

WORKSHOP AGENDA

Planning Commission

February 13, 2024 @ 5:30 PM

For the February 27, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: January 30, 2024 Regular Meeting.
2. Public Comment Period.

OLD BUSINESS

3. 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.
4. 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.
5. 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.
6. 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.

NEW BUSINESS

7. Bonds/Letters of Credit Update.

ADJOURN



Item #: 3.

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:

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 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@laveragnetn.gov

Jake Blair
jblair@laveragnetn.gov

Engineering

Gary Lide
glide@laveragnetn.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. Please provide a copy of the Title Commitment (specifically comment 3-3) which describes the agreement between the Blair Ridge property owner and LMHP, LLC to the south regarding sewer service for the LMHP, LLC parcel.
6. Since this project will be taking away all or a portion of the septic drain field for the LMHP property to the south, the statement that the proposed sewer line which will provide service to LMHP, LLC will be "By Others" is questionable. Please provide a coordinated plan with LMHP, LLC confirming that they understand the scope of the work required by them and the agreed schedule for that work.
5. Given that the sewer easement on the LMHP, LLC property is required for the work shown on this preliminary plat to take place, please provide the document which will be used to record that easement.
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@lavergn.net

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@lavergn.net

Fire comment addressed.

Police

John Eubank

jeubank@lavergn.net

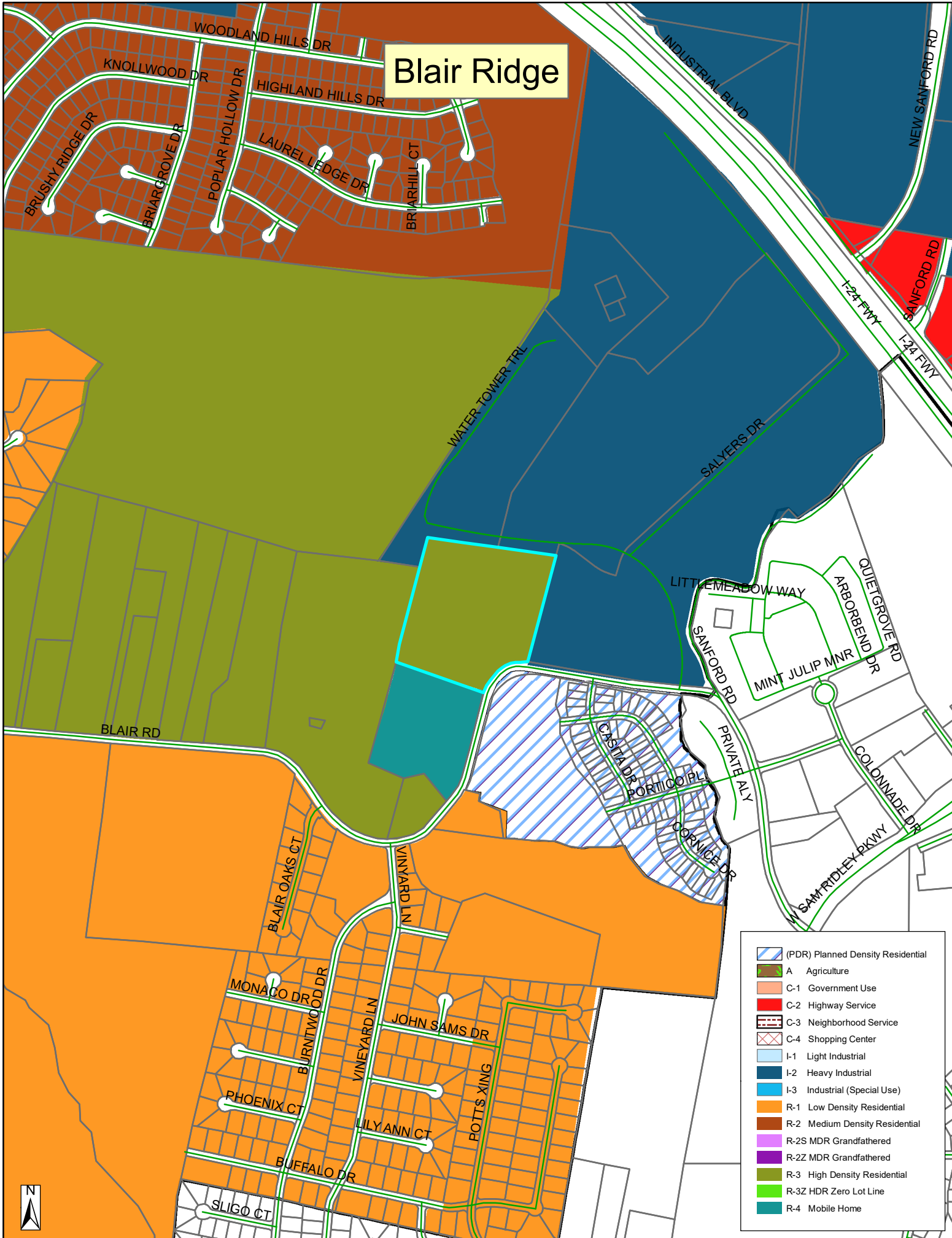
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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



Blair Ridge



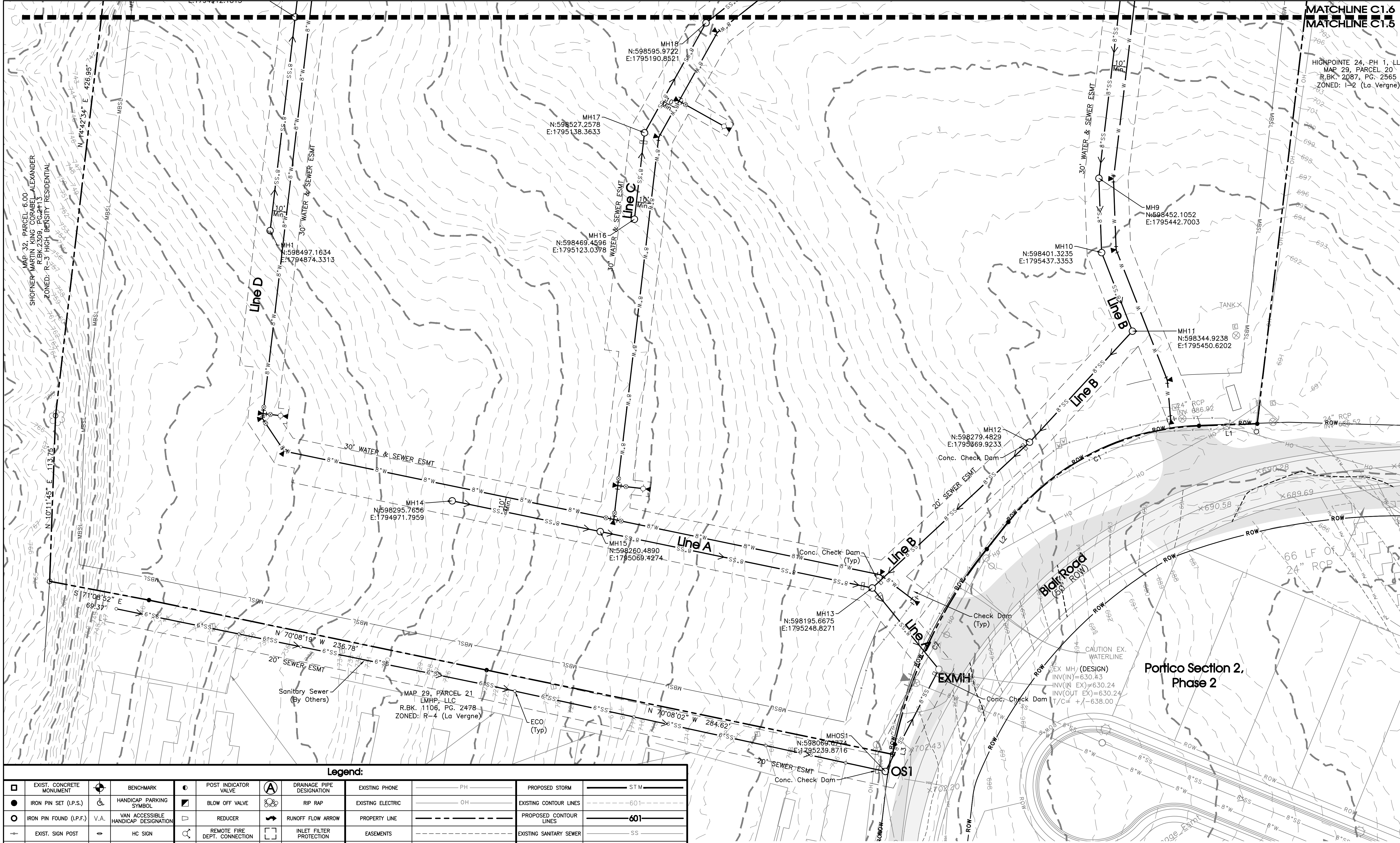


Blair Ridge

- (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

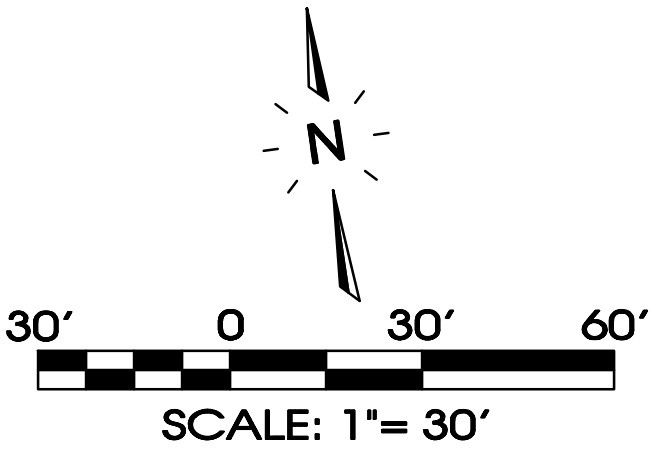






Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE	
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS	
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E
	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
	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	ST M

- 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.



SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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

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

COPYRIGHT S.E.C. INC., 2022

ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS STRICTLY PROHIBITED.

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

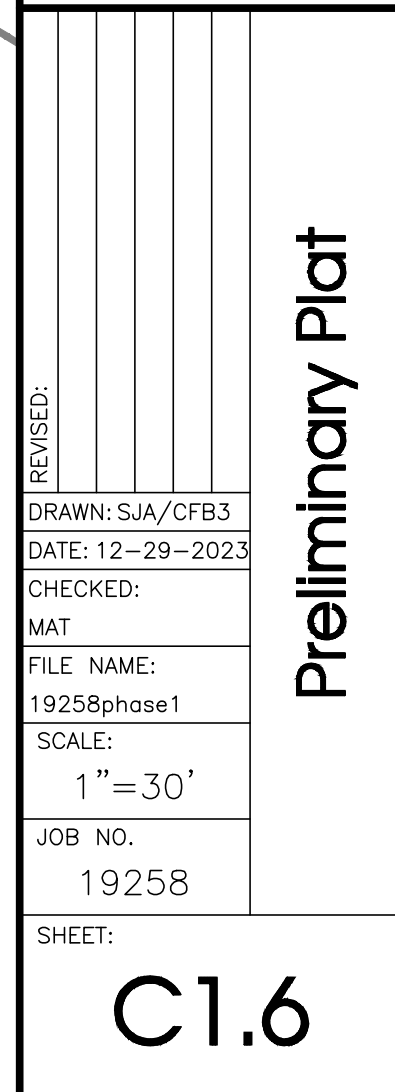
Preliminary Plat

C1.5

REVISIONS:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=30'
JOB NO.
19258
SHEET:

Page 10 of 107



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

Preliminary Plat

C1.6



Item #: 4.

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:

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@lavernetn.gov

1. What is the plan for solid waste/trash pickup?

Jake Blair

jblair@lavernetn.gov

Engineering

Gary Lide

glide@lavernetn.gov

1. A traffic study is required to demonstrate the adequacy of the proposed improvements to Blair Road to handle the traffic from this development.
2. Retaining walls up to 17 feet in height are shown on the grading plan. Provide 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.

3. (C5.1, C5.1) Renummer second sheet C5.1 to C5.2
4. (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.
5. (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)
6. (C3.0) Provide construction details for extension of culvert(s) under Blair Road including HW 17 and Structure #60.
7. Work with Scott Tatalovich at Public Works regarding water and sewer. Plans must be approved by Scott before final Planning Commission site plan approval.
8. 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@lavergn.net

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@lavergn.net

***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

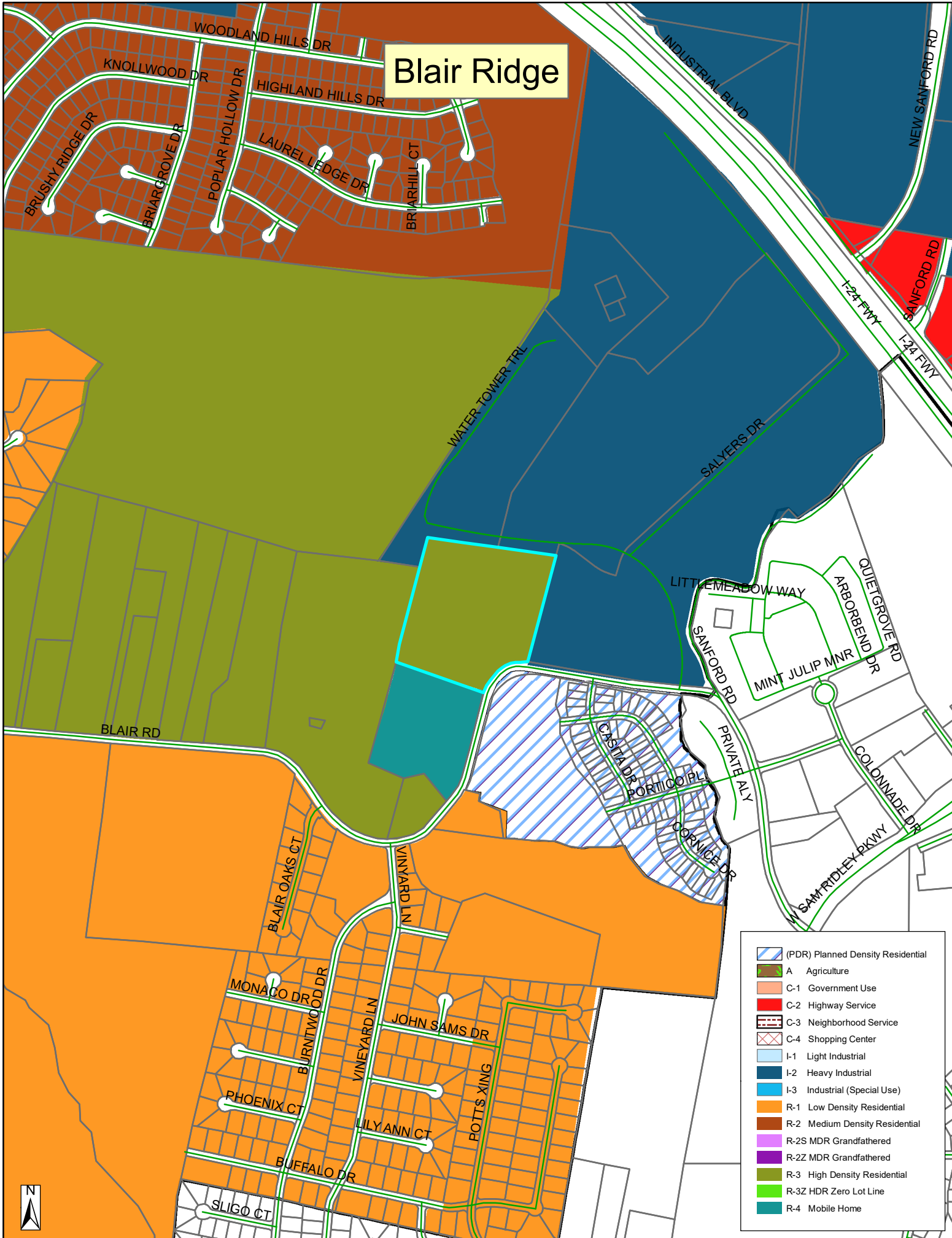


Blair Ridge









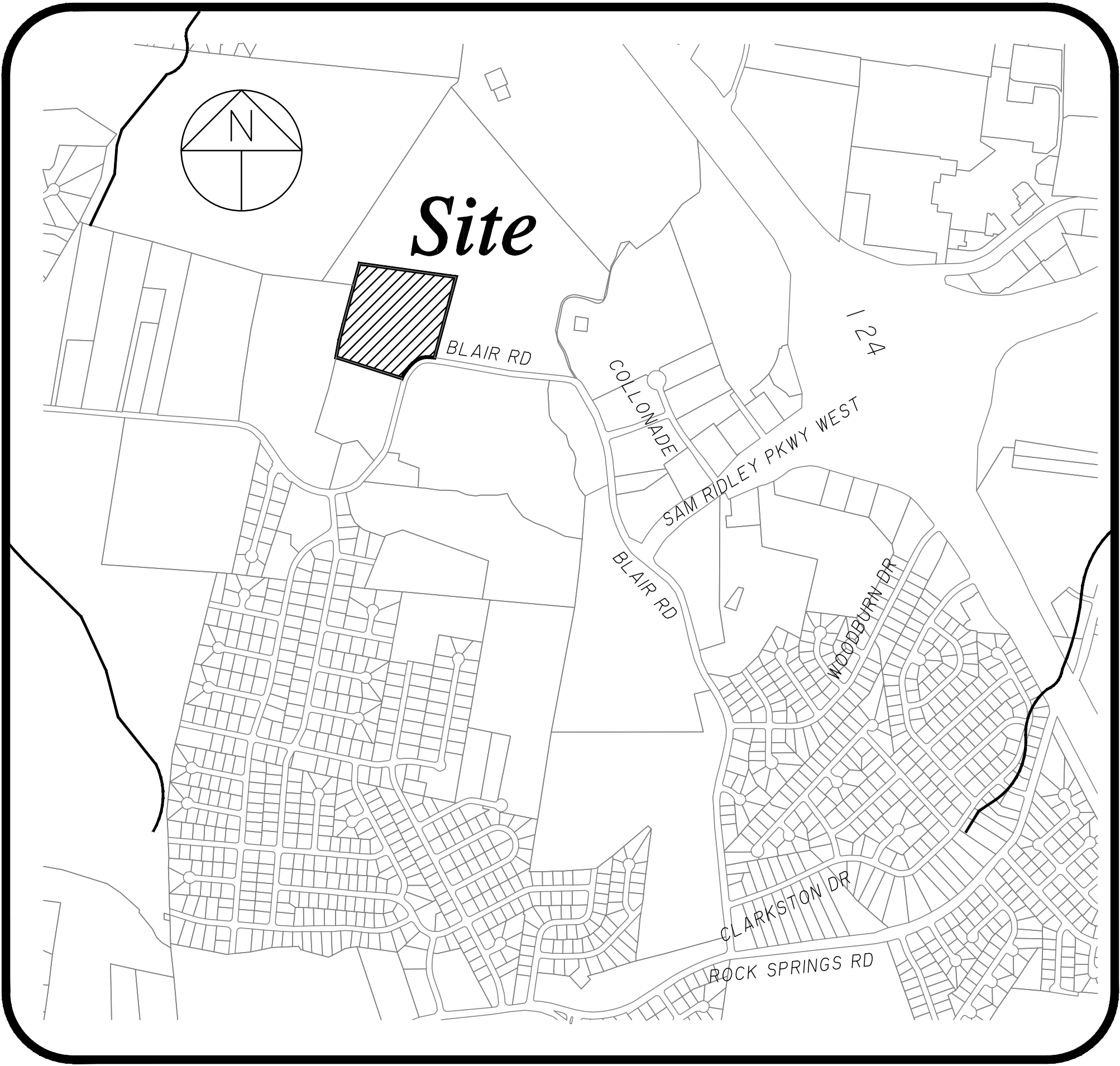
Blair Ridge

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
C5.0-5.3	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 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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2022



By: _____ Date: _____
John F. Miner, P.E. TN. Reg. #122194

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) Walls: 12 inches
3) Roads: 18 inches
4) Parking Areas: 12 inches
5) Lawn Areas: 18 inches
6) Fills: 12 inches
7. Remove reinstall, and relocate: items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage reinstall items in locations indicated.
8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.
1) Protect improvements on adjoining properties and on the Owner's property
2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.
9. Contractor shall schedule demolition activities with the construction project manager.
10. Comply with applicable requirements of federal, state and local laws, regulations and codes of the authorities having jurisdiction for the disposal of trees, shrubs and other cleared material.
11. Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do NOT close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.
12. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.
13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.
1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.
14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.
1) Erect temporary protection, barricades as per local governing authorities.
2) Protect existing site improvements and appurtenances to remain.
15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated materials within drip line, excess foot or vehicular traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.
1) Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.
16. Explosives: use of explosives will not be permitted.
17. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
18. Clean adjacent buildings and improvement of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing before start of demolition.
19. Damages: Promptly repair damages to adjacent facilities caused by demolition operations at the contractors cost.
20. Remove existing above-grade and below-grade improvements necessary to permit construction and other work as indicated.
21. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
22. Do NOT Burn or bury materials on site.
23. Contractor to sawcut existing pavement to remain prior to curb, gutter, pavement, etc. removal.
24. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three 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 contractor shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
3. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.
4. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
5. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
6. The contractor is responsible for the protection and replacement of all property pins on this site.
7. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
8. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements. No digital file will be provided.
9. Coordinates referenced are for construction staking purposes and are site assigned. They should be considered local coordinates for this project only.
10. All parking space striping and markings on site shall be 4" wide white painted stripes. Other markings shall be as shown.
11. All dimensions and radii are given to face of curb unless otherwise noted.
12. Asphalt paving: do not apply prime and tack coats when temperature is below 50° F, or when base is wet. Apply asphalt paving only when temperature is above 40° F and when base is dry.
13. Materials:
13A) Subgrade: Cohesive subgrade shall be compacted to 96% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
13B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
13C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.
14. Cast in place concrete: All concrete work shall conform to all requirements of American Concrete Institute ACI 301 and applicable sections of ASTM C-34 (latest ed.) for ready mixed concrete.
15. All concrete shall be in-tranx mixed concrete, 5% air-entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty-eight (28) days.
16. Slump: Maximum allowable slump will be five (5) inches.
17. Concrete Materials:
17A) Portland cement: Gray portland cement, ASTM C-150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
17B) Aggregates: ASTM C-33 (latest ed.)
17C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
17D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
17E) Admixture: Air type to meet ASTM C-260 (latest ed.)
18. Related Materials:
18A) Curing Compound: "Horncrete 300" as manufactured by A.C. Horn Company, (800) 654-0402. This product is not to be used on the interior floor slab.
19. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter. No. 4 Bars 16" O.C. both ways. Joints to be sowed at 15" foot centers for transverse and longitudinal joints.
20. All above grade exterior concrete surfaces shall be cured with curing compound sprayed on in strict compliance with manufacturer's directions.
21. Weather Requirements:
21A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 30° F. Procedures for cooling, retarding and protecting in-place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures needed to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
21B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature of at least 40° F. All concrete placed during cold weather shall be protected from frost. Contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.
22. Concrete tests shall be authorized by the owner on an as needed basis.
23. All exterior curb shall have expansion joints at 100'-0" O.C., and construction joints at 10'-0" O.C. (unless otherwise specified on the detail sheets).
24. All concrete shall have a medium transverse finish.
25. Subgrade shall be free of extraneous materials. Proof-roll soil subgrade with heavy, pneumatic tired equipment immediately prior to placing stone base. Any soft or unstable zones detected thereby shall be undercut to firm soil and backfilled with 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 by 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 remediation 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, even, 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.
10. No more than 500 feet of open stormwater and utility trench will be allowed at one time.

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 Vergne public utilities department at 615-793-9891 prior to installing, modifying, topping, 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.

REVIEW SET
(Not Intended For Construction)

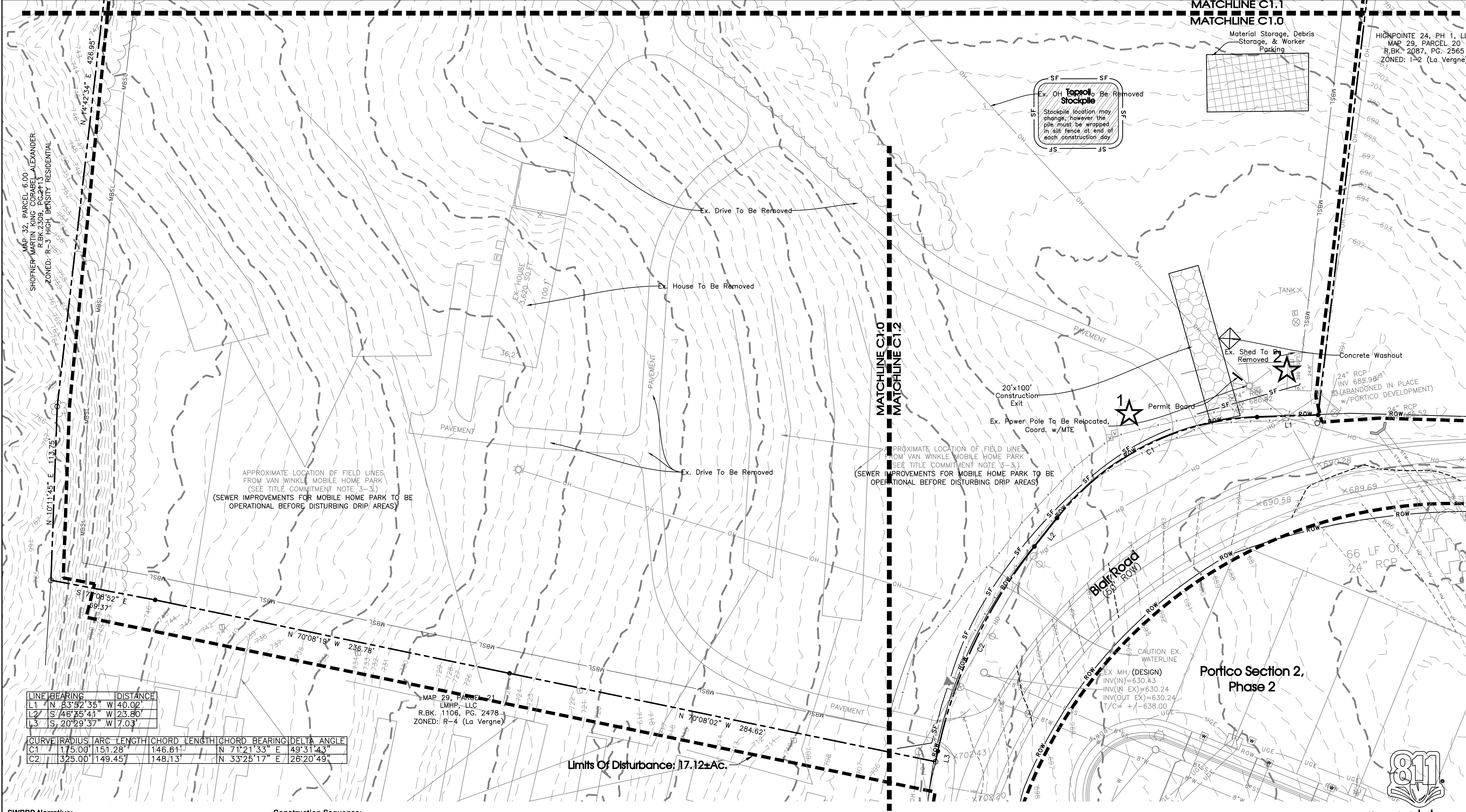
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC., 2022

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



LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 148°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, re-seeding, 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.

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

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

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.



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

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC. 2022
This drawing is the property of SEC, Inc. and shall remain the property of SEC, Inc. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET

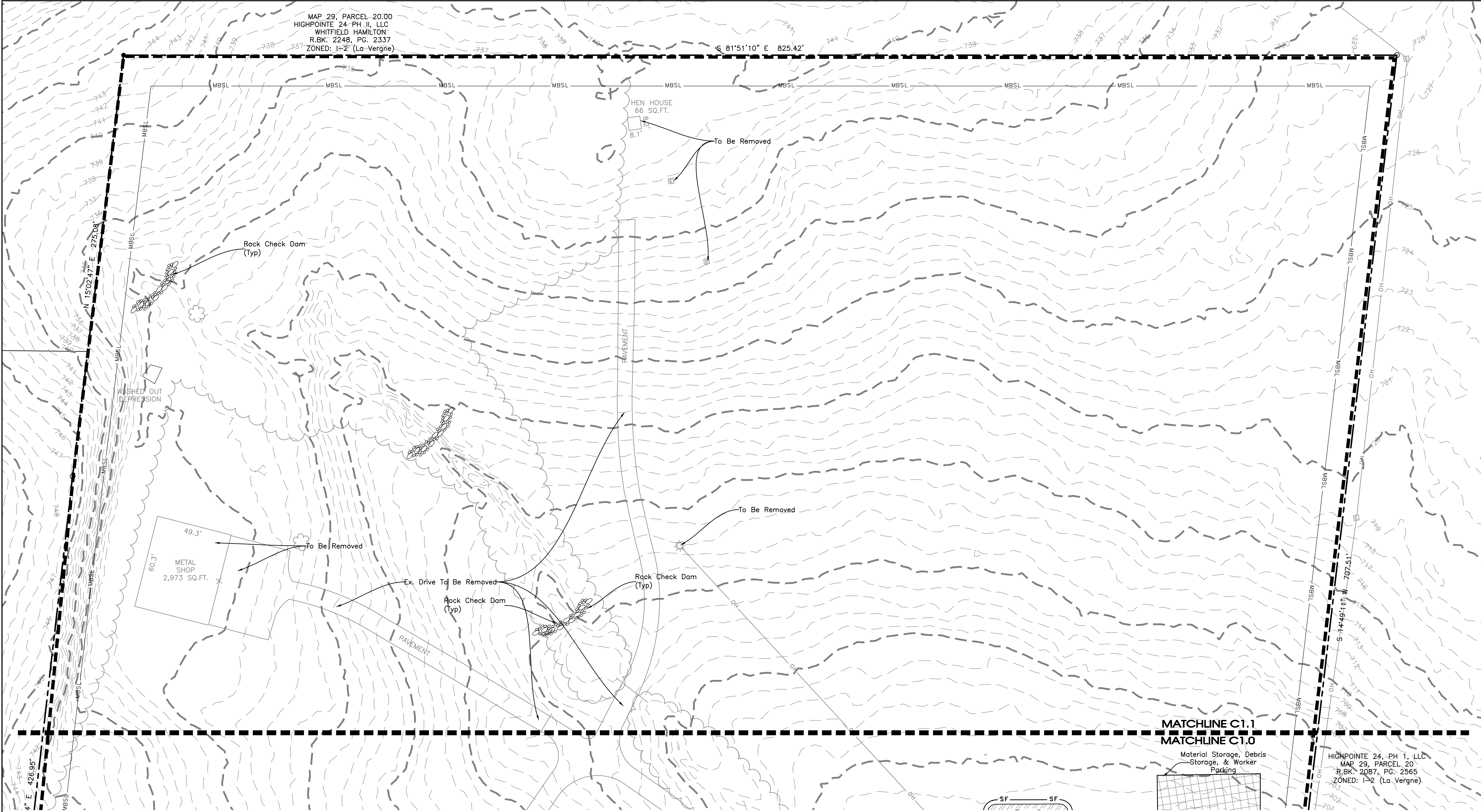
(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

Existing Conditions & Initial EPSC Plan

C1.0



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, re-seeding, re-mulching and re-netting must be performed immediately. The developer will own and maintain the site after construction has been completed.

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.
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 Off 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 unkept 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

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

EPSC Phasing

Initial:

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

Intermediate:

Filter Fabric Inlet
Protection Silt Fence To Protect Ditches

Final:

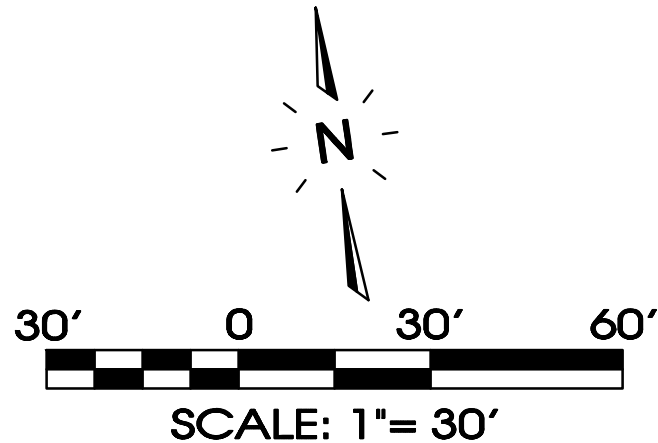
Landscaping & Grass
Sod Of All Pervious
Areas (See Landscaping Plan)

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"



Outfall

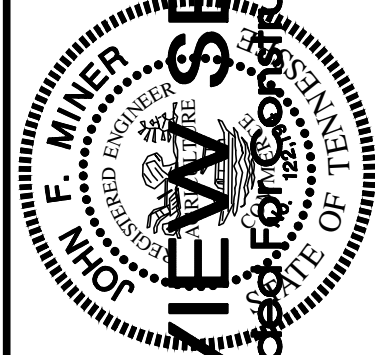


PROPOSED BMP'S

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

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022



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:

Existing Conditions
& Initial EPSC Plan

C1.1

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		

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, re-seeding, 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:

- Stake and/or flag limits of clearing.
- During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.
- Clear & grub, as necessary, for installation of perimeter controls.
- Install silt fence perimeter controls as shown on plans.
- 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.
- Clear & grub the remaining site as necessary.

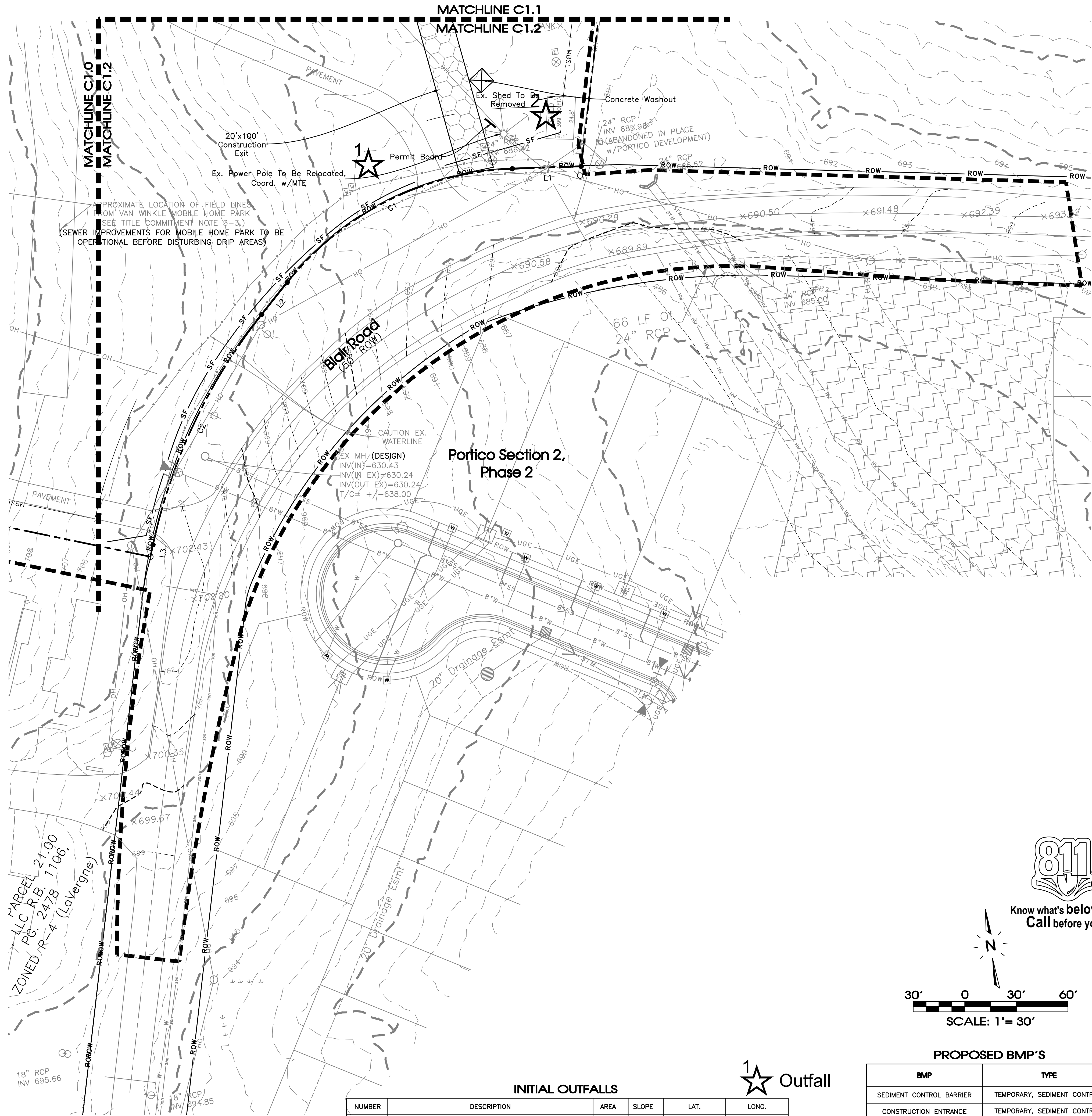
EPSC Notes:

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 unkept 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.



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.

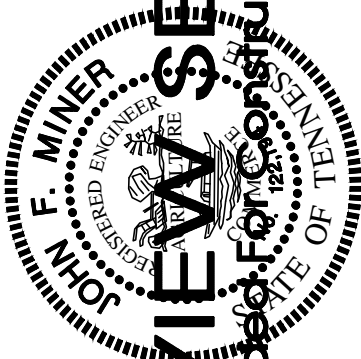


PROPOSED BMP'S

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

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



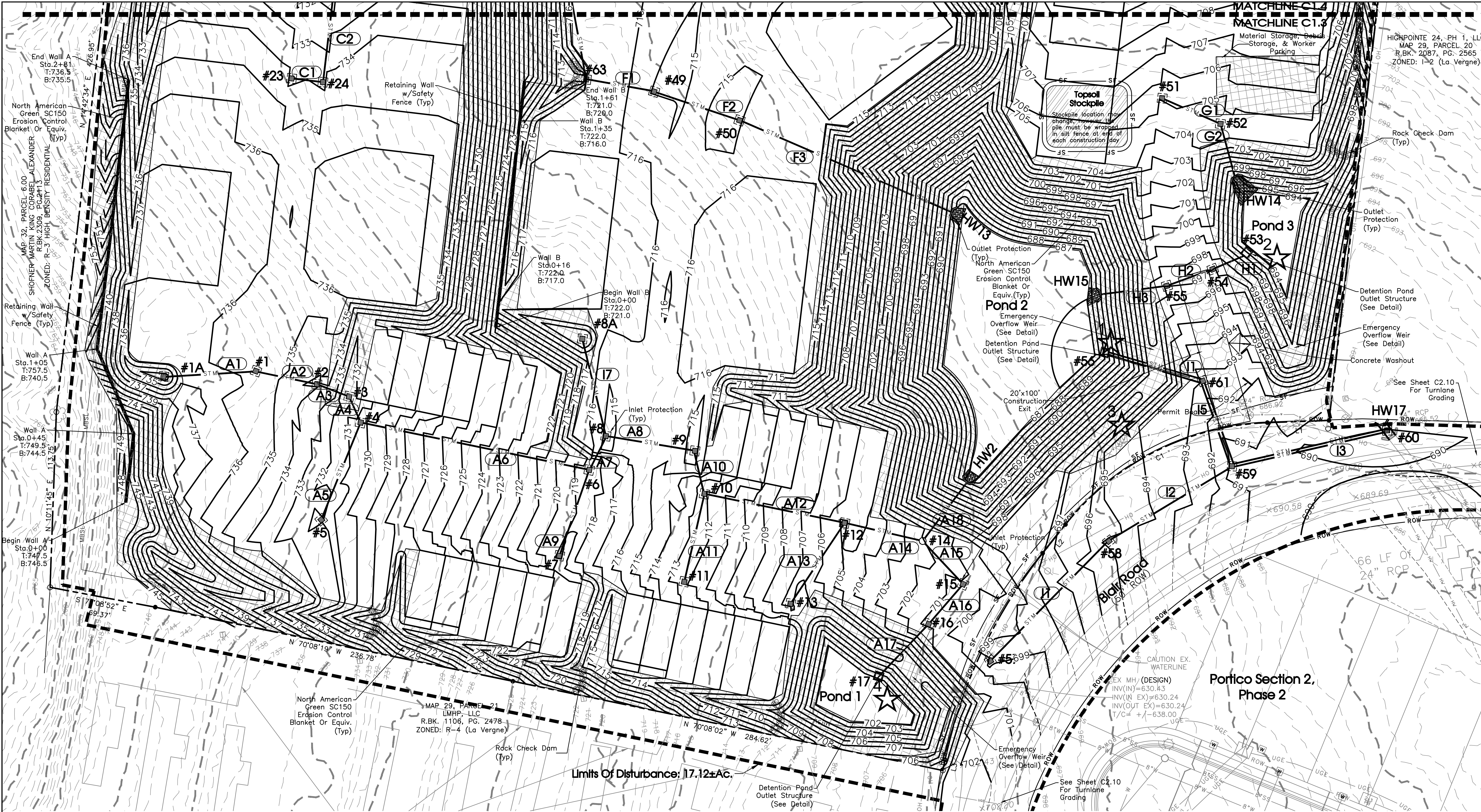
REVIEW SET
(Not Intended for Construction)

Blair Ridge
La Vergne, Tennessee

REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=30'
JOB NO.
19258
SHEET:

Existing Conditions
& Initial EPSC Plan

C1.2



- 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"



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

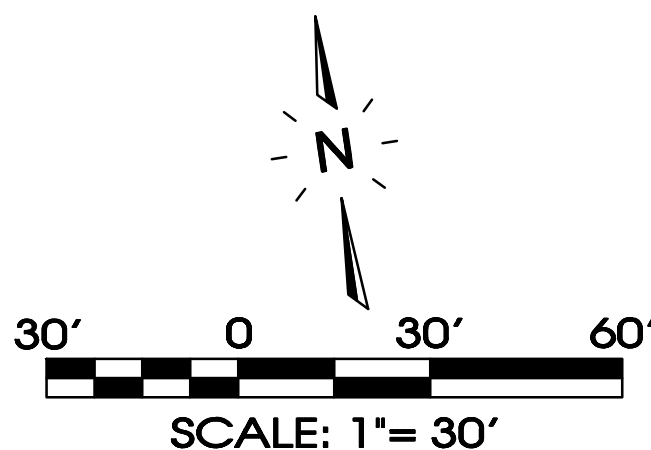
EPSC Phasing

- 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 unkept 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.



SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022. ANY REPRODUCTION, EITHER WHOLE OR PARTIAL, IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

REVIEW SET
(Not Intended for Construction)

Blair Ridge
La Vergne, Tennessee

Intermediate EPSC Plan

REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=30'
JOB NO.
19258
SHEET:

C1.3



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.

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"



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

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

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

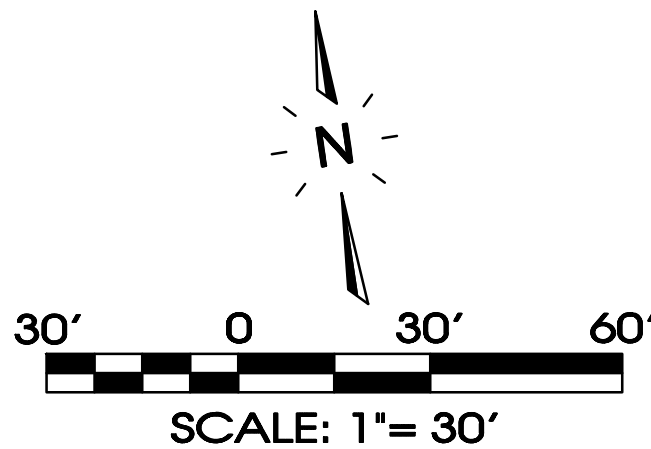
- Initial:
- Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout
- Intermediate:
- Filter Fabric Inlet Protection Silt Fence To Protect Ditches
- Final:
- Landscaping & Grass Sod Of All Pervious Areas (See Landscaping Plan)

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.
- 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.



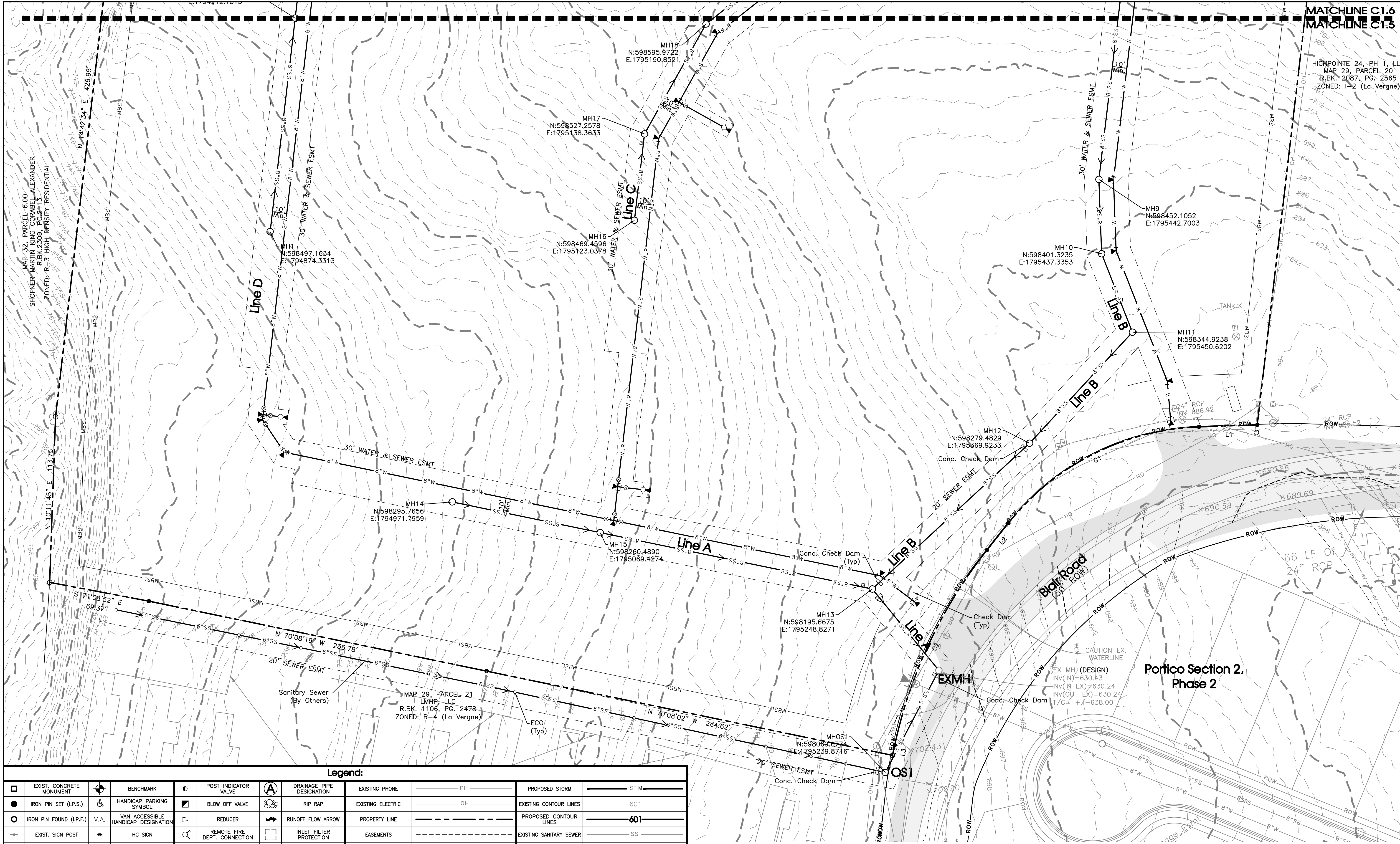
SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022. ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS PROHIBITED.
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)

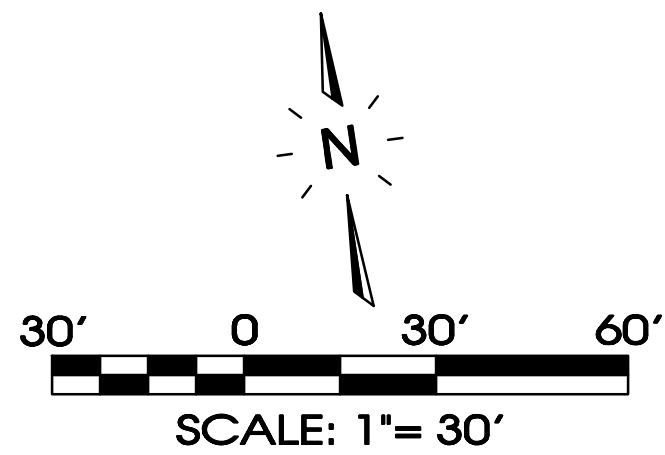
Blair Ridge
La Vergne, Tennessee

Intermediate EPSC Plan

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=30'
JOB NO.
19258
SHEET:
C1.4



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE	
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS	
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E
	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
	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	ST M



- 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.

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

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

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

COPYRIGHT S.E.C. INC., 2022

ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS STRICTLY PROHIBITED.

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

C1.5

REVISED:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

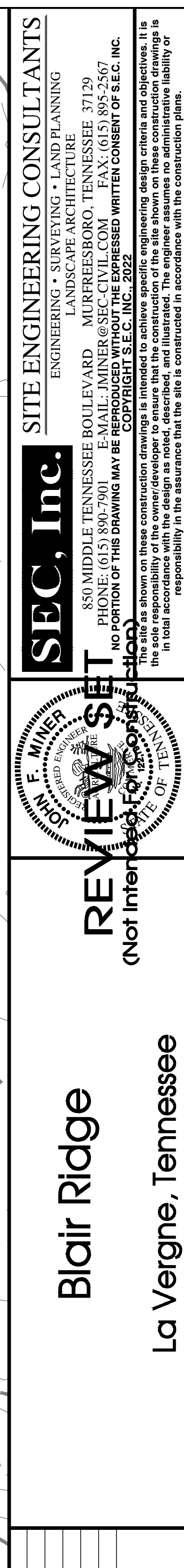
1"=30'

JOB NO.

19258

SHEET:

Page 30 of 107



Mail Kiosk:
Total Boxes Required: 141 Boxes
Total Boxes 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

Know what's below.
Call before you dig.

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.

REVISED:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:
19258phase1

SCALE:
1"= 30'

JOB NO.
19258

SHEET:

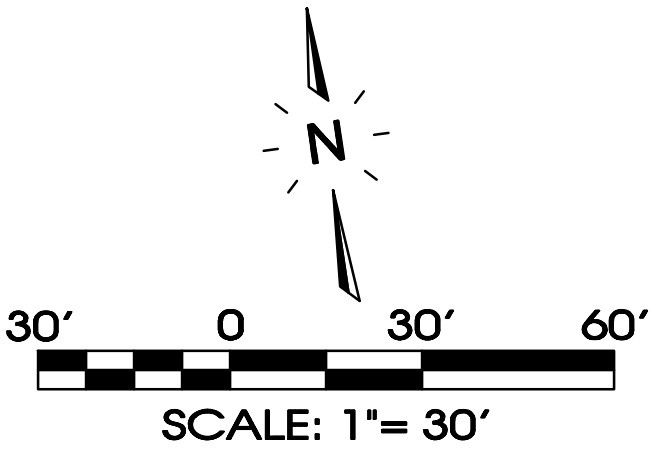
C1.6

Preliminary Plat



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL		EXISTING STORM

- 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.



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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

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

COPYRIGHT S.E.C. INC., 2022

REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

ROADWAY LAYOUT

C2.0

MAP 32, PARCEL 6.00
SHOFNER MARTIN KING CORABEL ALEXANDER
R.B.K.2309, PG.2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

MAP 29, PARCEL 21
LMHP, LLC
R.B.K. 1106, PG. 2478
ZONED: R-4 (La Vergne)

HIGHPOINT 24, PH 1, LL
MAP 29, PARCEL 20
R.B.K. 2087, PG. 2565
ZONED: I-2 (La Vergne)

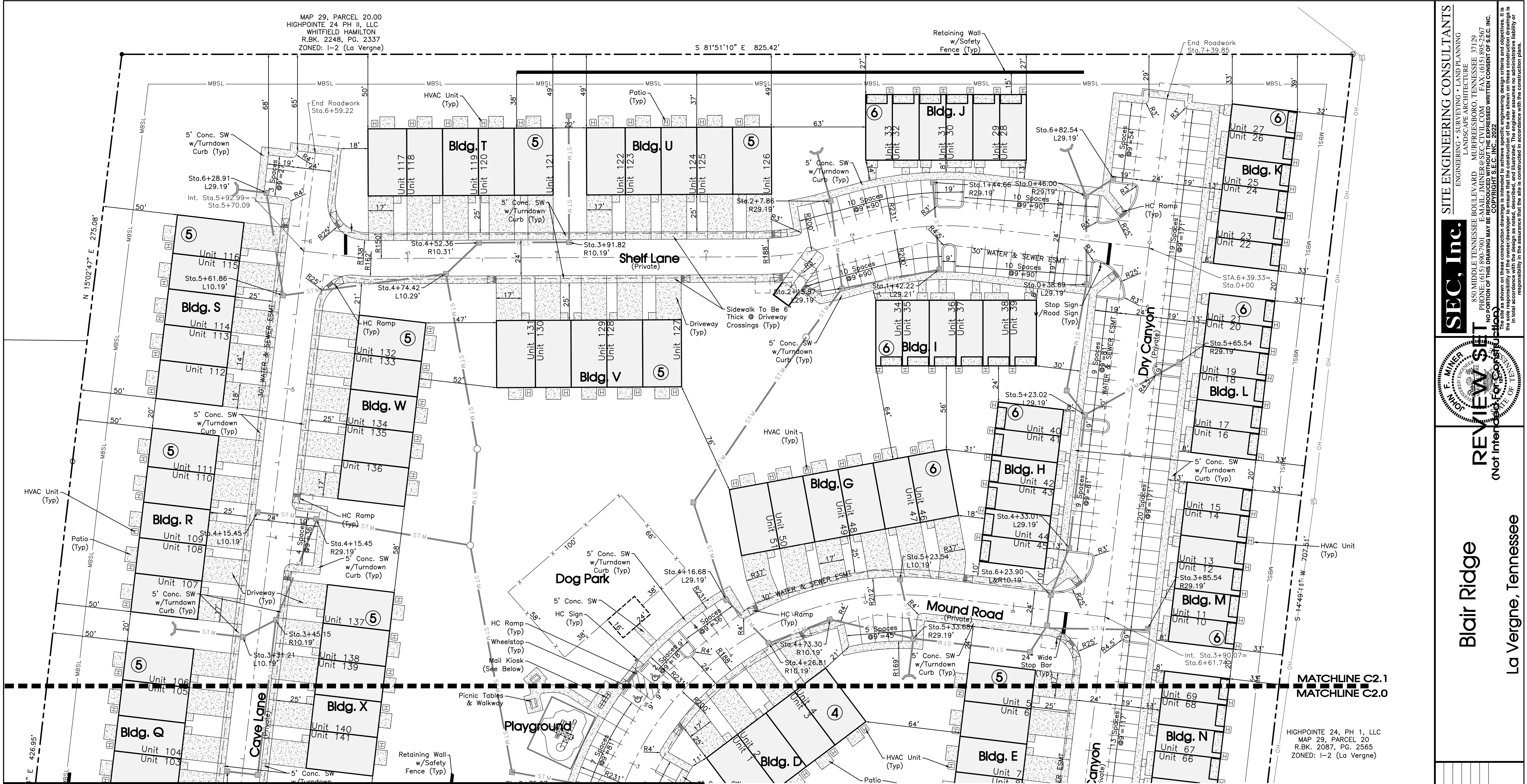
811

Know what's below.
Call before you dig.

