

AGENDA
La Vergne Planning Commission
February 27, 2024 at 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: January 30, 2024 Regular Meeting and February 13, 2024 Workshop.
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.
DEFERRED
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.
DEFERRED
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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JANUARY 30, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on January 30, 2024 in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: December 26, 2023 Regular Meeting.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the minutes of the December 26, 2023 Regular Meeting, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

3. Motion to Nominate and Elect a Chairman for a One Year Term.

City Attorney Evan Cope opened the floor for nominations.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to nominate and elect Earl Garvin, Jr., as Chairman for a one-year term, was adopted with all voting AYE.

4. Motion to Nominate and Elect a Vice-Chairman for a One Year Term.

A motion, made by Alderman Carol Haas, seconded by Chairman Earl Garvin, Jr., to nominate and elect Mayor Jason Cole, as Vice-Chairman for a one-year term, was adopted with all voting AYE.

5. Motion to Nominate and Elect a Secretary for a One Year Term.

A motion, made by Mayor Jason Cole, seconded by Mark Molnar, to nominate and elect Graeme Coates, as Secretary for a one-year term, was adopted with all voting AYE.

OLD BUSINESS

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

Mr. Bo Logan reminded the Commissioners about their upcoming training and gave his report.

Mr. Gary Lide stated that the engineering comments had been addressed but the utility comments were still outstanding.

Mr. Jeff Konieczny, a representative of Panattoni, approached the podium. He made comments about buildings 8 and 9. He spoke about the 1,600 linear foot sidewalk fee in lieu.

Mr. Rob Arts, a representative of Kimley-Horn, handed exhibits to the Commissioners.

Mr. Konieczny made comments about the concerns with the utilities and the drainage. He asked the Commissioners if they would be open to reducing the fee in lieu of 1,600 linear feet to 400 linear feet, which would be in front of building 9. A discussion ensued. He made comments about the improvements they would bring for the project to the City.

Mayor Cole stated he did not have a problem with the phase-in.

Secretary Coates made comments about the sidewalks. A discussion ensued. Mr. Molnar stated his concerns.

Mr. Lide stated the cost of the sidewalk fee in lieu of 1,600 linear feet would be \$90,000.00 and the cost for 400 linear feet would be \$24,000.00.

Mr. Molnar, Mr. Hesseman, and Alderman Haas all agreed about using 1,600 linear feet for the fee in lieu.

A motion, made by Secretary Graeme Coates, seconded by Mark Molnar, to approve the site plan as submitted, along with the \$90,000.00 sidewalk fee in lieu, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Mr. Lide stated most comments had been addressed. He made comments about the three variances requested.

Mr. Brett Beeler, a representative with Kimley-Horn, 10 Leah Ave, Suite 400, approached the podium. Chairman Garvin asked about the curb and gutter and the other variances. Mr. Beeler explained the curb and gutter and spoke about the main issue of the drainage on the East side of Minerva Drive. A discussion ensued. Mr. Lide expressed his concerns with the curb and gutter.

Mr. Molnar asked if they could install reflectors on the road. Mr. Beeler stated that could be an option. Secretary Coates made comments about the water issue and his concerns with the sidewalk being on the other side of the road. A discussion ensued.

A discussion about the Allvan property and a resident on Mars Street ensued.

Mr. Andrew Maisy, 4117 Hillsboro Pike, approached the podium. He stated that he had spoken with Allvan and explained that they are in support of the project and the left turn lane on Minerva Drive. A discussion ensued.

Mayor Cole asked if they planned on following the industrial road criteria regarding the gravel binder and topping as set forth in the report from Mr. Lide, the City Engineer. Mr. Maisy stated yes.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the concept plan as submitted, was adopted with all voting AYE, except Secretary Graeme Coates, who voted NO.

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

Mr. Blair gave his report.

A motion, made by Mayor Jason Cole, seconded by Terry Coleman, to approve the preliminary plat as submitted, was adopted with all voting AYE, except Secretary Graeme Coates, who voted NO.

NEW BUSINESS

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

located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.

Mr. Logan gave his report.

Mr. Lide made comments about the order of the submittals. He explained that they would submit the construction drawings and then the site plan, as the lots develop, once the concept plan and preliminary plat were approved. He stated all comments had been addressed.

A motion, made by Mark Molnar, seconded by Mayor Jason Cole, to approve the concept plan and preliminary plat as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report.

Engineer Director Gary Lide explained the outstanding comments. He stated that this lot doesn't exist yet and is contingent on the approval of the final plat for Uptown at La Vergne. He also stated that all technical comments had been addressed. He stated that the building permit application could not be submitted until the final plat had been recorded.

Chairman Garvin asked Mr. Cope if they could proceed. Mr. Cope stated yes.

Mr. Spencer Schimmel, 6007 Johnson Chapel Road, approached the podium and fielded questions from the Board.

Mr. Josh Hamby, 600 Fairview Road, approached the podium. He explained the request and asked for a conditional approval. He stated that Aldi would not be changing anything to their site plan or construction documents.

Mayor Cole made comments about the process. Mr. Cope made comments about the process. Chairman Garvin asked if they could move forward. Mr. Cope stated yes.

Secretary Coates stated that if there were any changes to the plan they would have to come back before the Planning Commission. Mr. Hamby agreed and stated that the only potential change would be to grant the City an additional easement regarding the sewer item. He stated that he had been working with TDOT too.

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

11. **Site Plan – Uptown at La Vergne – Eight (8) Building Lots Totaling Approximately 14 Acres. Requested by DSG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.**

This item was deferred. No action was taken.

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

Mr. Blair gave his report.

Mr. Lide explained the outstanding comments.

Mr. John Minor, 850 Middle Tennessee Blvd, approached the podium. Mr. Minor requested a deferral.

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

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

Mr. Logan gave his report.

Mr. Lide made comments about the outstanding comments and the traffic study needed.

Assistant Fire Marshal Kevin Douglas made comments about the entrances and exits required in Fire Code Appendix D.

Mr. John Minor, 850 Middle Tennessee Blvd, approached the podium. Mr. Minor requested a deferral.

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

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

Mr. Logan gave his report.

Mayor Cole asked about the common area for the detention pond and it being split off on its own lot. Mr. Lide stated it was on its own lot.

Chairman Garvin asked Mr. Logan if it was ok that the lot was not numbered. A discussion ensued.

Mr. Enoch Jarrell, 2115 NW Broad Street, approached the podium. He stated that the common area is on its own lot. He stated that it was owned by the HOA. He stated that they would number the lot to lot 9.

Secretary Coates asked if lot 4 was buildable. Mr. Jarrell stated yes. A discussion ensued.

A motion, made by Mark Molnar, seconded by Mayor Jason Cole, to approve the preliminary plat, was adopted with voting AYE.

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

Mr. Logan gave his report.

Mr. Lide made comments about the fire suppression and fire protection plan and utility comments.

Mr. Douglas explained the fire comments and that they needed to be reflected in the planning.

Mr. John Minor, 850 Middle Tennessee Blvd, approached the podium. Secretary Coates asked about the color of the building. Mr. Minor stated it would match the first building's color scheme.

Chairman Garvin asked if the fire comments needed to be on the plan before moving forward. Mr. Douglas stated yes.

A motion, made by Mayor Jason Cole, seconded by Alderman Carol Haas, to defer the site plan, was adopted with all voting AYE.

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

This item was withdrawn. No action was taken.

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

This item was withdrawn. No action was taken.

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

Mr. Logan gave his report.

Mr. Adam Glenn, a representative of Shams Properties, approached the podium. He made comments about the plan and the awning. He stated there would also be brick, Mr. Logan explained that it needed to be enclosed because the city doesn't allow open storage. A discussion ensued.

Chairman Garvin asked about the trash receptacle. Mr. Glenn explained. Chairman Garvin suggested a deferral.

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

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

Mr. Logan explained the item.

Mr. Cope made comments about pulling this item from the agenda until it has been reviewed.

A motion, made by Mayor Jason Cole, seconded by Jim Hesseman, to remove this item from the agenda, was adopted with all voting AYE.

20. Bonds/Letters of Credit Update.

Ms. Juliet Williams updated the status of bonds and letters of credit.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 7:21 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON FEBRUARY 13, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on February 13, 2024 in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: January 20, 2024 Regular Meeting.

Chairman Garvin stated there would be a vote to approve the minutes at the Regular Meeting on February 27, 2024.

2. Public Comment Period.

No one spoke.

OLD BUSINESS

3. 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.

Mr. Bo Logan reminded the Commissioners about their upcoming training. He gave his report.

Mr. Bo Lide explained the existing agreement. He stated that they are proposing a new sewer line. A discussion ensued.

Mr. John Minor, SEC 850 Middle Tennessee Blvd, approached the podium. He stated that their side has the septic system and that they would run the new sewer system. Mr. Lide asked Mr. Minor to remove the statement "all others". Mr. Minor stated that he would.

Secretary Coates asked about the sewer line. A discussion ensued. Chairman Garvin asked if they could come up with a solution for the old septic tanks. Mr. Minor agreed. He asked for this item to be deferred.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Lide made comments about the retainage wall. He stated that he wanted to see the structural wall on the site plan.

Mr. John Minor, SEC, 850 Middle Tennessee Blvd, approached the podium to field questions from the board.

Assistant Fire Marshal Kevin Douglas asked about the entry and exit issues. A discussion ensued. He made comments about the sprinklers in each building.

Mayor Cole asked about an HOA. Mr. Minor explained. Mr. Coleman asked about the restrictions on rental units. A discussion ensued. City Attorney Evan Cope made comments about the restrictions and stated that he would look further into what the Planning Commission's authority would be for rental restrictions. A discussion ensued.

No action was taken.

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

Mr. Logan gave his report.

Mr. Douglas stated that there was no FEC plotted.

Mr. John Minor, SEC, 850 Middle Tennessee Blvd, approached the podium. He stated that he would add that to the site plan. Mr. Douglas stated there needed to be an additional fire hydrant too. Mr. Minor stated he would check on that.

Mayor Cole asked about the canopy.

Mr. Chris Harden, a representative of UHAUL, approached the podium. He stated that the canopy was permitted through the City. He stated that it was installed after the original plans were approved. Mr. Logan made comments about the canopy. He stated that any structure added to a building has to come through the Planning Commission. A discussion ensued. Mayor Cole asked Codes Director Joe White to check on the permit.

No action was taken.

Mayor Cole asked about the landscaping plan and his desire to have enough buffers between the apartment complex and the new buildings. A discussion ensued.

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.**

Mr. Logan gave his report.

Mr. Lide made comments about the structure and the location of the garbage cans. He stated that the storm drainage runs through that area.

The property owner from 5493 Murfreesboro Road, approached the podium. He stated that the contractor was unable to attend the workshop. Mayor Cole asked about the plans and the fence. Mr. Logan explained. Chairman Garvin asked if they were adding a fence. The property owner stated they were not. A discussion ensued about the dumpster.

Mayor Cole asked about the parking spaces and the landscaping. A discussion ensued.

Secretary Coates asked about the signage square footage. Mr. Logan stated that the signs were too large and that they exceeded the sign allowance. Mayor Cole stated that that would need to go through BOZA for approval. A discussion ensued.

Chairman Garvin asked if the carport would have brick legs. Assistant City Administrator Kyle Brown stated he thought it was a carport with brick legs. A discussion ensued.

No action was taken.

NEW BUSINESS

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

Chairman Garvin stated that Ms. Juliet Williams would update the status of bonds and letters of credit at the regular meeting.

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:23 p.m.

Chairman

City Recorder

Approved



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. DEFERRED

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary: On behalf of their client, Kimley-Horn is requesting approval of the preliminary plat for 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

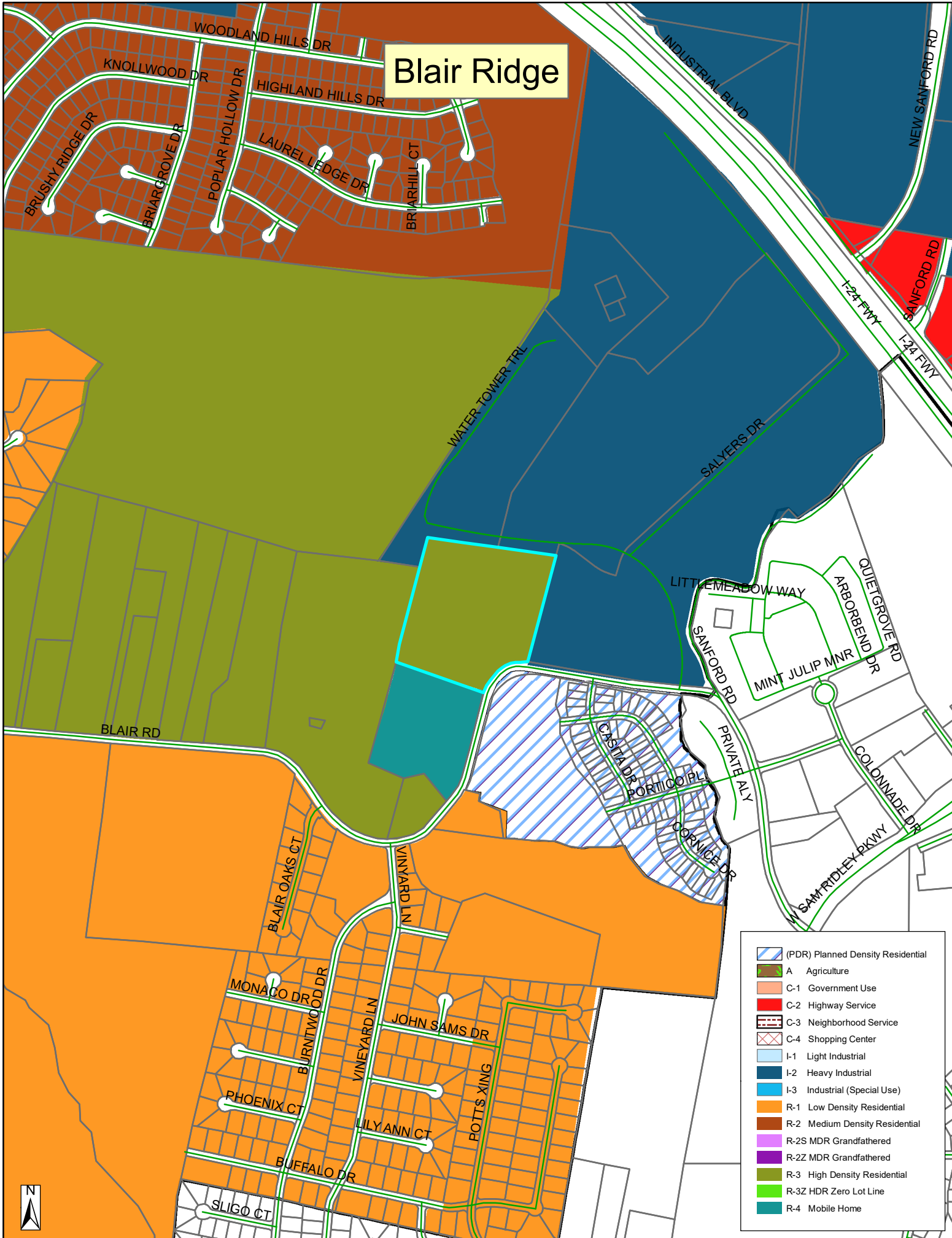
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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



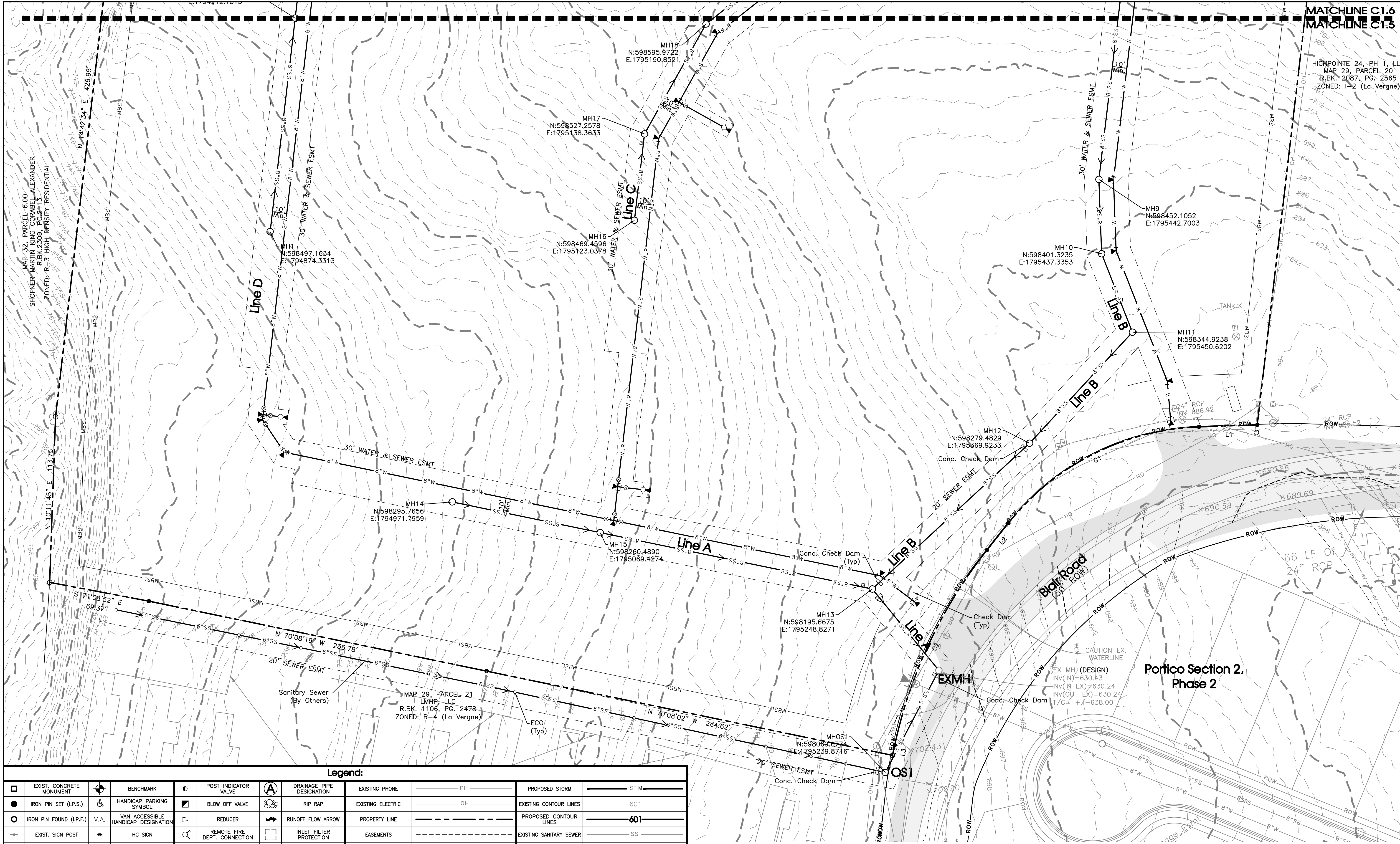
Blair Ridge



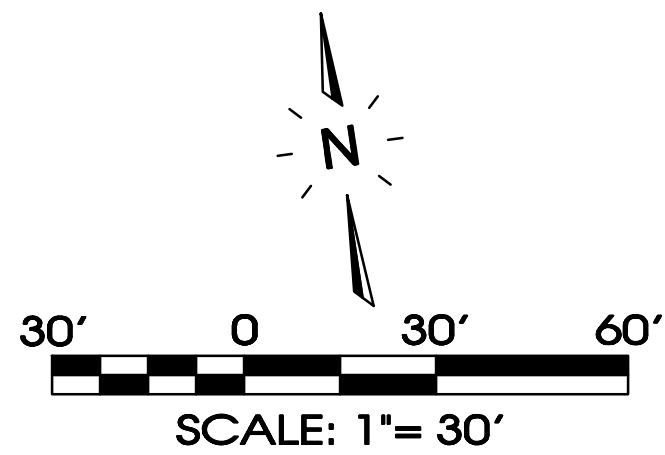








Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	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

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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:

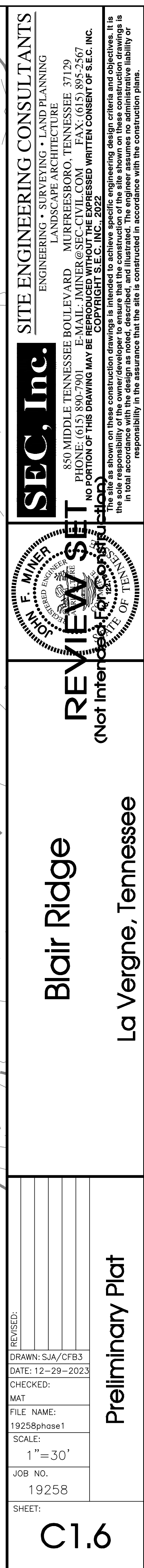
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JOB NO.

19258

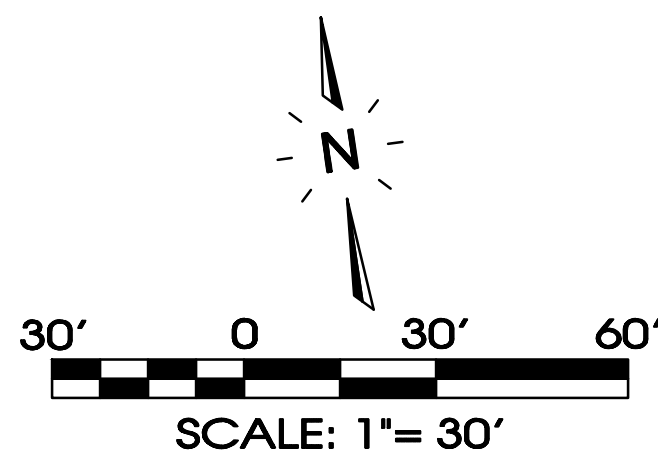
SHEET:

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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



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

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

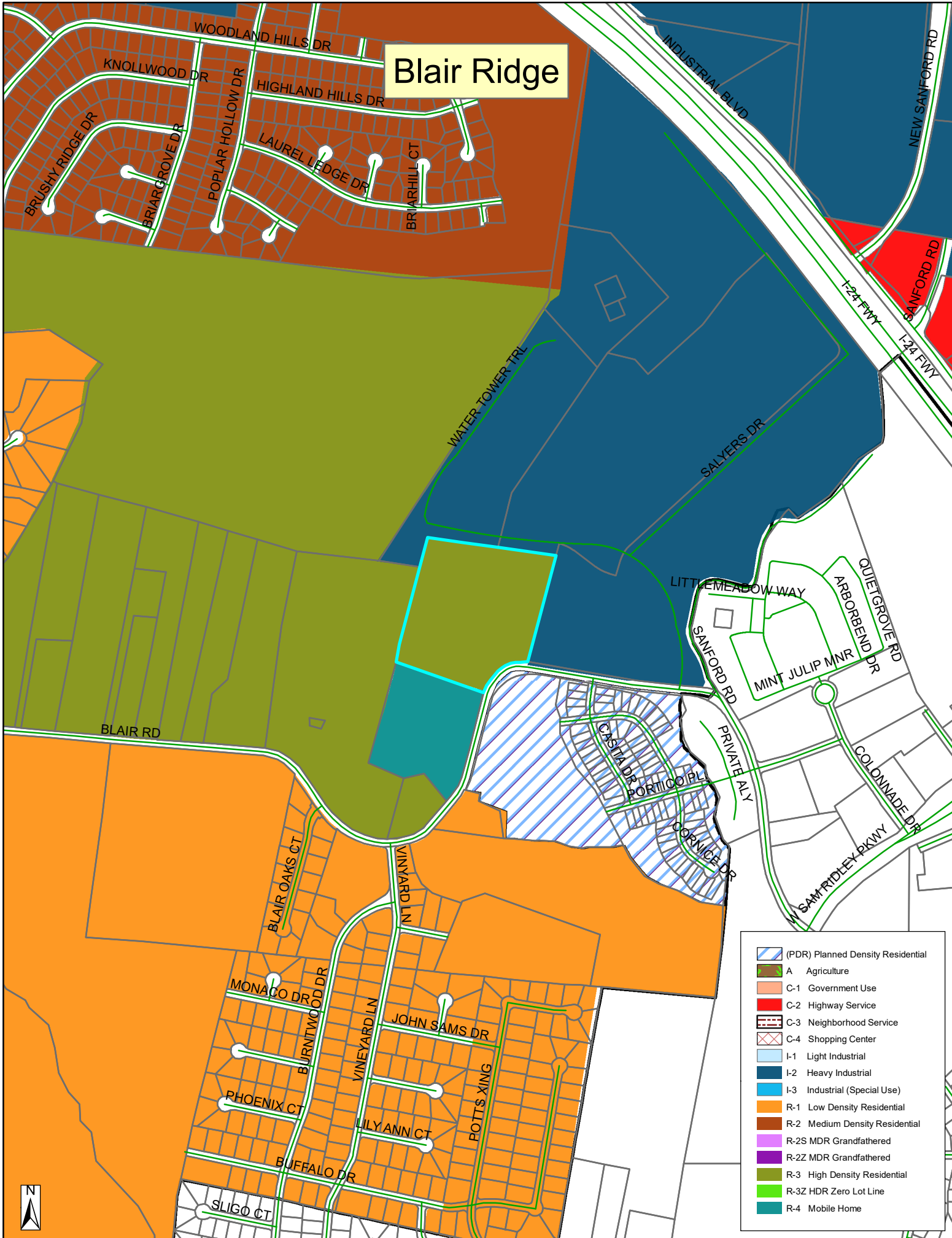


Blair Ridge









Blair Ridge

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

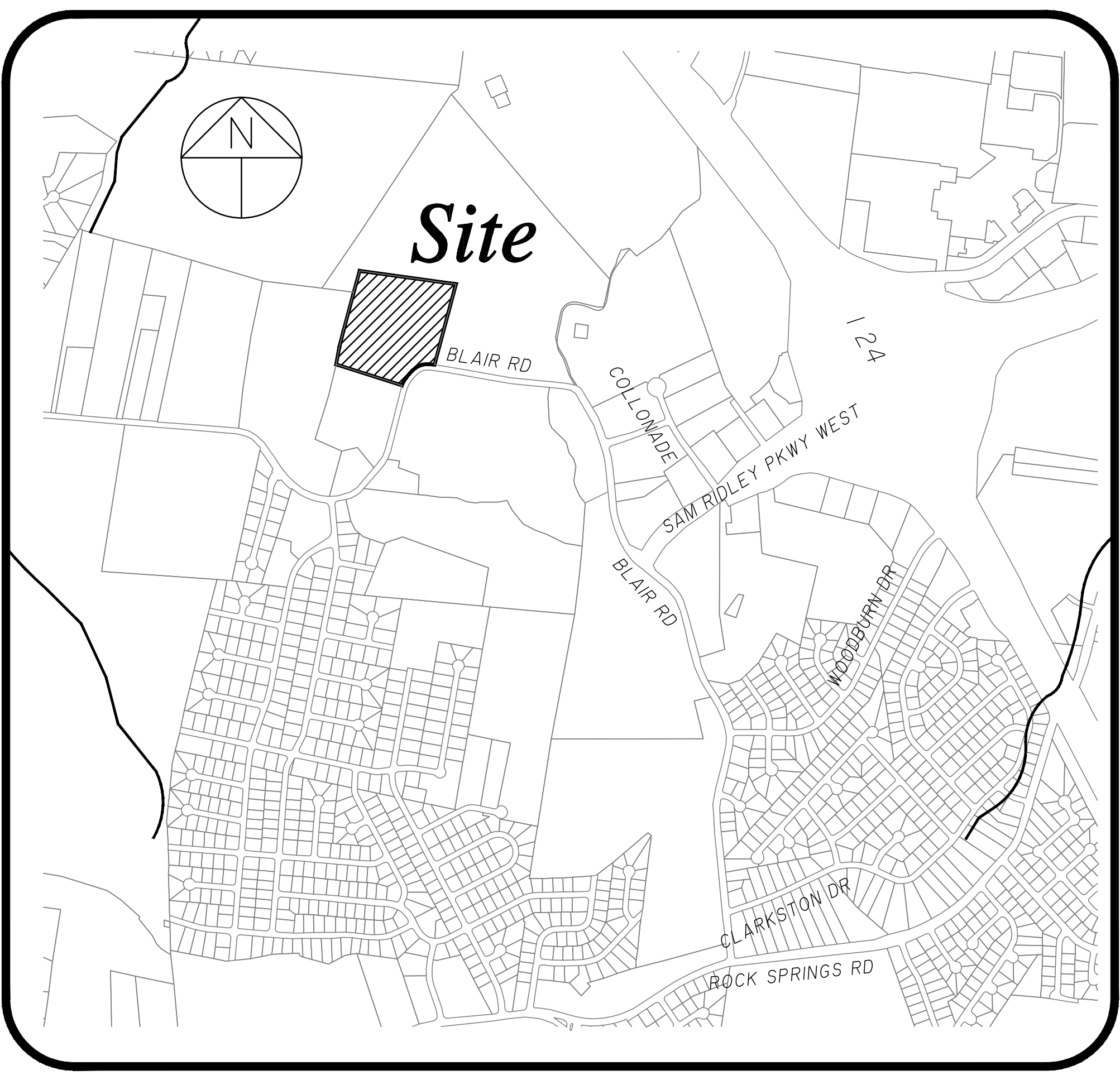
Blair Ridge

La Vergne, Tennessee

Site Plan & Construction Drawings

Purpose:
To create 141 Townhome Units & Amenities.

Drawing Index	
Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C0.3	Master Utility Plan
C0.4	Master Drainage Plan
C1.0-1.2	Existing Conditions & Initial EPSC Plan
C1.3-1.4	Intermediate EPSC Plan
C1.5-1.6	Preliminary Plat
C2.0-2.1	Roadway Layout
C2.2-2.3	Waterline Plan
C2.4	Waterline, Pipe, & Structure Tables
C2.5-2.6	Sewer Plan
C2.7	Truck Turn Plan
C2.8-2.10	Turnlane Plan
C3.0-3.1	Grading, Drainage & Final EPSC Plan
C4.0-4.3	Road Plan & Profiles
C4.4-4.5	Sewer Profiles
C5.0-5.3	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
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567

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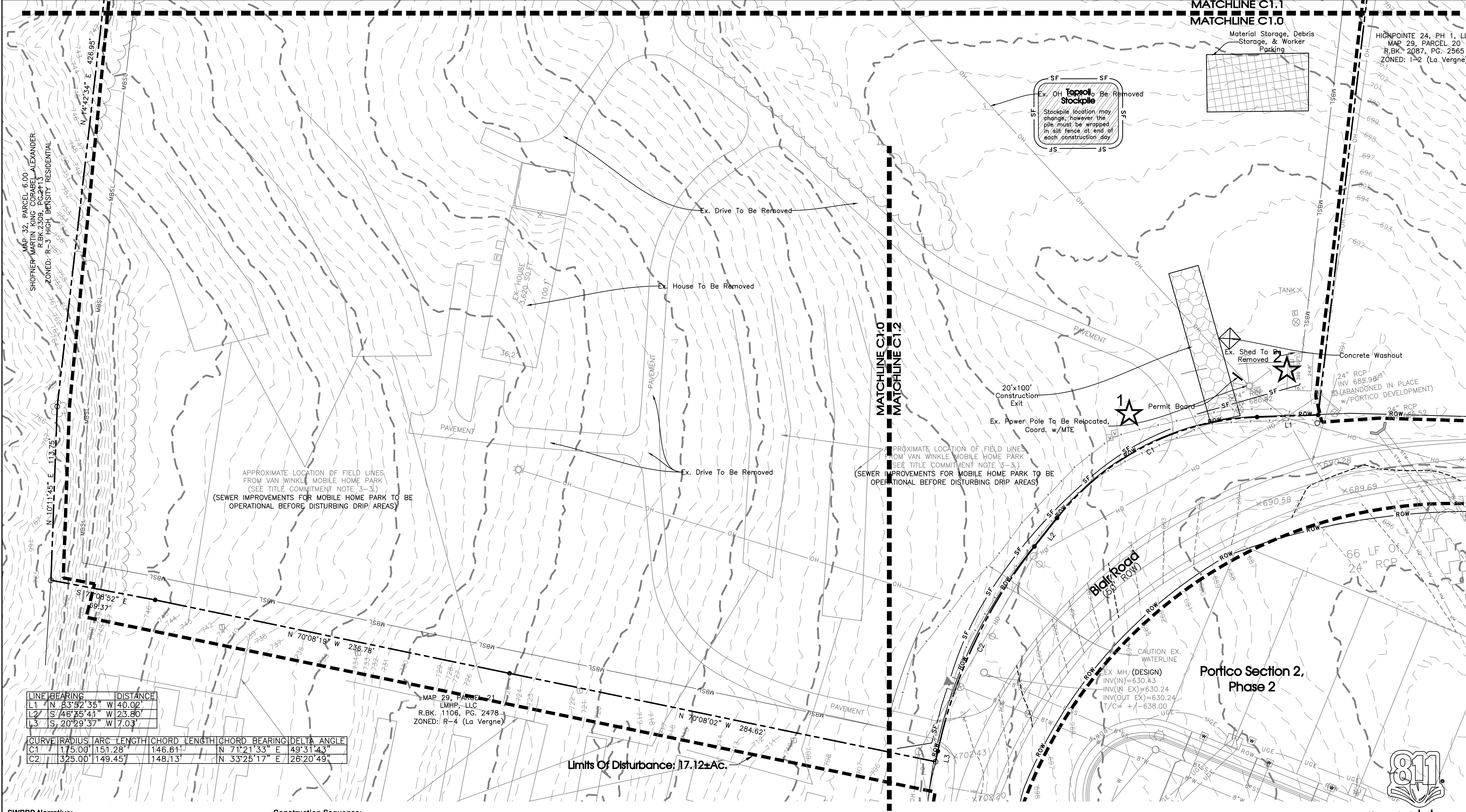


By: _____ Date: _____
John F. Miner, P.E. TN. Reg. #122194

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:

[illegible]



SWPPP Narrative:

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

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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:

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EPSC Notes:

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

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

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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)
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INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
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2	SOUTHEAST SILT FENCE	15.57	1-10%	35.9755	-86.5846

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

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

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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REVIEW SET

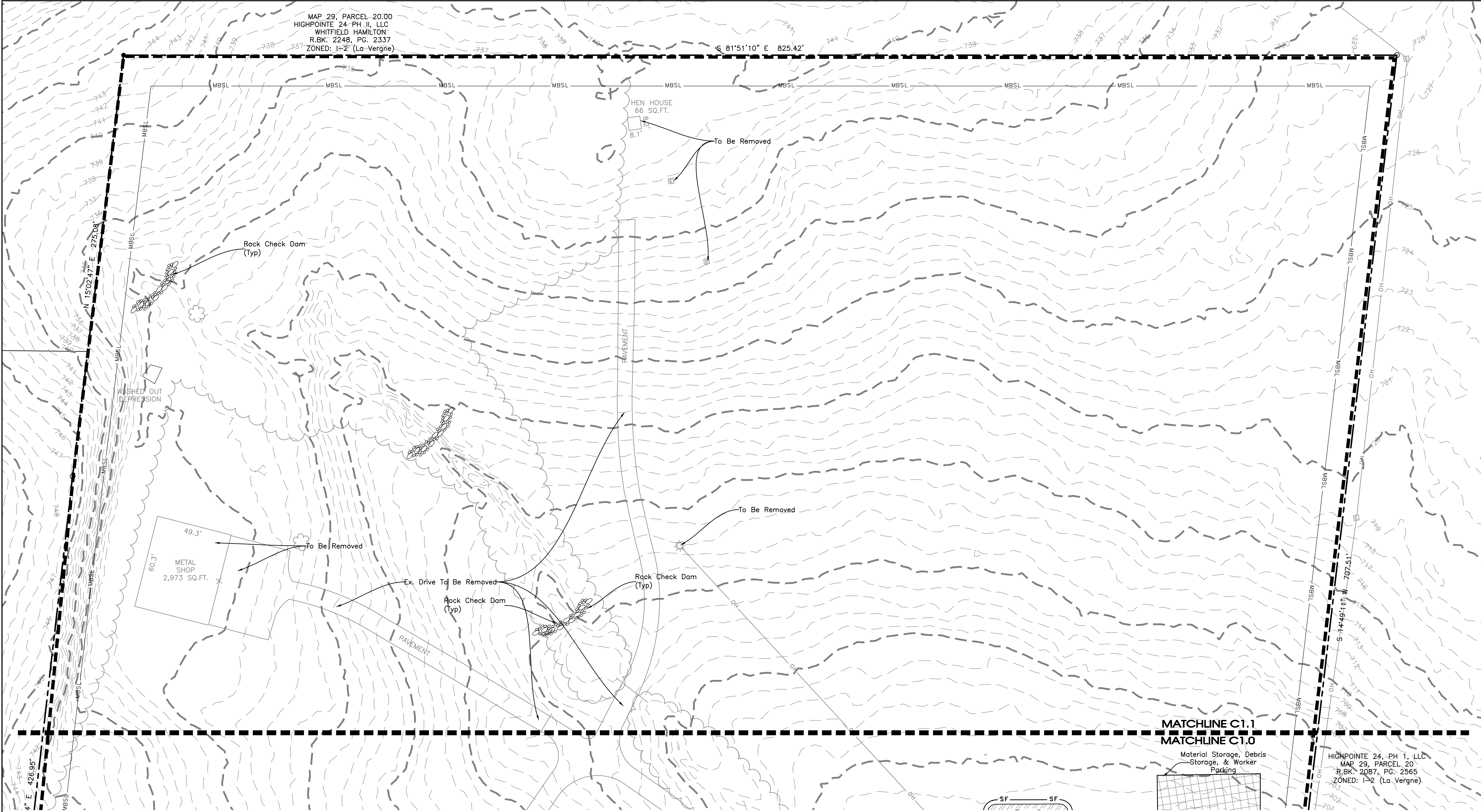
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Blair Ridge

La Vergne, Tennessee

Existing Conditions & Initial EPSC Plan

C1.0



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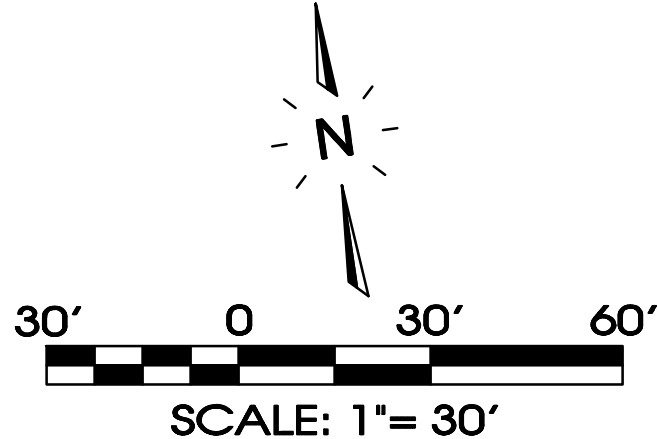
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★ Outfall



Know what's below.
Call before you dig.

LINE	BEARING	DISTANCE
L1	N 83°52'35" W	40.02'
L2	S 46°35'41" W	23.80'
L3	S 20°29'37" W	7.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
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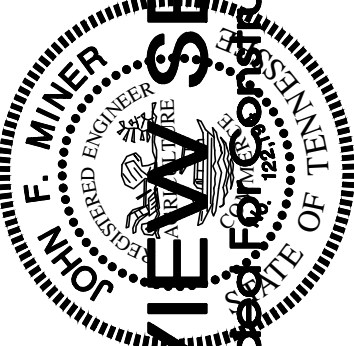
Landscaping & Grass
Sod Of All Pervious
Areas (See Landscaping Plan)

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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**

C1.1

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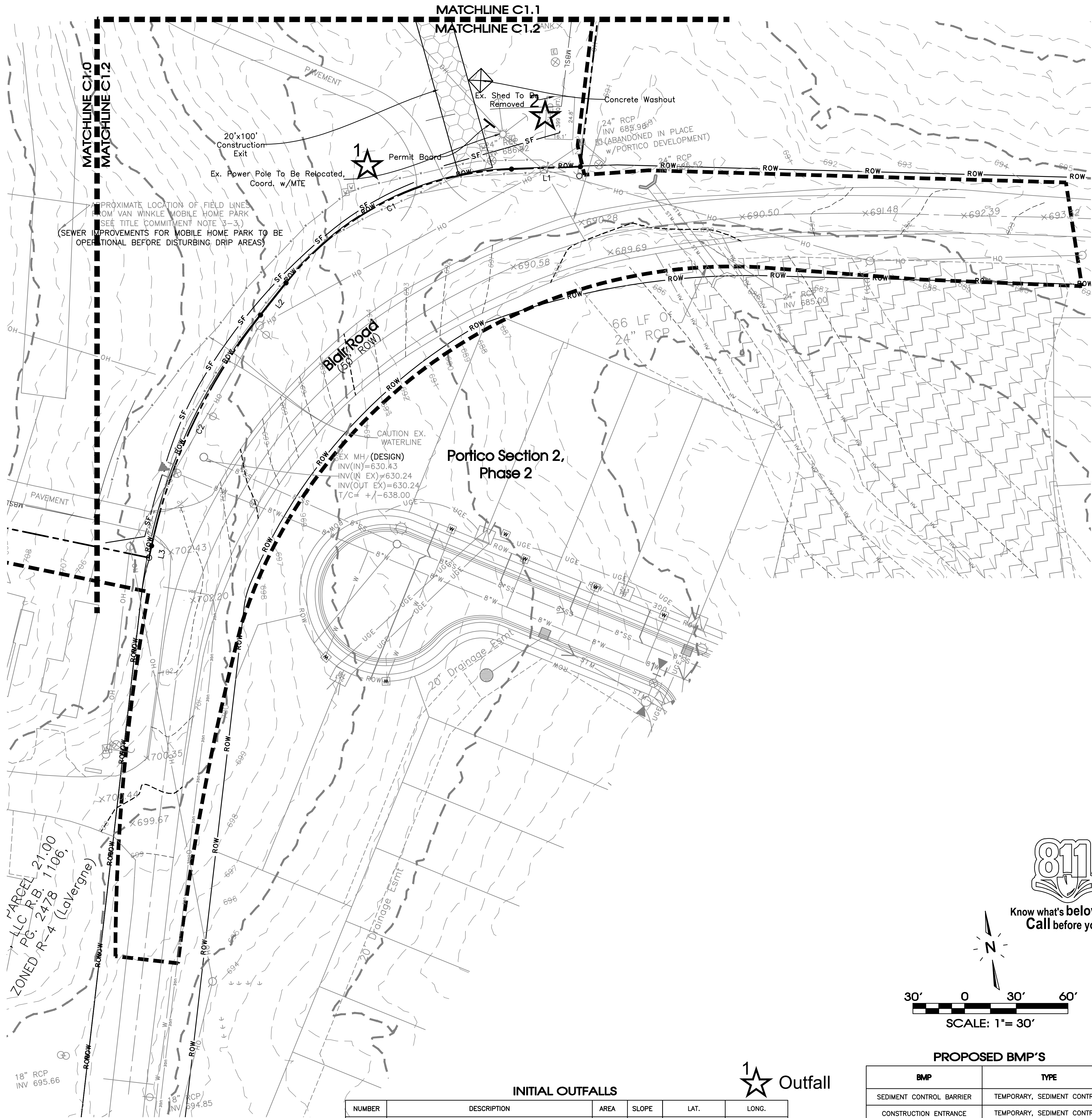
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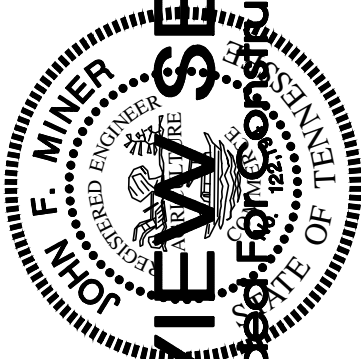


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SITE ENGINEERING CONSULTANTS

SEC, Inc.



REVIEW SET

(Not Intended for Construction)

Blair Ridge

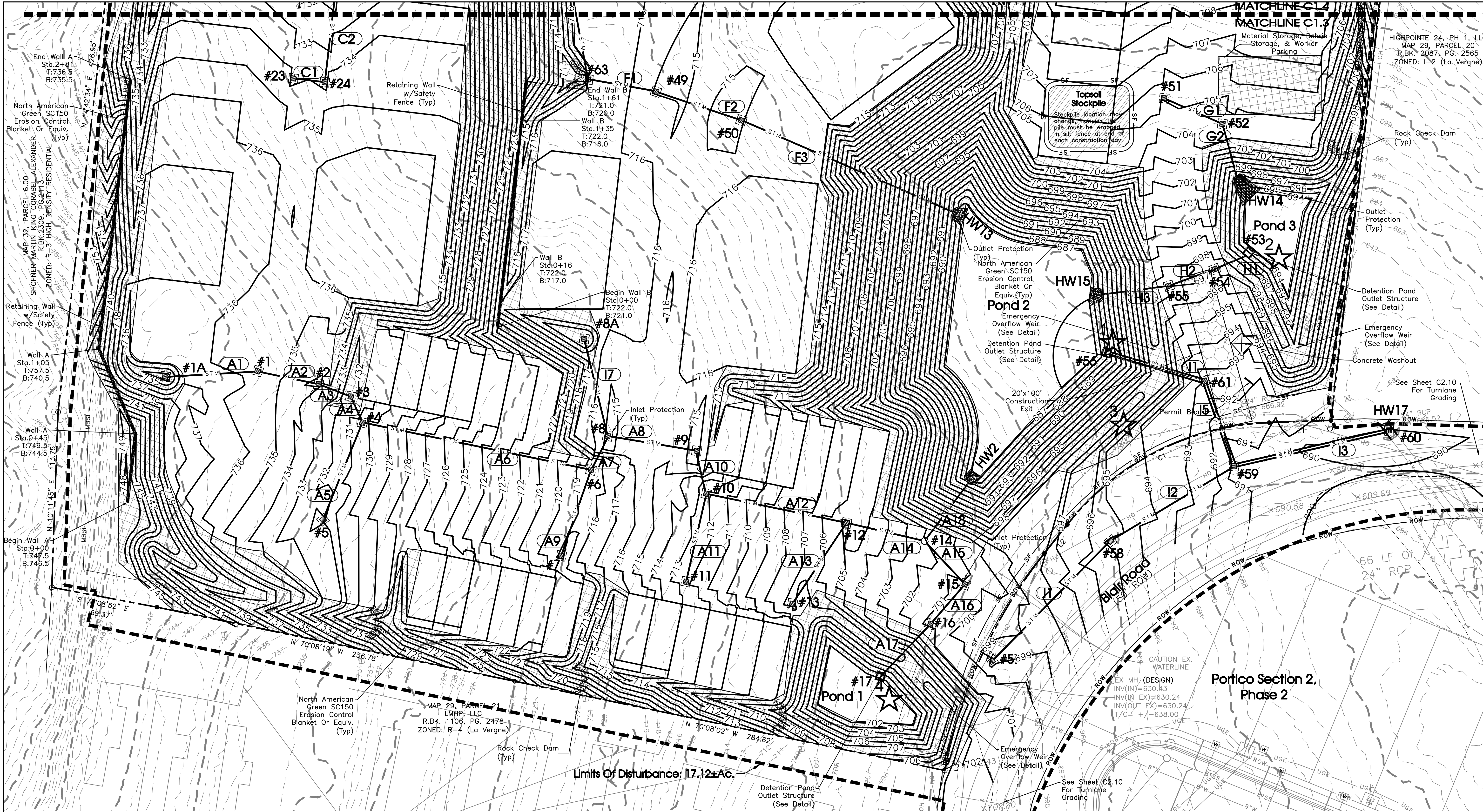
La Vergne, Tennessee

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

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



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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
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CONSTRUCTION ENTRANCE	TEMPORARY, SEDIMENT CONTROL
VEGETATION	PERMANENT, EROSION PREVENTION
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SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

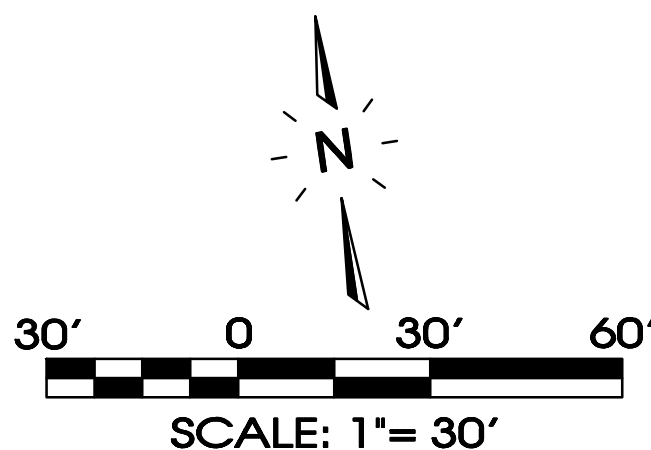
EPSC Phasing

- 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
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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



SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

Construction Sequence:

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

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

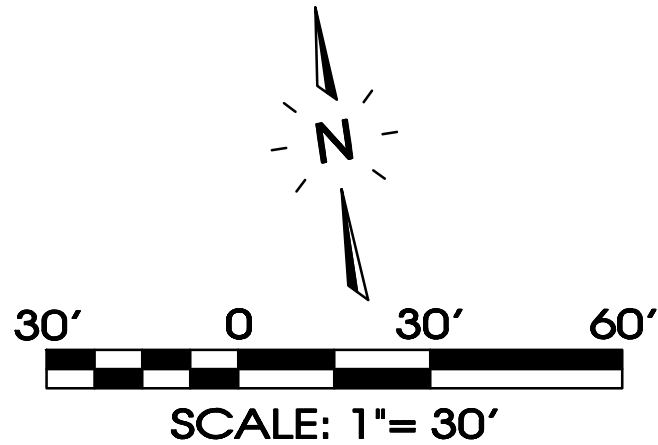
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Notes:
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General Contractor Shall Install All Initial EPSC Measures Prior To Any Earthwork Beginning.

SEC, Inc.

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850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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REVIEW SET

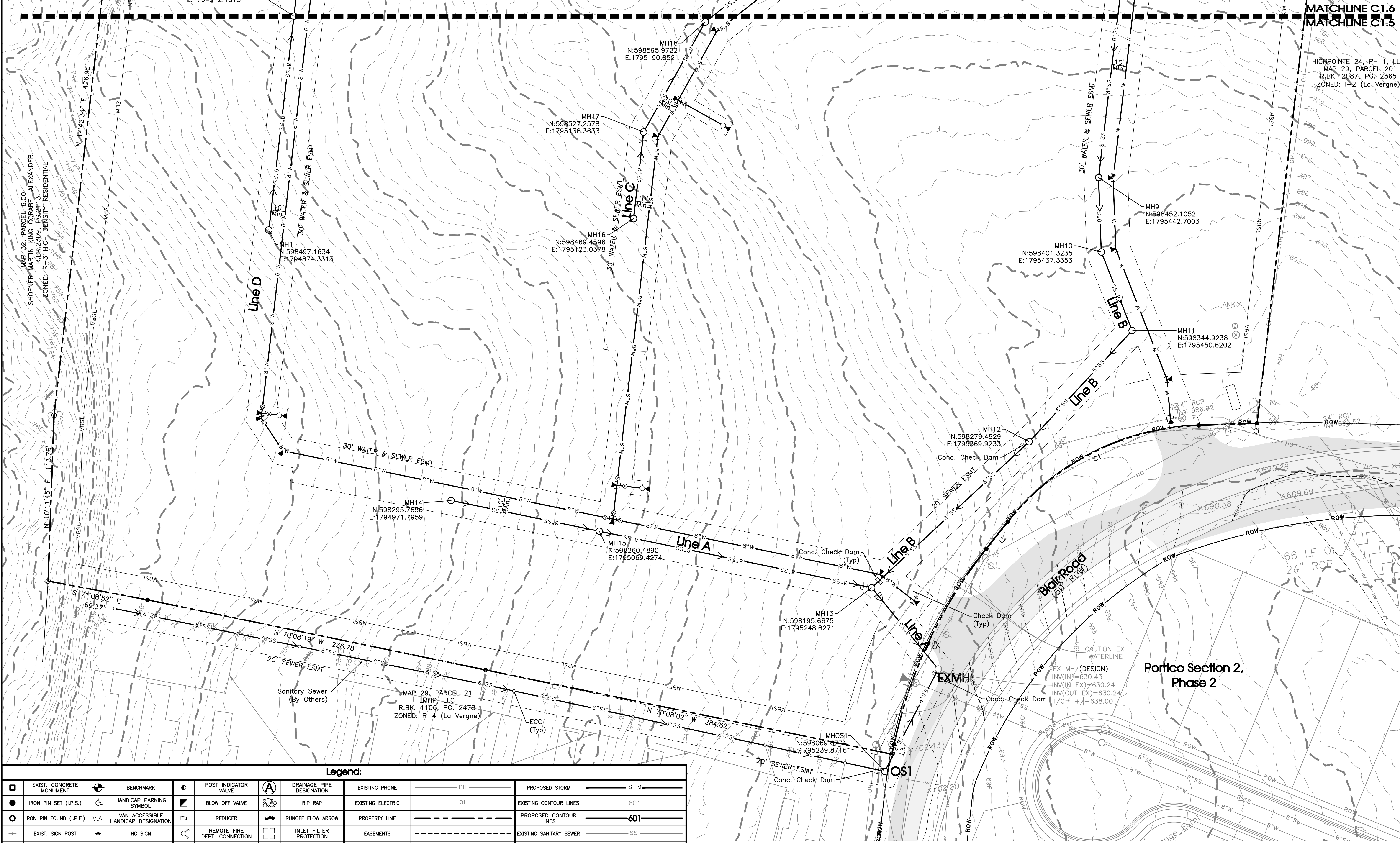
(Not Intended for Construction)

Blair Ridge

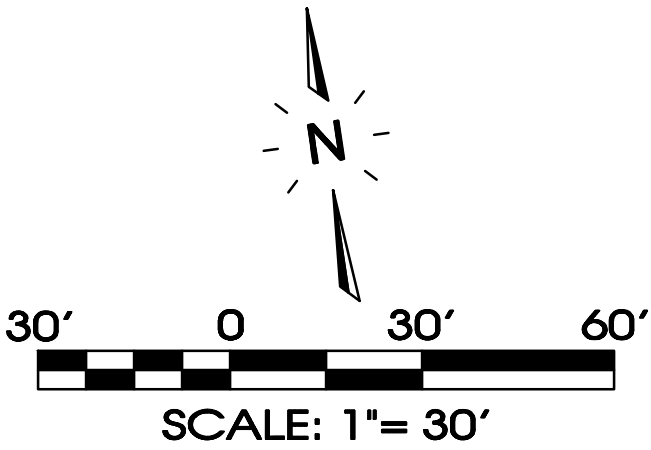
La Vergne, Tennessee

Intermediate EPSC Plan

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

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LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
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REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

PRELIMINARY PLAT

C1.5

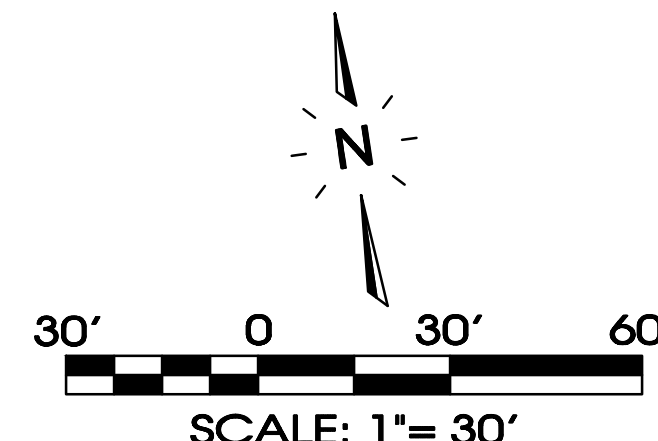
REVISIONS:

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

Page 42 of 120



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
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	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE
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	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.

