WORKSHOP AGENDA

Planning Commission
March 12, 2024 @ 5:30 PM
For the March 26, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes:

2. Public Comment Period.

OLD BUSINESS

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

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

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

NEW BUSINESS

6. Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

7. Site Plan - 400 Sand Hill Road - Vehicle Storage Lot on 2.97 Acres. Requested by 615 Design Group. Property located at 400 Sand Hill Rd. (Tax Map 14, Parcel 65). I-1 (Light Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.

8. Combination Plat - Trinidad Benham - Two Lots on 17.64 Acres. Requested by Alex Dickerson. Property Located at 140 & 148 International Blvd. (Tax Map 17, Parcels 2.03 & 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham.

9. Preliminary Plat – Lake Woods, Phase 11 - 19 Lots on 6.52 Acres. Property located off Earline Jones Drive (Tax Map 6, Parcel 2.01). Requested by

Wamble & Associates. R-2 (Medium Density Residential) Zoning District.

10. Site Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Brian Hamilton. Property located at 441 Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Mourad Taki.

11. Preliminary Plat – Villages at Woodland Hills – 85 Lots and Common Areas on 48.05 Acres. Requested by SEC, Inc. Property located off and east of Woodland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

12. Site Plan - 187 Old Nashville Highway - Review of Canopy in the Overlay District on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Hwy. (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.

13. Final Plat – Aldi – Three (3) Lots Totaling Approximately 8 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.

14. Bonds/Letters of Credit Update.

ADJOURN

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 3.

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

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

Summary: On behalf of their client, Kimley-Horn is requesting approval of the preliminary plat for the Blair Ridge project located on 16 ± acres. The purpose of the preliminary plat is to create one new lot to make way for new residential development. The prelim. plat is necessary to establish public utility easements.

This submittal is in preparation of a townhome development.

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

No comments

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. Correct floodplain note to May 2023 FIRM Mapping
2. 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.
3. Please coordinate all water and sewer requirements (especially including sewer for LMHP, LLC property) with Scott Tatalovich.
4. Provide utility availability information for sewer from Smyrna.
5. Work with the Fire Marshal regarding all fire code-related issues.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Utilities are still incorrect.
2. Engineer was email pothole data for city waterlines in September 2022 and again on February 13, 2024.
3. City has made many comments about the incorrect utilities from Portico Place Plats and Construction Drawings and now Blair Ridge.
4. Existing 12" W is shown on the wrong side of Blair Rd - it's on the south side of the road (not the north side).
5. Existing 6"W is not in the correct location on the north side of the road.
6. At least one existing water valve shown is incorrect - wrong tie-in location for Portico Place Subdivision.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

Fire comment addressed.

Police

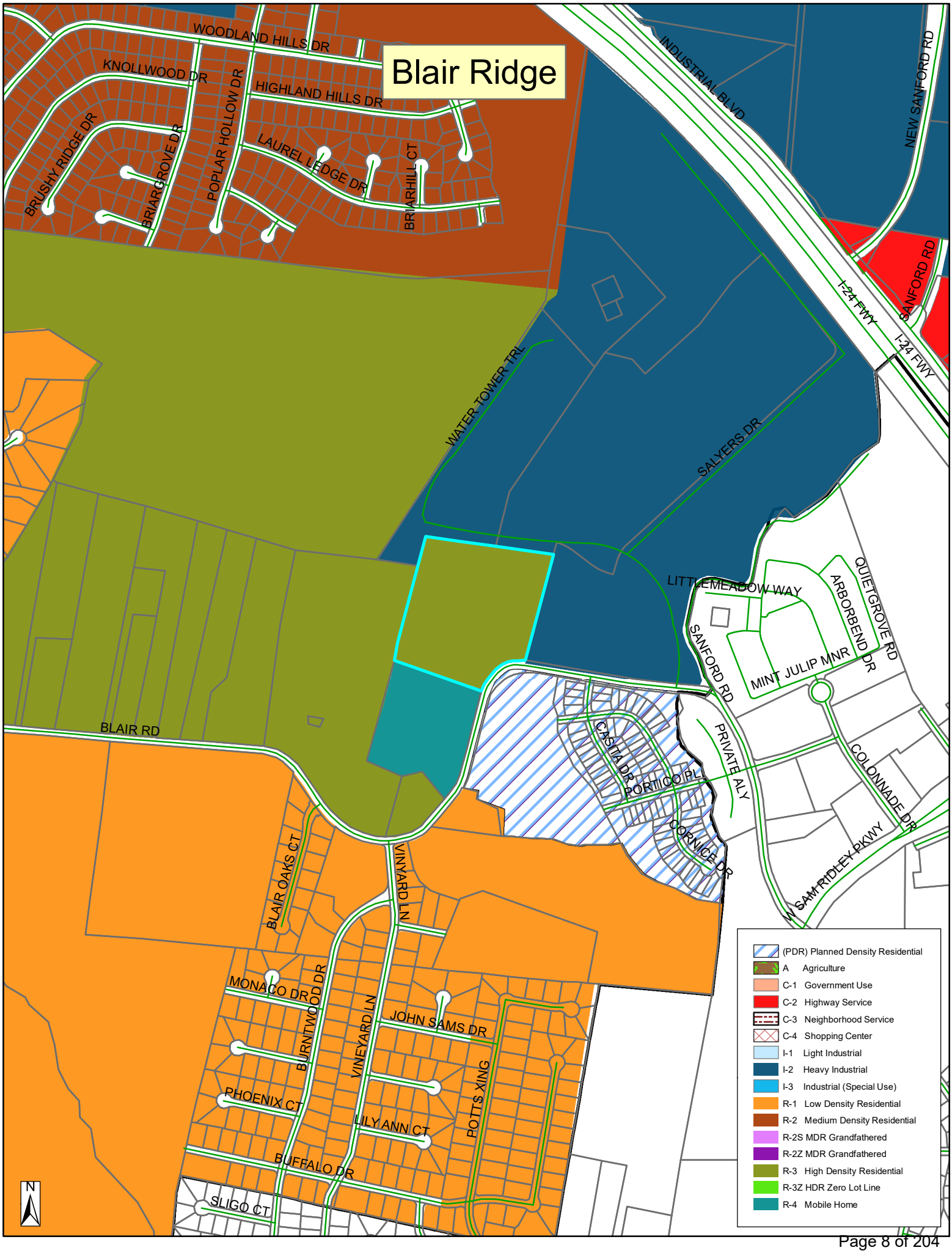
John Eubank
jeubank@lavergnetn.gov

No comments

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

Blair Ridge
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
SILVERY GLADE
CORNICE DR
CASITA DR
PORTICO PL
PRIVATE ALY
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
VINEYARD LN
BURNTWOOD DR
MONACO DR
POTTS XING
N

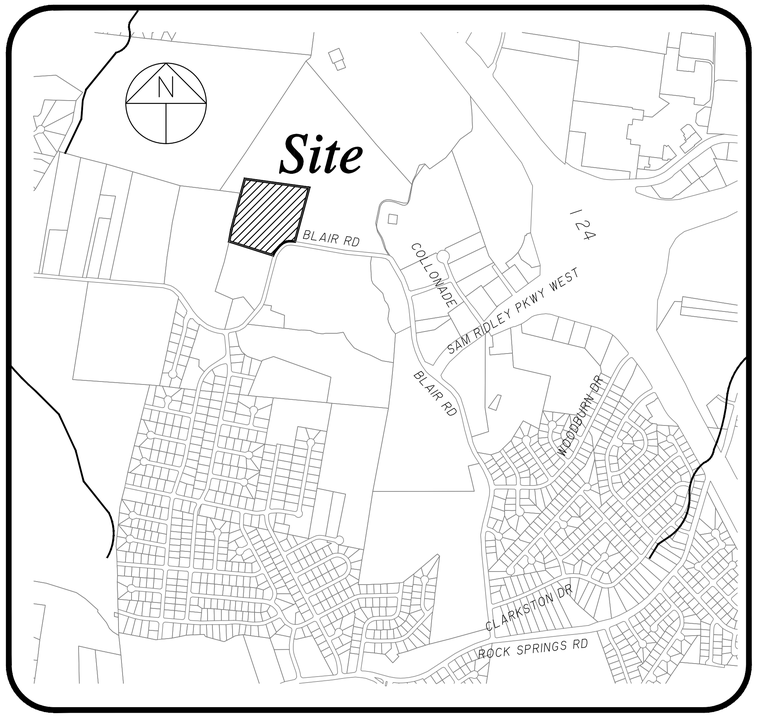
Blair Ridge
WATER TOWER TRL
CASITA DR
CORNICE DR
BLAIR RD
N


Blair Ridge
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
INDUSTRIAL BLVD
NEW SANFORD RD
SANFORD RD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
LITTLEMEADOW WAY
ARBORBEND DR
QUIETGROVE RD
SANFORD RD
MINT JULIP MNR
BLAIR RD
CASITA DR
PORTICO PL
PRIVATE ALY
COLONNADE DR
CORNICE DR
W SAM RIDLEY PKWY
BLAIR OAKS CT
VINYARD LN
MONACO DR
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
SLIGO CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Blair Ridge

La Vergne, Tennessee
Site Plan & Construction Drawings

Purpose:
To create 141 Townhome Units & Amenities.



Site Location Map
1"=1000'

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C1.5-1.6	Preliminary Plat

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:
$\frac{3\ \text{Spaces}}{\text{Unit}}$ x 141 Units = 423 Spaces Required
466 Total Parking Spaces Provided
(75 Garage Spaces)
(150 Driveway Spaces)
(239 Regular Spaces)
(2 HC Spaces)

Deed Reference:
The Property Shown Hereon Is Part Of Parcel 21.01 Of Tax Map 29.
Deed Book 1929, Page 1974 Rutherford County Register Of Deeds.
3rd Civil District
10th County Commission

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

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

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

REVIEW SET
(Not Intended For Construction)

Watershed: Rock Spring Branch (Not Supporting)
5-YR 24-HR EPSC Design Storm
Disturbed Area: 16.28± Ac.

Sheet C0.0
Blair Ridge

S.E.C. Project #19258
Submitted: 12-29-2023
Revised:

MATCHLINE C1.6
MATCHLINE C1.5

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

End Wall A
Sta.2+81
T:736.5
B:735.5

N 14°42'34" E 426.95'

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2413
ZONED: R-3 HIGH DENSITY RESIDENTIAL

Retaining Wall w/Safety Fence (Typ)

Wall A
Sta.1+05
T:757.5
B:740.5

Wall A
Sta.0+45
T:749.5
B:744.5

N 10°11'45" E 113.75'

Begin Wall A
Sta.0+00
T:747.5
B:746.5

S 71°08'52" E 69.37'

N 70°08'19" W 236.78'

20' SEWER ESMT

Sanitary Sewer To Be Completed Prior To Disturbance Of Onsite Septic Drip Fields (By 303B Partners)

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

ECO (Typ)

N 70°08'02" W 284.62'

MH1
N:598497.1634
E:1794874.3313

MH14
N:598295.7656
E:1794971.7959

MH15
N:598260.4890
E:1795069.4274

MH16
N:598469.4596
E:1795123.0378

MH17
N:598527.2578
E:1795138.3633

MH18
N:598595.9722
E:1795190.8521

End Wall B
Sta.1+61
T:721.0
B:720.0

Wall B
Sta.1+35
T:722.0
B:716.0

Wall B
Sta.0+16
T:722.0
B:717.0

Begin Wall B
Sta.0+00
T:722.0
B:721.0

Line C
Line D
Line A
Line B
Line E

30' WATER & SEWER ESMT
10' Min.

MH9
N:598452.1052
E:1795442.7003

MH10
N:598401.3235
E:1795437.3353

MH11
N:598344.9238
E:1795450.6202

MH12
N:598279.4829
E:1795369.9233

MH13
N:598195.6675
E:1795248.8271

MHOS1
N:598069.6774
E:1795239.8716

EXMH

OS1

Conc. Check Dam
Conc. Check Dam (Typ)

Proposed Monument Sign

24" RCP
INV=686.92

24" RCP
INV=685.52

66 LF OF 24" RCP

CAUTION EX. WATERLINE

EX MH/(DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C=+/-638.00

TANK

Blair Road
(50' ROW)

Portico Section 2, Phase 2

ROW

Legend:

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

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"

N

30' 0 30' 60'

SCALE: 1"= 30'

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 And Dumpsters.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.5

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

Begin Wall C
Sta.0+00
T:736.5
B:735.5

Retaining Wall w/Safety Fence (Typ)

Wall C
Sta.1+67
T:739.5
B:733.0

S 81°51'16" E 825.42'

Wall C
Sta.3+03
T:739.0
B:728.0

Wall C
Sta.3+46
T:737.0
B:728.0

End Wall C
Sta.3+80
T:734.5
B:733.5

MH3
N:598929.9042
E:1794989.0187

MH4
N:598917.7336
E:1795034.9187

MH5
N:598878.6786
E:1795317.1477

MH6
N:598890.1092
E:1795406.7916

MH7
N:598852.0139
E:1795549.4737

MH21
N:598869.6811
E:1795554.1907

MH2
N:598639.9110
E:1794912.1815

MH18
N:598595.9722
E:1795190.8521

MH19
N:598636.7189
E:1795261.1432

MH20
N:598647.1747
E:1795339.7602

MH8
N:598608.5388
E:1795484.4672

Line D
Line C
Line B

30' WATER & SEWER ESMT

Check Dam (Typ)

N 15°02'47" E 275.08'
N 14°49'11" W 707.51'
S 14°49'11" W 426.95'

MATCHLINE C1.6
MATCHLINE C1.5

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

Retaining Wall

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM		

Mail Kiosk:
Total Boxes Required: 141 Boxes
Units Provided: 9 Units
16- Box Units: 8 Units (128 Boxes)
13- Box Units: 1 Units (13 Boxes)
Total Boxes Provided: 141 Boxes

Required Parking:
<50 Lots = 2 Spaces
51 - 100 = 3 Spaces
101 - 200 = 4 Spaces
>201 = 5 Spaces

Notes:
1. All Drives To Be Heavy Duty Pavement.

2. All Parking Spaces To Be Light Duty Pavement.

3. Trash To Be Via Private Carts And Dumpsters.

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

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

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PHONE (615) 890-7901 FAX (615) 895-2567
WWW.SECINC.COM

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JOHN F. MINER III — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.6

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 4.

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

Reviewed By:
Bo Logan, City Planner

Summary: On behalf of their client, SEC is requesting approval of the site plan for Blair Ridge, a townhome community.

The site is 16 ± acres. The purpose of the plan is to make way for new multi-family residential development.

The property is located off Road. The proposed layout on the concept plan shows 141 proposed dwelling units in twenty-six (26) new buildings. Each will be 2 stories tall.

The City's parking requirements are 423 spaces (141 x 3). The applicant is showing 466 proposed parking spaces. That number includes 2 HC spaces.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

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

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.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 (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.
3. (C3.0) Provide construction details for extension of culvert(s) under Blair Road including HW 17 and Structure #60.
4. Work with Scott Tatalovich at Public Works regarding water and sewer. Plans must be approved by Scott before final Planning Commission site plan approval.
5. Work with the Fire Marshal regarding all fire code-related issues.

Utilities

1. Correct existing utilities – see comments on Preliminary Plat.
2. Consultant submitted plans not fully revised. Method of domestic water meter placement is only partially fixed per phone discussion with SEC's John Miner.
3. Fire water is currently shown un-metered. Engineer to advise Utility Engineer (Scott Tatalovich) of fire line diameter and desired flowrate per building, so that a meter service detail can be determined for this application. City does not have a standard detail that applies to this situation.

Codes

Retaining walls taller than four feet will require a building permit.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

All fire lines must be metered.

Police

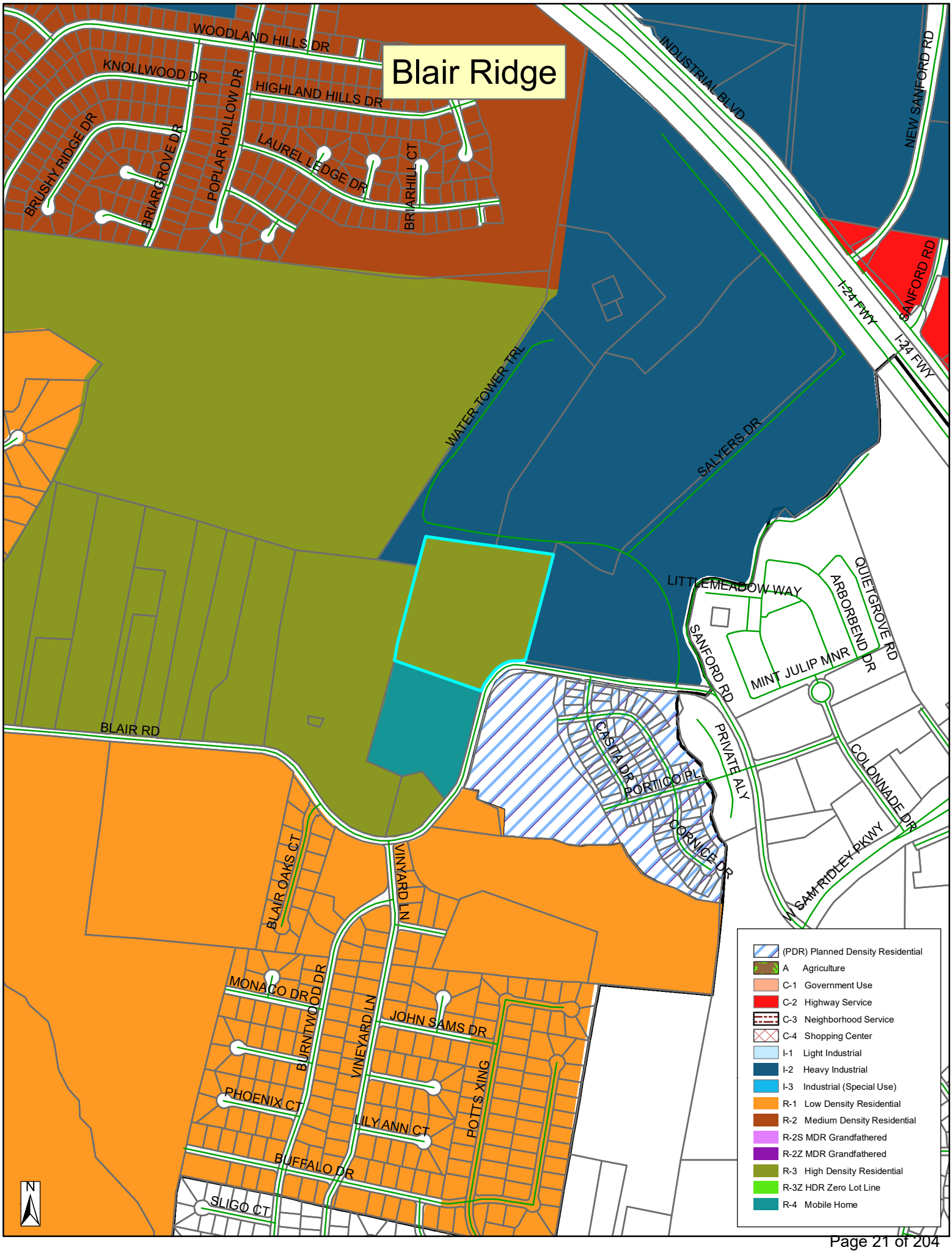
John Eubank
jeubank@lavergnetn.gov

No comments

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

Blair Ridge
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
SILVERY GLADE
CORNICE DR
CASITA DR
PORTICO PL
PRIVATE ALY
BLAIR RD
BLAIR OAKS CT
VINYARD LN
CHARLES JOHNSTON DR
VINEYARD LN
BURNTWOOD DR
MONACO DR
POTTS XING
N

Blair Ridge
WATER TOWER TRL
CASITA DR
CORNICE DR
BLAIR RD
N


Blair Ridge
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIARHILL CT
INDUSTRIAL BLVD
NEW SANFORD RD
SANFORD RD
I-24 FWY
I-24 FWY
WATER TOWER TRL
SALYERS DR
LITTLEMEADOW WAY
ARBORBEND DR
QUIETGROVE RD
SANFORD RD
MINT JULIP MNR
BLAIR RD
CASITA DR
PORTICO PL
PRIVATE ALY
COLONNADE DR
CORNICE DR
W SAM RIDLEY PKWY
BLAIR OAKS CT
VINYARD LN
MONACO DR
BURNTWOOD DR
VINEYARD LN
JOHN SAMS DR
PHOENIX CT
LILY ANN CT
POTTS XING
BUFFALO DR
SLIGO CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

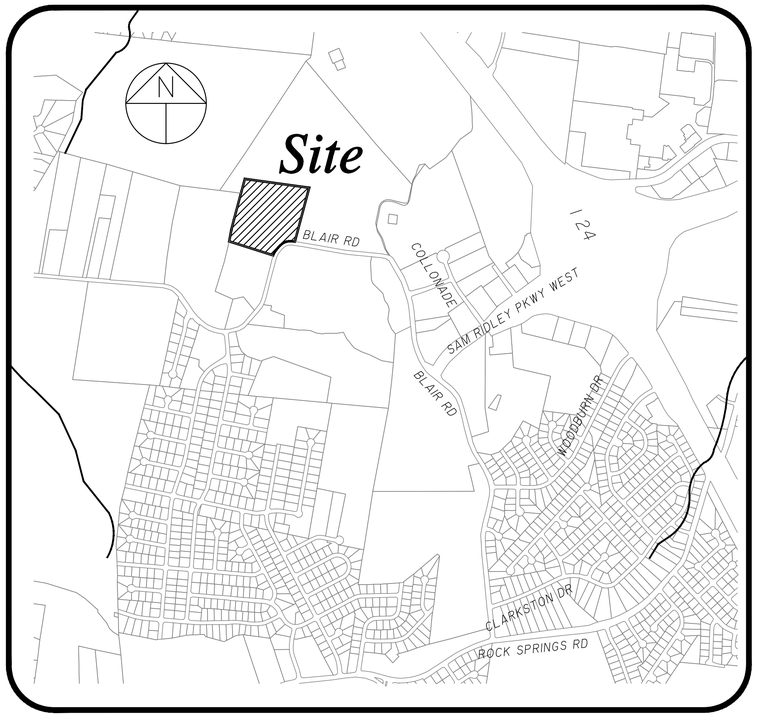
Blair Ridge

La Vergne, Tennessee
Site Plan & Construction Drawings

Purpose:
To create 141 Townhome Units & Amenities.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C0.3	Master Utility Plan
C0.4	Master Drainage Plan
C1.0-1.2	Existing Conditions & Initial EPSC Plan
C1.3-1.4	Intermediate EPSC Plan
C1.5-1.6	Preliminary Plat
C2.0-2.1	Roadway Layout
C2.2-2.3	Waterline Plan
C2.4	Waterline, Pipe, & Structure Tables
C2.5-2.6	Sewer Plan
C2.7	Truck Turn Plan
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~~ / Unit x 141 Units = 423 Spaces Required
466 Total Parking Spaces Provided
(75 Garage Spaces)
(150 Driveway Spaces)
(239 Regular Spaces)
(2 HC Spaces)

Deed Reference:
The Property Shown Hereon Is Part Of Parcel 21.01 Of Tax Map 29.
Deed Book 1929, Page 1974 Rutherford County Register Of Deeds.
3rd Civil District
10th County Commission

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

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

JOHN F. MINER REGISTERED ENGINEER AGRICULTURAL No. 122,194 STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Watershed: Rock Spring Branch (Not Supporting)
5-YR 24-HR EPSC Design Storm
Disturbed Area: 16.28± Ac.

Sheet C0.0
Blair Ridge

S.E.C. Project #19258
Submitted: 12-29-2023
Revised:

Site Clearing & Demolition Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

3. Upon receipt of point coordinate data, the contractor shall run an independent vertical control traverse to check benchmarks and a horizontal control traverse through given points to confirm geometric data and submit to the engineer prior to any construction.

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

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

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

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

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

9. Rock may be present requiring some rock excavation for utility installation. No extra compensation shall be given for rock excavation.

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

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

12. Contractor to coordinate with the City of LaVergne Traffic Engineering Department prior to commencement of any work in the Public Right–of–Way in this area to avoid damage to traffic signal devices. Contact La Vergne City Traffic Engineer.

13. A separate R.O.W. Excavation Permit issued from the LaVergne Street Department shall be required for any excavation or construction in the public R.O.W.

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

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

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

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

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

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

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

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

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

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

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

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

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

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

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.

2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.

3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.

4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie–ins/connections to their facilities.

5. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in–place prior to the placement of base course material.

6. Location of site utilities shall be verified with proper utility company providing service.

7. The owner/developer for budget purposes, should check with City of LaVergne Water & Sewer Dept. for connection fees which may be substantial

8. Contractors for sewer work must be approved by the City of LaVergne Sewer Department. Contractor for water work must be approved by City of LaVergne Water Dept..

9. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee one call system can be notified toll free at 1–800–351–1111.

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

Sanitary Sewer Notes:

1. The contractor must notify the City of Smyrna Sewer Dept. for sewer inspection prior to starting work.

2. Sanitary sewer pick–up points shall terminate five feet outside the face of building unless otherwise noted.

3. Contractor shall comply with all requirements of the latest edition of the City of Smyrna specifications.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.

2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.

3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.

4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. FEMA Floodplain note: "I John F. Miner a professional engineer registered in the State of Tennessee attest that No portion of the subject property is located within the FEMA designated floodplain."
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Middle TN Electric Membership Corp. 615–777–9020
   Water– City of La Vergne 615–793–9891
   Sewer– City of Smyrna 615–355–5740
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

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

REVIEW SET
(Not Intended For Construction)

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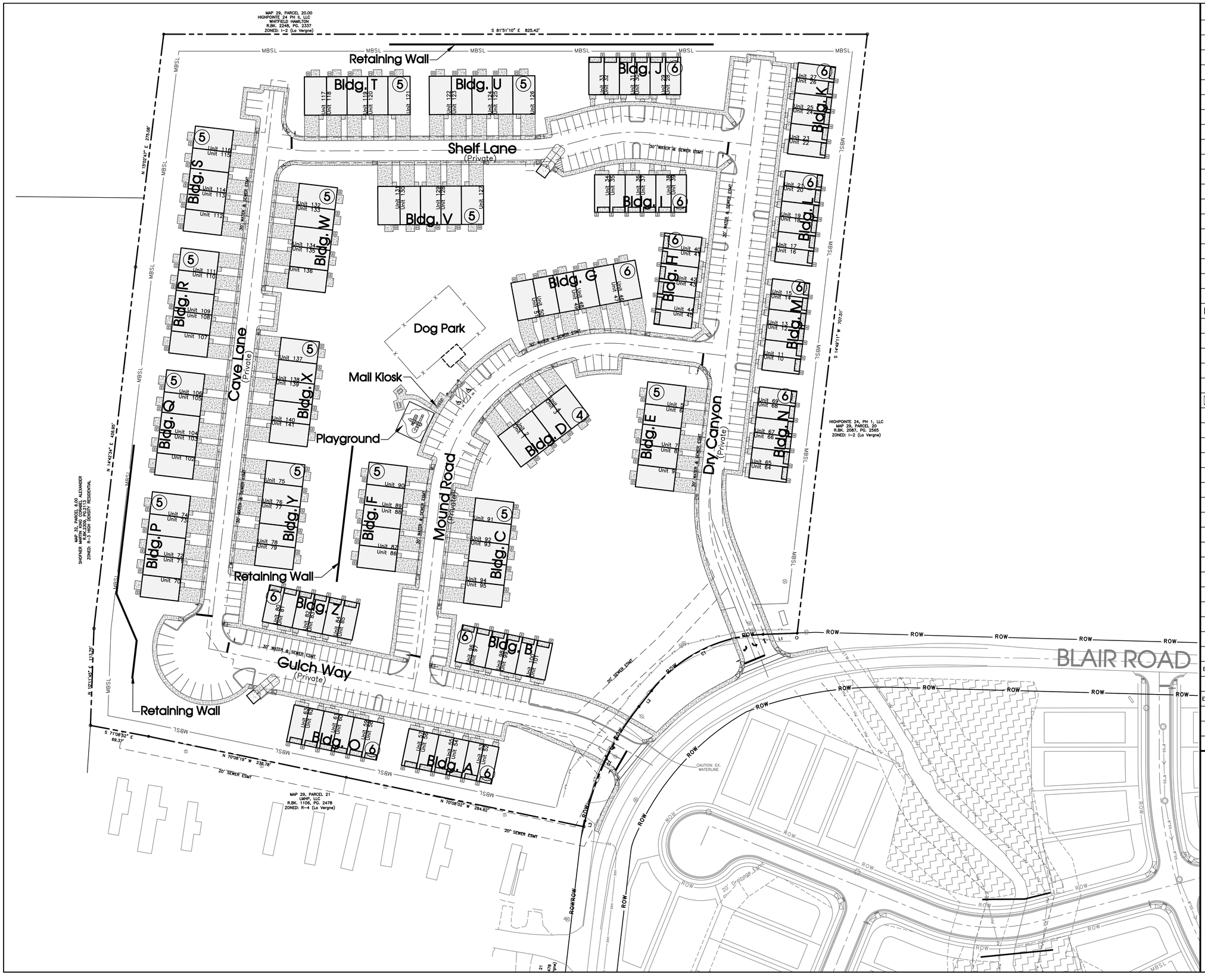
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown on these plans. The contractor assumes all liability for failure to do so in total accordance with the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

Blair Ridge
La Vergne, Tennessee

General Notes

REVISED:
DRAWN: SJA/CFB3
DATE: 12–29–2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C0.1



Legend:

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

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

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

50′ 0 50′ 100′
SCALE: 1"= 50′

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

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

Master Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=50'	
JOB NO. 19258	
SHEET: C0.2	

Legend:

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

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

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

N

50′ 0 50′ 100′

SCALE: 1"= 50′

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MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

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

Master Utility Plan

SHEET: C0.3

Legend:

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

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

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SCALE: 1"= 50′

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(615) 890-7901 FAX (615) 895-2567 WWW.SECINC.COM
PHILIP E. MINER TENNESSEE REG. NO. 101675 DATE 12/29/2023

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PHILIP E. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

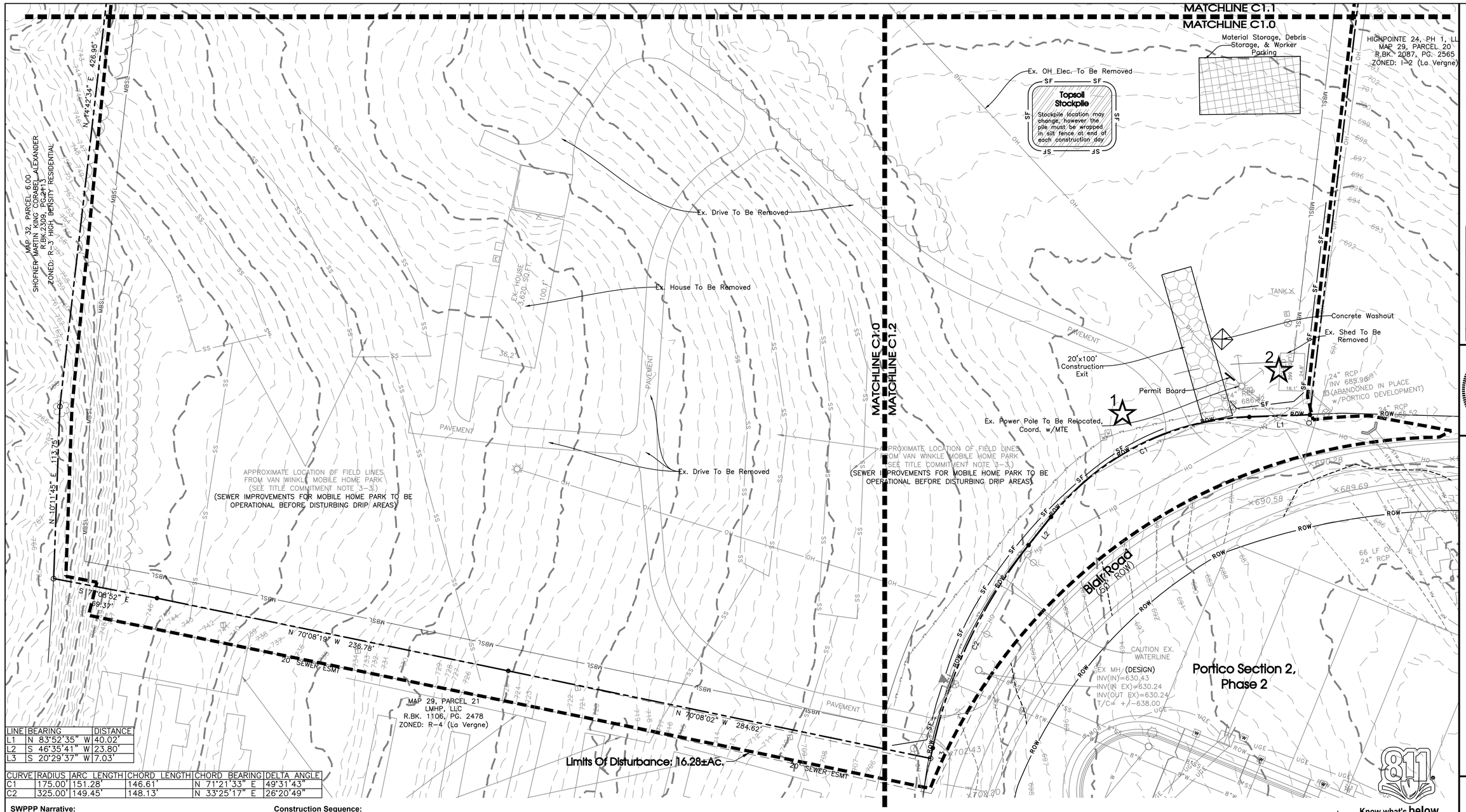
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

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

Master Drainage Plan

SHEET: C0.4



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

SWPPP Narrative:

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

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

EPSC Phasing

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

Construction Sequence:

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

EPSC Notes:

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

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

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	GRASS : GOOD CONDITION C SOILS, CN=74	3.00
WOODS	WOODS : GOOD CONDITION C SOILS, CN=70	8.30
GRASS	GRASS : GOOD CONDITION D SOILS, CN=80	1.80
WOODS	WOODS : GOOD CONDITION D SOILS, CN=77	1.80
IMPERVIOUS	PAVED PARKING LOTS, ROOFS, ETC. C-SOILS, CN=98	0.77
	COMPOSITE CN=75	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
IMPERVIOUS	65% AVERAGE IMPERVIOUS AREA C-SOILS, CN=90	11.08
IMPERVIOUS	65% AVERAGE IMPERVIOUS AREA D-SOILS, CN=92	3.60
GRASS / LANDSCAPING	OPEN SPACE: GOOD CONDITION C-SOILS, CN=74	0.99
	COMPOSITE CN=90	

INITIAL OUTFALLS

1 ☆ Outfall

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1–10%	35.9755	–86.5850
2	SOUTHEAST SILT FENCE	15.57	1–10%	35.9755	–86.5846

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

PROPOSED BMP'S

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

Know what's below. Call before you dig.

N

30′ 0 30′ 60′

SCALE: 1"= 30′

SEC, Inc.
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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

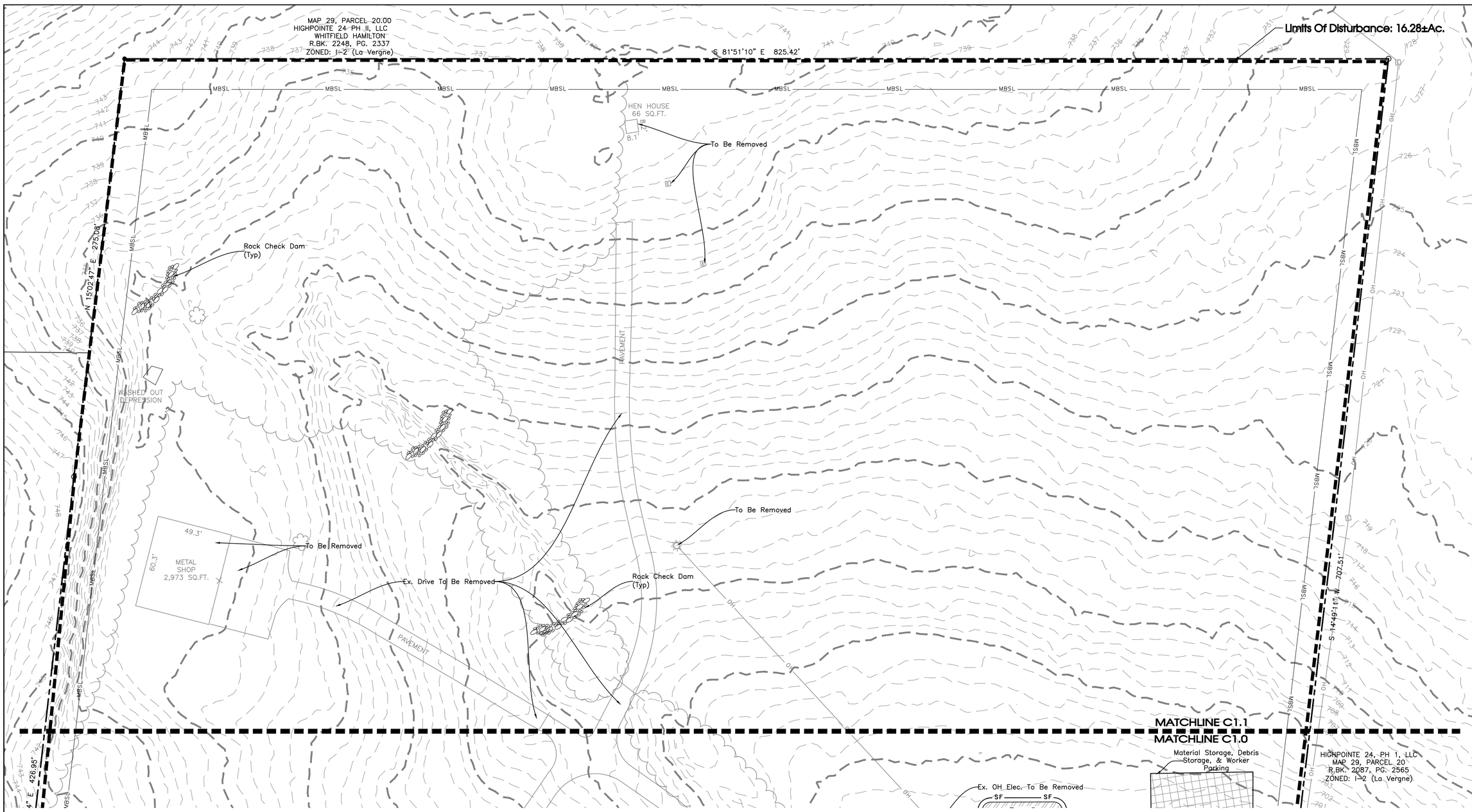
FILE NAME: 19258phase1

SCALE: 1"=30'

JOB NO. 19258

SHEET: C1.0

Existing Conditions & Initial EPSC Plan



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Construction Sequence:
1. Stake and/or flag limits of clearing.

2. During preconstruction meeting all erosion & sediment control facilities & procedures shall be discussed.

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6. Clear & grub the remaining site as necessary.