REVISIONS:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=30'
JOB NO.
19258
SHEET:

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH II, LLC
WHITFIELD HAMILTON
R.B.K. 2248, PG. 2337
ZONED: I-2 (La Vergne)

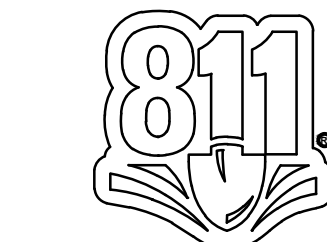
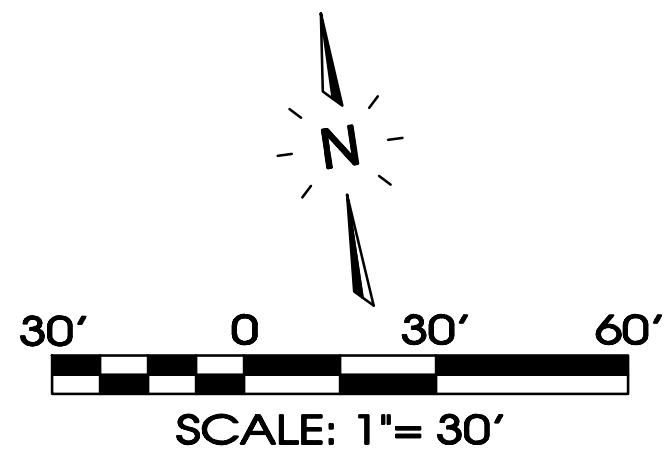


Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE - X - HEADWALL		EXISTING STORM

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:**
- All Drives To Be Heavy Duty Pavement.
 - All Parking Spaces To Be Light Duty Pavement.
 - Trash To Be Via Private Carts.



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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

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

COPYRIGHT S.E.C. INC., 2022

REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

Roadway Layout

C2.1

REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

FILE NAME: 19258phase1

SCALE: 1"=30'

JOB NO. 19258

SHEET: C2.1

Page 33 of 107



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL		EXISTING STORM

SEE SHEET C2.4 FOR WATERLINE TABLE

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

Electrical Legend:
- Commercial Vault
- Transformer

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

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

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

Blair Ridge
La Vergne, Tennessee

Waterline Plan

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD, SUITE 200, MEMPHIS, TENNESSEE 38119
PHONE: (901) 890-7901 FAX: (901) 890-7907
E-MAIL: MINER@SEC-CIVIL.COM
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2022. ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SEC, INC. IS PROHIBITED.

REVIEW SET
(Not Intended for Construction)

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
HIGHPOINT 24 PH 1, LLC
WHITFIELD HAMILTON
R.B.K. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'

(By City Of LaVergne)

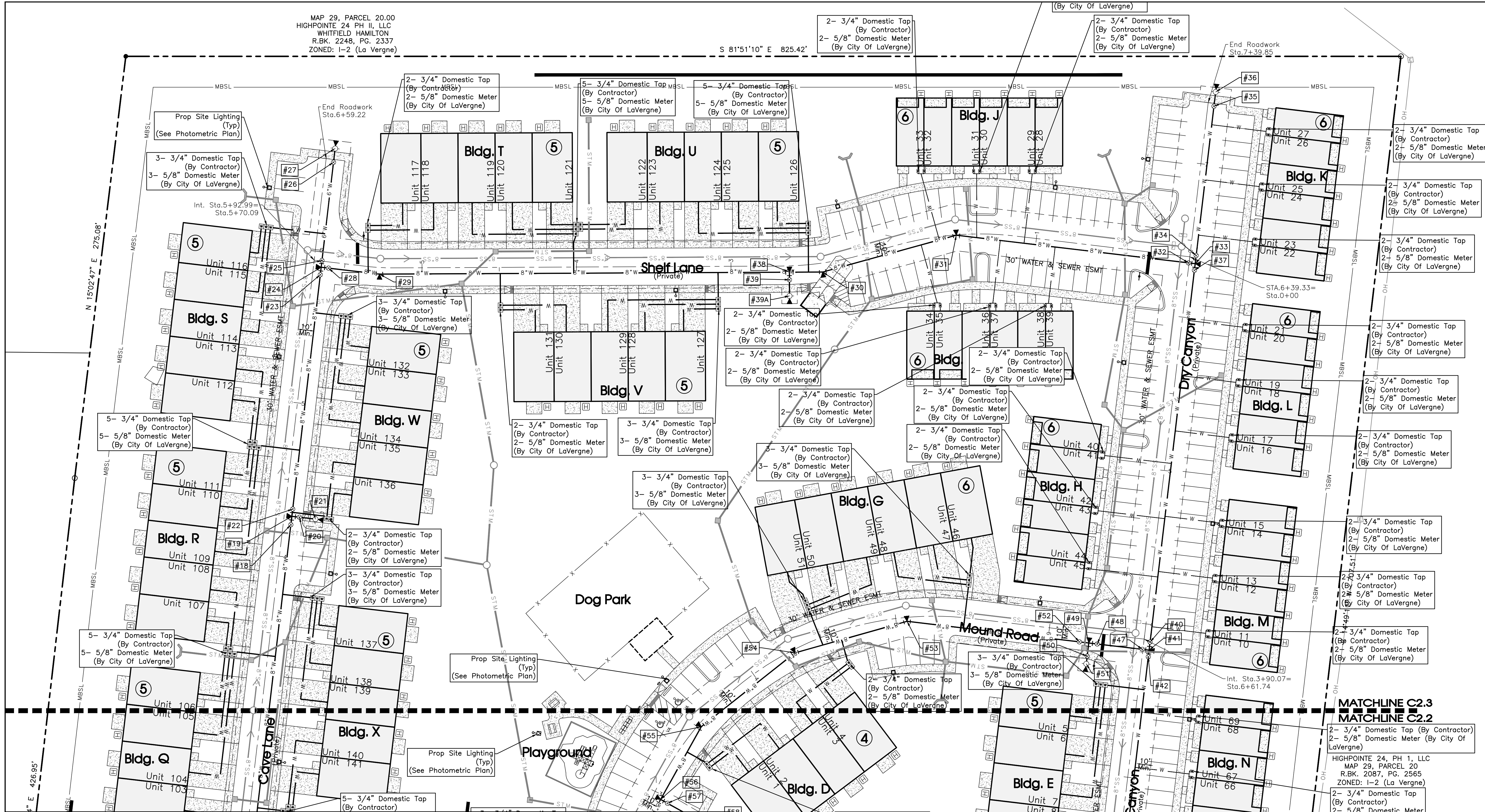
2- 3/4" Domestic Tap
(By Contractor)
2- 5/8" Domestic Meter
(By City Of LaVergne)

2- 3/4" Domestic Tap
(By Contractor)
2- 5/8" Domestic Meter
(By City Of LaVergne)

End Roadwork
Sta.7+39.85

N 15°02'47" E 275.08'

E 426.95'



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE-X HEADWALL		EXISTING STORM

SEE SHEET C2.4 FOR WATERLINE TABLE

Water Provider: City Of LaVergne
Sewer Provider: Town Of Smyrna

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



Know what's below.
Call before you dig.

Electrical Legend:
- Commercial Vault
- Transformer

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

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901
E-MAIL: MINER@SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC. 2022. All rights reserved. Design, plan, and construction drawings are the property of SEC, Inc. and shall remain the property of SEC, Inc. 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

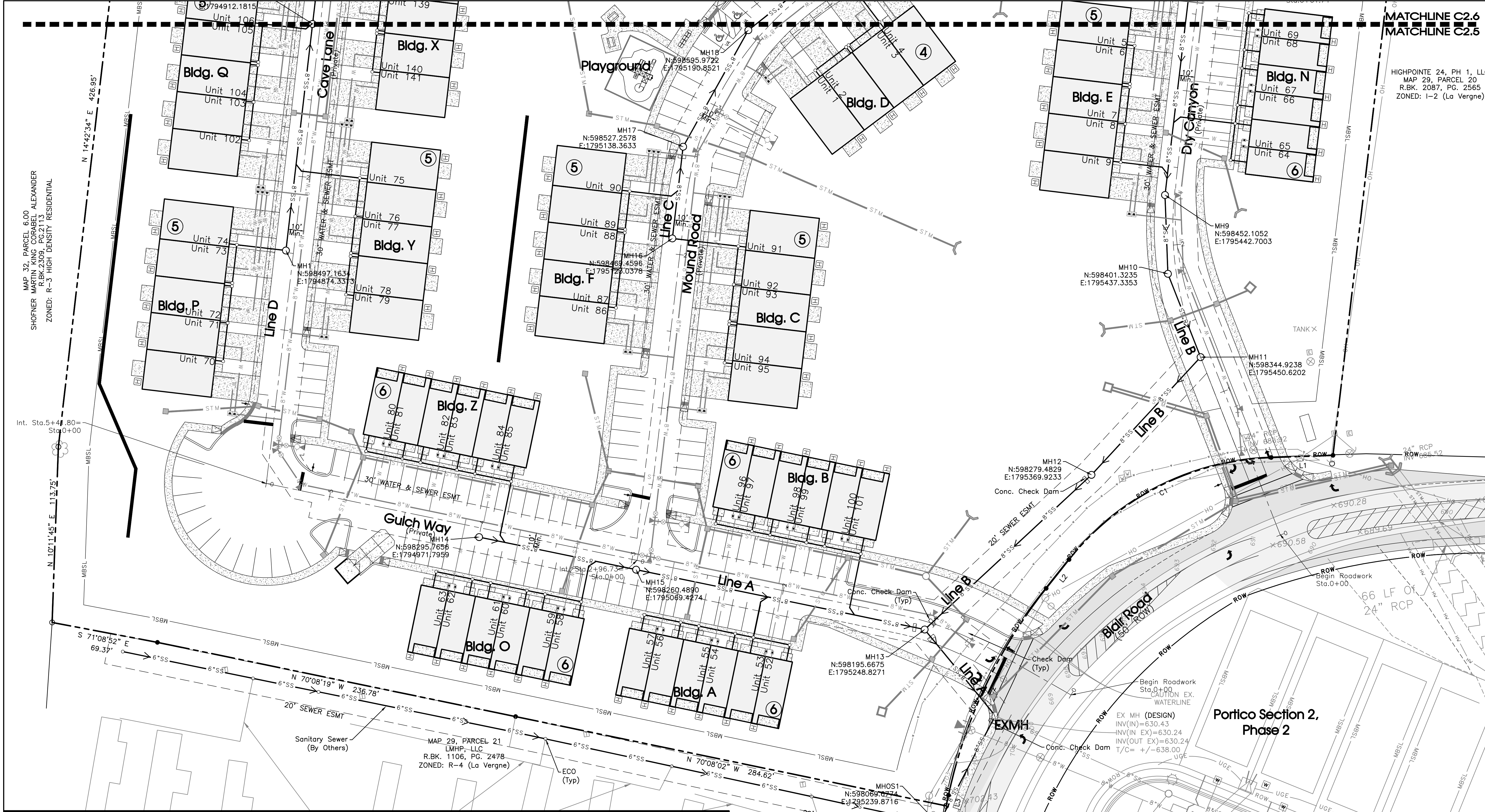
Waterline Plan

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	N/A	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 (A9)	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	702.0	694.00 (A14) 697.14 (A15)	694.00 (A18)	JBS 1111	Storm Manhole
15	700.9	697.33 (A16)	697.33 (A15)	JBS 4075	Single Curb Inlet
16	701.0	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	711.30 (E14)	711.30 (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
62	714.00	712.34 (D6)	712.34 (E13)	See Detail	Area Drain
63	716.00	712.70 (B8)	712.70 (F1)	See Detail	Area Drain
64	718.00	719.00 (B7)	719 (B8)	JBS 1111	Storm Manhole
65	725.00	721.00 (B6)	721(B7)	JBS 1111	Storm Manhole
66	721.00	719.28 (D5)	719.28 (D6)	JBS 1111	Storm Manhole
HW1	Intentionally Not Used				
HW 2	N/A	N/A	687.00		Headwall Outlet
HW 3	N/A	728.35	N/A		Headwall Inlet
HW 4	Intentionally Not Used				
HW 5	Intentionally Not Used				
HW 6	N/A	728.30	N/A		Headwall Inlet
HW 7	Intentionally Not Used				
HW 8	N/A	723.90	N/A		Headwall Inlet
HW 9	N/A	722.70	N/A		Headwall Inlet
HW 10	Intentionally Not Used				
HW 11	N/A	N/A	704.00		Headwall Outlet
HW 12	Intentionally Not Used				
HW 13	N/A	N/A	687.00		Headwall Outlet
HW 14	N/A	N/A	694.00		Headwall Outlet
HW 15	N/A	N/A	687.00		Headwall Outlet
HW 16	Intentionally Not Used				
HW 17	N/A	685.72	N/A		Headwall Inlet
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	HDPE	18	1
A2	732.50	729.27	41	7.95	RCP III	18	1
A3	729.27	727.48	22	8.04	HDPE	18	1
A4	727.48	726.02	18	7.95	HDPE	18	1
A5	729.00	726.02	68	4.37	HDPE	18	1
A6	726.02	712.80	151	8.74	HDPE	18	1
A7	712.80	710.60	25	8.97	HDPE	18	1
A8	710.60	710.00	58	1.03	HDPE	18	1
A9	716.00	714.70	59	2.20	HDPE	18	1
A10	710.00	707.25	30	9.30	HDPE	18	1
A11	709.40	708.00	59	2.39	HDPE	18	1
A12	707.25	701.25	93	6.46	HDPE	18	1
A13	704.00	702.00	63	3.16	HDPE	18	1
A14	701.25	694.00	52	13.96	HDPE	18	1
A15	697.33	697.14	38	0.49	HDPE	18	1
A16	697.50	697.33	34	0.50	HDPE	18	1
A17	705.00	697.50	47	15.95	HDPE	18	1
A18	694.00	693.00	47	2.11	HDPE	18	1
B0	728.35	727.77	19	3.01	HDPE	24	1
B1	727.77	725.68	70	3.00	HDPE	24	1
B2	725.68	722.75	110	2.66	HDPE	24	1
B3	726.50	724.25	85	2.65	HDPE	24	1
B4	724.25	723.64	61	1.01	HDPE	24	1
B5	723.62	722.75	30	2.88	HDPE	24	1
B6	721.75	721.00	119	0.63	HDPE	36	1
B7	721.00	719.00	65	3.08	HDPE	36	1
B8	719.00	712.70	155	4.07	HDPE	36	1
C1	731.30	731.00	21	1.46	HDPE	18	1
C2	730.25	725.80	105	4.25	HDPE	24	1
C3	728.30	727.00	47	2.79	HDPE	24	1
C4	727.00	726.00	25	4.02	HDPE	24	1
C5	725.50	724.50	73	1.37	HDPE	24	1
C6	726.75	726.00	40	1.89	HDPE	18	1
C7	723.00	719.00	105	3.82	HDPE	24	1
D1	723.90	723.00	33	2.71	HDPE	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	HDPE	18	1
D5	720.50	719.28	41	3.01	HDPE	18	1
D6	719.28	712.34	134	5.17	HDPE	18	1
E1	722.70	720.60	34	6.18	HDPE	18	1
E2	722.00	720.60	22	6.42	HDPE	18	1
E3	720.60	717.80	59	4.75	RCP III	18	1
E4	717.80	712.50	73	7.30	HDPE	18	1
E5	712.50	711.91	20	2.89	HDPE	18	1
E6	716.50	713.00	72	4.85	HDPE	18	1
E7	711.91	708.31	90	4.00	HDPE	18	1
E8	708.31	705.73	34	7.62	HDPE	18	1
E9	705.73	705.55	20	0.88	HDPE	18	1
E10	707.40	705.62	67	2.64	RCP III	24	1
E11	705.55	705.01	22	2.51	HDPE	18	1
E12	705.01	704.62	79	0.50	HDPE	24	1
E13	712.34	711.70	69	0.93	HDPE	18	1
E14	711.70	711.30	41	0.98	HDPE	18	1
E15	711.30	710.00	44	2.96	HDPE	18	1
E16	710.00	704.62	57	9.38	HDPE	18	1
E17	710.00	709.80	41	0.50	HDPE	18	1
E18	704.62	704.00	24	2.54	HDPE	24	1
F1	712.70	710.00	45	6.02	HDPE	36	1
F2	710.00	709.00	58	1.71	HDPE	36	1
F3	709.00	693.00	149	10.71	HDPE	36	1
G1	702.80	700.75	41	4.95	RCP III	18	1
G2	700.75	694.00	35	19.29	HDPE	18	1
H1	689.43	689.31	24	0.50	HDPE	24	1
H2	689.31	689.15	32	0.50	HDPE	24	1
H3	689.15	689.00	43	0.35	HDPE	30	1
I1	695.25	690.00	106	4.95	HDPE	18	1
I2	690.00	686.85	96	3.29	HDPE	18	1
I3	686.35	685.66	101	0.68	RCP III	24	2
I4	687.00	686.66	66	0.52	HDPE	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
I7	712.06	710.60	65	2.26	RCP III	18	1
EX	685.66	685.00	73	0.90	RCP III	24	2

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		



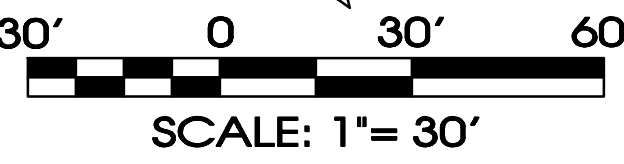
Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE-X HEADWALL		EXISTING STORM

Electrical Legend:

- Commercial Vault

- Transformer

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



Blair Ridge

La Vergne, Tennessee

Sanitary Sewer Plan

C2.5

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901

E-MAIL: MINER@SEC-CIVIL.COM

FAX: (615) 895-2567

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

COPYRIGHT S.E.C. INC., 2022

ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS STRICTLY PROHIBITED.

THE ENGINEER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

REVIEW SET

(Not Intended for Construction)

REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

1"=30'

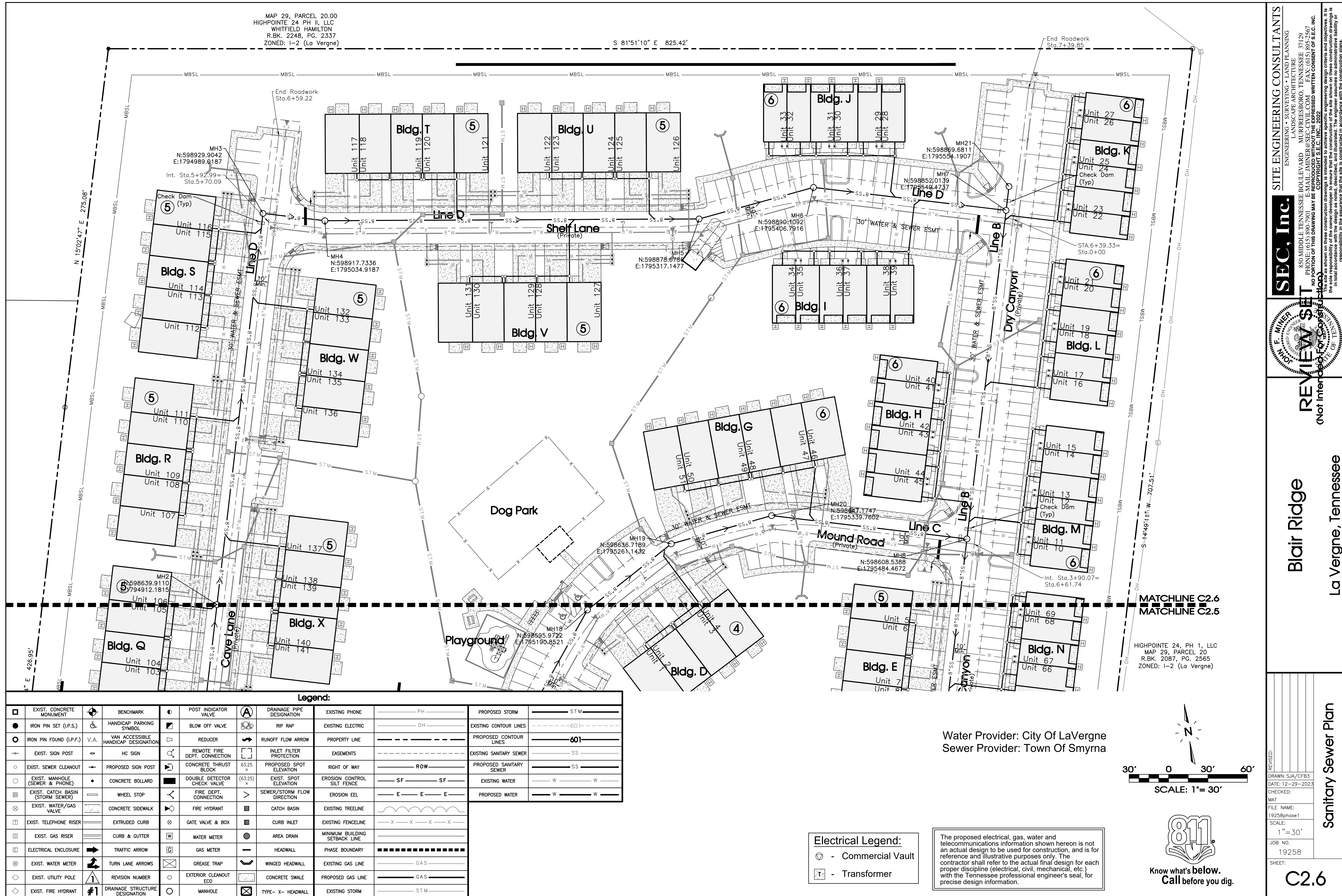
JOB NO.

19258

SHEET:

C2.5

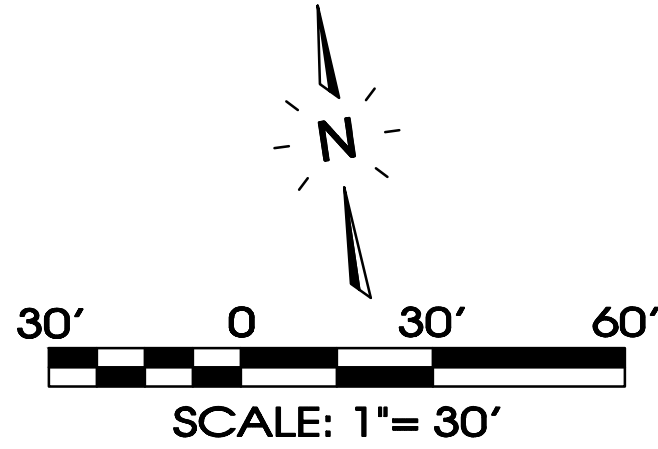
Page 37 of 107





Turnlane Existing Conditions

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECD		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EEL		E	
EXISTING TREE LINE			
EXISTING FENCE LINE		X	
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	
PROPOSED WATER		W	



SEC, Inc.

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

REVIEW SET

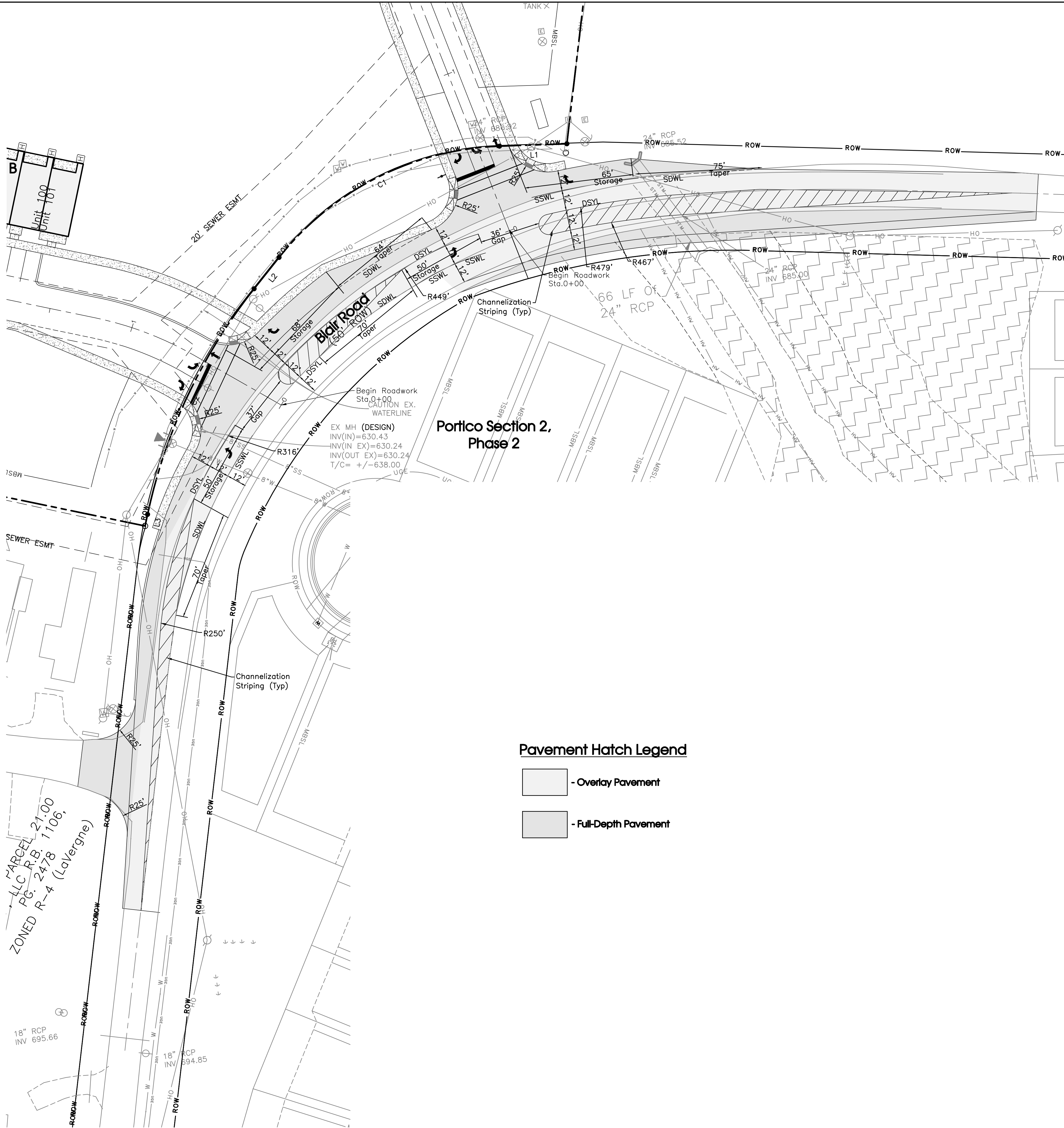
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.

Blair Ridge

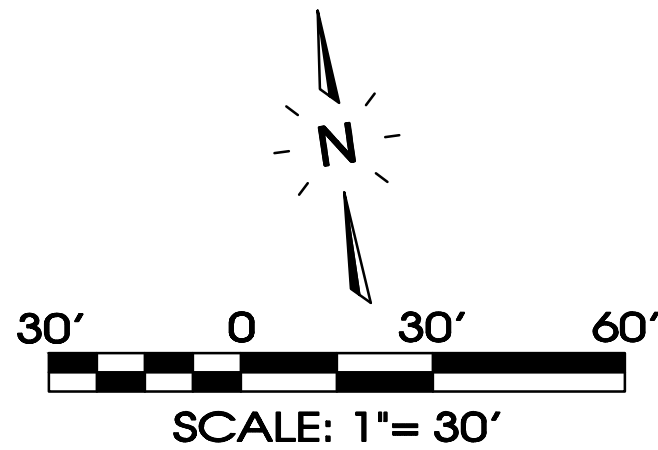
La Vergne, Tennessee

Turnlane Plan

C2.8



Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EGO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		---	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EEL		E	
EXISTING TREE LINE		---	
EXISTING FENCE LINE		X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		---	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	
PROPOSED WATER		W	



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC. 2022
This drawing is the property of SEC, Inc. and shall remain the property of SEC, Inc. if the drawing is reproduced or used in any manner without the written consent of SEC, Inc. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET

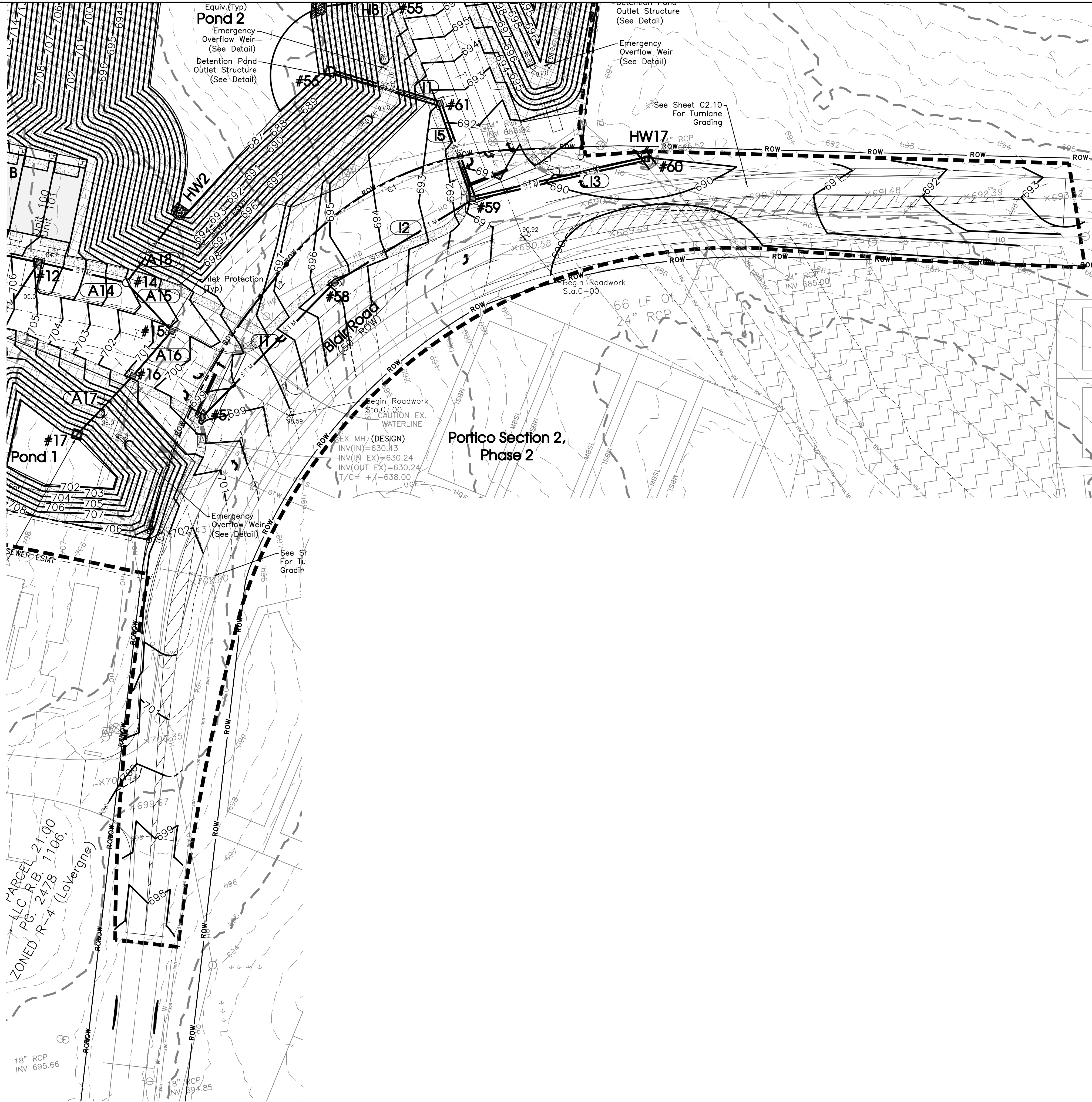
(Not intended for construction)

Blair Ridge

La Vergne, Tennessee

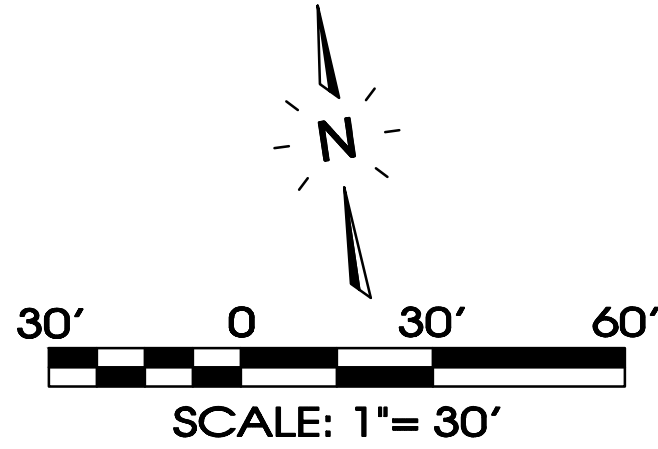
Turnlane Plan

C2.9



Turnlane Grading Plan

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

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022
This drawing is the property of SEC, Inc. and shall remain the property of SEC, Inc. if it is reproduced or used in any manner without the written consent of SEC, Inc. The engineer assumes no administrative liability or responsibility for the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET

(Not intended for construction)

Blair Ridge

La Vergne, Tennessee

Turnlane Plan

C2.10



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE	---
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS	---
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE	~~~~~
	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	ST.M

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:
- Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
 - Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape,Pavement) Will Be Installed By Contractor.)
 - Contractor To Stabilize All Disturbed Areas After Construction.

Know what's below.
Call before you dig.

SCALE: 1"= 30'

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7001 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2022
This drawing is the property of SEC, Inc. and is to be used only for the project and location specified. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET
(Not Intended for Construction)

Blair Ridge
La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C3.0

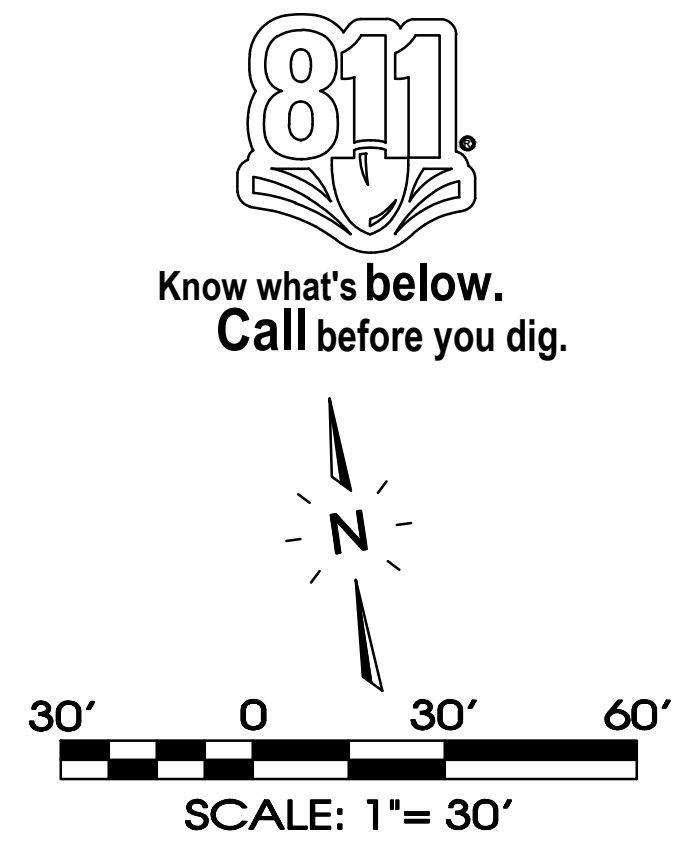


Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
	EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION		RIGHT OF WAY
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREE LINE
	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCE LINE
	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
	EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE X - HEADWALL		EXISTING STORM

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

★ 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.



SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022. ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS PROHIBITED. 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

Grading, Drainage,
& Final EPSC Plan

C3.1

REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

None

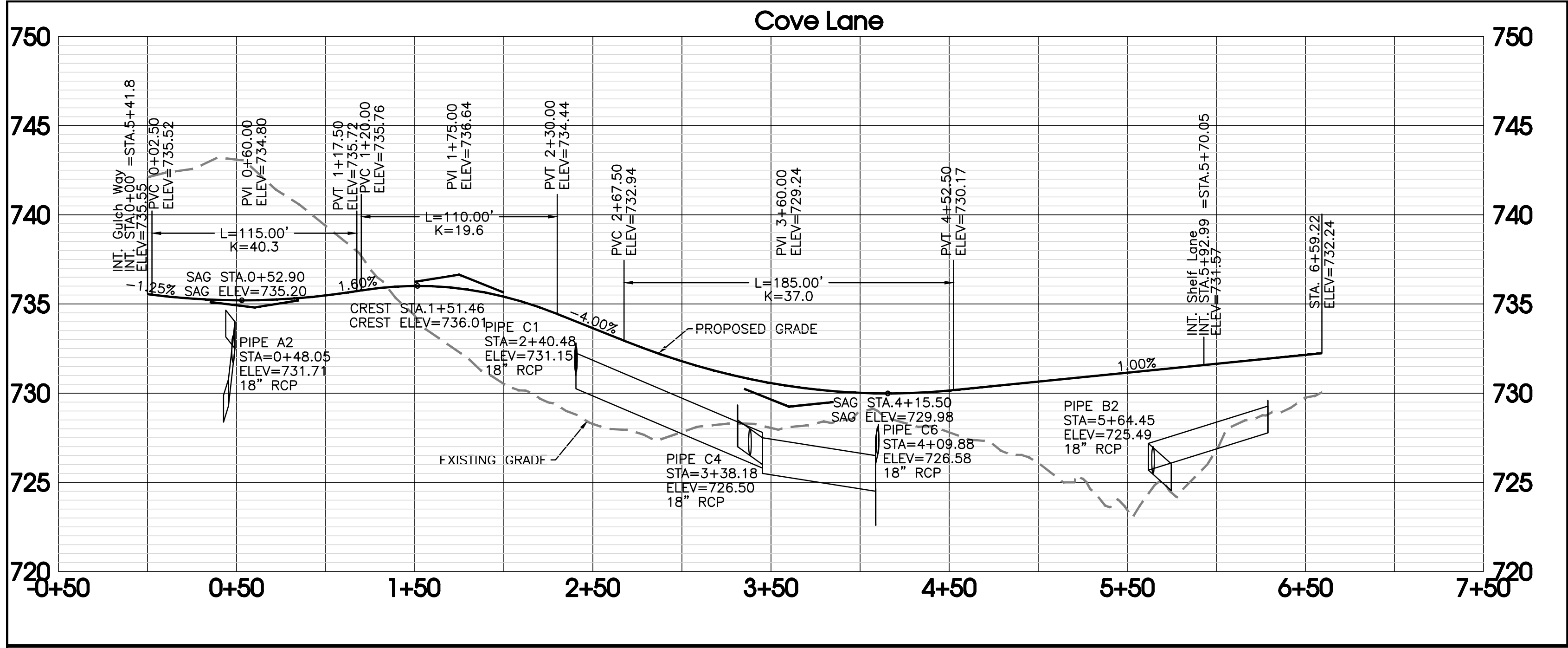
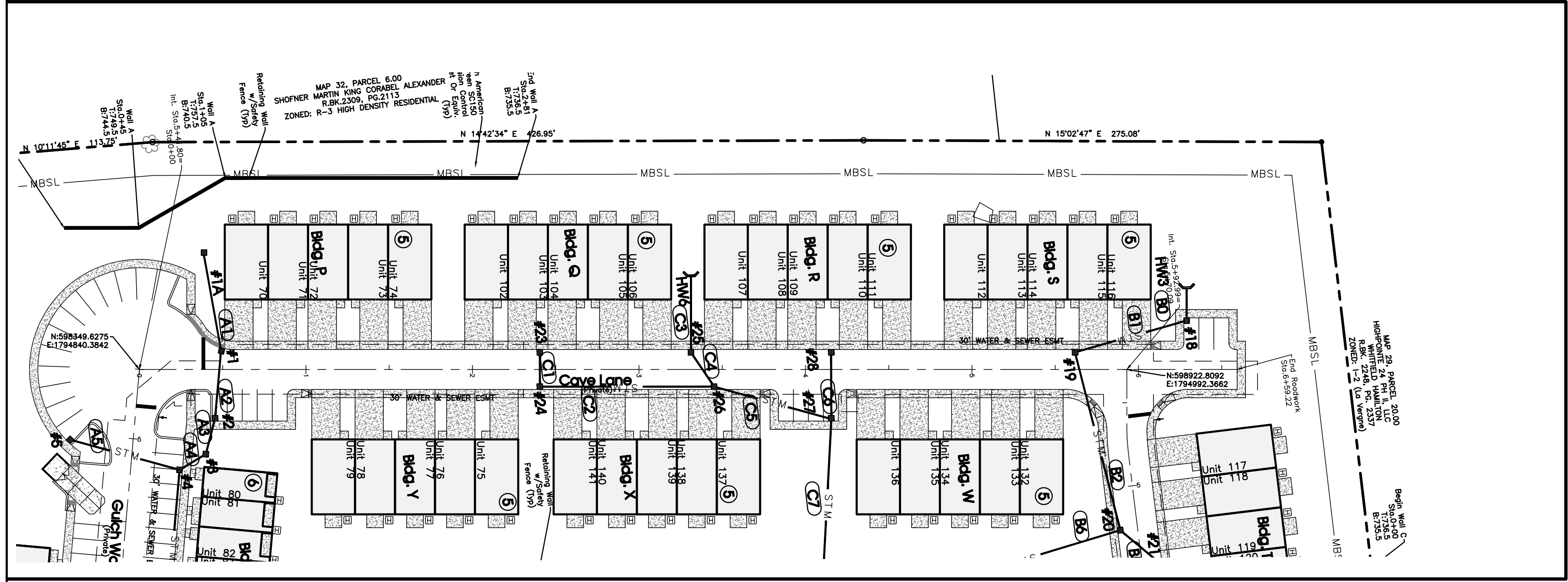
JOB NO.

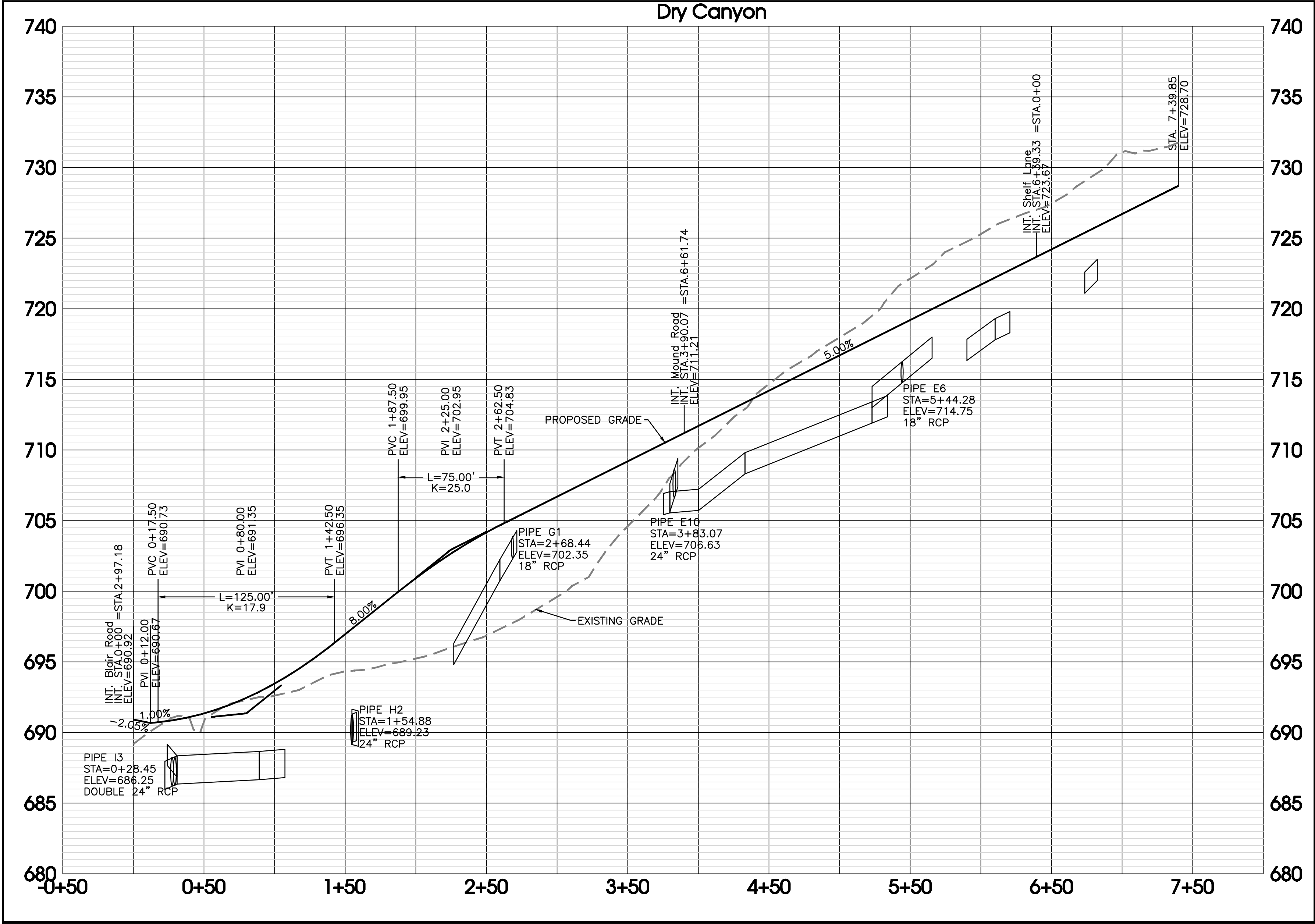
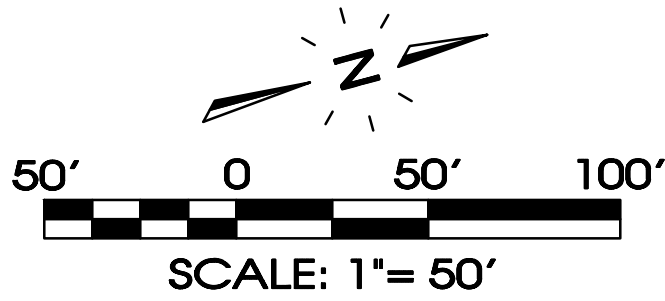
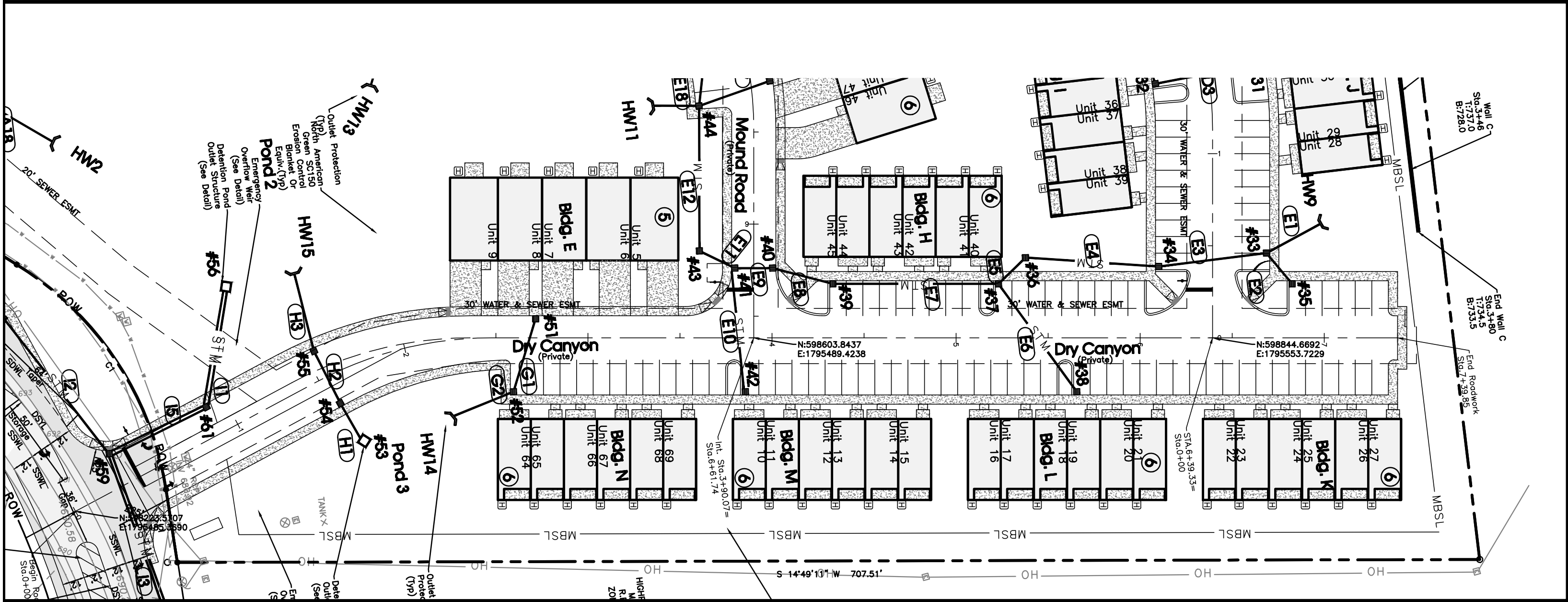
19258

SHEET:

Road Plan & Profiles

C4.0

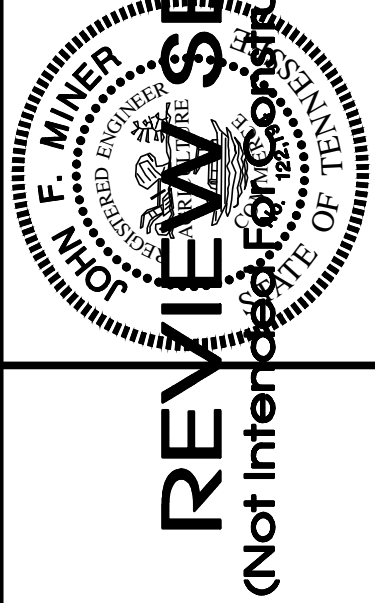




REVISION:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
None
JOB NO.
19258
SHEET:

Road Plan & Profiles

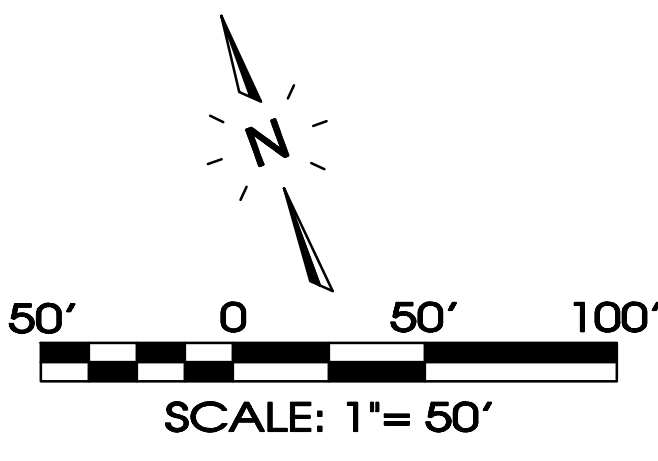
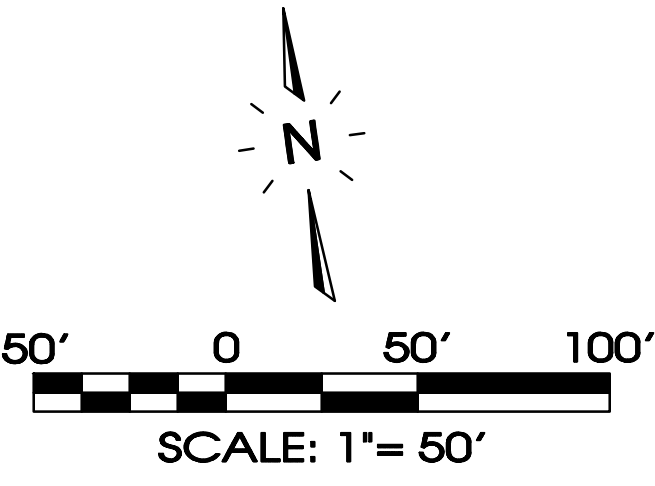
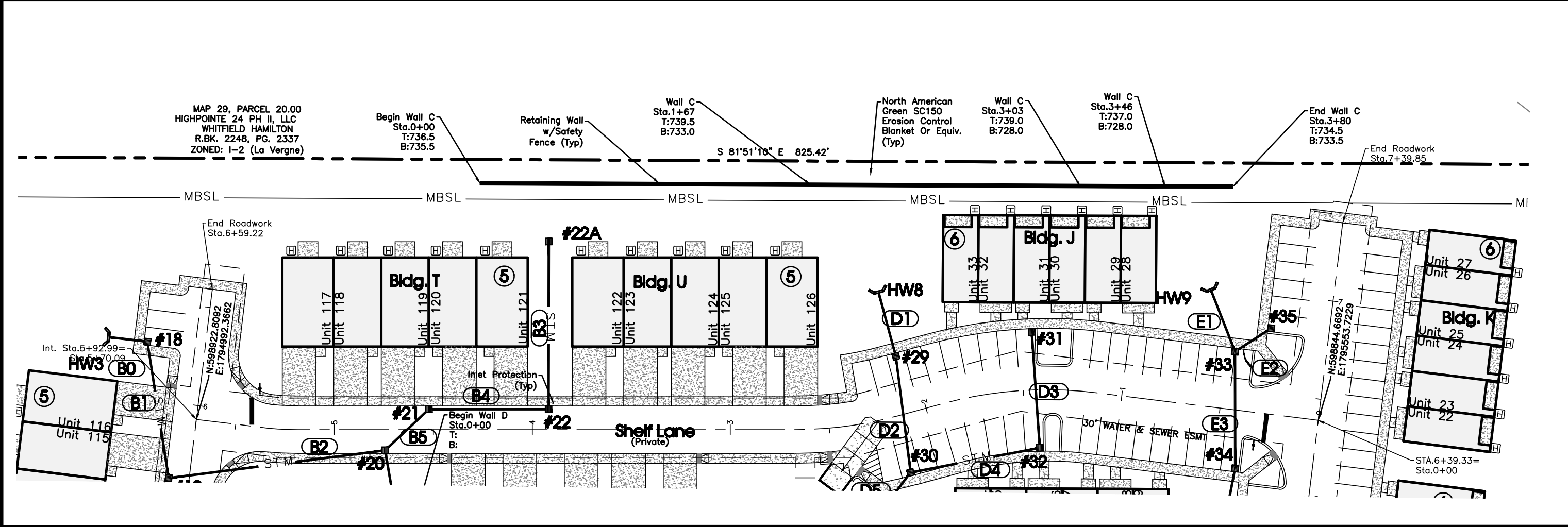
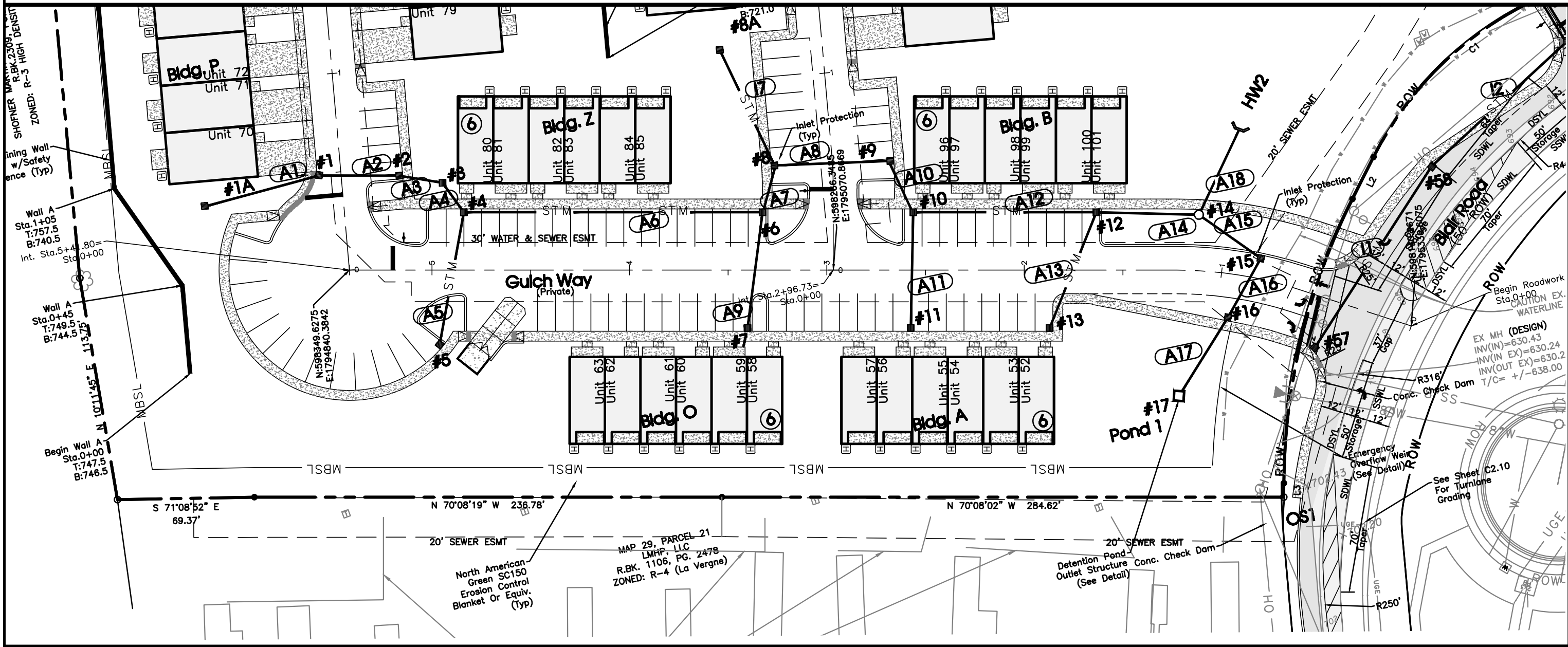
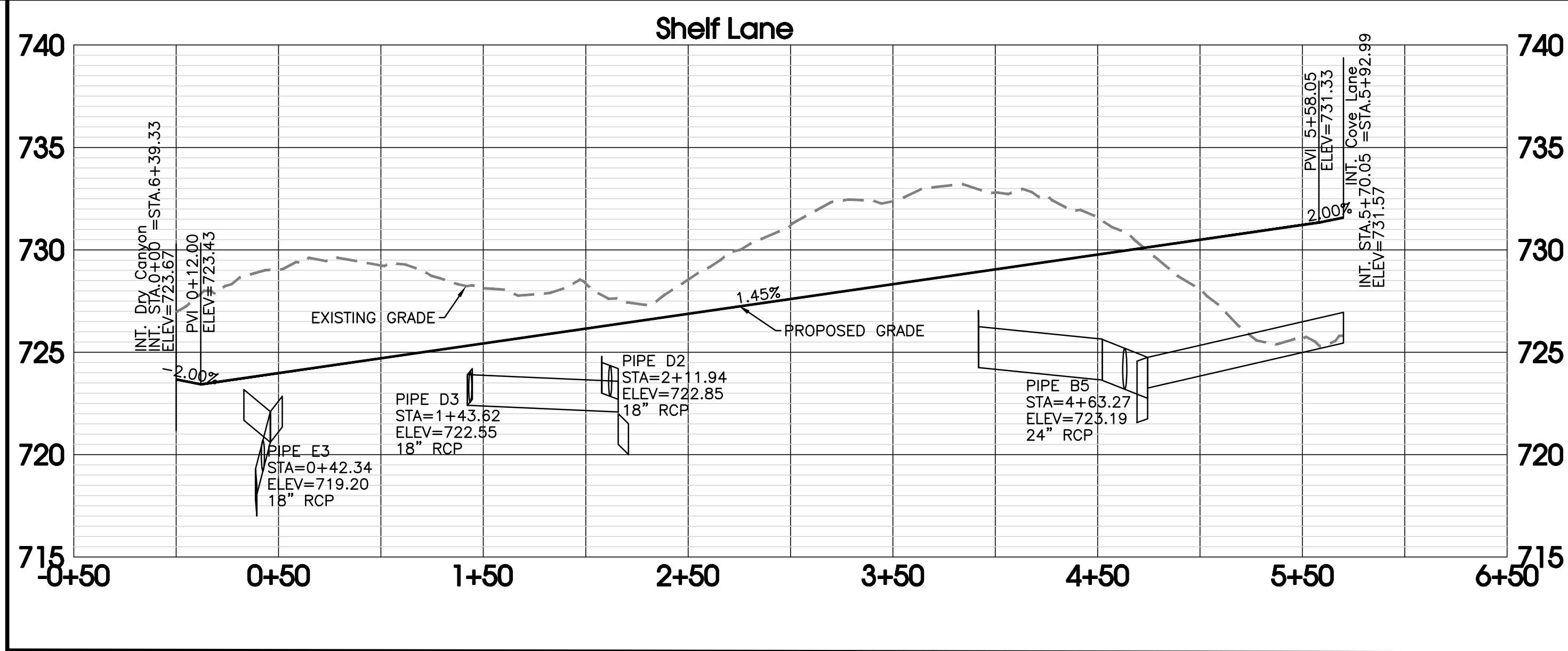
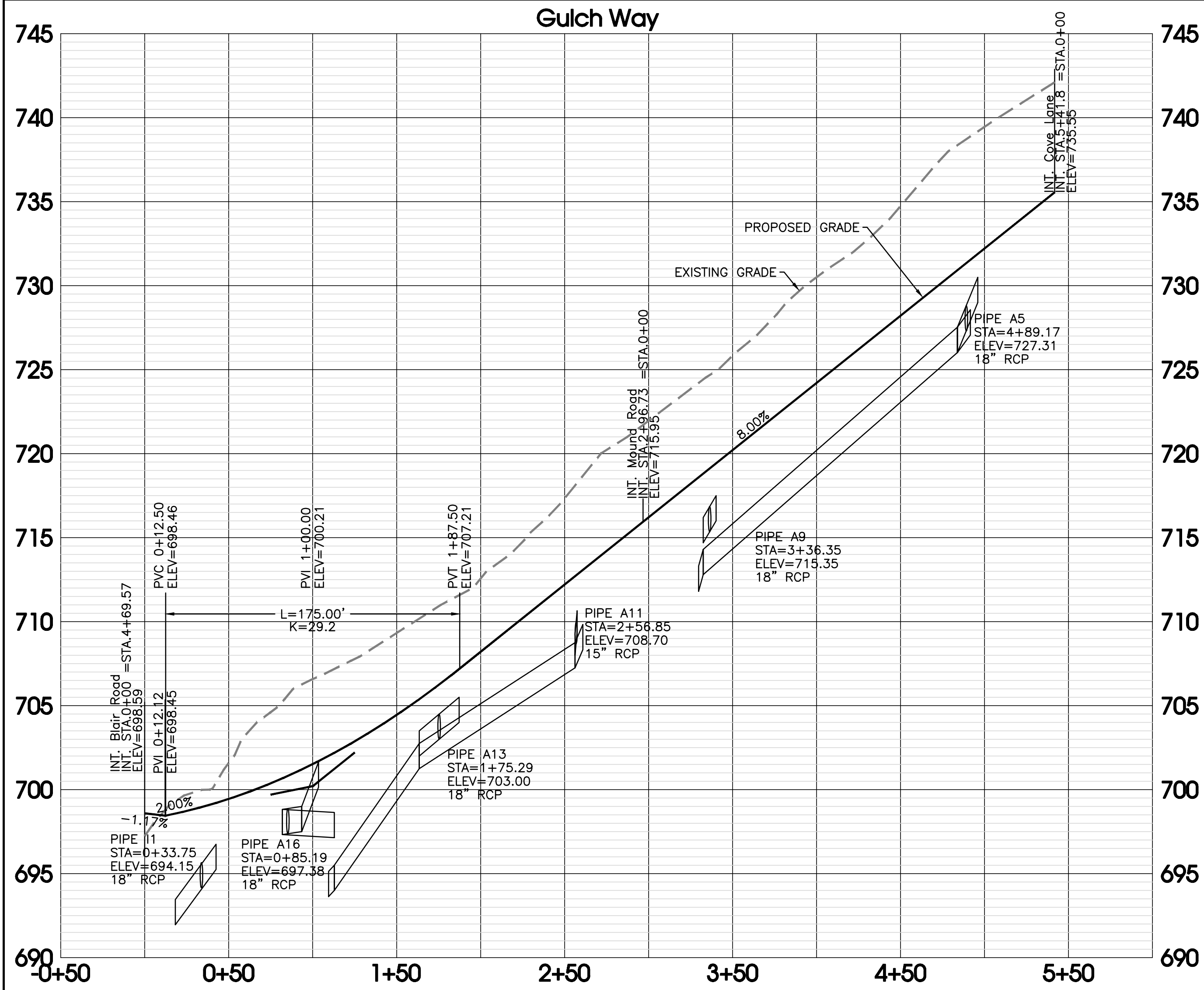
Blair Ridge
La Vergne, Tennessee



REVIEW SET
(Not Intended for Construction)

SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022
This drawing shows the proposed construction of the project. It is the responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.

