.5	GRADING AND DRAINAGE DETAILS

REV.	DESCRIPTION	DATE
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GARY FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757–472–2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: COVER SHEET AND INDEX
PARCEL #: 014–072.04–000, 014–072.10–000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CV–1.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 01-CV-1.0 Cover.dwg LAYOUT NAME: COVER SHEET PLOTTED: Thursday, December 07, 2023 - 12:59pm



REV.	DESCRIPTION	DATE
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DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

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1210 PROGRESSIVE DR.
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PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

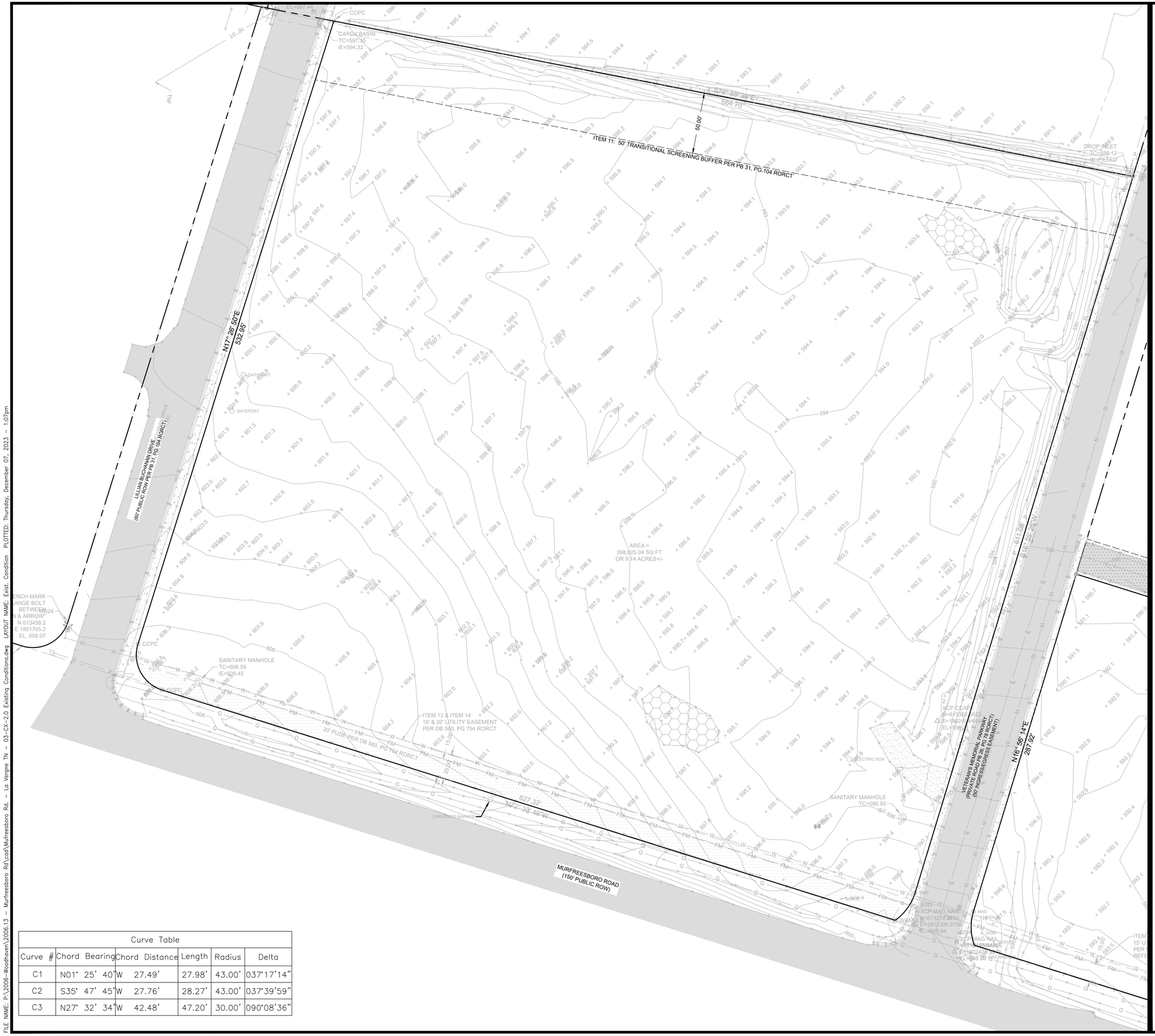
SHEET TITLE
PRELIMINARY SUBDIVISION PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CV-1.1
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 02-CV-1.1 Preliminary Subdivision Plan.dwg LAYOUT NAME: Layout PLOTTED: Thursday, December 07, 2023 - 12:51pm



Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N01° 25' 40"W	27.49'	27.98'	43.00'	037°17'14"
C2	S35° 47' 45"W	27.76'	28.27'	43.00'	037°39'59"
C3	N27° 32' 34"W	42.48'	47.20'	30.00'	090°08'36"

MATCHLINE - SHEET CX-2.1

SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- FENCE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE INDEX
- CONTOUR LINE INTERVAL
- SANITARY SEWER LINE
- CURB LINE
- CULVERT PIPE
- WATER LINE UTILITY (PER GIS)
- SANITARY SEWER (PER GIS)
- GAS LINE (PER GIS)
- UNDERGROUND TELEPHONE
- FORCEMAIN SEWER (PER GIS)
- CENTERLINE

- UTILITY POLE WITH LIGHT
- AIR CONDITIONING UNIT
- GAS METER
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER/TRANSFORMER
- DROP INLET
- STORM MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")
- UTILITY POLE WITH (2)LIGHTS
- BENCHMARK
- MAN HOLE
- ELECTRIC METER
- CLEAN-OUT
- SEWER VALVE
- CATCH BASIN
- POST INDICATOR VALVE
- PULL BOX
- WATER MANHOLE
- SPOT ELEVATION
- BLOW OFF VALVE
- CONCRETE
- PUDE
- TREE
- ASPHALT

NAD= NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
AC= AIR CONDITIONING UNIT
MBSL= MINIMUM BUILDING SETBACK LINE
SA= SANITARY SEWER
RORCT= REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
PUDE= PUBLIC UTILITY & DRAINAGE EASEMENT
GIS= GEOGRAPHICAL INFORMATION SYSTEM
ALTA= AMERICAN LAND TITLE ASSOCIATION
NSPS= NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FFE= FINISHED FLOOR ELEVATION
RCP= REINFORCED CONCRETE PIPE
PVC= POLY VINYL CHLORIDE PIPE
CMP= CORRUGATED METAL PIPE
CSB= CONTEXTUAL SETBACK LINE
TNF= TERMINUS NOT FOUND
TC= TOP OF CASTING
IE= INVERT ELEVATION
GPS=GLOBAL POSITIONING SYSTEM

N

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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CALEB J. FRANKS
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
EXISTING CONDITIONS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CX-2.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 03-CX-2.0 Existing Conditions.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:07pm

MATCHLINE - SHEET CX-2.0



SITE LEGEND

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- FENCE
- UNDERGROUND GAS LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- CONTOUR LINE INDEX
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- UNDERGROUND TELEPHONE
- FORCEMAIN SEWER (PER GIS)
- CENTERLINE

- UTILITY POLE WITH LIGHT
- AIR CONDITIONING UNIT
- GAS METER
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
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- ASPHALT
- MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")

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DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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GALEN FRANKS — REGISTERED ENGINEER — STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

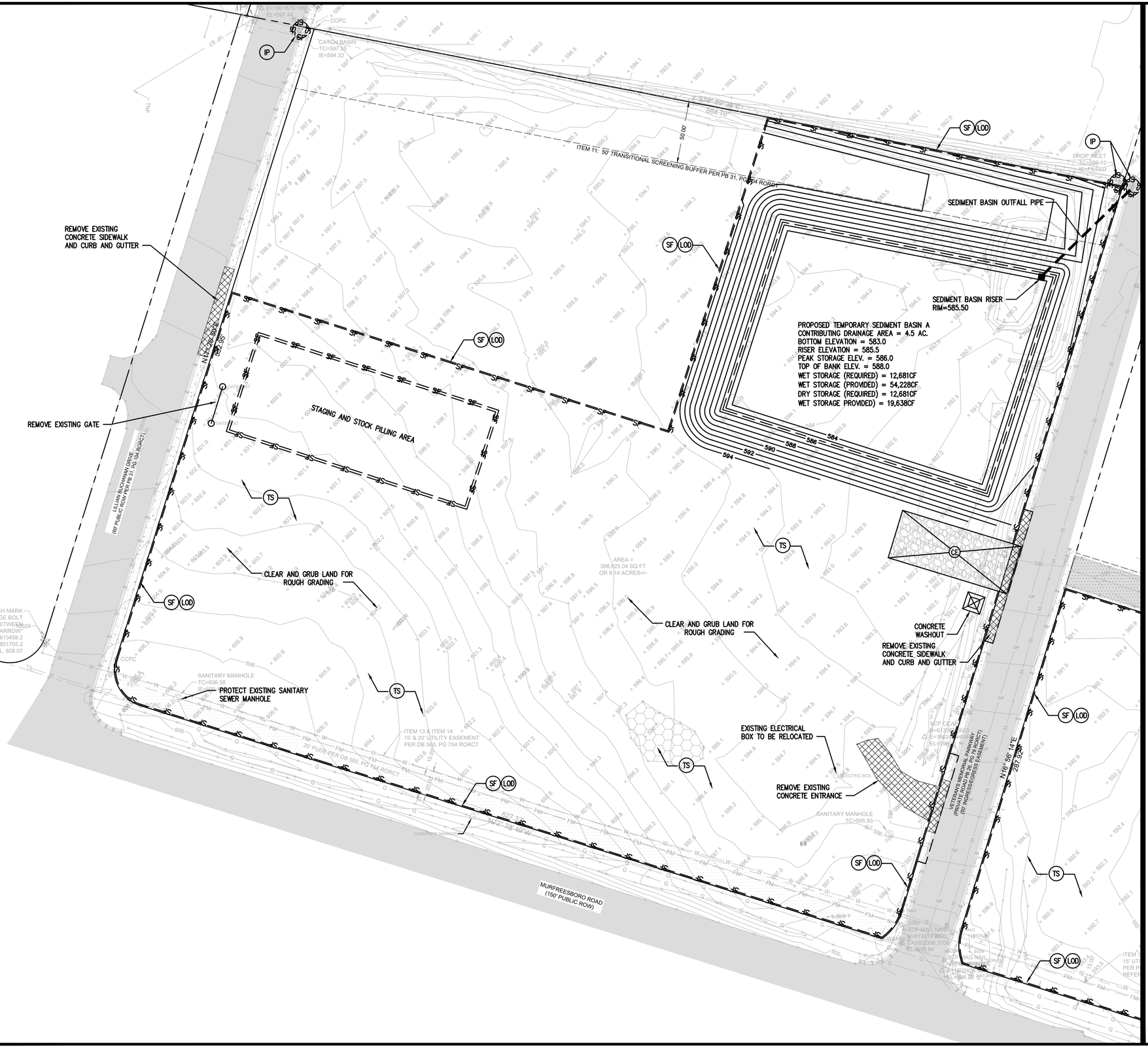
DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: EXISTING CONDITIONS
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CX-2.1
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 04-CX-2.1 Existing Conditions.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:08pm



MATCHLINE - SHEET CES-3.1

EROSION CONTROL LEGEND:

- (CE) CONSTRUCTION ENTRANCE (STD: 7.28)
- (IP) INLET PROTECTION (STD: 7.35)
- (SF) SILT FENCE (STD: 7.34)
- (TP) TREE PROTECTION FENCING (STD: 7.7)
- (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8)
- (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9)
- (LOD) LIMITS OF DISTURBANCE

FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

CONSTRUCTION SEQUENCING:

1. OBTAIN ALL NECESSARY CITY AND STATE PERMITS.
2. SCHEDULE AN ONSITE PRE-CONSTRUCTION CONFERENCE 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITY.
3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
4. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
6. APPROVAL FROM THE COUNTY EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
7. DEMO EXISTING STRUCTURES, PAVEMENT AND SPECIFIED UTILITIES.
8. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
9. BEGIN GRADING SITE.
10. BEGIN CONSTRUCTION OF UTILITIES.
11. BEGIN SUB-GRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
12. INSTALL TEMPORARY SEEDING
13. BEGIN INSTALLATION OF CURB, GUTTER AND PAVING.
14. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
15. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
16. OBTAIN CONCURRENCE FROM THE OWNER AND THE AHJ THAT THE SITE HAS BEEN FULLY STABILIZED.
17. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.

– CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPS HAVE BEEN COMPLETELY INSTALLED.

– THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

– CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BMP'S AT LEAST ONCE WEEKLY OR AFTER EVERY 1/2" RAINFALL PER STATE AND LOCAL STANDARDS

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.

N

DRAWING SCALE

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SCALE: 1"=40'

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GALEN FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

PARCEL #: 014-072.04-000, 014-072.10-000

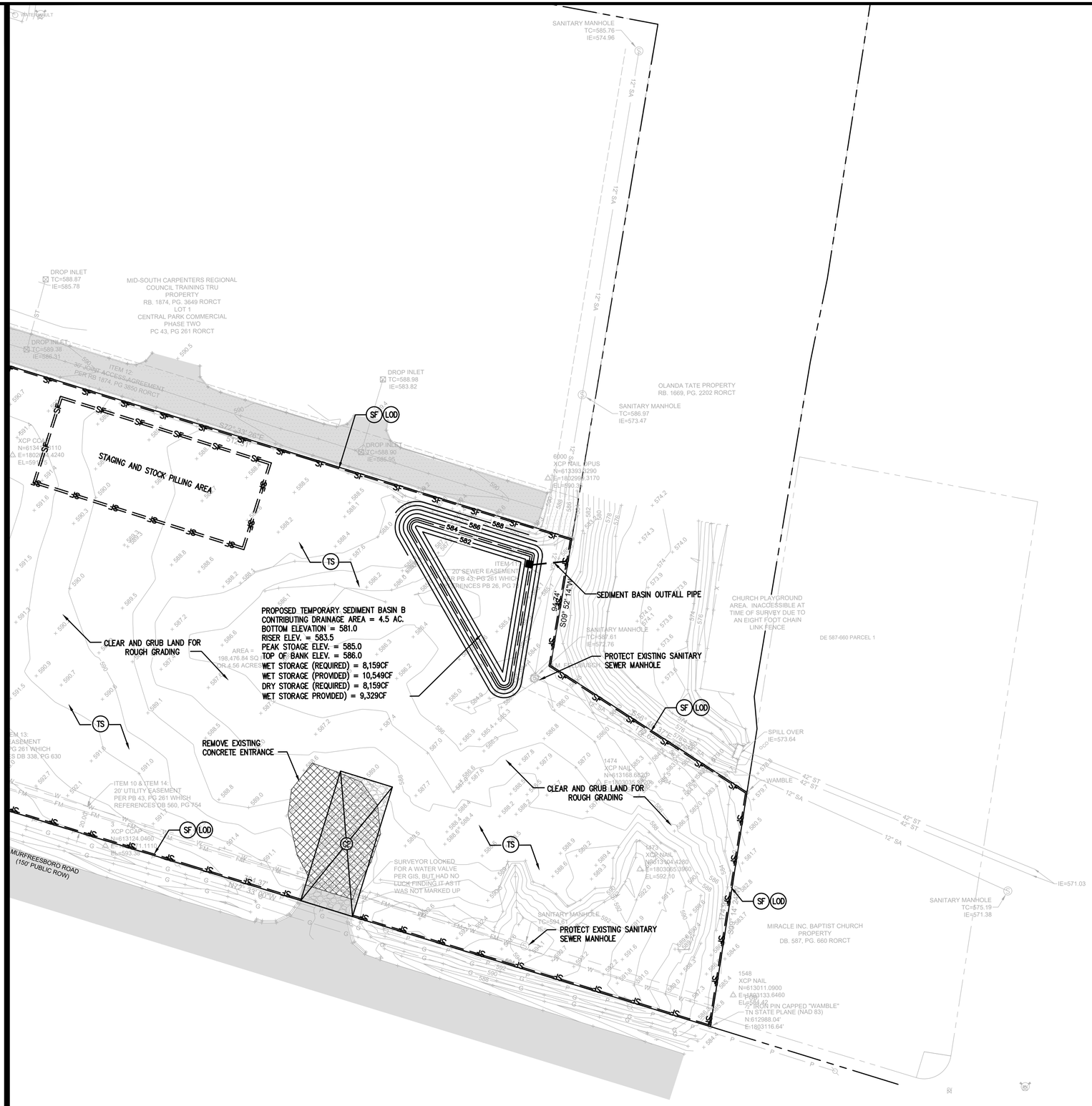
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CES-3.0

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 05-CES -3.0 E&S.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:09pm

MATCHLINE - SHEET CES-3.0



EROSION CONTROL LEGEND:

- (CE) CONSTRUCTION ENTRANCE (STD: 7.28)
- (IP) INLET PROTECTION (STD: 7.35)
- (SF) SILT FENCE (STD: 7.34)
- (TP) TREE PROTECTION FENCING (STD: 7.7)
- (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8)
- (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9)
- (LOD) LIMITS OF DISTURBANCE

FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.

N

DRAWING SCALE

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SCALE: 1"=40'

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GARY FRANKS REGISTERED ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

PARCEL #: 014-072.04-000, 014-072.10-000

PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CES-3.1

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 06-CES -3.1 E&S.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:09pm

GUTTERBUDDY®

Curb Inlet Drain Filters

88.2% Reduction in Total Suspended Solids
87.4% Reduction in Hydrocarbons



Gutterbuddy® Curb Inlet and Ditch Pavement Filters

Gutterbuddy® Advantages

- *Easy to transport, install and maintain*
- *Keeps out sand, asphalt millings and other fine sediment*
- *Available in regular and super flow*
- *Washable*
- *Reusable*

Gutterbuddy® Curb Inlet Filters effectively prevent sediment, debris and other pollutants from entering storm water systems. The filtering action lets water freely flow through the fiberous material while stopping sediment and debris. Built-in overflows drain water even more quickly during extreme events.

Long lasting Gutterbuddy® Curb Inlet Filters are 9" in diameter and can be purchased in 4', 6', 8', 10', 12', 14' and 16' lengths. Since they are made from recycled materials, they can be washed and reused and are flexible enough to conform to any curb radius, allowing for quick and easy installation.

Gutterbuddy® Ditch Pavement Filters effectively prevent sediment, debris and other pollutants from entering storm water systems or other areas that ditch pavement is used to channel water runoff. Their filtering action lets water freely flow through the fiberous material while stopping sediment and debris. Each ditch pavement filter comes with a stake hole at each end and has bendable steel in the middle of the fabric that allows it to conform to all types of ditch pavement.

For more information about Gutterbuddy® Curb Inlet and Drainage Ditch Filters, call your ACF Environmental or SI Geosolutions distributor.

ACF ENVIRONMENTAL

PROBLEM:



Failed Inlet Protection

SOLUTION:



Gutterbuddy® Curb Inlet Drain Filter





SILTSACK®

SEDIMENT CAPTURE DEVICE

INLET PROTECTION

PROTECTS CATCH BASINS FROM CONSTRUCTION RUNOFF

Siltsack® is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin. Available in both high flow and regular flow, Siltsack can be manufactured with built-in curb deflectors and overflow holes.

Routine inspection of Siltsack's collected sediment level is important to prevent ponding around catch basins.

FEATURES:

- Two dump straps attached at the bottom to facilitate emptying
- Lifting loops to remove sack from basin
- Restraint cord to keep sides away from basin walls
- Multiple types of Siltsack available
  - **Type A**: Original Siltsack
  - **Type B**: Siltsack with curb deflector
  - **Type C**: Siltsack with adjustable frame

ADVANTAGES:

- Made to fit any size inlet
- Easy to install and economical
- US patented
- Custom sizes available
- Undergrate design so it is not easily disturbed
- Type C has adjustable frame



TYPE A



TYPE C



TYPE C

For more information about Inlet Protection, contact Inside Sales at 800.448.3636
email at info@acfenv.com

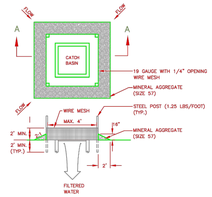
ACF ENVIRONMENTAL

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.35

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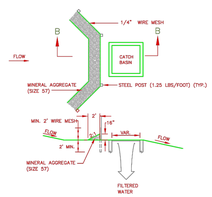
REV. –

HARDWARE CLOTH AND GRAVEL INLET PROTECTION



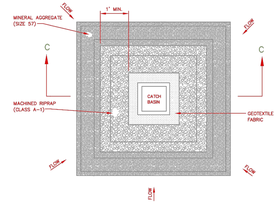
SECTION A–A

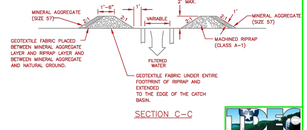
HARDWARE CLOTH AND GRAVEL INLET PROTECTION (FLOW FROM ONE SIDE)



SECTION B–B

CATCH BASIN PROTECTION





SECTION C–C

EROSION CONTROL PLAN LEGEND: EXCAVATED INLET PROTECTION | HARDWARE CLOTH AND GRAVEL INLET PROTECTION | ROCK RING INLET PROTECTION | BLOCK AND GRAVEL INLET PROTECTION

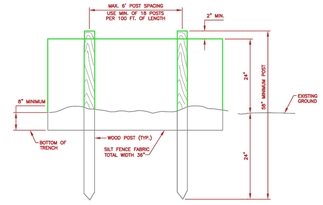
NOT TO SCALE

INLET PROTECTION
7.35

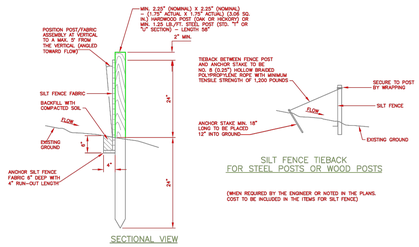
TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.34

TYPE	YEAR	PROJECT NO.	SHEET NO.
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REV. –



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: SILT FENCE

NOT TO SCALE

SILT FENCE
7.34

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.28

TYPE	YEAR	PROJECT NO.	SHEET NO.
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REV. –

PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD

SECTION A–A

CONSTRUCTION EXIT

NOT TO SCALE

CONSTRUCTION EXIT
7.28

TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION — FILE NO. – 7.16

TYPE	YEAR	PROJECT NO.	SHEET NO.
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REV. –

SECTION A–A
NOT TO SCALE

SECTION B–B
NOT TO SCALE

CONCRETE WASHOUT SIGN (OR EQUIVALENT)

PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"

PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT — CONCRETE WASHOUT

NOT TO SCALE

CONCRETE WASHOUT
7.16

REV.	DESCRIPTION	DATE
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CALEB FRANKS REGISTERED ENGINEER 0148 STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

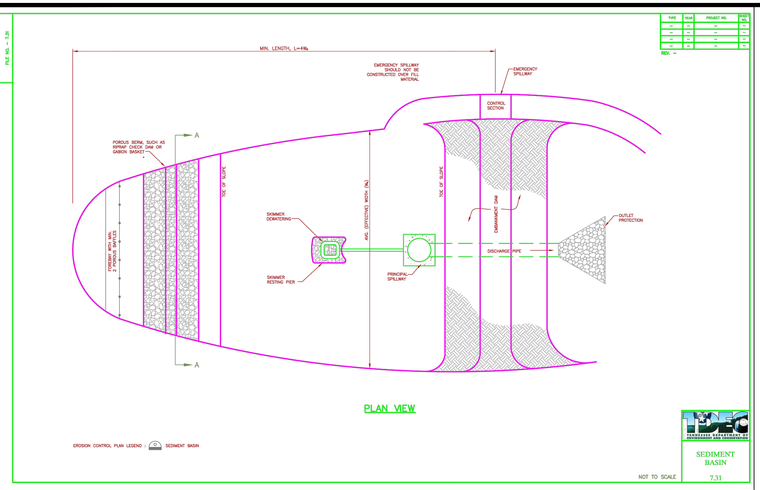
SHEET TITLE
E&S CONTROL DETAILS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

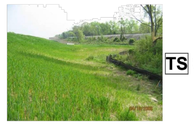
CES-3.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 07-CES - 3.2 E&S.dwg LAYOUT NAME: COVER SHEET PLOTTED: Thursday, December 07, 2023 - 12:53pm



STABILIZATION PRACTICES

7.8 TEMPORARY VEGETATION



TS STABILIZATION WITH TEMPORARY VEGETATION

Definition The establishment of temporary vegetative cover with fast growing species for seasonal protection on disturbed or denuded areas.

Purpose To temporarily stabilize denuded areas that will not be brought to final grade for a period of more than 14 days.

Temporary seeding controls runoff and erosion until permanent vegetation or other erosion control measures can be established. Seeding with a temporary groundcover provides temporary stabilization until permanent stabilization can be achieved. In addition, it provides residue for soil protection and seedbed preparation, and reduces problems of mud and dust production from bare soil surfaces during construction.

Conditions Where Practice Applies On any cleared, unvegetated, or sparsely vegetated soil surface where vegetative cover is needed for less than 1 year.

For permanent seeding specifications, see Section 7.9.

Planning Considerations Annual plants that sprout and grow rapidly and survive for only one season are suitable for establishing initial or temporary vegetative cover. Temporary seeding preserves the integrity of earthen sediment control structures such as dikes, diversions, and the banks of dams and sediment basins. It can also reduce the amount of maintenance associated with these devices. For example, the frequency of sediment basin cleanouts will be reduced if the watershed areas outside the active construction zone are stabilized.

Proper seedbed preparation, selection of appropriate species, and the use of quality seed are important. Failure to follow established guidelines and recommendations carefully may result in an inadequate or short-lived stand of vegetation that will not control erosion. Temporary seeding provides protection for no more than 1 year, during which time permanent stabilization should be initiated.

Design Criteria Complete grading before preparing seedbeds, and install all necessary erosion control practices such as dikes, waterways, and basins. Minimize steep slopes because they make seedbed preparation difficult and increase the erosion hazard. If soils become compacted during grading, loosen them to a depth of 6-8 inches using a ripper, harrow, or chisel plow.

Construction Specifications **Grading and Shaping:** Excessive water runoff shall be reduced by properly designed and installed erosion control practices such as ditches, dikes, diversions, and sediment basins. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation: Good seedbed preparation is essential to successful plant establishment. A good seedbed is well pulverized, loose and uniform. Where hydroseeding methods are used, the surface may be left with a more irregular surface of large clods and stones.

Liming: Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate to 1 to 1½ tons/acre on coarse textured soils and 2-3 tons/acre on fine textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher do not need to be limed.

Fertilizer: Base application rates on soil tests. When soil tests are not possible, apply a 10-10-10 grade fertilizer at 700-1000lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before the application.

Surface Roughening: If recent tillage operations have resulted in a loose surface, additional roughening may not be necessary, except to break up large clods. If rainfall caused the surface to become sealed or crusted, loosen it just prior to seeding by disking, raking, harrowing, or other suitable methods. Groove or furrow slopes steeper than 3:1 on the contour before seeding.

Seeding: Select a non-invasive grass or grass-legume mixture suitable to the area and season of the year. See Figures 7.8-1 to 7.8-3 for suggestions of temporary seeding species. Although native plants are preferred, there are currently no available native species that are not cost prohibitive. Non-invasive annual plants are preferred. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder. Drill or cultipacker seeders should normally place seed ¼ to ½ inches deep. Appropriate depth of planting is 10 times the seed diameter. Soil should be raked lightly to cover seed with soil if seeded by hand.

Mulching: The use of mulch will help ensure establishment under normal conditions, and is essential to seeding success under harsh site conditions. Harsh site conditions include:

- Seeding in fall for winter cover
- Slopes steeper than 3:1
- Excessively hot or dry weather
- Adverse soils (shallow, rocky, or high in clay or sand), and
- Areas receiving concentrated flow.

Irrigation: During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will ensure germination of the seed. Subsequent applications should be made as needed. Newly seeded areas require more water than more mature plants.

Species	Rate (lb/acre)
Rye	120

Seeding dates
East ..... Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1- May 1
Middle ..... Jan. 1 - May 1
West ..... Dec. 1 - Apr. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

Species	Rate (lb/acre)
Oats	60
Brown-top millet	30

Seeding dates
East ..... May 15 - Aug. 15
Middle ..... May 1 - Aug. 15
West ..... Apr. 15 - Aug. 15

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species	Rate (lb/acre)
Oats	30
Winter wheat	30

Seeding dates
East ..... Aug 15 – Dec 15
Middle ..... Aug. 15 – Dec 30
West ..... Aug. 15 – Dec 30

Soil amendments
Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

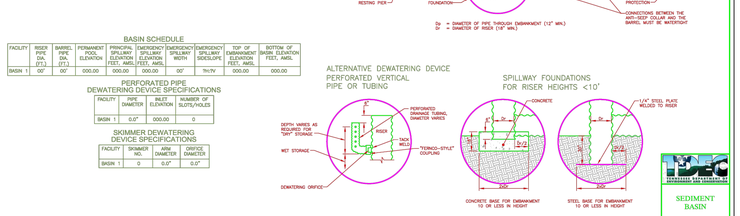
Mulch
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance
Refertilize if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/ac crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Maintenance and Inspection Points Reseed and mulch areas where seedling emergence is poor or where erosion occurs, as soon as possible. Do not mow.

References *North Carolina Erosion and Sediment Control Planning and Design Manual*



BASIN SCHEDULE

FACILITY	RISER PIPE DIA. (FT.)	BARREL PIPE DIA. (FT.)	PERMANENT POOL ELEVATION	PRINCIPAL SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY ELEVATION FEET, AMSL	EMERGENCY SPILLWAY WIDTH	EMERGENCY SPILLWAY SIDESLOPE	TOP OF EMBANKMENT ELEVATION FEET, AMSL	BOTTOM OF BASIN ELEVATION FEET, AMSL
BASIN 1	00'	00'	000.00	000.00	000.00	00'	1h/1V	000.00	000.00

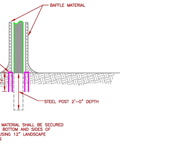
PERFORATED PIPE DEWATERING DEVICE SPECIFICATIONS

FACILITY	PIPE DIAMETER	ELEVATION	NUMBER OF SLOTS/HOLES
BASIN 1	0.0"	000.00	0

SKIMMER DEWATERING DEVICE SPECIFICATIONS

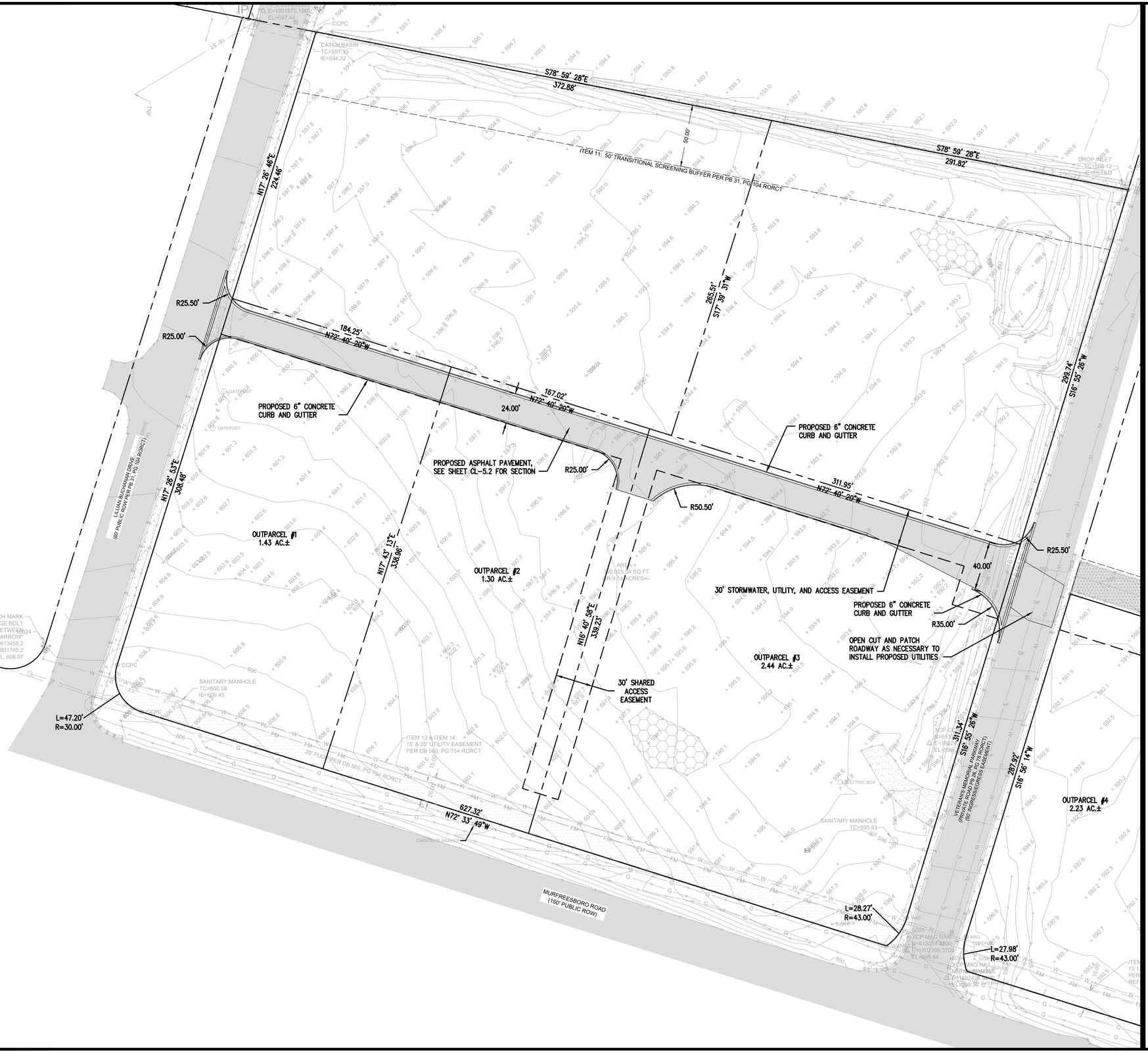
FACILITY	SKIMMER NO.	ARM DIAMETER	ORIFICE DIAMETER
BASIN 1	0	0.0"	0.0"

ALTERNATIVE DEWATERING DEVICE
PERFORATED VERTICAL PIPE OR TUBING



SPILLWAY FOUNDATIONS FOR RISER HEIGHTS <10'


CONCRETE
1/4" STEEL PLATE WELDED TO RISER
2d
2d
2d/2
2d/2
2d/2



LAYOUT GENERAL NOTES:

1. BUILDING DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. CONSTRUCTION STAKEOUT – ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
3. PRIVATE UTILITY COORDINATION – CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. CONSTRUCTION MATERIALS AND METHODS – ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS
5. EXCAVATED MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
7. HVAC – ALL HVAC AND OTHER EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE PROPOSED BUILDING AND SCREENED FROM PUBLIC VIEW. SEE ARCHITECTURAL PLANS FOR DETAILS
8. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING AND AS-BUILT SURVEY INFORMATION NEEDED FOR PROJECT CLOSE OUT.

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DSG AT 757-908-2372.

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

DRAWING SCALE

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SCALE: 1"=40'

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GARY FRANKS
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
LAYOUT PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CL-5.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 09-CL-5.0 Layout.dwg LAYOUT NAME: Layout PLOTTED: Thursday, December 07, 2023 - 12:54pm

MATCHLINE - SHEET CL-5.0



LAYOUT GENERAL NOTES:

1. BUILDING DIMENSIONS – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. CONSTRUCTION STAKEOUT – ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF TENNESSEE.
3. PRIVATE UTILITY COORDINATION – CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. CONSTRUCTION MATERIALS AND METHODS – ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY STANDARDS
5. EXCAVATED MATERIAL SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
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Know what's below. Call before you dig.

DRAWING SCALE

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SCALE: 1"=40'

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GALTON FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

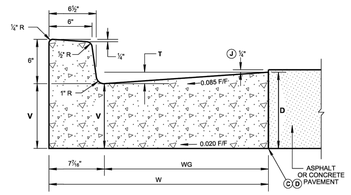
SHEET TITLE
LAYOUT PLAN

PARCEL #
014-072.04-000
014-072.10-000

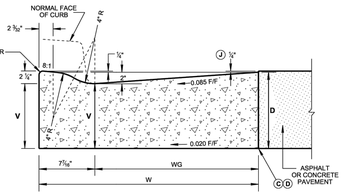
PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CL-5.1
CONCEPT PLAN

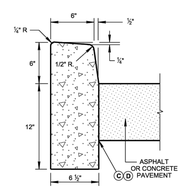
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6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER ✻ AT FLOW LINE
6-30	30	22 ⅞"	2	D - 1 ⅞"
6-36	36	28 ⅞"	2½	D - 1 ⅜"

✻ VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07953	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.09860
12	30	0.09496	0.08799
	36	0.11484	0.10786

LEGEND

D = VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T = VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V = VERTICAL DEPTH OF GUTTER AT FLOW LINE
W = TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG = WIDTH OF GUTTER

GENERAL NOTES

Ⓐ FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.

Ⓑ THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.

Ⓒ CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.

Ⓓ EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
1. AT TANGENT POINTS OF CIRCULAR CURBS.
2. BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
3. AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
4. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
5. THE MAXIMUM SPACING IS TO BE 100 FEET.
6. BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT. IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.

Ⓔ CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.

Ⓕ EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.

Ⓖ ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.

Ⓗ THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.

Ⓘ PAYMENT WILL BE AS FOLLOWS:
ITEM NO. 702-01, CONCRETE CURB, PER C.Y.
ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER, PER C.Y.

Ⓙ THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.

LOWERED CONCRETE CURB NOTES

Ⓚ TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

Ⓛ FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.

Ⓜ TO BE USED FOR PROPOSED RAMP OPENINGS.

REV. 06-28-19: REVISED DETAILS FOR LOWERED CONCRETE CURB, 6" DETACHED CONCRETE CURB AND 8" CONCRETE COMBINED CURB AND GUTTER. GENERAL NOTES: REVISED NOTES Ⓘ AND Ⓙ. ADDED NOTE Ⓛ, MOVED LOWERED CONCRETE CURB NOTES TO NOTE NOS. Ⓚ, Ⓛ & Ⓜ. ADJUSTED WIDTH OF GUTTER (WG) DIMENSIONS. REDREW SHEET.

REV. 03-04-21: REVISED THE DESCRIPTION OF THE STANDARD DRAWING. REMOVED TYPE E-4S FROM THE DRAWING AND REVISED TABLES. REMOVED "(COMBINED)" FROM THE TITLE AND FROM THE TABLES. ADDED PAY ITEM NO. ON THE DRAWINGS.

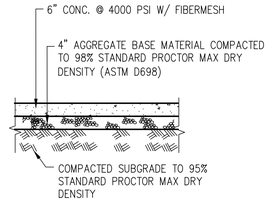
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STATE OF TENNESSEE
STANDARD DRAWING
DEPARTMENT OF TRANSPORTATION

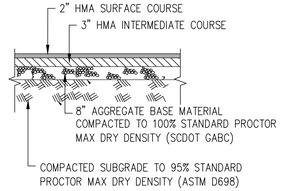
VERTICAL CONCRETE CURB AND CURB AND GUTTER
(FOR 8" TO 12" GUTTER DEPTH)

05-15-2018 | RP-VC-10

NOT TO SCALE



TYPICAL PLAIN CONCRETE PAVEMENT SECTION



TYPICAL BITUMINOUS PAVEMENT SECTION

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GEOFFREY FRANKS REGISTERED ENGINEER 102553 STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

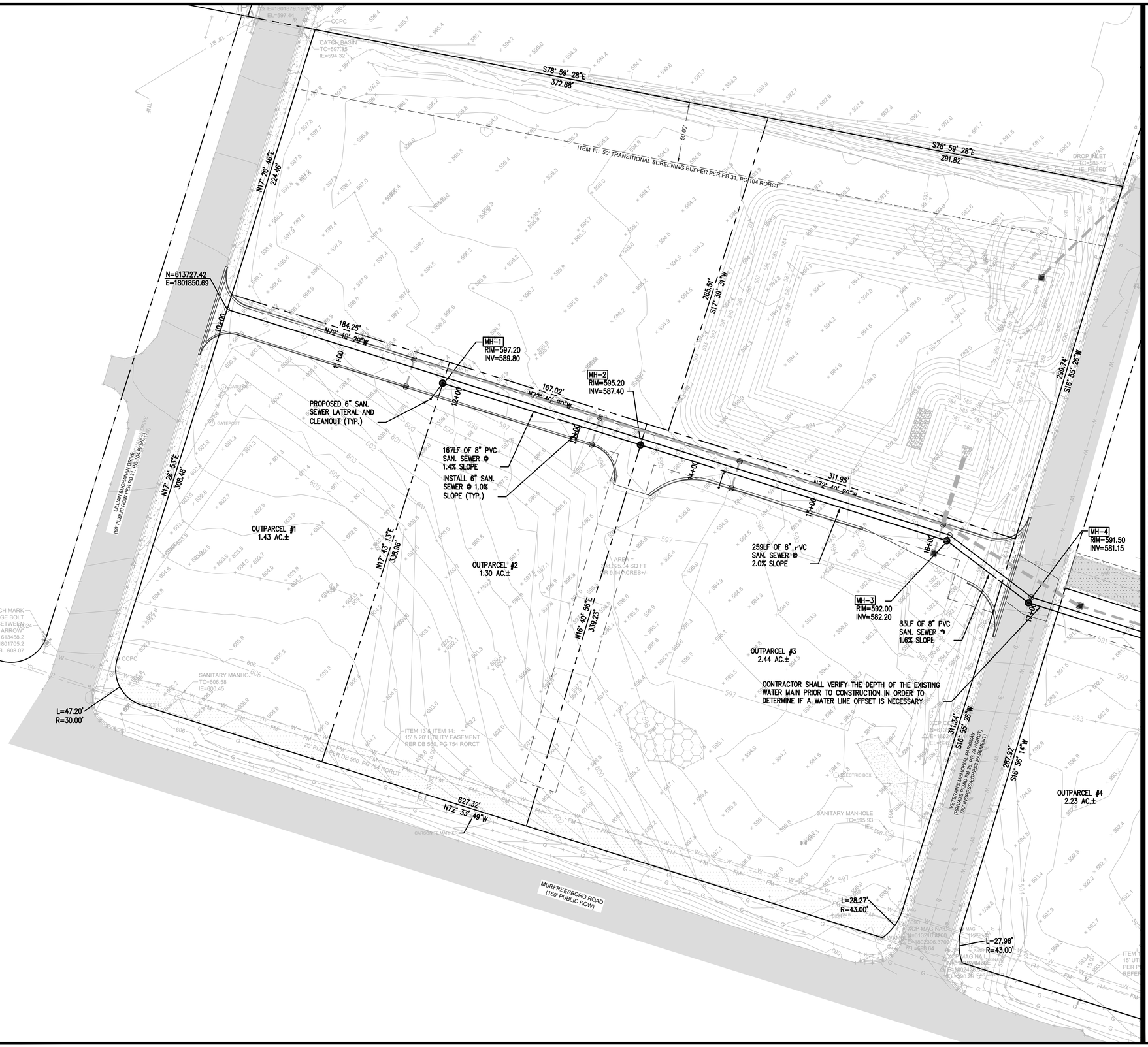
SHEET TITLE
LAYOUT NOTES AND DETAILS

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CL-5.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 11-CL-5.2 Layout Notes & Details.dwg LAYOUT NAME: Layout PLOTTED: Thursday, December 07, 2023 - 12:54pm
3/10/2021 8:37:32 AM
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UTILITY NOTES:

1. UNDERGROUND INSTALLATION – ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC TELEPHONE AND CATV.
2. CONTRACTOR MUST NOTIFY PUBLIC UTILITIES – DISRUPTION TO SERVICE CONSTRUCTION REPRESENTATIVE SEVEN (7) CALENDAR DAYS PRIOR TO ANY NIGHT TIME SHUTDOWN OF THE WATER LINE.
3. LOCATION OF EXISTING UTILITIES – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.
4. UTILITY VERIFICATION – CONTRACTOR SHALL VERIFY THE LOCATION AND INVERTS OF ALL UTILITIES BEFORE INSTALLATION. IF THE LOCATION OR INVERT OF ANY UTILITY DIFFERS FROM THE SITE PLAN, THE CONTRACTOR SHALL CONTACT DEVELOPMENT SERVICES GROUP (757-908-2372) BEFORE PROCEEDING WITH INSTALLATION.
5. ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.
6. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLAN FOR ALL BUILDING UTILITY TIE INS.

DRAWING SCALE

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SCALE: 1"=40'

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GALEN FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
UTILITY PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

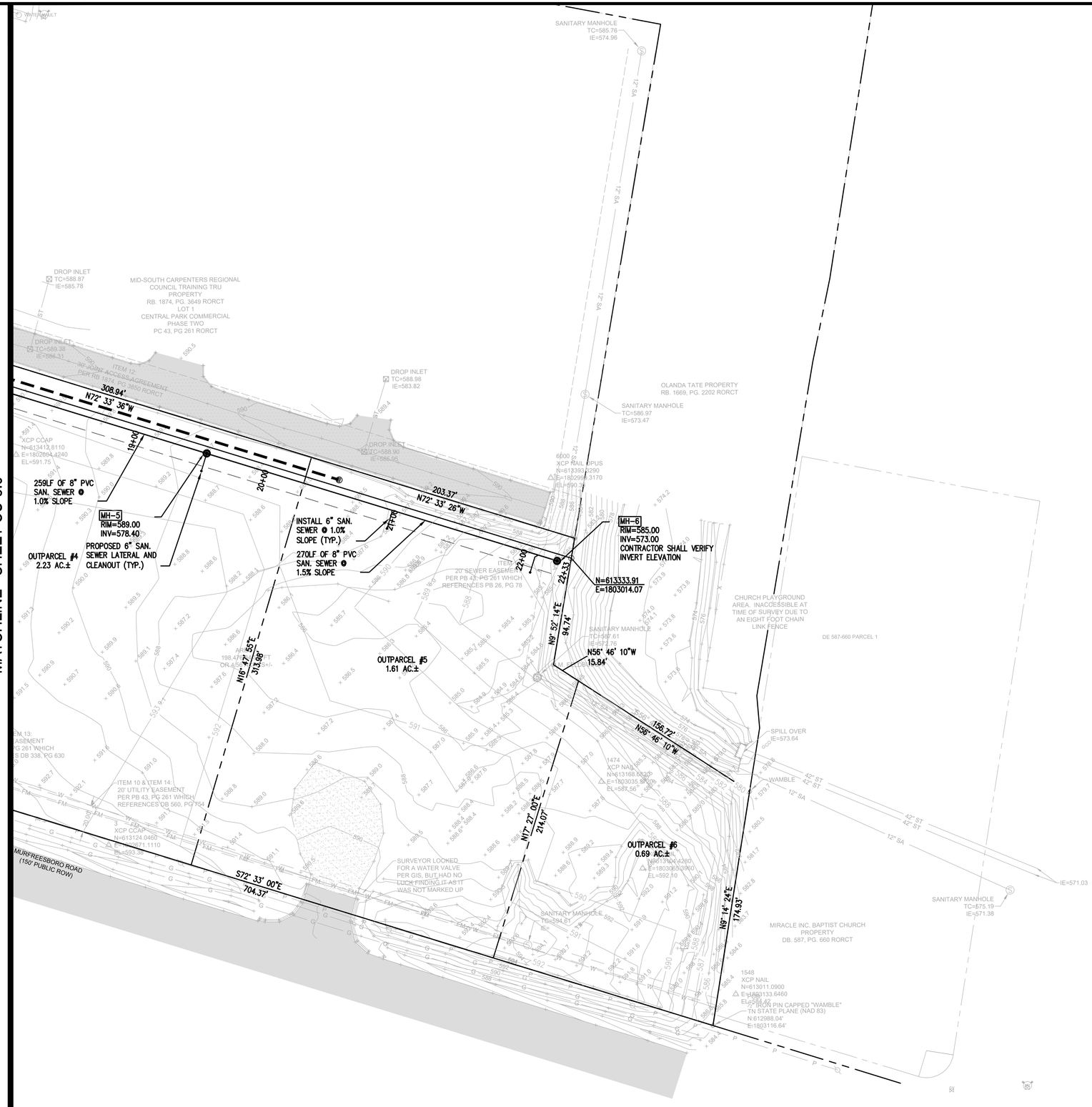
CU-6.0
CONCEPT PLAN

FILE NAME: P:\2026 - Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 12-CU-6.0 Utilities.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 1:10pm

MATCHLINE - SHEET CU-6.0

UTILITY NOTES:

1. UNDERGROUND INSTALLATION – ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND INCLUDING ELECTRIC TELEPHONE AND CATV.
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DRAWING SCALE

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SCALE: 1"=40'

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CLAYTON FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

SHEET TITLE: UTILITY PLAN

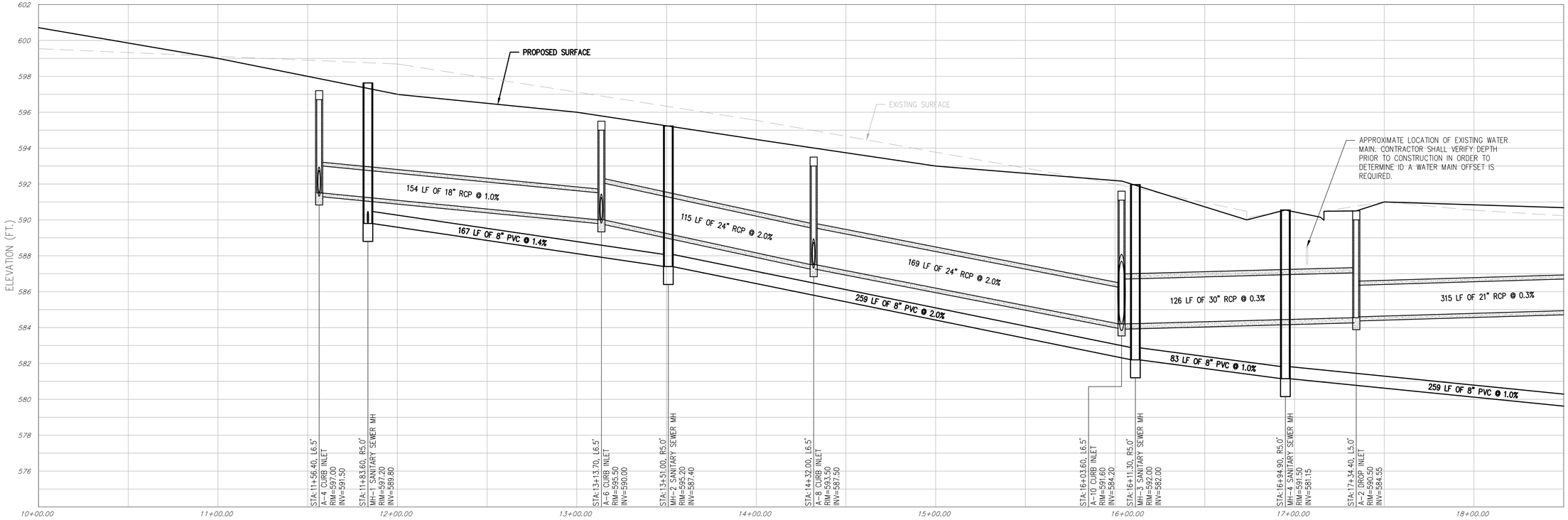
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PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

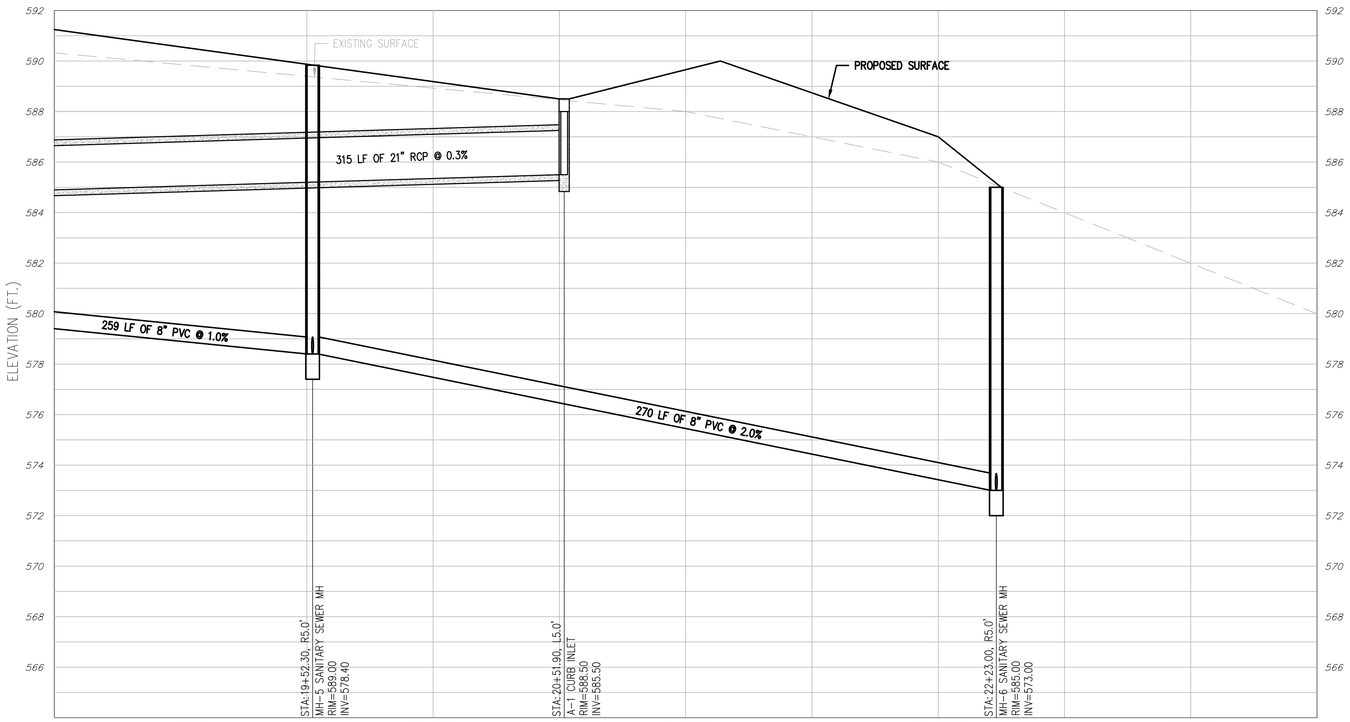
CU-6.1

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 – Murfreesboro Rd\civil\Murfreesboro Rd. – La Vergne TN – 13-CU-6.1 Utilities.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 – 1:10pm



BASELINE A-A



BASELINE A-A

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GLEN FRANKS
REGISTERED ENGINEER
No. 120,183
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

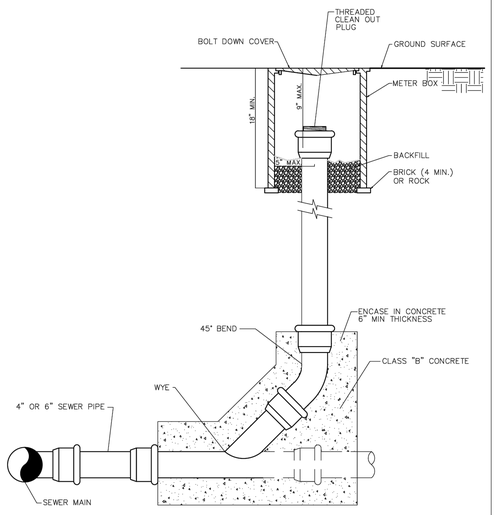
SHEET TITLE
UTILITY PROFILES

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CU-6.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd. - La Vergne TN - 14-CU-6.2 Utility Profiles.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 12:56pm



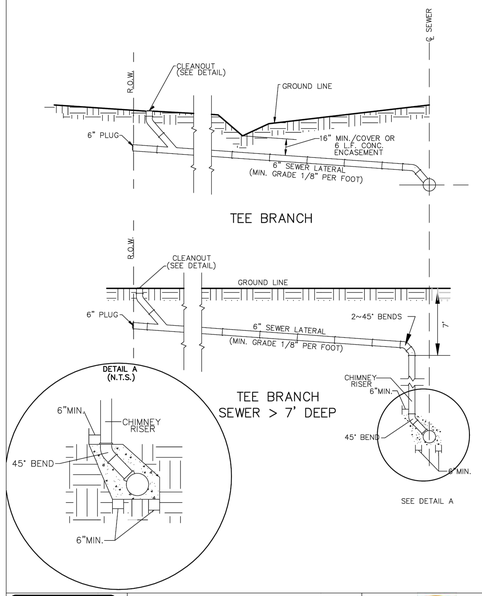
13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



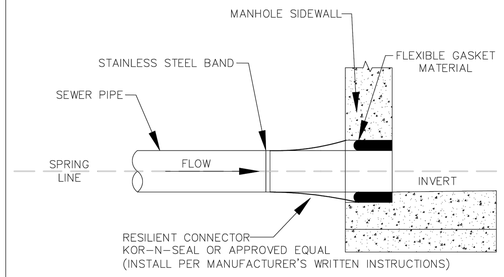
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SANITARY SEWER LATERALS
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



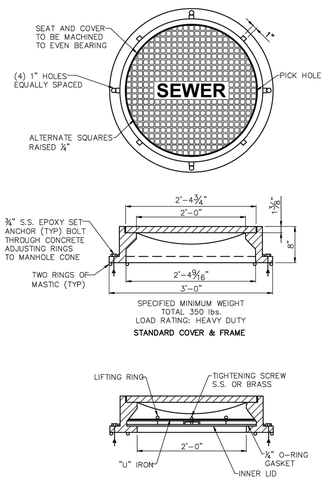
6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



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

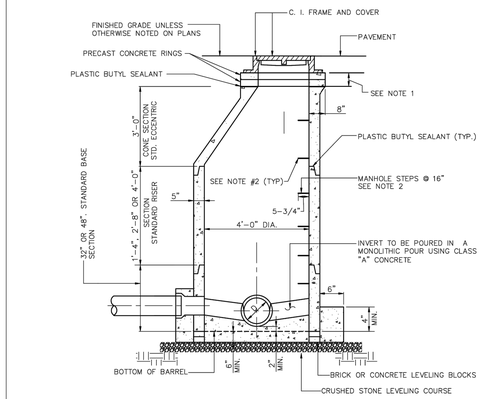
10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



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.