MATCHLINE C2.1
MATCHLINE C2.0

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

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MURFREESBORO, TENNESSEE 37129
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REVIEW SET

(Not Intended for Construction)

F. MINER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TENNESSEE

NO. 10000

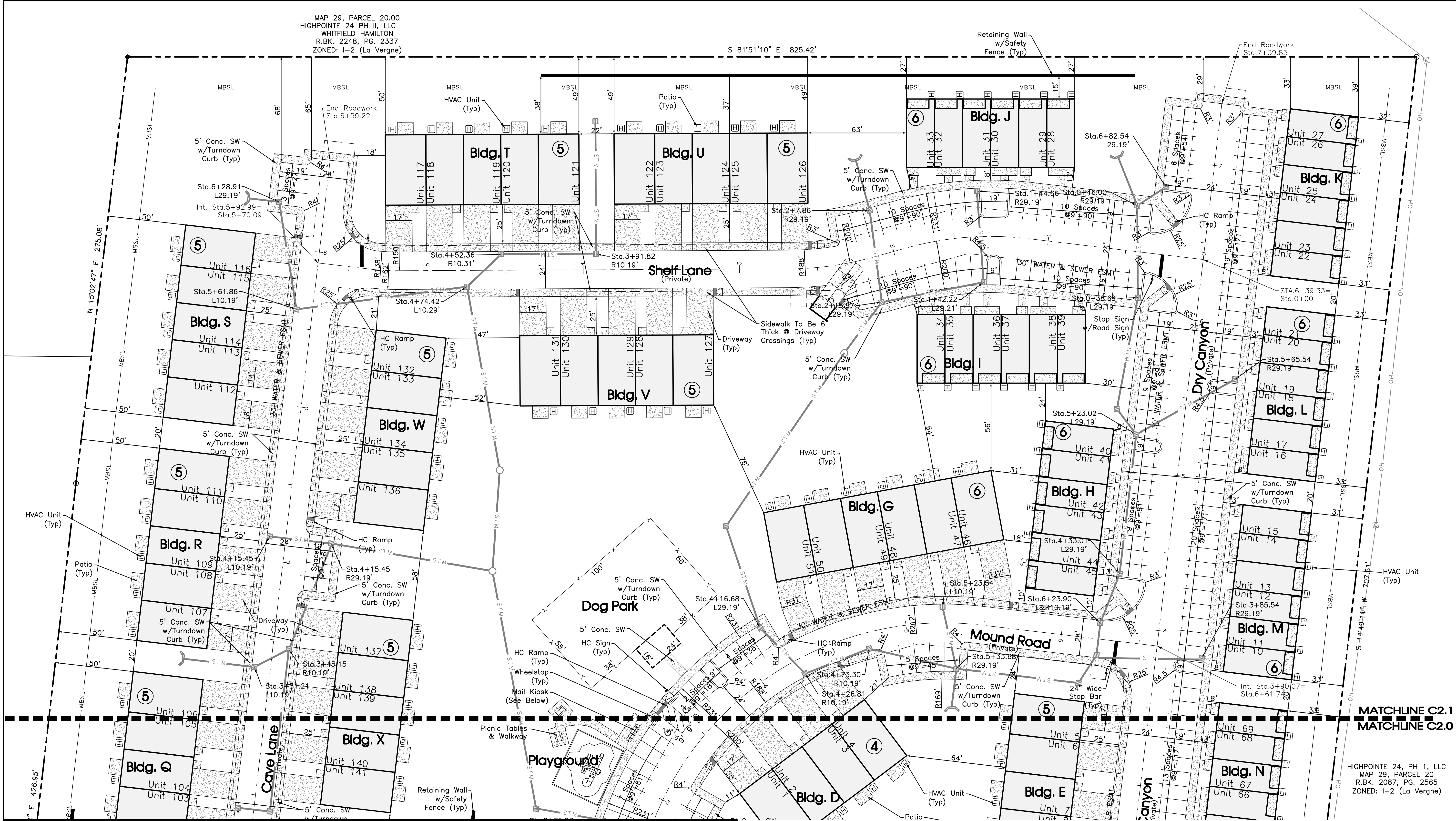
Blair Ridge

La Vergne, Tennessee

ROADWAY LAYOUT

C2.0

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

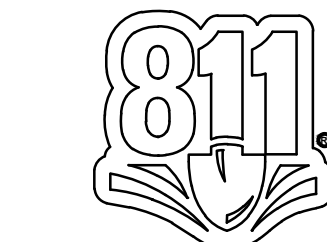
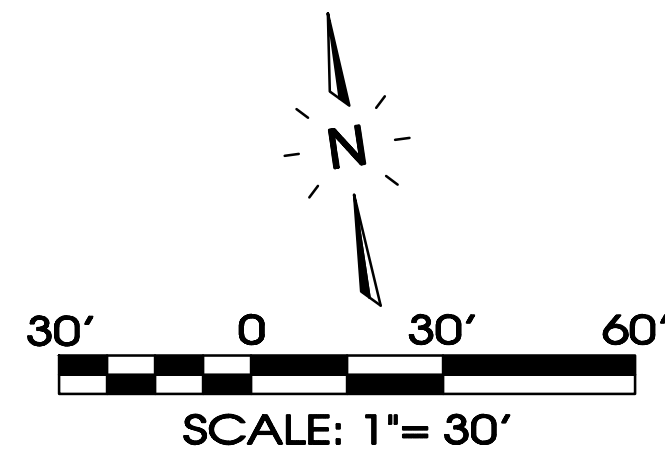


Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
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	EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE
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	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 EGO		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.



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850 MIDDLE TENNESSEE BOULEVARD
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REVIEW SET

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Blair Ridge

La Vergne, Tennessee

Roadway Layout

C2.1

REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

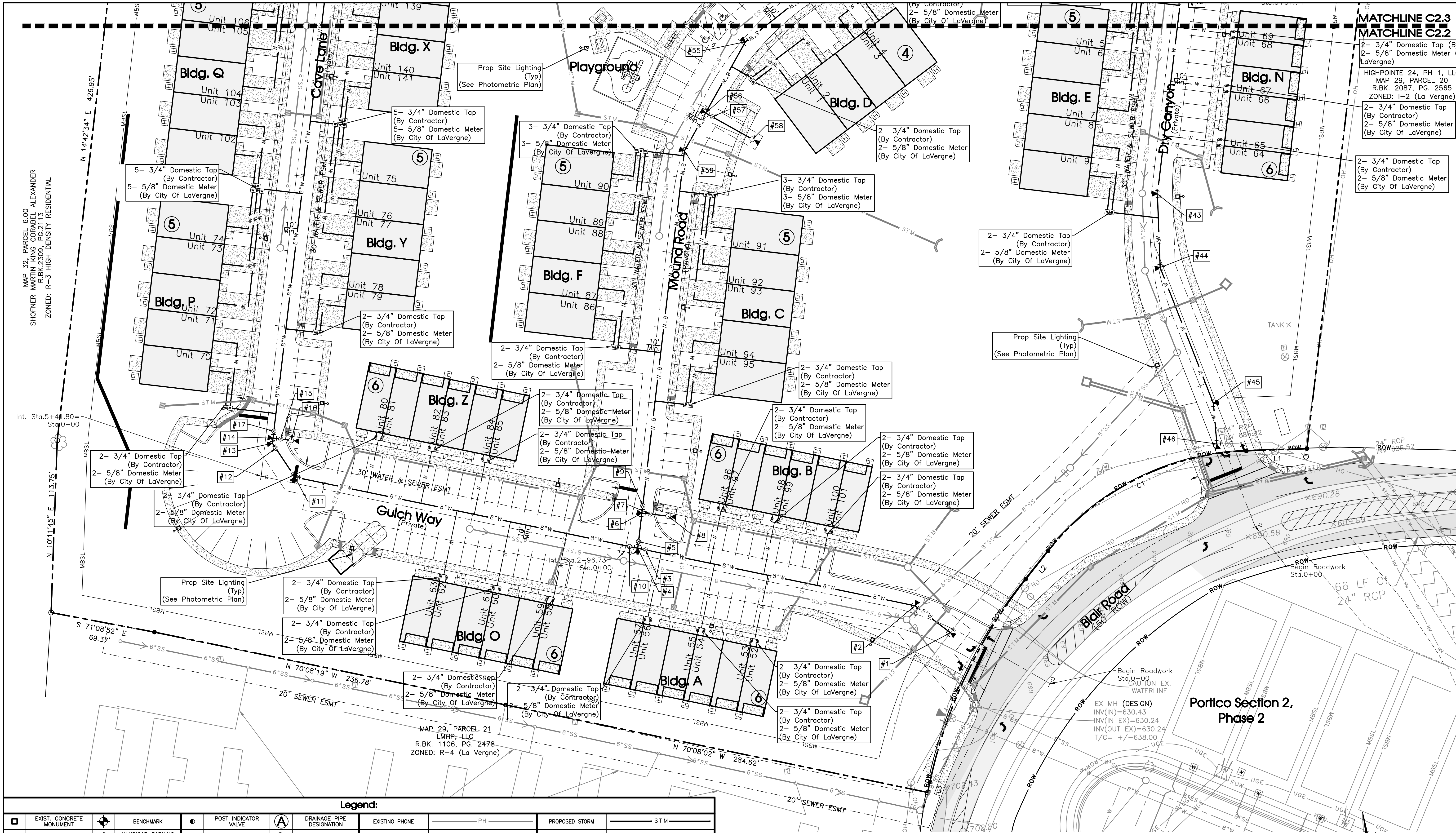
FILE NAME: 19258phase1

SCALE: 1"=30'

JOB NO. 19258

SHEET: C2.1

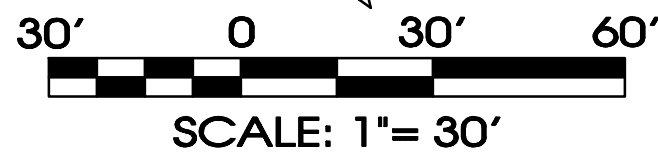
Page 45 of 120



Legend:									
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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.



Blair Ridge

La Vergne, Tennessee

Waterline Plan

C2.2

SEC, Inc.

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850 MIDDLE TENNESSEE BOULEVARD, SUITE 200, MEMPHIS, TENNESSEE 38119

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REVIEW SET

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DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

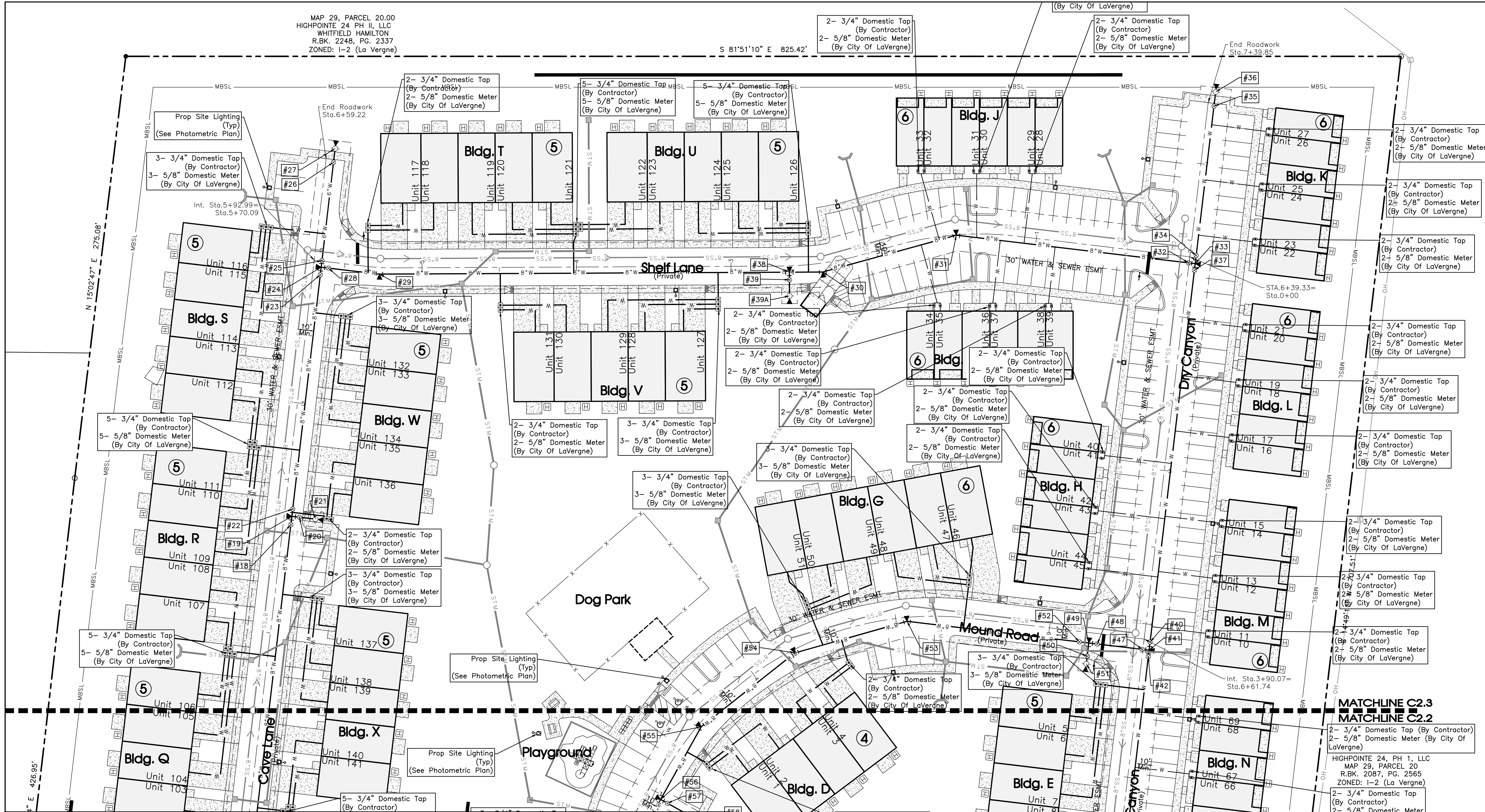
1"=30'

JOB NO.

19258

SHEET:

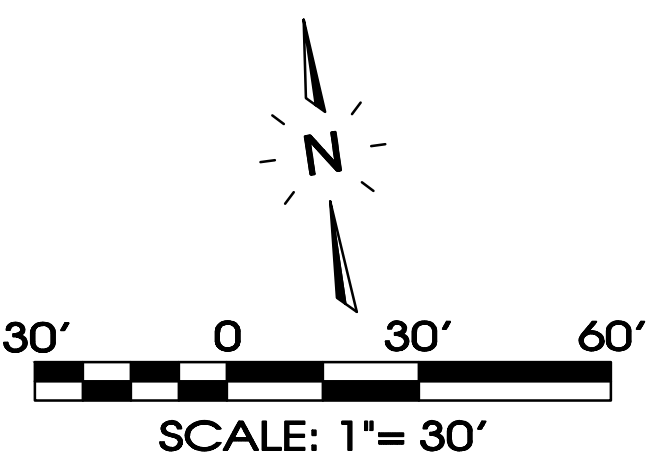
MAP 29, PARCEL 20.00
HIGHPOINT 24 PH 1, LLC
WHITFIELD HAMILTON
R.B.K. 2248, PG. 2337
ZONED: I-2 (La Vergne)



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
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	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
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	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



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 - Transformer

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REVIEW SET

(Not Intended for Construction)

Waterline Plan

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		



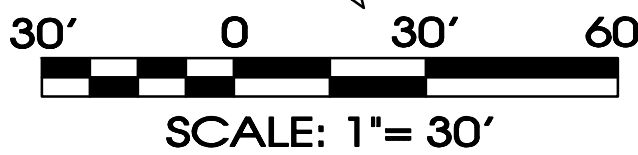
Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		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.



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

SEC, Inc.

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

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REVIEW SET

(Not Intended for Construction)

Blair Ridge

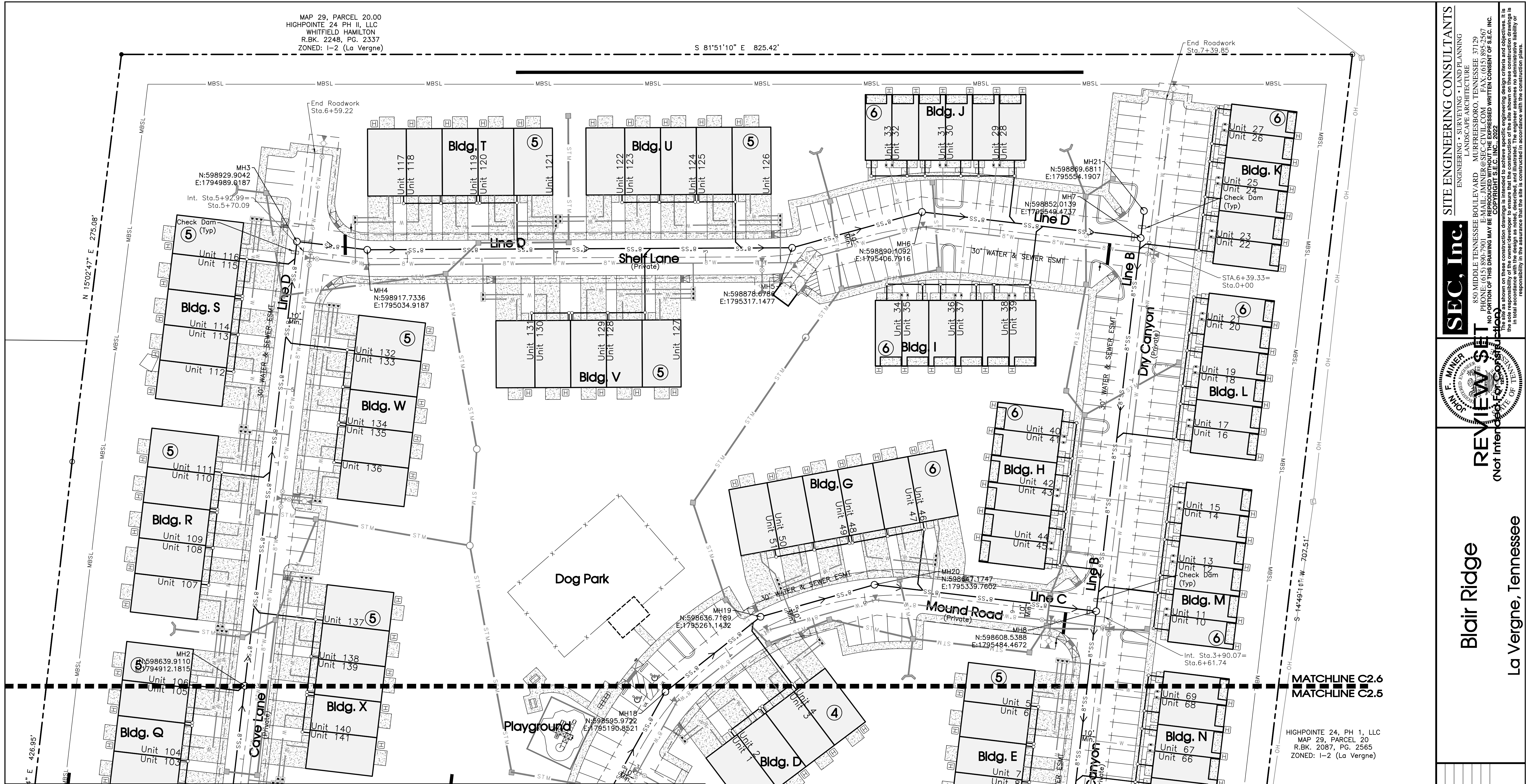
La Vergne, Tennessee

Sanitary Sewer Plan

C2.5

MAP 29, PARCEL 20.00
HIGHPOINTE 24 PH 1, LLC
WHITFIELD HAMILTON
R.B.K. 2248, PG. 2337
ZONED: I-2 (La Vergne)

S 81°51'10" E 825.42'



Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING DESIGNATION		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

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

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

Electrical Legend:

- Commercial Vault
- Transformer

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Blair Ridge
La Vergne, Tennessee

Sanitary Sewer Plan

C2.6

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
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REVIEW SET
(Not Intended for Construction)

Blair Ridge
La Vergne, Tennessee

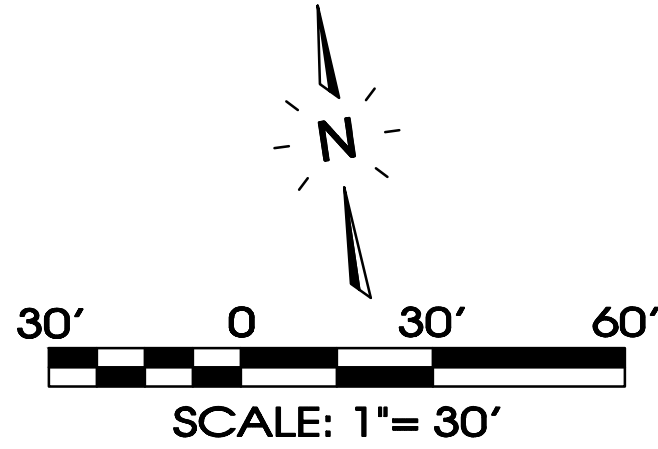
Sanitary Sewer Plan

C2.6



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 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.

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LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
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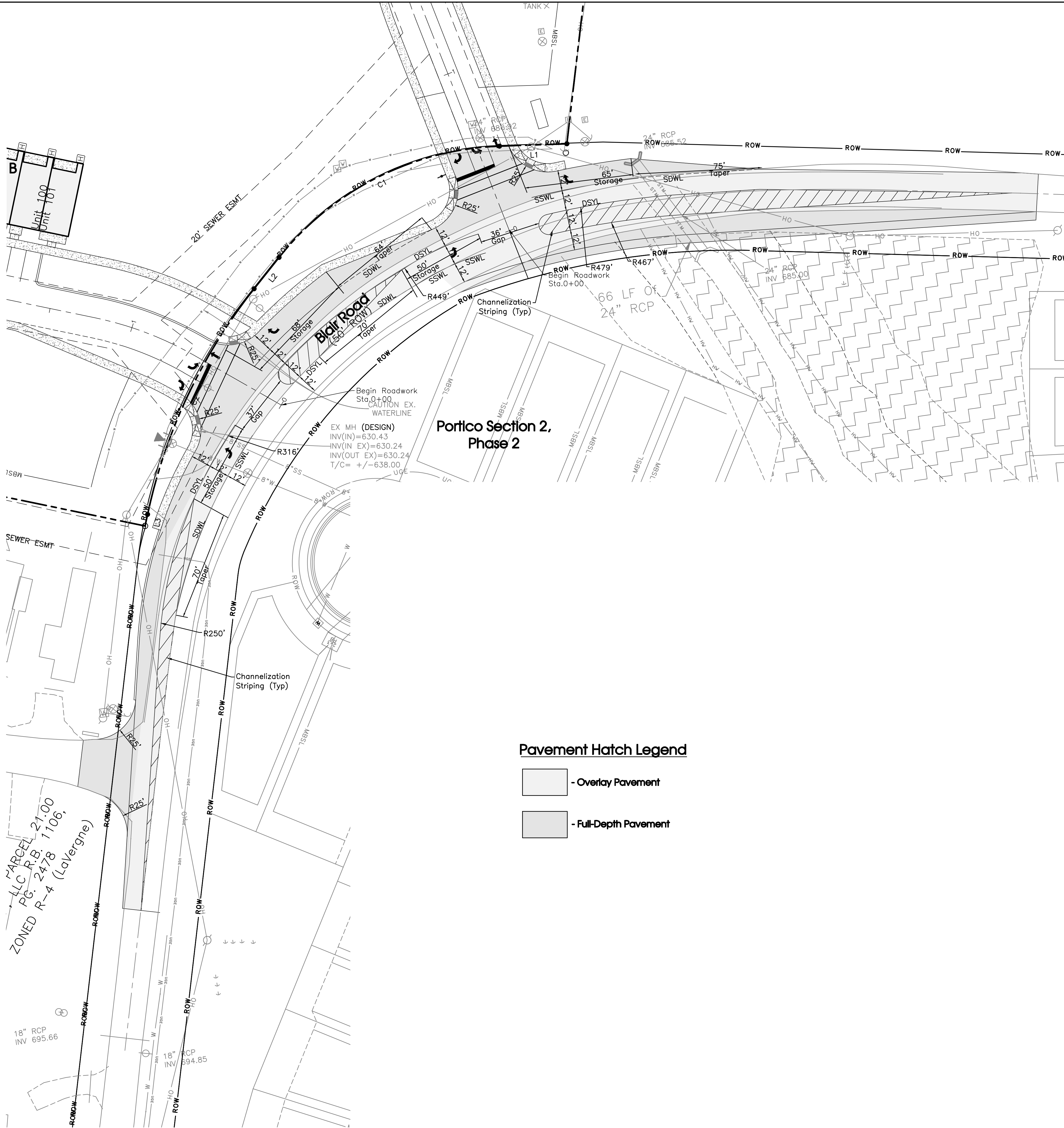
(Not intended for construction)

Blair Ridge

La Vergne, Tennessee

Turnlane Plan

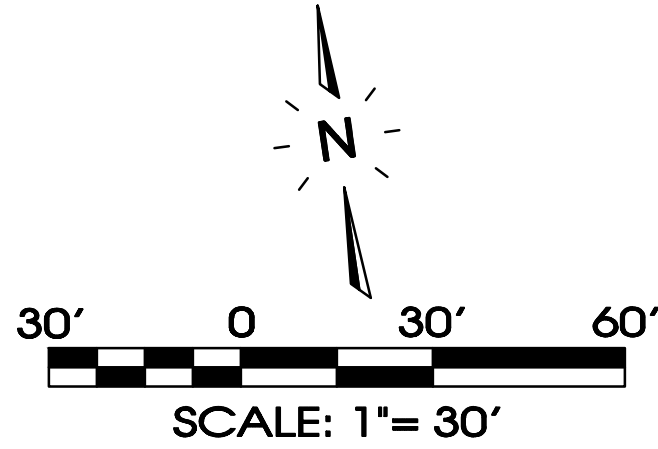
C2.8



Pavement Hatch Legend

- Overlay Pavement
- Full-Depth Pavement

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		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 --- E ---	
EXISTING TREELINE		~~~~~	
EXISTING FENCELINE		--- X --- X --- X --- X ---	
MINIMUM BUILDING SETBACK LINE		---	
PHASE BOUNDARY		■■	



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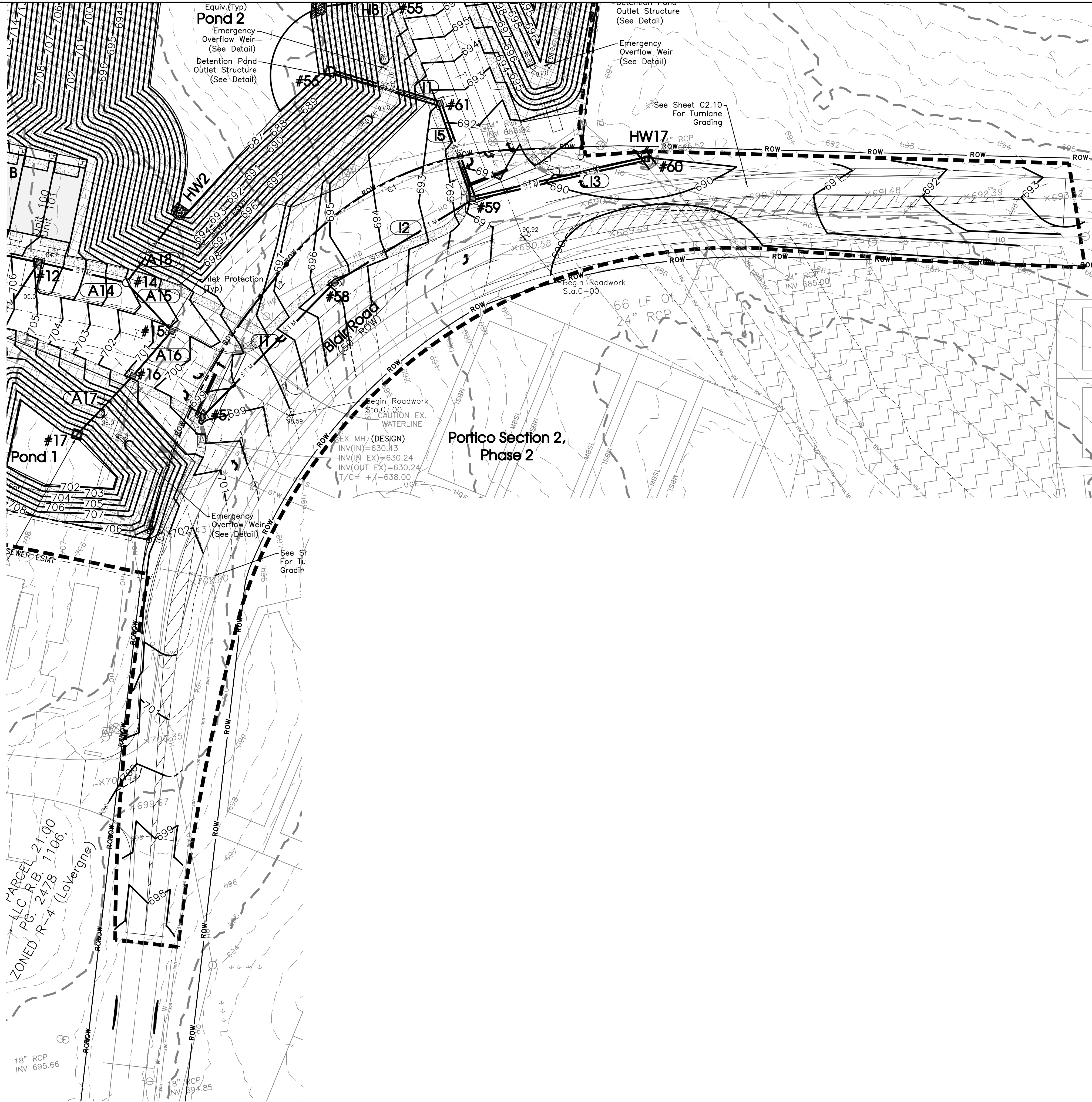
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La Vergne, Tennessee

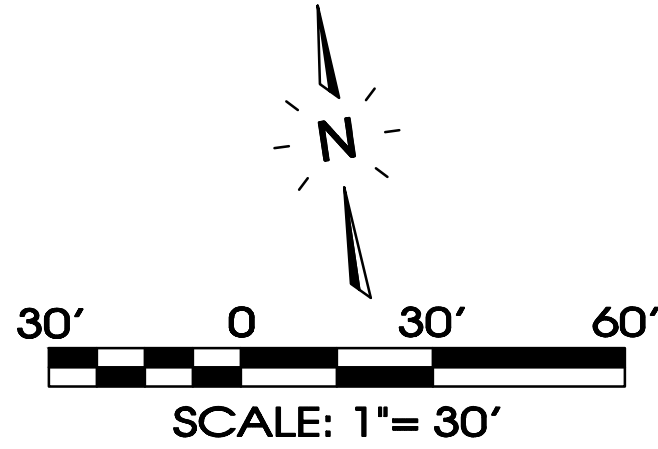
Turnlane Plan

C2.9



Turnlane Grading Plan

Legend:			
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	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	



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Blair Ridge

La Vergne, Tennessee

Turnlane Plan

C2.10



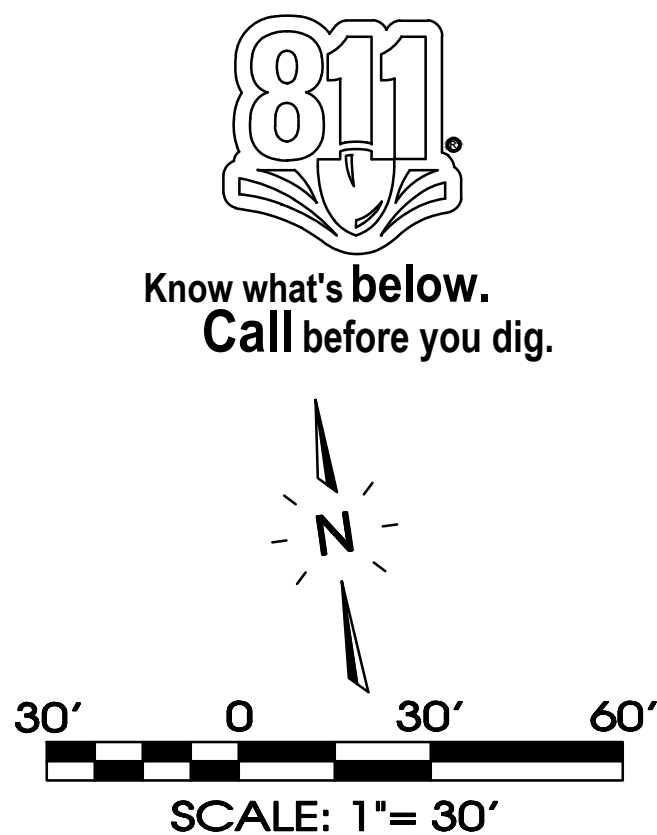
Legend:									
	EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		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 PIPE & STRUCTURE TABLES

FINAL OUTFALLS				
NUMBER	DESCRIPTION	AREA	SLOPE	LAT. LONG.
1	DETENTION POND #1	1.80	1-10%	35.9758 -86.5846
2	DETENTION POND #2	11.95	1-10%	35.9755 -86.5850
3	DETENTION POND #3	1.41	1-10%	35.9751 -86.5856

1★ Outfall

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



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REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

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 EOC		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
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3	DETENTION POND #3	1.41	1-10%	35.9751 -86.5856

★ Outfall

- NOTES:
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 - 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'

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

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

Blair Ridge

La Vergne, Tennessee

Grading, Drainage,
& Final EPSC Plan

C3.1

DRAWN: SJA/CFB3

DATE: 12-29-2023

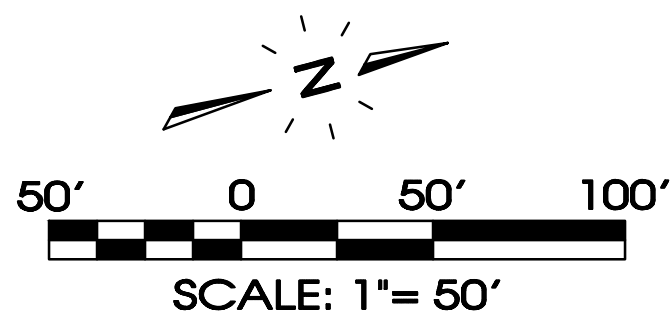
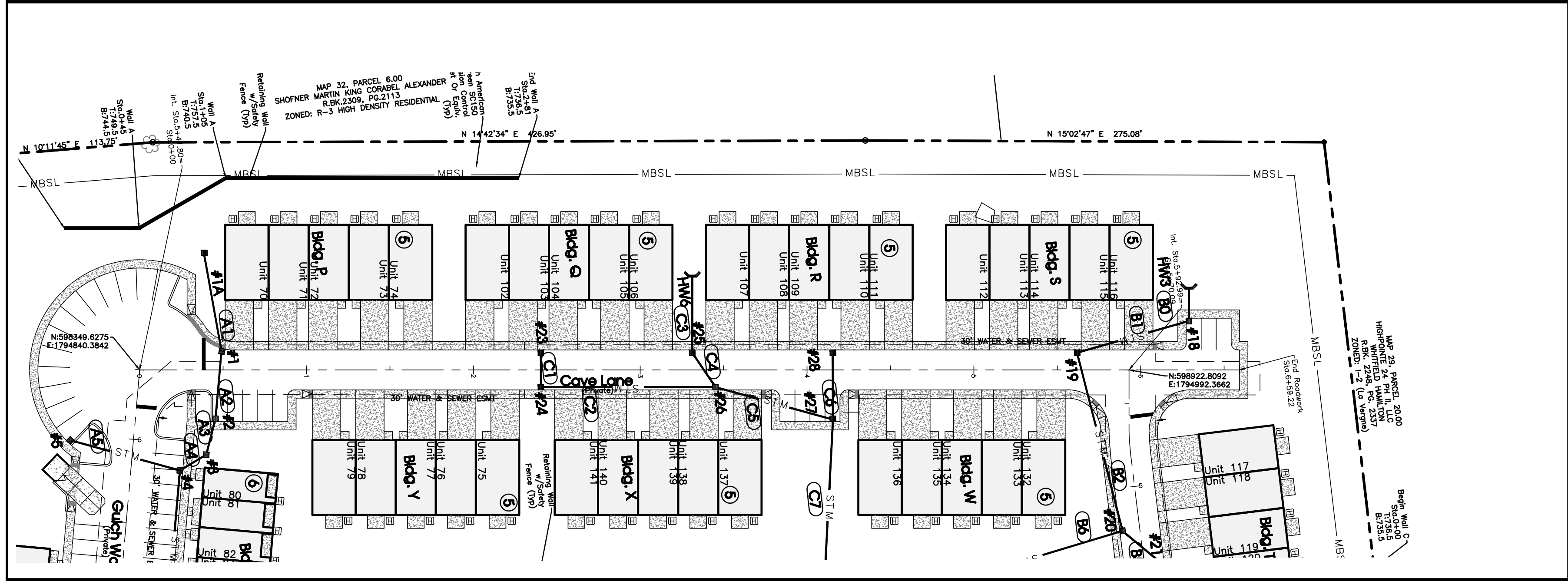
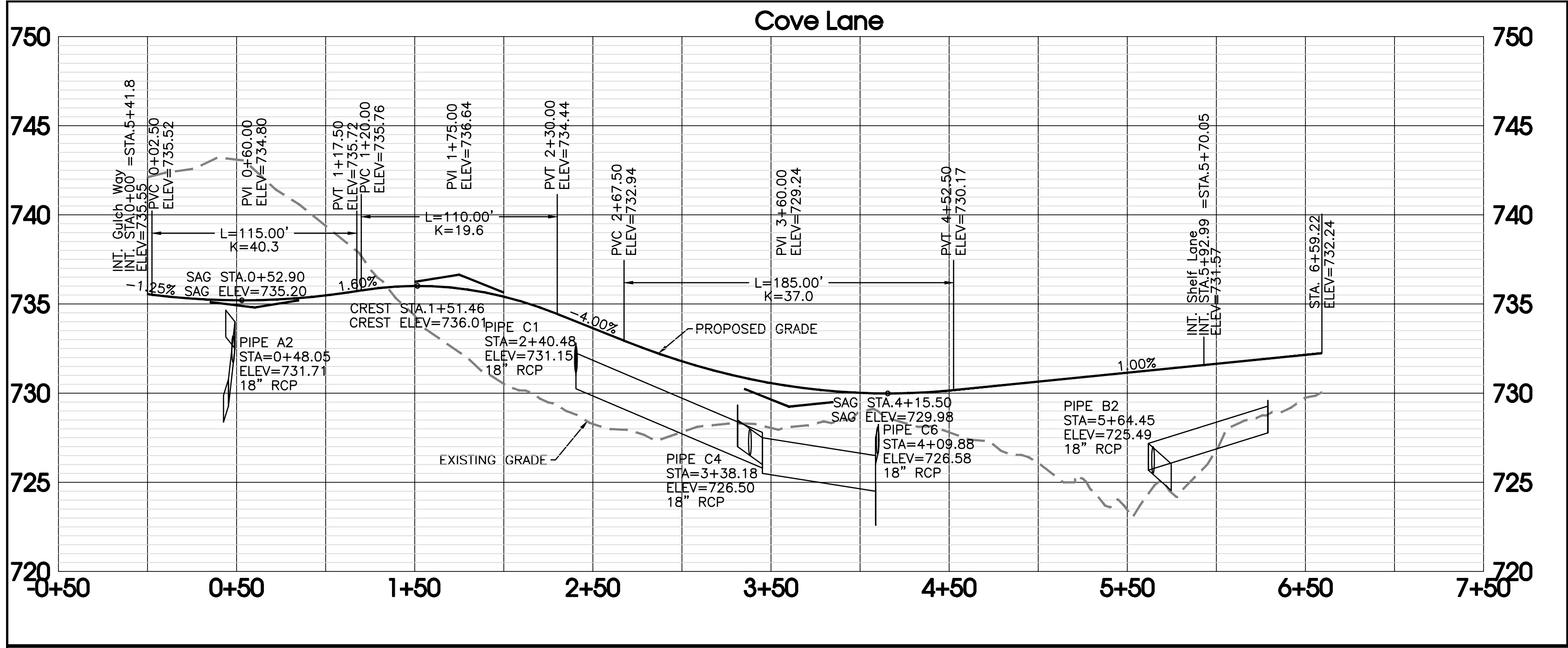
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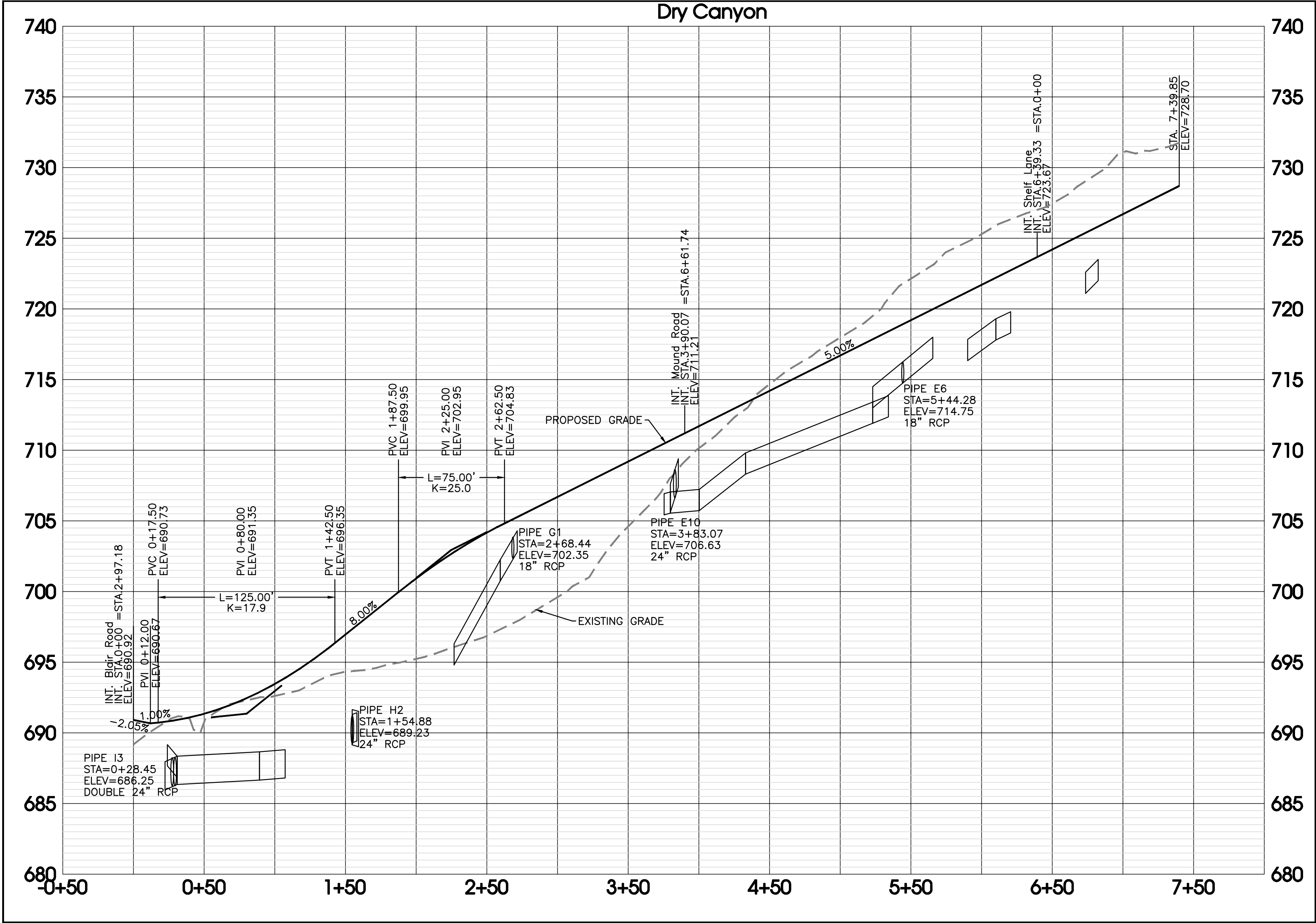
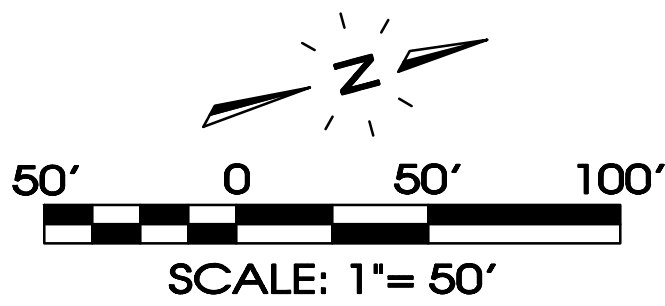
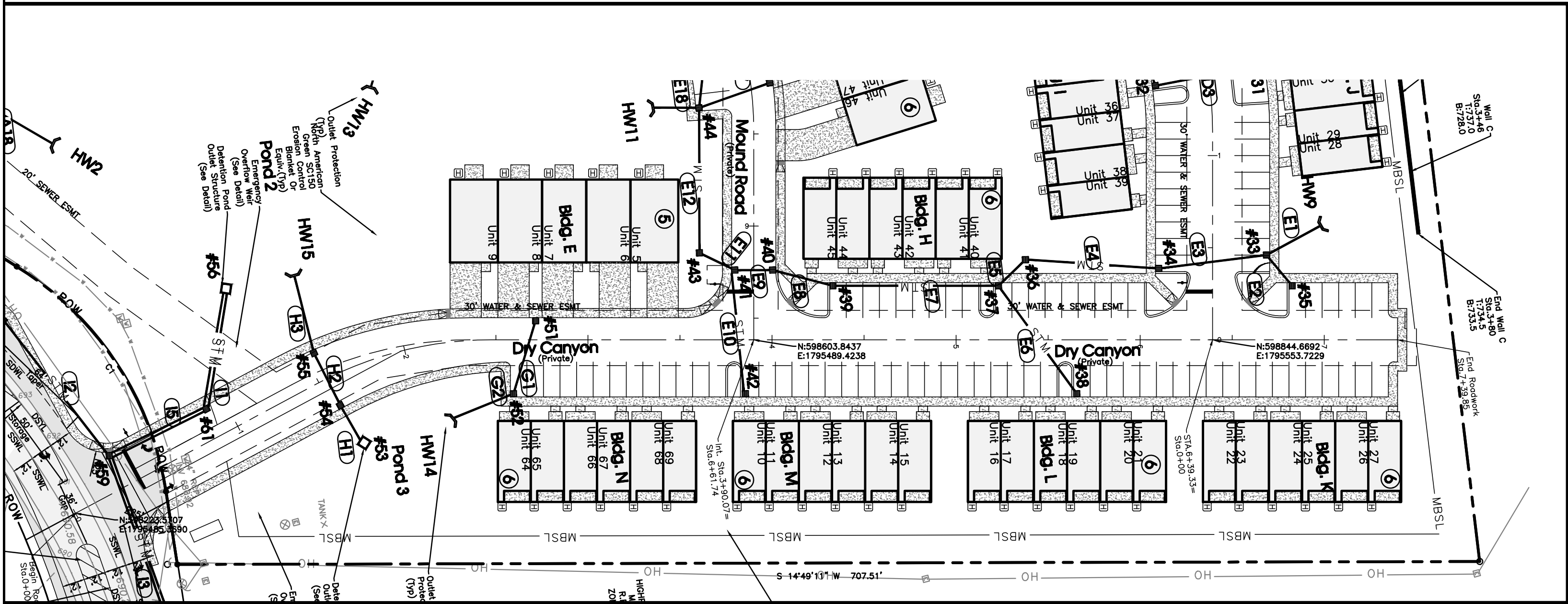
SCALE: 1"=30'

JOB NO. 19258

SHEET: C3.1



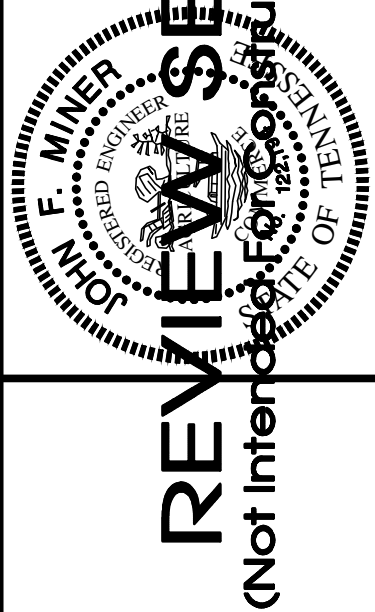
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DATE: 12-29-2023		ENGINEERING • SURVEYING • LAND PLANNING	
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FILE NAME: 19258phase1		850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129	
SCALE: None		PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567	
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SCALE:
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Road Plan & Profiles