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WOODS	WOODS : GOOD CONDITION D SOILS, CN=77	1.80
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	COMPOSITE CN=75	

PROPOSED ON-SITE CONDITIONS

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EPSC Phasing

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

Intermediate:
Filter Fabric Inlet Protection Silt Fence To Protect Ditches

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

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1-10%	35.9755	-86.5850
2	SOUTHEAST SILT FENCE	15.57	1-10%	35.9755	-86.5846

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

Outfall

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

PROPOSED BMP'S

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

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

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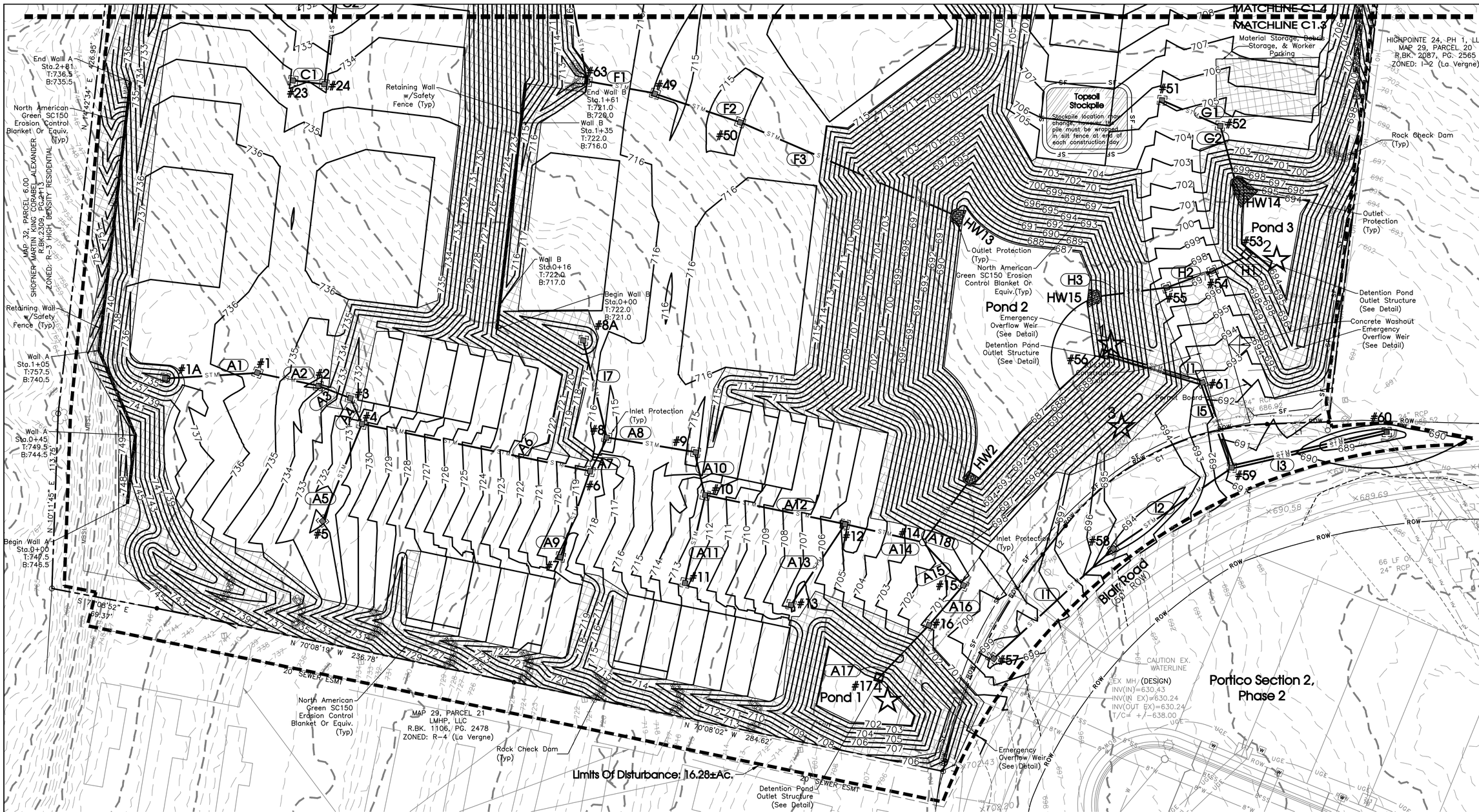
JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

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

Existing Conditions & Initial EPSC Plan



Construction Sequence:

1. Stake and/or flag limits of clearing.
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3. Clear & grub, as necessary, for installation of perimeter controls.
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LINE	BEARING	DISTANCE
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

1 ☆ Outfall

INTERMEDIATE OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1-10%	35.9755	-86.5850
2	DETENTION POND #1	1.80	1-10%	35.9758	-86.5846
3	DETENTION POND #2	11.95	1-10%	35.9755	-86.5850
4	DETENTION POND #3	1.41	1-10%	35.9751	-86.5856

PROPOSED BMP'S

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

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

EPSC Phasing

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

EPSC Notes:

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

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

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

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

Notes:

Soils Survey Information Shown Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

30' 0 30' 60'

SCALE: 1"= 30'

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

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

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Intermediate EPSC Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C1.3	

Construction Sequence:

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

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

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	151.28'	146.61'	N 71°21'33" E	49°31'43"
C2	325.00'	149.45'	148.13'	N 33°25'17" E	26°20'49"

1 ☆ Outfall

INTERMEDIATE OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE	LAT.	LONG.
1	CONSTRUCTION EXIT	0.10	1–10%	35.9755	–86.5850
2	DETENTION POND #1	1.80	1–10%	35.9758	–86.5846
3	DETENTION POND #2	11.95	1–10%	35.9755	–86.5850
4	DETENTION POND #3	1.41	1–10%	35.9751	–86.5856

PROPOSED BMP'S

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

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

EPSC Phasing

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

Intermediate: Filter Fabric Inlet Protection Silt Fence To Protect Ditches

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

EPSC Notes:

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

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

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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.

N

30′ 0 30′ 60′

SCALE: 1"= 30′

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

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REVIEW SET
(Not Intended For Construction)

J. MINER NOLEN — REGISTERED ENGINEER — STATE OF TENNESSEE

Blair Ridge

La Vergne, Tennessee

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

Intermediate EPSC Plan

SHEET: C1.4

MATCHLINE C1.6
MATCHLINE C1.5

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

End Wall A
Sta.2+81
T:736.5
B:735.5

N 14°42'34" E 426.95'

MAP 32, PARCEL 6.00
SHOPNER MARTIN KING CORABEL ALEXANDER
R.BK.2309, PG.2413
ZONED: R-3 HIGH DENSITY RESIDENTIAL

Retaining Wall w/Safety Fence (Typ)

Wall A
Sta.1+05
T:757.5
B:740.5

Wall A
Sta.0+45
T:749.5
B:744.5

N 10°11'45" E 113.75'

Begin Wall A
Sta.0+00
T:747.5
B:746.5

S 71°08'52" E 69.37'

N 70°08'19" W 236.78'

20' SEWER ESMT

Sanitary Sewer To Be Completed Prior To Disturbance Of Onsite Septic Drip Fields (By 303B Partners)

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

ECO (Typ)

N 70°08'02" W 284.62'

MHOS1
N:598069.6774
E:1795239.8716

OS1

Retaining Wall w/Safety Fence (Typ)

End Wall B
Sta.1+61
T:721.0
B:720.0

Wall B
Sta.1+35
T:722.0
B:716.0

Wall B
Sta.0+16
T:722.0
B:717.0

Begin Wall B
Sta.0+00
T:722.0
B:721.0

MH1
N:598497.1634
E:1794874.3313

MH14
N:598295.7656
E:1794971.7959

MH15
N:598260.4890
E:1795069.4274

MH16
N:598469.4596
E:1795123.0378

MH17
N:598527.2578
E:1795138.3633

MH18
N:598595.9722
E:1795190.8521

MH9
N:598452.1052
E:1795442.7003

MH10
N:598401.3235
E:1795437.3353

MH11
N:598344.9238
E:1795450.6202

MH12
N:598279.4829
E:1795369.9233

MH13
N:598195.6675
E:1795248.8271

Line A
Line B
Line C
Line D

30' WATER & SEWER ESMT
10' Min.
20' SEWER ESMT

Conc. Check Dam
Conc. Check Dam (Typ)

Blair Road (50' ROW)

EXMH
SEX MH/(DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

CAUTION EX. WATERLINE

Portico Section 2, Phase 2

Proposed Monument Sign

66 LF OF 24" RCP

24" RCP INV 686.92

24" RCP INV 685.52

TANK

Legend:

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

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"

N

30' 0 30' 60'

SCALE: 1"= 30'

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 And Dumpsters.

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.5

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

Begin Wall C
Sta.0+00
T:736.5
B:735.5

Retaining Wall w/Safety Fence (Typ)

Wall C
Sta.1+67
T:739.5
B:733.0

S 81°51'16" E 825.42'

Wall C
Sta.3+03
T:739.0
B:728.0

Wall C
Sta.3+46
T:737.0
B:728.0

End Wall C
Sta.3+80
T:734.5
B:733.5

MH3
N:598929.9042
E:1794989.0187

MH4
N:598917.7336
E:1795034.9187

MH5
N:598878.6786
E:1795317.1477

MH6
N:598890.1092
E:1795406.7916

MH7
N:598852.0139
E:1795549.4737

MH21
N:598869.6811
E:1795554.1907

MH2
N:598639.9110
E:1794912.1815

MH18
N:598595.9722
E:1795190.8521

MH19
N:598636.7189
E:1795261.1432

MH20
N:598647.1747
E:1795339.7602

MH8
N:598608.5388
E:1795484.4672

Line D
Line C
Line B

30' WATER & SEWER ESMT

Check Dam (Typ)

N 15°02'47" E 275.08'
N 14°49'11" W 707.51'
S 14°49'11" W 426.95'

MATCHLINE C1.6
MATCHLINE C1.5

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

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM		

Mail Kiosk:
Total Boxes Required: 141 Boxes
Units Provided: 9 Units
16- Box Units: 8 Units (128 Boxes)
13- Box Units: 1 Units (13 Boxes)
Total Boxes Provided: 141 Boxes

Required Parking:
<50 Lots = 2 Spaces
51 - 100 = 3 Spaces
101 - 200 = 4 Spaces
>201 = 5 Spaces

Notes:
1. All Drives To Be Heavy Duty Pavement.
2. All Parking Spaces To Be Light Duty Pavement.
3. Trash To Be Via Private Carts And Dumpsters.

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

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

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LANDSCAPE ARCHITECTURE
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WWW.SECINC.COM

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JOHN F. MINER III — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C1.6

MATCHLINE C2.1
MATCHLINE C2.0

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

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

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

Portico Section 2, Phase 2

Cave Lane (Private)
Mound Road (Private)
Dry Canyon (Private)
Gulch Way (Private)
Blair Road (50' ROW)

Bldg. X
Bldg. Q
Bldg. P
Bldg. Y
Bldg. F
Bldg. Z
Bldg. O
Bldg. A
Bldg. D
Bldg. C
Bldg. B
Bldg. E
Bldg. N

Playground
Picnic Tables & Walkway

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 And Dumpsters.

SCALE: 1"= 30'

Know what's below. Call before you dig.

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	T	EXTRUDED CURB		GATE VALVE & BOX		CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	G	CURB & GUTTER		WATER METER	W	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	E	TRAFFIC ARROW		GAS METER	G	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	W	TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE		REVISION NUMBER	1	EXTERIOR CLEANOUT ECO		CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION	#1	MANHOLE		TYPE- X- HEADWALL	EXISTING STORM	STM		

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PHONE (615) 890-7901 FAX (615) 895-2567

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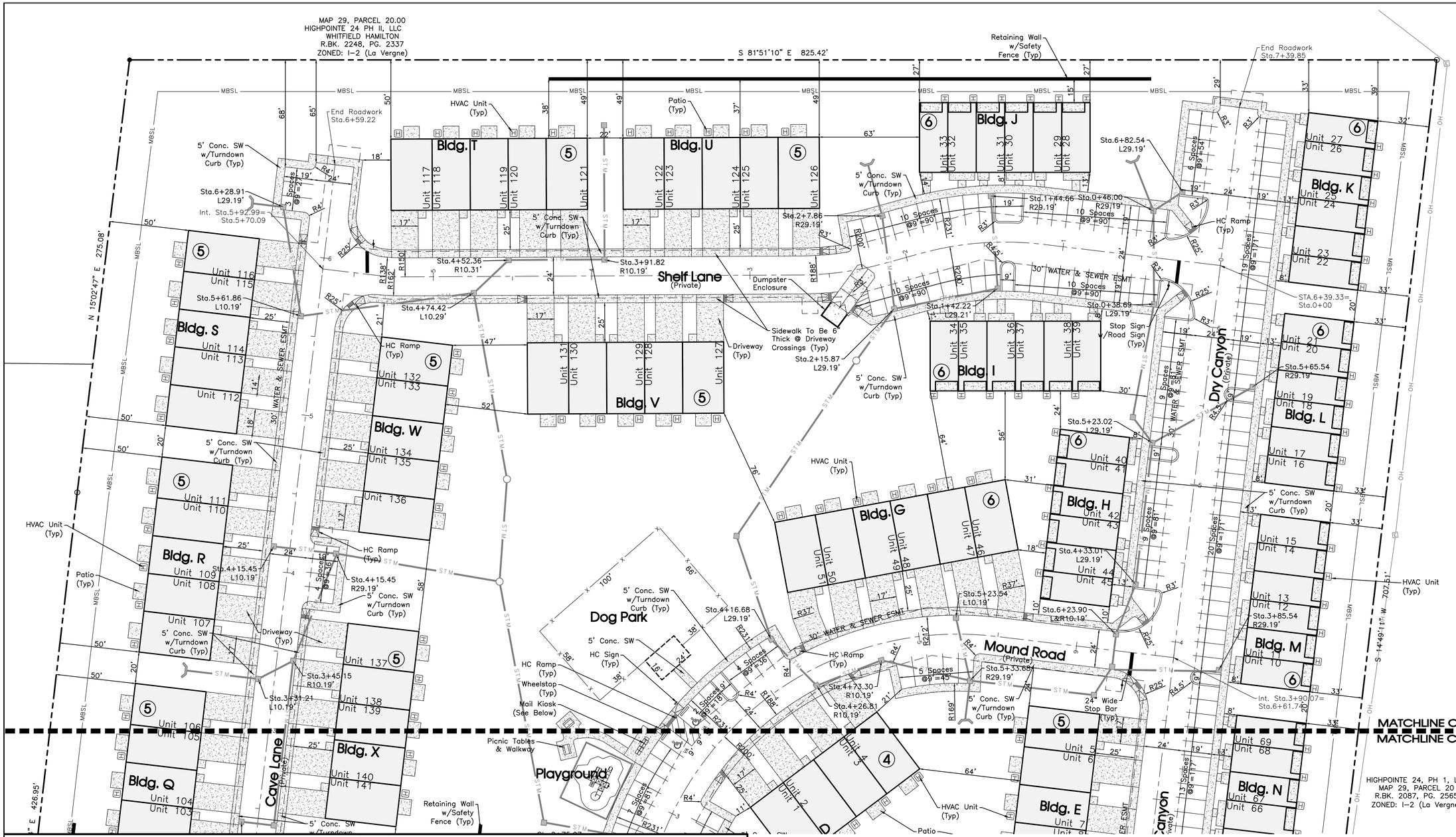
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Roadway Layout

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C2.0	



Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
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EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM		

Mail Kiosk:
Total Boxes Required: 141 Boxes
Units Provided: 9 Units
16- Box Units: 8 Units (128 Boxes)
13- Box Units: 1 Units (13 Boxes)
Total Boxes Provided: 141 Boxes

Required Parking:
<50 Lots = 2 Spaces
51 - 100 = 3 Spaces
101 - 200 = 4 Spaces
>201 = 5 Spaces

Notes:
1. All Drives To Be Heavy Duty Pavement.

2. All Parking Spaces To Be Light Duty Pavement.

3. Trash To Be Via Private Carts And Dumpsters.

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

Know what's below. Call before you dig.

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PHONE (615) 890-7901 FAX (615) 895-2567
EMAIL info@SECTN.com

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Roadway Layout

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.1

MATCHLINE C2.3
MATCHLINE C2.2

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

N 14°42'34" E 426.95'

N 10°11'45" E 113.75'

S 71°08'52" E 69.37'

N 70°08'19" W 236.78'

N 70°08'02" W 284.62'

Int. Sta.5+41.80=
Sta.0+00

Int. Sta.2+96.73=
Sta.0+00

Begin Roadwork Sta.0+00

Begin Roadwork Sta.0+00

Cave Lane (Private)

Gulch Way (Private)

Mound Road (Private)

Dry Canyon (Private)

Blair Road (50' ROW)

Playground

Bldg. X
Unit 139
Unit 140
Unit 141

Bldg. Q
Unit 106
Unit 105
Unit 104
Unit 103
Unit 102

Bldg. P
Unit 72
Unit 71
Unit 70

Bldg. Y
Unit 75
Unit 76
Unit 77
Unit 78
Unit 79
Unit 74
Unit 73

Bldg. Z
Unit 80
Unit 81
Unit 82
Unit 83
Unit 84
Unit 85

Bldg. O
Unit 62
Unit 61
Unit 60
Unit 59

Bldg. A
Unit 63
Unit 56
Unit 55
Unit 54
Unit 53
Unit 52

Bldg. B
Unit 96
Unit 98
Unit 99
Unit 100

Bldg. C
Unit 91
Unit 92
Unit 93
Unit 94
Unit 95

Bldg. F
Unit 90
Unit 89
Unit 88
Unit 87
Unit 86

Bldg. D
Unit 1
Unit 2
Unit 3
Unit 4

Bldg. E
Unit 5
Unit 6
Unit 7
Unit 8
Unit 9

Bldg. N
Unit 69
Unit 68
Unit 67
Unit 66
Unit 65
Unit 64

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

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

Portico Section 2, Phase 2

EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

66 LF OF 24" RCP

24" RCP

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

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

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

Prop Site Lighting (Typ) (See Photometric Plan)

10' Min.

30' WATER & SEWER ESMT

20' SEWER ESMT

SEE SHEET C2.4 FOR WATERLINE TABLE

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

Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK	◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL	◩	BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	▭	REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
⊸	EXIST. SIGN POST	⇔	HC SIGN	◁	REMOTE FIRE DEPT. CONNECTION	⌜⌝	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST	▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD	■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
▦	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP	◁	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
⊗	EXIST. WATER/GAS VALVE	▱	CONCRETE SIDEWALK	▶	FIRE HYDRANT	■	CATCH BASIN	EXISTING TREELINE			
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB	⊗	GATE VALVE & BOX	■	CURB INLET	EXISTING FENCELINE	X X X X		
G	EXIST. GAS RISER	═	CURB & GUTTER	W	WATER METER	●	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	▬	HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER	➡	TURN LANE ARROWS	⊠	GREASE TRAP	◡	WINGED HEADWALL	EXISTING GAS LINE	GAS		
○	EXIST. UTILITY POLE	1	REVISION NUMBER	○	EXTERIOR CLEANOUT ECO	▱	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	○	MANHOLE	⊠	TYPE– X– HEADWALL	EXISTING STORM	STM		

Electrical Legend:
- Commercial Vault
- T - Transformer

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

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REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Waterline Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT	
FILE NAME: 19258phase1	
SCALE: 1"=30'	
JOB NO. 19258	
SHEET: C2.2	

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

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

E 426.95'

Bldg. T — Unit 117, Unit 118, Unit 119, Unit 120, Unit 121
Bldg. U — Unit 122, Unit 123, Unit 124, Unit 125, Unit 126
Bldg. J — Unit 32, Unit 31, Unit 30, Unit 29
Bldg. K — Unit 28, Unit 27, Unit 26, Unit 25, Unit 24
Bldg. L — Unit 23, Unit 22, Unit 21, Unit 20, Unit 19, Unit 18, Unit 17, Unit 16
Bldg. M — Unit 15, Unit 14, Unit 13, Unit 12, Unit 11, Unit 10
Bldg. N — Unit 69, Unit 68, Unit 67, Unit 66
Bldg. V — Unit 131, Unit 130, Unit 129, Unit 128, Unit 127
Bldg. W — Unit 132, Unit 133, Unit 134, Unit 135, Unit 136
Bldg. X — Unit 140, Unit 141, Unit 142, Unit 143, Unit 144
Bldg. S — Unit 116, Unit 115, Unit 114, Unit 113, Unit 112
Bldg. R — Unit 111, Unit 110, Unit 109, Unit 108, Unit 107
Bldg. Q — Unit 106, Unit 105, Unit 104, Unit 103
Bldg. G — Unit 51, Unit 50, Unit 49, Unit 48, Unit 47, Unit 46
Bldg. H — Unit 45, Unit 44, Unit 43, Unit 42, Unit 41, Unit 40
Bldg. E — Unit 8, Unit 7, Unit 6, Unit 5
Bldg. — Unit 39, Unit 38, Unit 37, Unit 36, Unit 35, Unit 34
Unit 4, Unit 3, Unit 2, Unit 1

Shelf Lane (Private)
Dry Canyon (Private)
Mound Road (Private)
Cave Lane (Private)
Dog Park
Playground

End Roadwork Sta.6+59.22
End Roadwork Sta.7+39.85
Int. Sta.5+92.99= Sta.5+70.09
Sta.6+90.33= Sta.6+61.74

30' WATER & SEWER ESMT
10' Min.
MBSL
STM
8"W
8"SS

Prop Site Lighting (Typ) (See Photometric Plan)

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

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

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

MATCHLINE C2.3
MATCHLINE C2.2

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

SEE SHEET C2.4 FOR WATERLINE TABLE

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

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

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION		EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP		EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW		PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION		EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION		RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION		EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION		EROSION EEL	E E E	PROPOSED WATER	W
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN		EXISTING TREELINE			
EXIST. TELEPHONE RISER	T	EXTRUDED CURB		GATE VALVE & BOX		CURB INLET		EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	G	CURB & GUTTER	W	WATER METER		AREA DRAIN		MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	E	TRAFFIC ARROW	G	GAS METER		HEADWALL		PHASE BOUNDARY			
EXIST. WATER METER	W	TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL		EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE		REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE		PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL		EXISTING STORM	STM		

Electrical Legend:

- Commercial Vault
- T - Transformer

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F. MINER NIXON — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Waterline Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.3

Structure Table

STR#	T.O.C	INV. IN (FT)	INV. OUT (FT)	CASTING	TYPE
1	735.7	732.50 (A1)	732.50 (A2)	JBS 4075	Single Curb Inlet
1A	735.3	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	Intentionally Not Used				
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	Valve		6			
36	Fire Hydrant		6			
37	Valve		8			
38	Tee		8x8x6			
39	Valve		6			
39A	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			
NOTE: ALL TEES & BENDS HAVE CTB's						

FIRE LINE TABLE

Number	Fitting	Angle (D)	Size (In)	Northing		Easting
2A	Tee		TBD			
2B	Bend	90	TBD			
2C	Bend	90	TBD			
2D	FDC		TBD			
10A	Tee		TBD			
10B	Tee		TBD			
10C	Bend	90	TBD			
10D	FDC		TBD			
10E	Bend	90	TBD			
10F	FDC		TBD			
10G	Tee		TBD			
10H	Bend	90	TBD			
10I	Bend	90	TBD			
10J	FDC		TBD			
17A	Tee		TBD			
17B	Tee		TBD			
17C	Bend	90	TBD			
17D	FDC		TBD			
17E	Bend	90	TBD			
17F	FDC		TBD			
17G	Tee		TBD			
17H	Tee		TBD			
17I	Bend	90	TBD			
17J	FDC		TBD			
17K	Bend	90	TBD			
17L	FDC		TBD			
22A	Tee		TBD			
22B	Tee		TBD			
22C	Bend	90	TBD			
22D	FDC		TBD			
22E	Bend	90	TBD			
22F	FDC		TBD			
25A	Tee		TBD			
25B	FDC		TBD			
29A	Tee		TBD			
29B	FDC		TBD			
29C	Tee		TBD			
29D	Bend	90	TBD			
29E	Bend	90	TBD			
29F	FDC		TBD			
29G	Tee		TBD			
29H	Bend	90	TBD			
29I	Bend	90	TBD			
29J	FDC		TBD			
30A	Tee		TBD			
30B	Bend	11.25	TBD			
30C	Bend	90	TBD			
30D	Bend	90	TBD			
30E	FDC		TBD			
31A	Tee		TBD			
31B	Bend	11.25	TBD			
31C	Bend	90	TBD			
31D	Bend	90	TBD			
31E	FDC		TBD			
37A	Tee		TBD			
37B	Tee		TBD			
37C	Bend	90	TBD			
37D	FDC		TBD			
37E	Bend	90	TBD			
37F	FDC		TBD			
NOTE: ALL TEES & BENDS HAVE CTB's						

FIRE LINE TABLE

Number	Fitting	Angle (D)	Size (In)	Northing		Easting
42A	Tee		TBD			
42B	Tee		TBD			
42C	Bend	90	TBD			
42D	FDC		TBD			
42E	Bend	90	TBD			
42F	FDC		TBD			
43A	Tee		TBD			
43B	Bend	90	TBD			
43C	Bend	90	TBD			
43D	FDC		TBD			
52A	Tee		TBD			
52B	FDC		TBD			
52C	Tee		TBD			
52D	Bend	22.5	TBD			
52E	Bend	90	TBD			
52F	Bend	22.5	TBD			
52G	FDC		TBD			
55A	Tee		TBD			
55B	Bend	90	TBD			
55C	Bend	90	TBD			
55D	FDC		TBD			
59A	Tee		TBD			
59B	Bend	90	TBD			
59C	Bend	90	TBD			
59D	FDC		TBD			
59E	Tee		TBD			
59F	Bend	90	TBD			
59G	Bend	90	TBD			
59H	FDC		TBD			
NOTE: ALL TEES & BENDS HAVE CTB's						

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

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JOHN T. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: N/A
JOB NO. 19258

Waterline, Pipe, & Structure Tables

SHEET: C2.4

MATCHLINE C2.6
MATCHLINE C2.5

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

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

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

Sanitary Sewer To Be Completed Prior To Disturbance Of Onsite Septic Drip Fields (By 303B Partners)

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

Portico Section 2, Phase 2

Begin Roadwork Sta.0+00

Begin Roadwork Sta.0+00

66 LF OF 24" RCP

CAUTION EX. WATERLINE

EX MH (DESIGN)
INV(IN)=630.43
INV(IN EX)=630.24
INV(OUT EX)=630.24
T/C= +/-638.00

Conc. Check Dam

Conc. Check Dam (Typ)

Int. Sta.5+41.80=
Sta.0+00

Int. Sta.2+96.73=
Sta.0+00

TANK

Playground

Gulch Way (Private)

Caye Lane (Private)

Dry Canyon (Private)

Mound Road (Private)

Blair Road (50' ROW)

Line A

Line B

Line C

Line D

Bldg. A
Bldg. B
Bldg. C
Bldg. D
Bldg. E
Bldg. F
Bldg. N
Bldg. O
Bldg. P
Bldg. Q
Bldg. X
Bldg. Y
Bldg. Z

MH1 N:598497.1634 E:1794874.3373
MH9 N:598452.1052 E:1795442.7003
MH10 N:598401.3235 E:1795437.3353
MH11 N:598344.9238 E:1795450.6202
MH12 N:598279.4829 E:1795369.9233
MH13 N:598195.6675 E:1795248.8271
MH14 N:598295.7656 E:1794971.7959
MH15 N:598260.4890 E:1795069.4274
MH16 N:598469.4596 E:1795126.0378
MH17 N:598527.2578 E:1795138.3633
MH18 N:598595.9722 E:1795190.8521
MHOS1 N:598069.8774 E:1795239.8716
OS1

N 14°42'34" E 426.95'
N 10°11'45" E 113.75'
S 71°08'52" E 69.37'
N 70°08'19" W 236.78'
N 70°08'02" W 284.62'
20' SEWER ESMT
30' WATER & SEWER ESMT

24" RCP
66 LF OF 24" RCP

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1 DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM		

Electrical Legend:
- Commercial Vault
- Transformer

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Know what's below. Call before you dig.

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

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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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E-MAIL: MAIL@SECINCTN.COM WEBSITE: WWW.SECINCTN.COM

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REVIEW SET
(Not Intended For Construction)

JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

Blair Ridge
La Vergne, Tennessee

Sanitary Sewer Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=30'
JOB NO. 19258
SHEET: C2.5

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

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

S 14°49'10" W 707.51'

E 426.95'

End Roadwork Sta.6+59.22

End Roadwork Sta.7+39.85

Int. Sta.5+92.99= Sta.5+70.09

STA.6+39.33= Sta.0+00

Int. Sta.3+90.07= Sta.6+61.74

MH2 N:598639.9110 E:1794912.1815

MH3 N:598929.9042 E:1794989.0187

MH4 N:598917.7336 E:1795034.9187

MH5 N:598878.6786 E:1795317.1477

MH6 N:598890.1092 E:1795406.7916

MH7 N:598852.0139 E:1795549.4737

MH8 N:598608.5388 E:1795484.4672

MH18 N:598595.9722 E:1795190.8521

MH19 N:598636.7189 E:1795261.1432

MH20 N:598647.1747 E:1795339.7602

MH21 N:598869.6811 E:1795554.1907

Bldg. T
Unit 117
Unit 118
Unit 119
Unit 120
Unit 121

Bldg. U
Unit 122
Unit 123
Unit 124
Unit 125
Unit 126

Bldg. V
Unit 127
Unit 128
Unit 129
Unit 130
Unit 131

Bldg. J
Unit 28
Unit 29
Unit 30
Unit 31
Unit 32
Unit 33

Bldg. I
Unit 34
Unit 35
Unit 36
Unit 37
Unit 38
Unit 39

Bldg. K
Unit 24
Unit 25
Unit 26
Unit 27

Bldg. L
Unit 16
Unit 17
Unit 18
Unit 19

Unit 20
Unit 21

Bldg. M
Unit 10
Unit 11
Unit 12
Unit 13

Unit 14
Unit 15

Bldg. N
Unit 66
Unit 67
Unit 68
Unit 69

Bldg. E
Unit 7
Unit 8

Unit 5
Unit 6

Bldg. H
Unit 42
Unit 43
Unit 44
Unit 45

Unit 40
Unit 41

Bldg. G
Unit 46
Unit 47
Unit 48
Unit 49
Unit 50
Unit 51

Unit 1
Unit 2
Unit 3
Unit 4

Bldg. S
Unit 112
Unit 113
Unit 114
Unit 115
Unit 116

Bldg. R
Unit 107
Unit 108
Unit 109

Unit 110
Unit 111

Bldg. W
Unit 132
Unit 133
Unit 134
Unit 135
Unit 136

Unit 137
Unit 138
Unit 139

Bldg. X
Unit 140
Unit 141

Bldg. Q
Unit 103
Unit 104
Unit 105
Unit 106

Shelf Lane (Private)

Line D

Line B

Line C

Dry Canyon (Private)

Mound Road (Private)

Cave Lane (Private)

Dog Park

Playground

30' WATER & SEWER ESMT

MATCHLINE C2.6
MATCHLINE C2.5

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

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	ST M
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X 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		

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

Electrical Legend:
- Commercial Vault
- Transformer

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

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

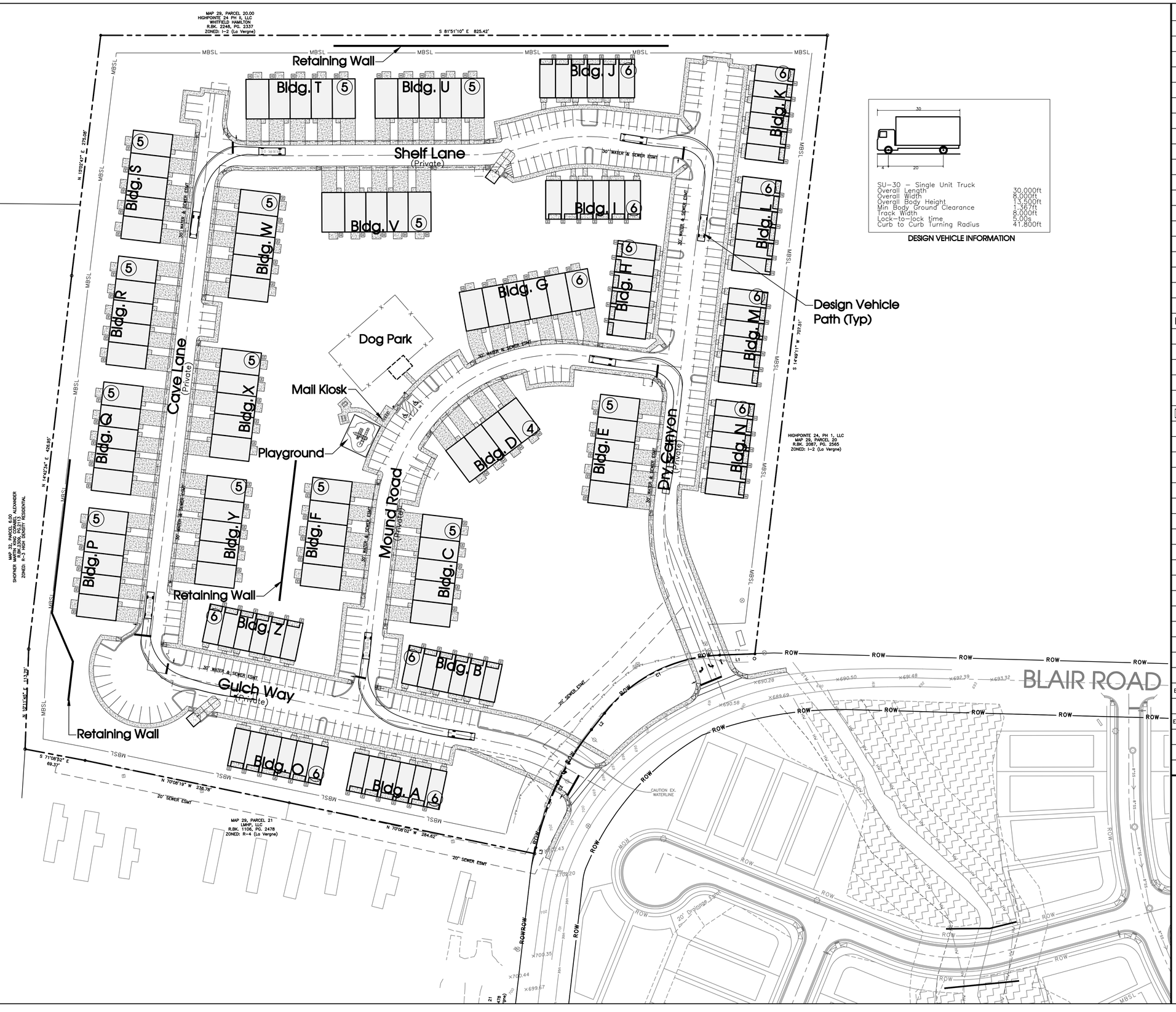
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

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

Sanitary Sewer Plan

SHEET: C2.6



SU-30 – Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	41.800ft

DESIGN VEHICLE INFORMATION

Legend:

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

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

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

N

50′ 0 50′ 100′

SCALE: 1"= 50′

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PWWEST@SECINC.COM TENNESSEE • TEXAS

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

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

Truck Turn Plan

SHEET: C2.7

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK		POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL		BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION		REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST		HC SIGN		REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST		CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD		DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP		FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK		FIRE HYDRANT		CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER		EXTRUDED CURB		GATE VALVE & BOX		CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER		CURB & GUTTER	W	WATER METER		AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	G	GAS METER		HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER		TURN LANE ARROWS		GREASE TRAP		WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	1	REVISION NUMBER		EXTERIOR CLEANOUT ECO		CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION		MANHOLE		TYPE- X- HEADWALL	EXISTING STORM	STM		

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

FINAL OUTFALLS

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

1 ☆ Outfall

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

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

3) Contractor To Stabilize All Disturbed Areas After Construction.