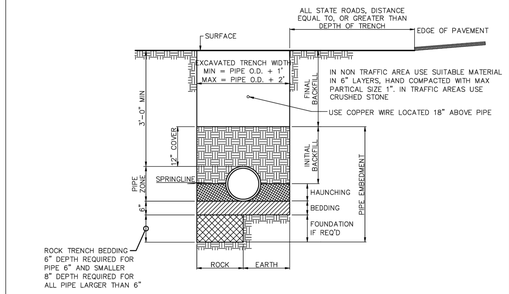
3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE

STANDARD SEWER DETAILS

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

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891

REV.	DESCRIPTION	DATE
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GALEN FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
UTILITY NOTES AND DETAILS

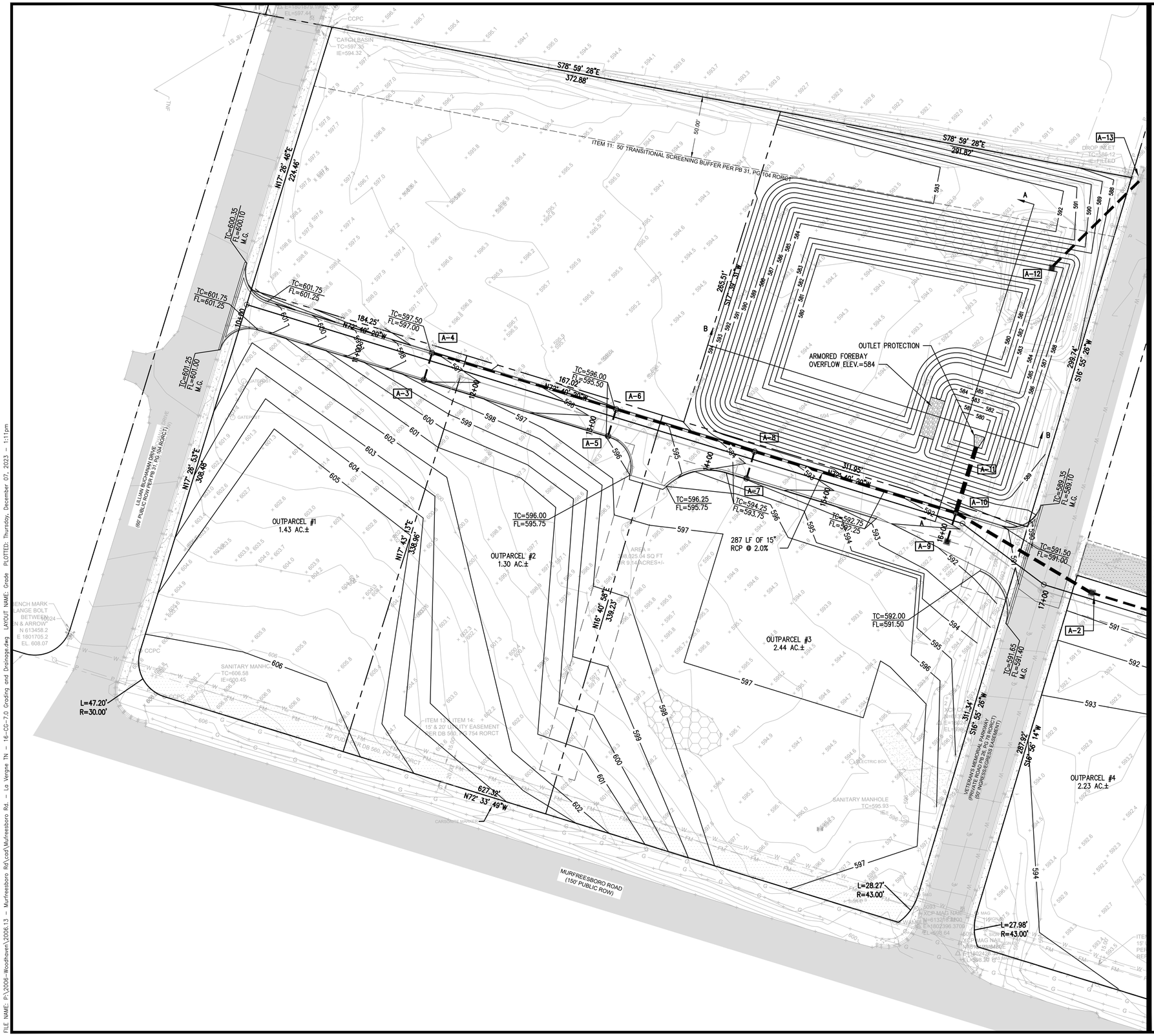
PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CU-6.3

CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 15-CU-6.3 Utility Notes and Details.dwg LAYOUT NAME: Utilities PLOTTED: Thursday, December 07, 2023 - 12:56pm



LEGEND OF GRADE NOTATIONS:

TC = TOP OF CURB
FL = FLOW LINE OF GUTTER
P = ASPHALT OR CONCRETE PAVEMENT SURFACE
SW = SIDEWALK SURFACE
G = GROUND SURFACE
M.G. = MATCH EXISTING GRADE
H.P. = HIGH POINT OF GRADED SURFACE
W.D. = WIPE TOP OF CURB DOWN TO MATCH EXISTING

STORM SEWER LEGEND DA-A

A-1 PROPOSED CURB INLET
RIM=588.50
INV=585.50

A-1 TO A-2 315 OF 21" RCP @ 0.3%

A-2 PROPOSED DROP INLET
RIM=590.50
INV=584.55

A-2 TO A-10 126 OF 30" RCP @ 0.3%

A-3 PROPOSED CURB INLET
RIM=597.00
INV=592.00

A-3 TO A-4 24 OF 15" RCP @ 2.0%

A-4 PROPOSED CURB INLET
RIM=597.00
INV=591.50

A-4 TO A-6 154 OF 18" RCP @ 1.0%

A-5 PROPOSED CURB INLET
RIM=595.50
INV=590.50

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-6 PROPOSED CURB INLET
RIM=595.50
INV=590.00

A-6 TO A-8 115 OF 24" RCP @ 2.0%

A-7 PROPOSED CURB INLET
RIM=593.50
INV=588.00

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-8 PROPOSED CURB INLET
RIM=593.50
INV=587.50

A-8 TO A-10 169 OF 24" RCP @ 2.0%

A-9 PROPOSED DROP INLET
RIM=591.60
INV=584.70

A-9 TO A-10 24 OF 15" RCP @ 2.0%

A-10 PROPOSED CURB INLET
RIM=591.60
INV=584.20

A-10 TO A-11 39 OF 42" RCP @ 0.5%

A-11 FLARED END SECTION
INV=584.00

A-12 PROPOSED OUTLET CONTROL STRUCTURE
RIM=585.50
INV=582.50

A-12 TO A-13 99 OF 24" RCP @ 0.5%

A-13 EXISTING CURB INLET
RIM=586.10
INV=582.00

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

DRAWING SCALE
40 0 40 80
SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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GARY FRANKS REGISTERED ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

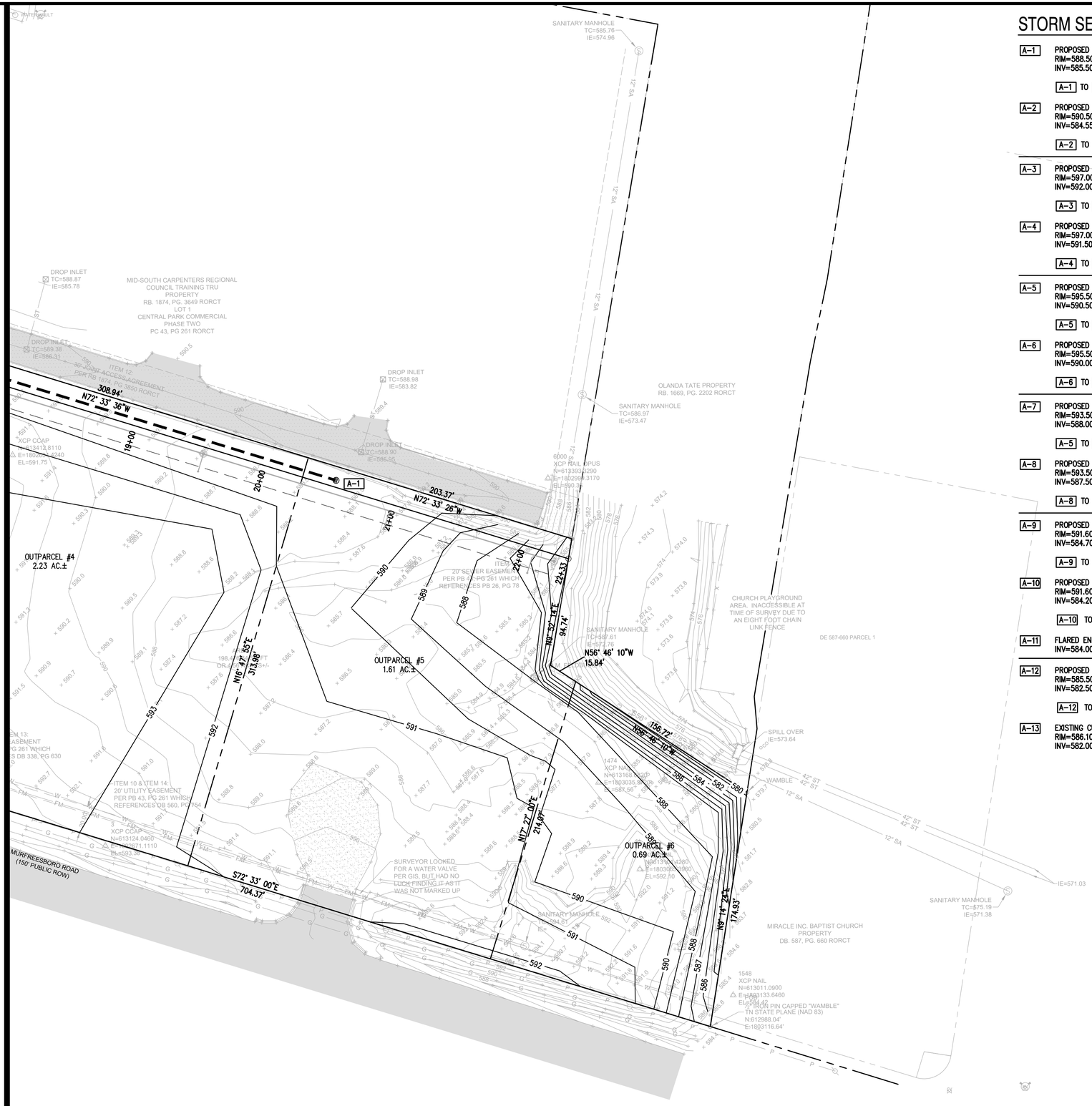
SHEET TITLE
GRADING AND PHASE II E&S PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CG-7.0
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 16-CG-7.0 Grading and Drainage.dwg LAYOUT NAME: Grade PLOTTED: Thursday, December 07, 2023 - 1:11pm



STORM SEWER LEGEND DA-A

A-1 PROPOSED CURB INLET
RIM=588.50
INV=585.50

A-1 TO A-2 315 OF 21" RCP @ 0.3%

A-2 PROPOSED DROP INLET
RIM=590.50
INV=584.55

A-2 TO A-10 126 OF 30" RCP @ 0.3%

A-3 PROPOSED CURB INLET
RIM=597.00
INV=592.00

A-3 TO A-4 24 OF 15" RCP @ 2.0%

A-4 PROPOSED CURB INLET
RIM=597.00
INV=591.50

A-4 TO A-6 154 OF 18" RCP @ 1.0%

A-5 PROPOSED CURB INLET
RIM=595.50
INV=590.50

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-6 PROPOSED CURB INLET
RIM=595.50
INV=590.00

A-6 TO A-8 115 OF 24" RCP @ 2.0%

A-7 PROPOSED CURB INLET
RIM=593.50
INV=588.00

A-5 TO A-6 24 OF 15" RCP @ 2.0%

A-8 PROPOSED CURB INLET
RIM=593.50
INV=587.50

A-8 TO A-10 169 OF 24" RCP @ 2.0%

A-9 PROPOSED DROP INLET
RIM=591.60
INV=584.70

A-9 TO A-10 24 OF 15" RCP @ 2.0%

A-10 PROPOSED CURB INLET
RIM=591.60
INV=584.20

A-10 TO A-11 39 OF 42" RCP @ 0.5%

A-11 FLARED END SECTION
INV=584.00

A-12 PROPOSED OUTLET CONTROL STRUCTURE
RIM=585.50
INV=582.50

A-12 TO A-13 99 OF 24" RCP @ 0.5%

A-13 EXISTING CURB INLET
RIM=586.10
INV=582.00

LEGEND OF GRADE NOTATIONS:

TC	= TOP OF CURB
FL	= FLOW LINE OF GUTTER
P	= ASPHALT OR CONCRETE PAVEMENT SURFACE
SW	= SIDEWALK SURFACE
G	= GROUND SURFACE
M.G.	= MATCH EXISTING GRADE
H.P.	= HIGH POINT OF GRADED SURFACE
W.D.	= WIPE TOP OF CURB DOWN TO MATCH EXISTING

DRAINAGE NOTES:

1. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
2. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS.
3. CURB AND GUTTER SHOWN ON PLANS ALONG PUBLIC STREETS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
4. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
5. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
6. ALL STORM PIPE MATERIAL SHALL COMPLY WITH LOCAL REGULATIONS.
7. CONTRACTOR SHALL INSURE THAT ALL STORM PIPE CONNECTIONS ARE WATER TIGHT.
8. ALL STORM SEWER STRUCTURES PLACED IN A PAVED AREA SHALL BE FLUSH WITH FINISH GRADE AND SHALL HAVE A TRAFFIC BEARING FRAME AND LID. ALL STORM SEWER STRUCTURES PLACED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
10. ALL STORM STRUCTURES SHALL HAVE A UNIFORM SMOOTH POURED MORTAR SLOPE FROM INVERT IN TO INVERT OUT.
11. ALL STORM TRENCHING AND BEDDING SHALL BE PER THE STORM SEWER TRENCH AND BEDDING DETAIL.
12. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES SHOWN. IF EXISTING GRADE ELEVATIONS ON-SITE DIFFER FROM THOSE SHOWN ON THESE PLANS AND IF ELEVATIONS AND GRADES PROPOSED ARE NOT ACHIEVABLE, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD.
13. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
14. ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF ROCKY MOUNT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
15. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CITY ON CITY STREETS, ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION.
16. ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAPPED PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
17. AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
18. SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, ETC.). NO RAMP SHALL EXCEED 8% RUNNING SLOPE OR 2% CROSS SLOPE.
19. IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAYS AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
20. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE BUILT CORRECTLY.
21. ANY REQUIREMENT LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER AND OWNERS ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WITHOUT THE OWNERS APPROVAL WILL REQUIRE REMOVAL AND REPLACEMENT IMMEDIATELY.

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

DRAWING SCALE
40 0 40 80
SCALE: 1"=40'

REV.	DESCRIPTION	DATE
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GALEN FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: GRADING AND PHASE II E&S PLAN
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CG-7.1
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 17-CG-7.1 Grading and Drainage.dwg LAYOUT NAME: Grade PLOTTED: Thursday, December 07, 2023 - 1:12pm

DA-A
7.08 AC.
CN=90

DA-A TIME OF CONCENTRATION FLOW PATH

DA-B
4.51 AC.
CN=90

DA-B TIME OF CONCENTRATION FLOW PATH

MURFREESBORO ROAD (150' PUBLIC ROW)

N17°E 1/2" PIPE

S69°30'40"E 1/2" PIPE

DRAWING SCALE

40 0 40 80

SCALE: 1"=40'

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CALVERT FRANKS LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE, VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

SHEET TITLE
EXISTING DRAINAGE AREA PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

CG-7.2
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro RdA\cad\Murfreesboro Rd. - La Vergne TN - 18-CG-7.2 Existing Drainage Areas.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:13pm

DA-A10
0.25 AC.
CN=80

DA-A4
0.05 AC.
CN=98

DA-A6
0.05 AC.
CN=98

DA-A8
0.04 AC.
CN=98

DA-A10
0.06 AC.
CN=98

DA-A11
1.67 AC.
CN=87

DA-A3
1.20 AC.
CN=94

DA-A5
1.18 AC.
CN=94

DA-A7
1.19 AC.
CN=94

DA-A9
1.30 AC.
CN=94

DA-A2
1.53 AC.
CN=94

DA-A1
1.36 AC.
CN=94

DA-B
1.66 AC.
CN=94

S78° 59' 28"E
372.88'

S78° 59' 28"E
291.62'

N17° 26' 46"E
224.46'

S17° 26' 53"W
205.91'

S16° 55' 26"W
299.74'

184.25'

167.02'

311.95'

N17° 26' 53"E
308.98'

N17° 43' 13"E
338.96'

N16° 40' 58"E
339.23'

S16° 55' 26"W
311.34'

S16° 56' 14"W
297.97'

N72° 33' 36"W
309.84'

N72° 33' 26"W
203.37'

N16° 41' 55"E
313.98'

N17° 27' 00"E
214.07'

N9° 57' 14"E
94.74'

N56° 46' 10"W
15.84'

N56° 46' 10"W
158.72'

N9° 14' 24"E
174.93'

S72° 33' 00"E
704.37'

L=47.20'
R=30.00'

627.32'
N72° 33' 49"W

L=28.27'
R=43.00'

L=27.98'
R=43.00'

MURFREESBORO ROAD
(150' PUBLIC ROW)

MURFREESBORO ROAD
(150' PUBLIC ROW)

ITEM 11 & ITEM 14:
10' & 20' UTILITY EASEMENT
PER PB 586, PG 754 RORCT

ITEM 10 & ITEM 13:
15' UTILITY EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES DB 330, PG 630

ITEM 10 & ITEM 14:
20' UTILITY EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES DB 560, PG 70

ITEM 11:
20' SEWER EASEMENT
PER PB 43, PG 261 WHICH
REFERENCES PB 26, PG 78

ITEM 11:
50' TRANSITIONAL SCREENING BUFFER PER PB 31

AREA =
525,925.04 SQ FT
9.914 ACRES+/-

MID-SOUTH CARPENTERS REGIONAL
COUNCIL TRAINING TRU
PROPERTY
RB. 1874, PG. 3649 RORCT
LOT 1
CENTRAL PARK COMMERCIAL
PHASE TWO
PC 43, PG 261 RORCT

OLANDA TATE PROPERTY
RB. 1999, PG. 2202 RORCT

MIRACLE INC. BAPTIST
PROPERTY
DB. 587, PG. 667

CHURCH PLAYGROUND
AREA, INACCESSIBLE AT
TIME OF SURVEY DUE TO
AN EIGHT FOOT CHAIN
LINK FENCE

SURVEYOR LOOKED
FOR A WATER VALVE
PER GIS, BUT HAD NO
LUCK FINDING IT AS IT
WAS NOT MARKED UP

LS LEE BUCHANAN DIVE
(BY PUBLIC COMM. DR IN 31.100 AR SOURCE)

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

REV.	DESCRIPTION	DATE
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CRAIG A. FRANKS
REGISTERED ENGINEER
STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
UPTOWN AT LAVERGNE

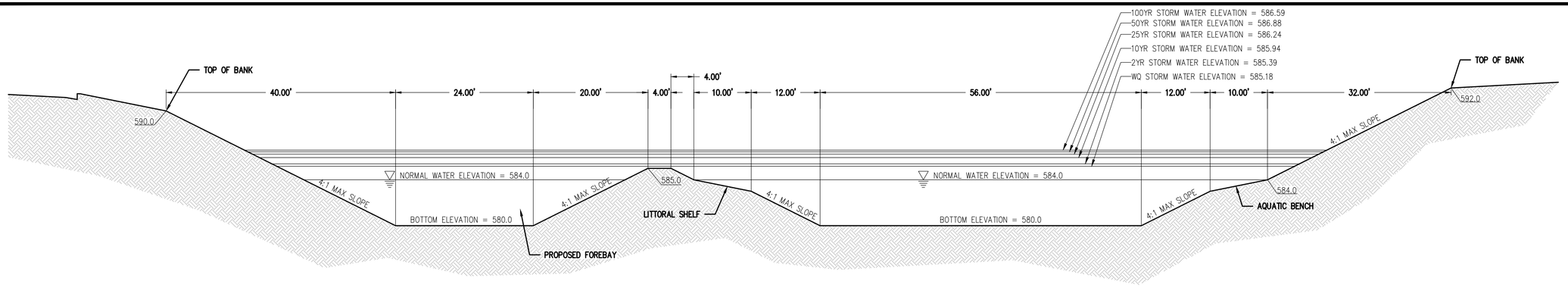
SHEET TITLE
PROPOSED DRAINAGE AREA PLAN

PARCEL #
014-072.04-000
014-072.10-000

PROJECT LOCATION
5309 MURFREESBORO RD.
LA VERGNE, TN

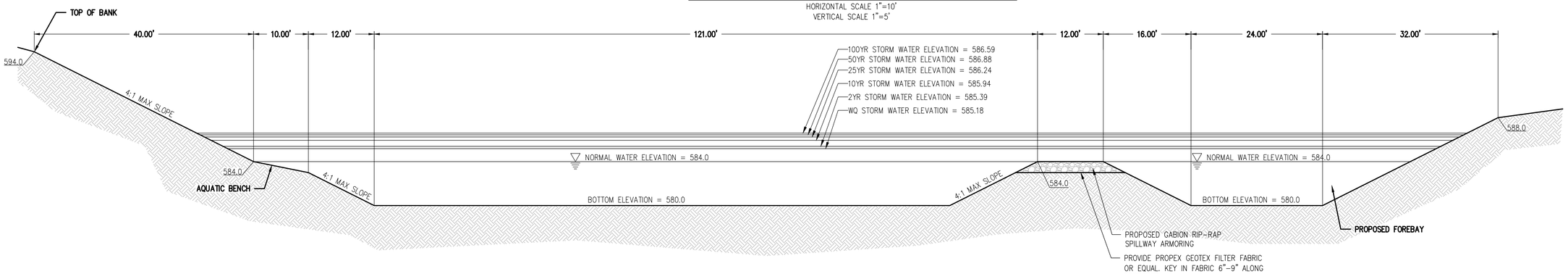
CG-7.3
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 19-CG-7.3 Proposed Drainage Areas.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 1:13pm



WET DETENTION POND CROSS SECTION A-A

HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=5'

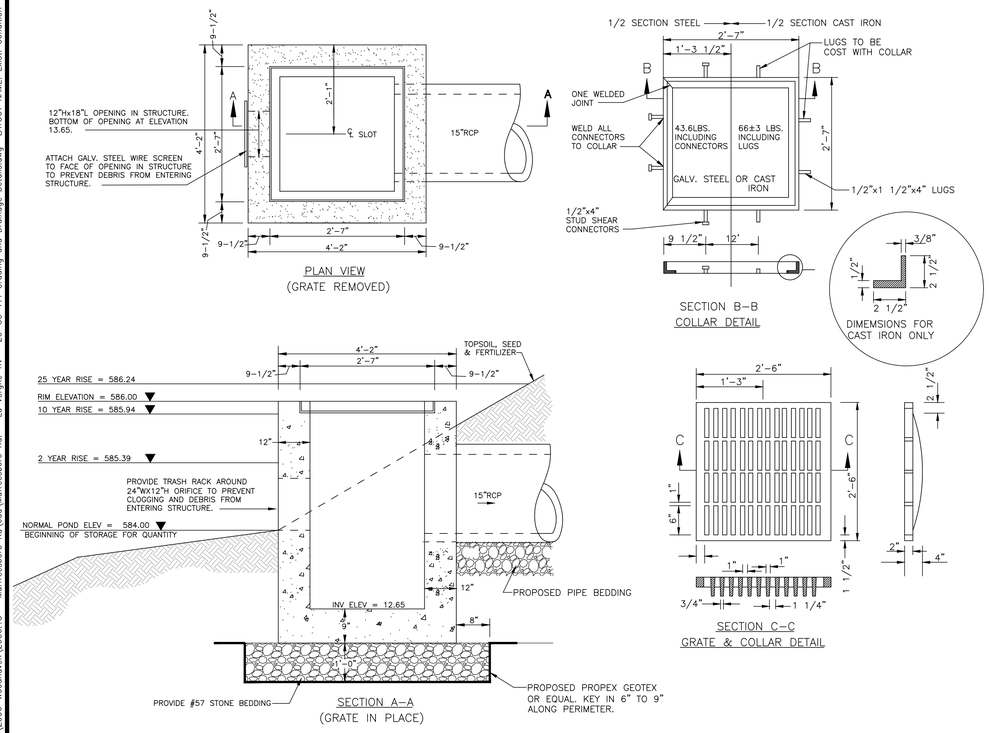


WET DETENTION POND CROSS SECTION B-B

HORIZONTAL SCALE 1"=10'
VERTICAL SCALE 1"=5'

NOTES

1. PRECAST STRUCTURES MAY BE SUBSTITUTED UPON APPROVAL OF DESIGN BY DEPARTMENT OF PUBLIC WORKS.
2. CAST IRON TOP AND FRAMES SHALL BE SUFFICIENTLY TRUE TO A PLANE SURFACE SO TOPS WILL NOT ROCK.
3. DRAINAGE STRUCTURE FOUNDATION SLAB TO BE PLACED ON A BED OF AGGREGATE BASE STONE WHERE NECESSARY FOR STABILIZATION. STONE SHALL BE ONE (1) FOOT DEEP.
4. CONTRACTOR TO PROVIDE TRASH RACK FOR OUTFALL STRUCTURE, CITY TO APPROVE PRODUCT PRIOR TO INSTALLATION.
5. ALL CAST IN PLACE CONCRETE TO BE CLASS A3. ALL PRECAST CONCRETE TO BE 4000 P.S.I.
6. CAST IRON COLLARS SHALL BE 66±3 LBS INCLUDING LUGS. GALVANIZED STEEL COLLARS SHALL BE 43.6 LBS INCLUDING CONNECTORS.
7. THE INVERT IS TO BE SHAPED IN ACCORDANCE WITH VDOT IS-1. FURNISHING AND PLACING ALL MATERIALS INCIDENTAL TO THE SHAPING IS TO BE INCLUDED IN THE PRICE BID.

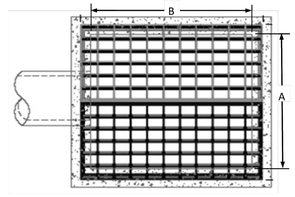


BMP OUTFALL STRUCTURE DETAIL

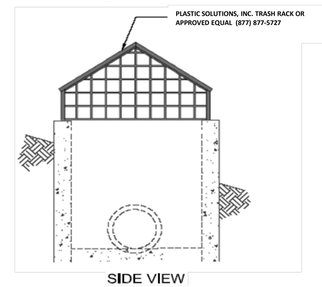
NOT TO SCALE

StormRax™

PEAK ROOF STRUCTURE
(STANDARD SIZES)



PLAN VIEW



SIDE VIEW

HOST STRUCTURE INFORMATION	
I.D. LENGTH (in)	2'-7"
I.D. WIDTH (in)	2'-7"
WALL THICKNESS (in)	1'-0"

AVAILABLE OPTIONS	
REMOVABLE ACCESS PANEL	
ANTI VORTEX PLATE	

Plastic Solutions, Inc.
A lasting impression

P.O. BOX 4386, WINCHESTER, VA 22604
238 McGHEE RD, WINCHESTER, VA 22603
PH: (877) 877-5727
FAX: (540) 722-2219
WEBSITE: WWW.PLASTIC-SOLUTION.COM

CUSTOMER: OR APPROVED EQUAL
PROJECT:
DATE:
DRAWN BY:
APP'D BY:
DETAIL:
DWG. NO:

BMP OUTFALL STRUCTURE TRASH RACK DETAIL

NOT TO SCALE

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

GARY FRANKS — REGISTERED ENGINEER — STATE OF TENNESSEE

DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

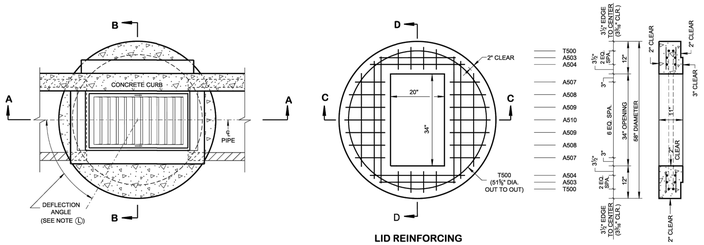
DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE
SHEET TITLE: GRADING AND DRAINAGE DETAILS
PARCEL #: 014-072.04-000, 014-072.10-000
PROJECT LOCATION: 5309 MURFREESBORO RD. LA VERGNE, TN

CG-7.4
CONCEPT PLAN

FILE NAME: P:\2006-Woodhaven\2006.13 - Murfreesboro Rd\cad\Murfreesboro Rd - La Vergne TN - 20-CG-7.4 Grading and Drainage Details.dwg LAYOUT NAME: Exist. Condition PLOTTED: Thursday, December 07, 2023 - 12:59pm



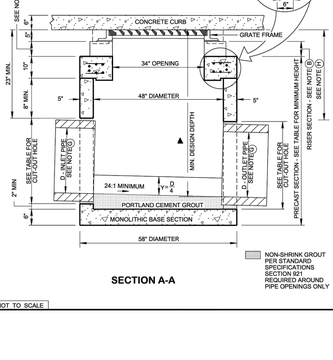
PLAN VIEW

LID REINFORCING

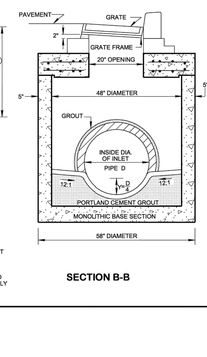
SECTION D-D



SECTION C-C



SECTION A-A



SECTION B-B

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY

☐ REV. 8-01-12: REVISED CATCH BASIN LID FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES 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 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. CHANGED TO "VERTICAL CURB" FROM "NONMOUNTABLE CURB". ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 01-28-2022: DEFLECTION ANGLE NOTE ON PLAN VIEW, AND GENERAL NOTES Ⓚ AND Ⓛ WERE ADDED.

CATCH BASIN MAXIMUM DEPTH NOTE
MAXIMUM DEPTH FOR THIS STRUCTURE IS 20.00'.

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	3.89
24	3	32	58	4.43

▲ SEE SECTION A-A FOR MINIMUM DESIGN DEPTH MEASUREMENT.

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-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.

GENERAL NOTES

Ⓐ ALL PRECAST ELEMENTS TO MEET ASTM C478 (CURRENT EDITION) AND AASHTO M199 (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.

Ⓑ 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 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

Ⓒ 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.

Ⓓ APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.

Ⓔ 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.

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

Ⓖ 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.

Ⓗ 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.

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

Ⓙ 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:

611-10.01, CATCH BASINS, TYPE 10, 0'-4' DEPTH, EACH, (THROUGH)
611-10.05, CATCH BASINS, TYPE 10, > 16'-20' DEPTH, EACH.

Ⓚ SEE STANDARD DRAWING D-CB-99RA FOR BILL OF STEEL FOR CATCH BASIN LIDS.

Ⓛ CONNECTION OF 24" PIPES WILL BE LIMITED TO 60 DEGREE DEFLECTION ANGLE.

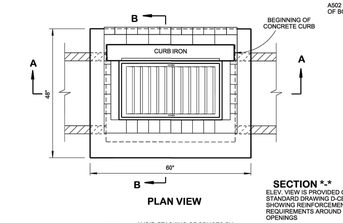
☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

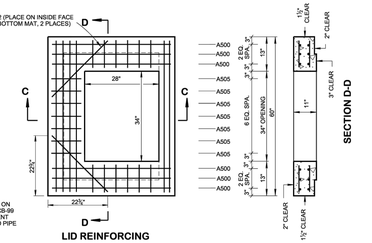
STANDARD PRECAST 48" CIRCULAR NO. 10 CATCH BASIN FOR USE WITH 6" VERTICAL CURB

09-05-2002 D-CB-10RA

NOT TO SCALE

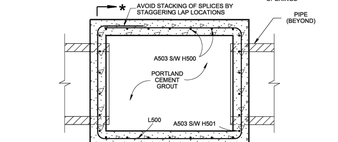


PLAN VIEW



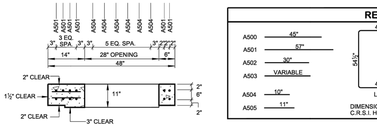
LID REINFORCING

SECTION D-D



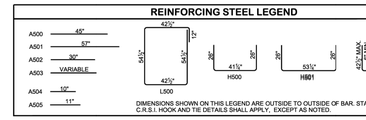
SECTION E-E

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

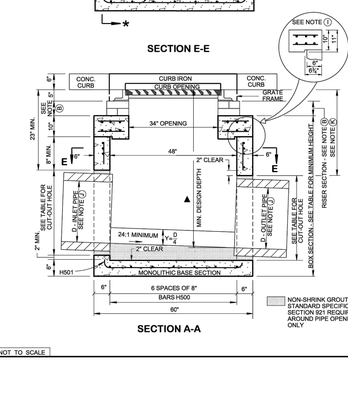


SECTION C-C

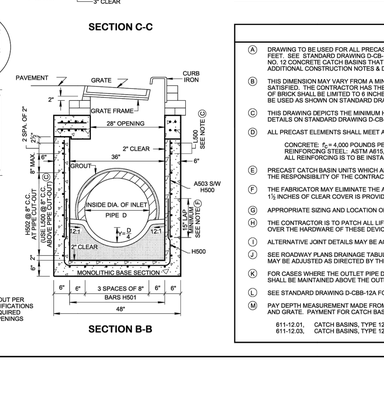
REINFORCING STEEL LEGEND	
A500	45°
A501	57°
A502	30°
A503	VARIABLE
A504	10"
A505	11"



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.



SECTION A-A



SECTION B-B

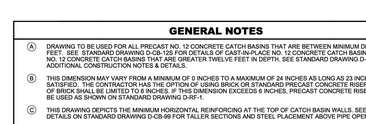
NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY

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-PB-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°
A501	57°
A502	30°
A503	VARIABLE
A504	10"
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

Ⓐ 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.

Ⓑ 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 6 INCHES. IF THIS DIMENSION EXCEEDS 6 INCHES, PRECAST CONCRETE RISER FRAMES SHALL BE USED AS SHOWN ON STANDARD DRAWING D-RF-1.

Ⓒ 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.

Ⓓ 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.

Ⓔ 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.

Ⓕ 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.

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

Ⓗ 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.

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

Ⓙ 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.

Ⓚ 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.

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

Ⓜ 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.

☐ APPROVED BY FHWA (ALL OTHERS APPROVED BY TDOT)

STATE OF TENNESSEE STANDARD DRAWING DEPARTMENT OF TRANSPORTATION

STANDARD PRECAST RECTANGULAR CONCRETE NO. 12 CATCH BASIN

12-18-1995 D-CB-12P

NOT TO SCALE

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. 9-27-01: 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, 4TH EDITION WITH INTERIMS. 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 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

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



DESIGNED BY: GF
DRAWN BY: GF
REVIEWED BY:

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

DSG DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID: UPTOWN AT LAVERGNE

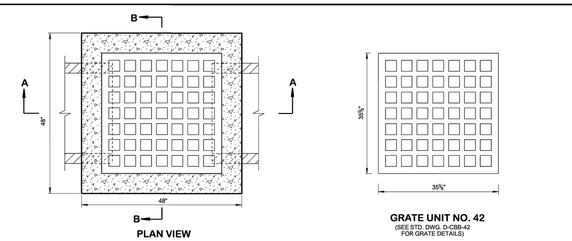
SHEET TITLE: GRADING AND DRAINAGE DETAILS

PARCEL # 014-072.04-000 014-072.10-000

PROJECT LOCATION 5309 MURFREESBORO RD. LA VERGNE, TN

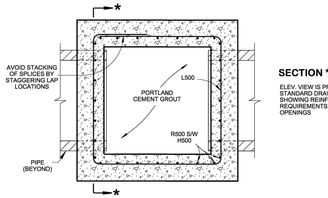
CG-7.5

CONCEPT PLAN



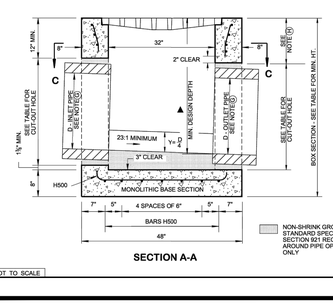
PLAN VIEW

GRATE UNIT NO. 42
(SEE STD. DWG. D-CBB-42 FOR GRATE DETAILS)

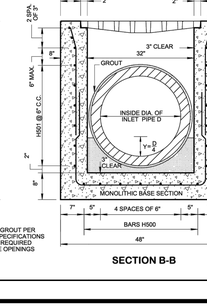


SECTION C-C

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



SECTION A-A



SECTION B-B

NON-SHRINK GROUT PER STANDARD SPECIFICATIONS SECTION 921 REQUIRED AROUND PIPE OPENINGS ONLY

REV. 5-27-99: ADDED CATCH BASIN MAXIMUM DEPTH REQUIREMENT NOTE.

REV. 5-30-01: CHANGED MAXIMUM DEPTH TABLE.

REV. 6-10-01: CHANGED PAY ITEMS IN GENERAL NOTE Ⓙ.

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

REV. 1-19-05: CORRECTED PAY ITEM NO. 611-4.02 IN GENERAL NOTE Ⓙ.

☐ REV. 8-01-12: REVISED CATCH BASIN FOR COMPLIANCE WITH AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 4TH EDITION WITH INTERIMS. REVISED REINFORCING, GENERAL NOTES, LEGEND AND ADDITIONAL MISC. DRAFTING EDITS.

REV. 05-15-18: REVISED CATCH BASIN MINIMUM DESIGN DEPTH VALUES, CORRECTED STANDARD SPECIFICATIONS SECTION NUMBER TO 921 FOR NON -SHRINK GROUT. ADDED DIMENSION IN SECTION VIEW A-A FOR MINIMUM DESIGN DEPTH. ADJUSTED BOX SECTION MINIMUM HEIGHTS.

REV. 02-20-2020: REDREW SHEET.

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	46⅝	2.94
24	3	32	53⅝	3.48

1. CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
2. ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-PB-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. THE HEIGHT OF THE BOX SECTION SHALL NOT EXCEED 66".

REINFORCING STEEL LEGEND	
A500	60°
A501	VARIABLE
A502	12"


36"
39½"
H500
20"
40½"
40½"
40½

Planning Commission Report
Meeting: January 16, 2024

City of La Vergne

Item #: 12.

Item Title: Preliminary Plat - Blair Ridge - One (1) Lot on 15.80 Acres. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the preliminary plat for the Blair Ridge project located on 16 ± acres. The purpose of the preliminary plat is to create one new lot to make way for new residential development. The prelim. plat is necessary to establish public utility easements.

This submittal is in preparation of a townhome development.

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

The preliminary plat must be a stand-alone document without need for being cross-referenced to the Site Plan.
1. Provide a location map.
2. Provide boundary data for Blair Road ROW margin.

3. Add note about floodplain limits
4. Provide name and address of property owner
5. If the sewer easement on the LMHP, LLC property is proposed with this development, then they must also be listed as an owner since a signature block will be required for them, on the final plat.
5. Show Zoning Classification.
6. Show map and parcel number for the lot.
7. Show location of retaining walls
8. Show location of any proposed signs (not including traffic signs)
9. Please coordinate all water and sewer requirements (especially including sewer for LMHP, LLC property) with Scott Tatalovich.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Existing utilities are incorrect, see item 1 of *Site Plan* comments to correct.
2. Per *Site Plan* comment #6, add FH on Shelf Ln and adjust public utility easement.
3. Per *Site Plan* comment #7, relocate FH on Dry Canyon and adjust utility easement.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Fire comment addressed.

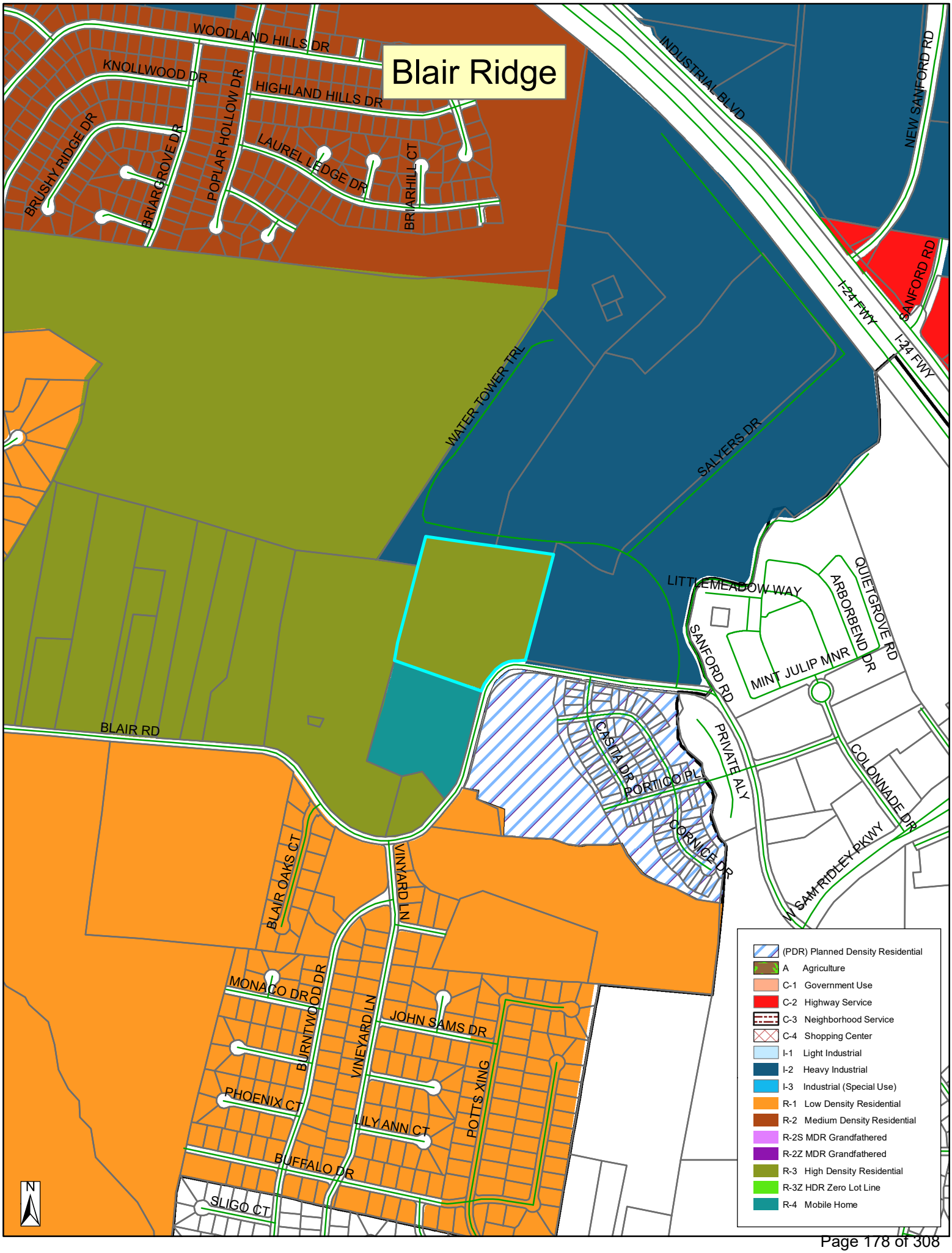
Police

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.


Blair Ridge
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
SILVERY GLADE
CORNICE DR
CASITA DR
PORTICO PL
PRIVATE ALY
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
VINEYARD LN
BURNTWOOD DR
MONACO DR
POTTS XING
N


Blair Ridge
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CASITA DR
CORNICE DR
BLAIR RD
N


Blair Ridge
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
INDUSTRIAL BLVD
NEW SANFORD RD
SANFORD RD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
LITTLEMEADOW WAY
QUIETGROVE RD
ARBORBEND DR
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SANFORD RD
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MONACO DR
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home





MATCHLINE C1.6
MATCHLINE C1.5

HIGHPOINTE 24, PH 1, LL
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2413
ZONED: R-3 HIGH DENSITY RESIDENTIAL

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

MH1
N:598415.6346
E:1794852.7135

MH9
N:598452.1052
E:1795442.7003

MH10
N:598401.3235
E:1795437.3353

MH11
N:598344.9238
E:1795450.6202

MH12
N:598279.4829
E:1795369.9233

MH13
N:598195.6675
E:1795248.8271

MH14
N:598329.9467
E:1794877.1964

MH15
N:598260.4890
E:1795069.4274

MH16
N:598390.7602
E:1795102.7702

MH17
N:598527.2578
E:1795138.3633

MH18
N:598595.9722
E:1795190.8521

MHOS1
N:598069.6724
E:1795239.8716

EXMH1

OS1

Line A
Line B
Line C
Line D

30' WATER & SEWER ESMT
20' SEWER ESMT
10' Min.

N 14°42'34" E 426.95'
N 10°11'45" E 113.75'
S 71°08'52" E 69.37'
N 70°08'19" W 236.78'
N 70°08'02" W 284.62'

Conc. Check Dam
Conc. Check Dam (Typ)
Check Dam (Typ)
ECO (Typ)

Blair Road (50' ROW)

Portico Section 2, Phase 2

66 LF OF 24" RCP

CAUTION EX. WATERLINE

EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

24" RCP
INV 686.92

TANK

Legend:

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

Notes:
1. All Drives To Be Heavy Duty Pavement.
2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts.

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

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

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

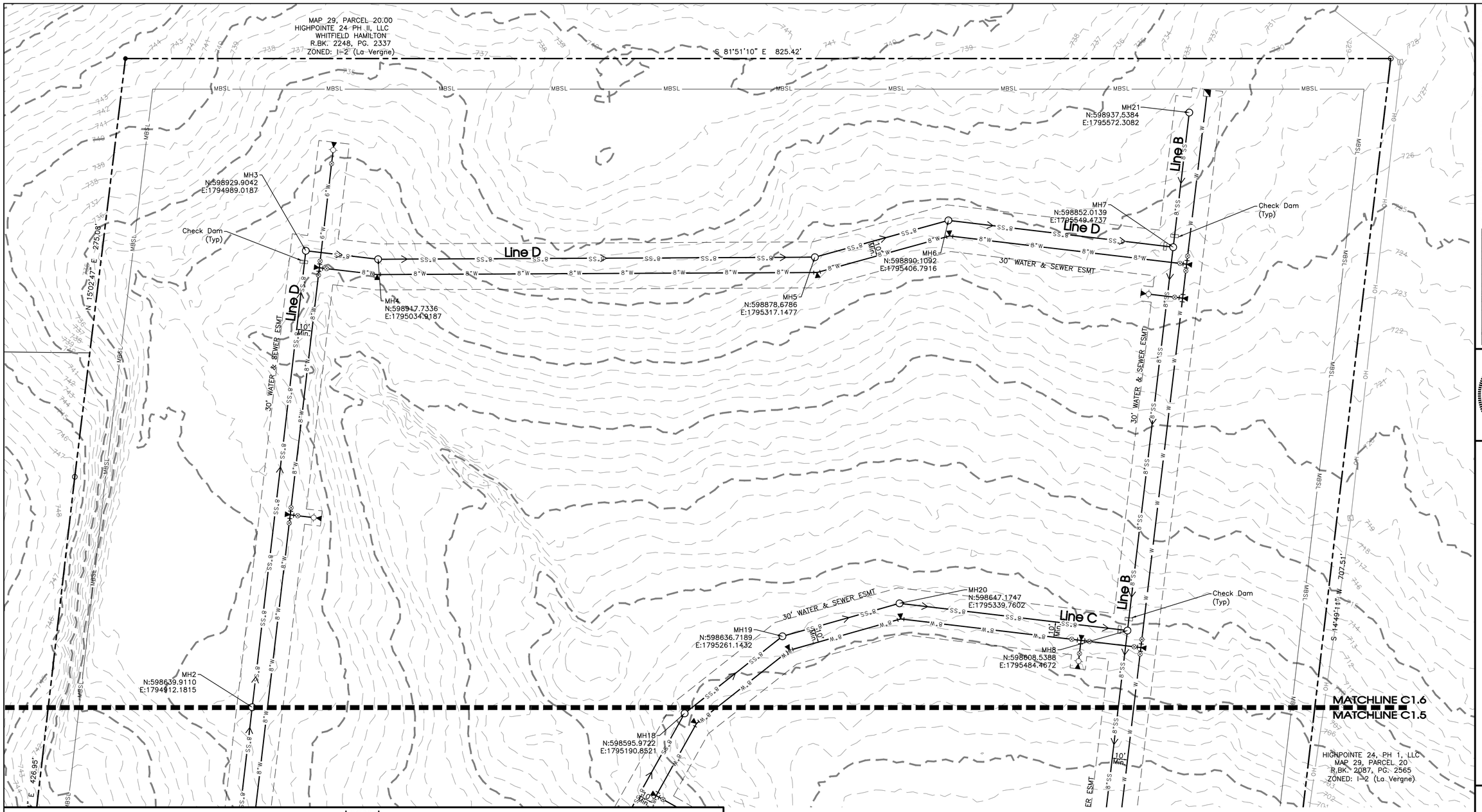
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site in accordance with the plans and specifications. The contractor shall verify that the site 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.

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C1.5	



Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
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EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
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EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM		

Mail Kiosk:
Total Boxes Required: 141 Boxes
Units Provided: 9 Units
16- Box Units: 8 Units (128 Boxes)
13- Box Units: 1 Units (13 Boxes)
Total Boxes Provided: 141 Boxes

Required Parking:
<50 Lots = 2 Spaces
51 - 100 = 3 Spaces
101 - 200 = 4 Spaces
>201 = 5 Spaces

Notes:
1. All Drives To Be Heavy Duty Pavement.
2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts.

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

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.6

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 13.

Item Title: Site Plan - Blair Ridge - 141 Dwelling Units in 26 Buildings. Requested by SEC, Inc. Property located on Blair Road (Tax Map 29, Parcel 21.01). R-3 (High Density Residential) Zoning District. Property owned by 303B Partners.

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

Summary: On behalf of their client, SEC is requesting approval of the site plan for Blair Ridge, a townhome community.

The site is 16 ± acres. The purpose of the plan is to make way for new multi-family residential development.

The property is located off Road. The proposed layout on the concept plan shows 141 proposed dwelling units in twenty-six (26) new buildings. Each will be 2 stories tall.

The City's parking requirements are 423 spaces (141 x 3). The applicant is showing 466 proposed parking spaces. That number includes 2 HC spaces.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. What is the plan for solid waste/trash pickup?

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. (Sheets C4.0, C4.1, C4.2, and C4.3) On Roadway Plan/Profiles, remove contours and include the roadway

centerline information shown on the Roadway Layout Sheets. Also, add coordinates at intersections.
2. (Sheet C0.2, C2.8, C2.9, and C2.10) Statement "Roadway Curve Improvements are Part of Portico" is not completely correct. The improvements included with the Portico Place Subdivision are only for the two traffic lanes and the centerline and do not include the turn and decel lanes shown in this submittal and required for this project. For the modifications to Blair Road required for this project, a separate roadway plan/profile sheet is required. Sheet C2.8 shows the limits of disturbance extending outside of the Blair Road right-of-way and into POrtico Place subdivision. Provide sufficient roadway cross-sections to demonstrate how the widened section will fit inside the existing right-of-way on the inside of the curve.
3. A traffic study is required to demonstrate the adequacy of the proposed improvements to Blair Road to handle the traffic from this development.
4. No dumpster pads are shown. Please explain how household garbage will be handled.
5. Retaining walls up to 16 feet in height are shown on the grading plan. Provide layout, elevation, and structural design drawings for all retaining walls above four feet high. In the event that the designer chooses to use multiple <4' high retaining walls in series to handle a >4' height differential, please submit overturning calculations including surcharge demonstrating their ability to withstand the surcharge of the upper retaining wall bearing on the lower retaining wall.
6. Show location and provide architectural information on site identification signs to be placed at entrances, if any.
7. (Stormwater Calculations) Provide maximum flow velocities in open channels with recommended groundcover to mitigate erosive impacts.
8. (Stormwater Calculations) Provide headwater depths at inlet headwalls.
9. (Stormwater Calculations) Provide calculations demonstrating whether the existing culvert(s) under Blair Road can handle the post-development 25-year storm.
10. (Detention Calculations) Detention calculations are in compliance with City Stormwater Management Ordinance adopted in 2023.
11. (C3.0) Provide depths of stormwater pipes within Blair Road right-of-way. These are pipe runs 57 to 58, 58 to 59, 60 to 59, and 59 to 61.
12. (C3.0, C3.0) Renumber second sheet C3.0 to C3.1
13. (LTMA and LTMP) Modify the LTMA and the LTMP to clarify that the portions of the private stormwater system which are located within the Blair Road ROW (inlets 57,

58, 59, 60, and 61 as well as the pipes connecting them) are the responsibility of the owner of Blair Ridge as listed in the LTMA.
14.(C0.3) Fire hydrants shown along Shelf Lane appear to be about 600 feet apart. Coordinate with the Fire Marshal.
15. (C0.4) Buildings A, I, K, L, M, and O do not show an obvious clear, flat location for the placement of a transformer which might result in transformers being placed in sales or other non-preferred locations. Provide a clear, flat location where a transformer might be placed. It is understood that the developer does not have complete control over the electrical utility.
16. (C2.2, C2.3) In the event that fire suppression sprinkler systems are required in the buildings, FDC locations will need to be shown. (coordinate with Fire Marshal)
17. (C3.0) Provide construction details for extension of culvert(s) under Blair Road including HW 17 and Structure #60.
18. (C2.4) HW 17 is called out as a headwall outlet. It appears to be a headwall inlet.
19. (C1.0) Plan states "24" RCP abandoned in place with Portico development." and the existing 24" culvert presently has no outlet. THIS IS INCORRECT. The approved Portico Place Section 2 plans call for that culvert to be extended and to remain functional. Portico Place Section 2 will not be accepted by the city until both of the culverts are functional as shown on the approved Portico Place Section 2 plans. Show this correctly on sheet C1.0 and also account for both culverts in the drainage plan and calculations requested under items 9, 17, and 18 herein.
20. (C1.3) Provide additional erosion control protection for locations in detention basins where concentrated flows are flowing down the 3:1 sideslopes.
21. (C0.1) Add a note which states that "No more than 500 feet of open stormwater and utility trench will be allowed at one time."
22. Work with Scott Tatalovich at Public Works regarding water and sewer. Plans must be approved by Scott before final Planning Commission site plan approval.
23. Work with the Fire Marshal regarding all fire code-related issues.

Utilities

1. Sht C2.2: Existing waterlines in Blair Rd are incorrect, missing, and show improper connectivity. The City potholed these utilities and Scott Tatalovich sent the data to the Engineer (John Minor) on September 20, 2022 at 5:27 p.m., please incorporate the 6-inch and 12-inch waterlines per that pothole data.
2. Sht C2.2: The Portico place subdivision tapped the 12-inch waterline, not the 6-inch waterline.
3. Place water meters in front of each unit, similar to Chaney Place Subdivision: One 1” service in 2” PVC casing pipe serving two units (two meters) back to back on a wye fitting.
4. Fire Marshall indicated need for fire sprinklers in each unit due to number of lots and lack of separation between proposed entrance driveways, as well as lack of

acceptable secondary access road location for development. City has been working on a new standard detail for residential fire services. Contact Utility Engineer (Scott Tatalovich) at Public Works for the details. Currently, it's a hand sketch.
5. Sht C2.3: Add FH, near sec of building U on Shelf Ln., current spacing is greater than 500 feet.
6. Sht C2.3: Move FH (item#39) on Dry Canyon to end of line (north of current location), and remove blow off assembly at end of line.