Blair Ridge
La Vergne, Tennessee

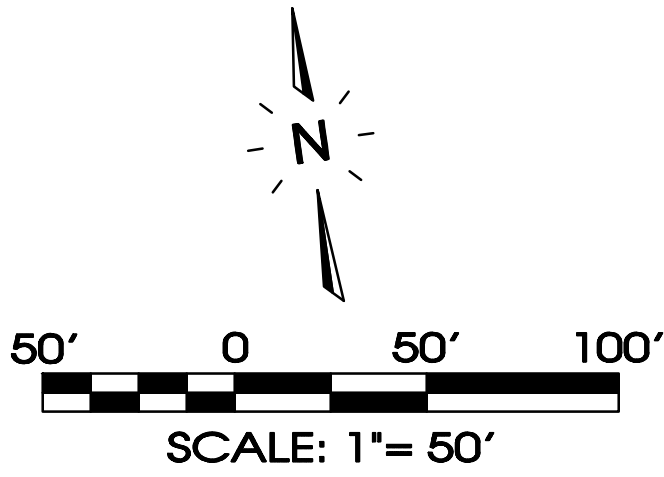
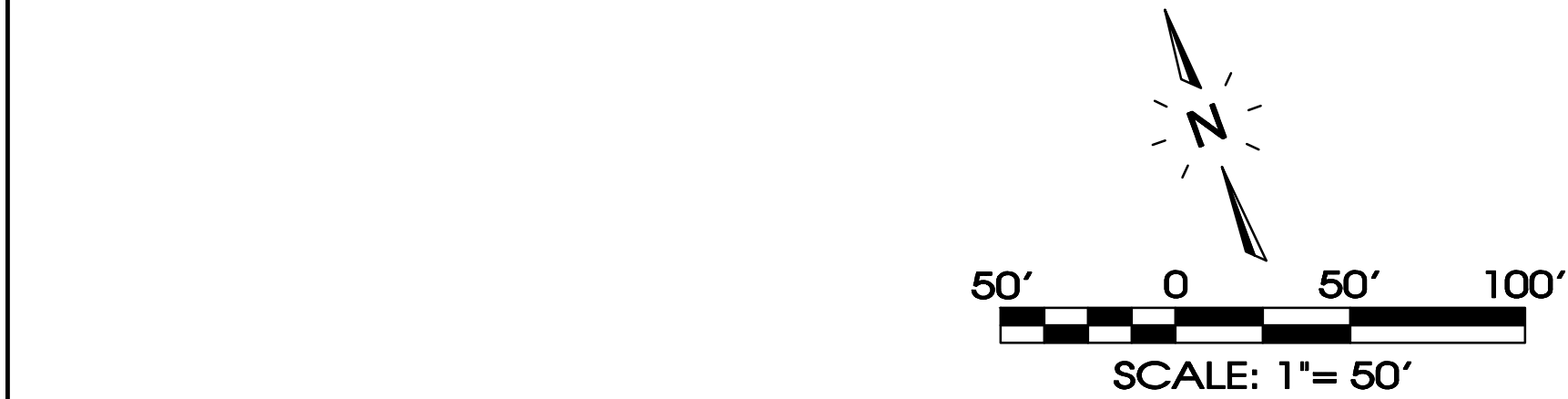
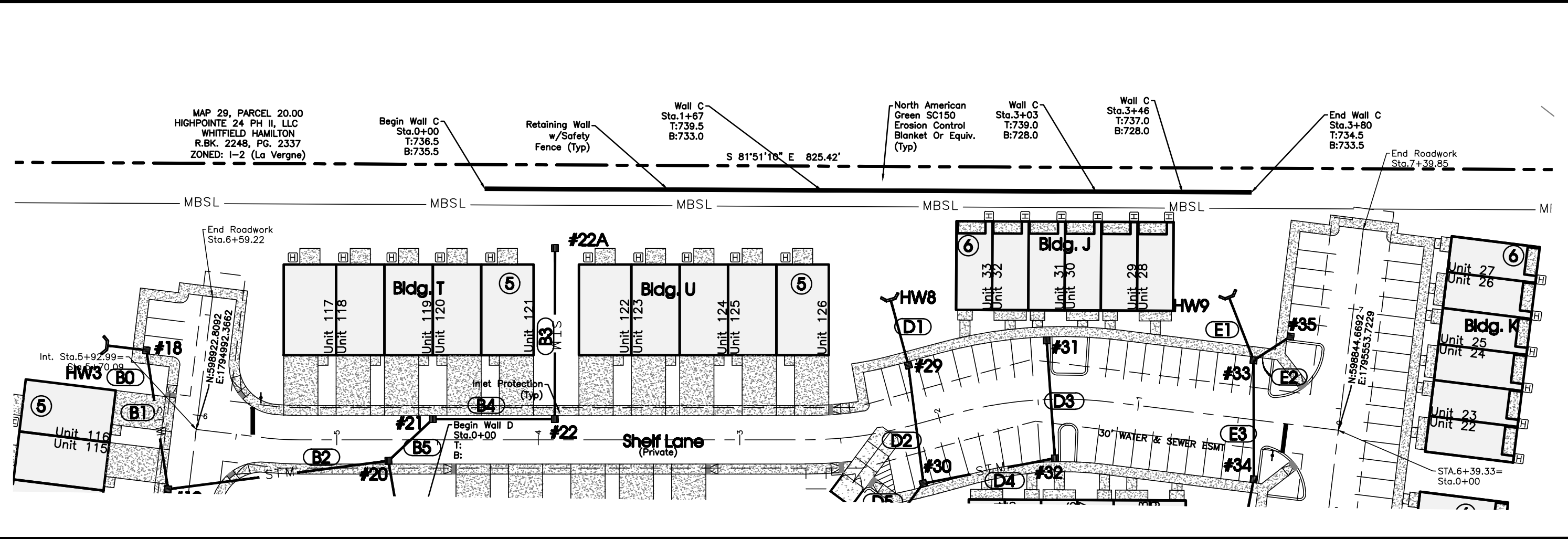
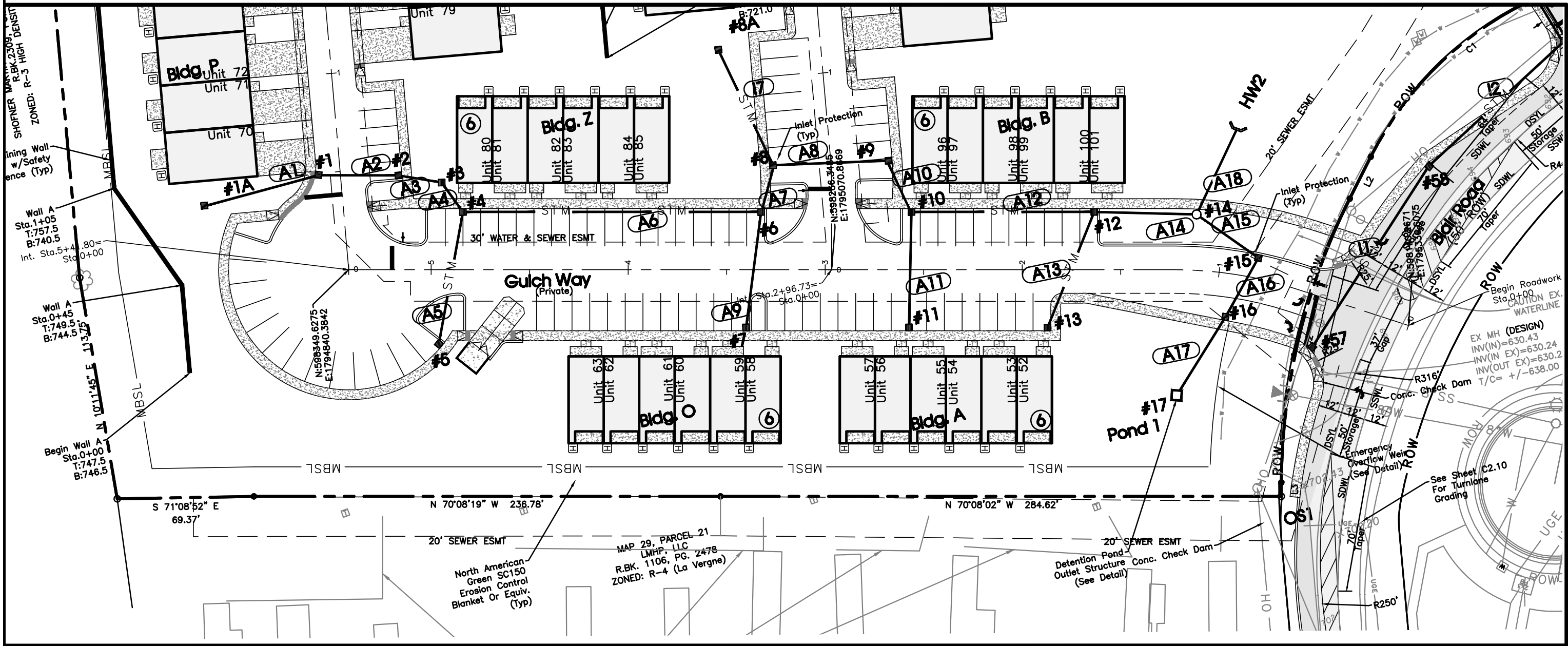
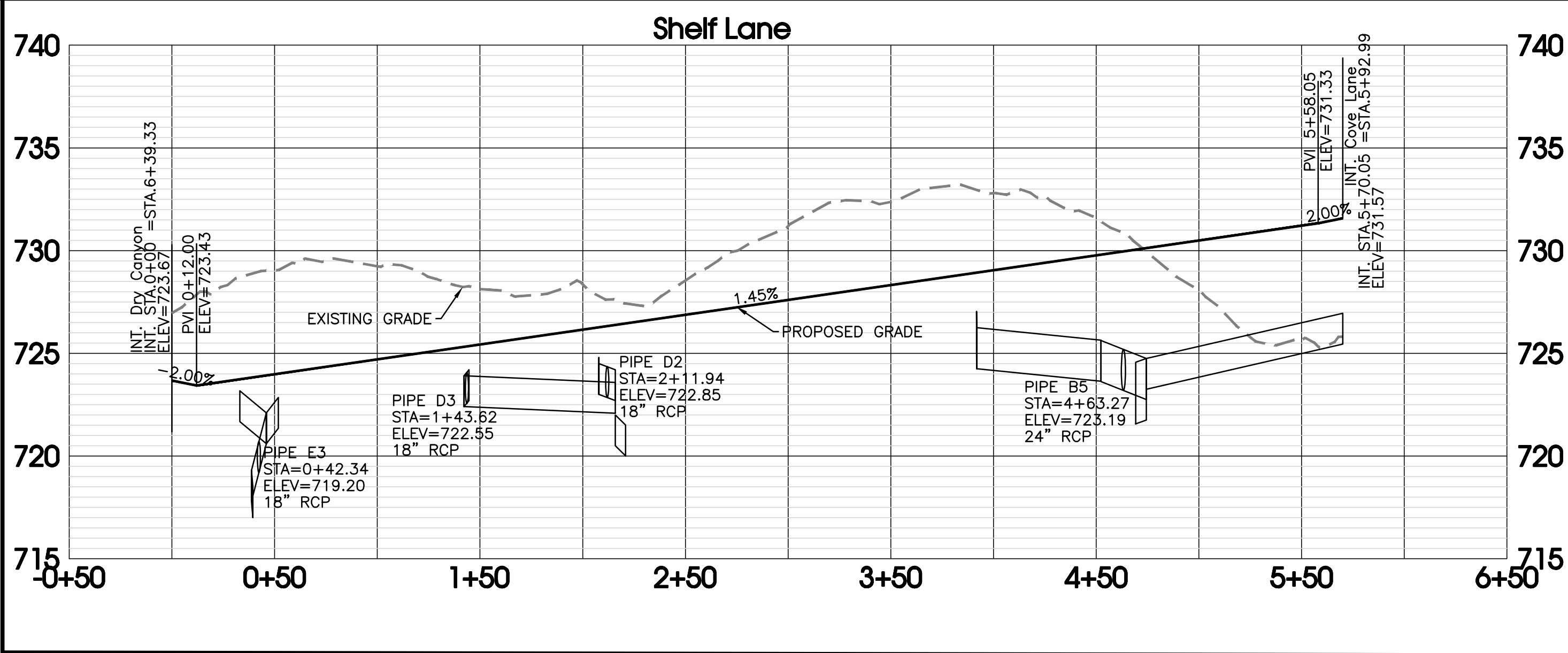
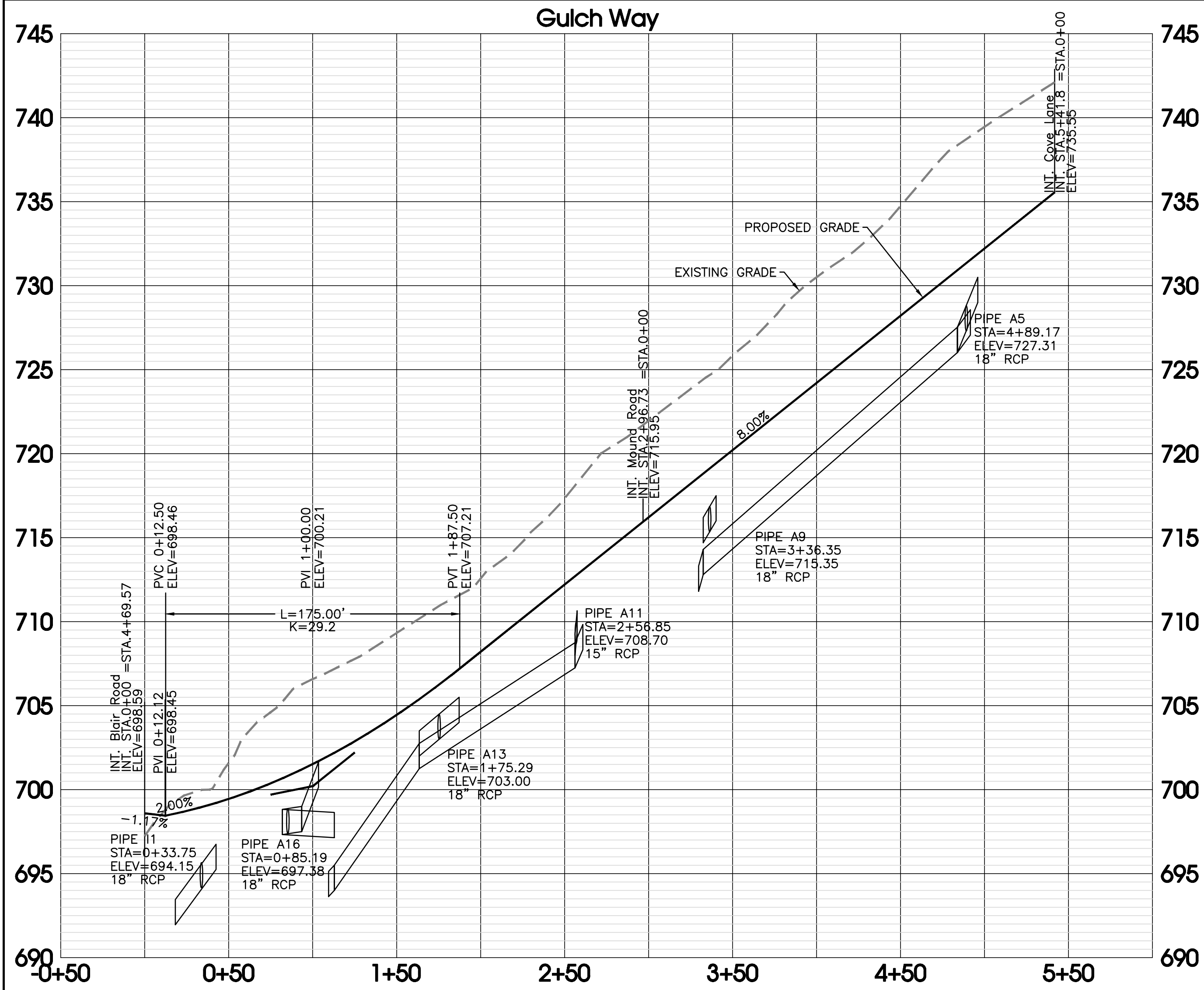


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C4.1



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Blair Ridge

La Vergne, Tennessee

REVISIONS:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED:

MAT

FILE NAME:

19258phase1

SCALE:

None

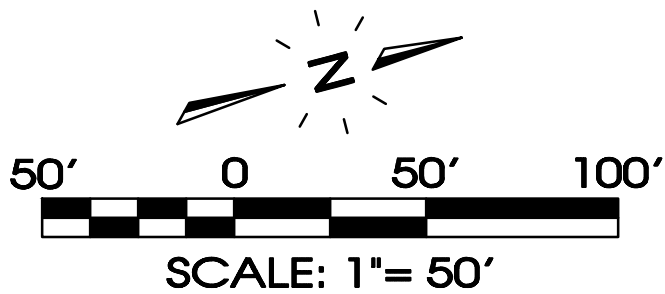
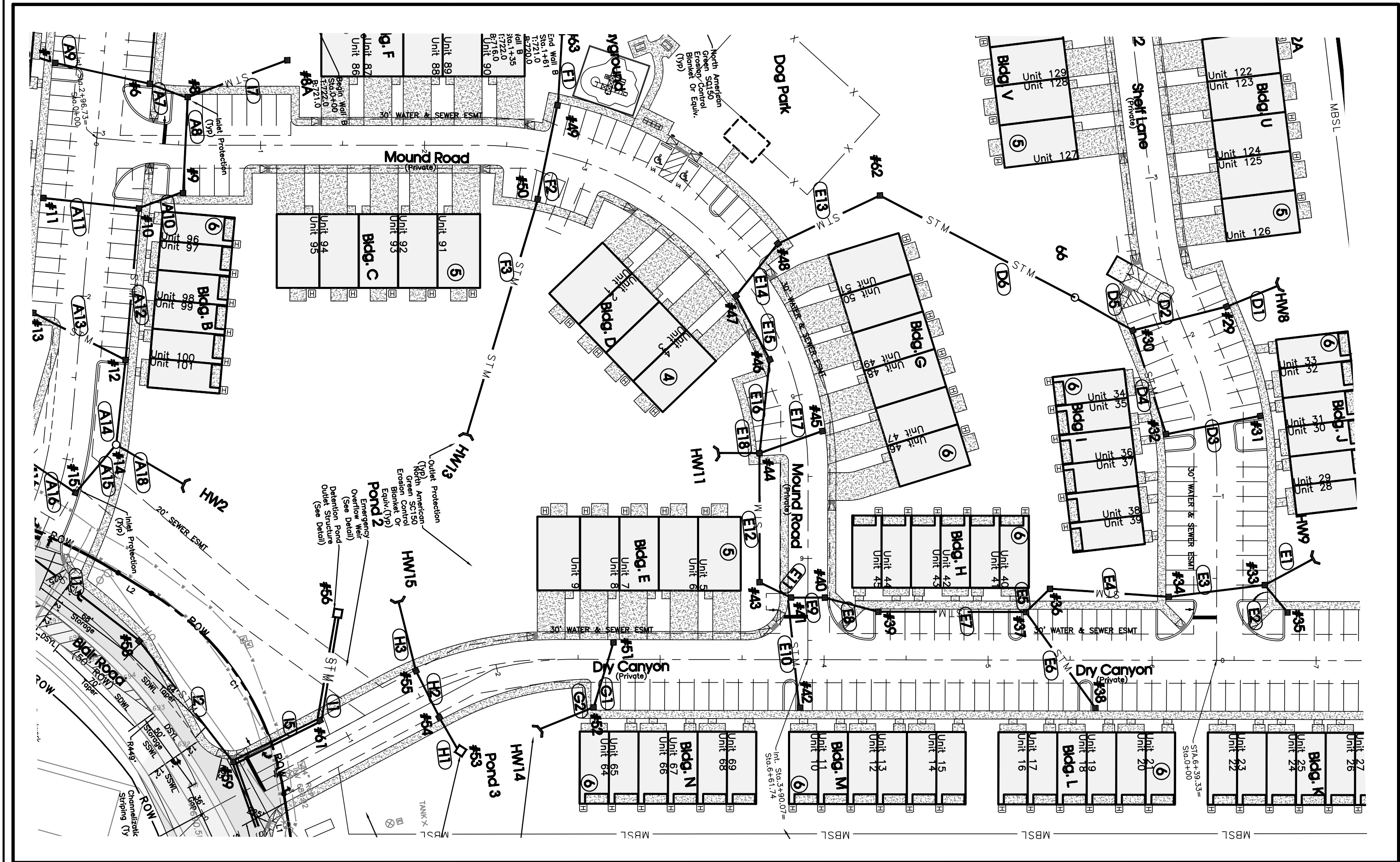
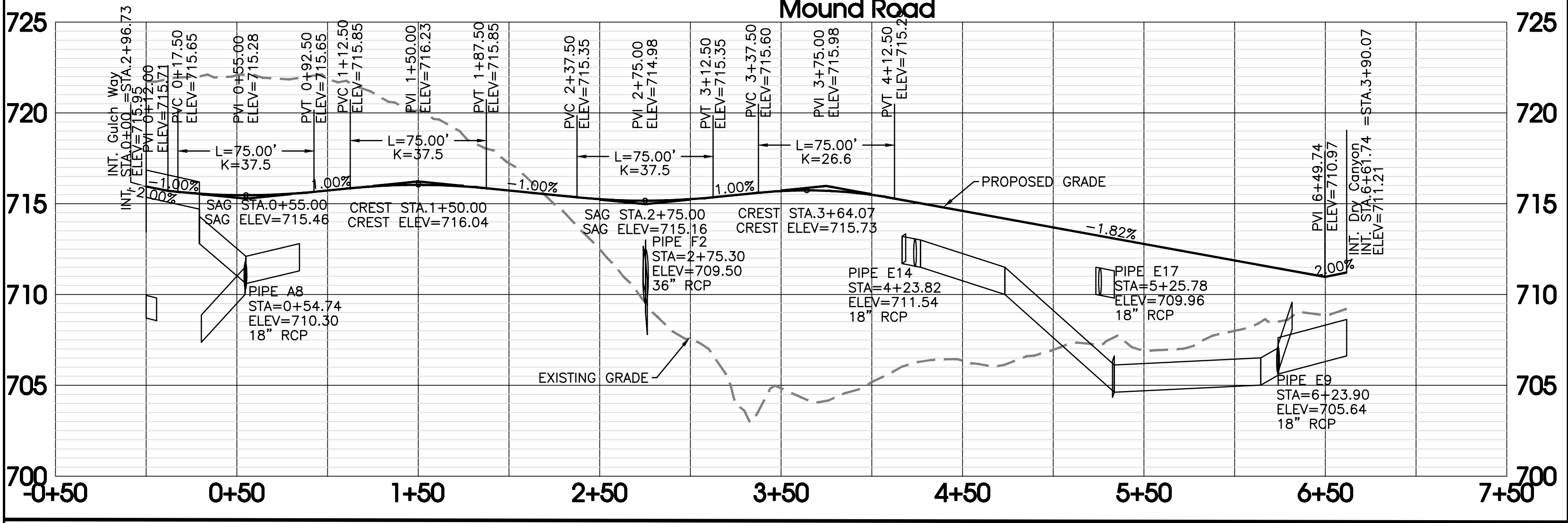
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SHEET:

C4.2

Road Plan & Profiles



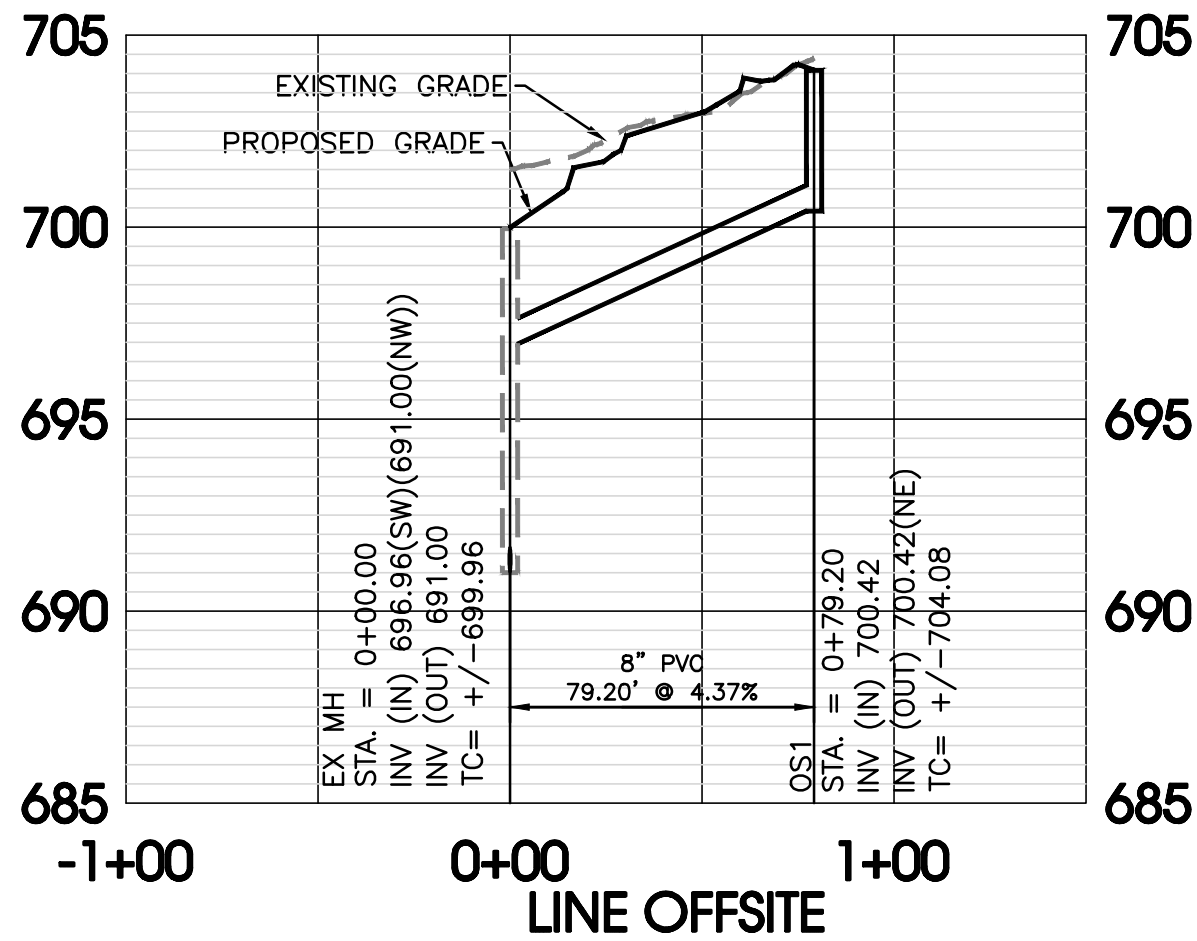
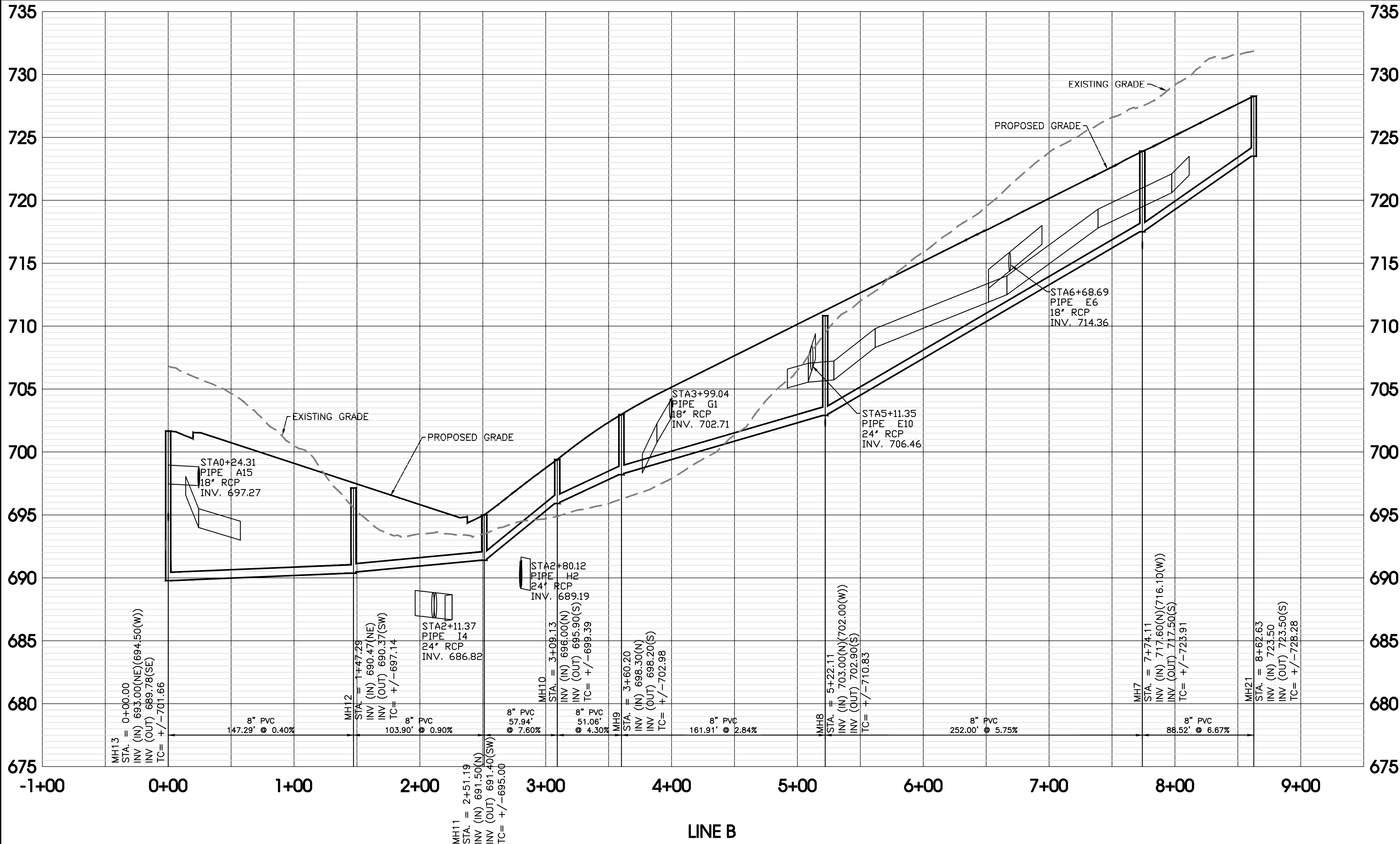
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La Vergne, Tennessee

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DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT
FILE NAME:
19258phase1
SCALE:
None
JOB NO.
19258
SHEET:
C4.3

Road Plan & Profiles



REVISIONS

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

FILE NAME: 19258phase1

SCALE: 1"=50' Horiz
1"=5' Vert

JOB NO. 19258

SHEET: C4.4

Blair Ridge

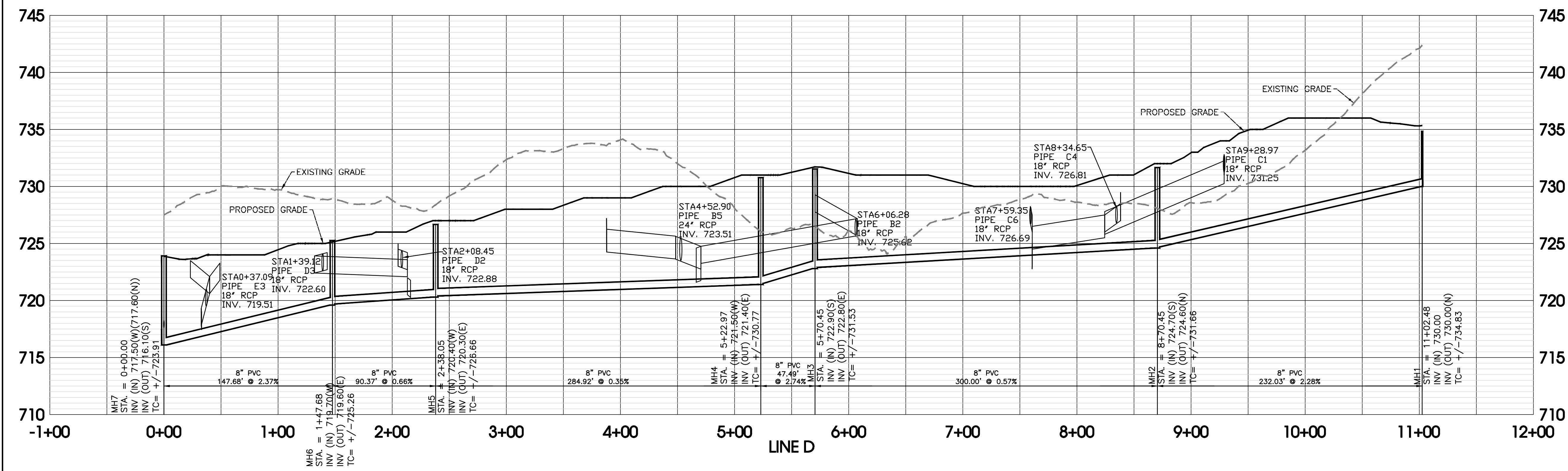
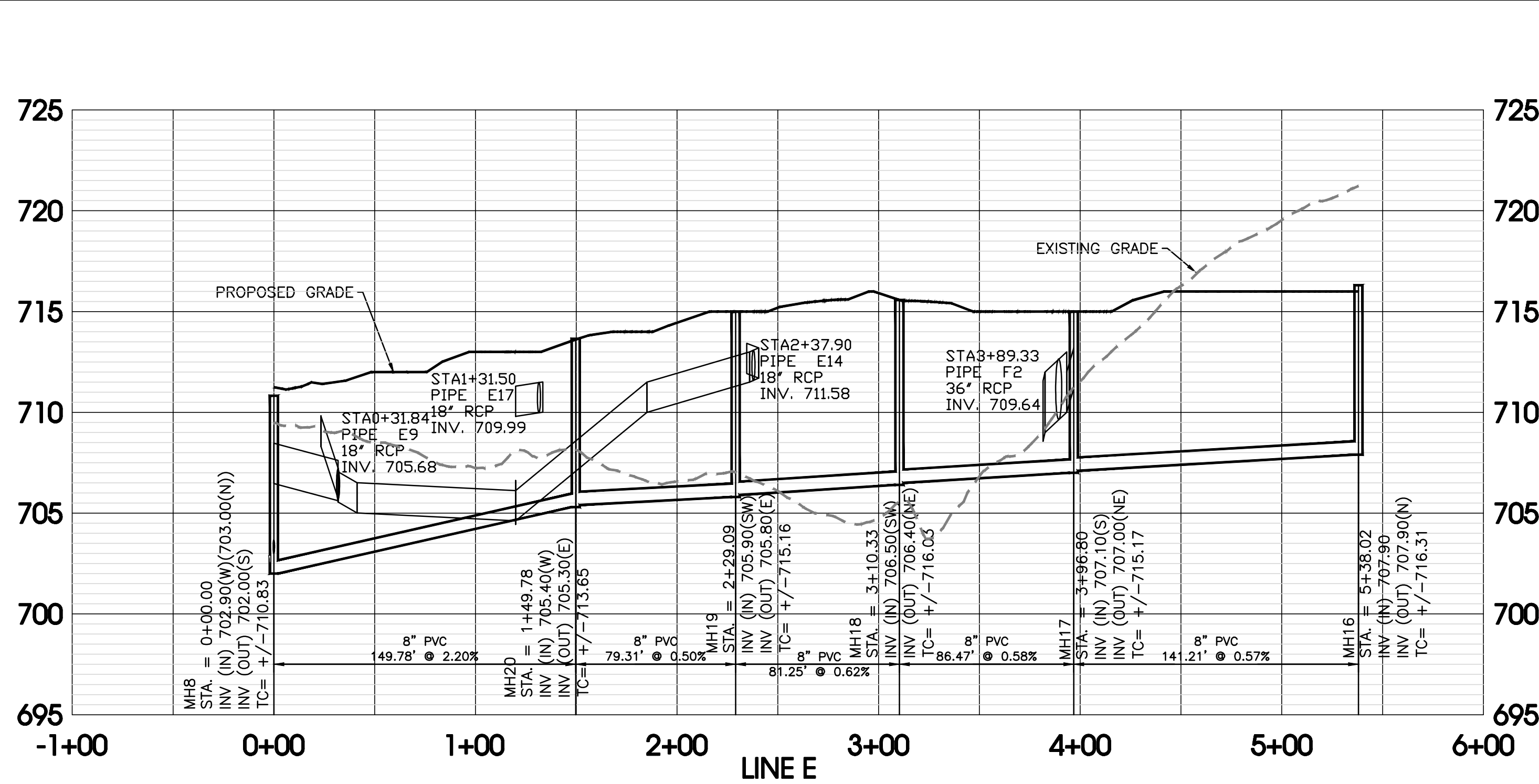
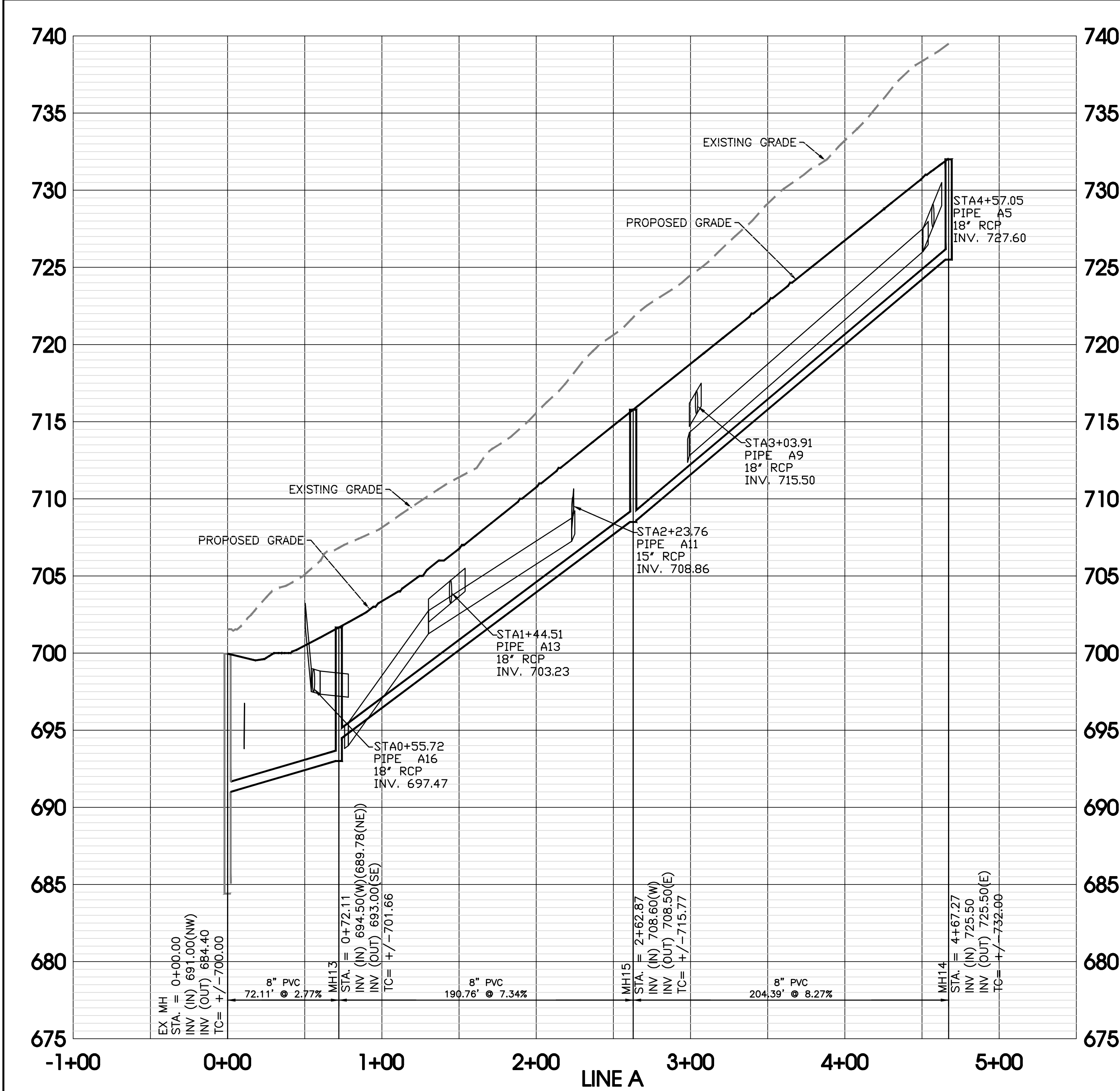
La Vergne, Tennessee

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
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REVIEW SET
(Not Intended for Construction)

Sewer Profiles



SEC, Inc.

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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REVIEW SET

(Not Intended for Construction)

Blair Ridge

La Vergne, Tennessee

REVISIONS:

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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



ISOLATION/EXPANSION JOINT DETAIL	
Notes:	SCALE _____ NONE
1) Contraction joint spacing -- as shown	
2) Isolation joints are required at all fixed objects, such as ballards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.	
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.	
4) Expansion joints shall be spaced at 100 feet max.	
5) Thickened edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks	
6) Thickened edges shall be (1.2 X D") deep, tapered from edge of joint over 36", to the normal slab depth of (D).	
7) Sawn contraction joints shall be (1/4 X D") deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.	
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.	
9) Construction should be in accordance with ACI 303 specifications for unreinforced concrete, parking lot.	

La Vergne, Tennessee

Details

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

C5.0

CORROSION RESISTANT RIGID STEEL FRAME

LIFTING HOLES
(FOR USE WITH CUMT MOUNT TOOL)

REPLACEABLE WOVEN GEOTEXTILE FILTER BAG

OPTIONAL: REAR CURB FLAP TO PROTECT CURB OPENING

ULTIMATE BYPASS AREA
(BENTCH FLANGES)

CORROSION RESISTANT RIGID STEEL FRAME

LIFT HANDLES

REPLACEABLE WOVEN GEOTEXTILE FILTER BAG
(92% FILTRATION EFFICIENCY PER ASTM D735)

- > 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

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 clean 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"

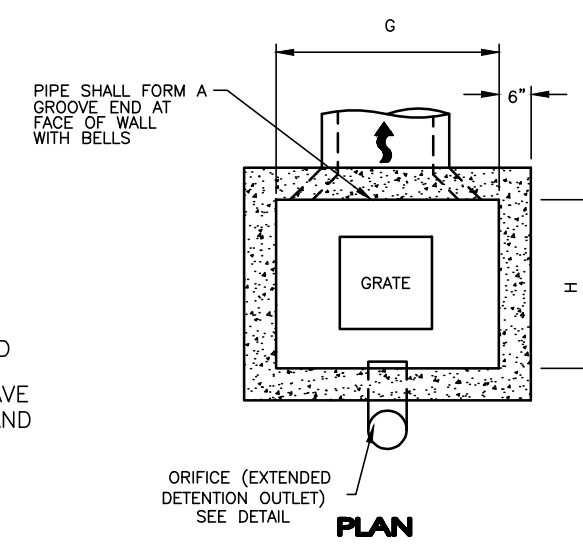
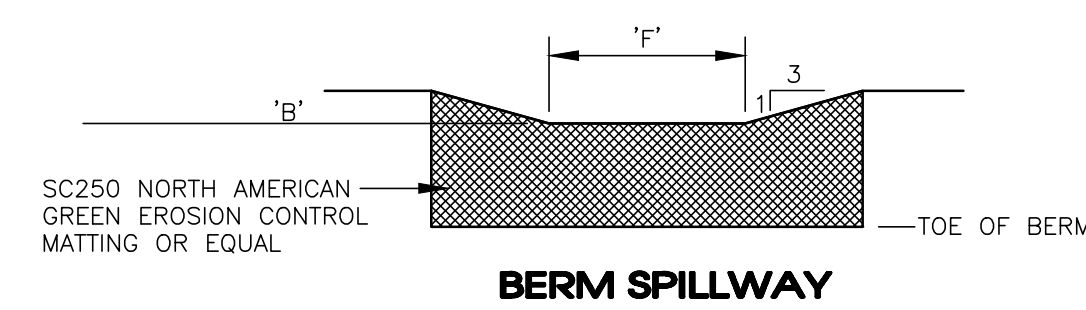
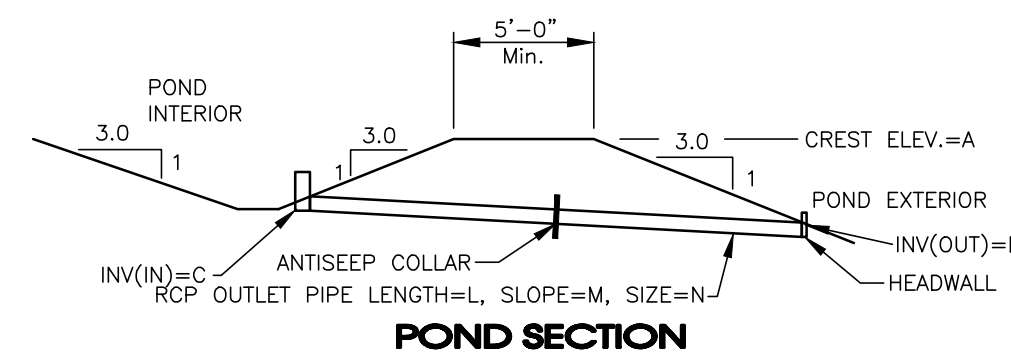
1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used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

FLEXSTORM[®]
INLET FILTERS

ADS

Inletfilters.com 630-355-3288

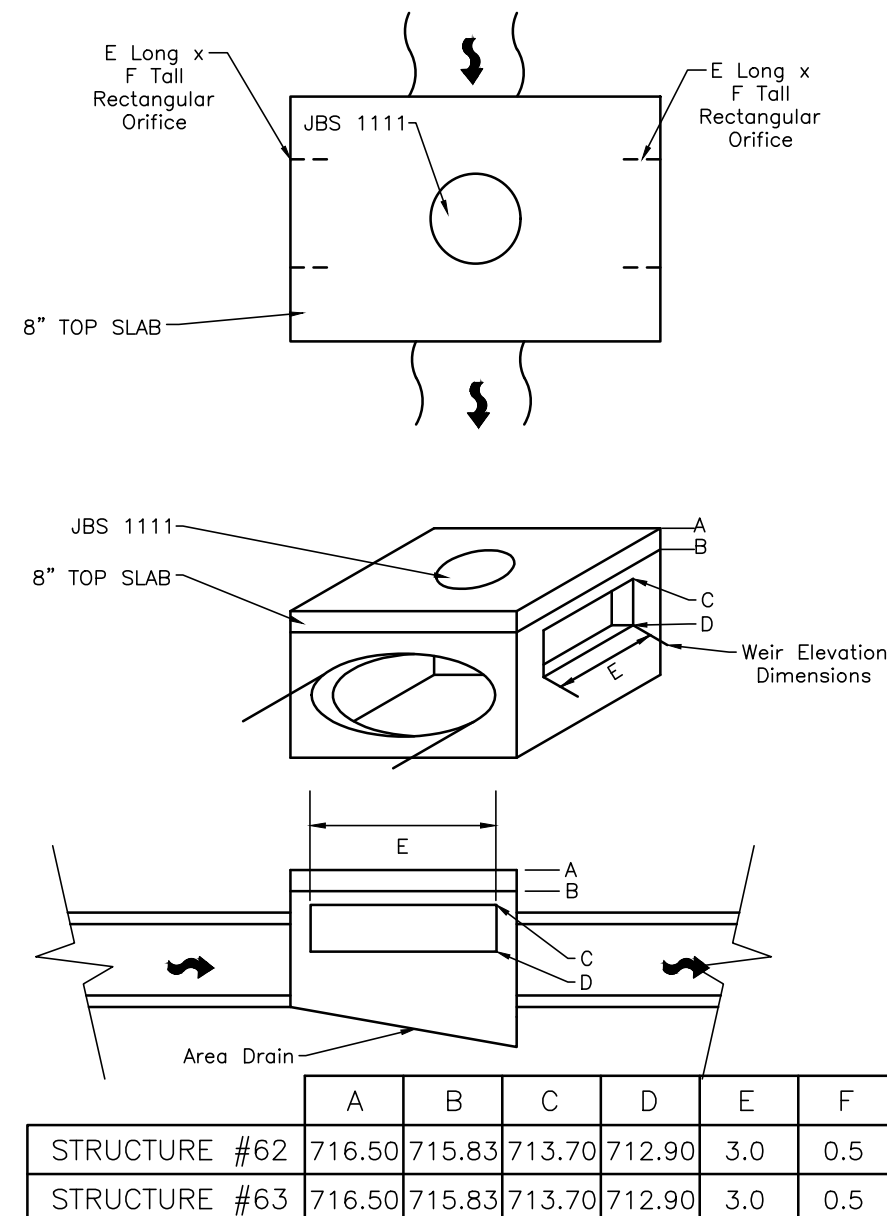
**FLEXSTORM ASTM D8057
SPECIFICATION DRAWING**



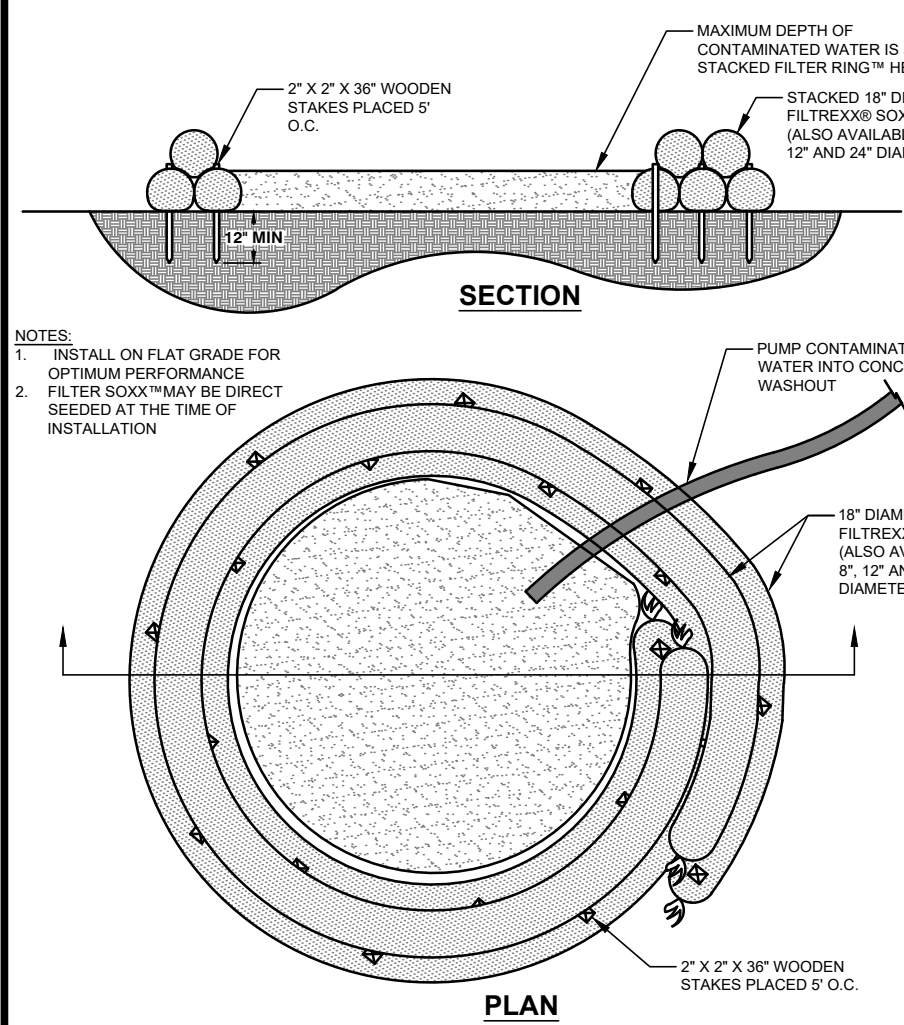
	A	B	C	D	E	F	G	H	J	K	ORIFICE SIZE	L	M	N	O
POND 1	707.00	706.00	702.00	701.00	706.00	20'	4'	4'	702.50	0.50"	1.75"	56'	1.78%	18"	6"
POND 2	698.00	697.00	687.00	686.66	696.00	26'	6'	4'	686.75	5.75"	5.00"	64'	0.53%	(2) 24"	12"
POND 3	698.00	697.00	689.43	688.91	695.70	15'	4'	4'	N/A	N/A	1.80"	24'	0.50%	24"	6"

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

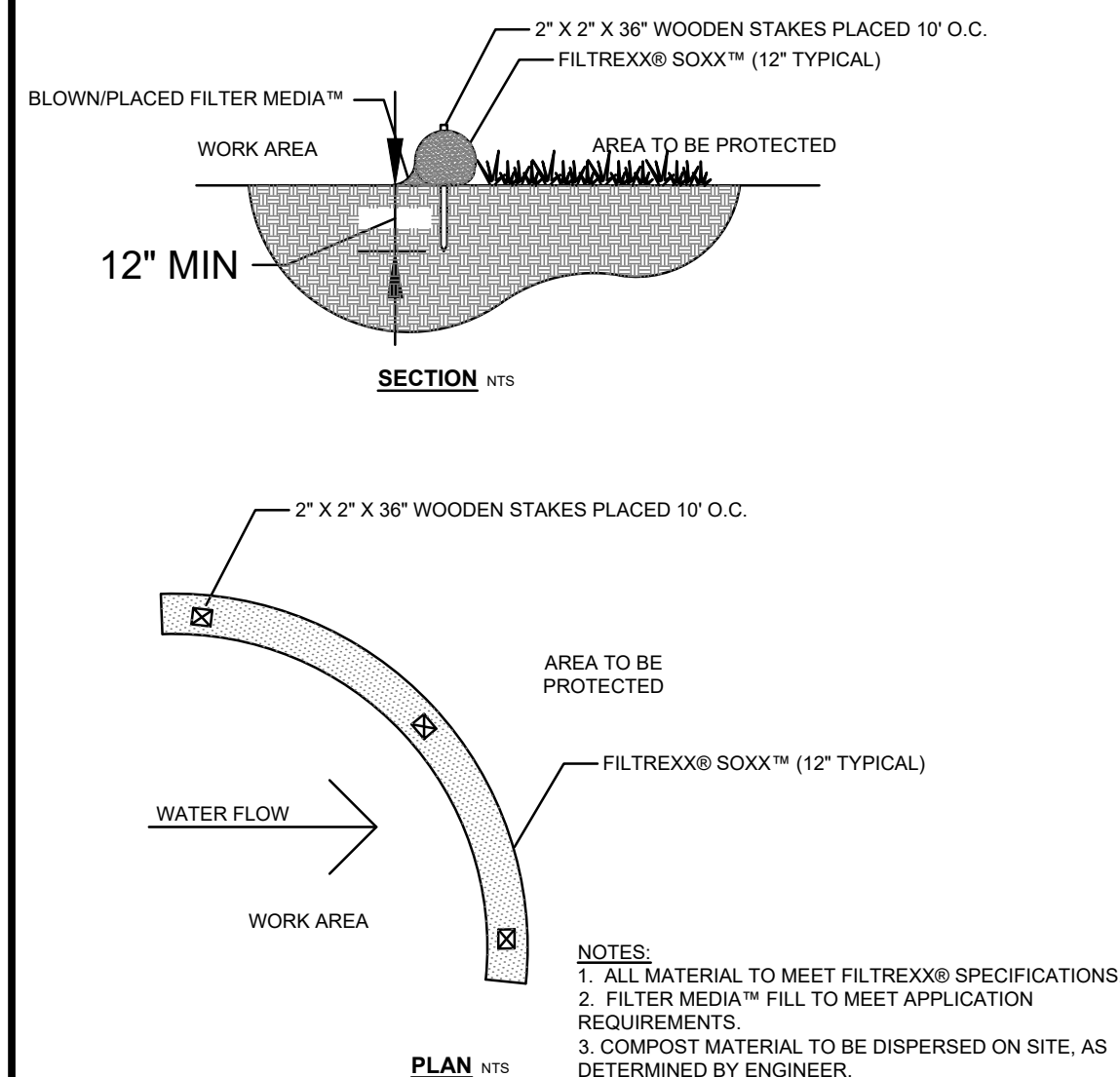
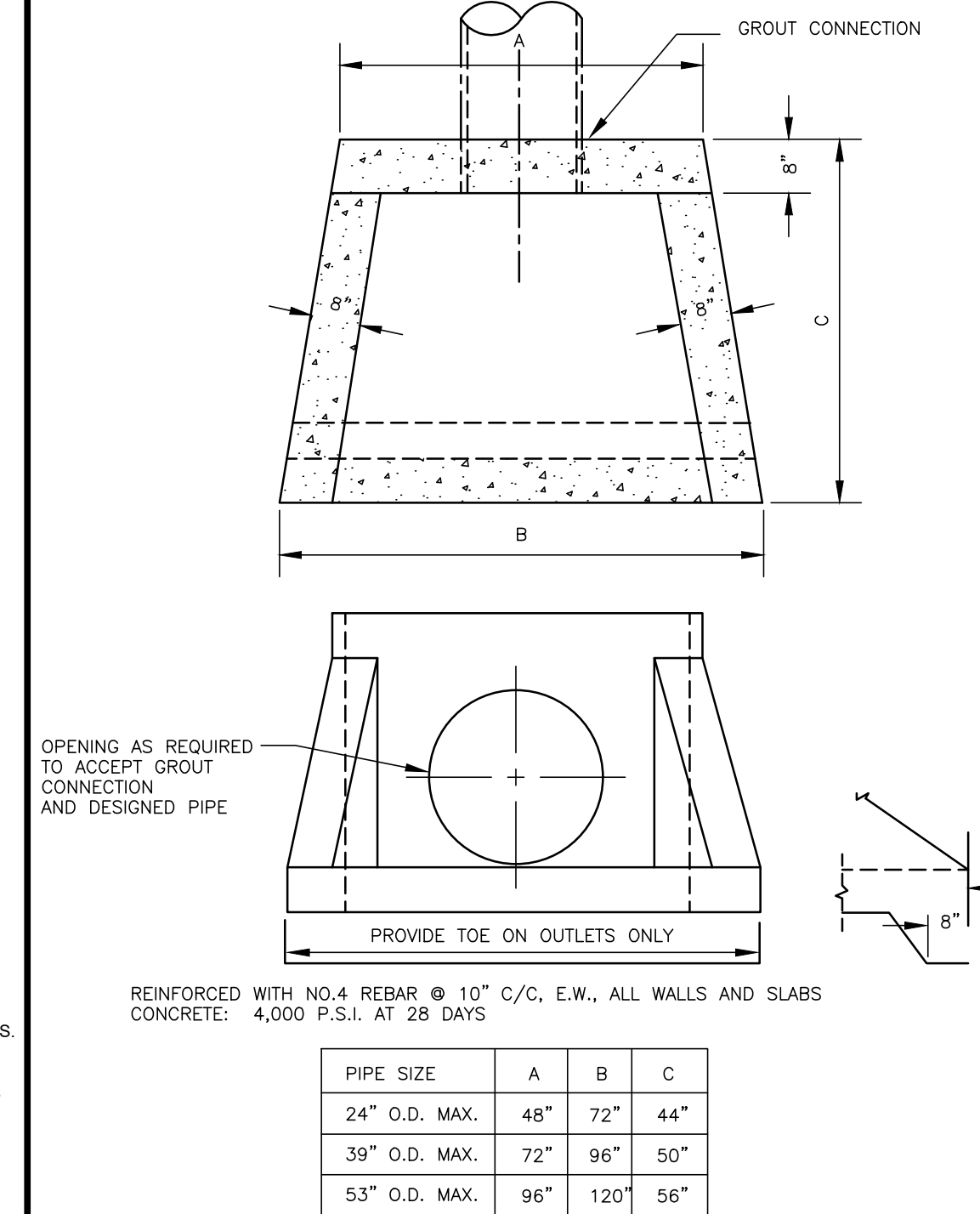
SCALE ————— NONE