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

N

30' 0 30' 60'

SCALE: 1"= 30'

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REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

Grading, Drainage, & Final EPSC Plan

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

Legend:

□	EXIST. CONCRETE MONUMENT	◆	BENCHMARK	◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM
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○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	▭	REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
⊸	EXIST. SIGN POST	⊸	HC SIGN	◁	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST	▶I	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	ROW	PROPOSED SANITARY SEWER	SS
○	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD	■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF	EXISTING WATER	W
▦	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP	◁	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W
⊗	EXIST. WATER/GAS VALVE	▭	CONCRETE SIDEWALK	▶◇	FIRE HYDRANT	▩	CATCH BASIN	EXISTING TREELINE			
T	EXIST. TELEPHONE RISER	▭	EXTRUDED CURB	⊗	GATE VALVE & BOX	▩	CURB INLET	EXISTING FENCELINE	X X X X		
G	EXIST. GAS RISER	▭	CURB & GUTTER	W	WATER METER	●	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	▬	HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER	➡	TURN LANE ARROWS	▨	GREASE TRAP	◡	WINGED HEADWALL	EXISTING GAS LINE	GAS		
○	EXIST. UTILITY POLE	1	REVISION NUMBER	○	EXTERIOR CLEANOUT ECO	▭	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	○	MANHOLE	⊠	TYPE– X– HEADWALL	EXISTING STORM	STM		

SEE SHEET C2.4 FOR PIPE & STRUCTURE TABLES

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1 ☆ Outfall

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N

30′ 0 30′ 60′

SCALE: 1"= 30′

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REVIEW SET
(Not Intended For Construction)

JOHN F. MINER III — REGISTERED ENGINEER — STATE OF TENNESSEE

Blair Ridge

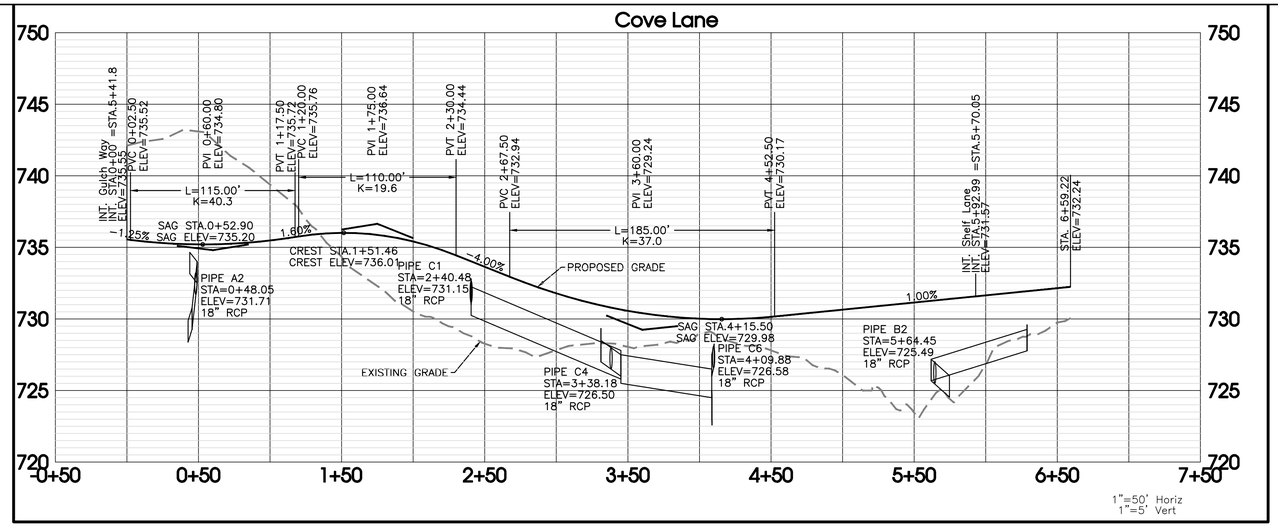
La Vergne, Tennessee

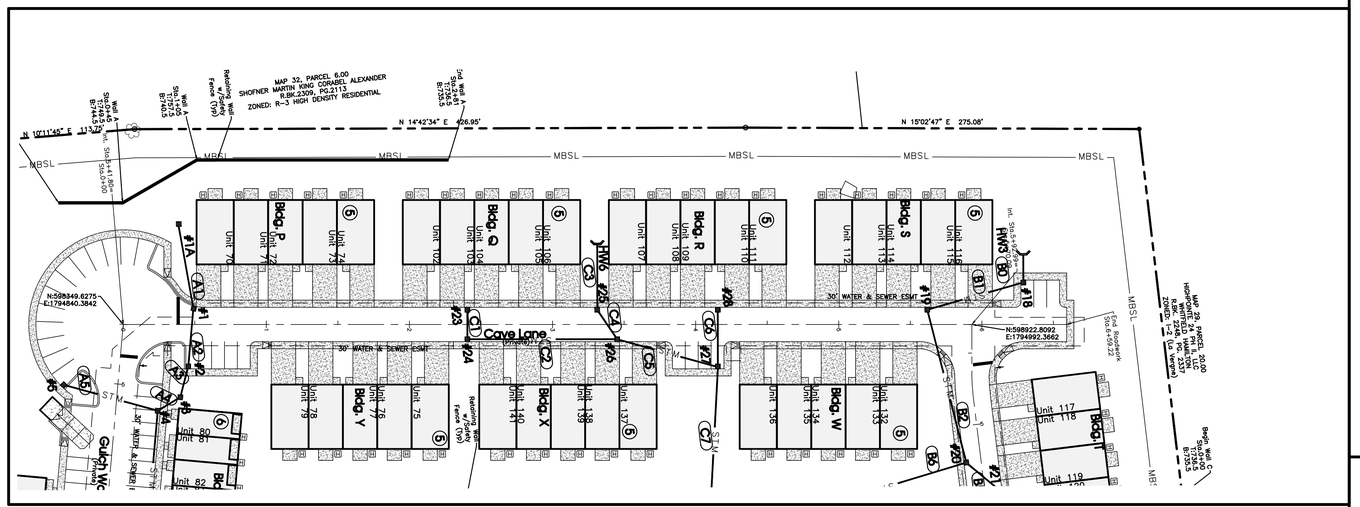
REVISED:

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

Grading, Drainage, & Final EPSC Plan

SHEET: C3.1





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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

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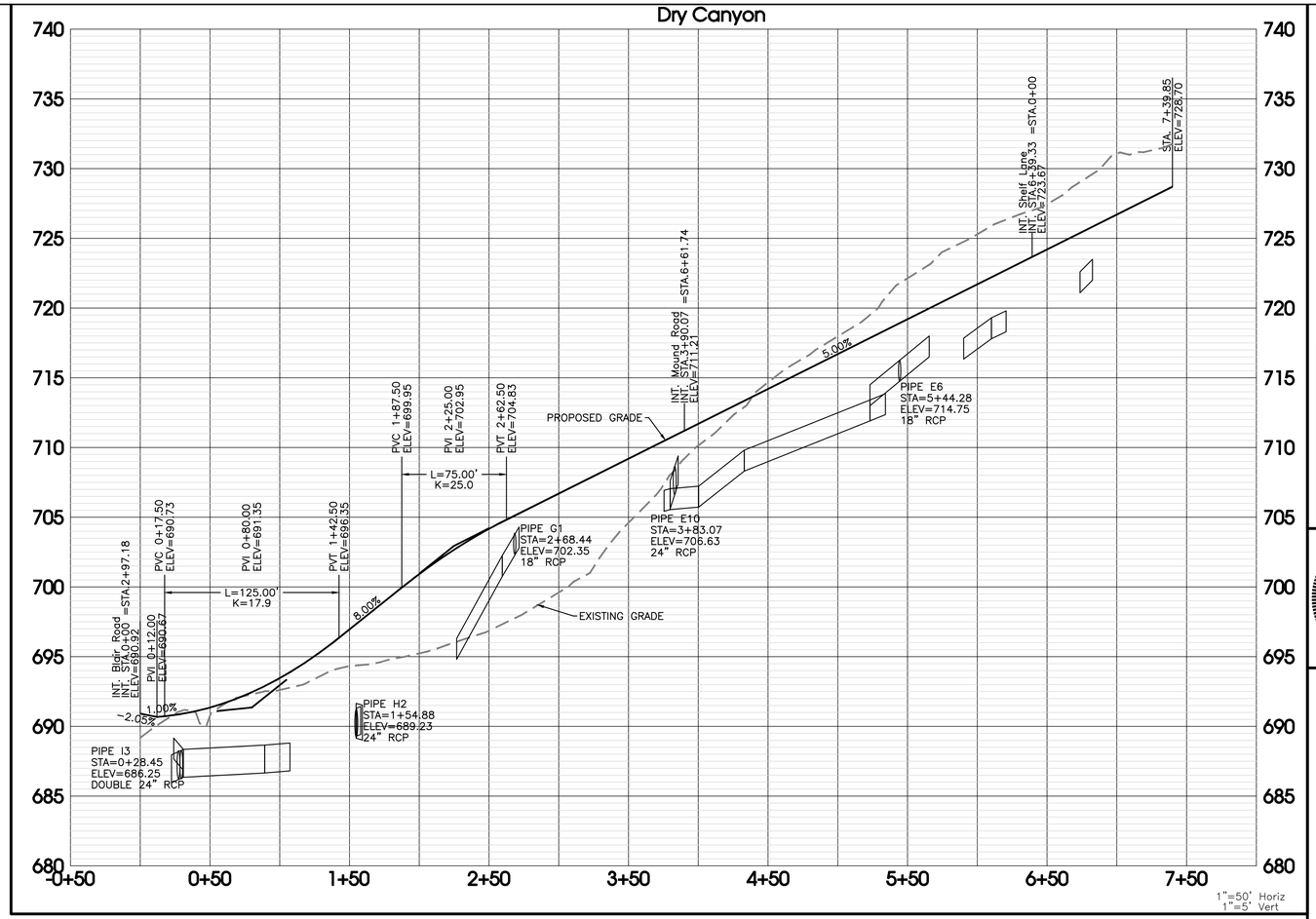
Blair Ridge

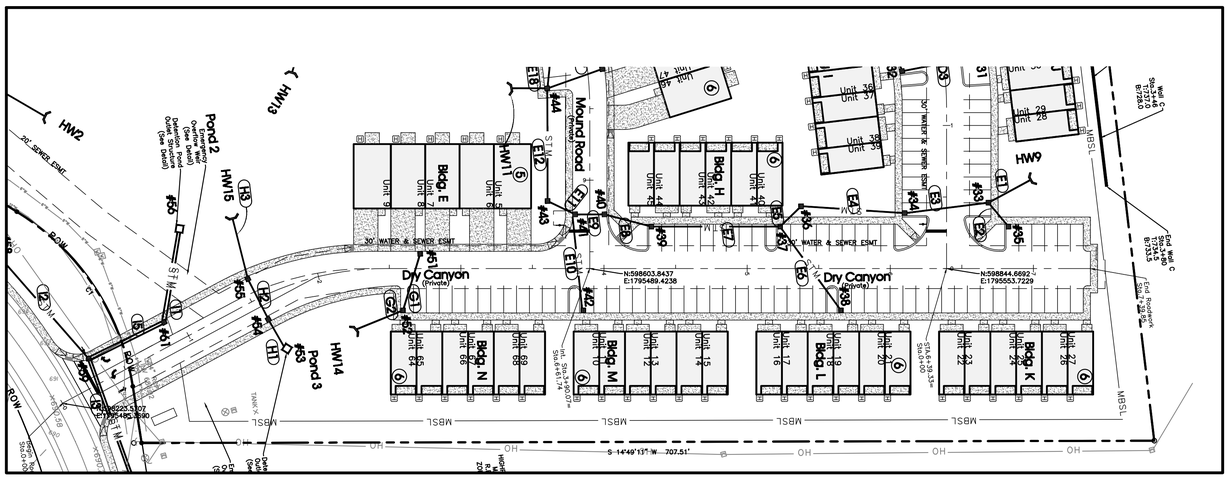
La Vergne, Tennessee

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

Road Plan & Profiles

SHEET:
C4.0





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JOHN T. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

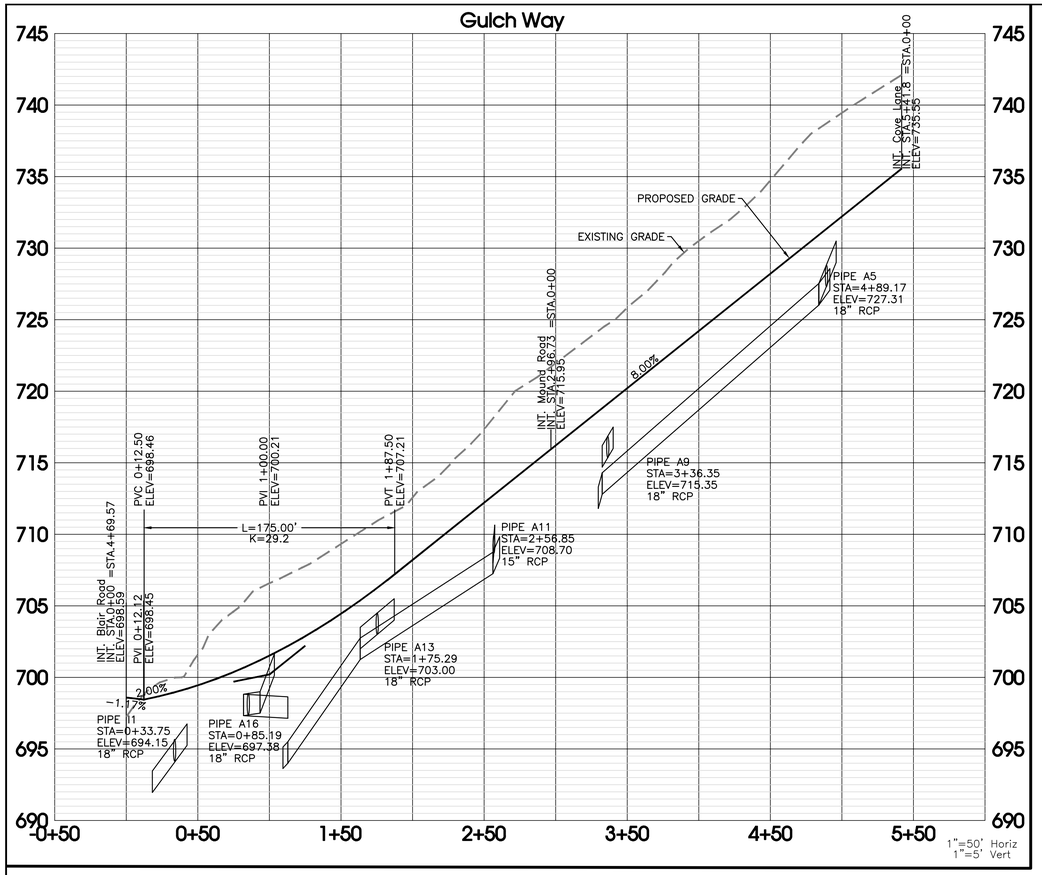
REVIEW SET
(Not Intended For Construction)

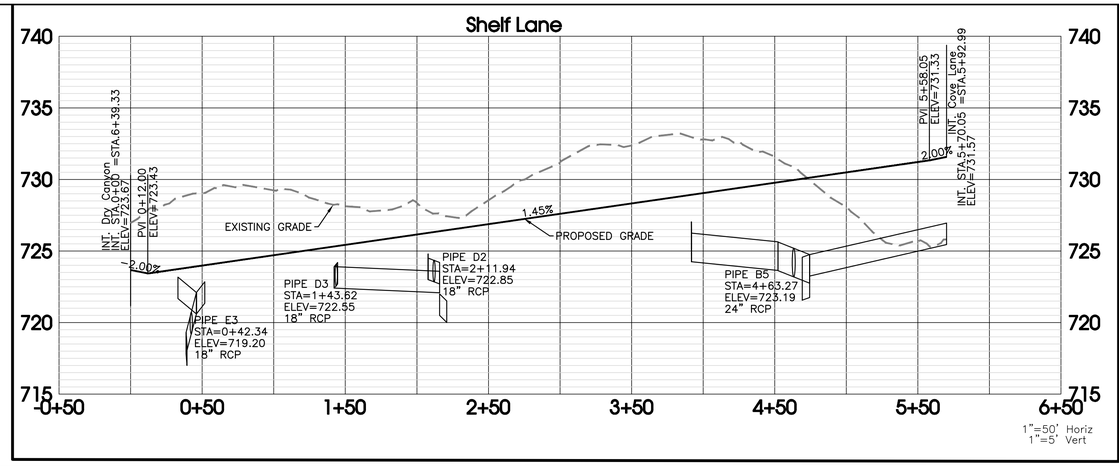
Blair Ridge

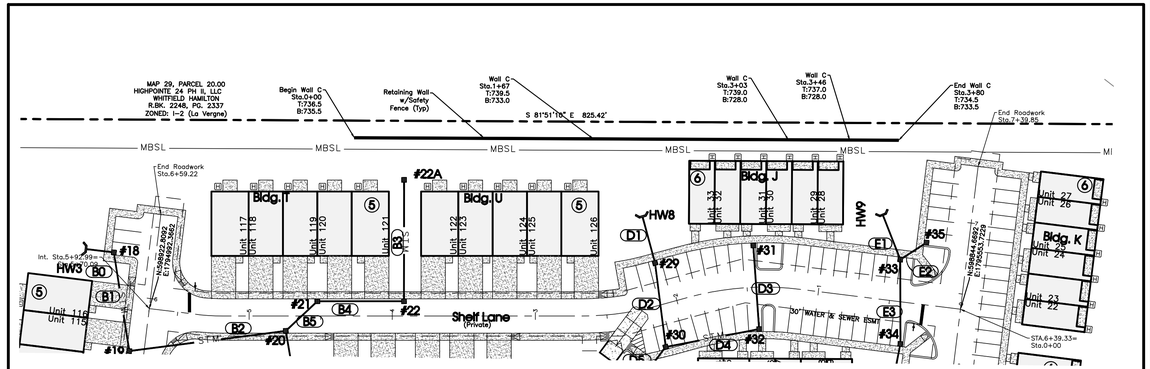
La Vergne, Tennessee

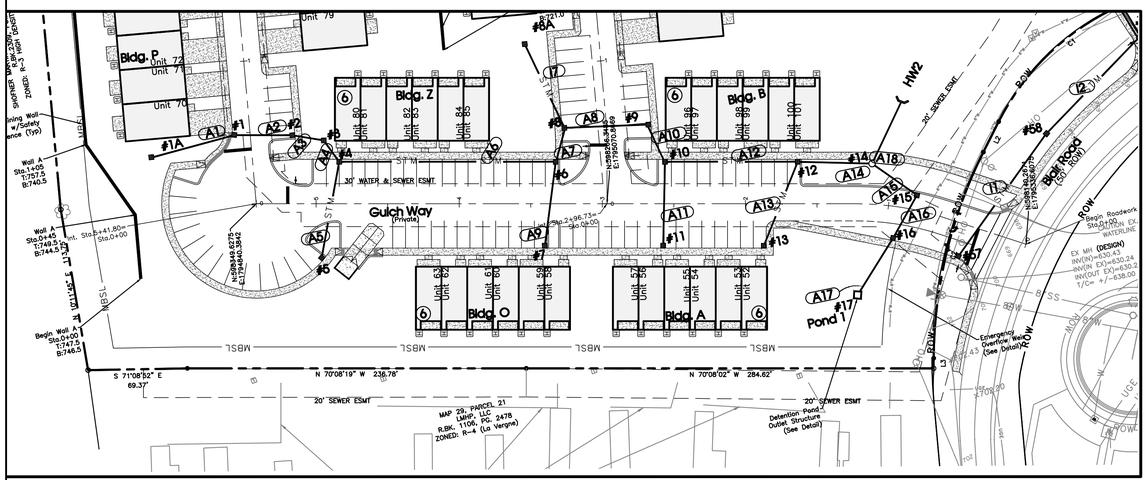
Road Plan & Profiles

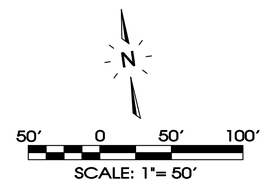
REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C4.1

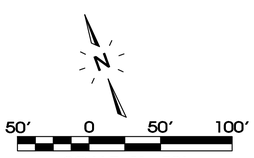












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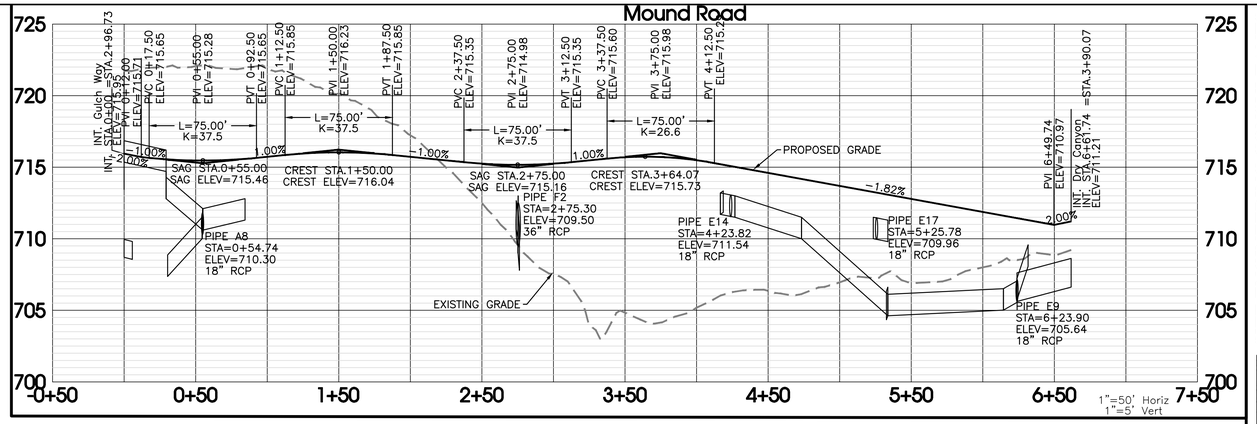
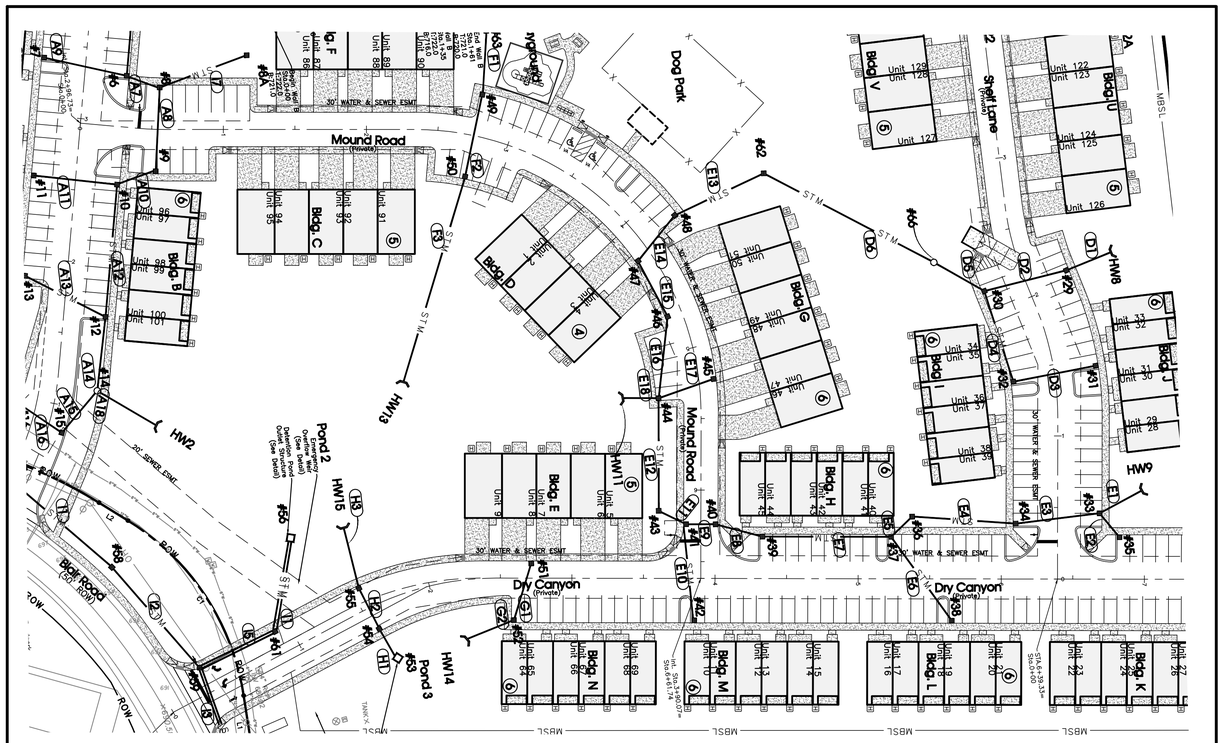
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Road Plan & Profiles

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C4.2





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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

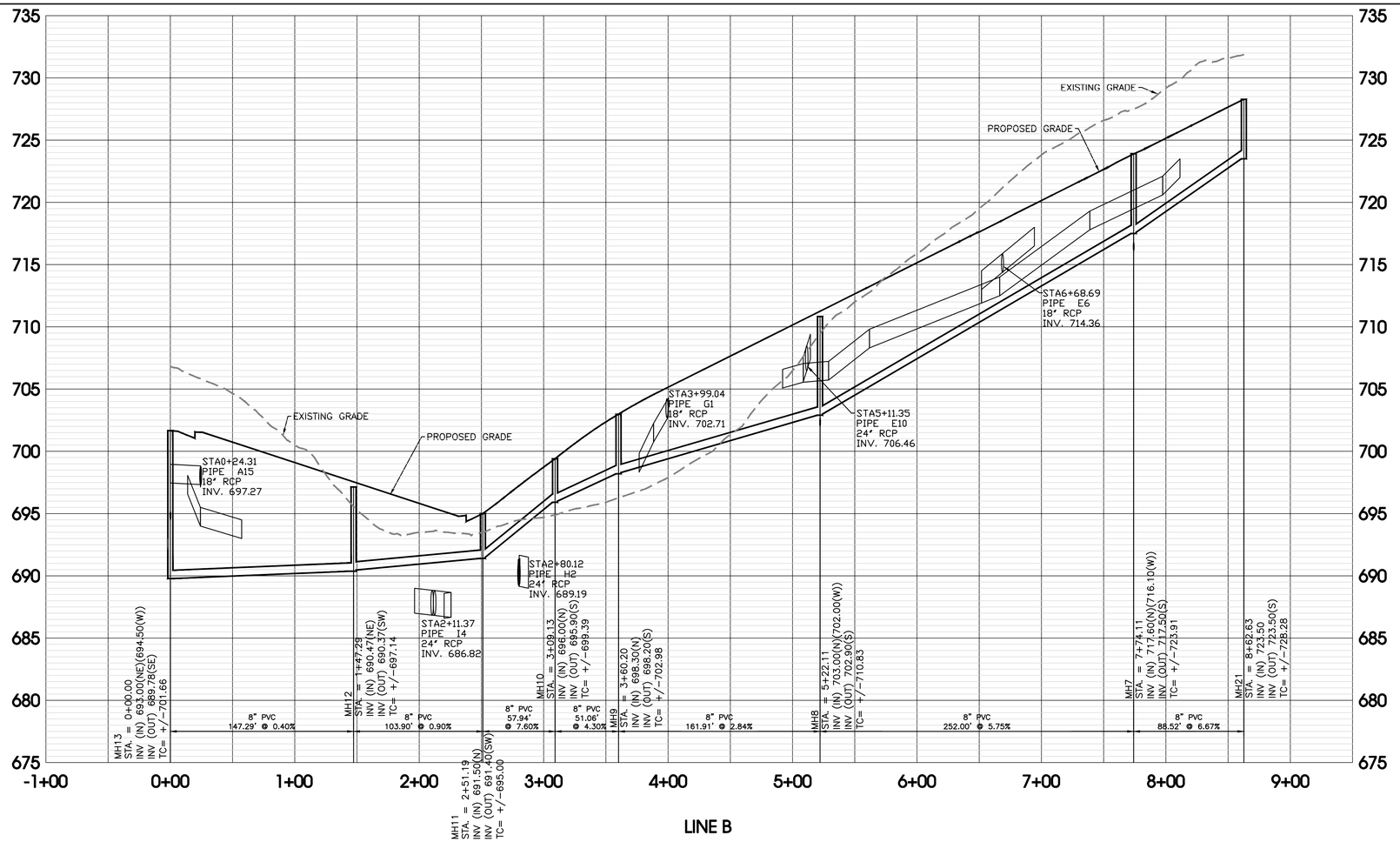
Blair Ridge

La Vergne, Tennessee

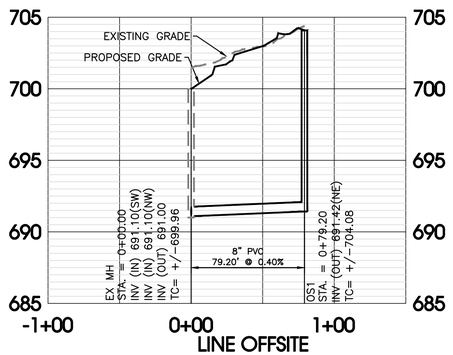
Road Plan & Profiles

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

SHEET: C4.3



LINE B



LINE OFFSITE

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3

DATE: 12-29-2023

CHECKED: MAT

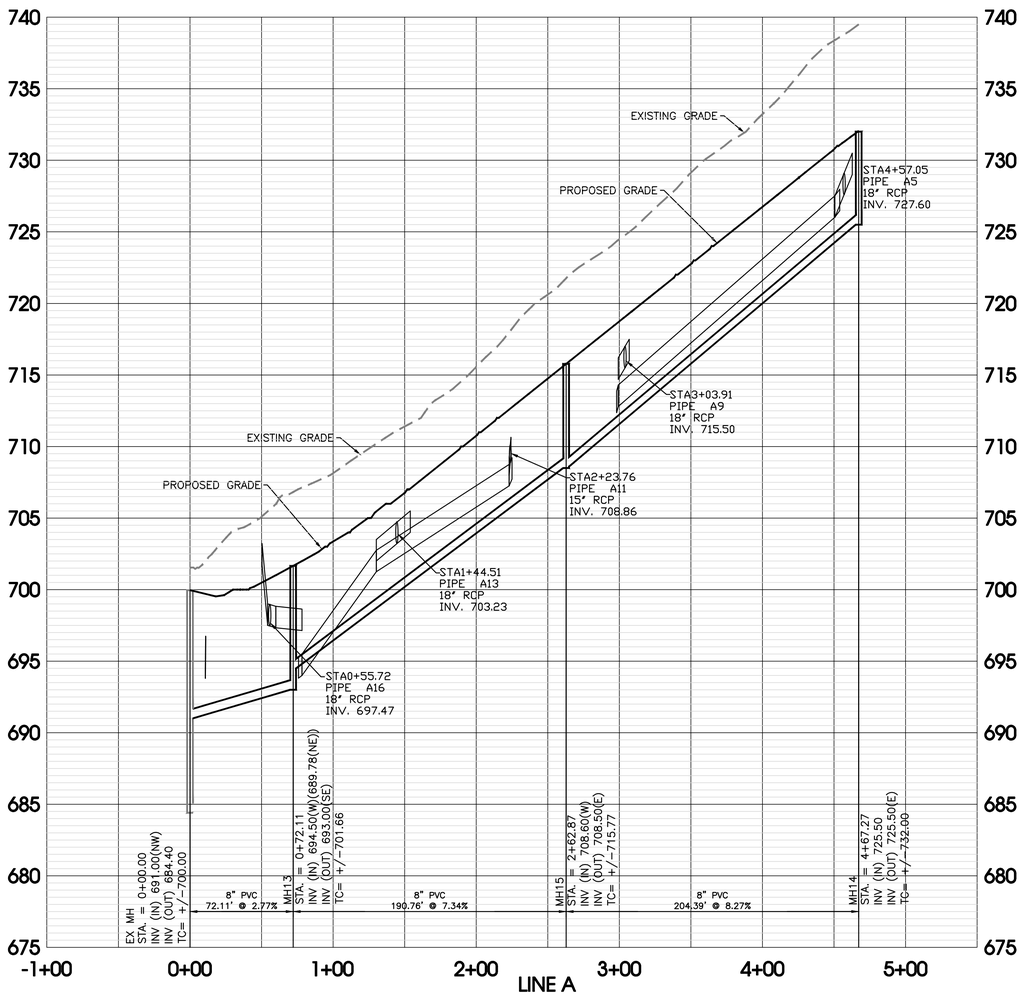
FILE NAME: 19258phase1

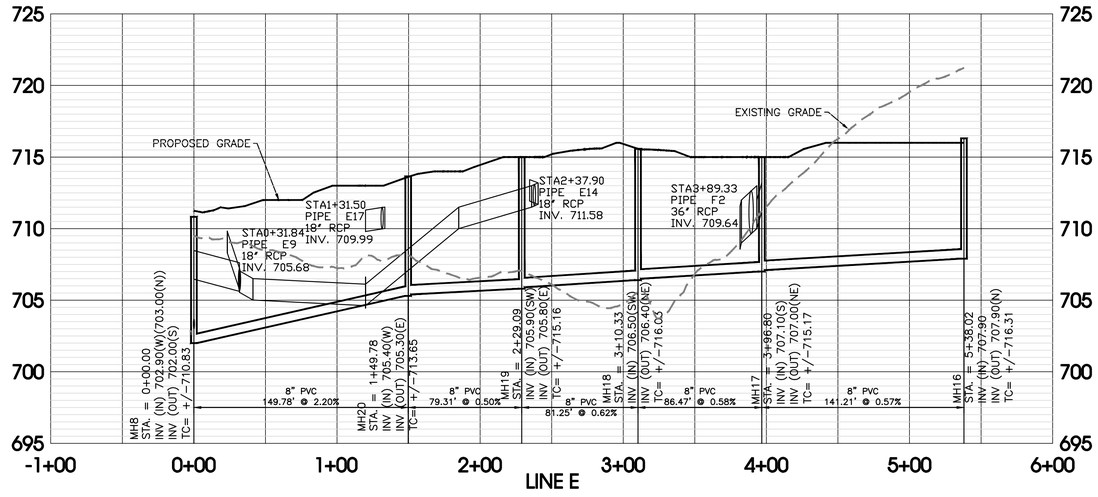
SCALE: 1"=50' Horiz 1"=5' Vert

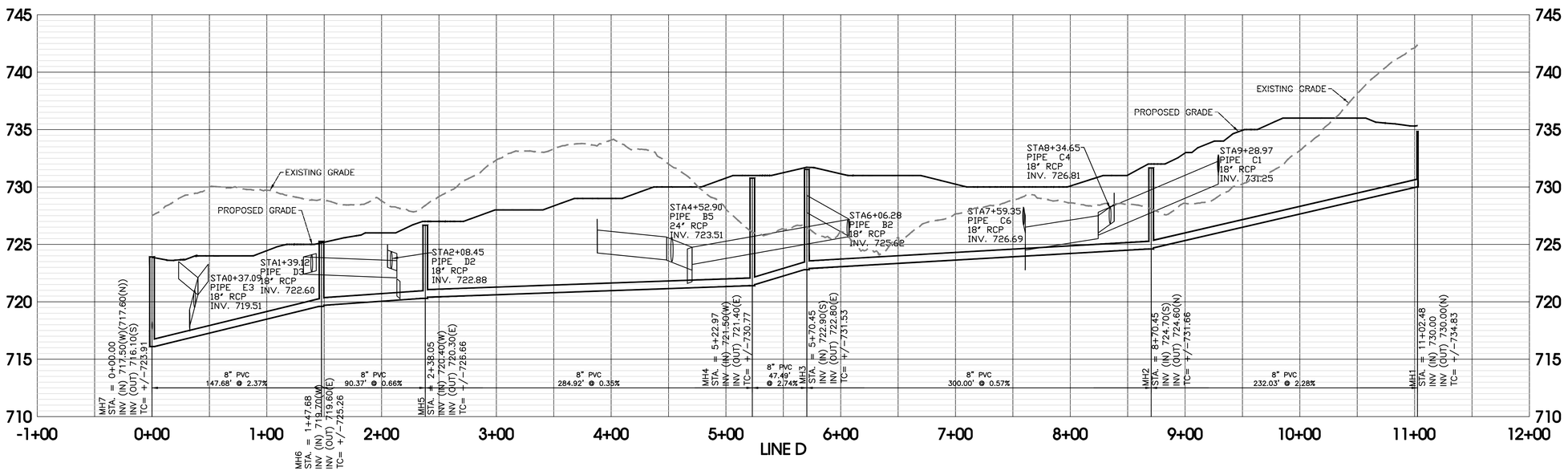
JOB NO. 19258

Sewer Profiles

SHEET: C4.4







SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
(615) 890-7901 FAX (615) 895-2567
PHILLIP M. CONKIN, TENN. REG. NO. 102467

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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

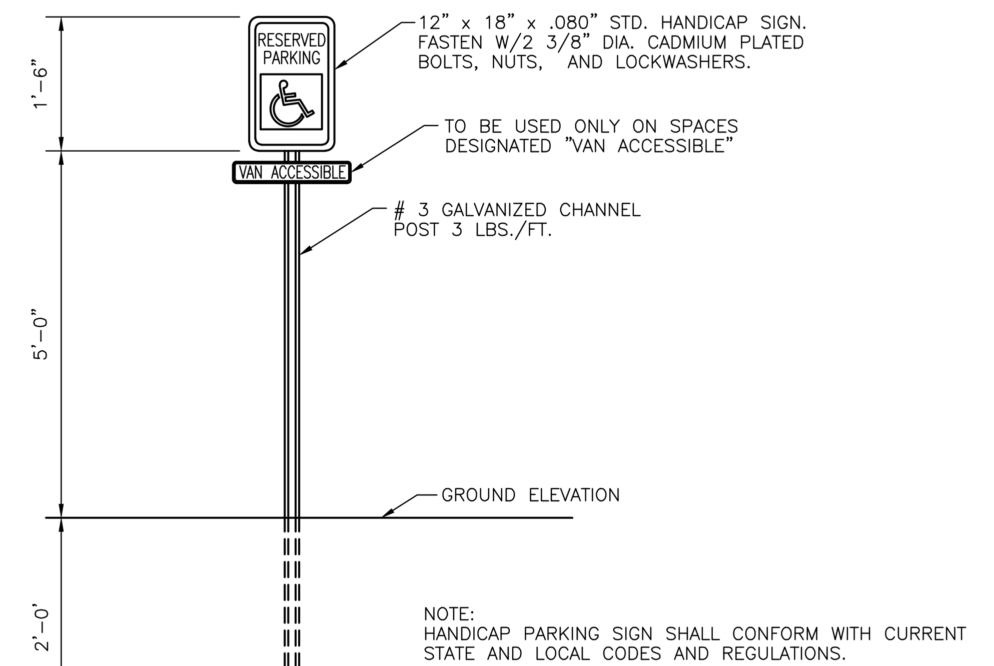
REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Sewer Profiles

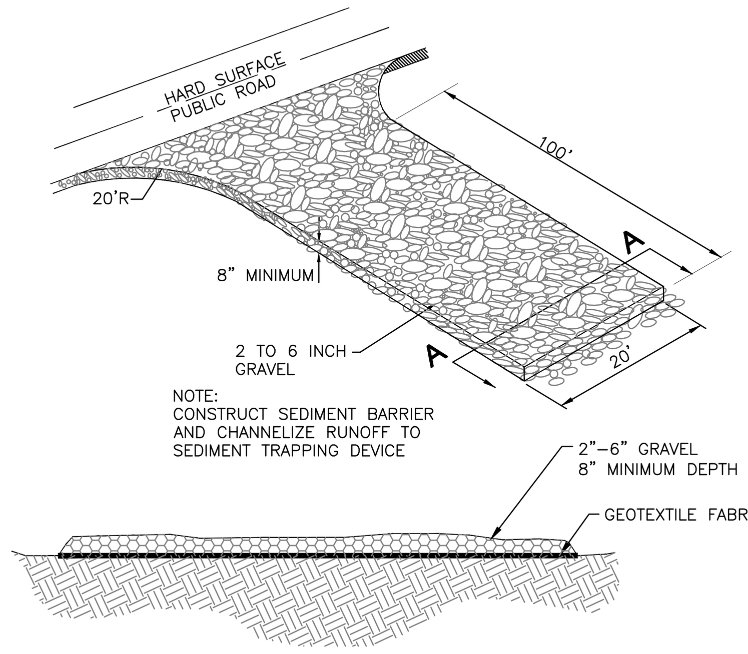
REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: 1"=50' Horiz 1"=5' Vert
JOB NO. 19258
SHEET: C4.5

HANDICAP PARKING SIGN DETAIL



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

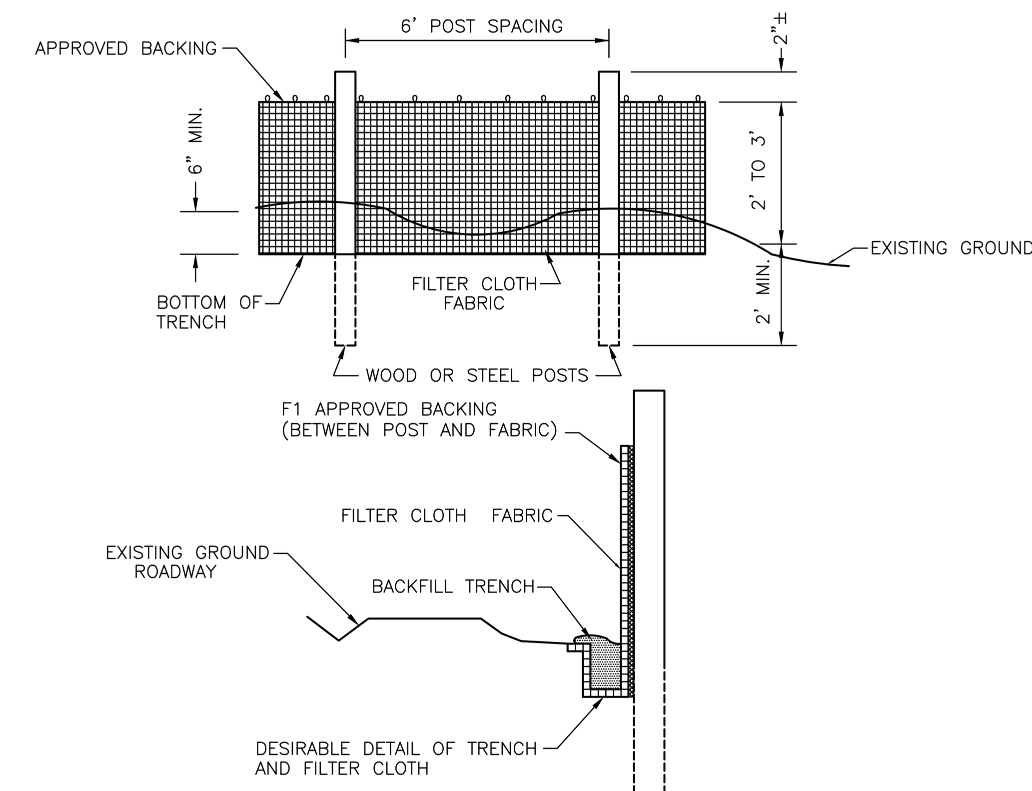
HANDICAP PARKING SIGN DETAIL
SCALE — NONE



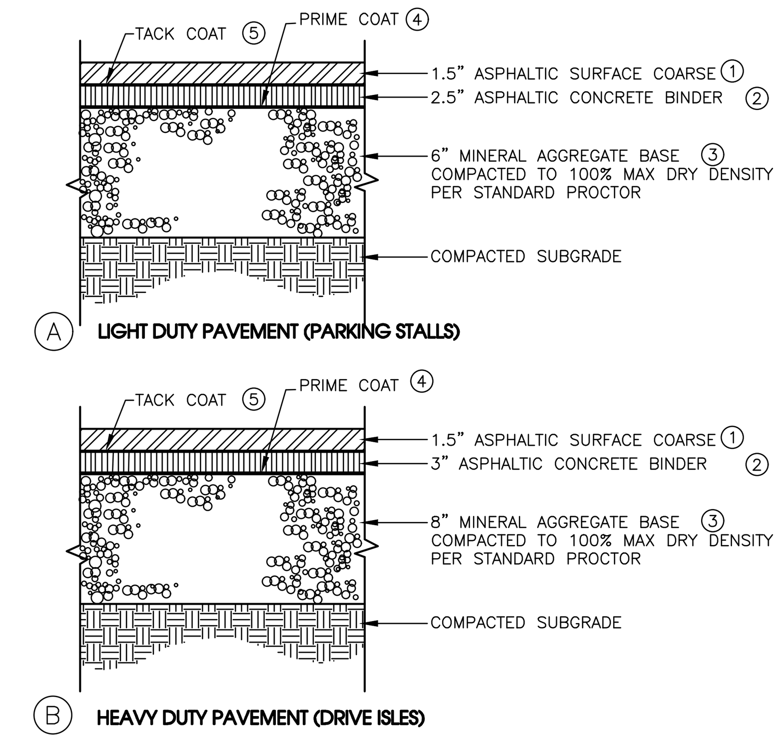
NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE



SILT FENCE DETAIL
SCALE — NONE



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

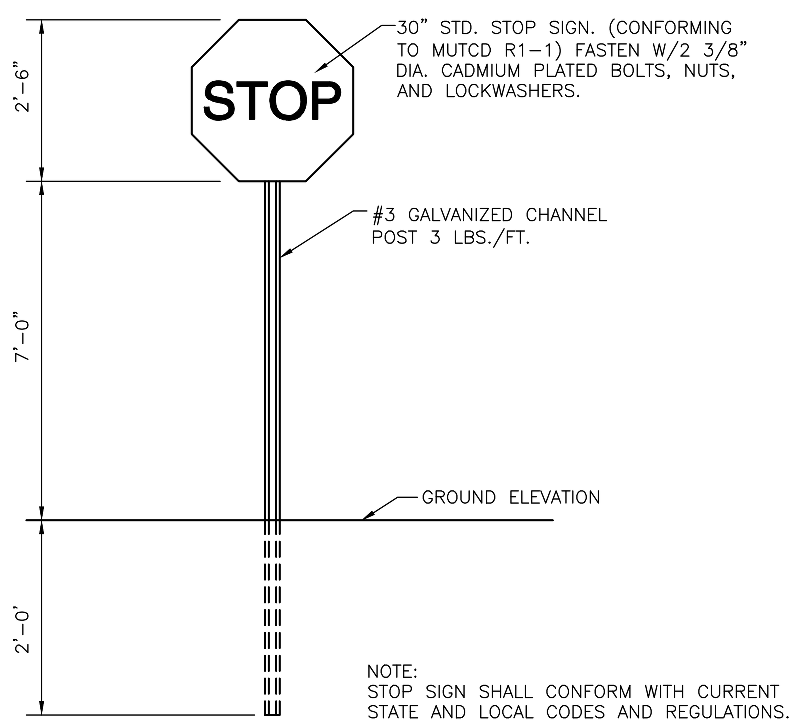
(2) BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX) (BPMB-HM) GRADING "B"

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

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

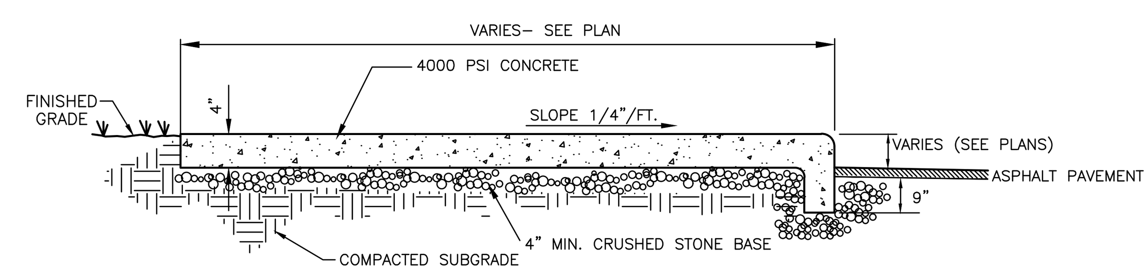
(5) TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS
SCALE — NONE

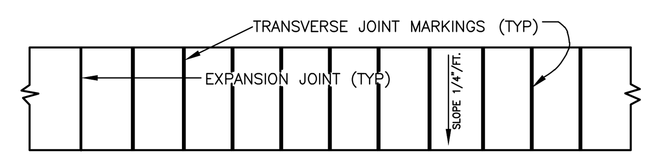


NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN
SCALE — NONE

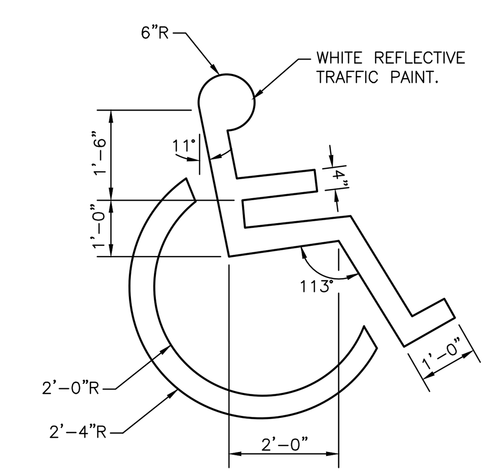


NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.