COPYRIGHT SEC, INC., 2022

ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF SEC, INC. IS PROHIBITED.

THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

REVIEW SET

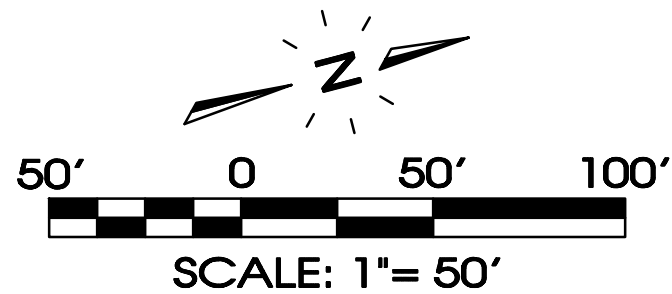
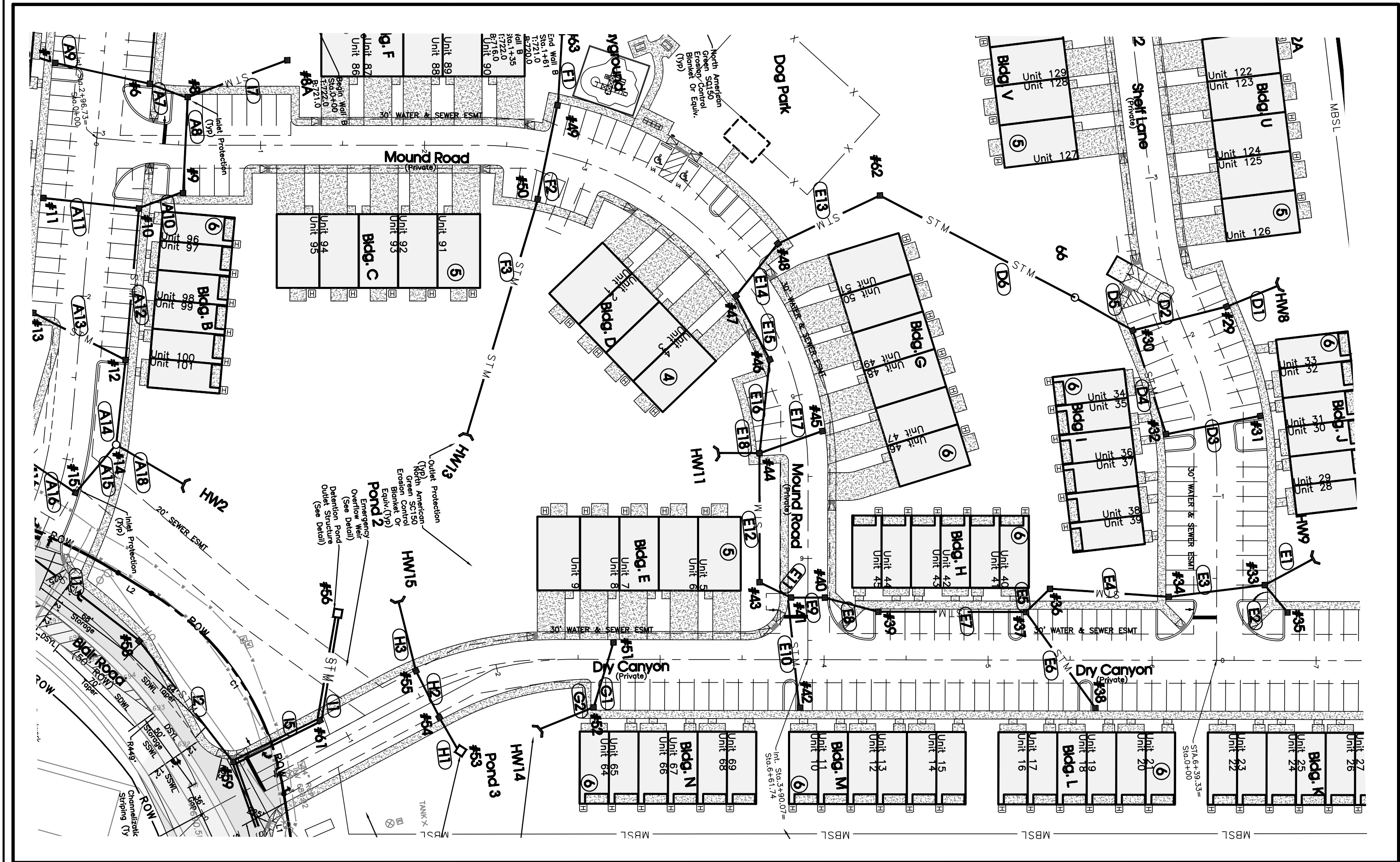
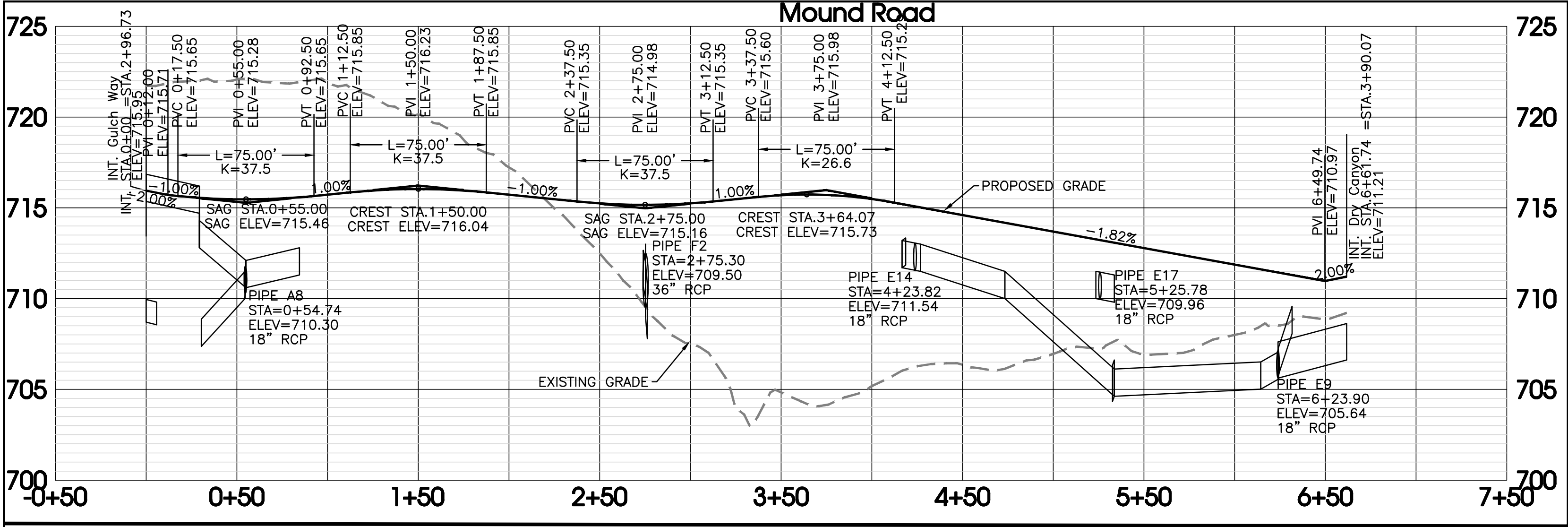
(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

REVISIONS:

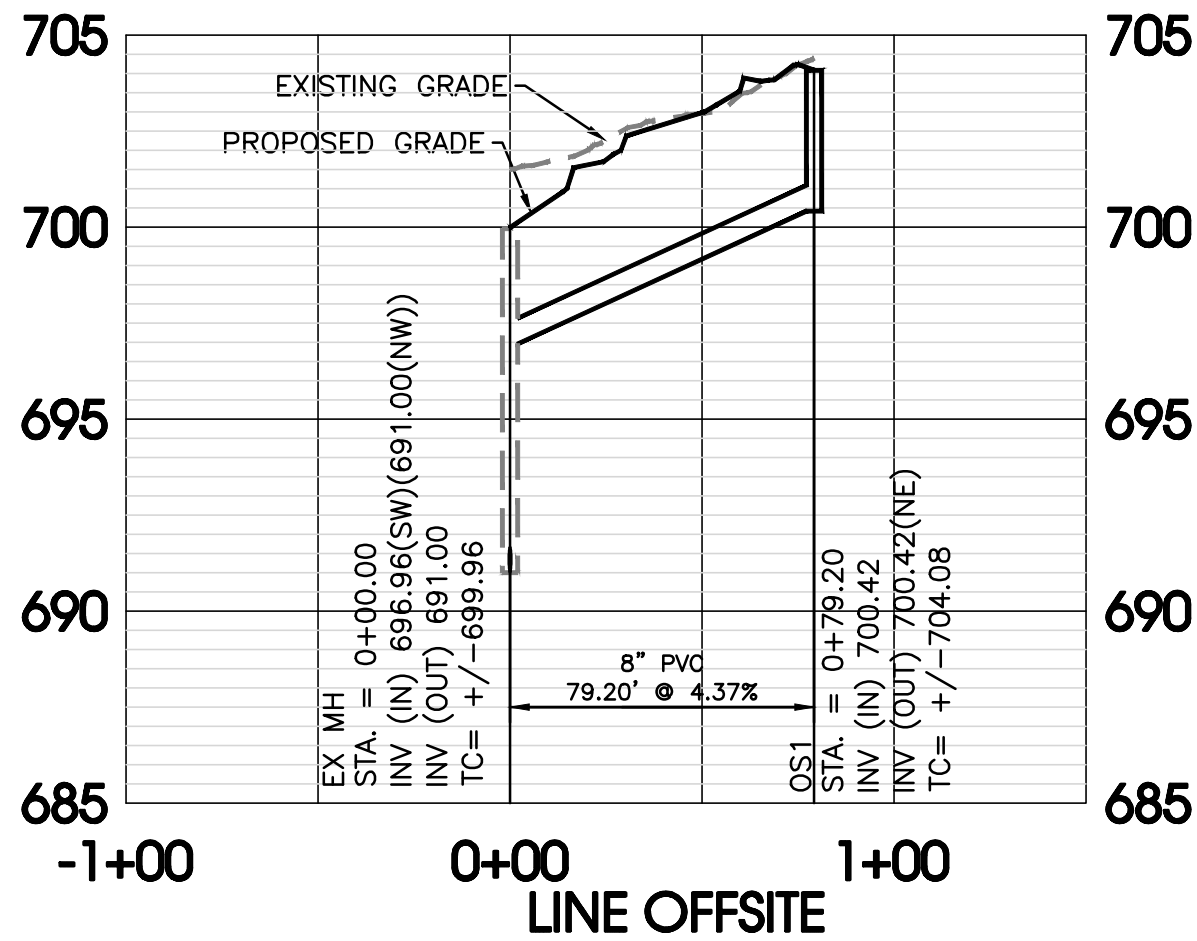
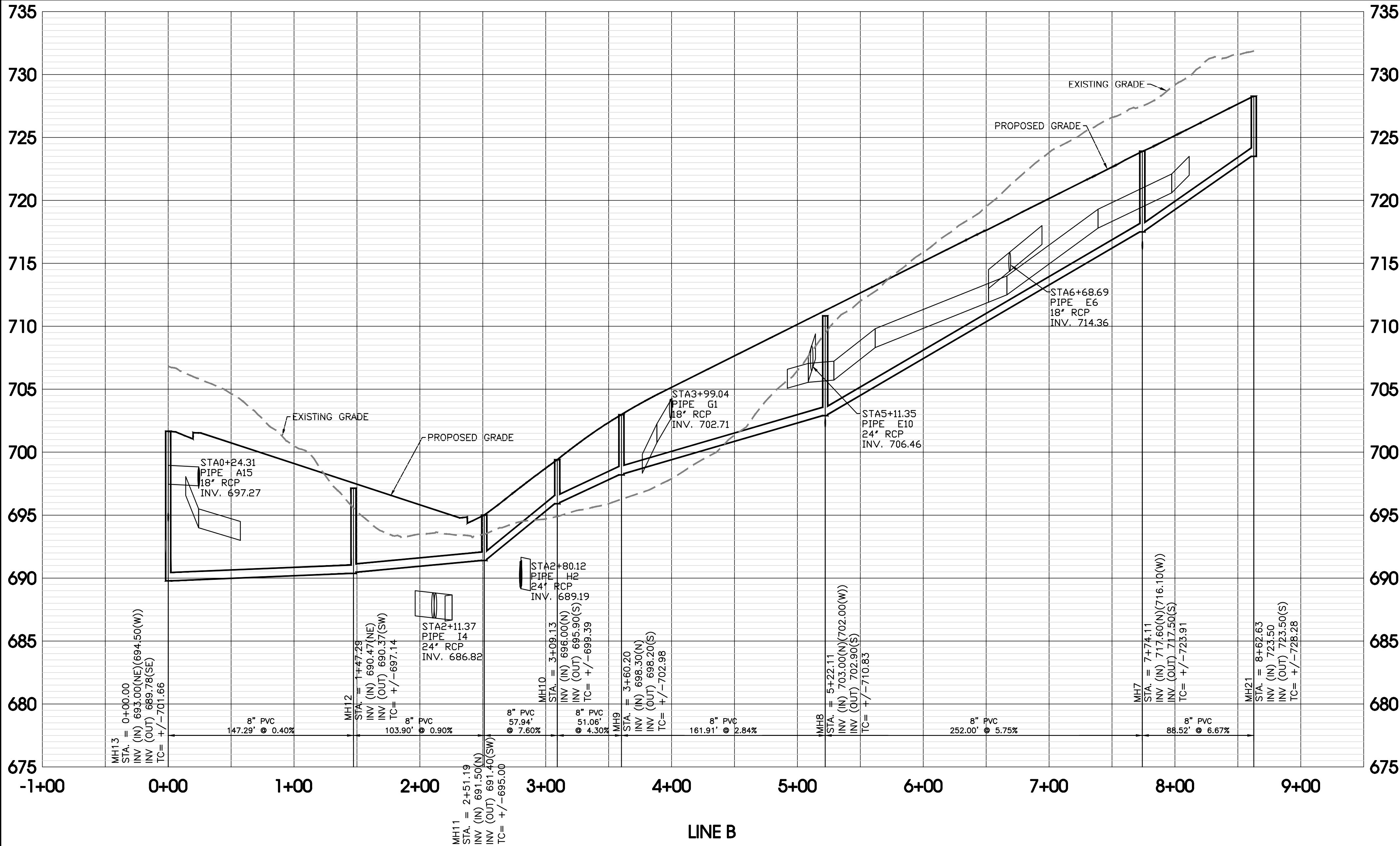
DATE:	12-29-2023
CHECKED:	MAT
FILE NAME:	19258phase1
SCALE:	None
JOB NO.	19258
SHEET:	C4.2



REVISION:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED:	
MAT	
FILE NAME:	
19258phase1	
SCALE:	
None	
JOB NO.	
19258	
SHEET:	

Road Plan & Profiles

C4.3



REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

1"=50' Horiz

1"=5' Vert

JOB NO.

19258

SHEET:

Blair Ridge

La Vergne, Tennessee

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901

E-MAIL: JMINER@SEC-CIVIL.COM

FAX: (615) 895-2567

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

COPYRIGHT S.E.C. INC., 2022

THIS DRAWING IS THE PROPERTY OF S.E.C. INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF S.E.C. INC.

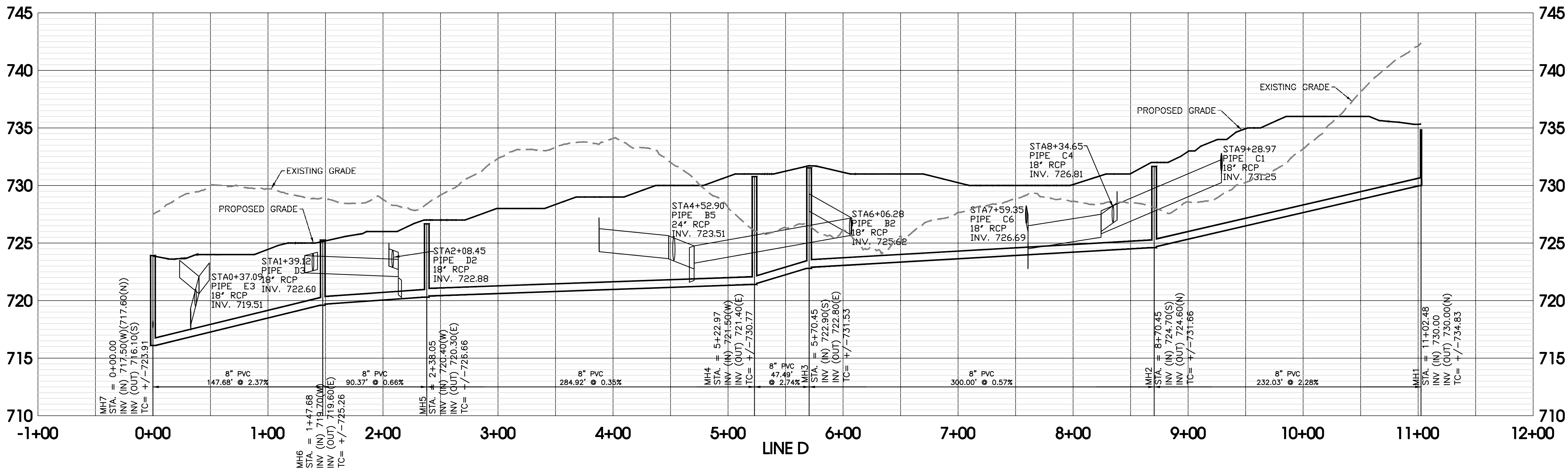
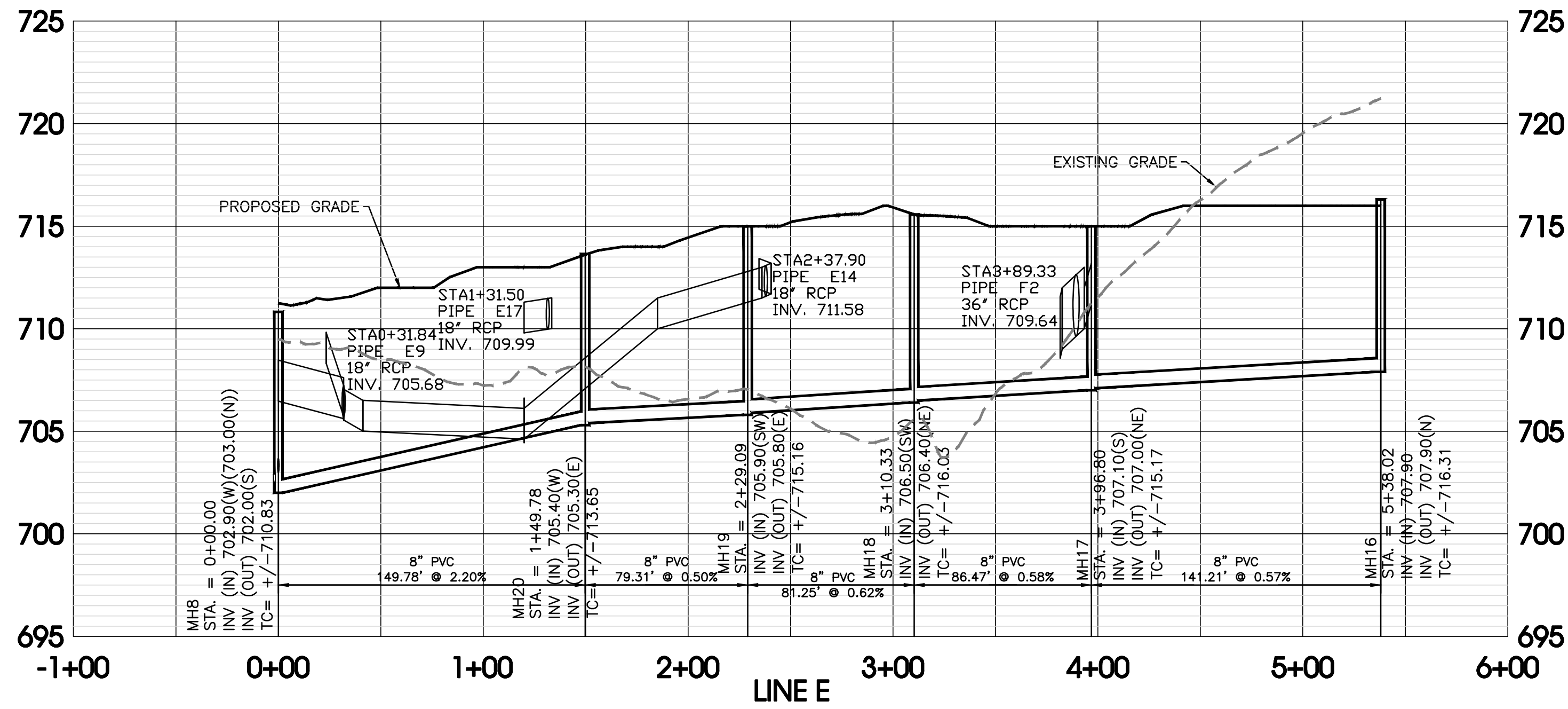
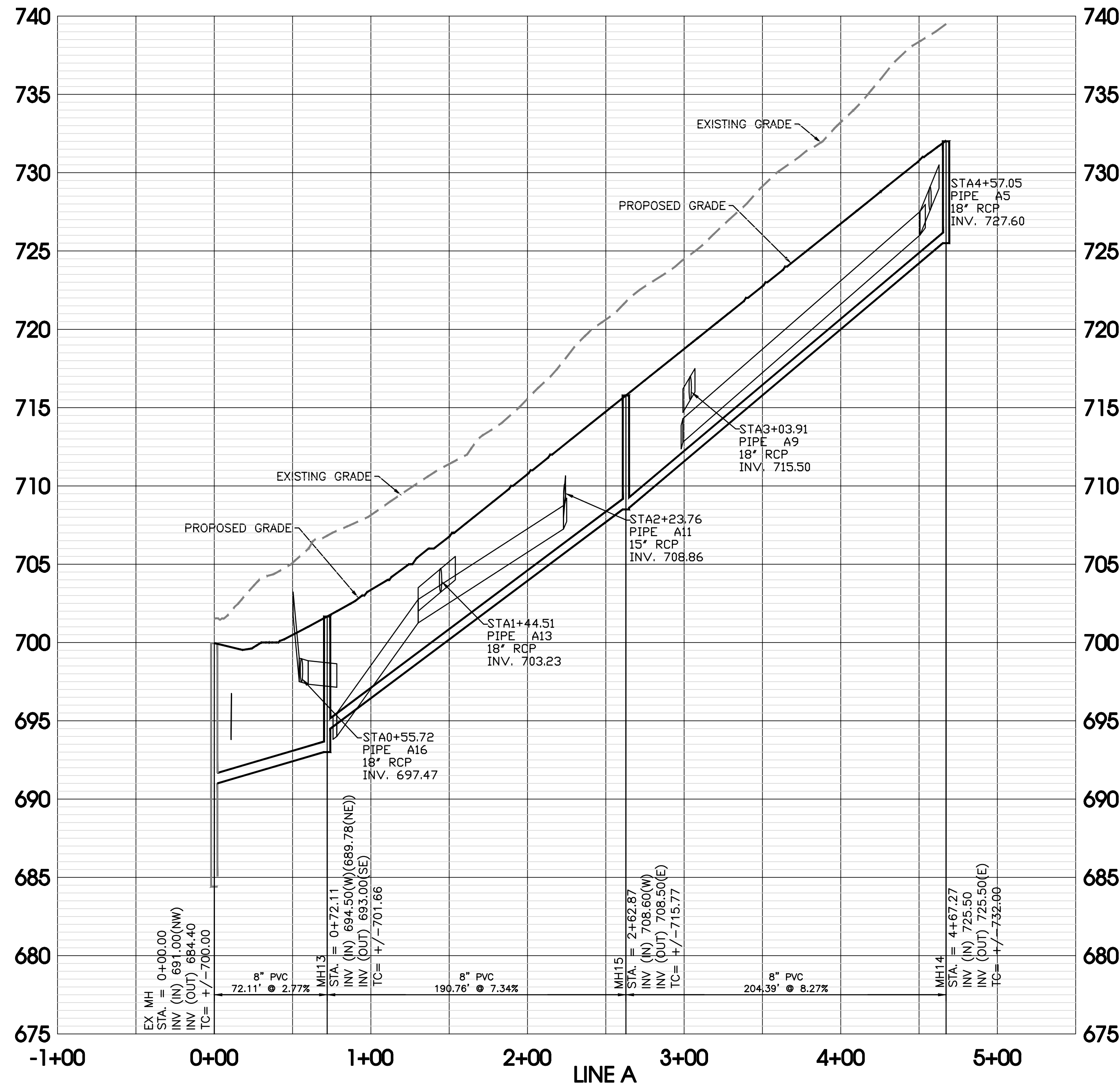
THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

REVIEW SET

(Not Intended for Construction)

Sewer Profiles

C4.4



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2022
This drawing shows an existing construction drawing. It is the responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

REVISIONS:

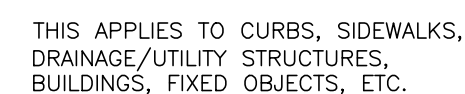
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
1"=50' Horiz
1"=5' Vert
JOB NO.
19258
SHEET:
C4.5



HANDICAP RAMP
SCALE _____ NONE



HANDICAP RAMP
SCALE _____ NONE



ISOLATION/EXPANSION JOINT DETAIL
SCALE _____ NONE

- 1) Contraction joint spacing shall be as shown.
- 2) Isolation joints are required at all fixed objects, such as ballards, building, cleanouts, tanks, etc.
- 3) Isolation joints shall be installed at curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
- 4) Isolation joints shall be round or square, at the contractor's option, as shown diagrammed.
- 5) Expansion joints shall be spaced at 100 feet max.
- 6) Isolation joints are required at all expansion joints but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
- 7) Thickened edges shall be (1.2 X D)² deep, tapered from edge of joint over 36", to the edge of the joint (D).
- 8) Sawed contraction joints shall be (1 X D)² deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
- 9) All joints (saw, etc.) shall be sealed to reduce water infiltration.
- 10) Construction shall be in accordance with ACI 330 specifications for unreinforced concrete parking lot.

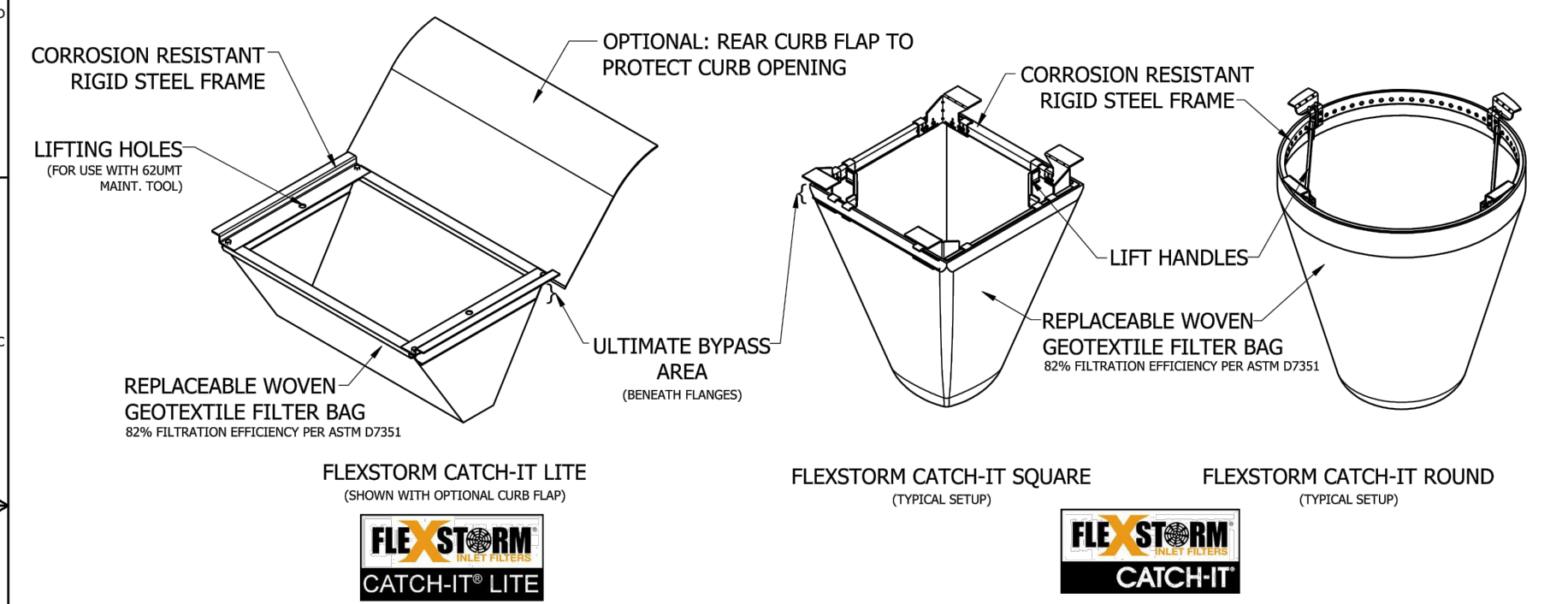
CON/EXPANSION JOINT DATA
 E _____ NONE

specifications for unreinforced

La Vergne, Tennessee

C5.0

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



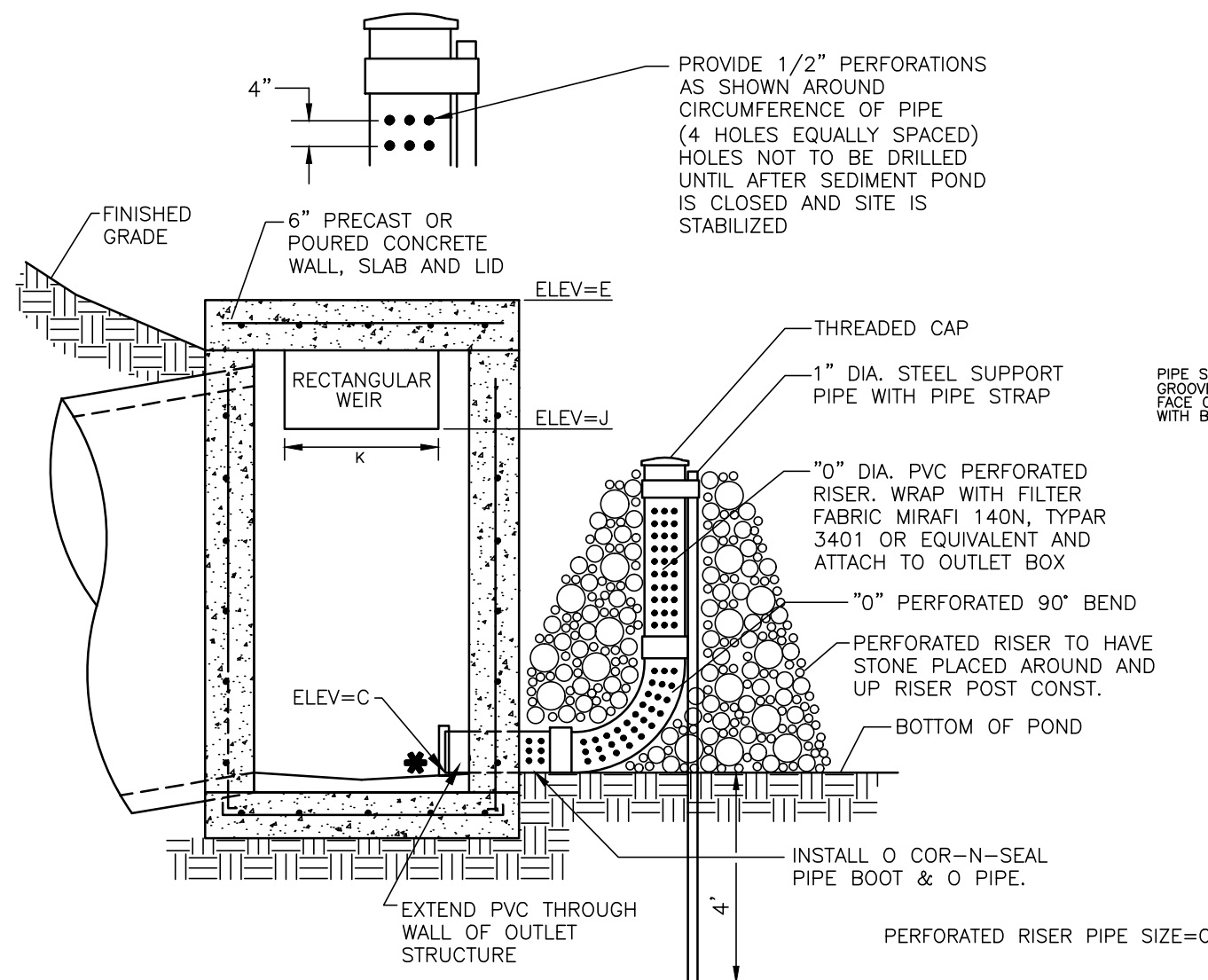
ASTM D8057 Requirements

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

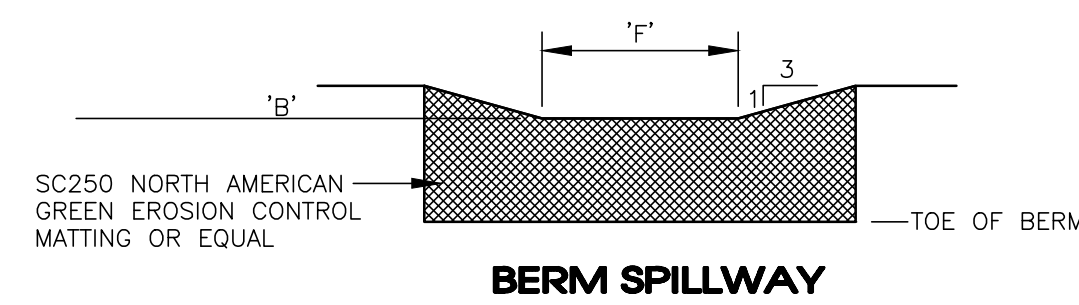
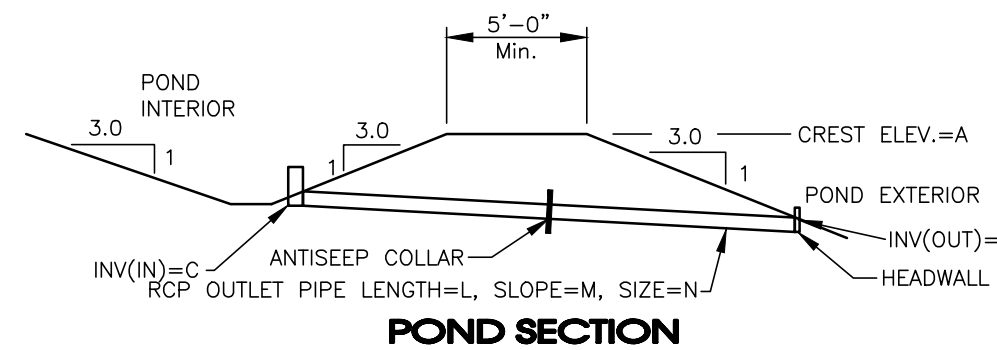
- Installation Instructions:
1. Remove grate from the drainage structure
 2. Clean stone and dirt from ledge (lip) of drainage structure
 3. Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
 4. Replace the grate and confirm it is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

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

For more information contact
APM@inletfilters.com

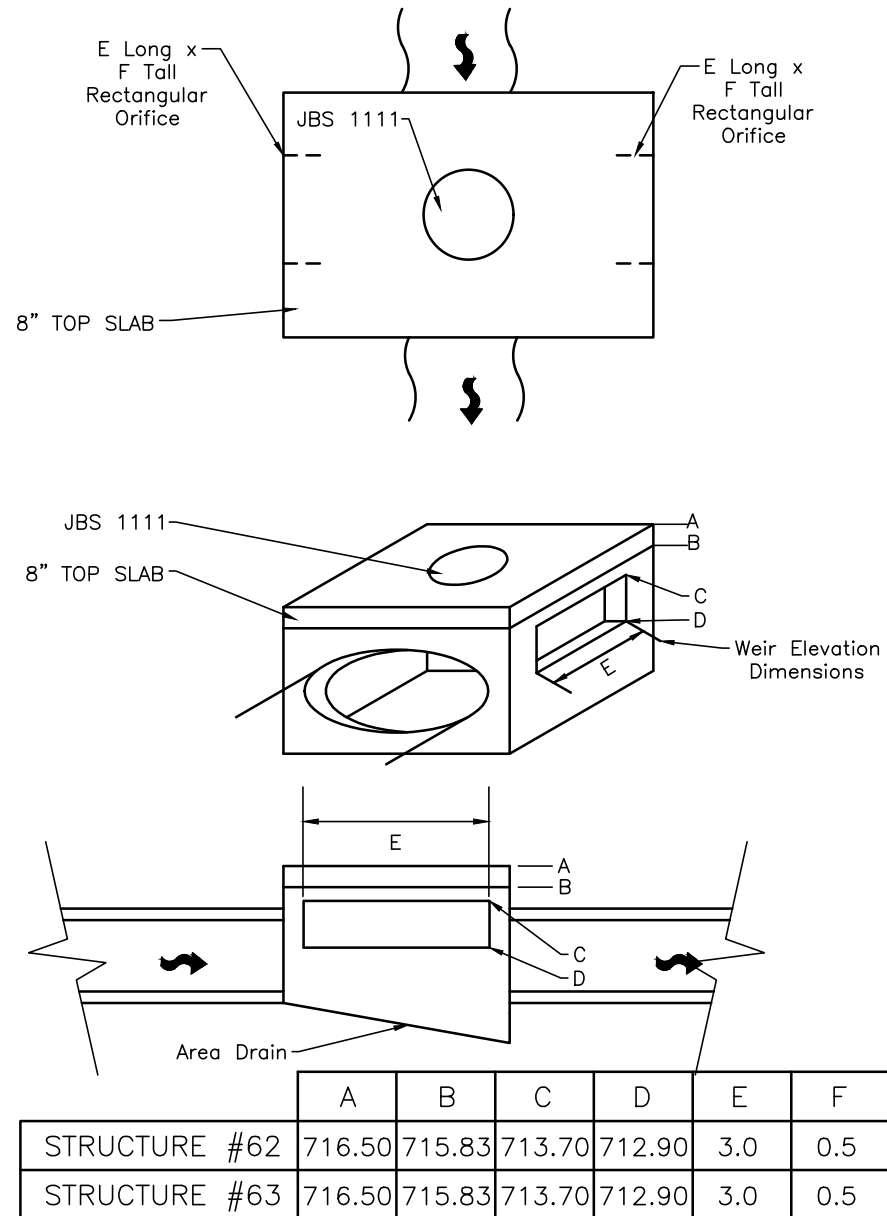


DETENTION POND OUTLET STRUCTURE
SCALE NONE

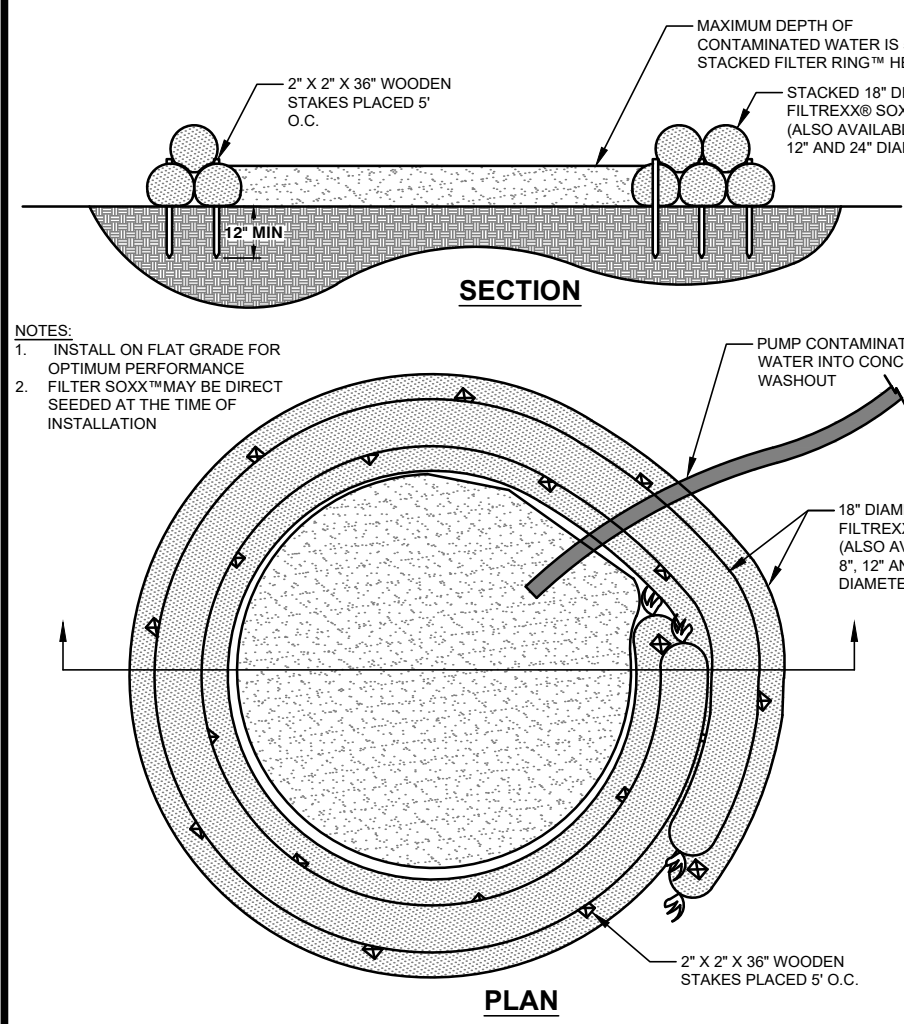


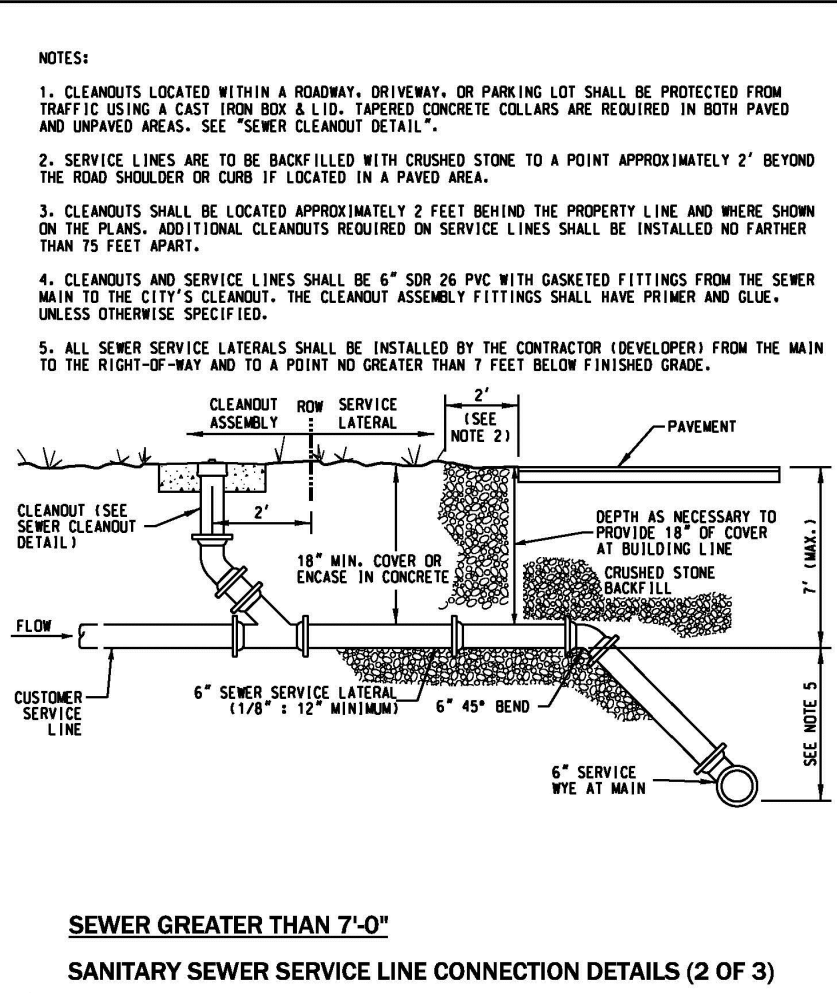
	A	B	C	D	E	F	G	H	J	K	ORIFICE SIZE	L	M	N	O
POND 1	707.00	706.00	702.00	701.00	706.00	20'	4'	4'	702.50	0.50"	1.75"	56'	1.78%	18"	6"
POND 2	698.00	697.00	687.00	686.66	696.00	26'	6'	4'	686.75	5.75"	5.00"	64'	0.53%	(2) 24"	12"
POND 3	698.00	697.00	689.43	689.31	695.70	15'	4'	4'	N/A	N/A	1.80"	24'	0.50%	24"	6"

*DRILL ORIFICE SIZE IN PVC CAP AFTER SITE IS STABILIZED (POST CONST.)
NOTE: STONE & FILTER FABRIC TO BE REMOVED AFTER SITE IS STABILIZED.