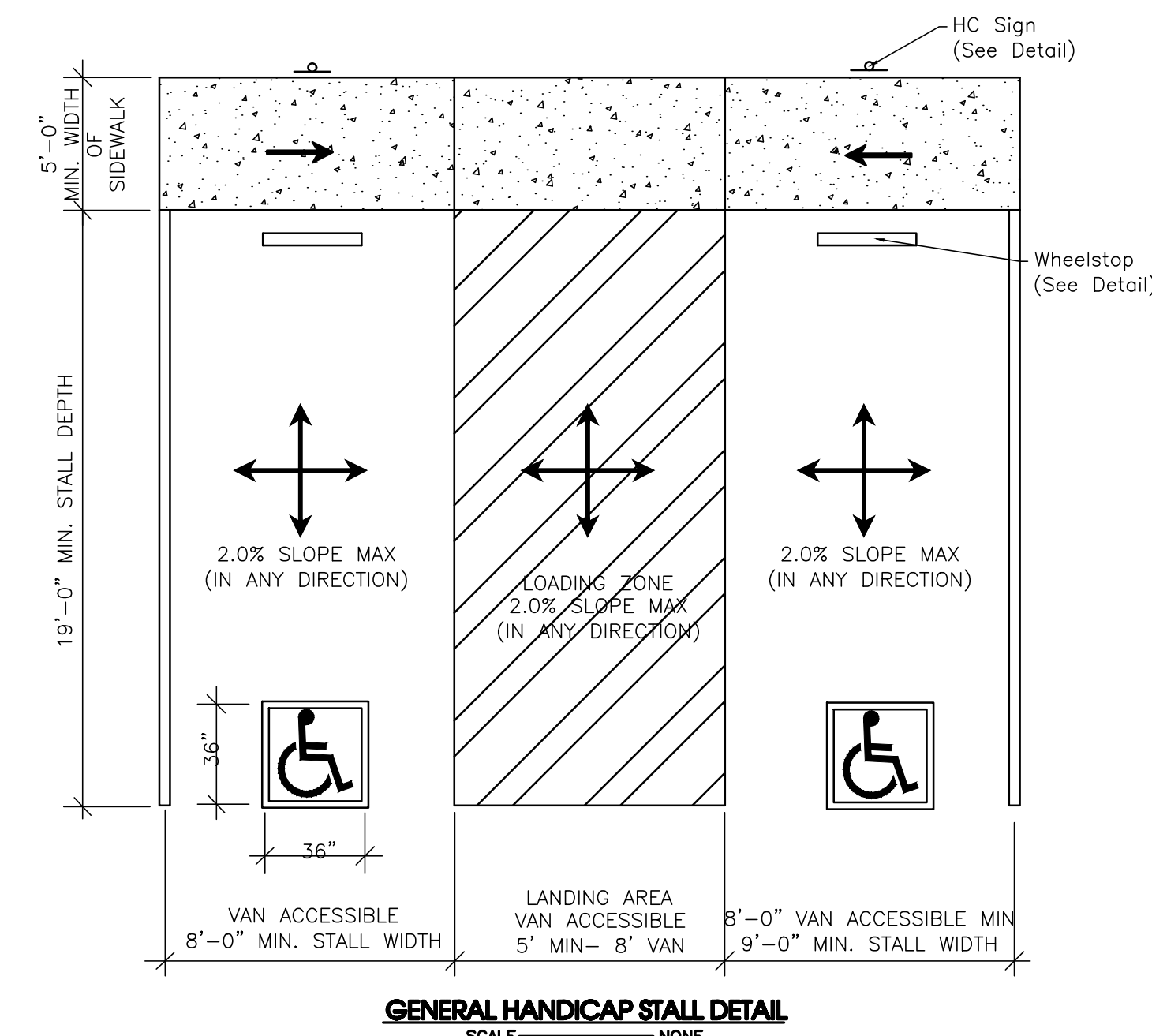
AREA DRAIN DETAIL
SCALE _____ NONE



FILTREXX® CONCRETE WASHOUT

**FILTREXX SEDIMENT CONTROL**

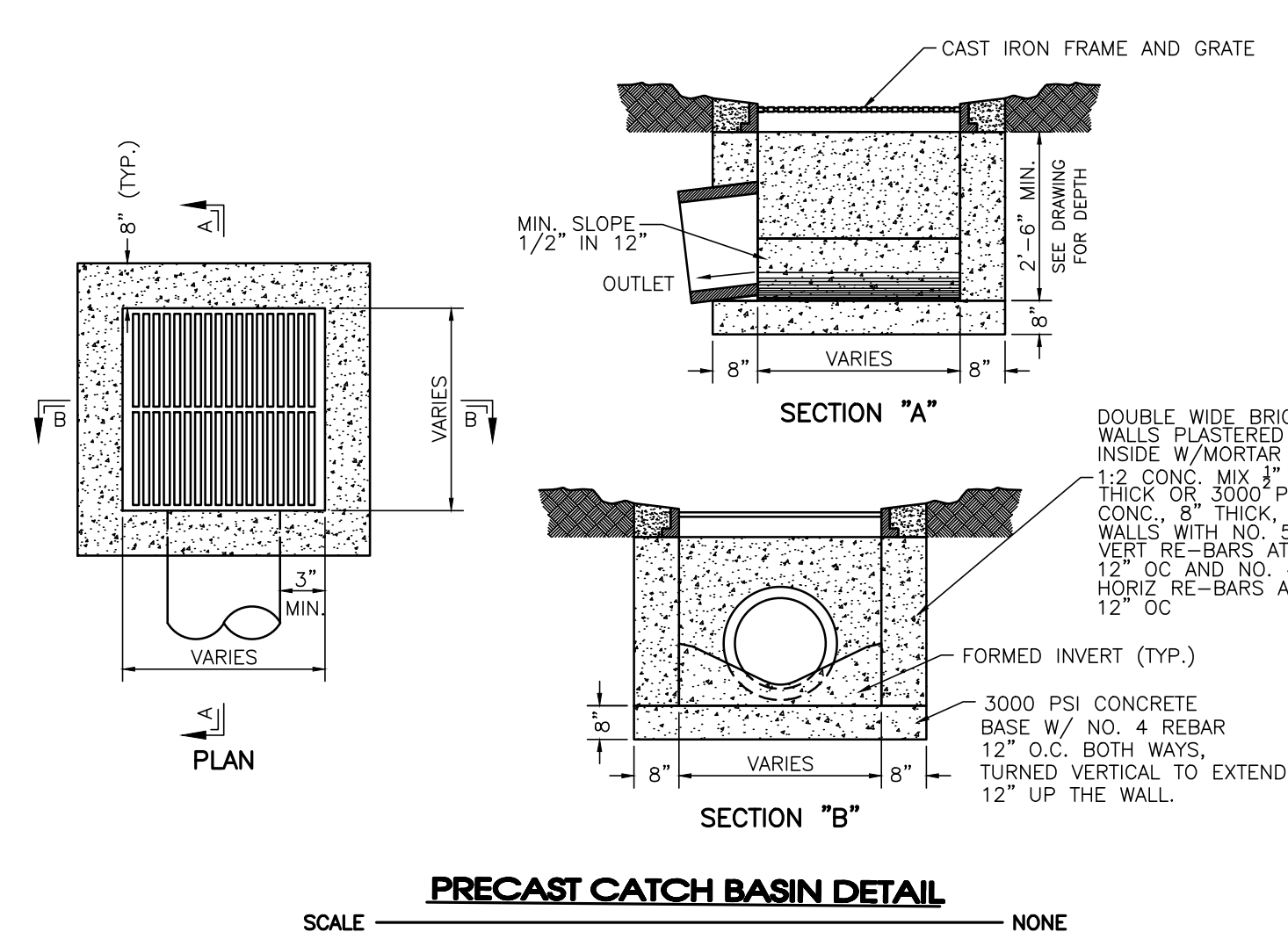
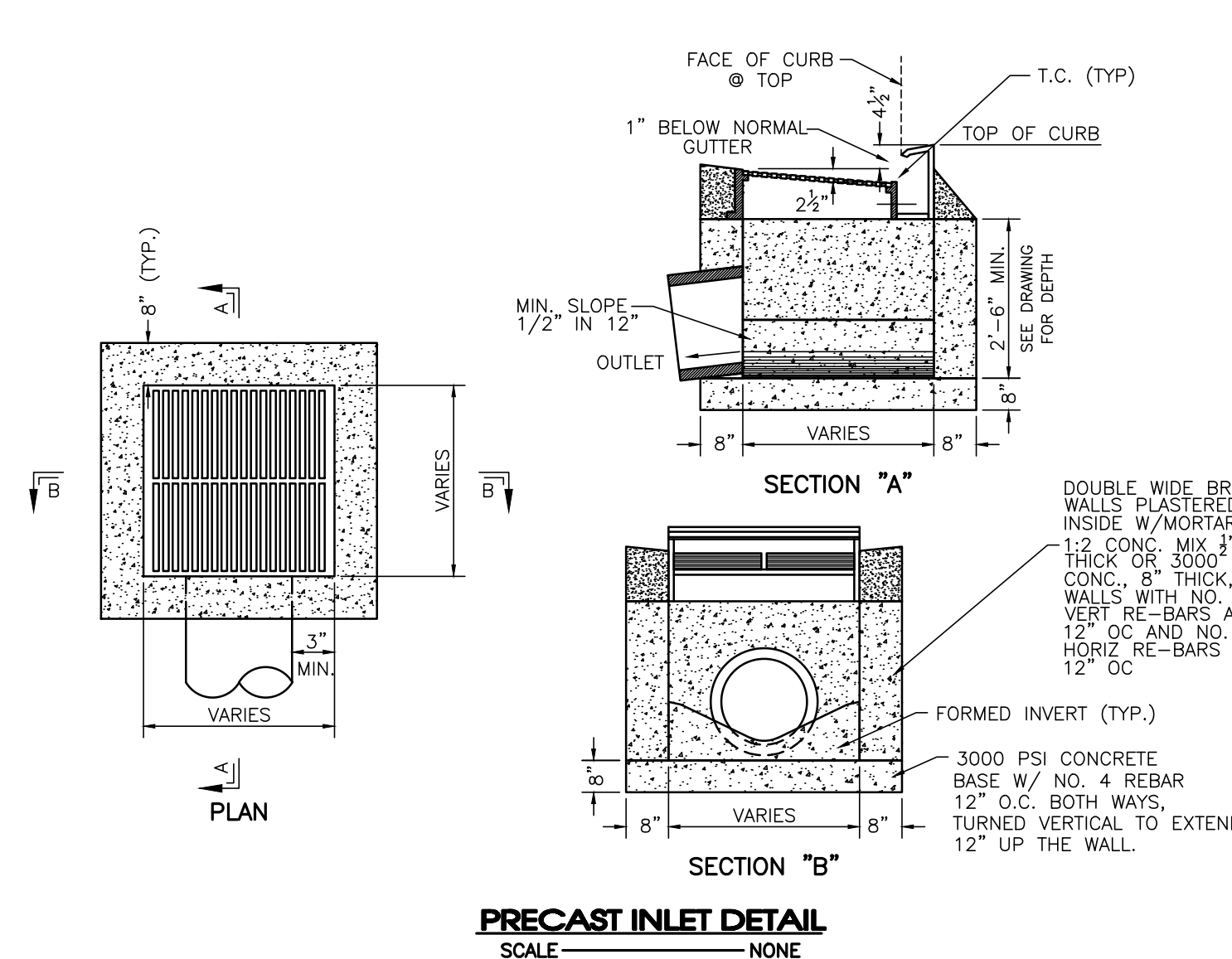
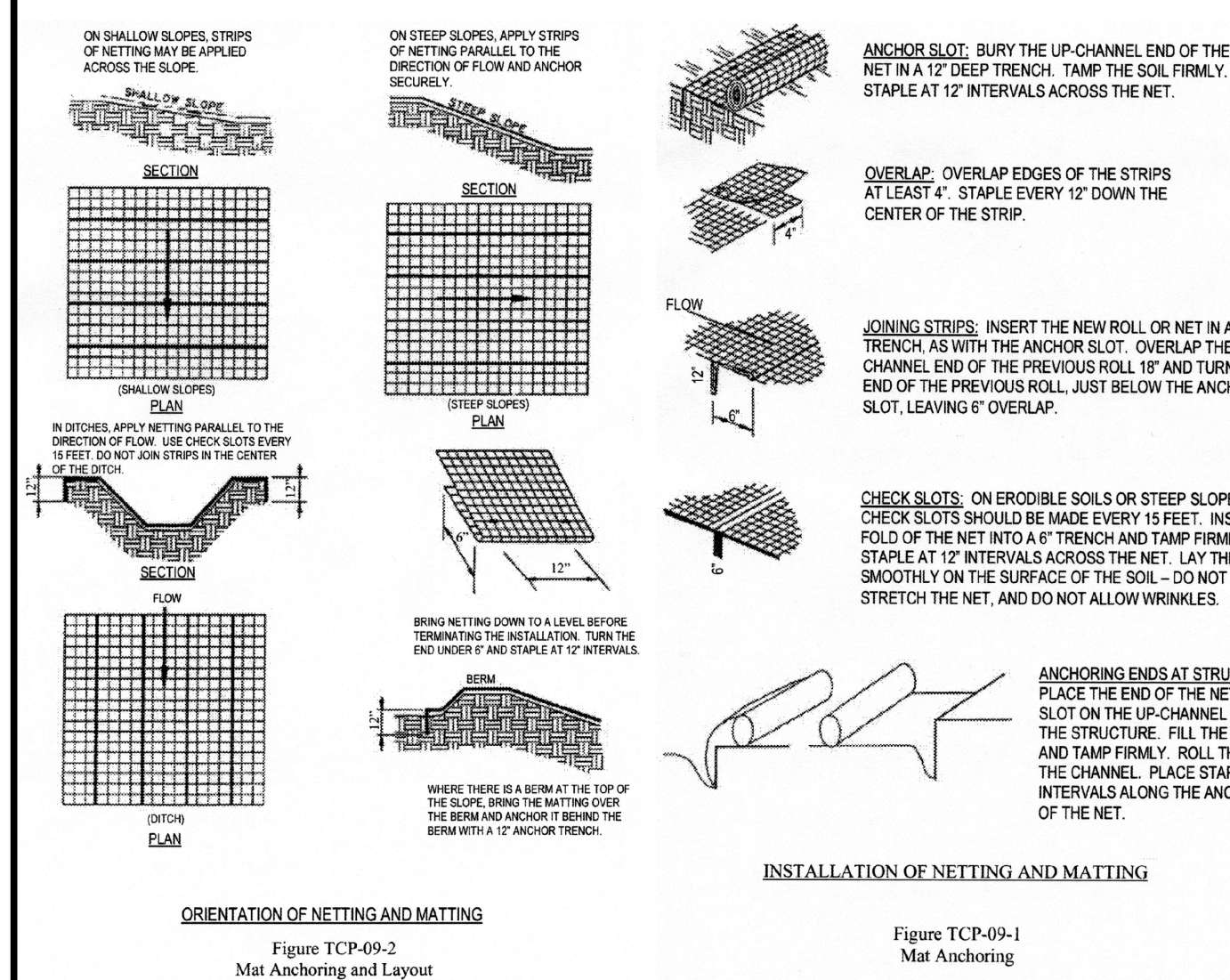
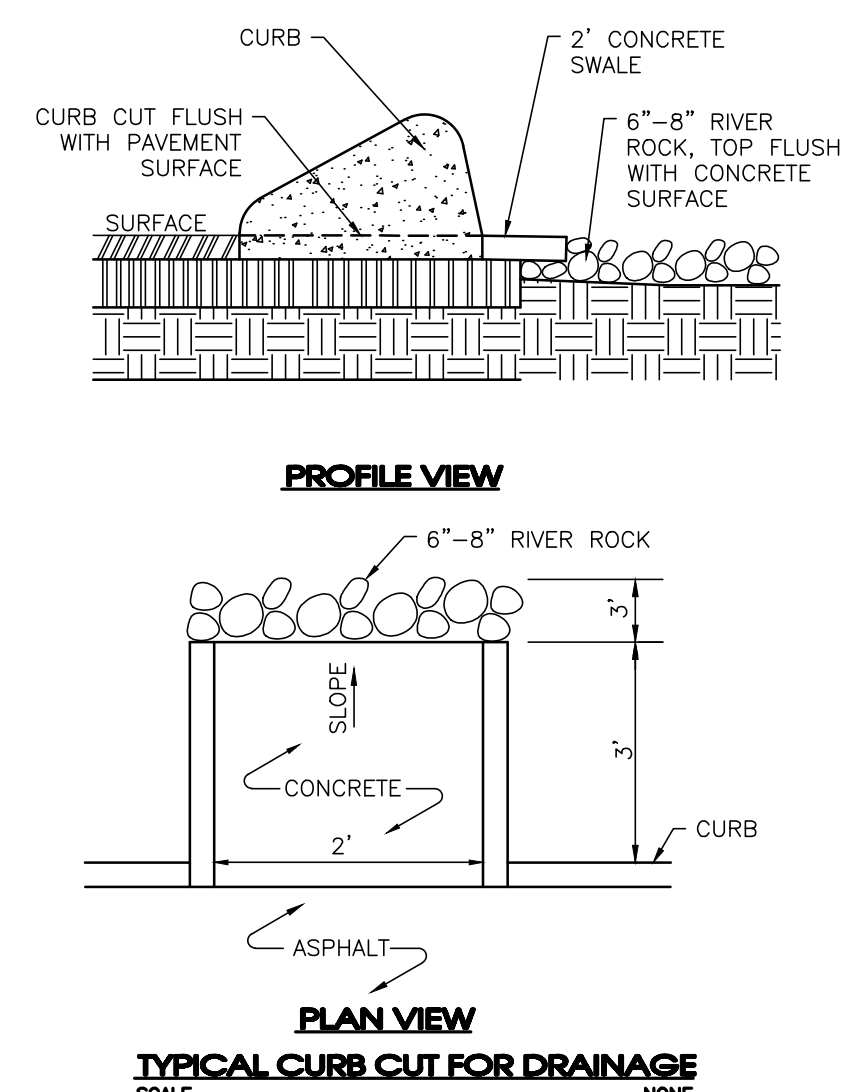
WINGED HEADWALL
SCALE _____ NONE



GENERAL HANDICAP STALL DETAIL
SCALE _____ NONE

GENERAL NOTES

1. VERTICAL ACCESSIBLE SIGN DOES NOT HAVE TO BE POLE-MOUNTED AND MAY BE MOUNTED TO THE BUILDING FASCIA INSTEAD. (LOCAL AND STATE REGULATIONS TO SUPERSEDE)
2. SEE PLAN VIEW FOR HC STALL LAYOUT & DIMENSIONS.



PRECAST CATCH BASIN DETAIL

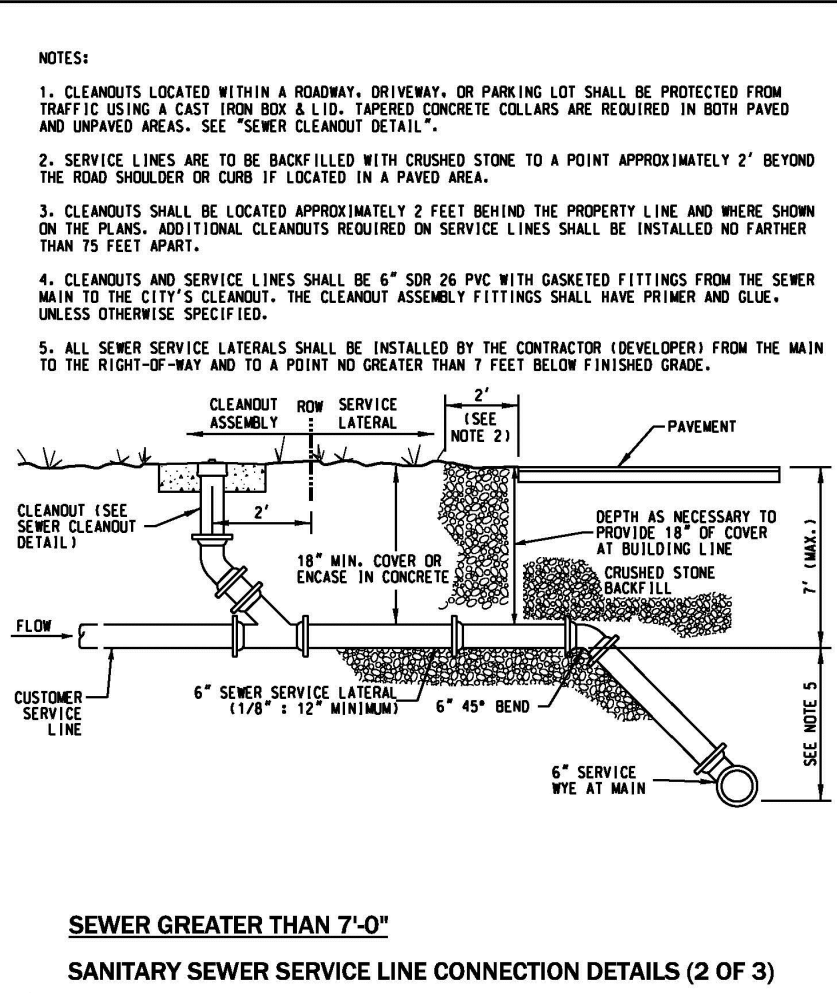
Blair Ridge

La Vergne, Tennessee

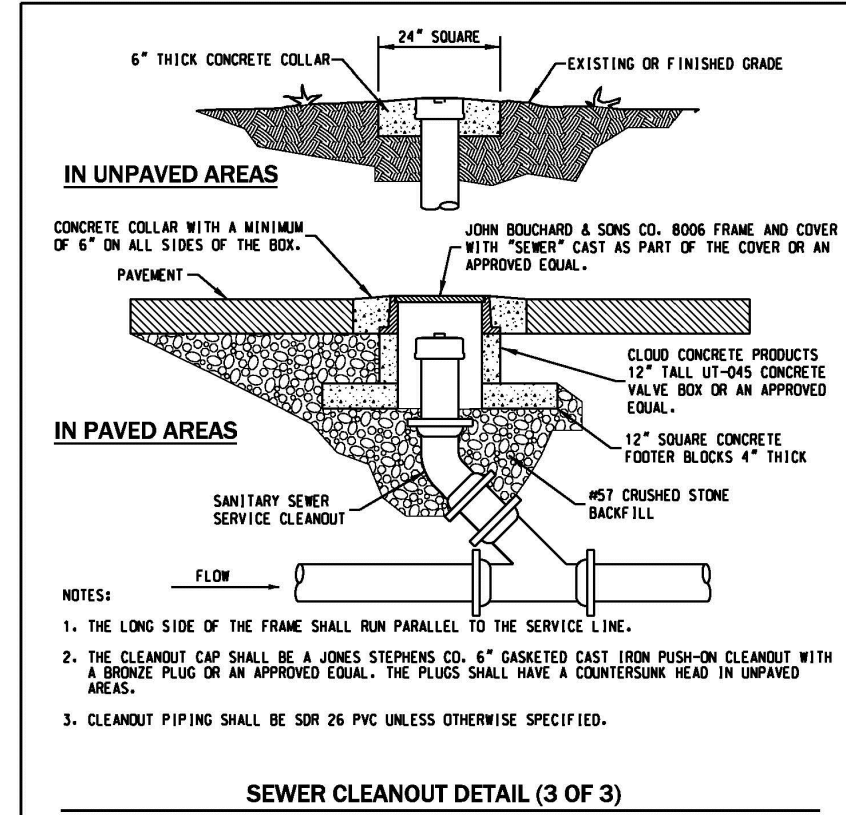
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DRAWN: SJA/CFB3				
DATE: 12-29-2023				
CHECKED:				
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FILE NAME:				
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SCALE:				
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JOB NO.				
19258				
SHEET:				

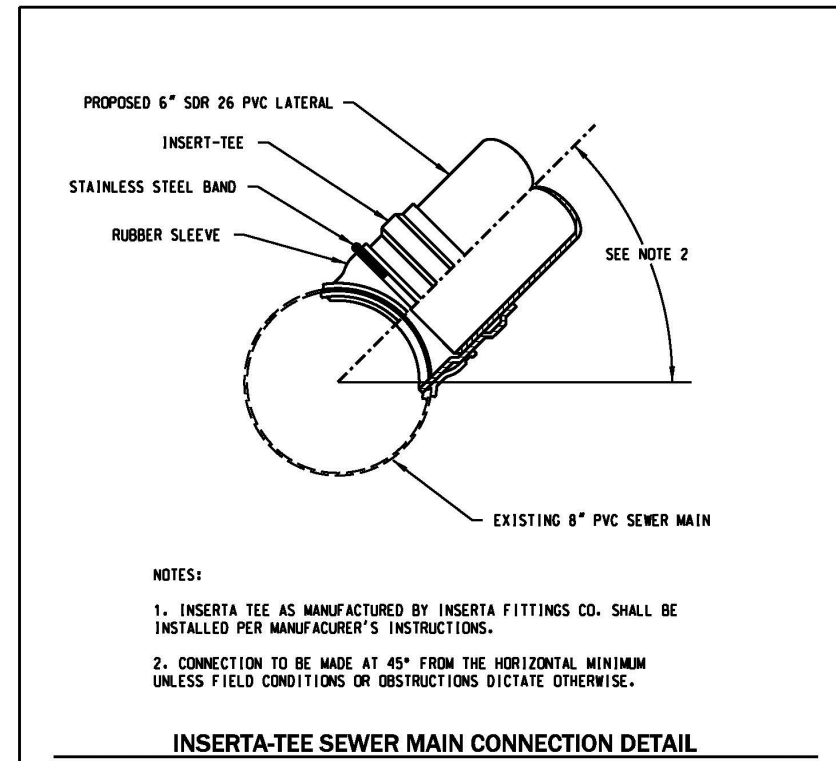
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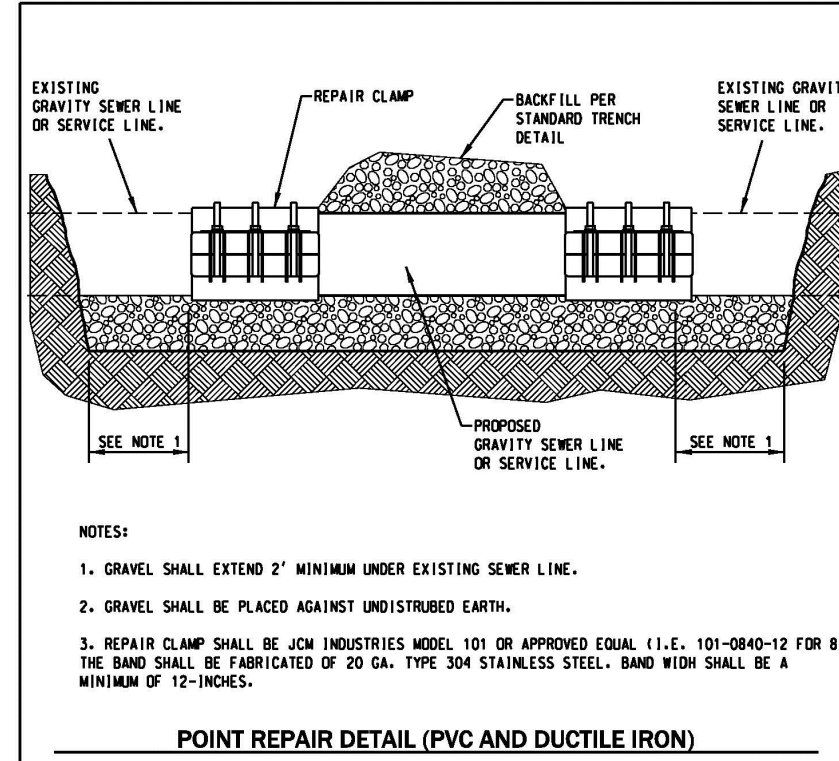
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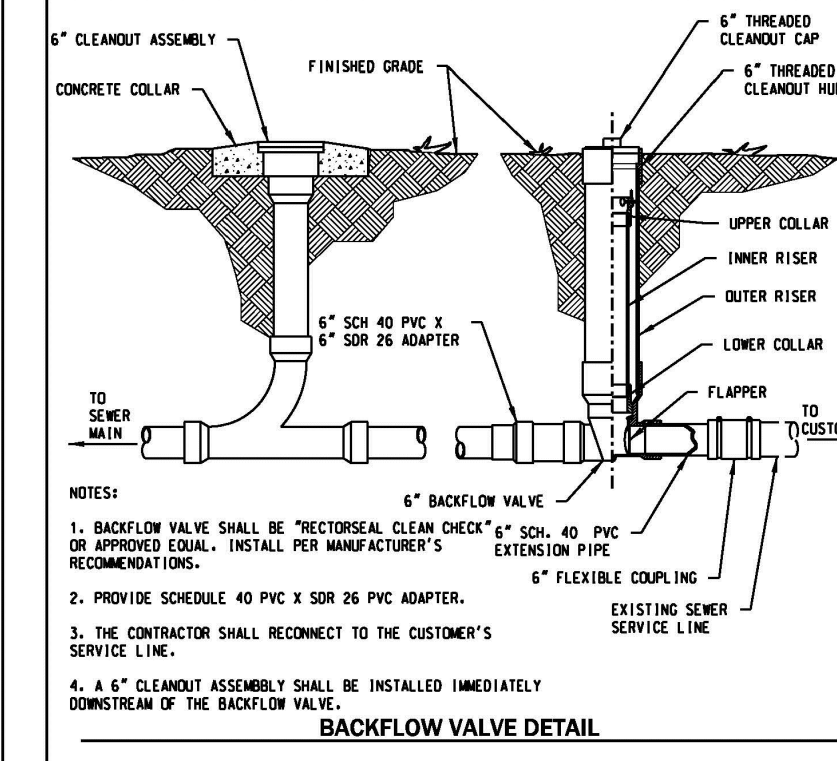
GS-3.2



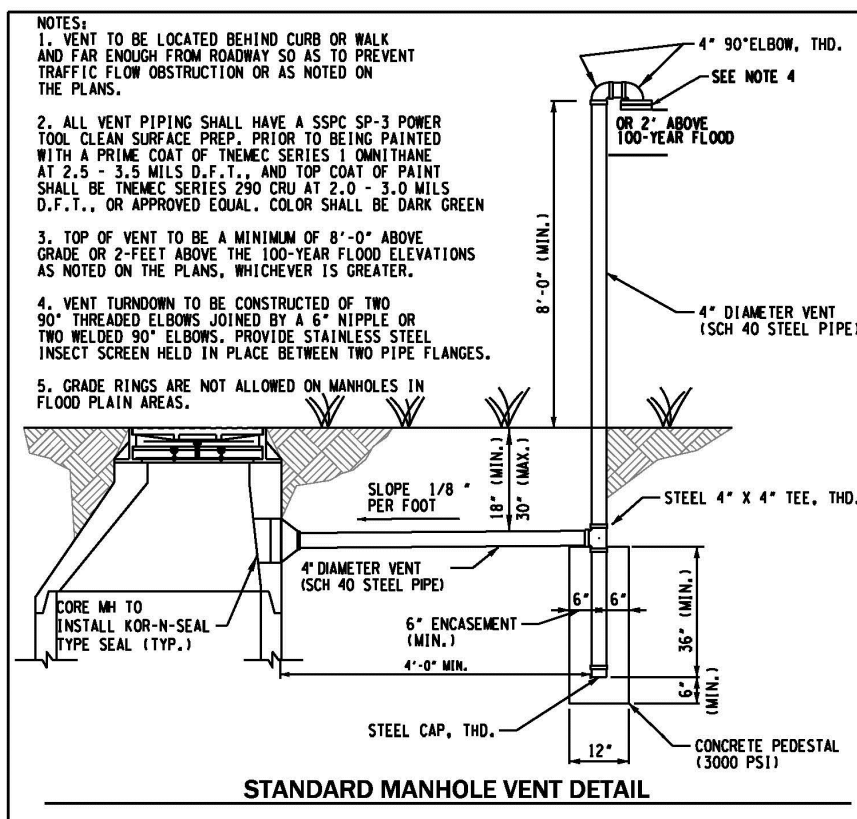
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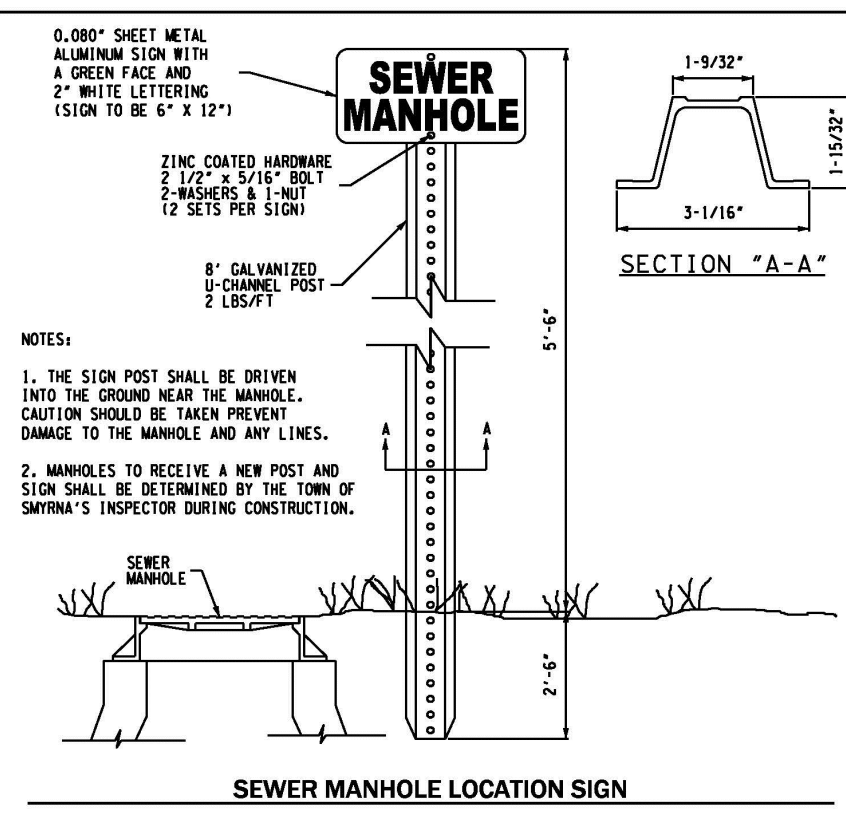
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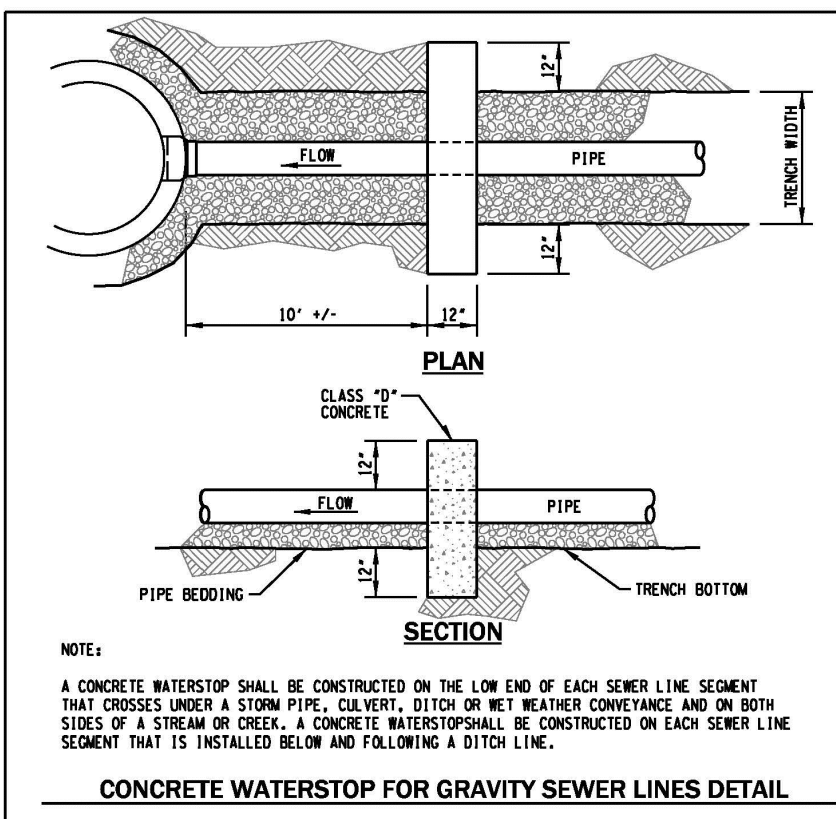
GS-3.8



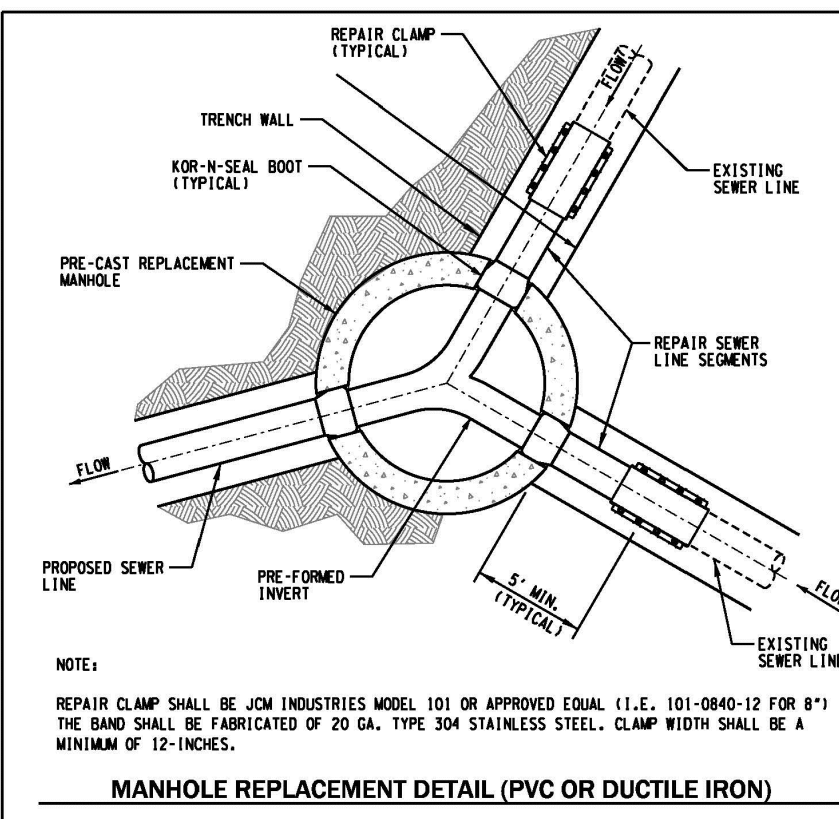
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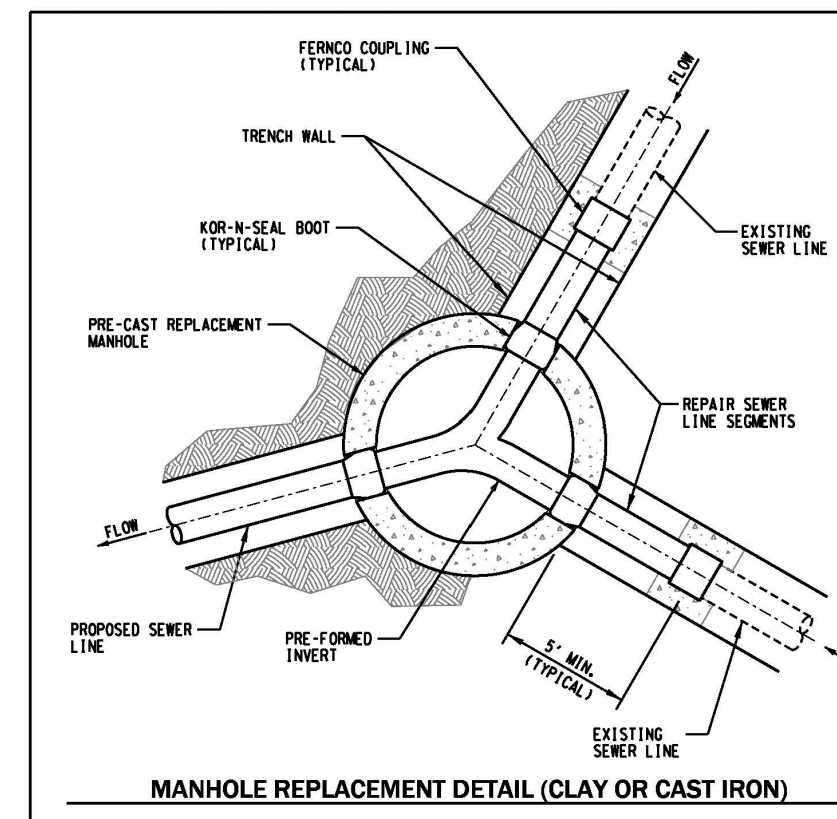
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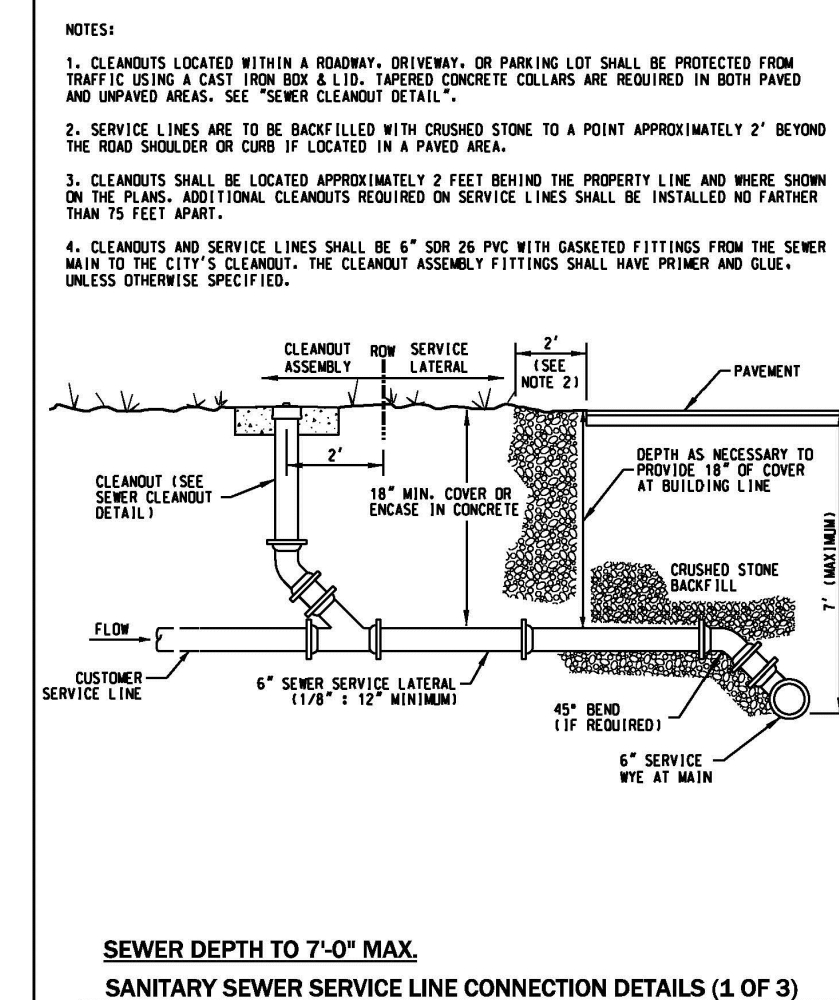
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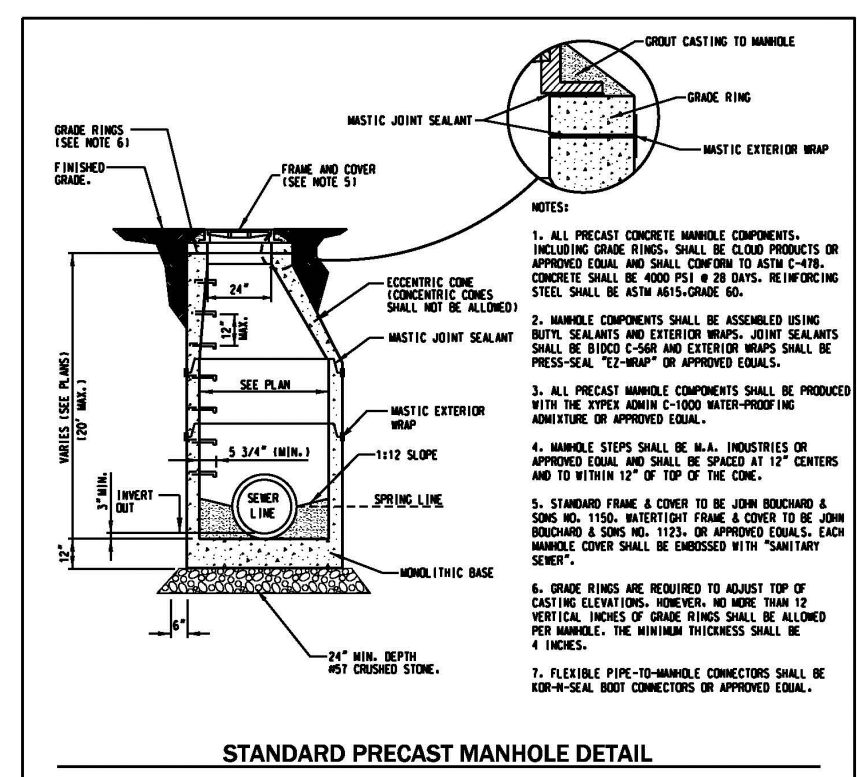
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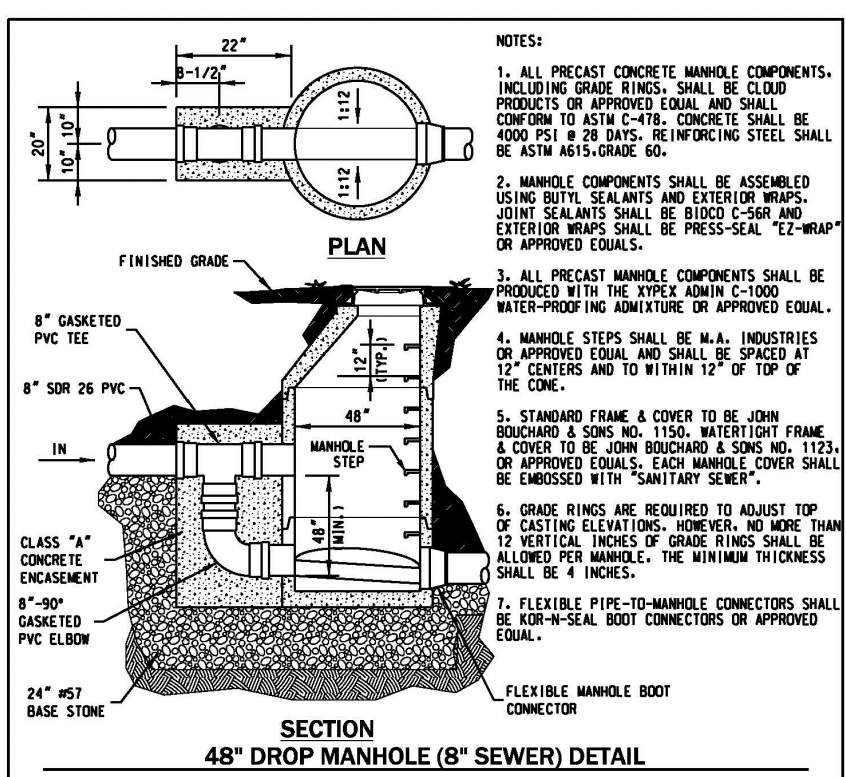
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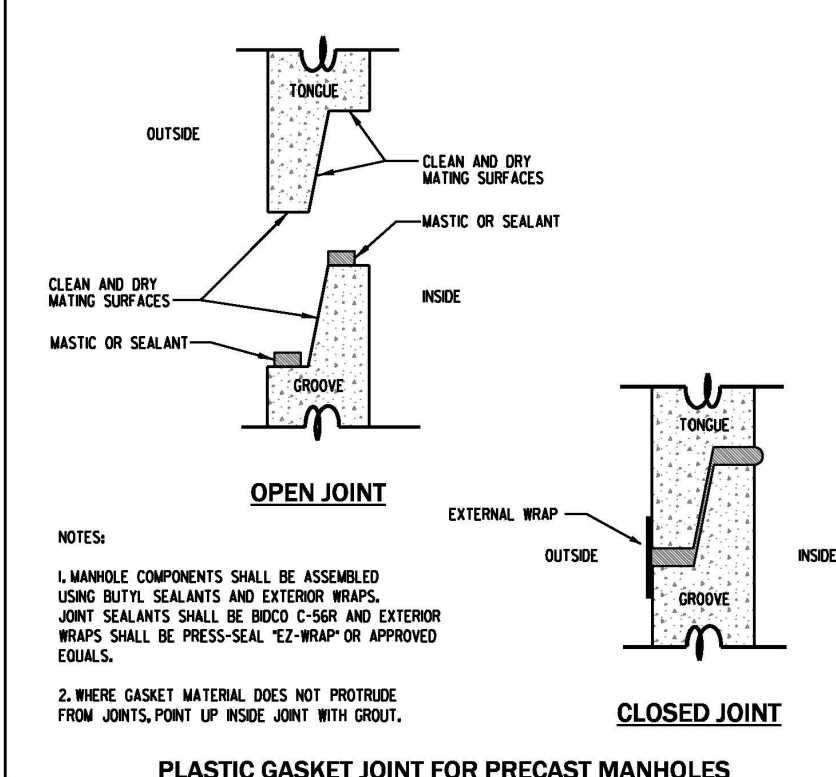
GS-3.0



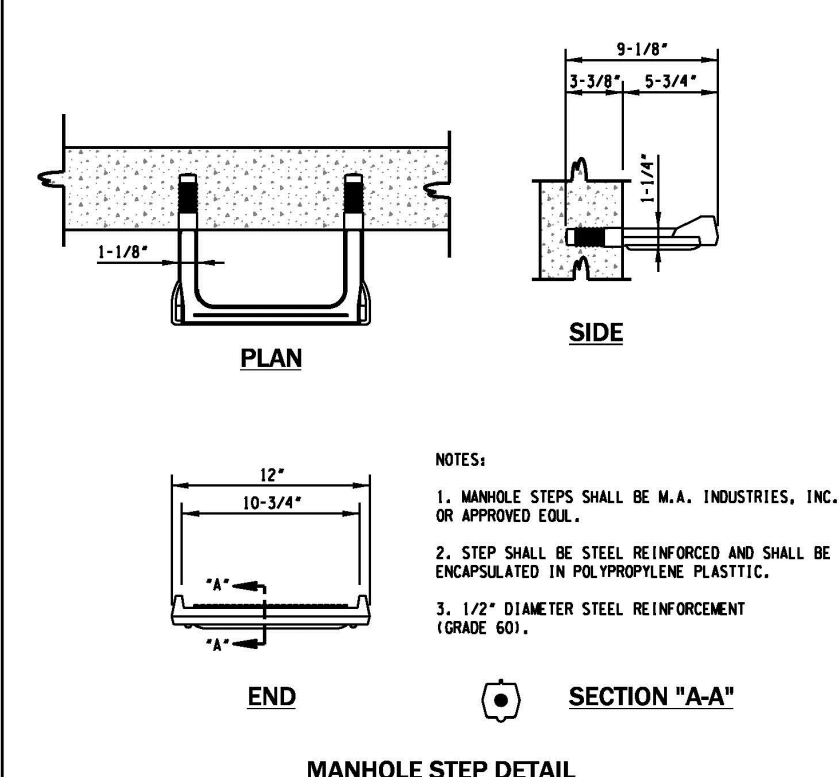
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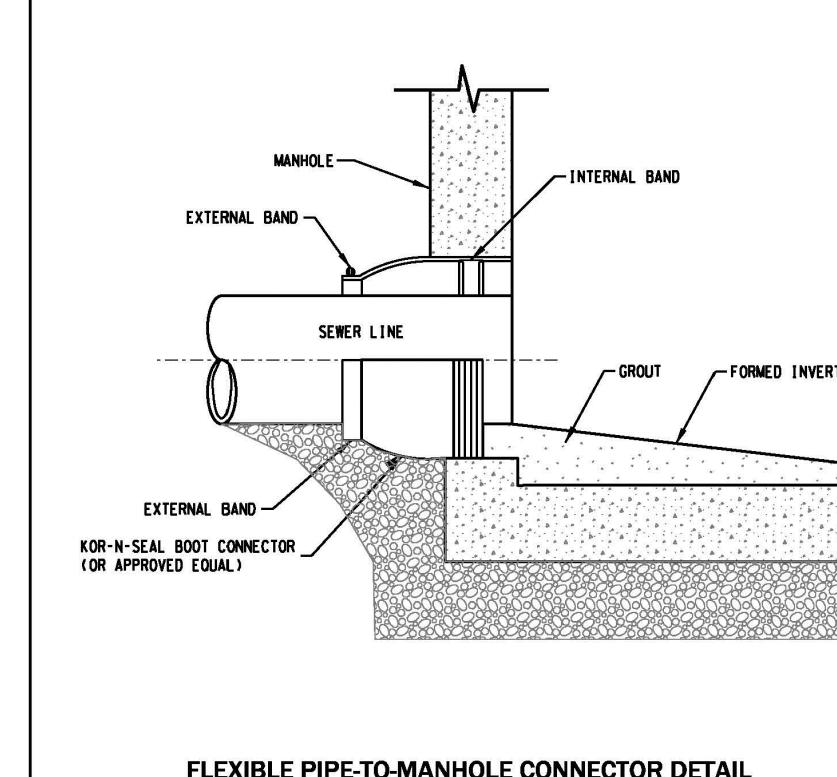
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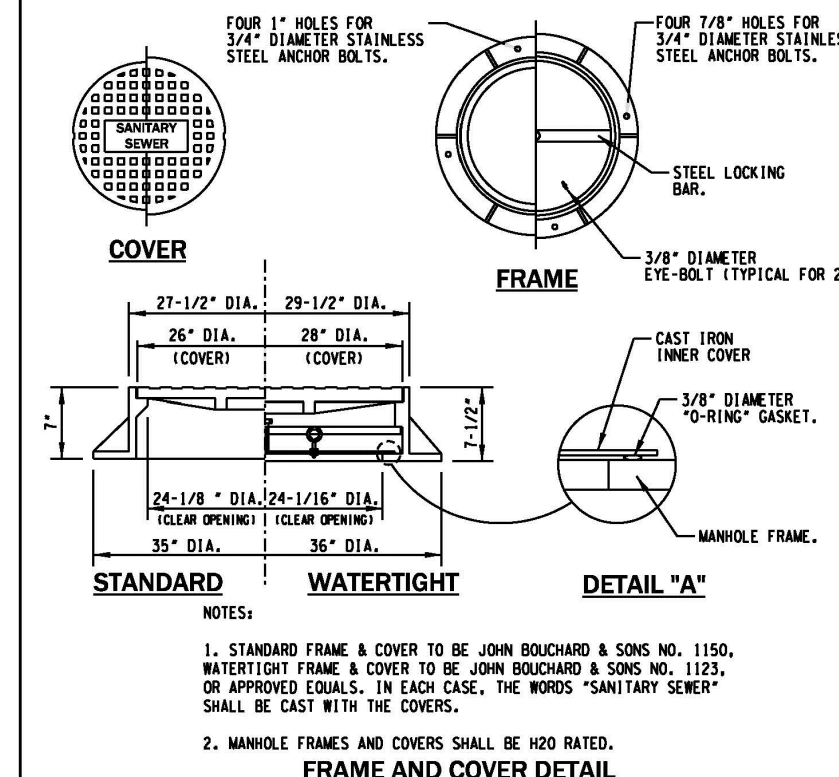
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GS-2.1

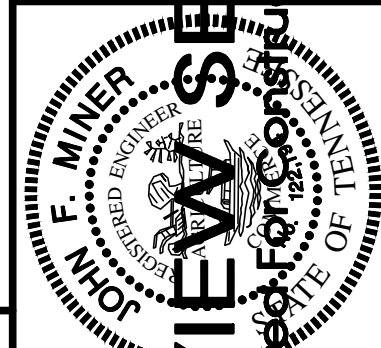


GS-2.2



GS-2.3

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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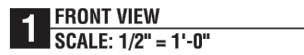
Blair Ridge

La Vergne, Tennessee

REVIEW SET
(Not Intended for Construction)

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

C5.1



Customer:
DR HORTON
NASHVILLE, TN

File Location:
DRAWINGS\DR HORTON\
BLAIR RIDGE\

Sign Type:
MON

Drawn By: AJS
Project Manager: AJS

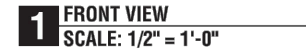
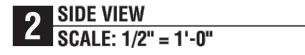
PAGE #
SG.1

Original Date: 01/19/24	Revision Date:	Rev # 0
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Customer:
DR HORTON
NASHVILLE, TN

File Location:
DRAWINGS\DR HORTON\
BLAIR RIDGE\

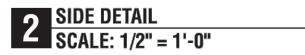
Sign Type:
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Drawn By: AJS
Project Manager: AJS

PAGE #
SG.2

Original Date: 01/19/24	Revision Date:	Rev # 0
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Customer:
DR HORTON
NASHVILLE, TN

File Location:
DRAWINGS\DR HORTON\
BLAIR RIDGE\

Sign Type:
MON

Drawn By: AJS
Project Manager: AJS

PAGE #
SG.3

Original Date: 01/19/24	Revision Date:	Rev # 0
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Blair Ridge
La Vergne, Tennessee

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

C5.3

BLAIR RIDGE
LANDSCAPE PLAN

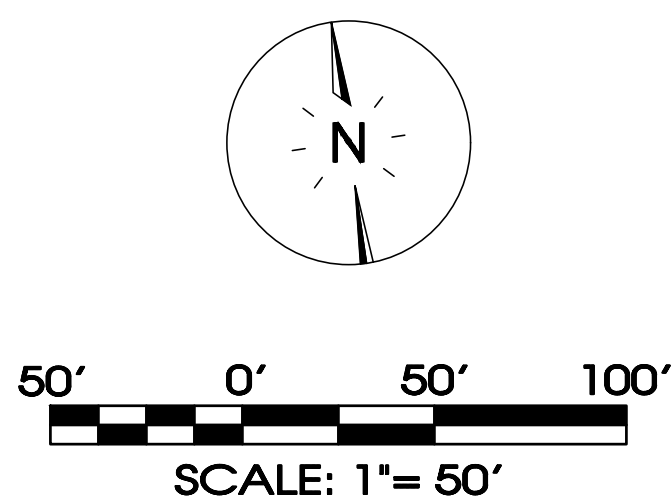
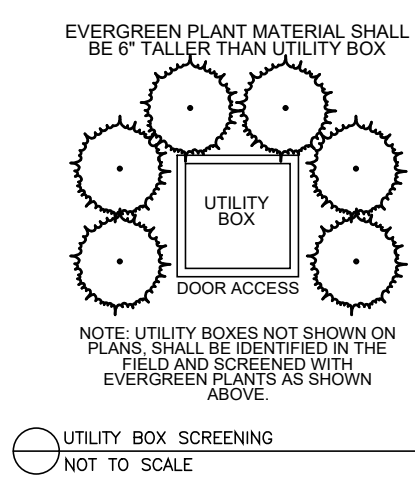
SITE DATA
SITE AREA: 15.80 ACRES
SITE ZONING: R-3

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.