Codes

Retaining walls taller than four feet will require a building permit.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

The entrances/exits must comply with Appendix D. D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**** It can be accepted currently if sprinklers are provided.**

Police

John Eubank
jeubank@lavergnetn.gov

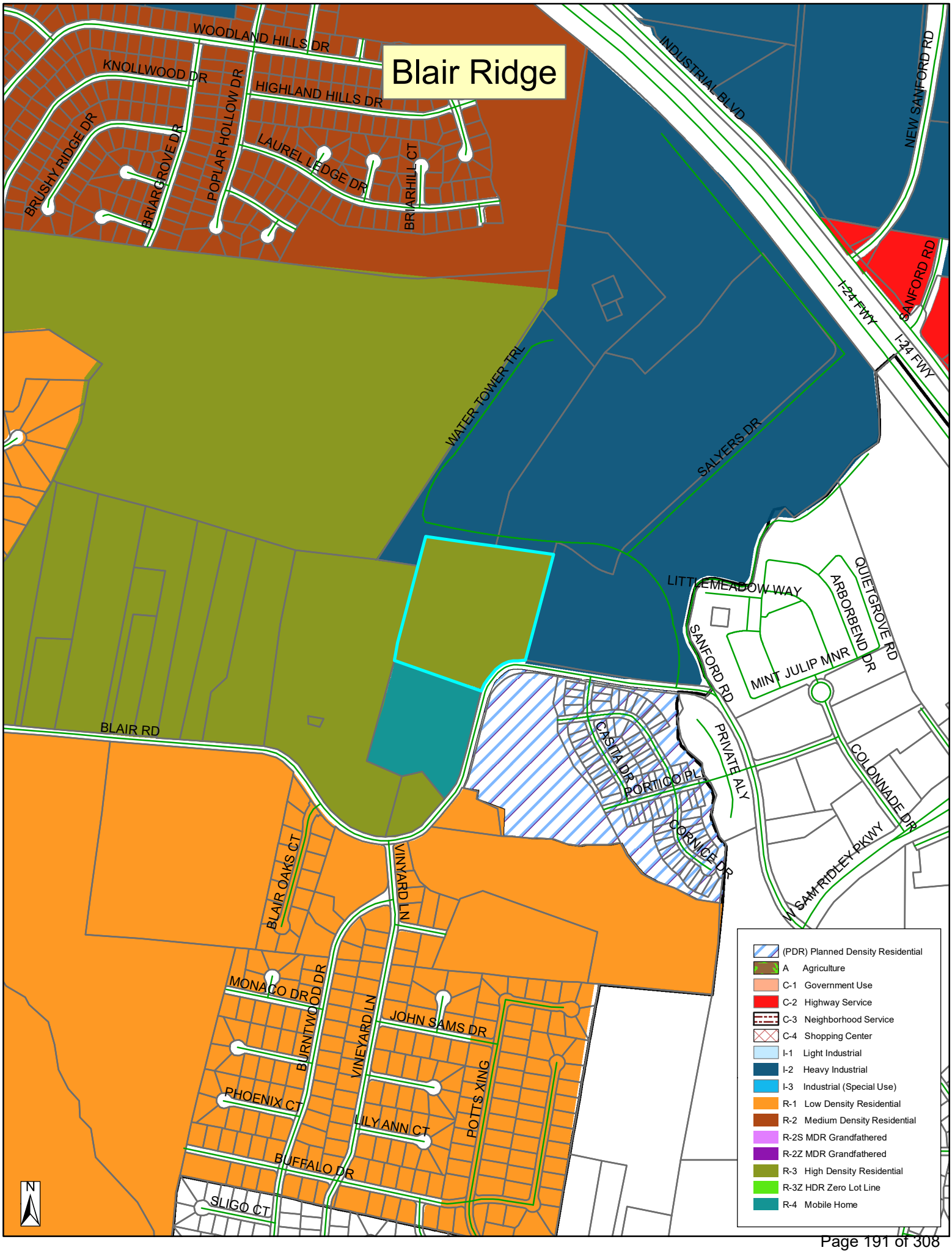
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CHARLES JOHNSTON DR
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VINEYARD LN
MONACO DR
POTTS XING
N


Blair Ridge
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Blair Ridge
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KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
INDUSTRIAL BLVD
NEW SANFORD RD
SANFORD RD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
LITTLEMEADOW WAY
QUIETGROVE RD
ARBORBEND DR
MINT JULIP MNR
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VINYARD LN
MONACO DR
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
SLIGO CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

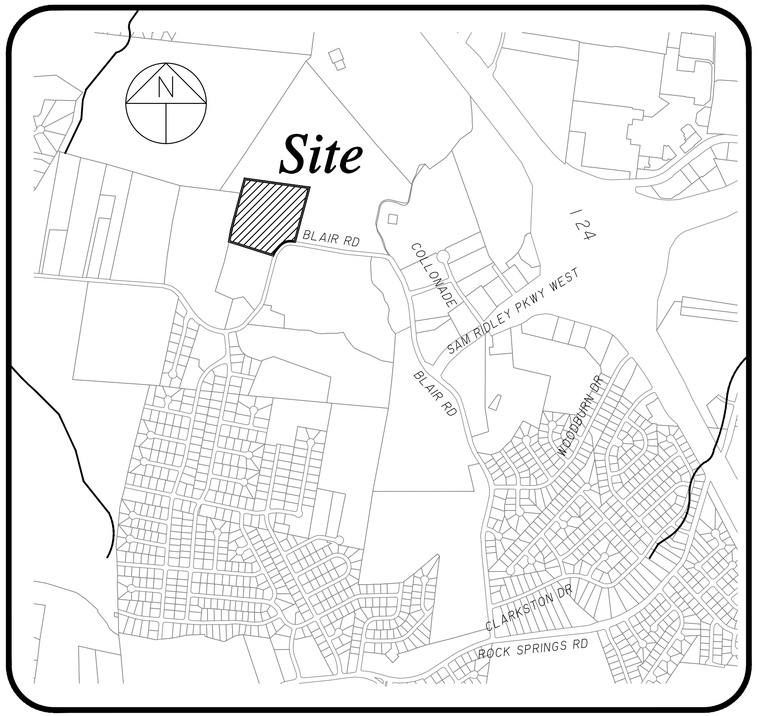
Blair Ridge

La Vergne, Tennessee
Site Plan & Construction Drawings

Purpose:
To create 141 Townhome Units & Amenities.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C0.3	Master Utility Plan
C0.4	Master Drainage Plan
C1.0-1.2	Existing Conditions & Initial EPSC Plan
C1.3-1.4	Intermediate EPSC Plan
C1.5-1.6	Preliminary Plat
C2.0-2.1	Roadway Layout
C2.2-2.3	Waterline Plan
C2.4	Waterline, Pipe, & Structure Tables
C2.5-2.6	Sewer Plan
C2.7	Truck Turn Plan
C2.8-2.10	Turnlane Plan
C3.0-3.1	Grading, Drainage & Final EPSC Plan
C4.0-4.3	Road Plan & Profiles
C4.4-4.5	Sewer Profiles
C5.0-5.2	Details
L1.0	Landscape Plan
L2.0	Landscape Details & Notes



Site Location Map
1"=1000'

Owner:
303B Partners
1806 Waterford Rd.
Murfreesboro, TN 37129

Developer:
D.R. Horton
7175 Nolensville Rd.
Suite 202
Nolensville, TN 37135

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

Land Data:
Zoning: R-3 (High Density Residential)
1 Lot on 15.8± Acres
26 - 2-Story Building (141 Dwelling Units)
Total Floor Area: 276,700 Sq.Ft.
F.A.R. = 276,700 Sq.ft / 690,182 Sq.Ft. = 0.40
Open Space = 7.28± Acres

Intended Use:
Multi-Family Residential (Town-Homes)

Building Setbacks:
Front: 35'
Side: 15'
Rear: 20'

Parking Requirement:
~~3 Spaces~~ / Unit x 141 Units = 423 Spaces Required
466 Total Parking Spaces Provided
(75 Garage Spaces)
(150 Driveway Spaces)
(239 Regular Spaces)
(2 HC Spaces)

Deed Reference:
The Property Shown Hereon Is Part Of Parcel 21.01 Of Tax Map 29.
Deed Book 1929, Page 1974 Rutherford County Register Of Deeds.
3rd Civil District
10th County Commission

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:_____ Date:_____
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER — REGISTERED ENGINEER — AGRICULTURAL — No. 122,194 — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Watershed: Rock Spring Branch (Not Supporting)
5-YR 24-HR EPSC Design Storm
Disturbed Area: 17.12± Ac.

Sheet C0.0
Blair Ridge

S.E.C. Project #19258
Submitted: 12-29-2023
Revised:

Site Clearing & Demolition Notes:

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

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

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

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

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

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4–inches in diameter and matted roots within the limits of grubbing to depths as follows:
   1) Footings: 18 inches
   2) 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. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

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

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

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

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

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

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

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

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

12. Contractor to coordinate with the City of LaVergne Traffic Engineering Department prior to commencement of any work in the Public Right–of–Way in this area to avoid damage to traffic signal devices. Contact La Vergne City Traffic Engineer.

13. A separate R.O.W. Excavation Permit issued from the LaVergne Street Department shall be required for any excavation or construction in the public R.O.W.

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 warm at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

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

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.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.

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

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

4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie–ins/connections to their facilities.

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

6. Location of site utilities shall be verified with proper utility company providing service.

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

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

9. 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.

Sanitary Sewer Notes:

1. The contractor must notify the City of Smyrna Sewer Dept. for sewer inspection prior to starting work.

2. Sanitary sewer pick–up points shall terminate five feet outside the face of building unless otherwise noted.

3. Contractor shall comply with all requirements of the latest edition of the City of Smyrna specifications.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.

2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.

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

4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

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. FEMA Floodplain note: "I John F. Miner a professional engineer registered in the State of Tennessee attest that No portion of the subject property is located within the FEMA designated floodplain."
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Middle TN Electric Membership Corp. 615–777–9020
   Water– City of La Vergne 615–793–9891
   Sewer– City of Smyrna 615–355–5740
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

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REVIEW SET
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown on these plans. The contractor assumes all responsibility 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.

Blair Ridge
La Vergne, Tennessee

General Notes

REVISED:
DRAWN: SJA/CFB3
DATE: 12–29–2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C0.1



Legend:

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

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

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

50′ 0 50′ 100′
SCALE: 1"= 50′

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12–29–2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=50'	
JOB NO. 19258	
SHEET: C0.2	

Master Plan



Legend:

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

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

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

N

50′ 0 50′ 100′

SCALE: 1"= 50′

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
PROJECT MANAGER: MATTHEW A. MINER, P.E. EMAIL: MATT@SECTN.COM

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=50'
JOB NO. 19258

Master Utility Plan

SHEET: C0.3



Legend:

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

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

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PREPARED BY: SEC, INC.

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MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

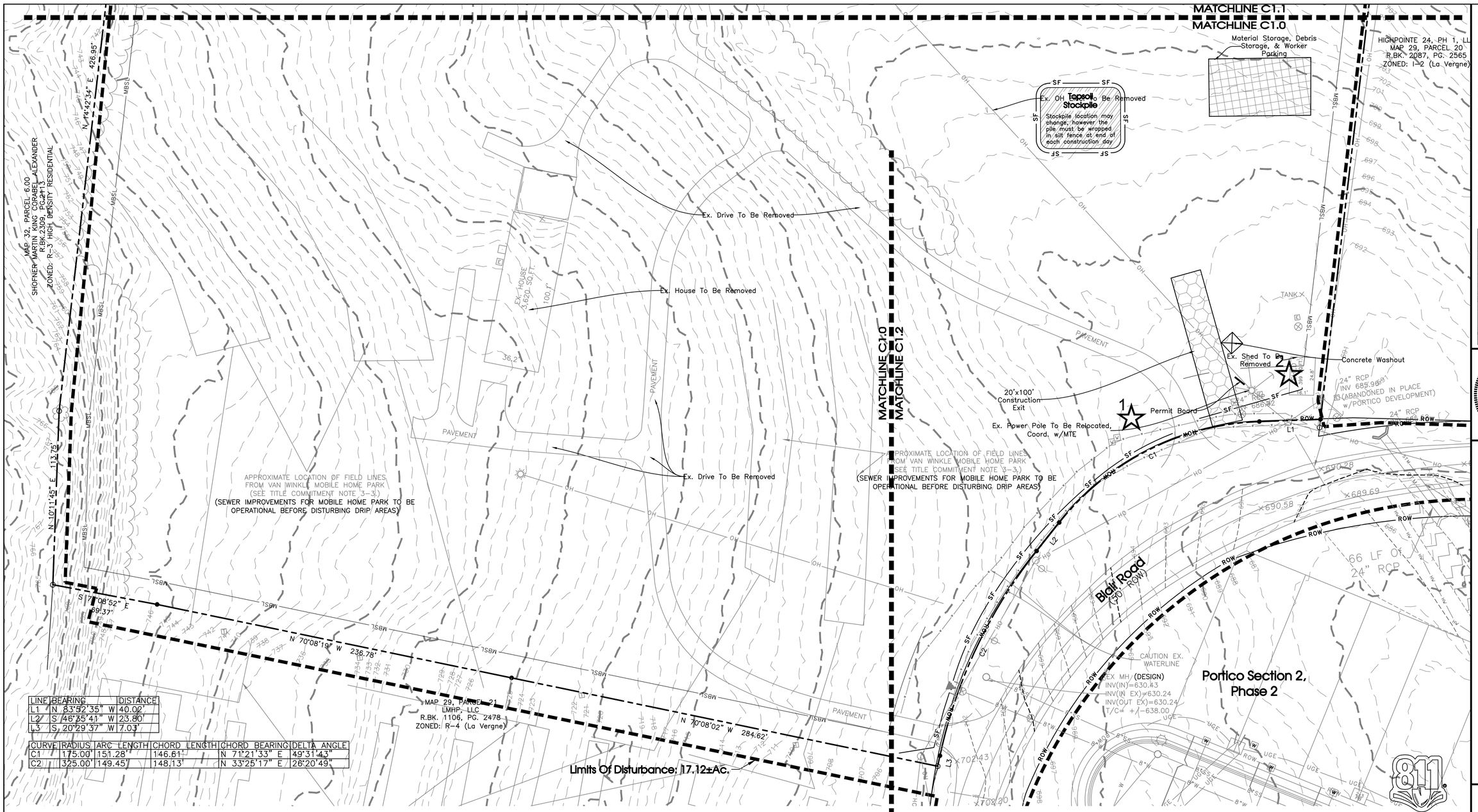
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=50'
JOB NO. 19258

Master Drainage Plan

SHEET: C0.4



LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 46°35'41" W	23.80'
L3	S 20°29'37" W	7.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

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.

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)

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.

EPSC Notes:

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

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

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	GRASS : GOOD CONDITION C SOILS, CN=74	3.00
WOODS	WOODS : GOOD CONDITION C SOILS, CN=70	8.30
GRASS	GRASS : GOOD CONDITION D SOILS, CN=80	1.80
WOODS	WOODS : GOOD CONDITION D SOILS, CN=77	1.80
IMPERVIOUS	PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.77
	COMPOSITE CN=75	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	65% AVERAGE IMPERVIOUS AREA C-SOILS, CN=90	11.08
IMPERVIOUS	65% AVERAGE IMPERVIOUS AREA D-SOILS, CN=92	3.60
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION C-SOILS, CN=74	0.99
	COMPOSITE CN=90	

1 Outfall

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1-10%	35.9755	-86.5850
2	SOUTHEAST SILT FENCE	15.57	1-10%	35.9755	-86.5846

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

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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

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PHONE (615) 890-7901 FAX (615) 895-2567

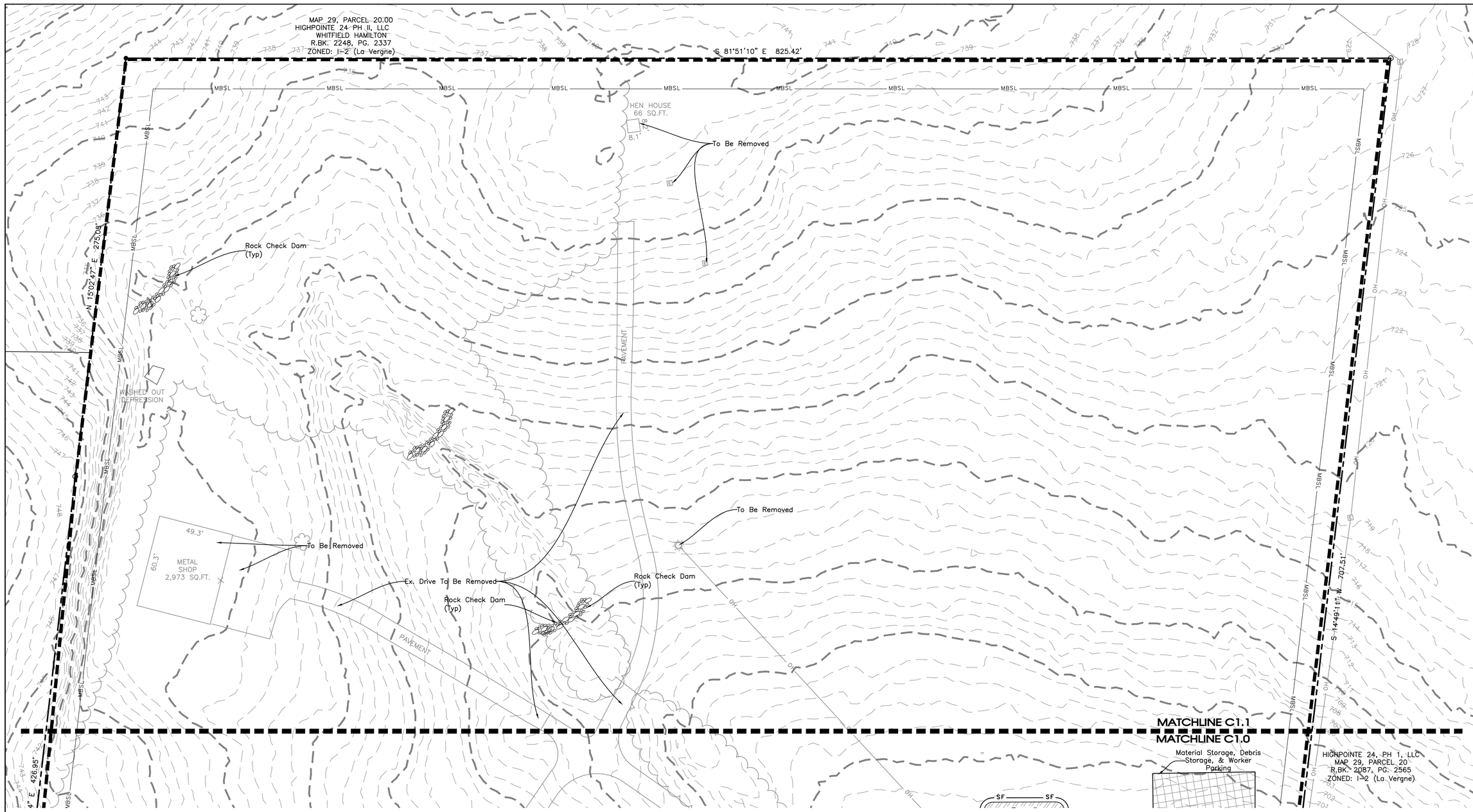
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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.0

Existing Conditions & Initial EPSC Plan



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.

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

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.
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6. Clear & grub the remaining site as necessary.

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.

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GRASS	GRASS : GOOD CONDITION C SOILS, CN=74	3.00
WOODS	WOODS : GOOD CONDITION C SOILS, CN=70	8.30
GRASS	GRASS : GOOD CONDITION D SOILS, CN=80	1.80
WOODS	WOODS : GOOD CONDITION D SOILS, CN=77	1.80
IMPERVIOUS	PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.77
	COMPOSITE CN=75	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
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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)

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1-10%	35.9755	-86.5850
2	SOUTHEAST SILT FENCE	15.57	1-10%	35.9755	-86.5846

LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 46°35'41" W	23.80'
L3	S 20°29'37" W	7.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
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Outfall

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

PROPOSED BMP'S

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

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

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JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.1

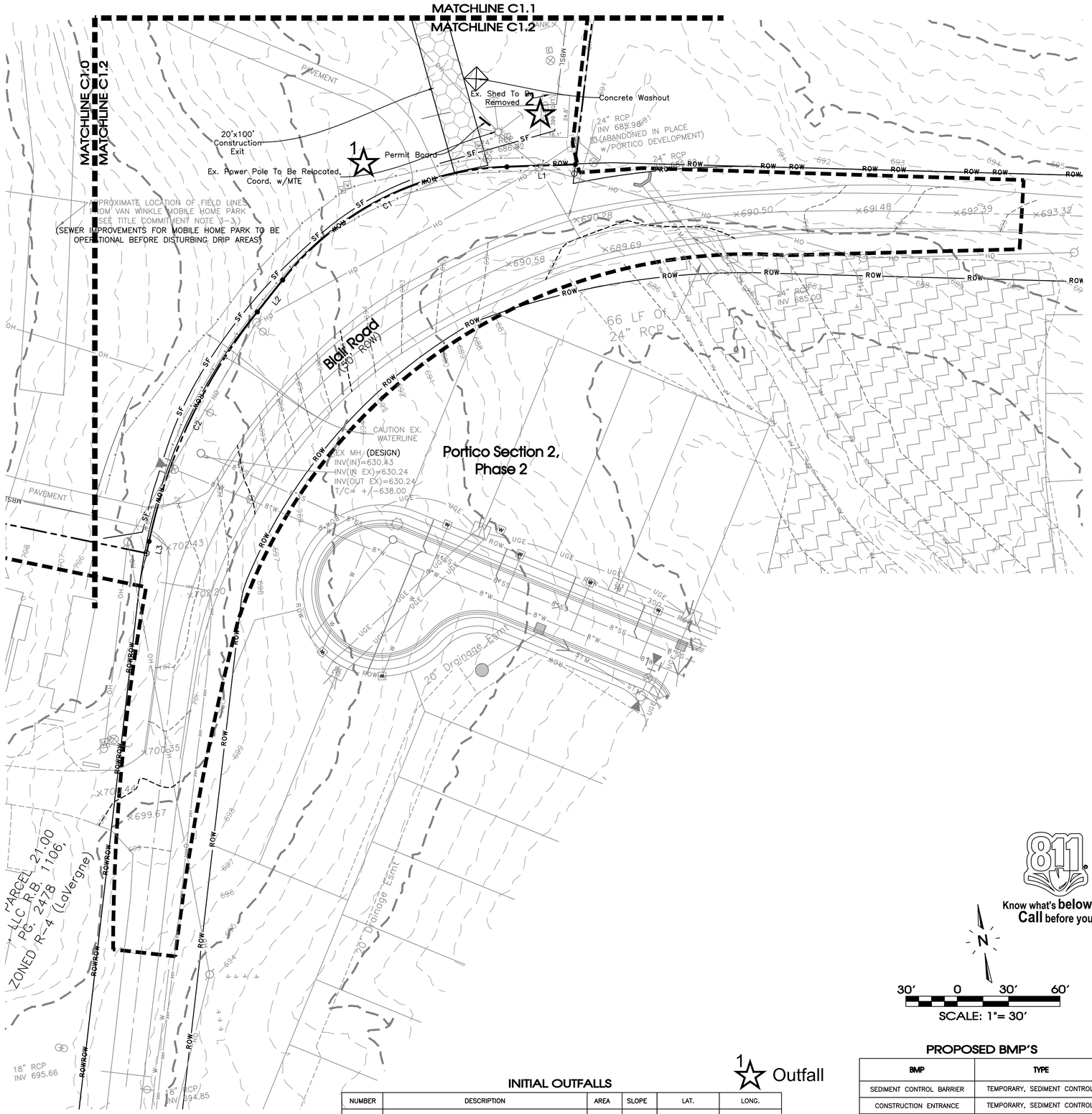
Existing Conditions & Initial EPSC Plan

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EPSC Phasing

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

Intermediate:
- Filter Fabric Inlet
- Protection Silt Fence To Protect Ditches

Final:
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Construction Sequence:
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INITIAL OUTFALLS

1 ☆ Outfall

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1–10%	35.9755	–86.5850
2	SOUTHEAST SILT FENCE	15.57	1–10%	35.9755	–86.5846

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

PROPOSED BMP'S

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

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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REVIEW SET
(Not Intended For Construction)

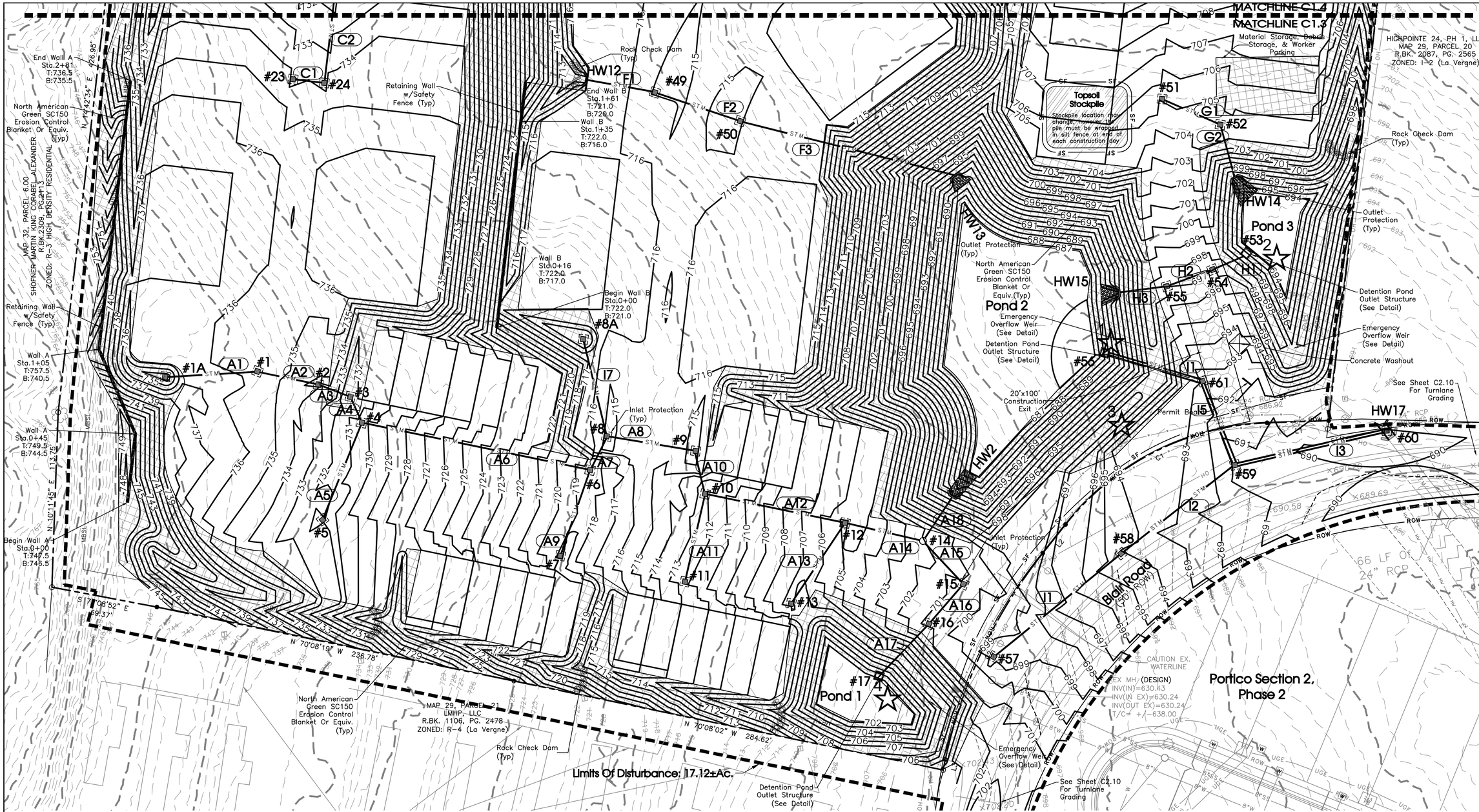
JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258

Existing Conditions & Initial EPSC Plan

SHEET: C1.2



LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 46°35'41" W	23.80'
L3	S 20°29'37" W	7.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
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6. Clear & grub the remaining site as necessary.

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

1 ☆ Outfall

INTERMEDIATE OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1-10%	35.9755	-86.5850
2	DETENTION POND #1	1.80	1-10%	35.9758	-86.5846
3	DETENTION POND #2	11.95	1-10%	35.9755	-86.5850
4	DETENTION POND #3	1.41	1-10%	35.9751	-86.5856

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

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

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.

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

Notes:

Soils Survey Information Shown Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

30' 0 30' 60'

SCALE: 1"= 30'

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 890-7903 WWW.SECINC.BIZ

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

Intermediate EPSC Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.3



SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

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.

LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 46°35'41" W	23.80'
L3	S 20°29'37" W	7.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

1 ☆ Outfall

INTERMEDIATE OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1–10%	35.9755	–86.5850
2	DETENTION POND #1	1.80	1–10%	35.9758	–86.5846
3	DETENTION POND #2	11.95	1–10%	35.9755	–86.5850
4	DETENTION POND #3	1.41	1–10%	35.9751	–86.5856

PROPOSED BMP'S

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

EPSC Phasing

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

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.

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N

30' 0 30' 60'

SCALE: 1"= 30'

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(615) 890-7901 FAX (615) 895-2567
PHILIP E. MINER, TENNESSEE REGISTERED ENGINEER NO. 102355

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Intermediate EPSC Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.4

MATCHLINE C1.6
MATCHLINE C1.5

HIGHPOINTE 24, PH 1, LL
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2413
ZONED: R-3 HIGH DENSITY RESIDENTIAL

N 14°42'34" E 426.95'

N 10°11'45" E 113.75'

S 71°08'52" E 69.37'

N 70°08'19" W 236.78'

N 70°08'02" W 284.62'

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

MH1
N:598415.6346
E:1794852.7135

MH14
N:598329.9467
E:1794877.1964

MH15
N:598260.4890
E:1795069.4274

MH16
N:598390.7602
E:1795102.7702

MH17
N:598527.2578
E:1795138.3633

MH18
N:598595.9722
E:1795190.8521

MH9
N:598452.1052
E:1795442.7003

MH10
N:598401.3235
E:1795437.3353

MH11
N:598344.9238
E:1795450.6202

MH12
N:598279.4829
E:1795369.9233

MH13
N:598195.6675
E:1795248.8271

MHOS1
N:598069.6724
E:1795239.8716

OS1

EXMH1

Line A
Line B
Line C
Line D

30' WATER & SEWER ESMT
20' SEWER ESMT
10' Min.

Conc. Check Dam
Conc. Check Dam (Typ)
Check Dam (Typ)

ECO (Typ)

24" RCP
66 LF OF 24" RCP

Blair Road
(50' ROW)

CAUTION EX. WATERLINE

EX MH/ (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

Portico Section 2, Phase 2

TANK

Legend:

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

Notes:

1. All Drives To Be Heavy Duty Pavement.
2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts.

N

30' 0 30' 60'

SCALE: 1"= 30'

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

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.5

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

E 426.95'

S 14°49'11" W 707.51'

MH1
N:598929.9042
E:1794989.0187

MH2
N:598639.9110
E:1794912.1815

MH3
N:598947.7336
E:1795034.9187

MH4
N:598878.6786
E:1795317.1477

MH5
N:598890.1092
E:1795406.7916

MH6
N:598852.0139
E:1795549.4737

MH7
N:598937.5384
E:1795572.3082

MH8
N:598608.5388
E:1795484.4672

MH18
N:598595.9722
E:1795190.8521

MH19
N:598636.7189
E:1795261.1432

MH20
N:598647.1747
E:1795339.7602

MH21
N:598937.5384
E:1795572.3082

Line A
Line B
Line C
Line D

30' WATER & SEWER ESMT

Check Dam (Typ)

MATCHLINE C1.6
MATCHLINE C1.5

HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

Legend:

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

Mail Kiosk:
Total Boxes Required: 141 Boxes
Units Provided: 9 Units
16- Box Units: 8 Units (128 Boxes)
13- Box Units: 1 Units (13 Boxes)
Total Boxes Provided: 141 Boxes

Required Parking:
<50 Lots = 2 Spaces
51 - 100 = 3 Spaces
101 - 200 = 4 Spaces
>201 = 5 Spaces

Notes:
1. All Drives To Be Heavy Duty Pavement.
2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts.

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

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

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

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JOHN F. MINER III — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.6

MATCHLINE C2.1
MATCHLINE C2.0

HIGHPOINTE 24, PH 1, LL
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

Cave Lane (Private)
Dry Canyon (Private)
Mound Road (Private)
Gulch Way (Private)
Blair Road (50' ROW)

Bldg. Q
Bldg. X
Bldg. P
Bldg. Y
Bldg. F
Bldg. Z
Bldg. O
Bldg. A
Bldg. D
Bldg. C
Bldg. B
Bldg. E
Bldg. N

Playground
Picnic Tables & Walkway

Portico Section 2, Phase 2

Notes:
1. All Drives To Be Heavy Duty Pavement.
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SCALE: 1"= 30'

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Legend:

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

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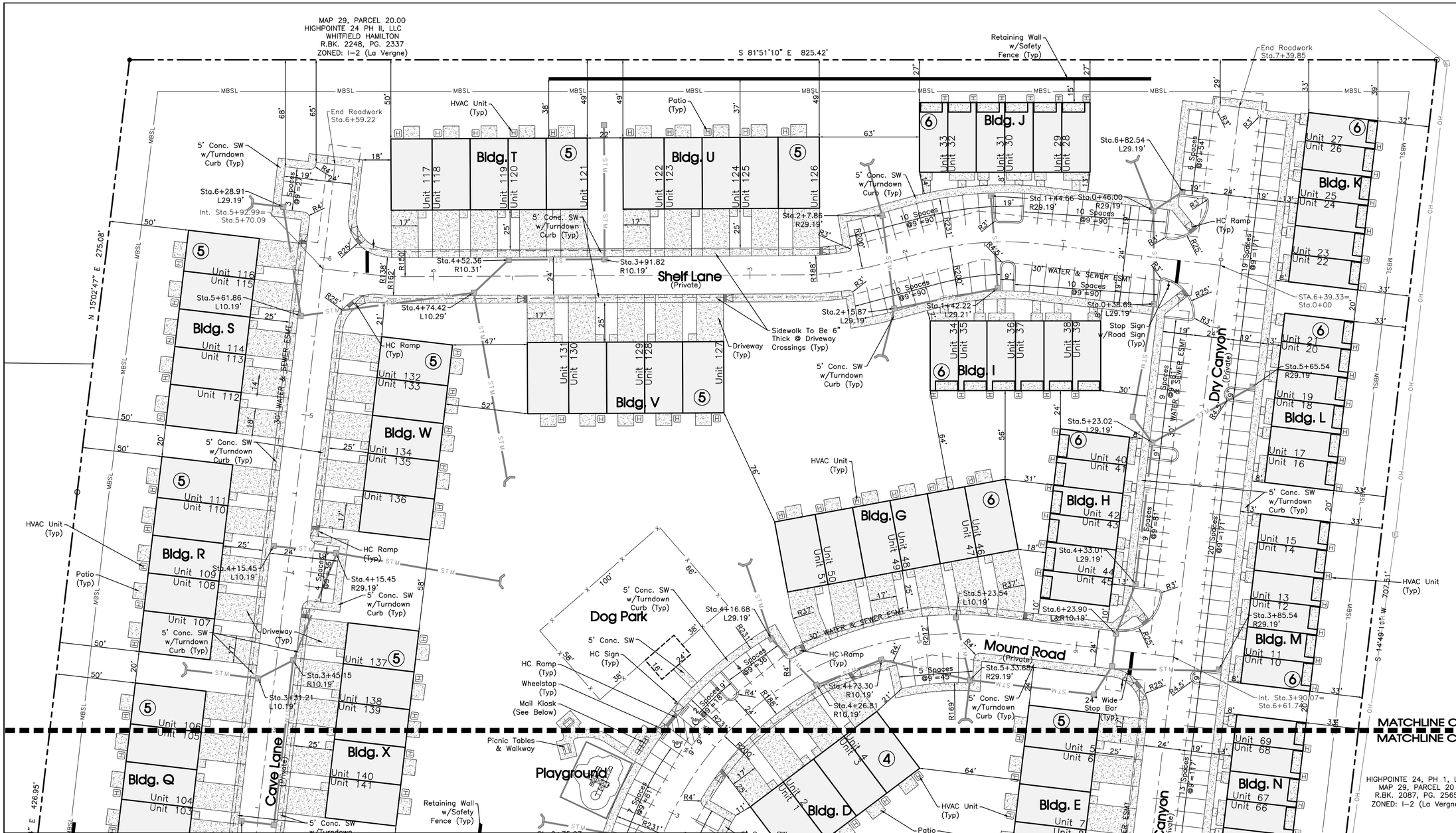
JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Roadway Layout

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.0



Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
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EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
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EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
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2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts.

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

Know what's below. Call before you dig.

HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
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PHONE: (615) 890-7901 FAX: (615) 895-2567
EMAIL: INFO@SECINC.COM

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258

Roadway Layout

SHEET: C2.1

MATCHLINE C2.3
MATCHLINE C2.2

HIGHPOINTE 24, PH 1, LL
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

MAP 32, PARCEL 6.00
SHOFNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

Bldg. Q
Bldg. X
Bldg. Y
Bldg. P
Bldg. Z
Bldg. O
Bldg. A
Bldg. B
Bldg. C
Bldg. F
Bldg. D
Bldg. E
Bldg. N

Cave Lane (Private)
Gulch Way (Private)
Mound Road (Private)
Dry Canyon (Private)
Blair Road (100' ROW)

Playground

Prop Site Lighting (Typ) (See Photometric Plan)

5- 3/4" Domestic Tap (By Contractor)
5- 5/8" Domestic Meter (By City Of LaVergne)

3- 3/4" Domestic Tap (By Contractor)
3- 5/8" Domestic Meter (By City Of LaVergne)

2- 3/4" Domestic Tap (By Contractor)
2- 5/8" Domestic Meter (By City Of LaVergne)

6- 3/4" Domestic Tap (By Contractor)
6- 5/8" Domestic Meter (By City Of LaVergne)

30' WATER & SEWER ESMT

20' SEWER ESMT

10' Min.

Int. Sta.5+41.80= Sta.0+00

Int. Sta.2+96.71= Sta.0+00

N 14°42'34" E 426.95'

N 10°12'45" E 113.75'

S 71°08'52" E 69.37'

N 70°08'19" W 236.78'

N 70°08'02" W 284.62'

66 LF OF 24" RCP

Begin Roadwork Sta.0+00

Begin Roadwork Sta.0+00
CAUTION EX. WATERLINE

EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

Portico Section 2, Phase 2

TANK

Legend:

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

SEE SHEET C2.4 FOR WATERLINE TABLE

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

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

Electrical Legend:
- Commercial Vault
- Transformer

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

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Waterline Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.2

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

S 14°49'10" W 707.51'

N 15°02'47" E 426.95'

MATCHLINE C2.3
MATCHLINE C2.2

HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

Bldg. S
Unit 114
Unit 113
Unit 112
Unit 116
Unit 115

Bldg. T
Unit 117
Unit 118
Unit 119
Unit 120
Unit 121

Bldg. U
Unit 122
Unit 123
Unit 124
Unit 125
Unit 126

Bldg. V
Unit 131
Unit 130
Unit 129
Unit 128
Unit 127

Bldg. W
Unit 134
Unit 135
Unit 136
Unit 132
Unit 133

Bldg. R
Unit 109
Unit 108
Unit 107
Unit 111
Unit 110

Bldg. X
Unit 140
Unit 141
Unit 137
Unit 138
Unit 139

Bldg. Q
Unit 104
Unit 103
Unit 106
Unit 105

Bldg. J
Unit 33
Unit 32
Unit 31
Unit 30
Unit 29
Unit 28

Bldg. I
Unit 34
Unit 35
Unit 36
Unit 37
Unit 38
Unit 39

Bldg. K
Unit 27
Unit 26
Unit 25
Unit 24

Bldg. L
Unit 23
Unit 22
Unit 21
Unit 20
Unit 19
Unit 18
Unit 17
Unit 16

Bldg. M
Unit 15
Unit 14
Unit 13
Unit 12
Unit 11
Unit 10

Bldg. N
Unit 69
Unit 68
Unit 67
Unit 66

Bldg. H
Unit 40
Unit 41
Unit 42
Unit 43
Unit 44
Unit 45

Bldg. G
Unit 46
Unit 47
Unit 48
Unit 49
Unit 50

Bldg. D
Unit 1
Unit 2
Unit 3
Unit 4

Bldg. E
Unit 5
Unit 6
Unit 7
Unit 8

Shelf Lane (Private)
Dry Canyon (Private)
Mound Road (Private)
Cave Lane (Private)
Dog Park
Playground

30' WATER & SEWER ESMT
10' Min.
MBSL
OH
STM
SS
W
M
Prop Site Lighting (Typ) (See Photometric Plan)
End Roadwork Sta.6+59.22
End Roadwork Sta.7+39.85
Int. Sta.5+92.99= Sta.5+70.09
STA.6+39.33= Sta.6+00
Int. Sta.3+90.07= Sta.6.+61.74

2- 3/4" Domestic Tap (By Contractor)
2- 5/8" Domestic Meter (By City Of LaVergne)

3- 3/4" Domestic Tap (By Contractor)
3- 5/8" Domestic Meter (By City Of LaVergne)

5- 3/4" Domestic Tap (By Contractor)
5- 5/8" Domestic Meter (By City Of LaVergne)

6- 3/4" Domestic Tap (By Contractor)
6- 5/8" Domestic Meter (By City Of LaVergne)

SEE SHEET C2.4 FOR WATERLINE TABLE

Legend:

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

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

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

Electrical Legend:
- Commercial Vault
- Transformer

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Waterline Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.3

Structure Table

STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	735.7	732.50 (A1)	732.50 (A2)	JBS 4075	Single Curb Inlet
1A	735.3	733.83	733.83 (A1)	JBS 2272	Catch Basin
2	734.0	729.27 (A2)	729.27 (A3)	JBS 4075	Single Curb Inlet
3	732.0	727.48 (A3)	727.48 (A4)	JBS 2272	Catch Basin
4	730.5	726.02 (A4) 726.02 (A5)	726.02 (A6)	JBS 4075	Single Curb Inlet
5	732.0	N/A	729.00 (A5)	JBS 4075	Single Curb Inlet
6	718.7	712.80 (A6) 714.70 (A9)	712.80 (A7)	JBS 4075	Single Curb Inlet
7	719.0	N/A	716.00 ()	JBS 4075	Single Curb Inlet
8	715.0	710.60 (A7) 710.60 (I7)	710.60 (A8)	JBS 4075	Single Curb Inlet
8A	716.0	N/A	712.06 (I7)	JBS 4075	Single Curb Inlet
9	715.0	710.00 (A8)	710.00 (A10)	JBS 4075	Single Curb Inlet
10	712.2	707.25 (A10) 708.00 (A11)	707.25 (A12)	JBS 4075	Single Curb Inlet
11	712.3	N/A	709.40 (A11)	JBS 4075	Single Curb Inlet
12	705.0	701.25 (A12) 702.00 (A13)	701.25 (A14)	JBS 4075	Junction Box
13	706.5	N/A	704.00 (A13)	JBS 4075	Single Curb Inlet
14	700.2	694.00 (A14) 697.14 (A15)	694.00 (A18)	JBS 1111	Storm Manhole
15	701.2	697.33 (A16)	697.33 (A15)	JBS 4075	Single Curb Inlet
16	702.2	697.50 (A17)	697.50 (A16)	JBS 4075	Single Curb Inlet
17	See Pond Details				
18	731.3	727.77 (B0)	727.77 (B1)	JBS 4075	Single Curb Inlet
19	731.0	725.68 (B1)	725.68 (B2)	JBS 4075	Single Curb Inlet
20	729.9	723.25 (B2) 722.75 (B5)	721.75 (B6)	JBS 4075	Single Curb Inlet
21	729.6	723.64 (B4)	723.62 (B5)	JBS 4075	Single Curb Inlet
22	728.7	724.25 (B3)	724.25 (B4)	JBS 4075	Single Curb Inlet
22A	727.5	N/A	726.50 (B3)	JBS 2272	Catch Basin
23	733.8	N/A	731.30 (C1)	JBS 4075	Single Curb Inlet
24	734.0	731.00 (C1)	730.25 (C2)	JBS 4075	Single Curb Inlet
25	730.6	727.00 (C3)	727.00 (C4)	JBS 4075	Single Curb Inlet
26	730.3	725.80 (C2) 726.00 (C4)	725.50 (C5)	JBS 4075	Single Curb Inlet
27	729.3	726.00 (C5) 724.50 (C6)	723.00 (C7)	JBS 4075	Single Curb Inlet
28	729.7	N/A	726.75 (C6)	JBS 4075	Single Curb Inlet
29	725.6	723.00 (D1)	723.00 (D2)	JBS 4075	Single Curb Inlet
30	725.8	722.08 (D2) 722.70 (D4)	720.50 (D5)	JBS 4075	Single Curb Inlet
31	724.8	N/A	722.70 (D3)	JBS 4075	Single Curb Inlet
32	724.6	722.41 (D3)	722.41 (D4)	JBS 4075	Single Curb Inlet
33	723.2	720.60 (E1) 720.60 (E2)	720.60 (E3)	JBS 4075	Single Curb Inlet
34	723.2	717.80 (E3)	717.80 (E4)	JBS 4075	Single Curb Inlet
35	725.3	N/A	722.00 (E2)	JBS 4075	Single Curb Inlet
36	717.1	712.50 (E4)	712.50 (E5)	JBS 2272	Catch Basin
37	717.1	711.91 (E5) 713.00 (E6)	711.91 (E7)	JBS 4075	Single Curb Inlet
38	719.6	N/A	716.50 (E6)	JBS 4075	Single Curb Inlet
39	712.7	708.31 (E7)	708.31 (E8)	JBS 4075	Single Curb Inlet
40	711.3	705.73 (E8)	705.73 (E9)	JBS 4075	Single Curb Inlet
41	711.3	705.55 (E9) 705.62 (E10)	705.55 (E11)	JBS 4075	Single Curb Inlet
42	710.3	N/A	707.40 (E10)	JBS 4075	Single Curb Inlet
43	709.5	705.01 (E11)	705.01 (E12)	JBS 2272	Catch Basin
44	712.8	704.62 (E12) 709.80 (E17) 704.62 (E16)	704.62 (E18)	JBS 4075	Single Curb Inlet
45	713.2	N/A	710.00 (E17)	JBS 4075	Single Curb Inlet
46	714.2	710.00 (E15)	710.00 (E16)	JBS 4075	Single Curb Inlet
47	715.1	711.50 (E14)	711.50 (E15)	JBS 4075	Single Curb Inlet
48	715.1	711.70 (E13)	711.70 (E14)	JBS 4075	Single Curb Inlet
49	714.8	710.00 (F1)	710.00 (F2)	JBS 4075	Single Curb Inlet
50	714.8	709.00 (F2)	709.00 (F3)	JBS 4075	Single Curb Inlet
51	705.0	N/A	702.80 (G1)	JBS 4075	Single Curb Inlet
52	705.0	700.75 (G1)	700.75 (G2)	JBS 4075	Single Curb Inlet
53	See Pond Details				
54	697.0	689.31 (H1)	689.31 (H2)	JBS 4075	Single Curb Inlet
55	697.0	689.15 (H2)	689.15 (H3)	JBS 4075	Single Curb Inlet
56	See Pond Details				
57	699.0	N/A	695.25 (I1)	JBS 4075	Single Curb Inlet
58	694.2	690.00 (I1)	690.00 (I2)	JBS 4075	Single Curb Inlet
59	691.0	686.85 (I2) 686.35 (I5)	686.35 (I3)	JBS 4075	Single Curb Inlet
60	690.00	685.66 (I3) 685.66 (I6)	685.66 (EX)	JBS 4075	Single Curb Inlet
61	693.00	686.66 (I4)	686.66 (I5)	JBS 4075	Single Curb Inlet
HW1	Intentionally Not Used				
HW 2	N/A	N/A	693.00	Headwall Outlet	
HW 3	N/A	728.35	N/A	Headwall Inlet	
HW 5	N/A	N/A	721.00	Headwall Outlet	
HW 6	N/A	728.30	N/A	Headwall Inlet	
HW 7	N/A	N/A	719.00	Headwall Outlet	
HW 8	N/A	723.90	N/A	Headwall Inlet	
HW 9	N/A	722.70	N/A	Headwall Inlet	
HW 10	N/A	N/A	712.34	Headwall Outlet	
HW 11	N/A	N/A	704.00	Headwall Outlet	
HW 12	N/A	N/A	712.70	Headwall Outlet	
HW 13	N/A	N/A	693.00	Headwall Outlet	
HW 14	N/A	N/A	694.00	Headwall Outlet	
HW 15	N/A	N/A	689.00	Headwall Outlet	
HW 16	N/A	N/A	719.28	Headwall Outlet	
HW 17	N/A	N/A	685.72	Headwall Outlet	
HW 18	N/A	N/A	685	Headwall Outlet	

Pipe Table

PIPE	INV. IN (FT)	INV. OUT (FT)	LENGTH (FT)	SLOPE (%)	MATERIAL	SIZE (IN)	NUMBER OF BARRELS
A1	733.83	732.50	59	2.25	RCP III	18	1
A2	732.50	729.27	41	7.95	RCP III	18	1
A3	729.27	727.48	22	8.04	RCP III	18	1
A4	727.48	726.02	18	7.95	RCP III	18	1
A5	729.00	726.02	68	4.38	RCP III	18	1
A6	726.02	712.80	151	8.74	RCP III	18	1
A7	712.80	710.60	25	8.97	RCP III	18	1
A8	710.60	710.00	58	1.03	RCP III	18	1
A9	716.00	714.70	59	2.20	RCP III	18	1
A10	710.00	707.25	30	9.30	RCP III	18	1
A11	709.40	708.00	59	2.39	RCP III	15	1
A12	707.25	701.25	93	6.47	RCP III	18	1
A13	704.00	702.00	63	3.16	RCP III	18	1
A14	701.25	694.00	52	13.96	RCP III	18	1
A15	697.33	697.14	38	0.49	RCP III	18	1
A16	697.50	697.33	34	0.50	RCP III	18	1
A17	705.00	697.50	56	13.31	RCP III	18	1
A18	694.00	693.00	34	2.93	RCP III	18	1
B0	728.35	727.77	19	3.01	RCP III	18	1
B1	727.77	725.68	70	3.00	RCP III	18	1
B2	725.68	723.25	110	2.21	RCP III	18	1
B3	726.50	724.25	85	2.65	RCP III	24	1
B4	724.25	723.64	61	1.01	RCP III	24	1
B5	723.62	722.75	30	2.88	RCP III	24	1
B6	721.75	721.00	119	0.63	RCP III	36	1
C1	731.30	731.00	21	1.46	RCP III	18	1
C2	730.25	725.80	105	4.25	RCP III	24	1
C3	728.30	727.00	47	2.79	RCP III	18	1
C4	727.00	726.00	25	4.02	RCP III	18	1
C5	725.50	724.50	66	1.51	RCP III	24	1
C6	726.75	726.00	39	1.90	RCP III	18	1
C7	723.00	719.00	105	3.82	RCP III	24	1
D1	723.90	723.00	33	2.71	RCP III	18	1
D2	723.00	722.70	59	0.51	RCP III	18	1
D3	722.70	722.41	59	0.50	RCP III	18	1
D4	722.41	722.08	66	0.50	RCP III	18	1
D5	720.50	719.28	31	4.00	RCP III	18	1
E1	722.70	720.60	34	6.18	RCP III	18	1
E2	722.00	720.60	22	6.42	RCP III	18	1
E3	720.60	717.80	59	4.75	RCP III	18	1
E4	717.80	712.50	73	7.30	RCP III	18	1
E5	712.50	711.91	20	2.89	RCP III	18	1
E6	716.50	713.00	72	4.85	RCP III	18	1
E7	711.91	708.31	90	4.00	RCP III	18	1
E8	708.31	705.73	34	7.62	RCP III	18	1
E9	705.73	705.55	20	0.88	RCP III	18	1
E10	707.40	705.62	67	2.64	RCP III	24	1
E11	705.55	705.01	22	2.51	RCP III	18	1
E12	705.01	704.62	79	0.50	RCP III	18	1
E13	712.34	711.70	50	1.28	RCP III	18	1
E14	711.70	711.50	41	0.49	RCP III	18	1
E15	711.50	710.00	44	3.41	RCP III	18	1
E16	710.00	704.62	57	9.38	RCP III	18	1
E17	710.00	709.80	41	0.50	RCP III	18	1
E18	704.62	704.00	24	2.54	RCP III	24	1
EX	685.66	685.00	73	0.90	RCP III	24	2
F1	712.70	710.00	45	6.03	RCP III	24	1
F2	710.00	709.00	58	1.71	RCP III	36	1
F3	709.00	693.00	143	11.17	RCP III	36	1
G1	702.80	700.75	41	4.95	RCP III	18	1
G2	700.75	694.00	35	19.29	RCP III	18	1
H1	689.43	689.31	24	0.50	RCP III	24	1
H2	689.31	689.15	32	0.50	RCP III	24	1
H3	689.15	689.00	31	0.50	RCP III	30	1
I1	695.25	690.00	107	4.93	RCP III	18	1
I2	690.00	686.85	94	3.37	RCP III	18	1
I3	686.35	685.66	101	0.68	RCP III	24	2
I4	687.00	686.66	66	0.52	RCP III	24	2
I5	686.66	686.35	58	0.53	RCP III	24	2
I6	685.72	685.66	6	1.00	RCP III	24	2
J1	712.06	710.60	65	2.26	RCP III	18	1

Waterline Table

Number	Fitting	Angle (D)	Size (In)	Northing		Easting
1	Tap					
2	Bend	22.5	8			
3	Valve		8			
4	Tee		8x8x8			
5	Valve		8			
6	Tee		8x8x6			
7	Valve		6			
8	Fire Hydrant		6			
9	Valve		8			
10	Valve		8			
11	Bend	45	8			
12	Valve	8				
13	Bend	45	8			
14	Tee		8x8x6			
15	Valve		6			
16	Fire Hydrant		6			
17	Valve		8			
18	Valve		8			
19	Tee		8x8x6			
20	Valve		6			
21	Fire Hydrant		6			
22	Valve		8			
23	Valve		8			
24	Tee		8x8x6			
25	Valve		6			
26	Valve		6			
27	Fire Hydrant		6			
28	Valve		8			
29	Bend	11.25	8			
30	Bend	11.25	8			
31	Bend	22.5	8			
32	Valve		8			
33	Tee		8x8x6			
34	Valve		6			
35	Blow Off		6			
36	Valve		8			
37	Tee		8x8x6			
38	Valve		6			
39	Fire Hydrant		6			
40	Valve		8			
41	Tee		8x8x8			
42	Valve		8			
43	Bend	11.25	8			
44	Bend	22.5	8			
45	Bend	22.5	8			
46	Tap					
47	Valve		8			
48	Valve		8			
49	Tee		8x8x6			
50	Valve		6			
51	Fire Hydrant		6			
52	Valve		8			
53	Bend	22.5	8			
54	Bend	22.5	8			
55	Bend	22.5	8			
56	Tee		8x8x6			
57	Valve		6			
58	Fire Hydrant		6			
59	Bend	22.5	8			

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E-MAIL MAIL@SECTNCOM WEBSITE SECTNCOM

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JOHN T. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Waterline, Pipe, & Structure Tables

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: N/A
JOB NO. 19258
SHEET: C2.4

MATCHLINE C2.6
MATCHLINE C2.5

MAP 32, PARCEL 6.00
SHOFNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

HIGHPOINTE 24, PH 1, LL
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

Bldg. Q
Bldg. X
Bldg. Y
Bldg. P
Bldg. Z
Bldg. O
Bldg. A
Bldg. F
Bldg. D
Bldg. C
Bldg. B
Bldg. E
Bldg. N

Cave Lane (Private)
Mound Road (Private)
Dry Canyon (Private)
Gulch Way (Private)
Blair Road (50' ROW)
Portico Section 2, Phase 2
Playground

Line A
Line B
Line C
Line D
Line E

MH1 N:598415.6346 E:1794852.7135
MH9 N:598452.1052 E:1795442.7003
MH10 N:598401.3235 E:1795437.3353
MH11 N:598344.9238 E:1795450.6202
MH12 N:598279.4829 E:1795369.9233
MH13 N:598195.6675 E:1795248.8271
MH14 N:598329.9467 E:1794877.1964
MH15 N:598260.4890 E:1795069.4274
MH16 N:598390.7602 E:1795102.1702
MH17 N:598527.2578 E:1795138.3633
MH18 N:598595.9722 E:1795190.8521
MHOS1 N:598069.6774 E:1795239.8716
EXMH

Int. Sta.5+41.80= Sta.0+00
Int. Sta.2+96.72 Sta.0+00
Begin Roadwork Sta.0+00
Begin Roadwork Sta.0+00 CAUTION EX. WATERLINE

EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

66 LF OF 24" RCP
24" RCP 865.32
24" RCP 865.32

Conc. Check Dam
Conc. Check Dam (Typ)
Check Dam (Typ)
ECO (Typ)

S 71°08'52" E 69.37'
N 70°08'19" W 236.78'
N 70°08'02" W 284.62'
N 10°12'45" E 113.75'
N 14°42'34" E 426.95'

20' SEWER ESMT
30' WATER & SEWER ESMT

TANK

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

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

Legend:

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

Electrical Legend:

- Commercial Vault
- T - Transformer

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E-MAIL MAIL@SECINC.BIZ WEBSITE WWW.SECINC.BIZ

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Sanitary Sewer Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.5

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

S 14°49'10" W 707.51'

N 74°57'13" E 426.95'

End Roadwork Sta.6+59.22

End Roadwork Sta.7+39.85

MH3 N:598929.9042 E:1794989.6187

Int. Sta.5+92.99= Sta.5+70.09

MH4 N:598917.7336 E:1795034.9187

MH5 N:598878.6786 E:1795317.1477

MH6 N:598890.1092 E:1795406.7916

MH7 N:598852.0139 E:1795549.4737

MH21 N:598937.5384 E:1795572.3082

MH2 N:598639.9110 E:1794912.1815

MH18 N:598595.9722 E:1795190.8521

MH19 N:598636.7189 E:1795261.1432

MH20 N:598647.1747 E:1795339.7602

MH8 N:598608.5388 E:1795484.4672

STA.6+39.33= Sta.0+00

Int. Sta.3+90.07= Sta.6+61.74

Bldg. S
Bldg. T
Bldg. U
Bldg. V
Bldg. W
Bldg. R
Bldg. Q
Bldg. X
Bldg. J
Bldg. I
Bldg. K
Bldg. L
Bldg. H
Bldg. G
Bldg. D
Bldg. E
Bldg. M
Bldg. N

Unit 114 Unit 113 Unit 112 Unit 111 Unit 110 Unit 109 Unit 108 Unit 107 Unit 106 Unit 105 Unit 104 Unit 103 Unit 102 Unit 101 Unit 116 Unit 115 Unit 117 Unit 118 Unit 119 Unit 120 Unit 121 Unit 122 Unit 123 Unit 124 Unit 125 Unit 126 Unit 127 Unit 129 Unit 128 Unit 130 Unit 131 Unit 132 Unit 133 Unit 134 Unit 135 Unit 136 Unit 137 Unit 138 Unit 139 Unit 140 Unit 141 Unit 33 Unit 32 Unit 31 Unit 30 Unit 29 Unit 28 Unit 34 Unit 35 Unit 36 Unit 37 Unit 38 Unit 39 Unit 40 Unit 41 Unit 42 Unit 43 Unit 44 Unit 45 Unit 46 Unit 47 Unit 48 Unit 49 Unit 50 Unit 51 Unit 52 Unit 53 Unit 54 Unit 55 Unit 56 Unit 57 Unit 58 Unit 59 Unit 60 Unit 61 Unit 62 Unit 63 Unit 64 Unit 65 Unit 66 Unit 67 Unit 68 Unit 69 Unit 1 Unit 2 Unit 3 Unit 4 Unit 5 Unit 6 Unit 7 Unit 8 Unit 9 Unit 10 Unit 11 Unit 12 Unit 13 Unit 14 Unit 15 Unit 16 Unit 17 Unit 18 Unit 19 Unit 20 Unit 21 Unit 22 Unit 23 Unit 24 Unit 25 Unit 26 Unit 27

Line D
Line A
Line B
Line C
Shelf Lane (Private)
Dry Canyon (Private)
Cove Lane (Private)
Mound Road (Private)
Dog Park
Playground

Check Dam (Typ)

30' WATER & SEWER ESMT

10' Min.