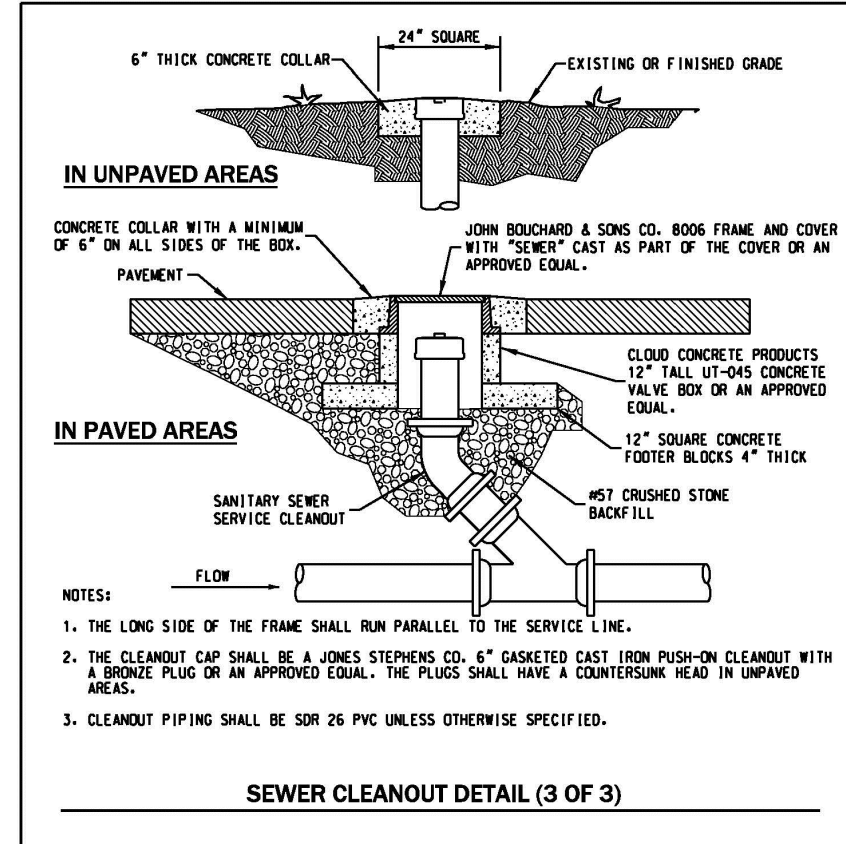


AREA DRAIN DETAIL
SCALE NONE

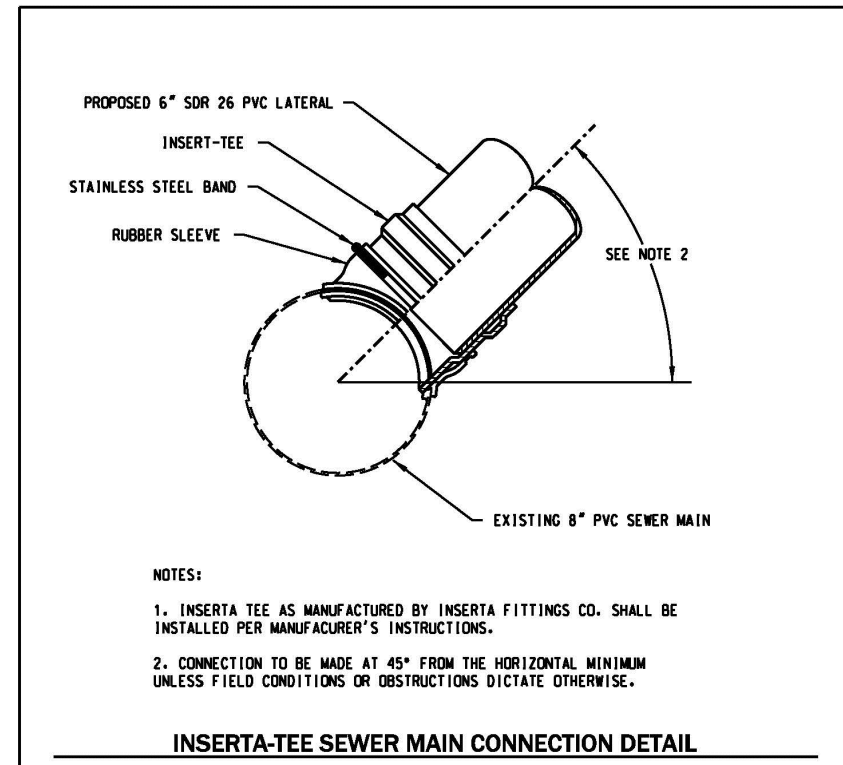




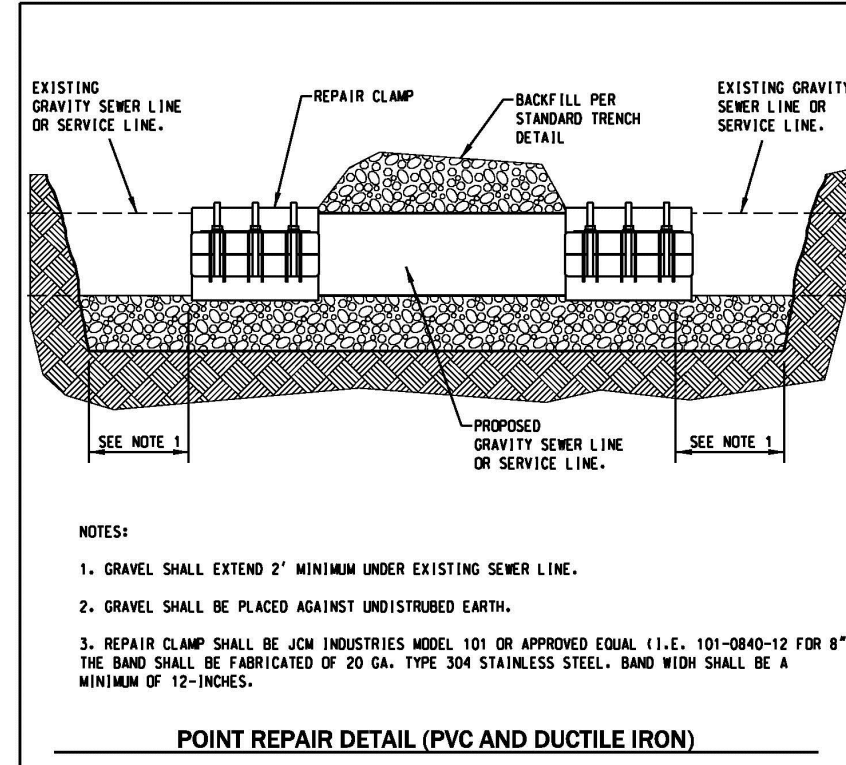
GS-3.1



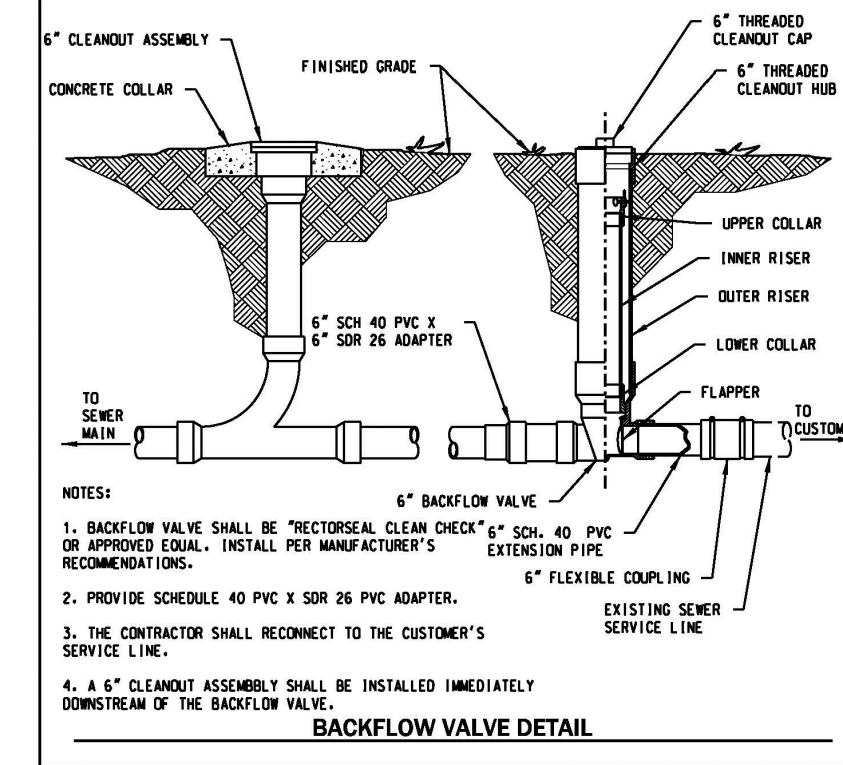
GS-3.2



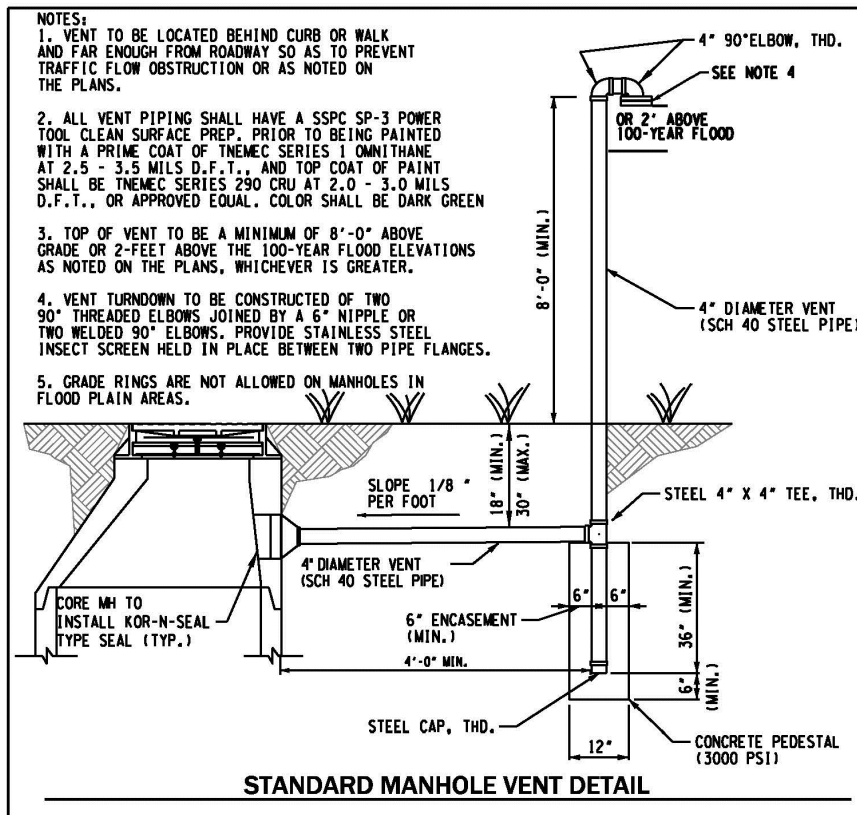
GS-3.3



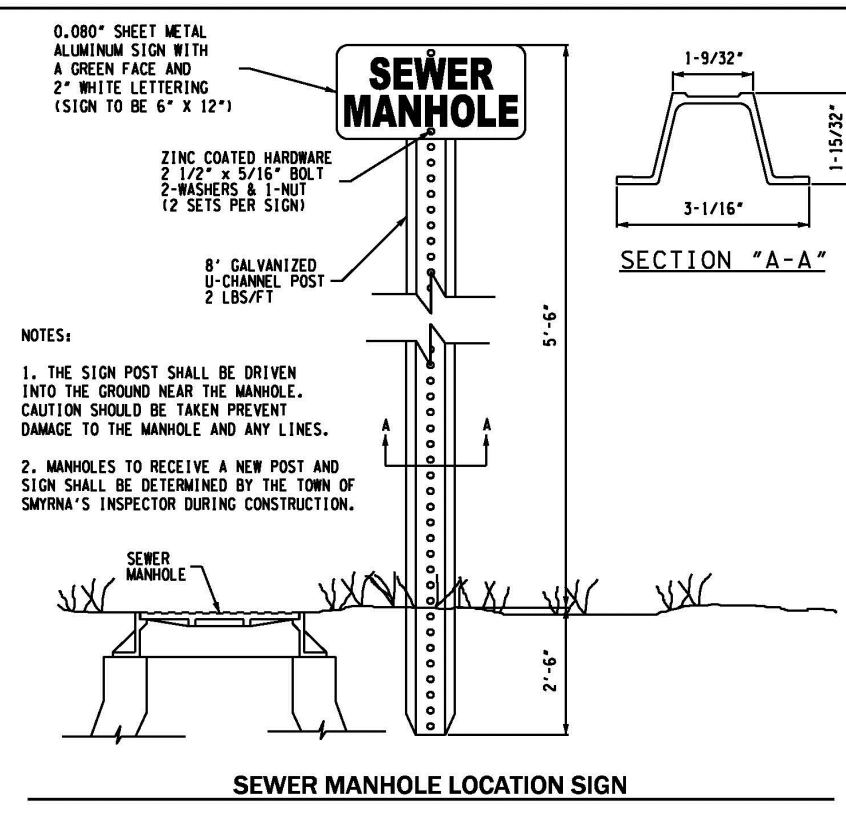
GS-3.7



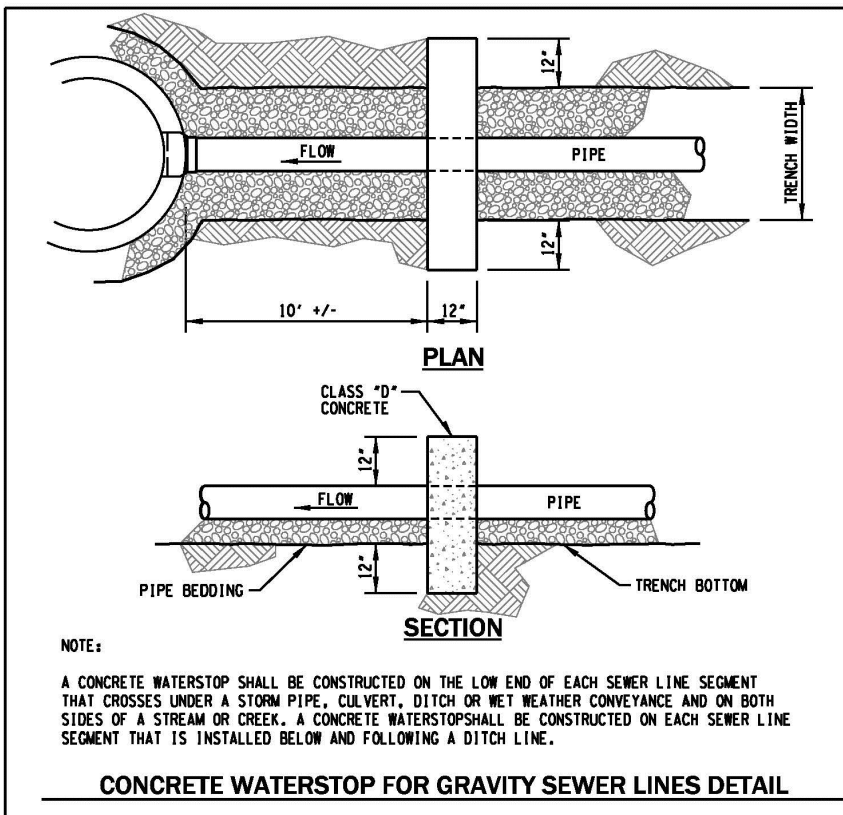
GS-3.8



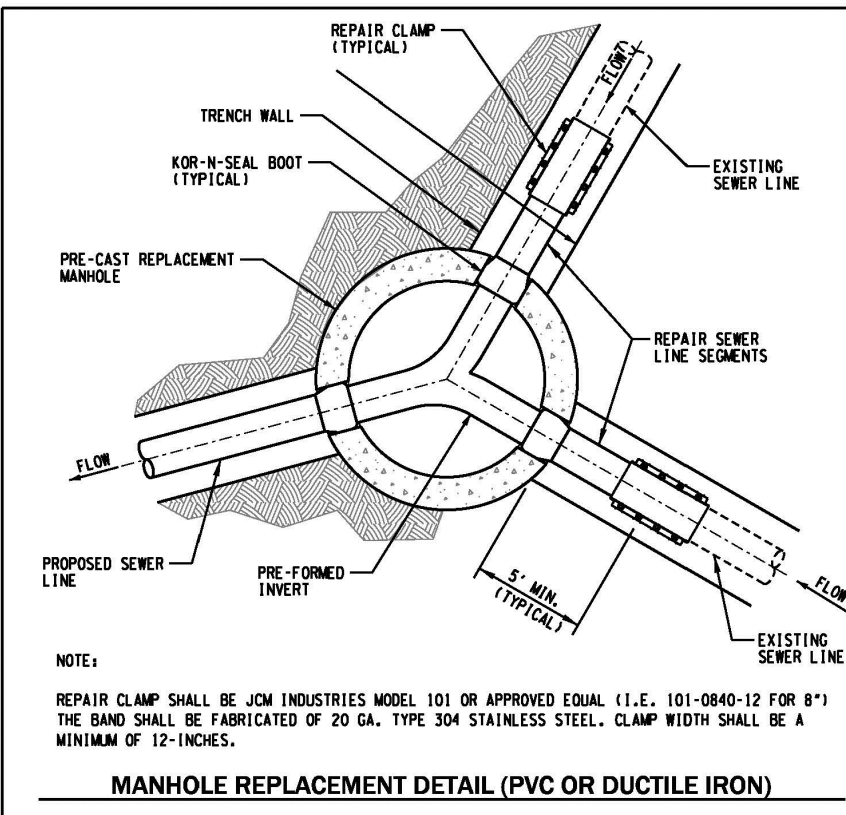
GS-2.4



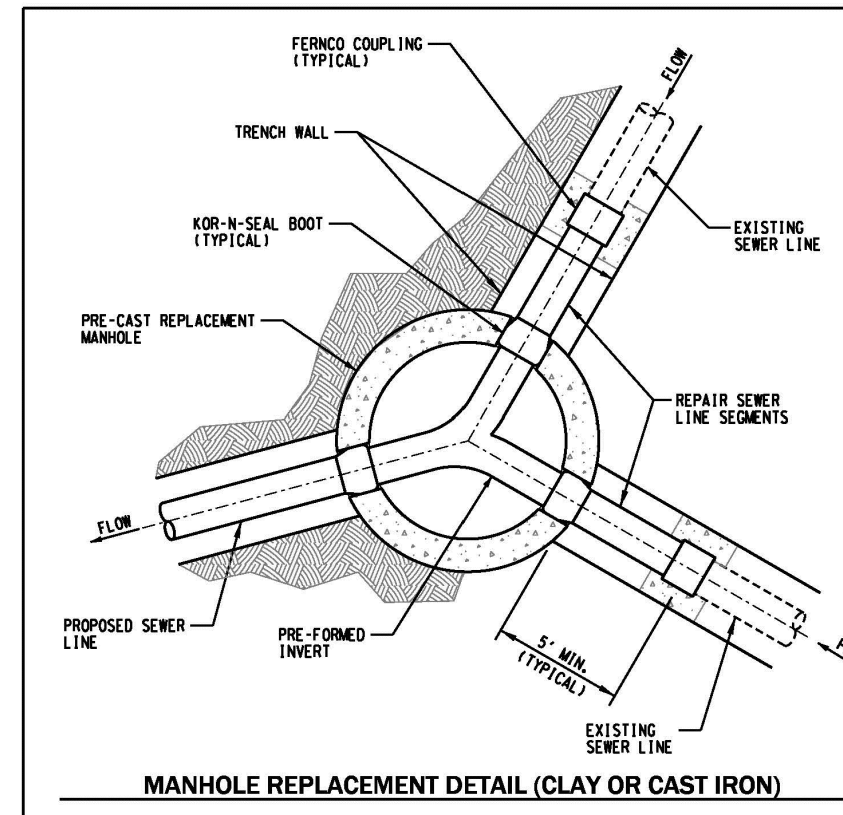
GS-2.5



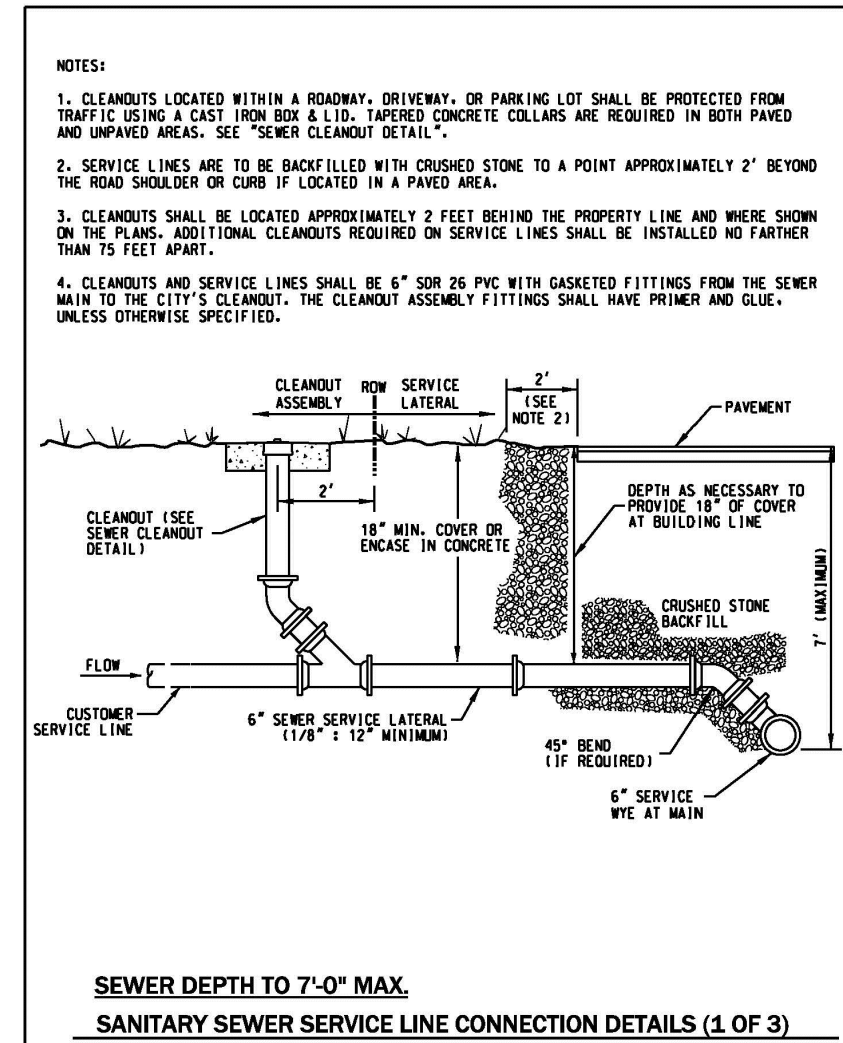
GS-2.6



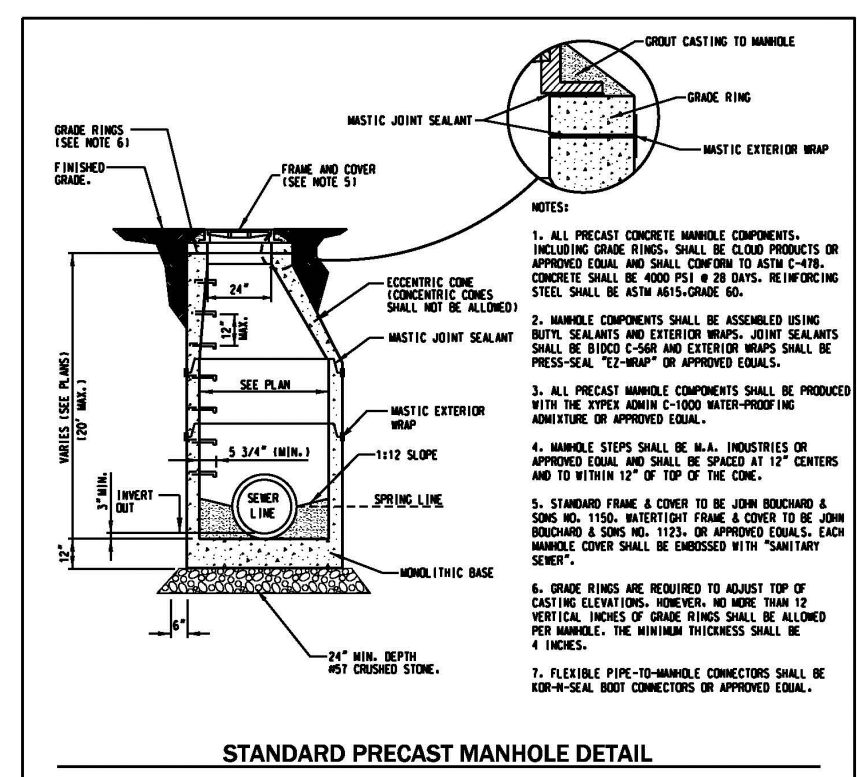
GS-2.7



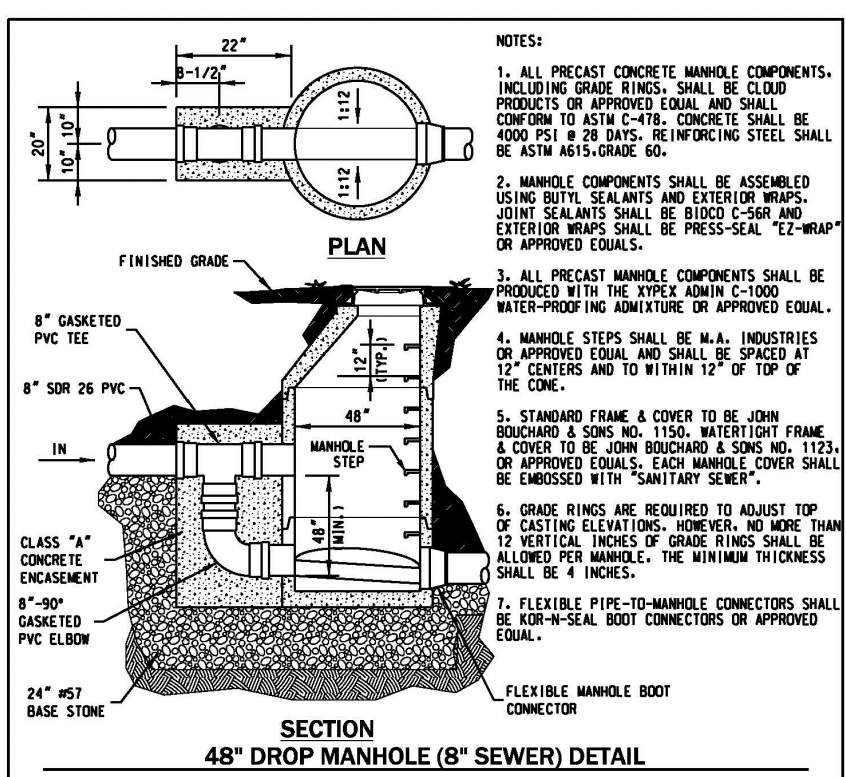
GS-2.8



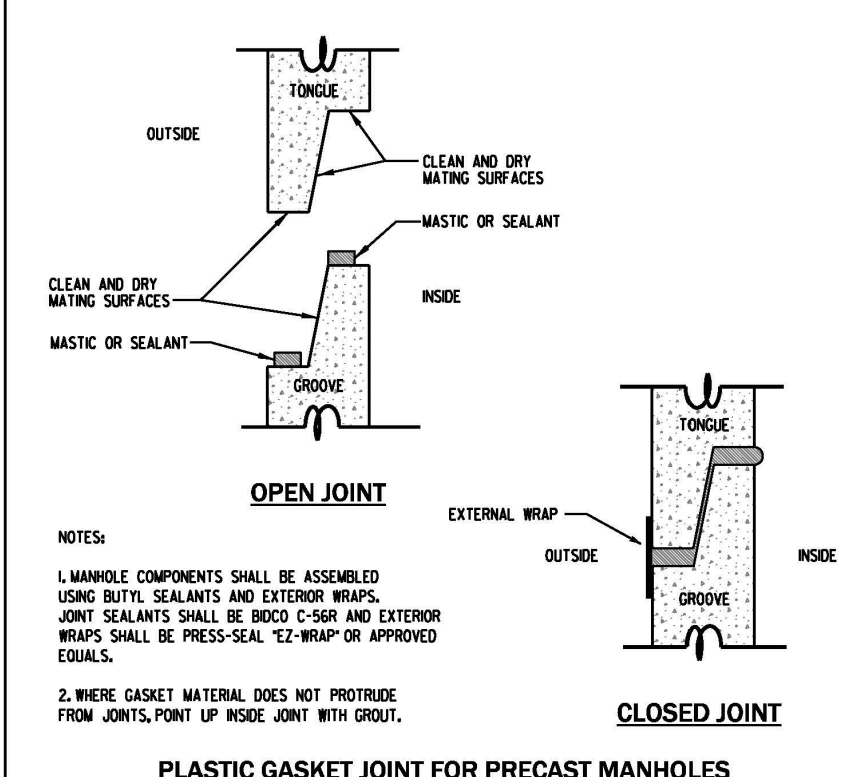
GS-3.0



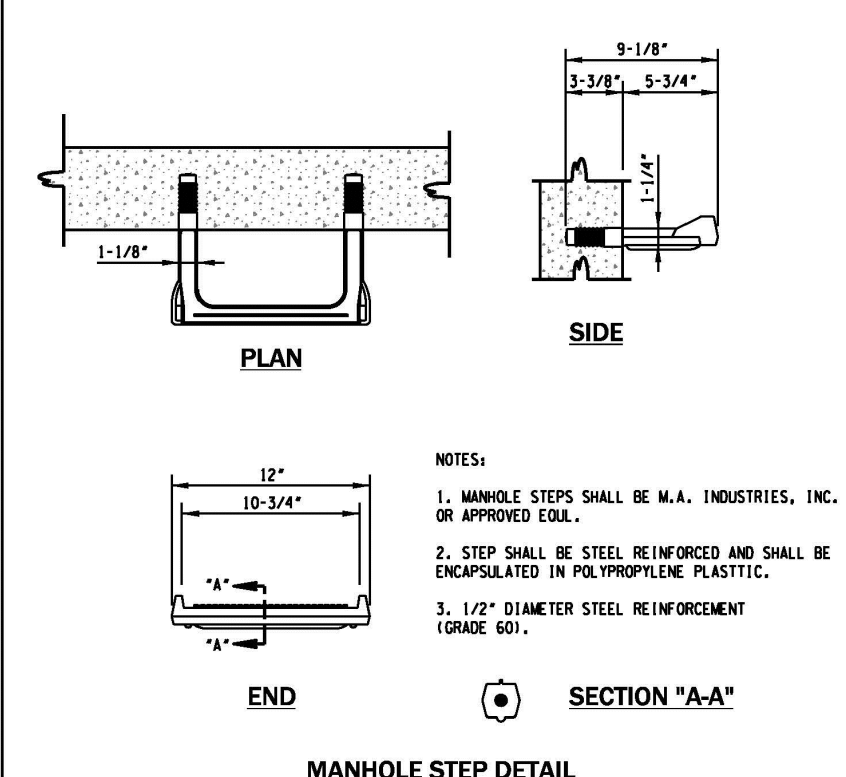
GS-1.0



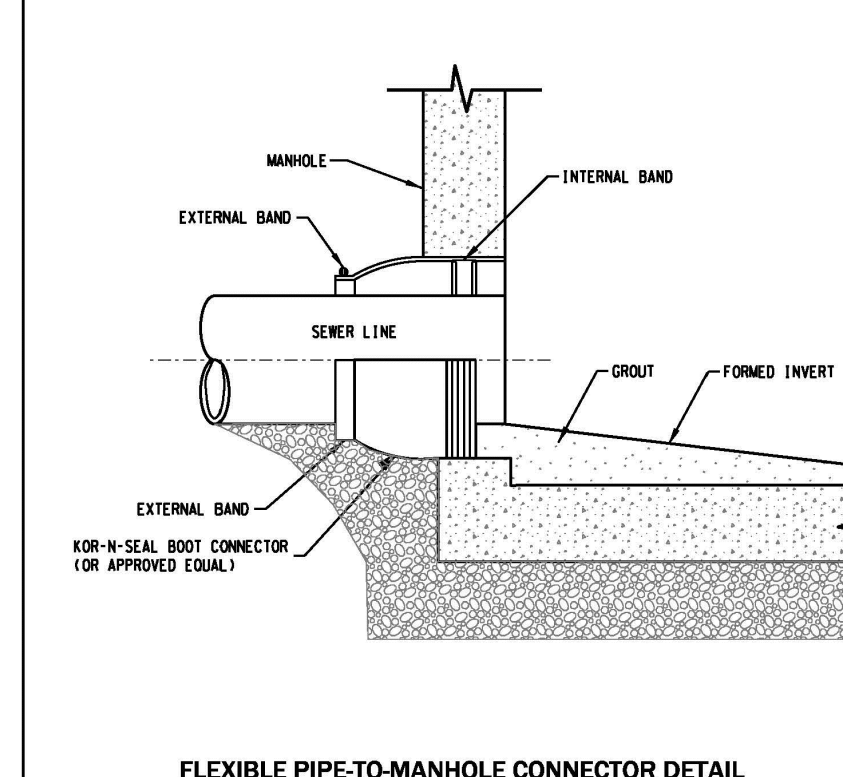
GS-1.3



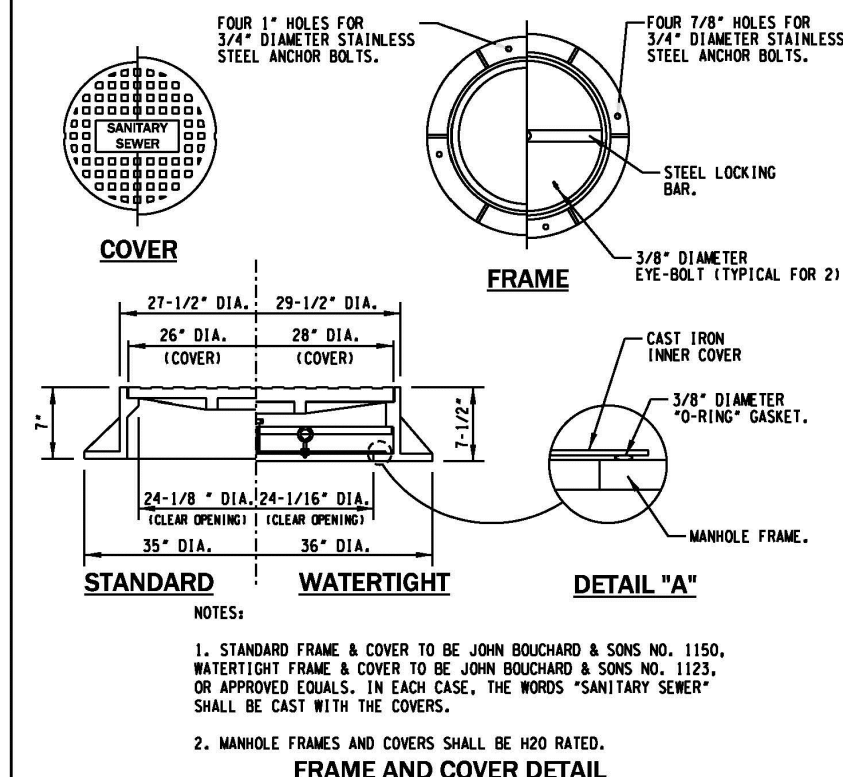
GS-2.0



GS-2.1



GS-2.2



GS-2.3

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2022
This drawing is the property of SEC, Inc. and is to be used only for the project and location shown. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in full accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET
(Not intended for construction)

F. MINER
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 10000

Blair Ridge
La Vergne, Tennessee

REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
None
JOB NO.
19258
SHEET:

C5.1

- 1-1/2" CEDAR POST CAPS WITH EBONY STAIN
- 1/2" THRU-BOLTS PAINTED BLACK - TYP.
- 7-1/2" DEEP FABRICATED STEEL CABINET WITH CORTEN STEEL ON FACES, TOP AND END. END TO BE REMOVABLE WITH COUNTERSUNK SCREWS. HIDDEN WATER FEATURE TO COME FROM OPEN BOTTOM OF CABINET
- 8X8 CEDAR POSTS WITH EBONY STAIN - TYP. CPT882 CONCEALED POST BASE
- 3" THICK LIMESTONE CAPS - TYP.
- CENTURION FIELDSTONE PENNSYLVANIA WET-LAID STONE VENEER - TYP.



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

JARVIS SIGNS
DESIGN • BUILD • INSTALL • SERVICE

310 Madison St
Madison, TN 37115

615.865.6062

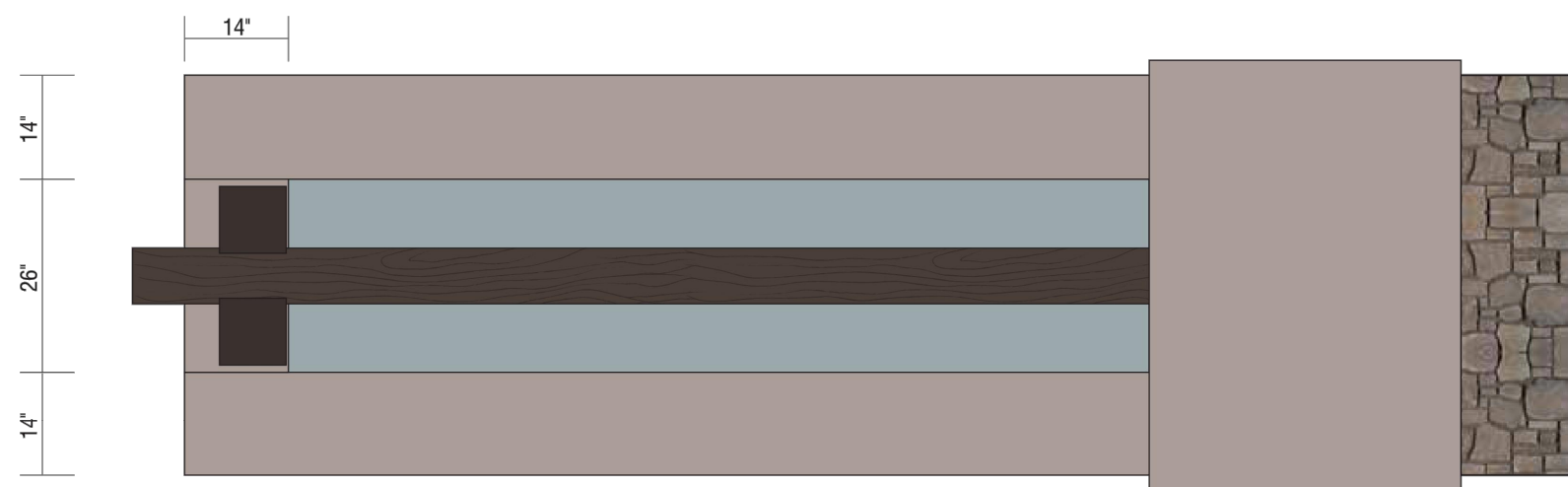
www.jarvisigns.com

Customer:
DR HORTON
NASHVILLE, TNFile Location:
DRAWINGS/D/DR HORTON/
BLAIR RIDGE\Sign Type:
MONDrawn By: Project Manager:
AJS AJSPAGE #
SG.1

Original Date: 01/19/24 Revision Date: Rev # 0

DISCLAIMER:
This document is the exclusive property of Jarvis Signs Incorporated, Madison, Tennessee, and may not be copied, reproduced, manufactured, marketed or sold, in whole or part without the express written consent of Jarvis Signs Incorporated.
Production will proceed upon receipt of your signed and dated approval.
Proof approvals via email are considered binding and are subject to the above collection fees. It is the customer's/client's responsibility to verify quantities, sizes, colors, spelling and overall concepts contained in your request. Any correction made after production begins will be the customer's/client's responsibility and additional charges will apply.
Colors will appear differently from one computer monitor to another. The colors in the customer's/client's recipient's approval drawings only to be used as reference. Please refer to actual color chip for accurate color reference.

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



3 PLAN VIEW
SCALE: 1/2" = 1'-0"



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

JARVIS SIGNS
DESIGN • BUILD • INSTALL • SERVICE

310 Madison St
Madison, TN 37115

615.865.6062

www.jarvisigns.com

Customer:
DR HORTON
NASHVILLE, TNFile Location:
DRAWINGS/D/DR HORTON/
BLAIR RIDGE\Sign Type:
MONDrawn By: Project Manager:
AJS AJSPAGE #
SG.2

Original Date: 01/19/24 Revision Date: Rev # 0

DISCLAIMER:
This document is the exclusive property of Jarvis Signs Incorporated, Madison, Tennessee, and may not be copied, reproduced, manufactured, marketed or sold, in whole or part without the express written consent of Jarvis Signs Incorporated.
Production will proceed upon receipt of your signed and dated approval.
Proof approvals via email are considered binding and are subject to the above collection fees. It is the customer's/client's responsibility to verify quantities, sizes, colors, spelling and overall concepts contained in your request. Any correction made after production begins will be the customer's/client's responsibility and additional charges will apply.
Colors will appear differently from one computer monitor to another. The colors in the customer's/client's recipient's approval drawings only to be used as reference. Please refer to actual color chip for accurate color reference.

Customer:
DR HORTON
NASHVILLE, TN

File Location:
DRAWINGS/D/DR HORTON/
BLAIR RIDGE\

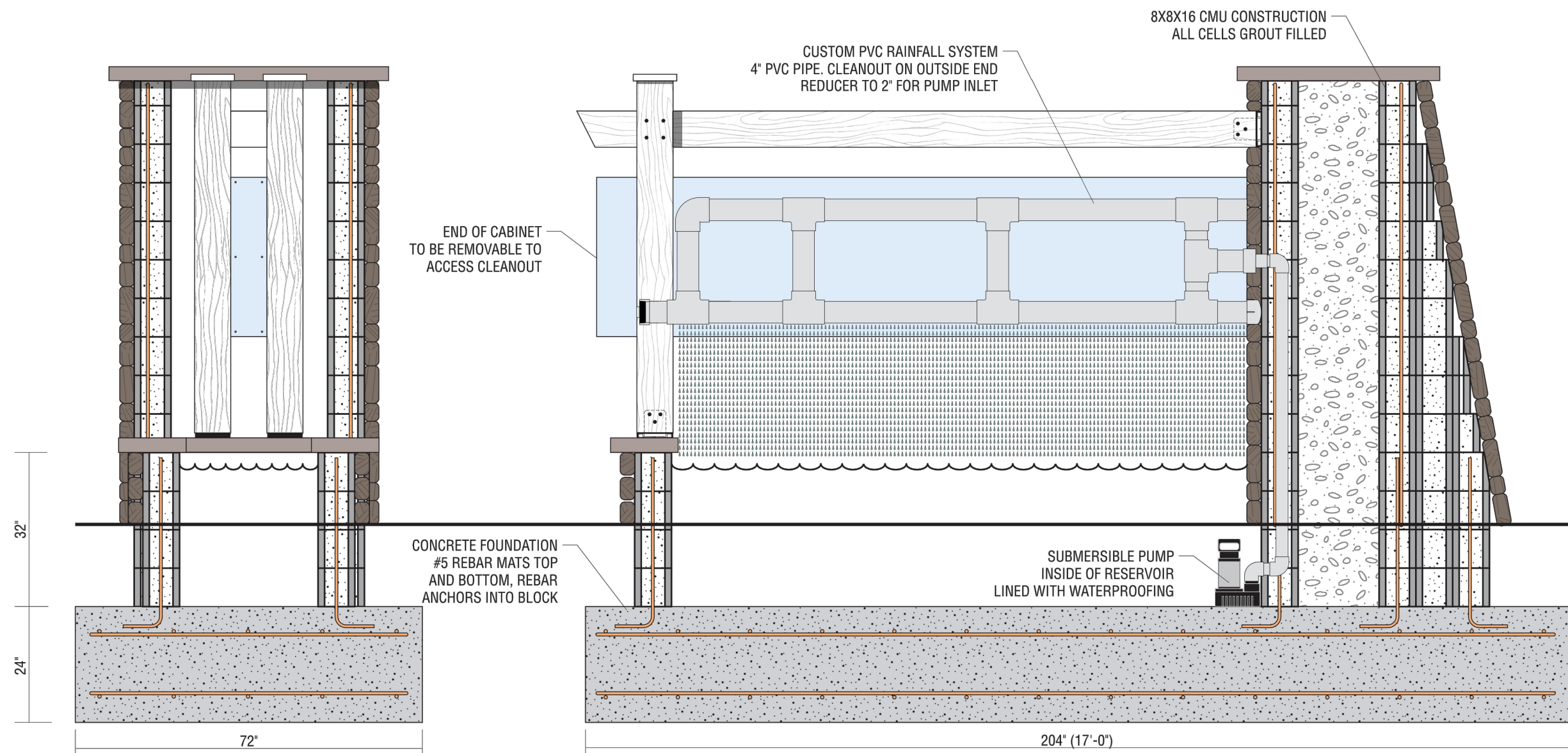
Sign Type:
MON

Drawn By: Project Manager:
AJS AJS

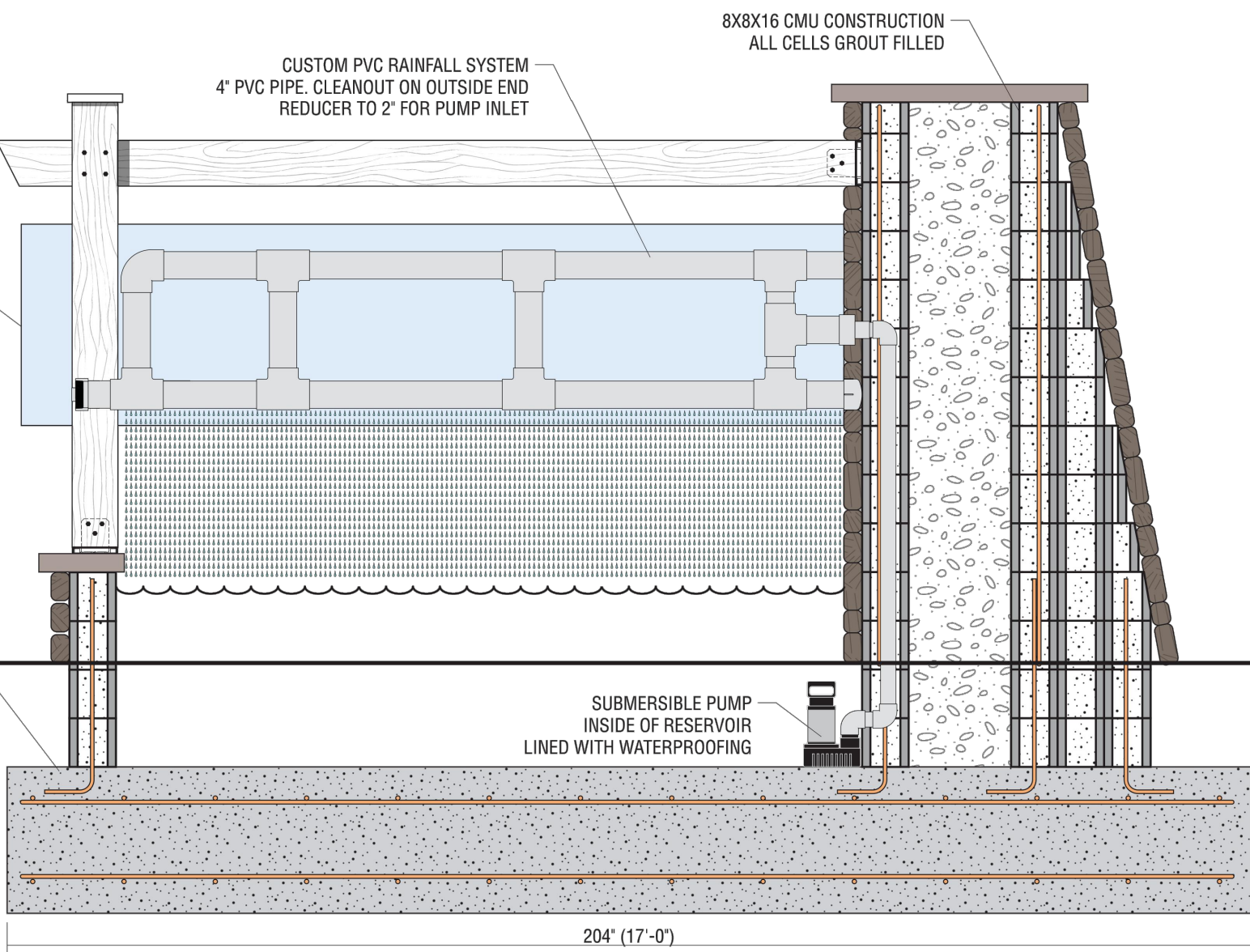
PAGE #
SG.2

Original Date: 01/19/24 Revision Date: Rev # 0

DISCLAIMER:
This document is the exclusive property of Jarvis Signs Incorporated, Madison, Tennessee, and may not be copied, reproduced, manufactured, marketed or sold, in whole or part without the express written consent of Jarvis Signs Incorporated.
Production will proceed upon receipt of your signed and dated approval.
Proof approvals via email are considered binding and are subject to the above collection fees. It is the customer's/client's responsibility to verify quantities, sizes, colors, spelling and overall concepts contained in your request. Any correction made after production begins will be the customer's/client's responsibility and additional charges will apply.
Colors will appear differently from one computer monitor to another. The colors in the customer's/client's recipient's approval drawings only to be used as reference. Please refer to actual color chip for accurate color reference.



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



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

JARVIS SIGNS
DESIGN • BUILD • INSTALL • SERVICE

310 Madison St
Madison, TN 37115

615.865.6062

www.jarvisigns.com

Customer:
DR HORTON
NASHVILLE, TNFile Location:
DRAWINGS/D/DR HORTON/
BLAIR RIDGE\Sign Type:
MONDrawn By: Project Manager:
AJS AJSPAGE #
SG.3

Original Date: 01/19/24 Revision Date: Rev # 0

DISCLAIMER:
This document is the exclusive property of Jarvis Signs Incorporated, Madison, Tennessee, and may not be copied, reproduced, manufactured, marketed or sold, in whole or part without the express written consent of Jarvis Signs Incorporated.
Production will proceed upon receipt of your signed and dated approval.
Proof approvals via email are considered binding and are subject to the above collection fees. It is the customer's/client's responsibility to verify quantities, sizes, colors, spelling and overall concepts contained in your request. Any correction made after production begins will be the customer's/client's responsibility and additional charges will apply.
Colors will appear differently from one computer monitor to another. The colors in the customer's/client's recipient's approval drawings only to be used as reference. Please refer to actual color chip for accurate color reference.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
SEC, Inc. COPYRIGHT S.E.C. INC., 2022. ENGINEERING, DESIGN, SURVEYING AND CONSTRUCTION. IT IS the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVIEW SET
(Not intended for construction)

Blair Ridge
La Vergne, Tennessee

REVISED:	DRAWN: SJA/CFB3	Details
DATE: 12-29-2023	CHECKED: MAT	
FILE NAME: 19258phase1	SCALE: None	
JOB NO. 19258		
SHEET: C5.3		

BLAIR RIDGE
LANDSCAPE PLAN

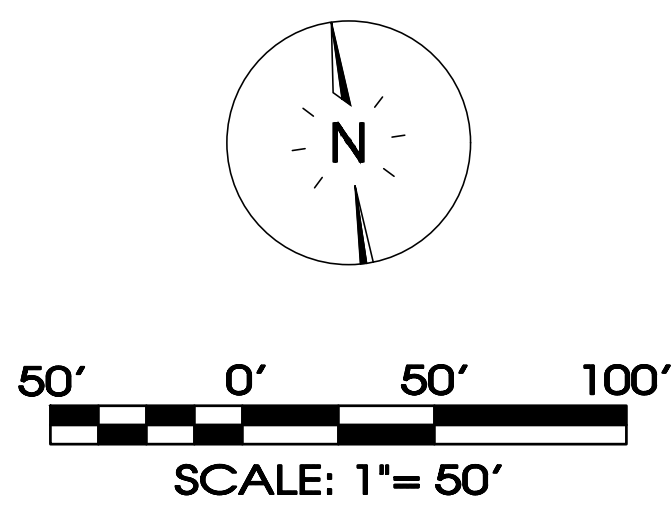
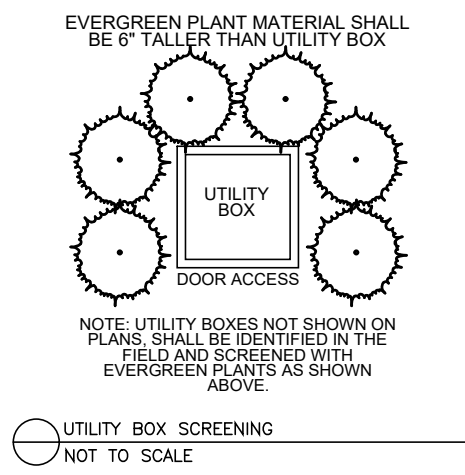
SITE DATA
SITE AREA: 15.80 ACRES
SITE ZONING: R-3

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.

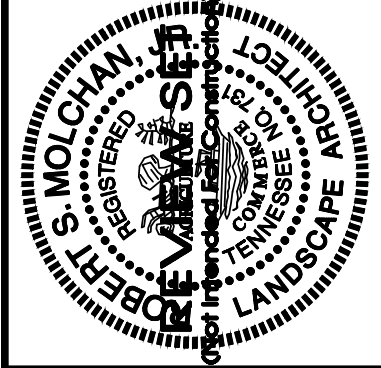
- PLAN NOTES:
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
 - ALL TREES AND SHRUBS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

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



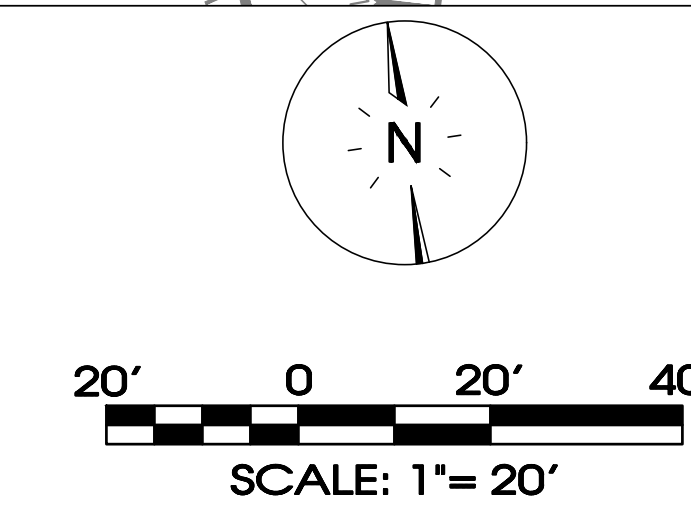
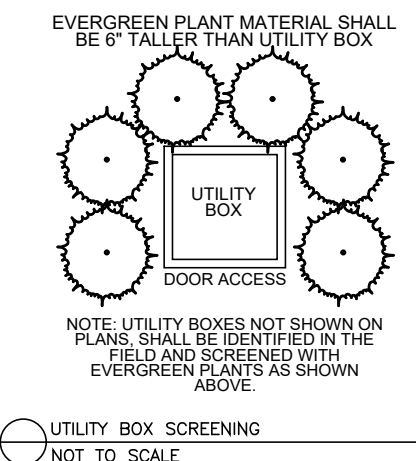
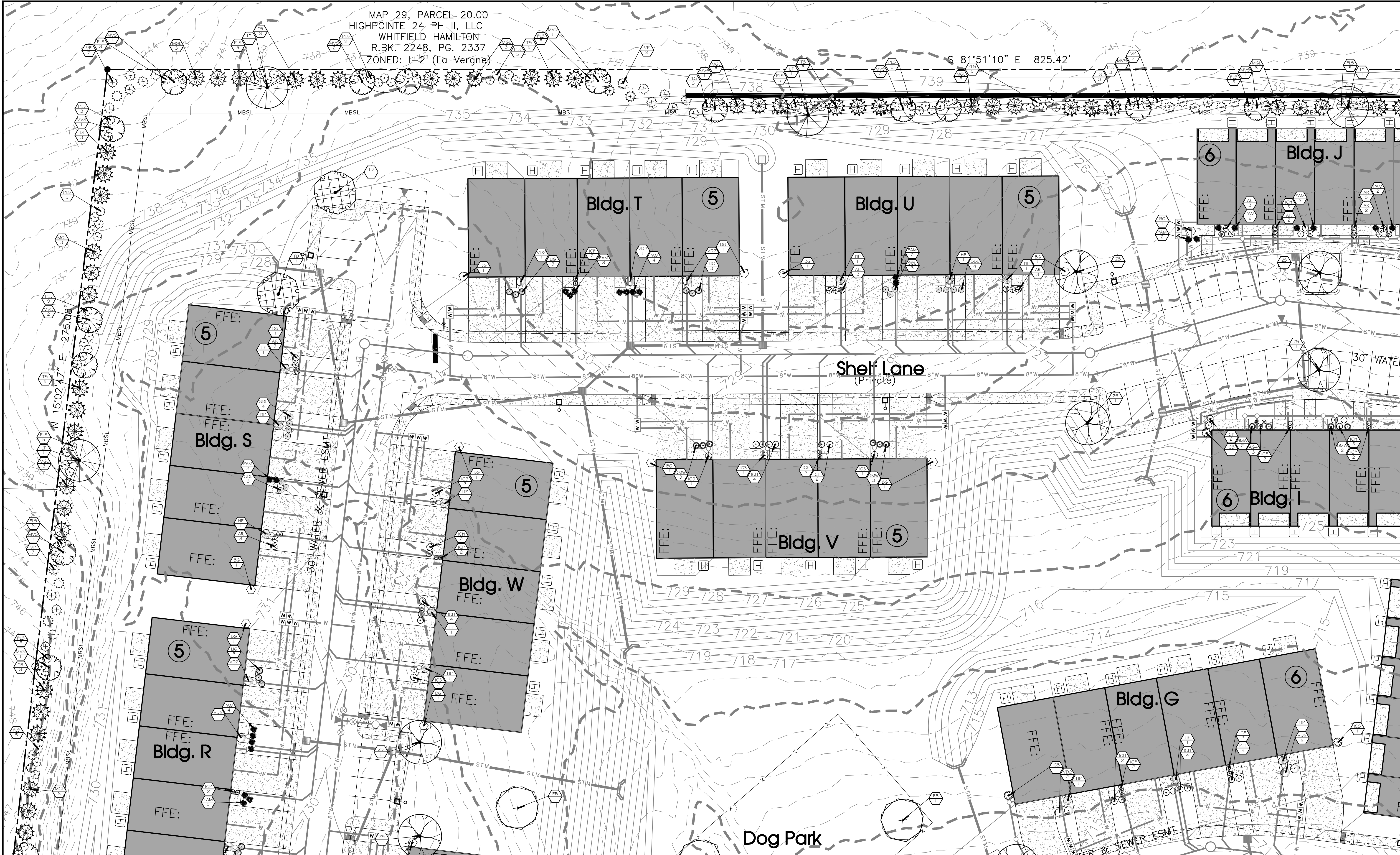
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC. 2023

SEC, Inc.



Blair Ridge
La Vergne, Tennessee

Landscape Plan	
REVISIONS:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 50'	
JOB NO. 19258	
SHEET: L1.0	



REVISIONS:

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19258Project_LA

SCALE: 1" = 20'

JOB NO. 19258

SHEET: L1.1

LANDSCAPE PLAN

SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. 2023

811

Know what's below.
Call before you dig.

811

Know what's below.
Call before you dig.

811

Know what's below.
Call before you dig.

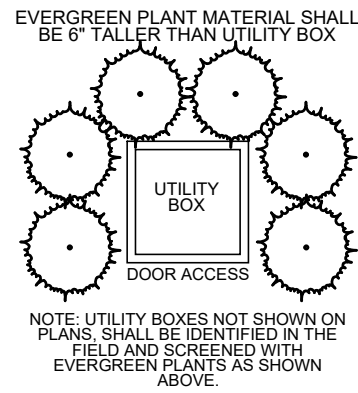
811

Know what's below.
Call before you dig.

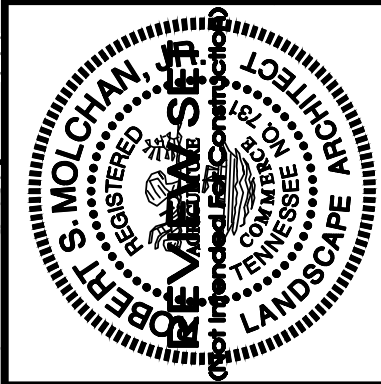
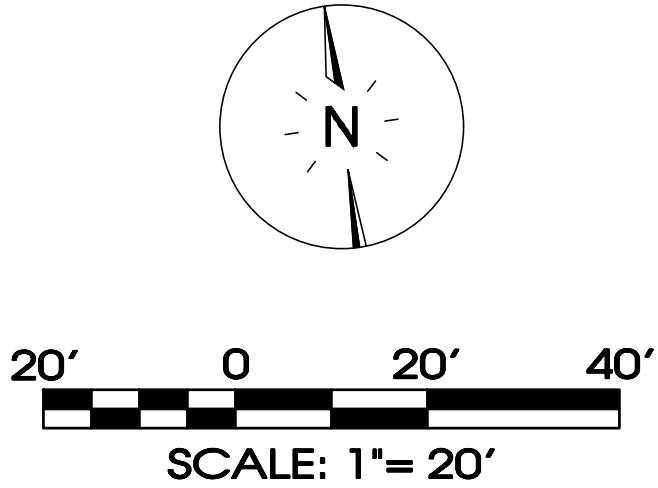


APPROXIMATE LOCATION OF FIELD LINES
FROM VAN WINKLE MOBILE HOME PARK

MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)



UTILITY BOX SCREENING
NOT TO SCALE



SEC, Inc.