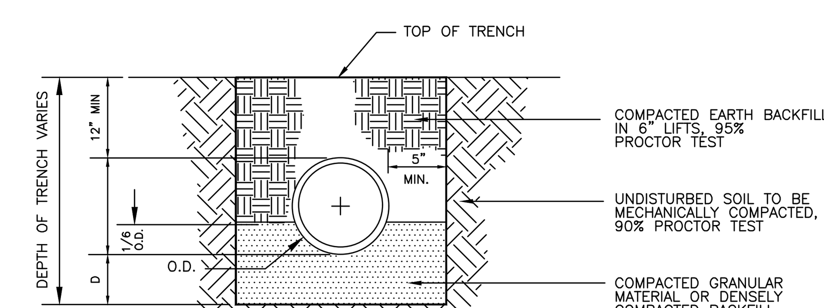


EXPANSION JOINT LAYOUT

CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE — NONE



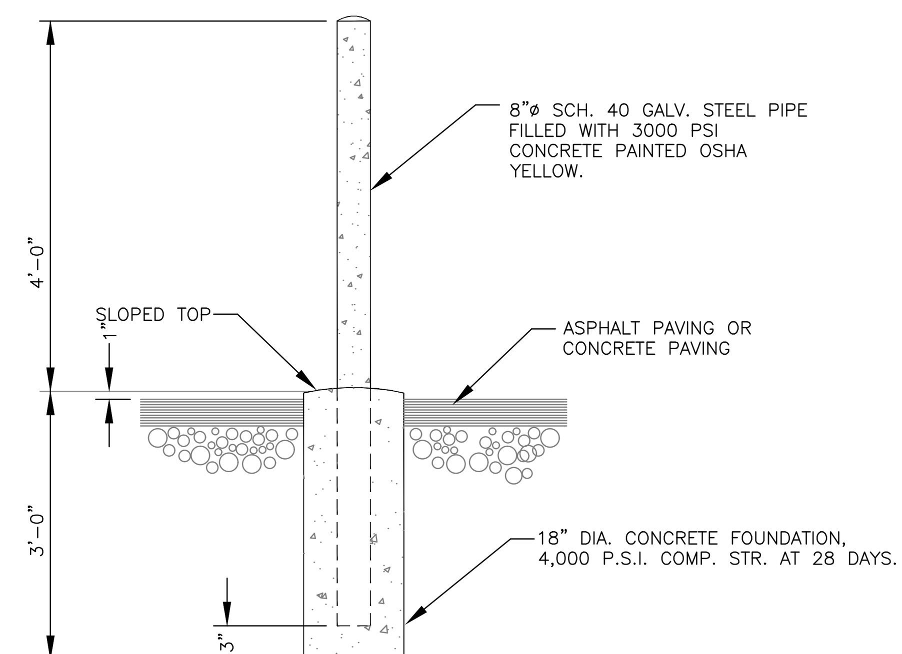
HANDICAP SYMBOL DETAIL
SCALE — NONE



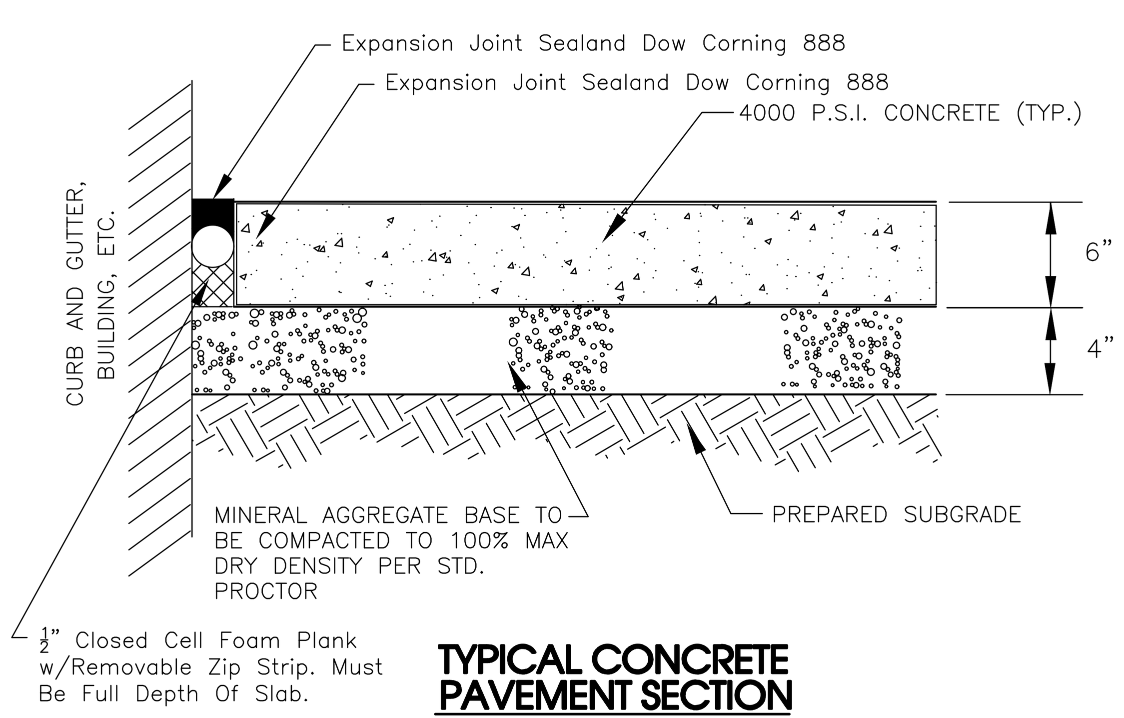
NOTES:
1. WHEN PIPE IS TO BE PLACED IN A FILL SECTION, THE COMPACTED FILL SHALL BE PLACED A MIN. OF 12" ABOVE THE PIPE ELEVATION BEFORE THE TRENCH IS EXCAVATED.
2. SUBGRADES SHOULD BE EXCAVATED, IF NECESSARY, SO A UNIFORM FOUNDATION FREE OF PROTRUDING ROCKS MAY BE PROVIDED.

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

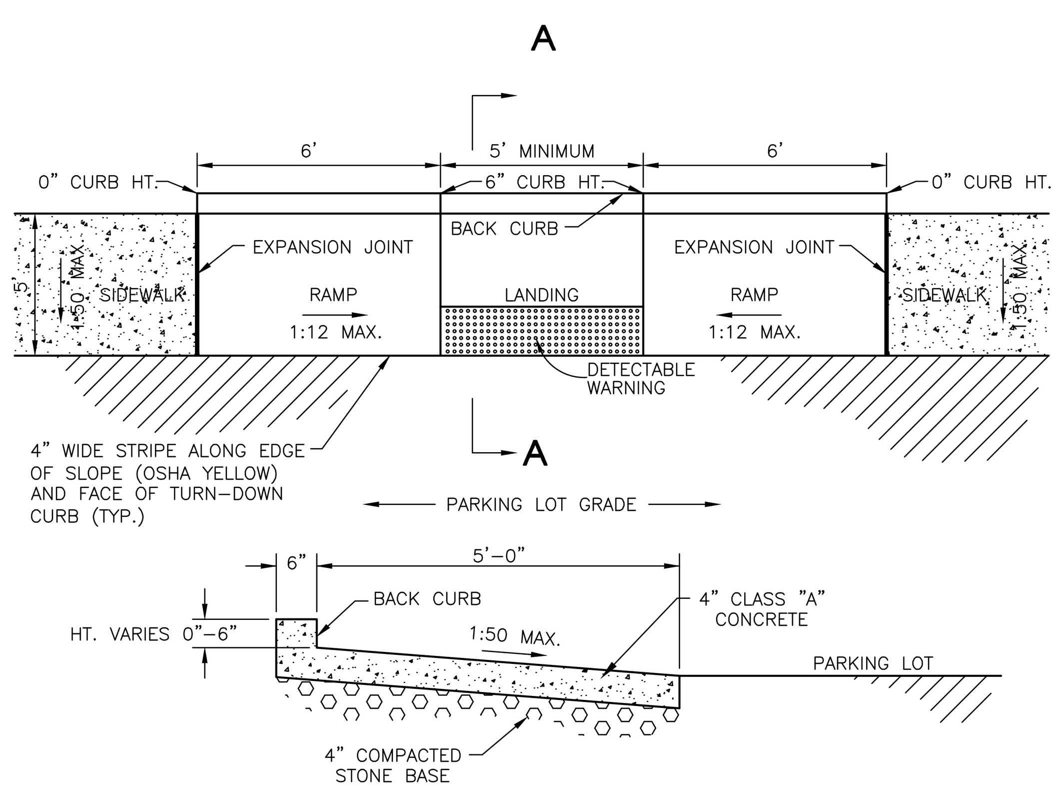
TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE — NONE



BOLLARD DETAIL
SCALE — NONE



TYPICAL CONCRETE PAVEMENT SECTION
SCALE — NONE



SECTION A-A

GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

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

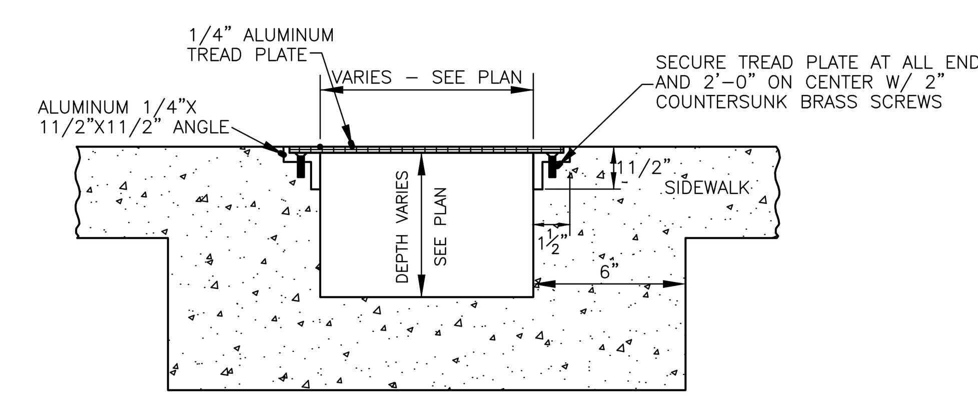
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.

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

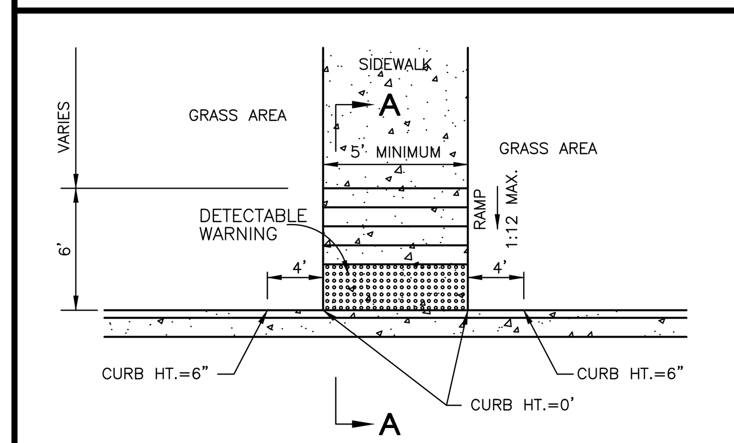
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF THE RAMP.

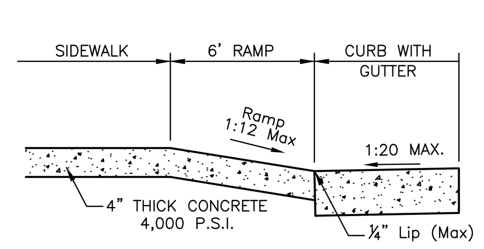
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP
SCALE — NONE



TRENCH DRAIN DETAIL
SCALE — NONE





SECTION A-A

GENERAL NOTES:

1. RAMP SHALL BE FLUSH WITH EDGE OF PAVEMENT.

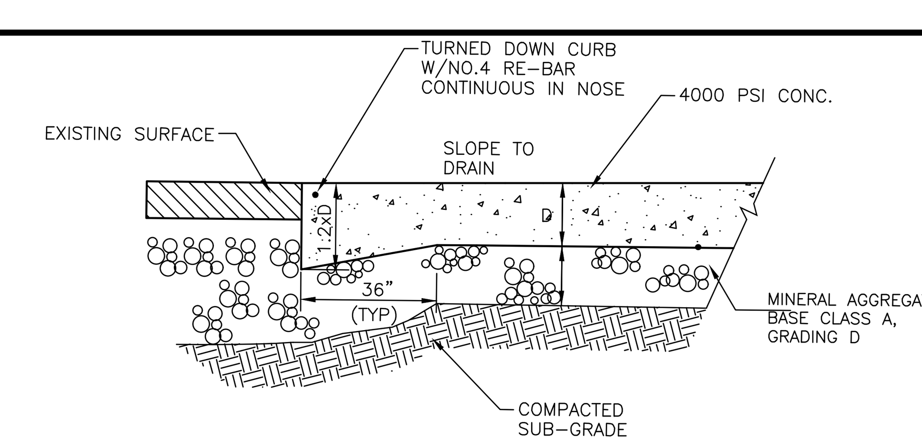
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.

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

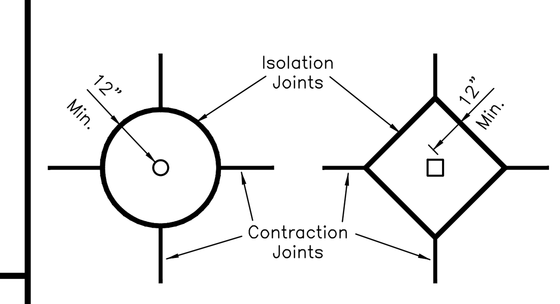
4. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BACK OF CURB.

5. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

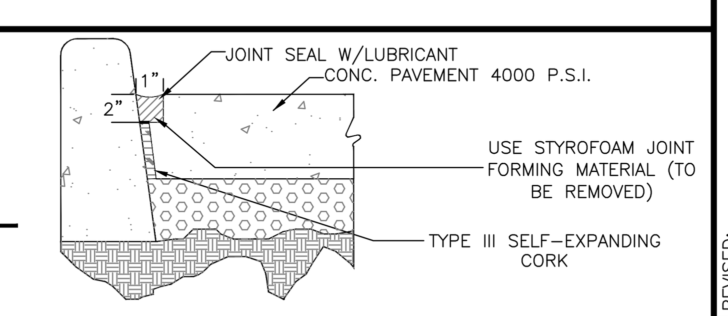
HANDICAP RAMP
SCALE — NONE



THICKENED EDGE DETAIL
SCALE — NONE



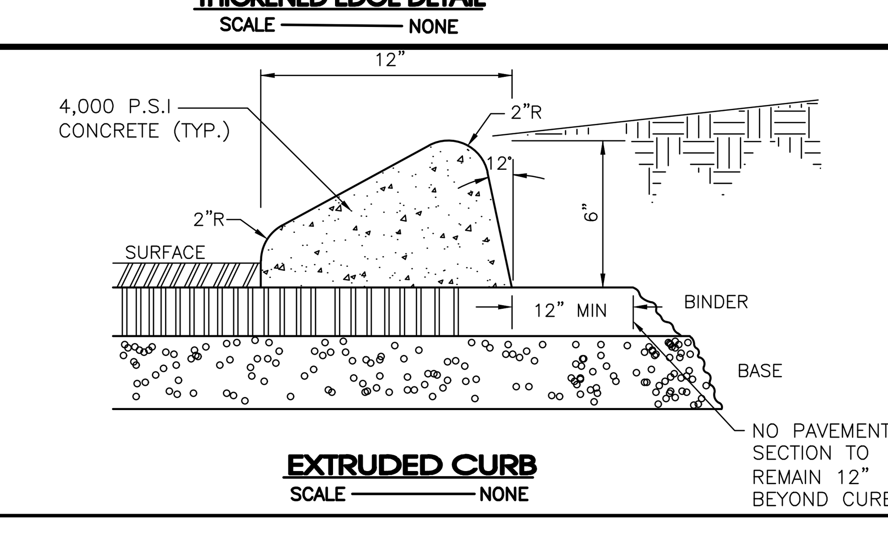
ISOLATION JOINT DETAIL
SCALE — NONE



THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

ISOLATION/EXPANSION JOINT DETAIL
SCALE — NONE

Notes:
1) Contraction joint spacing – as shown
2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
4) Expansion joints shall be spaced at 100 feet max.
5) Thicken edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
6) Thickened edges shall be (1.2 X D)" deep, tapered from edge of joint over 36", to the normal slab depth of (D).
7) Sawed contraction joints shall be (¼ X D)" deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
9) Construction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.



EXTRUDED CURB
SCALE — NONE

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

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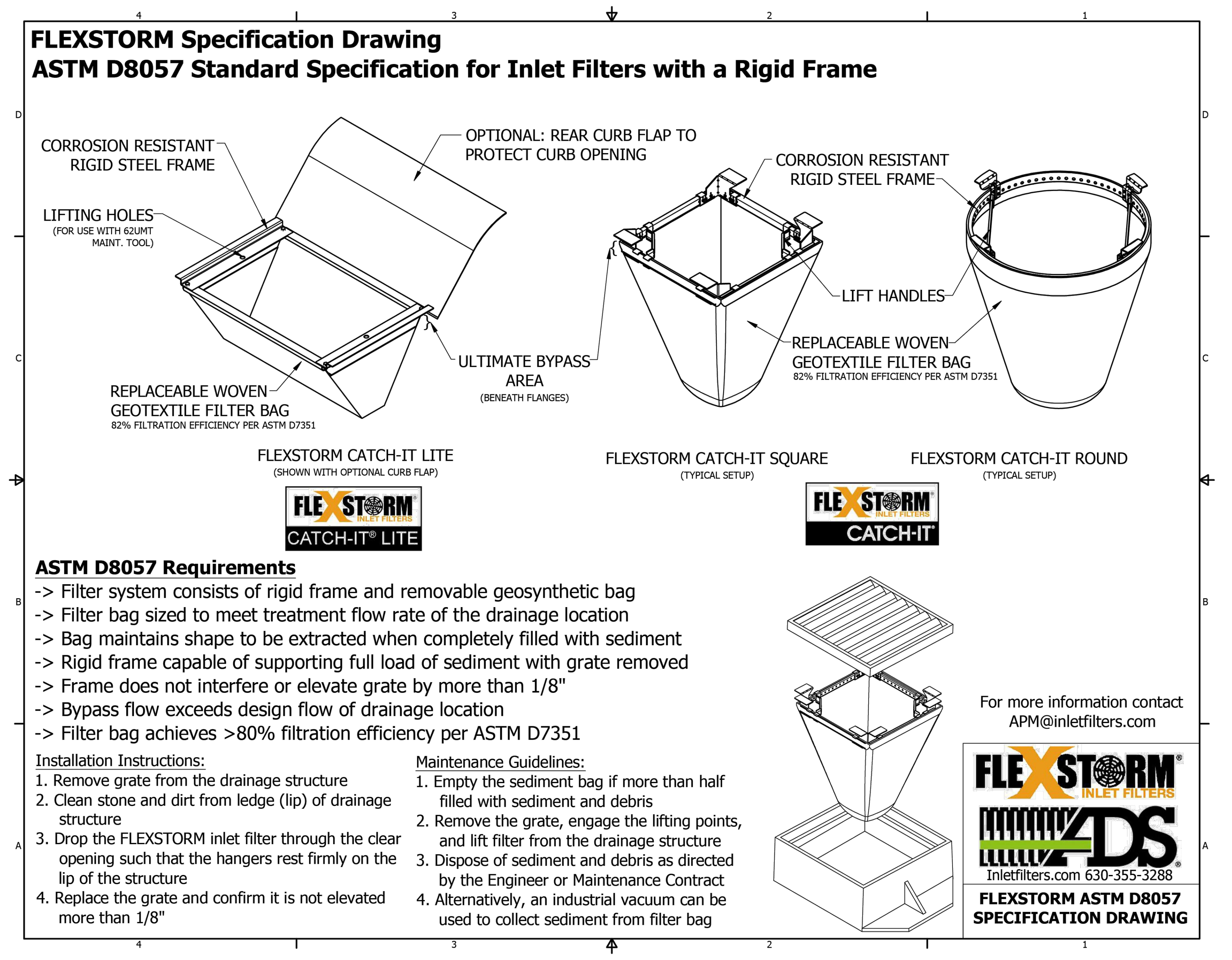
JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

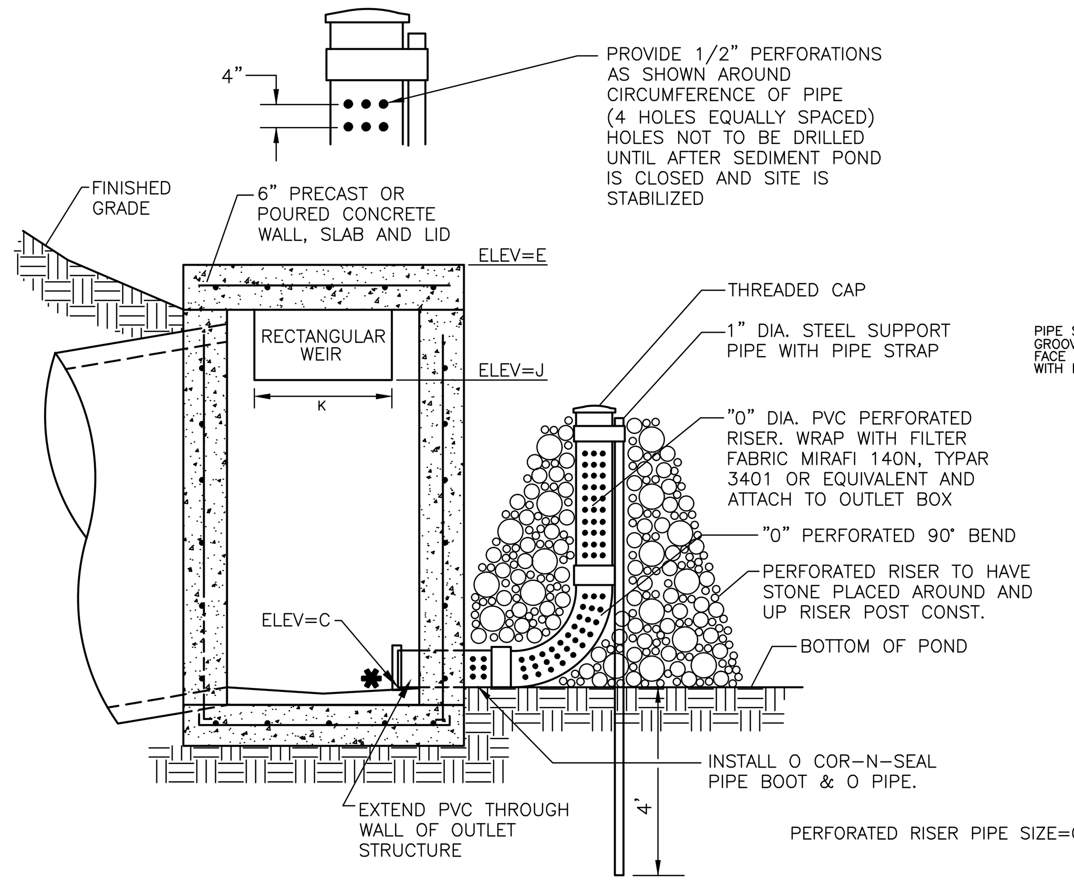
REVIEW SET
(Not Intended For Construction)

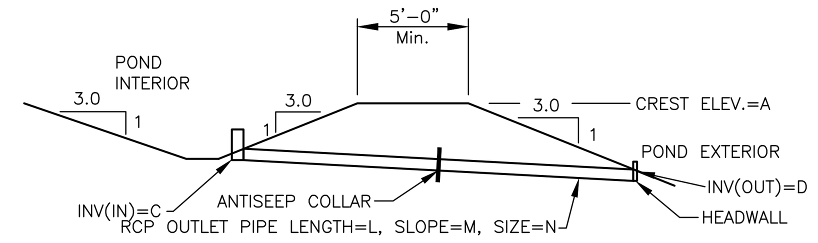
Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT
FILE NAME: 19258phase1
SCALE: None
JOB NO. 19258
SHEET: C5.0

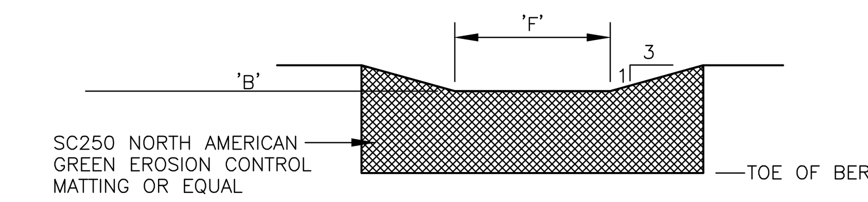
Details



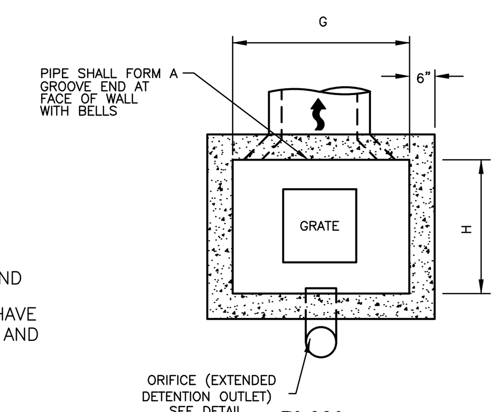




POND SECTION



BERM SPILLWAY



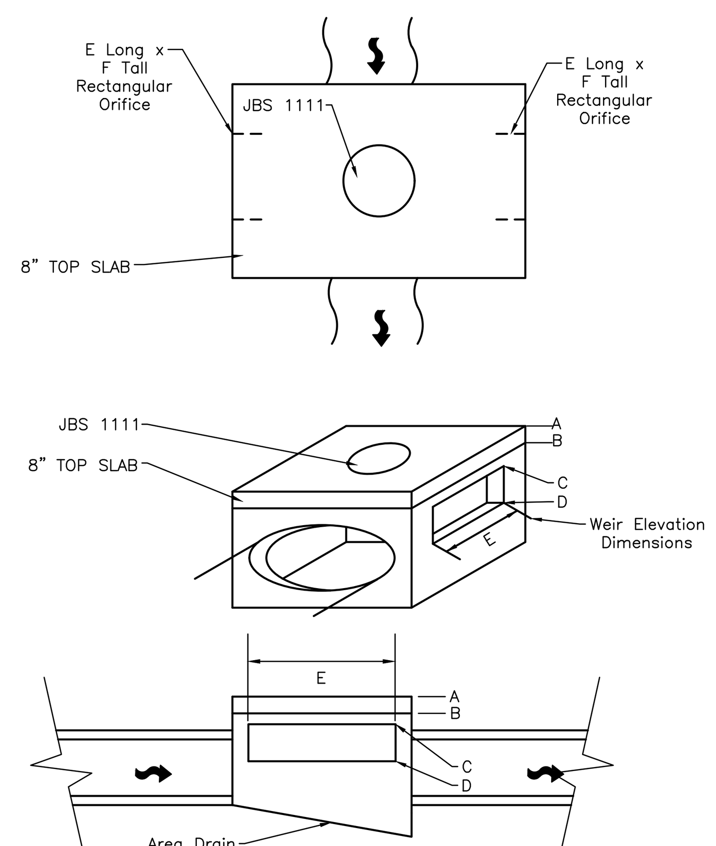
PLAN

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

✱ DRILL ORIFICE SIZE IN PVC CAP AFTER SITE IS STABILIZED (POST CONST.)

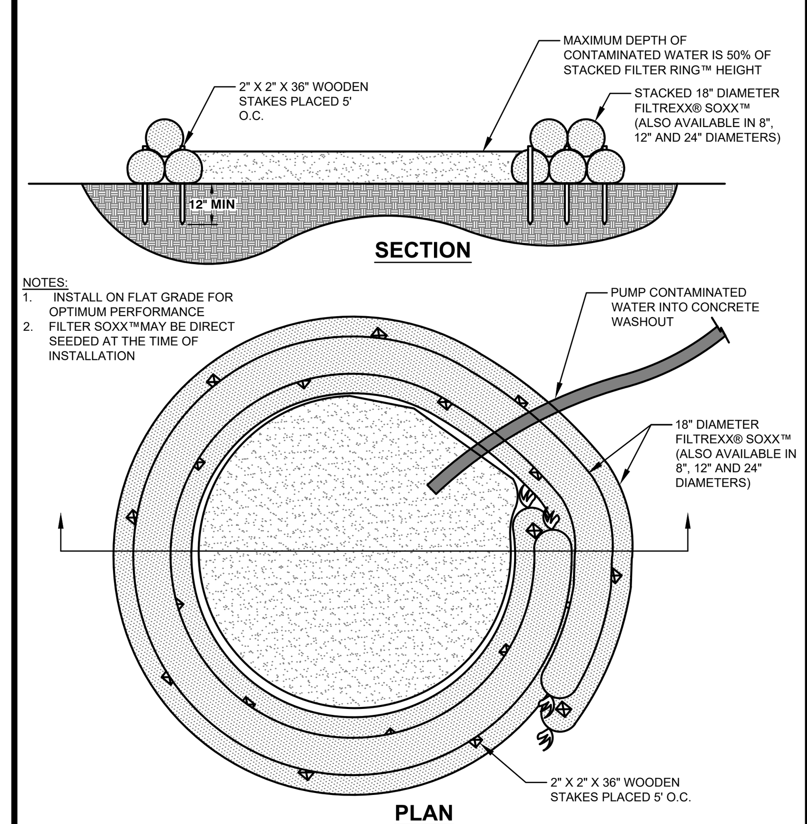
NOTE: STONE & FILTER FABRIC TO BE REMOVED AFTER SITE IS STABILIZED.

DETENTION POND OUTLET STRUCTURE
SCALE — NONE



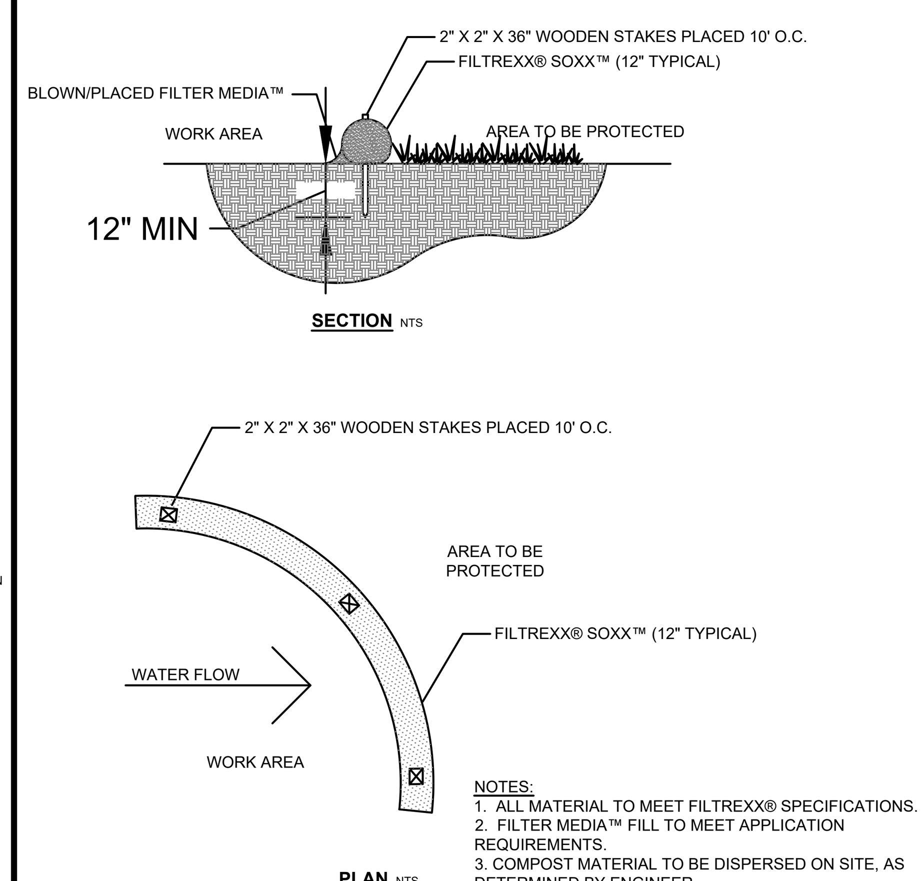
	A	B	C	D	E	F
STRUCTURE #62	716.50	715.83	713.70	712.90	3.0	0.5
STRUCTURE #63	716.50	715.83	713.70	712.90	3.0	0.5

AREA DRAIN DETAIL
SCALE — NONE



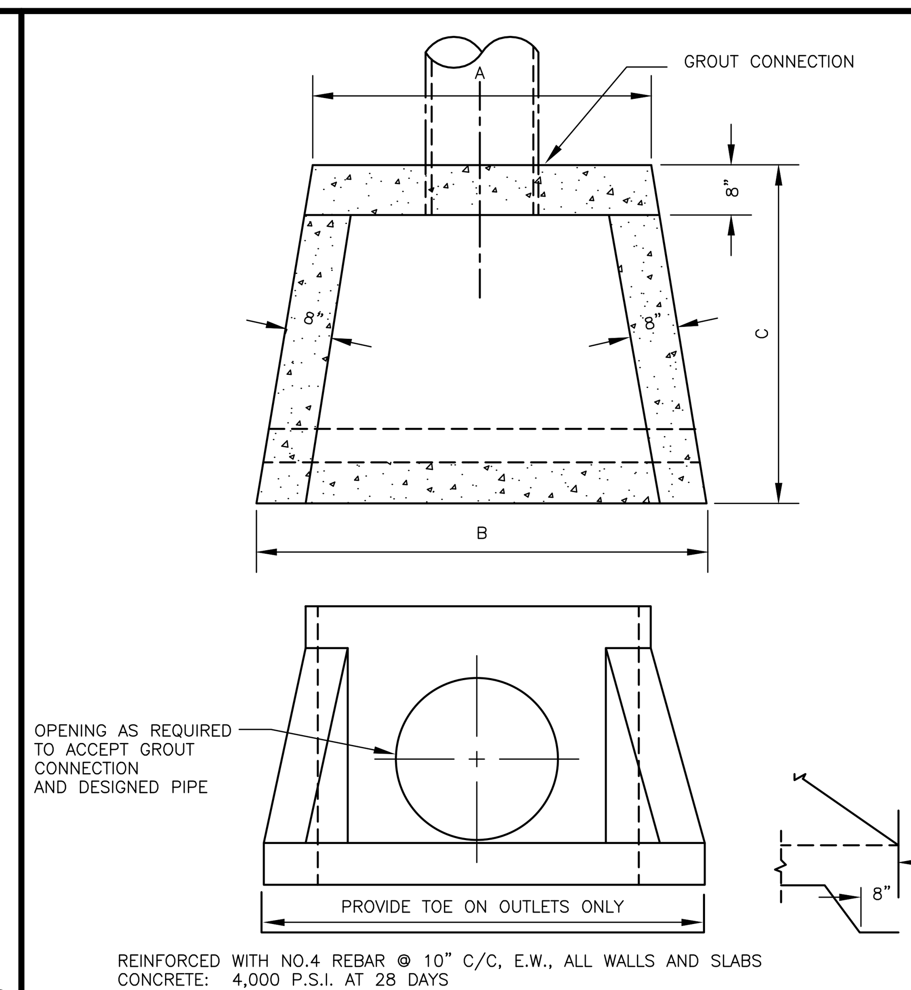
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. FILTER SOXX™MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