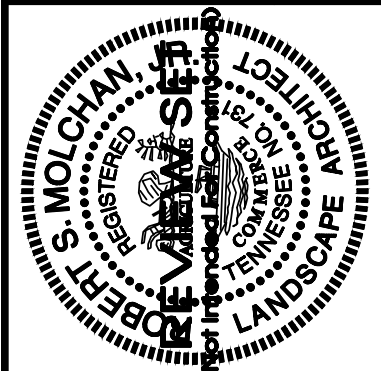
OPEN SPACE (PER SECTION 4.2.5 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED OPEN SPACE (15.58 AC X 20%) = 3.12 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 6.14 ACRES (39.41%)
*OPEN SPACE AREA INCLUDES ALL AREAS OF RECREATION (PASSIVE AND ACTIVE) AND ALL AREAS OF RESOURCE PROTECTION.

- 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 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 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.

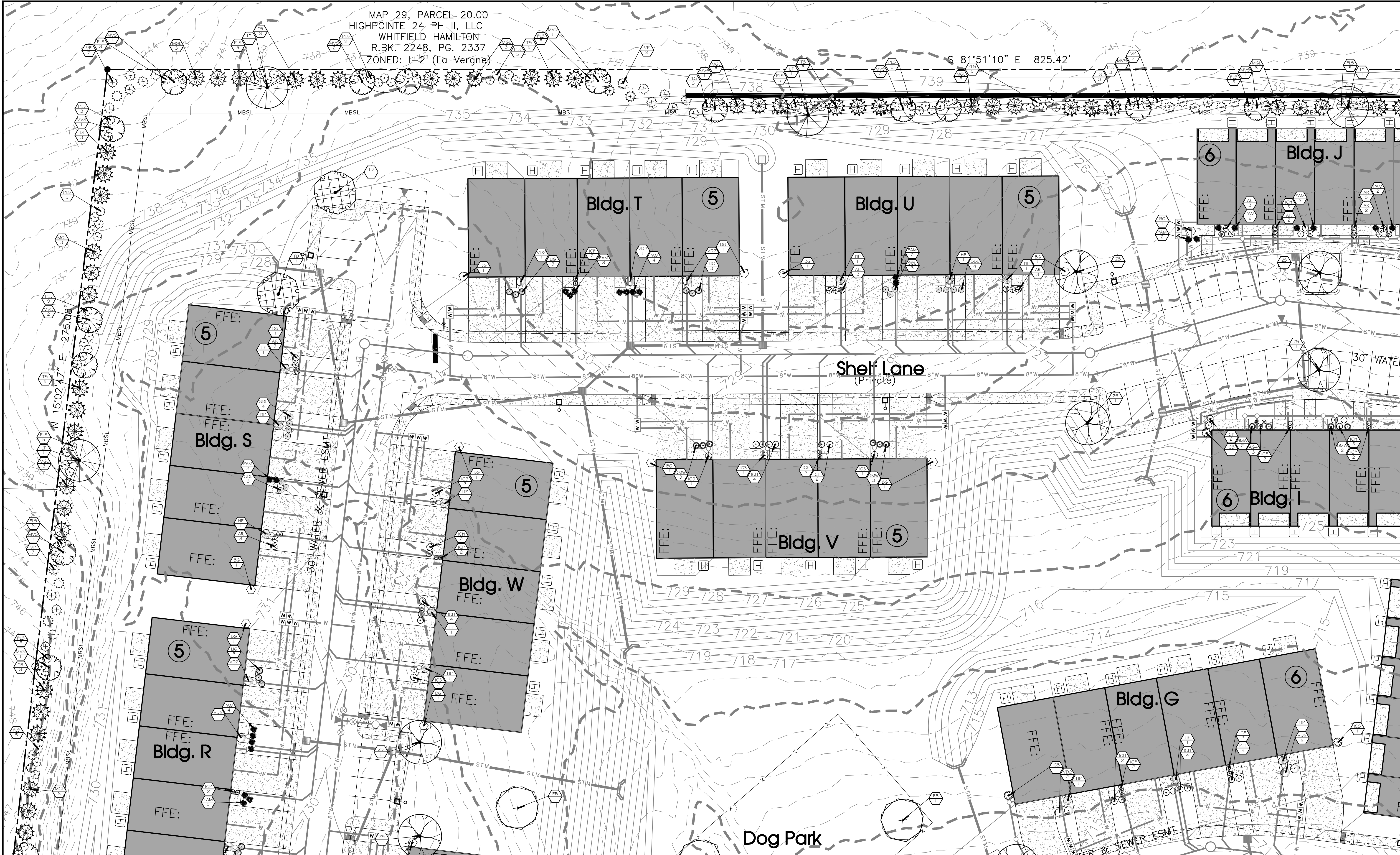


SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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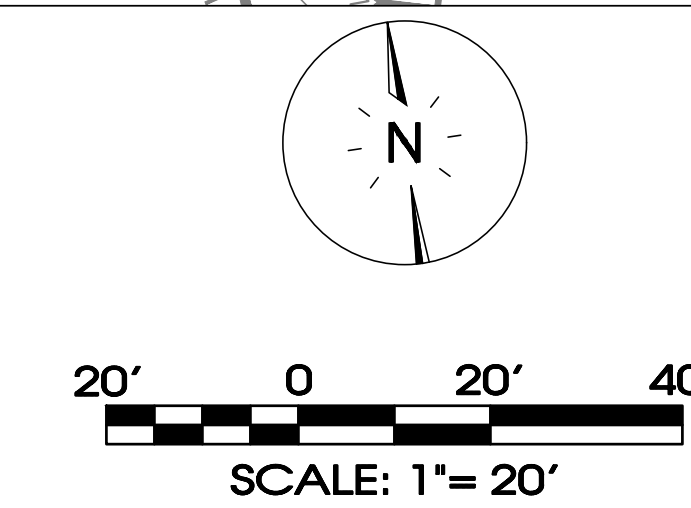
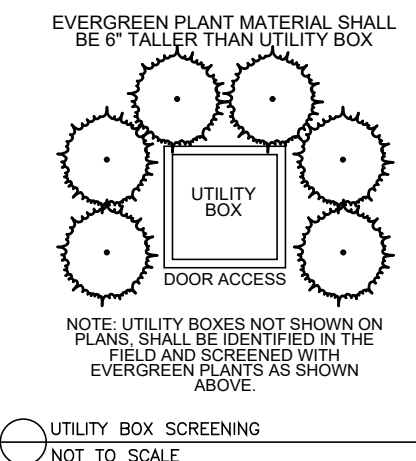


Blair Ridge
La Vergne, Tennessee

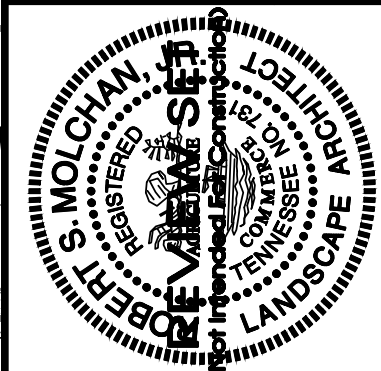
Landscape Plan	
REVISIONS:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 50'	
JOB NO. 19258	
SHEET: L1.0	



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'

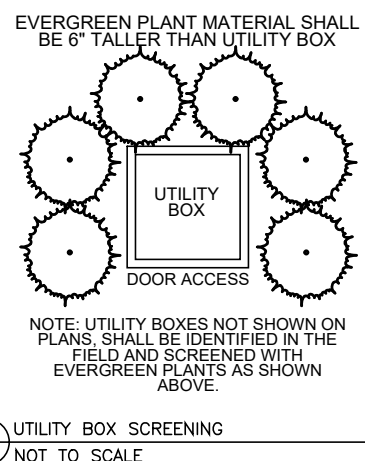


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Blair Ridge
La Vergne, Tennessee

Revised:		Drawn: SWL	
DATE: 12-29-2023		CHECKED: RSM	
FILE NAME: 19258Project_LA		SCALE: 1" = 20'	
JOB NO. 19258		SHEET: L1.1	

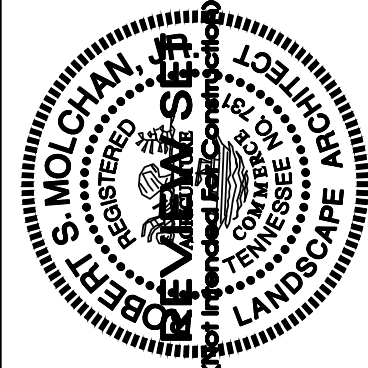


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FILE NAME:				
19258Project_LA				
SCALE:				
1" = 20'				
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19258Project_LA					

L1.2

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It is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the client to ensure that the construction of the site shown on these construction drawings is in total accordance with the design criteria and objectives. No responsibility or warranty is assumed or intended by the engineer in connection with the construction drawings or in accordance with the construction claims.



APPROXIMATE LOCATION OF FIELD LINES
FROM VAN WINKLE MOBILE HOME PARK

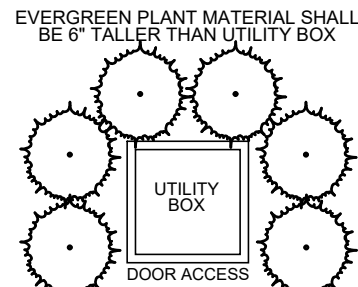
MAP 29, PARCEL 21
LMHP, LLC
R.BK. 1106, PG. 2478
ZONED: R-4 (La Vergne)

Gulch Way
(Private)

Bldg. O

Bldg. A

Bldg. B

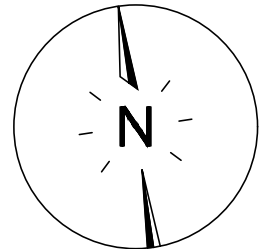


NOTE: UTILITY BOXES NOT SHOWN ON
PLANS SHALL BE IDENTIFIED IN THE
FIELD AND SCREENED WITH
EVERGREEN PLANTS AS SHOWN
ABOVE.

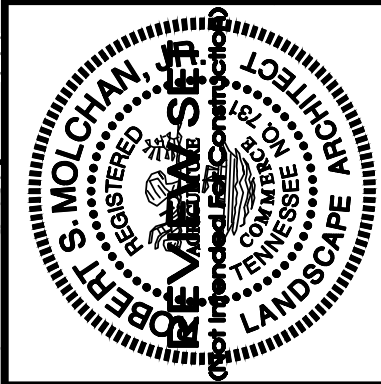
UTILITY BOX SCREENING
NOT TO SCALE



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



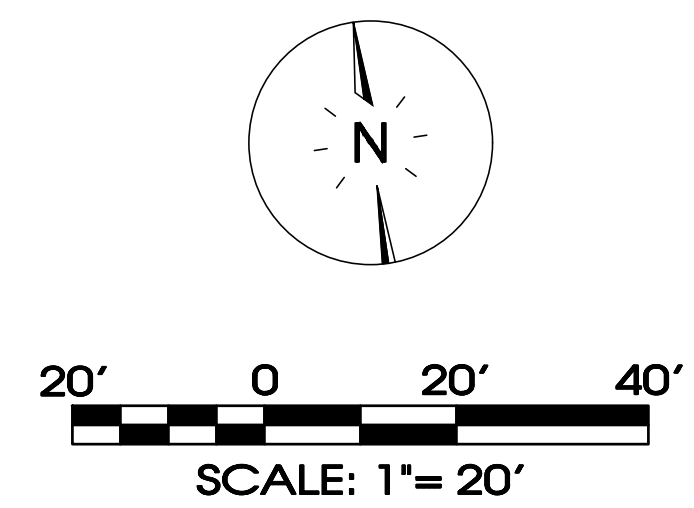
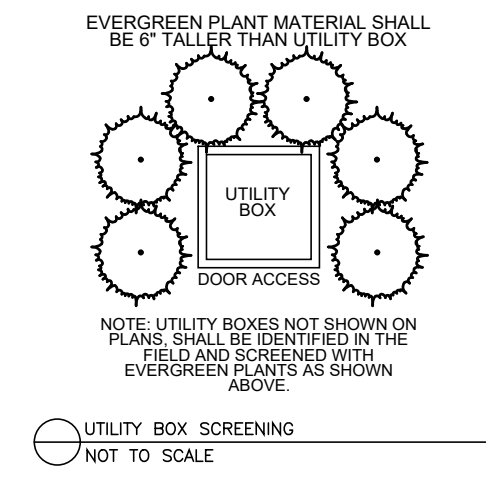
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19258
SHEET:

L1.3

Blair Ridge
La Vergne, Tennessee
Landscape Plan



REVISIONS

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19258Project_LA

SCALE: 1" = 20'

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SHEET: L1.4

LANDSCAPE PLAN

Blair Ridge

La Vergne, Tennessee

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LANDSCAPE ARCHITECTURE

MURFREESBORO, TENNESSEE 37129

850 MIDDLE TENNESSEE BOULEVARD

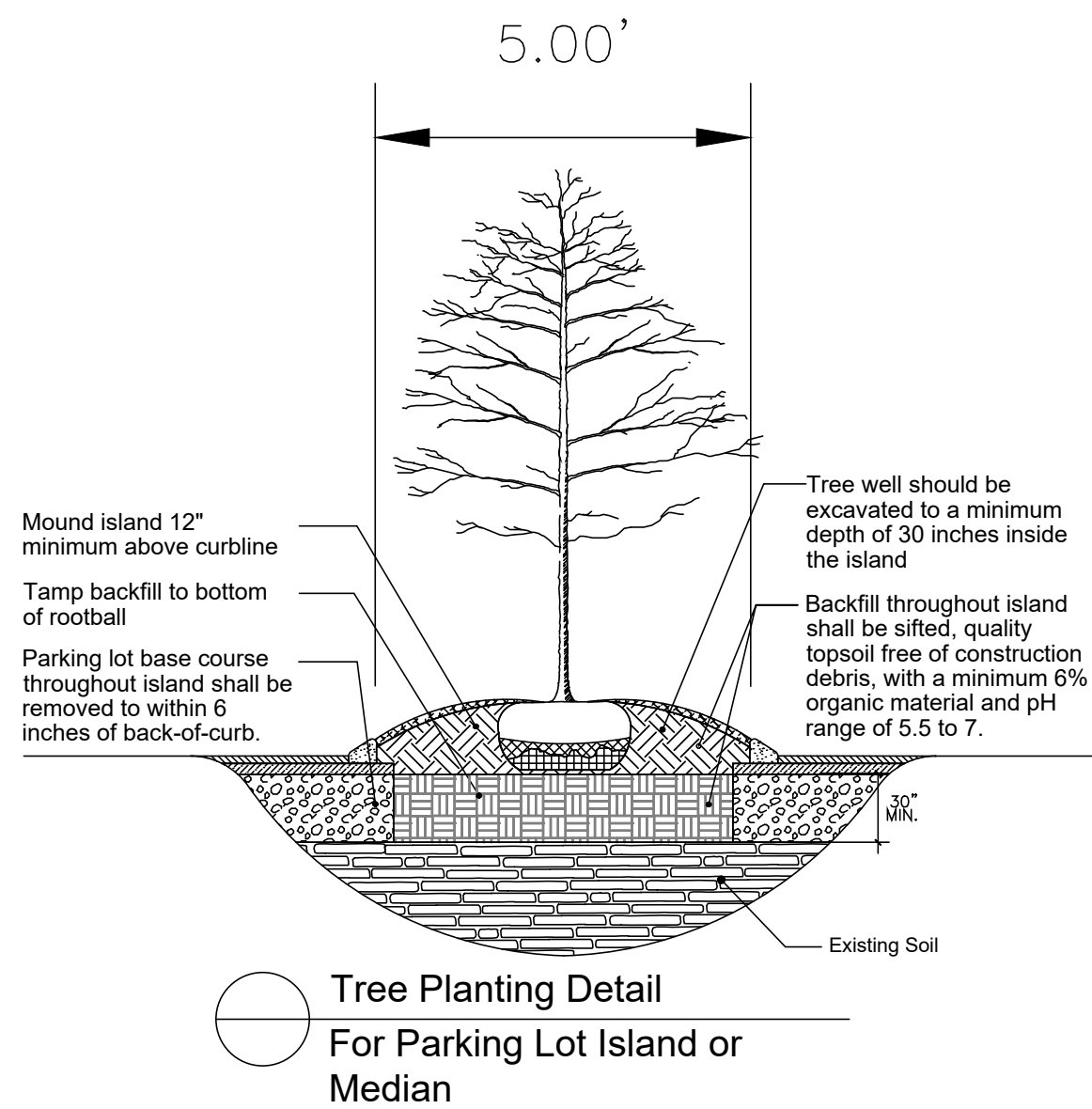
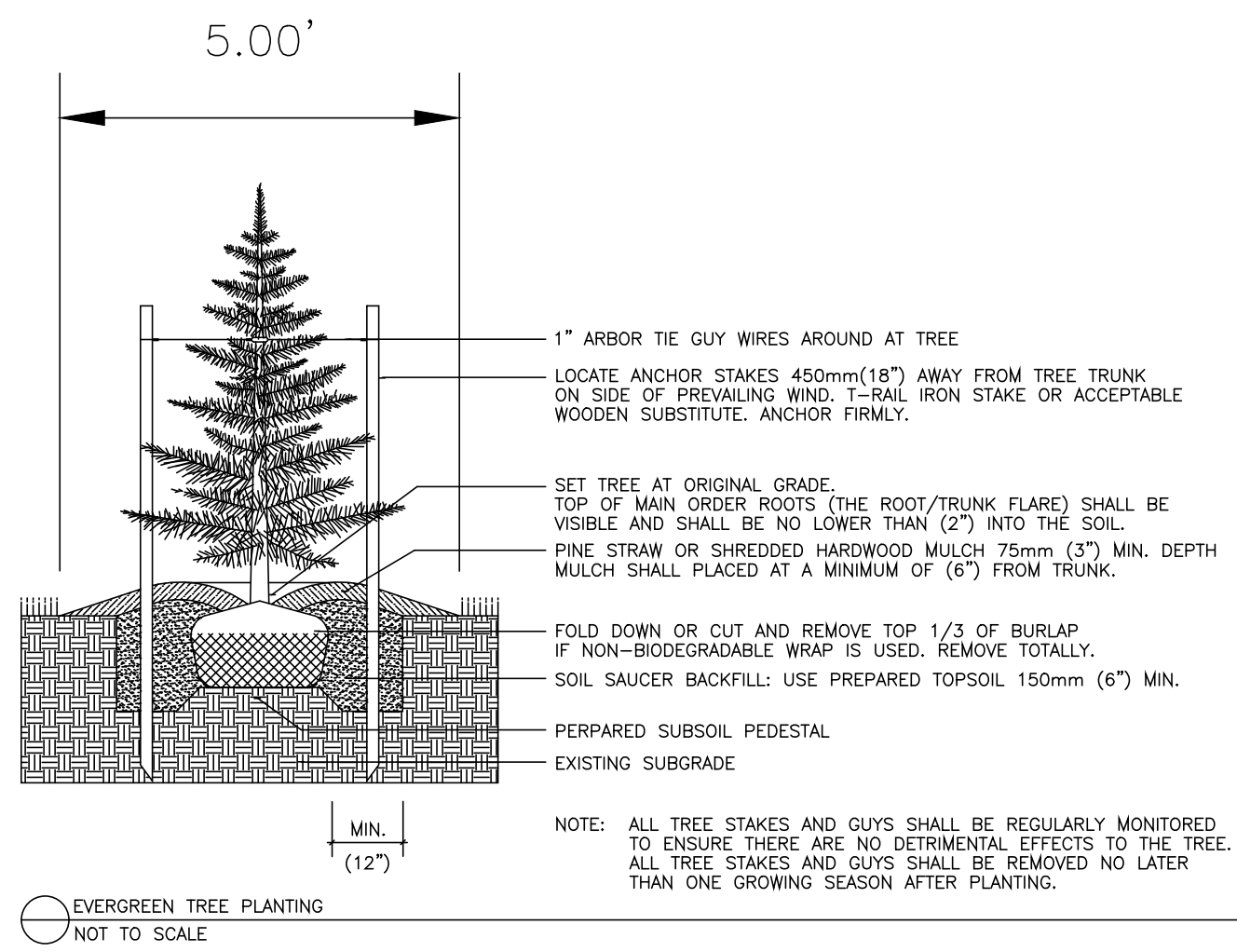
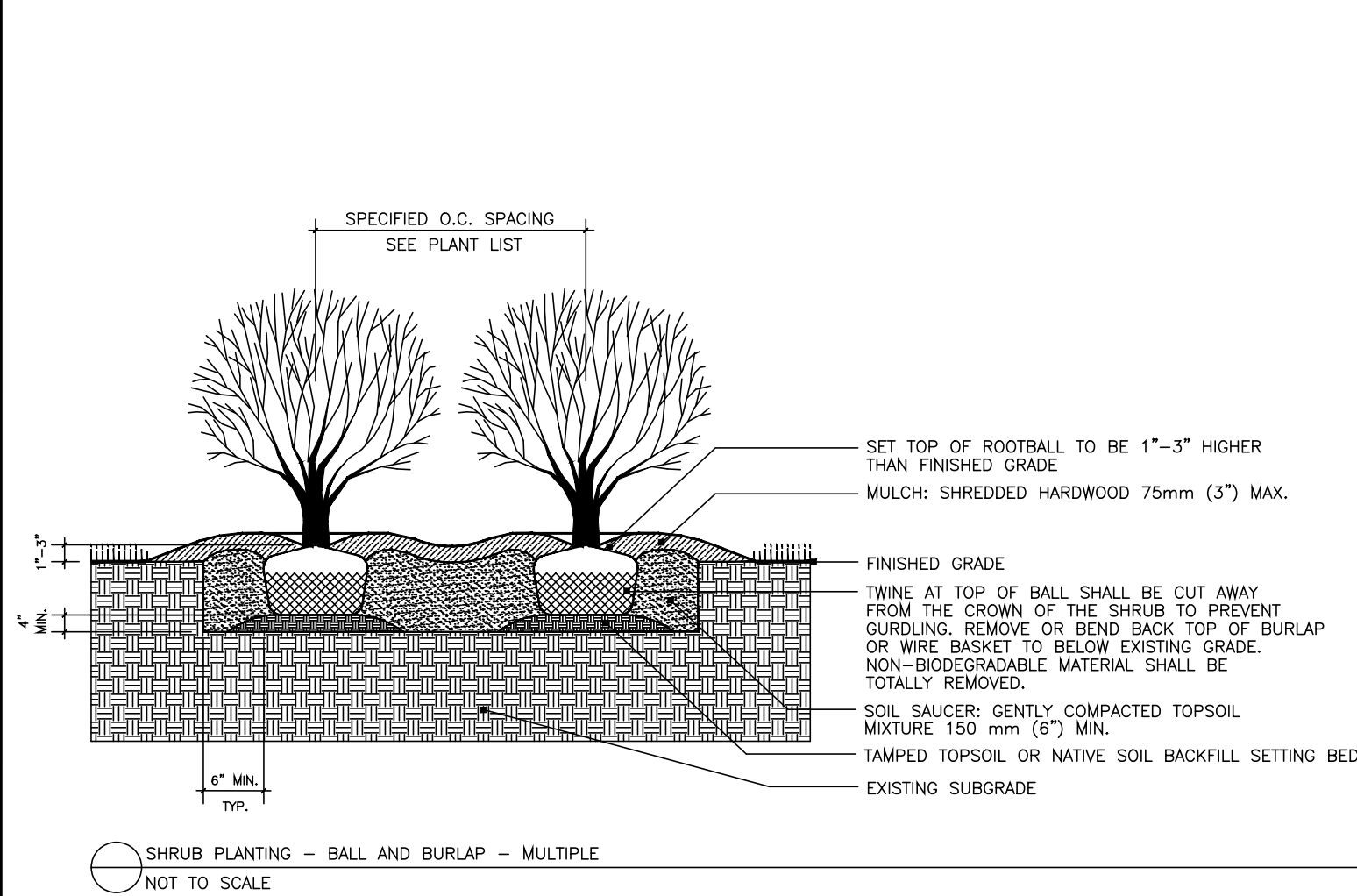
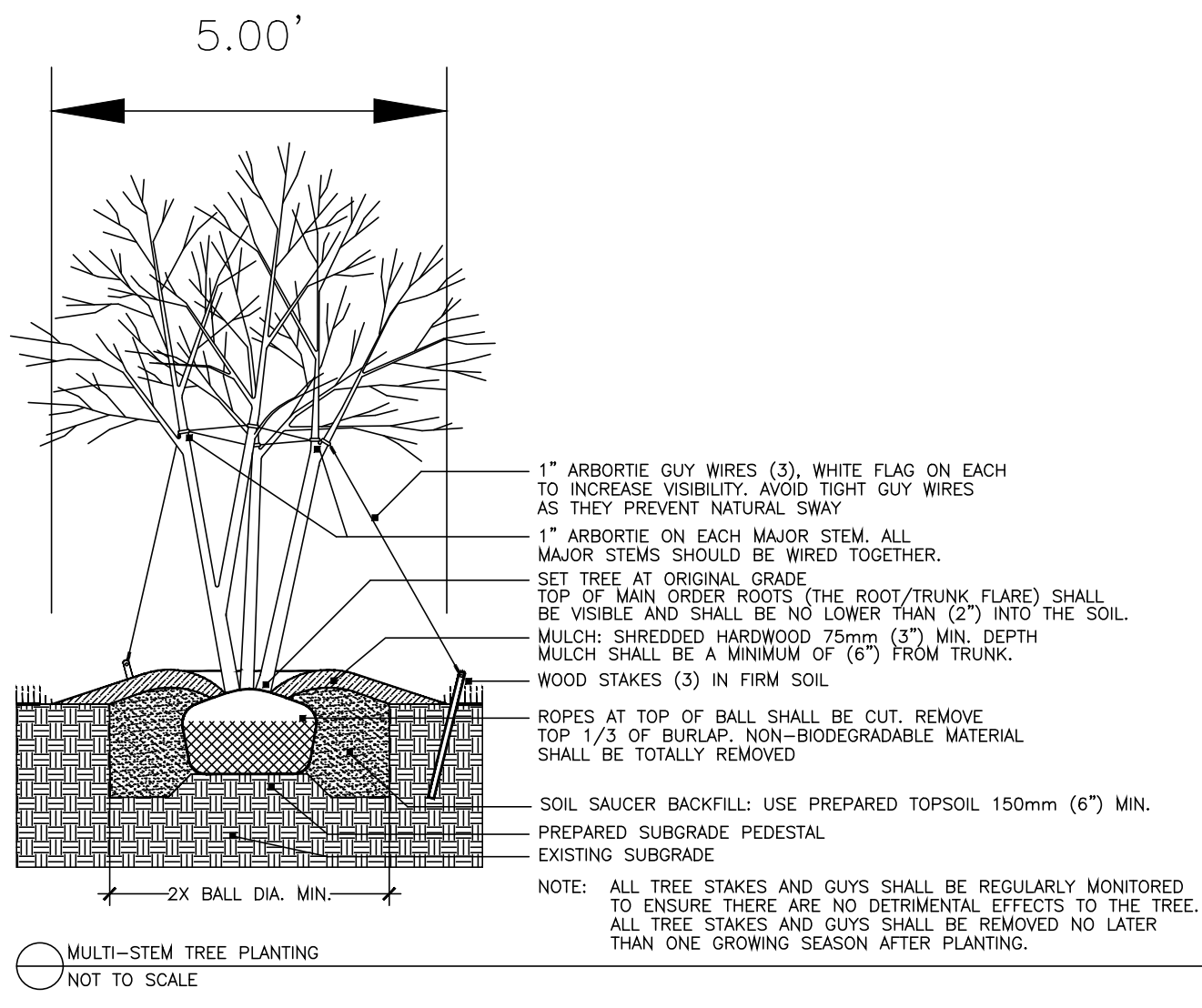
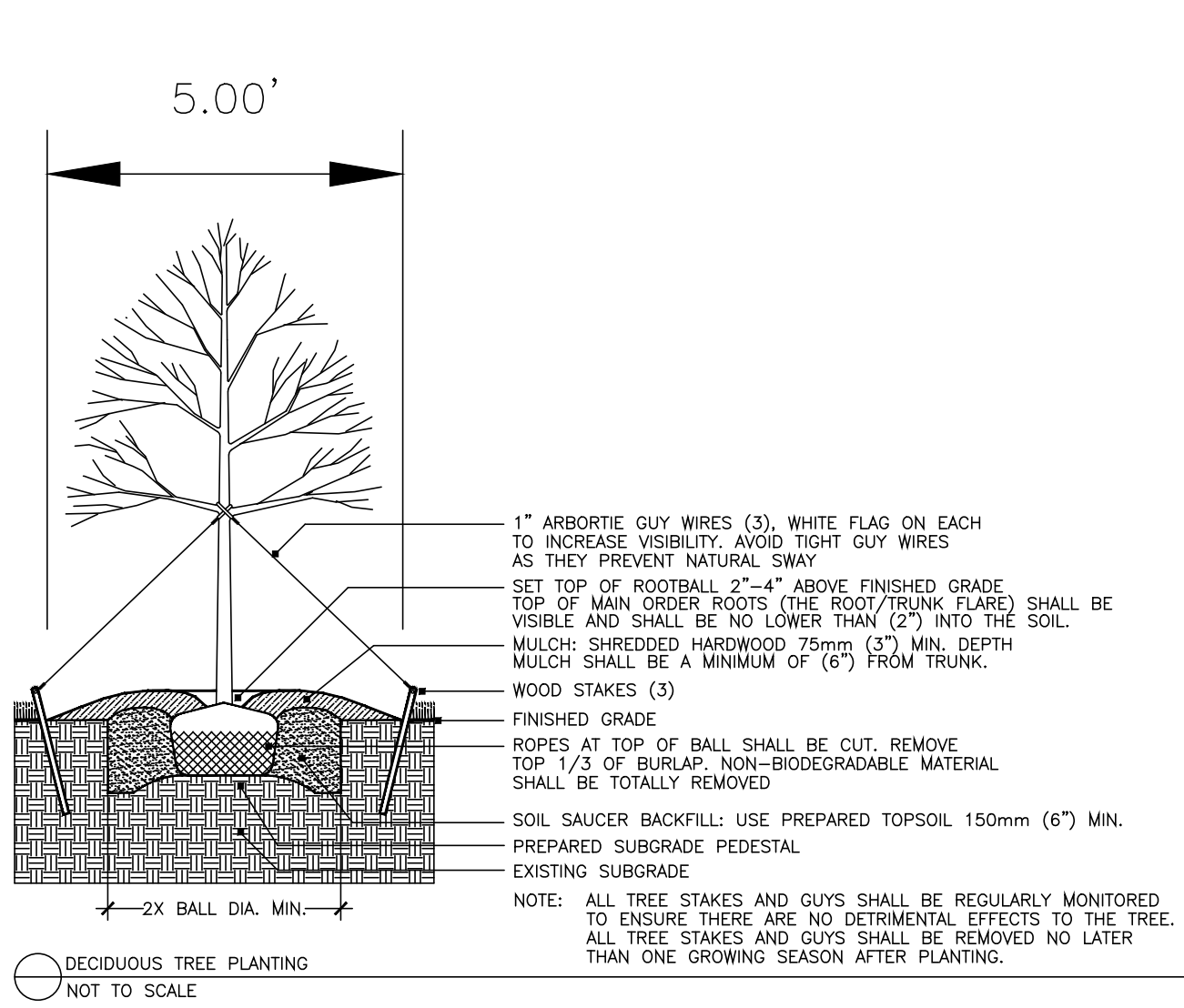
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THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED AND SPECIFIED HEREON. THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



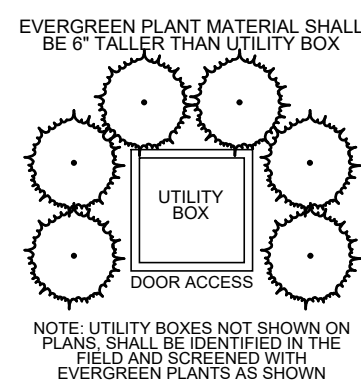
PLANT SCHEDULE

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

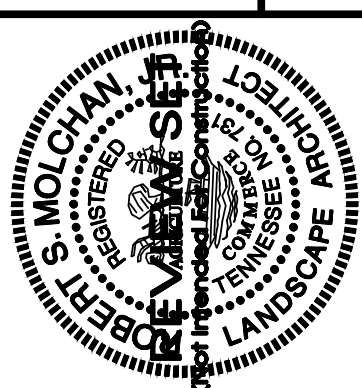
LANDSCAPE NOTES

- 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.



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Blair Ridge

La Vergne, Tennessee

Landscape Details & Notes

REVISIONS:

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DATE: 12-29-2023

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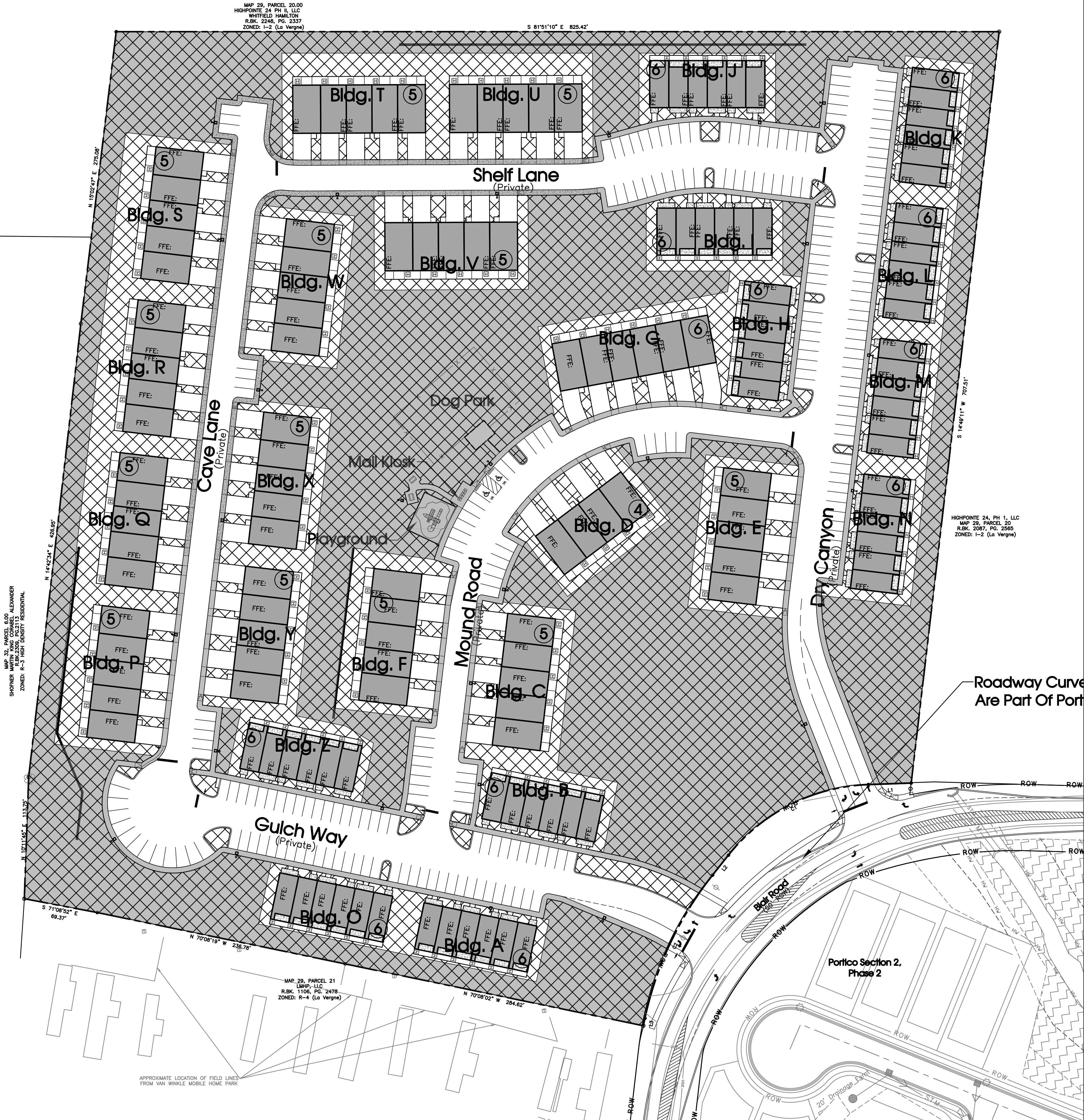
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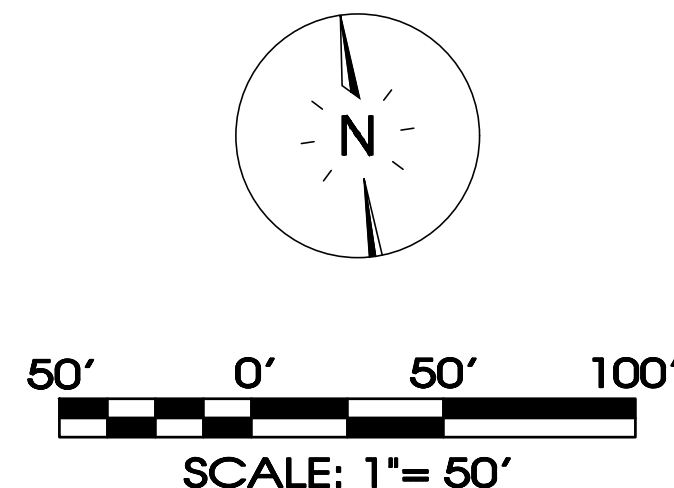
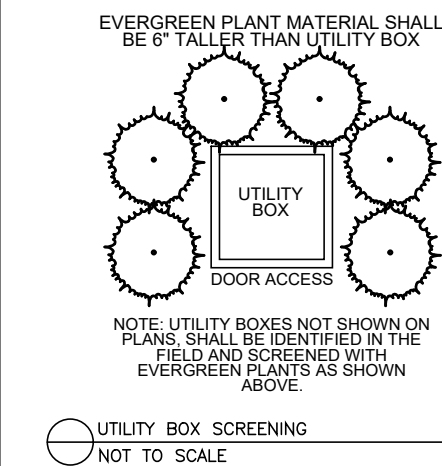
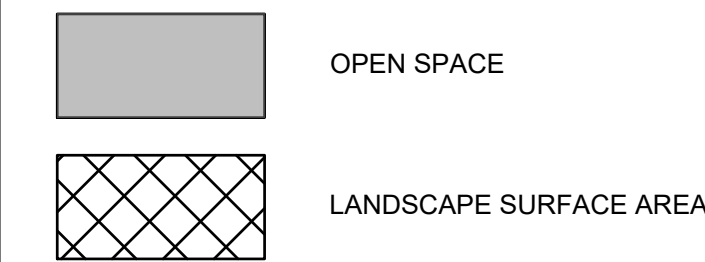
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MAP 10, PARCEL 6.00
SHOPPER MARTIN KING CORP. ALEXANDER
ZONED: R-3 HIGH DENSITY RESIDENTIAL

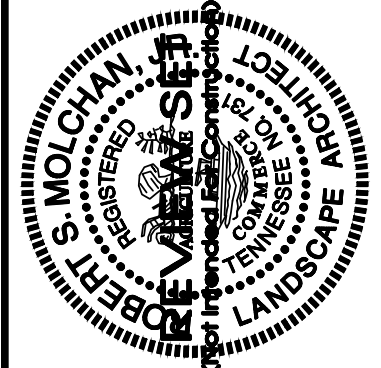


LANDSCAPE SURFACE AREA (PER SECTION 9.2.3 OF THE FEBRUARY 2023 ZONING ORDINANCE)
REQUIRED LANDSCAPE SURFACE AREA (15.58 AC X 40%) = 6.23 ACRES
PROVIDED LANDSCAPE SURFACE AREA = 7.74 ACRES (49.68%)
*LANDSCAPE SURFACE AREA INCLUDES ALL AREAS NOT COVERED BY AN IMPERVIOUS SURFACE AND HAS THE CAPACITY TO 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.



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La Vergne, Tennessee

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DRAWN: SWL	CHECKED: RSM
FILE NAME: 19258Project_LA	SCALE: 1" = 50'
JOB NO. 19258	SHEET: L3.0
Landscape Surface Area Plan	

PLAN NOTES:

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

LIGHTING SCHEDULE NOTES

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

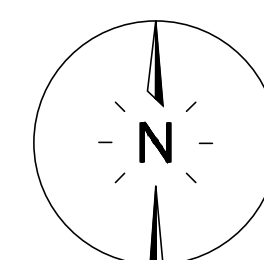
<i>PRIVATE DRIVES AND SIDEWALKS</i>	
AVERAGE FOOT—CANDLES	1.61
MAXIMUM FOOT—CANDLES	3.0
MINIMUM FOOT—CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	15.20
AVERAGE TO MINIMUM FC RATIO	8.21

<i>SITE BOUNDARY</i>	
AVERAGE FOOT—CANDLES	0.05
MAXIMUM FOOT—CANDLES	0.5
MINIMUM FOOT—CANDLES	0.0

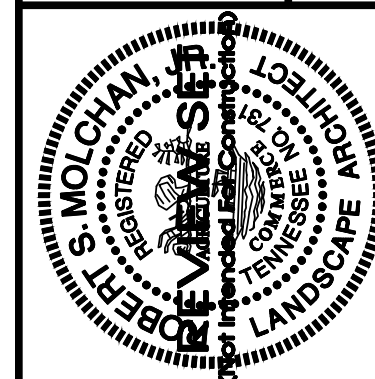
PLAYGROUND & MAIL KIOSK	
AVERAGE FOOT-CANDLES	1.30
MAXIMUM FOOT-CANDLES	2.6
MINIMUM FOOT-CANDLES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.21
MAXIMUM TO MINIMUM FC RATIO	4.73
AVERAGE TO MINIMUM FC RATIO	2.36



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Photometric Plan

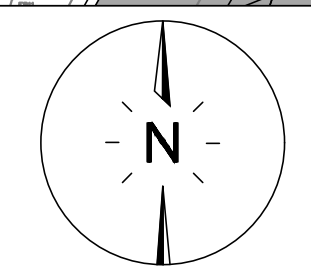
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19258					
SHEET:					

PH 1.0



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



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LANDSCAPE ARCHITECTURE

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PROJECT

19258

PH 1.1

DATE

12-29-2023

CHECKED

RSM

FILE NAME

19258project_PH

SCALE

1" = 20'

JOB NO.

19258

SHEET

PH 1.1

REVISIONS

1

12-29-2023

19258project_PH

2

12-29-2023

19258project_PH

3

12-29-2023

19258project_PH

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12-29-2023

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19258project_PH



Blair Ridge
LaVergne, Tennessee

PROJECT

19258

PH 1.1

DATE

12-29-2023

CHECKED

RSM

FILE NAME

19258project_PH

SCALE

1" = 20'

JOB NO.

19258

SHEET

PH 1.1

REVISIONS

1

12-29-2023

19258project_PH

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19258project_PH

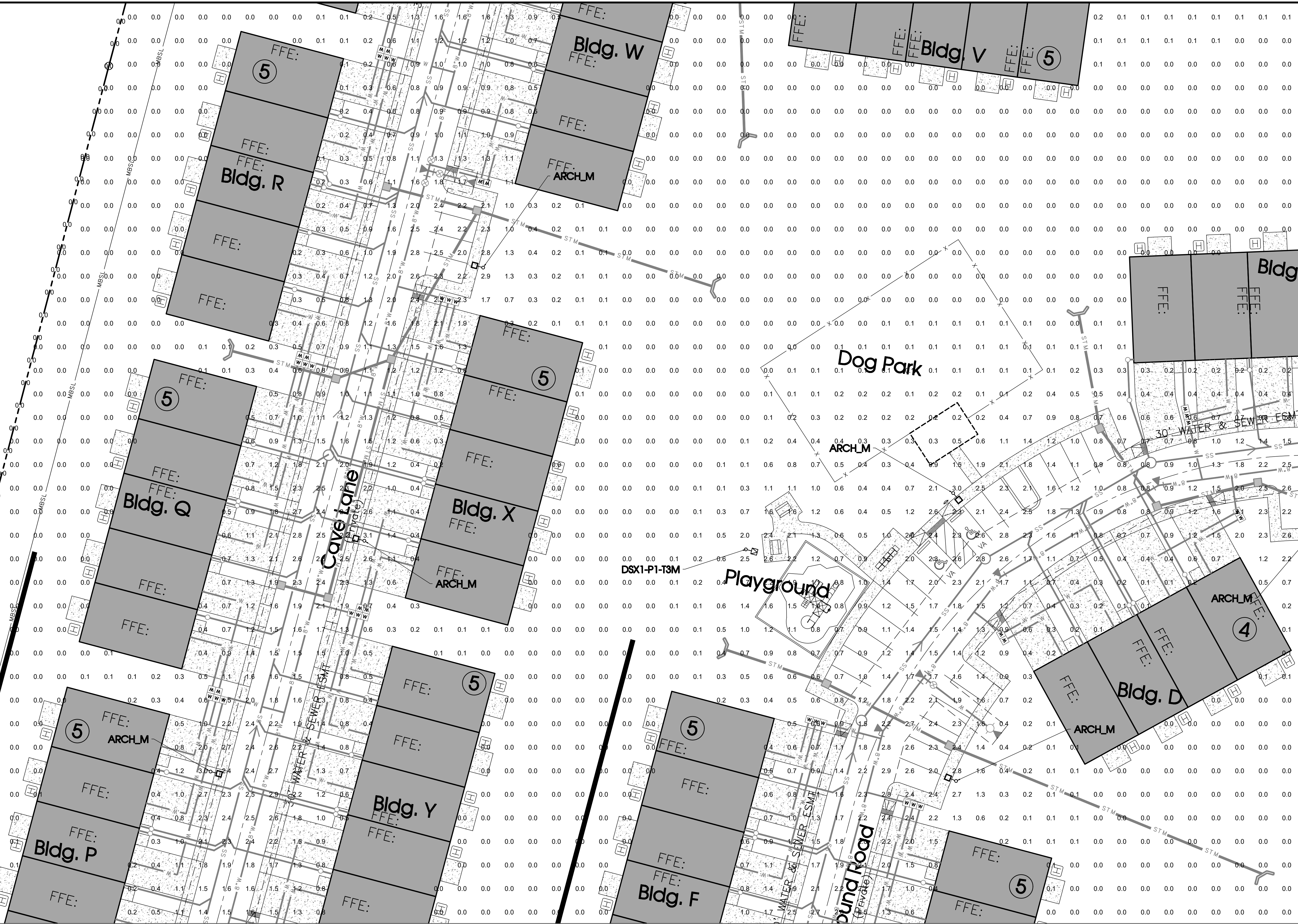
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12-29-2023

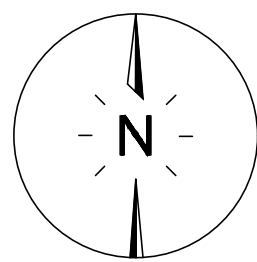
19258project_PH

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

N 14°42'34" E 426.95'



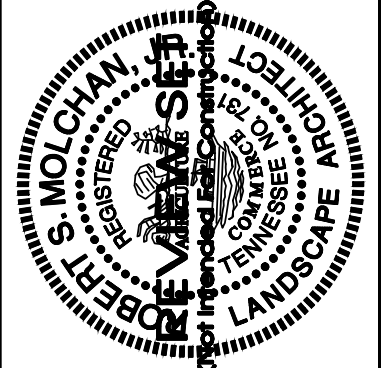
Know what's below.
Call before you dig.



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

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

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
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/landscape architect assumes no responsibility in the assurance that the site is constructed in accordance with the construction plans.

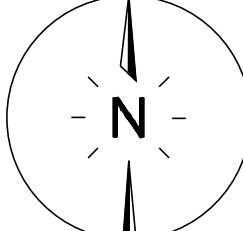


Blair Ridge
LaVergne, Tennessee

Photometric Plan
PH 1.2

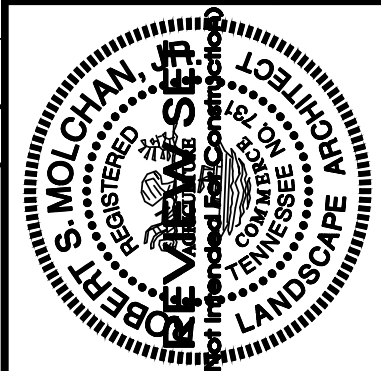


MAP 29, PARCEL 20.00
HIGHPOINT 24 PH II, LLC
WHITFIELD HAMILTON
R.BK. 2248, PG. 2337
ZONED: I-2 (La Vergne)



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

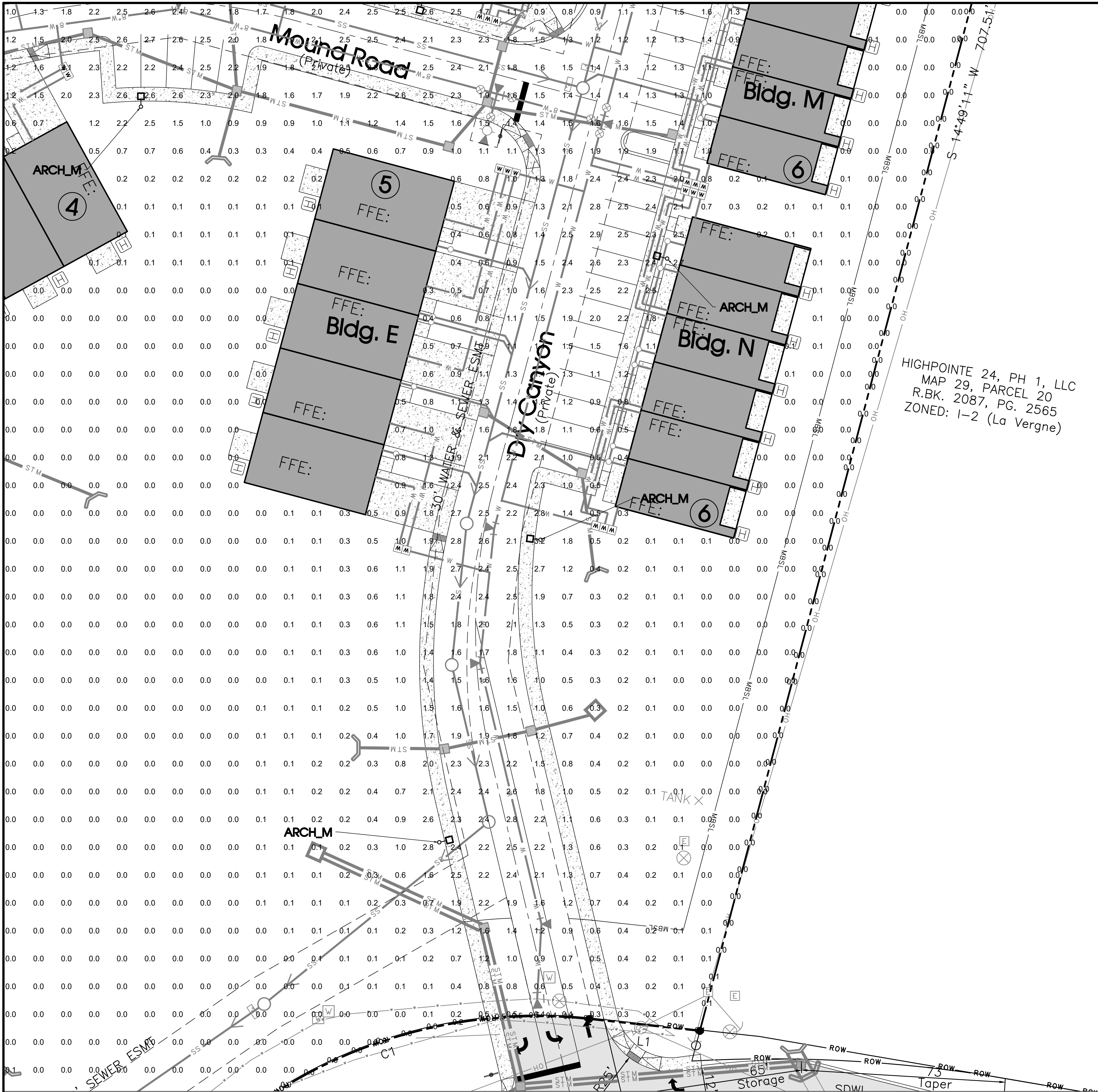
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
SEC, Inc.
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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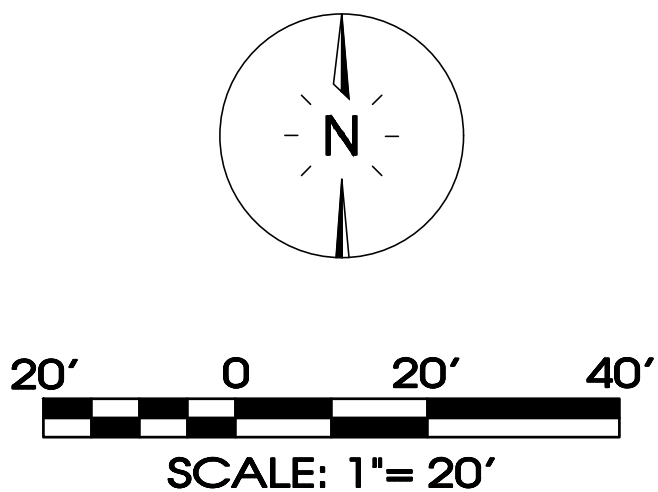
Blair Ridge
LaVergne, Tennessee

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

Photometric Plan

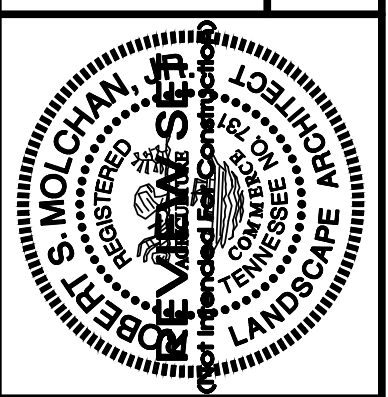


HIGHPOINTE 24, PH 1, LLC
MAP 29, PARCEL 20
R.BK. 2087, PG. 2565
ZONED: I-2 (La Vergne)



MAP
JOHN

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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Blair Ridge
LaVergne, Tennessee

REVISIONS:						Photometric Plan
DRAWN: SWL						PH 1.5
DATE: 12-29-2023						
CHECKED: RSM						
FILE NAME: 19258project_PH						
SCALE: 1" = 20'						
JOB NO. 19258						
SHEET:						



D-Series Size 1 LED Area Luminaire

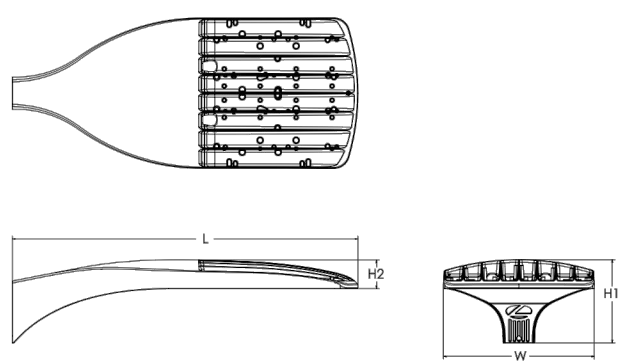


Ceiling Mount
Notes
SPR

We like the way you view our design. We like the way you view our design. We like the way you view our design.