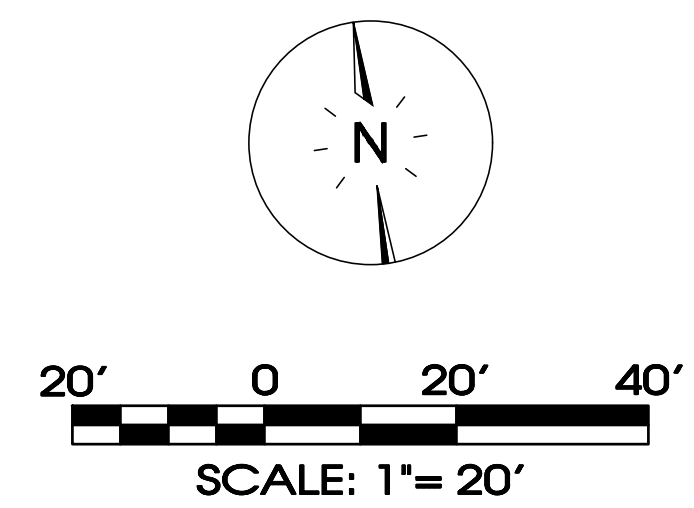
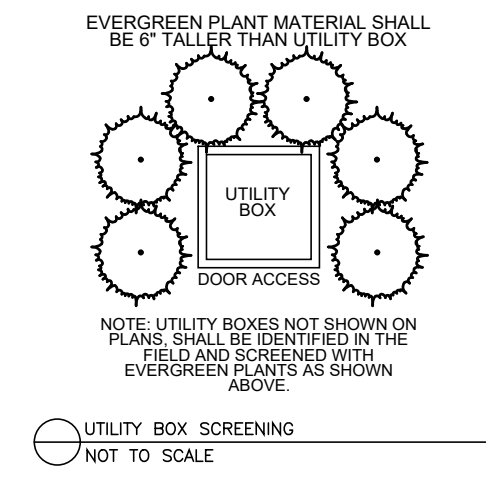
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. 2023

REVISIONS:
DRAWN: SWL
DATE: 12-29-2023
CHECKED:
RSM
FILE NAME:
19258Project_LA
SCALE:
1" = 20'
JOB NO.
19258
SHEET:

L1.3

Blair Ridge
La Vergne, Tennessee

Landscape Plan



REVISIONS

DRAWN: SWL

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19258Project_LA

SCALE: 1" = 20'

JOB NO. 19258

SHEET: L1.4

LANDSCAPE PLAN

Blair Ridge

La Vergne, Tennessee

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

850 MIDDLE TENNESSEE BOULEVARD

PHONE: (615) 890-7901

WWW.SEC-CIVIL.COM

FAX: (615) 895-2567

NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF S.E.C. INC.

© COPYRIGHT S.E.C. INC. 2023

SEC, Inc.

811

Know what's below.
Call before you dig.

HIGHPOINT 24,
MAP 29, PAR
R.BK. 2087, P
ZONED: I-2 (L

EVERGREEN PLANT MATERIAL SHALL
BE 8" TALLER THAN UTILITY BOX

UTILITY BOX

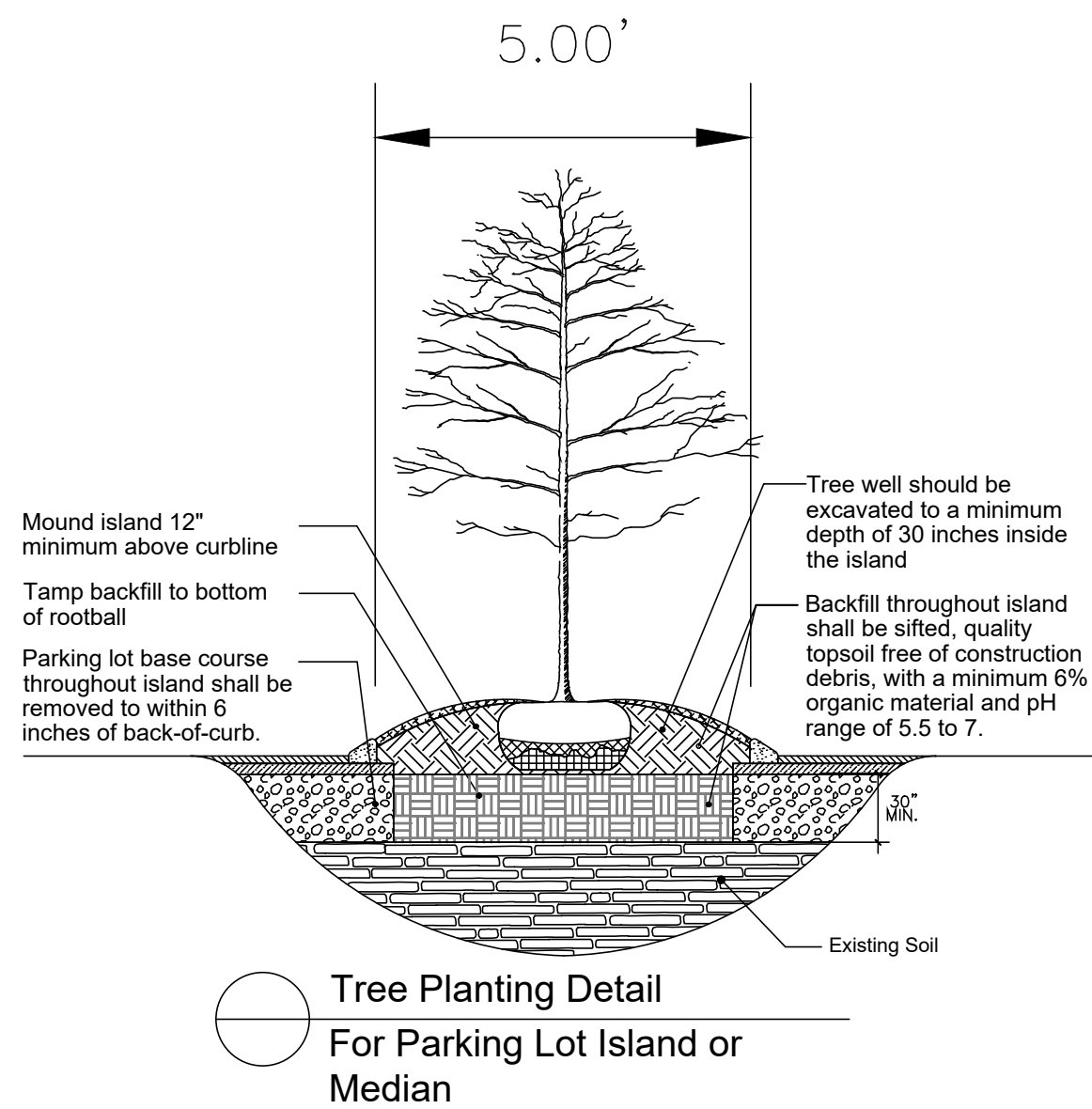
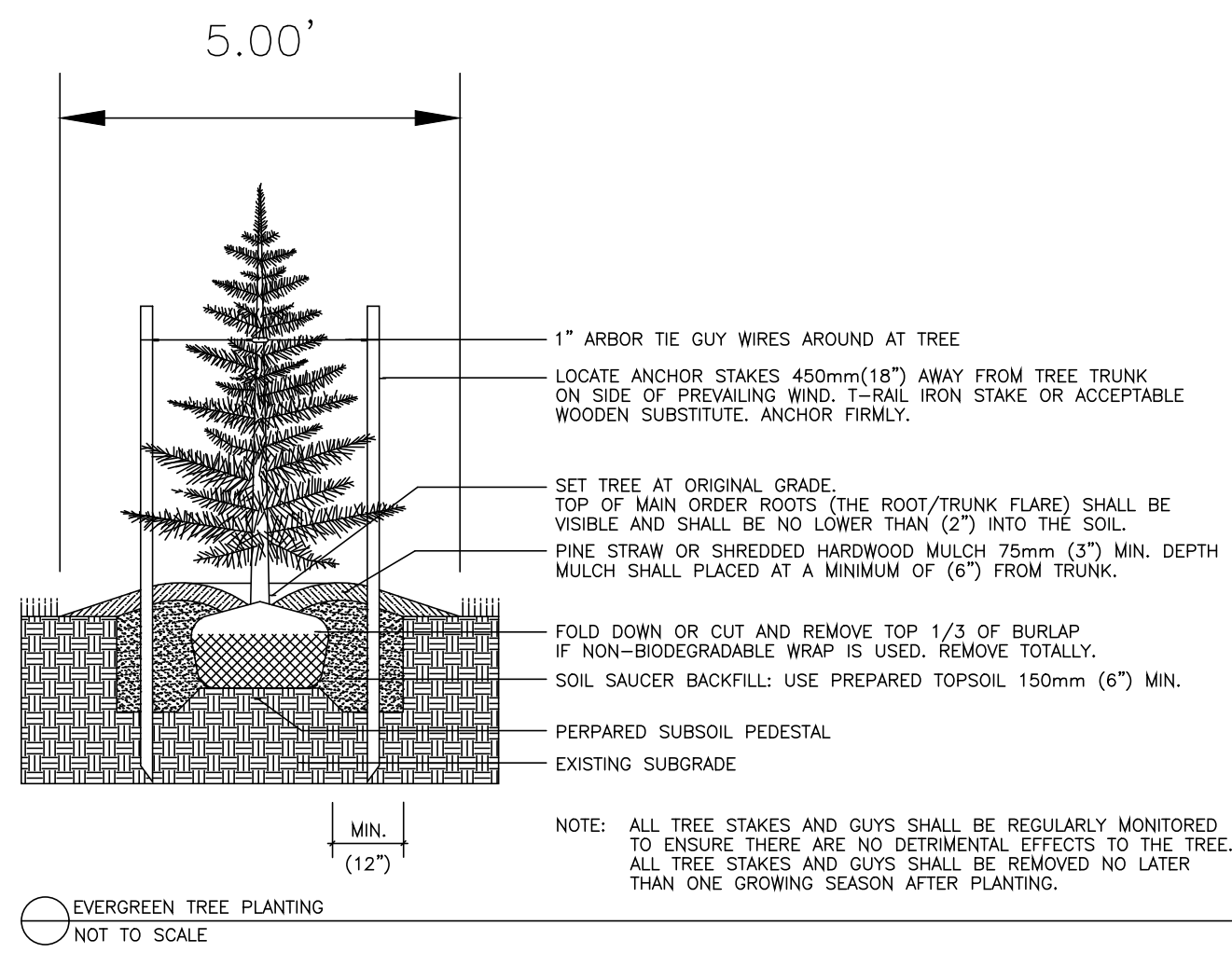
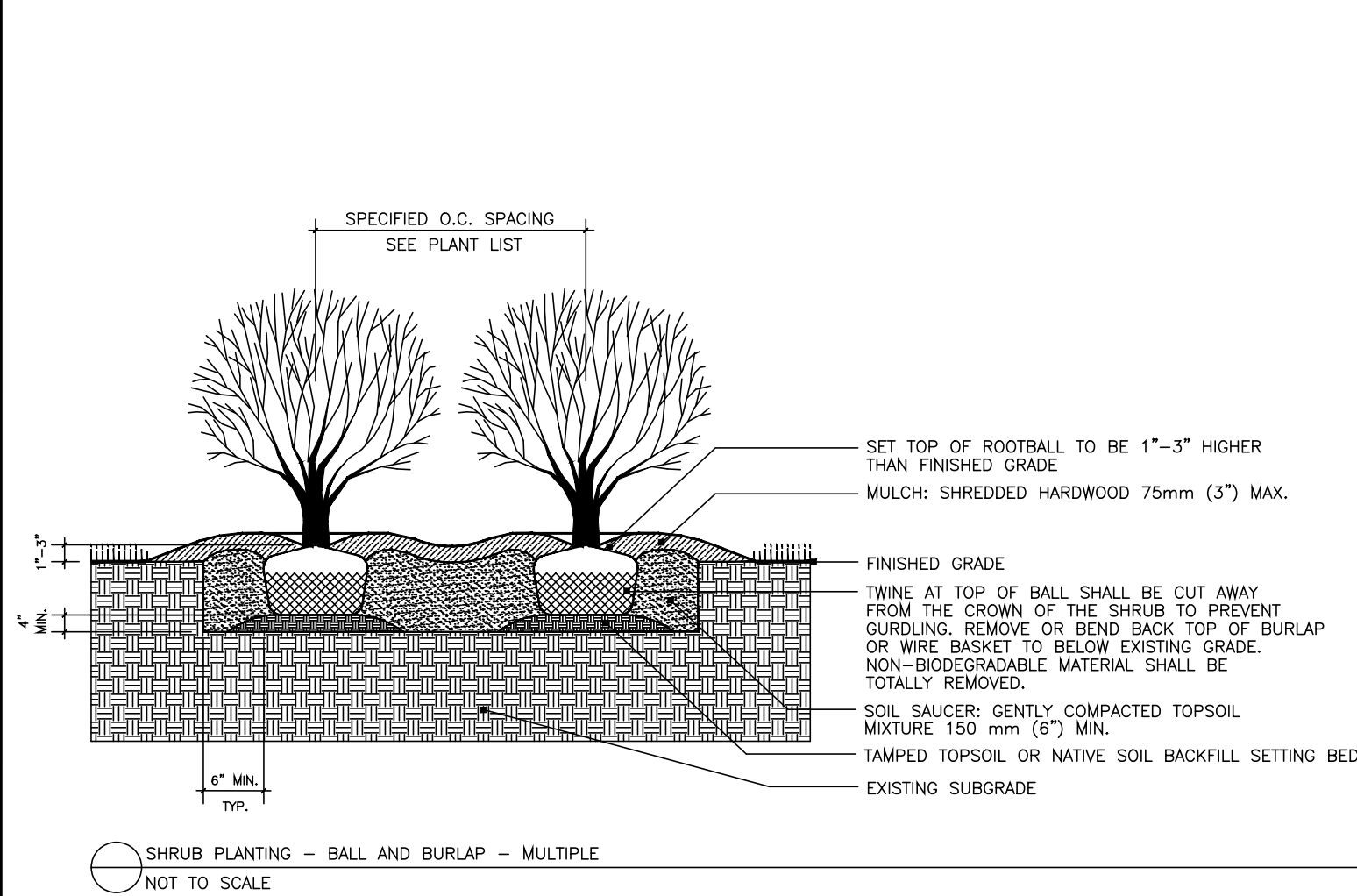
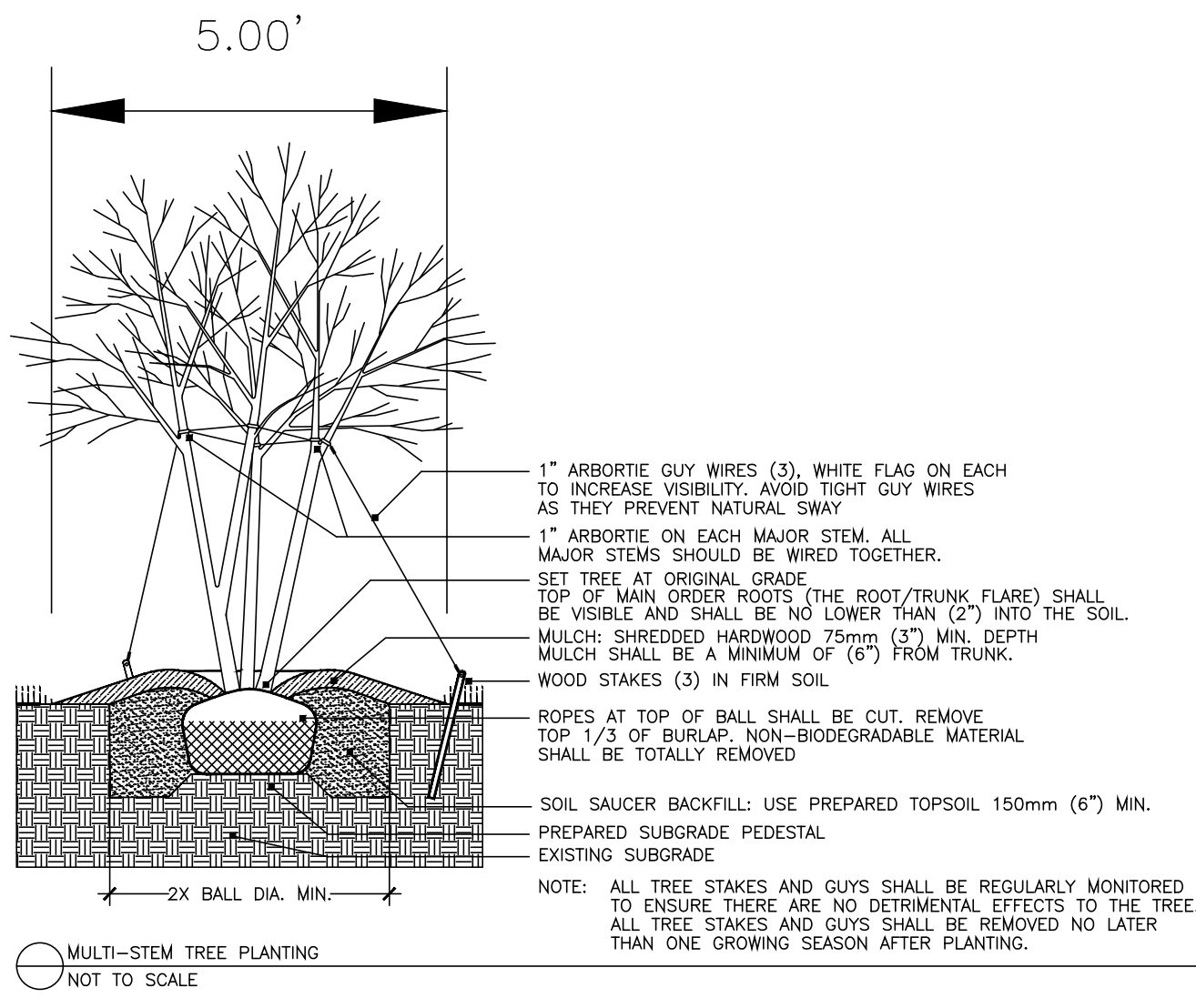
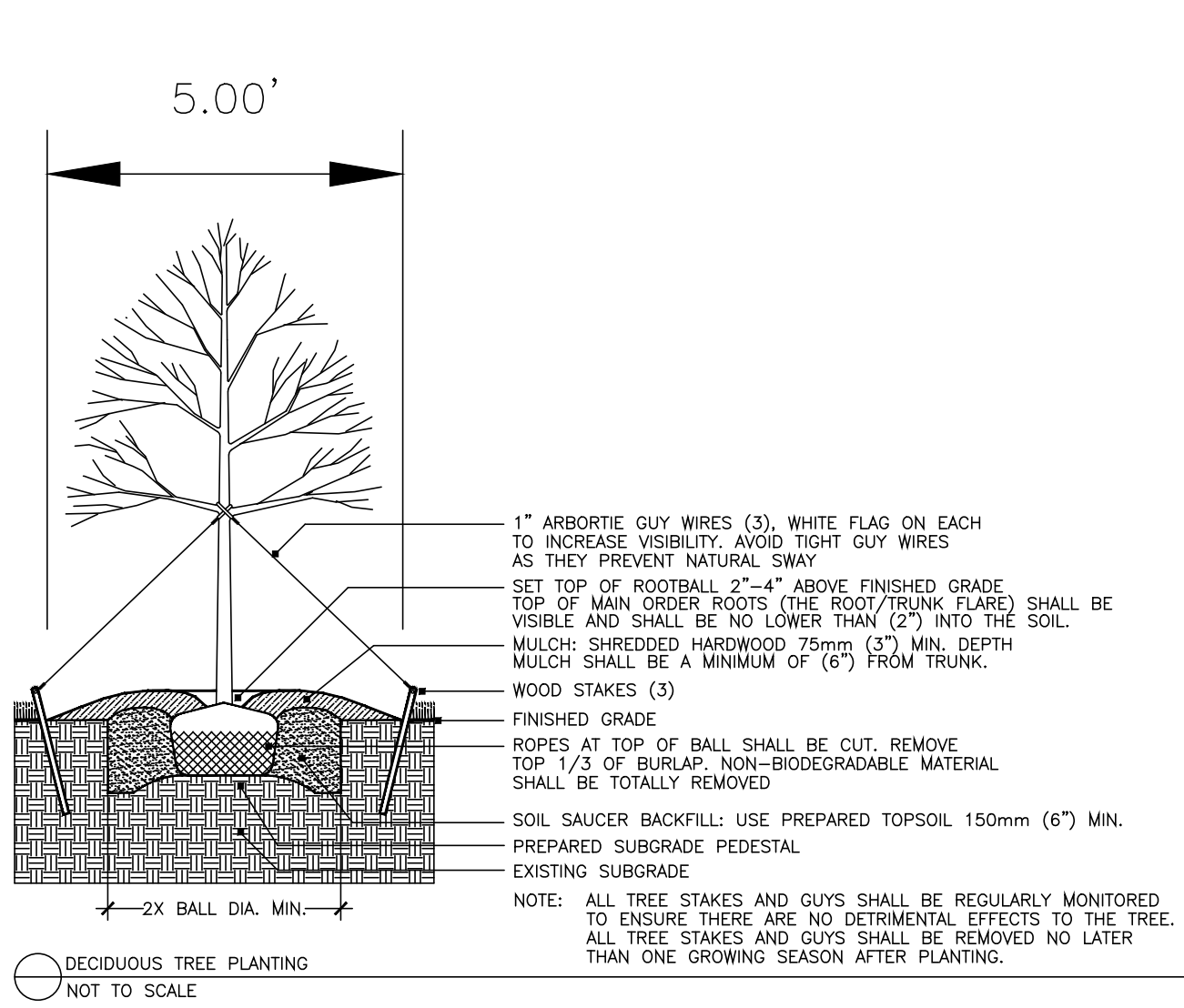
DOOR ACCESS

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

UTILITY BOX SCREENING

NOT TO SCALE

Page 59 of 107



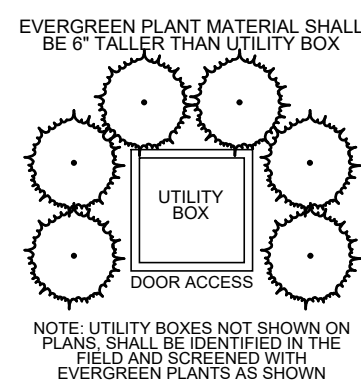
PLANT SCHEDULE

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
	UG	24	LAGERSTROEMIA INDICA 'GAMAD VI' / BERRY DAZZLE CRAPE MYRTLE	CONT.		12"	12"	AS SHOWN	FULL, WELL-BRANCHED
	SBLL	47	SPIRAEA X BUMALDA 'LIME MOUND' TM / LIME MOUND SPIREA	CONT.		12"	12"	AS SHOWN	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS									
	AG4	42	AZALEA SATSUKI HYBRID 'GUMPO WHITE' / GUMPO WHITE 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 'DENSE' / DWARF WALTERS 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

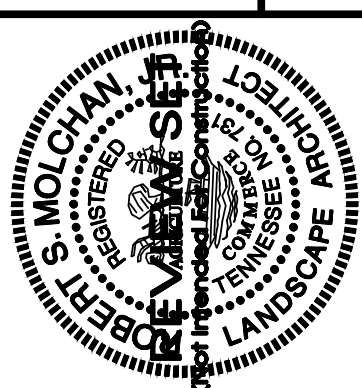
LANDSCAPE NOTES

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



SITE ENGINEERING CONSULTANTS

SEC, Inc.



Blair Ridge

La Vergne, Tennessee

Landscape Details & Notes

REVISIONS:

DRAWN: SWL

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19258Project_LA

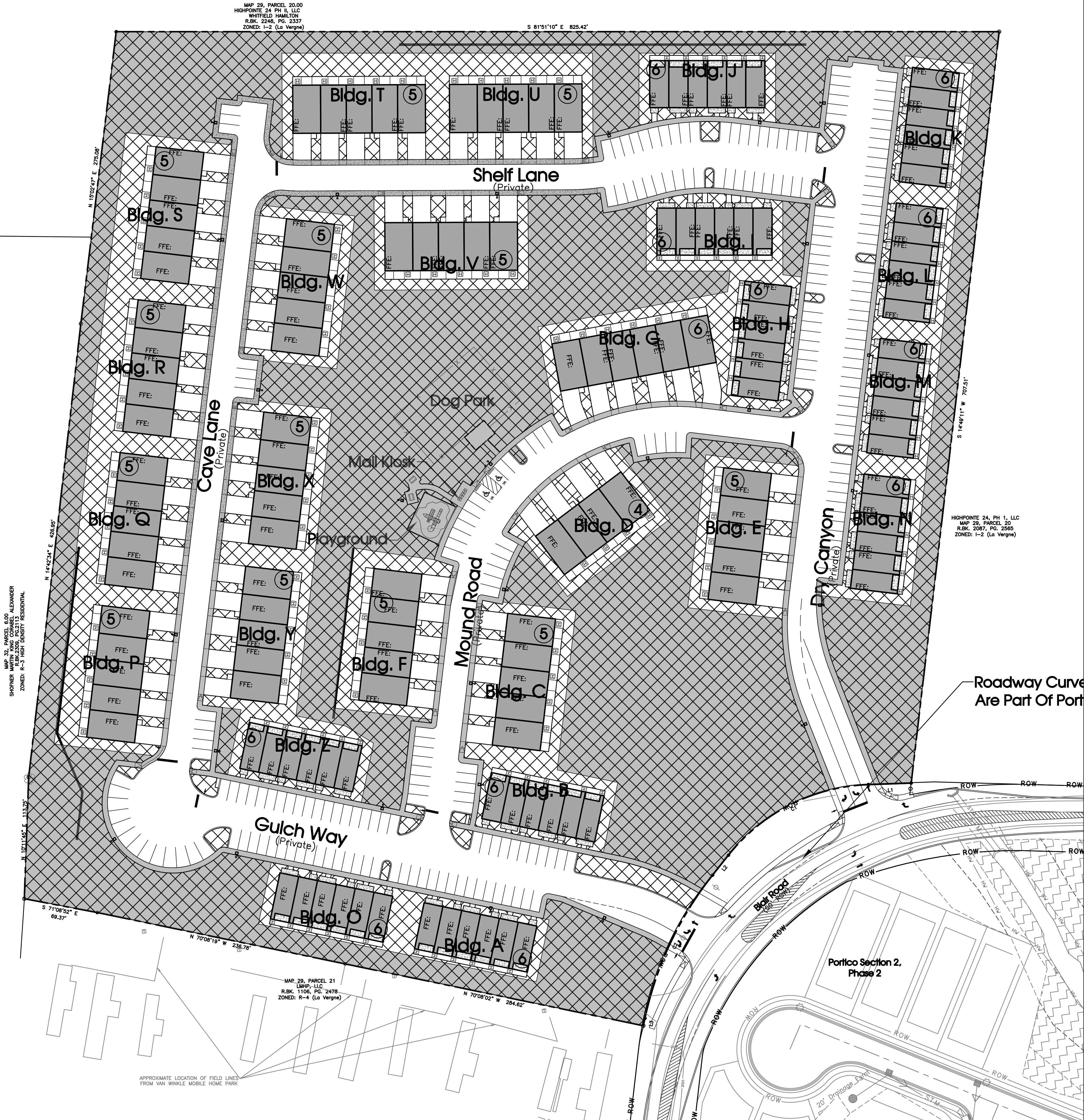
SCALE: N/A

JOB NO. 19258

SHEET:

L2.0

MAP 10, PARCEL 6.00
SHOPPER MARTIN KING CORNEL ALEXANDER
ZONED: R-3 HIGH DENSITY RESIDENTIAL



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

811

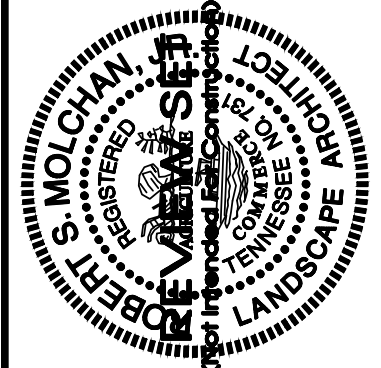
Know what's below.
Call before you dig.

50' 0' 50' 100'

SCALE: 1" = 50'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC. 2023

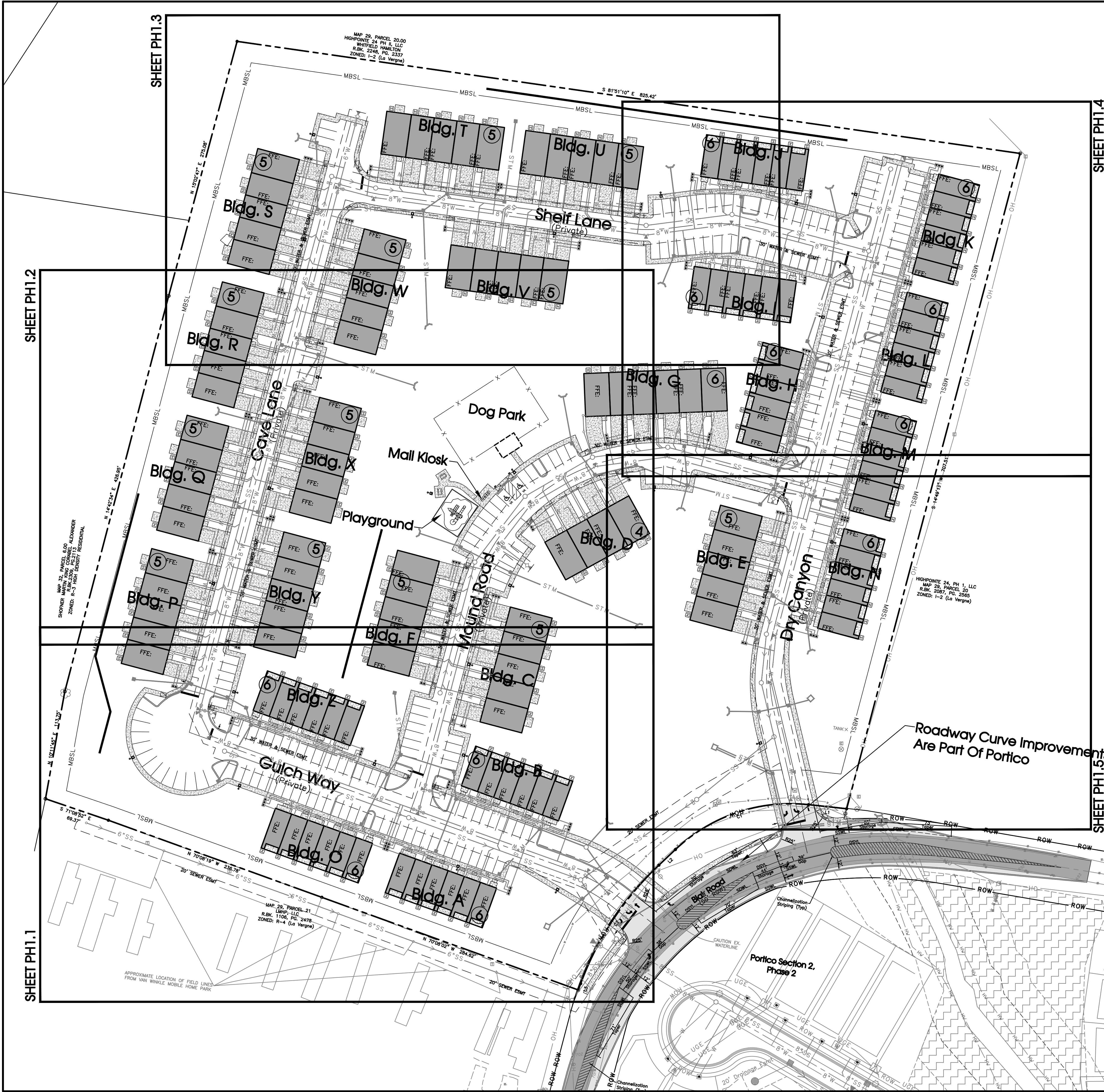
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and dimensioned on these drawings. The site is constructed in accordance with the construction plans.



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

Landscaping Surface Area Plan



BLAIR RIDGE

PHOTOMETRIC PLAN

PLAN NOTES:

- SEE LIGHTING SCHEDULE FOR MOUNTING HEIGHTS. NO LIGHT SHALL BE MOUNTED 25' ABOVE FINISHED GRADE.
- PROPOSED PRODUCT SUBSTITUTIONS SHALL HAVE DESIGN SPECIFICATION EQUAL OR COHERENT WITH THE SITE PHOTOMETRIC CALCULATIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED FOR REVIEW TO THE CITY OF LAVERGNE BEFORE SUBSTITUTIONS CAN BE APPROVED.
- ALL PROPOSED POLES ADJACENT TO PROPERTY LINES SHALL HAVE A 35 DEGREE SHIELD AS SPECIFIED.

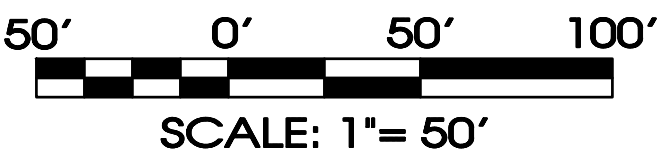
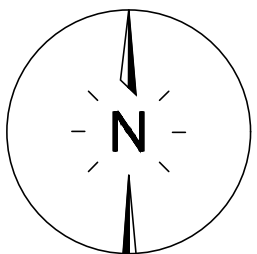
LIGHTING SCHEDULE NOTES

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

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



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. © COPYRIGHT SEC, INC. 2023

SEC, Inc.

REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
No. 0000000000

Blair Ridge

LaVergne, Tennessee

PHOTOMETRIC PLAN

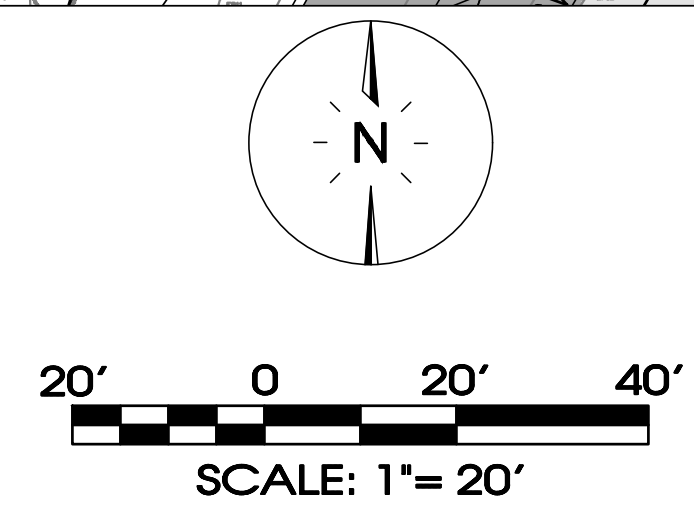
PH 1.0

Page 62 of 107



MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

APPROXIMATE LOCATION OF FIELD LINES
FROM VAN WINKLE MOBILE HOME PARK



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

SEC, Inc.

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC. © 2023

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

S. MOLTCHAM, P.E.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

PROJECT NO. 19258

DATE: 12-29-2023

PH 1.1

19258project_PH

1" = 20'

JOB NO. 19258

SHEET:

Blair Ridge

LaVergne, Tennessee

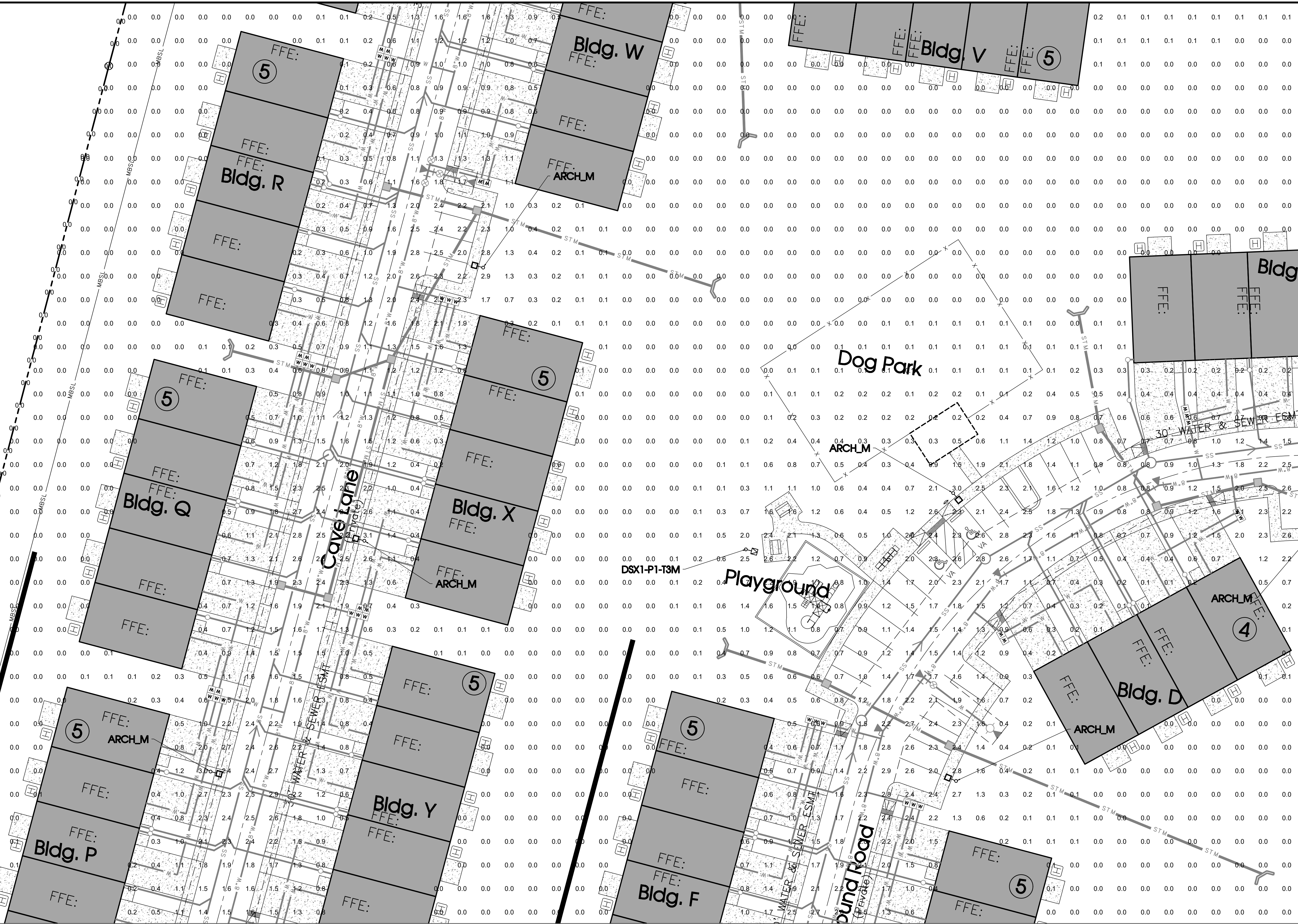
Photometric Plan

PH 1.1

Page 63 of 107

MAP 32, PARCEL 6.00
R.BK-2309, PG.2113
ZONED: R-3 HIGH DENSITY RESIDENTIAL

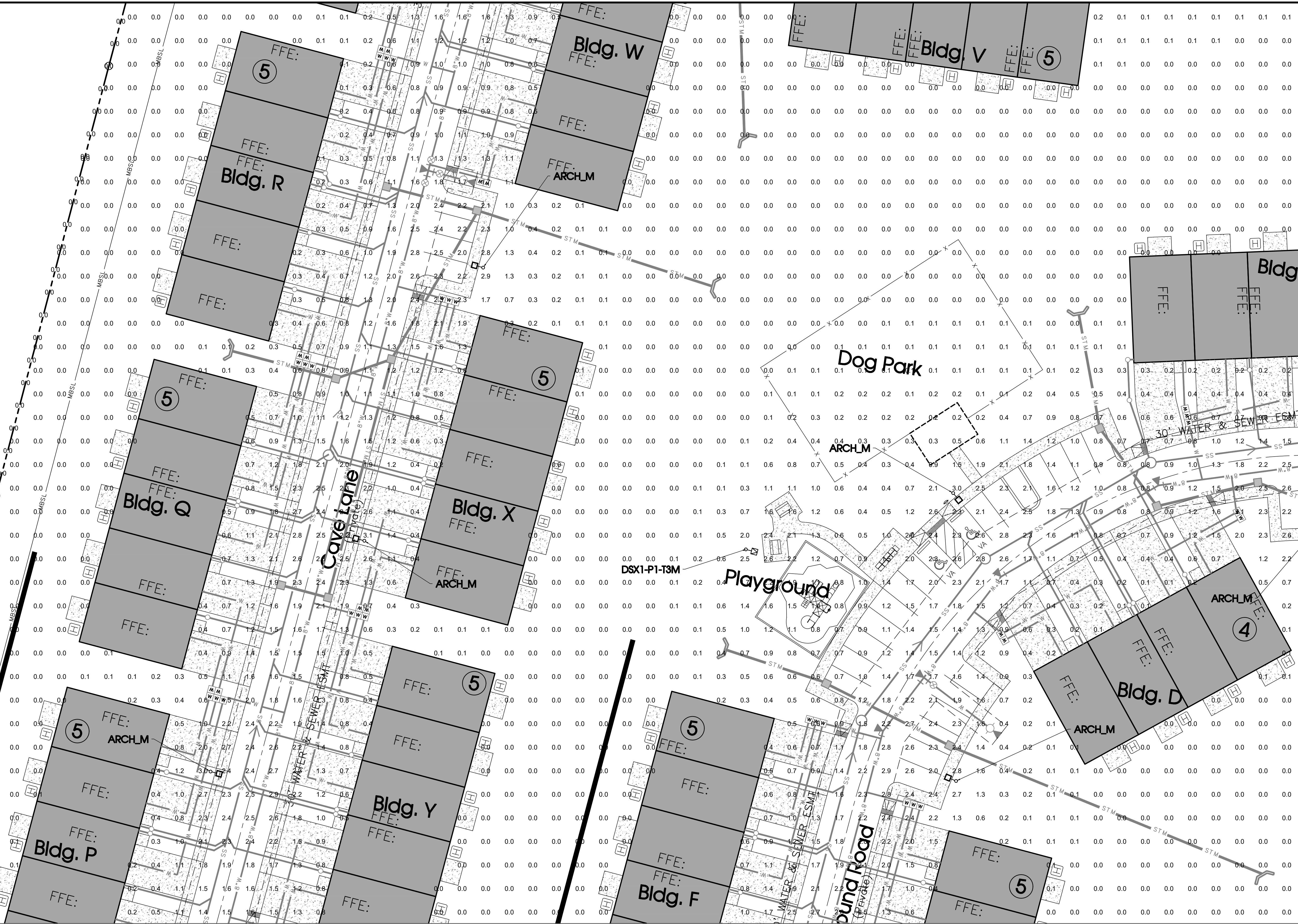
N 14°42'34" E 426.95'



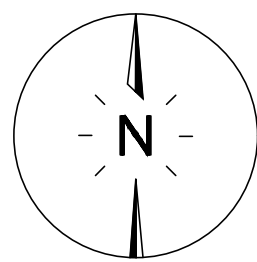
SHOFNER
MARTIN KING CORABEL ALEXANDER

ZONED: R-3 HIGH DENSITY RESIDENTIAL

N 14°42'34" E 426.95'



Know what's below.
Call before you dig.



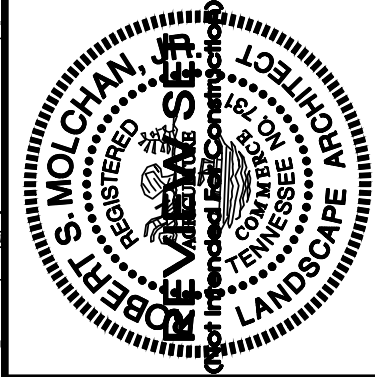
20' 0 20' 40'
SCALE: 1" = 20'

DRAWN: SWL
DATE: 12-29-2023
CHECKED:
RSM
FILE NAME:
19258project_PH
SCALE:
1" = 20'
JOB NO.
19258
SHEET:

PH 1.2

Photometric Plan

Blair Ridge
LaVergne, Tennessee



SEC, Inc.

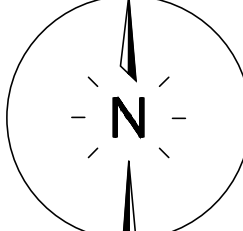
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and dimensioned on these drawings. The engineer/consultant assumes no responsibility in the assurance that the site is constructed in accordance with the construction plans.



MAP 29, PARCEL 20.00
HIGHPOINT 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)

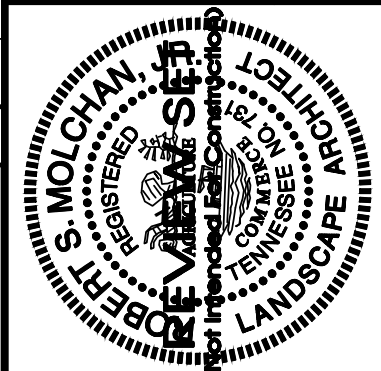
S 81°51'10" E 825.42'

N 15°02'47" E 275.08'



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

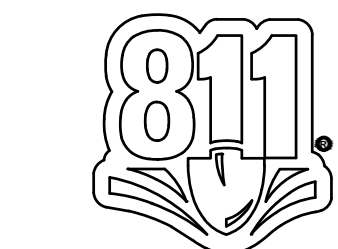
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described and shown on these drawings. The engineer/landscape architect assumes no responsibility for the construction of the site as shown on these drawings.



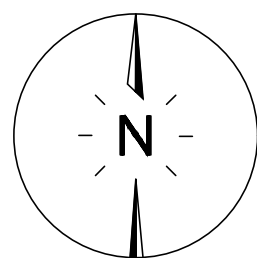
Blair Ridge
LaVergne, Tennessee

REVISION:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: PH 1.3	

Photometric Plan



Know what's below.
Call before you dig.



SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND SPECIFIED HEREON. SEC, INC. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

Blair Ridge

LaVergne, Tennessee

REVISIONS:

DRAWN: SWL

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19258project_PH

SCALE: 1" = 20'

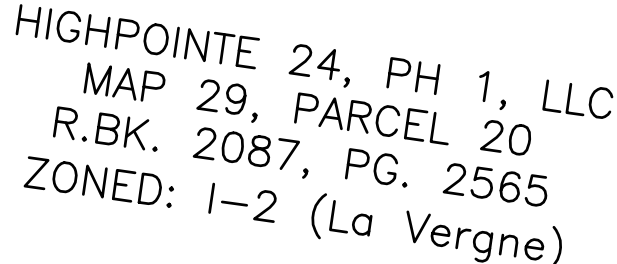
JOB NO. 19258

SHEET:

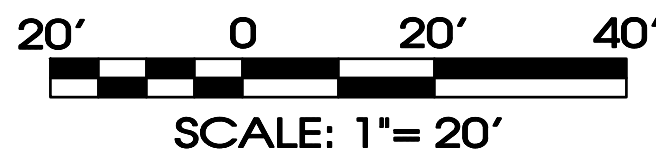
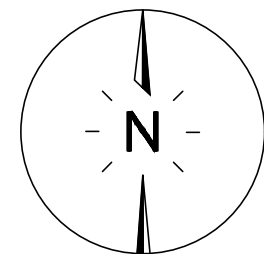
PH 1.4

Photometric Plan

Page 66 of 107



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

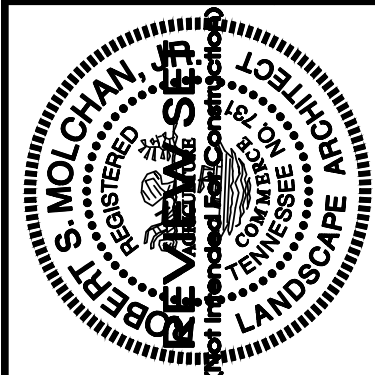


SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING

SEC, Inc.

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

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



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



Item #: 5.

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@lavernetn.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.

Jake Blair
jblair@lavernetn.gov

Engineering

Gary Lide
glide@lavernetn.gov

1. (C2.1 and C2.2) Coordinate final water, sewer, and fire layouts with the Fire Marshal and Scott Tatalovich of Public Works Utilities.

2. (C1.0) Please show the stone construction entrance location on the drawing.

Utilities

Scott Tatalovich

statalovich@lavergnethn.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@lavergnethn.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@lavergnethn.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.

503 New Paul Rd



503 New Paul Rd



503 New Paul 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





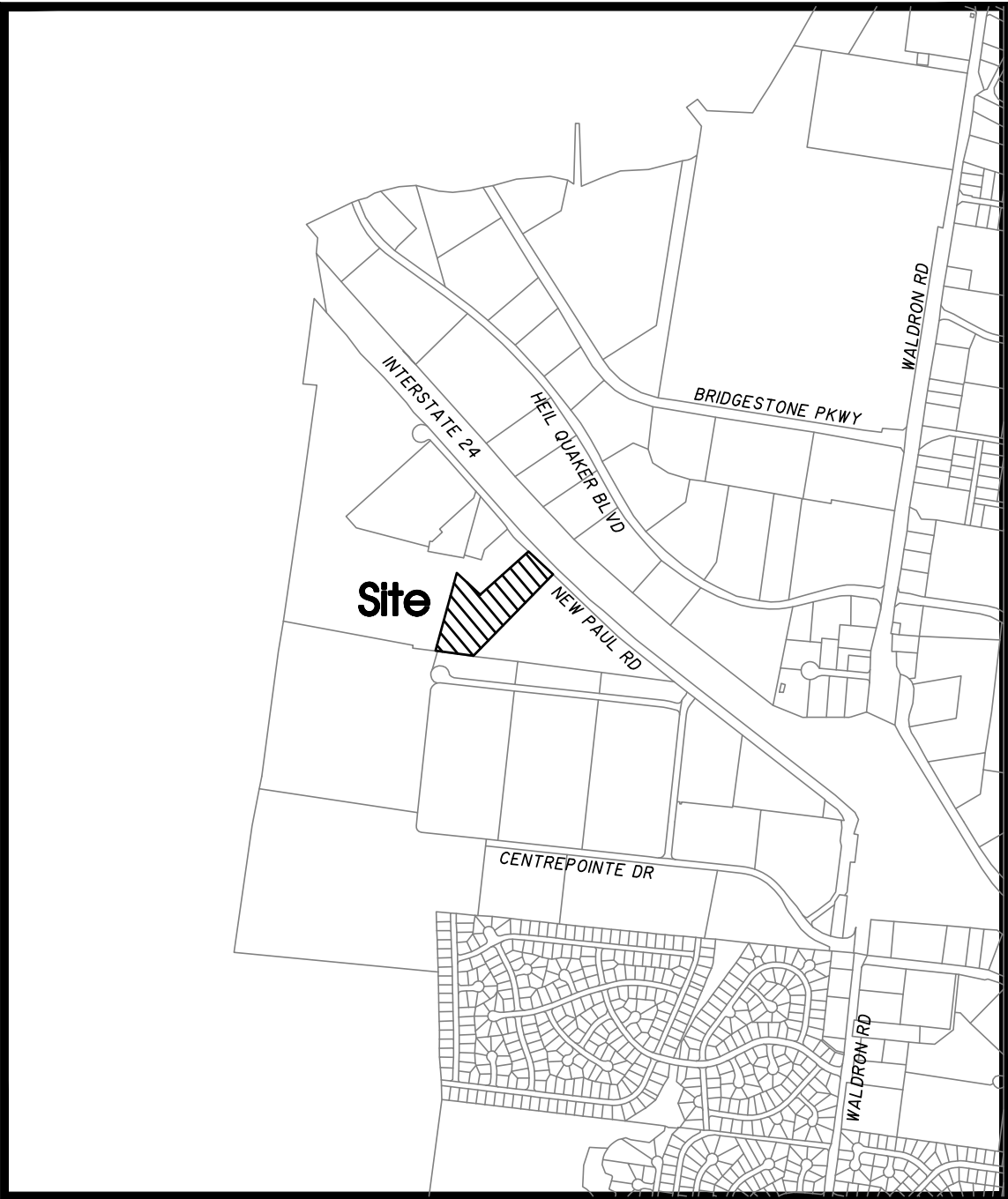
U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

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

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.

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

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

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

By: _____ Date: _____
John F. Miner, P.E. TN. Reg. #122194



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.