MATCHLINE C2.6
MATCHLINE C2.5

HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

Legend:

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

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

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

Electrical Legend:
- Commercial Vault
- Transformer

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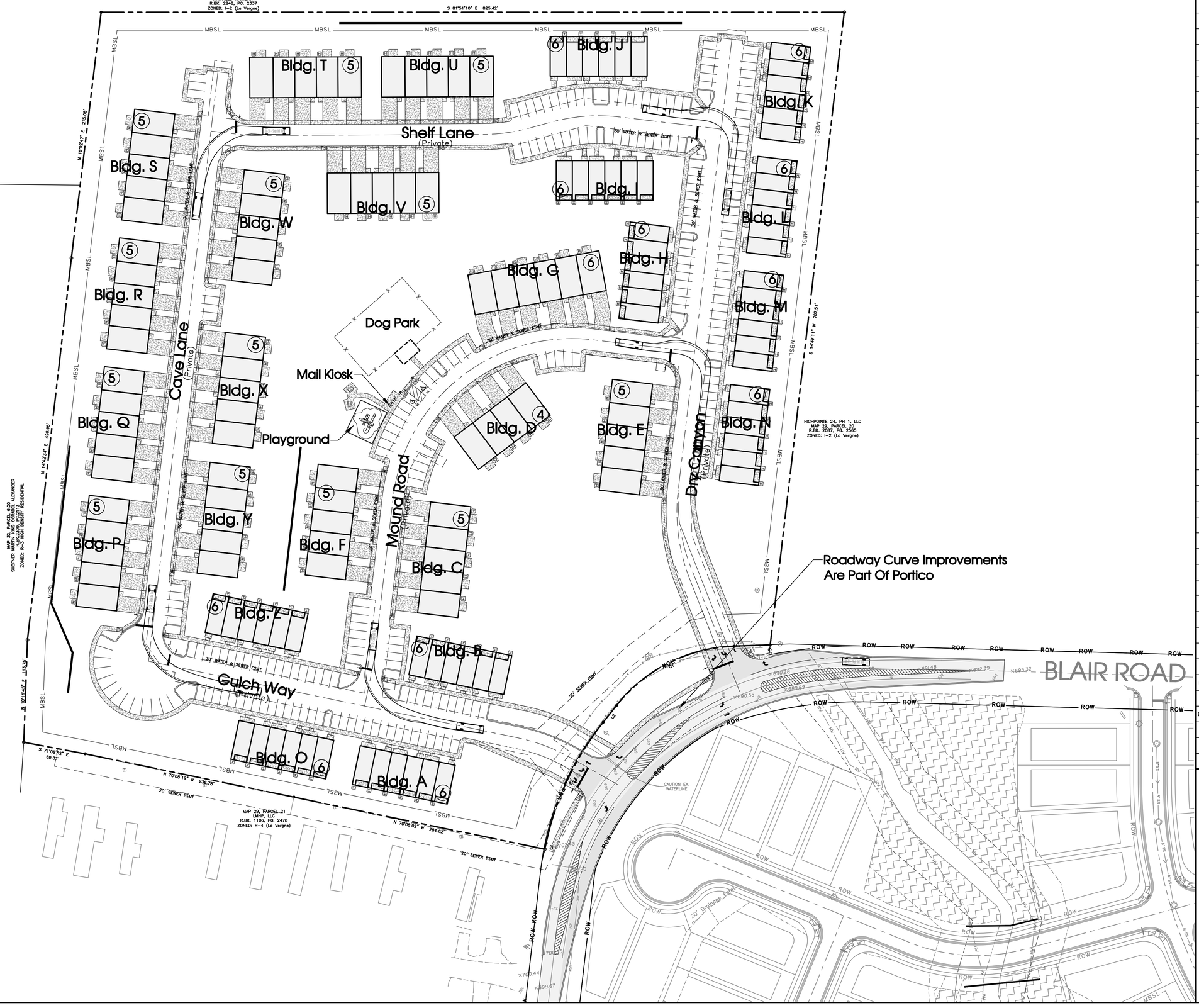
JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Sanitary Sewer Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.6



Legend:

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

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

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N

30′ 0 30′ 60′

SCALE: 1"= 30′

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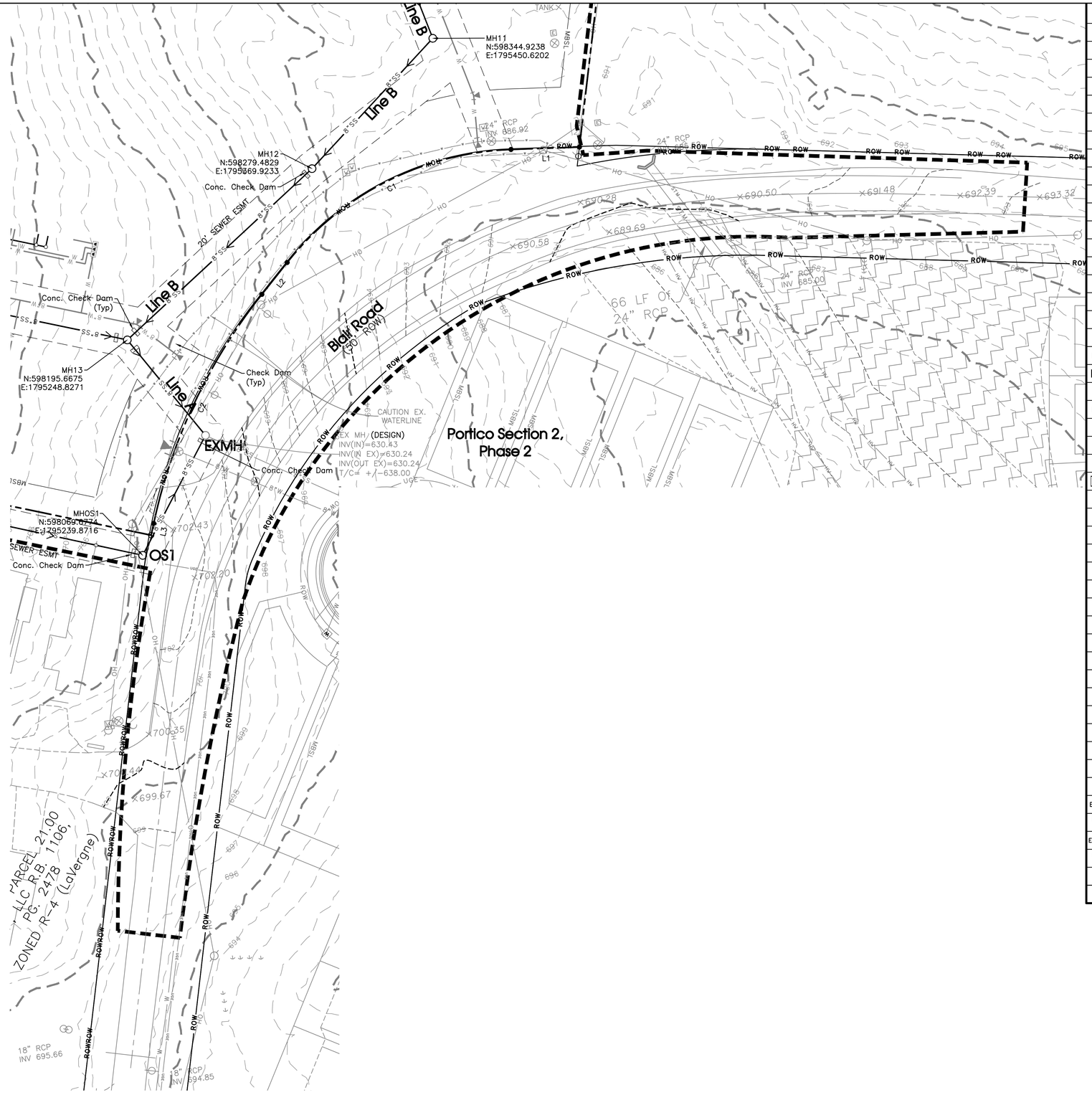
MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Truck Turn Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C2.7	



Turnlane Existing Conditions

Legend:

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

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

N

30′ 0 30′ 60′

SCALE: 1"= 30′

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ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
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PHONE (615) 890-7901 FAX (615) 895-2567

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REVIEW SET
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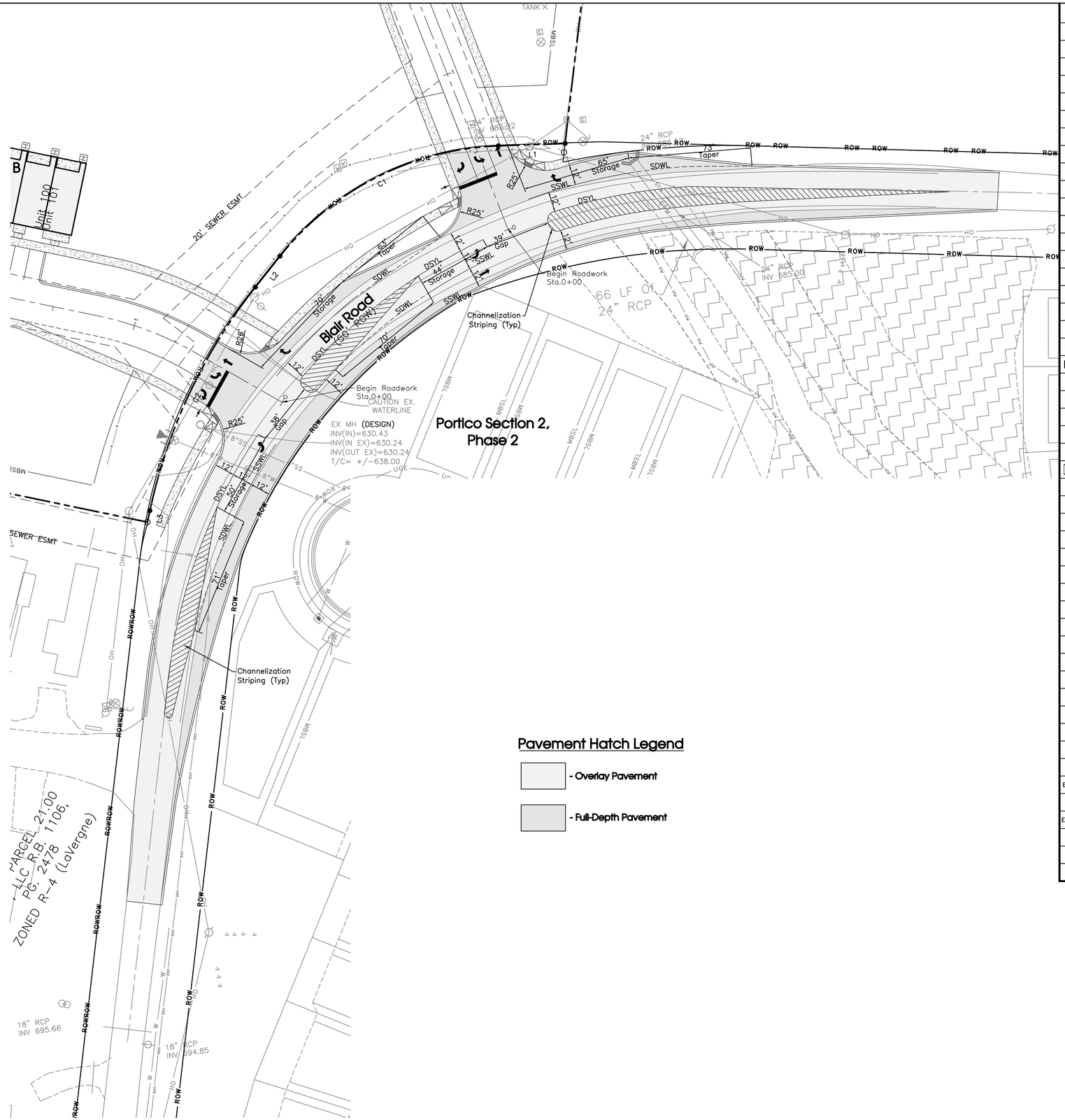
Blair Ridge

La Vergne, Tennessee

Turnlane Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258

SHEET: C2.8



Pavement Hatch Legend

- Overlay Pavement
- Full-Depth Pavement

Legend:

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

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

N

30′ 0 30′ 60′

SCALE: 1"= 30′

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WWW.SECINC.COM TEXAS REGISTERED ENGINEERING FIRM F-11756

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

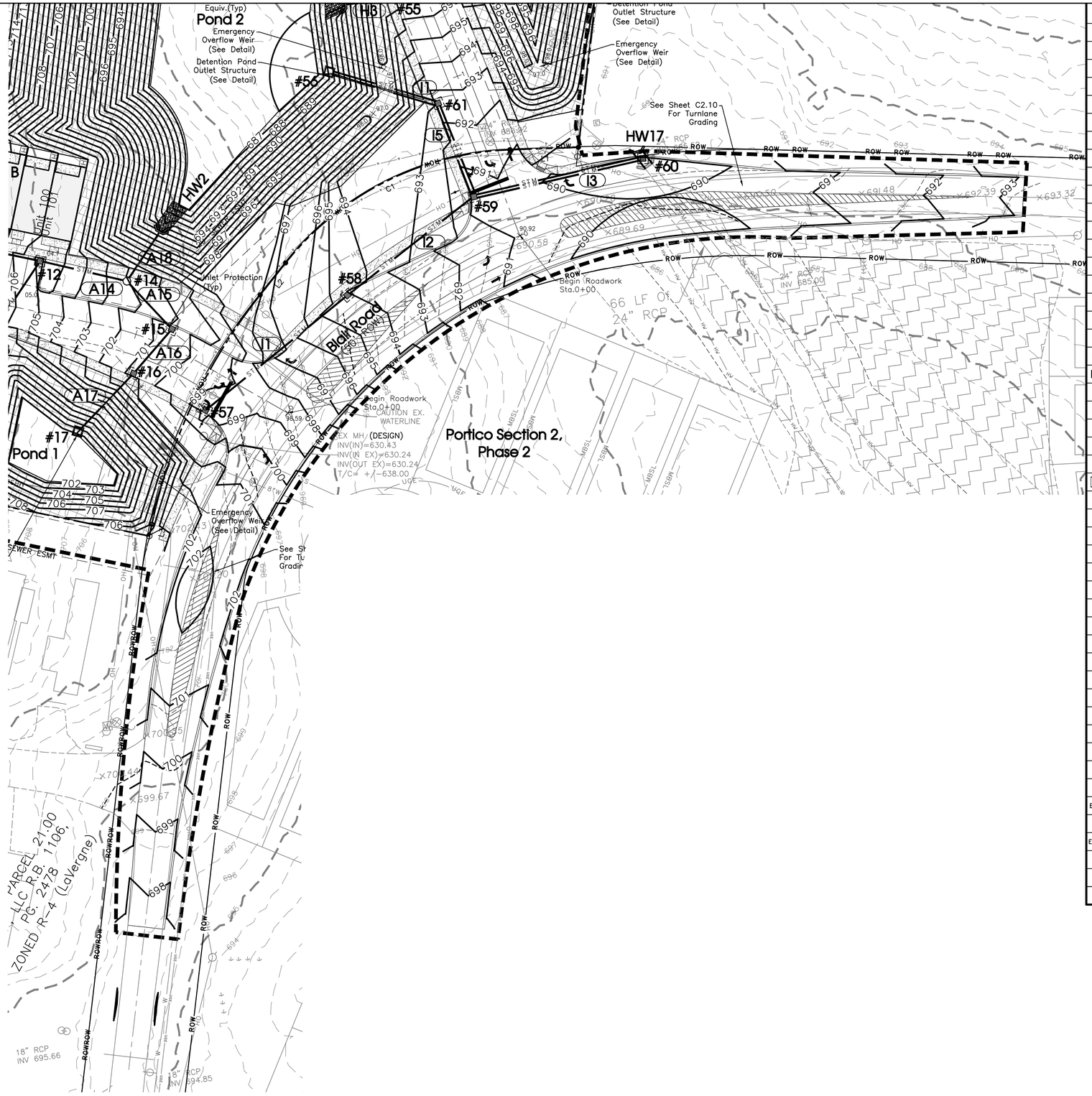
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Blair Ridge

La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C2.9	

Turnlane Plan



Turnlane Grading Plan

Legend:

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

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

N

30′ 0 30′ 60′

SCALE: 1"= 30′

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REVIEW SET
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Blair Ridge
La Vergne, Tennessee

Turnlane Plan

REVISED:	
DRAWN:	SJA/CFB3
DATE:	12-29-2023
CHECKED:	MAT
FILE NAME:	19258phase1
SCALE:	1"=30'
JOB NO.	19258
SHEET:	C2.10

MATCHLINE C3.1

MATCHLINE C3.0

HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)

Bldg. X
Unit 140
Unit 141
Bldg. Q
Unit 104
Unit 103
Unit 102
Bldg. Y
Unit 75
Unit 76
Unit 77
Unit 78
Unit 79
Bldg. P
Unit 74
Unit 73
Unit 72
Unit 71
Unit 70
Bldg. Z
Unit 80
Unit 81
Unit 82
Unit 83
Unit 84
Unit 85
Bldg. O
Unit 63
Unit 62
Unit 61
Unit 60
Unit 59
Unit 58
Unit 57
Unit 56
Unit 55
Unit 54
Unit 53
Unit 52
Bldg. A
Bldg. F
Unit 90
Unit 89
Unit 88
Unit 87
Unit 86
Bldg. C
Unit 91
Unit 92
Unit 93
Unit 94
Unit 95
Bldg. B
Unit 96
Unit 97
Unit 98
Unit 99
Unit 100
Bldg. D
Unit 1
Unit 2
Bldg. E
Unit 6
Unit 7
Unit 8
Unit 9
Bldg. N
Unit 67
Unit 66
Unit 65
Unit 64

Playground
Rock Check Dam (Typ)
Mound Road (Private)
Dry Canyon (Private)
Gulch Way (Private)
Blair Road (Public)
Cave Spring Ln

HW1 HW2 HW12 HW13 HW14 HW15 HW17

Pond 1 #17
Pond 2
Pond 3 #53
Emergency Overflow Weir (See Detail)
Detention Pond Outlet Structure (See Detail)
Outlet Protection (Typ)
Inlet Protection (Typ)
Rock Check Dam (Typ)

Wall A
Sta.1+05
T:757.5
B:740.5
Int. Sta.1+10
Sta.0+00

Wall A
Sta.0+45
T:749.5
B:744.5

Begin Wall A
Sta.0+00
T:747.5
B:746.5

End Wall A
Sta.2+81
T:736.5
B:735.5

Wall B
Sta.0+16
T:722.0
B:717.0

Begin Wall B
Sta.0+00
T:722.0
B:721.0

Wall B
Sta.1+35
T:722.0
B:716.0

End Wall B
Sta.1+61
T:721.0
B:720.0

N 14°42'34" E 426.95'
N 10°11'45" E 113.75'
S 17°08'52" E 69.37'
N 70°08'19" W 236.78'
N 70°08'02" W 284.62'

20' SEWER ESMT
30' WATER & SEWER ESMT
ST M
OH
SS
W
UGE
ROW

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

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2413
ZONED: R-3 HIGH DENSITY RESIDENTIAL

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

Limits Of Disturbance: 17.12±Ac.

Begin Roadwork Sta.0+00
66 LF OF 24" RCP
CAUTION EX. WATERLINE
EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

Portico Section 2, Phase 2

See Sheet C2.10 For Turnlane Grading

Legend:

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

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	DETENTION POND #1	1.80	1-10%	35.9758	-86.5846
2	DETENTION POND #2	11.95	1-10%	35.9755	-86.5850
3	DETENTION POND #3	1.41	1-10%	35.9751	-86.5856

1 ☆ Outfall

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

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

3) Contractor To Stabilize All Disturbed Areas After Construction.

Know what's below. Call before you dig.

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

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LANDSCAPE ARCHITECTURE
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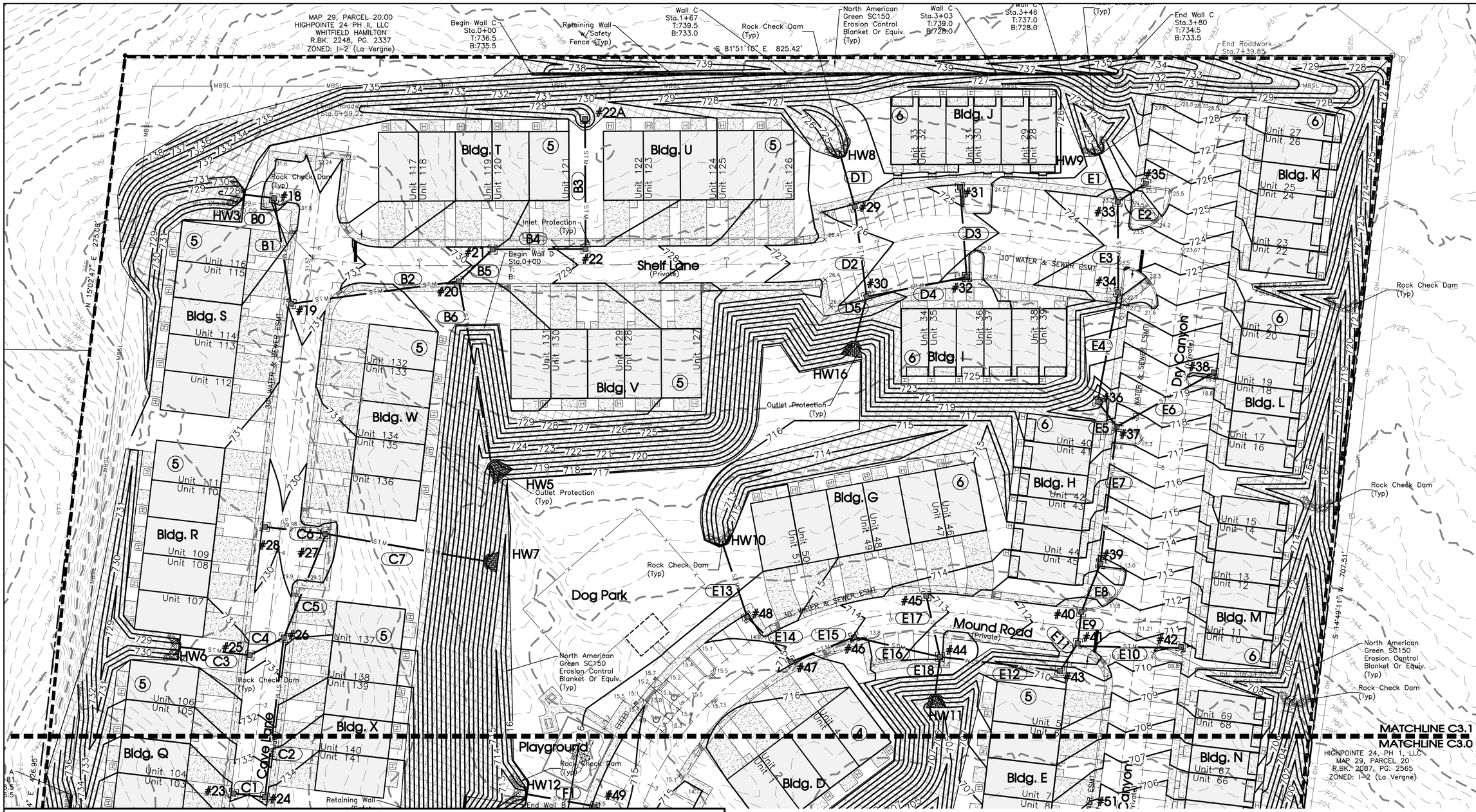
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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C3.0	



Legend:

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

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N

30′ 0 30′ 60′

SCALE: 1"= 30′

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PHILIP J. PFEFFER, TENNESSEE REGISTERED LANDSCAPE ARCHITECT #367

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Blair Ridge

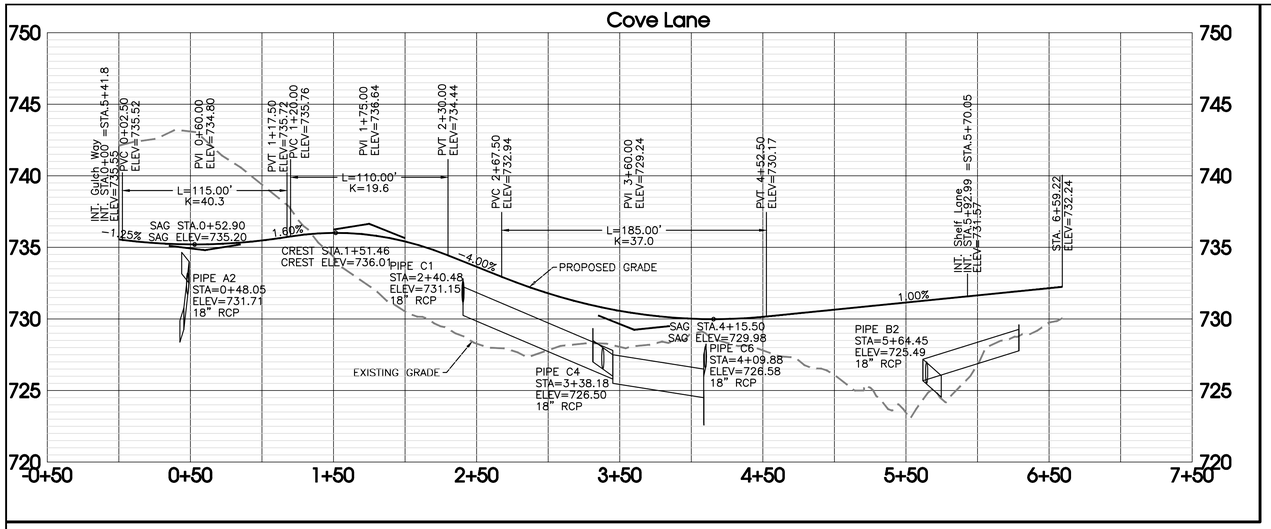
La Vergne, Tennessee

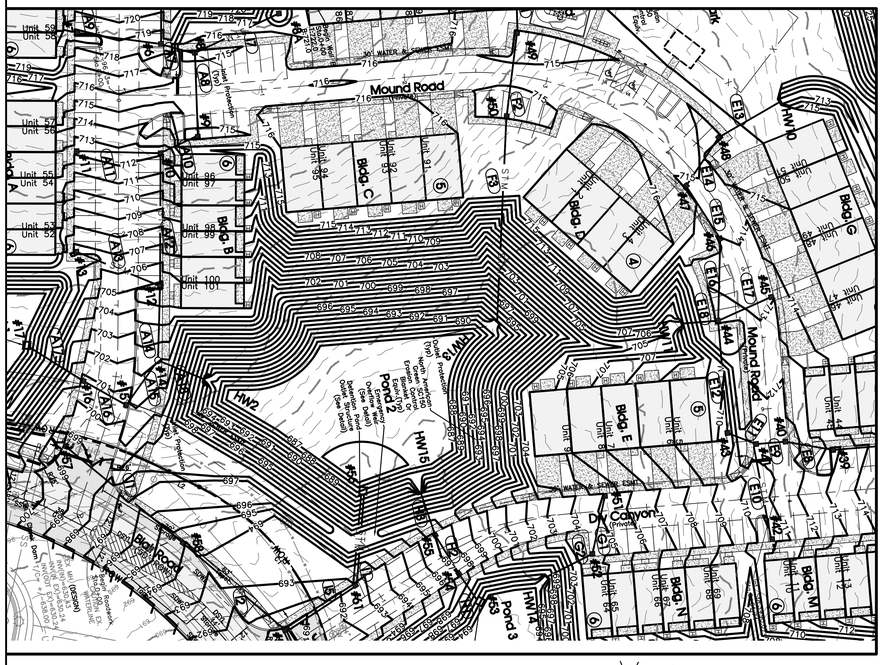
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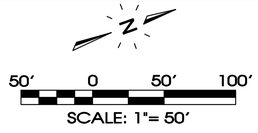
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258

Grading, Drainage, & Final EPSC Plan

SHEET: C3.0







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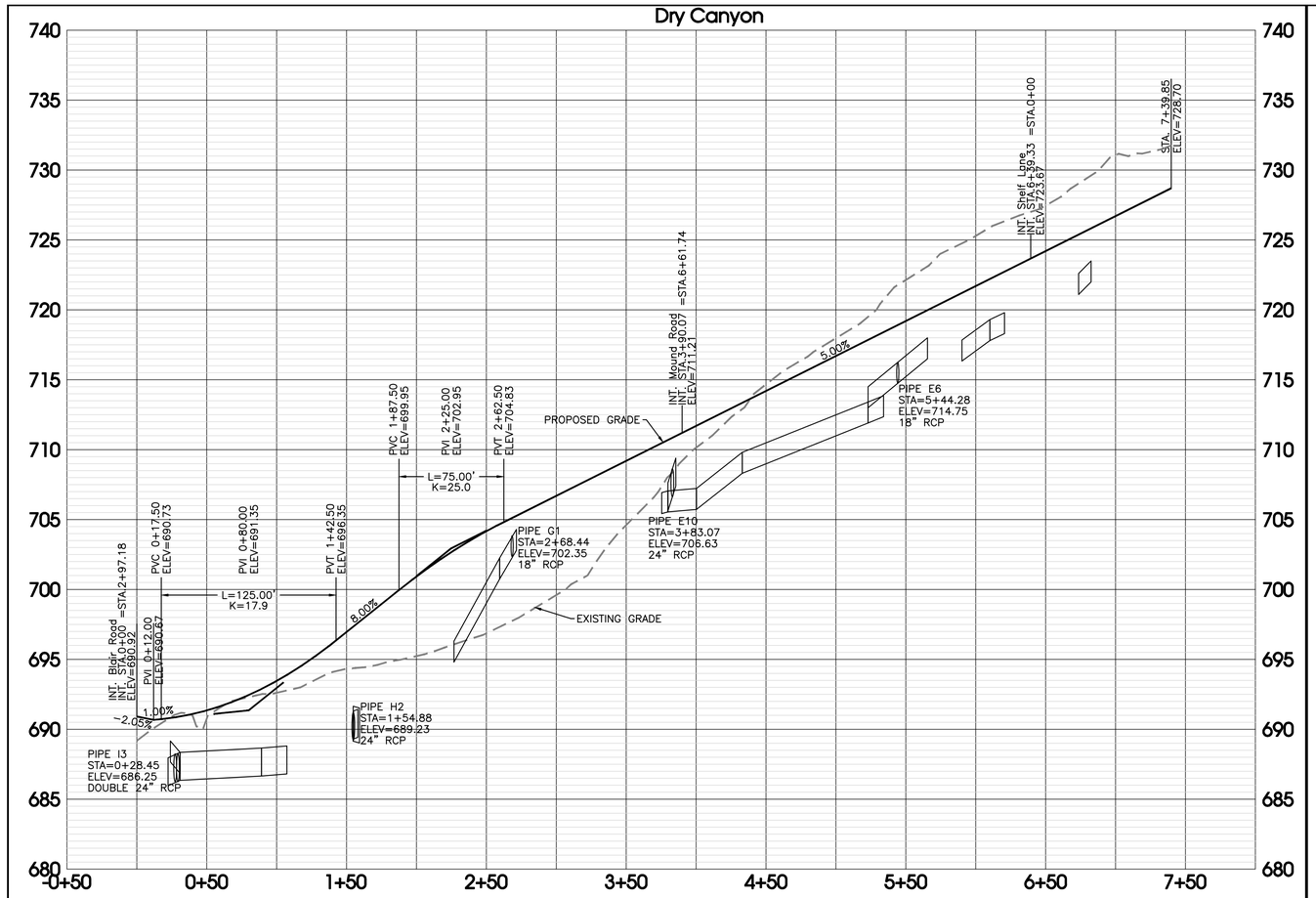
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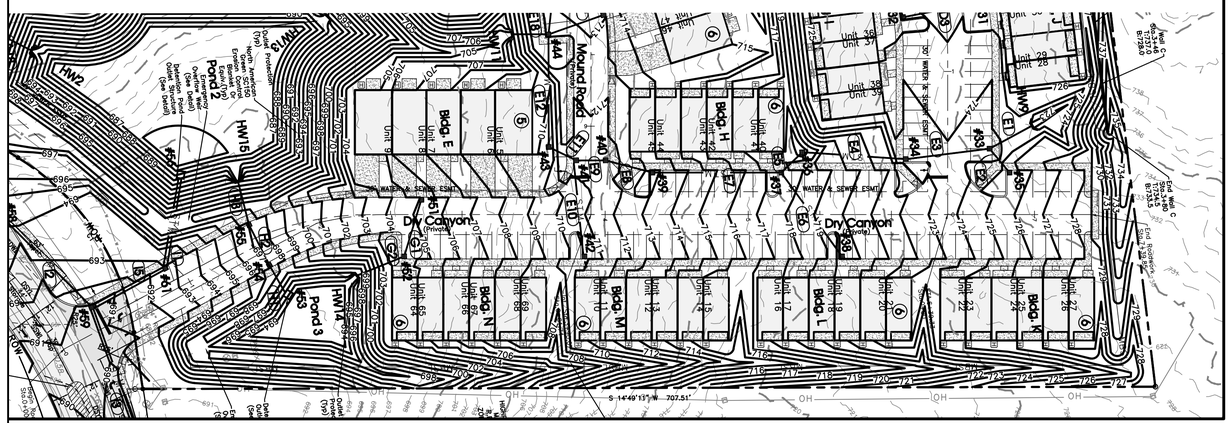
Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258

Road Plan & Profiles

SHEET: C4.0





50′ 0 50′ 100′

SCALE: 1"= 50′

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

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site in accordance with the plans and specifications. The engineer shall not be responsible for the means and methods employed by the contractor in the construction of the site, or for safety conditions and practices at the site. It is the responsibility of the contractor to construct the site in accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

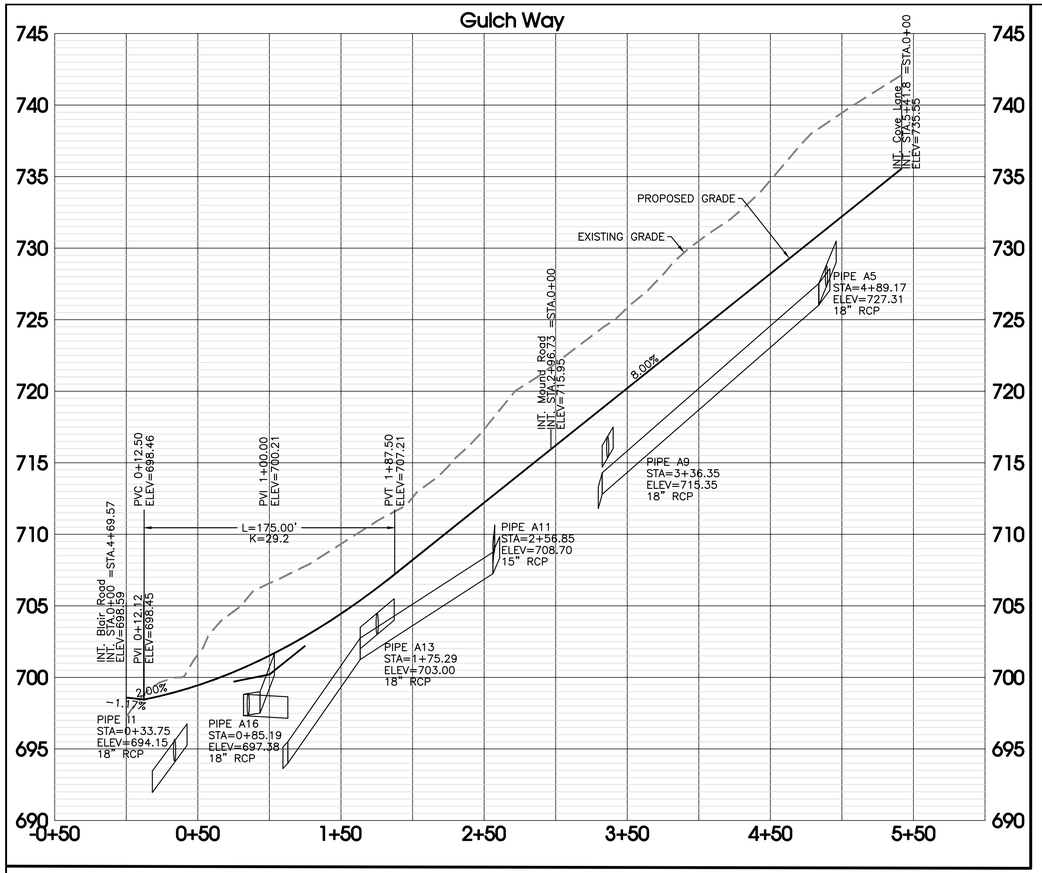
Blair Ridge

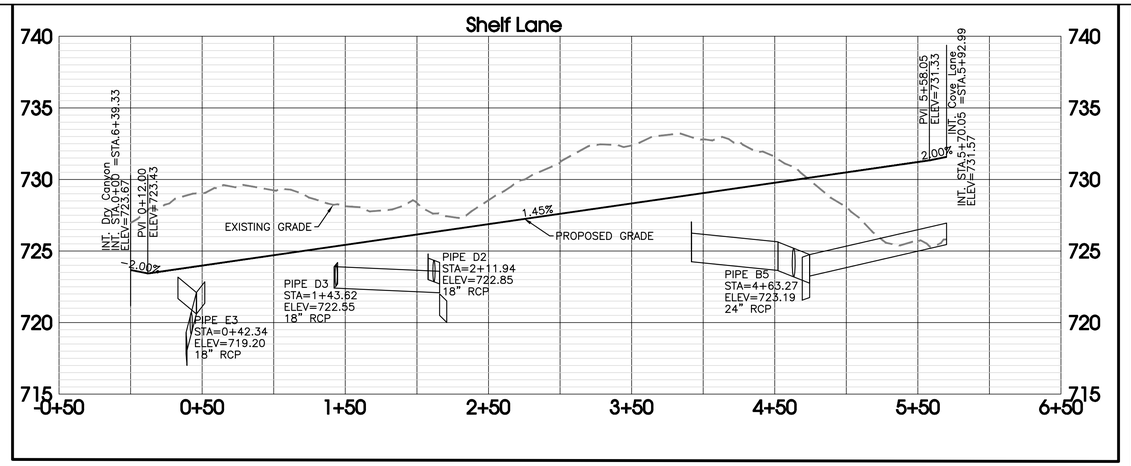
La Vergne, Tennessee

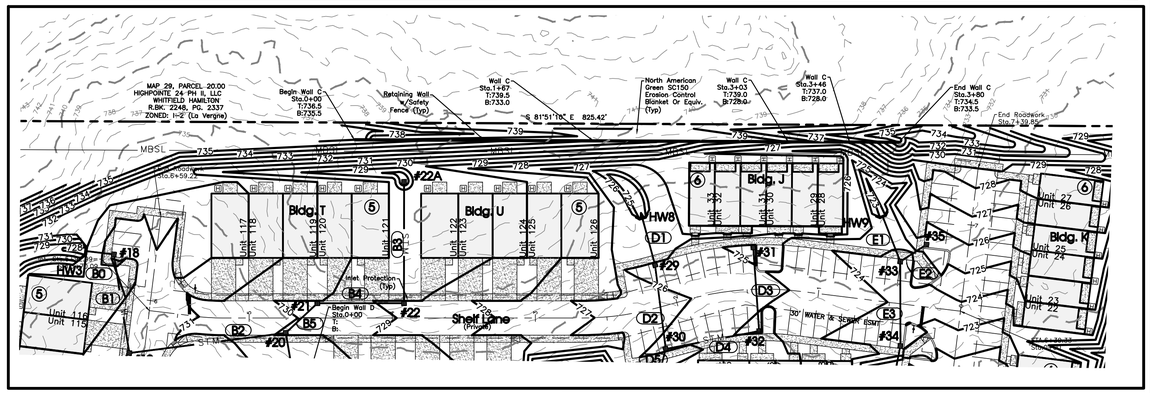
Road Plan & Profiles

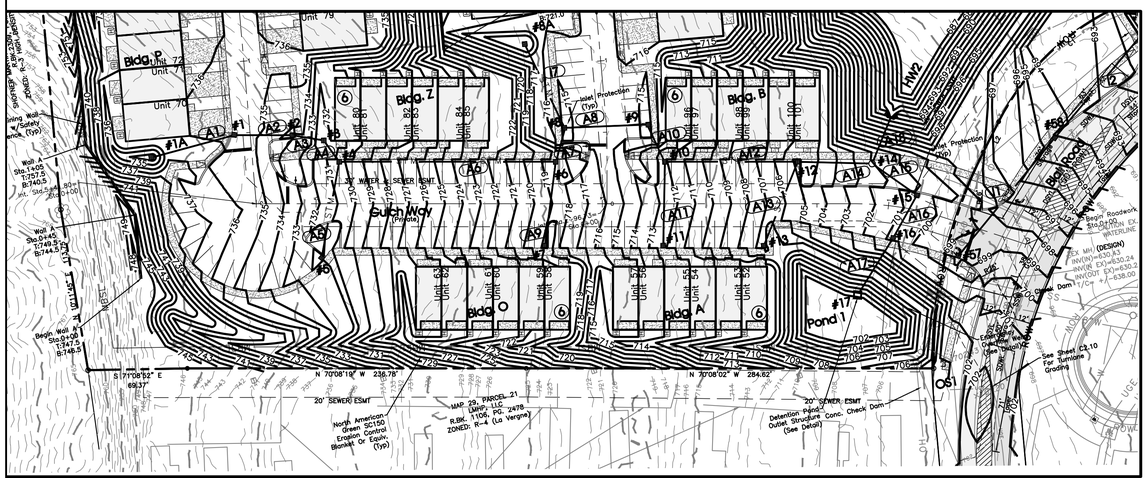
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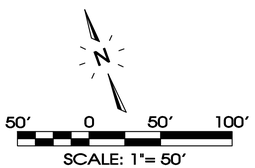
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DATE: 12-29-2023
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FILE NAME: 19258phase1
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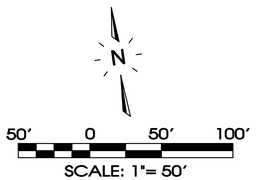












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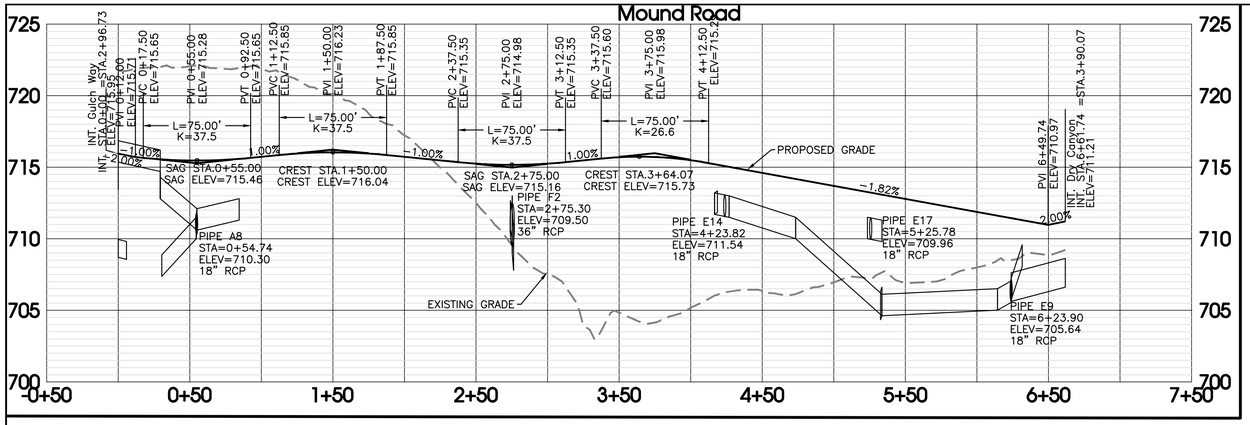
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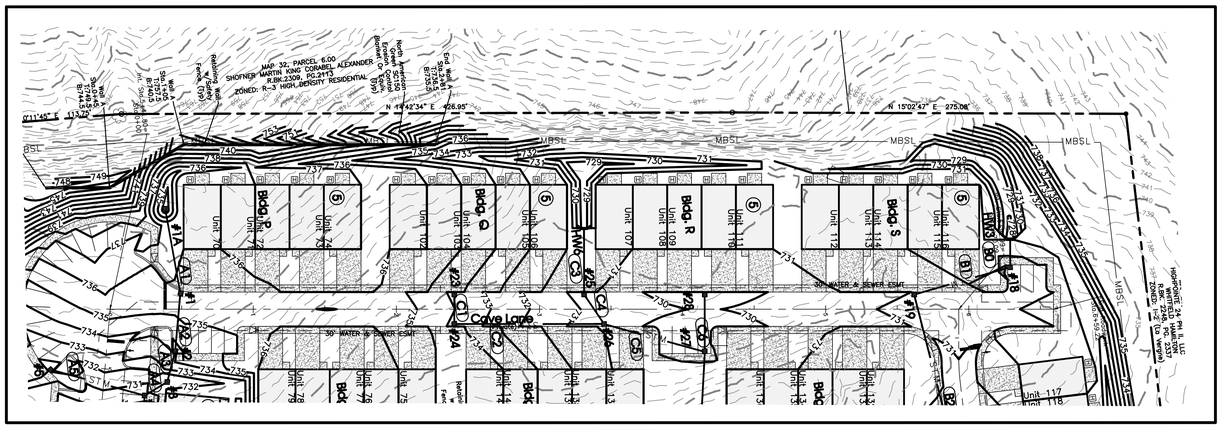
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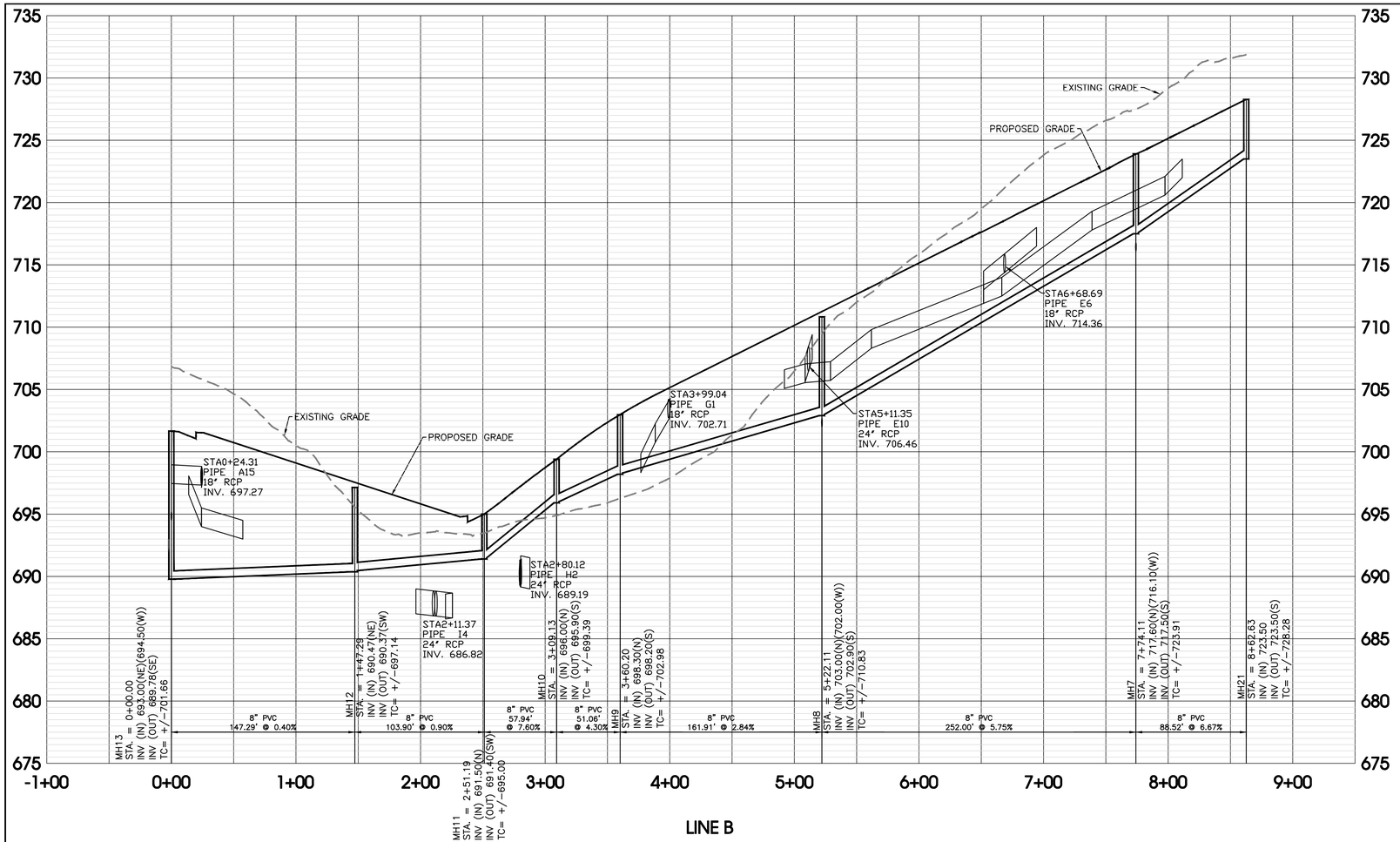
Blair Ridge
La Vergne, Tennessee

Road Plan & Profiles

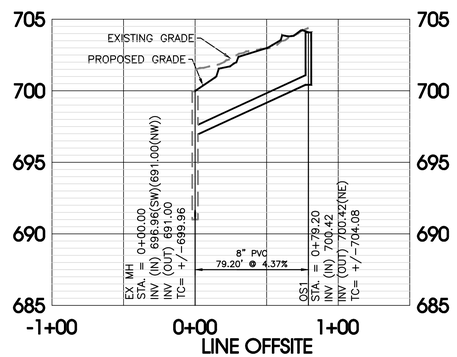
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SCALE: None	
JOB NO. 19258	
SHEET: C4.2	




MAP 32, PARCEL 6.00
SHOFNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2173
ZONED: R-3 HIGH-DENSITY RESIDENTIAL
N 14°42'34" E 426.95'
N 15°02'47" E 275.06'
S11°45' E 413.70'
MBSL
Bldg. P
Bldg. Q
Bldg. R
Bldg. S
Unit 104
Unit 106
Unit 107
Unit 108
Unit 109
Unit 110
Unit 112
Unit 113
Unit 114
Unit 116
Unit 117
Unit 118
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30' WATER & SEWER ESMT.
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LINE B



LINE OFFSITE

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

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

JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

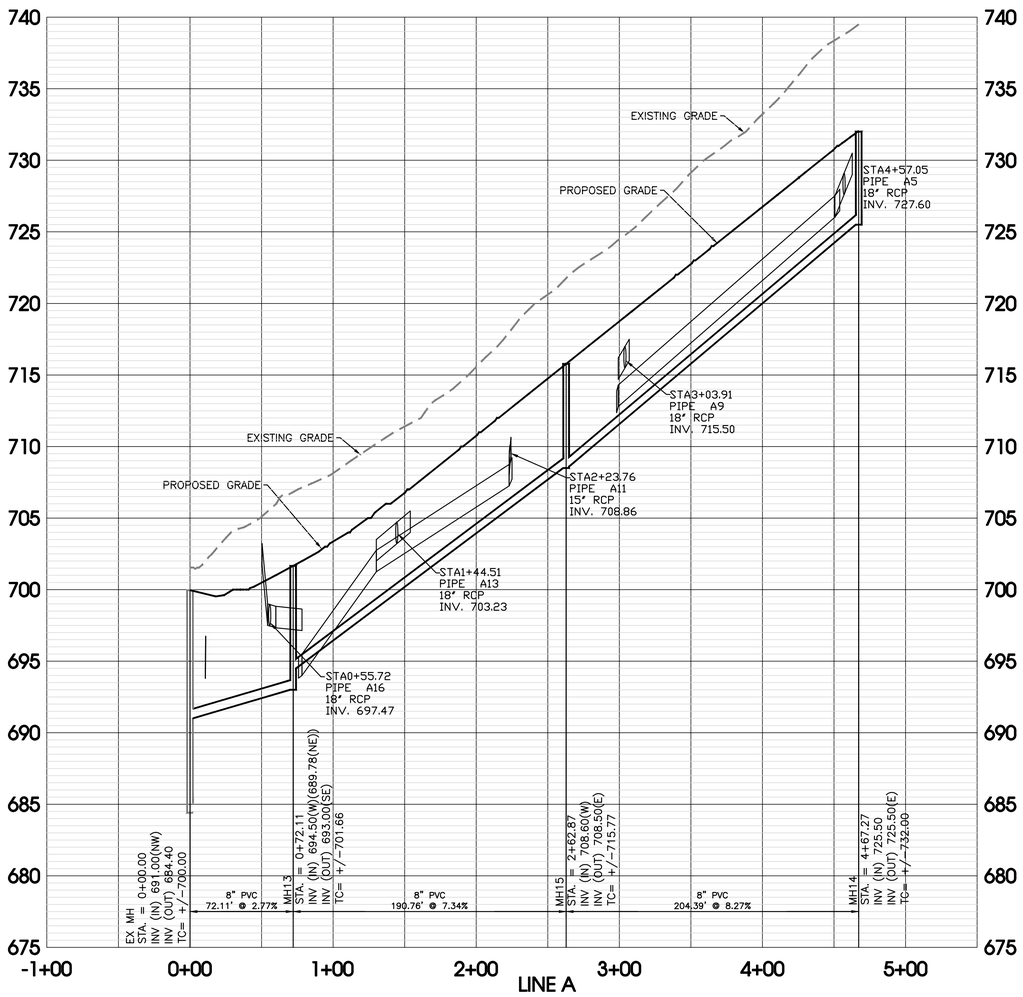
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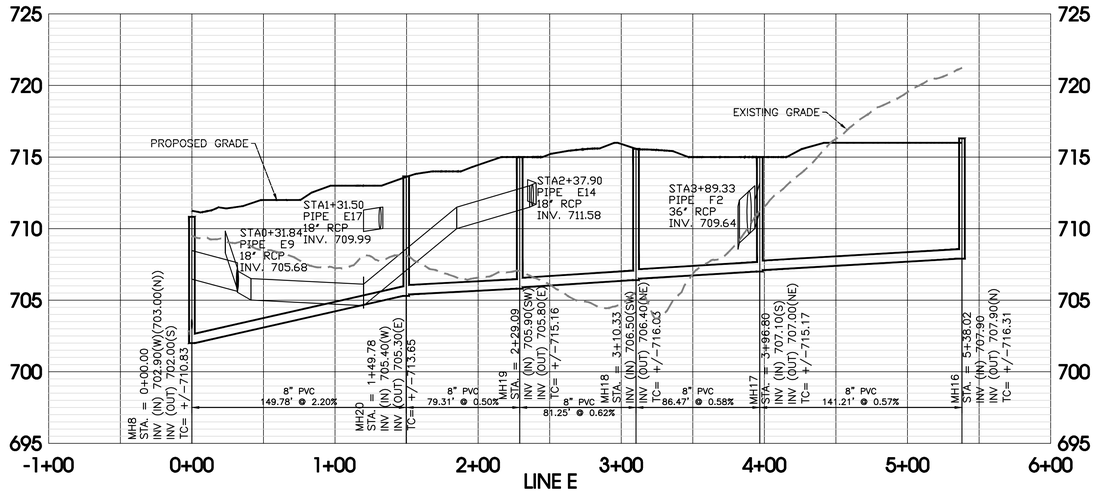
SCALE: 1"=50' Horiz 1"=5' Vert

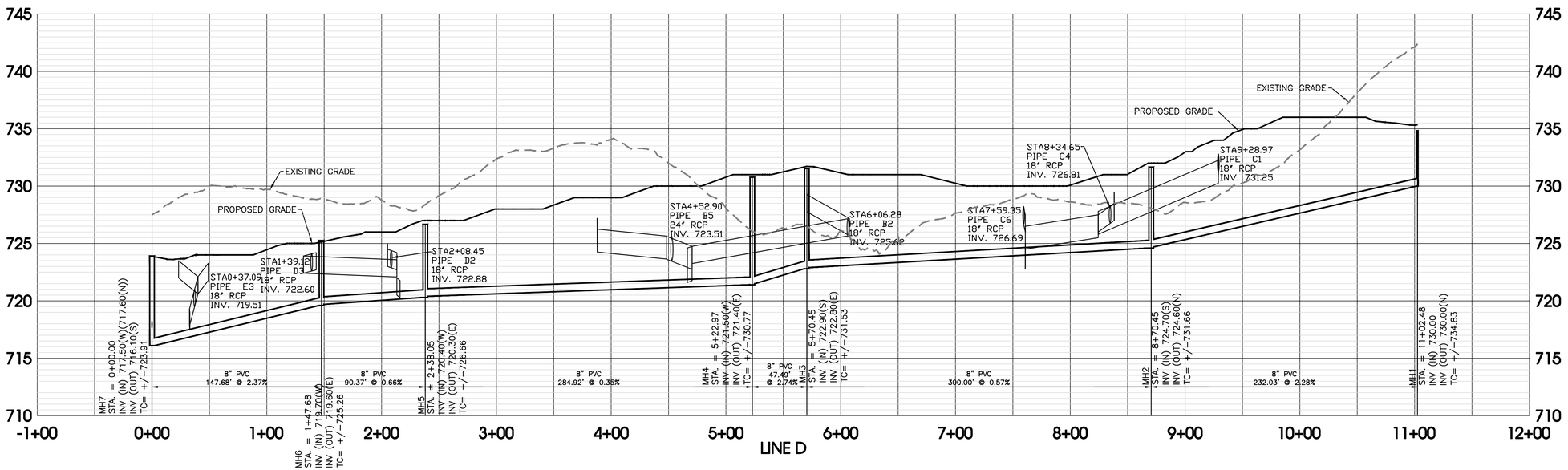
JOB NO. 19258

Sewer Profiles

SHEET: C4.4







SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
(615) 890-7901 FAX (615) 895-2567
PHILLIP M. CONDRA, P.E. TENN. REG. NO. 102677

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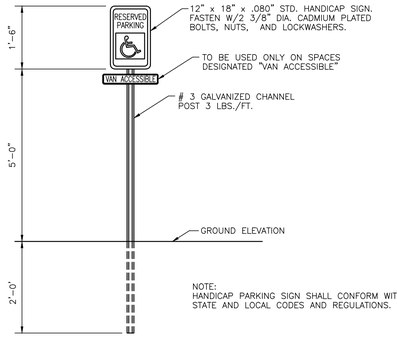
JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

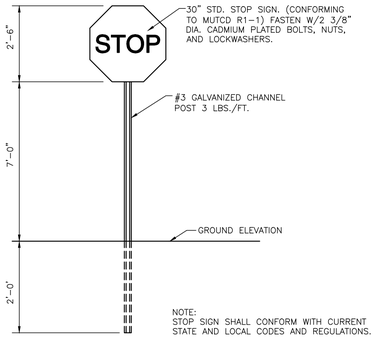
Blair Ridge
La Vergne, Tennessee

Sewer Profiles

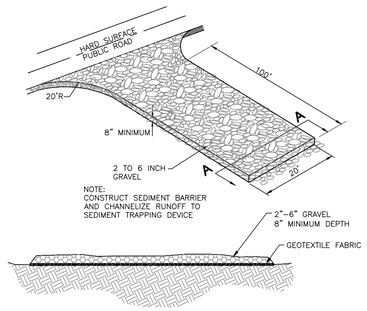
REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=50' Horiz 1"=5' Vert	
JOB NO. 19258	
SHEET: C4.5	



HANDICAP PARKING SIGN DETAIL
SCALE — NONE

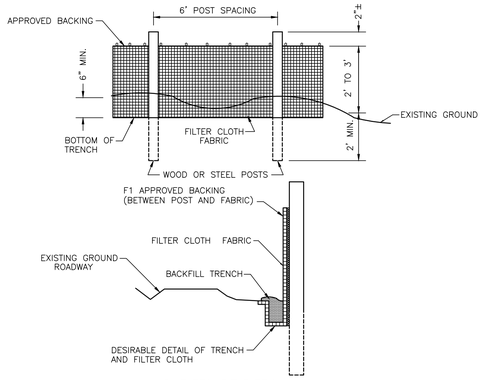


STOP SIGN
SCALE — NONE

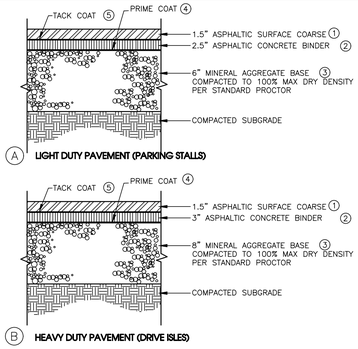


SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE



SILT FENCE DETAIL
SCALE — NONE



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

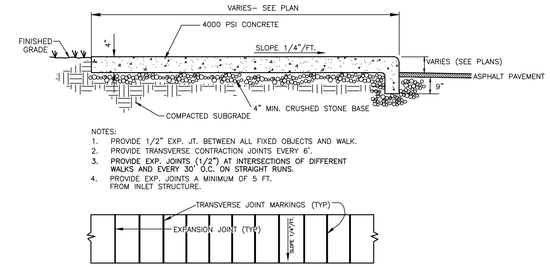
② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

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

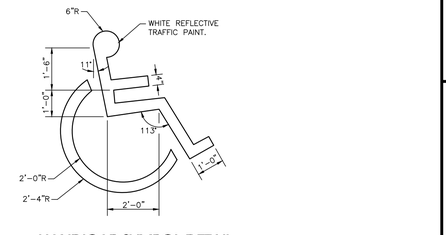
④ PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

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

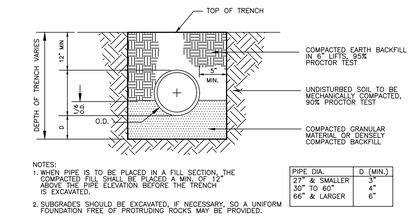
TYPICAL PAVEMENT SECTIONS
SCALE — NONE



CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE — NONE



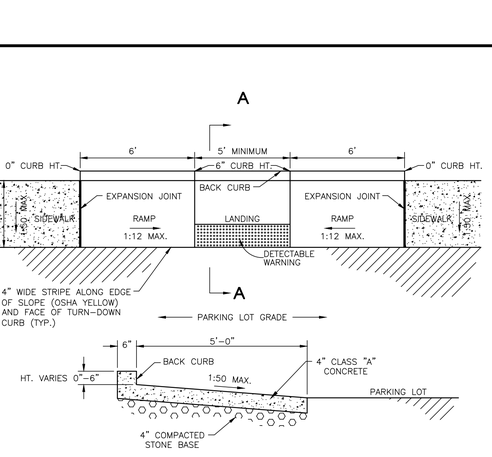
HANDICAP SYMBOL DETAIL
SCALE — NONE



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

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

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



SECTION A–A

GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

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

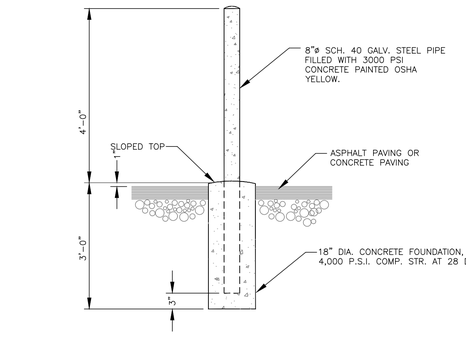
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

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

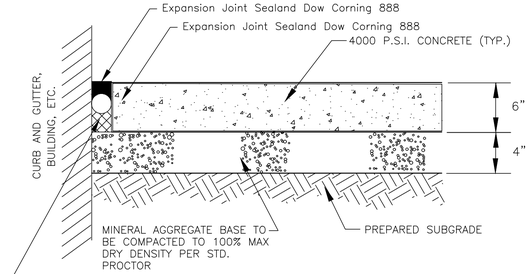
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK,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

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

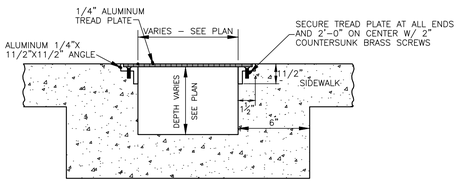
HANDICAP RAMP
SCALE — NONE



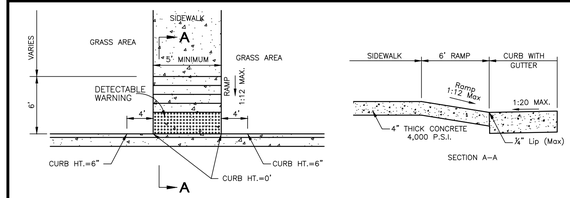
BOLLARD DETAIL
SCALE — NONE



TYPICAL CONCRETE PAVEMENT SECTION
SCALE — NONE



TRENCH DRAIN DETAIL
SCALE — NONE



SECTION A–A

GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

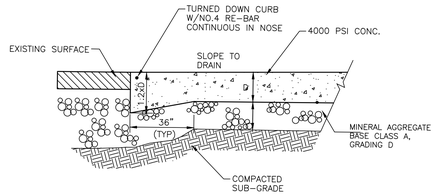
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

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

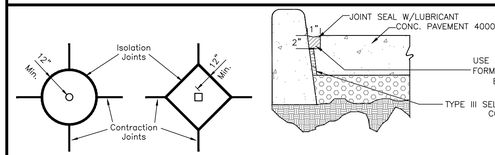
4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK,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

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

HANDICAP RAMP
SCALE — NONE



THICKENED EDGE DETAIL
SCALE — NONE



ISOLATION JOINT DETAIL
SCALE — NONE

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

ISOLATION/EXPANSION JOINT DETAIL
SCALE — NONE

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

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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REVIEW SET
(Not Intended For Construction)

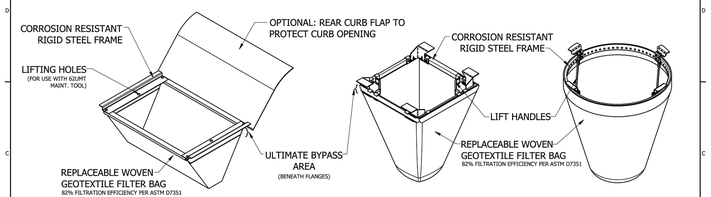
TIMOTHY L. MINER
REGISTERED ENGINEER
STATE OF TENNESSEE

Blair Ridge
La Vergne, Tennessee

Details

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C5.0

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



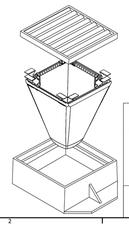
FLEXSTORM CATCH-IT LITE (SHOWN WITH OPTIONAL CURB FLAP) — FLEXSTORM CATCH-IT SQUARE (TYPICAL SETUP) — FLEXSTORM CATCH-IT ROUND (TYPICAL SETUP)

ASTM D8057 Requirements

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

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

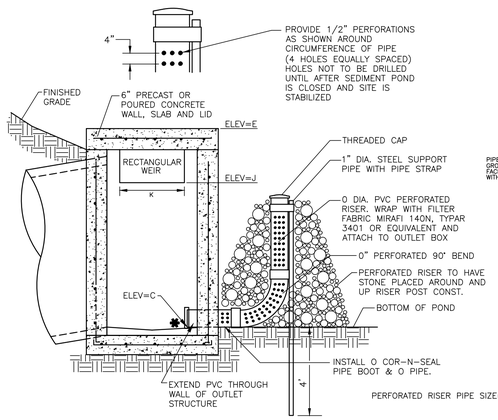
Maintenance Guidelines:
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial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



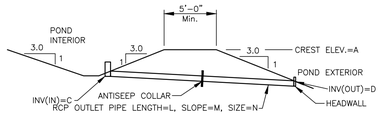
For more information contact APM@inletfilters.com

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

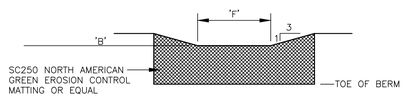
FLEXSTORM ASTM D8057 SPECIFICATION DRAWING



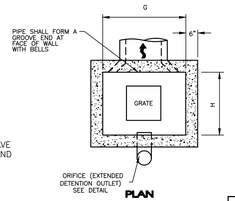
DETENTION POND OUTLET STRUCTURE
SCALE — NONE



POND SECTION



BERM SPILLWAY



PLAN

ELEVATIONS ✱															
	A	B	C	D	E	F	G	H	J	K	ORIFICE SIZE	L	M	N	O
POND 1	698.00	697.00	686.75	686.28	696.00	30'	6'	4'	694.00	5.5'	5.00"	64'	0.7%	(2)24"	12"
POND 2	706.00	N/A	702.00	701.00	706.00	N/A	4'	4'	702.50	0.5'	1.75"	56'	1.8%	15"	6"
POND 3	698.00	697.00	694.00	693.00	695.70	21'	4'	4'	N/A	N/A	2.50"	22'	4.5%	24"	6"

✱DRILL ORIFICE SIZE IN PVC CAP AFTER SITE IS STABILIZED (POST CONST.)