FILTREXX® CONCRETE WASHOUT
SCALE — NONE



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

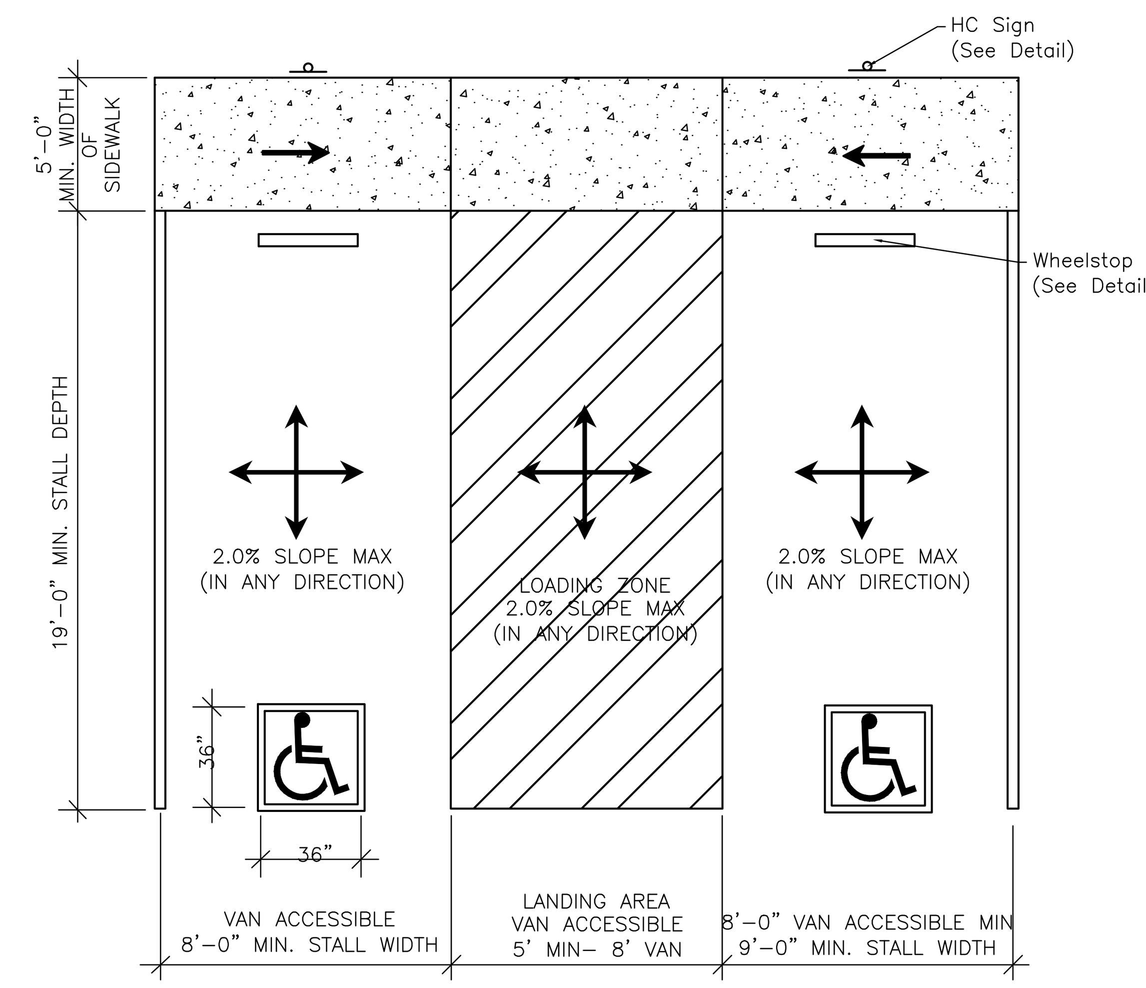
FILTREXX SEDIMENT CONTROL
SCALE — NONE



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

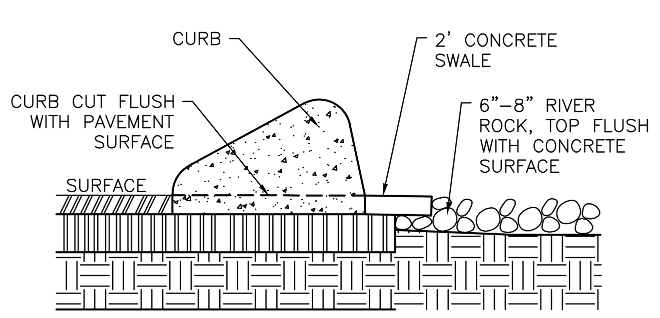
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE — NONE

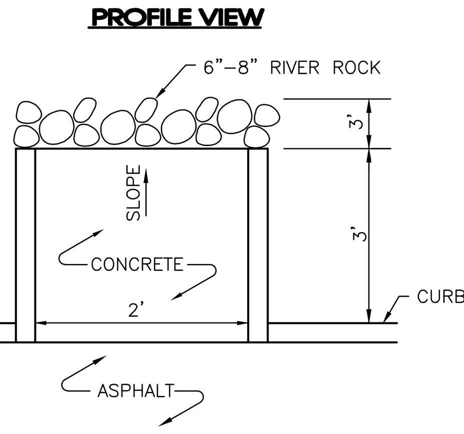


GENERAL HANDICAP STALL DETAIL
SCALE — NONE

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

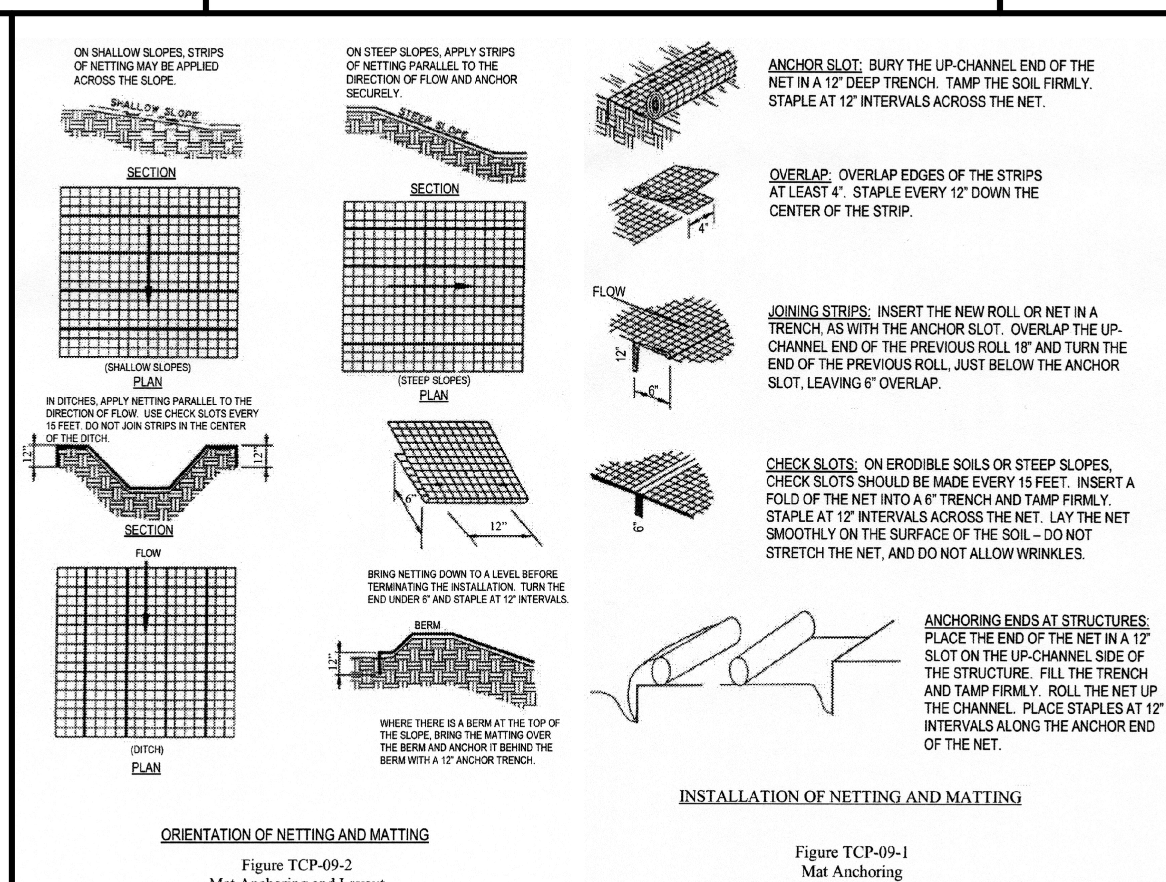


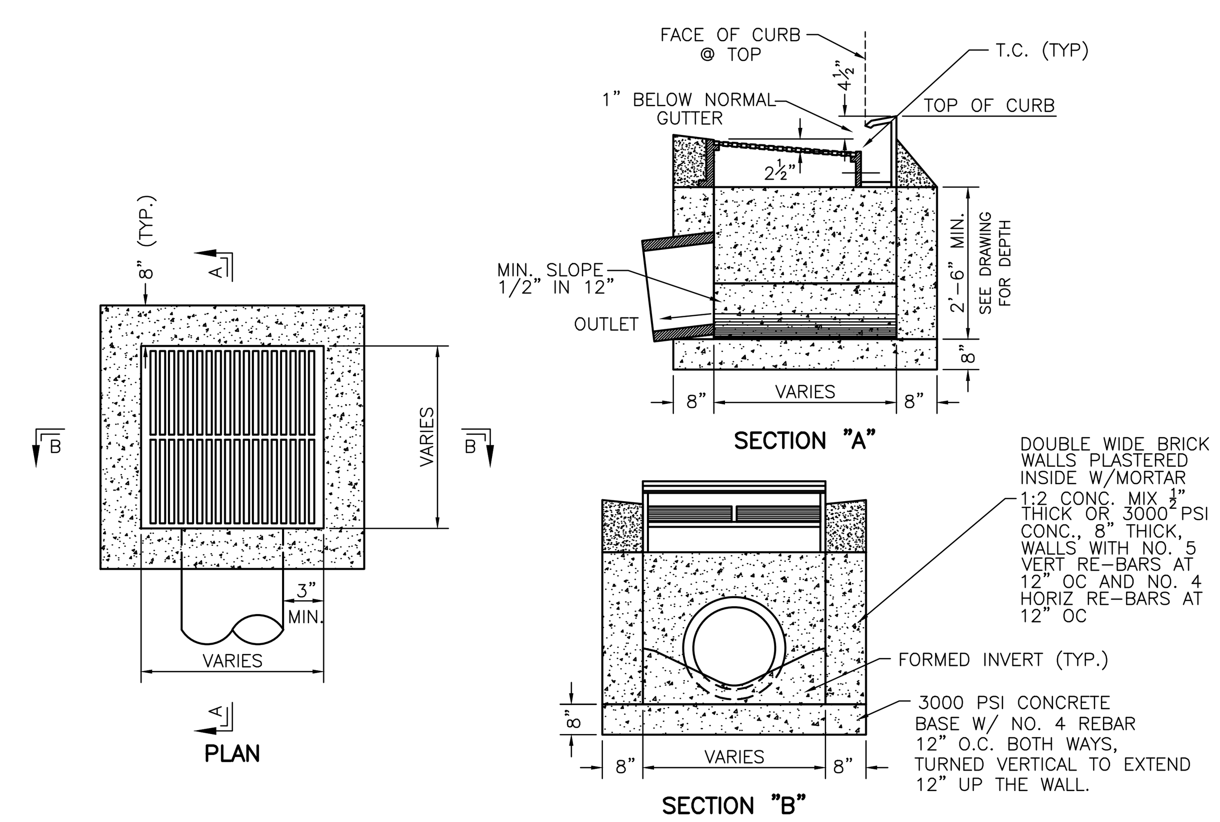
PROFILE VIEW



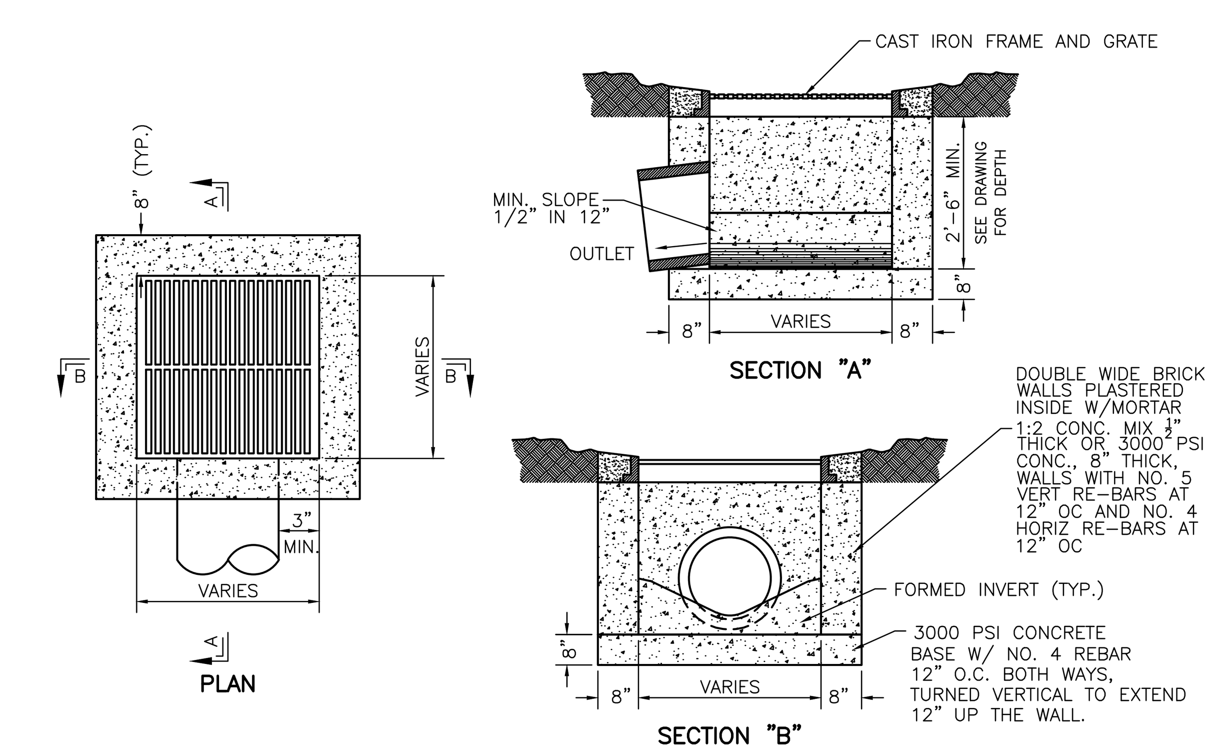
PLAN VIEW

TYPICAL CURB CUT FOR DRAINAGE
SCALE — NONE





PRECAST INLET DETAIL
SCALE — NONE



PRECAST CATCH BASIN DETAIL
SCALE — NONE

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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JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

REVISED:	
DRAWN:	SJA/CFB3
DATE:	12-29-2023
CHECKED:	MAT
FILE NAME:	19258phase1
SCALE:	None
JOB NO.	19258
SHEET:	C5.1

Details

NOTES:

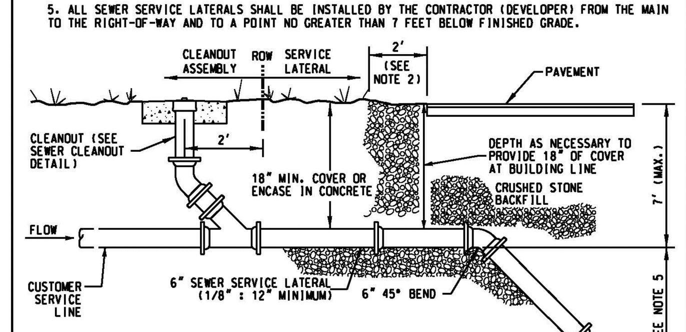
1. CLEANOUTS LOCATED WITHIN A ROADWAY, DRIVEWAY, OR PARKING LOT SHALL BE PROTECTED FROM TRAFFIC USING A CAST IRON BOX & LID. TAPERED CONCRETE COLLARS ARE REQUIRED IN BOTH PAVED AND UNPAVED AREAS. SEE "SEWER CLEANOUT DETAIL".

2. SERVICE LINES ARE TO BE BACKFILLED WITH CRUSHED STONE TO A POINT APPROXIMATELY 2' BEYOND THE ROAD SHOULDER OR CURB IF LOCATED IN A PAVED AREA.

3. CLEANOUTS SHALL BE LOCATED APPROXIMATELY 2 FEET BEHIND THE PROPERTY LINE AND WHERE SHOWN ON THE PLANS. ADDITIONAL CLEANOUTS REQUIRED ON SERVICE LINES SHALL BE INSTALLED NO FARTHER THAN 75 FEET APART.

4. CLEANOUTS AND SERVICE LINES SHALL BE 6" SDR 26 PVC WITH GASKETED FITTINGS FROM THE SEWER MAIN TO THE CITY'S CLEANOUT. THE CLEANOUT ASSEMBLY FITTINGS SHALL HAVE PRIMER AND GLUE. UNLESS OTHERWISE SPECIFIED.

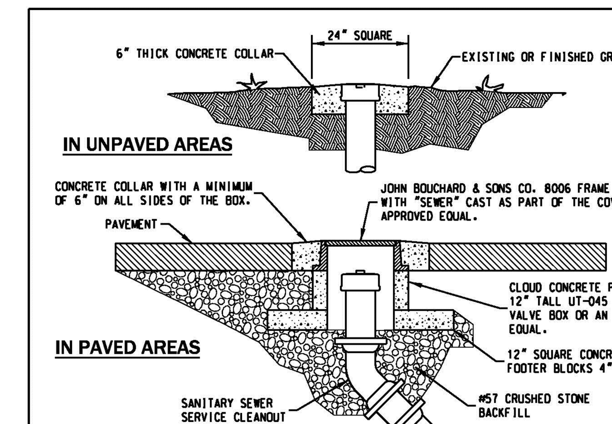
5. ALL SEWER SERVICE LATERALS SHALL BE INSTALLED BY THE CONTRACTOR (DEVELOPER) FROM THE MAIN TO THE RIGHT-OF-WAY AND TO A POINT NO GREATER THAN 7 FEET BELOW FINISHED GRADE.



SEWER GREATER THAN 7'-0"

SANITARY SEWER SERVICE LINE CONNECTION DETAILS (2 OF 3)

GS-3.1



NOTES:

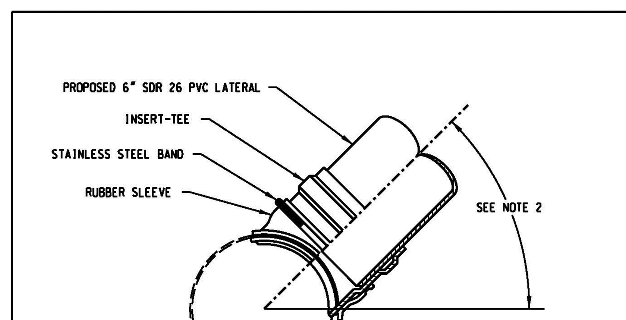
1. THE LONG SIDE OF THE FRAME SHALL RUN PARALLEL TO THE SERVICE LINE.

2. THE CLEANOUT CAP SHALL BE A JONES STEPHENS CO. 6" GASKETED CAST IRON PUSH-ON CLEANOUT WITH A BRONZE PLUG OR AN APPROVED EQUAL. THE PLUGS SHALL HAVE A COUNTERSUNK HEAD IN UNPAVED AREAS.

3. CLEANOUT PIPING SHALL BE SDR 26 PVC UNLESS OTHERWISE SPECIFIED.

SEWER CLEANOUT DETAIL (3 OF 3)

GS-3.2



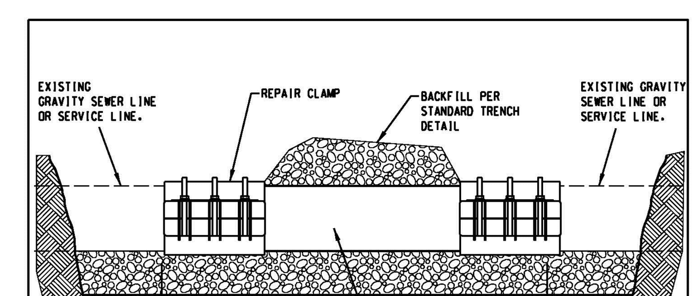
NOTES:

1. INSERTA TEE AS MANUFACTURED BY INSERTA FITTINGS CO. SHALL BE INSTALLED PER MANUFACURER'S INSTRUCTIONS.

2. CONNECTION TO BE MADE AT 45° FROM THE HORIZONTAL MINIMUM UNLESS FIELD CONDITIONS OR OBSTRUCTIONS DICTATE OTHERWISE.

INSERTA-TEE SEWER MAIN CONNECTION DETAIL

GS-3.3



NOTES:

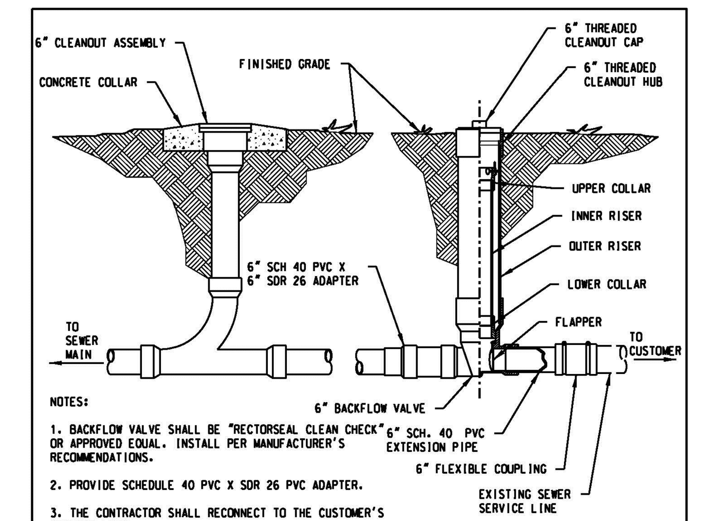
1. GRAVEL SHALL EXTEND 2' MINIMUM UNDER EXISTING SEWER LINE.

2. GRAVEL SHALL BE PLACED AGAINST UNDISTRUBED EARTH.

3. REPAIR CLAMP SHALL BE JCM INDUSTRIES MODEL 101 OR APPROVED EQUAL (I.E. 101-0840-12 FOR 8") THE BAND SHALL BE FABRICATED OF 20 GA. TYPE 304 STAINLESS STEEL. BAND WIDH SHALL BE A MINIMUM OF 12-INCHES.

POINT REPAIR DETAIL (PVC AND DUCTILE IRON)

GS-3.7



NOTES:

1. BACKFLOW VALVE SHALL BE "RECTORSEAL CLEAN CHECK" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

2. PROVIDE SCHEDULE 40 PVC X SDR 26 PVC ADAPTER.

3. THE CONTRACTOR SHALL RECONNECT TO THE CUSTOMER'S SERVICE LINE.

4. A 6" CLEANOUT ASSEMBBLY SHALL BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE BACKFLOW VALVE.

BACKFLOW VALVE DETAIL

GS-3.8

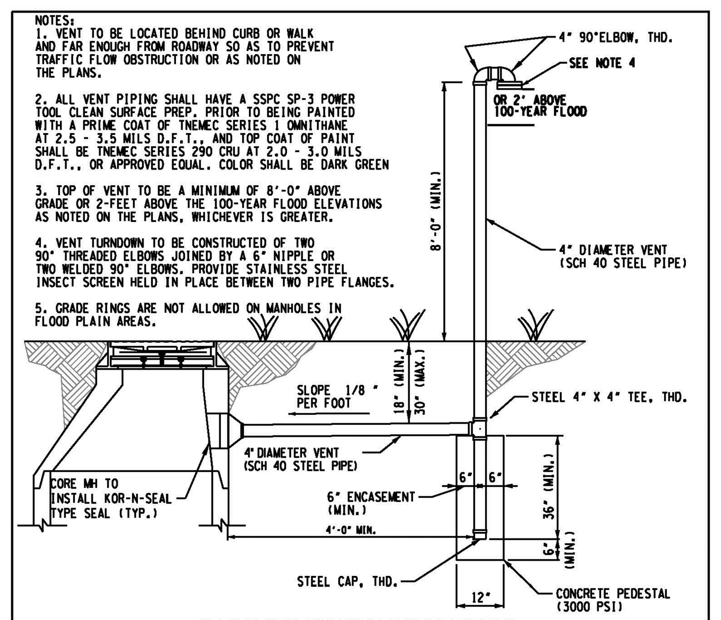
NOTES:
1. VENT TO BE LOCATED BEHIND CURB OR WALK AND FAR ENOUGH FROM ROADWAY SO AS TO PREVENT TRAFFIC FLOW OBSTRUCTION OR AS NOTED ON THE PLANS.

2. ALL VENT PIPING SHALL HAVE A SSPC SP-3 POWER TOOL CLEAN SURFACE PREP. PRIOR TO BEING PAINTED WITH A PRIME COAT OF TNEMEC SERIES 1 OMNITHANE AT 2.5 - 3.5 MILS D.F.T., AND TOP COAT OF PAINT SHALL BE TNEMEC SERIES 290 CRU AT 2.0 - 3.0 MILS D.F.T., OR APPROVED EQUAL. COLOR SHALL BE DARK GREEN

3. TOP OF VENT TO BE A MINIMUM OF 8'-0" ABOVE GRADE OR 2-FEET ABOVE THE 100-YEAR FLOOD ELEVATIONS AS NOTED ON THE PLANS, WHICHEVER IS GREATER.

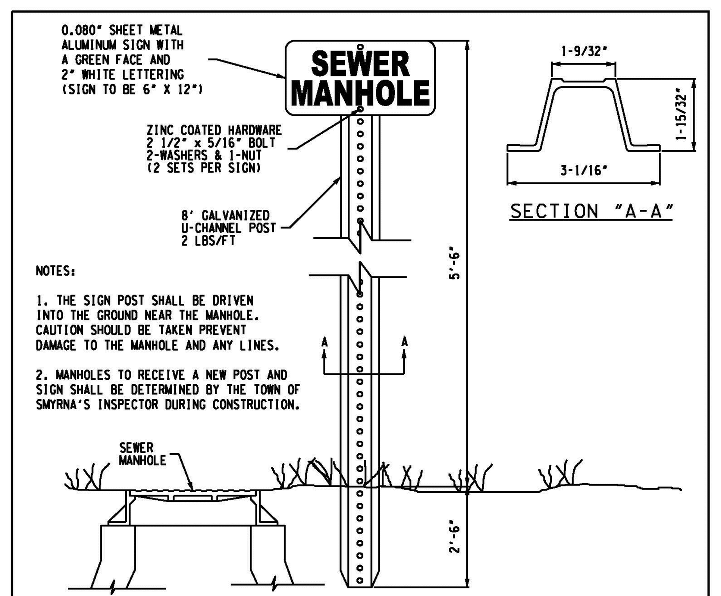
4. VENT TURNDOWN TO BE CONSTRUCTED OF TWO 90° THREADED ELBOWS JOINED BY A 6" NIPPLE OR TWO WELDED 90° ELBOWS. PROVIDE STAINLESS STEEL INSECT SCREEN HELD IN PLACE BETWEEN TWO PIPE FLANGES.

5. GRADE RINGS ARE NOT ALLOWED ON MANHOLES IN FLOOD PLAIN AREAS.



STANDARD MANHOLE VENT DETAIL

GS-2.4



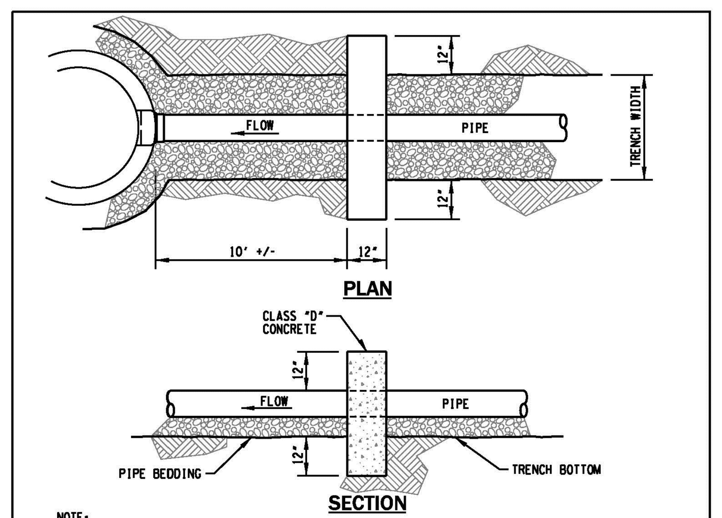
NOTES:

1. THE SIGN POST SHALL BE DRIVEN INTO THE GROUND NEAR THE MANHOLE. CAUTION SHOULD BE TAKEN PREVENT DAMAGE TO THE MANHOLE AND ANY LINES.

2. MANHOLES TO RECEIVE A NEW POST AND SIGN SHALL BE DETERMINED BY THE TOWN OF SMYRNA'S INSPECTOR DURING CONSTRUCTION.

SEWER MANHOLE LOCATION SIGN

GS-2.5

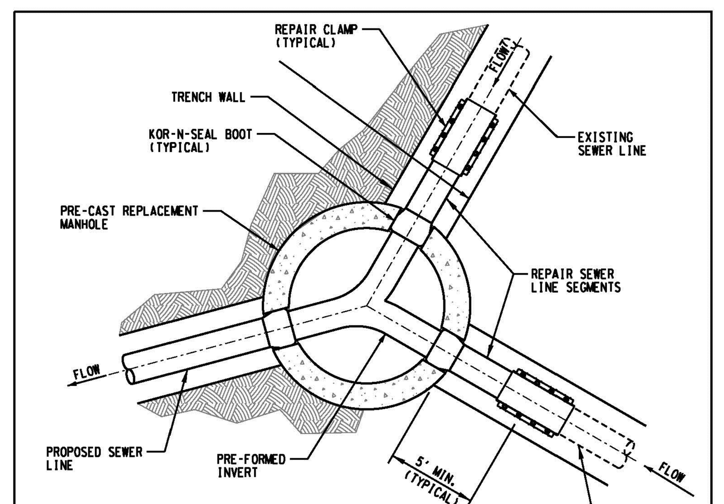


NOTE:

A CONCRETE WATERSTOP SHALL BE CONSTRUCTED ON THE LOW END OF EACH SEWER LINE SEGMENT THAT CROSSES UNDER A STORM PIPE, CULVERT, DITCH OR WET WEATHER CONVEYANCE AND ON BOTH SIDES OF A STREAM OR CREEK. A CONCRETE WATERSTOPSHALL BE CONSTRUCTED ON EACH SEWER LINE SEGMENT THAT IS INSTALLED BELOW AND FOLLOWING A DITCH LINE.

CONCRETE WATERSTOP FOR GRAVITY SEWER LINES DETAIL

GS-2.6

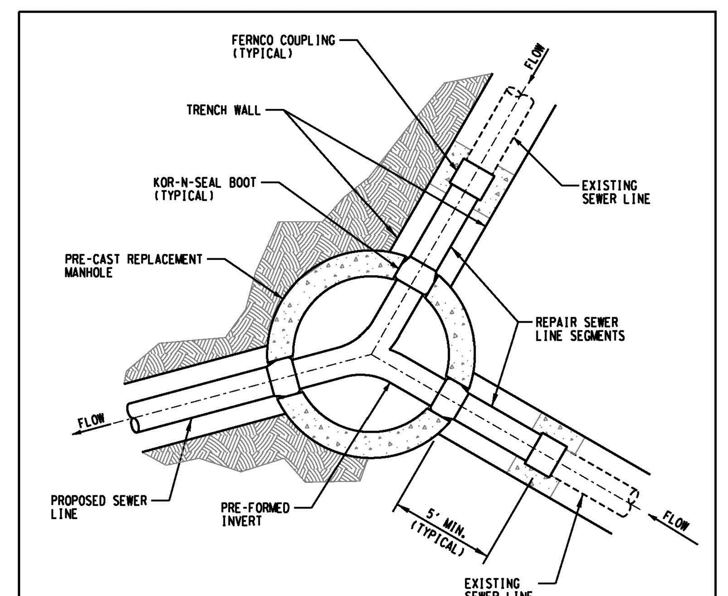


NOTE:

REPAIR CLAMP SHALL BE JCM INDUSTRIES MODEL 101 OR APPROVED EQUAL (I.E. 101-0840-12 FOR 8") THE BAND SHALL BE FABRICATED OF 20 GA. TYPE 304 STAINLESS STEEL. CLAMP WIDTH SHALL BE A MINIMUM OF 12-INCHES.

MANHOLE REPLACEMENT DETAIL (PVC OR DUCTILE IRON)

GS-2.7



MANHOLE REPLACEMENT DETAIL (CLAY OR CAST IRON)

GS-2.8

NOTES:

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2. SERVICE LINES ARE TO BE BACKFILLED WITH CRUSHED STONE TO A POINT APPROXIMATELY 2' BEYOND THE ROAD SHOULDER OR CURB IF LOCATED IN A PAVED AREA.

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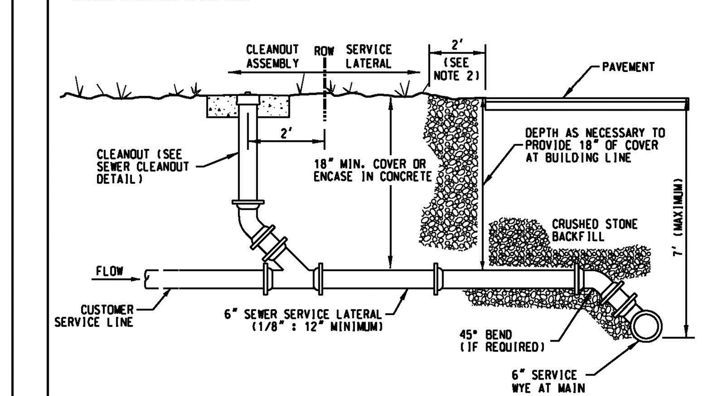
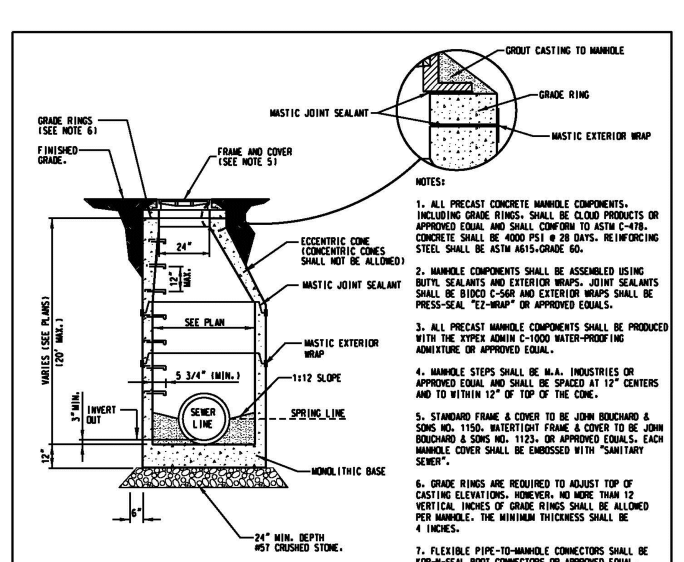


SEWER DEPTH TO 7'-0" MAX.

SANITARY SEWER SERVICE LINE CONNECTION DETAILS (1 OF 3)

GS-3.0



NOTES:

1. ALL PRECAST CONCRETE MANHOLE COMPONENTS, INCLUDING GRADE RINGS, SHALL BE CLOUD PRODUCTS OR APPROVED EQUAL AND SHALL CONFORM TO ASTM C-478. CONCRETE SHALL BE 4000 PSI @ 28 DAYS. REINFORCING STEEL SHALL BE ASTM A615.GRADE 60.

2. MANHOLE COMPONENTS SHALL BE ASSEMBLED USING BUTYL SEALANTS AND EXTERIOR WRAPS. JOINT SEALANTS SHALL BE BIDCO C-56R AND EXTERIOR WRAPS SHALL BE PRESS-SEAL "EZ-WRAP" OR APPROVED EQUALS.

3. ALL PRECAST MANHOLE COMPONENTS SHALL BE PRODUCED WITH THE XYPEX ADMIN C-1000 WATER-PROOFING ADMIXTURE OR APPROVED EQUAL.

4. MANHOLE STEPS SHALL BE M.A. INDUSTRIES OR APPROVED EQUAL AND SHALL BE SPACED AT 12" CENTERS AND TO WITHIN 12" OF TOP OF THE CONE.

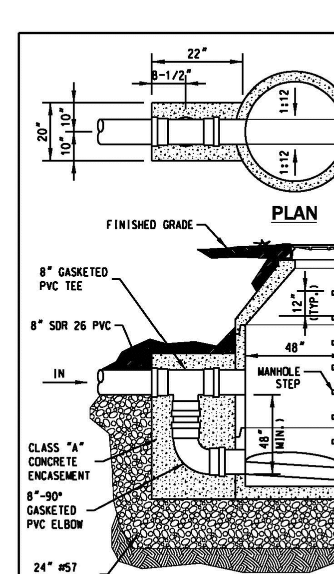
5. STANDARD FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1150. WATERTIGHT FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1123, OR APPROVED EQUALS. EACH MANHOLE COVER SHALL BE EMBOSSED WITH "SANITARY SEWER".

6. GRADE RINGS ARE REQUIRED TO ADJUST TOP OF CASTING ELEVATIONS. HOWEVER, NO MORE THAN 12 VERTICAL INCHES OF GRADE RINGS SHALL BE ALLOWED PER MANHOLE. THE MINIMUM THICKNESS SHALL BE 4 INCHES.

7. FLEXIBLE PIPE-TO-MANHOLE CONNECTORS SHALL BE KOR-N-SEAL BOOT CONNECTORS OR APPROVED EQUAL.

STANDARD PRECAST MANHOLE DETAIL

GS-1.0



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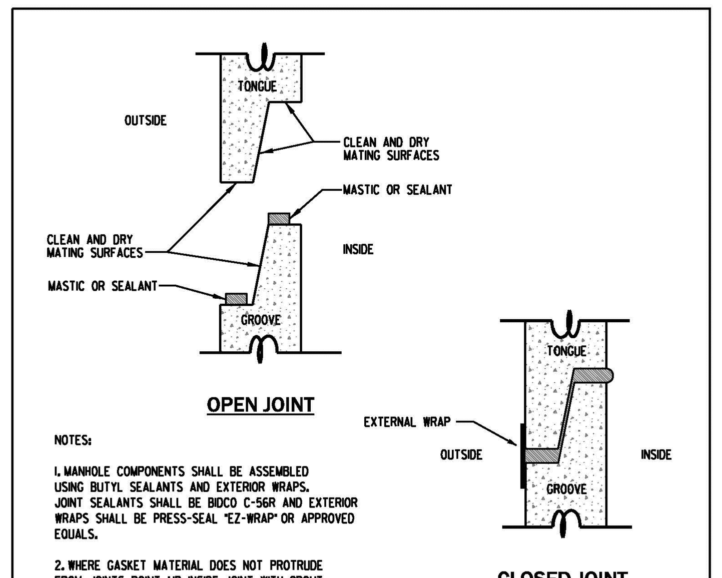
7. FLEXIBLE PIPE-TO-MANHOLE CONNECTORS SHALL BE KOR-N-SEAL BOOT CONNECTORS OR APPROVED EQUAL.

48" DROP MANHOLE (8" SEWER) DETAIL

GS-1.3



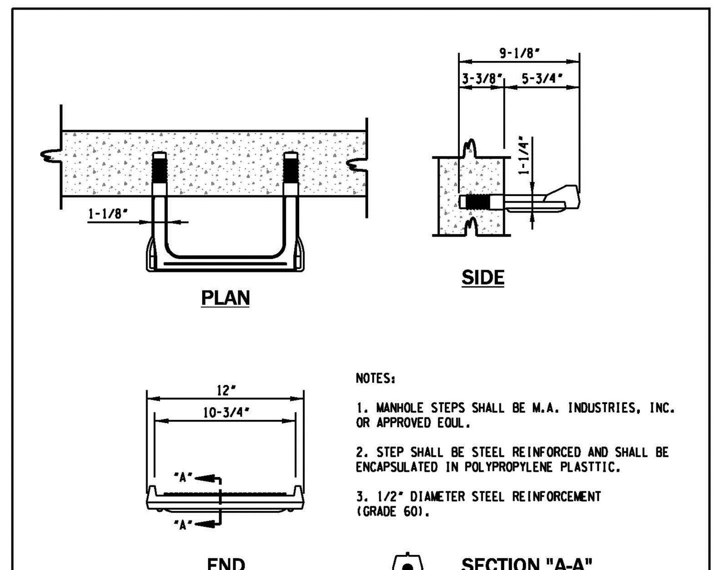
NOTES:

1. MANHOLE COMPONENTS SHALL BE ASSEMBLED USING BUTYL SEALANTS AND EXTERIOR WRAPS. JOINT SEALANTS SHALL BE BIDCO C-56R AND EXTERIOR WRAPS SHALL BE PRESS-SEAL "EZ-WRAP" OR APPROVED EQUALS.