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2023

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

REVIEW SET

Not Intended for Construction

ENGINEER'S SEAL

F. MINER
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
NO. 10000

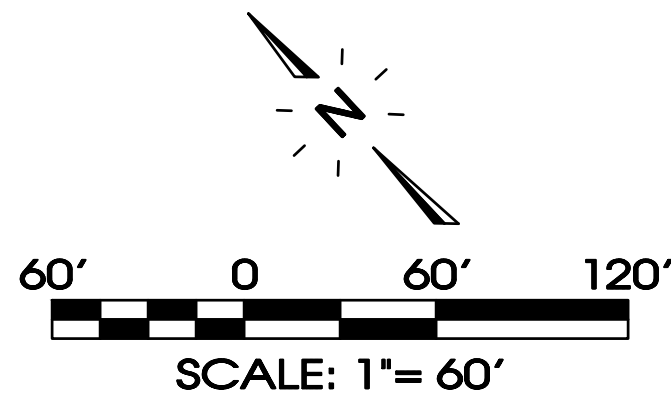
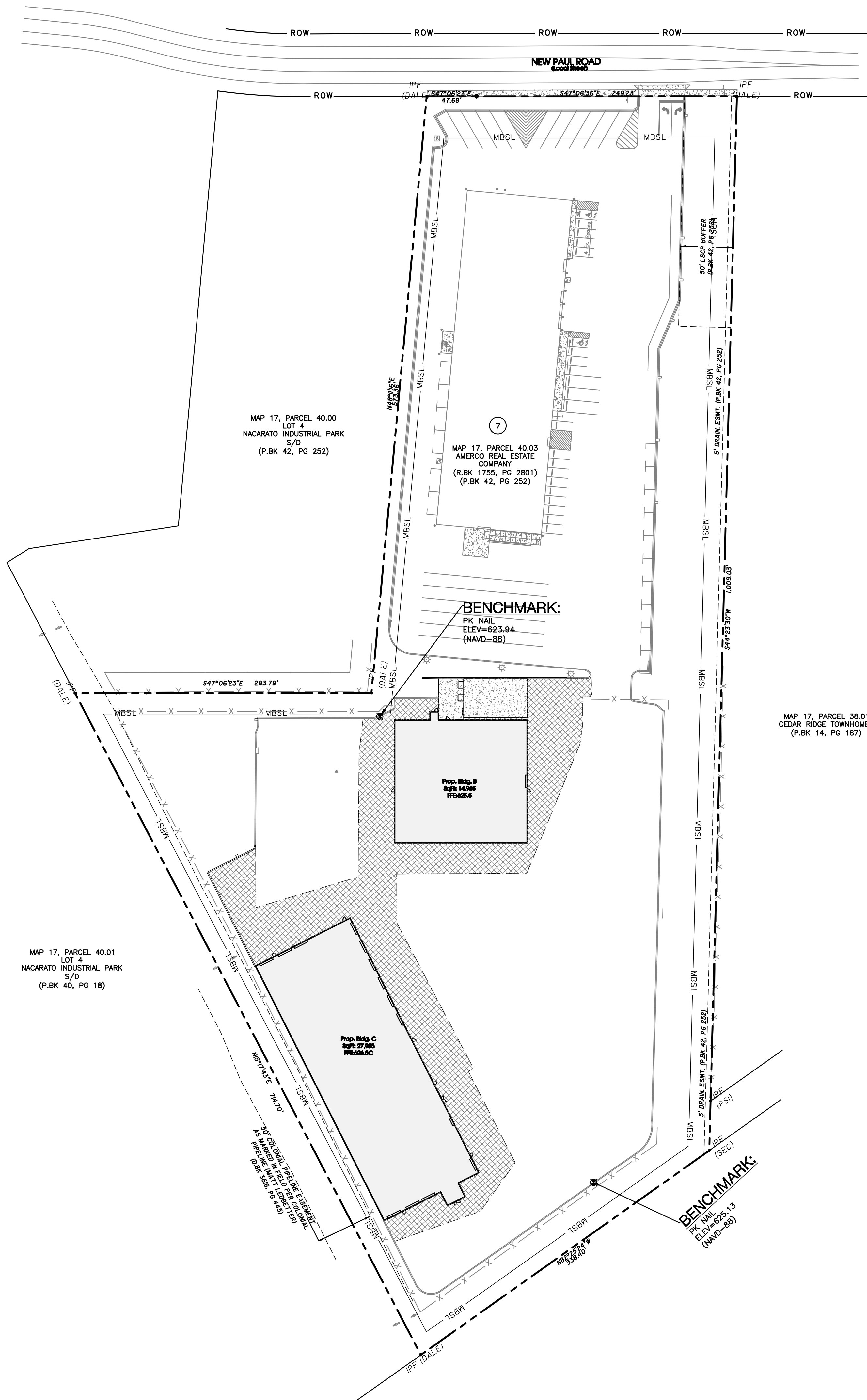
SITE ENGINEERING CONSULTANTS

REVISIONS

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT, MPL
FILE NAME:
19084uhau2.dwg
SCALE:
None
JOB NO.
19084
SHEET:

General Notes

C0.1



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

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

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

U-Haul Phase 2

503 New Paul Road

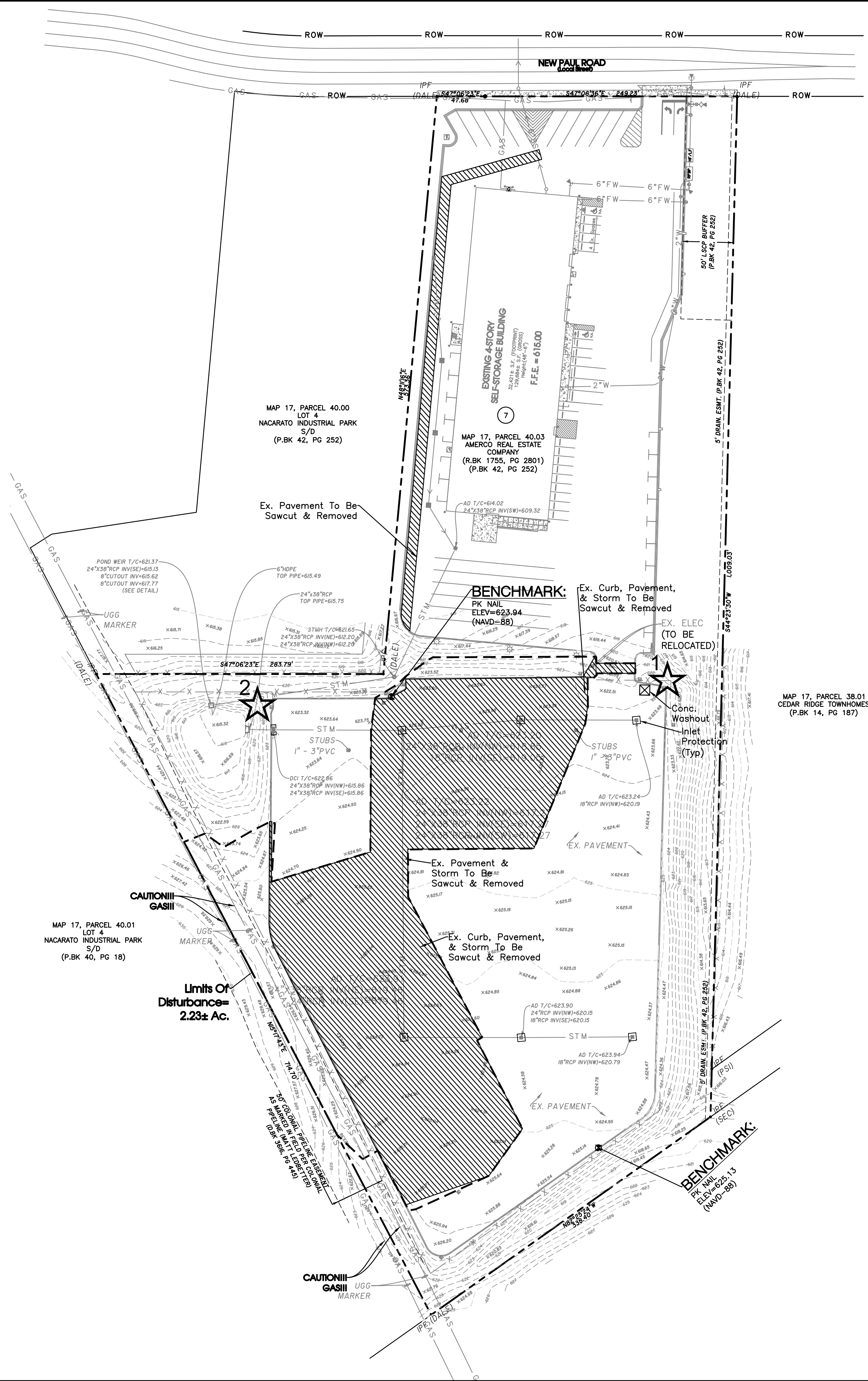
LaVergne, Tennessee

REVIEW SET

Not intended for construction

Master Plan

C0.2



SWPPP Narrative:
The existing site is located to the west of northwest 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 50.7% Egan Silt Loam and Talbott Silty Clay Loam categorized as type C hydrologic soil group and 49.3% 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 85. 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 inspection of 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, re-seeding, 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



Know what's below.
Call before you dig.

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.

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
⊞	EXIST. TELEPHONE RISER	⊞	EXTRUDED CURB
⊞	EXIST. GAS RISER	⊞	CURB & GUTTER
⊞	ELECTRICAL ENCLOSURE	→	TRAFFIC ARROW
⊞	EXIST. WATER METER	↔	TURN LANE ARROWS
○	EXIST. UTILITY POLE	⚠	REVISION NUMBER
⊕	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
⊕	POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION
⊞	BLOW OFF VALVE	⊞	RIP RAP
⊞	REDUCER	→	RUNOFF FLOW ARROW
⊞	REMOTE FIRE DEPT. CONNECTION	⊞	INLET FILTER PROTECTION
⊞	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
⊞	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
↔	FIRE DEPT. CONNECTION	→	SEWER/STORM FLOW DIRECTION
⊞	FIRE HYDRANT	⊞	CATCH BASIN
⊞	GATE VALVE & BOX	⊞	CURB INLET
⊞	WATER METER	⊞	AREA DRAIN
⊞	GAS METER	⊞	HEADWALL
⊞	GREASE TRAP	⊞	WINGED HEADWALL
○	EXTERIOR CLEANOUT ECO	⊞	CONCRETE SWALE
○	MANHOLE	⊞	TYPE- X- HEADWALL
EXISTING PHONE		PH	
EXISTING ELECTRIC		OH	
PROPERTY LINE		---	
EASEMENTS		-----	
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EEL		E	
EXISTING TREELINE		---	
EXISTING FENCELINE		X	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		-----	
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		STM	
PROPOSED STORM		STM	
EXISTING CONTOUR LINES		-601-	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	
PROPOSED WATER		W	

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.

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2023
ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SEC, INC. IS PROHIBITED.

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

REVIEW SET

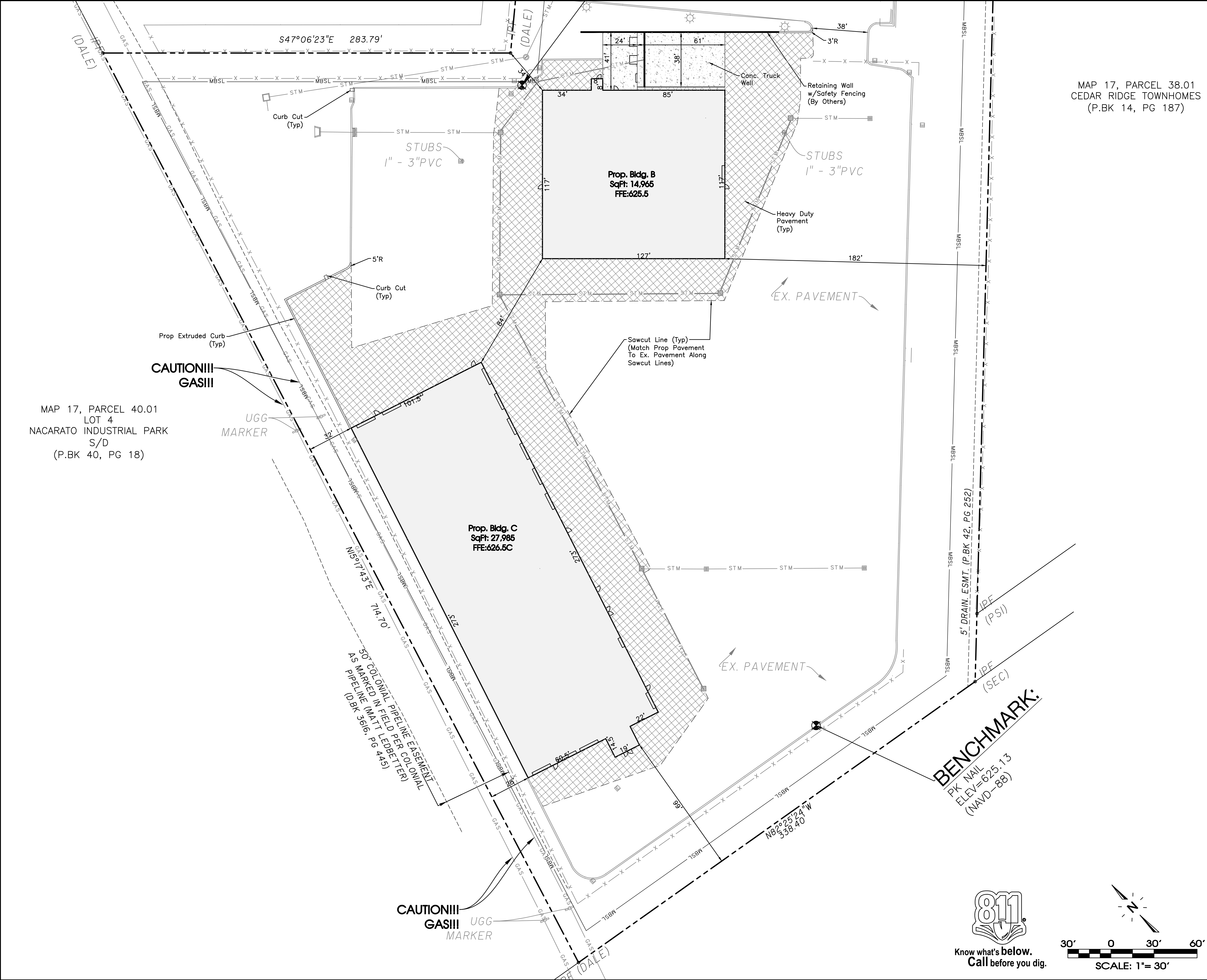
Not Intended for Construction

REVISIONS

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhoul2.dwg
SCALE: 1"=60'
JOB NO. 19084
SHEET:

Existing Conditions/Initial EPSC/Demo Plan

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
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		_____ PH _____	
EXISTING ELECTRIC		_____ OH _____	
PROPERTY LINE		_____	
EASEMENTS		_____	
RIGHT OF WAY		_____ ROW _____	
EROSION CONTROL SILT FENCE		_____ SF _____ SF _____	
EROSION EEL		_____ E _____ E _____	
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 _____	
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 H: Ex. Bldg. A: 48'-0"; 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 47149C01051 dated May 9, 2023.			

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2023
ALL RIGHTS RESERVED. ANY REUSE OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF S.E.C. INC. IS PROHIBITED. 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

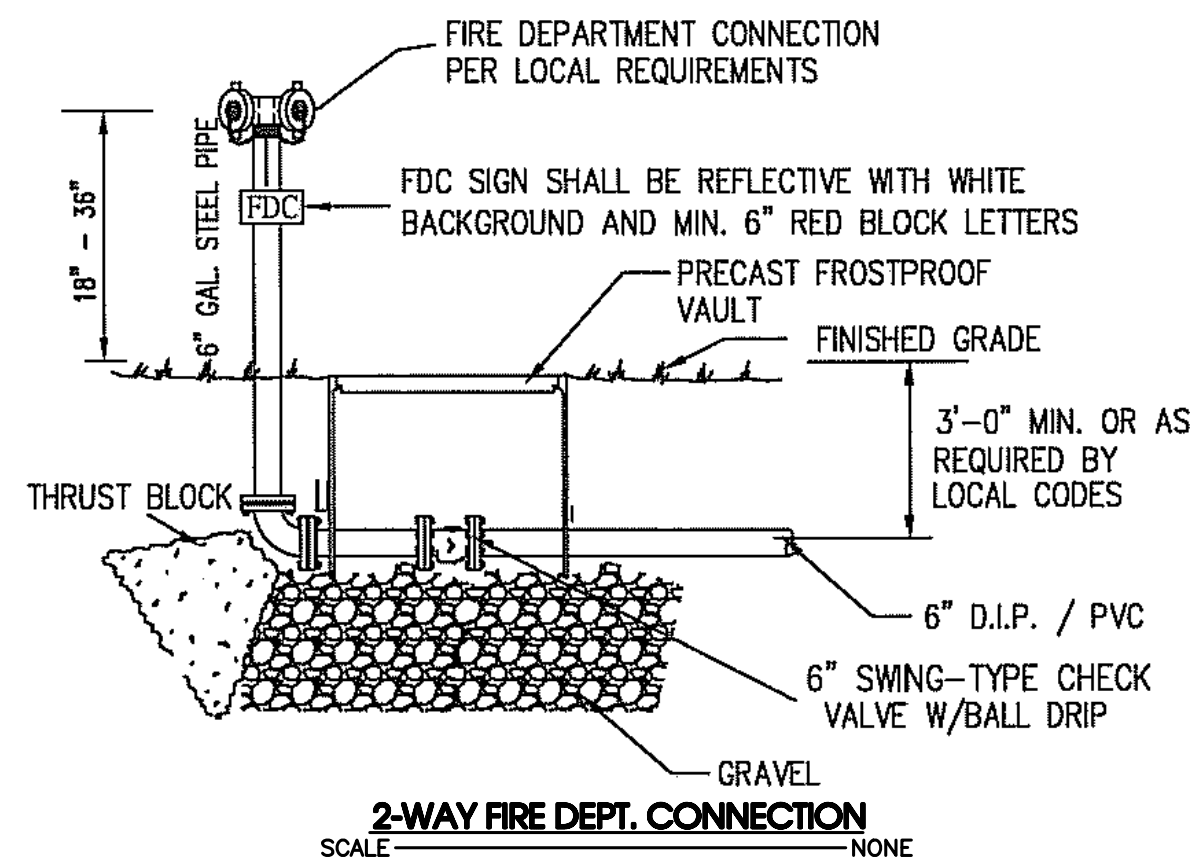
U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan

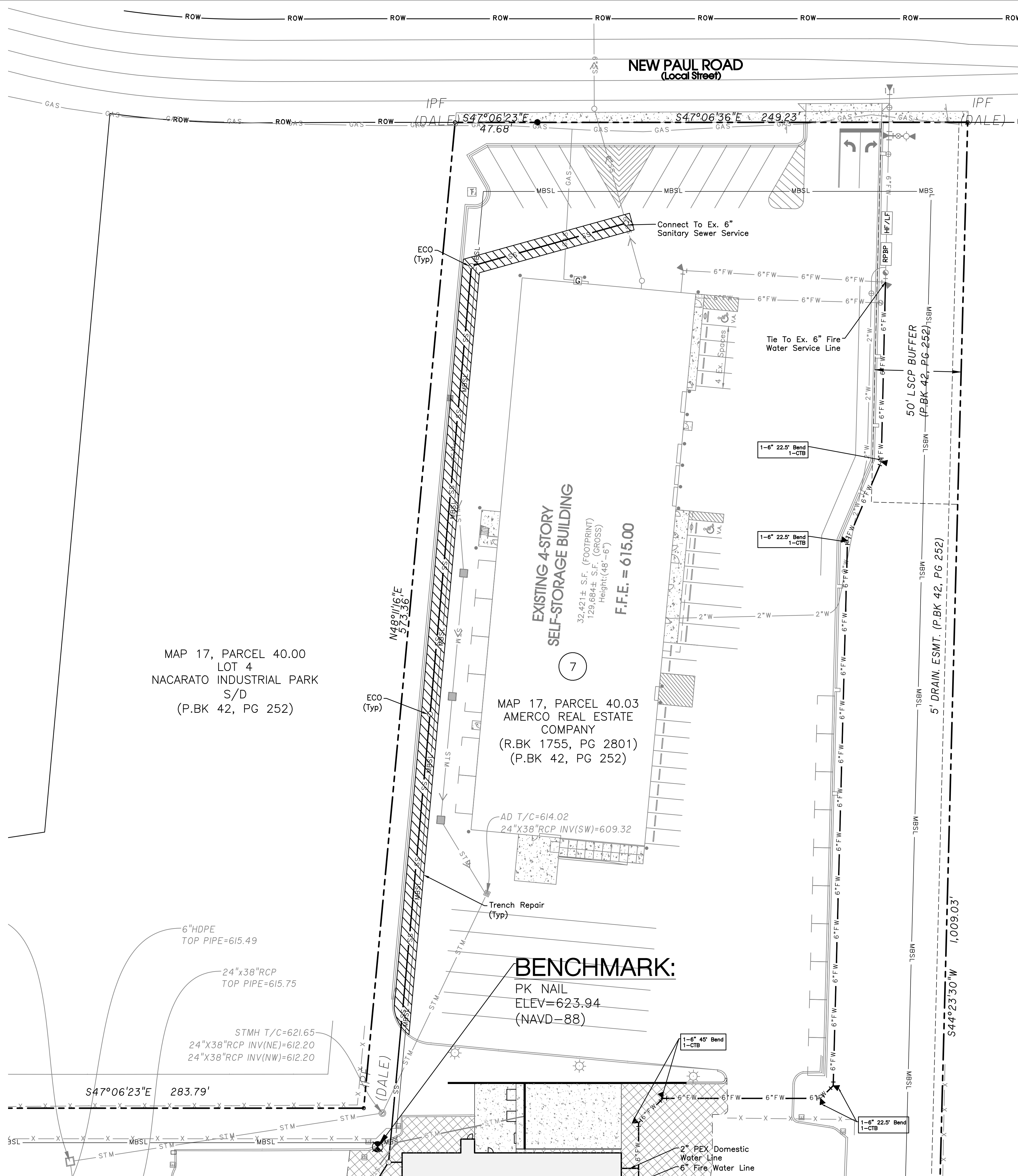
C2.0



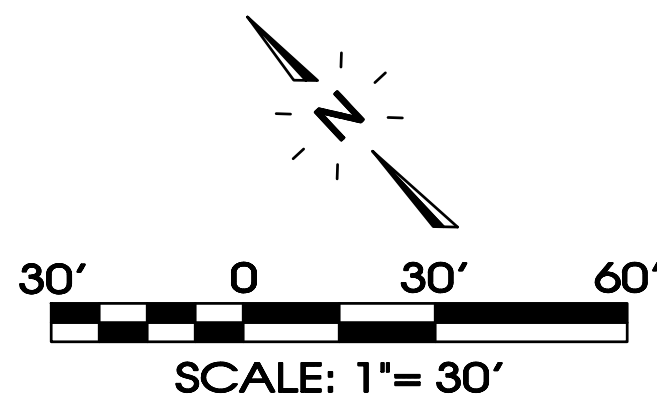
The proposed electrical, gas, and telecommunications information shown hereon is not an actual design to be used for construction, and is for reference and illustrative purposes only. The contractor shall refer to the actual final design for each proper discipline (electrical, civil, mechanical, etc.)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

- 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 Verne's fire sprinkler ordinance

- - Commercial Vault
- - Transformer



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		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25)	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	X	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
EXISTING PHONE		_____ PH _____	
EXISTING ELECTRIC		_____ OH _____	
PROPERTY LINE		_____	
EASEMENTS		_____	
RIGHT OF WAY		_____ ROW _____	
EROSION CONTROL SILT FENCE		_____ SF _____ SF _____	
EROSION EEL		_____ E _____ E _____ E _____	
EXISTING TREELINE			
EXISTING FENCELINE		_____ X _____ X _____ X _____ X _____	
MINIMUM BUILDING SETBACK LINE		_____	
PHASE BOUNDARY			
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 _____	

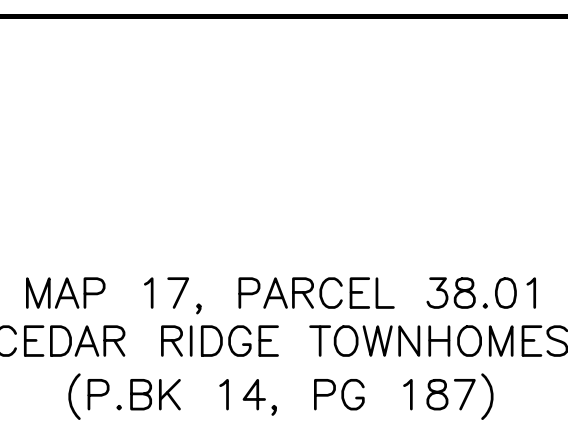


Know what's **below**.
Call before you dig.

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

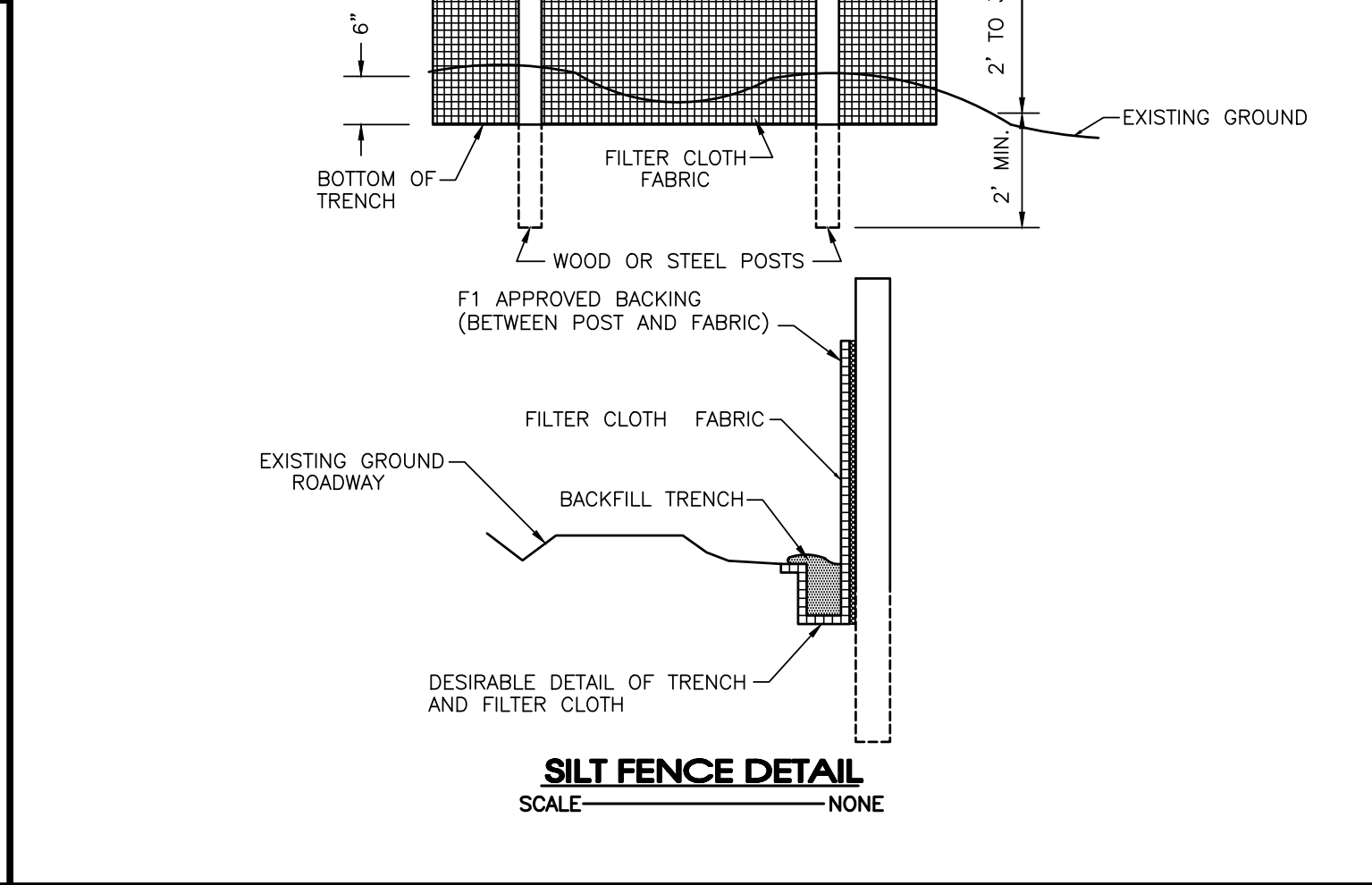
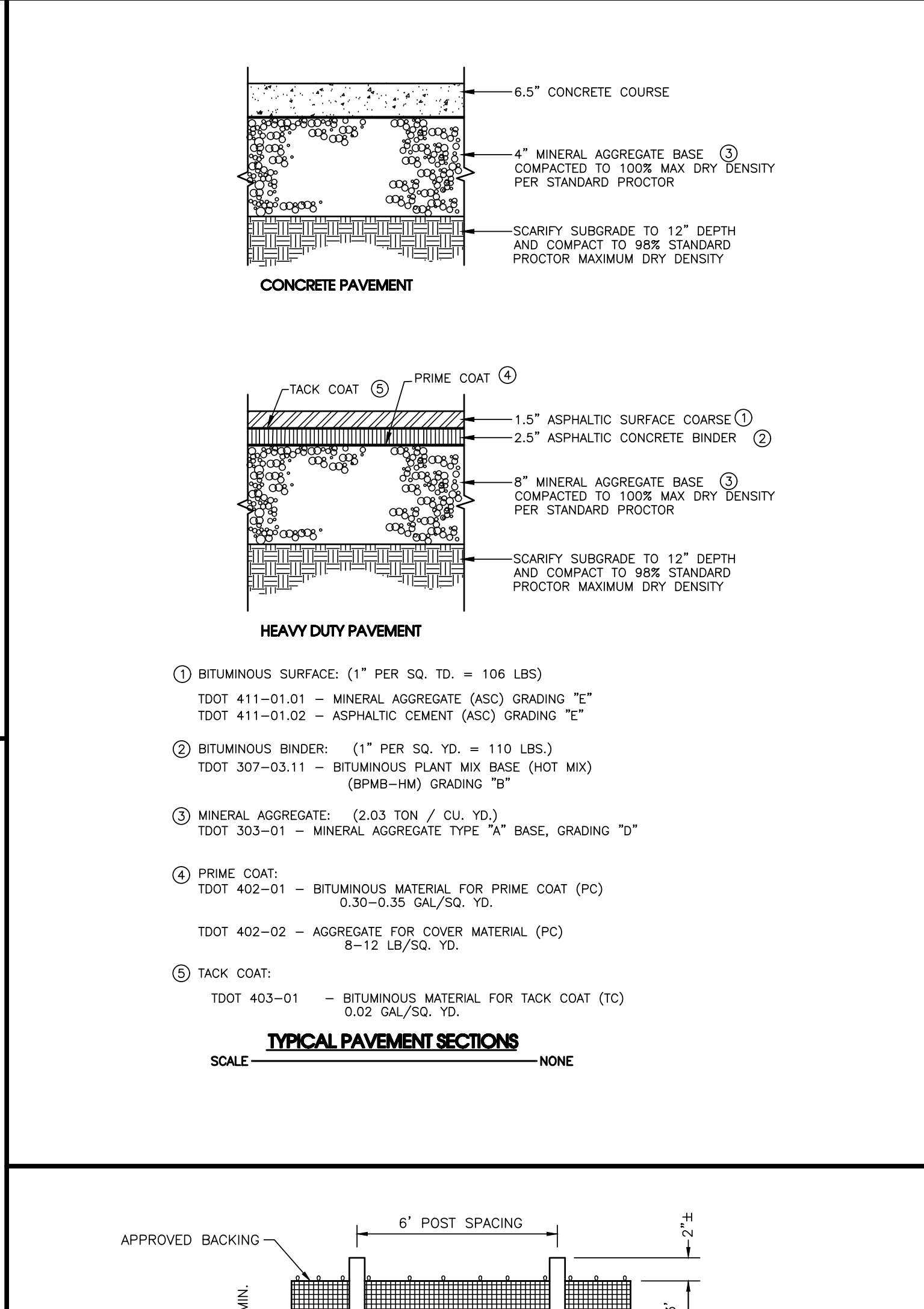
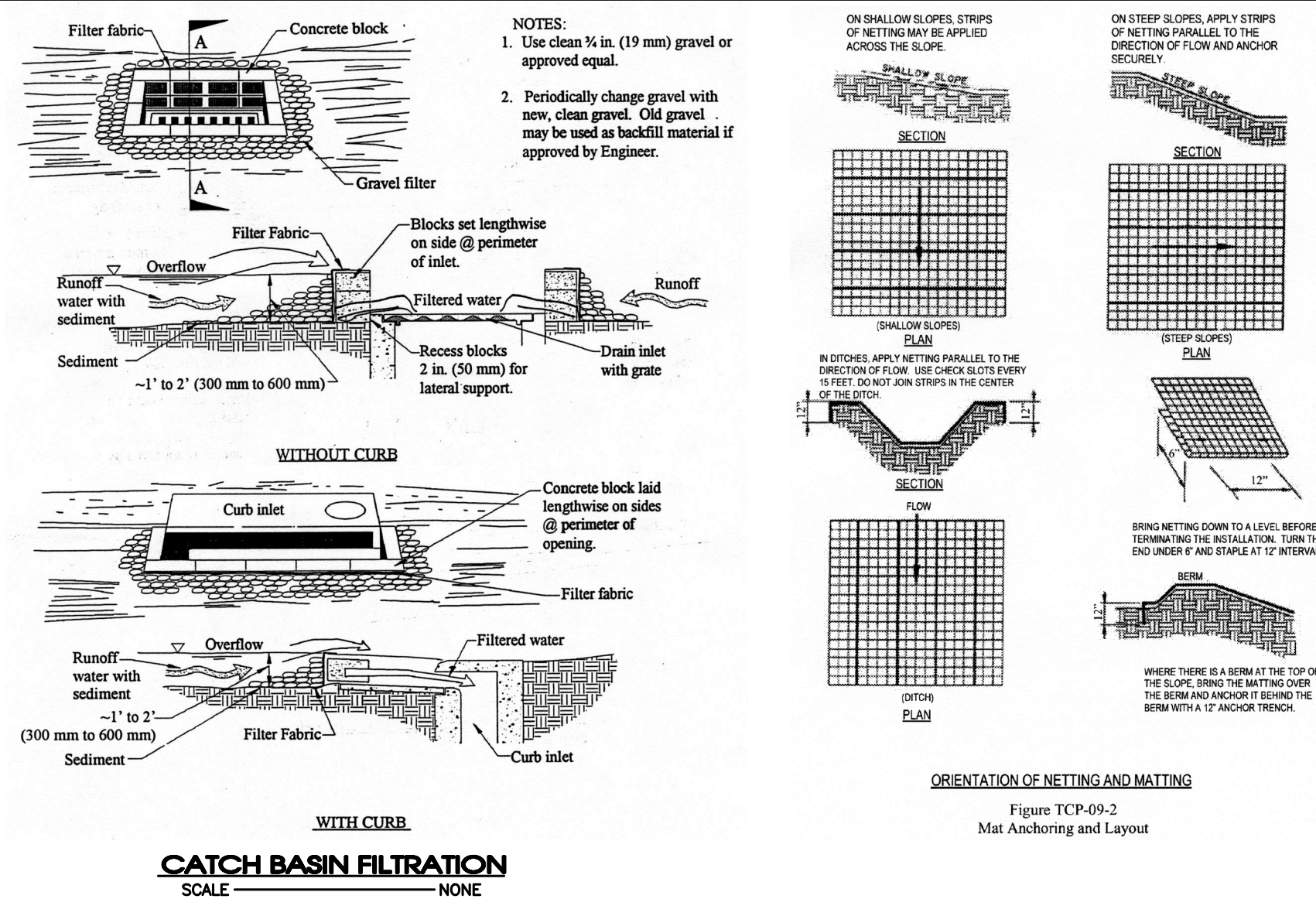
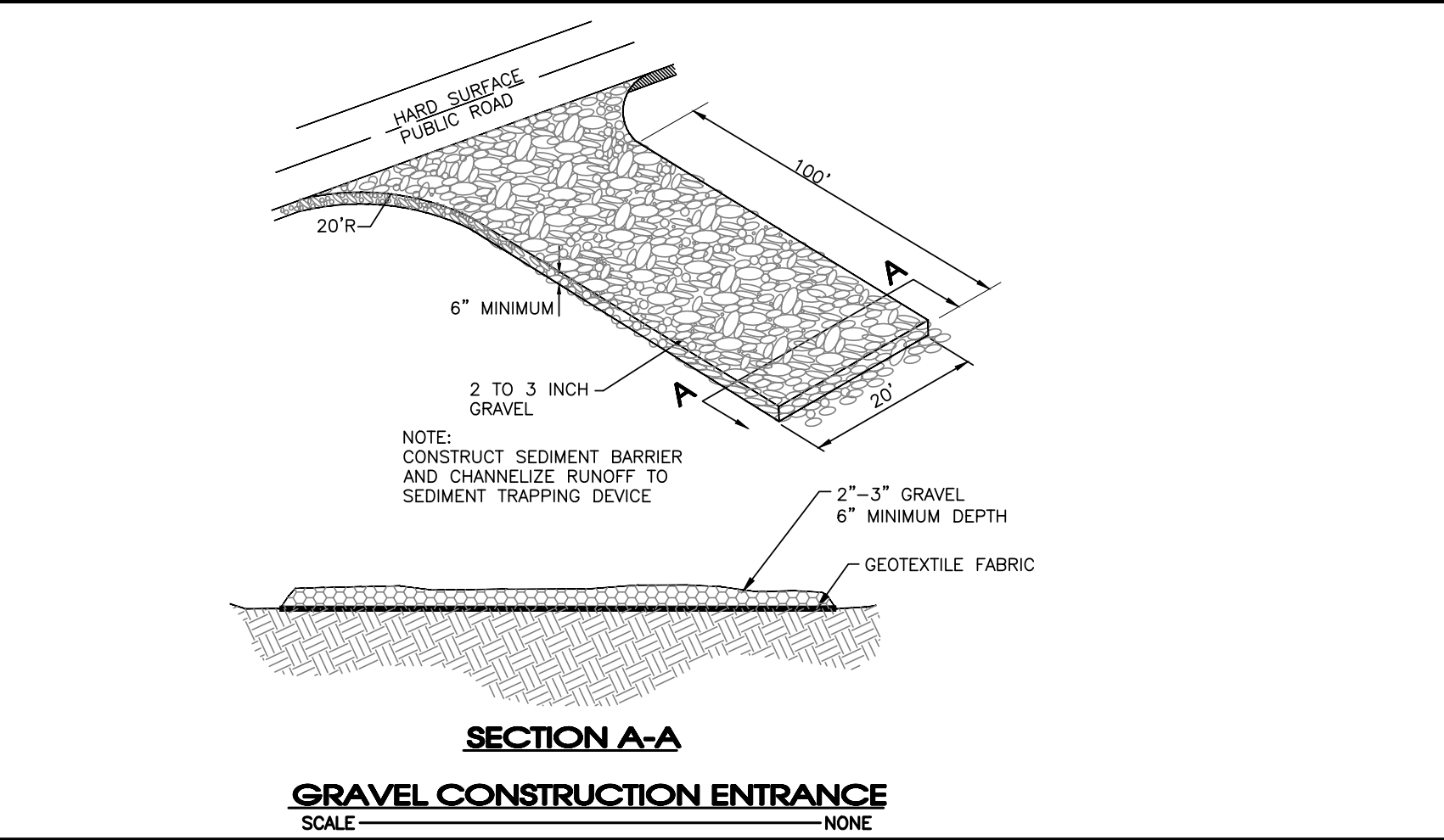
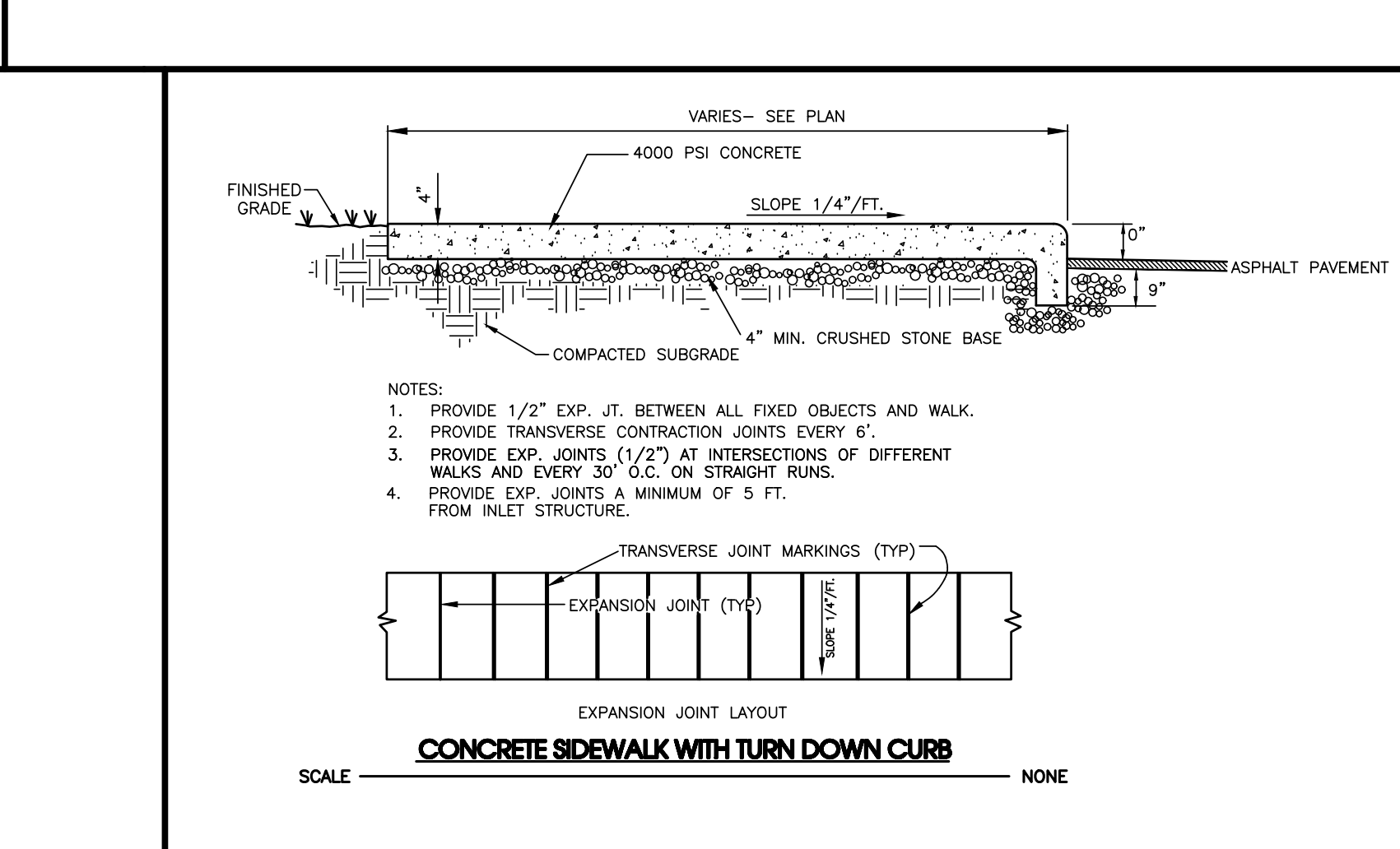
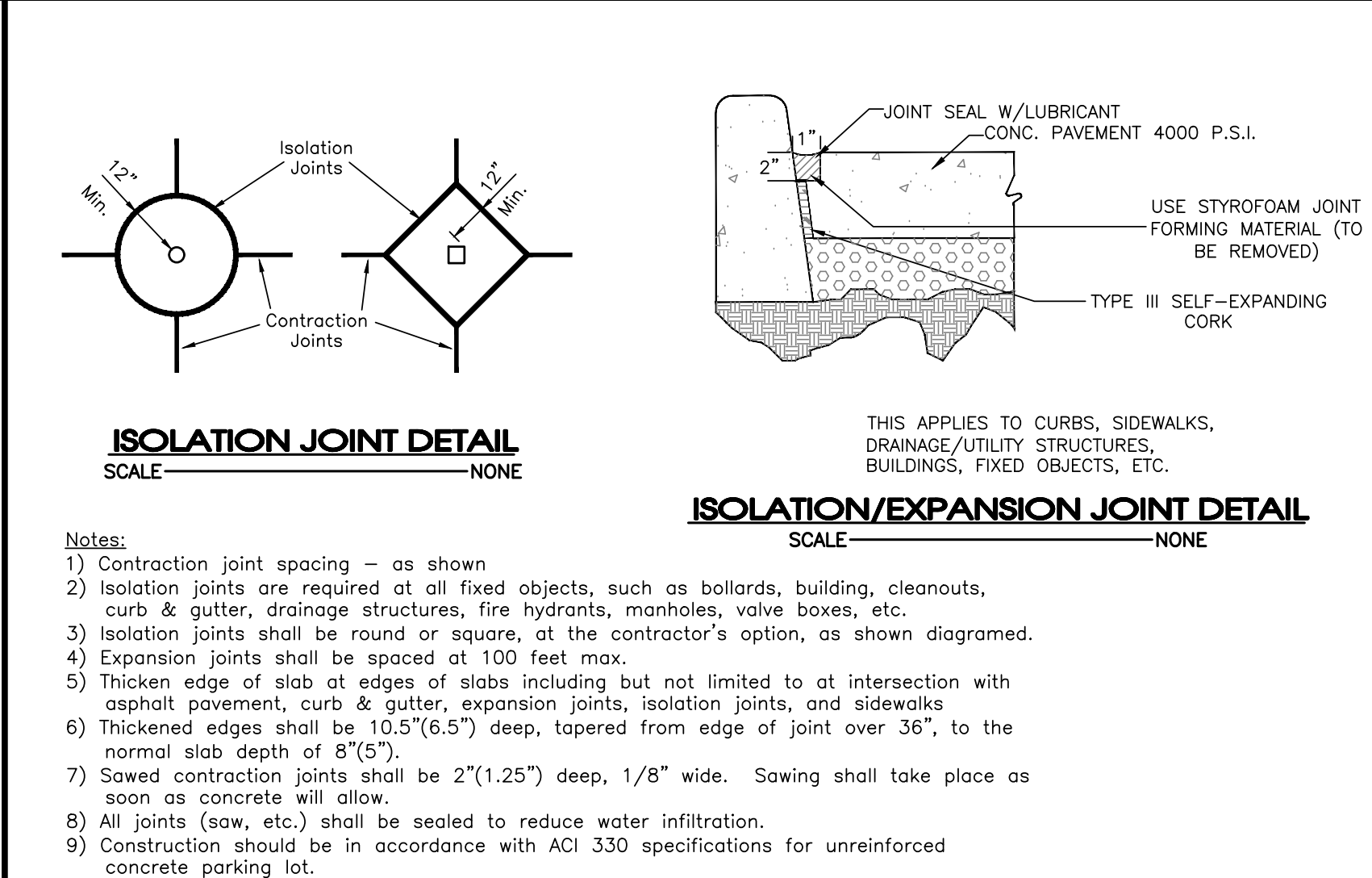
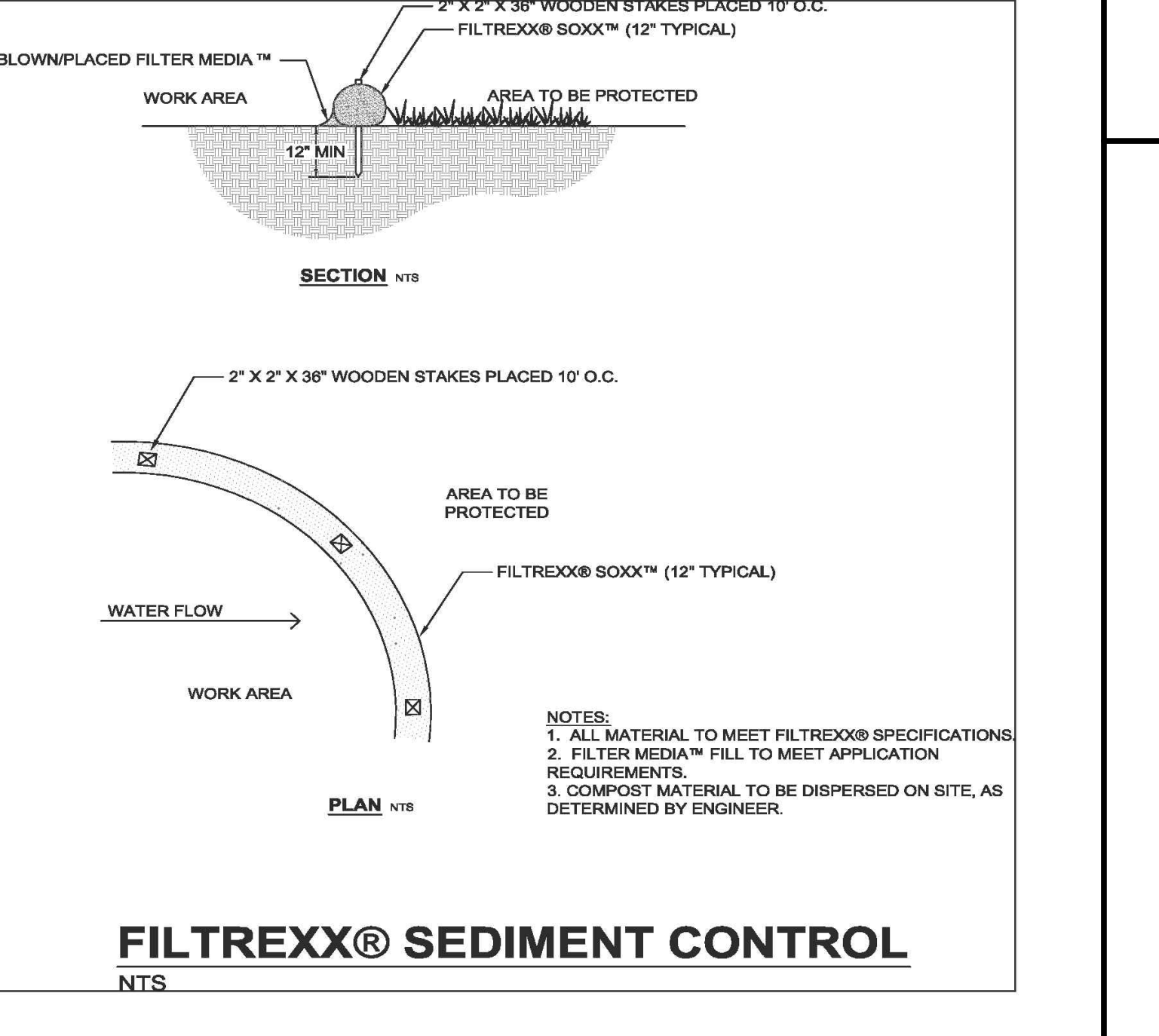
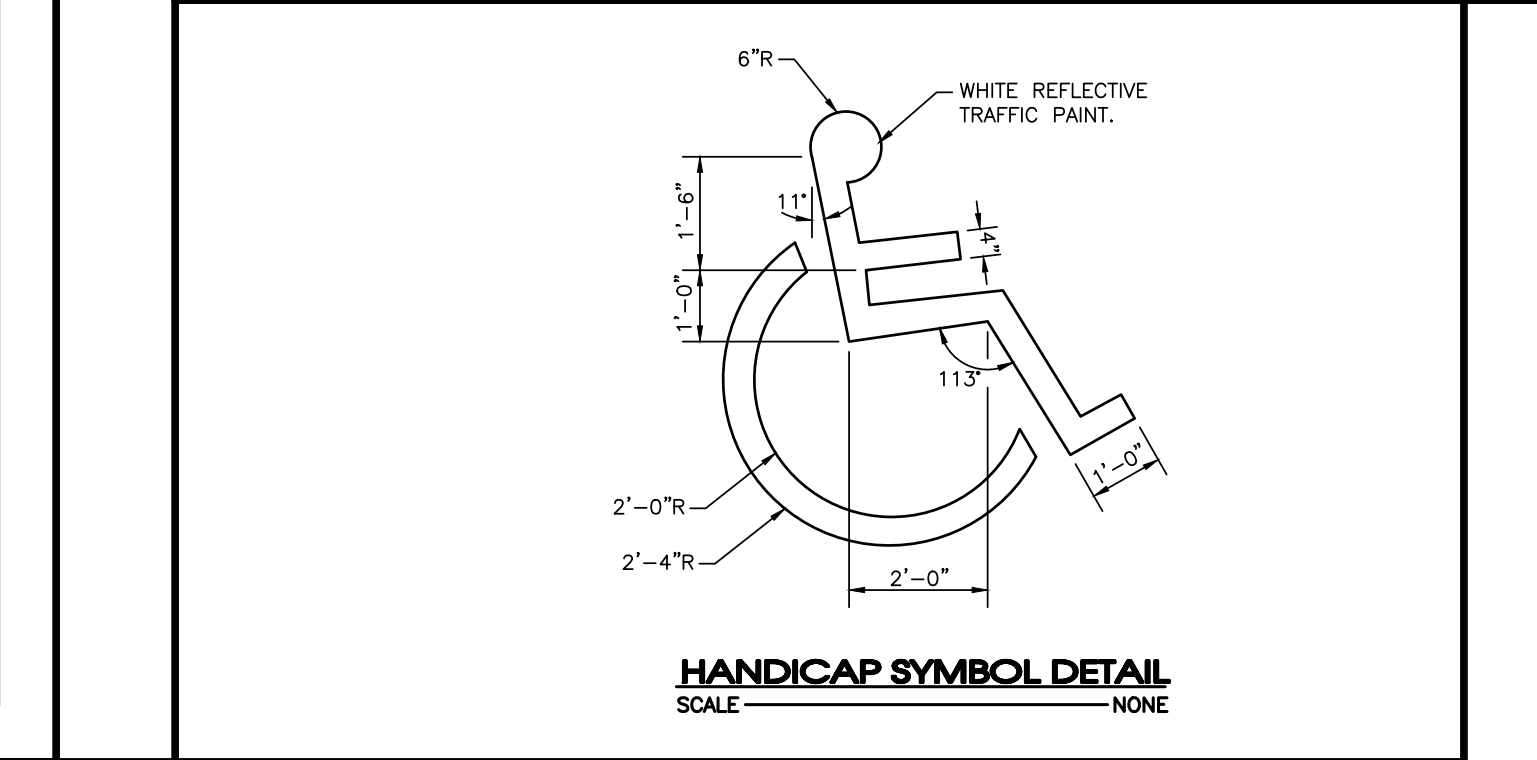
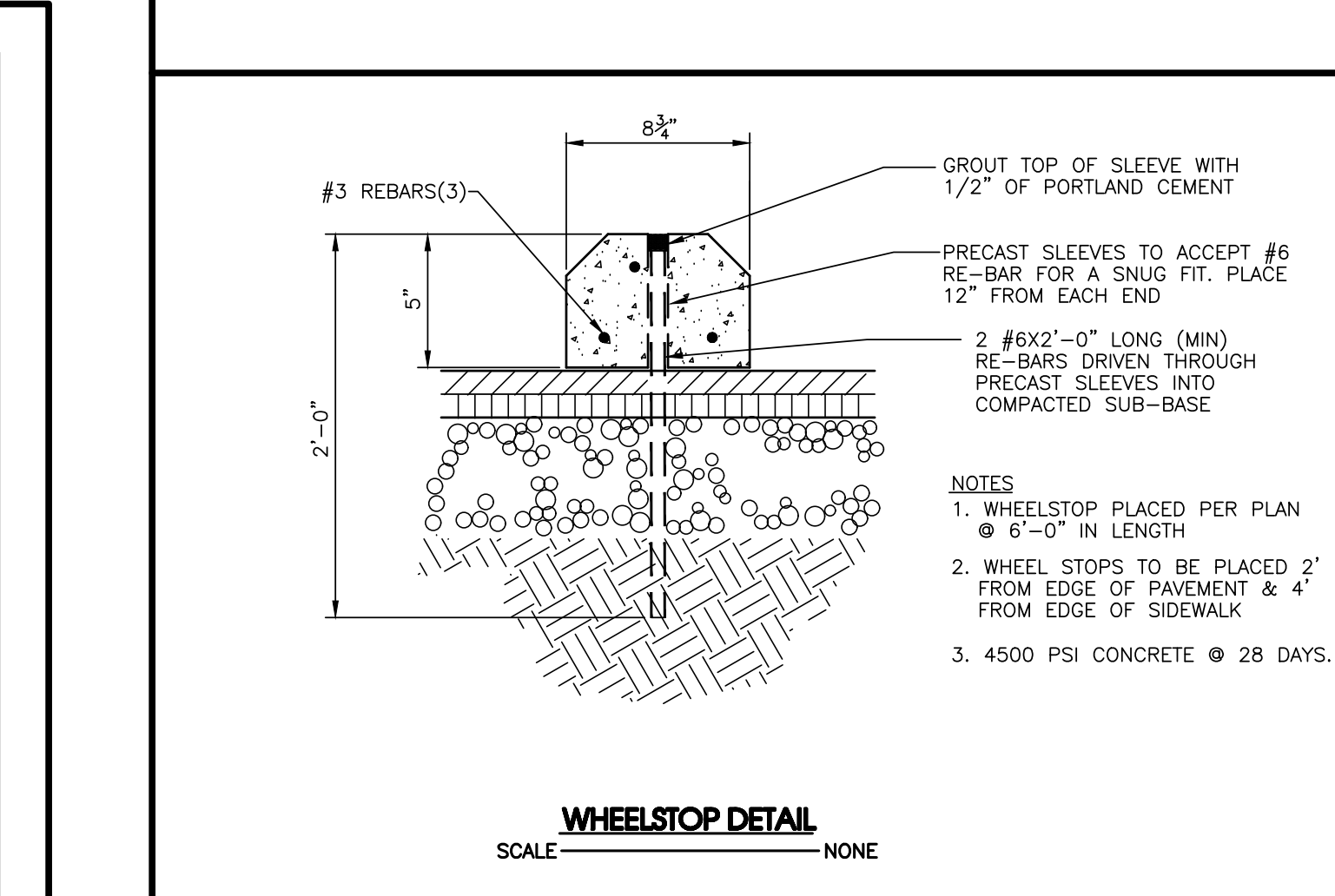
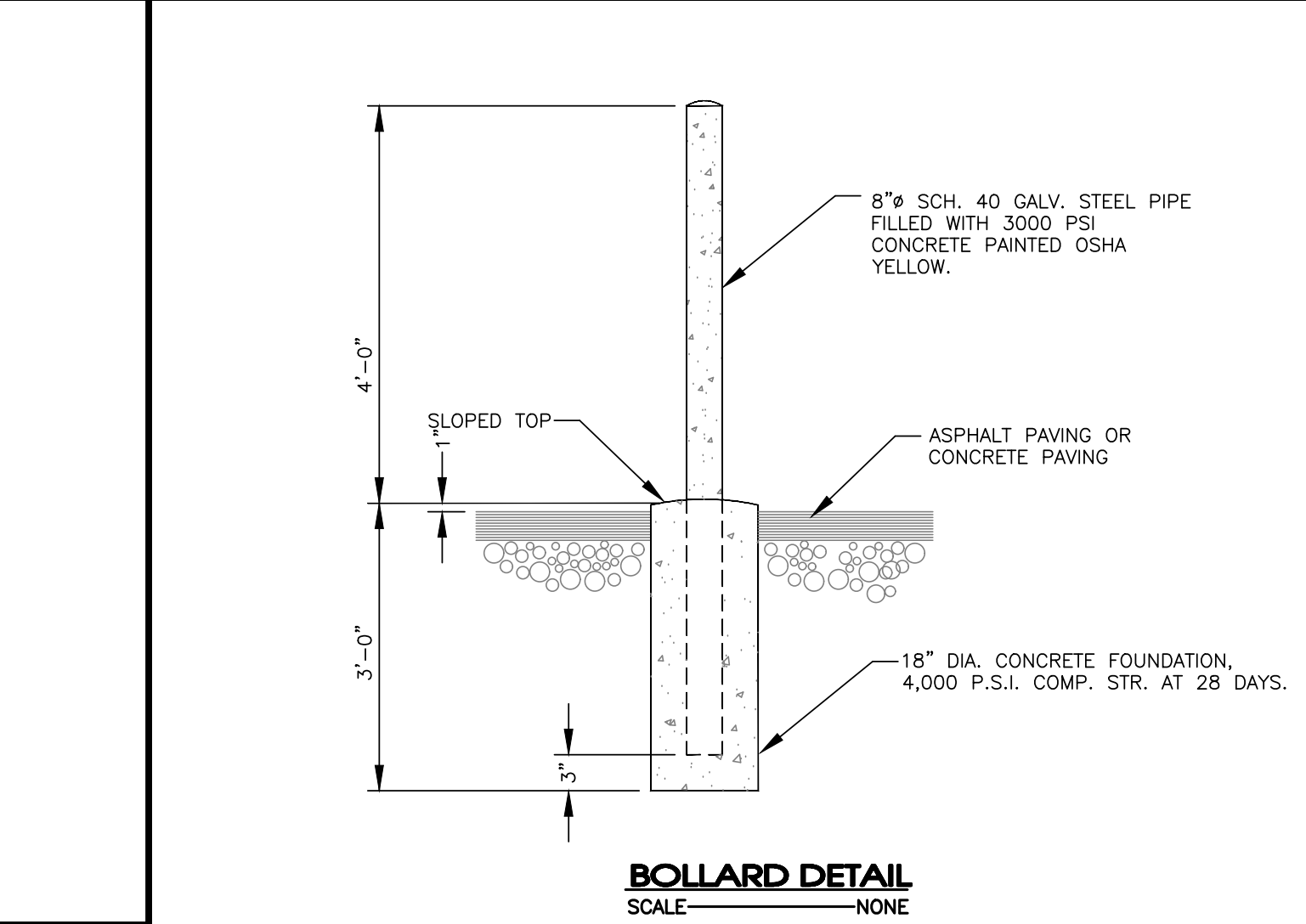
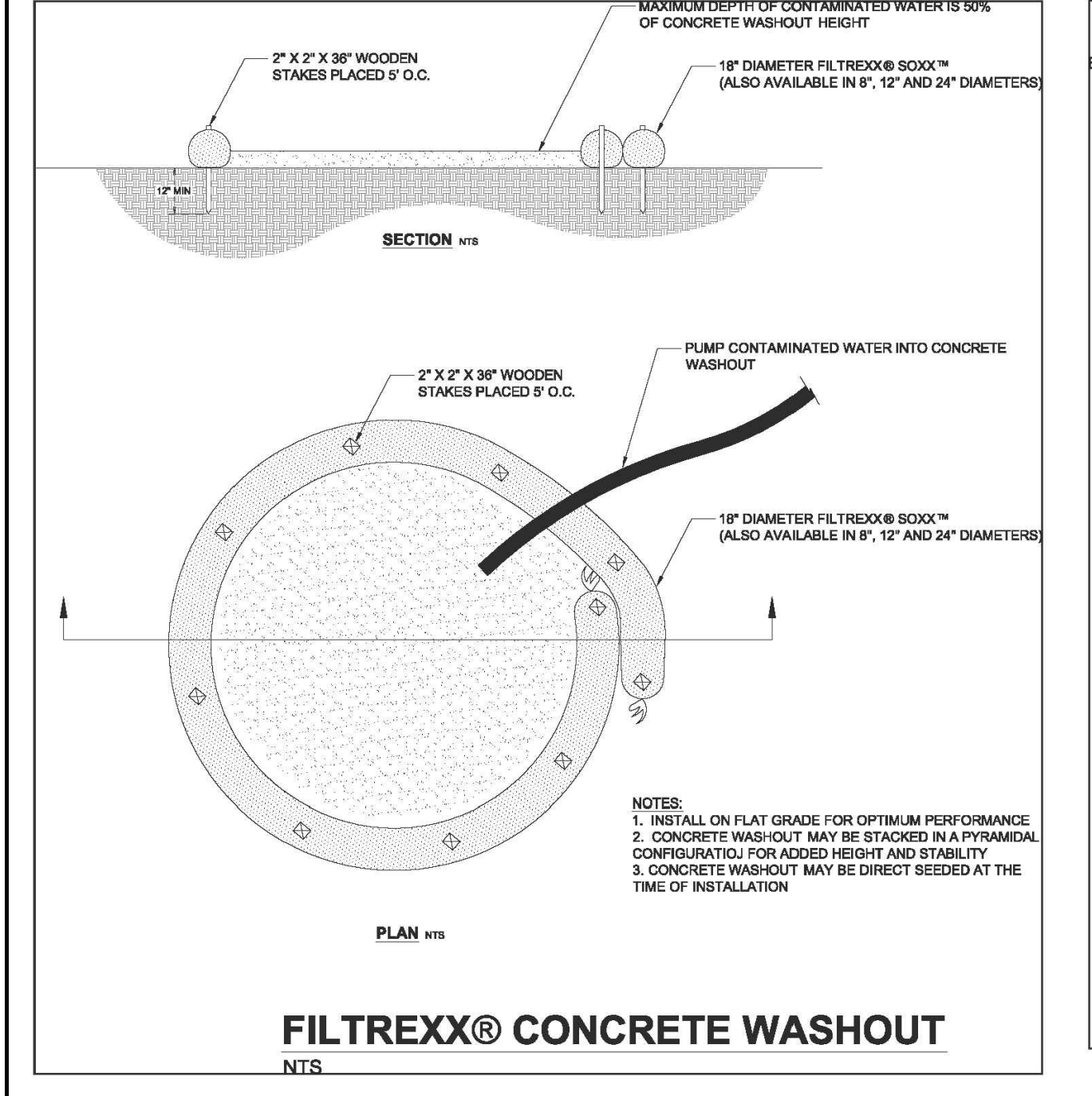
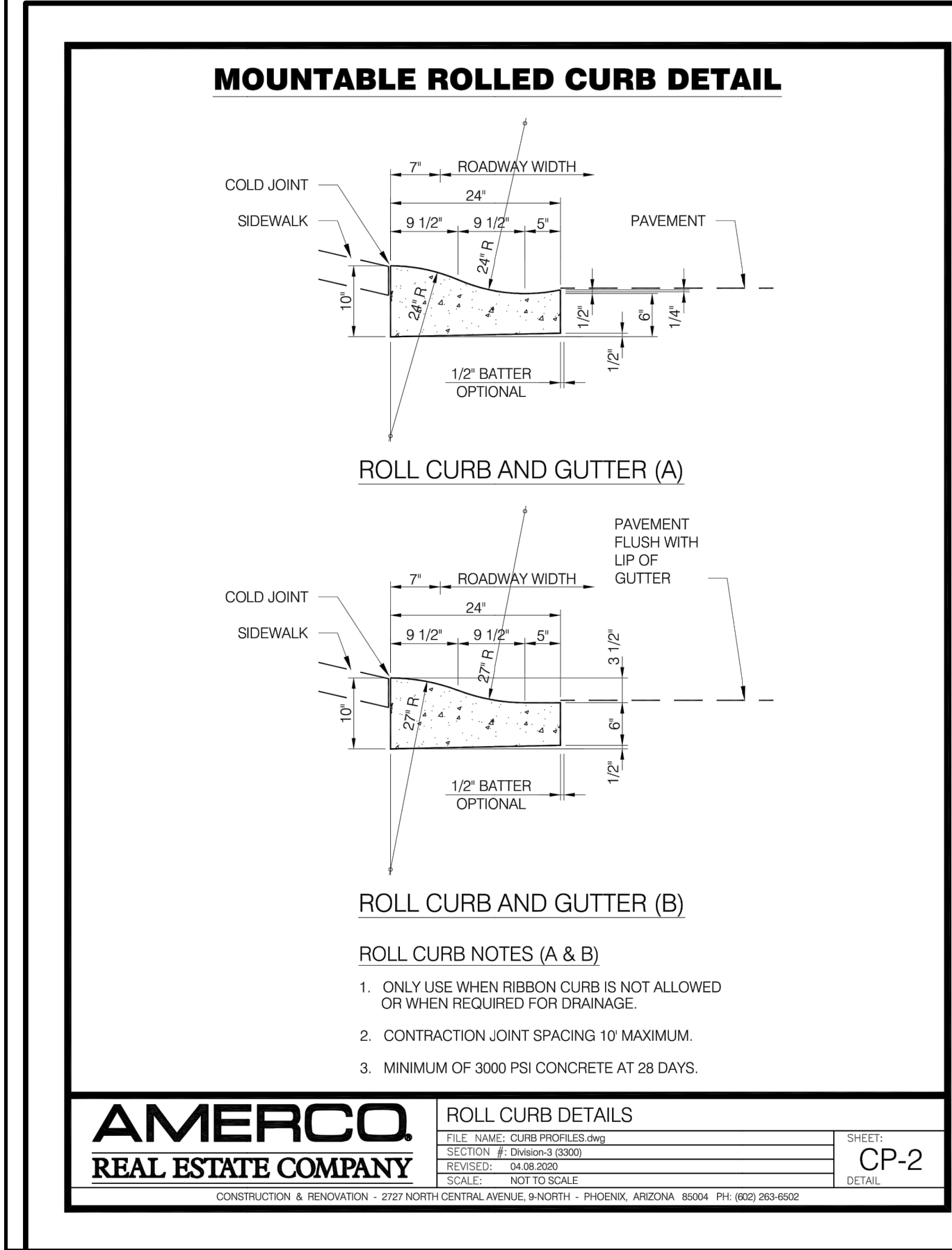
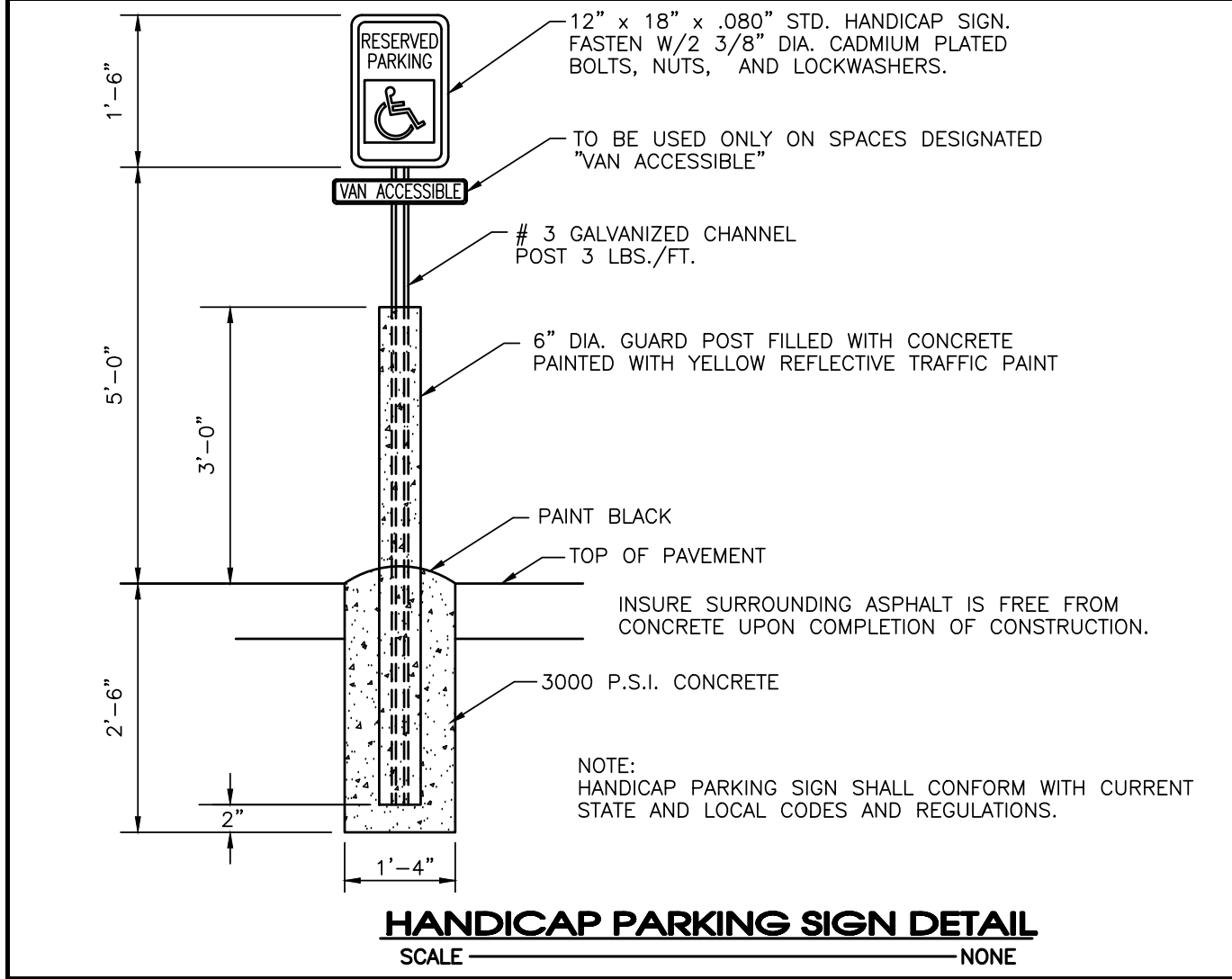
Utility Plan