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

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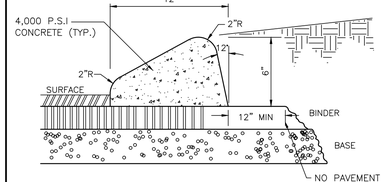
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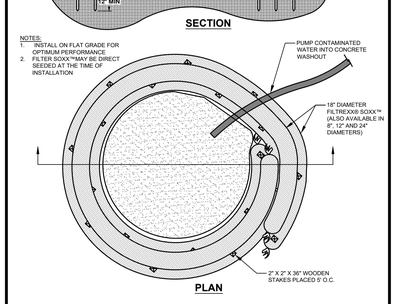


REVIEW SET
(Not Intended For Construction)

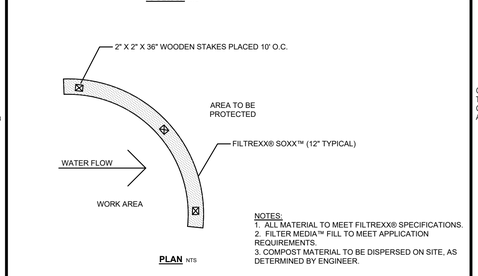
Blair Ridge
La Vergne, Tennessee



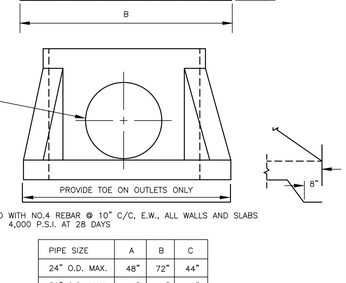
EXTRUDED CURB
SCALE — NONE



FILTREXX® CONCRETE WASHOUT
SCALE — NONE



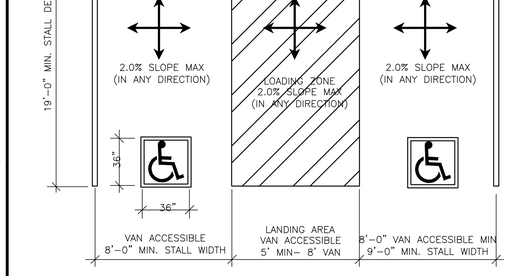
FILTREXX SEDIMENT CONTROL
SCALE — NONE



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

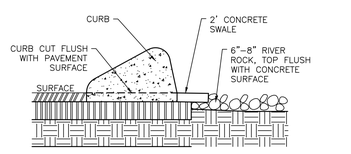
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE — NONE

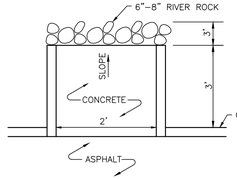


GENERAL HANDICAP STALL DETAIL
SCALE — NONE

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

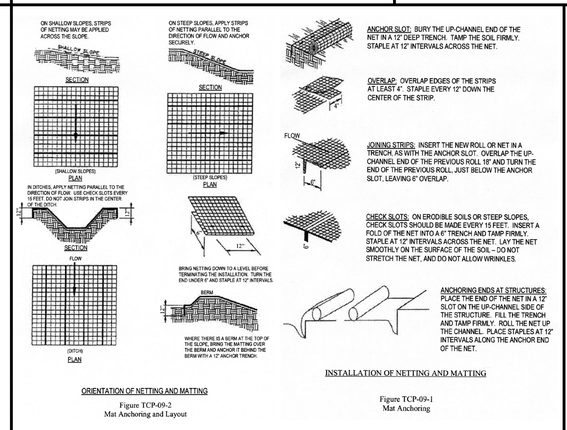


PROFILE VIEW



PLAN VIEW

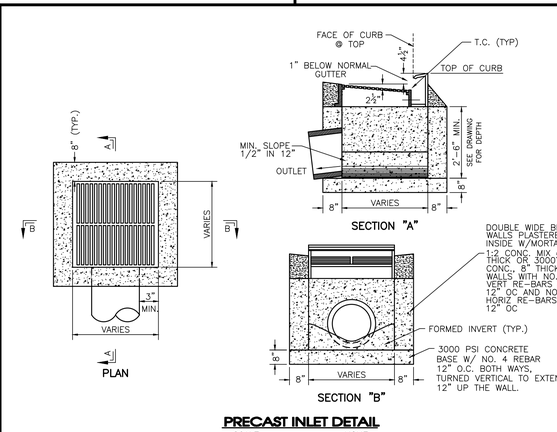
TYPICAL CURB CUT FOR DRAINAGE
SCALE — NONE



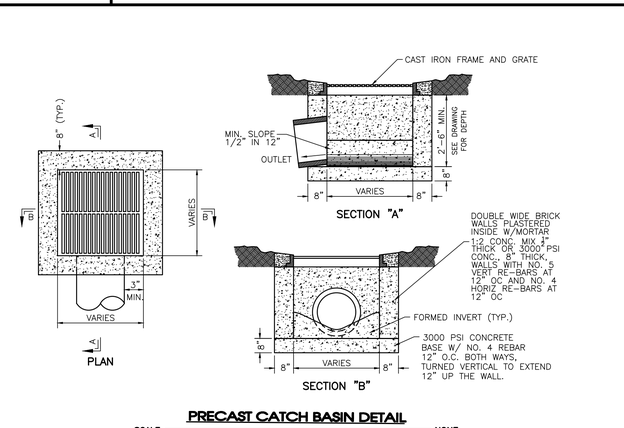
ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

Figure TCP-09-1
Mat Anchoring



PRECAST INLET DETAIL
SCALE — NONE



PRECAST CATCH BASIN DETAIL
SCALE — NONE

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: None	
JOB NO. 19258	
SHEET: C5.1	

Details

NOTES:

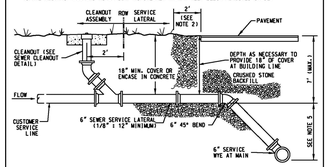
1. CLEANOUTS LOCATED WITHIN A ROADWAY, DRIVEWAY, OR PARKING LOT SHALL BE PROTECTED FROM TRAFFIC USING A CAST IRON BOX & LID. TAPERED CONCRETE COLLARS ARE REQUIRED IN BOTH PAVED AND UNPAVED AREAS. SEE "SEWER CLEANOUT DETAIL".

2. SERVICE LINES ARE TO BE BACKFILLED WITH CRUSHED STONE TO A POINT APPROXIMATELY 2' BEYOND THE ROAD SHOULDER OR CURB IF LOCATED IN A PAVED AREA.

3. CLEANOUTS SHALL BE LOCATED APPROXIMATELY 2 FEET BEHIND THE PROPERTY LINE AND WHERE SHOWN ON THE PLANS. ADDITIONAL CLEANOUTS REQUIRED ON SERVICE LINES SHALL BE INSTALLED NO FARTHER THAN 75 FEET APART.

4. CLEANOUTS AND SERVICE LINES SHALL BE 6" SDR 26 PVC WITH GASKETED FITTINGS FROM THE SEWER MAIN TO THE CITY'S CLEANOUT. THE CLEANOUT ASSEMBLY FITTINGS SHALL HAVE PRIMER AND GLUE, UNLESS OTHERWISE SPECIFIED.

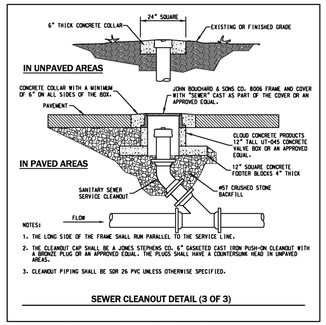
5. ALL SEWER SERVICE LATERALS SHALL BE INSTALLED BY THE CONTRACTOR (DEVELOPER) FROM THE MAIN TO THE RIGHT-OF-WAY AND TO A POINT NO GREATER THAN 7 FEET BELOW FINISHED GRADE.



SEWER GREATER THAN 7'-0"

SANITARY SEWER SERVICE LINE CONNECTION DETAILS (2 OF 3)

GS-3.1



NOTES:

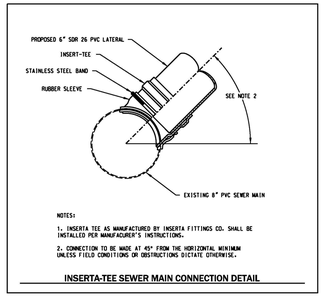
1. THE LONG SIDE OF THE FRAME SHALL RUN PARALLEL TO THE SERVICE LINE.

2. THE CLEANOUT CAP SHALL BE A JONES STEPHENS CO. 6" GASKETED CAST IRON PUSH-ON CLEANOUT WITH A BRONZE PLUG OR AN APPROVED EQUAL. THE PLUGS SHALL HAVE A COUNTERSINK HEAD IN UNPAVED AREAS.

3. CLEANOUT PIPING SHALL BE SDR 26 PVC UNLESS OTHERWISE SPECIFIED.

SEWER CLEANOUT DETAIL (3 OF 3)

GS-3.2



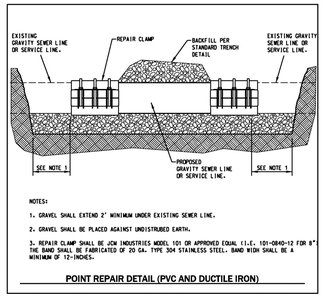
NOTES:

1. INSERTA TEE AS MANUFACTURED BY INSERTA FITTINGS CO. SHALL BE INSTALLED PER MANUFACURER'S INSTRUCTIONS.

2. CONNECTION TO BE MADE AT 45° FROM THE HORIZONTAL MINIMUM UNLESS FIELD CONDITIONS OR OBSTRUCTIONS DICTATE OTHERWISE.

INSERTA-TEE SEWER MAIN CONNECTION DETAIL

GS-3.3



NOTES:

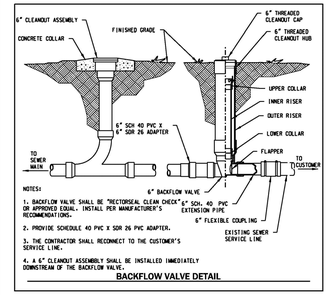
1. GRAVEL SHALL EXTEND 2' MINIMUM UNDER EXISTING SEWER LINE.

2. GRAVEL SHALL BE PLACED AGAINST UNDISTURBED EARTH.

3. REPAIR CLAMP SHALL BE JCM INDUSTRIES MODEL 101 OR APPROVED EQUAL (I.E. 101-0840-12 FOR 8" THE BAND SHALL BE FABRICATED OF 20 GA. TYPE 304 STAINLESS STEEL. BAND WIDTH SHALL BE A MINIMUM OF 12-INCHES.

POINT REPAIR DETAIL (PVC AND DUCTILE IRON)

GS-3.7



NOTES:

1. BACKFLOW VALVE SHALL BE "RECTORSEAL CLEAN CHECK" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2. PROVIDE SCHEDULE 40 PVC X SDR 26 PVC ADAPTER.

3. THE CONTRACTOR SHALL RECONNECT TO THE CUSTOMER'S SERVICE LINE.

4. A 6" CLEANOUT ASSEMBLY SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BACKFLOW VALVE.

BACKFLOW VALVE DETAIL

GS-3.8

NOTES:

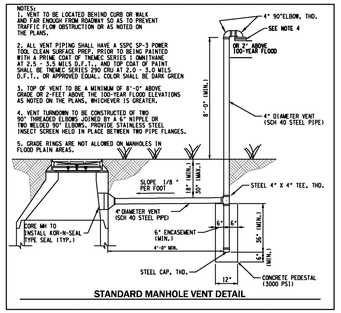
1. VENT TO BE LOCATED BEHIND CURB OR WALK AND FAR ENOUGH FROM ROADWAY SO AS TO PREVENT TRAFFIC FLOW OBSTRUCTION OR AS NOTED ON THE PLANS.

2. ALL VENT PIPING SHALL HAVE A SSPC SP-3 POWER TOOL CLEAN SURFACE PREP, PRIOR TO BEING PAINTED WITH A PRIME COAT OF THERMEC SERIES 1 OMNITHANE AT 2.5 - 3.5 MILS D.F.T.; AND TOP COAT OF PAINT SHALL BE THERMEC SERIES 290 CRU AT 2.5 - 3.0 MILS D.F.T., OR APPROVED EQUAL. COLOR SHALL BE DARK GREEN

3. TOP OF VENT TO BE A MINIMUM OF 3'-0" ABOVE GRADE OR 2'-0" ABOVE THE 100-YEAR FLOOD ELEVATIONS AS NOTED ON THE PLANS, WHICHEVER IS GREATER.

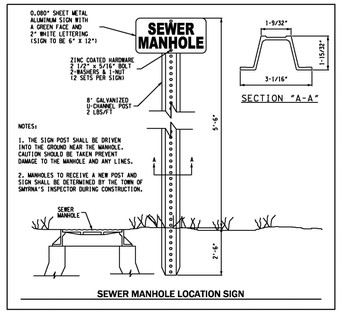
4. VENT TURNDOWN TO BE CONSTRUCTED OF TWO 90° THREADED ELBOWS JOINED BY A 6" NIPPLE OR TWO WELDED 90° ELBOWS. PROVIDE STAINLESS STEEL INSECT SCREEN HELD IN PLACE BETWEEN TWO PIPE FLANGES.

5. GRADE RINGS ARE NOT ALLOWED ON MANHOLES IN FLOOD PLAIN AREAS.



STANDARD MANHOLE VENT DETAIL

GS-2.4



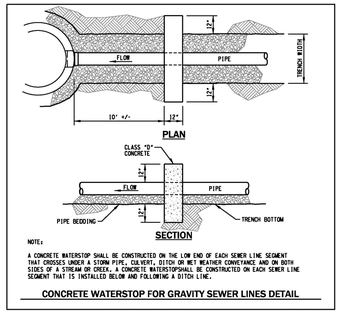
NOTES:

1. THE SIGN POST SHALL BE DRIVEN INTO THE GROUND NEAR THE MANHOLE. CAUTION SHOULD BE TAKEN PREVENT DAMAGE TO THE MANHOLE AND ANY LINES.

2. MANHOLES TO RECEIVE A NEW POST AND SIGN SHALL BE DETERMINED BY THE TOWN OF SMYRNA'S INSPECTOR DURING CONSTRUCTION.

SEWER MANHOLE LOCATION SIGN

GS-2.5

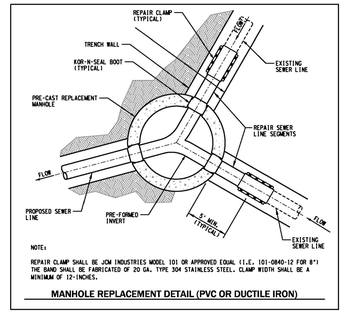


NOTE:

A CONCRETE WATERSTOP SHALL BE CONSTRUCTED ON THE LOW END OF EACH SEWER LINE SEGMENT THAT CROSSES UNDER A STORM PIPE, CULVERT, DITCH OR WET WEATHER CONVEYANCE AND ON BOTH SIDES OF A STREAM OR CREEK. A CONCRETE WATERSTOPSHALL BE CONSTRUCTED ON EACH SEWER LINE SEGMENT THAT IS INSTALLED BELOW AND FOLLOWING A DITCH LINE.

CONCRETE WATERSTOP FOR GRAVITY SEWER LINES DETAIL

GS-2.6

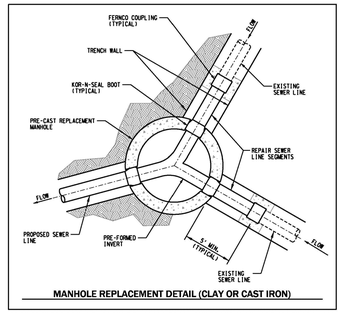


NOTE:

REPAIR CLAMP SHALL BE JCM INDUSTRIES MODEL 101 OR APPROVED EQUAL (I.E. 101-0840-12 FOR 8") THE BAND SHALL BE FABRICATED OF 20 GA. TYPE 304 STAINLESS STEEL. CLAMP WIDTH SHALL BE A MINIMUM OF 12-INCHES.

MANHOLE REPLACEMENT DETAIL (PVC OR DUCTILE IRON)

GS-2.7



MANHOLE REPLACEMENT DETAIL (CLAY OR CAST IRON)

GS-2.8

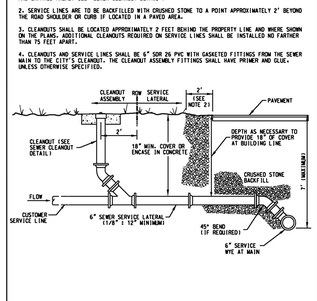
NOTES:

1. CLEANOUTS LOCATED WITHIN A ROADWAY, DRIVEWAY, OR PARKING LOT SHALL BE PROTECTED FROM TRAFFIC USING A CAST IRON BOX & LID. TAPERED CONCRETE COLLARS ARE REQUIRED IN BOTH PAVED AND UNPAVED AREAS. SEE "SEWER CLEANOUT DETAIL".

2. SERVICE LINES ARE TO BE BACKFILLED WITH CRUSHED STONE TO A POINT APPROXIMATELY 2' BEYOND THE ROAD SHOULDER OR CURB IF LOCATED IN A PAVED AREA.

3. CLEANOUTS SHALL BE LOCATED APPROXIMATELY 2 FEET BEHIND THE PROPERTY LINE AND WHERE SHOWN ON THE PLANS. ADDITIONAL CLEANOUTS REQUIRED ON SERVICE LINES SHALL BE INSTALLED NO FARTHER THAN 75 FEET APART.

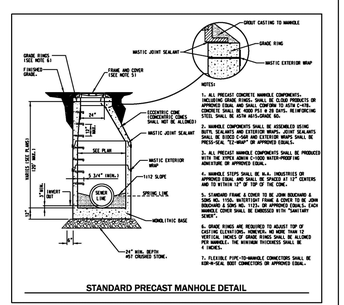
4. CLEANOUTS AND SERVICE LINES SHALL BE 6" SDR 26 PVC WITH GASKETED FITTINGS FROM THE SEWER MAIN TO THE CITY'S CLEANOUT. THE CLEANOUT ASSEMBLY FITTINGS SHALL HAVE PRIMER AND GLUE, UNLESS OTHERWISE SPECIFIED.



SEWER DEPTH TO 7'-0" MAX.

SANITARY SEWER SERVICE LINE CONNECTION DETAILS (1 OF 3)

GS-3.0



NOTES:

1. ALL PRECAST CONCRETE MANHOLE COMPONENTS, INCLUDING GRADE RINGS, SHALL BE CLOSD PRODUCTS OR APPROVED EQUAL AND SHALL CONFORM TO ASTM C-478. CONCRETE SHALL BE 4000 PSI @ 28 DAYS. REINFORCING STEEL SHALL BE ASTM A615,GRADE 60.

2. MANHOLE COMPONENTS SHALL BE ASSEMBLED USING BUTYL SEALANTS AND EXTERIOR WRAPS. JOINT SEALANTS SHALL BE RUBCO C-SAR AND EXTERIOR WRAPS SHALL BE PRESS-SEAL "EZ-WRAP" OR APPROVED EQUALS.

3. ALL PRECAST MANHOLE COMPONENTS SHALL BE PRODUCED BY A PLANT THAT IS CERTIFIED FOR CONCRETE ADMIXTURE OR APPROVED EQUAL.

4. MANHOLE STEPS SHALL BE M.A. INDUSTRIES OR APPROVED EQUAL AND SHALL BE SPACED AT 12" CENTERS AND TO WITHIN 12" OF TOP OF THE CONE.

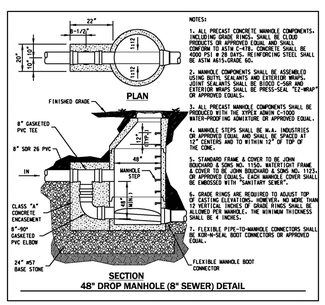
5. STANDARD FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1150. WATERTIGHT FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1125. OR APPROVED EQUALS. EACH MANHOLE COVER SHALL BE EMBOSSED WITH "SANITARY SEWER".

6. GRADE RINGS ARE REQUIRED TO ADJUST TOP OF CASTING ELEVATIONS. HOWEVER, NO MORE THAN 12 VERTICAL INCHES OF GRADE RINGS SHALL BE ALLOWED ON ANY MANHOLE. THE MINIMUM THICKNESS SHALL BE 4 INCHES.

7. FLEXIBLE PIPE-TO-MANHOLE CONNECTORS SHALL BE KOR-N-SEAL BOOT CONNECTORS OR APPROVED EQUALS.

STANDARD PRECAST MANHOLE DETAIL

GS-1.0



NOTES:

1. ALL PRECAST CONCRETE MANHOLE COMPONENTS, INCLUDING GRADE RINGS, SHALL BE CLOSD PRODUCTS OR APPROVED EQUAL AND SHALL CONFORM TO ASTM C-478. CONCRETE SHALL BE 4000 PSI @ 28 DAYS. REINFORCING STEEL SHALL BE ASTM A615,GRADE 60.

2. MANHOLE COMPONENTS SHALL BE ASSEMBLED USING BUTYL SEALANTS AND EXTERIOR WRAPS. JOINT SEALANTS SHALL BE RUBCO C-SAR AND EXTERIOR WRAPS SHALL BE PRESS-SEAL "EZ-WRAP" OR APPROVED EQUALS.

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4. MANHOLE STEPS SHALL BE M.A. INDUSTRIES OR APPROVED EQUAL AND SHALL BE SPACED AT 12" CENTERS AND TO WITHIN 12" OF TOP OF THE CONE.

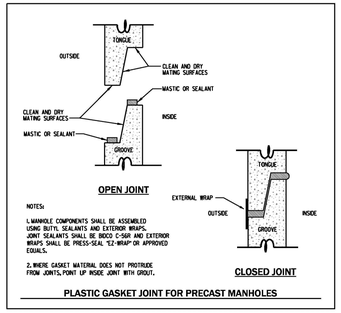
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6. GRADE RINGS ARE REQUIRED TO ADJUST TOP OF CASTING ELEVATIONS. HOWEVER, NO MORE THAN 12 VERTICAL INCHES OF GRADE RINGS SHALL BE ALLOWED ON ANY MANHOLE. THE MINIMUM THICKNESS SHALL BE 4 INCHES.

7. FLEXIBLE PIPE-TO-MANHOLE CONNECTORS SHALL BE KOR-N-SEAL BOOT CONNECTORS OR APPROVED EQUALS.

48" DROP MANHOLE (8" SEWER) DETAIL

GS-1.3



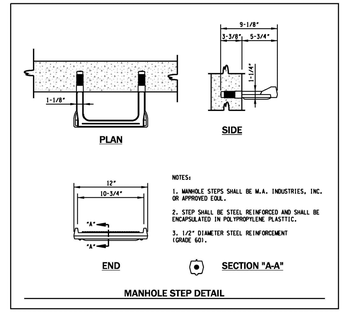
NOTES:

1. MANHOLE COMPONENTS SHALL BE ASSEMBLED USING BUTYL SEALANTS AND EXTERIOR WRAPS. JOINT SEALANTS SHALL BE RUBCO C-SAR AND EXTERIOR WRAPS SHALL BE PRESS-SEAL "EZ-WRAP" OR APPROVED EQUALS.

2. WHERE GASKET MATERIAL DOES NOT PROTRUDE FROM JOINTS, POINT UP INSIDE JOINT WITH GROUT.

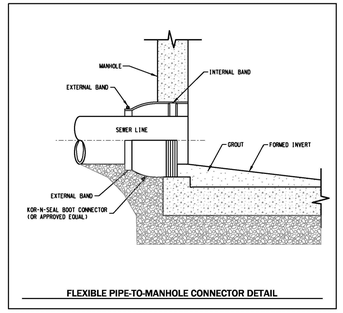
PLASTIC GASKET JOINT FOR PRECAST MANHOLES

GS-2.0



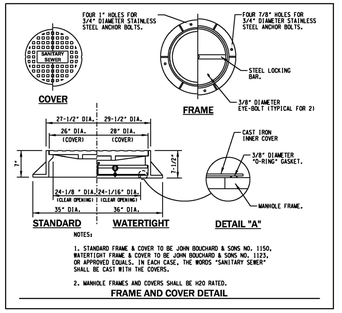
MANHOLE STEP DETAIL

GS-2.1



FLEXIBLE PIPE-TO-MANHOLE CONNECTOR DETAIL

GS-2.2



NOTES:

1. STANDARD FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1150. WATERTIGHT FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1125. OR APPROVED EQUALS. IN EACH CASE, THE WORDS "SANITARY SEWER" SHALL BE CAST WITH THE COVERS.

2. MANHOLE FRAMES AND COVERS SHALL BE H20 RATED.

FRAME AND COVER DETAIL

GS-2.3

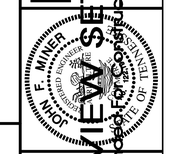
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

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

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Details

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C5.1

BLAIR RIDGE

LANDSCAPE PLAN

SITE DATA
SITE AREA: 15.80 ACRES
SITE ZONING: R-3

LANDSCAPE SURFACE AREA (PER SECTION 9.2.3 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED LANDSCAPE SURFACE AREA (15.58 AC X 40%) = 6.23 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 7.74 ACRES (49.68%)
*LANDSCAPE SURFACE AREA INCLUDES ALL AREAS NOT COVERED BY AN IMPERVIOUS SURFACE AND HAS THE CAPACITY TO ACCOMMODATE LANDSCAPING.

OPEN SPACE (PER SECTION 4.2.5 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED OPEN SPACE (15.58 AC X 20%) = 3.12 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 6.14 ACRES (39.41%)
*OPEN SPACE AREA INCLUDES ALL AREAS OF RECREATION (PASSIVE AND ACTIVE) AND ALL AREAS OF RESOURCE PROTECTION.

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

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

EVERGREEN PLANT MATERIAL SHALL BE 8' TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

50′ 0′ 50′ 100′
SCALE: 1"= 50′

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STEVEN M. MOLCHAN, TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Blair Ridge
La Vergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 50'	
JOB NO. 19258	

Landscape Plan

SHEET: L1.0

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

Bldg. T
Bldg. U
Bldg. J
Bldg. S
Bldg. W
Bldg. R
Bldg. V
Bldg. I
Bldg. G

Shelf Lane
(Private)

Dog Park

30" WATER & SEWER ESMT

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

UTILITY BOX
DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

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REGISTERED LANDSCAPE ARCHITECT — ROBERT S. MOLCHAN — TENNESSEE — 2014

REVISED:

Blair Ridge
La Vergne, Tennessee

Landscape Plan

DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: L1.1	

MAP 32, PARCEL 6.00
SHOFNER MARTIN KING CORABEL ALEXANDER
R:BK:2309, PG:2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

N 14°42'34" E 426.96'

Bldg. P
Bldg. Q
Bldg. Y
Bldg. X
Bldg. Z
Bldg. F
Bldg. C
Bldg. D
Bldg. B

Cave Lane (Private)

Mound Road (Private)

Dog Park

Playground

30' WATER & SEWER ESMT

30' WATER & SEWER ESMT

30' WATER & SEWER ESMT

FFE:

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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N

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

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CHRISTOPHER S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT
PREVIOUSLY ISSUED
STATE OF TENNESSEE
LANDSCAPE ARCHITECT

Blair Ridge
La Vergne, Tennessee

Landscape Plan

REVISED:

DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 20'
JOB NO. 19258
SHEET: L1.2

Gulch Way
(Private)

30' WATER & SEWER ESMT

Bldg. O

Bldg. A

Bldg. B

N 10°11'45" E 113.75'

S 71°08'52" E
69.37'

N 70°08'19" W 356.78'

20' SEWER ESMT

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

N 70°08'02" W 284.62'

20' SEWER ESMT

APPROXIMATE LOCATION OF FIELD LINES
FROM VAN WINKLE MOBILE HOME PARK

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

811
Know what's **below.**
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N

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

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SCOTT W. LOSCHIAVO
REGISTERED LANDSCAPE ARCHITECT
No. 1001
STATE OF TENNESSEE

Blair Ridge

La Vergne, Tennessee

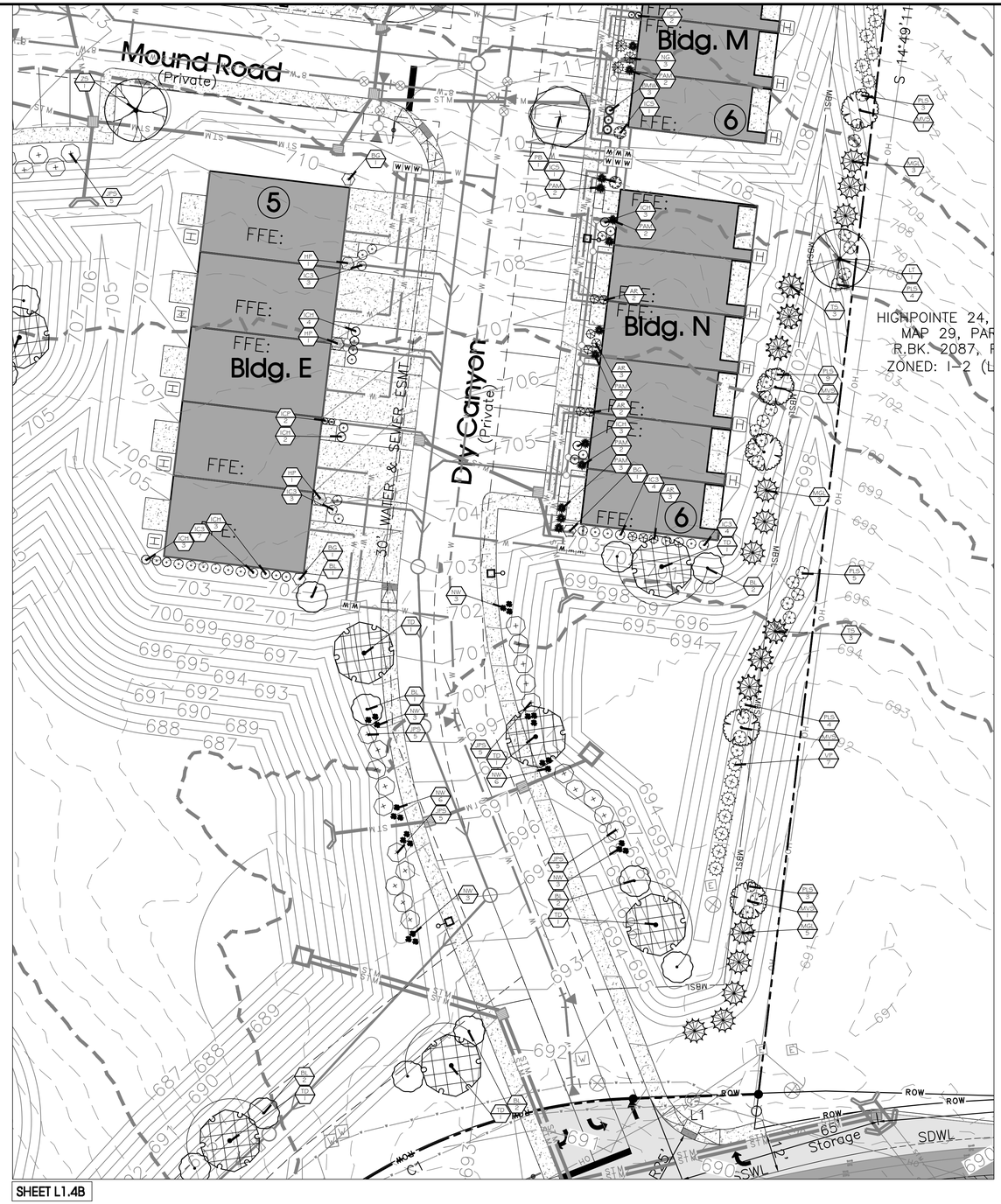
Landscape Plan

REVISED:

DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 20'
JOB NO. 19258
SHEET: L1.3

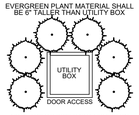


SHEET L1.4A



SHEET L1.4B

EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

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

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE

SEC, Inc.

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

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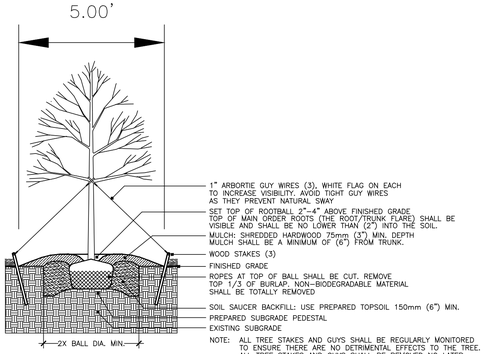
I, MICHAEL S. MOLCHAN, HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF TENNESSEE AND THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Blair Ridge

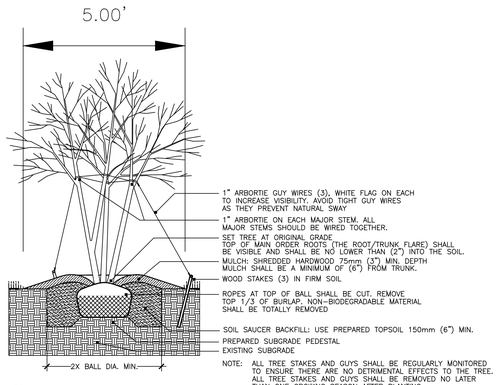
La Vergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: L1.4	

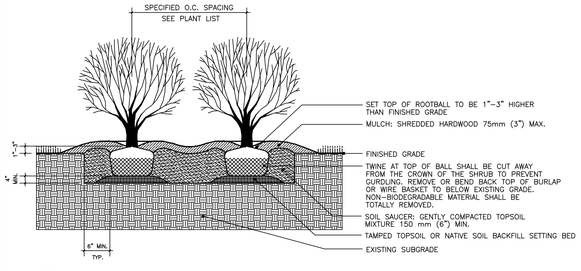
Landscape Plan



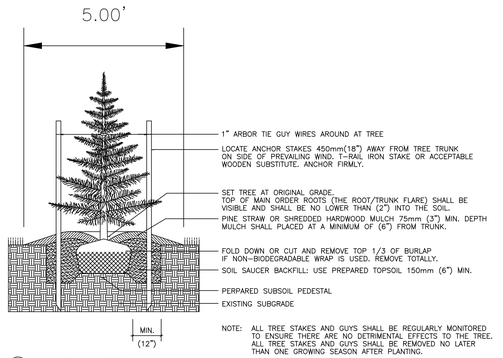
DECIDUOUS TREE PLANTING
NOT TO SCALE



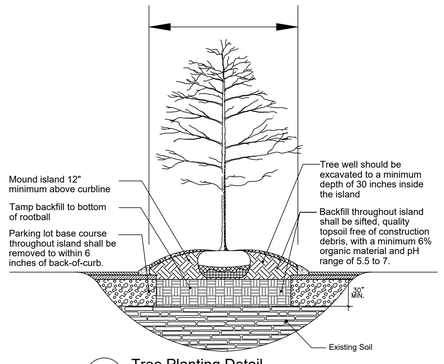
MULTI-STEM TREE PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median

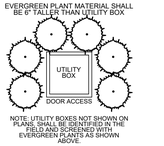
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
BUFFER TREES									
	BN	10	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	LT	13	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	MGL	80	MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	B & B		6`	4`	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	MVS	31	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	TS	63	THUJA STANDISHII X PLICATA `GREEN GIANT` / GREEN GIANT ARBORVITAE	B & B		6`	4`	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
DECIDUOUS TREES									
	PB	16	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	TD	11	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ZS	21	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	BL	17	BETULA NIGRA `LITTLE KING` TM / FOX VALLEY BIRCH	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
ANNUALS/PERENNIALS									
	NW	24	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL		12"	12"	AS SHOWN	WELL ROOTED AND FULL TO EDGES OF CONTAINER
BUFFER SHRUBS									
	PLS	229	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.		18"	18"	AS SHOWN	FULL TO GROUND, DENSE, WELL-BRANCHED
	VP	113	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	CONT.		18"	18"	AS SHOWN	DENSE, FULL, MATCHED
DECIDUOUS SHRUBS									
	HP	30	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	CONT.		12"	12"	AS SHOWN	FULL, WELL-BRANCHED, MATCHED
	LIG	24	LAGERSTROEMIA INDICA `GAMAD VI` / BERRY DAZZLE CRAPE MYRTLE	CONT.		12"	12"	AS SHOWN	FULL, WELL-BRANCHED
	SBL	47	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	CONT.		12"	12"	AS SHOWN	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS									
	AG4	42	AZALEA SATSUKI HYBRID `GUMPO WHITE` / GUMPO WHITE1 AZALEA	CONT.		12"	12"	3` O.C.	DENSE, FULL, MATCHED
	AR	88	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	BG	38	BUXUS X `GREEN MOUNTAIN` / BOXWOOD	CONT.		30"	24"	AS SHOWN	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE
	BMW	28	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	CONT.		12"	12"	3` O.C.	WELL-BRANCHED, DENSE, MATCHED
	IC3	34	ILEX CORNUTA `CARISSA` / CARISSA HOLLY	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	ICB	4	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	ICH	91	ILEX CRENATA `HOOGENDORN` / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	ICP	34	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	CONT.		30"	18"	2` O.C.	DENSE, FULL, MATCHED
	ICS	14	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.		30"	18"	4` O.C.	DENSE, FULL, MATCHED
	JPS	31	JUNIPERUS X PFITZERIANA `SEA GREEN` / SEA GREEN JUNIPER	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	NG	16	NANDINA DOMESTICA `GULF STREAM` TM / HEAVENLY BAMBOO	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	VD2	36	VIBURNUM OBOVATUM `DENSA` / DWARF WALTER'S VIBURNUM	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
GRASSES									
	PAM	87	PENNISETUM ALOPECUROIDES `MOUDRY` / ORIENTAL FOUNTAIN GRASS	3 GAL		12" - 18"	12"	AS SHOWN	WELL ROOTED AND FULL TO EDGES OF CONTAINER

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

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

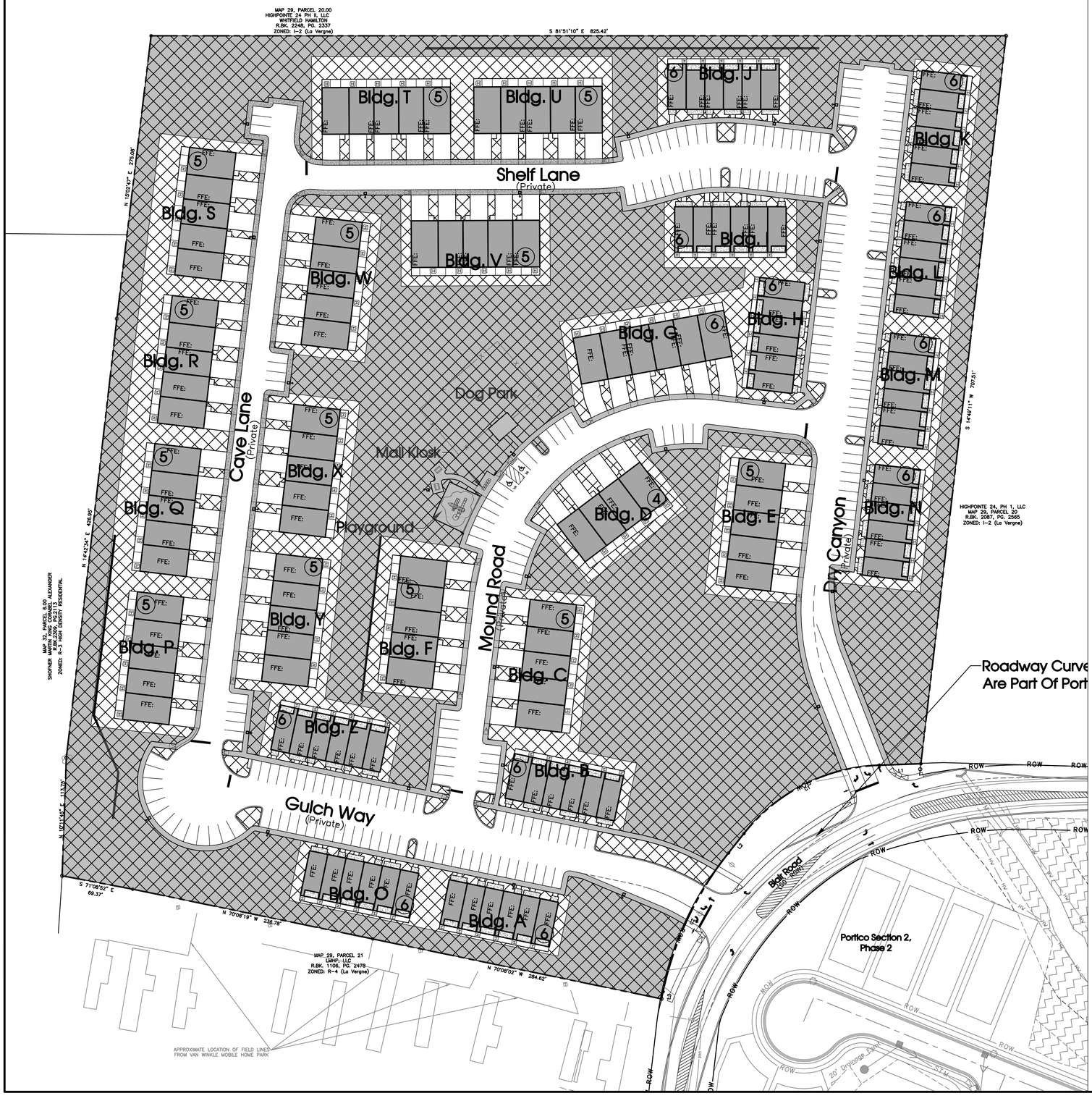
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Blair Ridge
La Vergne, Tennessee

Landscape Details & Notes

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: N/A
JOB NO. 19258
SHEET: L2.0



LANDSCAPE SURFACE AREA (PER SECTION 9.2.3 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED LANDSCAPE SURFACE AREA (15.58 AC X 40%) = 6.23 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 7.74 ACRES (49.68%)
*LANDSCAPE SURFACE AREA INCLUDES ALL AREAS NOT COVERED BY AN IMPERVIOUS SURFACE AND HAS THE CAPACITY TO ACCOMMODATE LANDSCAPING.

OPEN SPACE (PER SECTION 4.2.5 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED OPEN SPACE (15.58 AC X 20%) = 3.12 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 6.14 ACRES (39.41%)
*OPEN SPACE AREA INCLUDES ALL AREAS OF RECREATION (PASSIVE AND ACTIVE) AND ALL AREAS OF RESOURCE PROTECTION.

OPEN SPACE

LANDSCAPE SURFACE AREA

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX
DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

Know what's **below.**
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N

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

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STEVEN W. MOLCHAN, TENNESSEE REGISTERED LANDSCAPE ARCHITECT 2191
PRELIMINARY NOT FOR CONSTRUCTION

Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 50'
JOB NO. 19258
SHEET: L3.0

Landscape Surface Area Plan

BLAIR RIDGE

PHOTOMETRIC PLAN

PLAN NOTES:

1. SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
2. PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LAVERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
3. ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

LIGHTING SCHEDULE NOTES

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

PRIVATE DRIVES AND SIDEWALKS	
AVERAGE FOOT–CANDLES	1.61
MAXIMUM FOOT–CANDLES	3.0
MINIMUM FOOT–CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	15.20
AVERAGE TO MINIMUM FC RATIO	8.21

SITE BOUNDARY	
AVERAGE FOOT–CANDLES	0.05
MAXIMUM FOOT–CANDLES	0.5
MINIMUM FOOT–CANDLES	0.0

PLAYGROUND & MAIL KIOSK	
AVERAGE FOOT–CANDLES	1.30
MAXIMUM FOOT–CANDLES	2.6
MINIMUM FOOT–CANDLES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.21
MAXIMUM TO MINIMUM FC RATIO	4.73
AVERAGE TO MINIMUM FC RATIO	2.36

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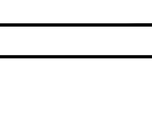
50′ 0′ 50′ 100′

SCALE: 1"= 50′

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Blair Ridge
LaVergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12–29–2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: 1" = 50'	
JOB NO. 19258	

Photometric Plan

SHEET: PH 1.0



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CHRISTOPHER R. MOLCHAN, TENNESSEE REGISTERED LANDSCAPE ARCHITECT No. 1162

Blair Ridge

LaVergne, Tennessee

Photometric Plan

REVISED:	
DRAWN:	SWL
DATE:	12-29-2023
CHECKED:	RSM
FILE NAME:	19258project_PH
SCALE:	1" = 20'
JOB NO.	19258
SHEET:	PH 1.1

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STATE OF TENNESSEE
ROBERT S. MOLCHAN, JR.
REGISTERED
LANDSCAPE ARCHITECT
101

Blair Ridge

LaVergne, Tennessee

Photometric Plan

REVISED:

DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258project_PH
SCALE: 1" = 20'
JOB NO. 19258
SHEET: PH 1.2

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

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

N 15°02'47" E 275.08'

S 81°51'10" E 825.42'

Bldg. T

Bldg. U

Bldg. J

Bldg. S

Bldg. W

Bldg. V

Bldg. I

Bldg. R

ARCH_M

Shelf Lane
(Private)

30' WATER EASEMENT

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SEC, Inc.

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JEFFREY S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE

Know what's **below.**
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20' 0 20' 40'
SCALE: 1"= 20'

Blair Ridge

LaVergne, Tennessee

Photometric Plan

REVISED:

DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258project_PH
SCALE: 1" = 20'
JOB NO. 19258
SHEET: PH 1.3



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

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

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JEFFREY S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT
No. 1003 STATE OF TENNESSEE

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

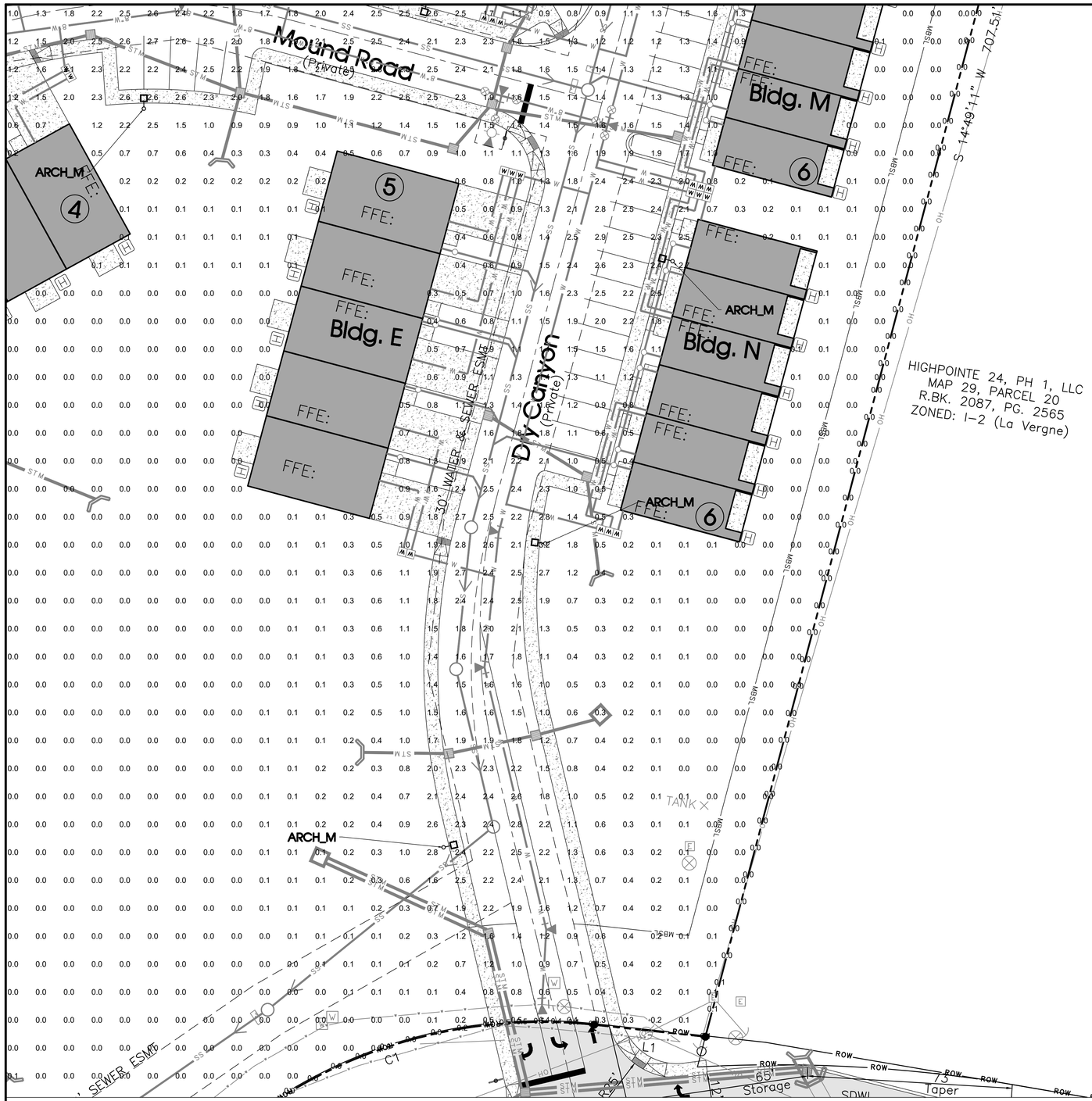
N

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

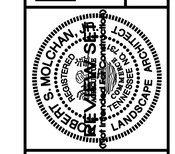
Blair Ridge
LaVergne, Tennessee

Photometric Plan

REVISED:	
DRAWN:	SWL
DATE:	12-29-2023
CHECKED:	RSM
FILE NAME:	19258project_PH
SCALE:	1" = 20'
JOB NO.	19258
SHEET:	PH 1.4



SITE ENGINEERING CONSULTANTS
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Blair Ridge
LaVergne, Tennessee

Photometric Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: 1" = 20'	
JOB NO. 19258	

SHEET: PH 1.5

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

N

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



D-Series Size 1
LED Area Luminaire

d-series

Catalog Number

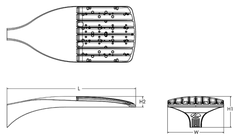
Notes

Type

Fill the field only or mouse over the page to see all features/the elements.