Specifications

EPA:	0.69 ft ² (0.06m ²)
Length:	32.71" ⁺ (83.1cm)
Width:	14.26" ⁺ (36.2cm)
Height H1:	7.88" ⁺ (20.0cm)
Height H2:	2.73" ⁺ (6.9cm)
Weight:	34 lbs (15.4kg)



Introduction

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

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

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DBXB

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Mounting
DSX1 LED					
P1	P6	30K 3500K	70CRI	T15 Automotive front row	TSM Type V medium
P2	P7	40K 4000K	70CRI	T2M Type I short	TSLG Type V low glare
P3	P8	50K 5000K	70CRI	T3M Type II medium	T3W Type V wide
P4	P9	(this section 80CRI only, extended lead times apply)	80CRI	T4M Type III low glare	BLCS Type II backlight control
P5	P10	27K 2700K	80CRI	T4M Type IV medium	BLCS Type II backlight control
P11	P12	30K 3500K	80CRI	T4M Type IV low glare	LCCD Left corner cutoff
P11	P13	40K 4000K	80CRI	T4M Type IV low glare	RCCD Right corner cutoff
P11	P14	50K 5000K	80CRI	T4M Type IV low glare	WBA Wall bracket

Control options	Other options	Finish required
Shipped installed NLTAIR2 PIRHN NLTAIR2 PIRHN High/Low motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 26" (1.1m) ^{1,2,3} PER High/Low motion/ambient sensor, 8-40 mounting height, ambient sensor enabled at 26" (1.1m) ^{1,2,3} PER NEMA three-lock receptacle only (controls ordered separately) ^{1,2,3} PERB Five-pin receptacle only (controls ordered separately) ^{1,2,3}	PER7 Seven-pin receptacle only (controls ordered separately) ^{1,2,3} FAO Field adjustable output ^{1,2,3} BLSD Bi-level switched dimming 50%, ^{1,2,3} BLSD Bi-level switched dimming 50%, ^{1,2,3} DMG 6-10w dimming wires pulled outside fixture (for use with an external control, ordered separately) ^{1,2,3} DS Dual switching ^{1,2,3}	Shipped installed SPD20KV 20kV surge protection HS Houseside shield (black finish standard) ^{1,2} L90 Left rotated optics R90 Right rotated optics CCD Castal Construction ^{1,2} Shipped separately EGGR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2023 Acuity Brands Lighting, Inc. All rights reserved.
DSX1-LED Rev. 01/24/23 Page 1 of 10

Project	Catalog #	Type
Prepared by	Notes	Date



Streetworks

Archeon Medium

Roadway Luminaire

Product Features



Product Certifications



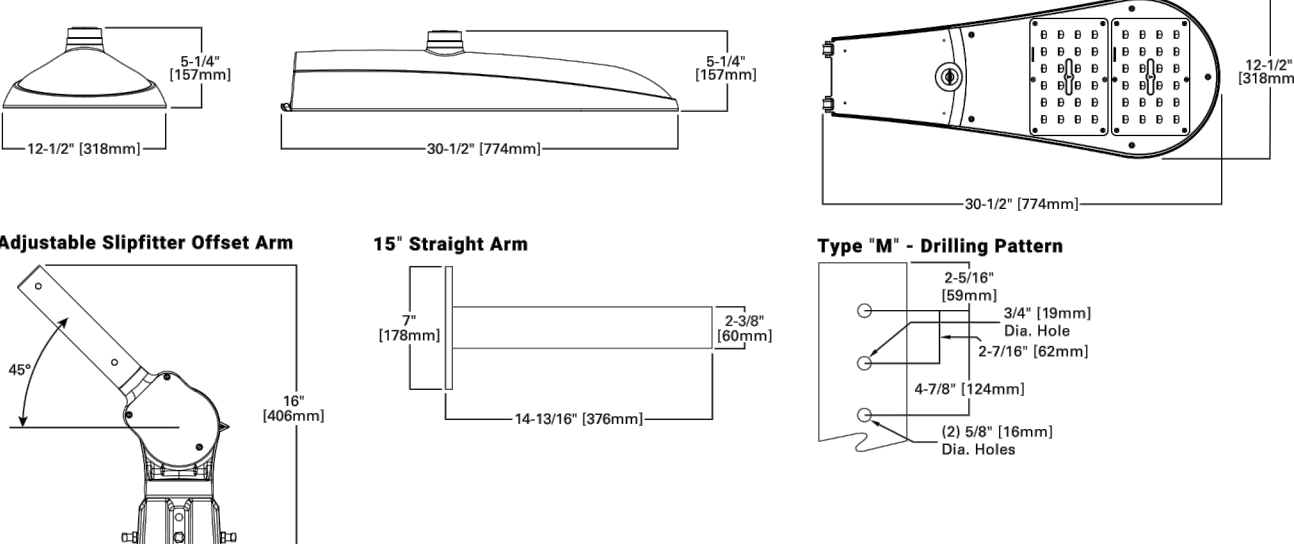
Interactive Menu

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

Quick Facts

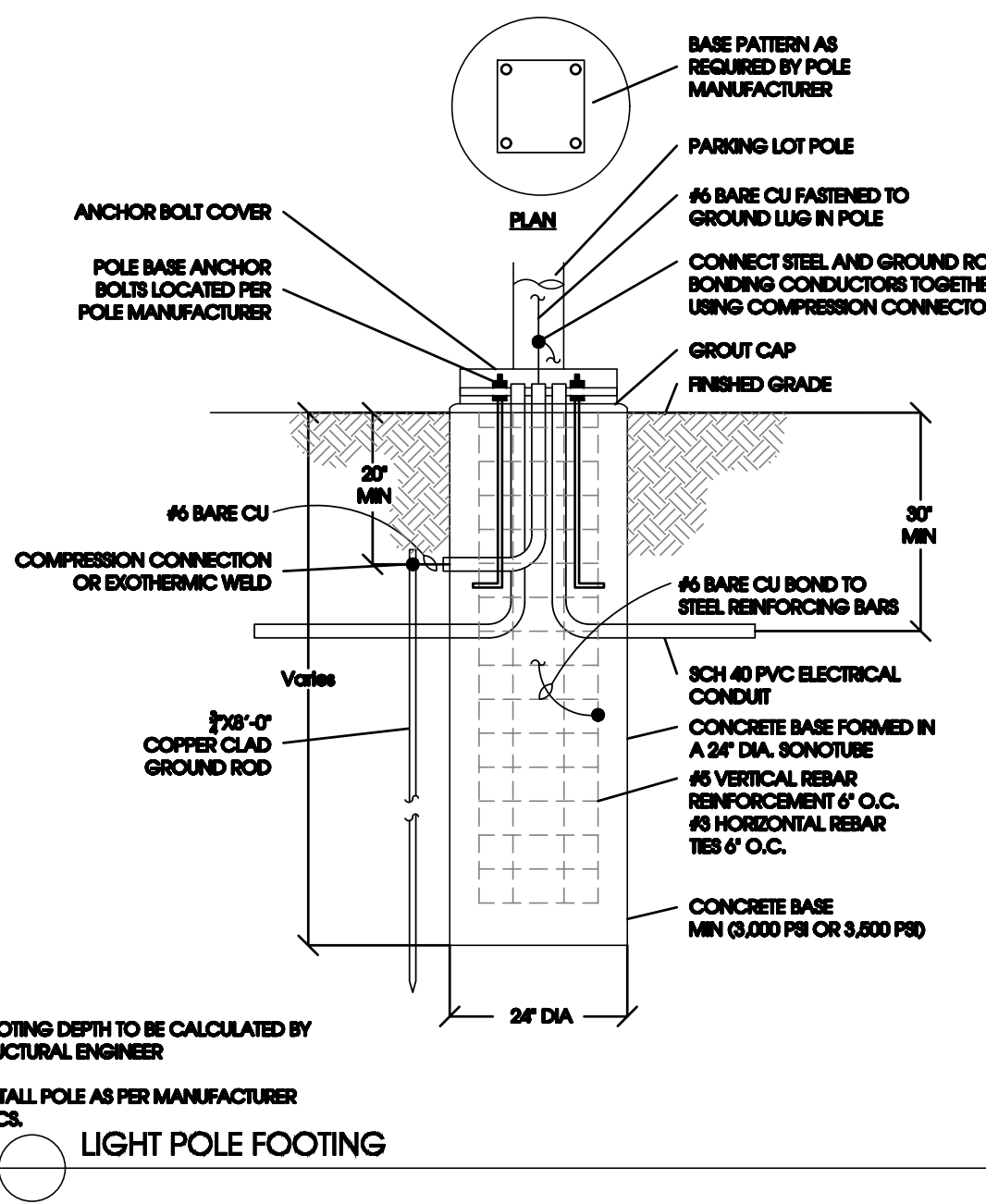
- Die-cast aluminum construction; Single latch tool-less entry
- Replaces up to 400W equivalent HID; -40°C to 40°C operating range
- Pole-mounted; Optional arm and offset adjustable arm mounting
- 120-277V, 347V, or 480V 50/60Hz operation; IP66 rated

Dimensional Details



PS506050EN page 1
April 3, 2023 1:54 AM

CALLOUT	SYMBOL	DESCRIPTION	MOUNTING	MODEL	NOTE 2	QUANTITY	LAMP DEPRECIATION	ARM LENGTH
ARCH_M	○-□	ARCHEON-M ROADWAY AND AREA LUMINAIRE(2) 70 CRI, 3000K, 785mA LIGHT ENGINES WITH 16 LEDS AND TYPE III OPTICS	POLE	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON), ARCH M PA2 120 730 U T3	25'	27	0.9	4'
DSX1-P1-T3M	○-□	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium Houseside Shield	POLE	Lithonia Lighting, DSX1 LED P1 40K 70CRI T3M HS	16'	1	0.9	0'



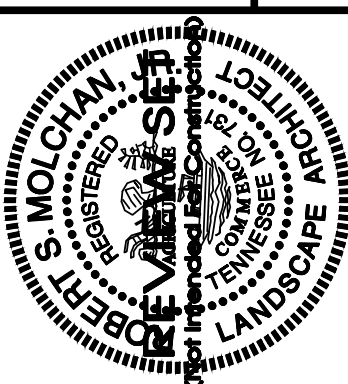
*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPEC.

LIGHT POLE FOOTING

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

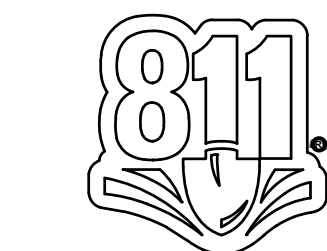


Blair Ridge

LaVergne, Tennessee

REVISION:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: N/A	
JOB NO. 19258	
SHEET:	

Photometric Details & Notes



Know what's below.
Call before you dig.

PH 2.0



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.

The illegal structure must be enclosed on all 4 sides; No open storage is allowed in the overlay. Also, all 4 sides must be brick or stone to meet the overlay regulations.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavernetn.gov

Jake Blair
jblair@lavernetn.gov

- 1) The illegal structure (carport with canvas roof) must meet all overlay requirements;
- 2) Color arch. elevations are required;
- 3) A materials board with actual samples is required;
- 4) Overlay district ends at the 3rd parking space past the large bay doors;
- 5) The illegal structure must be enclosed on all 4 sides- no open storage is allowed in the overlay. All 4 sides must be brick or stone to meet overlay regs.

Engineering

Utilities

Scott Tatalovich

statalovich@lavergneth.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

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.

503 New Paul Rd



503 New Paul Rd



503 New Paul Rd







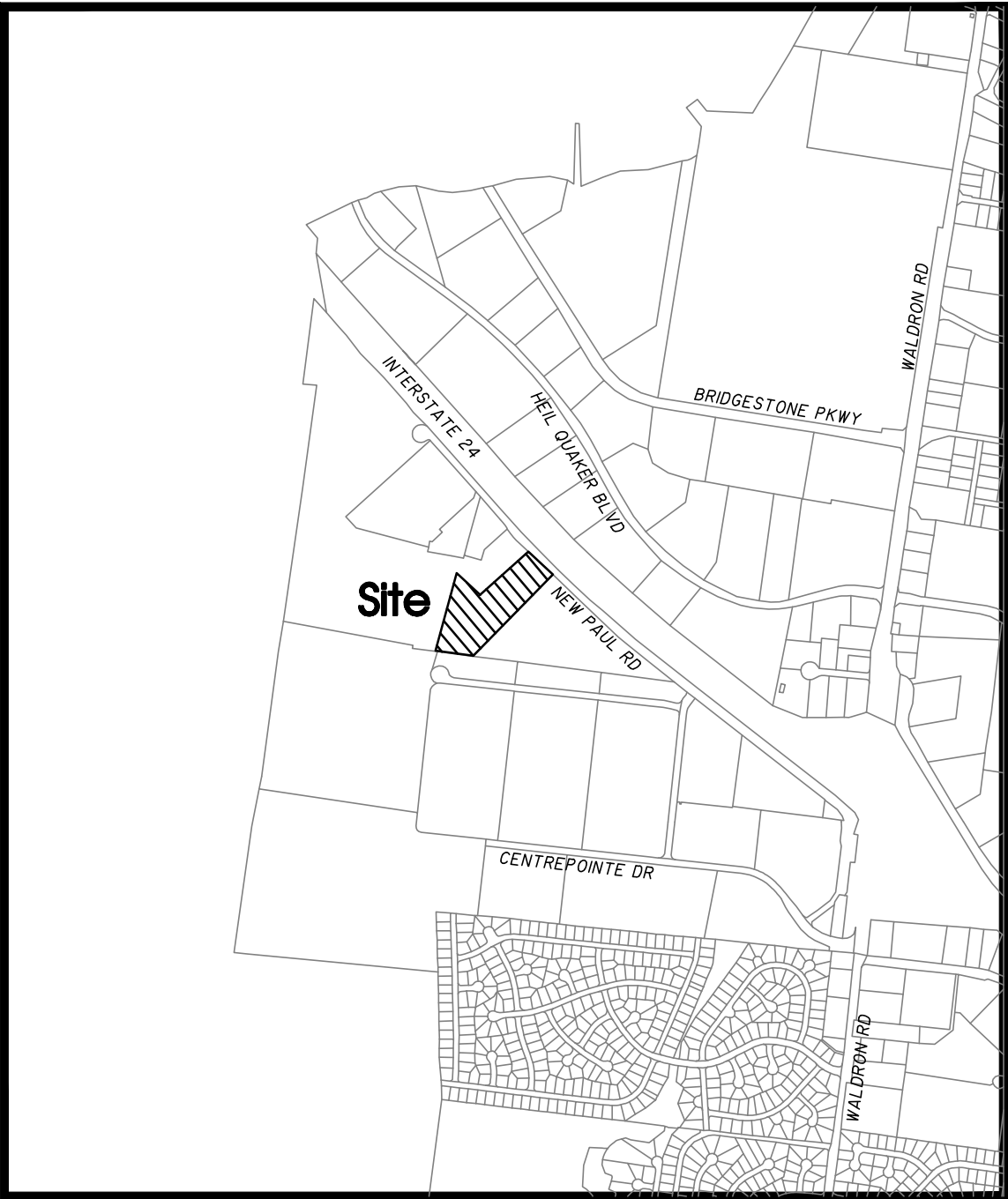
U-Haul Phase 2

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
C2.0-2.1	Site Plan
C2.2-2.3	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
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COPYRIGHT SEC, INC. 2024



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

Watershed: West Branch Hurricane Creek
Disturbed Area: 2.33± 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.

REVISIONS:

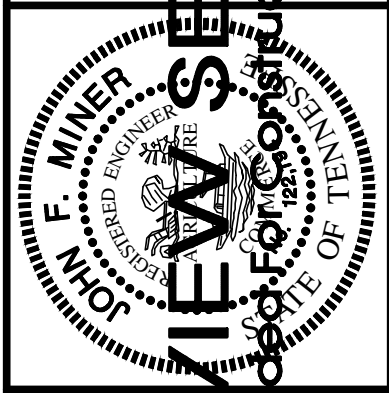
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT, MPL
FILE NAME:
19084uhou12.dwg
SCALE:
None
JOB NO.
19084
SHEET:

General Notes

C0.1

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

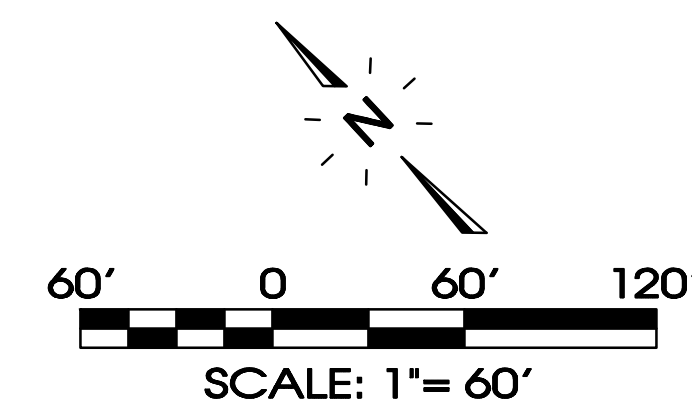
REVIEW SET
(Not intended for construction)



SEC, Inc.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
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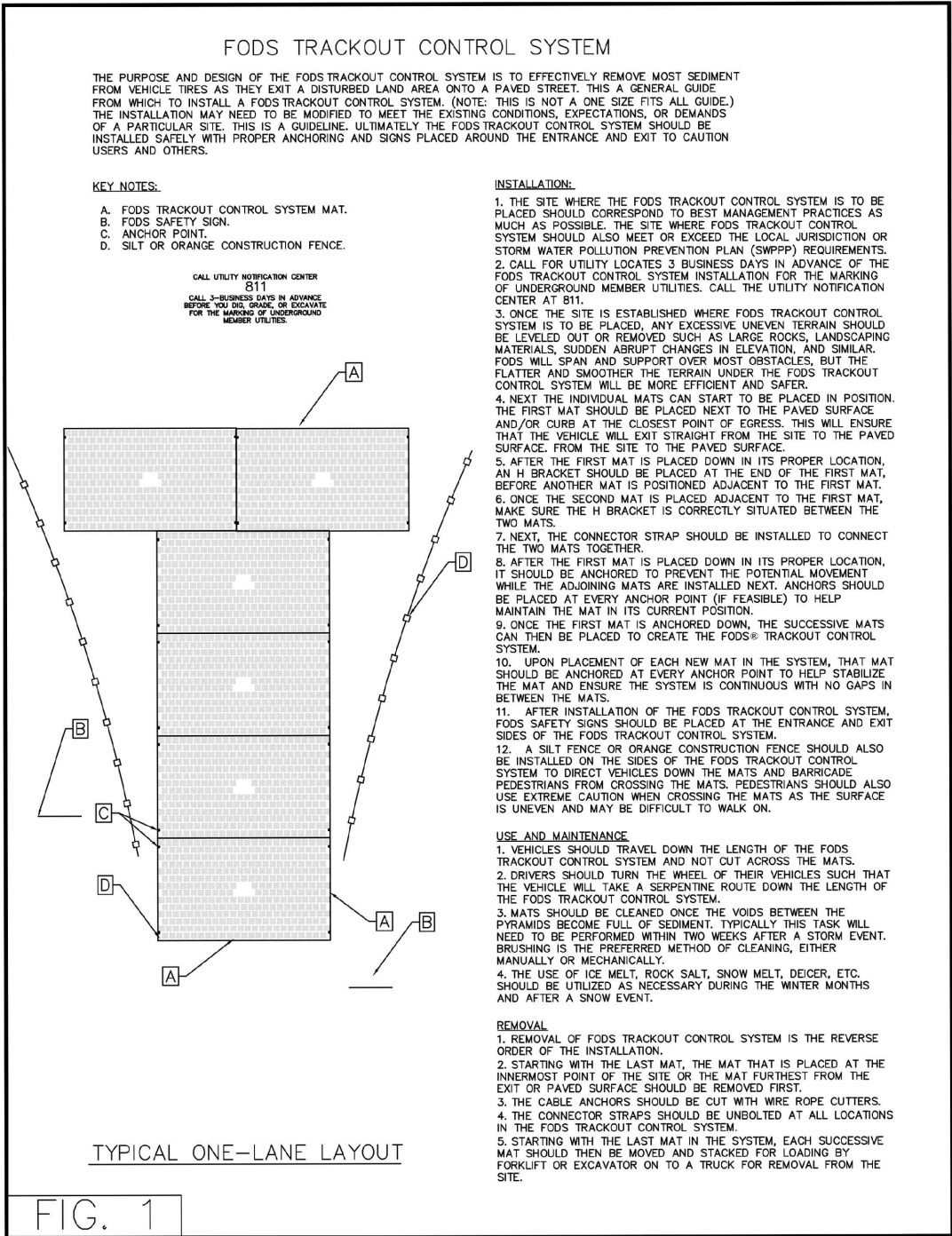
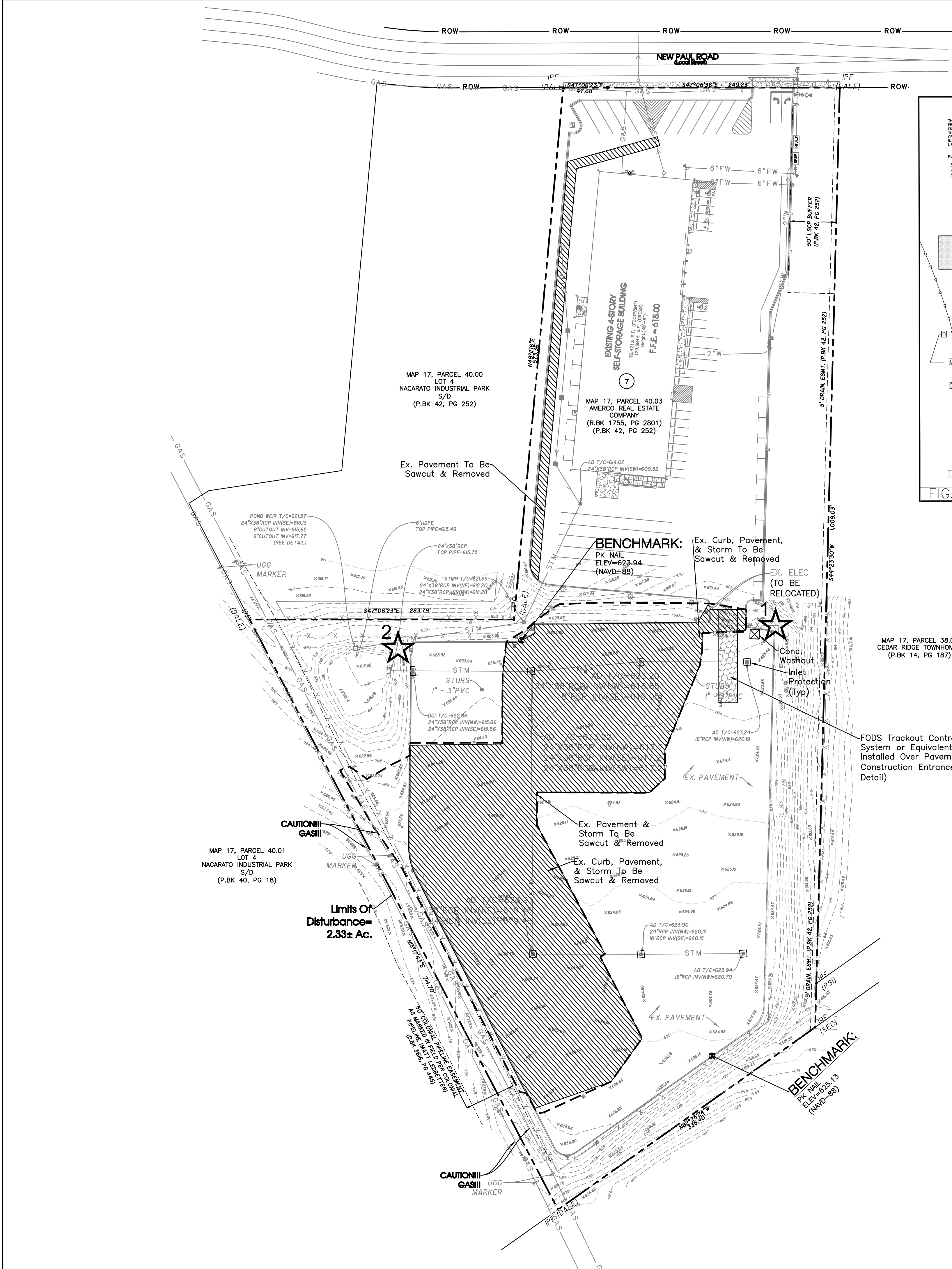
These drawings show an improvement and construction plan for a project. It is the responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



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

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	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 THURST 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 _____ E _____	
EXISTING TRELLINE			
EXISTING FENCELINE		_____ X _____ X _____ X _____ X _____	
MINIMUM BUILDING SETBACK LINE		_____	
PHASE BOUNDARY		=====	
EXISTING GAS LINE		_____ GAS _____	
PROPOSED GAS LINE		_____ GAS _____	
EXISTING STORM		_____ ST M _____	
PROPOSED STORM		_____ ST M _____	
EXISTING CONTOUR LINES		----- -601-----	
PROPOSED CONTOUR LINES		----- -601-----	
EXISTING SANITARY SEWER		_____ SS _____	
PROPOSED SANITARY SEWER		_____ SS _____	
EXISTING WATER		_____ W _____ W _____	
PROPOSED WATER		_____ W _____ W _____	

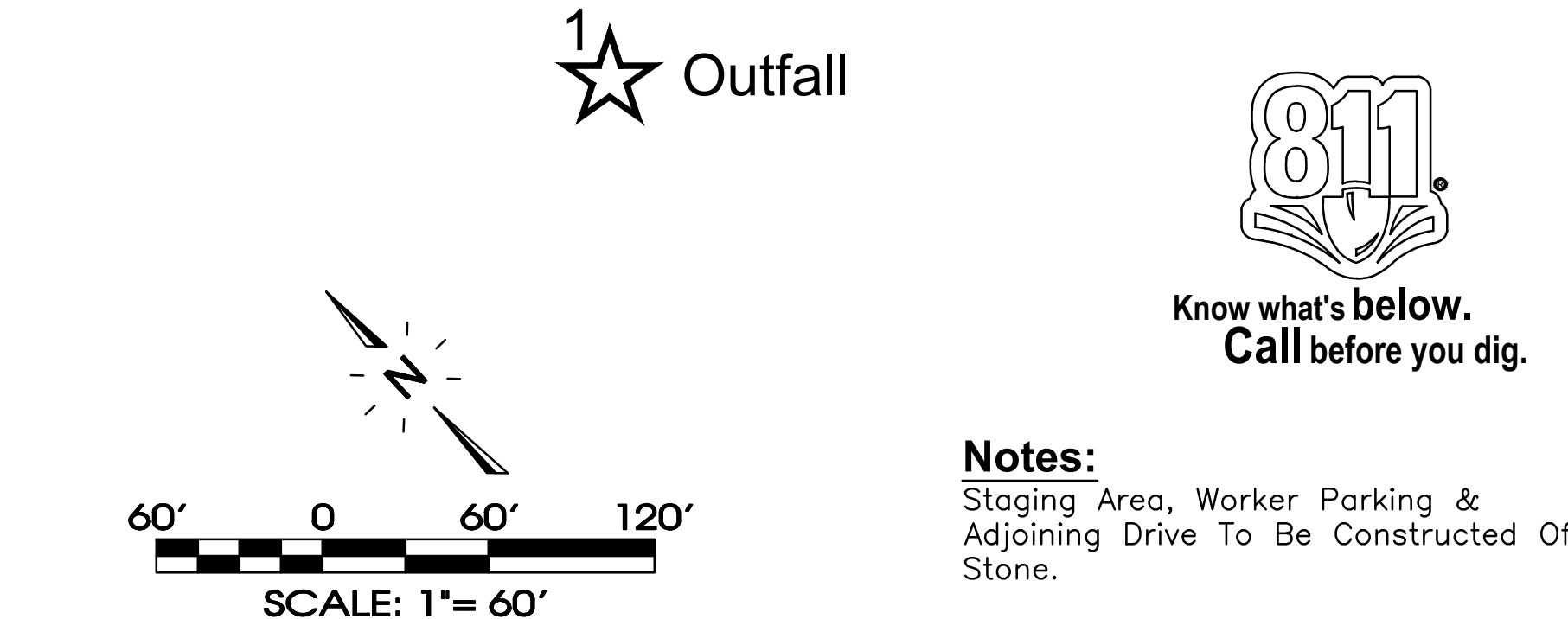
[illegible]



COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	MASS GRADED SITE D SOILS, CN=89	2.47
GRAVEL	MASS GRADED SITE D SOILS, CN=89	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

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

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%



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

SWPPP Narrative:
The existing site is located to the west of northwestern end of New Paul Road within Rutherford County in the City of La Vergne. The project site is a 10.00 Acre project and generally sheet flows from the southwest to the northeast. The site has been designed to discharge to existing downstream conveyance system to the northeast.

The existing soils on site consist of approximately 60.7% Egom Silt Loam and Talbott Silty Clay Loam categorized as type C hydrologic soil group and 39.3% Gladeville-Rock outcrop Complex categorized as type D hydrologic soil group per published information by the National Resources Conservation Service. The pre-developed site has a runoff curve number of 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 for 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.

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 muds or collectors 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=89	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%

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.

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
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	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
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	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
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	FIRE HYDRANT		CATCH BASIN
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	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT EOL		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 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	
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.

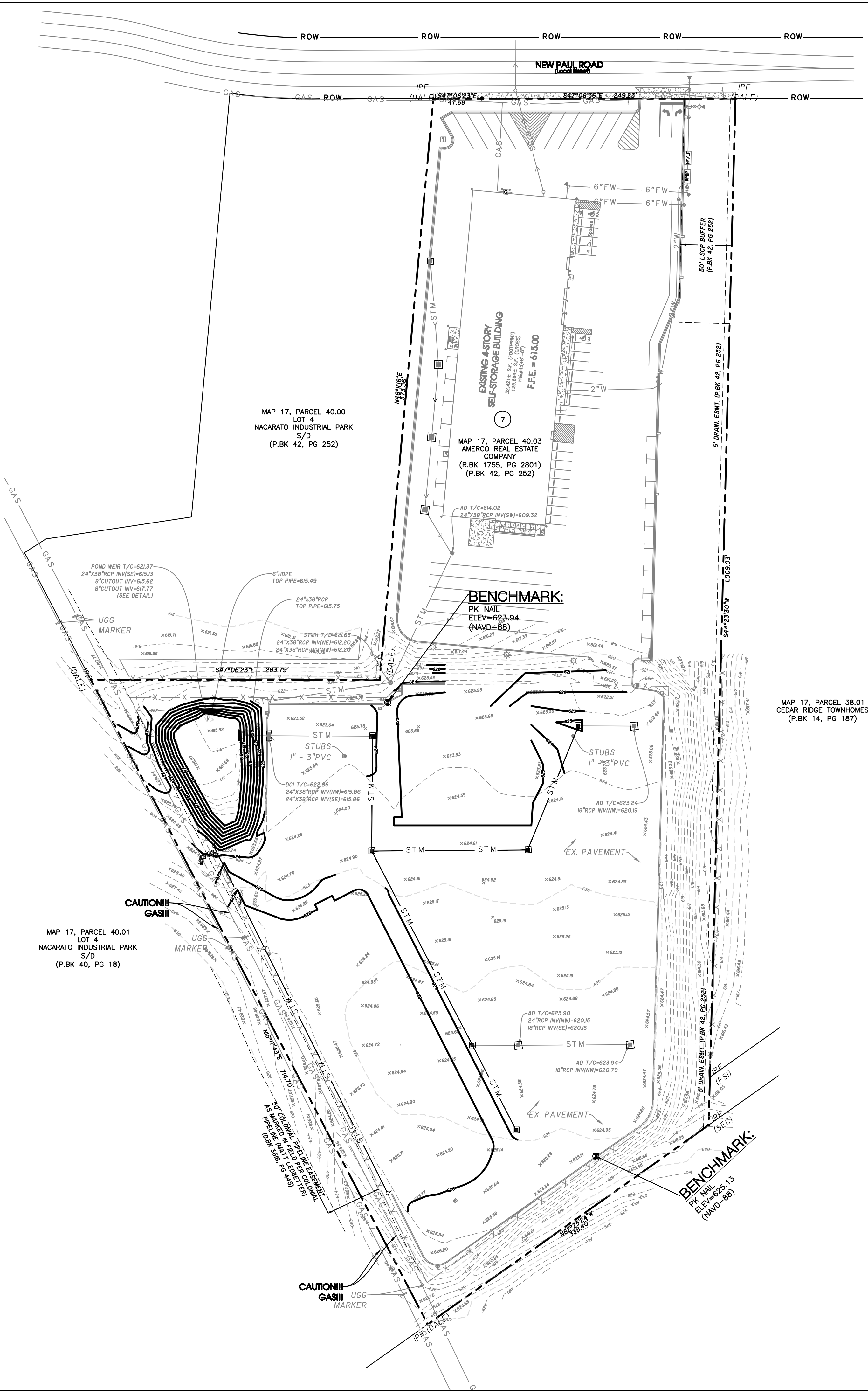
SEC, Inc.
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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
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U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

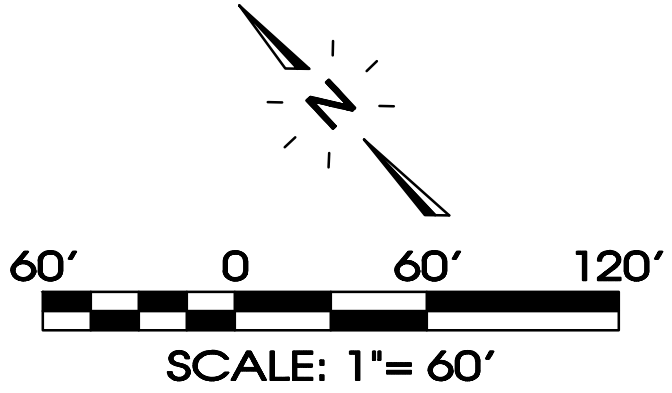
REVIEW SET
(Not Intended for Construction)

Existing Conditions/Initial EPSC/Demo Plan

REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT, MPL
FILE NAME:
19084uhou2.dwg
SCALE:
1"=60'
JOB NO.
19084
SHEET:
C1.0



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



Notes:
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	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
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	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 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	

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.	

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REVIEW SET

Not Intended for Construction

U-Haul Phase 2

503 New Paul Road

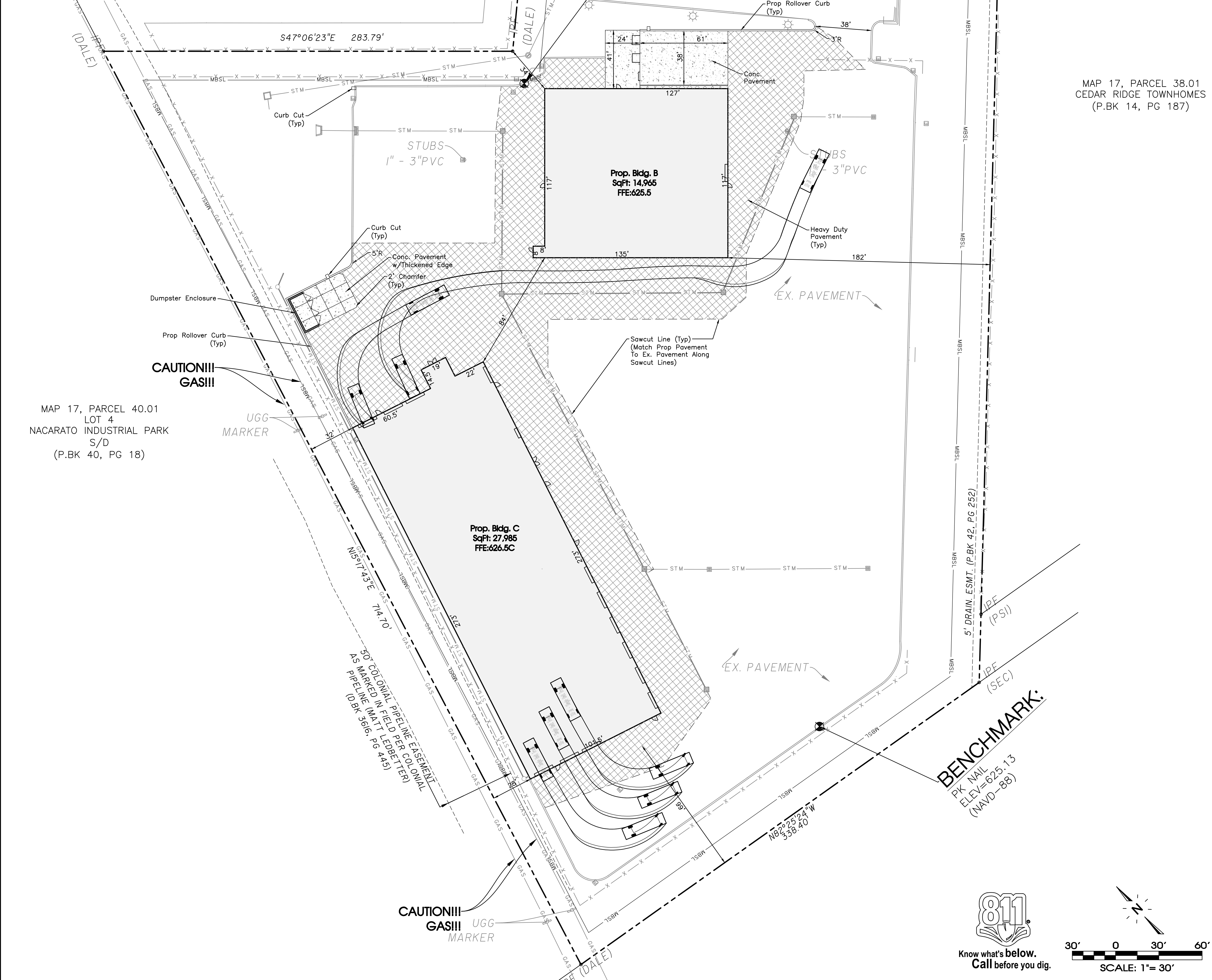
LaVergne, Tennessee

Intermediate EPSC Plan

C1.1

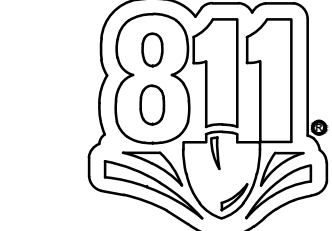
REVISIONS

DATE	12-29-2023
CHECKED	MAT, MPL
FILE NAME	19084uhoul2.dwg
SCALE	1"=60'
JOB NO.	19084
SHEET	C1.1



MAP 17, PARCEL 38.01
CEDAR RIDGE TOWNHOMES
(P.BK 14, PG 187)

MAP 17, PARCEL 40.01
LOT 4
NACARATO INDUSTRIAL PARK
S/D
(P.BK 40, PG 18)



Legend:

EXIST. MONUMENT	BENCHMARK
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION
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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

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.

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

Site Plan

C2.0

GENERAL NOTES

GENERAL DESIGN: CANOPY DESIGN TO BE HP STRUCTURE. SHOP DRAWINGS MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT PRIOR TO ORDER/MANUFACTURE.

DESIGN LOADS: DESIGN TO MEET OR EXCEED THE REQUIREMENTS OF THE 2009 IBC AND/OR LOCAL GOVERNING CODES. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND OCCUPANCY CONDITIONS FOR LIVE LOADS.

NOTES: DESIGN STRUCTURE TO 5 PSF SNOW LOAD. FABRIC TOP TO BE REMOVED IF SNOW ACCUMULATION IS ANTICIPATED. FABRIC TOP TO BE REMOVED IF WINDS EXCEEDING 90 MPH ARE ANTICIPATED. STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES.

STEEL MATERIAL SCHEDULE:

ITEM	DESCRIPTION
1	HP 10x10x1/2 STEEL
2	HP 10x10x1/2 STEEL
3	HP 10x10x1/2 STEEL
4	HP 10x10x1/2 STEEL
5	HP 10x10x1/2 STEEL
6	HP 10x10x1/2 STEEL
7	HP 10x10x1/2 STEEL
8	HP 10x10x1/2 STEEL
9	HP 10x10x1/2 STEEL
10	HP 10x10x1/2 STEEL
11	HP 10x10x1/2 STEEL
12	HP 10x10x1/2 STEEL
13	HP 10x10x1/2 STEEL
14	HP 10x10x1/2 STEEL
15	HP 10x10x1/2 STEEL
16	HP 10x10x1/2 STEEL
17	HP 10x10x1/2 STEEL
18	HP 10x10x1/2 STEEL
19	HP 10x10x1/2 STEEL
20	HP 10x10x1/2 STEEL
21	HP 10x10x1/2 STEEL
22	HP 10x10x1/2 STEEL
23	HP 10x10x1/2 STEEL
24	HP 10x10x1/2 STEEL
25	HP 10x10x1/2 STEEL
26	HP 10x10x1/2 STEEL
27	HP 10x10x1/2 STEEL
28	HP 10x10x1/2 STEEL
29	HP 10x10x1/2 STEEL
30	HP 10x10x1/2 STEEL
31	HP 10x10x1/2 STEEL
32	HP 10x10x1/2 STEEL
33	HP 10x10x1/2 STEEL
34	HP 10x10x1/2 STEEL
35	HP 10x10x1/2 STEEL
36	HP 10x10x1/2 STEEL
37	HP 10x10x1/2 STEEL
38	HP 10x10x1/2 STEEL
39	HP 10x10x1/2 STEEL
40	HP 10x10x1/2 STEEL
41	HP 10x10x1/2 STEEL
42	HP 10x10x1/2 STEEL
43	HP 10x10x1/2 STEEL
44	HP 10x10x1/2 STEEL
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91	HP 10x10x1/2 STEEL
92	HP 10x10x1/2 STEEL
93	HP 10x10x1/2 STEEL
94	HP 10x10x1/2 STEEL
95	HP 10x10x1/2 STEEL
96	HP 10x10x1/2 STEEL
97	HP 10x10x1/2 STEEL
98	HP 10x10x1/2 STEEL
99	HP 10x10x1/2 STEEL
100	HP 10x10x1/2 STEEL

AMERCO REAL ESTATE COMPANY

PLEASE CONTACT JEFF KORMANTO ORDER (602) 263-6502 EXT 545101

NON-CANTILEVERED FREESTANDING CANOPY

DESIGN: A NON-CANTILEVERED CANOPY IS TYPICALLY USED AT DWP AREAS, OR WHERE ROOF RAIN-OFF DOES NOT REQUIRE REVISION.

DETAILS: 1. 1/2" NON-SHINK GROUT. 2. PROVIDE DATE. 3. STANDARD SLOPE 1:12. 4. FINISHED PAINTMENT.

FOOTING DETAIL - SECTION

FOOTING DETAIL - PLAN VIEW

PLAN VIEW

SIDE VIEW

END VIEW

MAP 17, PARCEL 40.00
LOT 4
NACARATO INDUSTRIAL PARK
S/D
(P.BK 42, PG 252)

EXISTING 4-STORY
SELF-STORAGE BUILDING
32,421± S.F. (FOOTPRINT)
129,684± S.F. (GROSS)
Height: (48'-6")
F.F.E. = 615.00

BENCHMARK:
PK NAIL
ELEV=623.94
(NAVD=88)

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
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U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan

C2.1

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREE LINE	
EXISTING FENCE LINE	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

Dead 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.

Know what's below.
Call before you dig.

811

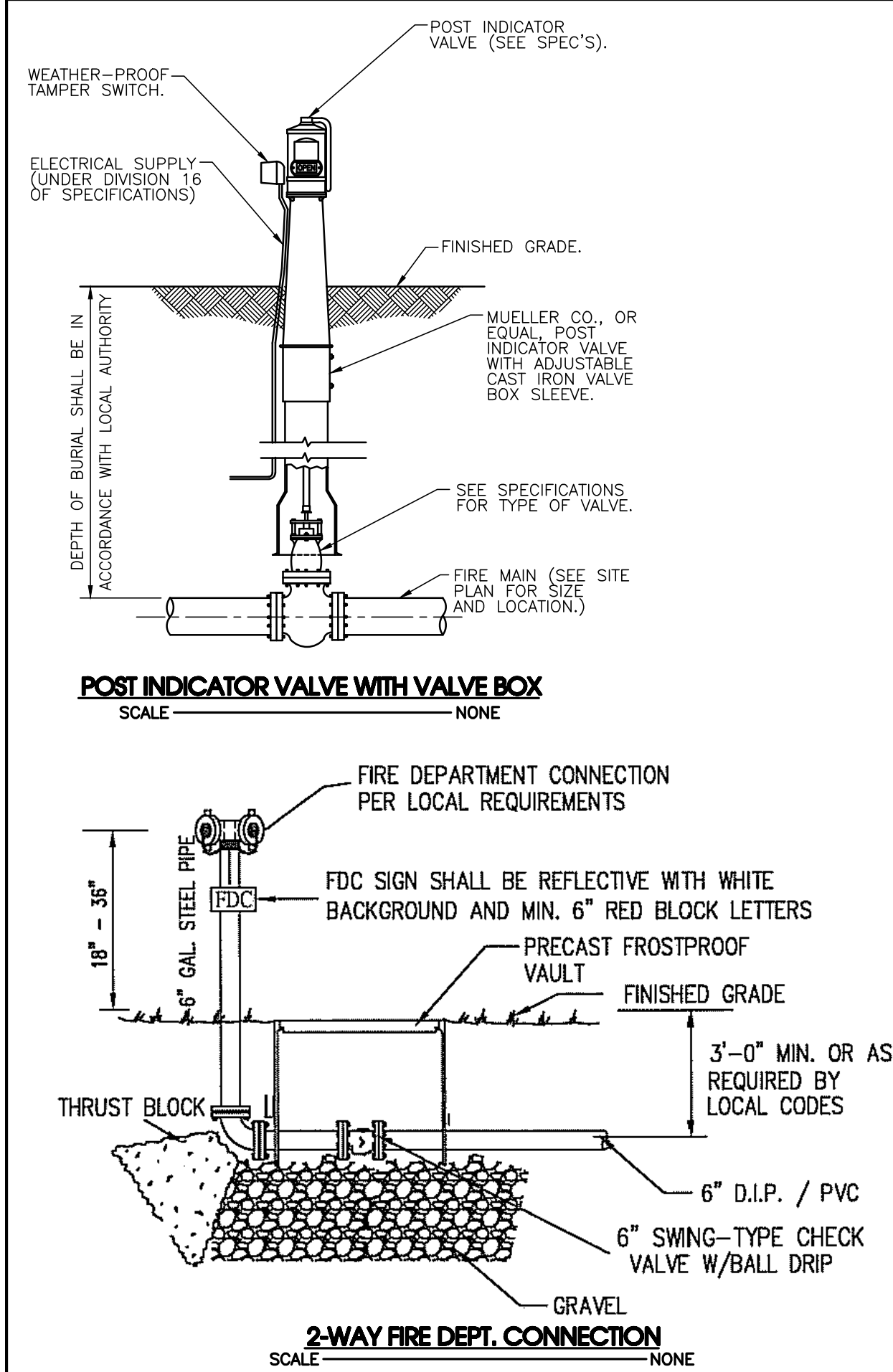
Scale: 1" = 30'

30' 0' 30' 60'

REVISIONS:

DATE:	12-29-2023
CHECKED:	
MAT. MPL	
FILE NAME:	
19084uhou2.dwg	
SCALE:	1"=30'
JOB NO.	19084
SHEET:	

Page 94 of 120



Fire Line Notes:

- 1) Dedicated Fire Water Lines Must Be Inspected And Approved By FMO Prior To Being Covered.
- 2) Upon Completion Of Fire Water Lines, A 2 Hour, 200 Pound Pressure Test Must Be Witnessed And Approved By FMO.
- 3) FDC To Be Siamese Connection.
- 4) An Approved Knox 3200 Series Surface Or Recessed Mounting Lock Box Is Required At Riser Room Access Door.
- 5) An Exterior Electric Horn/Strobe Is Required Above FDC. No Water Gongs.
- 6) All fire line piping from point of service shall be installed by a TN registered sprinkler contractor.
- 7) Waterlines servicing fire hydrant must be in place & operational prior to bringing combustibles onsite.
- 8) Development must be sprinkled per the City of La Vergne's fire sprinkler ordinance

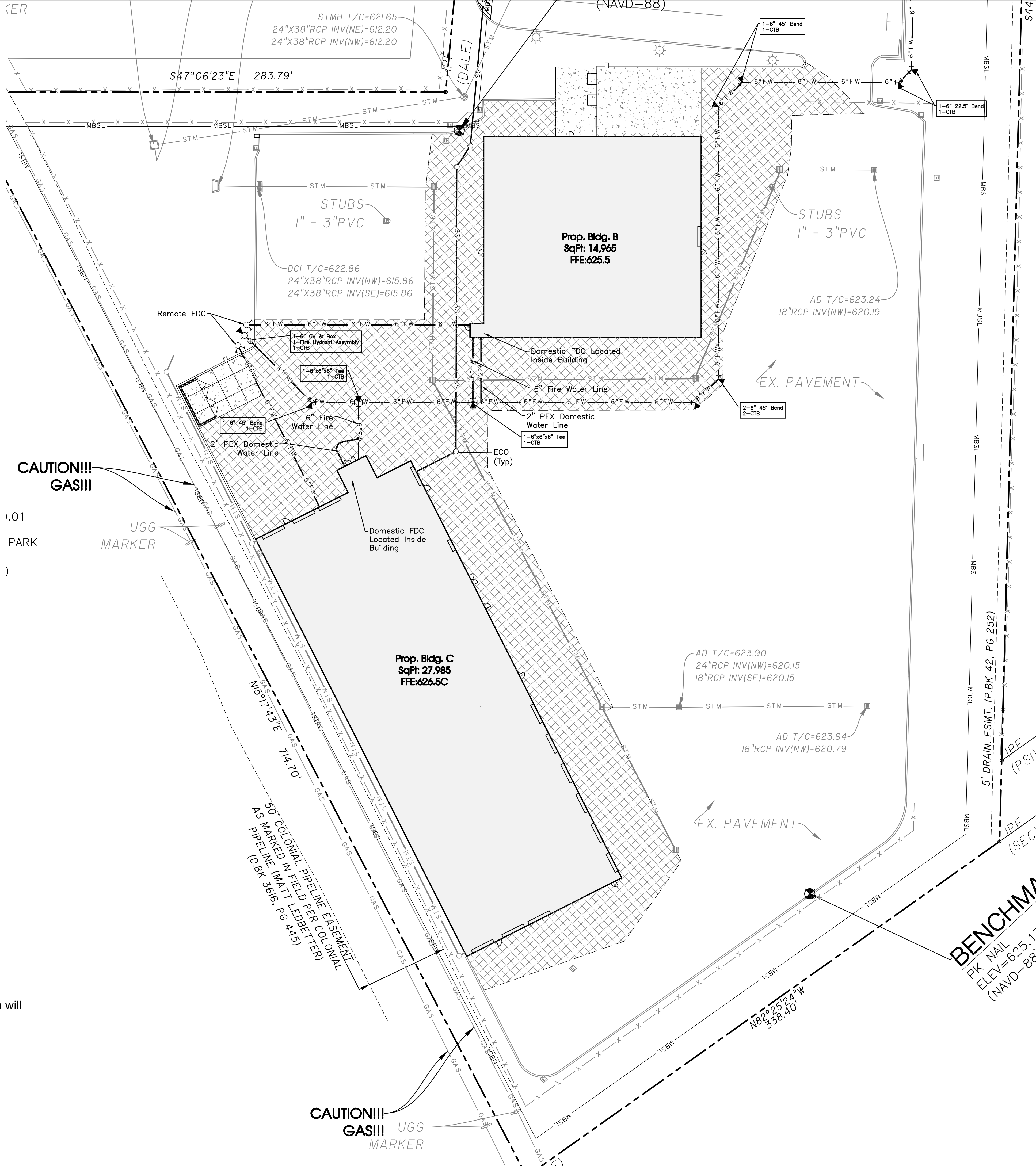
Electrical Legend:

- ⊕ - Commercial Vault
- T - Transformer

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.