2. WHERE GASKET MATERIAL DOES NOT PROTRUDE FROM JOINTS, POINT UP INSIDE JOINT WITH GROUT.

PLASTIC GASKET JOINT FOR PRECAST MANHOLES

GS-2.0



NOTES:

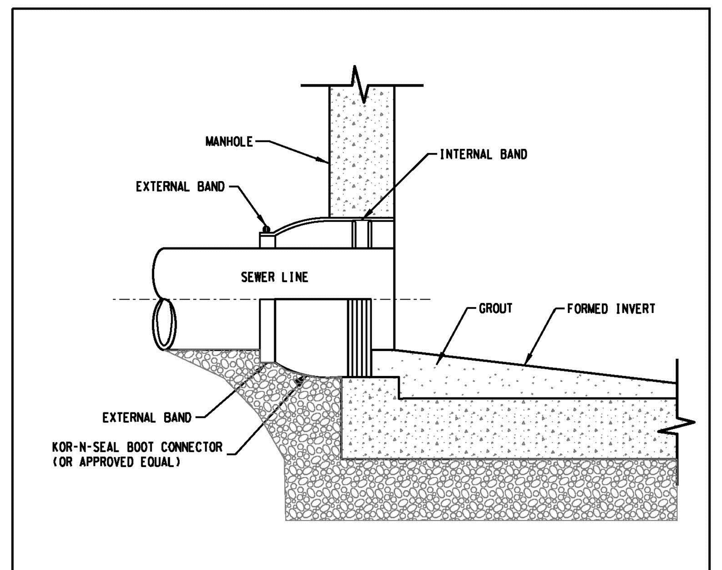
1. MANHOLE STEPS SHALL BE M.A. INDUSTRIES, INC. OR APPROVED EQUL.

2. STEP SHALL BE STEEL REINFORCED AND SHALL BE ENCAPSULATED IN POLYPROPYLENE PLASTTIC.

3. 1/2" DIAMETER STEEL REINFORCEMENT (GRADE 60).

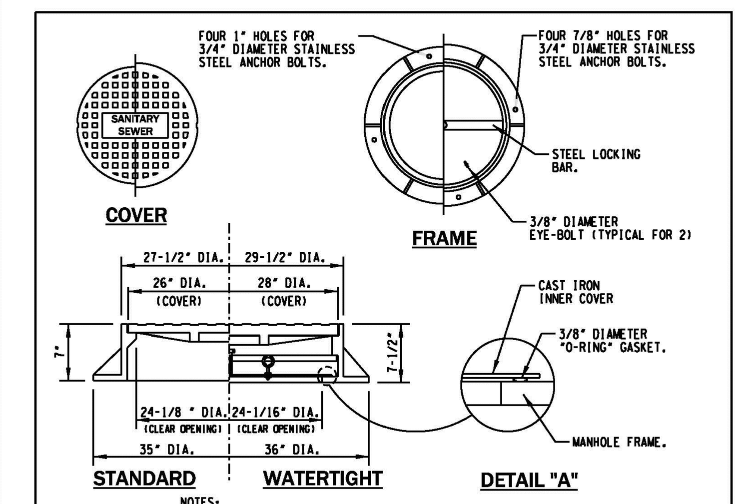
MANHOLE STEP DETAIL

GS-2.1



FLEXIBLE PIPE-TO-MANHOLE CONNECTOR DETAIL

GS-2.2



NOTES:

1. STANDARD FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1150, WATERTIGHT FRAME & COVER TO BE JOHN BOUCHARD & SONS NO. 1123, OR APPROVED EQUALS. IN EACH CASE, THE WORDS "SANITARY SEWER" SHALL BE CAST WITH THE COVERS.

2. MANHOLE FRAMES AND COVERS SHALL BE H20 RATED.

FRAME AND COVER DETAIL

GS-2.3

SEC, Inc.
SITE ENGINEERING CONSULTANTS
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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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E-MAIL: JMINER@SEC-CIVIL.COM

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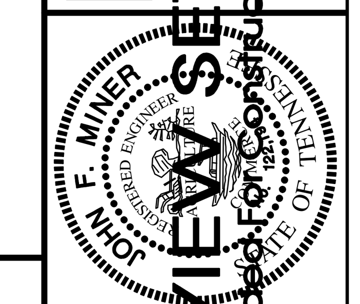


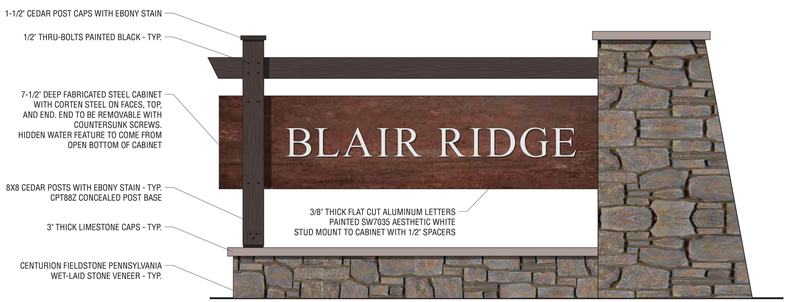
REVIEW SET
(Not Intended For Construction)

Blair Ridge

La Vergne, Tennessee

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED:	MAT
FILE NAME:	19258phase1
SCALE:	None
JOB NO.	19258
SHEET:	C5.2

Details



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

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Madison, TN 37115

615.865.6062

www.jarvissigns.com

Customer:
DR HORTON
NASHVILLE, TN

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

Sign Type:
MON

Drawn By: AJS
Project Manager: AJS

PAGE #
SG.1

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

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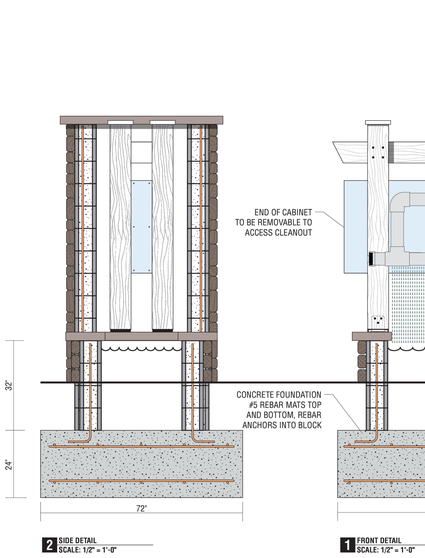

2 SIDE DETAIL
SCALE: 1/2" = 1'-0"

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

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NASHVILLE, TN

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BLAIR RIDGE\

Sign Type:
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Drawn By: AJS
Project Manager: AJS

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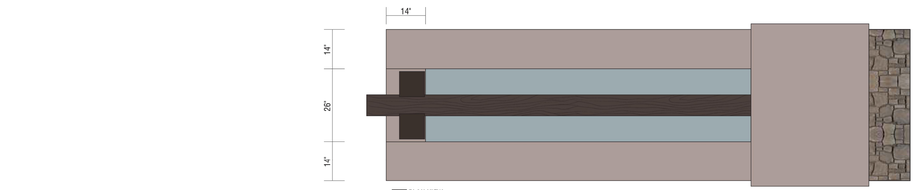

3 PLAN VIEW
SCALE: 1/2" = 1'-0"

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

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

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Sign Type:
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Drawn By: AJS
Project Manager: AJS

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SG.2

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
SEC, Inc. FIRM LICENSE NUMBER: CERTIFICATE OF AUTHORIZATION NO. TEXAS: F-11756

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

JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Blair Ridge
La Vergne, Tennessee

Details

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

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

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

50' 0' 50' 100'

SCALE: 1"= 50'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567
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STEVEN S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, No. 331, REVISED

Blair Ridge
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: SWL
DATE: 02-26-2024
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 50'
JOB NO. 19258
SHEET: L1.0

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

Begin Wall C
Sta.0+00
T:736.5
B:735.5

Retaining Wall w/Safety Fence (Typ)

Wall C
Sta.1+67
T:739.5
B:733.0

Wall C
Sta.3+03
T:739.0
B:728.0

Sta.3+4
T:737.
B:728.

S 81°51'10" E 825.42'

N 15°02'47" E 275.08'

N:598227.8092
E:1794997.3662

Bldg. T

Bldg. U

Bldg. J

Bldg. S

Bldg. W

Bldg. R

Bldg. V

Bldg. I

Bldg. G

Shelf Lane
(Private)

Dog Park

30" WATER & SEWER ESMT

30" WATE

MBSL

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UTILITY BOX

DOOR ACCESS

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UTILITY BOX SCREENING
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N

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

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BRENT S. MCCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, No. 1001307

RE-ISSUED

Blair Ridge

La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: SWL	
DATE: 02-26-2024	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: L1.1	

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

N 14°42'34" E 426.96'

113.75'

Bldg. Q
Bldg. X
Bldg. Y
Bldg. P
Bldg. Z
Bldg. F
Bldg. C
Bldg. B
Bldg. D

Cave Lane (Private)
Mound Road (Private)
Dog Park
Playground

30' WATER & SEWER ESMT

8266.3485
9507.8669

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX
DOOR ACCESS

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UTILITY BOX SCREENING
NOT TO SCALE

811
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N

20' 0 20' 40'
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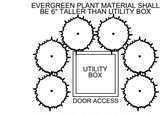
Blair Ridge

La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: SWL	
DATE: 02-26-2024	
CHECKED: RSM	
FILE NAME: 19258Project_LA	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: L1.2	

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



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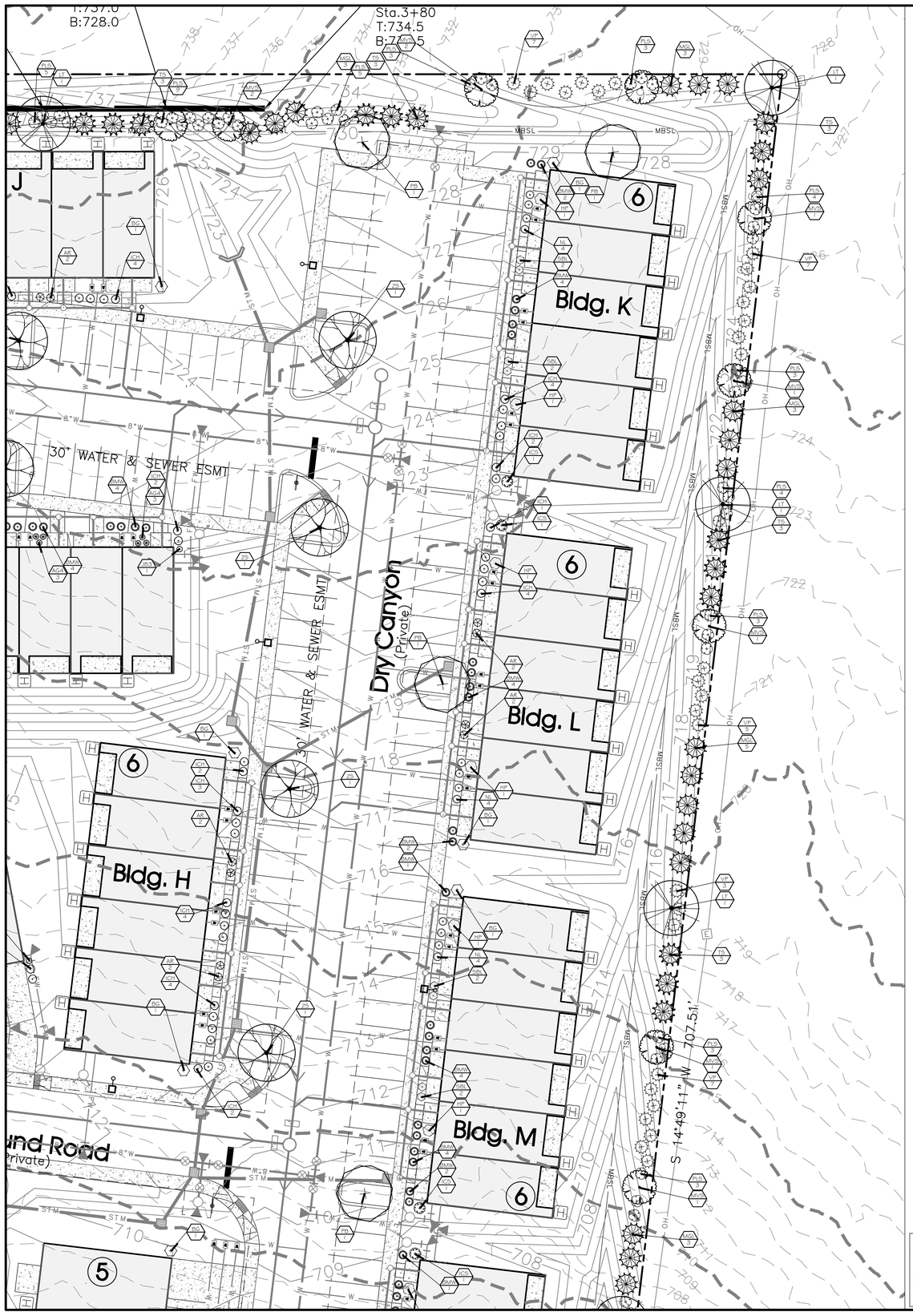
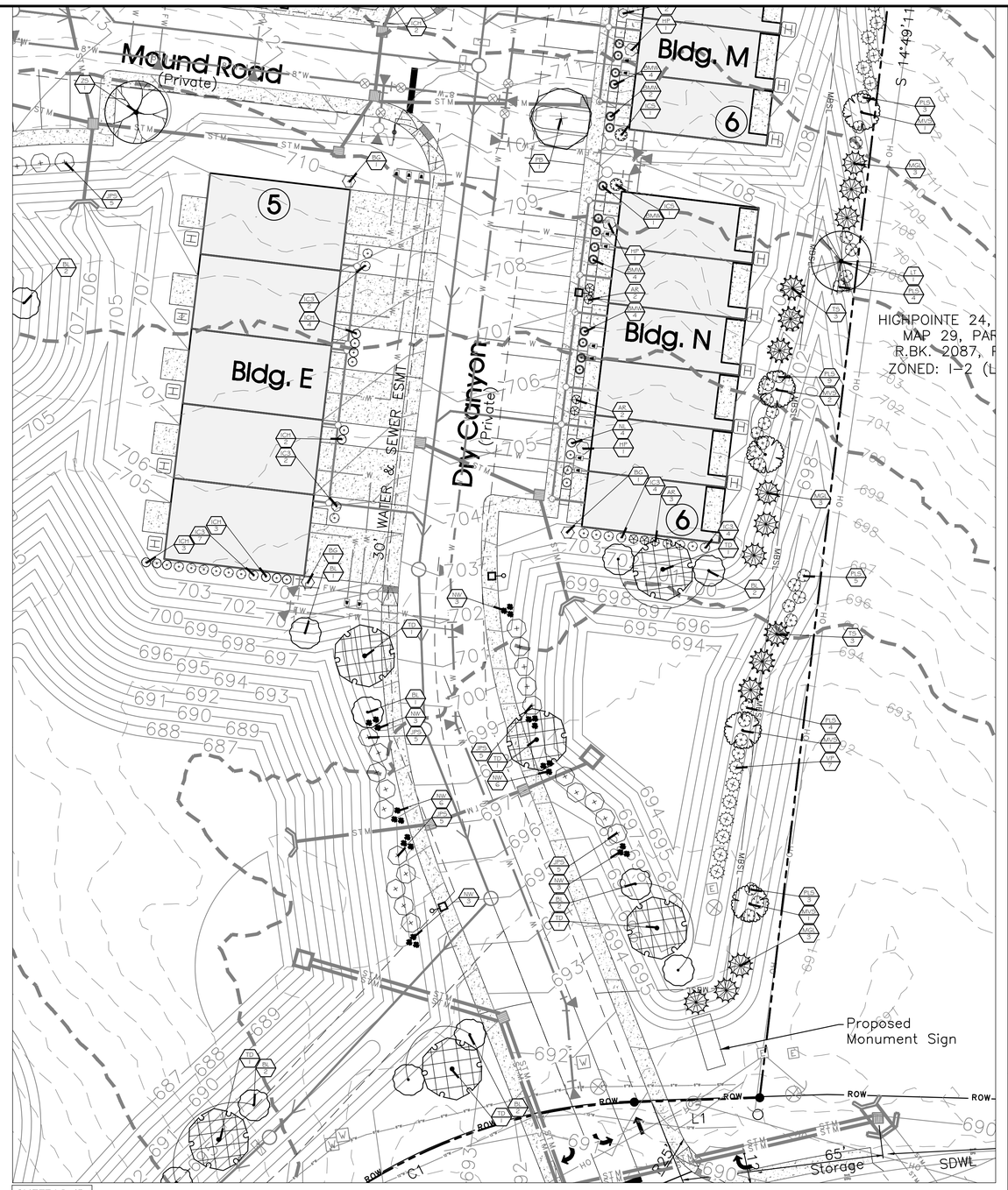
Blair Ridge
La Vergne, Tennessee

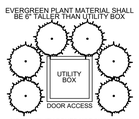
Landscape Plan

REVISED:
DRAWN: SWL
DATE: 02-26-2024
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 20'
JOB NO. 19258
SHEET: L1.3





EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX



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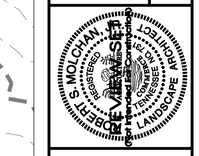


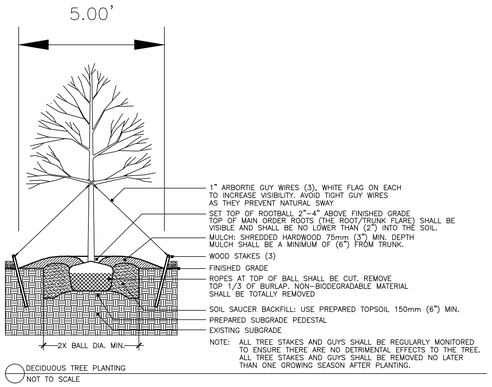
Blair Ridge
La Vergne, Tennessee

REVISED:

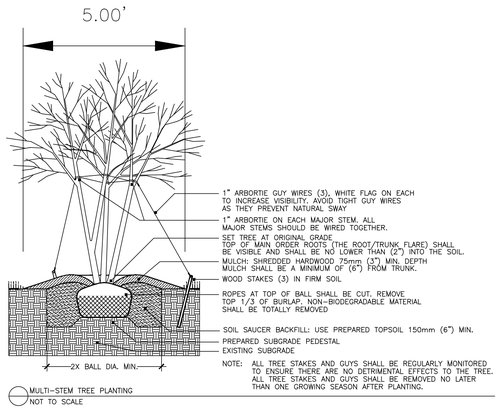
DRAWN: SWL
DATE: 02-26-2024
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 20'
JOB NO. 19258

Landscape Plan

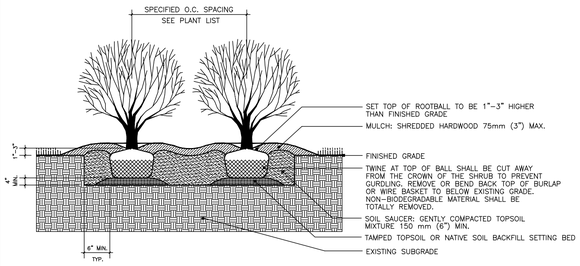
SHEET: L1.4



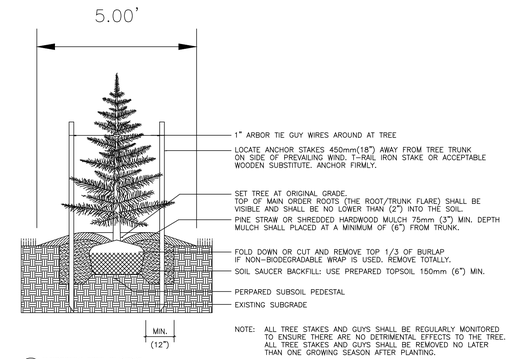
DECIDUOUS TREE PLANTING
NOT TO SCALE



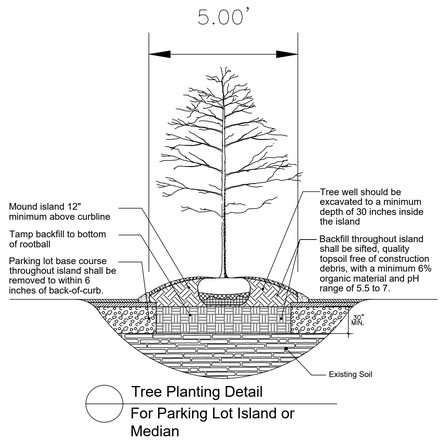
MULTI-STEM TREE PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



Tree Planting Detail
For Parking Lot Island or Median

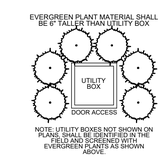
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
BUFFER TREES									
	BN	10	BETULA NIGRA `DURAHEAT` / DURAHEAT RIVER BIRCH	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	LT	15	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	78	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									
	LT*	2	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	PB	11	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	22	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									
	PL5	236	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	8	HYDRANGEA PANICULATA `LIMELIGHT` TM / LIMELIGHT HYDRANGEA	CONT.		12"	12"	AS SHOWN	FULL, WELL-BRANCHED, MATCHED
	LP	22	LAGERSTROEMIA HYBRID `POCOMOKE` / POCOMOKE CRAPE MYRTLE	1 GAL		12"	12"	AS SHOWN	WELL-BRANCHED, DENSE, MATCHED
	SBL	22	SPIRAEA X BUMALDA `LIMEMOUND` TM / LIMEOUND SPIREA	CONT.		12"	12"	AS SHOWN	WELL-BRANCHED, DENSE, MATCHED
EVERGREEN SHRUBS									
	AG4	32	AZALEA SATSUKI HYBRID `GUMPO WHITE` / GUMPO WHITE! AZALEA	CONT.		12"	12"	3` O.C.	DENSE, FULL, MATCHED
	AR	51	ABELIA X `ROSE CREEK` / ROSE CREEK ABELIA	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	BG	24	BUXUS X `GREEN MOUNTAIN` / BOXWOOD	CONT.		30"	24"	AS SHOWN	FULL TO GROUND, DENSE, GOOD PYRAMIDAL SHAPE
	BMW	107	BUXUS MICROPHYLLA `WINTER GEM` / GLOBE WINTER GEM BOXWOOD	CONT.		12"	12"	3` O.C.	WELL-BRANCHED, DENSE, MATCHED
	IC3	27	ILEX CORNUTA `CARISSA` / CARISSA HOLLY	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	ICH	126	ILEX CRENATA `HOOGENDORN` / HOOGENDORN JAPANESE HOLLY	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	IC5	6	ILEX CRENATA `STEEDS` / STEEDS JAPANESE HOLLY	CONT.		30"	18"	4` O.C.	DENSE, FULL, MATCHED
	JB3	10	JUNIPERUS SCOPULORUM `BLUE ARROW` / BLUE ARROW JUNIPER	CONT.		12"	12"	2` O.C.	DENSE, FULL, MATCHED
	JPS	31	JUNIPERUS X PFITZERIANA `SEA GREEN` / SEA GREEN JUNIPER	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED
	NL	57	NANDINA DOMESTICA `LEMON LIME` / LEMON LIME NANDINA	CONT.		12"	12"	4` O.C.	DENSE, FULL, MATCHED
	TD2	17	TAXUS X MEDIA `DENSIFORMIS` / DENSE YEW	CONT.		12"	12"	5` O.C.	DENSE, FULL, MATCHED
	TH	44	TAXUS X MEDIA `HICKSII` / HICKS YEW	CONT.		12"	12"	4` O.C.	DENSE, FULL, MATCHED
	VD2	11	VIBURNUM OBOVATUM `DENSA` / DWARF WALTER'S VIBURNUM	CONT.		12"	12"	AS SHOWN	DENSE, FULL, MATCHED

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

LANDSCAPE NOTES

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



UTILITY BOX SCREENING
NOT TO SCALE

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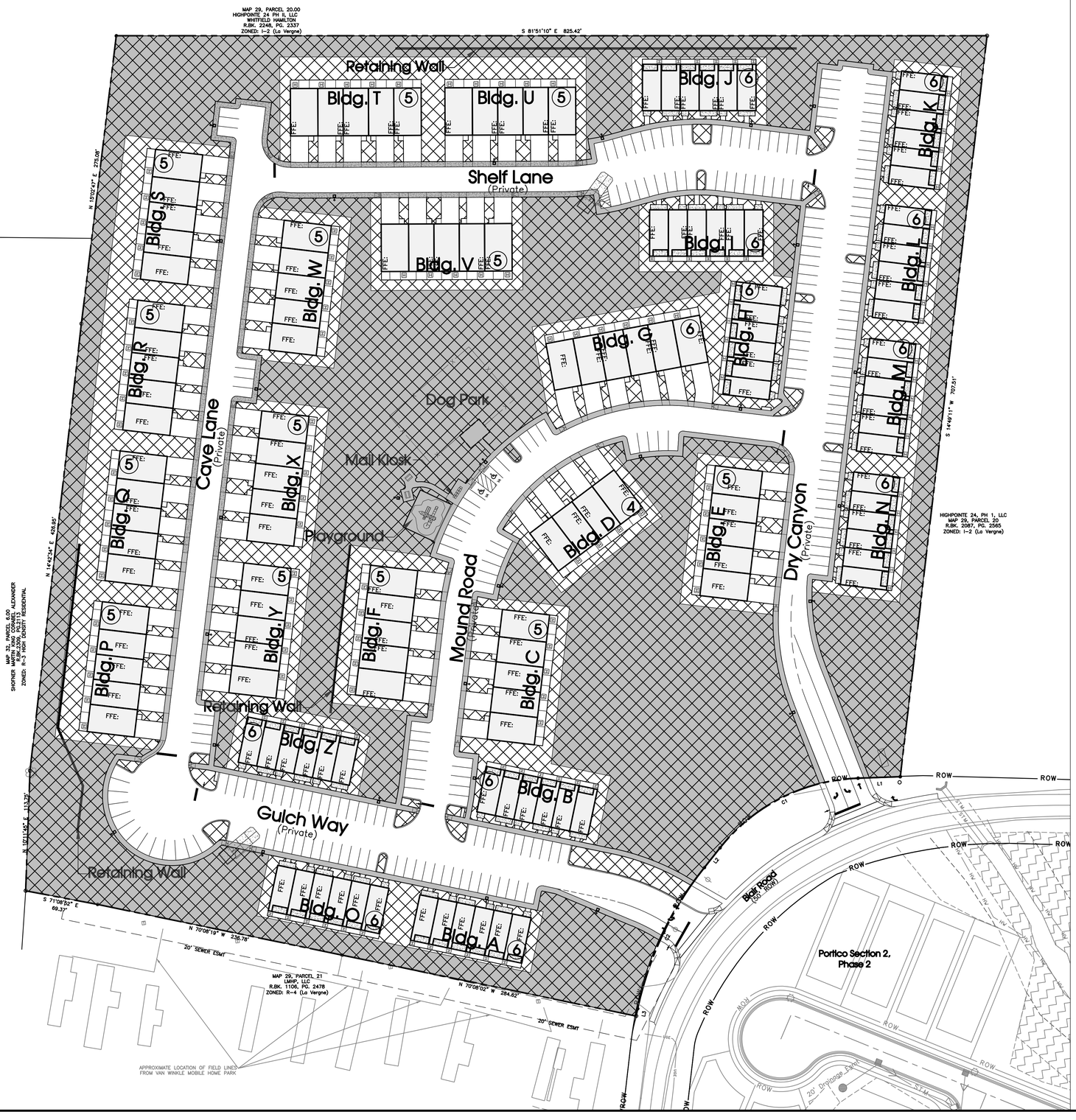
Blair Ridge
La Vergne, Tennessee

REVISED:
DRAWN: SWL
DATE: 02-26-2024
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: N/A
JOB NO. 19258

Landscape Details & Notes

SHEET: L2.0



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

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

OPEN SPACE

LANDSCAPE SURFACE AREA

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

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

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SEC, Inc.
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STEVEN S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, TENNESSEE 371
Not Valid Without Signature and Seal

Blair Ridge
La Vergne, Tennessee

REVISED:

DRAWN: SWL
DATE: 02-26-2024
CHECKED: RSM
FILE NAME: 19258Project_LA
SCALE: 1" = 50'
JOB NO. 19258

Landscape Surface Area Plan

SHEET: L3.0

BLAIR RIDGE

PHOTOMETRIC PLAN

PLAN NOTES:

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

LIGHTING SCHEDULE NOTES

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

PRIVATE DRIVES AND SIDEWALKS	
AVERAGE FOOT-CANDLES	1.61
MAXIMUM FOOT-CANDLES	3.0
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.07
MAXIMUM TO MINIMUM FC RATIO	15.17
AVERAGE TO MINIMUM FC RATIO	8.20

SITE BOUNDARY	
AVERAGE FOOT-CANDLES	0.05
MAXIMUM FOOT-CANDLES	0.5
MINIMUM FOOT-CANDLES	0.0

PLAYGROUND & MAIL KIOSK	
AVERAGE FOOT-CANDLES	1.29
MAXIMUM FOOT-CANDLES	2.6
MINIMUM FOOT-CANDLES	0.5
MINIMUM TO MAXIMUM FC RATIO	0.21
MAXIMUM TO MINIMUM FC RATIO	4.74
AVERAGE TO MINIMUM FC RATIO	2.36

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

50' 0' 50' 100'

SCALE: 1"= 50'

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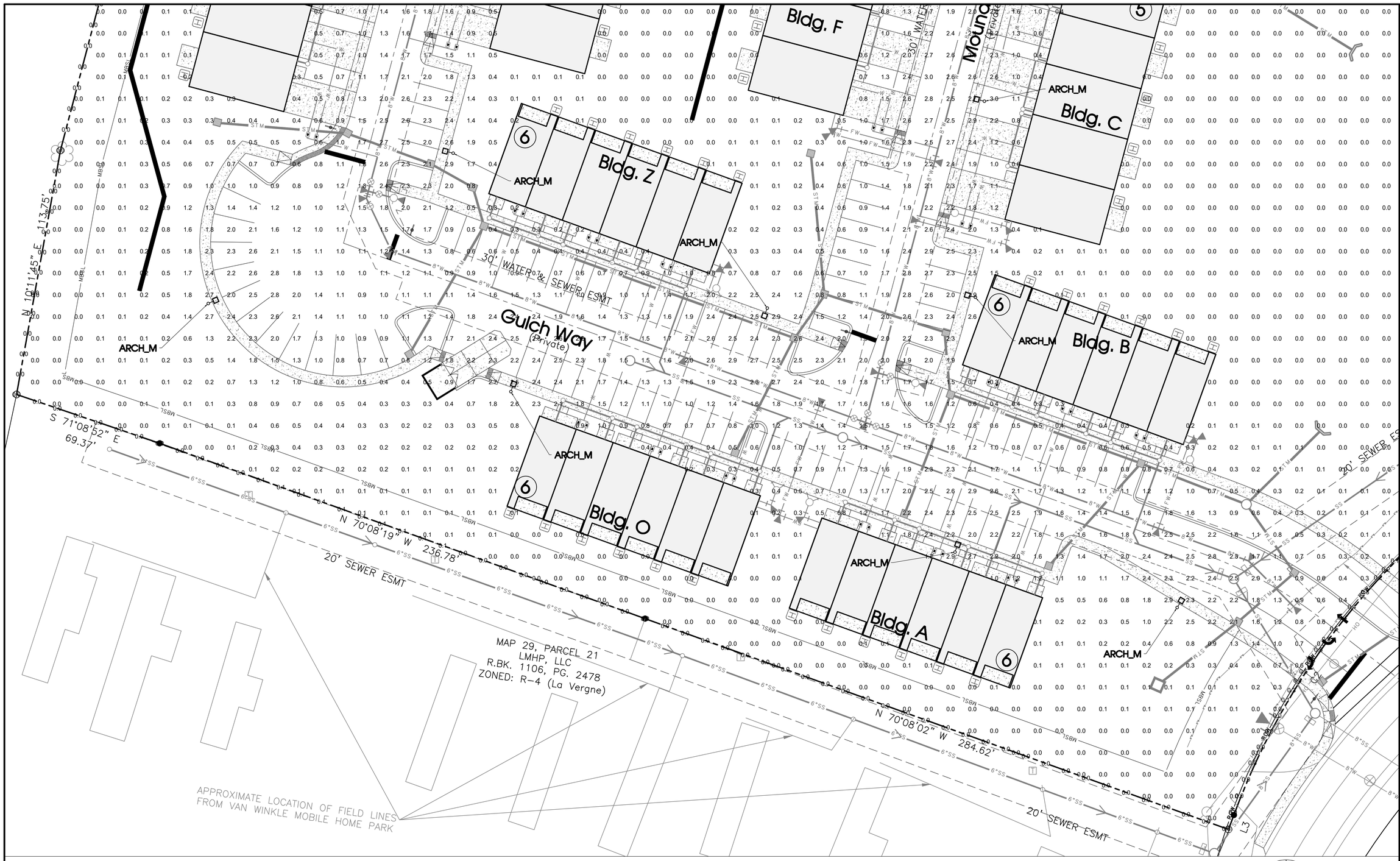
CHRISTOPHER S. MOLCHAN, 340 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Blair Ridge
LaVergne, Tennessee

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: 1" = 50'	
JOB NO. 19258	
SHEET: PH 1.0	

Photometric Plan



Know what's **below.**
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N

20' 0 20' 40'

SCALE: 1"= 20'

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LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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STEPHEN R. MOLCHAN, 0142 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE
RACHEL S. MOLCHAN, 3317 REGISTERED LANDSCAPE ARCHITECT STATE OF TENNESSEE

Blair Ridge
LaVergne, Tennessee

Photometric Plan

REVISED:

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

SHEET: PH 1.1

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STEVEN W. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, No. 328, LANDSCAPE ARCHITECT

Know what's below. Call before you dig.

N

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

Blair Ridge
LaVergne, Tennessee

Photometric Plan

REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19258project_PH	
SCALE: 1" = 20'	
JOB NO. 19258	
SHEET: PH 1.2	

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

N 15°02'47" E 275.08'

S 81°51'10" E 825.42'

Bldg. T

Bldg. U

Bldg. J

Bldg. S

Bldg. W

Bldg. V

Bldg. I

Bldg. R

ARCH_M

Shell Lane
(Private)

30' WATER & SEWER ESMT

30' WATE

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

N

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

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LANDSCAPE ARCHITECTURE
SEC, Inc.
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THOMAS MOLCHAN, JR. — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — No. 120143
GREGORY A. STEVENS — REGISTERED LANDSCAPE ARCHITECT — STATE OF TENNESSEE — No. 001004

Blair Ridge
LaVergne, Tennessee

Photometric Plan

REVISED:

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

SHEET: PH 1.3

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STEPHEN W. MOCHAN, REGISTERED ENGINEER, TENNESSEE
REVISED: 3-6-24 Per Comments
PROJECT MANAGER, TENNESSEE REGISTERED LANDSCAPE ARCHITECT

Blair Ridge

LaVergne, Tennessee

Photometric Plan

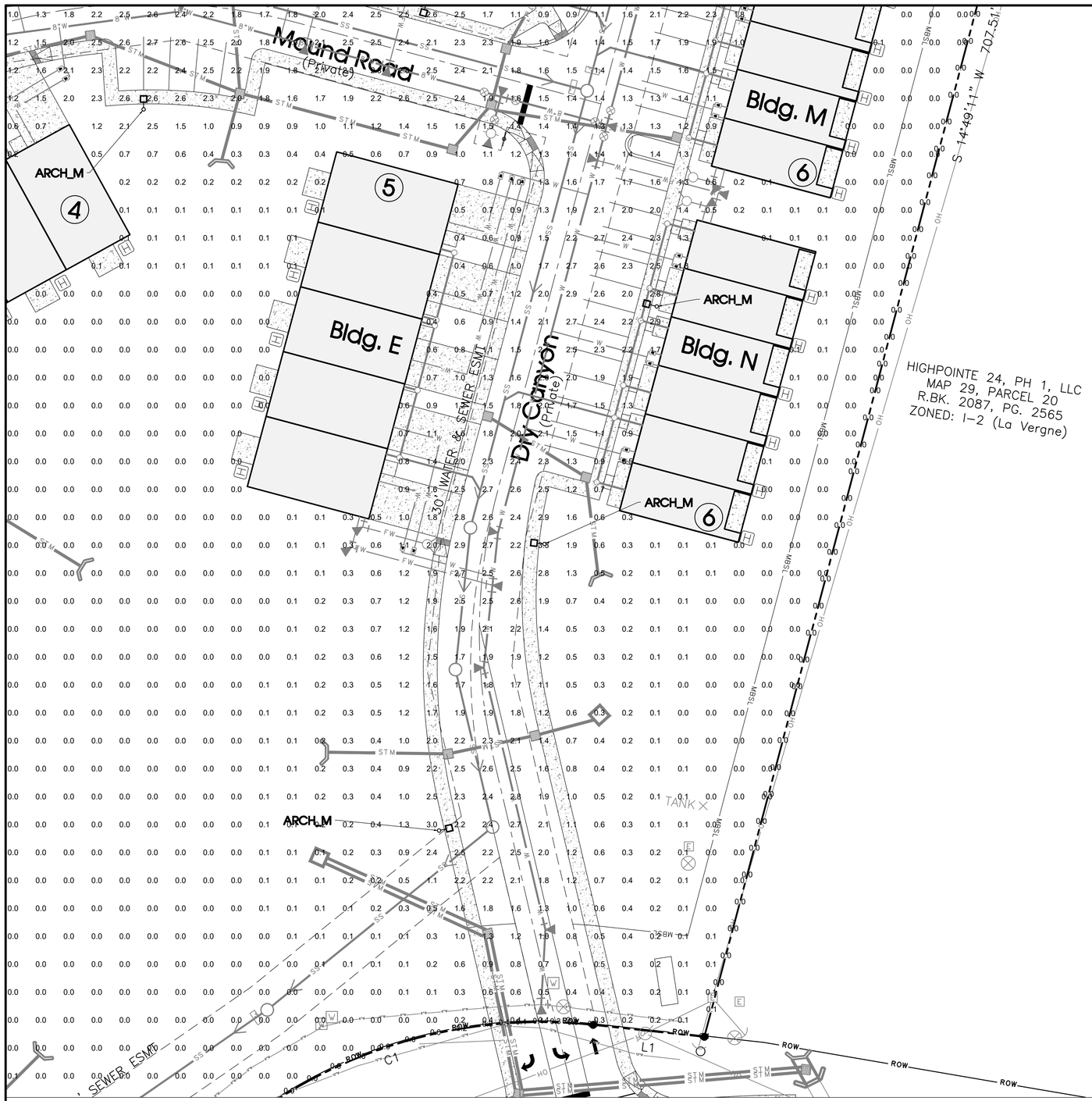
REVISED:

DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19258project_PH
SCALE: 1" = 20'
JOB NO. 19258
SHEET: PH 1.4

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

N

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



SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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STEPHEN MOUCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE

REVISED:

Blair Ridge

LaVergne, Tennessee

Photometric Plan

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

SHEET: PH 1.5

Know what's below. Call before you dig.