Specifications

EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Introduction

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[4]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[9]		SPAS Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[9]	BLC4 Type IV backlight control[9]		RPAS Round pole mounting #5 drilling[9]
	P5	**Rotated optics**	80CRI	T4M Type IV medium			SPABN Square narrow pole mounting #8 drilling
		27K 2700K	80CRI	T4LG Type IV low glare[9]	LCCO Left corner cutoff[11]		WBA Wall bracket[10]
	P10[1] P12[1]	30K 3000K	80CRI	T4FTM Forward throw medium	RCCO Right corner cutoff[11]		
	P11[1] P13[1]	35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN	nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,14,20,21]	SPDXNW	20KV surge protection	DBLXD	Black
		HS	Houseside shield (black finish standard)[22]	DNAXD	Natural Aluminum
PIR	High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[13,20,21]	L90	Left rotated optics[1]	DWHXD	White
		R90	Right rotated optics[1]	DDBTXD	Textured dark bronze
PER	NEMA twist-lock receptacle only (controls ordered separately)[15]	CCE	Coastal Construction[18]	DBLBXD	Textured black
		Shipped separately		DNATXD	Textured natural aluminum
PERS	Five-pin receptacle only (controls ordered separately)[16,21]	EGSR	External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD	Textured white
PER7	Seven-pin receptacle only (controls ordered separately)[16,21]	BSDB	Bird Spikes (field install required)		
FAO	Field adjustable output[19,21]				
BL30	Bi-level switched dimming, 30%[16,21]				
BL50	Bi-level switched dimming, 50%[16,21]				
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]				
DS	Dual switching[16,18,21]				

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Project		Catalog #		Type	
Prepared by		Notes		Date	



Streetworks

Archeon Medium

Roadway Luminaire

Product Features

Light Advisor™

Interactive Menu

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

Product Certifications

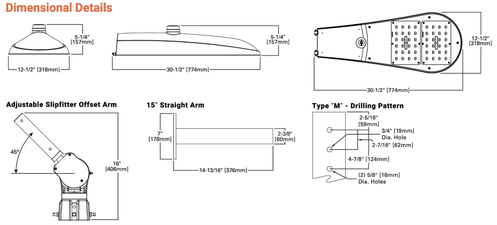
Quick Facts

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

Connected Systems

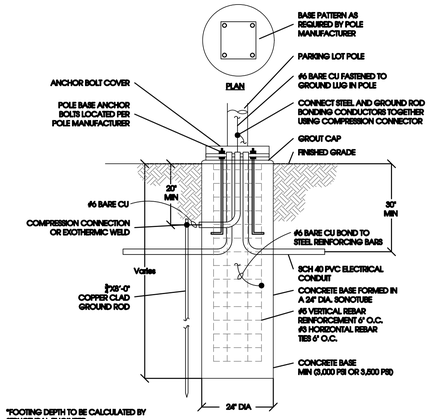
- WaveLinx
- Telensa

Dimensional Details



LUMINAIRE SCHEDULE

CALLOUT	*SYMBOL*	*DESCRIPTION*	*MOUNTING*	*MODEL*	*NOTE 2*	*QUANTITY*	*LAMP DEPRECIATION*	*ARM LENGTH*
ARCH_M		ARCHEON-M ROADWAY AND AREA LUMINAIRE(2) 70 CRI, 3000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS	POLE	COOPER LIGHTING SOLUTIONS – STREETWORKS (FORMERLY EATON), ARCH M PA2 120 730 U T3	25'	27	0.9	4'
DSX1-P1-T3M		D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	POLE	Lithonia Lighting, DSX1 LED P1 40K 70CRI T3M HS	16'	1	0.9	0'



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

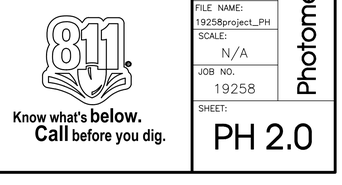
LIGHT POLE FOOTING

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

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

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Blair Ridge
LaVergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: N/A	
JOB NO. 19258	

Photometric Details & Notes

SHEET: PH 2.0

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 14.

Item Title: Preliminary Plat – Burntwood – Eight (8) Lots and Common Areas on 3.9 Acres. Requested by Huddleston Steele. Property located at Burntwood Drive and Vineyard Lane (Tax Map 32, Parcel 6.03). R-1 (Low Density Residential) Zoning District. Property owned by Gati Homes.

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, Huddleston Steele is requesting approval of the prelim. plat for Burntwood located on 4 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-1 which allows low density.

The property is located at Vineyard and Burntwood Drives. The proposed layout shows 8 new lots with common areas. Also shown is the layout of a new street.

All streets will have sidewalks a minimum of 5 feet wide.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. There is a typo in Note #14.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

No Engineering comments.
Please note that a draft Longterm Maintenance Agreement and a Longterm Maintenance Plan will be required to be submitted for the stormwater system with the Construction Drawings.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Show Tapping Sleeve and valve for Lemonwood Ct.

Codes

No comments

Fire

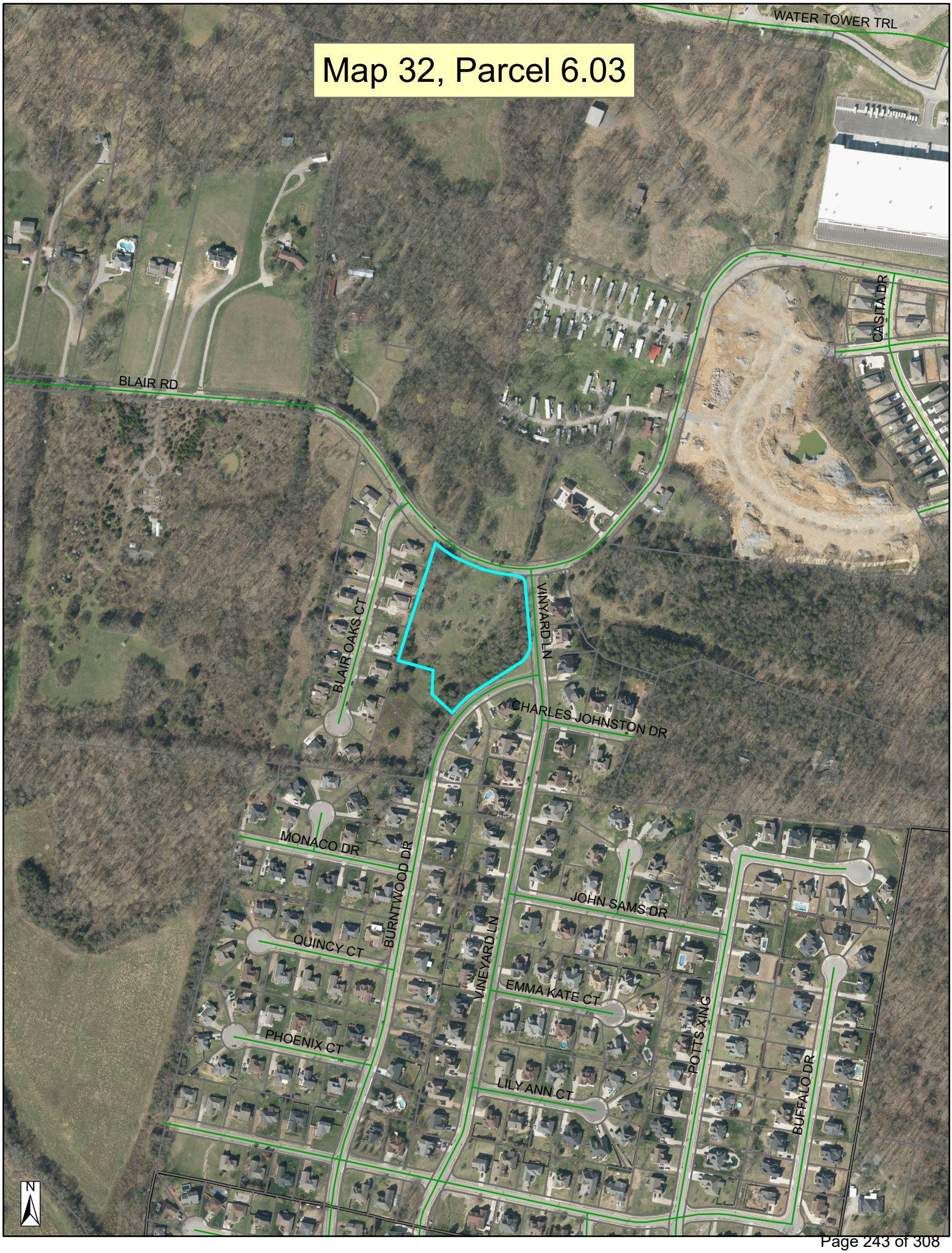
Curtis Brinkley
cbrinkley@lavergnetn.gov

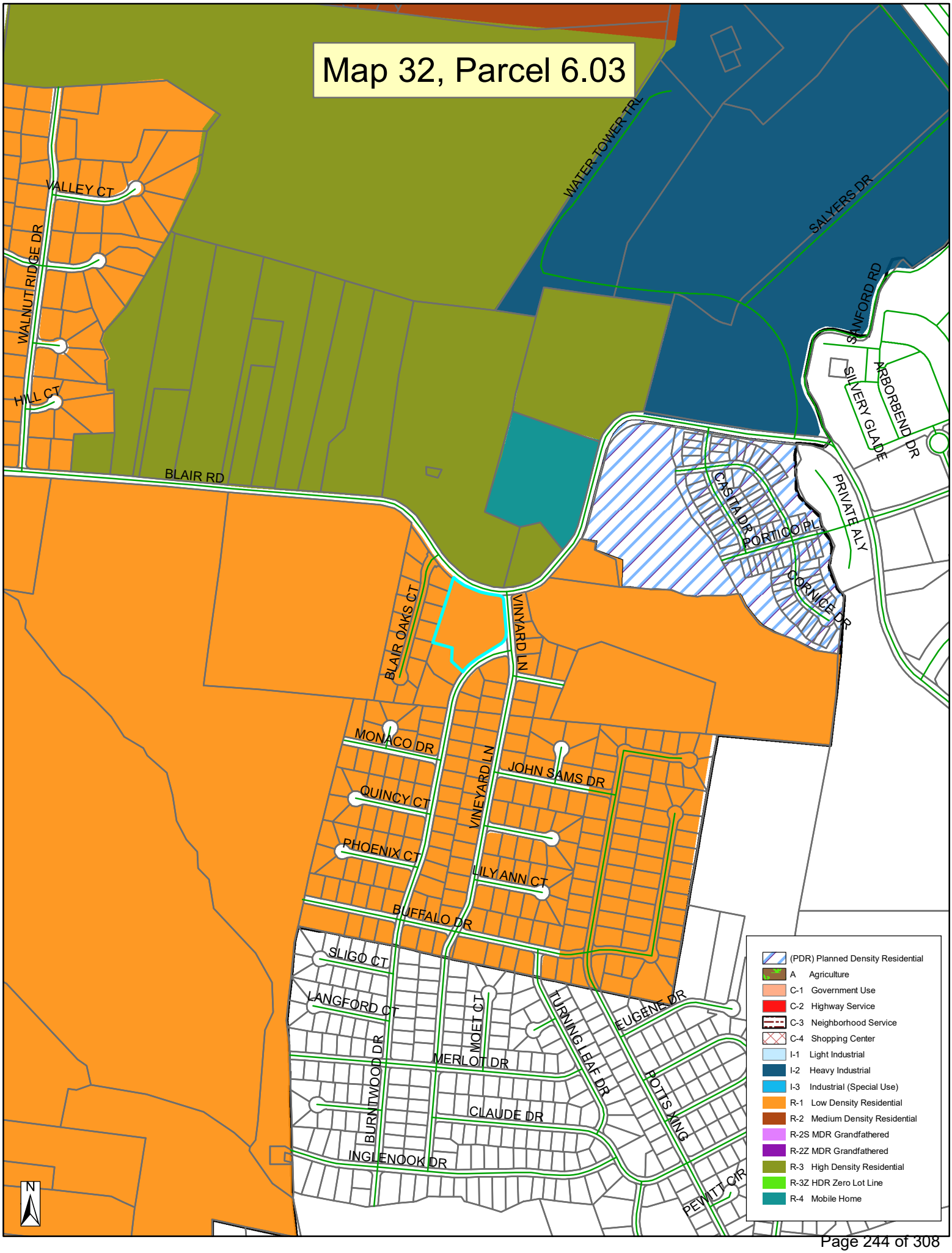
Police

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.


Map 32, Parcel 6.03
BLAIR RD
BLAIR OAKS CT
VINYARD LN
BURNTWOOD DR
CHARLES JOHNSTON DR
VINEYARD LN
N


Map 32, Parcel 6.03
WATER TOWER TRL
CASITA DR
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
MONACO DR
BURNTWOOD DR
JOHN SAMS DR
QUINCY CT
VINEYARD LN
EMMA KATE CT
POTTS XING
PHOENIX CT
LILY ANN CT
BUFFALO DR
N


Map 32, Parcel 6.03
WATER TOWER TRL
SALYERS DR
SANFORD RD
SILVERY GLADE
ARBORBEND DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
CASTLE DR
PORTICO PL
PRIVATE ALY
CORNICE DR
BLAIR OAKS CT
VINYARD LN
MONACO DR
VINEYARD LN
JOHN SAMS DR
QUINCY CT
PHOENIX CT
LILY ANN CT
BUFFALO DR
SLIGO CT
LANGFORD CT
MOET CT
TURNING LEAF DR
EUGENE DR
MERLOT DR
BURNTWOOD DR
CLAUDE DR
POTTS XING
INGLENOOK DR
PEWITT CIR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home



Shemika Rucker, et vir Christopher
Tax Map 32-C, Group C, Parcel 11.00
Record Book 1152, Page 1632
Zoned: R-1
Lot 11, Blair Oaks Subdivision
Plat Book 35, Page 271

Christopher Sanderson, et ux Jennifer
Tax Map 32-C, Group C, Parcel 12.00
Record Book 1137, Page 1956
Zoned: R-1
Lot 12, Blair Oaks Subdivision
Plat Book 35, Page 271

Irby Smith, III, Estate/Brenda Smith
Tax Map 32-C, Group C, Parcel 13.00
Will Book 76, Page 748
Zoned: R-1
Lot 13, Blair Oaks Subdivision
Plat Book 35, Page 271

David Goon, et ux Lisa
Tax Map 32-C, Group C, Parcel 14.00
Record Book 1172, Page 2594
Zoned: R-1
Lot 14, Blair Oaks Subdivision
Plat Book 35, Page 271

Alfred Majors, et ux Rena
Tax Map 32-C, Group C, Parcel 15.00
Record Book 1157, Page 2553
Zoned: R-1
Lot 15, Blair Oaks Subdivision
Plat Book 35, Page 271

Kristal Yates
Tax Map 32-C, Group C, Parcel 6.06
Record Book 2327, Page 2042
Zoned: R-1
Lot 2B of the Resubdivision of Lot 2, Rock Springs Church Subdivision
Plat Book 49, Page 141

N17°43'57"E 271.59'
N17°02'53"E 156.84'
N74°50'24"W 129.15'
N03°25'33"E 85.71'
N47°11'26"W 108.17'
S74°50'48"E 56.20'
S68°37'06"E 56.04'
S68°31'36"E 55.05'
S67°28'01"E 56.16'
S55°26'14"E 30.72'
S53°26'25"W 3.07
S74°50'48"E 53.75'
S15°25'01"W 65.30'
S74°50'24"E 129.15'
S15°25'01"W 65.30'
S74°50'24"E 129.15'
S15°25'01"W 65.30'
S74°50'24"E 129.15

Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 15.

Item Title: Site Plan - UHAUL, Phase 2 - Two (2) Buildings Totaling Approximately 43,000 Square Feet on 10 Acres. Requested by SEC, Inc. Property located at 503 New Paul Road (Tax Map 17, Parcel 40.03). I-2 (Heavy Industrial) Zoning District. Property owned by Amerco Real Estate Co.

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

Summary: SEC, Inc. is requesting approval of their site plan for UHAUL, Phase 2. The plan consists of two (2) new buildings totaling approximately 43,000 SF.

The property is located at 503 New Paul Road (Tax Map 17, Parcel 40.03). The zoning is I-2 (Heavy Industrial).

The proposed layout on the plan shows two (2) new buildings are indicated for the rear parcel.

The City's parking requirements have been met or exceeded on the site plan.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. Overlay district ends at the 3rd parking space past the large bay doors;
2. Photometric Plan is required if lighting is not already installed in the rear.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Retaining wall structural design details and sections may be submitted with the Buildoing Permit submittal

since it is functionally part of Building B. However, , sections, and elevations (including safety fence details) must be provided. 'By others' will not be accepted.
2. (Stormwater Calculations) Please provide depth, velocity, and recommended groundcover for open channel along western boundary.
3. (C2.1 and C2.2) Show FDC(s) on plans.
4. (C2.1 and C2.2) Coordinate final water, sewer, and fire layouts with the Fire Marshal and Scott Tatalovich of Public Works Utilities.
5. Are dumpster pads needed for these buildings?
6. Add note "No more than 500 feet of open stormwater and/or utility trench will be allowed at one time."
7. (C1.0) Note 5 states that a construction entrance will be installed but it is not shown on the plan. Please note on the drawing the plan for keeping mud off of the city streets.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Apply for water and sewer availability letters at Public Works Department.
2. Specify how you will connect to existing 6-inch water: Remove 90-deg bend and install 6-inch tee and thrust block, tap existing 6-inch line upstream or downstream of existing 90-degree bend and install thrust block, other?
3. Show FDC for each building (single 5” Storz) at least 50 feet from building and not more than 100 feet from FH.
4. Because it’s a combined fire and domestic waterline, backflow protection of the domestic water line from the fireline is required at each building. Typically this will be done inside the building in a mechanical room, near where the FDC line tees into the autofeed for the fire sprinklers from system water. Speak with your fire protection engineer about details needed.
5. Provide fire sprinkler calculations and pipe sizes from Fire Protection Engineer.

Codes

Detailed design for the retaining wall will need to be included with the building permit application.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No FDC was noted for building "B." A fire hydrant is needed within 100 feet of an FDC. If one FDC services both buildings, plans will need to reflect how.

Police

John Eubank
jeubank@lavergnetn.gov

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503 New Paul Rd
I-24 FWY
I-24 FWY
NEW PAUL RD
MADISON DR
CENTREPOINTE WAY
N


503 New Paul Rd
I-24 FWY
I-24 FWY
BRIDGESTONE PKWY
HEIL QUAKER BLVD
MADISON DR
NEW PAUL RD
CENTREPOINTE WAY
RELIANCE DR
CENTREPOINTE DR
N


503 New Paul Rd
HEIL QUAKER BLVD
BRIDGESTONE PKWY
ROCKY TOCK ST
JONES BLVD
WALDRON RD
BAIN DR
LONGVIEW ST
INGRAM BLVD
MADISON DR
I-24 064D WB ON RAMP
ENTERPRISE BLVD
CENTREPOINTE WAY
NEW PAUL RD
I-24 FWY
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
RELIANCE DR
CENTREPOINTE DR
I-24 064B EB ON RAMP
SUMMER HILL LN
WOODCREST DR
FARMINGDALE DR
MEADOW LN
BROOKRIDGE DR
STONE RIDGE PKWY
RIDGEVIEW CT
BLAKE MOORE DR
CEDAR RIDGE DR
BUFORD JOHNSON RD
WASHER DR
CAROTHERS 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


U-HAUL
U-BOX



U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

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

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

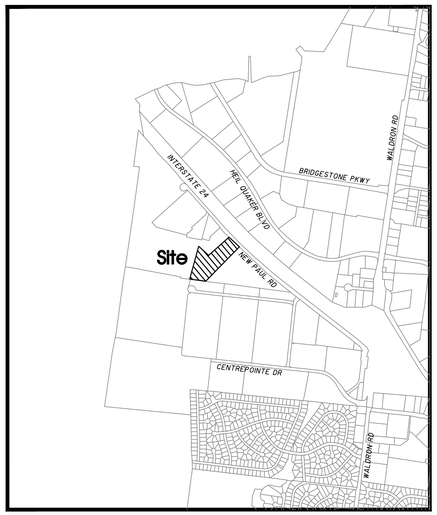
Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
Ex: 2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
1 Space/4,000 Sq.Ft. G.F.A. x 42,950 Sq.Ft = 11 Additional Spaces Required
Total Spaces Required: 47 Spaces
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Existing Conditions/Initial EPSC/Demo Plan
C1.1	Intermediate EPSC Plan
C2.0	Site Plan
C2.1-2.2	Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-4.1	Details
L1.0-L1.4	Landscape Plans
L 2.0	Landscape Details & Notes



Site Location Map

Not To Scale

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

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By:_____ Date:_____
John F. Miner, P.E. TN. Reg. #122194

JOHN F. MINER — REGISTERED ENGINEER — AGRICULTURAL & BIOSYSTEMS — No. 122,194 — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Watershed: West Branch Hurricane Creek

Disturbed Area: 2.23± Ac.
Impervious Area: 7.25± Ac. (72.5%)
Δ Impervious Area: 0.0± Ac.

Sheet C0.0
U-Haul Phase 2
S.E.C. Project #19084
Submitted: 12-29-2023
Revised:

Site Notes:

1. Dimensions shown at curbed areas are to face of curb.

2. See architectural drawings for building dimensions.

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

4. 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.

5. 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.

6. 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.

7. 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.

8. A separate R.O.W. Excavation Permit issued from the LaVergne Street Department shall be required for any excavation or construction in the public R.O.W.

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

10. 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.

11. Existing conditions and topo shown herein are taken from a field-run survey by Dale & Associates.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.

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

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

4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.

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

6. Location of site utilities shall be verified with proper utility company providing service.

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

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

9. 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.

Sanitary Sewer Notes:

1. The contractor must notify the City of LaVergne Sewer Dept. for sewer inspection prior to starting work.
2. Sanitary sewer pick-up points shall terminate five feet outside the face of building unless otherwise noted.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.
2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.
4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

Grading And Drainage 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. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.

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

7. No portion of this site lies within the 100 year flood plain per F.E.M.A. Community Panel No. 47149C0105J dated May 9, 2023.

8. A separate R.O.W. Permit issued by the City of LaVergne will be required for excavation and construction in the public R.O.W.

9. Handicap parking spaces and accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.

10. 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.

Erosion Control Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.

3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.

4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Purpose Summary:

The proposed buildings and site improvements are proposed to provide an addition of two buildings to the existing Uhaul self-storage facility; including RV storage and equipment rental storage. All the outdoor storage has been placed at the rear of the site behind the proposed building. Employee parking is proposed to be located on the side of the building. The rear of the site is proposed to be secured with a 8-foot tall opaque fence. The gates to the rear area will be open during regular business hours and locked overnight. The site provides for a landscape buffer on the east side where it abuts residential zoning. Stormwater management area is proposed to the east of the main building and to the western rear corner.

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

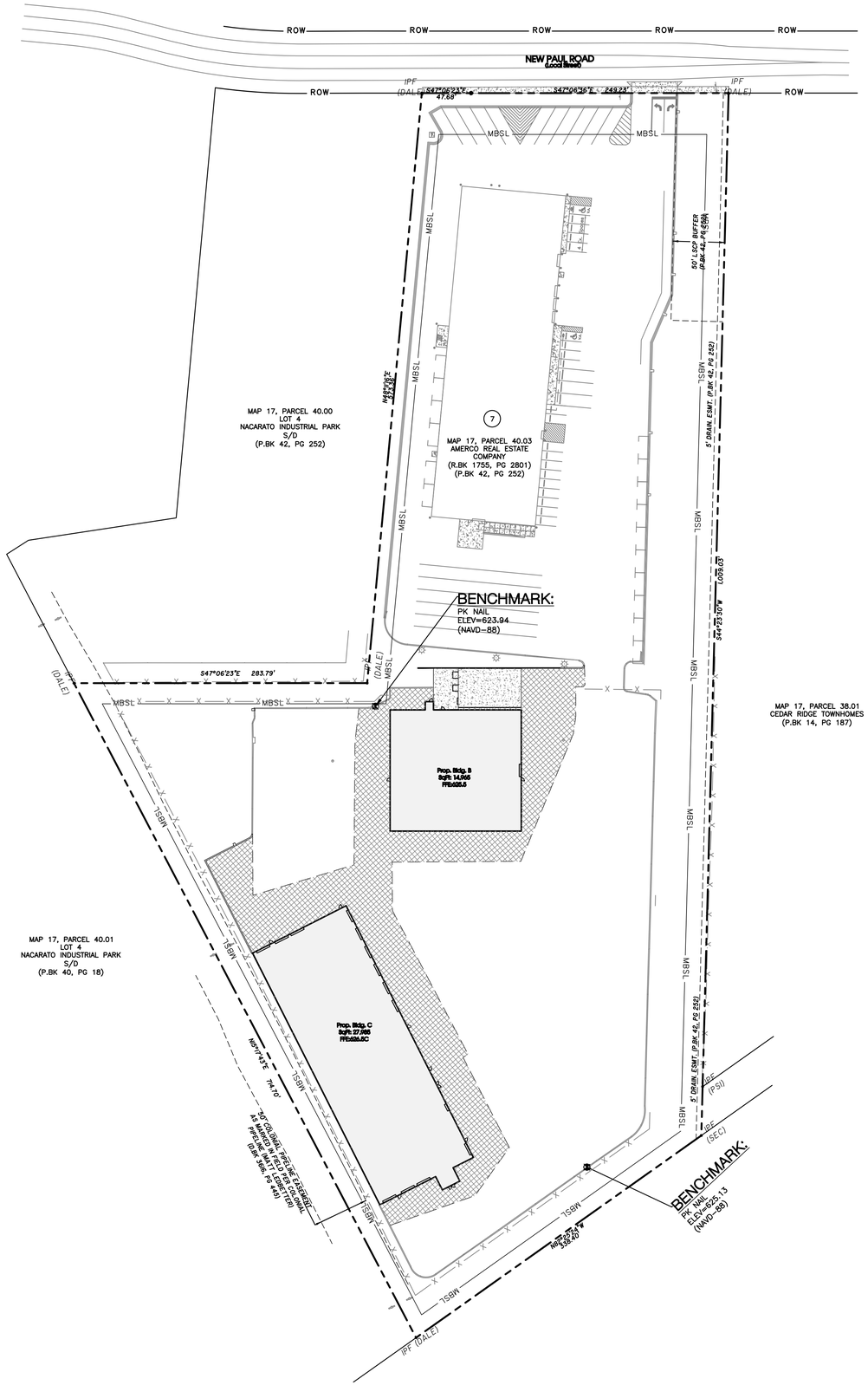
JOHN T. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: None	
JOB NO. 19084	
SHEET: C0.1	

General Notes



Legend:

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

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

Know what's **below.**
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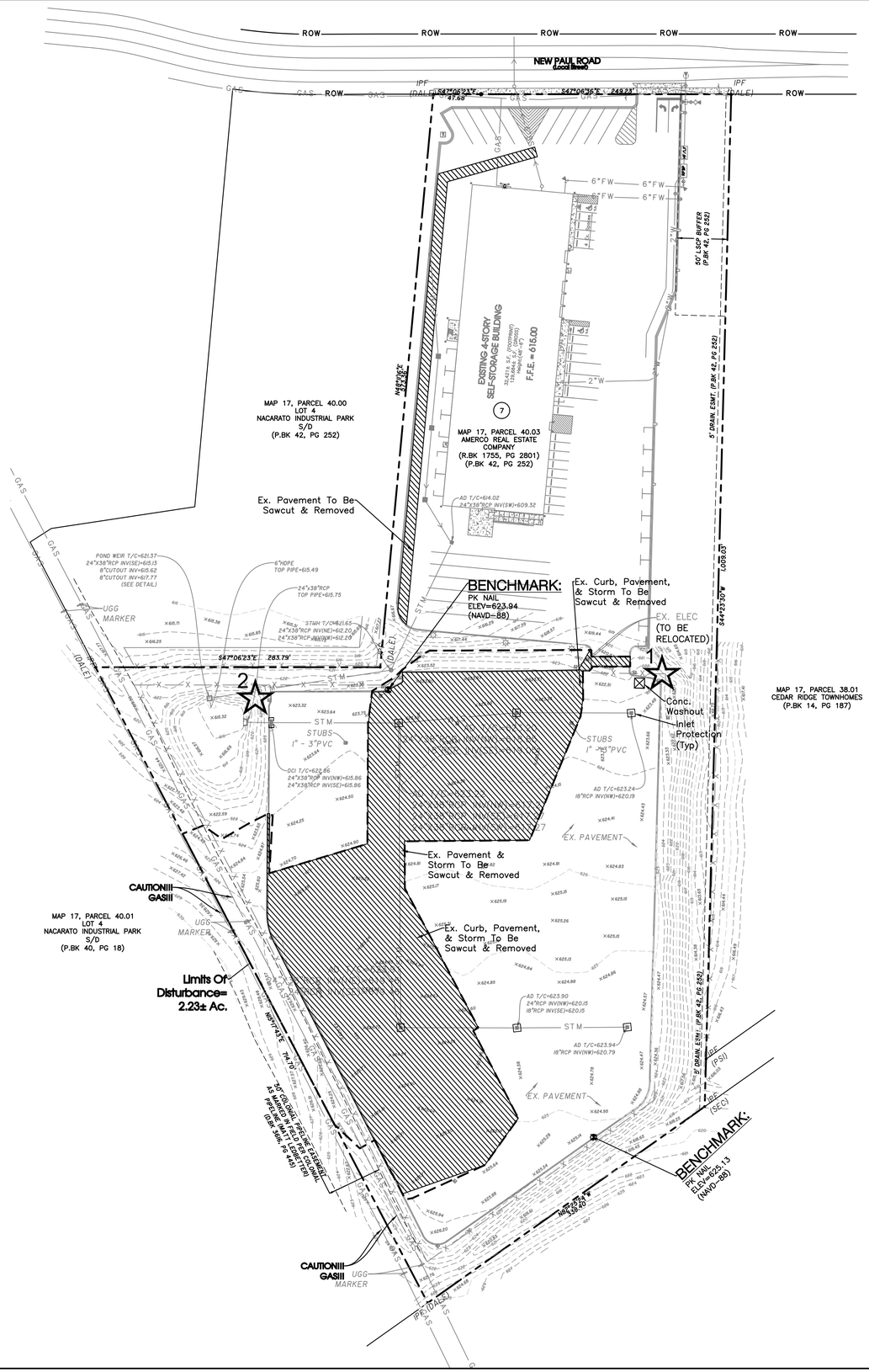
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Master Plan

REVISED:	
DRAWN:	SJA/CFB3
DATE:	12-29-2023
CHECKED:	MAT, MPL
FILE NAME:	19084uhaul2.dwg
SCALE:	1"=60'
JOB NO.	19084
SHEET:	C0.2



SWPPP Narrative:

The existing site is located to the west of northwestern end of New Paul Road within Rutherford County in the City of La Vergne. The project site is a 10.00 Acre project and generally sheet flows from the southwest to the northeast. The site has been designed to discharge to existing downstream conveyance system to the northeast.

The existing soils on site consist of approximately 60.7% Egam Silt Loam and Talbott Silty Clay Loam categorized as type C hydrologic soil group and 39.3% Gladeville–Rock outcrop Complex categorized as type D hydrologic soil group per published information by the National Resources Conservation Service. The pre–developed site has a runoff curve number of 88. The proposed improvements will increase the runoff curve number to 93.

During demolition and mobilization, the sediment and stormwater runoff will be controlled with certain Best Management Practices (BMPs). Silt fence and erosion eel 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. Gravel check dams will be provided in the existing swale. Covered dumpsters will be on site for disposal of trash and other debris. Paint and other potentially hazardous chemicals will be stored inside the building or otherwise approved weatherproof container. The contractor purchasing the materials will be responsible for legally disposing of the container. The contractor purchasing the materials will be responsible for legally disposing of the containers and excess materials in accordance with the manufacturers' recommendations. A washout area will be provided for the concrete trucks as required.

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

Construction Sequence:

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	MASS GRADED SITE D SOILS, CN=89	2.47
GRAVEL	MASS GRADED SITE D SOILS, CN=91	1.46
GRASS	MASS GRADED SITE C SOILS, CN=86	5.88
GRAVEL	MASS GRADED SITE C SOILS, CN=89	0.19
	COMPOSITE CN=88	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. C–SOILS, CN=98	7.25
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION C–SOILS, CN=79	1.34
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION D–SOILS, CN=84	1.41
	COMPOSITE CN=93	

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	4.76	1.92%
2	CULVERT AT N.E. CORNER	2.68	1.10%
3	NORTH PROPERTY LINE	2.56	3.47%

1 ☆ Outfall

60′ 0 60′ 120′
SCALE: 1"= 60′

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

Legend:

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

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

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)

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

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

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

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

Notes:
Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

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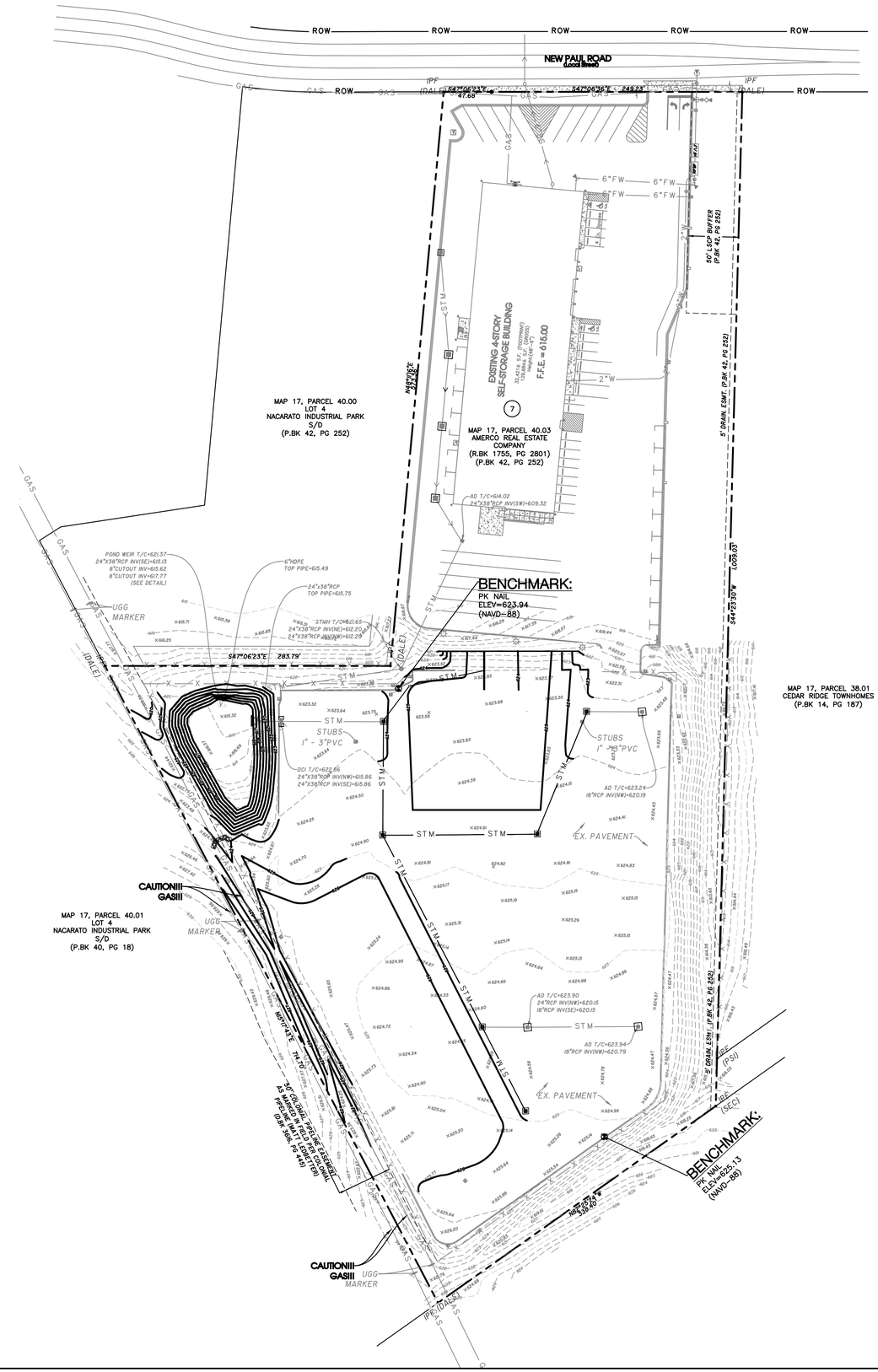
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Existing Conditions/Initial EPSC/Demo Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12–29–2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=60'	
JOB NO. 19084	
SHEET: C1.0	



Legend:

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

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

N

60′ 0 60′ 120′

SCALE: 1"= 60′

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

PROPOSED BMP'S

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

Notes:

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

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

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

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

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)

Notes:

Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

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

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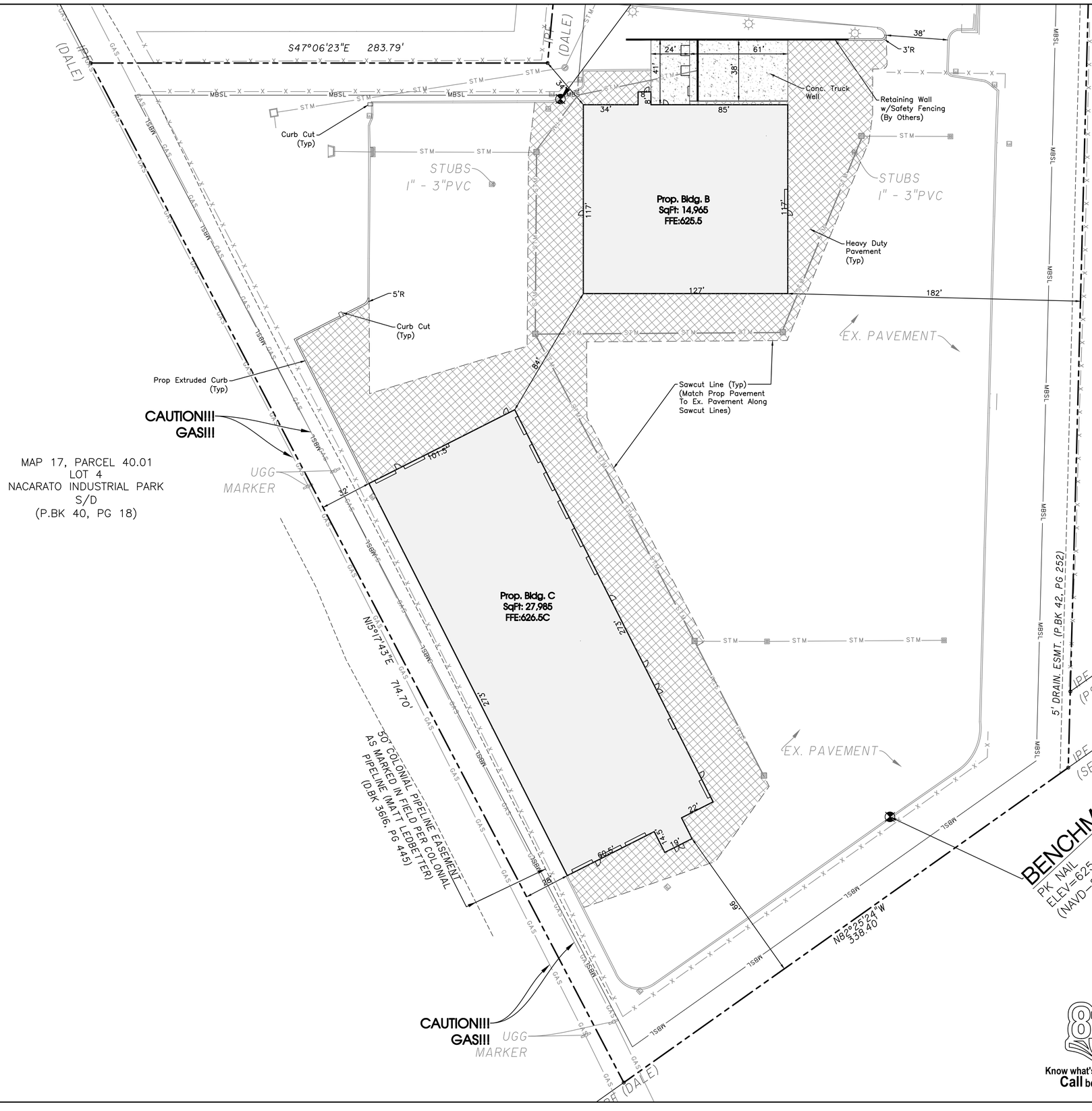
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Intermediate EPSC Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084
SHEET: C1.1



Know what's below. Call before you dig.

30' 0 30' 60'

SCALE: 1"= 30'

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	
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GAS METER		HEADWALL	
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EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

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

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

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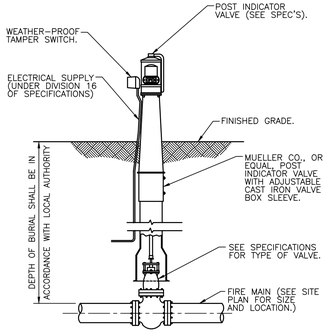
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503 New Paul Road
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REVISED:

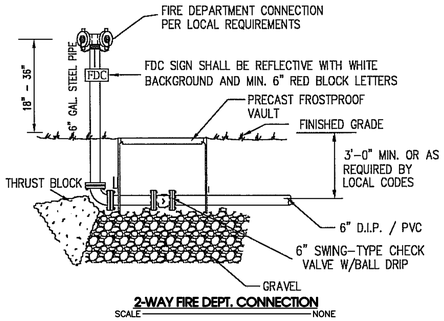
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Site Plan

SHEET: C2.0



POST INDICATOR VALVE WITH VALVE BOX
SCALE — NONE



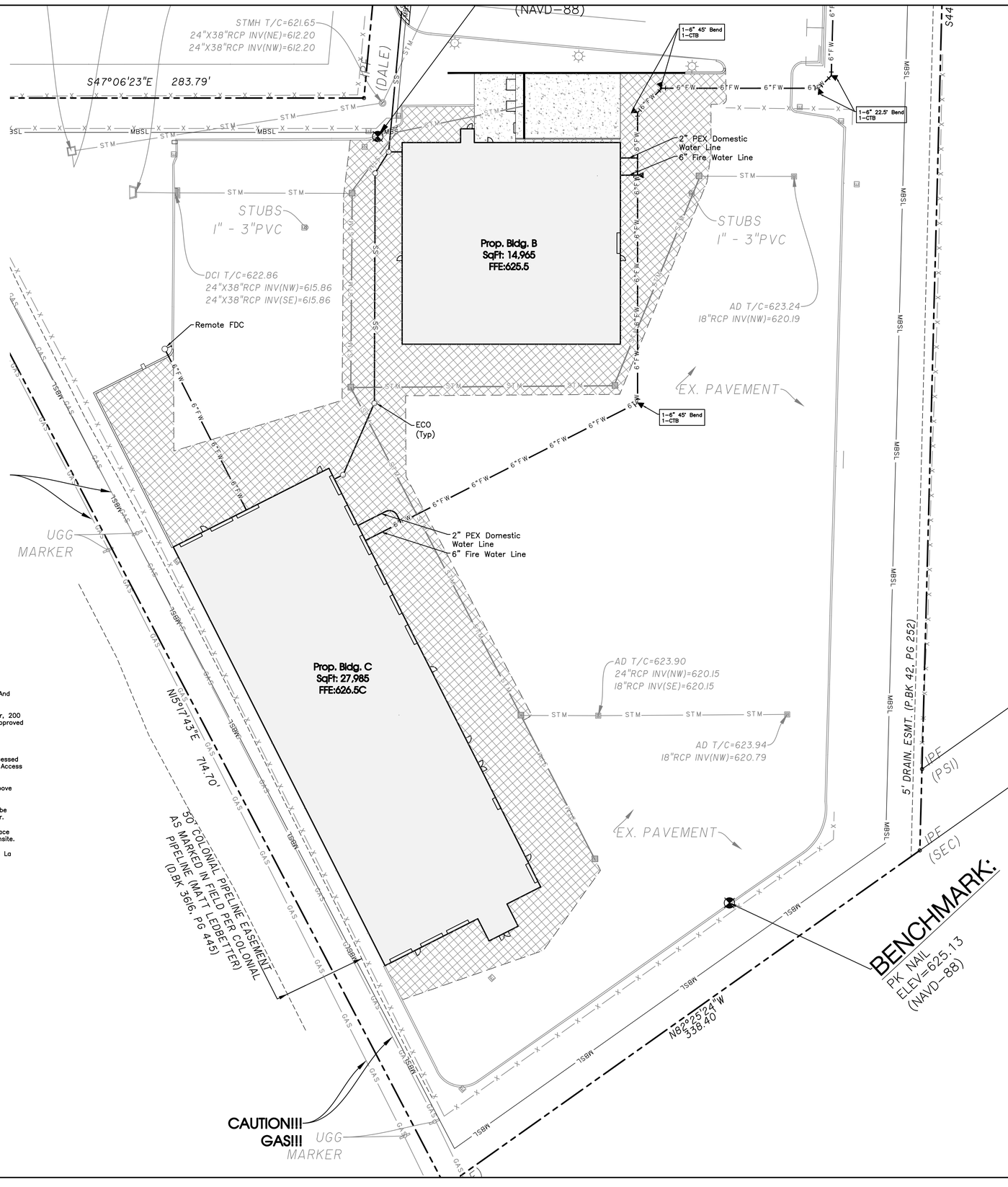
2-WAY FIRE DEPT. CONNECTION
SCALE — NONE

Fire Line Notes:

1) Dedicated Fire Water Lines Must Be Inspected And Approved By FMO Prior To Being Covered.
2) Upon Completion Of Fire Water Lines, A 2 Hour, 200 Pound Pressure Test Must Be Witnessed And Approved By FMO.
3) FDC To Be Siamese Connection.
4) An Approved Knox 3200 Series Surface Or Recessed Mounting Lock Box Is Required At Riser Room Access Door.
5) An Exterior Electric Horn/Strobe Is Required Above FDC. No Water Gongs.
6) All fire line piping from point of service shall be installed by a TN registered sprinkler contractor.
7) Waterlines servicing fire hydrant must be in place & operational prior to bringing combustibles onsite.
8) Development must be sprinkled per the City of La Vergne's fire sprinkler ordinance

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Electrical Legend:
- Commercial Vault
- Transformer



Legend:

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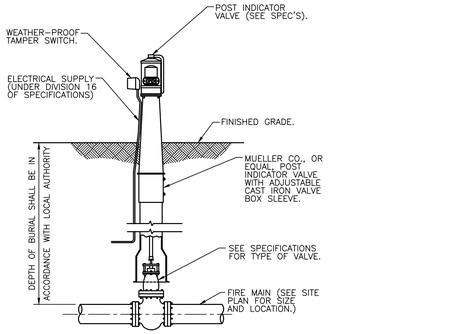
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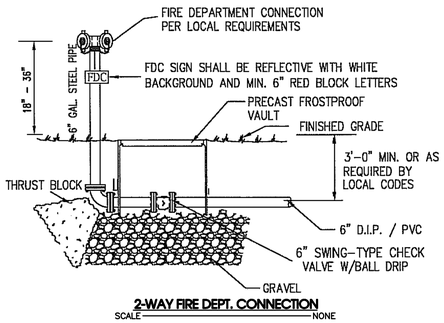
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Utility Plan

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POST INDICATOR VALVE WITH VALVE BOX
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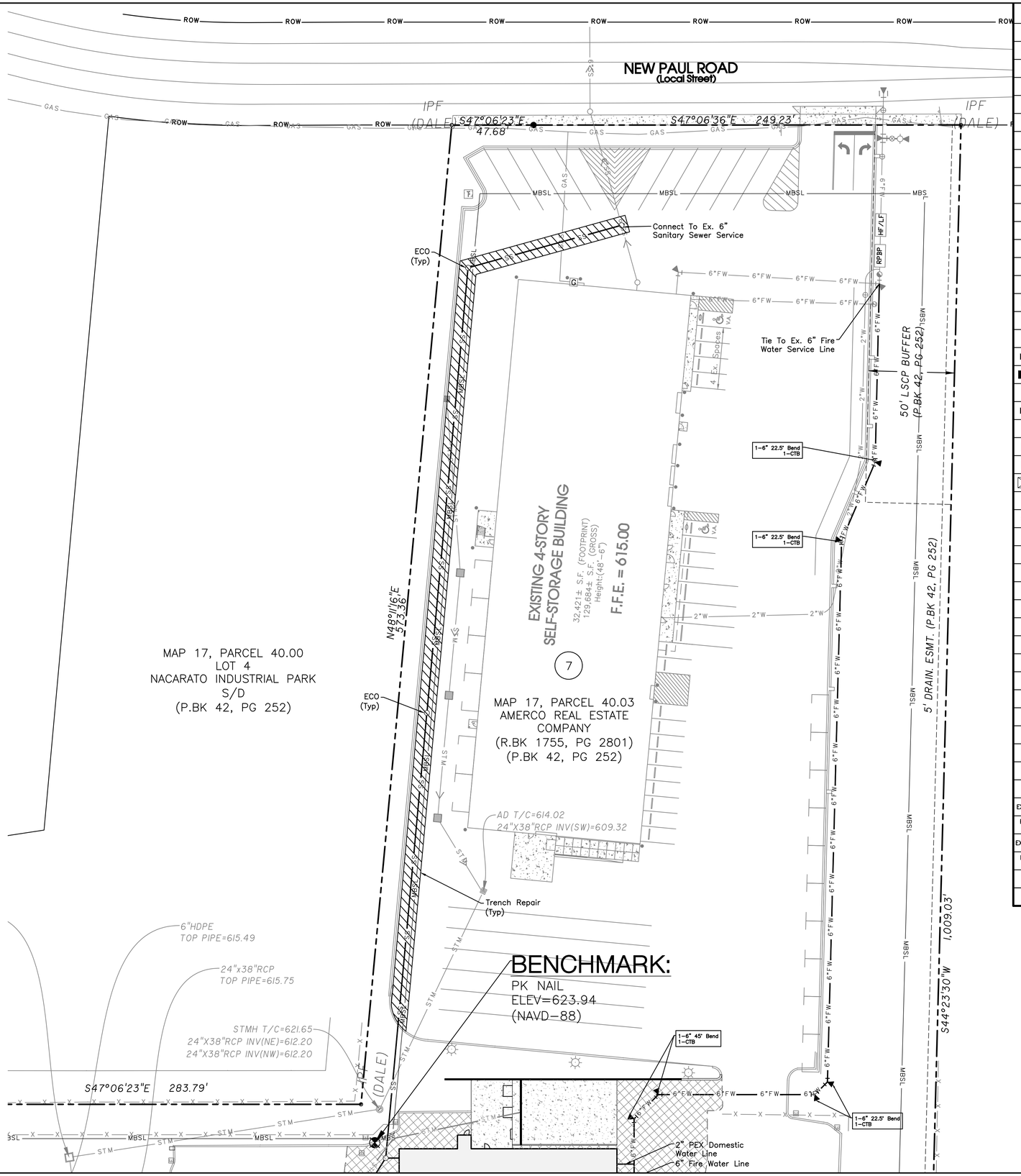
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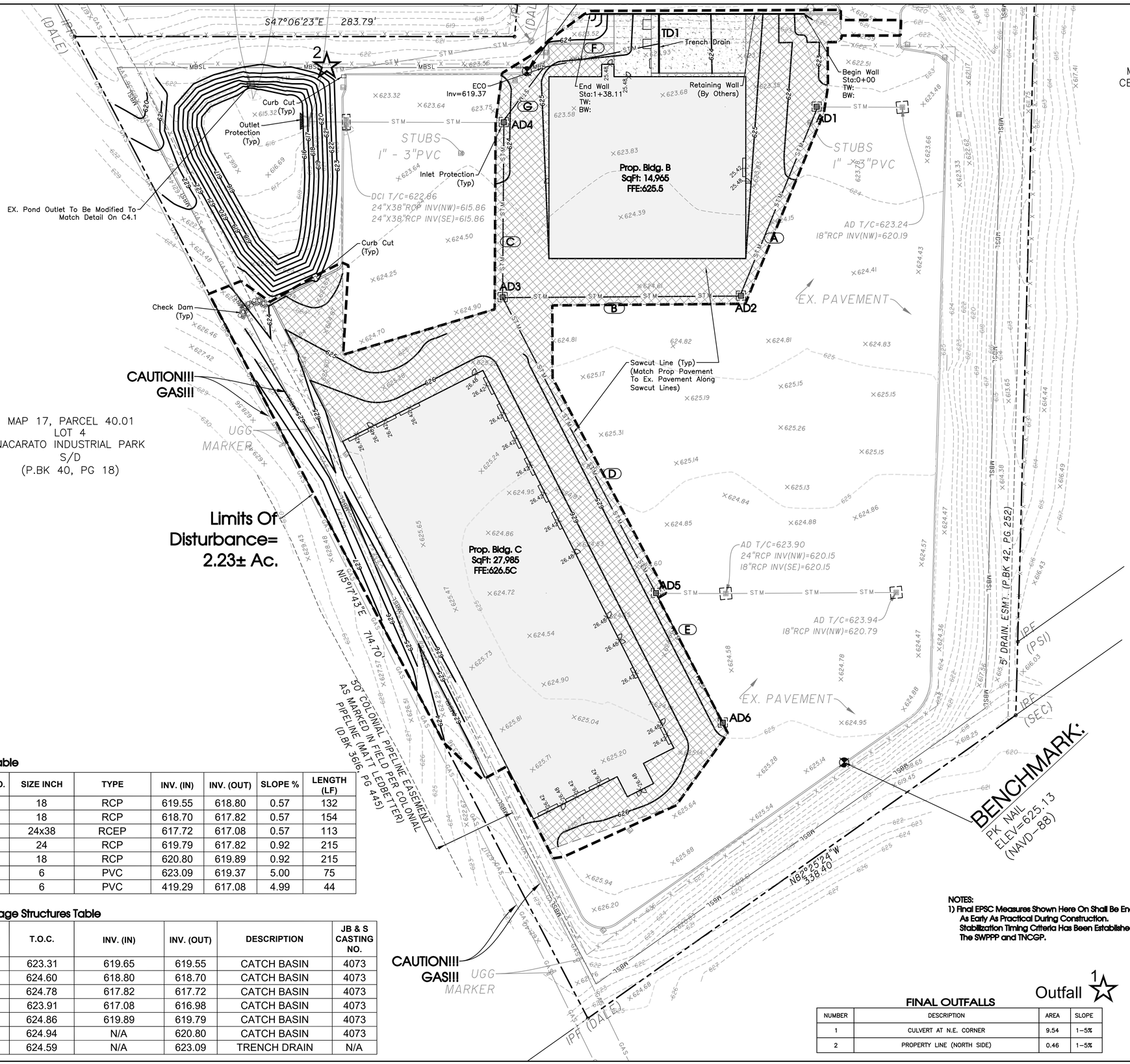
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Utility Plan

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30' 0 30' 60'
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811 Know what's **below.** **Call** before you dig.



Pipe Table

PIPE NO.	SIZE INCH	TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (LF)
A	18	RCP	619.55	618.80	0.57	132
B	18	RCP	618.70	617.82	0.57	154
C	24x38	RCEP	617.72	617.08	0.57	113
D	24	RCP	619.79	617.82	0.92	215
E	18	RCP	620.80	619.89	0.92	215
F	6	PVC	623.09	619.37	5.00	75
G	6	PVC	419.29	617.08	4.99	44

Drainage Structures Table

STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION	JB & S CASTING NO.
AD1	623.31	619.65	619.55	CATCH BASIN	4073
AD2	624.60	618.80	618.70	CATCH BASIN	4073
AD3	624.78	617.82	617.72	CATCH BASIN	4073
AD4	623.91	617.08	616.98	CATCH BASIN	4073
AD5	624.86	619.89	619.79	CATCH BASIN	4073
AD6	624.94	N/A	620.80	CATCH BASIN	4073
TD1	624.59	N/A	623.09	TRENCH DRAIN	N/A

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.

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CULVERT AT N.E. CORNER	9.54	1-5%
2	PROPERTY LINE (NORTH SIDE)	0.46	1-5%

Outfall 1

Legend:

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N

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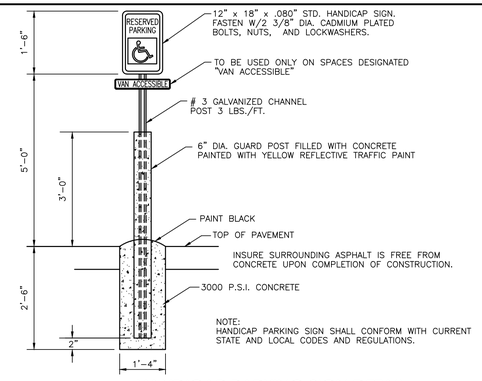
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503 New Paul Road
LaVergne, Tennessee

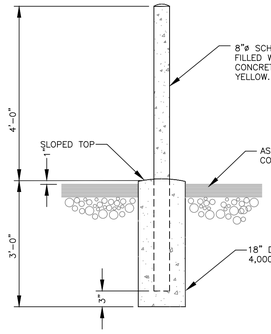
Grading, Drainage Plan, & Final EPSC

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084
SHEET: C3.0



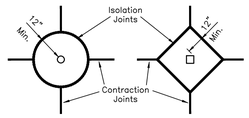
HANDICAP PARKING SIGN DETAIL

SCALE NONE



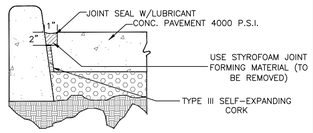
BOLLARD DETAIL

SCALE NONE



ISOLATION JOINT DETAIL

SCALE NONE

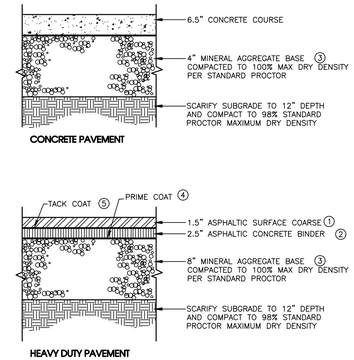


THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

ISOLATION/EXPANSION JOINT DETAIL

SCALE NONE

Notes:
1) Contraction joint spacing – as shown
2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
4) Expansion joints shall be spaced at 100 feet max.
5) Thicken edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
6) Thickened edges shall be 10.5"(6.5") deep, tapered from edge of joint over 36", to the normal slab depth of 8"(5").
7) Sawed contraction joints shall be 2"(1.25") deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
9) Construction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.



(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.

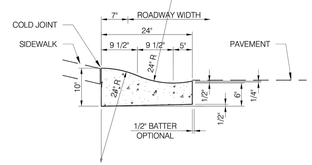
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

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

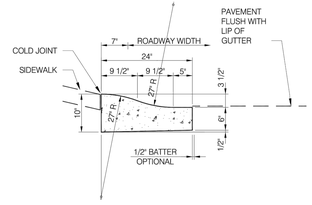
TYPICAL PAVEMENT SECTIONS

SCALE NONE

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



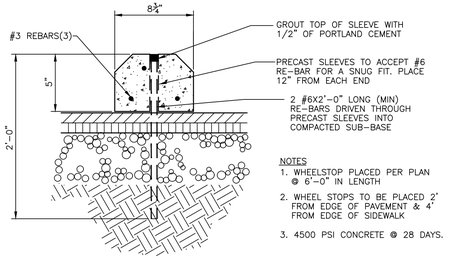
ROLL CURB AND GUTTER (B)

ROLL CURB NOTES (A & B)

1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

AMERCO REAL ESTATE COMPANY	ROLL CURB DETAILS	
	FILE NAME: CURB PROFILES.dwg	SHEET:
	SECTION #: Division-3 (3300)	CP-2
	REVISED: 04.08.2020	DETAIL
	SCALE: NOT TO SCALE	

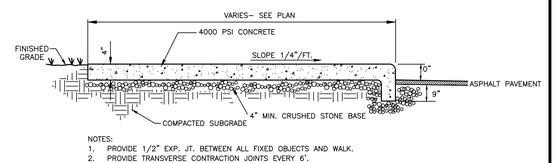
CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH: (602) 263-6502



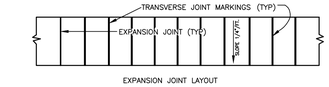
NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'-0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL

SCALE NONE



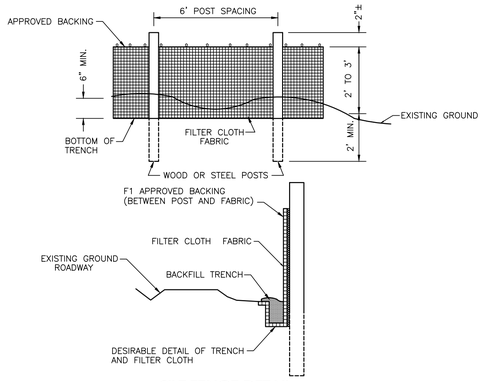
NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.