C2.2



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%

Page 84 of 107



ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

SEC, Inc.

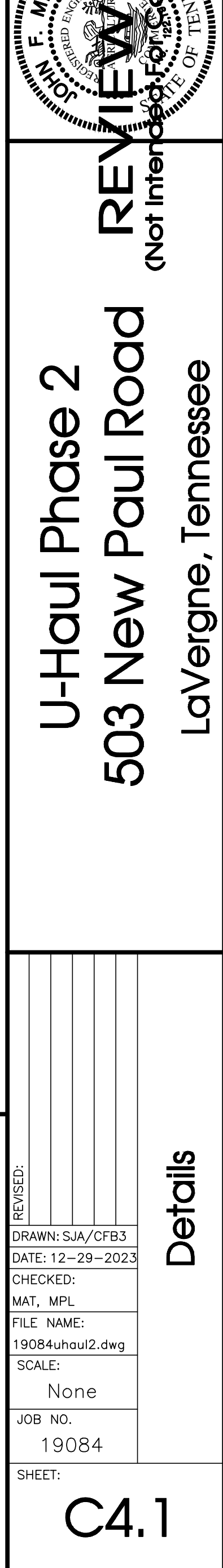
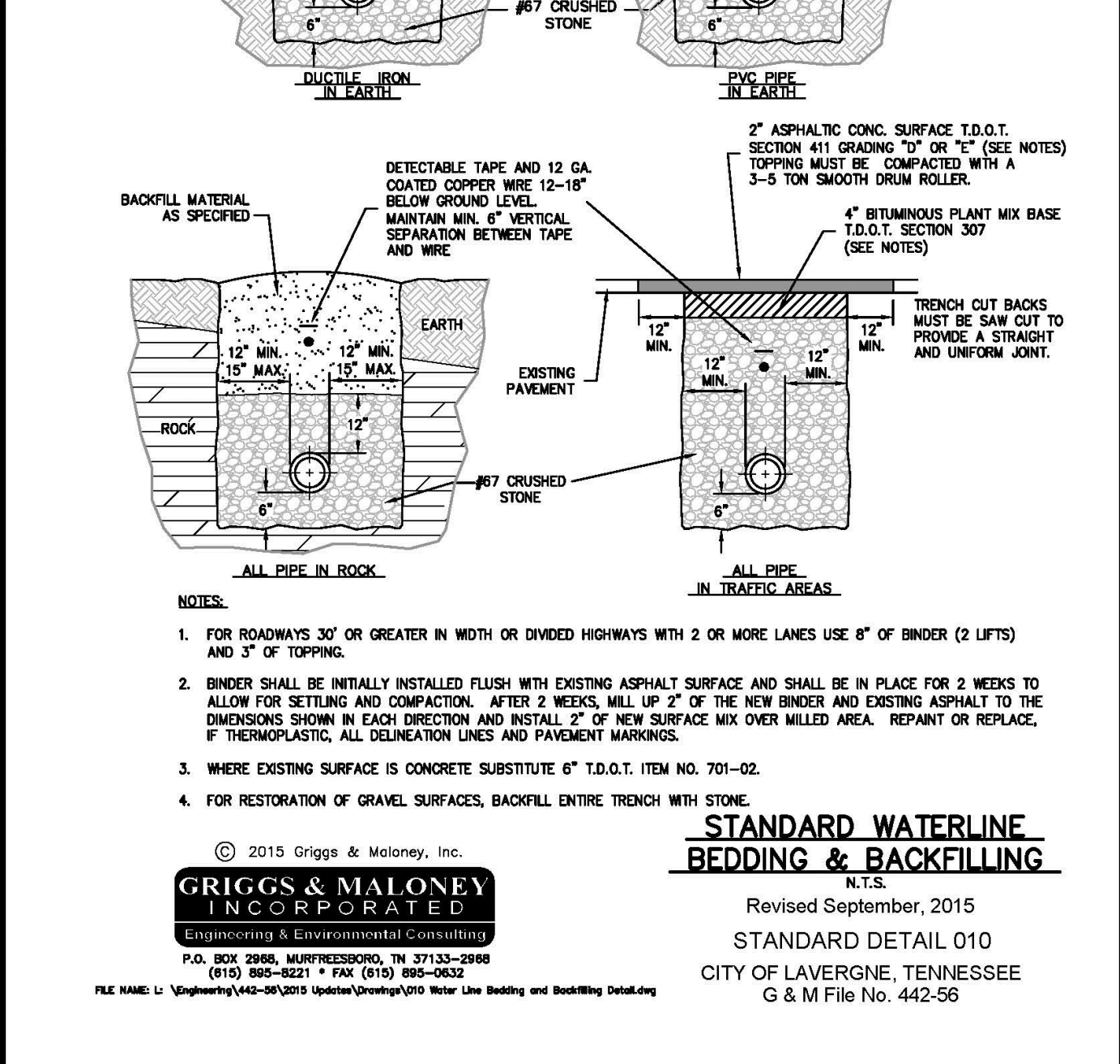
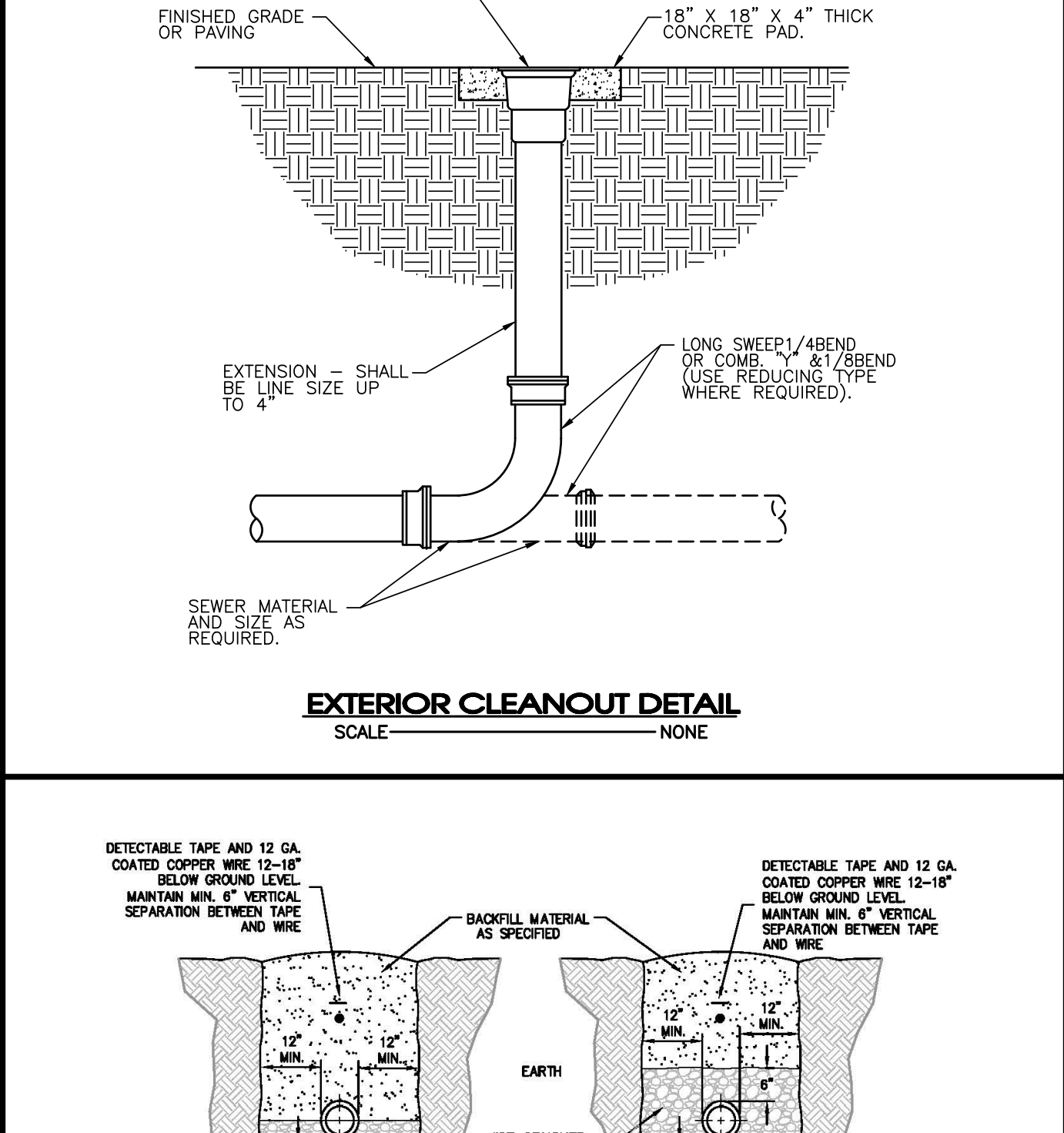
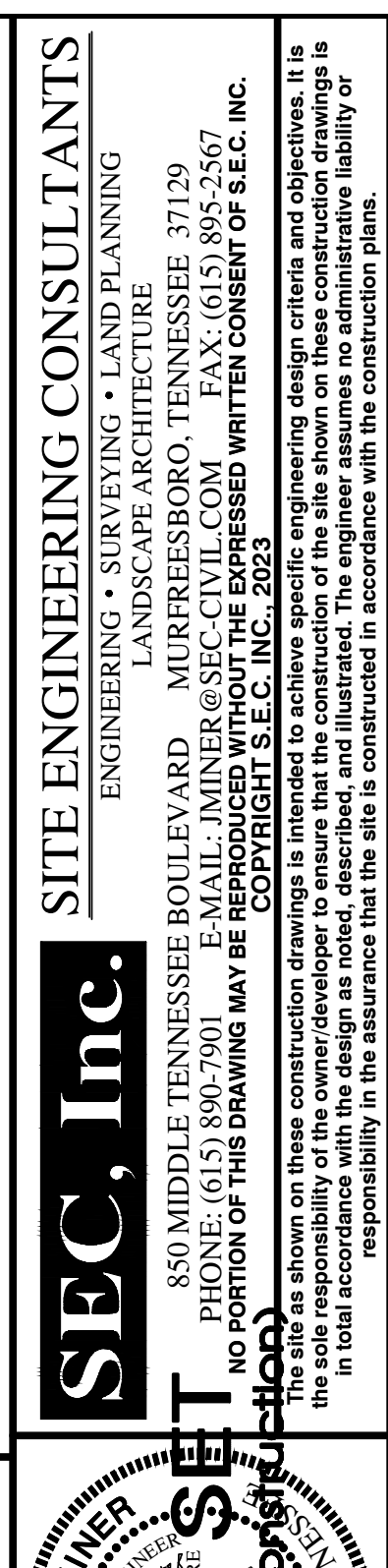
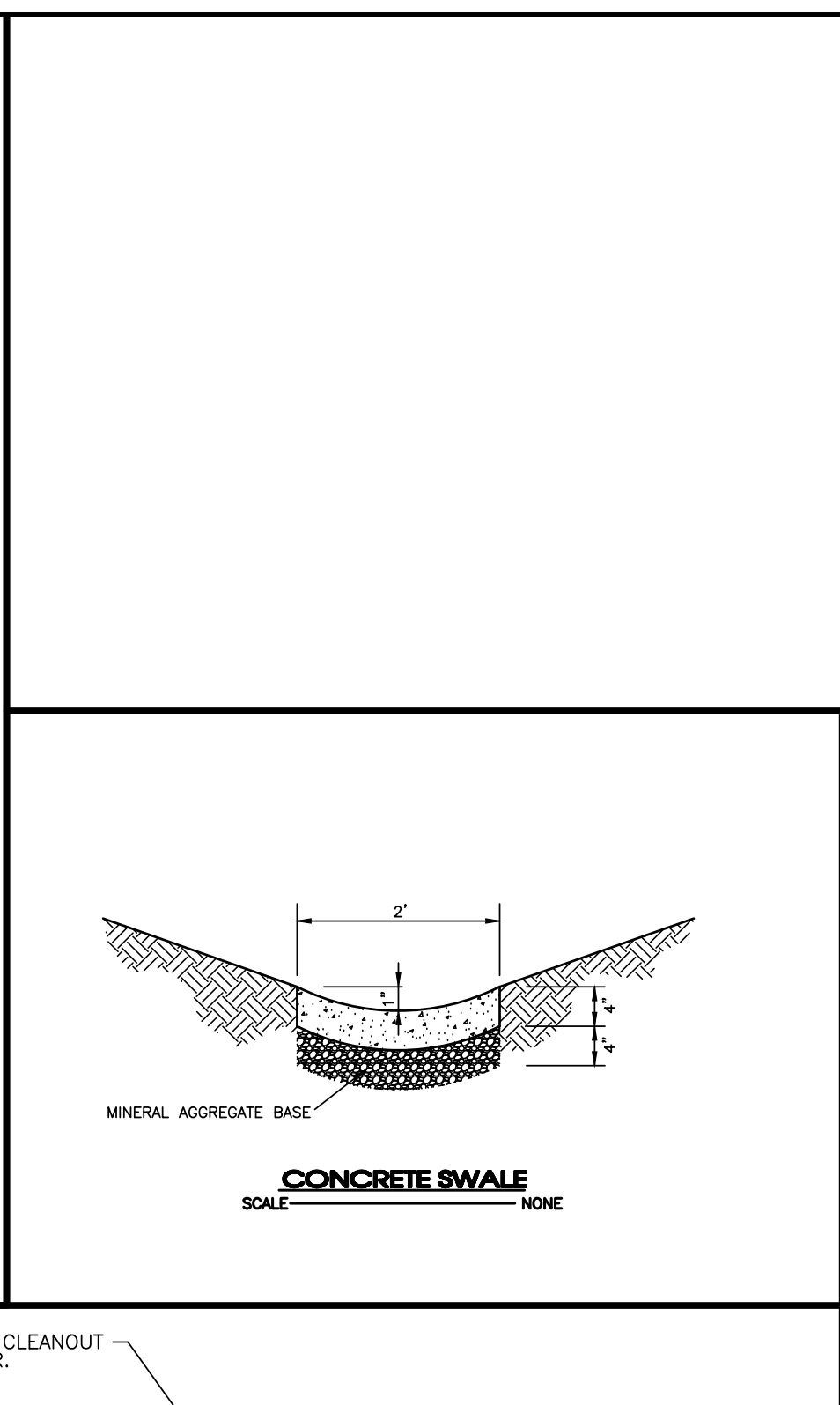
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPRIGHT S.E.C. INC., 2023

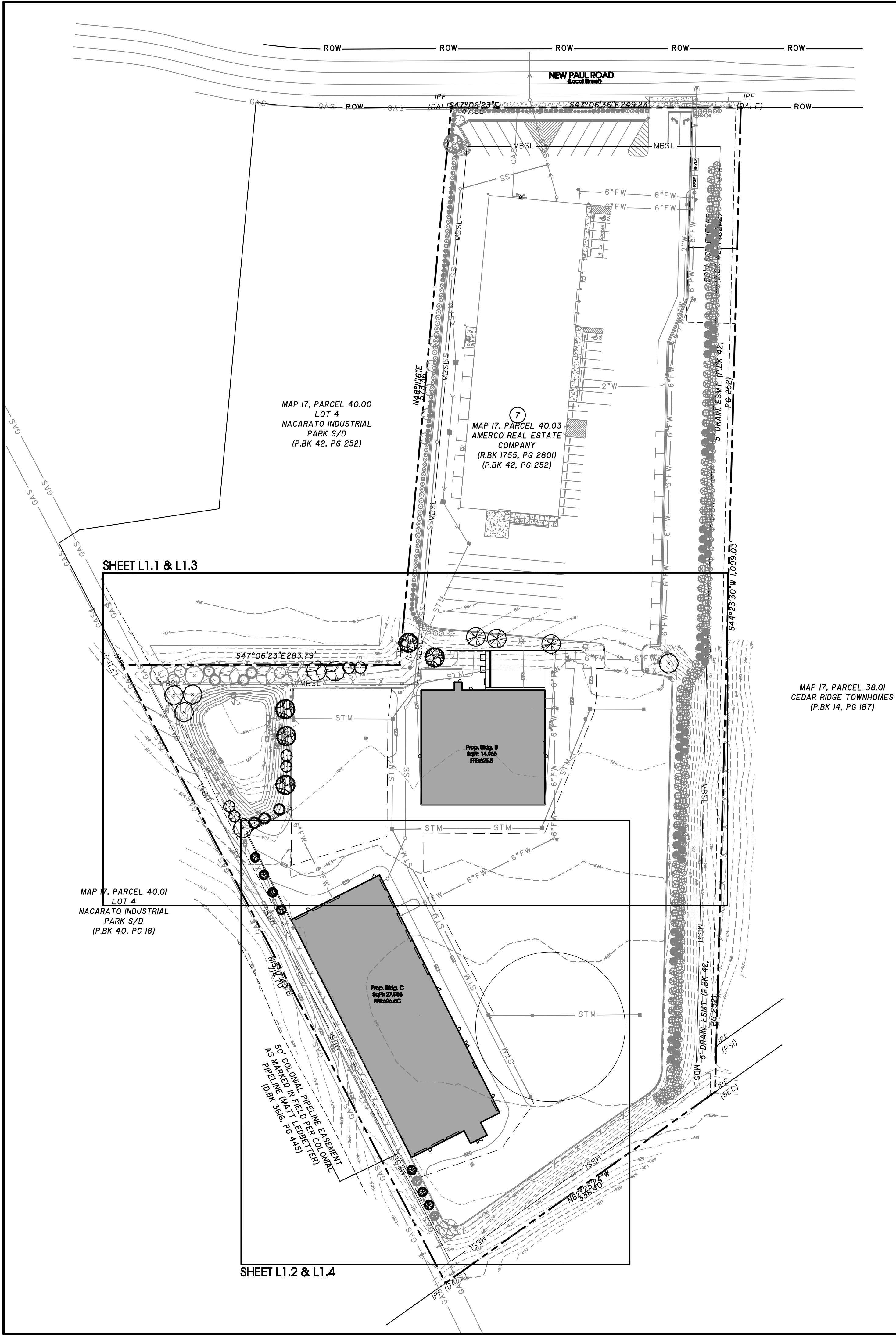
F. MINER
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF TENNESSEE

U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISIONS

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT, MFL
FILE NAME:
19084uhoul2.dwg
SCALE:
None
JOB NO.
19084
SHEET:
C4.0





U-HAUL PHASE 2

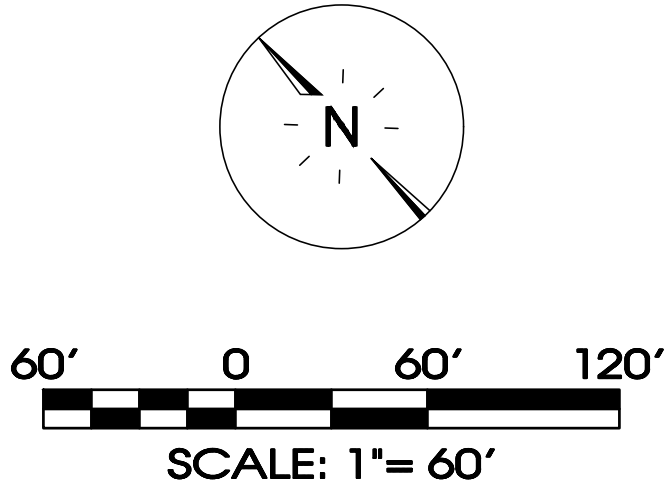
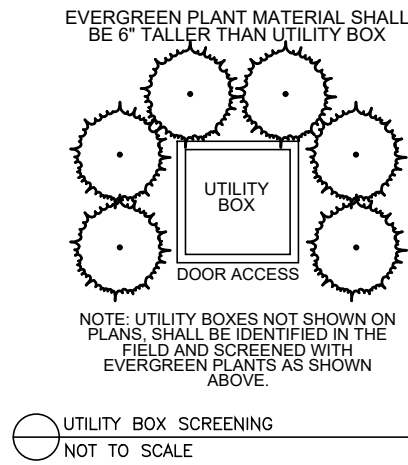
503 NEW PAUL ROAD

LANDSCAPE PLAN

SITE DATA
SITE AREA: 10.00 ACRES
SITE ZONING: I-2

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

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



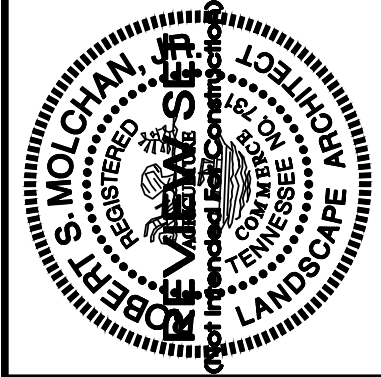
SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

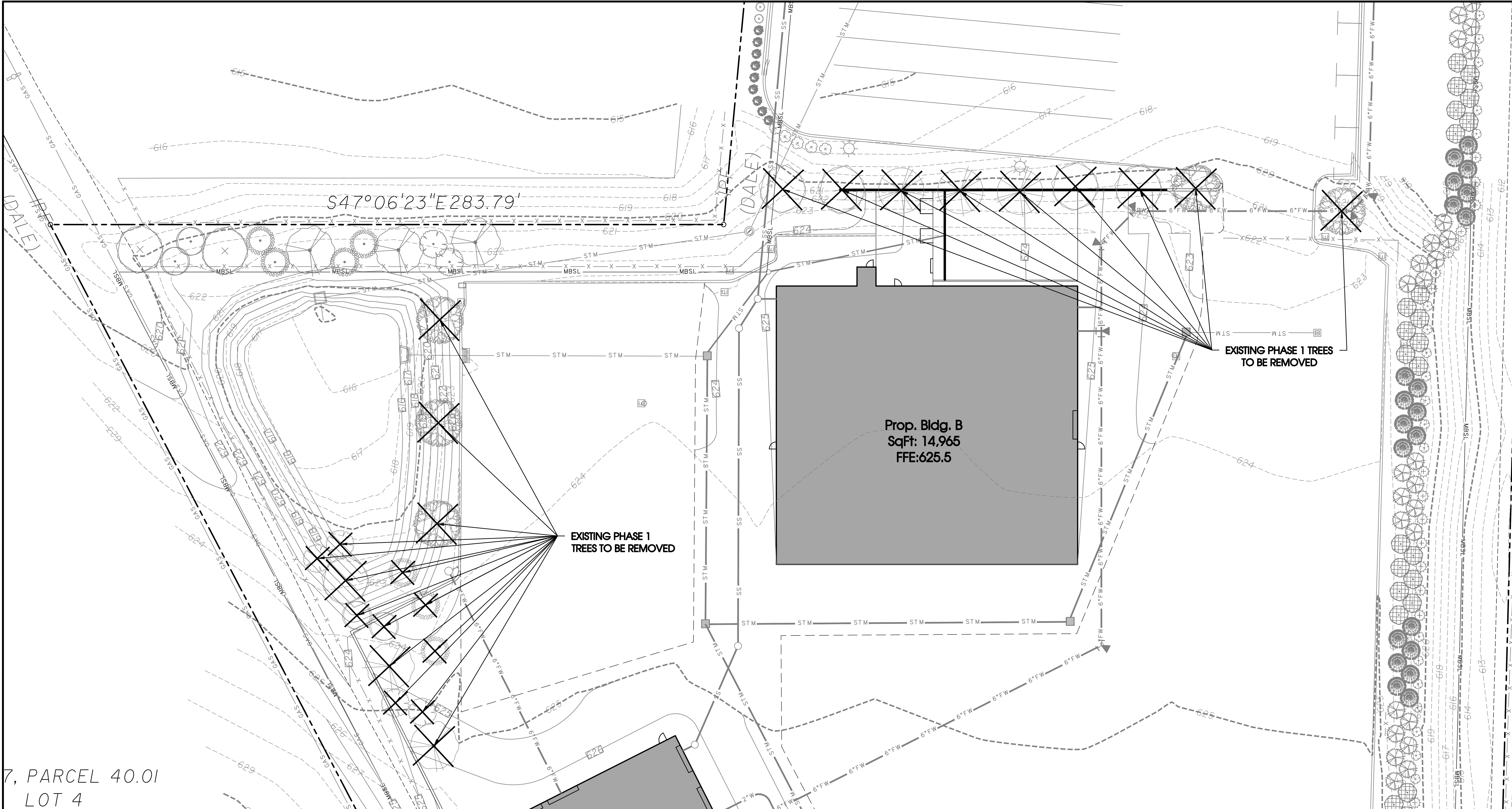
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.

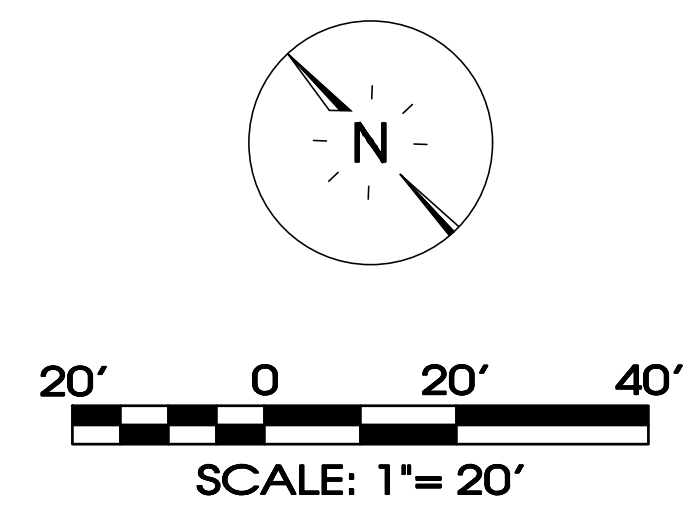
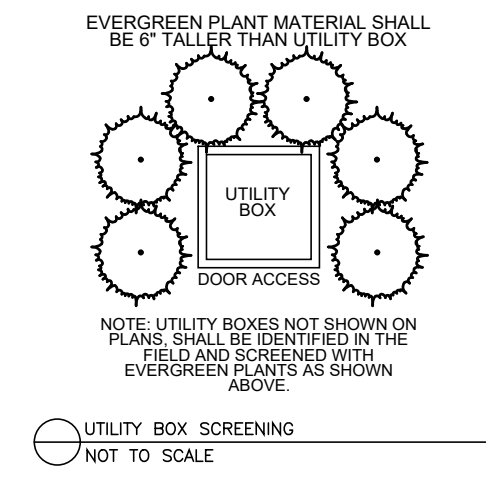


U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISIONS:	Landscape Plan
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 60'	L1.0
JOB NO. 19084	
SHEET:	



7, PARCEL 40.01
LOT 4



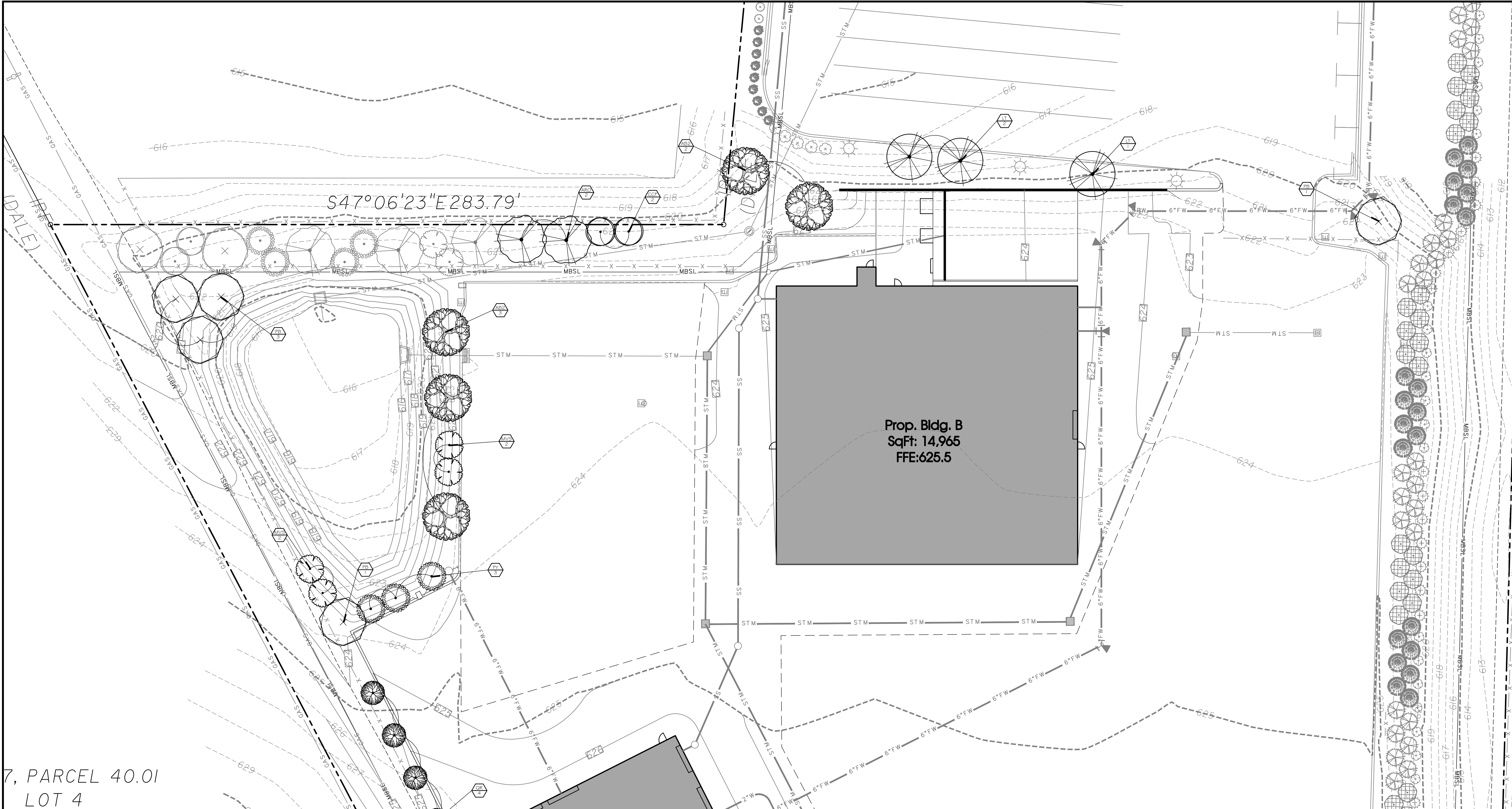
SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and dimensioned on these drawings. The site is constructed in accordance with the construction plans.

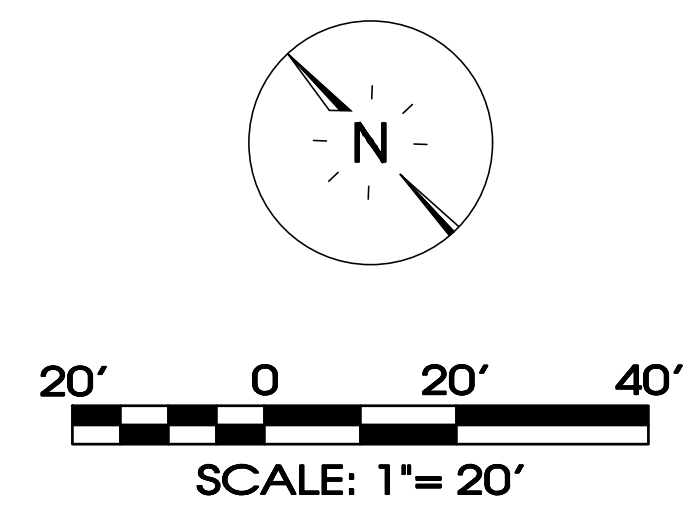
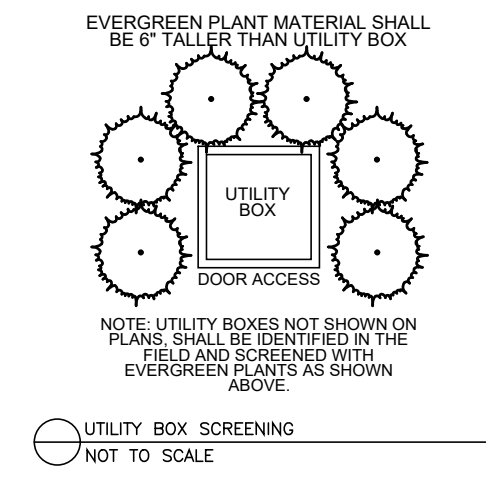


U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan	
REVISIONS:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 20'	
JOB NO. 19084	
SHEET: L1.1	



7, PARCEL 40.01
LOT 4



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF SEC, INC.

SEC, Inc.

811

LA

U-Haul Phase 2

503 New Paul Road

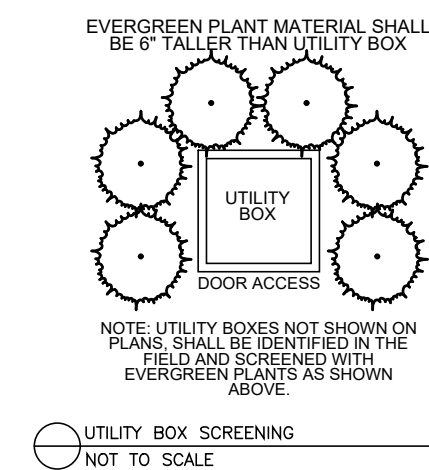
LaVergne, Tennessee

Tree Replacement Plan

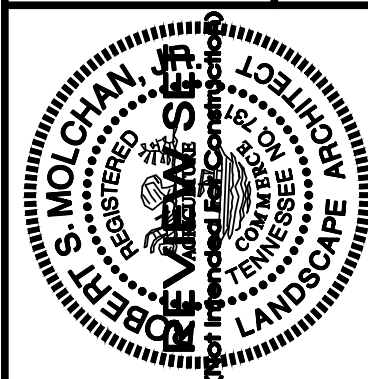
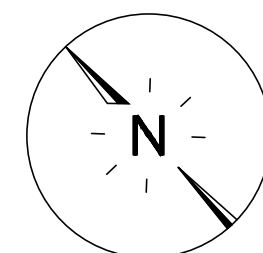
L1.3

REVISIONS:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 20'	
JOB NO. 19084	
SHEET:	

Page 90 of 107



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



SSEC, Inc.

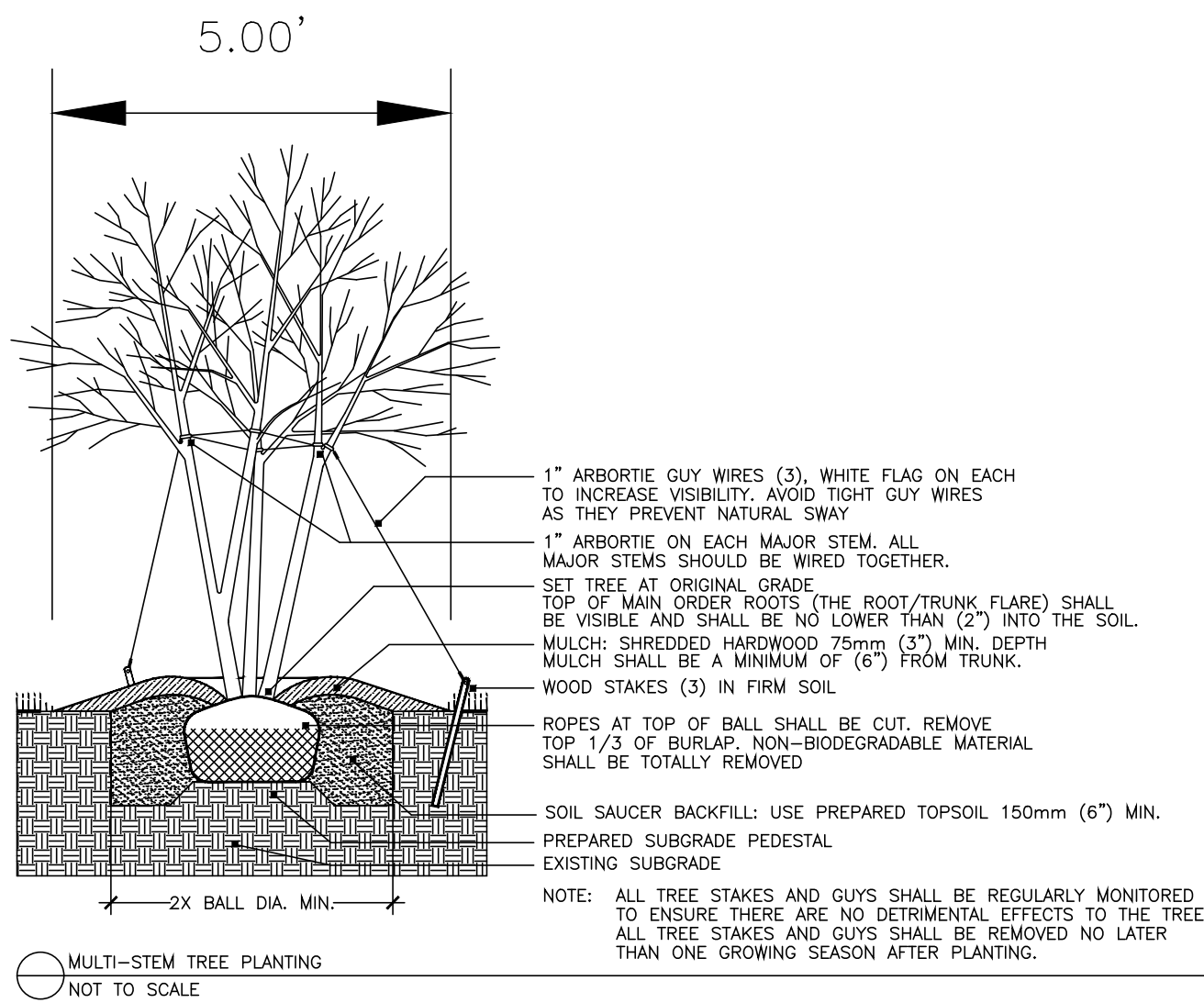
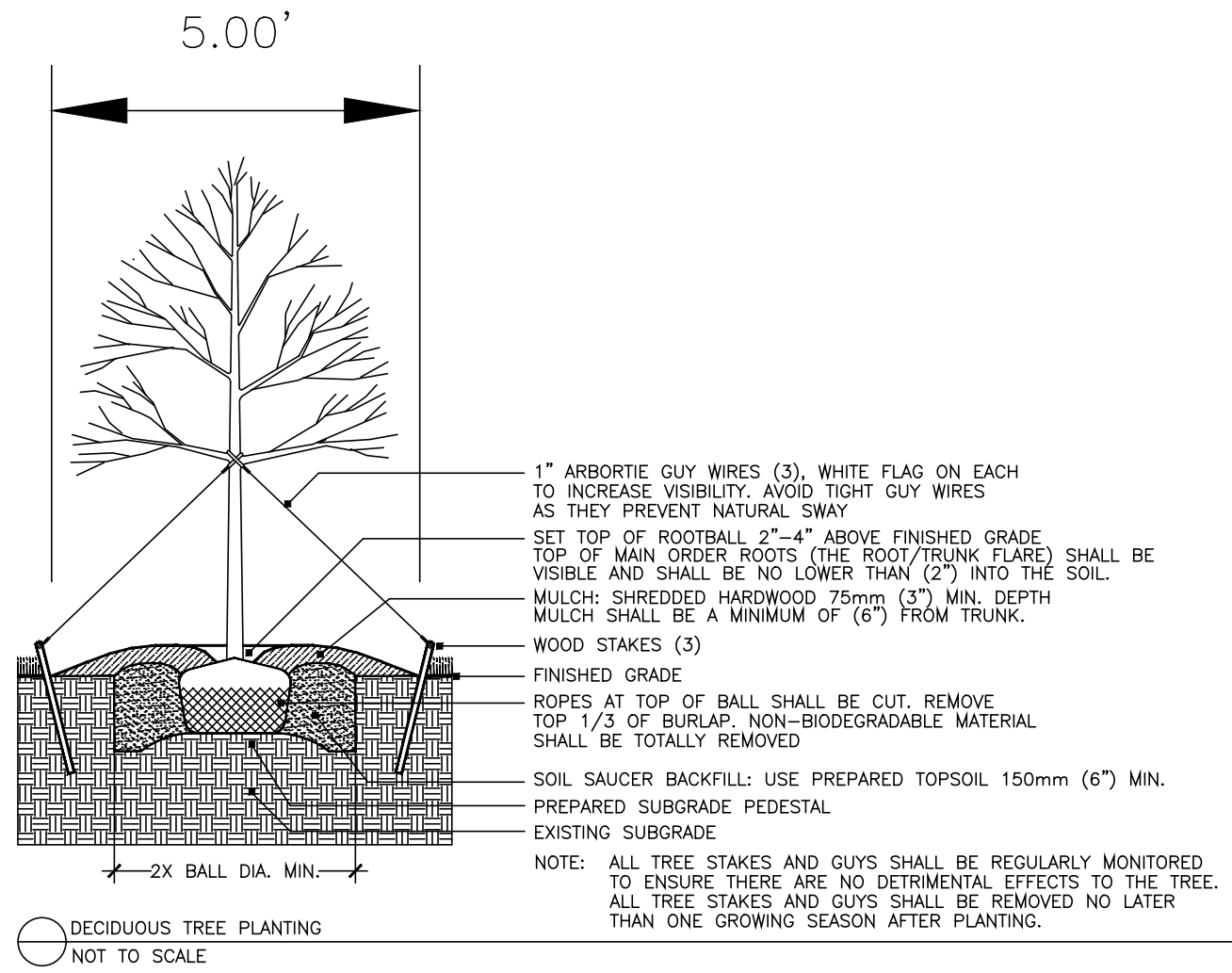
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
MURFREESBORO, TENNESSEE 37129
WWW.SEC-CIVIL.COM FAX: (615) 895-2567
REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2003

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:				

L1.4



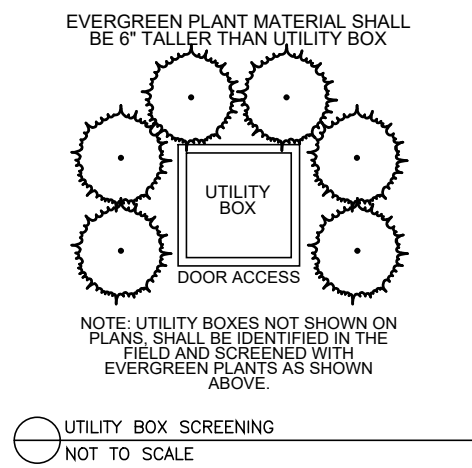
PLANT SCHEDULE

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

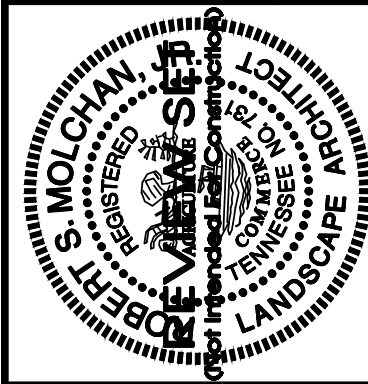
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3. 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 GROUND COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
14. UPON COMPLETION AND FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION, A THREE (3) YEAR LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OF RECORD OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.



Know what's below.
Call before you dig.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.



U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: N/A	
JOB NO. 19084	
SHEET:	

Landscape Details & Notes

L2.0



Item #: 6.

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.

THIS APPLICANT DID NOT RESUBMIT ANYTHING FOR FEB. 13TH WS.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laveragnetn.gov

Jake Blair
jblair@laveragnetn.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@lavergneth.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 submittal 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 not 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 swale 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@lavergneth.gov

1. No water or sewer comments.

Codes

A building permit will be required for the proposed canopy.