N

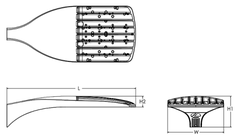
20' 0 20' 40'
SCALE: 1"= 20'

D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

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

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

Ordering Information

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

DSX1 LED

Series	LEDs	Color temperature[2]	Color Rendering Index[3]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)	70CRI	AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[4]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[5,6]	SPA Square pole mounting (A8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[7,8]	RPA Round pole mounting (A8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[9]		SPAS Square pole mounting #5 drilling[9]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare[9]	BLC4 Type IV backlight control[9]		RPAS Round pole mounting #5 drilling[9]
	P5	**Rotated optics**	80CRI	T4M Type IV medium			SPABN Square narrow pole mounting #8 drilling
	P10[9] P12[9]	27K 2700K	80CRI	T4LG Type IV low glare[9]	LCCO Left corner cutoff[9]		WBA Wall bracket[10]
	P11[9] P13[9]	30K 3000K	80CRI	TFTM Forward throw medium	RCCO Right corner cutoff[9]		
		35K 3500K	80CRI				
		40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately)[11,21]	**Shipped installed**	SPDXUNV 20KV surge protection	DDBXD Dark Bronze	
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,12,20,21]	FAO Field adjustable output[13,21]	HS Houseside shield (black finish standard)[22]	DBLXD Black		
PIR High/low, motion/ambient sensor, 8–40' mounting height, ambient sensor enabled at 2fc[11,20,21]	BL30 Bi-level switched dimming, 30%[16,21]	L90 Left rotated optics[1]	DNAXD Natural Aluminum		
PER NEMA twist-lock receptacle only (controls ordered separately)[11]	BL50 Bi-level switched dimming, 50%[16,21]	R90 Right rotated optics[1]	DWHXD White		
PERS Five-pin receptacle only (controls ordered separate)[11,21]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]	CCE Coastal Construction[18]	DDBTXD Textured dark bronze		
	DS Dual switching[9,19,21]	**Shipped separately**	EGSR External Glare Shield (reversible, field install required, matches housing finish)	DBLBXD Textured black	
		BSDB Bird Spikes (field install required)		DNATXD Textured natural aluminum	
				DWHGXD Textured white	

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Project		Catalog #		Type	
Prepared by		Notes		Date	

Streetworks

Archeon Medium

Roadway Luminaire

Product Features

Light Advisor™

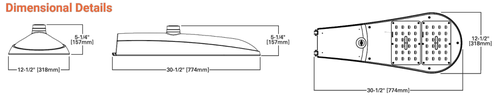
Interactive Menu
- Ordering Information page 2
- Product Specifications page 3
- Energy and Performance Data page 3

Product Certifications

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

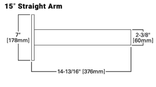
Connected Systems
- WaveLinx
- Telensa

Dimensional Details

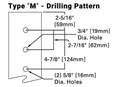


Adjustable Slipfitter Offset Arm

15° Straight Arm

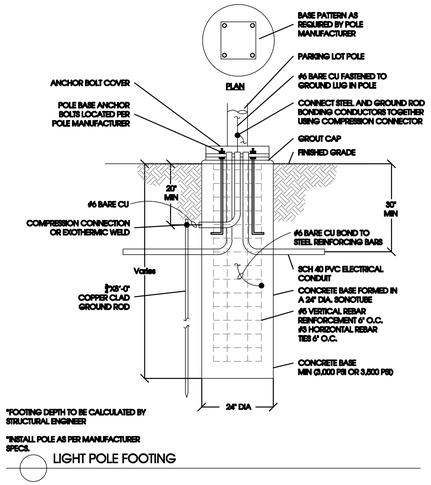


Type "M" - Drilling Pattern



LUMINAIRE SCHEDULE

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



*FOOTING DEPTH TO BE CALCULATED BY STRUCTURAL ENGINEER

*INSTALL POLE AS PER MANUFACTURER SPECS.

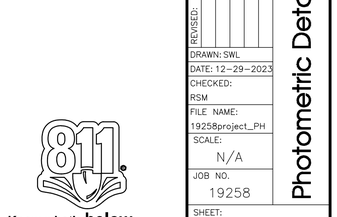
LIGHT POLE FOOTING

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

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

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

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



Blair Ridge

LaVergne, Tennessee

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

Photometric Details & Notes

SHEET: PH 2.0

Blair Ridge

LaVergne, Tennessee
Segmental Block Retaining Walls
February 2, 2024

Notes For The Construction Of Retaining Wall(s)

GENERAL NOTES

1. THE DESIGN IS BASED ON SPECIFIC SEGMENTAL RETAINING WALL (SRW) UNIT PROPERTIES. THE USE OF ANY MATERIALS OTHER THAN THESE SPECIFIED HEREIN SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL.
2. THE WALL CONTRACTOR AND/OR CEI (CONSTRUCTION ENGINEER INSPECTION) STAFF SHALL VERIFY ALL CONDITIONS, GRADES, DIMENSIONS, AND TOPOGRAPHIC INFORMATION PRIOR TO CONSTRUCTION. IF THE WALL CONTRACTOR AND/OR CEI STAFF DISCOVERS ANY ERRORS, OMISSIONS, OR DISCREPANCIES, THEY SHALL CONTACT THE DESIGN PROFESSIONAL (UES). THE DESIGN PROFESSIONAL WILL THEN ISSUE INSTRUCTIONS AS TO HOW TO PROCEED.
3. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR OBSERVING ALL APPLICABLE SAFETY LAWS AND REGULATIONS, INCLUDING BY NOT LIMITED TO SHORING, GUARDRAILS AND/OR FENCING, TEMPORARY EXCAVATION, LOCAL BUILDING CODES AND REGULATIONS, ETC.
4. EXCAVATION FOR CURB AND GUTTER, FENCING, GUARDRAILS, UTILITIES, AND FOUNDATIONS SHALL BE COORDINATED WITH WALL CONSTRUCTION AND SHALL BE COMPLETED WITHOUT DAMAGE TO THE WALL SYSTEM.
5. THE OWNER/CEI ENGINEER SHALL PROVIDE TESTING IN ACCORDANCE WITH THE SPECIAL INSPECTIONS REQUIREMENTS OF IBC AND ITEMS LISTED HEREIN. THE CEI ENGINEER SHALL MAINTAIN RESPONSIBILITY FOR WALL CERTIFICATION (IF REQUIRED) TO THE PROVIDED PLANS AND SPECIFICATIONS.
6. DRAWINGS ARE SPECIFIC TO THE PROJECT. ANY PARTY ACCEPTING THESE DOCUMENTS DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF UES.
7. CONSTRUCTION AND INSPECTION OF THE SRW SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE BLOCK MANUFACTURER, THE ELEVATION VIEW, DETAIL(S), AND THE SPECIFICATIONS.
8. INSTALLATION OF UTILITIES IN THE REINFORCEMENT ZONE SHALL BE COORDINATED WITH WALL CONSTRUCTION.
9. DIFFERENTIAL SETTLEMENT OF STRUCTURES ABOVE THE WALL SHALL BE ADDRESSED BY THE GEOTECHNICAL ENGINEER.
10. DESIGN ELEVATIONS ARE BASED ON THE PROVIDED FILES FOR THE PROJECT. UES SHALL NOT BE LIABLE FOR DISCREPANCIES DUE TO PROVIDED FILES OR ANY REVISIONS TO THE SITE GRADES AFTER THESE FILES ARE PROVIDED.

DESIGN INFORMATION

1. DESIGN STANDARDS: FHWA-NHI-00-043
   IBC 2018
   NCMA DESIGN MANUAL FOR SEGMENTAL WALLS - 3RD EDITION
2. GEOTECHNICAL REPORT: REPORT OF LIMITED GEOTECHNICAL EXPLORATION NO. 31-231450 BY GEOSERVICES, LLC.
   THE ONSITE TESTING FIRM SHALL CONFIRM THAT THE SOIL PARAMETERS UTILIZED IN THE DESIGN ARE CONSISTENT WITH THE SITE CONDITIONS.
3. SURCHARGE & GEOMETRY: THE RETAINING WALLS WERE DESIGNED WITH THE SLOPES AND SURCHARGES LISTED IN TABLE 1 ON THIS SHEET.
   IF DISCREPANCIES ARE FOUND TO EXIST BETWEEN THE FIELD CONDITIONS AND THE DESIGN CONDITIONS, THE DESIGN ENGINEER SHALL BE NOTIFIED TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED PRIOR TO BEGINNING WALL CONSTRUCTION.
4. SOIL PROPERTIES:

SOIL	EFFECTIVE FRICTION	UNIT WEIGHT	COHESION	NOTES
REINFORCED (DGA)	PHI (ϕ') = 35 DEGREES	GAMMA (γ) = 135 PCF	C = 0 PSF	ALL WALLS
RETAINED (CLAY)	PHI (ϕ') = 26 DEGREES	GAMMA (γ) = 120 PCF	C = 0 PSF	ALL WALLS
FOUNDATION (CLAY)	PHI (ϕ') = 26 DEGREES	GAMMA (γ) = 120 PCF	C = 100 PSF	ALL WALLS

5. ALLOWABLE BEARING PRESSURE: VARIES; SEE WALL PROFILES (TO BE EVALUATED PRIOR TO CONSTRUCTION BY TESTING COMPANY)
6. GEOGRID COVERAGE PERCENTAGE: 100%
7. MINIMUM FACTORS OF SAFETY:

	STATIC
GEOGRID STRENGTH	1.5
GEOGRID PULLOUT	1.5
BASE SLIDING	1.5
OVERTURNING	2.0
BEARING	3.0
GLOBAL	1.3

8. MATERIALS:

BLOCK TYPE	ANCHOR DIAMOND PRO
GRID TYPE	GEOSTAR HP200 OR APPROVED EQUAL
NON-WOVEN GEOTEXTILE	GEOTEX 8 OZ

9. REINFORCED BACKFILL REQUIREMENTS:

ALL REINFORCED BACKFILL SHALL MEET THE THE SOIL STRENGTH REQUIREMENTS IN NOTE 4 ABOVE, THE REQUIREMENTS OUTLINED IN THE REINFORCED FILL MATERIAL REQUIREMENTS TABLE BELOW, THE RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) BEST PRACTICES GUIDE FOR REINFORCED BACKFILL, MUST HAVE A USCS DESIGNATION OF GP, GW, SW, SP, OR SM, EACH PROPOSED REINFORCED BACKFILL MATERIAL SHALL BE SUBJECTED TO GRADATION ANALYSIS AND ATTERBERG LIMITS DETERMINATIONS PRIOR TO THE BEGINNING OF CONSTRUCTION ON EACH WALL, EACH TIME THERE IS AN APPARENT MATERIAL CHANGE, OR A MINIMUM OF ONCE PER WEEK, WHICHEVER OCCURS FIRST. MATERIAL WHICH HAS NOT BEEN TESTED AND APPROVED SHALL NOT BE PLACED IN THE REINFORCEMENT ZONE UNTIL TESTING IS COMPLETE AND THE MATERIAL HAS BEEN APPROVED BY GEOSERVICES. IF UNTESTED/UNAPPROVED MATERIAL IS PLACED IN THE REINFORCED ZONE, THESE MATERIALS SHALL BE REMOVED AND REPLACED WITH TESTED AND APPROVED MATERIALS. GEOSERVICES SHALL NOT BE LIABLE FOR UNTESTED/UNAPPROVED MATERIALS WHICH HAVE BEEN PLACED IN THE REINFORCED ZONE.

REINFORCED FILL MATERIAL REQUIREMENTS

Wall Height (FT)			Plasticity Requirements		Gradation Requirements			
					Sieve Size			
			LL	PI	1"	No. 4	No. 40	No. 200
					Percent Passing			
0 <	H	≤ 10	< 40	< 20	100	20-100	0-60	0-35
10 <	H	≤ 20		< 6	100	20-100	0-60	0-35
	H	> 20		< 6	100	20-100	0-60	0-15

*NOTE: THIS INFORMATION PROVIDED BY THE "SEGMENTAL RETAINING WALLS BEST PRACTICES GUIDE FOR THE SPECIFICATION, DESIGN, CONSTRUCTION, AND INSPECTION OF SRW SYSTEMS" BY THE NATIONAL CONCRETE MASONRY ASSOCATION (NCMA).

Table 1 - Wall Slopes and Surcharges

Wall ID	Stations	Backslope (H:V)	Toe Slope (H:V)	Surcharge (PSF)	Surcharge Type
A	ALL	3:1	3:1	50	Landscape
B	ALL	3:1	3:1	50	Landscape
C	ALL	Flat	3:1	50	Landscape

INSTALLATION NOTES

1. BASE LEVELING PAD MATERIAL
   a. LEVELING PAD MATERIAL SHALL CONSIST OF DENSE-GRADED LIMESTONE AGGREGATE OR LEAN CONCRETE PLACED TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES AND EXTEND LATERALLY A MINIMUM OF 6 INCHES IN FRONT OF AND BEHIND THE MODULAR WALL UNITS. LEVELING PAD SHALL BE PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE CONCRETE UNITS.
   b. DENSE-GRADED AGGREGATE SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR MAXIMUM DRY DENSITY PER ASTM D-698 WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT TO ENSURE A LEVEL HARD SURFACE ON WHICH TO PLACE THE FIRST COURSE OF BLOCKS.
2. DRAINAGE
   a. A 4" PERFORATED DRAINAGE PIPE SHALL BE INSTALLED AT THE BASE OF THE RETAINING WALL AS SHOWN ON THE TYPICAL CROSS-SECTIONS AND SHALL BE SLOPED TO DRAIN AT 1% MINIMUM. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING PIPE CONTINUOUS ALONG THE ENTIRE LENGTH OF THE WALL. THE PERFORATED DRAIN PIPE SHALL BE CONNECTED TO OUTLETS INSTALLED THROUGH THE FACING UNITS. THE OUTLET PIPES SHALL EXTEND TO THE EXTERIOR OF THE WALL FACE AT ALL LOW POINTS AND/OR A MINIMUM OF EVERY 20 LINEAR FEET, WHICH EVER IS LESS. THE OUTLET PIPES SHALL BE SLOPED TO DRAIN TOWARDS THE EXTERIOR WALL FACE AT 1% MINIMUM. THE OUTLET PIPES SHALL BE SOLID PVC PIPE IN ACCORDANCE WITH ASTM D-3034 OR CORRUGATED HDPE PIPE IN ACCORDANCE WITH ASTM D-1248.
   b. OPEN-GRADED STONE SHALL BE PLACED IMMEDIATELY BEHIND THE FACING UNITS AS SHOWN IN THE TYPICAL RETAINING WALL CROSS-SECTION IN THESE PLANS. THE OPEN-GRADED STONE SHALL BE WRAPPED WITH A NON-WOVEN GEOTEXTILE FABRIC AS SHOWN. WHERE SEAMS EXIST IN THE GEOTEXTILE FARBIC, THE GEOTEXTILE FABRIC SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES.
   c. DENSE-GRADED AGGREGATE SHALL BE BACKFILLED BEHIND THE INITIAL COURSE(S) OF WALL UNITS TO THE ELEVATION OF THE FINAL FINISHED GRADE AT THE BOTTOM OF THE WALL. THIS DENSE-GRADED AGGREGATE BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY PER ASTM D-698 WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT. THE TOP SURFACE OF THE OPEN-GRADED AGGREGATE BACKFILL SHALL BE SLOPED TO DRAIN AT 1% MINIMUM TOWARDS THE WALL FACE AT ALL TIMES.
   d. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN THE SURFICIAL SOIL, RETAINED SOIL, AND THE REINFORCED FILL AS SHOWN ON THE TYPICAL WALL CROSS-SECTIONS. WHERE SEAMS EXIST IN THE GEOTEXTILE FABRIC, THE GEOTEXTILE SHALL BE OVERLAPPED A MINIMUM OF 24 INCHES.
   e. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL GRADE THE SURFACE OF THE LAST LIFT OF RETAINED SOIL AWAY FROM THE FACE AND COMPACT TO PREVENT WATER FROM PONDING AND/OR FLOWING OVER THE WALL FACE.
   f. THE CONTRACTOR SHALL INSTALL TEMPORARY SOIL BERMS AND DRAINAGE DITCHES AS NECESSARY TO DIVERT WATER AWAY FROM THE WALLS.
3. MODULAR UNIT INSTALLATION
   a. FIRST COURSE OF WALL FACING UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROXIMATE LINE AND GRADE WITH THE AESTHETIC SURFACE FACING OUT AND THE FRONT EDGES TIGHT TOGETHER. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.
   b. PLACE THE FRONT OF UNITS SIDE BY SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH THE BLOCK MANUFACTURER'S RECOMMENDATIONS.
   c. INSTALL SHEAR / CONNECTING DEVICES PER THE MANUFACTURER'S RECOMMENDATIONS (IF APPLICABLE).
   d. THE BACKFILL IN FRONT AND IN BACK OF ENTIRE BASE ROW SHALL BE PLACED AND COMPACTED TO FIRMLY LOCK THEM IN PLACE. CHECK ALL UNITS AGAIN FOR LEVEL AND ALIGNMENT. ALL EXCESS MATERIAL SHALL BE SWEPT FROM TOP OF UNITS.
   e. INSTALL NEXT COURSE OF WALL UNITS ON TOP OF BASE ROW. POSITION BLOCKS TO BE OFFSET FROM SEAMS OF BLOCKS BELOW IN A RUNNING BOND PATTERN. CHECK EACH BLOCK FOR PROPER ALIGNMENT AND LEVEL.
   f. INSTALL EACH SUBSEQUENT COURSE IN LIKE MANNER. REPEAT PROCEDURE TO THE EXTENT OF THE WALL HEIGHT.
   g. CAP UNITS SHALL BE GLUED TO THE UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER AND CONFORMS TO ASTM 2339.
4. BACKFILL PLACEMENT
   a. THE BACKFILL MATERIAL USED IN THE REINFORCED ZONE SHALL BE THE REINFORCED BACKFILL DESIGNATED IN THE SOIL PROPERTIES OF THE DESIGN INFORMATION. ANY CHANGES IN THE BACKFILL MATERIALS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BACKFILL PLACEMENT.
   b. BACKFILL MATERIALS SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK OR WRINKLES IN THE GEOGRID, INSTALLATION DAMAGE, AND WITHOUT DISPLACING THE GEOGRID OR WALL FACING UNITS.
   c. BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES WHERE HAND COMPACTION IS USED, OR 8 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS NEEDED.
   d. DENSE GRADED BACKFILL MATERIALS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698.
   e. OPEN-GRADED BACKFILL MATERIALS SHALL BE CONSOLIDATED BY MAKING A MINIMUM OF 4 PASSES OVER THE AREA USING A VIBRATORY PLATE COMPACTOR OR UNTIL A NON-YIELDING SURFACE IS ACHIEVED (NO DOWNWARD MOVEMENT OF STONE).
   f. ONLY LIGHTWEIGHT HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET FROM THE TAIL OF THE FACING UNITS. COMPACTION EQUIPMENT BEYOND 3 FEET FROM THE FACE SHALL NOT EXCEED 8 TONS IN WEIGHT.
   g. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOGRID REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES IS REQUIRED PRIOR TO THE OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOGRID.
   h. RUBBER TIRED EQUIPMENT MAY PASS OVER GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 5 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.
   i. WALL SYSTEM SHALL NOT EXTEND MORE THAN 5 FEET ABOVE PROPOSED GRADE AT THE FRONT OF THE WALL WITHOUT BACKFILLING TO THE SPECIFIED GRADE AND INCLINATION AT THE TOE OF THE WALL. BACKFILL SHOULD BE PLACED AS SOON AS REASONABLY POSSIBLE.
5. GEOGRID INSTALLATION
   a. GEOGRID SHALL BE PLACED WITH THE STRONGEST AXIS PERPENDICULAR TO THE WALL FACE. THE GEOGRID LAYERS SHALL BE PULLED TAUT PRIOR TO FILL PLACEMENT. THE GEOGRID LAYERS SHALL BE PLACED WITH AN ALLOWABLE TOLERANCE OF PLUS OR MINUS THREE INCHES FROM THE DESIGN ELEVATIONS.
   b. THE MINIMUM LENGTHS OF THE REINFORCEMENT LAYERS (GEOGRID EMBEDMENT LENGTHS - L) ARE SHOWN ON THE WALL PROFILE.
   c. WHERE OVERLAP IS NECESSARY, A MINIMUM OF THREE INCHES OF BACKFILL SHOULD BE PLACED BETWEEN THE GEOGRID LAYERS.
   d. GEOGRID REINFORCEMENTS SHALL BE CONTINUOUS THROUGH THEIR EMBEDMENT LENGTHS AND PLACED SIDE-BY-SIDE TO PROVIDE 100% COVERAGE AT EACH LEVEL. ONLY CONTINUOUS LENGTHS OF GEOGRID SHALL BE USED TO DEVELOP THE REINFORCEMENT LENGTH. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOGRID OR GAPS BETWEEN ADJACENT PIECES OF GEOGRID SHALL NOT BE PERMITTED.
   e. MEASURES SHALL BE IMPLEMENTED TO PROTECT THE GEOGRID AT THE BACK EDGE OF THE FACING UNITS TO PREVENT DAMAGE TO THE GEOGRID BY ALL SHARP EDGES.
   f. INSTALLED GEOGRIDS OR PORTIONS OF GEOGRIDS SHALL NOT BE CUT, DAMAGED, OR REMOVED DURING SUBSEQUENT CONSTRUCTION OPERATIONS. ANY EXCAVATION CONDUCTED IN THE REINFORCED ZONE MUST BE DONE WITHOUT DAMAGING THE GEOGRID LAYERS. UTILITIES TO BE PLACED WITHIN THE REINFORCED ZONE OF THE WALL SHALL BE COORDINATED BY THE CONTRACTOR. THE ENGINEER SHALL BE CONTACTED IF THERE ARE ANY QUESTIONS.
6. AS-BUILT CONSTRUCTION TOLERANCES
   a. VERTICAL ALIGNMENT: +/- 1.25 INCHES OVER ANY 10 FOOT DISTANCE.
   b. WALL BATTER: WITHIN 2 DEGREES OF DESIGN BATTER.
   c. HORIZONTAL ALIGNMENT: +/- 1.5 INCHES OVER ANY 10 FOOT DISTANCE. CORNERS, BENDS, CURVES +/- 1 FOOT TO THEORETICAL LOCATION.
   d. MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 1/8 INCH.
7. MINIMUM REQUIRED MECHANICALLY STABILIZED EARTH (MSE) WALL INSPECTIONS
   a. THE INSPECTIONS LISTED IN NOTE C BELOW ARE REQUIRED TO RECEIVE A CERTIFICATE OF COMPLETION.
   b. THE INSPECTOR'S RESPONSIBILITIES INCLUDE VERIFYING THE FOLLOWING:

(I)	WALL UNIT IDENTIFICATION AND COMPRESSIVE STRENGTH	ONCE PER WALL PRIOR TO CONSTRUCTION (FOUNDATION EXCAVATION MAY NOT BEGIN UNTIL THIS DOCUMENTATION IS RECEIVED)
(II)	FOUNDATION PREPARATION AND BEARING CAPACITY	ONCE PER WALL SECTION PRIOR TO STONE PLACEMENT (LEVELING PAD INSTALLATION MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(III)	LEVELING PAD COMPACTION	ONCE PER WALL SECTION (BLOCK PLACEMENT MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(IV)	UNIT PLACEMENT INCLUDING ALIGNMENT, SIZE, AND INCLINATION	ONCE PER DAY (FURTHER VERTICAL WALL CONSTRUCTION MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(V)	GEOSYNTHETIC REINFORCEMENT TYPE AND PLACEMENT	ONCE PER DAY (FURTHER VERTICAL WALL CONSTRUCTION MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(VI)	INITIAL REINFORCED FILL GRADATION	ONCE FOR EACH PROPOSED BACKFILL MATERIAL
(VII)	BACKFILL PLACEMENT AND COMPACTION	CONTINUOUS (EVERY 20-40 YARDS; FURTHER VERTICAL WALL CONSTRUCTION MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(VIII)	DRAINAGE PROVISIONS	PERIODIC (WALL CONSTRUCTION ABOVE DRAIN PIPE MAY NOT BEGIN UNTIL THIS INSPECTION IS PERFORMED)
(IX)	REINFORCED FILL TESTING	ONCE PER WALL, AT EACH APPARENT MATERIAL CHANGE, OR ONCE PER WEEK, WHICHEVER IS GREATER (THE MATERIAL SHALL NOT PLACED IN THE REINFORCEMENT ZONE UNTIL TESTING IS COMPLETE AND THE MATERIAL IS APPROVED)

   c. CEI STAFFING MAY REQUIRE FURTHER TESTING FOR CERTIFICATION PURPOSES.
   d. EACH OF THE INSPECTION REQUIREMENTS SHALL BE TREATED AS HOLD POINTS FOR WALL CONSTRUCTION. WALL CONSTRUCTION MAY NOT CONTINUE UNTIL EACH APPROPRIATE INSPECTION HAS BEEN COMPLETED. THE INSPECTIONS ARE MANDATORY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY GEOSERVICES WHEN AN INSPECTION IS REQUIRED. IF ANY OF THE INSPECTIONS ARE NOT PERFORMED PRIOR TO THE CONTINUANCE OF WALL CONSTRUCTION,THE CONFIRMATION OF RETAINING WALL CONSTRUCTION CONFORMANCE WILL NOT BE ISSUED UNTIL THE INSPECTIONS ARE COMPLETED AND ANY DISCREPANCIES ARE ADDRESSED.

UES™

Retaining Wall Construction Notes

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

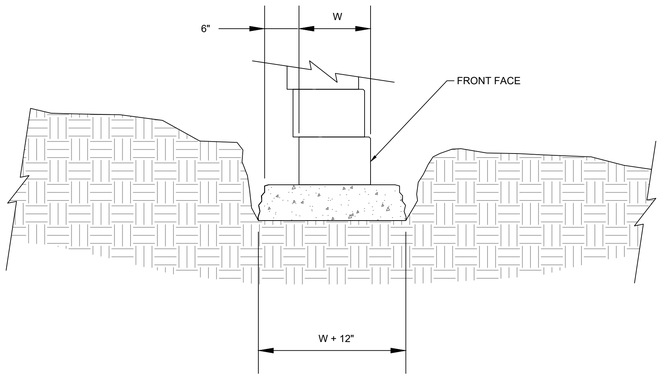
DATE: February 2, 2024

Revisions

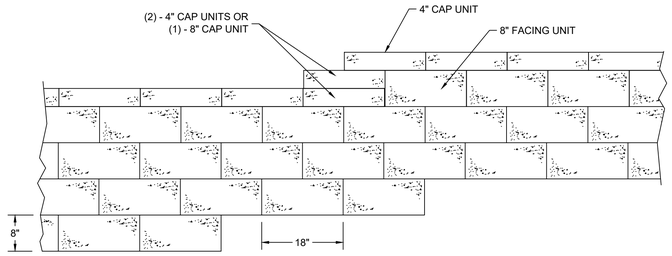
No.	Date	Description	By:
0			
1			
2			
3			
4			
5			

DRAWING: RW-0.1

PROJECT NUMBER: A24110.00091

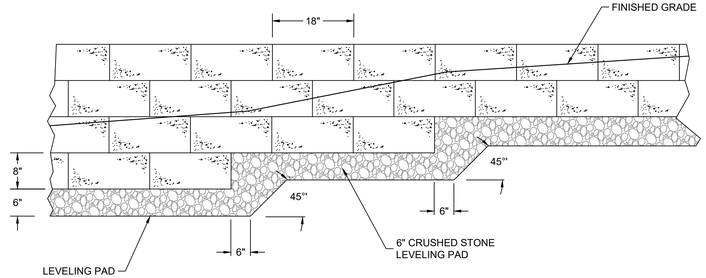


1 RW-0.2 TYPICAL LEVELING PAD EXCAVATION DETAIL
SCALE: NTS

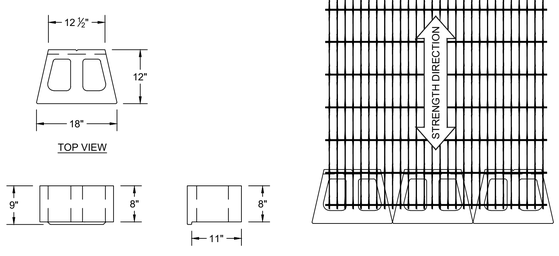


NOTE:
1 SECURE ALL CAP UNITS WITH CONCRETE ADHESIVE.

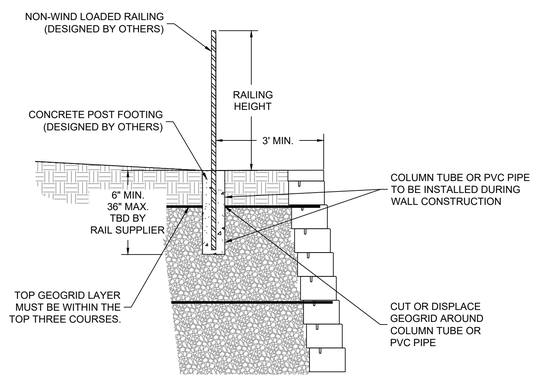
2 RW-0.2 TOP OF WALL STEP DETAIL
SCALE: NTS



3 RW-0.2 BOTTOM OF WALL STEP DETAIL
SCALE: NTS

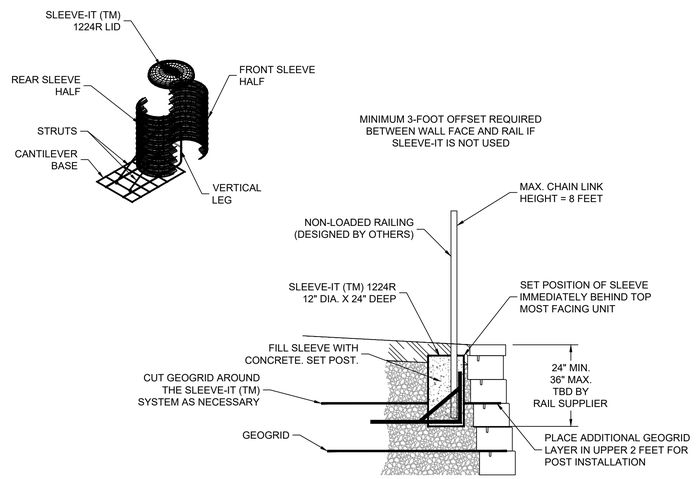


4 RW-0.2 ANCHOR DIAMOND PRO FACING UNIT DETAILS
SCALE: NTS



*NOTE:
TOP GRID LAYER SHALL BE EXTENDED 3 FEET IF THE SURFACE IS PAVED.

5 RW-0.2 POST INSTALLATION DETAIL (SONATUBE)
SCALE: NTS



6 RW-0.2 POST INSTALLATION DETAIL (SLEEVE-IT)
SCALE: NTS

UES™

Retaining Wall Construction Details

Blair Ridge
LaVergne, Tennessee

JACOB E. ERWIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124332
STATE OF TENNESSEE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

Revisions

No.	Date	Description	By:
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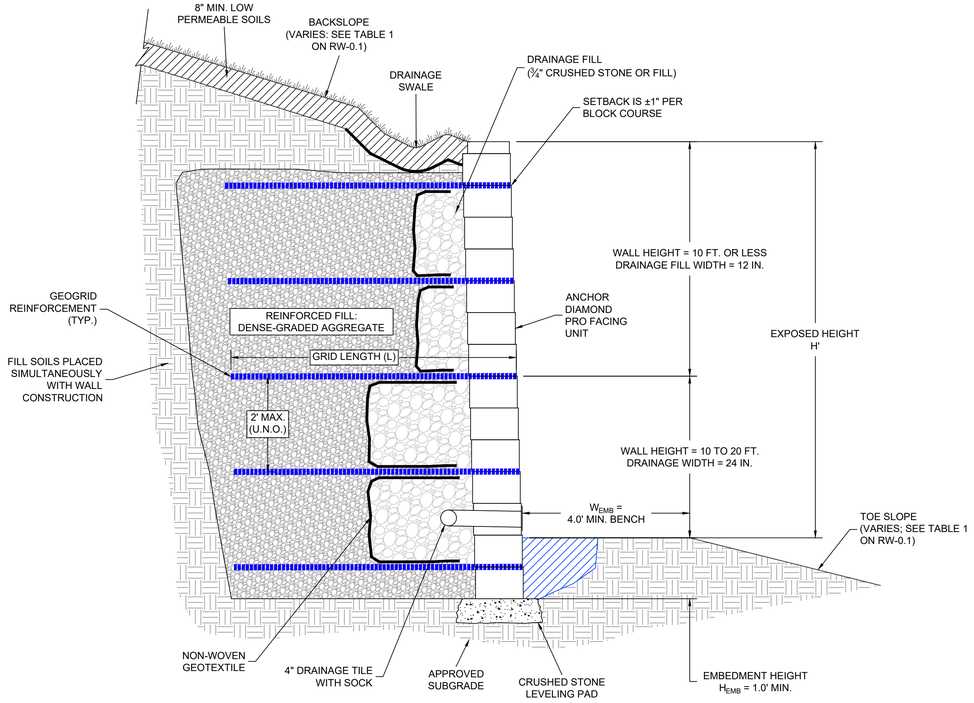
1			
2			
3			
4			
5			

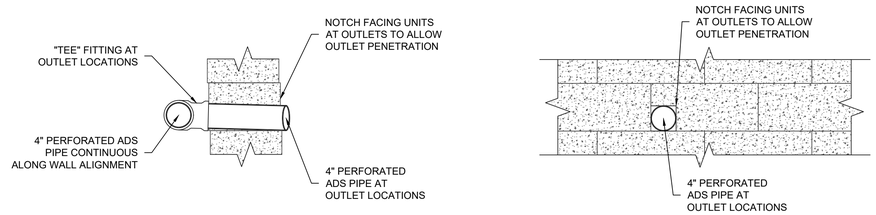
DRAWING:
RW-0.2

PROJECT NUMBER:
A24110.00091



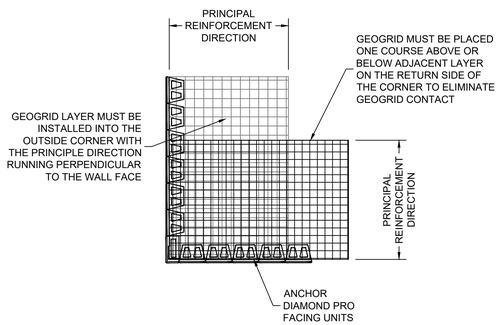
1 RW-0.3 TYPICAL WALL CROSS-SECTION
SCALE: NTS

*NOTES:
1. PERFORATED PIPE SHALL BE PREMANUFACTURED WITH PERFORATIONS PER THE PIPE MANUFACTURER SPECIFICATIONS.

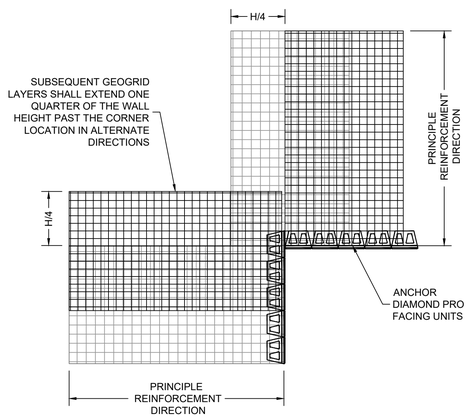


2 RW-0.3 TYPICAL DRAIN PIPE DETAIL
SCALE: NTS

*NOTES:
1. ALL CORNERS AND CURVES SHALL BE CONSTRUCTED PER THE BLOCK MANUFACTURER SPECIFICATIONS.
2. ALL INSIDES CORNERS WHICH ARE NOT 90-DEGREE CORNERS SHALL BE CONVERTED TO CURVES IN ACCORDANCE WITH THE BLOCK MANUFACTURER RECOMMENDATIONS.



OUTSIDE CORNER



INSIDE CORNER

3 RW-0.3 GEOGRID PLACEMENT AT CORNERS
SCALE: NTS

UES TM

Retaining Wall Construction Details

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124332
AGRICULTURE
COMMERCE
STATE OF TENNESSEE

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

Revisions

No.	Date	Description	By:
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DRAWING: RW-0.3

PROJECT NUMBER: A24110.00091

ESTIMATED WALL QUANTITIES											
Wall Number	Cap Area (SF)	Face Area (SF)	Total Wall Area (SF)	HP200 Area (SY)	HP300 Area (SY)	Block Infill - #57 Volume (CY)	Backfill - DGA Volume (CY)	Backfill - #57 Volume (CY)	Leveling Pad - DGA Volume (CY)	Total #57 Stone Vol. (CY)	Total DGA Vol. (CY)
A	94.00	3194.00	3288.00	2890.00	0.00	53.00	1572.00	121.00	10.00	174.00	1582.00
B	54.00	1032.00	1086.00	449.00	0.00	17.00	193.00	30.00	6.00	47.00	199.00
C	127.00	3251.00	3378.00	1423.00	0.00	54.00	635.00	122.00	14.00	176.00	649.00
TOTALS	**275.00**	**7477.00**	**7752.00**	**4762.00**	**0.00**	**124.00**	**2400.00**	**273.00**	**30.00**	**397.00**	**2430.00**

*NOTES:
1. BASE MAP AND GRADING INFORMATION PROVIDED BY:
   a. AUTOCAD FILE *"BASE-19258BlairRidge-PH1(01-25-2024).dwg"*.
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2. FOR MSE RETAINING WALL DETAILS, SEE SHEETS RW-0.2 THROUGH RW-0.3.
3. IF DISCREPANCIES ARE NOTED WITHIN THE BASE FILE, THESE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF UES TO DETERMINE IF DESIGN MODIFICATIONS ARE REQUIRED.
4. THE ESTIMATED QUANTITIES ARE NEAT QUANTITIES AND DO NOT ACCOUNT FOR OVERAGES OR WASTE. CONTRACTORS USING THESE QUANTITIES FOR BIDDING SHALL BE SOLELY RESPONSIBLE FOR CONTINGENCIES FOR OVERAGES AND WASTE.