EXPANSION JOINT LAYOUT

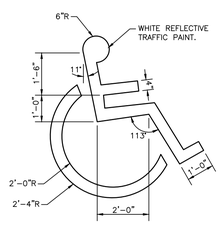
CONCRETE SIDEWALK WITH TURN DOWN CURB

SCALE NONE



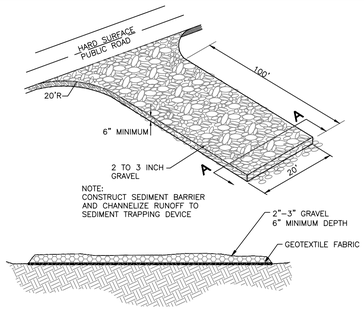
SILT FENCE DETAIL

SCALE NONE



HANDICAP SYMBOL DETAIL

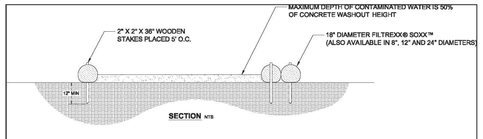
SCALE NONE

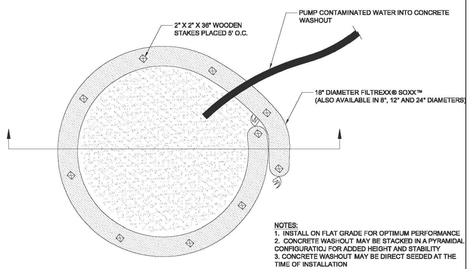


SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE

SCALE NONE



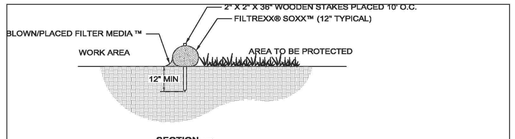


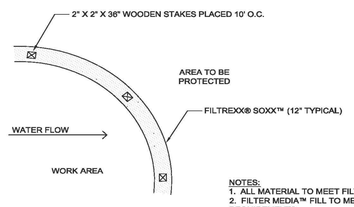
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATIOU FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

PLAN NTS

FILTREXX® CONCRETE WASHOUT

NTS



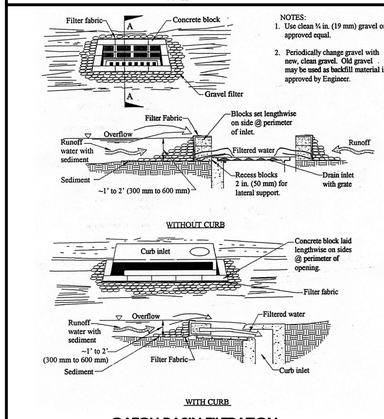


PLAN NTS

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

FILTREXX® SEDIMENT CONTROL

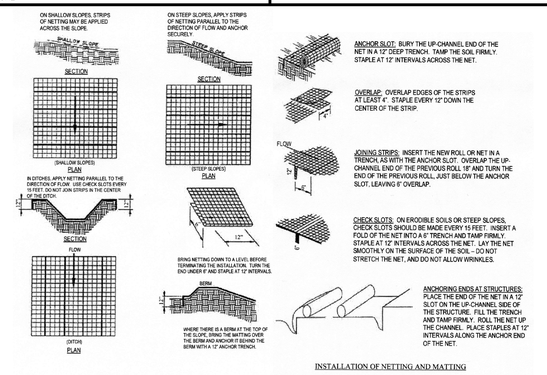
NTS



NOTES:
1. Use clean ¾ in. (19 mm) gravel or approved equal.
2. Periodically change gravel with new, clean gravel. Old gravel may be used as backfill material if approved by Engineer.

CATCH BASIN FILTRATION

SCALE NONE



ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring

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

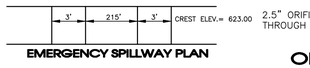
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2023
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown and 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.

REVIEW SET
(Not Intended For Construction)

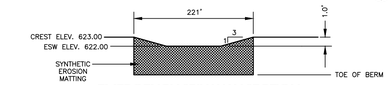
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Details

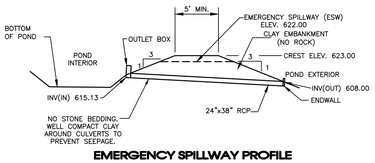
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DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: None	
JOB NO. 19084	
SHEET: C4.0	



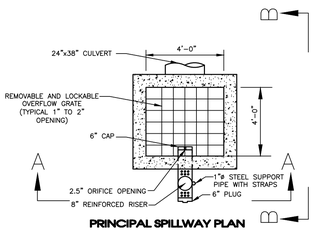
EMERGENCY SPILLWAY PLAN



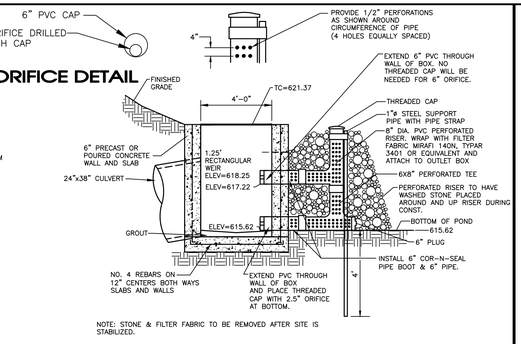
EMERGENCY SPILLWAY SECTION



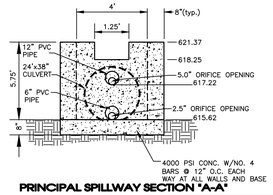
EMERGENCY SPILLWAY PROFILE



PRINCIPAL SPILLWAY PLAN

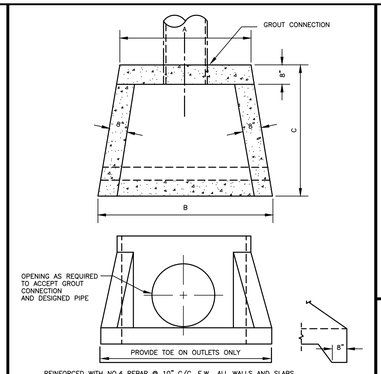


PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

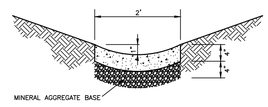
DETENTION POND OUTLET DETAILS
SCALE — NONE



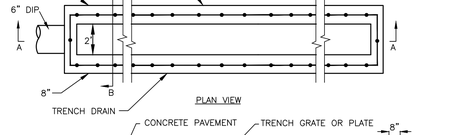
REINFORCED WITH NO.4 REBAR @ 10" C/C, E.W., ALL WALLS AND SLABS
CONCRETE: 4,000 P.S.I. AT 28 DAYS

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

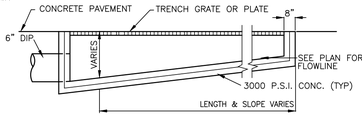
WINGED HEADWALL
SCALE — NONE



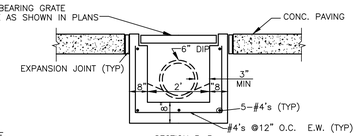
CONCRETE SWALE
SCALE — NONE



PLAN VIEW



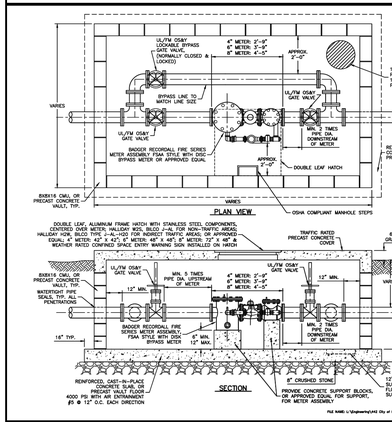
SECTION A–A



SECTION B–B

NOTES:
1. FOR LENGTH OF TRENCH DRAIN SEE PLAN
2. SEE PLAN SHEET FOR INVERTS OF EACH INLET.
3. OUTFALL LOCATION VARIES, SEE PLAN SHEET FOR LOCATION.
4. GRATES SHALL BE BOLT DOWN TYPE.
5. TRENCH GRATES SHALL BE NEENAH R–4999–HX, TYPE A
6. TRENCH PLATES SHALL BE NEENAH R–4999–HX, TYPE D
6. FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PROCEDURES

TRENCH DRAIN DETAIL
SCALE — NONE

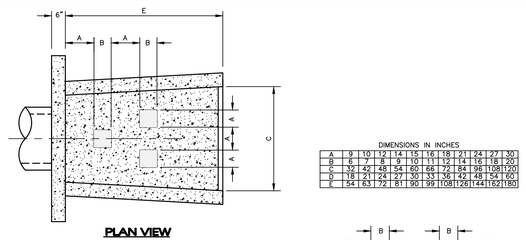


FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS
N.T.S.

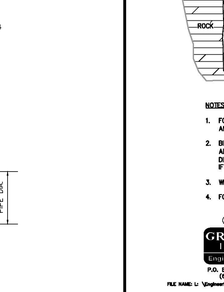
August 2017
STANDARD DETAIL 023
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133–2968
(615) 895–0221 * FAX (615) 895–0632

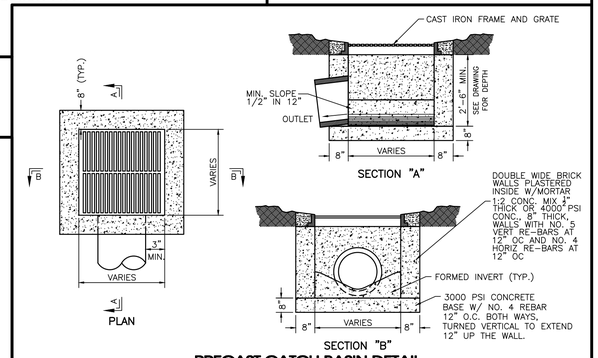
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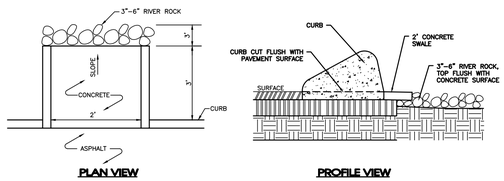
DIMENSIONS IN INCHES											
A	9	10	12	14	15	16	18	21	24	27	30
B	6	7	8	9	10	11	12	14	16	18	20
C	32	42	48	54	60	66	72	84	96	108	120
D	18	21	24	27	30	33	36	42	48	54	60
E	54	63	72	81	90	99	108	126	144	162	180



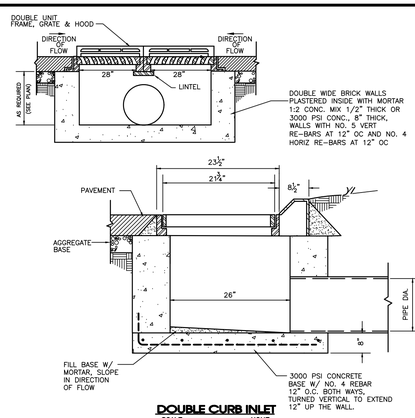
ENERGY DISSIPATER OUTLET STRUCTURE
SCALE — NONE



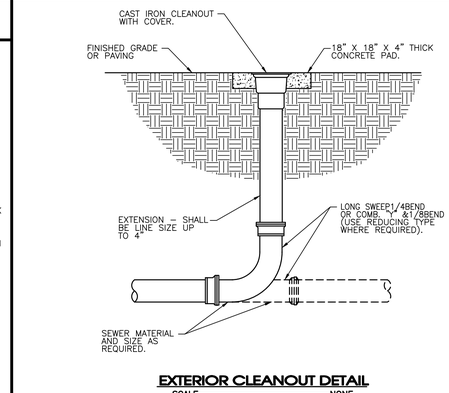
PRECAST CATCH BASIN DETAIL
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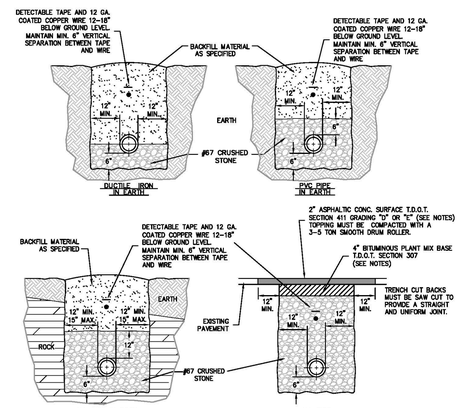
TYPICAL CURB CUT FOR DRAINAGE
SCALE — NONE



DOUBLE CURB INLET
SCALE — NONE



EXTERIOR CLEANOUT DETAIL
SCALE — NONE



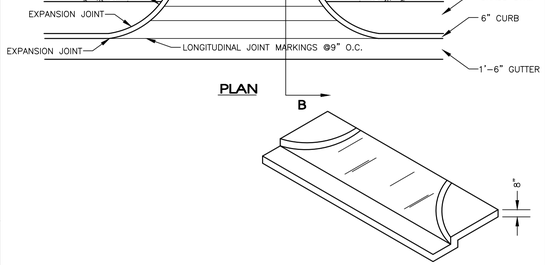
NOTES:
1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL 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.

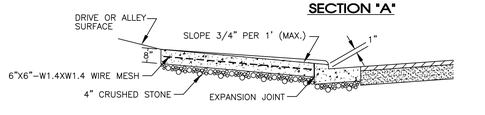
© 2015 Griggs & Maloney, Inc.

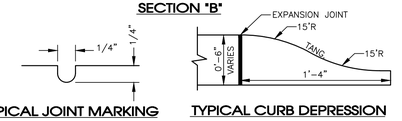
GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133–2968
(615) 895–0221 * FAX (615) 895–0632

FILE NAME: U:\Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

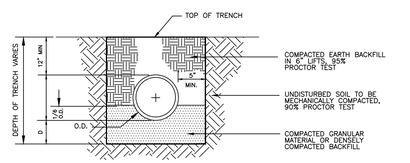






TYPICAL JOINT MARKING — TYPICAL CURB DEPRESSION

STANDARD ENTRANCE RAMP
SCALE — NONE



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

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

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

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LANDSCAPE ARCHITECTURE
SEC, Inc.
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(615) 890-7901 FAX (615) 895-2567
PHILLIP E. CONDRA, TENNESSEE REG. NO. 101567

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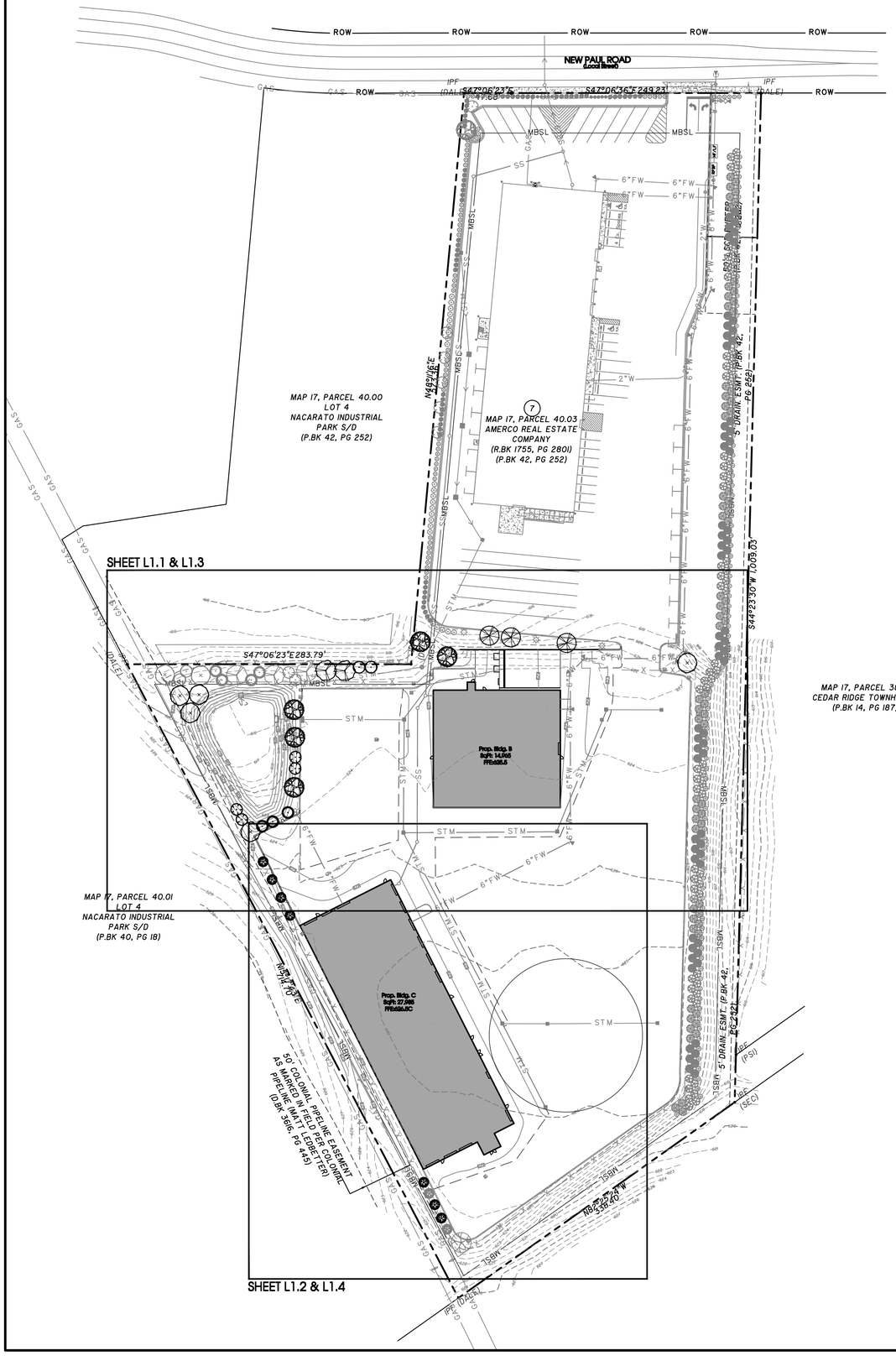
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: None
JOB NO. 19084
SHEET: C4.1

Details



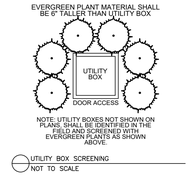
U-HAUL PHASE 2
503 NEW PAUL ROAD

LANDSCAPE PLAN

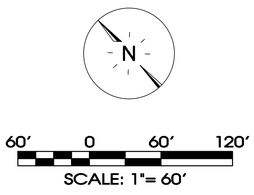
SITE DATA
SITE AREA: 10.00 ACRES
SITE ZONING: I-2

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

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



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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 60'	
JOB NO. 19084	
SHEET: L1.0	

S47°06'23"E 283.79'

(DALE)

EXISTING PHASE 1 TREES TO BE REMOVED

EXISTING PHASE 1 TREES TO BE REMOVED

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

7, PARCEL 40.01
LOT 4

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

811
Know what's **below.**
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N

20' 0 20' 40'

SCALE: 1"= 20'

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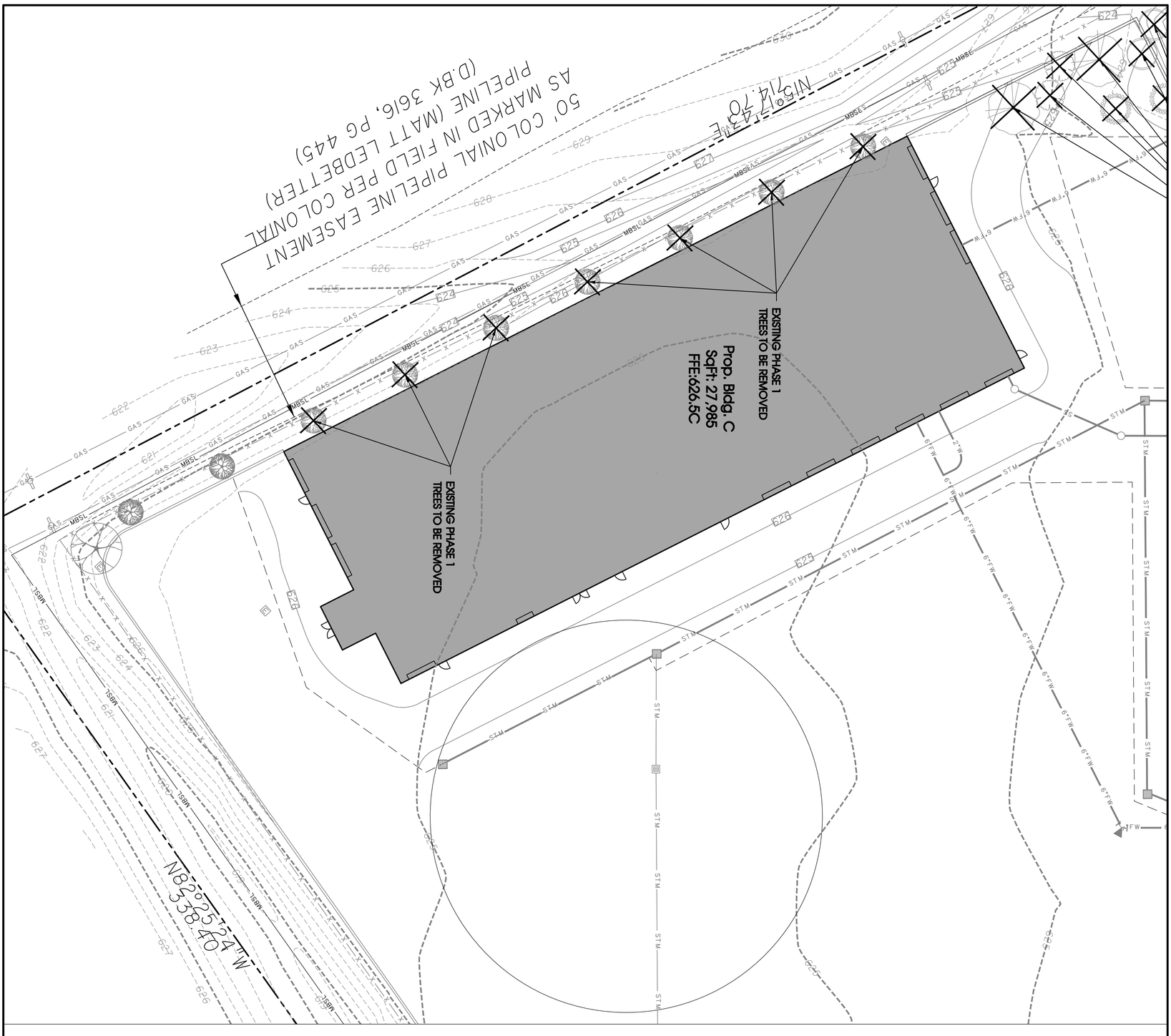
CHRISTOPHER S. MOLCHAN, REGISTERED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, No. 121361, CERTIFICATE OF AUTHORIZATION NO. 2973, 07-31-25

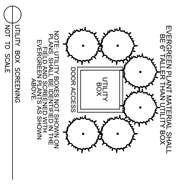
REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, No. 1013, 07-31-25

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

REVISED:	
DRAWN:	SWL
DATE:	12-29-2023
CHECKED:	RSM
FILE NAME:	19084uhaul2_LA
SCALE:	1" = 20'
JOB NO.	19084
SHEET:	L1.1





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811

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

N

SHEET:	L1.2
JOB NO.	19084
SCALE:	1" = 20'
FILE NAME:	19084uhaul2_LA
CHECKED:	RSM
DRAWN:	SWL
DATE:	12-29-2023
REVISED:	

Tree Removal Plan

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

ROBERT S. MOLCHAN
REGISTERED
TENNESSEE NO. 2107
LANDSCAPE ARCHITECT
REVIEW SET
Not Intended For Construction

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S47°06'23"E 283.79'

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

7, PARCEL 40.01
LOT 4

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

811
Know what's **below.**
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N

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

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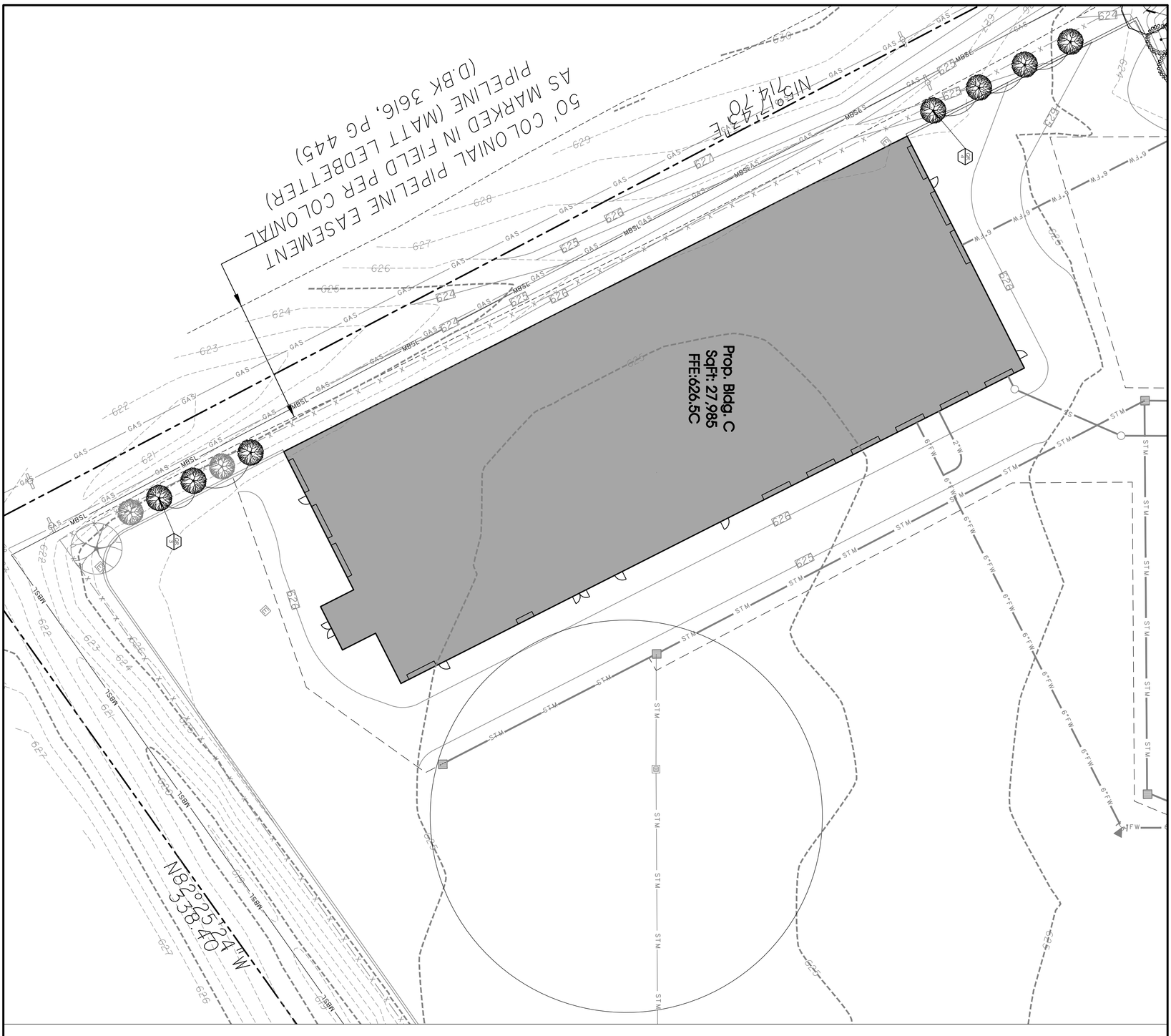
REGISTERED ENGINEER — CHRISTOPHER S. MOLCHAN — 129747 — STATE OF TENNESSEE

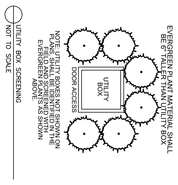
REGISTERED LANDSCAPE ARCHITECT — RICHARD S. MOLCHAN — 1257 — STATE OF TENNESSEE

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Replacement Plan

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19084uhaul2_LA
SCALE: 1" = 20'
JOB NO. 19084
SHEET: L1.3





UTILITY BOX SCREENING
NOT TO SCALE

811
Know what's below.
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SCALE: 1"= 20'
20' 0 20' 40'

N

SHEET:	L1.4
JOB NO.	19084
SCALE:	1" = 20'
FILE NAME:	19084uhaul2_LA
CHECKED:	RSM
DRAWN:	SWL
DATE:	12-29-2023
REVISED:	

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

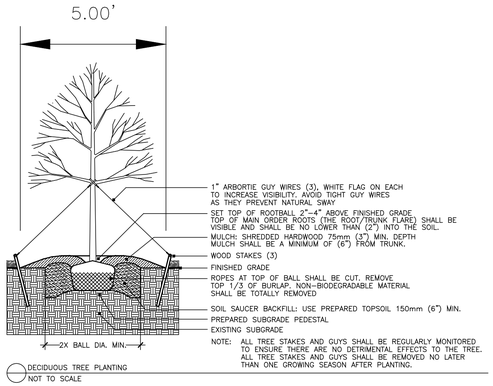
Tree Removal Plan

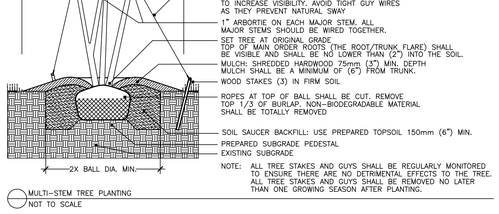
ROBERT S. MOLCHAN — REGISTERED — TENNESSEE NO. 1... — LANDSCAPE ARCHITECT
REVIEW SET
Not Intended For Construction

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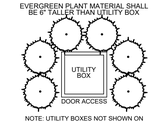
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPACING	REMARKS
DECIDUOUS TREES								
	AB2	5	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ARO	2	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	3	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	PB	5	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QR	7	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES								
	CCF	2	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	MVS	4	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	PY	3	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*

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

LANDSCAPE NOTES

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



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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
SEC, Inc.
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JOSEPH S. MOLCHAN, JR. REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE 1621 LANDSCAPE ARCHITECT

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Landscape Details & Notes

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: N/A	
JOB NO. 19084	
SHEET: L2.0	

Planning Commission Report
Meeting: January 16, 2024

City of La Vergne

Item #: 16.

Item Title: Final Plat – Villages at Woodland Hills, Section 8, Phase 1 – Forty (40) Lots and Common Areas on 10.6 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

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, SEC, Inc. is requesting approval of the final plat for WH-8-1 located on 10 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2 which allows low density.

The property is located near Woodland Hills Drive. The proposed layout shows 40 new lots with common areas. Also shown is the layout of a new street.

All streets show sidewalks a minimum of 5 feet wide.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. Call out the width of the sidewalks with a label that says 5 feet wide.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Confirm that construction drawings for Section 8, Phase 1 have been approved. The city couldn't find them in our

files. This is required prior to final plat approval per Subdivision Regulations Section 3-104.1.
2. Provide performance bond amount. This is required to be submitted with the final plat per Subdivision Regulations 2-105.1, Item 8.
3.Provide "Form of Offer of Irrevocable Dedication". This is required to be submitted with the final plat per Subdivision Regulations 2-105.1, Items 6 and 7.
4. The review of the final plat document is complete and there are no further Engineering comments.
5. Work with Scott Tatalovich of Public Works Utilities on water and sewer comments.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Add end of phase valve and temporary blowoff assembly on waterline at the end of Bob Simon Drive before Phase 2.
2. Move Woodland Hills Drive Street name location so it's not cut off.
3. Show existing 8-inch GV off 12"W in Glen Summer Cove south of your development.
4. Show new 8"x12" TS&V for proposed Glen Summer Cove waterline for your development. It will be a new tap that is offset from existing tee on the 12" line.
5. Add waterline valve at intersection of Thomas Broeker Dr and Bob Simon Dr.

Codes

Any retaining walls taller than 4 feet will require a building permit.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

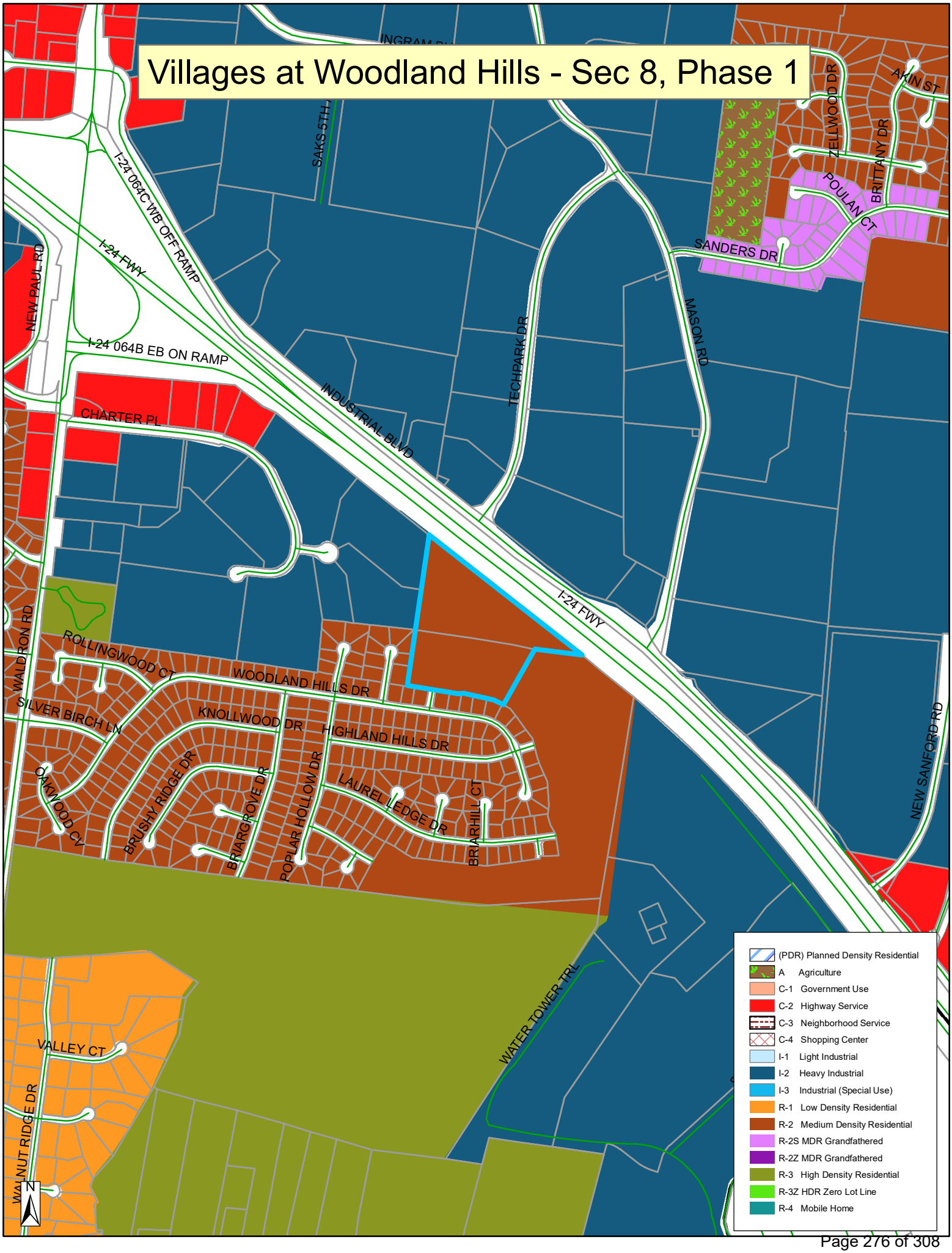
Police

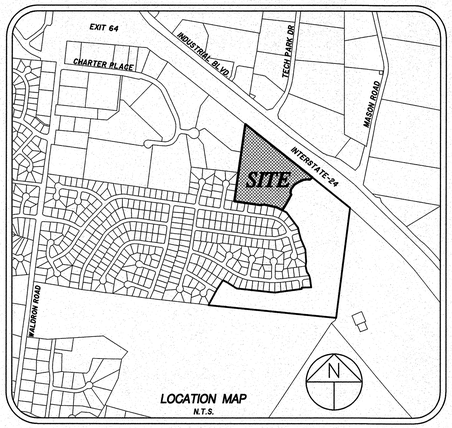
John Eubank
jeubank@lavergnetn.gov

***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.


Villages at Woodland Hills - Sec 8, Phase 1
TECHPARK DR
INDUSTRIAL BLVD
I-24 FWY
I-24 FWY
TRAIL RIDGE CIR
WOODLAND HILLS DR
HIGHLAND HILLS DR
N


Villages at Woodland Hills - Sec 8, Phase 1
I-24 064C WB OFF RAMP
I-24 FWY
I-24 064B EB ON RAMP
INDUSTRIAL BLVD
TECHPARK DR
MASON RD
CHARTER PL
ARMSTRONG CT
I-24 FWY
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
POPLAR HOLLOW DR
BRIARGROVE DR
ASH CIR
ASPEN CV
EMORY OAK CV
TWIN LEDGE CT
LAUREL LEDGE DR
SALYERS DR
N


Villages at Woodland Hills - Sec 8, Phase 1
I-24 064C WB OFF RAMP
I-24 FWY
NEW PAUL RD
I-24 064B EB ON RAMP
CHARTER PL
INDUSTRIAL BLVD
SAKS 5TH
TECHPARK DR
MASON RD
SANDERS DR
ZELLWOOD DR
AKIN ST
BRITTANY DR
POULAN CT
I-24 FWY
WALDRON RD
ROLLINGWOOD CT
WOODLAND HILLS DR
SILVER BIRCH LN
KNOLLWOOD DR
HIGHLAND HILLS DR
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
NEW SANFORD RD
WATER TOWER TRL
VALLEY CT
WALNUT RIDGE DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home



LOCATION MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 2030, PAGES 2197, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ NAME _____

MAP 29, P/O PARCEL 23.00
RECORD BOOK 2030, PAGE 2197

PHIL DODD, AUTHORIZED AGENT
FOR BOB PARKS, OWNER

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 12-28-23 David A. Parker

REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
AGRICULTURE
SUMMERS
TENNESSEE NO. 2381
12-28-23

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "VILLAGES AT WOODLAND HILLS, SECTION 8, 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 _____ 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 "VILLAGES AT WOODLAND HILLS, SECTION 8, 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 _____ 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 _____

SECRETARY, PLANNING COMMISSION

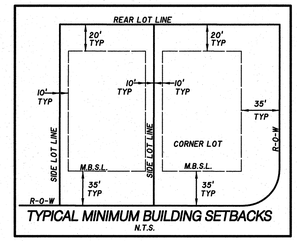
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ NAME _____

north

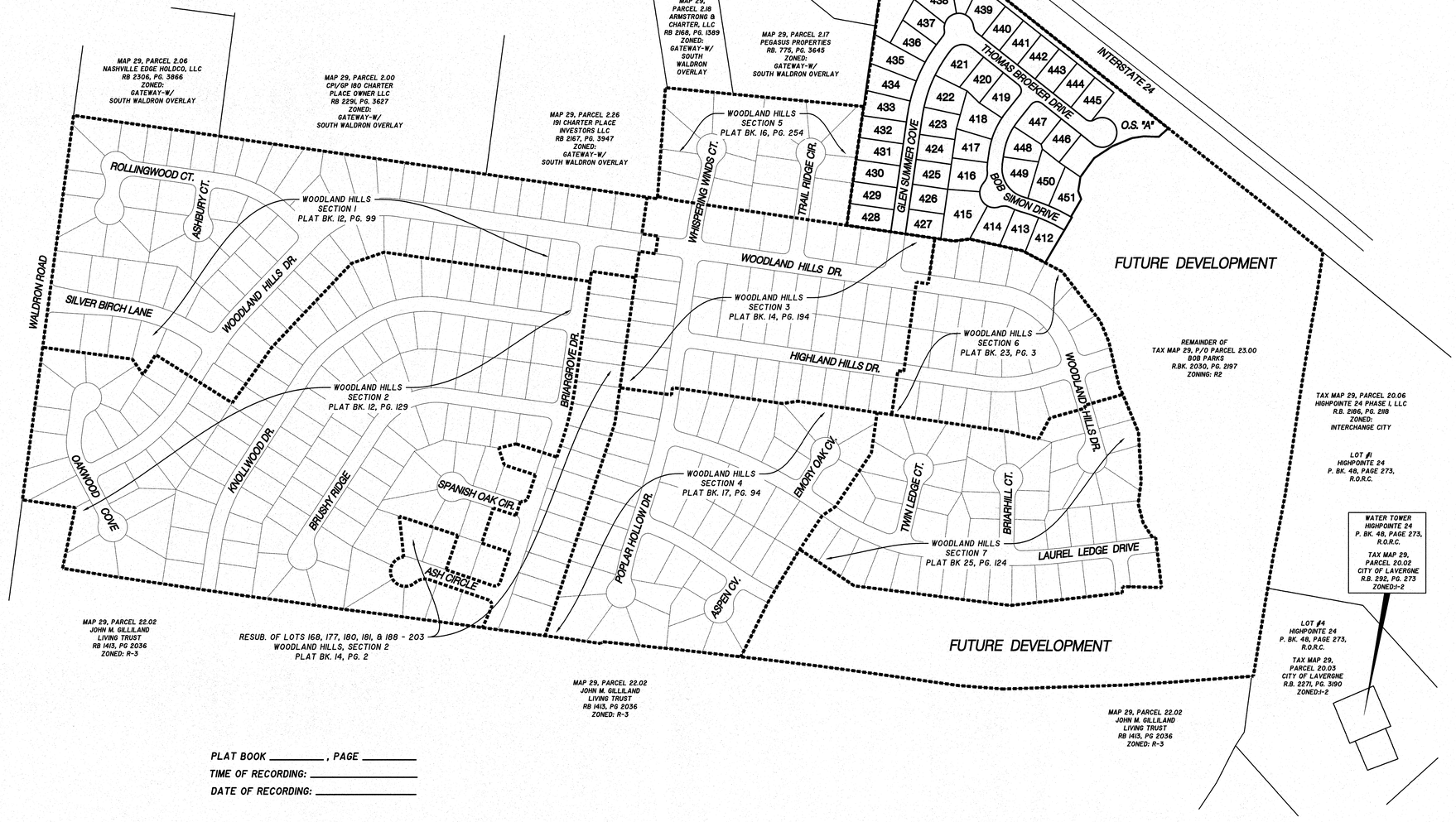
0 200 400 600
feet



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



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

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 40 SINGLE FAMILY LOTS AND 1 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-08 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
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 R2 (RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 35 FT. - SIDE = 10 FT. - REAR = 20 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:
BOB PARKS
8119 ISABELLA LANE
BRENTWOOD, TN 37027

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 MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

40 LOTS
TOTAL LAND AREA: 10.60± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

FINAL PLAT

SECTION 8, PHASE 1
VILLAGES AT WOODLAND HILLS
SUBDIVISION

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.23	12-27-23 REV:	SECTION 8 PH 1 FINAL PLAT	ATS	1" = 200'	1 OF 2


INTERSTATE 24
INTERSTATE 24
S 51°36'46" E 1189.49'
N 51°36'46" W 580.93'
N 51°36'46" W 469.94'
S 51°36'46" E 220.41'
S 51°36'46" E 201.13'
THOMAS BROEKER DRIVE
50' R/W
BOB SIMON DRIVE
GLEN SUMMER COVE
POND 1
OPEN SPACE / PUBLIC UTILITY & DRAINAGE EASEMENT
POND 2
OPEN SPACE / PUBLIC UTILITY & DRAINAGE EASEMENT
MAP 29, PARCEL 2.16
ARMSTRONG INTERCHANGE
C/O CLYDE SPRINGER
RB. 393, PG. 687
ZONED:
GATEWAY-W/
SOUTH
WALDRON
OVERLAY
MAP 29, PARCEL 2.17
PEGASUS PROPERTIES
RB. 775, PG. 3645
ZONED:
GATEWAY-W/
SOUTH WALDRON OVERLAY
REMAINDER OF TAX MAP 29, P/O PARCEL 23.00 BOB PARKS R.BK. 2030, PG. 2197 ZONING: R2
FOR FUTURE DEVELOPMENT
REMAINDER OF TAX MAP 29, P/O PARCEL 23.00 BOB PARKS R.BK. 2030, PG. 2197 ZONING: R2
FOR FUTURE DEVELOPMENT
MAIL KIOSK
PUMP STATION
50' RADIUS TEMPORARY TURNAROUND EASEMENT
60' Stream Buffer (Typ)
60' Pond Buffer
WOODLAND HILLS SECTION 6 PLAT BK. 23, PG. 3
WOODLAND HILLS SECTION 3 PLAT BK. 14, PG. 194
WOODLAND HILLS SECTION 2 PLAT BK. 16, PG. 234
N 08°06'56" E 675.20'
N 8°47'16" W
366.12'
S 30°12'44" W 178.27'
N 7°34'59" W 182.79'
S 45°41'40" E
N 56°53'50" W
S 64°02'42" E 120.00'
S 56°58'25" E
N 55°42'19" W
S 69°01'18" E 167.74'
S 6°20'26" E 196.22'
N 53°39'40" W 140.70'
S 22°55'34" W 68.86'
N 77°47'46" W 125.29'
S 73°15'28" E 124.55'
N 89°53'37" W 89.96'
S 76°41'57" E 153.01'
S 85°48'09" E 107.88'
S 29°07'27" W 127.74'
S 29°27'45" W 125.58'
S 29°23'43" W 129.44'
S 29°07'27" W 127.74'
N 08°05'15" E 339.45'
N 08°05'15" E 405.76'
N 08°05'15" E 170.26'
N 16°29'30" E 173.39'
S 22°48'40" E 143.86'
N 09°47'18" W 130.62'
S 25°07'37" W 109.25'
S 60°38'22" W
S 30°05'01" W
N 53°39'40" W 68.86'
S 69°01'18" E 167.74'
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S 8°54'45" E 150.35'
S 8°54'45" E 150.36'
S 8°54'45" E 150.35'
S 8°54'45" E 150.35'
S 8°54'45" E 150.35'
N 8°54'45" W 120.00'
N 8°54'45" W 120.00'
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S 85°48'09" E 107.88'
S 29°07'27" W 127.74'


6117





Planning Commission Report Meeting: January 16, 2024	City of La Vergne

Item #: 17.

Item Title: Final Plat – Villages at Woodland Hills, Section 8, Phase 2 – Thirty Seven (37) Lots and Common Areas on 20.51 Acres. Requested by SEC, Inc. Property located off Woodland Hills Drive (Tax Map 29, P/O Parcel 23). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

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, SEC is requesting approval of the final plat for Woodland Hills, Sec. 8, Ph. 2 located on 20 ± acres. The purpose of the plan is to create new single-family residential development. The property is currently zoned R-2 which allows low density.

The property is located near Woodland Hills Drive. The proposed layout shows 37 new lots with common areas. Also shown is the layout of the new streets.

All streets show sidewalks a minimum of 5 feet wide.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

1. Call out the width of the sidewalks with a label that says 5 feet wide.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Confirm that construction drawings for Section 8, Phase 2 have been approved. The city couldn't find them in our files. This is required prior to final plat approval per Subdivision Regulations Section 3-104.1.
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3.Provide "Form of Offer of Irrevocable Dedication". This is required to be submitted with the final plat per Subdivision Regulations 2-105.1, Items 6 and 7.
4. The review of the final plat document is complete and there are no further Engineering comments.
5. Work with Scott Tatalovich of Public Works Utilities on water and sewer comments.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Add/show end of Ph 1 waterline valve on Bob Simon Dr.
2. Add valve at intersection for Bob Simon Dr cul-de-sac.
3. Add 12”x8” TS&V for tapping existing 12”W on Highland Hills Dr.
4. Sht 3/3: Label street names.
5. Sht 3/3: Show end of line FH in cul-de-sac.
6. Sht 3/3: Show end of sewer MH in cul-de-sac.

Codes

Any retaining walls taller than 4 feet will require a building permit.

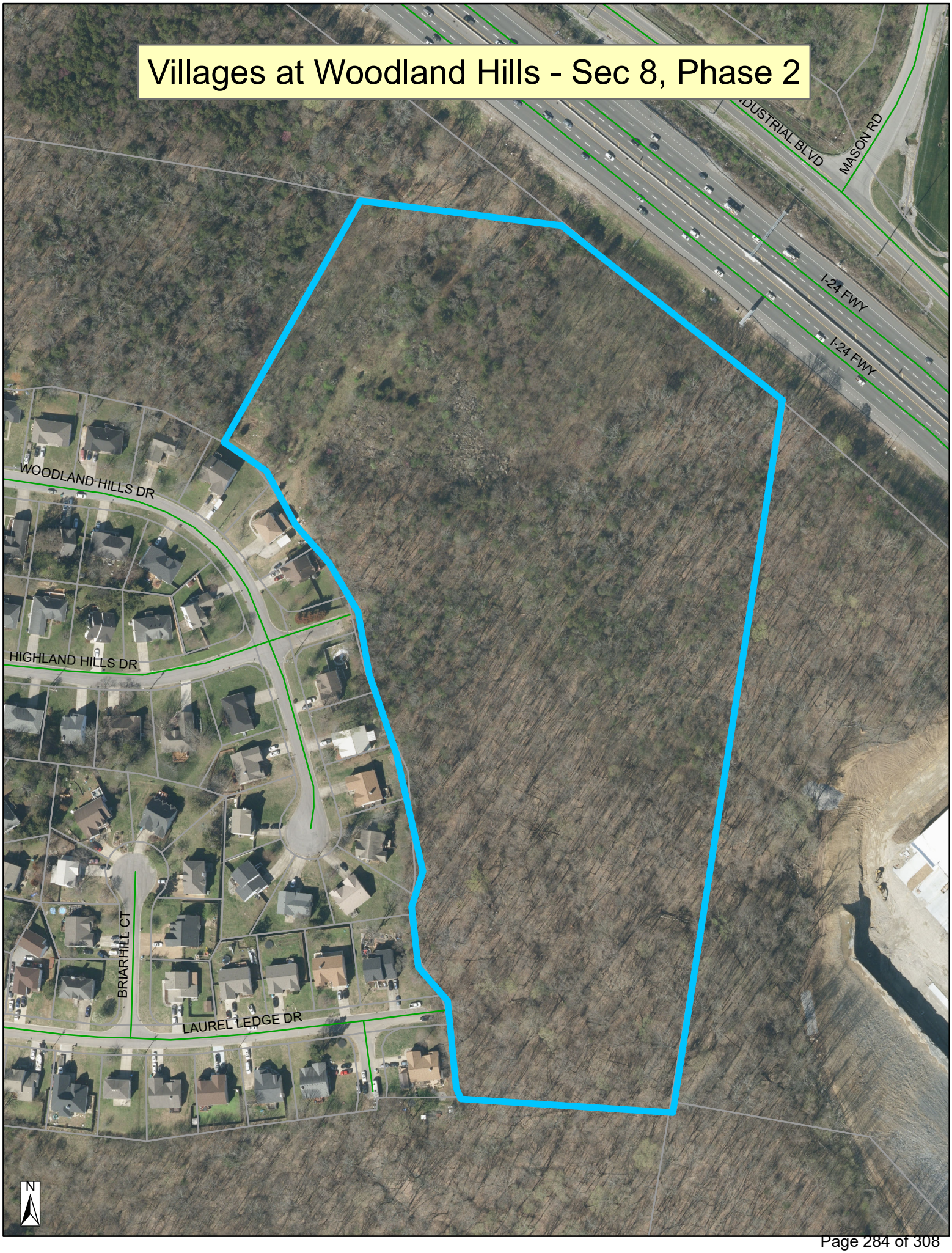
Fire

Curtis Brinkley
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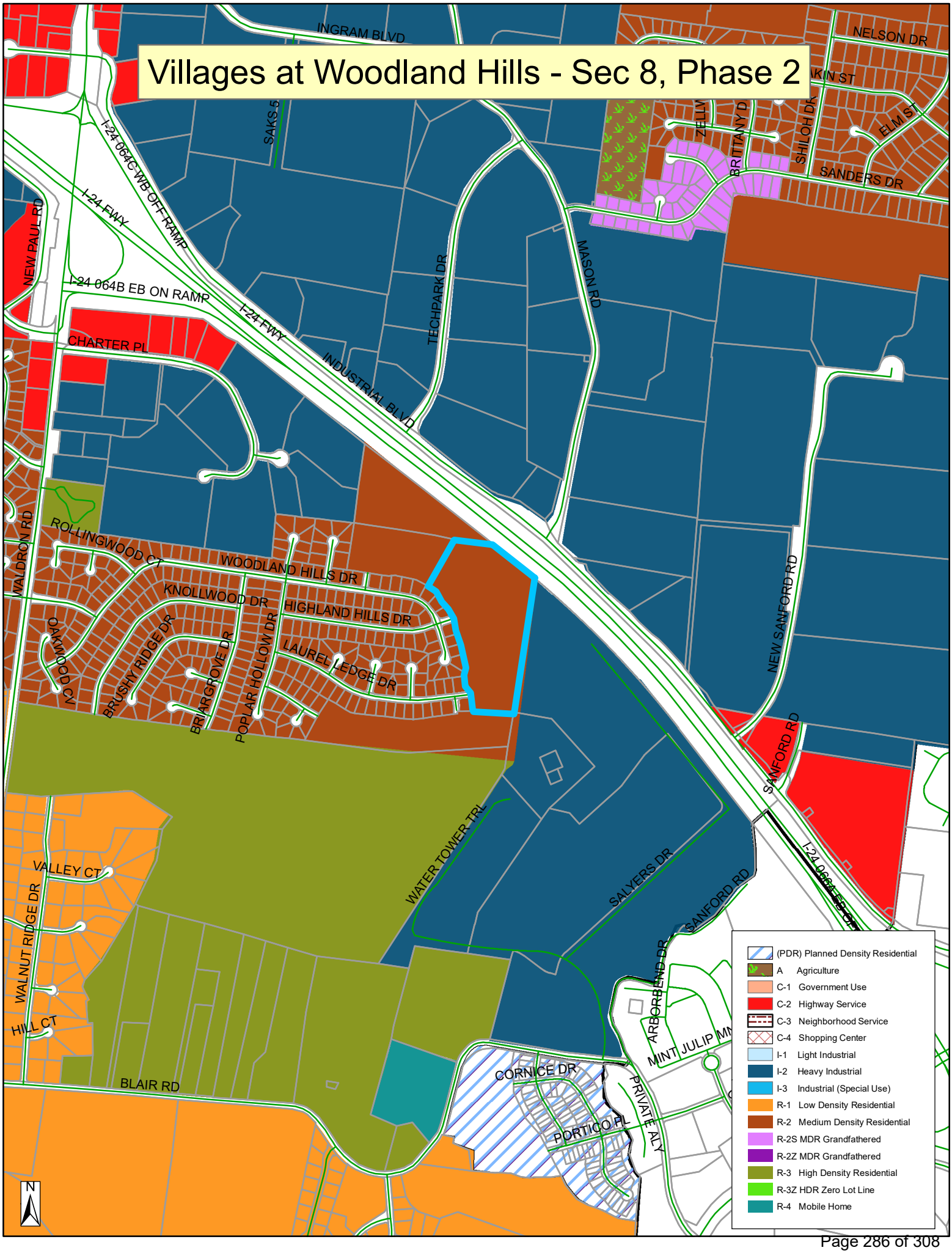
Police

John Eubank
jeubank@lavergnetn.gov

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MASON RD
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LAUREL LEDGE DR
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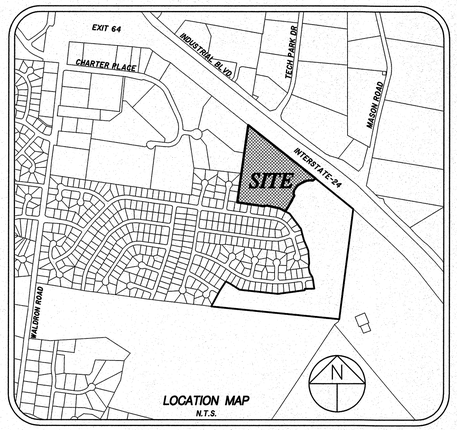

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TECHF
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ARMSTRONG CT
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WOODLAND HILLS DR
HIGHLAND HILLS DR
POPLAR HOLLOW DR
BRIARGROVE DR
LAUREL LEDGE DR
ASPEN CV
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
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Villages at Woodland Hills - Sec 8, Phase 2
INGRAM BLVD
NELSON DR
SAKS 5
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TECHPARK DR
MASON RD
ZELLY
BRITTANY D
SHILOH DR
ELM ST
SANDERS DR
WALDRON RD
ROLLINGWOOD CT
WOODLAND HILLS DR
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WATER TOWER TRL
SALYERS DR
SANFORD RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
CORNICE DR
PORTICO PL
PRIVATE ALY
ARBORBEND DR
MINT JULIP
(PDR) Planned Density Residential
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C-3 Neighborhood Service
C-4 Shopping Center
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R-2S MDR Grandfathered
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6117







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DATE 12-28-23 David A. Parker

REGISTERED LAND SURVEYOR

TENN. R.L.S. NO. 2381

DAVID A. PARKER
REGISTERED LAND SURVEYOR
2381
STATE OF TENNESSEE
12-28-23
TENNESSEE NO. 2381

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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 "VILLAGES AT WOODLAND HILLS, SECTION 8, PHASE 2" HAS\HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE _____ NAME _____

AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL 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.