Fire

Curtis Brinkley
cbrinkley@lavergneth.gov

Police

John Eubank
jeubank@lavergneth.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



5493 Murfreesboro Rd

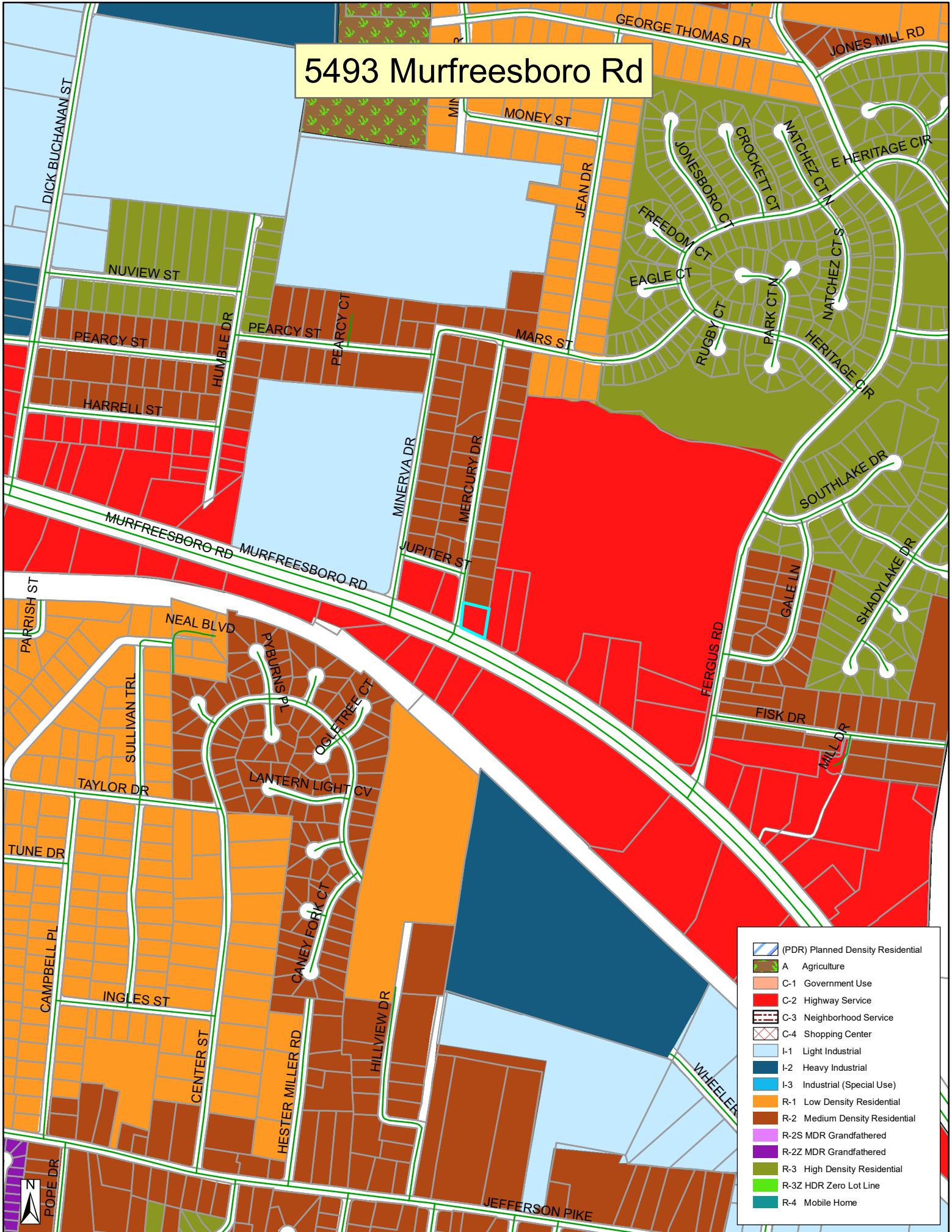
MERCURY DR

MURFREESBORO RD

MURFREESBORO RD

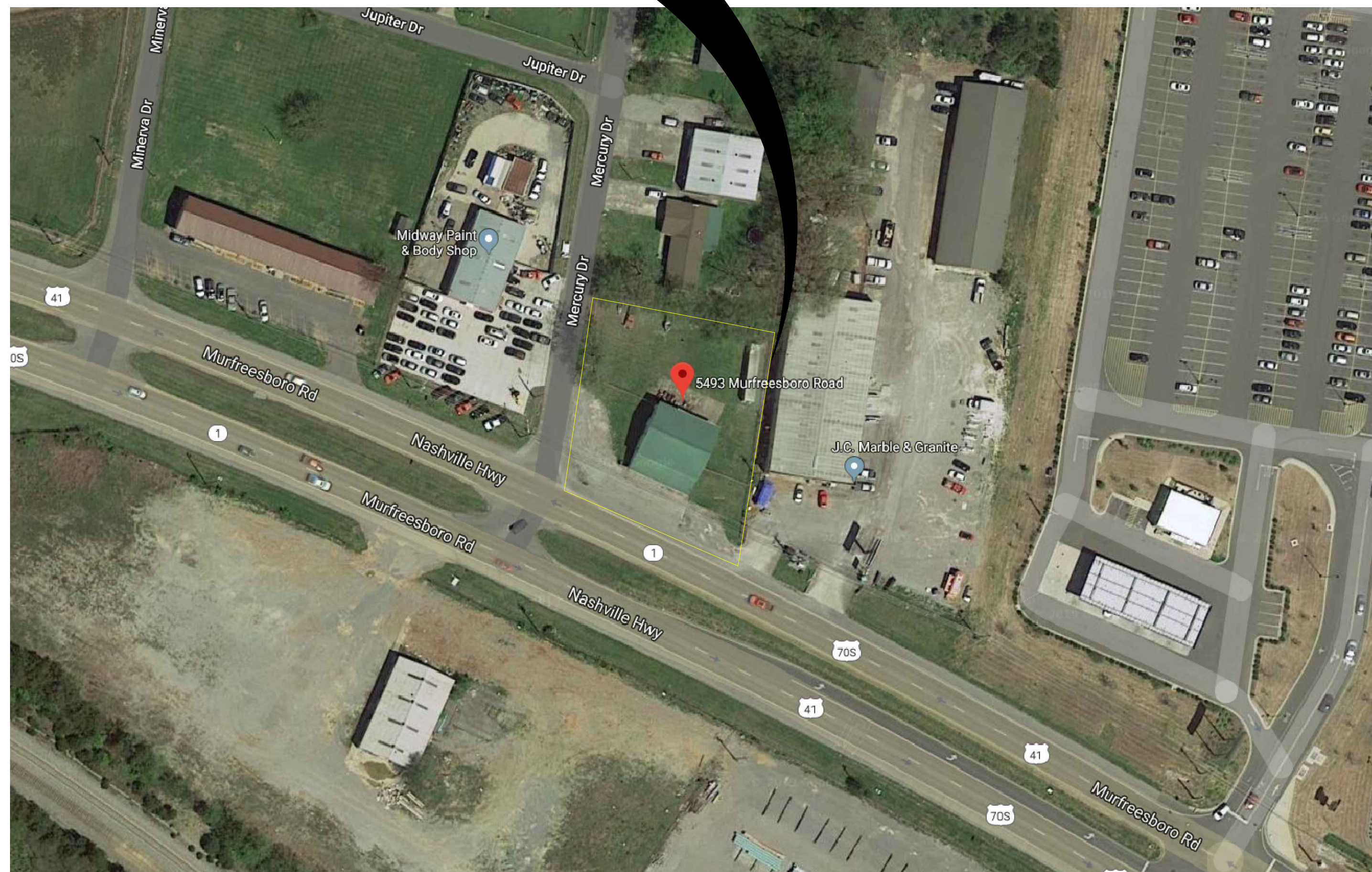


5493 Murfreesboro Rd

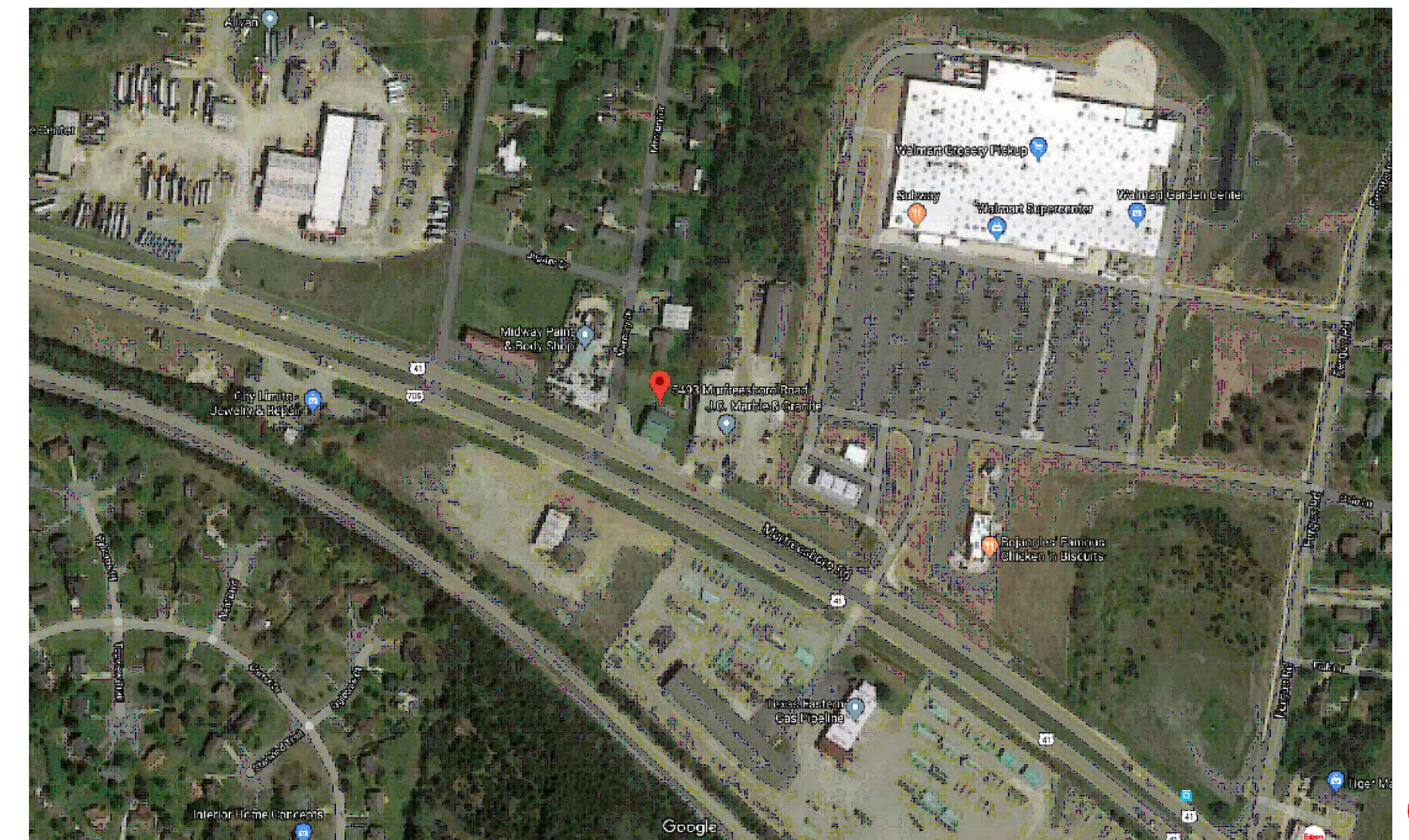


- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered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

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.

Site
Location

COPYRIGHT © 2020
By Rhodes Engineering &
Environmental Services, LLC
 All rights reserved. This design and these
 plans or any part thereof must not be
 reproduced in any form without the written
 permission of Rhodes Engineering
 & Environmental Service, LLC.

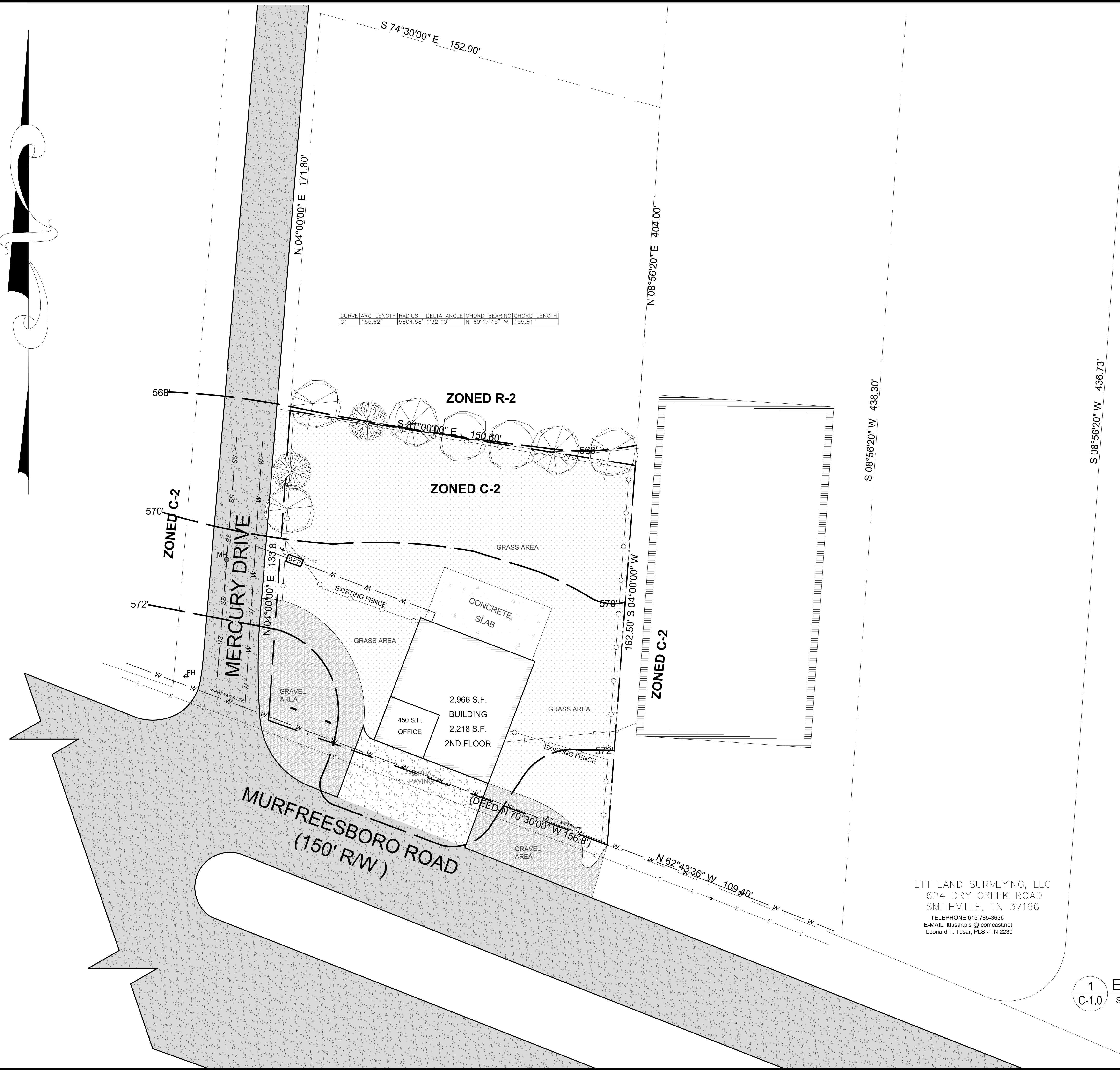
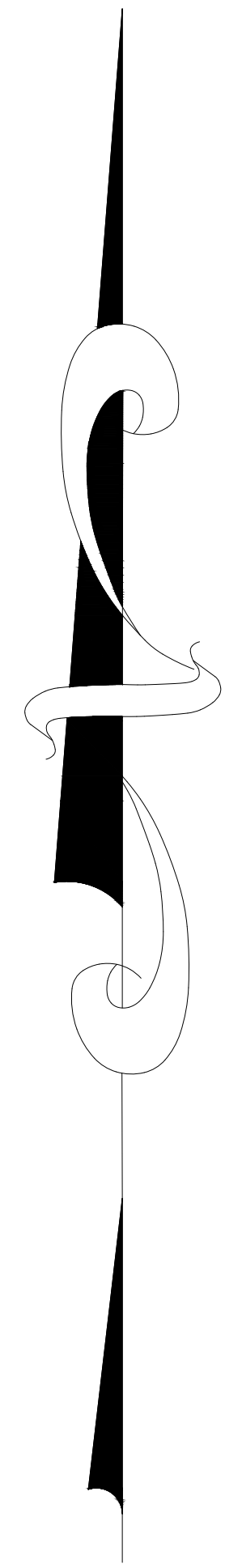


VICINITY MAP

(Not to Scale)

TITLE
SHEET

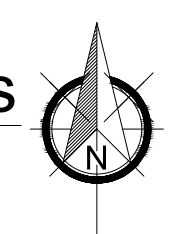
C-0.0



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.62'	5804.58'	11°32'10"	N 69°47'45" W	155.61'

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 Existing Conditions
C-1.0 SCALE: 1" = 20'

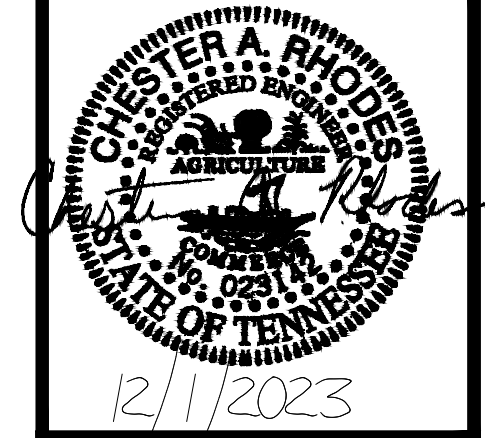


COPYRIGHT © 2020
By Rhodes Engineering &
Environmental Services, LLC
All rights reserved. This design and these
plans or any part thereof must not be
reproduced in any form without the written
permission of Rhodes Engineering
& Environmental Services, LLC.

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:

RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER



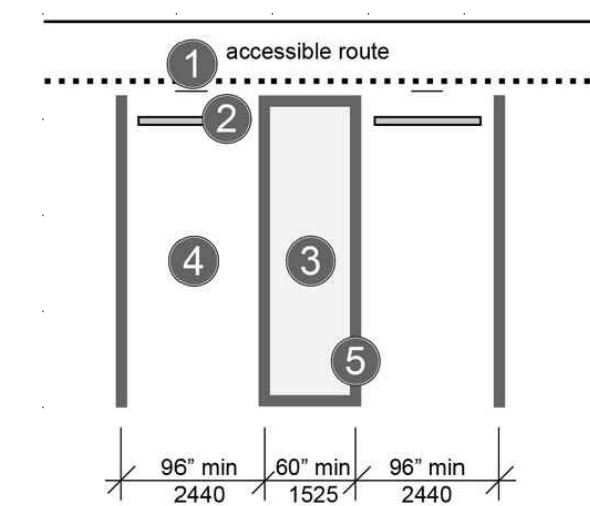
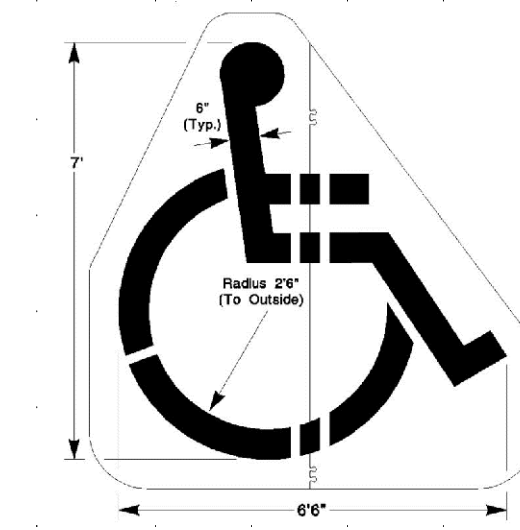
AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:

Existing
Conditions

C-1.0



ZONED C-2

MERCURY DRIVE



NOTE:
ALL EXISTING SEWER IS TO REMAIN AS IS.
ALL EXISTING WATER SERVICE IS TO REMAIN AS IS. NO NEW TAPS NEEDED.

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.	

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'

ZONED R-2

ZONED C-2

ZONED C-2

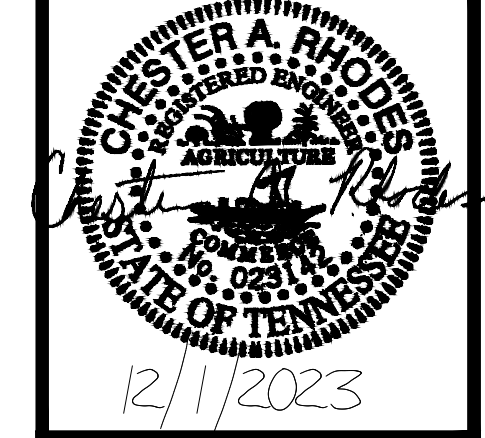
MURFREESBORO ROAD
(150' R/W)

- Dumpster Pad Requirements
1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
 2. The pad(s) shall be 6 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 - 6 in.
 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 1/2 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.

COPYRIGHT © 2020
By Rhodes Engineering & Environmental Services, LLC
All rights reserved. This design and these plans or any part thereof must not be reproduced in any form without the written permission of Rhodes Engineering & Environmental Services, LLC.

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haide Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:
Rhodes Engineering & Environmental Services, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER

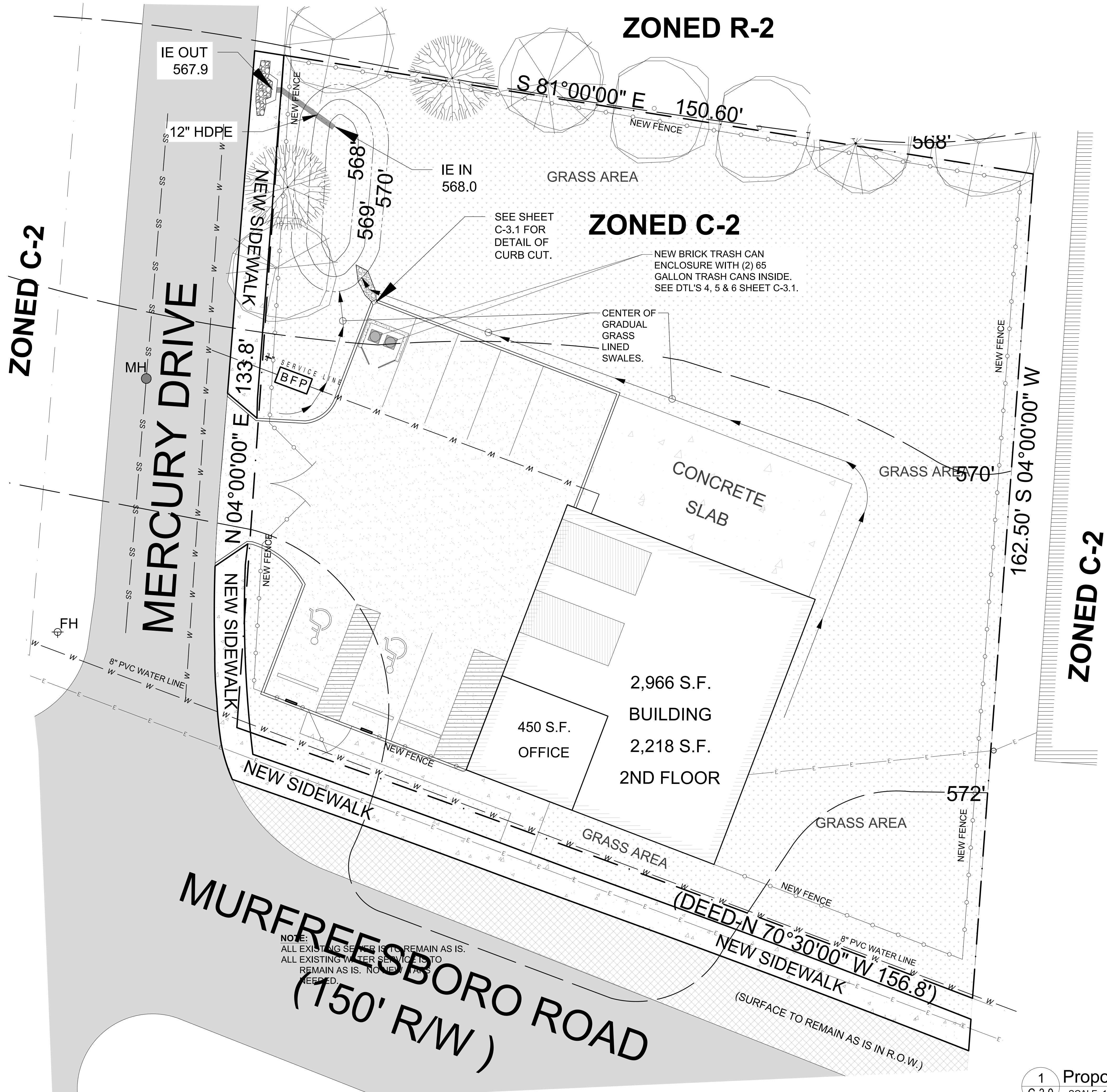


AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:

Proposed Site Plan
C-2.0



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 Proposed Grading Plan
C-3.0 SCALE: 1" = 10'

COPYRIGHT © 2020
By Rhodes Engineering &
Environmental Services, LLC
All rights reserved. This design and these
plans or any part thereof shall not be
reproduced in any form without the written
permission of Rhodes Engineering
& Environmental Services, LLC.

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER



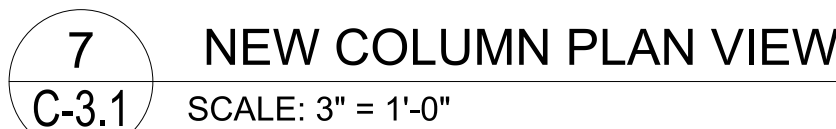
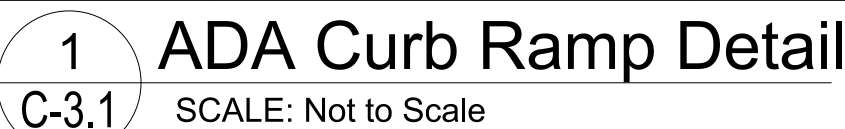
AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:

Proposed
Grading Plan

C-3.0

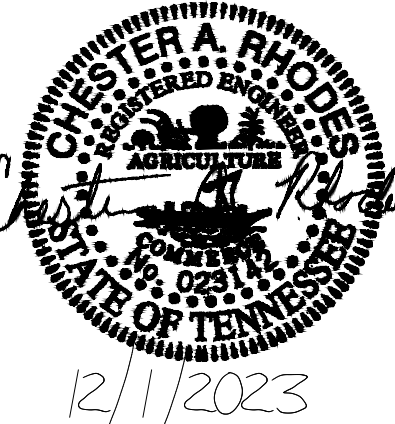


COPYRIGHT © 2020
By Rhodes Engineering &
Environmental Services, LLC
All rights reserved. This design and these
plans or any part thereof must not be
reproduced in any form without the written
permission of Rhodes Engineering
& Environmental Services, LLC.

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:

RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER



AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

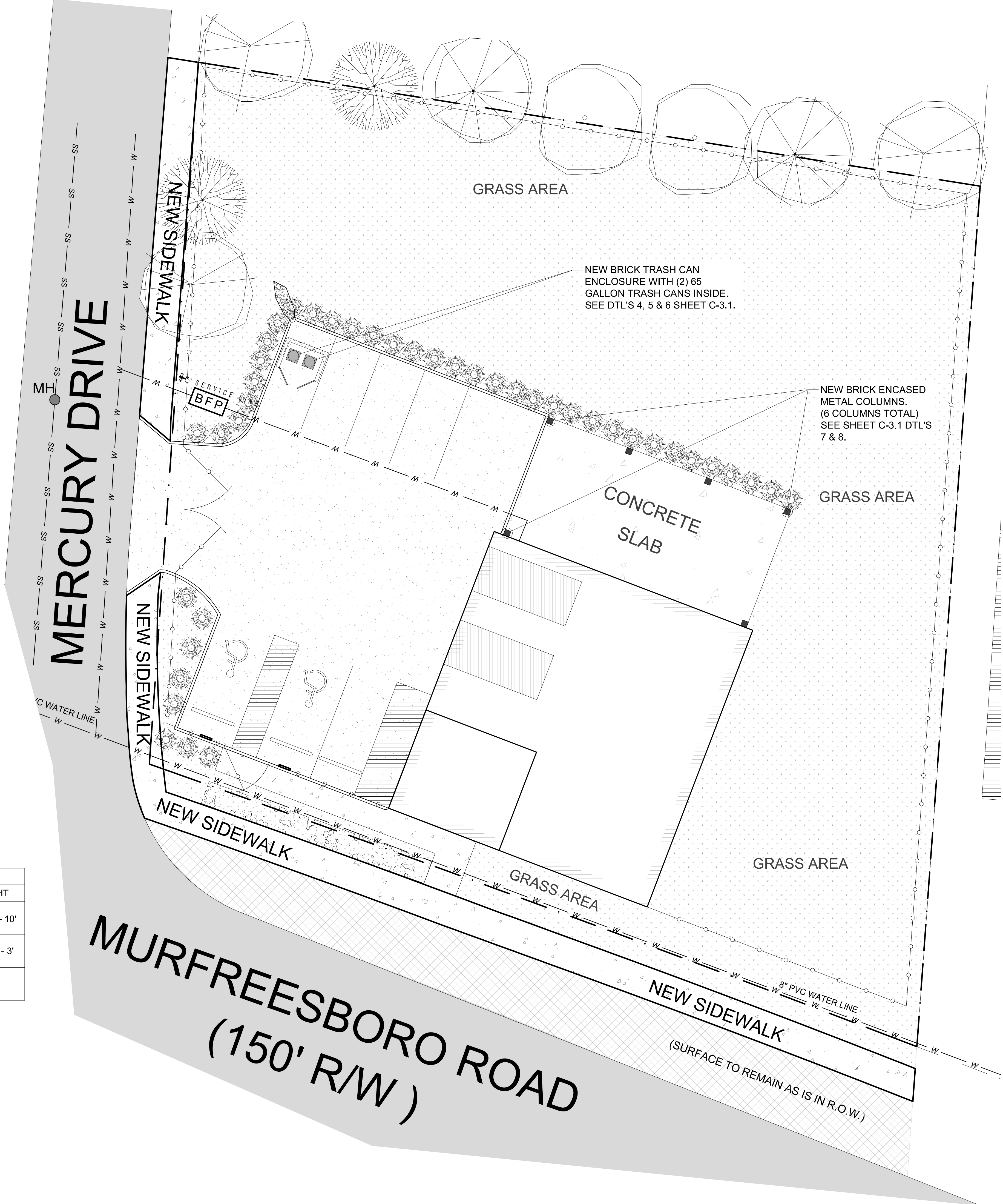
PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

DESCRIPTION:

REVISIONS: DATE:

Landscape
Plan

L-1.0

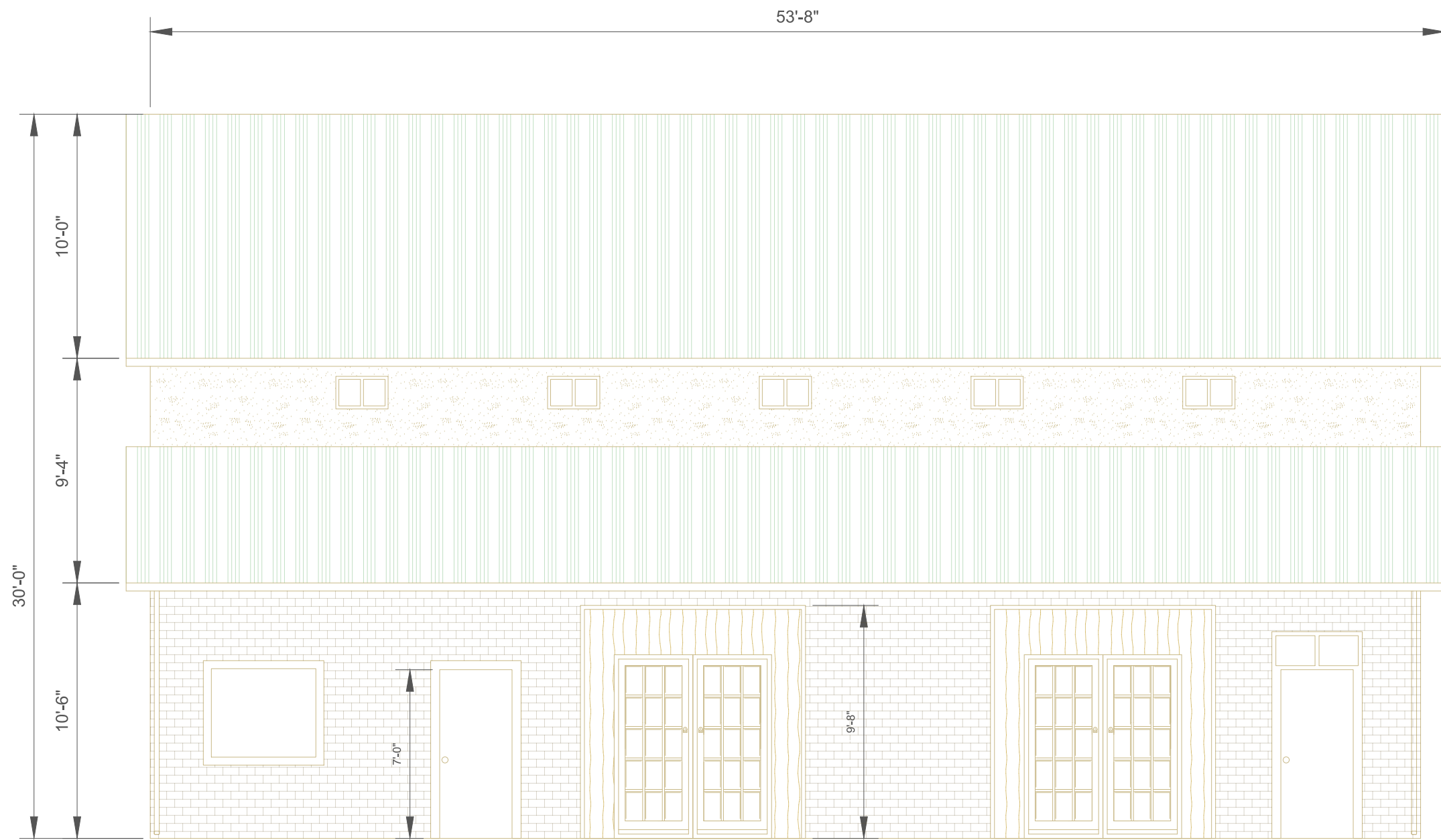


plan		TREE LEGEND			
#	IMAGE	TREE TYPE	CAL	HT	
42		Evergreen Emerald Green Abrevitae	2"	7' - 10'	
1		BOXWOOD WINTERGREEN HEDGE Buxux microphylla	1"-2"	2' - 3'	

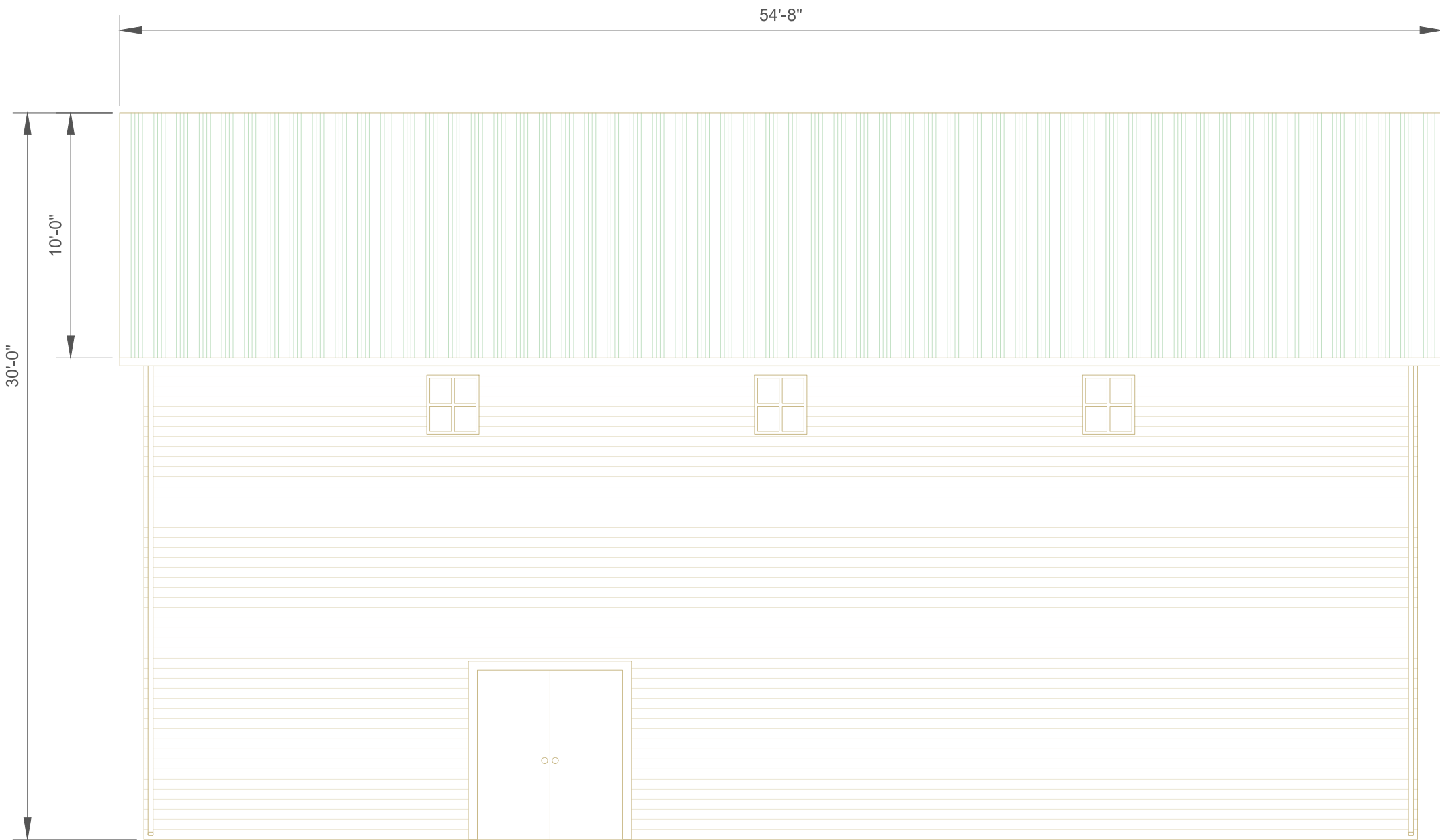
elev

HEDGE-PLANT

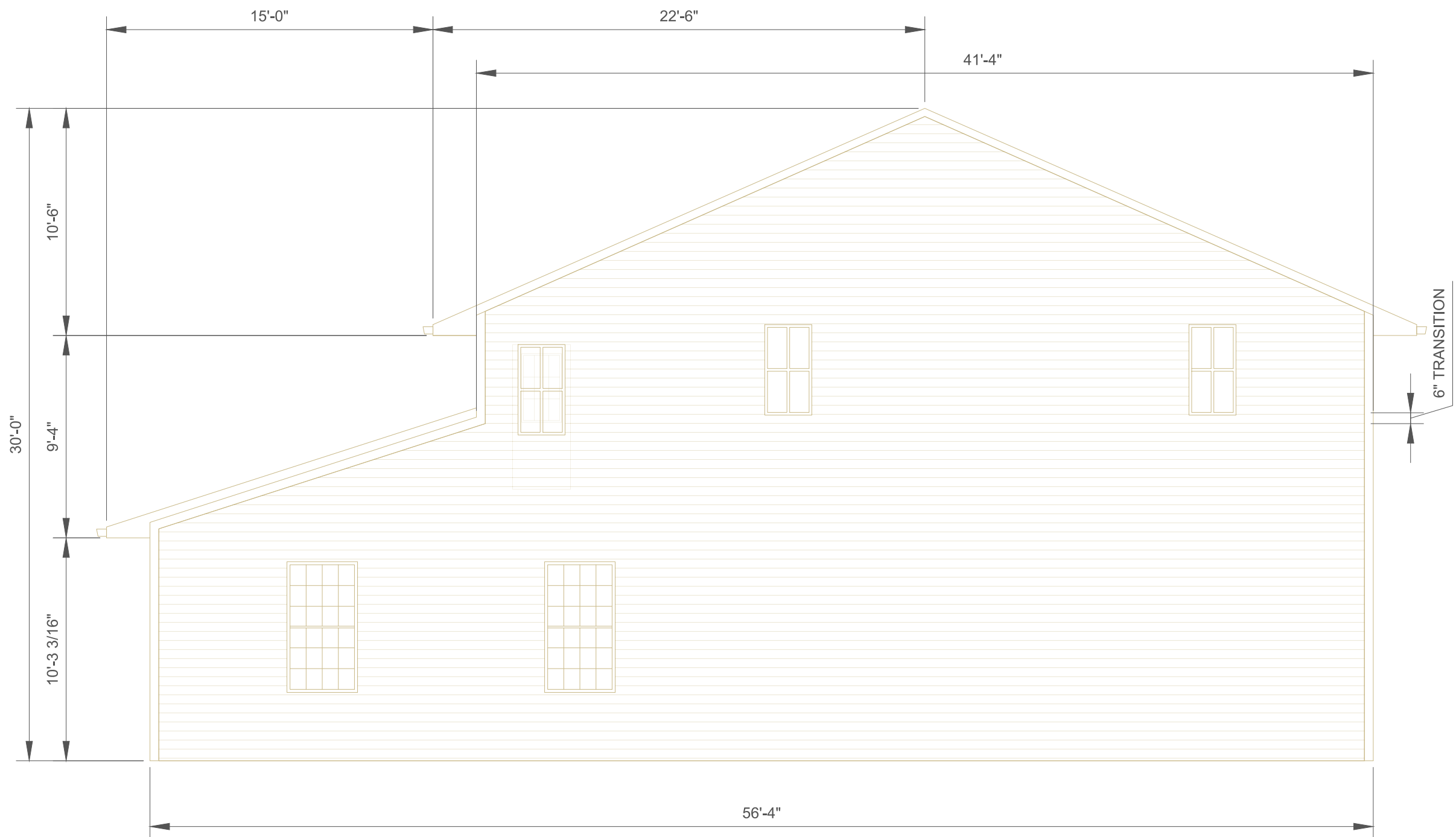
1 Landscape Plan
L-1.0 SCALE: 1" = 10'



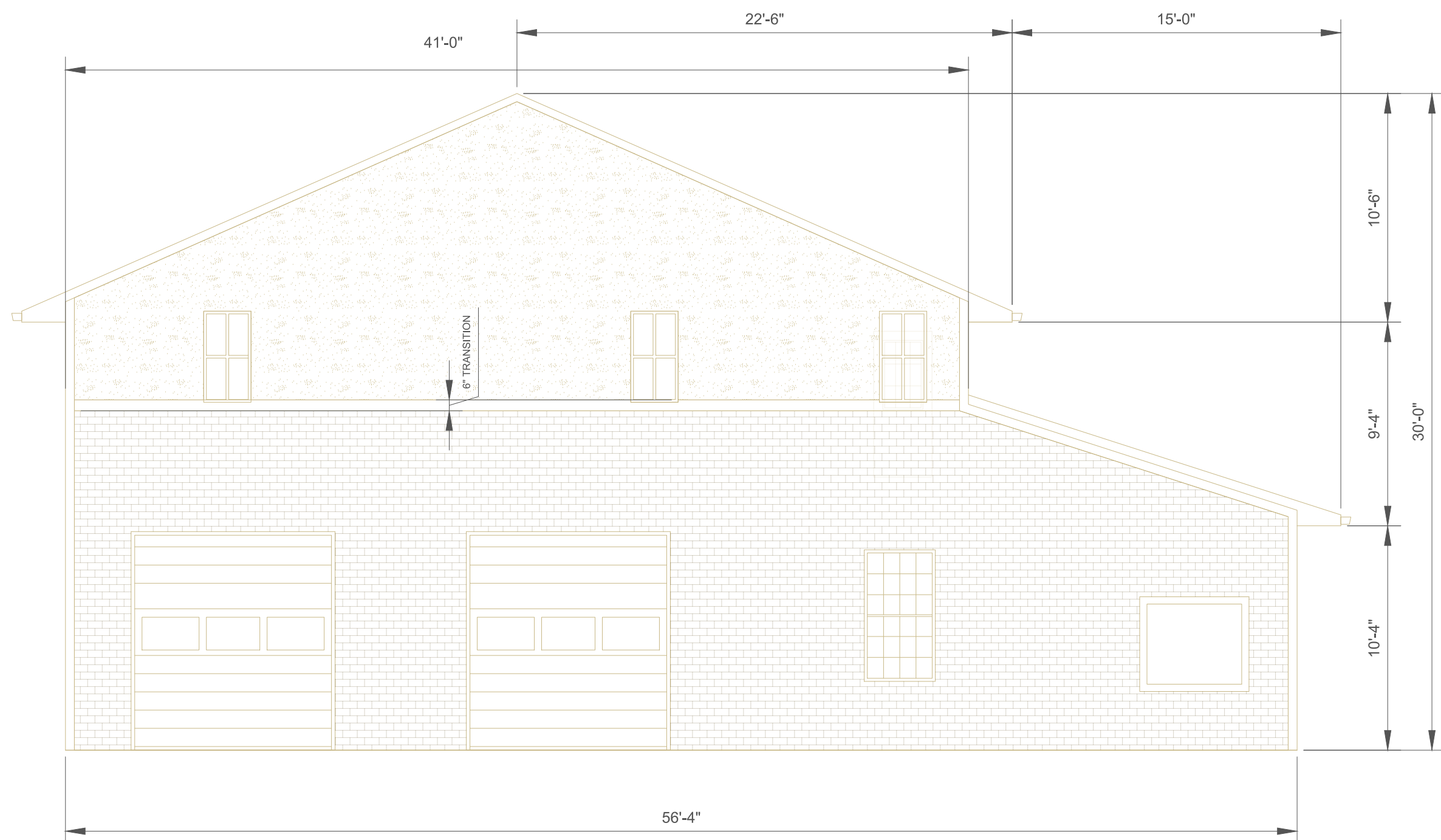
1 South (Front) Elevation
A-1.0 SCALE: 3/16" = 1'-0"



2 North (Rear) Elevation
A-1.0 SCALE: 3/16" = 1'-0"



3 East (Side) Elevation
A-1.0 SCALE: 3/16" = 1'-0"



4 West (Side) Elevation
A-1.0 SCALE: 3/16" = 1'-0"

COPYRIGHT © 2020
By Rhodes Engineering &
Environmental Services, LLC
All rights reserved. This design and these
plans or any part thereof must not be
reproduced in any form without the written
consent of Rhodes Engineering
& Environmental Services, LLC.

DEVELOPER:
MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:
Rhodes Engineering
and Environmental
Services, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
SITE DEVELOPMENT, WATER/WASTEWATER



AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: PWB
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE

Elevation
Plan

A-1.0

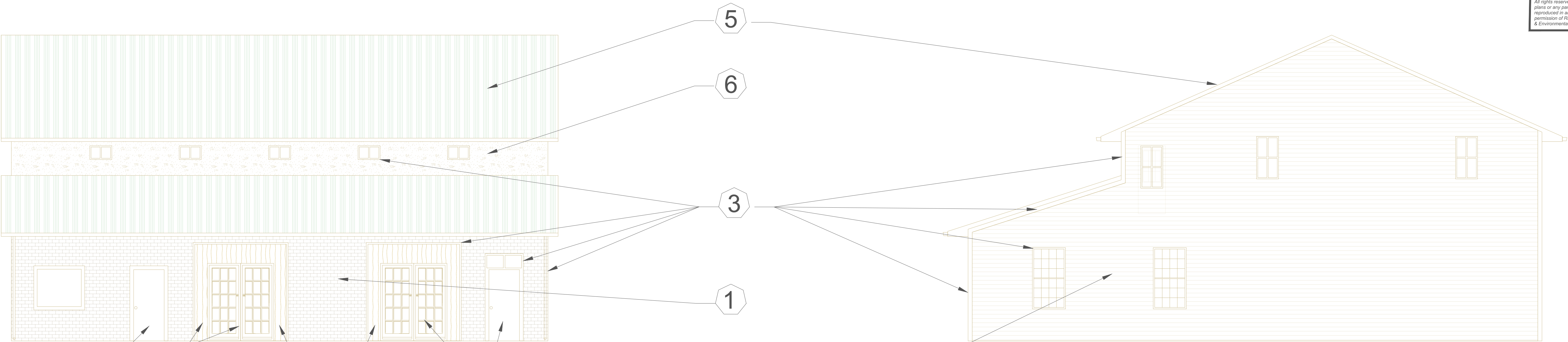
AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: PWB
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:

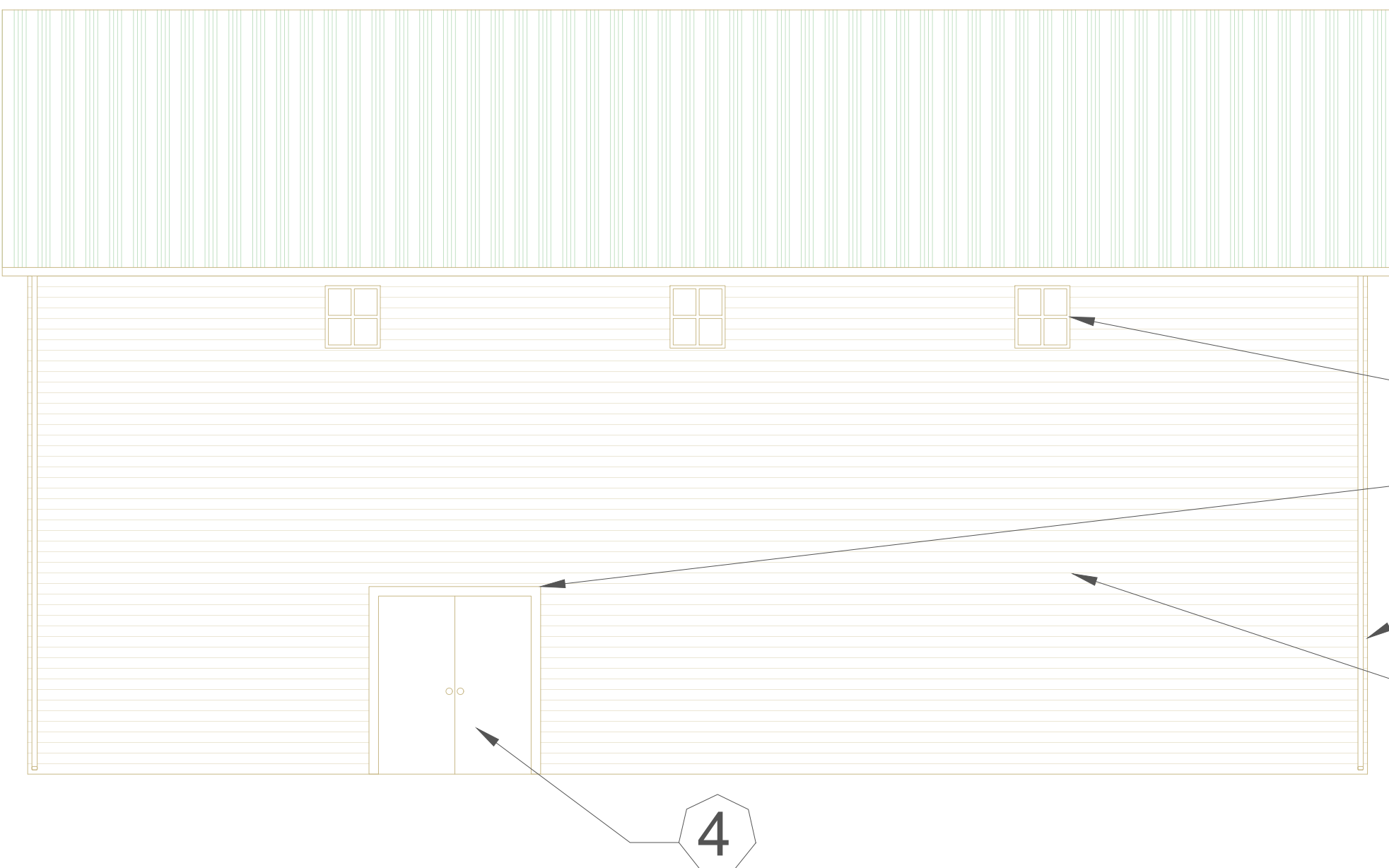
Elevation
Details

A-1.1

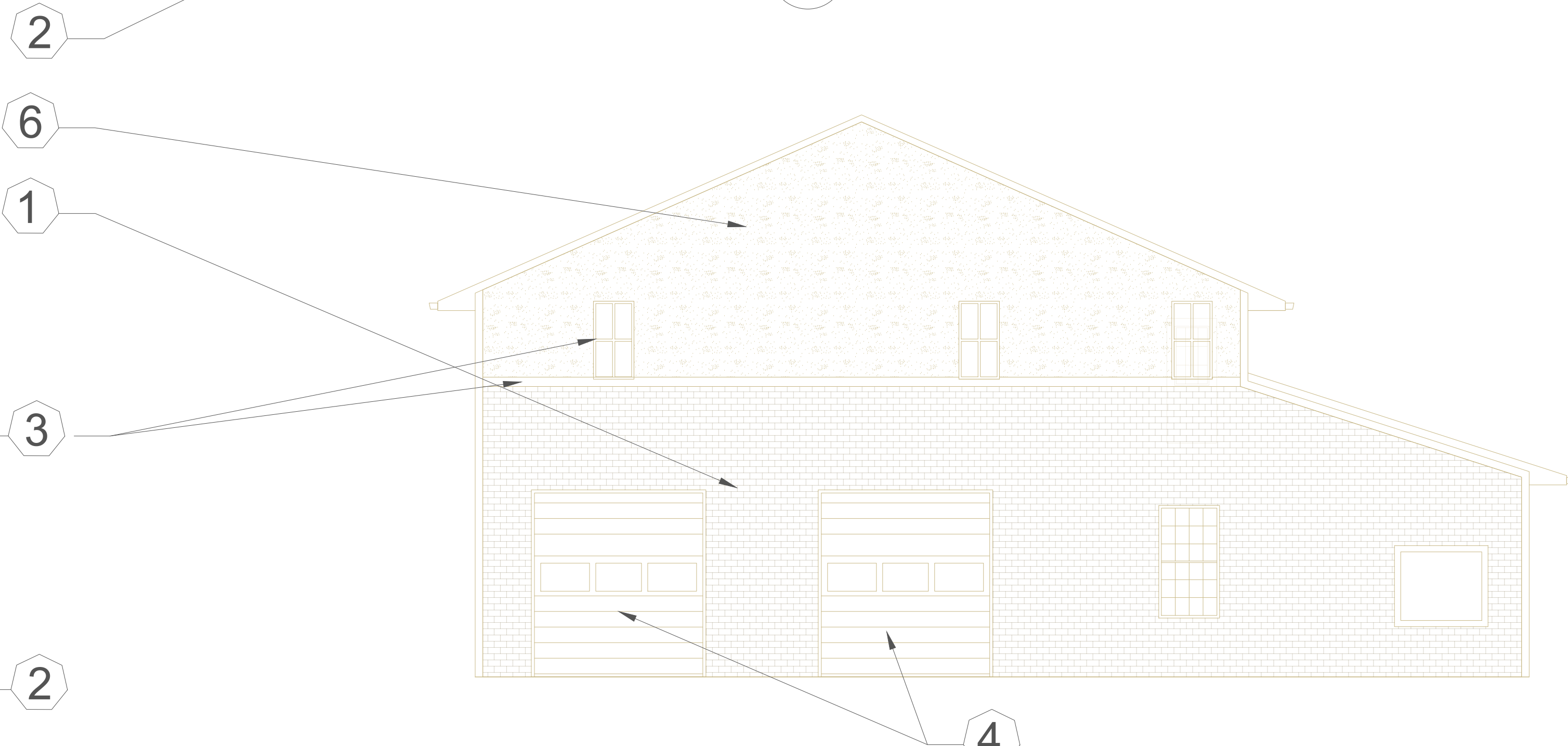


1 South (Front) Elevation
SCALE: 3/16" = 1'-0"
4 HARDY BOARD
FILLER AROUND
DOORS.

3 East (Side) Elevation
SCALE: 3/16" = 1'-0"



2 North (Rear) Elevation
SCALE: 3/16" = 1'-0"



4 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 is intended to represent general color range and texture. Please note that color fidelity is difficult to achieve in a print. Color selection should be made from product samples.
© 2019 General Shale

General Shale
Building The American Dream

1 THIS PRODUCT IS LOCAL AND CAN BE
BOUGHT AT
ALLEY-CASSETTY BRICK & STONE
MURFREESBORO — DISTRIBUTOR
415 NEW SALEM ROAD
MURFREESBORO, TN 37129
PHONE: 615-893-6280 | FAX: 615-895-4349

2 SIDING AFTERNOON SW 6675

3 ALL TRIM BAGUETTE SW 6123

4 DOORS & WINDOWS CRAFT PAPER SW 6125

5 ROOF GREEN SW 6748

6 STUCCO AFTERNOON SW 6675



Auto Service and Tire
Used & New Tire, Alignment, Oil Change, Breaks
(615) 333-7414

SE HABLA
ESPANOL

TIRES

AUTO SERVICE
TIRE NEW & USED
ALIGNMENT & BRAKE
615-333-7414

OPEN