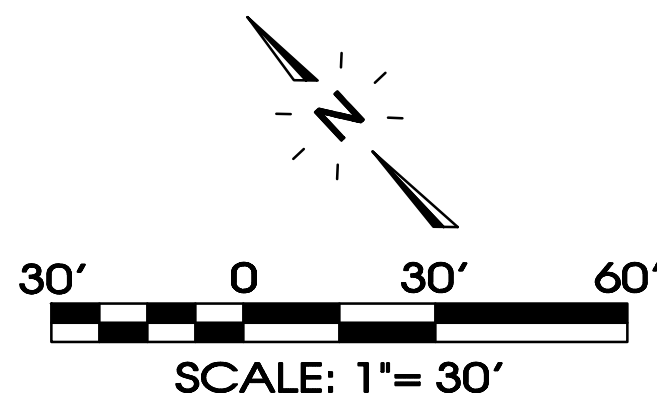
NOTE:

No more than 500 feet of open stormwater and/or utility trench will be allowed at one time.



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	---
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: MINER@SEC-CIVIL.COM FAX: (615) 895-2567

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U-Haul Phase 2

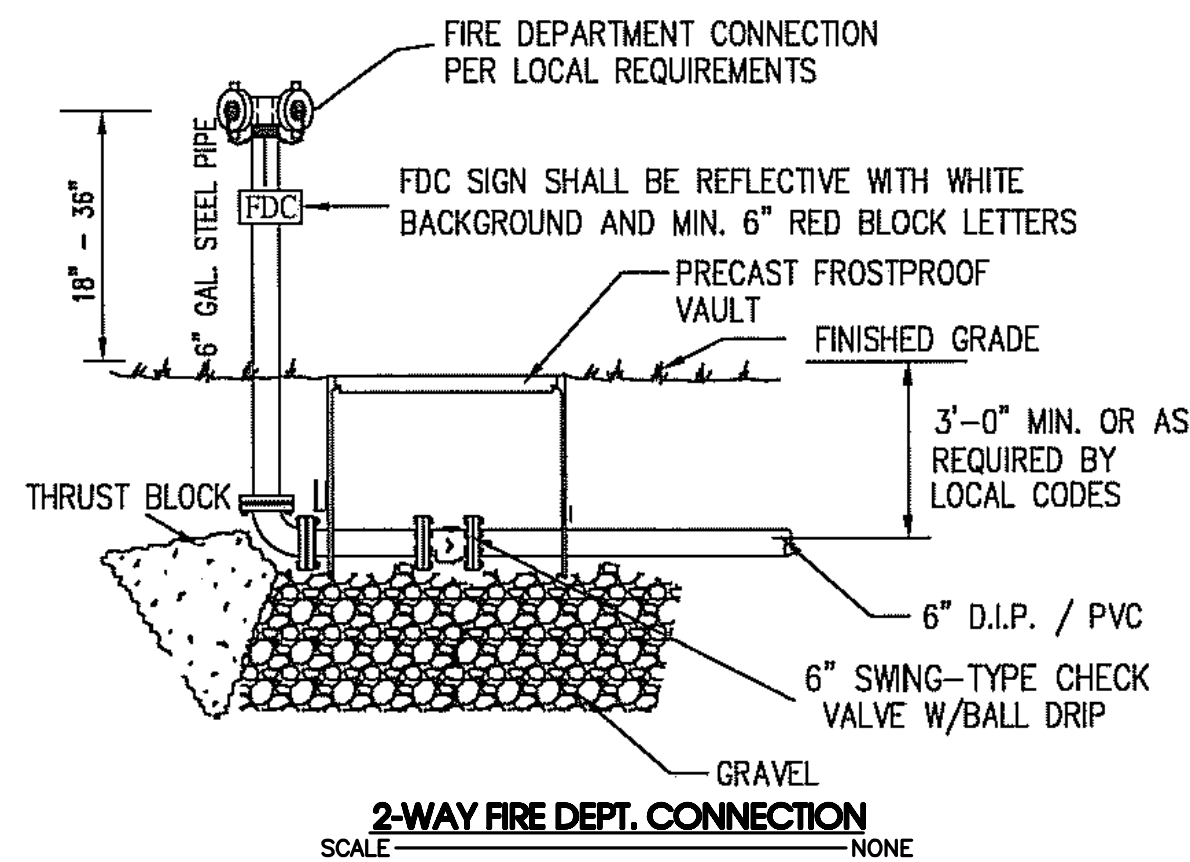
503 New Paul Road

LaVergne, Tennessee

Utility Plan

REVISIONS:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhoul2.dwg
SCALE: 1"=30'
JOB NO. 19084
SHEET: C2.2



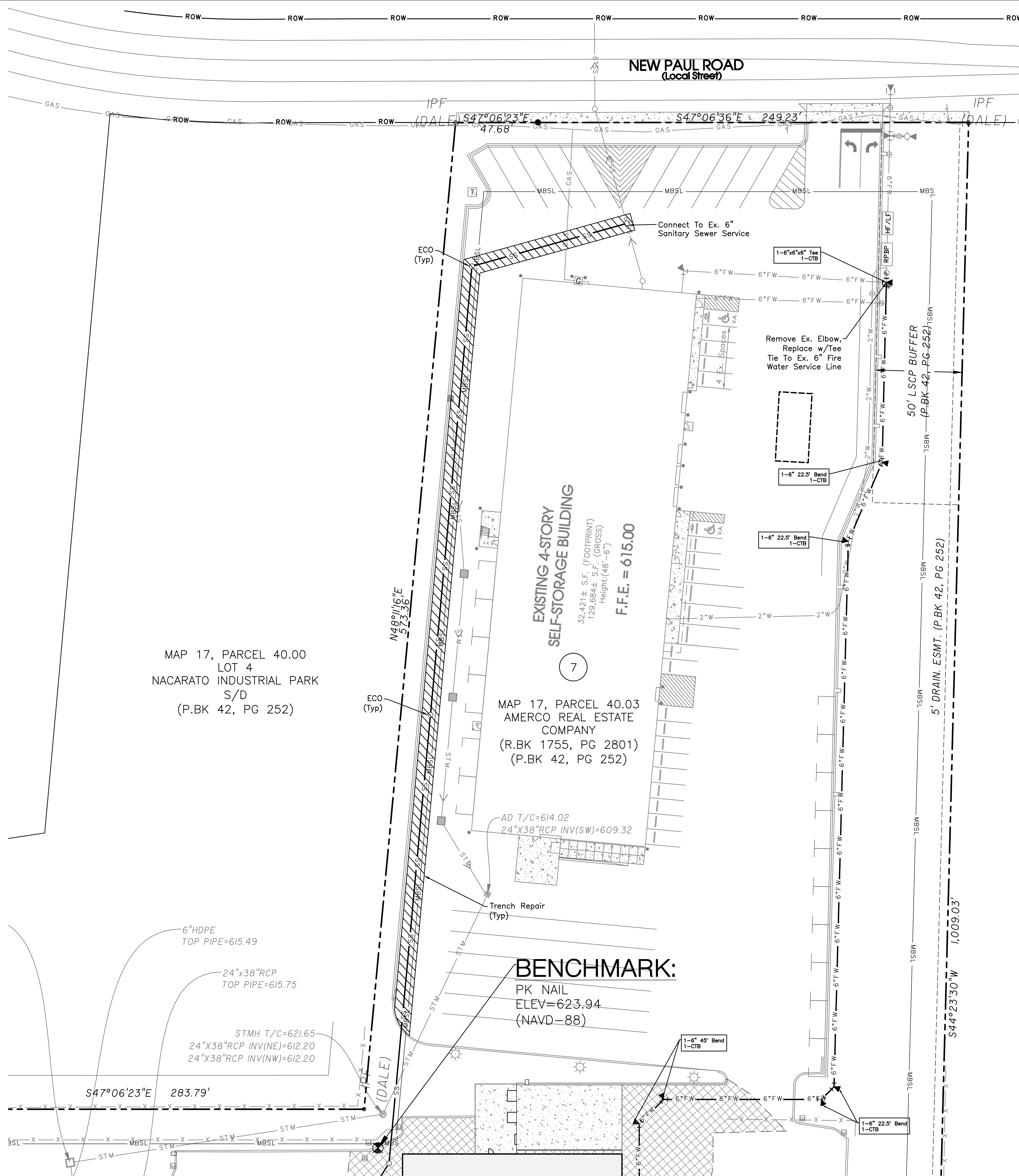
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Fire Line Notes:

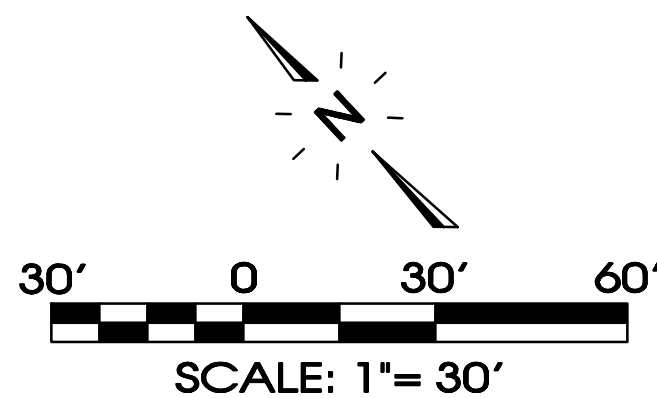
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- 7) Waterlines servicing fire hydrant must be in place & operational prior to bringing combustibles onsite.
- 8) Development must be sprinkled per the City of La Verne's fire sprinkler ordinance

Electrical Legend:

-  - Commercial Vault
 - Transformer



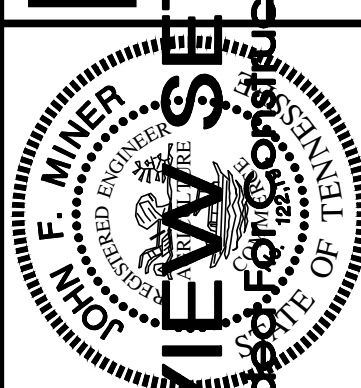
Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (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	(A)	DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) 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 SANITARY 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.

SITE ENGINEERING CONSULTANTS

SSEC, Inc.



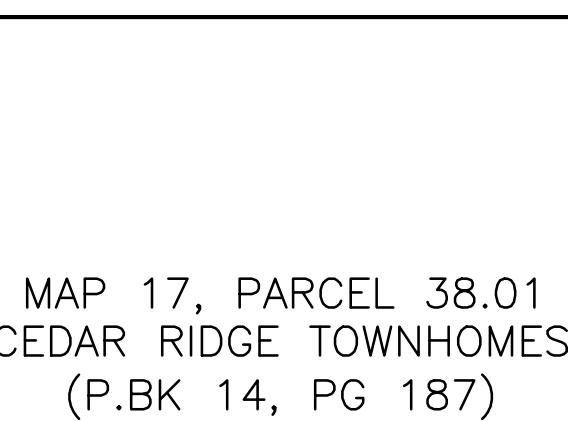
REVIEW
(Not Internal)

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

REVISÉ:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED:
MAT, MPL
FILE NAME:
19084uhaul2.dwg
SCALE:
1"=30'
JOB NO.
19084
SHEET:

C2.3



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%

SEC, Inc.  REVIEW SET (Not Intended For Construction)	U-Haul Phase 2		Grading, Drainage Plan, & Final EPSC
	503 New Paul Road		
	LaVergne, Tennessee		
	SITE ENGINEERING CONSULTANTS		
	ENGINEERING • SURVEYING • LAND PLANNING		
	LANDSCAPE ARCHITECTURE		
	850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129		
	PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567		
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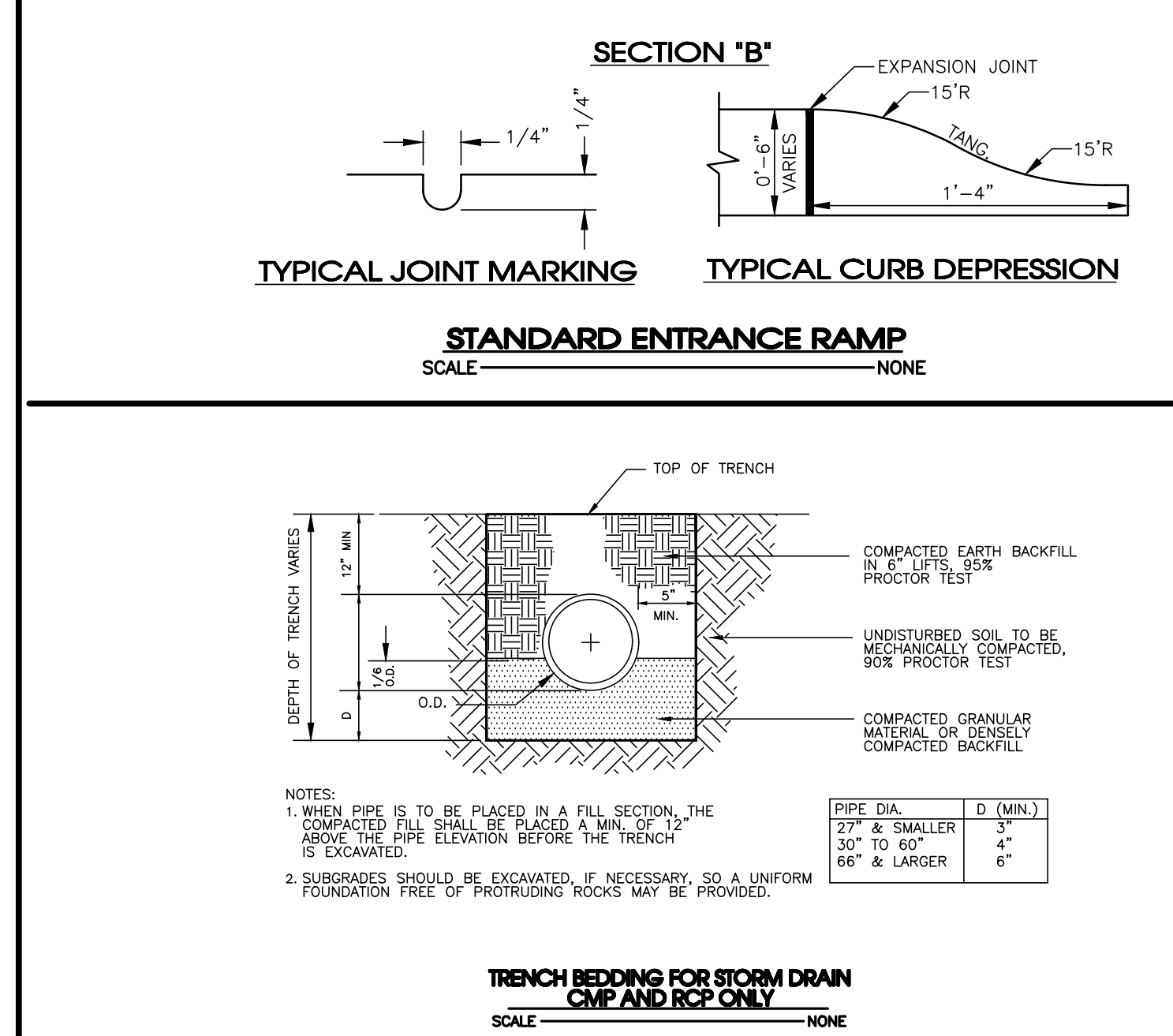
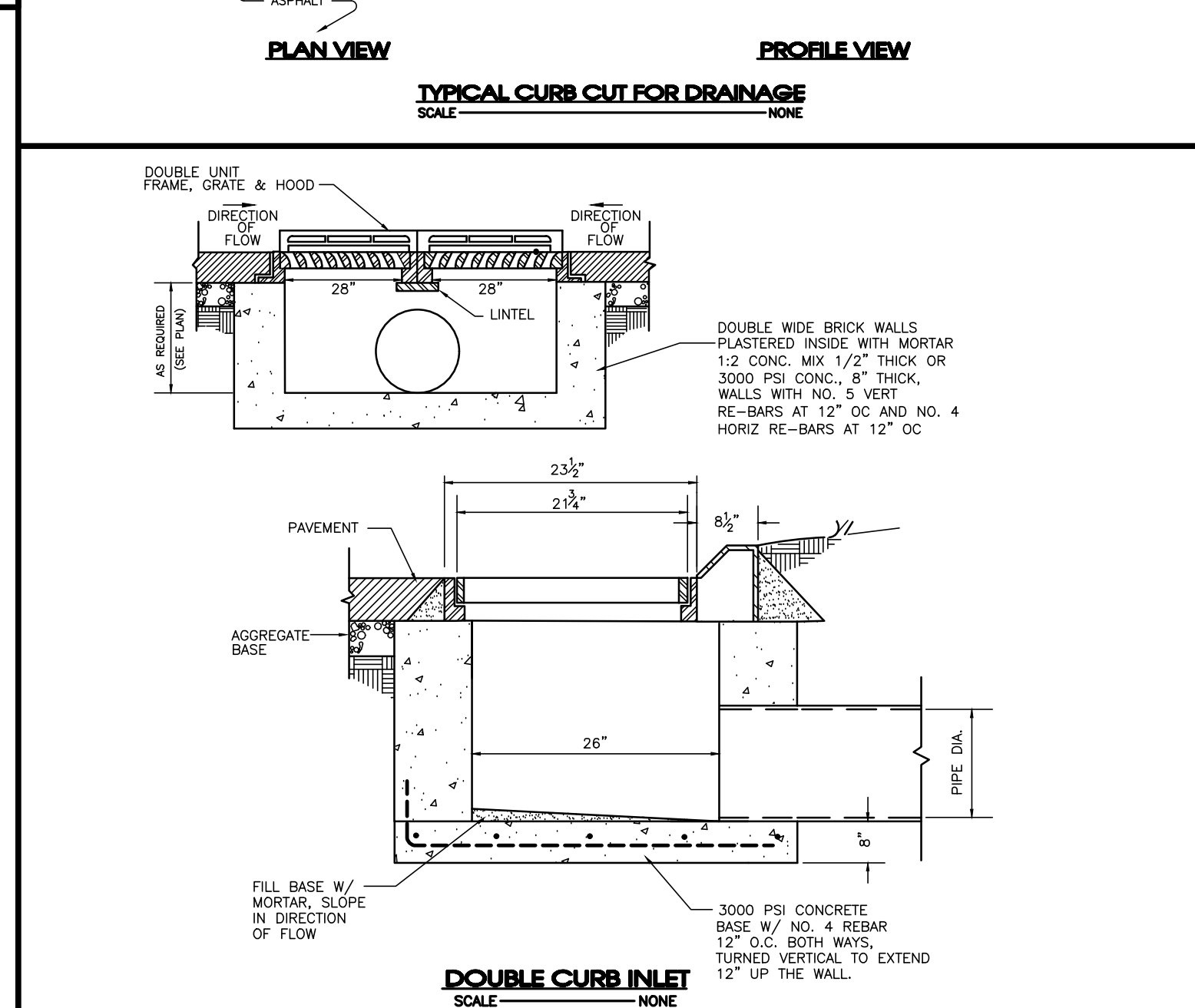
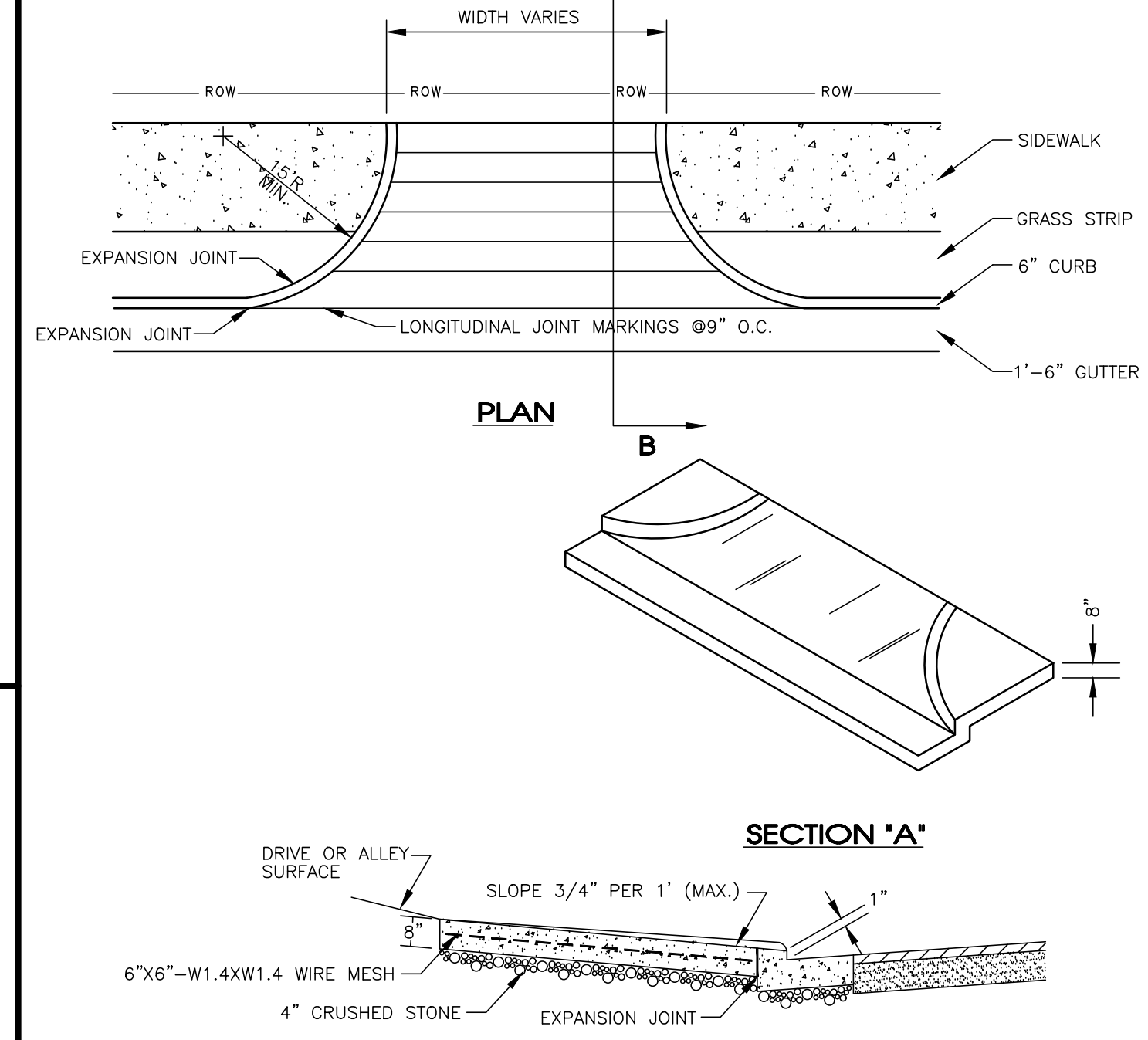
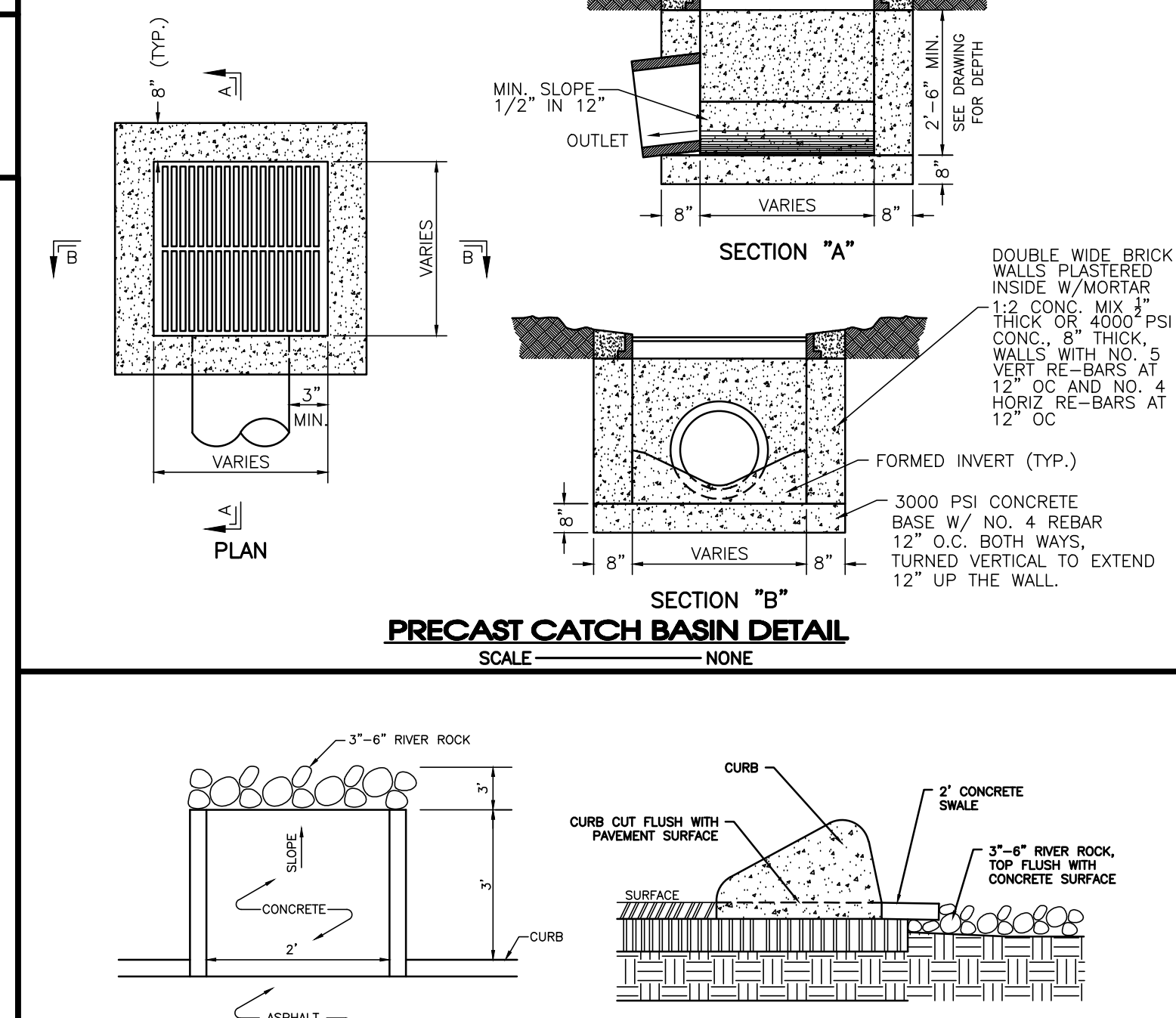
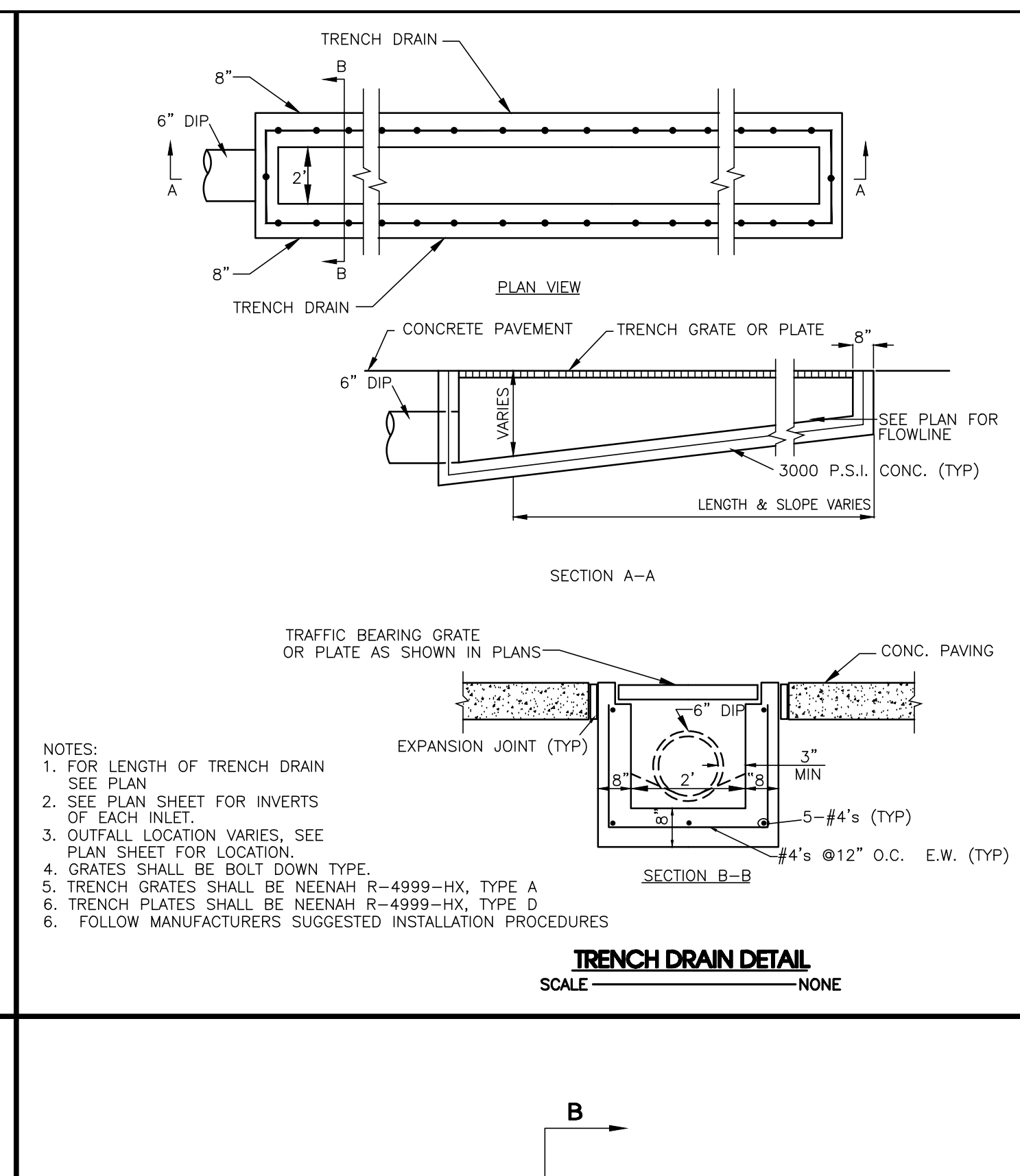
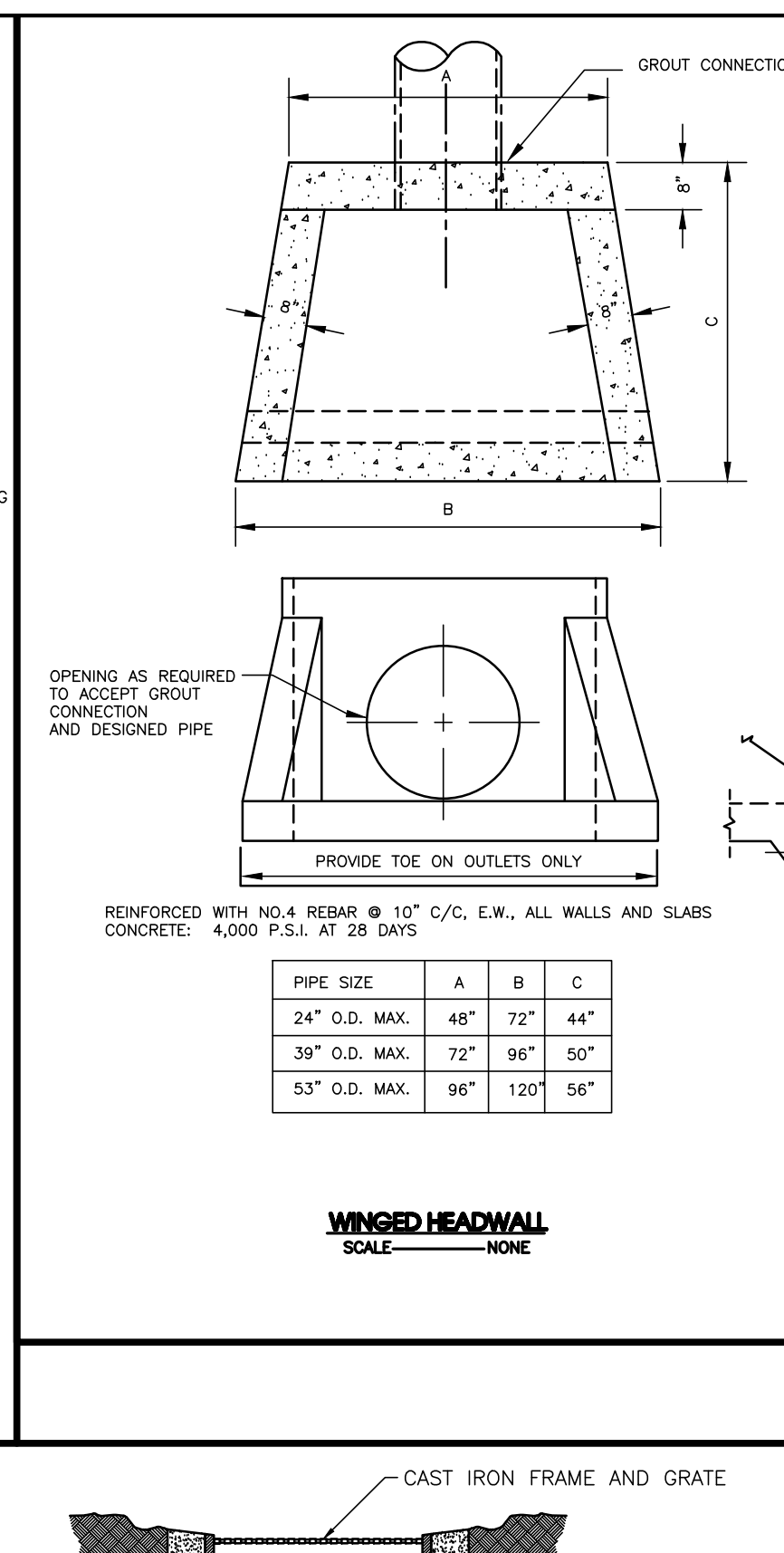


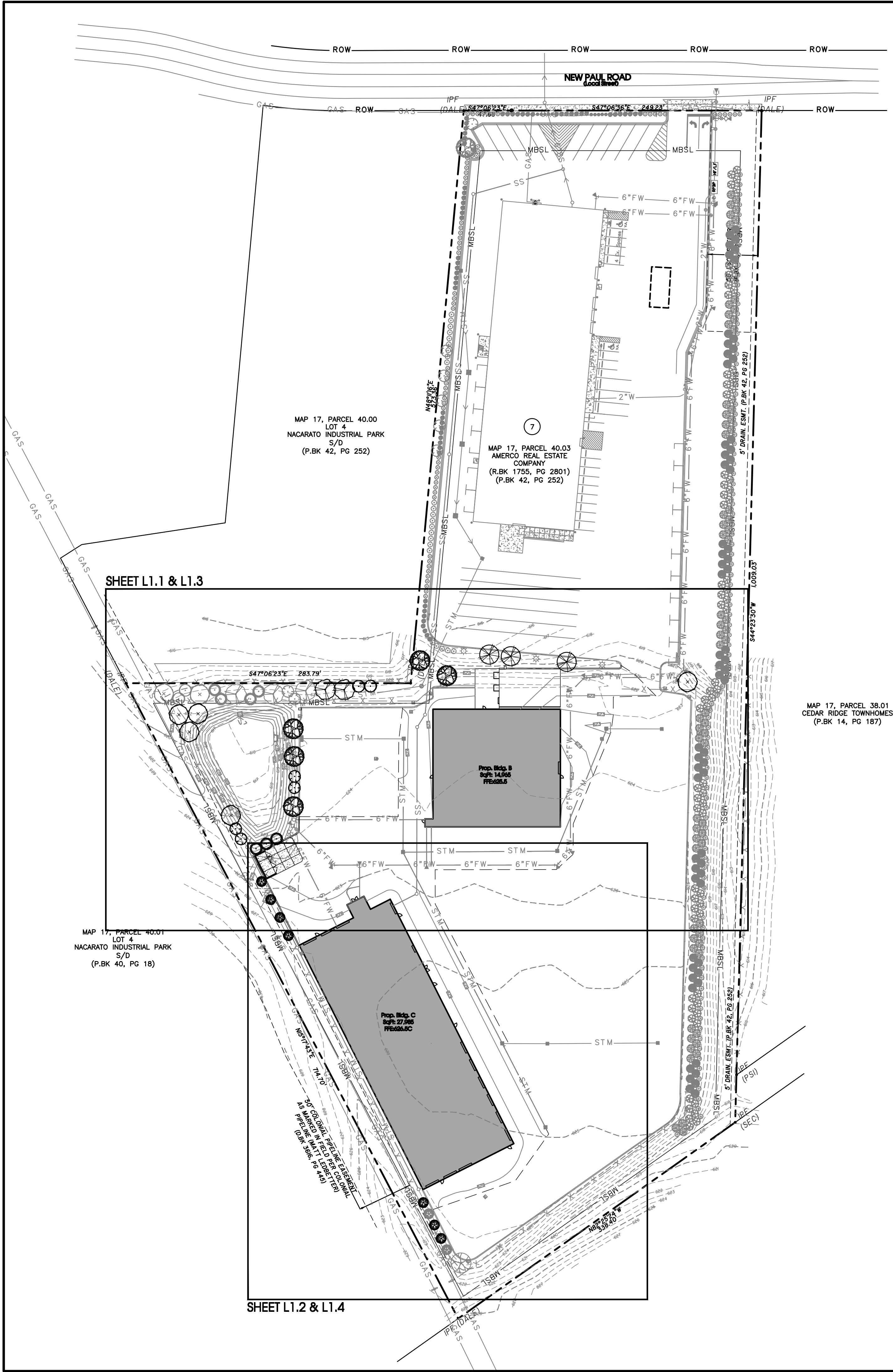
- TYPICAL PAVEMENT SECTIONS**
- SCALE _____ NONE



- | | | |
|------------------------------|--|---|
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<div style="font-size: 2em; font-weight: bold;">CP-2</div> DETAIL |
| FILE NAME: CURB PROFILES.dwg | | |
| SECTION #: Division-3 (3300) | | |
| REVISD: 04.08.2020 | | |
| SCALE: NOT TO SCALE | | |







U-HAUL PHASE 2

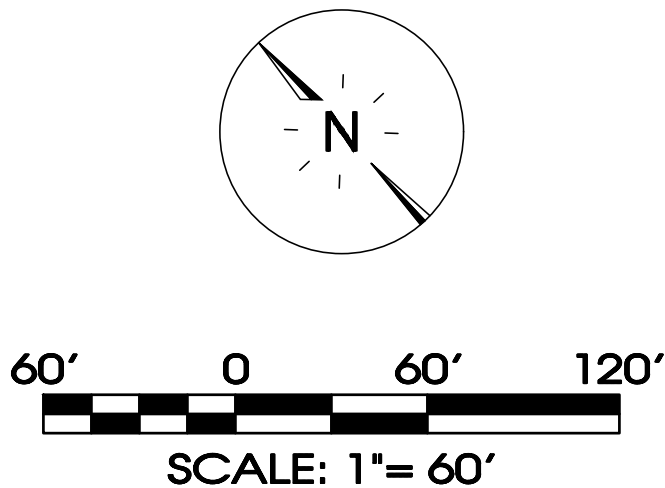
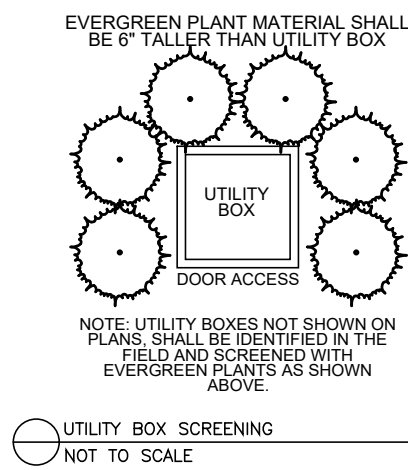
503 NEW PAUL ROAD

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.



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

SEC, Inc.

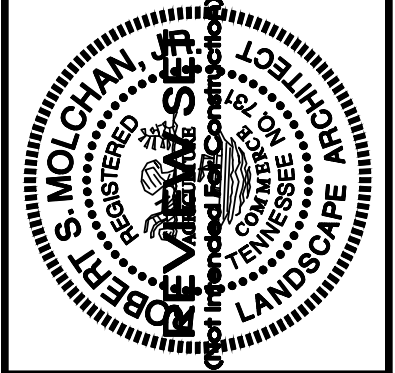
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM
FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF SEC, INC.

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

STATE OF TENNESSEE

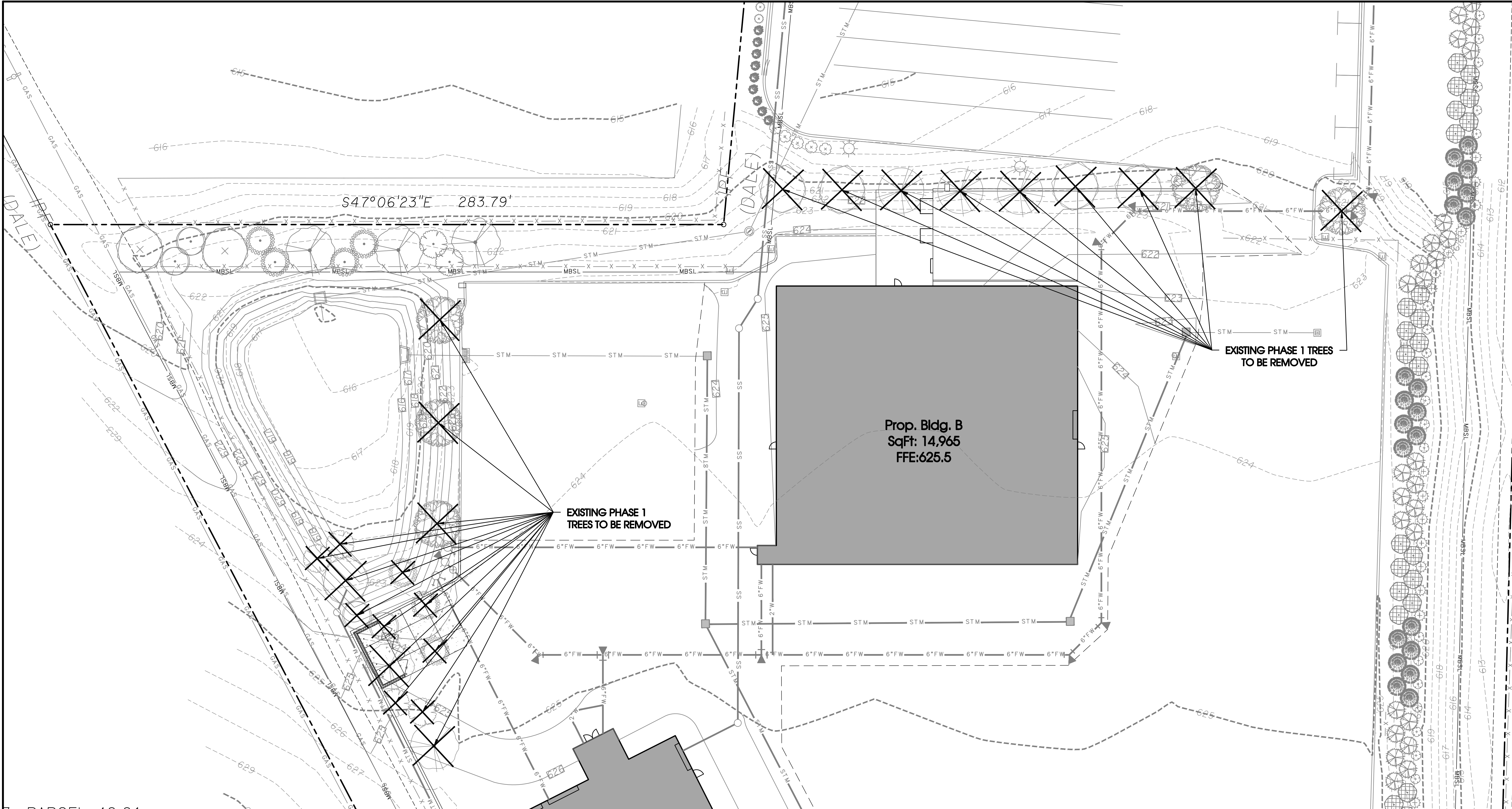
RENEWAL YEAR 2024

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. THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE ASSURANCE THAT



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

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



EVERGREEN PLANT MATERIAL SHALL BE 8" TALLER THAN UTILITY BOX

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

UTILITY BOX SCREENING NOT TO SCALE

Know what's below.
Call before you dig.

SCALE: 1" = 20'

REVISIONS:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhul2_LA	
SCALE: 1" = 20'	
JOB NO. 19084	
SHEET: L1.1	

SEC, Inc.

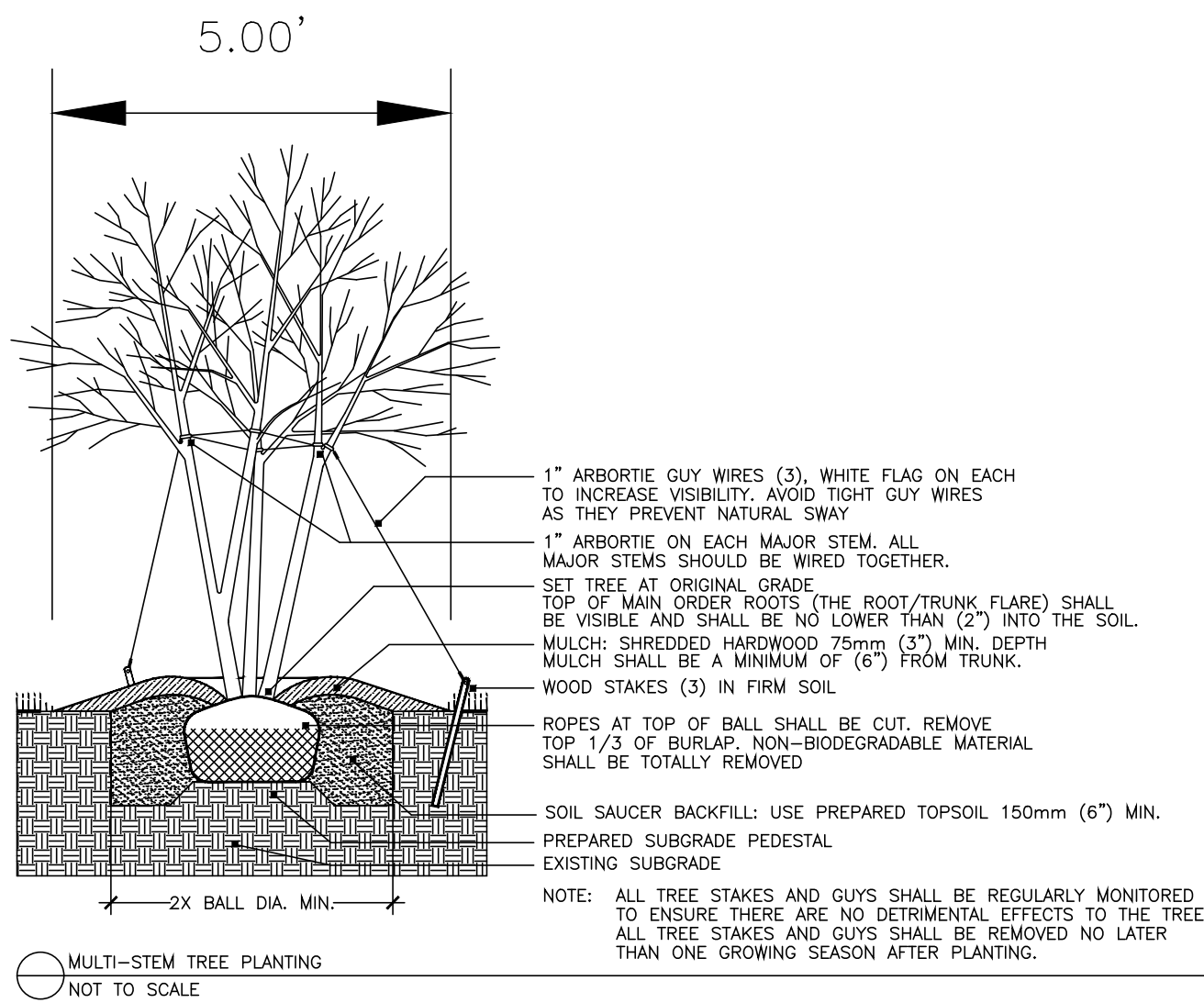
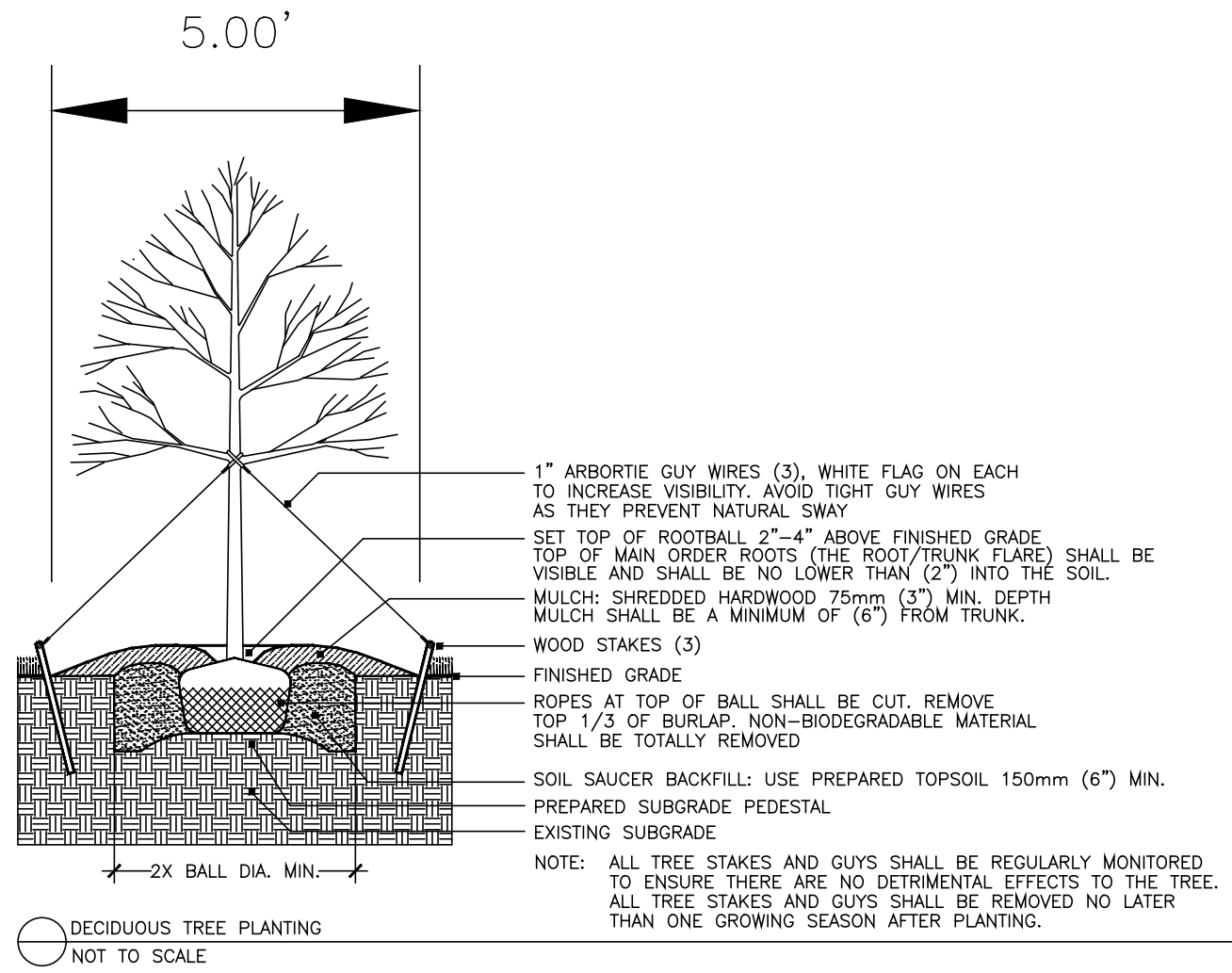
SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE

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MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and dimensioned on these drawings. The engineer, architect, or landscape architect is not responsible for the construction of the site as shown on these drawings.

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

Tree Removal Plan



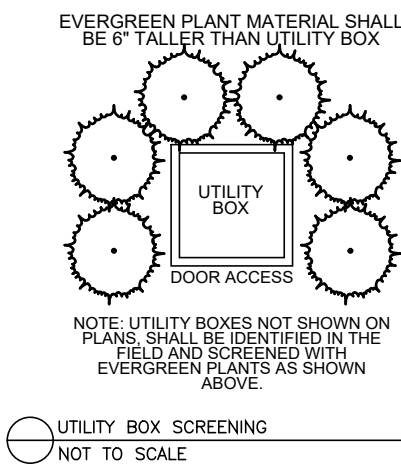
PLANT SCHEDULE

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

- 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.



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LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

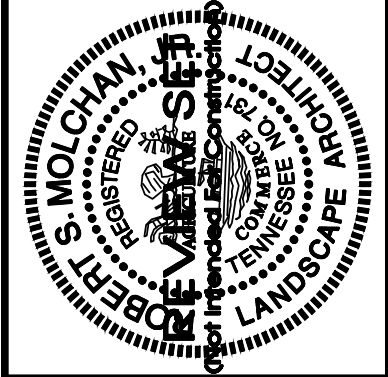
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567

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U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

REVISIONS

DRAWN: SWL

DATE: 12-29-2023

CHECKED: RSM

FILE NAME: 19084uhoul2_LA

SCALE: N/A

JOB NO. 19084

SHEET: L2.0

LANDSCAPE DETAILS & NOTES



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.

The resubmittal for Feb. 27th meeting shows updated arch. elevations with proposed canopy shown in rear. The dead trees currently on site may be able to be replaced if the planning commission asks them, but staff cannot require it from any checklist. The same goes for the illegal signs on the building.

Finally, no trash receptacles may be located in the parking lot. They are taking up a required parking space, so the trash receptacles must be re-located.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@laveragnetn.gov

Jake Blair
jblair@laveragnetn.gov

- 1) A materials board is required with actual samples;
- 2) The addition will have to be enclosed completely like any other building in the overlay- no open storage is allowed in the overlay;
- 3) The dead trees currently on site may be able to be replaced if the planning commission asks them, but staff cannot require it from any checklist. The same goes for the illegal signs on the building;

- 4) No trash receptacles may be located in the parking lot. They are taking up a required parking space, so the trash receptacles must be re-located.

Engineering

Gary Lide

glide@lavergneth.net

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 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.net

1. No water or sewer comments.

Codes

A building permit will be required for the proposed canopy.

Fire

Curtis Brinkley

cbrinkley@lavergneth.net

Police

John Eubank

jeubank@lavergneth.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.