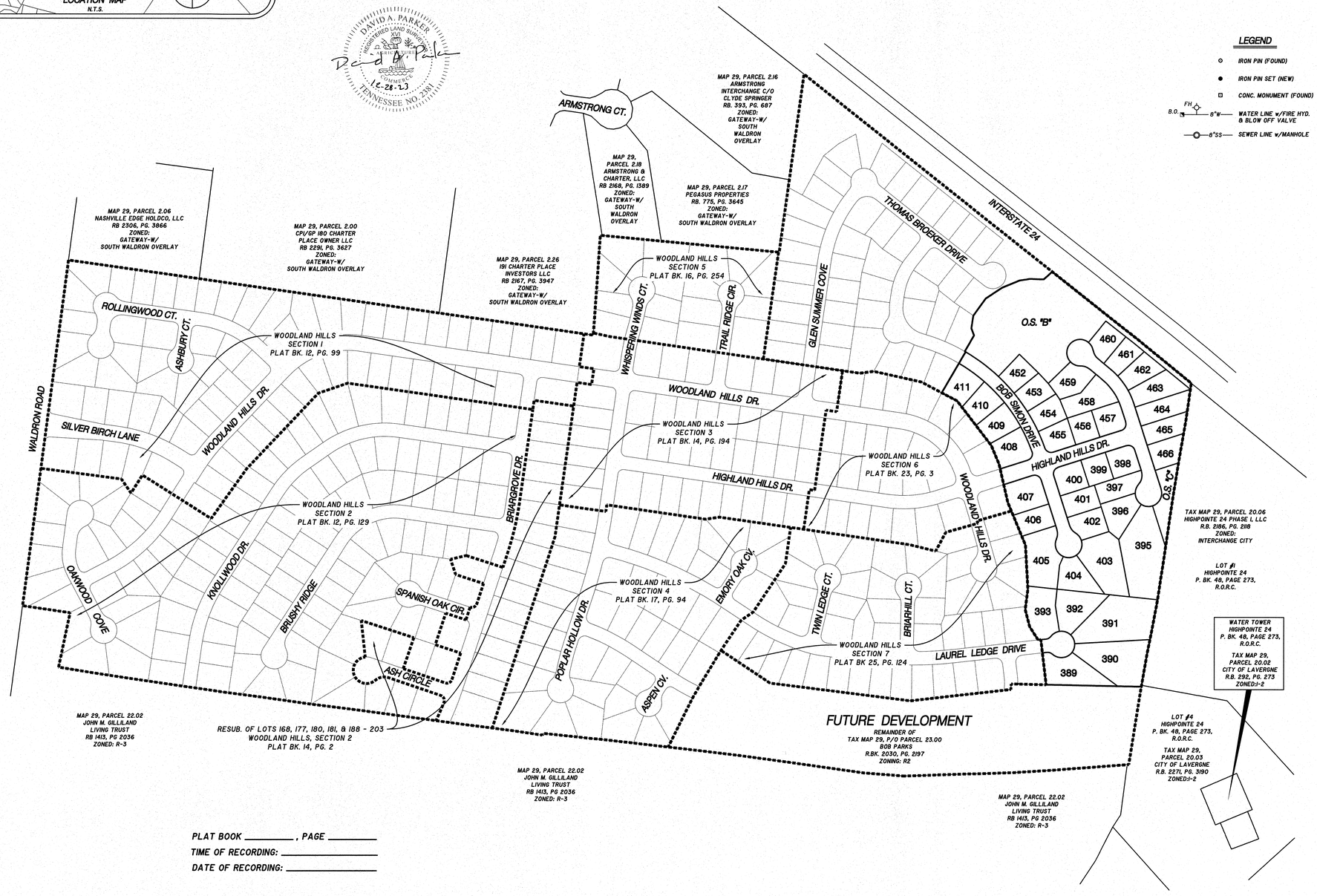
DATE _____ _____

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.

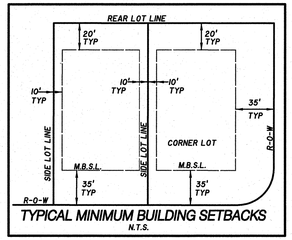
DATE _____ NAME _____



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





TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 37 SINGLE FAMILY LOTS AND 2 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105J, EFFECTIVE DATE: MAY 9, 2023.
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 R2 (RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 35 FT. - SIDE = 10 FT. - REAR = 20 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:
BOB PARKS
819 ISABELLA LANE
BRENTWOOD, TN 37027

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 MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

37 LOTS
TOTAL LAND AREA: 20.51± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

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

FINAL PLAT

SECTION 8, PHASE 2
VILLAGES AT WOODLAND HILLS
SUBDIVISION

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

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

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.23	12-28-23 REV:	SECTION 8 PH I FINAL PLAT	ATS	1" = 200'	1 OF 2



CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	0°18'15"	675.00'	3.57'	S 59°56'23" E	3.57'
C2	34°25'05"	675.00'	405.48'	N 42°34'43" W	399.41'
C3	8°28'28"	625.00'	92.44'	N 25°46'39" W	92.36'
C4	31°46'33"	625.00'	346.59'	S 43°54'04" E	342.17'
C5	88°28'46"	25.00'	38.61'	S 63°31'35" E	34.88'
C6	91°46'27"	25.00'	40.04'	N 26°20'49" E	35.90'
C7	90°00'00"	25.00'	39.27'	S 66°45'58" E	35.36'
C8	90°00'00"	25.00'	39.27'	N 27°14'02" E	35.36'
C9	4°24'35"	50.00'	36.14'	S 38°28'15" E	35.36'
C10	262°49'09"	50.00'	229.35'	S 72°14'02" W	75.00'
C11	4°24'35"	50.00'	36.14'	N 02°56'20" E	35.36'
C12	90°00'00"	25.00'	39.27'	N 27°14'02" E	35.36'
C13	32°55'55"	225.00'	129.32'	N 34°13'55" W	127.55'
C14	4°24'35"	50.00'	36.14'	N 71°24'10" W	35.36'
C15	262°49'09"	50.00'	229.35'	N 39°18'07" E	75.00'
C16	4°24'35"	50.00'	36.14'	S 29°39'56" E	35.36'
C17	32°55'55"	275.00'	158.06'	S 34°13'55" E	155.90'
C18	90°00'00"	25.00'	39.27'	N 62°45'58" W	35.36'
C19	240°00'08"	50.00'	209.44'	N 77°46'02" W	86.60'
C20	60°00'00"	50.00'	52.36'	N 12°14'02" E	50.00'
C21	48°27'01"	25.00'	21.14'	N 71°23'58" W	20.52'
C22	47°56'14"	25.00'	20.92'	N 60°24'25" E	20.31'
C23	276°23'15"	50.00'	241.19'	S 05°22'05" E	66.66'

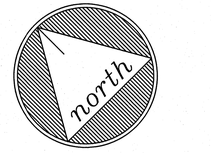
LOT AREA TABLE

LINE	BEARING	DISTANCE
L1	N 29°44'55" E	69.46'
L2	N 20°46'45" W	28.50'
L3	N 08°44'43" E	48.57'
L4	N 35°47'34" E	79.61'
L5	N 56°31'50" E	73.31'
L6	N 67°33'08" E	71.00'
L7	N 89°31'42" E	40.95'
L8	S 88°10'43" E	50.40'
L9	N 48°05'58" E	43.15'
L10	S 06°06'42" W	44.51'
L11	S 09°19'48" W	117.55'
L12	S 09°03'07" W	44.22'
L13	S 09°30'03" W	93.75'
L14	S 8°26'10" W	81.62'
L15	S 83°17'31" W	10.31'
L16	N 32°37'23" W	59.78'
L17	N 14°36'03" W	66.98'
L18	N 07°21'30" E	77.43'
L19	N 22°30'20" W	75.99'
L20	N 62°13'04" W	64.94'

LOT AREA TABLE

AREA	Sq. Feet	Acres
389	22,250	0.51
390	34,916	0.80
391	42,359	0.97
392	20,529	0.47
393	20,177	0.46
395	44,689	1.02
396	14,604	0.34
397	12,465	0.29
398	11,206	0.26
399	10,185	0.23
400	11,880	0.27
401	11,421	0.26
402	12,227	0.28
403	30,273	0.69
404	15,348	0.35
405	26,045	0.60
406	11,642	0.27
407	16,962	0.39
408	15,178	0.35
409	13,388	0.31
410	13,045	0.30
411	13,243	0.30
452	10,900	0.25
453	11,533	0.26
454	11,651	0.27
455	11,264	0.26
456	10,033	0.23
457	11,492	0.26
458	17,535	0.40
459	14,346	0.33
460	11,535	0.26
461	10,460	0.24
462	12,381	0.28
463	16,273	0.37
464	15,022	0.34
465	12,253	0.28
466	11,727	0.27
OS 1	14,383	0.33
OS 2	139,900	3.21

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



0 50 100 150
feet

OWNER/DEVELOPER:
BOB PARKS
8119 ISABELLA LANE
BRENTWOOD, TN 37027

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 MAY 9, 2023.

DEED REFERENCE:
TAX MAP 29, P/O PARCEL 23.00
R.BK. 2030, PG. 2197
ZONING: R2

37 LOTS
TOTAL LAND AREA: 20.51± ACRES
MIN. LOT SIZE = 10,000 SQ. FT.

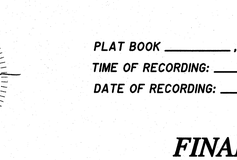
LOT WIDTH AT BUILDING SETBACK LINE:
75 FT.

MINIMUM YARD REQUIREMENTS:
FRONT - 35 FT.
SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- SEWER LINE w/MANHOLE



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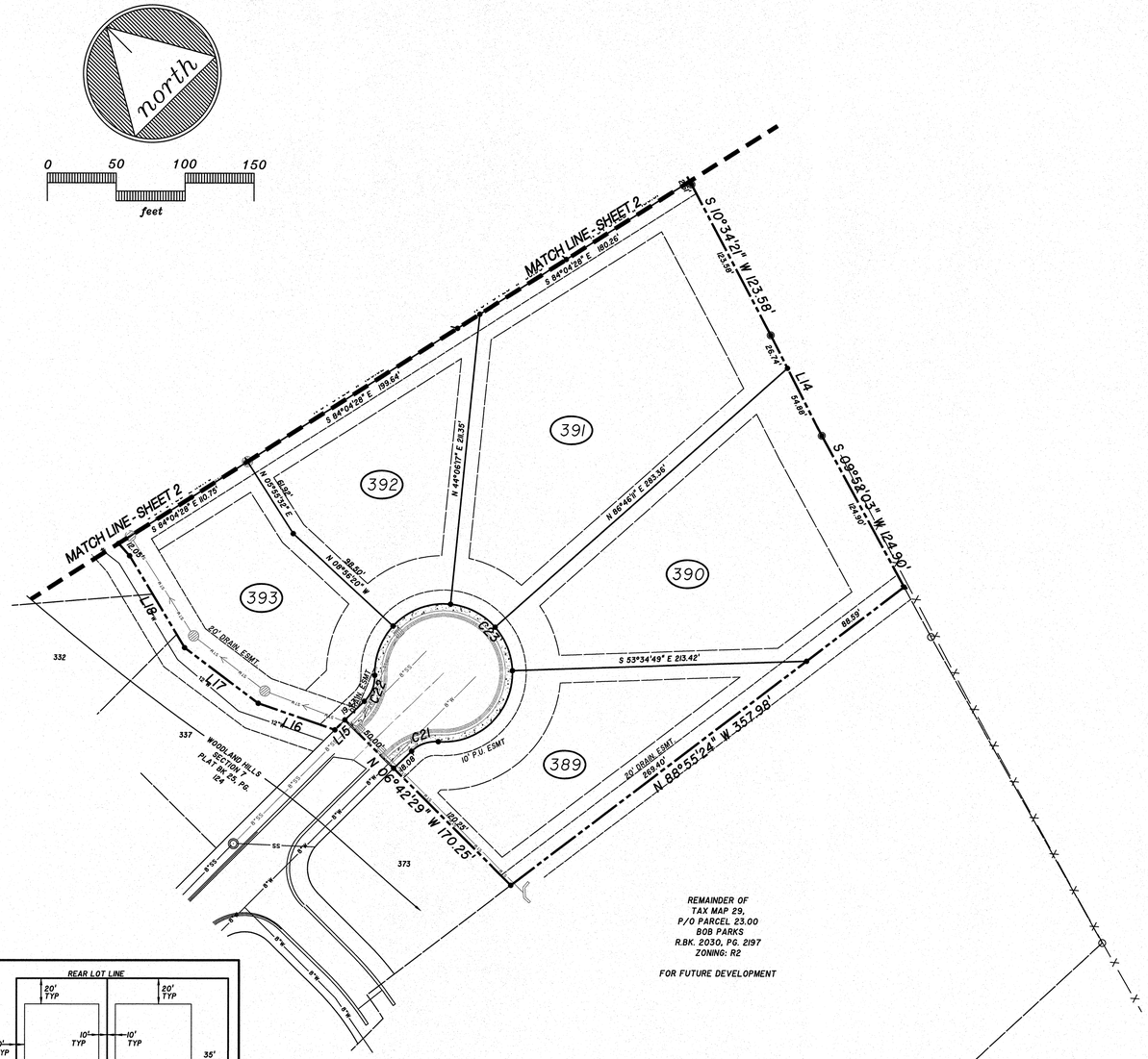
FINAL PLAT

SECTION 8, PHASE 2
VILLAGES AT WOODLAND HILLS SUBDIVISION

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

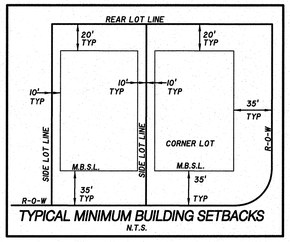
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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.23	12-28-23 REV:	CC-PHASE 3	ATS	1" = 50'	2 OF 3



REMAINDER OF
TAX MAP 29,
P/O PARCEL 23.00
BOB PARKS
R.BK. 2030, PG. 2197
ZONING: R2

FOR FUTURE DEVELOPMENT



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

OWNER/DEVELOPER:
BOB PARKS
8119 ISABELLA LANE
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
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37 LOTS
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MIN. LOT SIZE = 10,000 SQ. FT.

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SIDE - 10 FT.
REAR - 20 FT.

PRELIMINARY PLAT APPROVED BY THE LaVERGNE PLANNING COMMISSION ON 2-28-2023.

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C23	276°23'15"	50.00'	241.19'	S 05°22'05" E	66.66'

LOT AREA TABLE

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L13	S 08°30'03" W	93.75'
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L15	S 83°17'39" W	10.37'
L16	N 32°37'22" W	58.78'
L17	N 14°36'03" W	66.98'
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395	44,619	1.02
396	14,604	0.34
397	12,465	0.29
398	11,206	0.26
399	10,185	0.23
400	11,880	0.27
401	11,421	0.26
402	12,227	0.28
403	30,273	0.69
404	15,346	0.35
405	26,042	0.60
406	11,642	0.27
407	16,962	0.39
408	15,178	0.35
409	13,388	0.31
410	13,045	0.30
48	13,243	0.30
452	10,800	0.25
453	11,533	0.26
454	11,651	0.27
455	11,264	0.26
456	10,033	0.23
457	11,492	0.26
458	17,535	0.40
459	14,346	0.33
460	11,535	0.26
461	10,460	0.24
462	12,381	0.28
463	16,273	0.37
464	15,022	0.34
465	12,253	0.28
466	11,727	0.27
O.S. 1	14,383	0.33
O.S. 2	139,950	3.21



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

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

FINAL PLAT

SECTION 8, PHASE 2
VILLAGES AT WOODLAND HILLS
SUBDIVISION

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

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PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET
86398.23	12-28-23 REV:	CC-PHASE 3	ATS	1" = 50'	3 OF 3

Planning Commission Report
Meeting: January 16, 2024

City of La Vergne

Item #: 18.

Item Title: Site Plan – Auto Service Center – Building Addition on 0.505 Acres. Requested by Chet Rhodes. Property located at 5493 Murfreesboro Road (Tax Map 18B, Group D, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by Shams Properties, LLC.

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

Summary: On behalf of their client, CRE is requesting site plan approval for an addition to an auto service center on Murfreesboro Road. The existing building is comprised of 2,200 square feet. The existing building is 2-story and was formerly a small engine repair shop.

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 yellow siding and brick with a shingle 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) Photometric Plan is missing;
4) Show all utilities;
5) Building setback lines must be indicated for all sides of all buildings;
6) This plan does not show the exact lines or location of the addition; Applicant must show exact details and location of the addition;
7) The addition will have to be enclosed completely like any other building in the overlay- no open storage is allowed in the overlay.

Engineering

Gary Lide
glide@lavergnetn.gov

1. (Sheet C-1.0) The Existing Conditions plan does not show the Existing Conditions. This causes confusion

regarding the focus of the submittal. Please update the Existing Conditions sheet so that the focus of the suibmittal is clear.
2. (Sheet C-2.0) Show and dimension the proposed architectural addition which is intended to be shown on sheets A-1.0 and A-1.1.
3. (Sheet C-2.0) Parking space #1 does match what was already built. Please revise drawing to match what is intended.
4. (Sheet C-1.0 or C-2.0) Show dimensions of concrete slab on the north side of the building.
5. (C-3.0) Provide spot elevation at curb cut into detention basin.
6. (C-3.0) Provide spot elevations along swale to confirm drainage slope.
7. (C-3.0) It is assumed that some work will be needed to rework the dwale and direct all drainage into the detention basin per the original design. Provide erosion and sediment control and rename this sheet "Proposed Grading and EPSC Plan".
8. (C-0.0) Add note regarding the flood zone based on the May 2023 FIRM mapping from FEMA.
9. (C-2.0) Stormwater Department would prefer that the garbage cans not be located immediately adjacent to the curb cut into the detention basin as this maximizes the potential for illicit discharge.
10. (C-2.0) Designate construction access and how mud will be kept off of public streets.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. No water or sewer comments.

Codes

A building permit will be required for the proposed canopy.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Police

John Eubank
jeubank@lavergnetn.gov

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

items are addressed and that no new issues exist before the planning commission meeting. Addressing all technical items does not constitute approval. It is the planning commission's decision whether an item passes or fails. Revised plans are due to staff by the following Monday at close of business unless other arrangements are made and documented.


5493 Murfreesboro Rd
MINERVA DR
MERCURY DR
JUPITER ST
MURFREESBORO RD
MURFREESBORO RD
MESSINA CT
OGLETREE CT
CENTER ST
BRIGHT SKY CT
N


5493 Murfreesboro Rd
MERCURY DR
MURFREESBORO RD
MURFREESBORO RD
N


5493 Murfreesboro Rd
GEORGE THOMAS DR
JONES MILL RD
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
E HERITAGE CIR
FREEDOM CT
NATCHEZ CT S
EAGLE CT
PARK CT N
RUGBY CT
HERITAGE CIR
NUVIEW ST
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
HARRELL ST
MINERVA DR
MERCURY DR
SOUTHLAKE DR
MURFREESBORO RD
JUPITER ST
PARRISH ST
NEAL BLVD
PYBURN PL
OGLETREE CT
SULLIVAN TRL
LANTERN LIGHT CV
TAYLOR DR
FERGUS RD
GALE LN
SHADYLAKE DR
FISK DR
MILL DR
TUNE DR
CANEY FORK CT
CAMPBELL PL
INGLES ST
CENTER ST
HESTER MILLER RD
HILLVIEW DR
WHEELER
POPE 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

Tennessee 'Construction General Permit Notice of Coverage (NOC Certification):
1. The project associate with these submitted plans is does not need to be covered under Tennessee Construction General Permit TN N/A .

Check all that apply: This site discharges into waters identified by TDEC as:
❑ Impaired for siltation ❑ Imparied for habitat alteration ❑ Exceptional

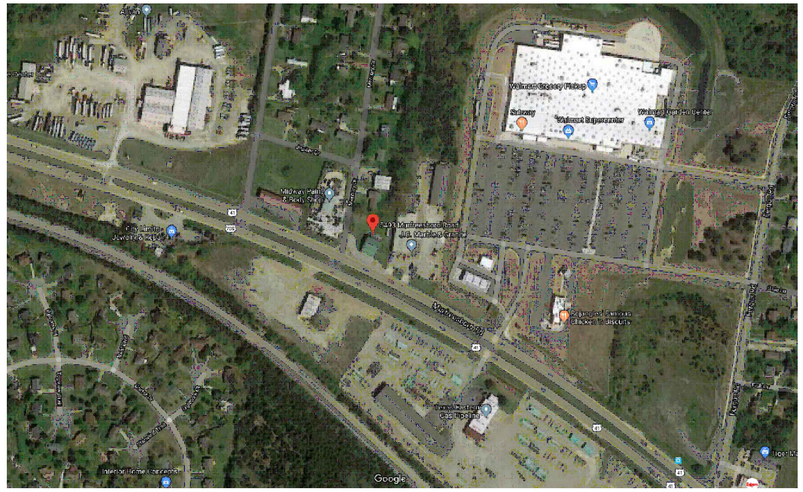
Chester A. Rhodes
Signature Date

Circle one: Developer (Project Engineer) Other _____

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

Auto Service Center
5493 Murfreesboro Rd
La Vergne, Tennessee 37086
(EXISTING & PROPOSED)
USE IS THE SAME.



VICINITY MAP
(Not to Scale)

Site Location



2,968.00 TOTAL FINISHED AREA

PARCEL I.D. = 018B-D-001.00-000

0.505 ACRES

ZONED = C-2

Previous Owner Name: VAN WINKLE TERRY JR Owner Name 2: VAN WINKLE JEREMY Owner Address: 716 SUGAR MILL TRL Owner Address 2: City, State, Zip: NASHVILLE, TN 37211

SHAMS PROPERTIES, LLC.

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Sheet Index

C-0.0	Title Sheet
C-1.0	Existing Conditions
C-2.0	Proposed Site Plan
L-1.0	Landscaping Plan
A-1.0	Elevations
A-1.1	Elevation Details

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

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RE
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EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — STATE OF TENNESSEE

12/1/2023

AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: BGB
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:

TITLE SHEET

C-0.0

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DEVELOPER:
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rezashams05@comcast.net

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CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
STATE OF TENNESSEE
12/1/2023

AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	DBJ
CHECKED BY:	CAR

DESCRIPTION:

REVISIONS:	DATE:

Existing Conditions

C-1.0

S 74°30'00" E 152.00'

N 04°00'00" E 171.80'

N 08°56'20" E 404.00'

S 08°56'20" W 438.30'

S 08°56'20" W 436.73'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.62'	5804.58'	1°32'10"	N 69°47'45" W	155.61'

568'

ZONED R-2

S 81°00'00" E 150.60'

568'

ZONED C-2

570'

ZONED C-2

GRASS AREA

MERCURY DRIVE

MH

BFP

N 04°00'00" E 133.8'

572'

EXISTING FENCE

CONCRETE SLAB

GRASS AREA

162.50' S 04°00'00" W

570'

ZONED C-2

FH

GRAVEL AREA

2,966 S.F.
BUILDING
2,218 S.F.
2ND FLOOR

450 S.F.
OFFICE

GRASS AREA

572'

EXISTING FENCE

PAVING

(DEED N 70°30'00" W 156.8')

GRAVEL AREA

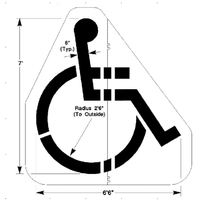
N 62°43'36" W 109.40'

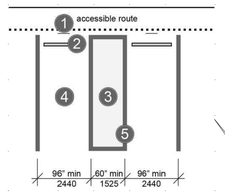
MURFREESBORO ROAD
(150' R/W)

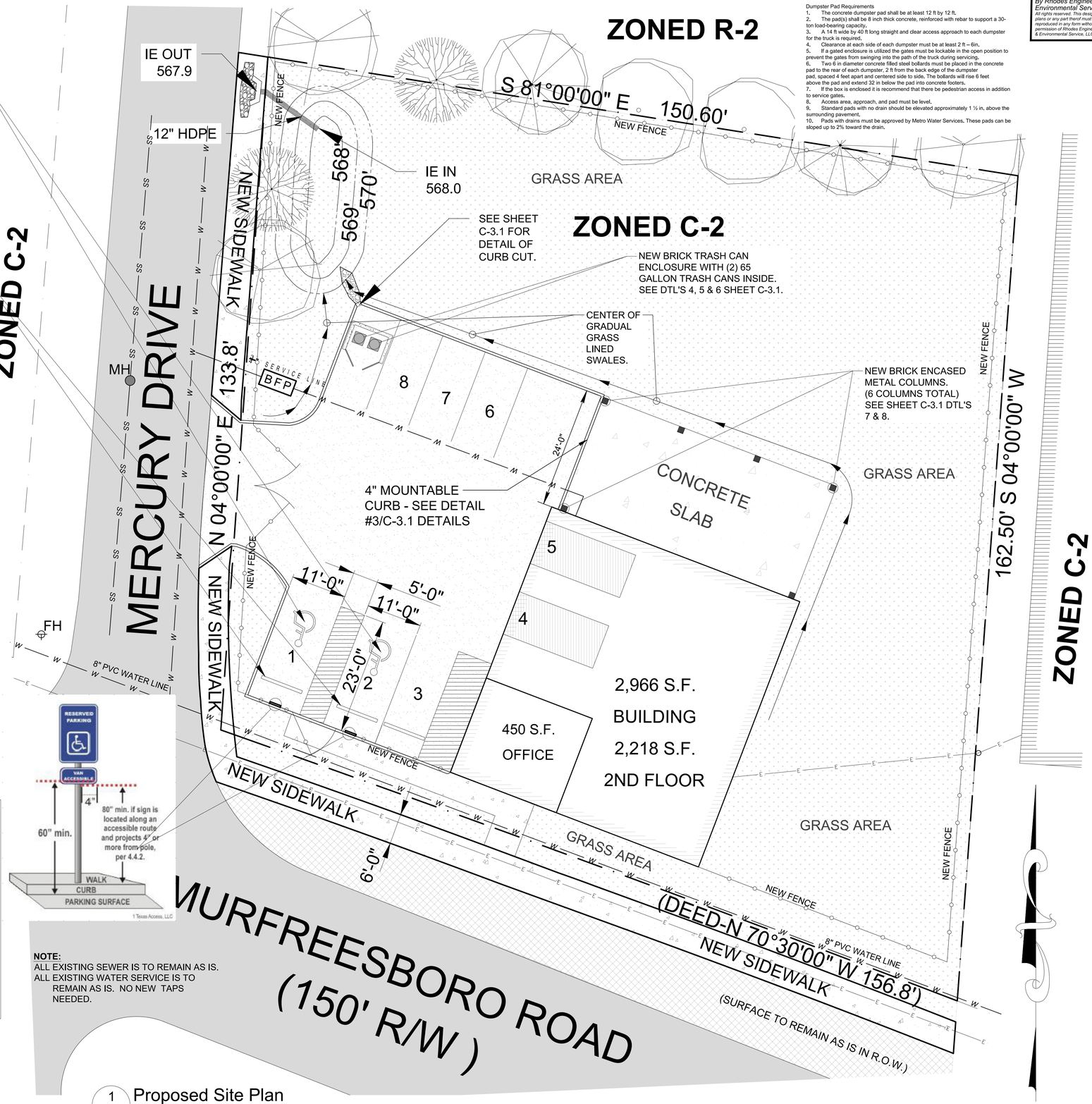
LTT LAND SURVEYING, LLC
624 DRY CREEK ROAD
SMITHVILLE, TN 37166
TELEPHONE 615 785-3636
E-MAIL lttusar.pls @ comcast.net
Leonard T. Tusar, PLS - TN 2230

1 / C-1.0 Existing Conditions
SCALE: 1" = 20'

N







SITE DATA TABLE

SQUARE FOOTAGE/GROSS FLOOR AREA STRUCTURES - 2,966 s.f. BOTTOM - 2,218 s.f. TOP

FOOTPRINT OF STRUCTURE - 2,966 s.f.

HEIGHT OF STRUCTURE - 32'-0"

ACREAGE OF SITE - 0.505 acres

OPEN SPACE - 12,492 s.f.

F.A.R. - = 0.136 - 13.6% bldg. LOT COVERAGE - 2,988 s.f. bldg. / 21,998 s.f. LOT

PARKING SUMMARY

BOTTOM FLOOR - 450 s.f. AUTO SERVICE ESTABLISHMENT / 1 space /150 s.f. = 3 spaces required

2538 s.f. -TIRE STORAGE WORK AREA / 1/4000 s.f. = 1 space required

TOP FLOOR - TIRE STORAGE = 2160 s.f./ 1/ 4000 s.f. = 1 space required

TOTAL PARKING REQUIRED IS 5 SPACES OF WHICH 1 SPACE MUST BE HANDICAPPED VAN ACCESSIBLE. TOTAL SPACES PROVIDED = 9.

NOTE:
ALL EXISTING SEWER IS TO REMAIN AS IS.
ALL EXISTING WATER SERVICE IS TO REMAIN AS IS. NO NEW TAPS NEEDED.

1 Proposed Site Plan
C-2.0 SCALE: 1" = 10'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.62'	5804.58'	1°32'10"	N 69°47'45" W	155.61'

Dumpster Pad Requirements
1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 in below the pad into concrete footers.
7. If the box is enclosed it is recommend that there be pedestrian access in addition to service gates.
8. Access area, approach, and pad must be level.
9. Standard pads with no drain should be elevated approximately 1 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

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CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
DATE OF DEATH
STATE OF TENNESSEE
12/1/2023

AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

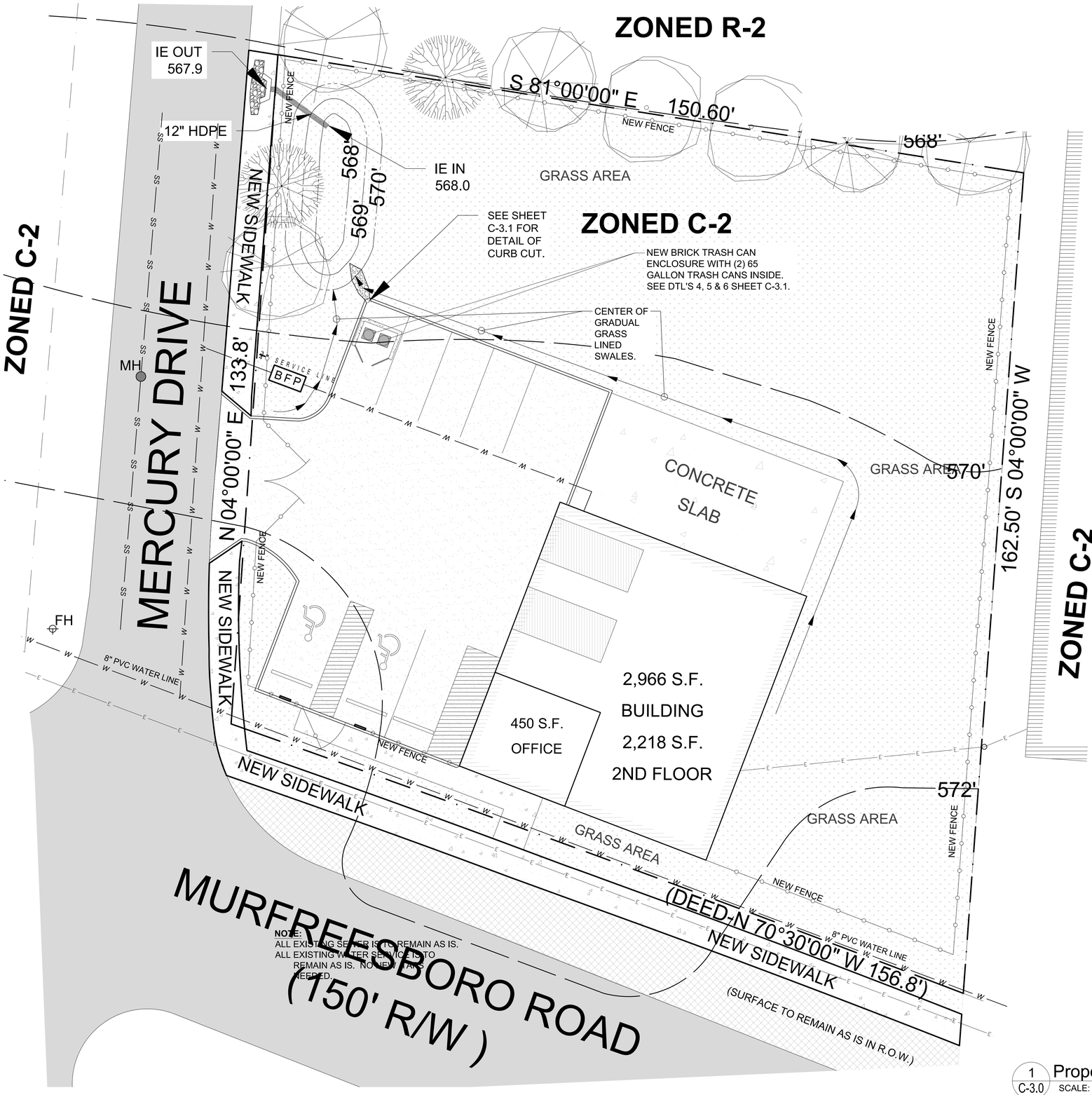
PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	DBJ
CHECKED BY:	CAR

DESCRIPTION:	DATE:
REVISIONS:	

Proposed Site Plan

C-2.0

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NOTE:
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ALL EXISTING WATER SERVICES TO REMAIN AS IS. NO NEW TAPS NEEDED.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.62'	5804.58'	1°32'10"	N 69°47'45" W	155.61'

1 C-3.0 Proposed Grading Plan
SCALE: 1" = 10'

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STATE OF TENNESSEE
12/1/2023

AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	DBJ
CHECKED BY:	CAR

DESCRIPTION:

REVISIONS:	DATE:

Proposed Grading Plan

C-3.0

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12/1/2023

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Nashville, Tennessee 37217

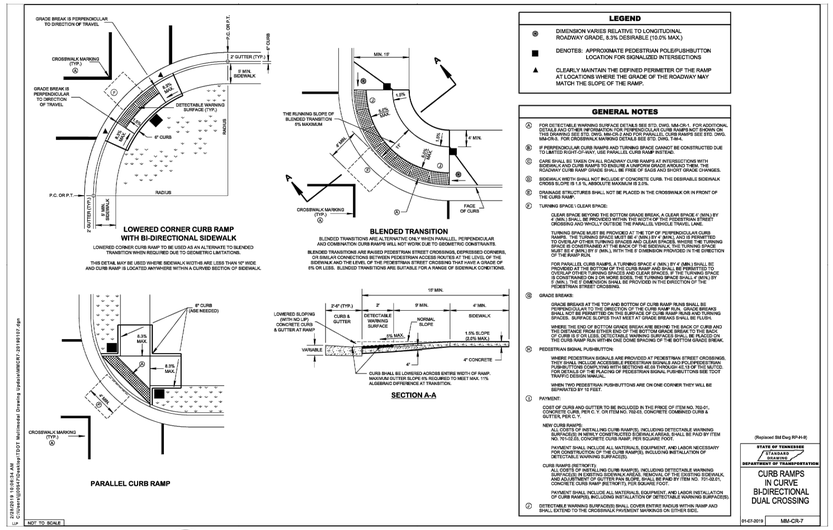
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PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

DESCRIPTION:

REVISIONS: DATE:

Details

C-3.1



LEGEND

- DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE, 8.3% DESIRABLE (10.0% MAX.)
- DENOTES: APPROXIMATE PEDESTRIAN POLE/PUSHBUTTON LOCATION FOR SIGNALIZED INTERSECTIONS
- CLEARLY MAINTAIN THE DEFINED PERIMETER OF THE RAMP AT LOCATIONS WHERE THE GRADE OF THE ROADWAY MAY MATCH THE SLOPE OF THE RAMP.

GENERAL NOTES

① FOR DETECTABLE WARNING SURFACE DETAILS SEE STD. DWG. MM-CR-1. FOR ADDITIONAL DETAILS AND OTHER INFORMATION FOR TURNING BLVD AT CURB RAMP/NOT SHOWN ON THIS DRAWING SEE STD. DWG. MM-CR-2 AND FOR PARALLEL CURB RAMPS SEE STD. DWG. MM-CR-5. FOR CROSSWALK MARKING DETAILS SEE STD. DWG. TM-4.

② IF PERPENDICULAR CURB RAMPS AND TURNING SPACE CANNOT BE CONSTRUCTED DUE TO LIMITED RIGHT-OF-WAY, USE PARALLEL CURB RAMP INSTEAD.

③ CARE SHALL BE TAKEN ON ALL ROADWAY CURB RAMPS AT INTERSECTIONS WITH ROADWAY CROSS SLOPES GREATER THAN 2%. THE TRANSITION FROM THE RAMP TO THE ROADWAY CURB RAMP GRADE SHALL BE FREE OF SAGS AND SHORT GRADE CHANGES.

④ SIDEWALK WIDTH SHALL NOT INCLUDE 6" CONCRETE CURB. THE DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0%.

⑤ DRAINAGE STRUCTURES SHALL NOT BE PLACED IN THE CROSSWALK OR IN FRONT OF THE CURB RAMP.

⑦ TURNING SPACE / CLEAR SPACE:

CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK: A CLEAR SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP AND SHALL BE CONTAINED WITHIN THE CROSSWALK MARKINGS, THIS MOTTLED AREA DESIGNATES THE CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

TURNING SPACE MUST BE PROVIDED AT THE TOP OF PERPENDICULAR CURB RAMPS. THE TURNING SPACE MUST BE AT LEAST 4' (MIN.) BY 4' (MIN.) AND CONTAIN THE CLEAR SPACE. THE SLOPES OF THE TURNING SPACE SHALL BE THE SAME AS THE ADJOINING SURFACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK. THE TURNING SPACE SHALL BE 4' (MIN.) BY 4' (MIN.) WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.

FOR PARALLEL CURB RAMPS, A TURNING SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE SHALL BE 4' (MIN.) BY 5' (MIN.), WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

⑧ GRADE BREAKS

GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

WHERE THE END OF BOTTOM GRADE BREAK ARE BEYOND THE BACK OF CURB AND THE CURB RAMP RUN IS LESS THAN 6' (MIN.) LONG, OR WHERE THE BACK OF CURB IS 6" OR LESS, DETECTABLE WARNING SURFACE SHALL BE PLACED ON THE CURB RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.

⑨ PEDESTRIAN BUSH-PUSHBUTTON

WHERE PEDESTRIAN BOXULS ARE PROVIDED AT PEDESTRIAN STREET CROSSINGS, THE CURB RAMP SHALL BE LOCATED WITHIN THE BOXULS SO THAT PEDESTRIAN PUSHBUTTONS CONFLICTING WITH SECTIONS 402.05 THROUGH 402.10 OF THE MUTCD. FOR DETAILS OF THE PLACING OF PEDESTRIAN BUSHAL PUSHBUTTONS SEE TDOT TRAFFIC DESIGN MANUAL.

WHEN TWO PEDESTRIAN PUSHBUTTONS ARE ON ONE CORNER THEY WILL BE SEPARATED BY 10 FEET.

① PAVEMENT:

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 703-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 705-03, CONCRETE COMBINED CURB & GUTTER, PER CL. Y.

NEW CURB RAMP:

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

CURB RAMPS (RETROFIT):

ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S), IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 761-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

CURB RAMPS (RETROFIT):

ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S), IN EXISTING SIDEWALK AREAS, INCLUDING SAWCUTTING, REMOVAL, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 761-02.02, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

② DETECTABLE WARNING SURFACES SHALL COVER ENTIRE RADIUS WITHIN RAMP AND SHALL EXTEND TO THE CROSSWALK PAVEMENT MARKINGS ON EITHER SIDE.

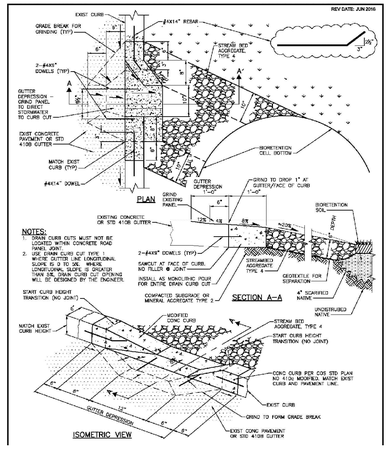
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STATE OF TENNESSEE
STANDARD
DRAWING
DEPARTMENT OF TRANSPORTATION

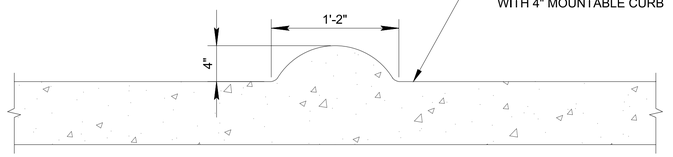
CURB RAMPS IN CURVE BI-DIRECTIONAL DUAL CROSSING

11-07-2019 | MM-CR-7

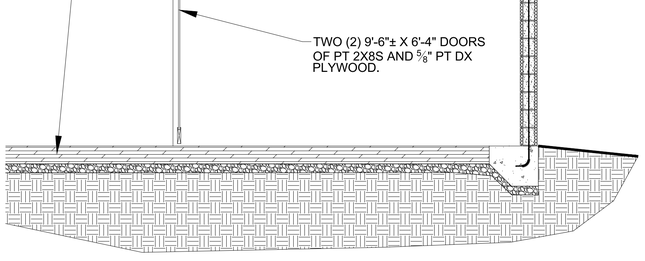
1 C-3.1 ADA Curb Ramp Detail
SCALE: Not to Scale



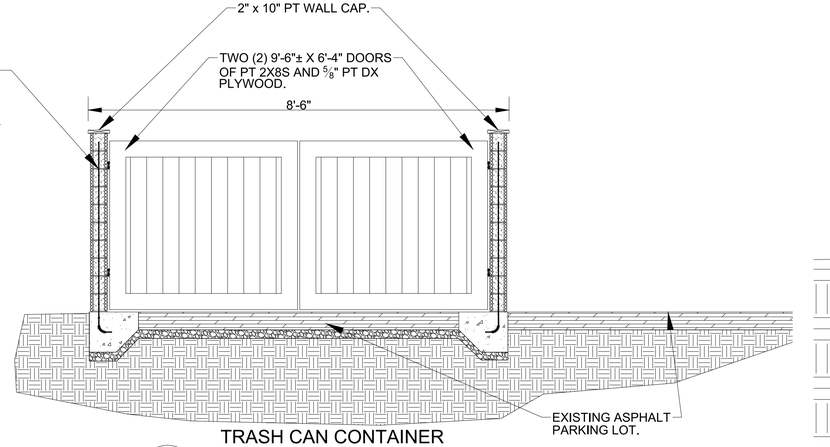
2 C-3.1 CURB CUT DETAIL
SCALE: Not to Scale



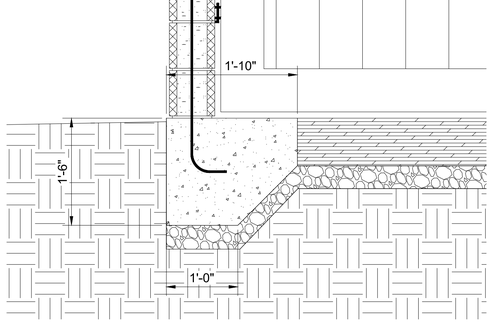
3 C-3.1 MOUNTABLE CURB DETAIL
SCALE: Not to Scale



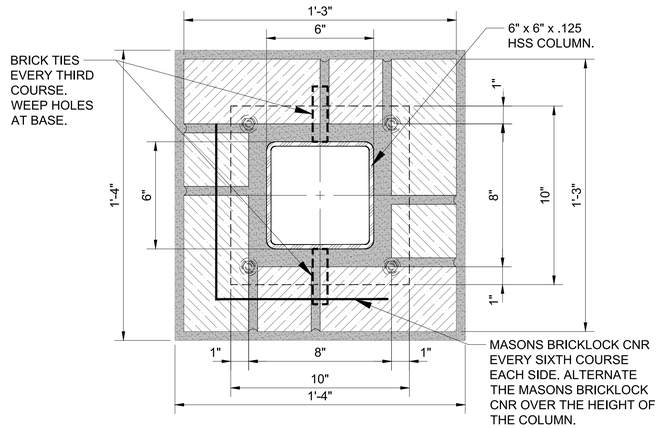
4 C-3.1 TRASH CAN CONTAINER PROFILE DETAIL
SCALE: Not to Scale



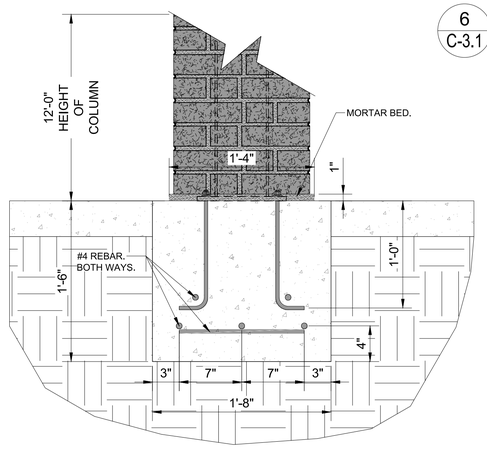
5 C-3.1 TRASH CAN CONTAINER FRONT ELEVATION DETAIL
SCALE: Not to Scale



6 C-3.1 TRASH CAN CONTAINER PROFILE DETAIL
SCALE: Not to Scale

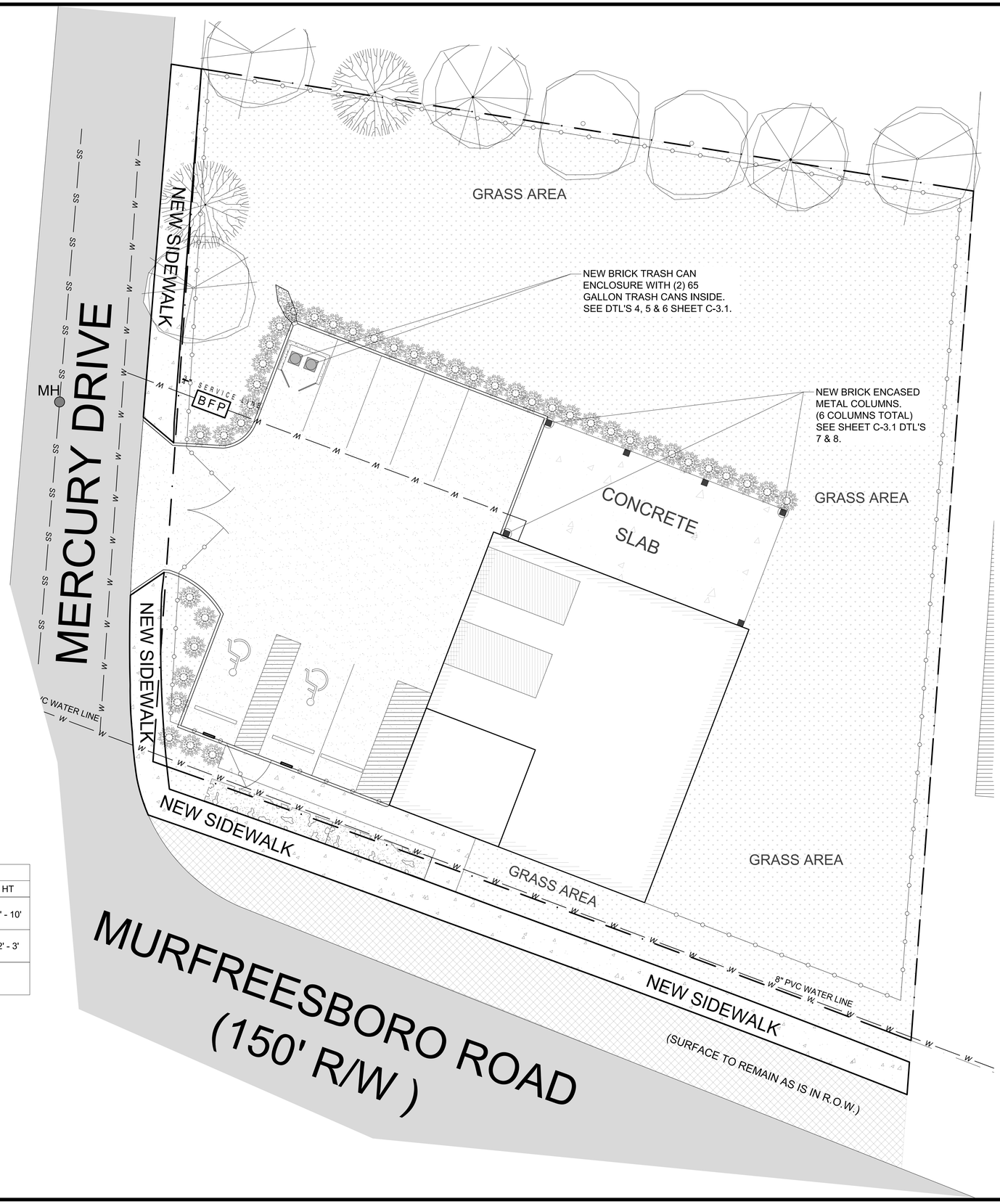


7 C-3.1 NEW COLUMN PLAN VIEW
SCALE: 3" = 1'-0"



8 C-3.1 NEW COLUMN SECTION VIEW
SCALE: 1 1/2" = 1'-0"

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elev	plan #	IMAGE	TREE TYPE	CAL	HT
TREE-EVERGREEN	42		*Evergreen* *Emerald Green Abrevitae*	2"	7' - 10'
HEDGE--PLANT	1		BOXWOOD WINTERGREEN HEDGE Buxux microphylla	1"-2"	2' - 3'

TREE LEGEND

1 L-1.0 Landscape Plan
SCALE: 1" = 10'

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SITE DEVELOPMENT WATER/WASTEWATER

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
No. 023178
STATE OF TENNESSEE
12/1/2023

AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:	
PROJECT MANAGER:	CAR
DRAWN BY:	DBJ
CHECKED BY:	CAR

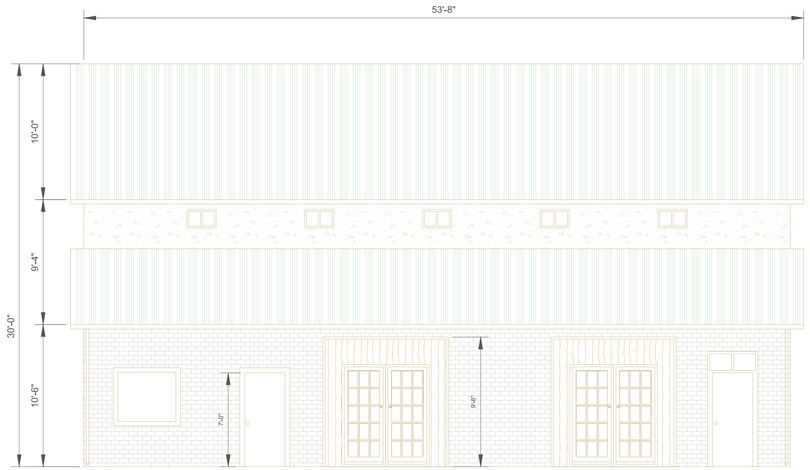
DESCRIPTION:

REVISIONS:	DATE:

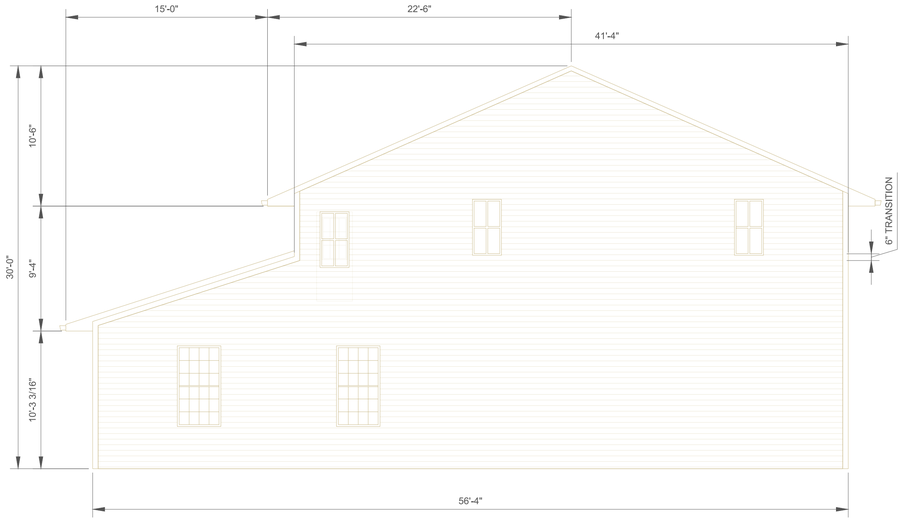
Landscape Plan

L-1.0

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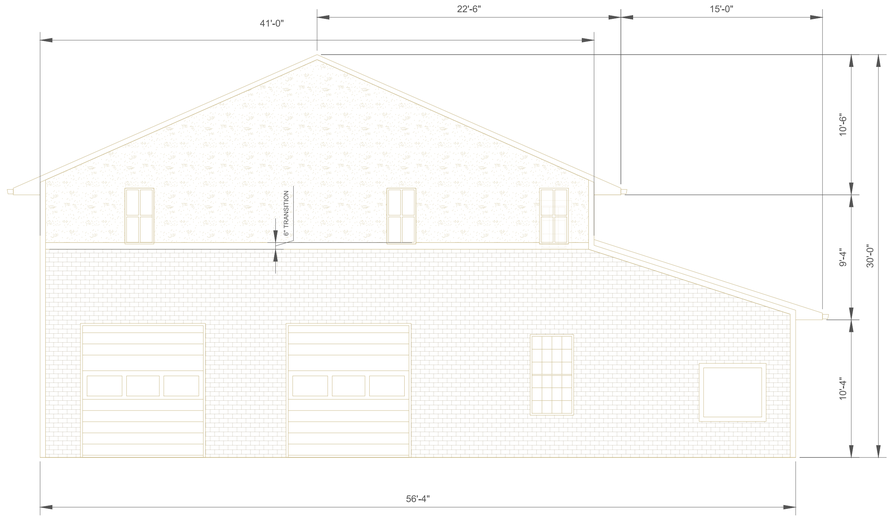
1 A-1.0 South (Front) Elevation
SCALE: 3/16" = 1'-0"



3 A-1.0 East (Side) Elevation
SCALE: 3/16" = 1'-0"



2 A-1.0 North (Rear) Elevation
SCALE: 3/16" = 1'-0"



4 A-1.0 West (Side) Elevation
SCALE: 3/16" = 1'-0"

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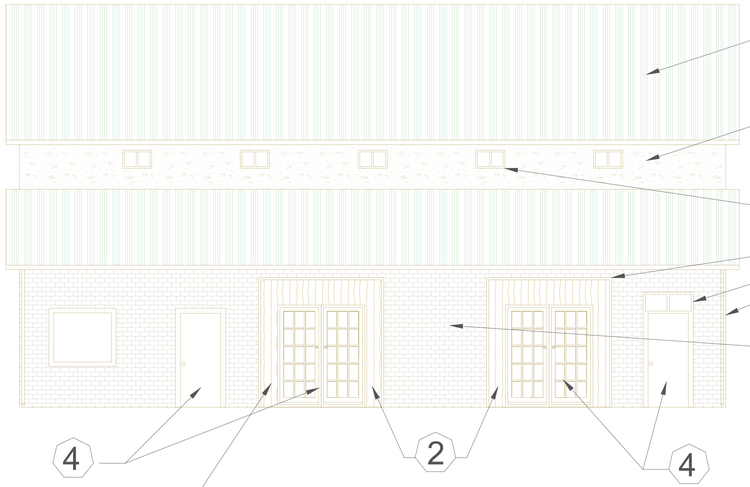
DESCRIPTION:

REVISIONS: DATE:

Elevation Plan

A-1.0

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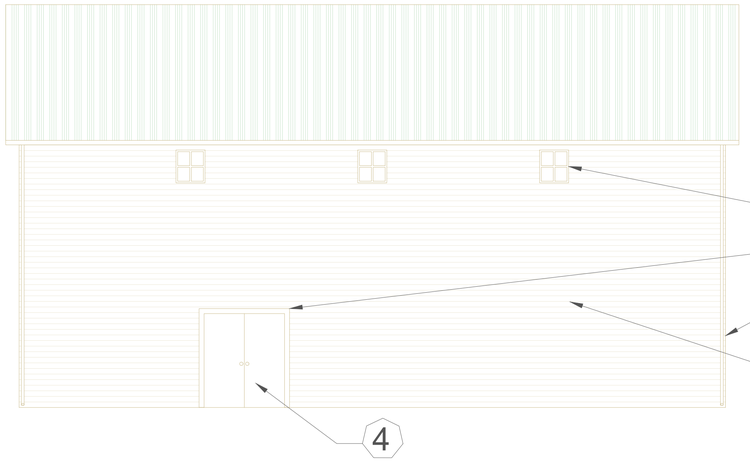


HARDY BOARD FILLER AROUND DOORS.

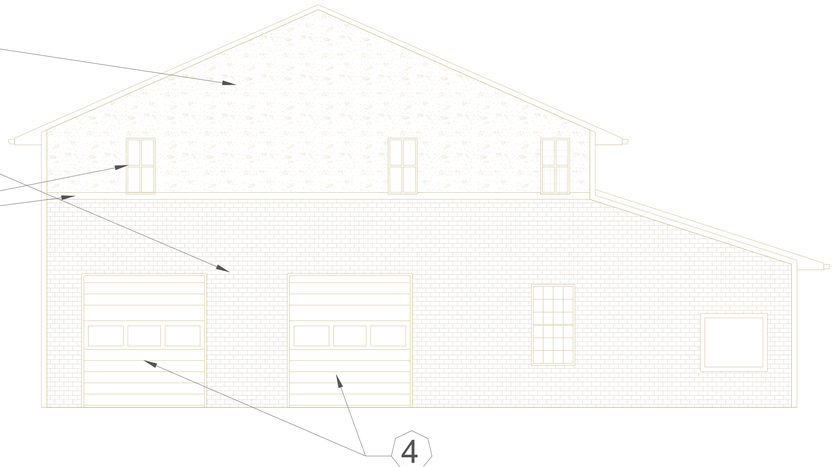
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SCALE: 3/16" = 1'-0"



3 A-1.0 East (Side) Elevation
SCALE: 3/16" = 1'-0"



2 A-1.0 North (Rear) Elevation
SCALE: 3/16" = 1'-0"



4 A-1.0 West (Side) Elevation
SCALE: 3/16" = 1'-0"

NOTE:

THE EXISTING VINYL SIDING IS TO REMAIN ON THE REAR OF THE BUILDING. THIS WILL BE PAINTED WITH SHERWIN WILLIAMS "AFTERNOON #SW 6675"

THE NEW TRIM ON THE BRICK WILL BE PAINTED WITH SHERWIN WILLIAMS "BAGUETTE #SW 6123" AND THE DOORS AND WINDOWS WILL BE PAINTED WITH SHERWIN WILLIAMS "CRAFT PAPER #SW 6125".



INNSBROOK
Spring City, Tennessee
www.GeneralShale.com
This photo sample is intended to represent general color range and texture. Precise color fidelity is difficult to obtain in print. Brick selection should be made from product samples.
BR-PBD-0094-0315

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Building The American Dream®

1
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2 SIDING — AFTERNOON SW 6675

3 ALL TRIM — BAGUETTE SW 6123

4 DOORS & WINDOWS — CRAFT PAPER SW 6125
Sherwin-Williams Craft Paper SW 6125

5 ROOF — GREEN SW 6748

6 STUCCO — AFTERNOON SW 6675

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Elevation Details

A-1.1


Auto Service and Tire
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