5493 Murfreesboro Rd



5493 Murfreesboro Rd

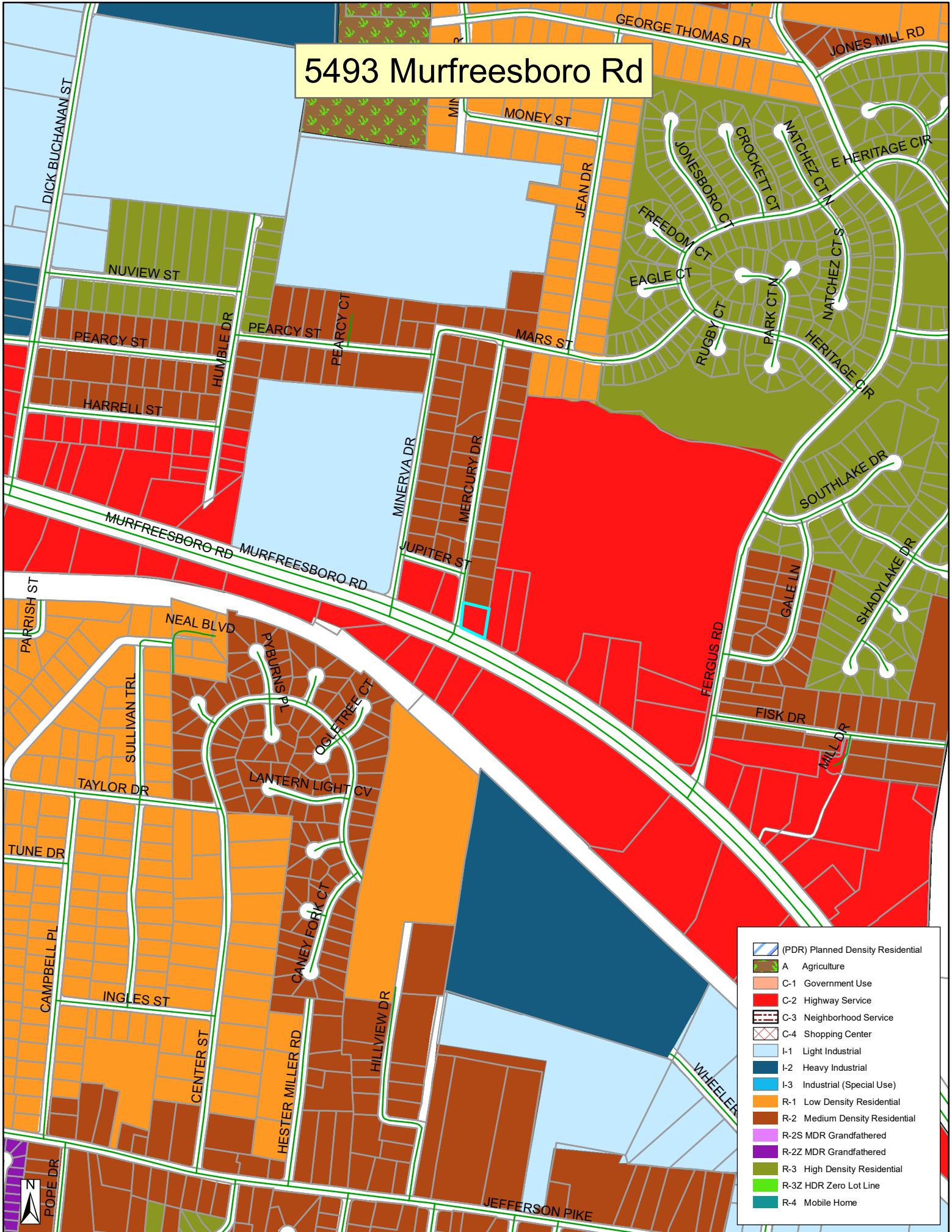
MERCURY DR

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



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TIRE NEW & USED
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615-333-7414



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SERVICES
815-782-5800

Auto
Used & New

SE HA
ESPA

Tennessee 'Construction General Permit Notice of Coverage (NOC Certification):
1. The project associate with these submitted plans is does not need to be covered under Tennessee Construction General Permit TN N/A.

Check all that apply: This site discharges into waters identified by TDEC as:
☐ Impaired for siltation ☐ Impaired for habitat alteration ☐ Exceptional

Chester A. Rhodes
Signature _____ Date _____

Circle one: Developer Project Engineer Other _____

NOTE: A project will not be scheduled for a Pre-Construction Meeting until the State Construction General Permit NOC letter is submitted.

Note: Projects of one (1) or more acres require State permit coverage, while projects of less than one (1) acre do not require State permit coverage. Also, projects of less than one (1) acre that are part of a total development project of one (1) or more acres require State permit coverage.

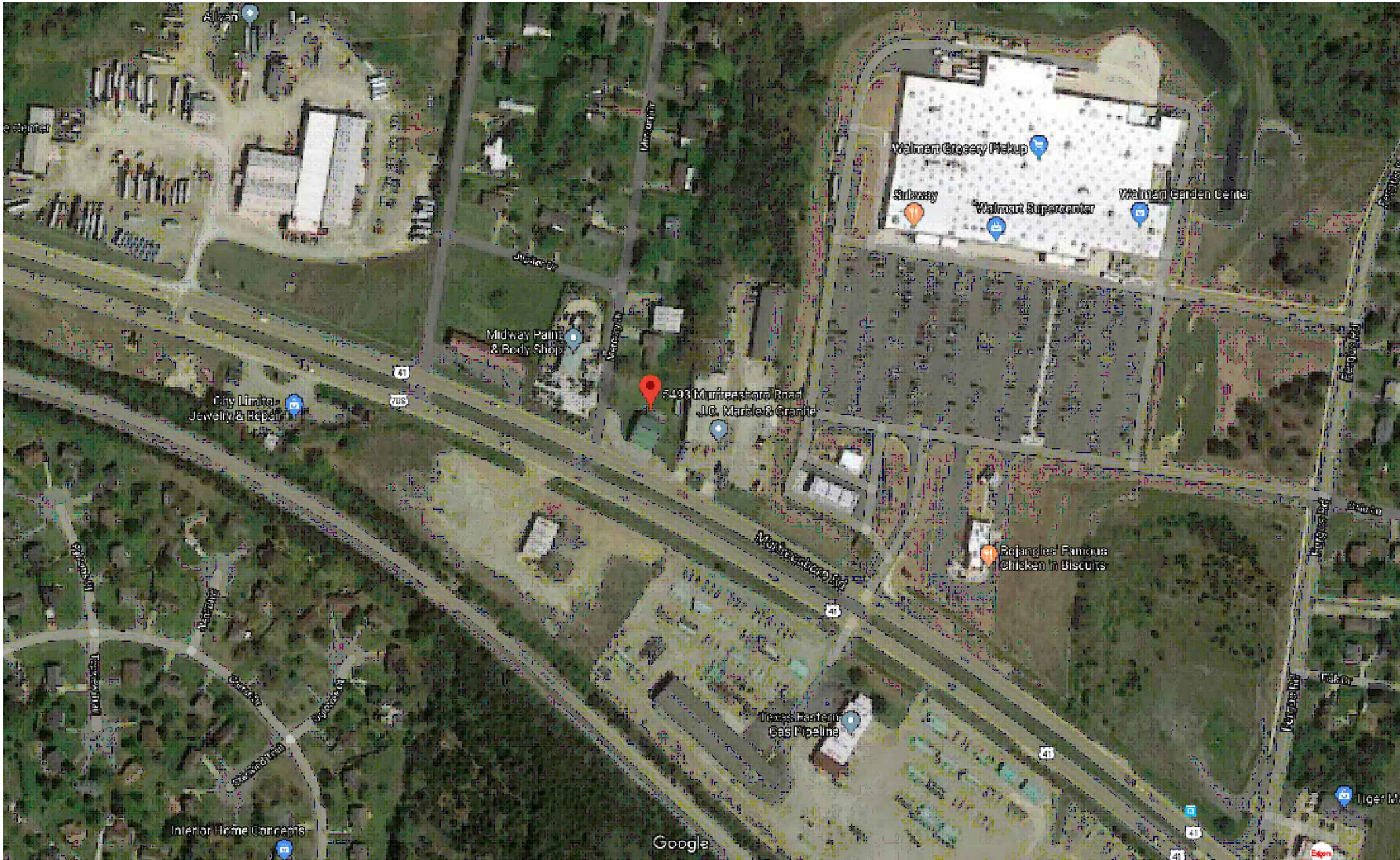
Auto Service Center

5493 Murfreesboro Rd

La Vergne, Tennessee 37086

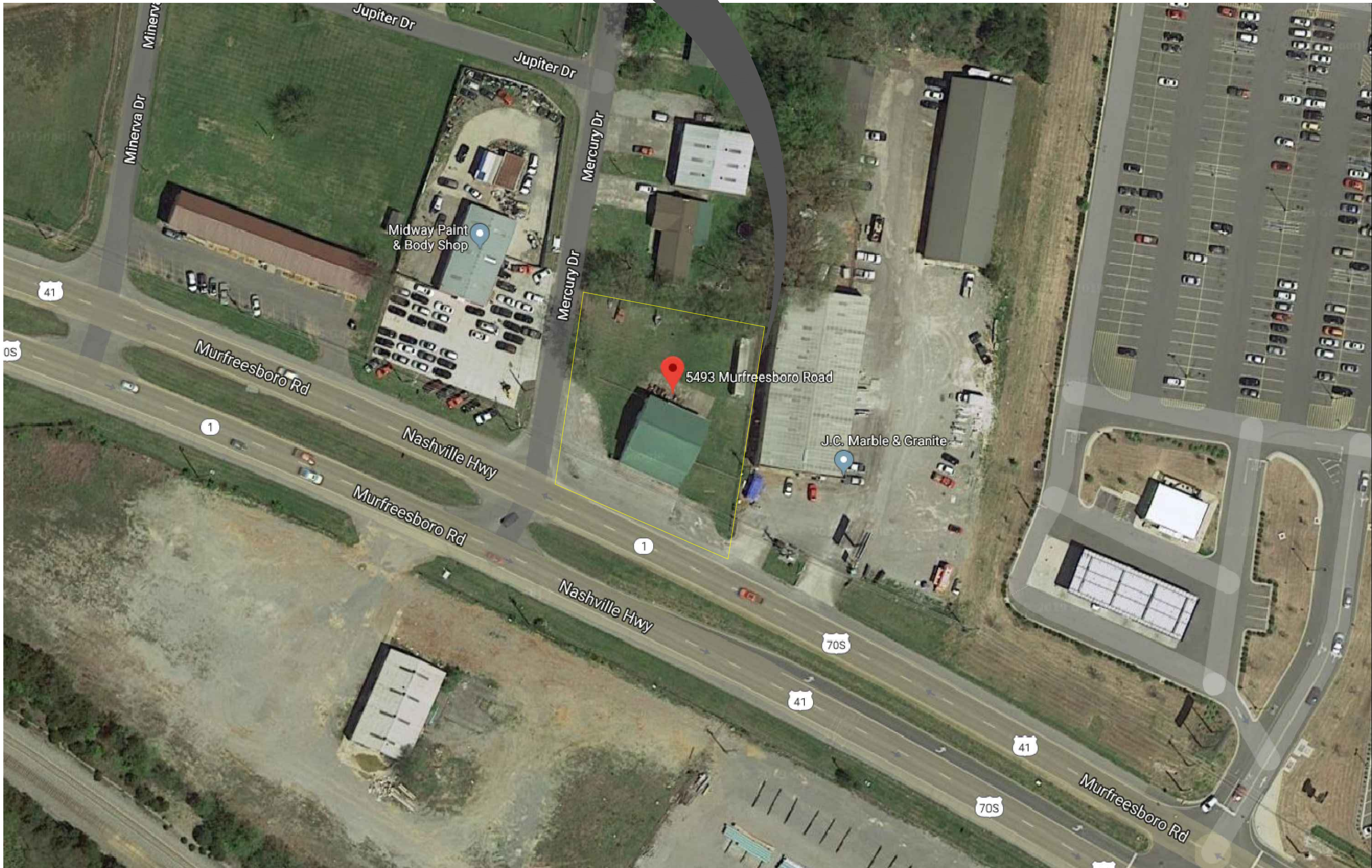
(EXISTING & PROPOSED)

USE IS THE SAME.



VICINITY MAP
(Not to Scale)

Site
Location



2,968.00 TOTAL FINISHED AREA

PARCEL I.D. = 018B-D-001.00-000

0.505 ACRES

ZONED = C-2

Previous Owner Name: VAN WINKLE TERRY JR Owner Name 2:
VAN WINKLE JEREMY Owner Address: 716 SUGAR MILL TRL
Owner Address 2: City, State, Zip: NASHVILLE, TN 37211

SHAMS PROPERTIES, LLC.

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Sheet Index	
C-0.0	Title Sheet
C-1.0	Existing Conditions
C-2.0	Proposed Site Plan
L-1.0	Landscaping Plan
A-1.0	Elevations
A-1.1	Elevation Details

TITLE
SHEET

C-0.0

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

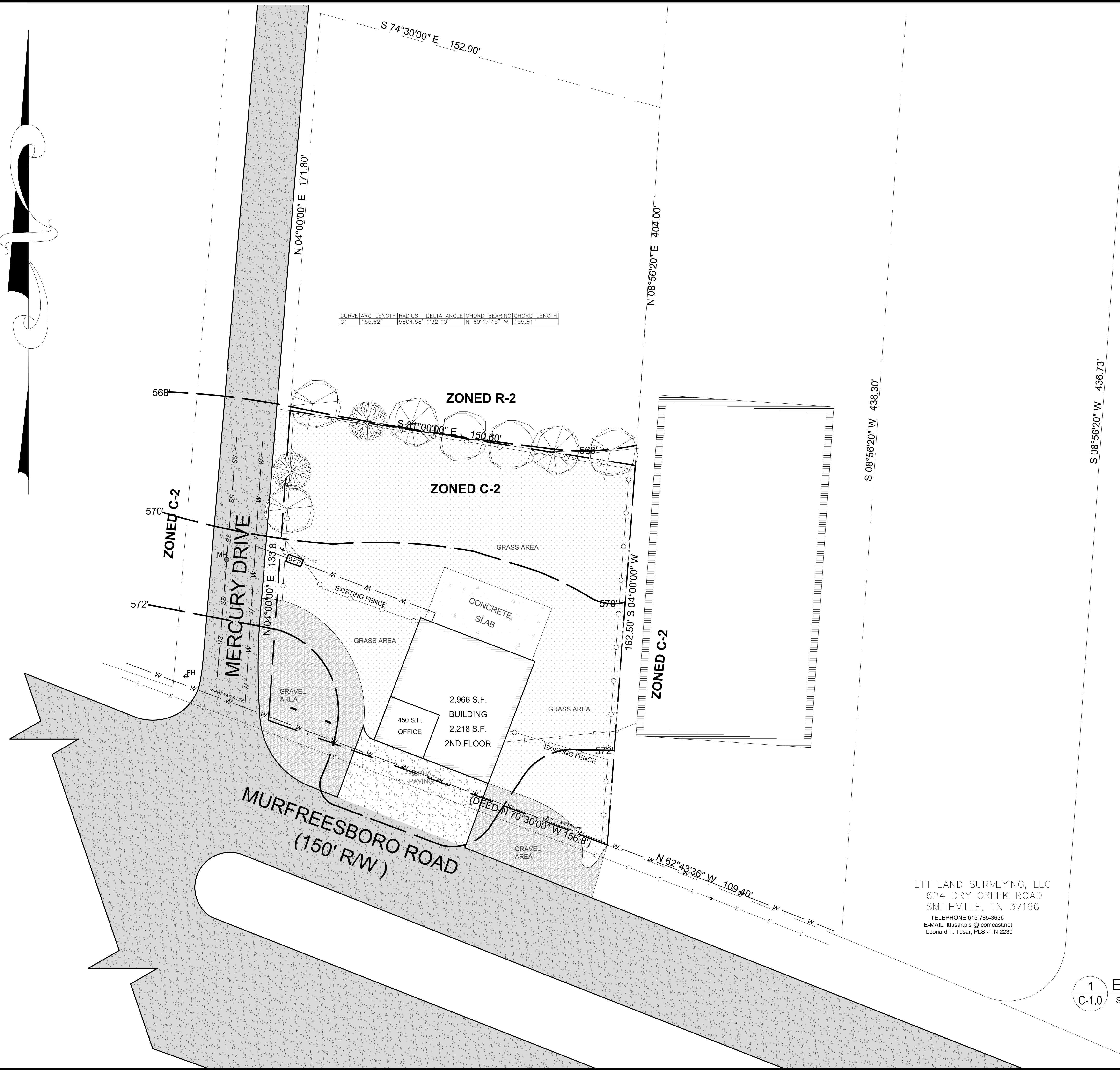
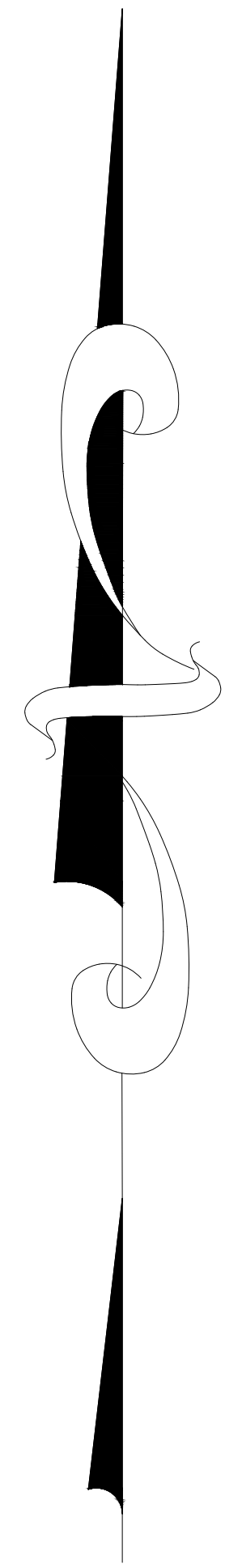
ENGINEER:
RE
RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATERWASTEWATER

CHESTER A. RHODES
REGISTERED STATE
ENGINEER
2/8/2024

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

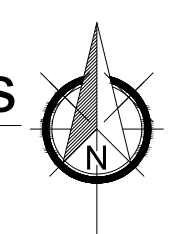
PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: BGB
CHECKED BY: CAR

DESCRIPTION:
REVISIONS: DATE:



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'



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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

2/8/2024

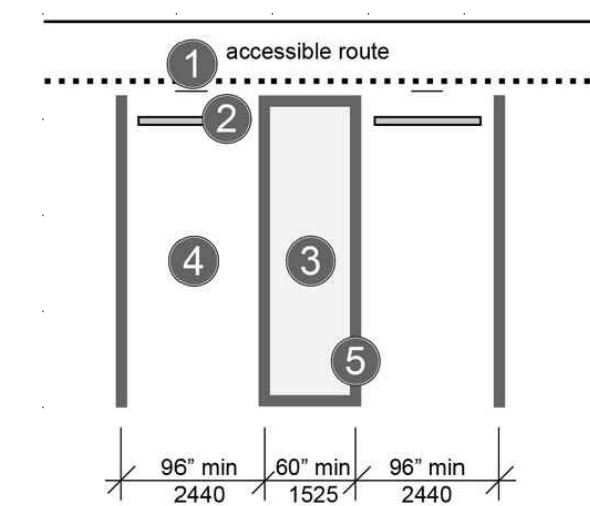
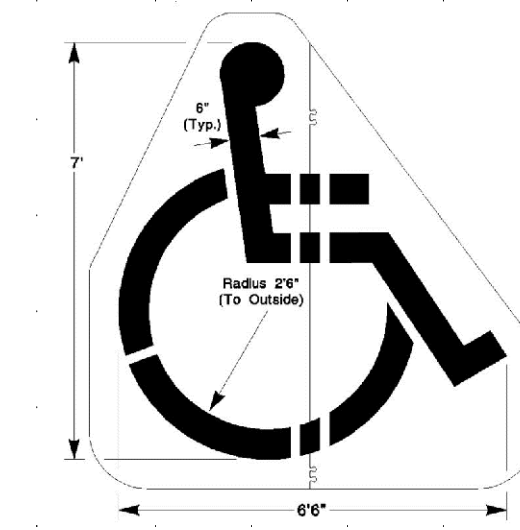
AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

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

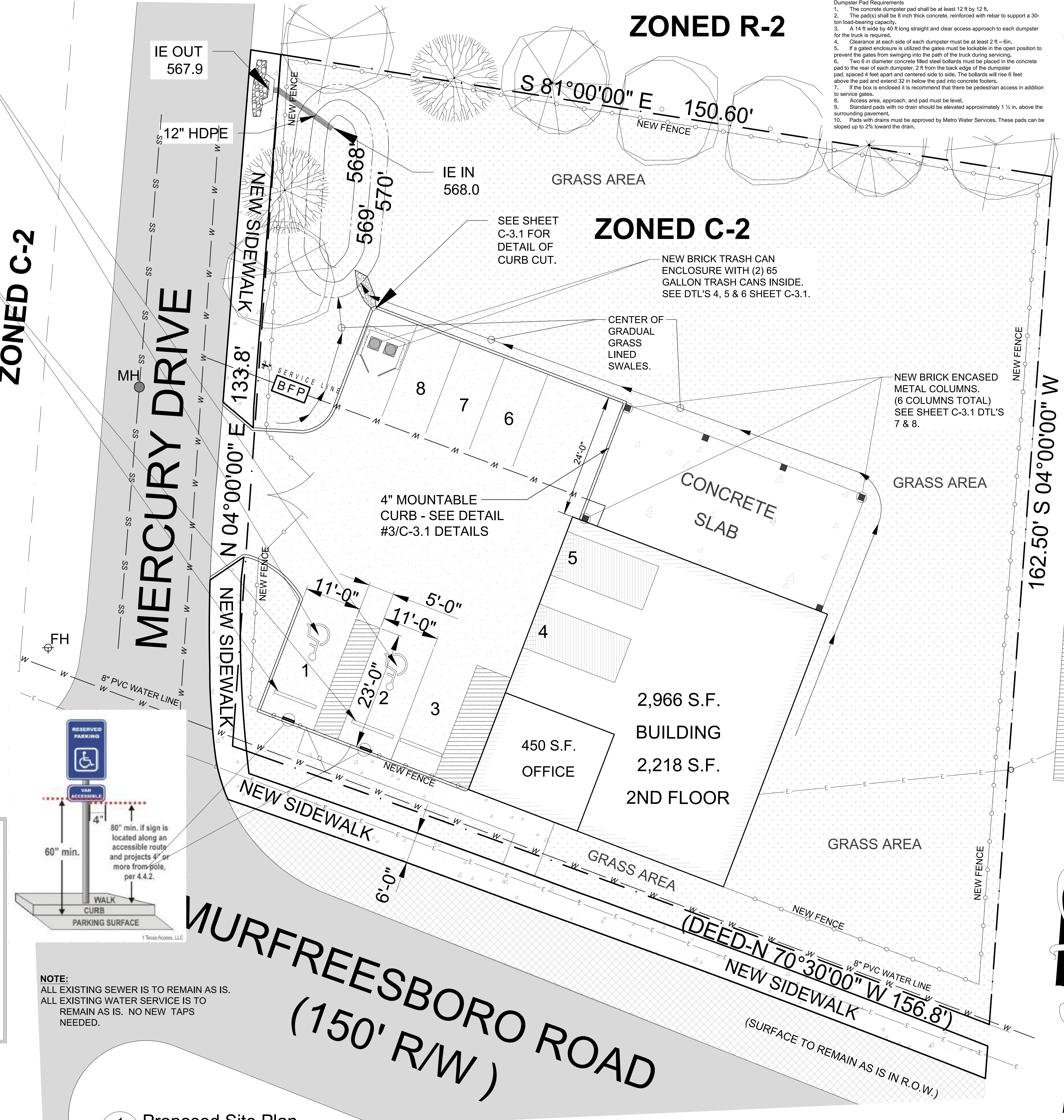
DESCRIPTION:
REVISIONS: DATE:

Existing
Conditions

C-1.0



ZONED C-2



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'

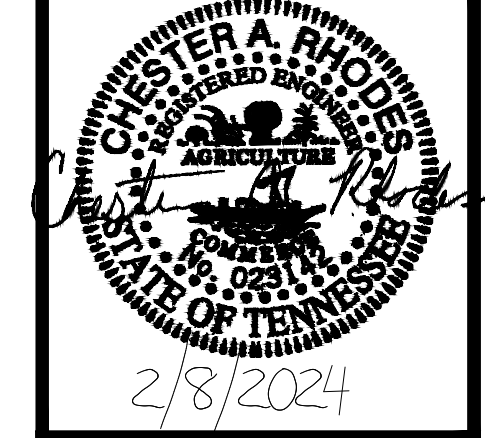
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	155.62'	5804.58'	1°32'10"	N 69°47'45" W	155.61'

- 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.

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

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

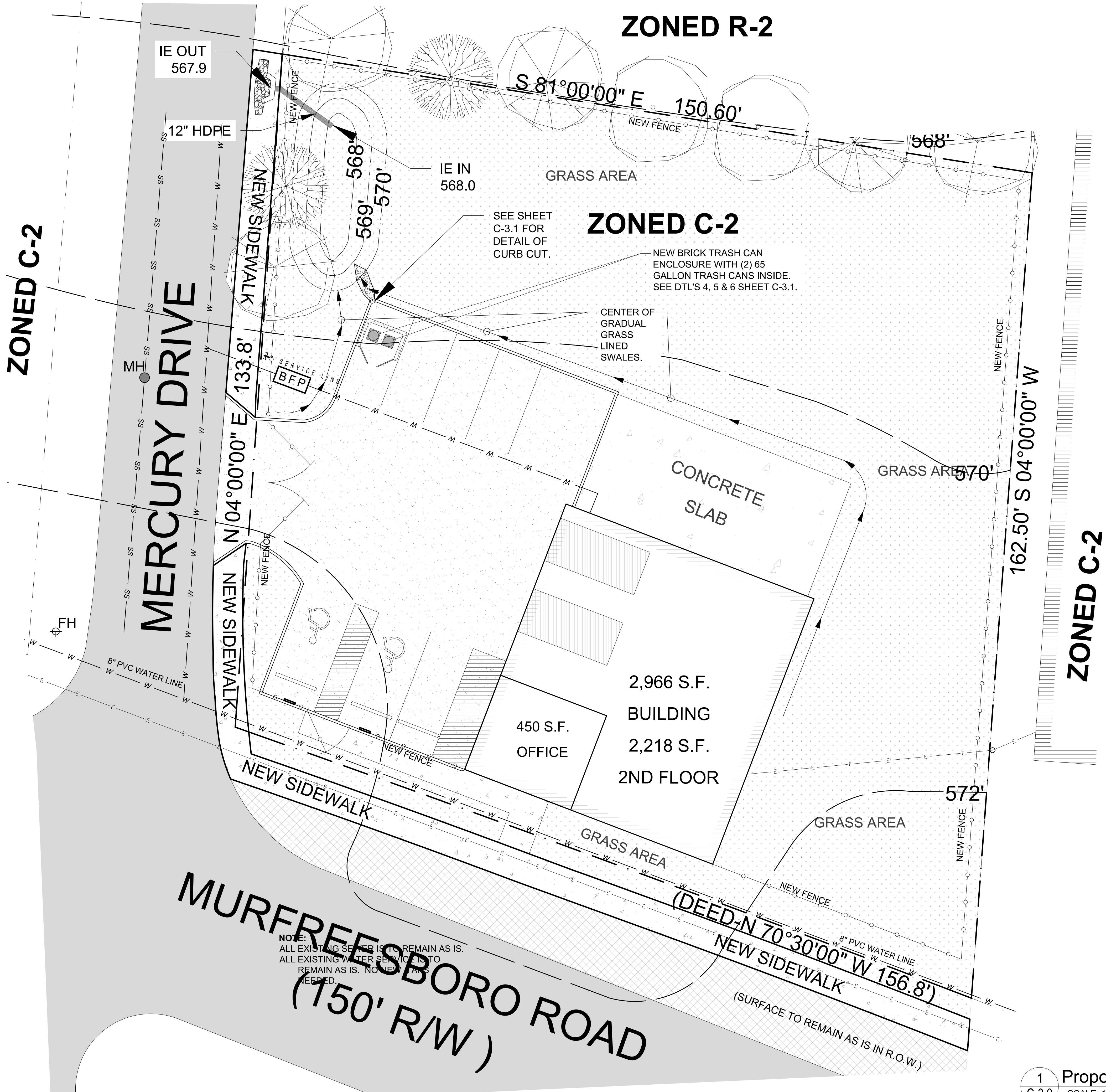


AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

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'

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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



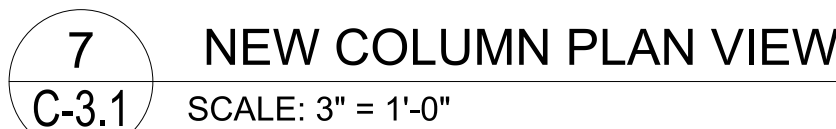
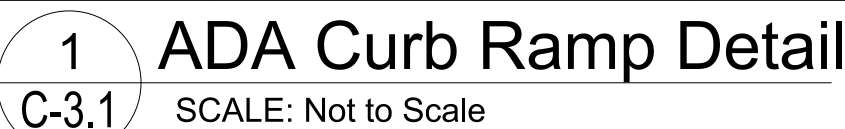
AUTOMOBILE SERVICE / TIRE SHOP
5493 MURFREESBORO ROAD
Nashville, Tennessee 37217

PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
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DESCRIPTION:
REVISIONS: DATE:

Proposed
Grading Plan

C-3.0

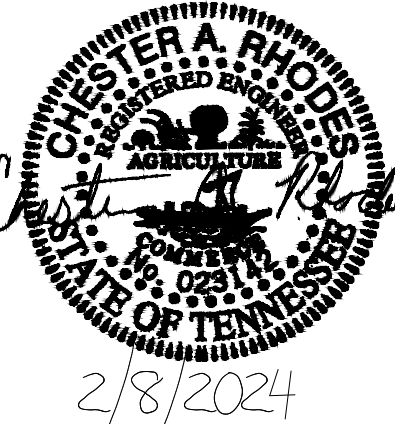


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MOHAMMAD REZA SHAMS (OWNER)
Haid Akbari
3205 Nolensville Pike
Nashville, Tennessee 37217
615-243-1213
rezashams05@comcast.net

ENGINEER:

RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
CIVIL, ENVIRONMENTAL
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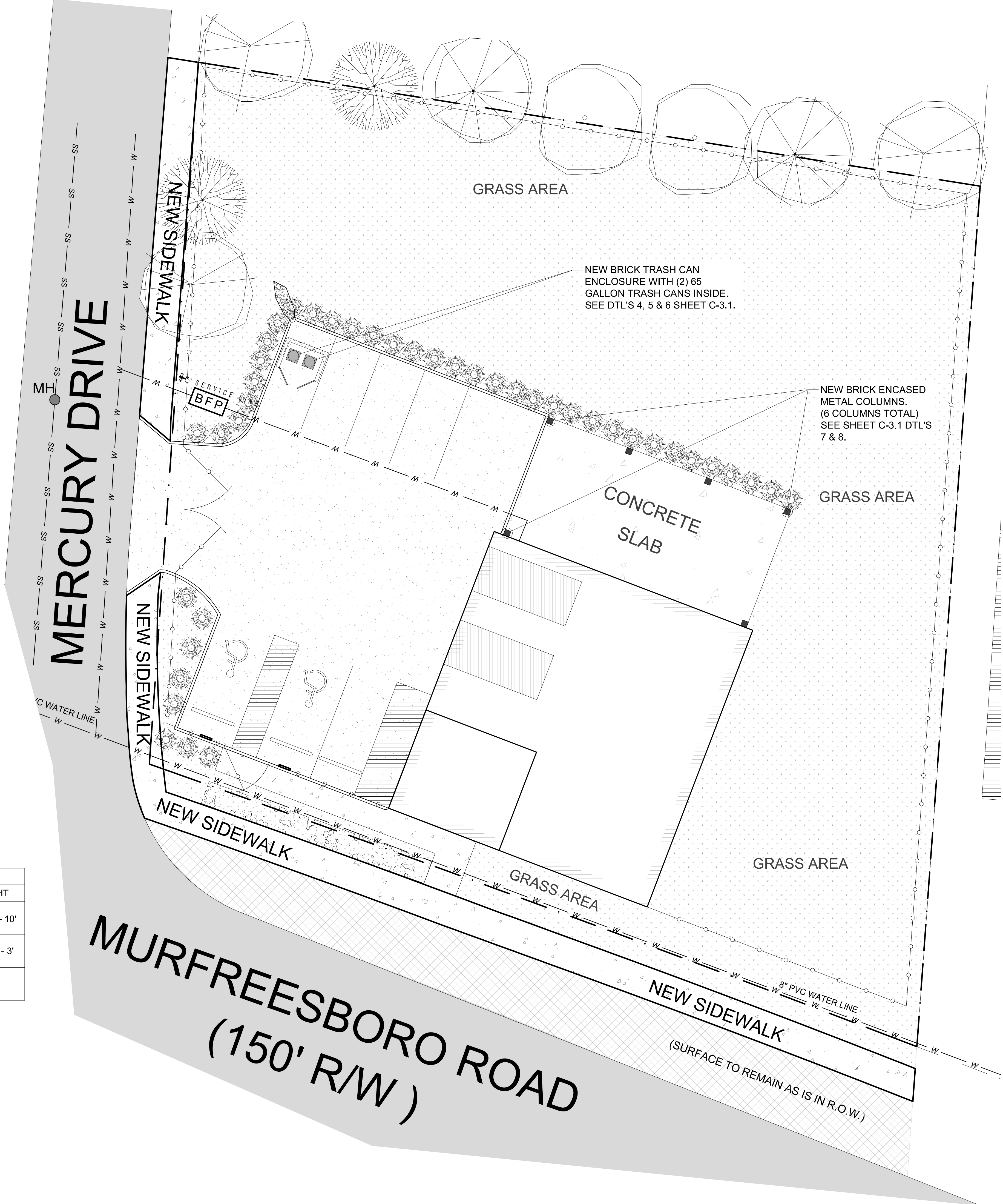
PROJECT NUMBER:
PROJECT MANAGER: CAR
DRAWN BY: DBJ
CHECKED BY: CAR

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'	

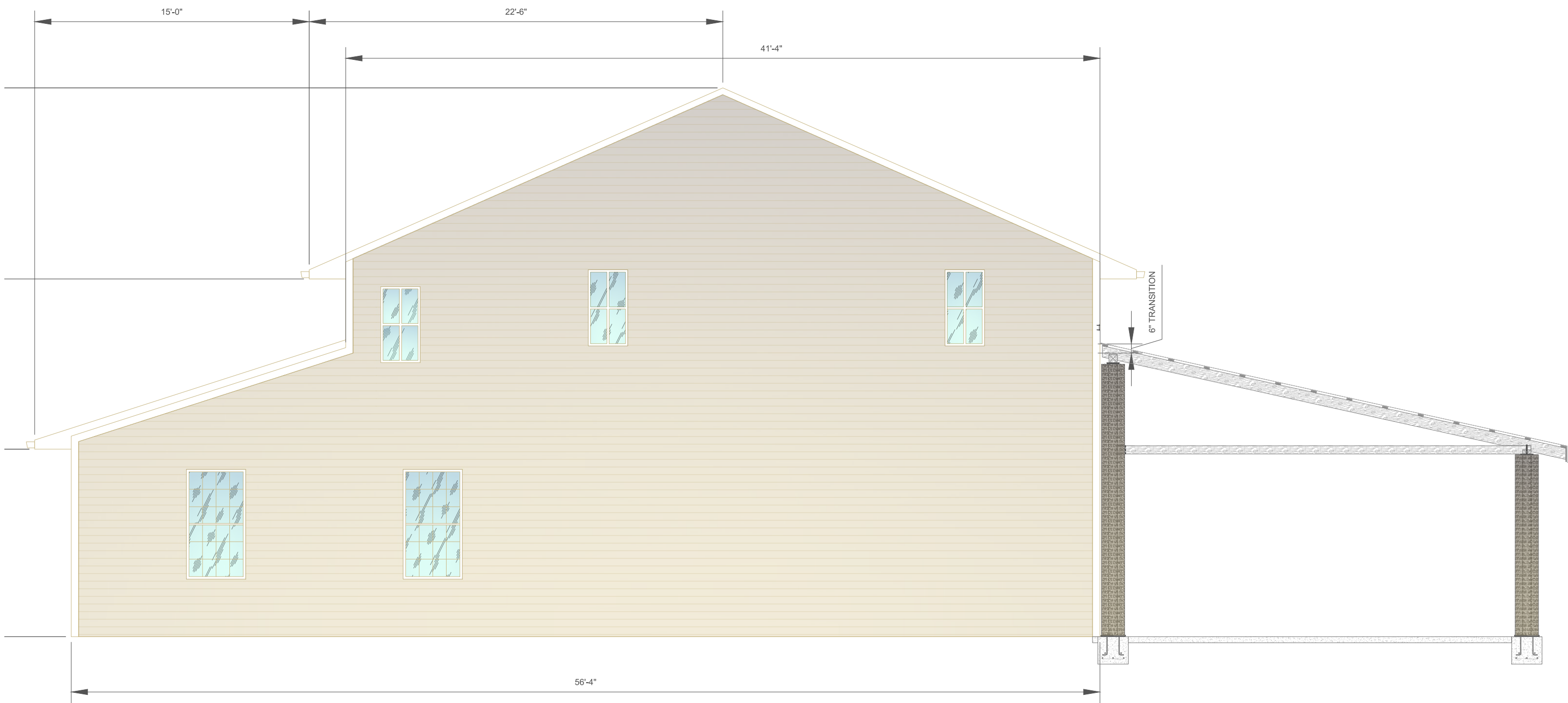
elev

HEDGE-PLANT

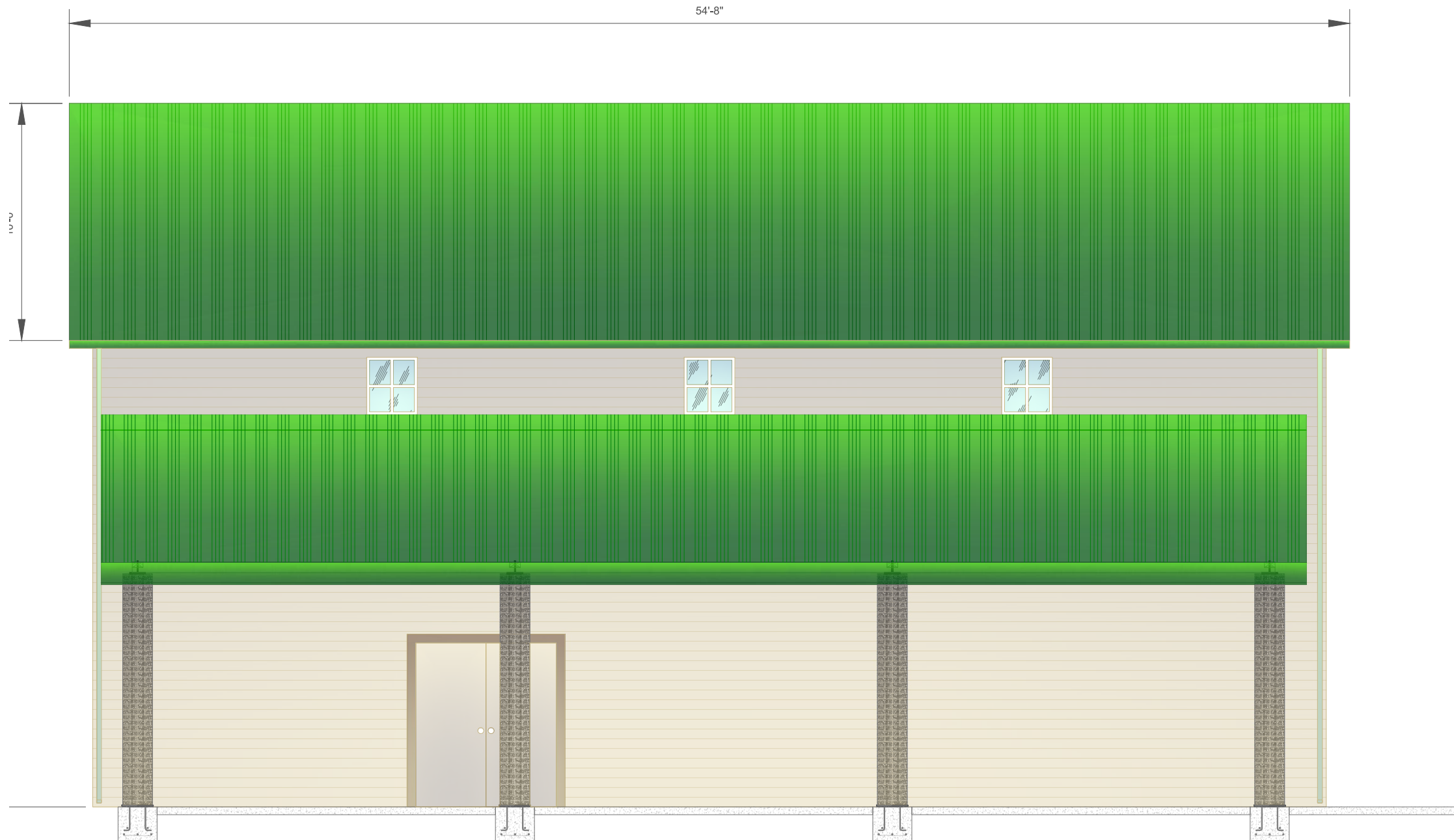
1 Landscape Plan
L-1.0 SCALE: 1" = 10'



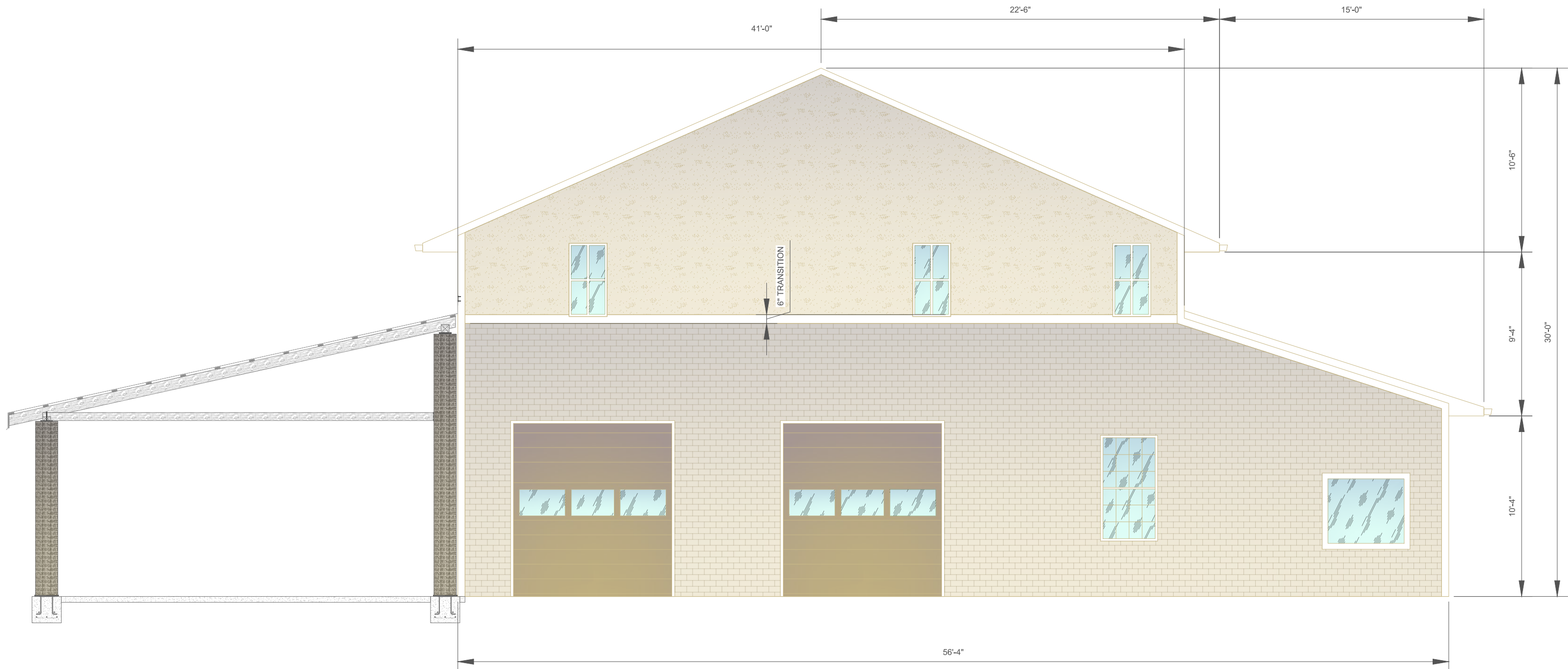
1 South (Front) Elevation
A-1.0 SCALE: 3/16" = 1'-0"



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



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

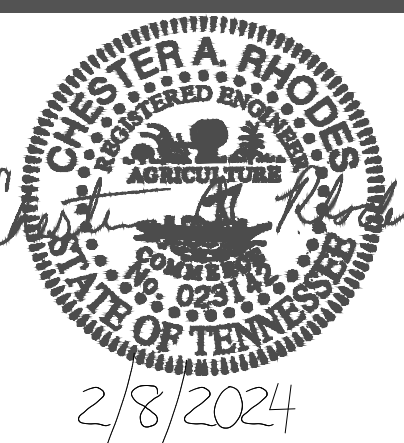


4 West (Side) Elevation
A-1.0 SCALE: 3/16" = 1'-0"

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Haid Akbari
3205 Nolensville Pike
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DESCRIPTION:
REVISIONS: DATE:

Elevation
Plan

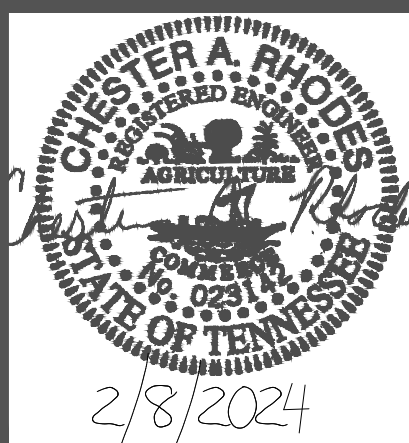
A-1.0

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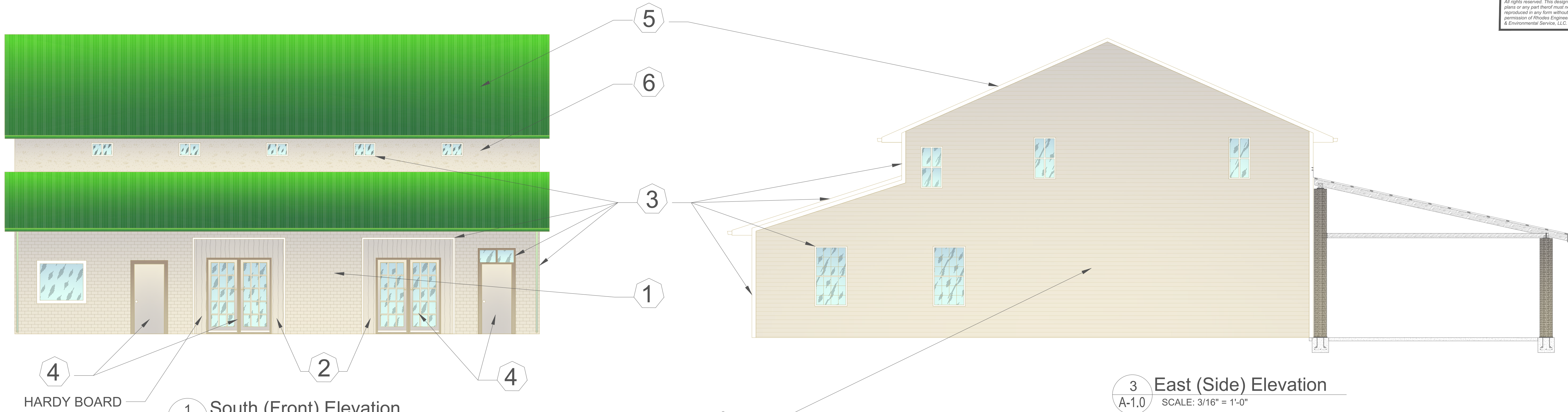
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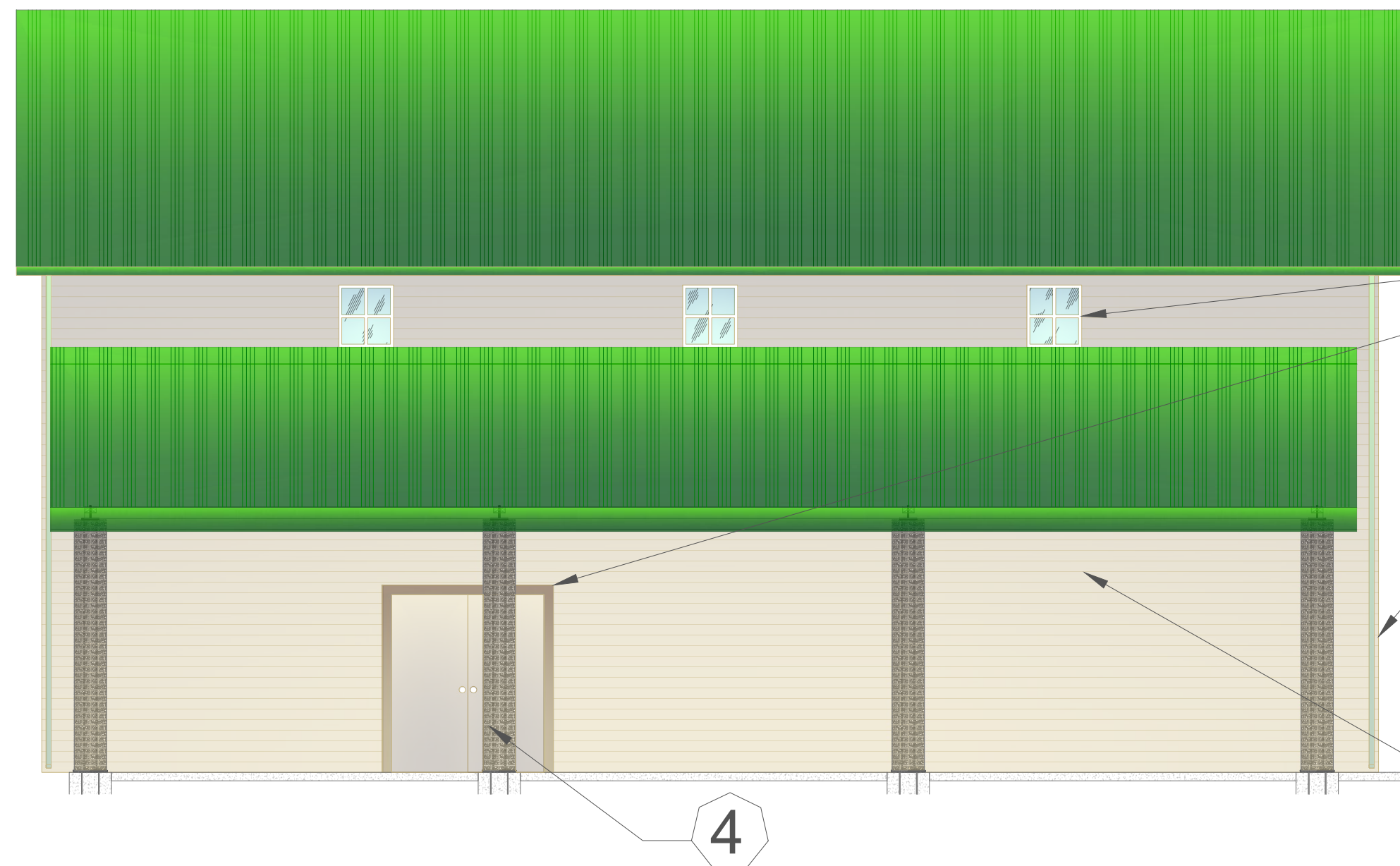
Elevation
Details

A-1.1

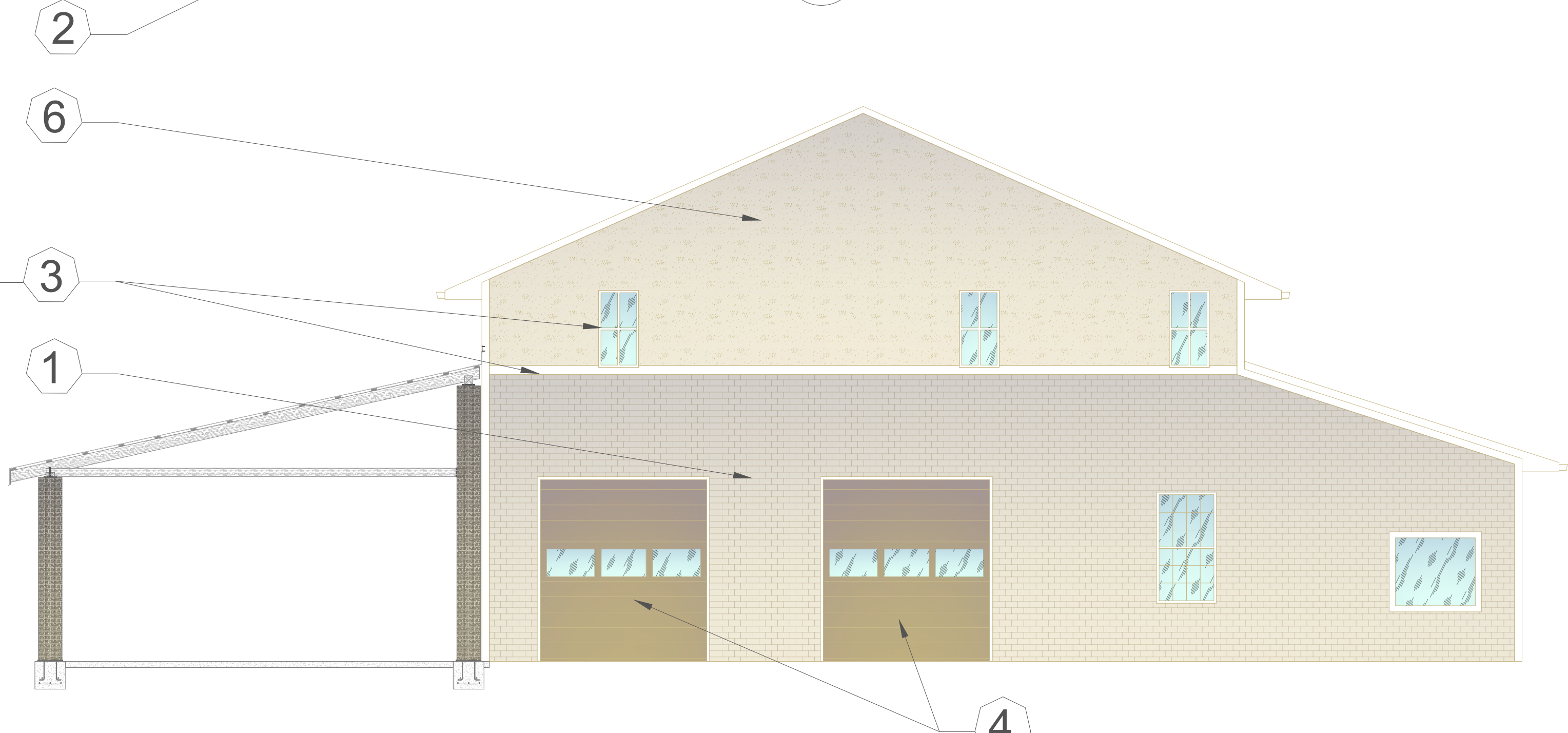


1 South (Front) Elevation
A-1.0 SCALE: 3/16" = 1'-0"

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



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



4 West (Side) Elevation
A-1.0 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 may vary slightly from actual product.

General Shale
Building The American Dream

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