1 RW-0.5 RETAINING WALL SITE PLAN
SCALE: 1" = 80' (24x36)
0' 80' 160'

UES TM

Retaining Wall Site Plan

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 124323
STATE OF TENNESSEE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

Revisions

No.	Date	Description	By:
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DRAWING: RW-0.5

PROJECT NUMBER: A24110.00091

ESTIMATED WALL QUANTITIES											
Wall Number	Cap Area (SF)	Face Area (SF)	Total Wall Area (SF)	HP200 Area (SY)	HP300 Area (SY)	Block Infill - #57 Volume (CY)	Backfill - DGA Volume (CY)	Backfill - #57 Volume (CY)	Leveling Pad - DGA Volume (CY)	Total #57 Stone Vol. (CY)	Total DGA Vol. (CY)
A	94.00	3194.00	3288.00	2890.00	0.00	53.00	1572.00	121.00	10.00	174.00	1582.00

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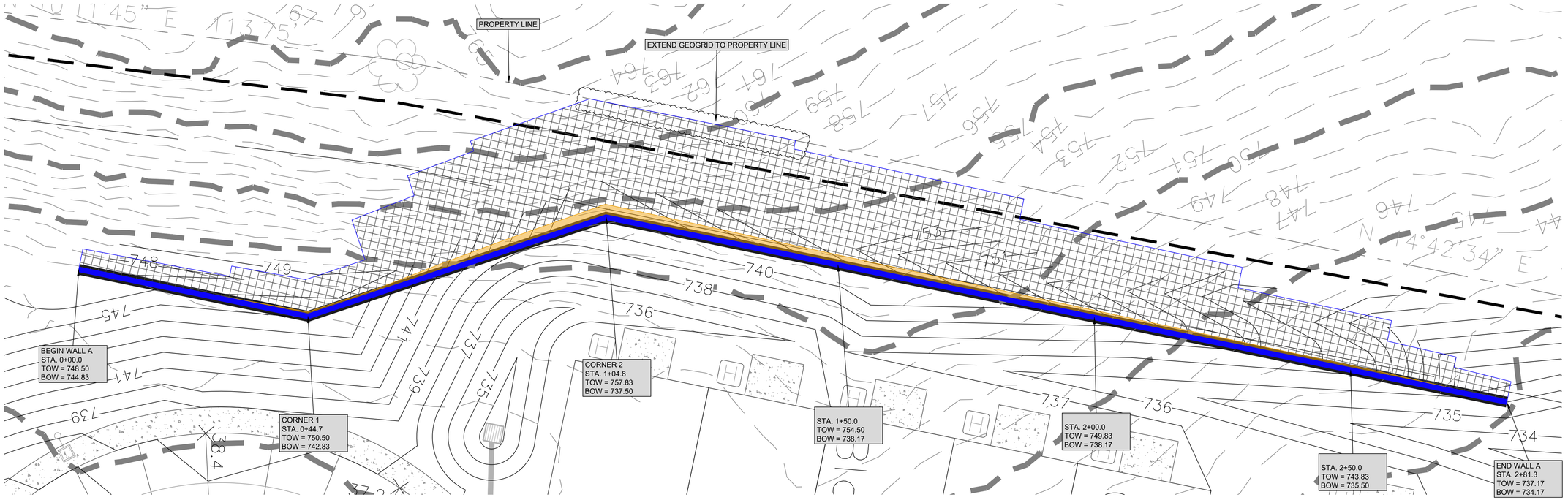
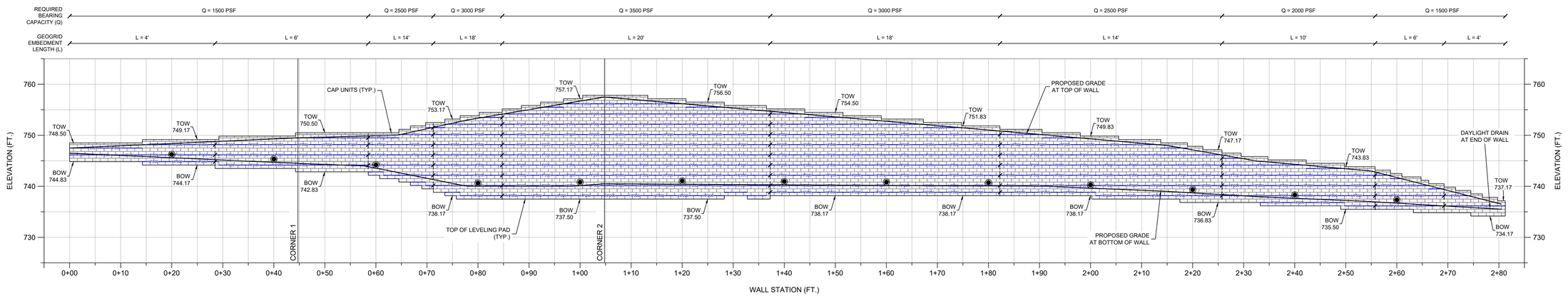


1 RW-1.0 RETAINING WALL A PLAN
SCALE: 1" = 10' (24x36)
0' 10' 20'



2 RW-1.0 RETAINING WALL A PROFILE
SCALE: 1" = 10' (24x36)
0' 10' 20'

LEGEND:
- STAKING ALIGNMENT AT WALL FACE
- HP200 GEOSTAR HP200 GEOGRID
- APPROXIMATE WALL BATTER
- DRAIN OUTLET THROUGH WALL FACE (TYP.)
- CHANGE IN REINFORCEMENT LENGTH OR TYPE
- TOW XXX.XX ELEVATION OF TOP OF CAP
- BOW XXX.XX ELEVATION OF TOP OF LEVELING PAD

UES TM

Retaining Wall A Plan & Profile

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124332
STATE OF TENNESSEE
AGRICULTURE COMMERCE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

Revisions

No.	Date	Description	By:
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DRAWING: RW-1.0

PROJECT NUMBER: A24110.00091

ESTIMATED WALL QUANTITIES											
Wall Number	Cap Area (SF)	Face Area (SF)	Total Wall Area (SF)	HP200 Area (SY)	HP300 Area (SY)	Block Infill - #57 Volume (CY)	Backfill - DGA Volume (CY)	Backfill - #57 Volume (CY)	Leveling Pad - DGA Volume (CY)	Total #57 Stone Vol. (CY)	Total DGA Vol. (CY)
B	54.00	1032.00	1086.00	449.00	0.00	17.00	193.00	30.00	6.00	47.00	199.00

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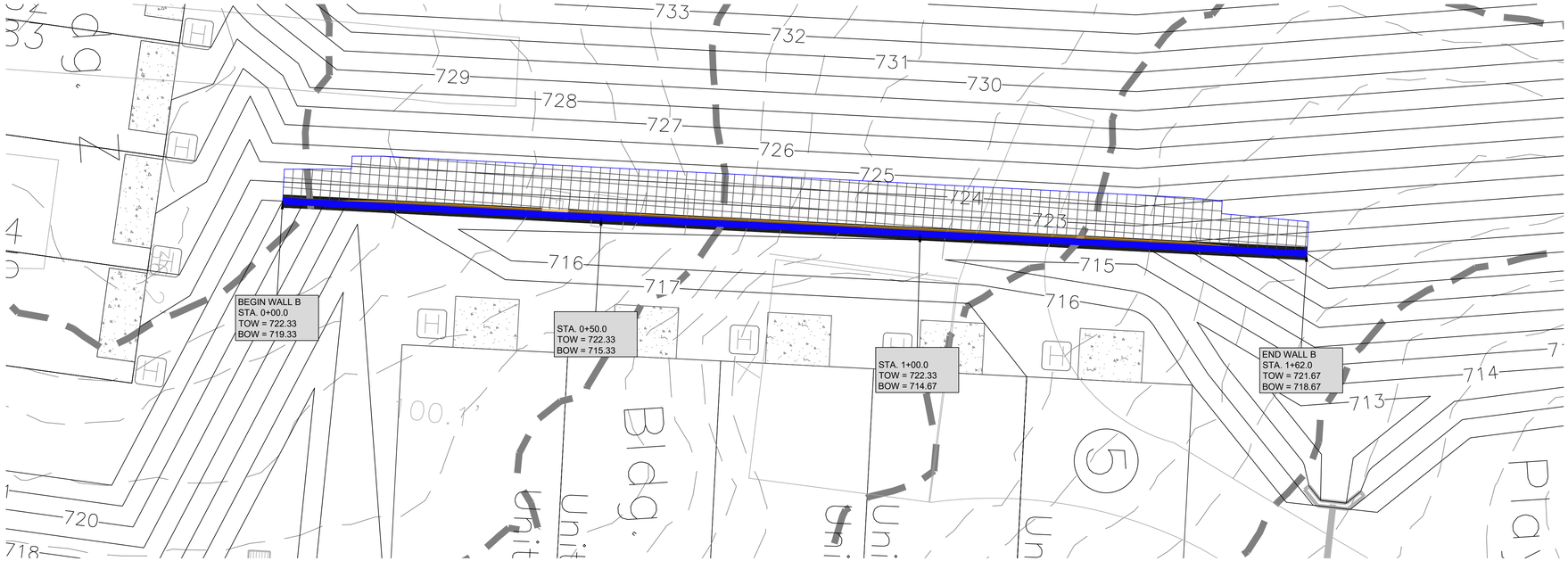
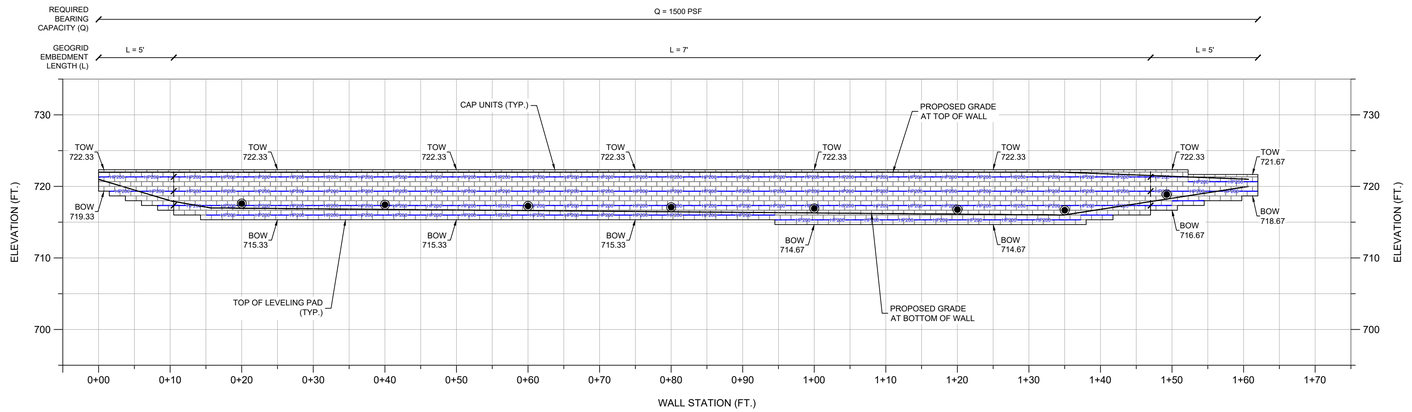


1 RW-2.0 RETAINING WALL B PLAN
SCALE: 1" = 10' (24x36)
0' 10' 20'



2 RW-2.0 RETAINING WALL B PROFILE
SCALE: 1" = 10' (24x36)
0' 10' 20'

LEGEND:
- STAKING ALIGNMENT AT WALL FACE
- HP200 GEOSTAR HP200 GEOGRID
- APPROXIMATE WALL BATTER
- DRAIN OUTLET THROUGH WALL FACE (TYP.)
- CHANGE IN REINFORCEMENT LENGTH OR TYPE
- TOW XXX.XX ELEVATION OF TOP OF CAP
- BOW XXX.XX ELEVATION OF TOP OF LEVELING PAD

UES

Retaining Wall B Plan & Profile

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

Revisions

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DRAWING: RW-2.0

PROJECT NUMBER: A24110.00091

ESTIMATED WALL QUANTITIES											
Wall Number	Cap Area (SF)	Face Area (SF)	Total Wall Area (SF)	HP200 Area (SY)	HP300 Area (SY)	Block Infill - #57 Volume (CY)	Backfill - DGA Volume (CY)	Backfill - #57 Volume (CY)	Leveling Pad - DGA Volume (CY)	Total #57 Stone Vol. (CY)	Total DGA Vol. (CY)
C	127.00	3251.00	3378.00	1423.00	0.00	54.00	635.00	122.00	14.00	176.00	649.00

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1 / RW-3.0 RETAINING WALL C PLAN
SCALE: 1" = 20' (24x36)
0' 20' 40'

LEGEND:
- STAKING ALIGNMENT AT WALL FACE
- HP200 GEOSTAR HP200 GEOGRID
- APPROXIMATE WALL BATTER
- DRAIN OUTLET THROUGH WALL FACE (TYP.)
- CHANGE IN REINFORCEMENT LENGTH OR TYPE
- TOW XXX.XX ELEVATION OF TOP OF CAP
- BOW XXX.XX ELEVATION OF TOP OF LEVELING PAD

UES

Retaining Wall C Plan & Profile

Blair Ridge
LaVergne, Tennessee

JACOB E. ERVIN
REGISTERED ENGINEER
No. 124322
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

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DRAWING: RW-3.0

PROJECT NUMBER: A24110.00091

ESTIMATED WALL QUANTITIES											
Wall Number	Cap Area (SF)	Face Area (SF)	Total Wall Area (SF)	HP200 Area (SY)	HP300 Area (SY)	Block Infill - #57 Volume (CY)	Backfill - DGA Volume (CY)	Backfill - #57 Volume (CY)	Leveling Pad - DGA Volume (CY)	Total #57 Stone Vol. (CY)	Total DGA Vol. (CY)
C	127.00	3251.00	3378.00	1423.00	0.00	54.00	635.00	122.00	14.00	176.00	649.00

*NOTES:
1. BASE MAP AND GRADING INFORMATION PROVIDED BY:
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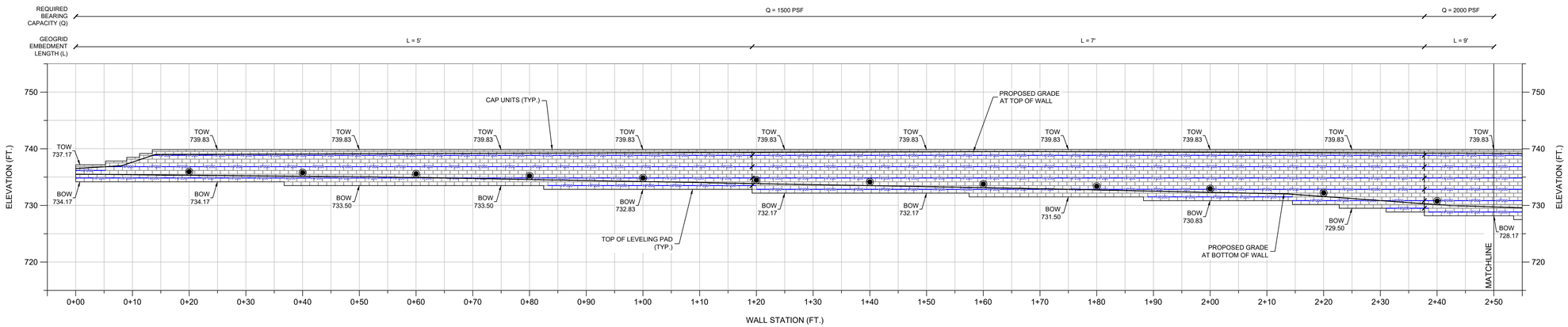
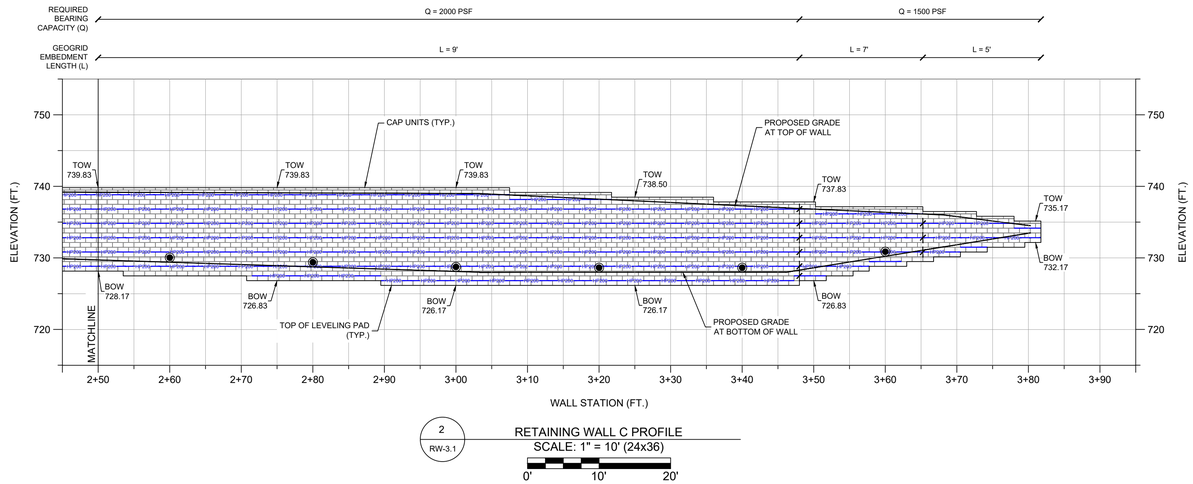


1 / RW-3.1 RETAINING WALL C PROFILE
SCALE: 1" = 10' (24x36)
0' 10' 20'



2 / RW-3.1 RETAINING WALL C PROFILE
SCALE: 1" = 10' (24x36)
0' 10' 20'

LEGEND:
- STAKING ALIGNMENT AT WALL FACE
- HP200 GEOSTAR HP200 GEOGRID
- APPROXIMATE WALL BATTER
- DRAIN OUTLET THROUGH WALL FACE (TYP.)
- CHANGE IN REINFORCEMENT LENGTH OR TYPE
- TOW XXX.XX ELEVATION OF TOP OF CAP
- BOW XXX.XX ELEVATION OF TOP OF LEVELING PAD

UES TM

Retaining Wall C Plan & Profile

Blair Ridge
LaVergne, Tennessee

JACOB E. ERWIN
REGISTERED ENGINEER
No. 124322
STATE OF TENNESSEE
AGRICULTURE COMMERCE
12-2-24

DRAWN BY:	REVIEWED BY:
NSS	JEE
DESIGNED BY:	APPROVED BY:
JEE	JEE

SCALE: AS SHOWN

DATE: February 2, 2024

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DRAWING: RW-3.1

PROJECT NUMBER: A24110.00091

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

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@lavergnetn.gov

Jake Blair
jblair@lavergnetn.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

Gary Lide
glide@lavergnetn.gov

All Engineering comments addressed.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

The comments below were emailed to the SEC's John Miner for correction. They are my latest comments for the record. I'm told this months submittal was rejected.

1. Sht C2.2: Post Indicator Valve Detail – detail shown is not used/referenced in the drawing set. Do we have any of these?
2. Sht C2.2: 2-way Fire Dept. Connection Detail – Per previous discussions with City Fire Marshall, the City wants a single 5" Storz connection. Detail provided graphically shows a Siamese connection. Please make this clear to avoid confusion.
3. Sht C2.2: Onsite Fire Hydrant shall be called out as "Private." FYI, private fire hydrants shall have a red barrel and the bonnet painted based upon the NFPA color code depending on water flow available in the main at 20 psi during testing.
4. Sht C2.2: Directly underneath Building B there is text that states: "Domestic FDC Located Inside Building" while pointing to domestic water connection at the building. Please remove this note if it does not apply to the civil site plan.The same text is sitting inside Building C. (see Note 7 below which states that the IPC and NFPA 24 compliance design is to be submitted with the building permit application)
5. Final Site Civil Construction Drawings identifying line sizes are required for Planning Commission Site Plan approval.
6. (For Information) Sht C2.2: Fire Line Notes: Note 2 states "200 Pound Pressure Test." I believe the requirement was reduced to 150 psi test as part of NFPA 25, 2014, but please verify requirement with Fire Marshall, Curtis Brinkley.
7. (For information--to be provided for building permit) Sht C2.2: Please point to the location of the fire sprinkler riser inside each building and refer to a detail. Draw the detail. It should include but not be limited to the following:
    1. Auto feed from combined fire and domestic water to fire sprinkler system.
    2. Backflow assembly on autofeed to fire sprinkler riser.
    3. Isolation valve immediately downstream of backflow assembly.
    4. FDC piping shall connect downstream of all control valves.
    5. Drain line shall be downstream of isolation valve.
8. (For information--to be provided for building permit) Ultimately, the City will need the following pieces of information to verify the existing size and type of water meter is appropriate for your application:
    1. Fire sprinkler calcs (stamped by Fire Engineer) – the calcs should come with the Fire Engineer's drawing showing at least the pipe diameter for the mainline from the water meter.
    2. Water Fixture Count Form filled out by owner or owner's agent. This fixture count form comes with the water application. You obtain and turn it into the Codes Department for all projects that have plumbing inspection.
    3. Final Site Civil Construction Drawings identifying line sizes.

Codes

No comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No comments

Police

John Eubank jeubank@lavergnetn.gov	No comments

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

503 New Paul Rd
I-24 FWY
I-24 FWY
NEW PAUL RD
MADISON DR
CENTREPOINTE WAY
N

503 New Paul Rd
I-24 FWY
I-24 FWY
BRIDGESTONE PKWY
HEIL QUAKER BLVD
MADISON DR
NEW PAUL RD
CENTREPOINTE WAY
RELIANCE DR
CENTREPOINTE DR
N

503 New Paul Rd
HEIL QUAKER BLVD
BRIDGESTONE PKWY
ROCKY TOCK ST
JONES BLVD
WALDRON RD
BAIN DR
LONGVIEW ST
INGRAM BLVD
MADISON DR
I-24 064D WB ON RAMP
ENTERPRISE BLVD
CENTREPOINTE WAY
NEW PAUL RD
I-24 FWY
I-24 064C WB OFF RAMP
INDUSTRIAL BLVD
RELIANCE DR
CENTREPOINTE DR
I-24 064B EB ON RAMP
SUMMER HILL LN
WOODCREST DR
FARMINGDALE DR
BROOKRIDGE DR
MEADOW LN
STONE RIDGE PKWY
BLAKE MOORE DR
RIDGEVIEW CT
CEDAR RIDGE DR
BUFORD JOHNSON RD
WASHER DR
CAROTHERS RD
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

U-HAUL
U-BOX

U-HAUL
U-HAUL

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

Yard Requirements:
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

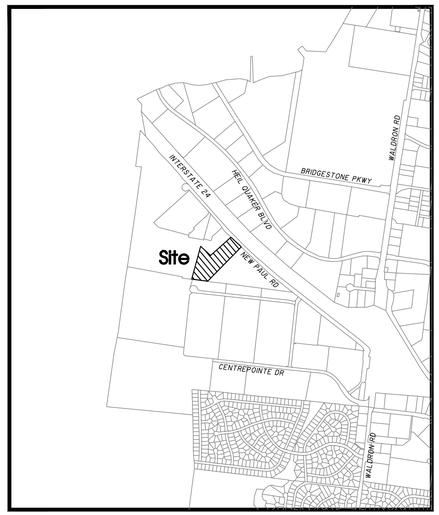
Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
Ex: 2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
1 Space/4,000 Sq.Ft. G.F.A. x 42,950 Sq.Ft = 11 Additional Spaces Required
Total Spaces Required: 47 Spaces
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Existing Conditions/Initial EPSC/Demo Plan
C1.1	Intermediate EPSC Plan
C2.0-2.1	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

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

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

JOHN F. MINER — REGISTERED ENGINEER — 122194 — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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.

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

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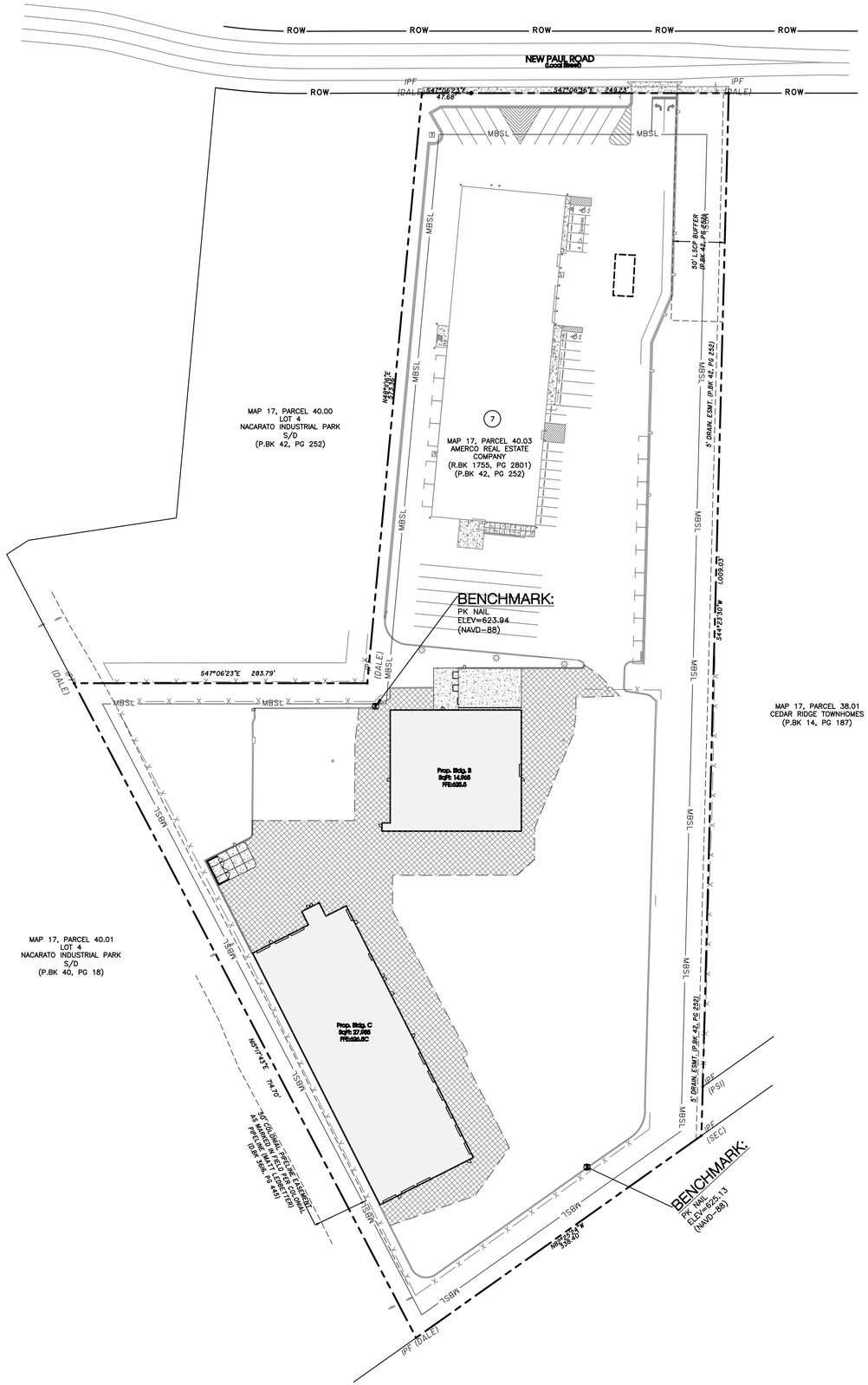
JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

REVISED:	
DRAWN:	SJA/CFB3
DATE:	12–29–2023
CHECKED:	MAT, MPL
FILE NAME:	19084uhaul2.dwg
SCALE:	None
JOB NO.	19084
SHEET:	C0.1

General Notes



60′ 0 60′ 120′

SCALE: 1"= 60′

Legend:

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

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

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Call before you dig.

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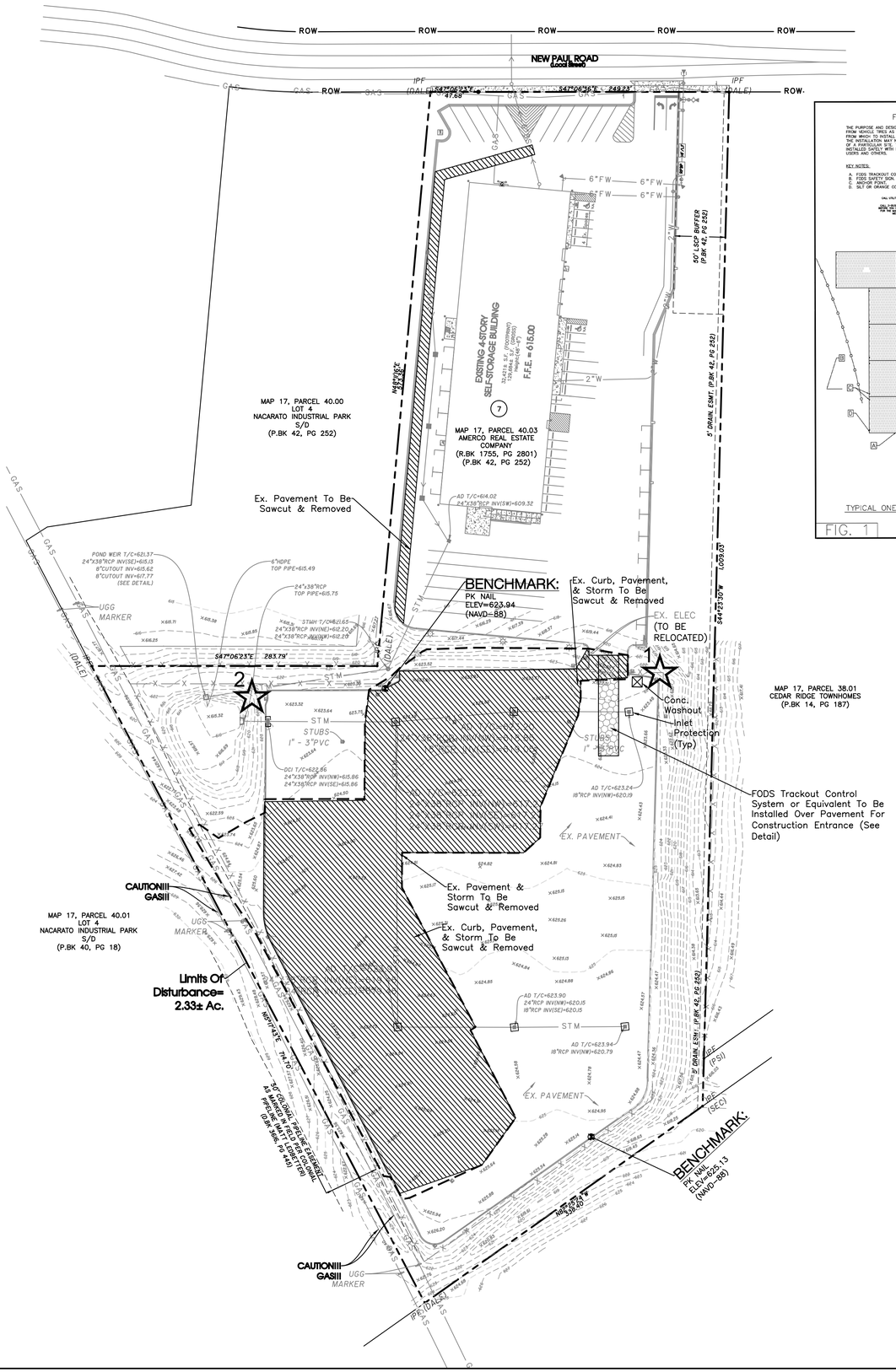
JOHN M. MINER — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

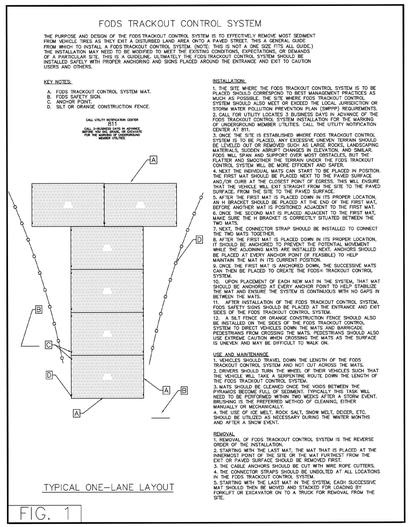
REVIEW SET
(Not Intended For Construction)

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

Master Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=60'	
JOB NO. 19084	
SHEET: C0.2	





SWPPP Narrative:

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

The existing soils on site consist of approximately 60.7% Egam Silt Loam and Talbott Silty Clay Loam categorized as type C hydrologic soil group and 39.3% Gladeville–Rock outcrop Complex categorized as type D hydrologic soil group per published information by the National Resources Conservation Service. The pre–developed site has a runoff curve number of 88. The proposed improvements will increase the runoff curve number to 93.

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

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

Construction Sequence:

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

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

EXISTING ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
GRASS	MASS GRADED SITE D SOILS, CN=89	2.47
GRAVEL	MASS GRADED SITE D SOILS, CN=91	1.46
GRASS	MASS GRADED SITE C SOILS, CN=86	5.88
GRAVEL	MASS GRADED SITE C SOILS, CN=89	0.19
	COMPOSITE CN=88	

PROPOSED ON-SITE CONDITIONS

COVER	SCS CLASSIFICATION	AREA (Ac)
BUILDING, SIDEWALK, PAVEMENT	PAVED PARKING LOTS, ROOFS, ETC. C–SOILS, CN=98	7.25
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION C–SOILS, CN=79	1.34
GRASS / LANDSCAPING	OPEN SPACE: FAIR CONDITION D–SOILS, CN=84	1.41
	COMPOSITE CN=93	

INITIAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CONSTRUCTION EXIT	4.76	1.92%
2	CULVERT AT N.E. CORNER	2.68	1.10%
3	NORTH PROPERTY LINE	2.56	3.47%

1 ☆ Outfall

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

60′ 0 60′ 120′
SCALE: 1"= 60′

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.

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	
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EXIST. WATER METER		TURN LANE ARROWS	
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EXISTING FENCELINE	X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM		
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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.

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PLANNING | DESIGN | DEVELOPMENT

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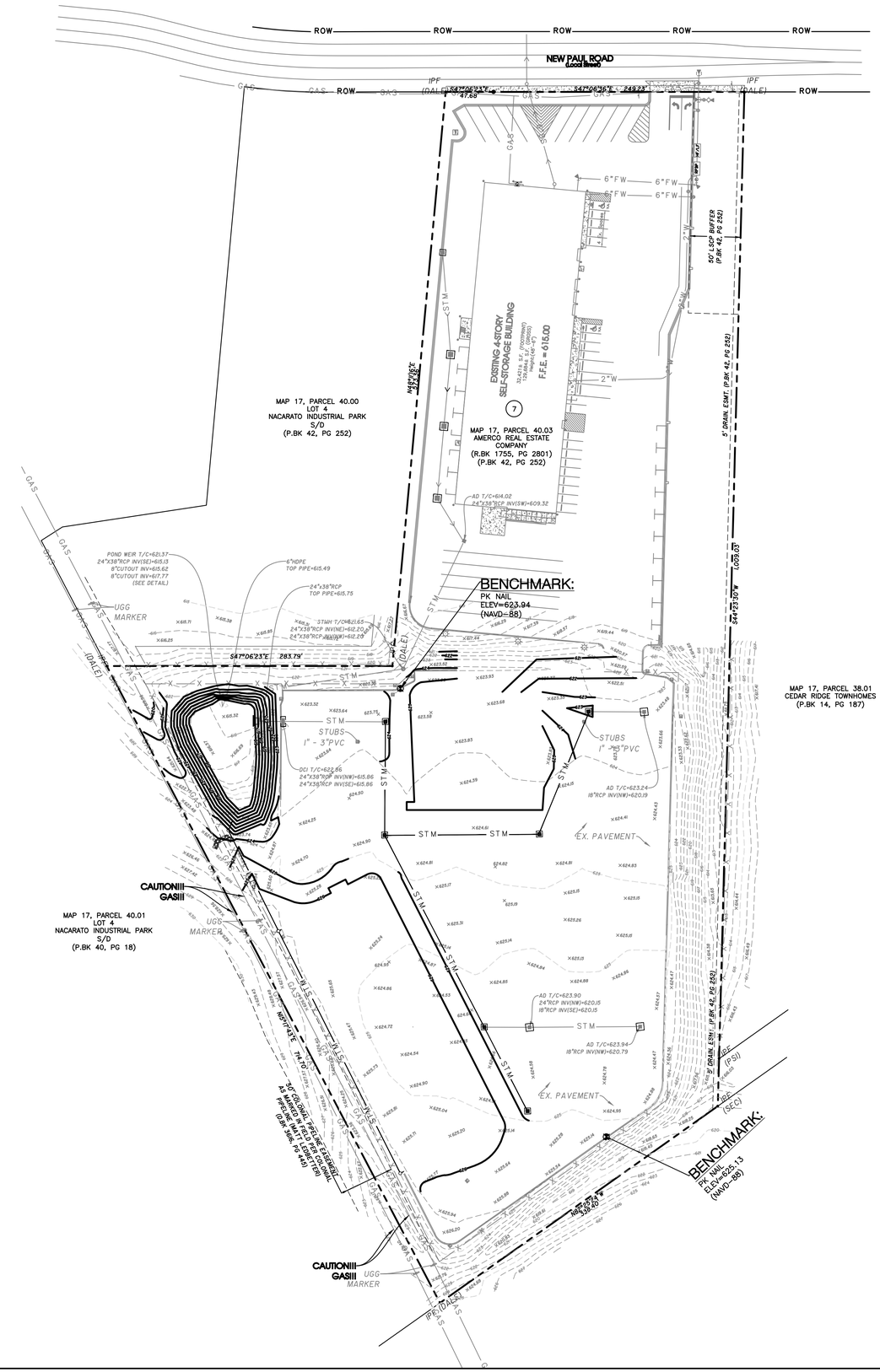
JOHN MINER ENGINEERING REGISTERED STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

REVISED:
DRAWN: SJA/CFB3
DATE: 12–29–2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=60'
JOB NO. 19084
SHEET: C1.0

Existing Conditions/Initial EPSC/Demo Plan



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EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
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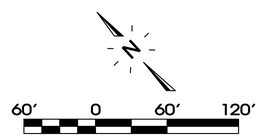
EROSION EEL	E E E		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM		
PROPOSED STORM	STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		



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

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

Notes:

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

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

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

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

EPSC Phasing

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

Notes:

Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 895-2567
EMAIL: mail@SECTN.COM TENNESSEE FIRM #3151

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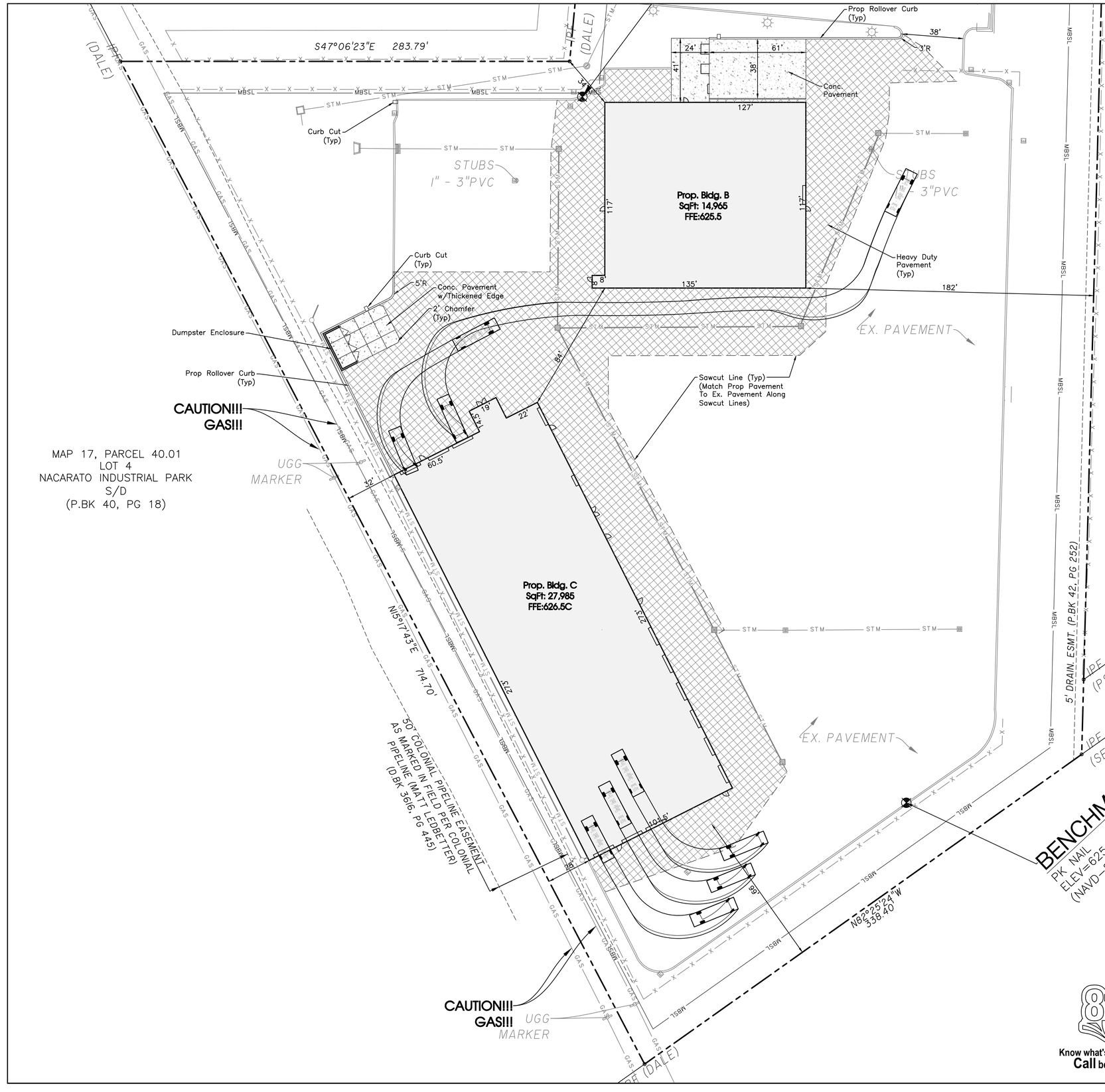
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

Intermediate EPSC Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=60'	
JOB NO. 19084	
SHEET: C1.1	



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	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

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

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

Yard Requirements:
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

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

Site Plan

SHEET: C2.0

GENERAL NOTES

GENERAL DESIGN: CANOPY DESIGN TO BE HIP 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 2006 IBC, AND/OR LOCAL GOVERNING CODE. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND GEOGRAPHICAL 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.

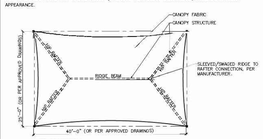
STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICES.

STEEL MATERIAL SCHEDULE:	
ITEMS	SPECIFICATIONS
HSS TUBE STEEL	ASTM A500, GRADE B.
ROUND HSS OR STEEL PIPE	ASTM A500, GRADE B OR ASTM A53, GRADE B.
ROUND STEEL TUBING	ASTM A500
GUSSET PLATES	ASTM A36
HDX BOLTS	ASTM A325
NUTS	ASTM A563
WASHERS	ASTM F436
REINFORCING STEEL	ASTM A615, GRADE 60 (GALVANIZED)
ANCHOR RODS	ASTM F1554 GRADE 55 (GALVANIZED)
WELDING ELECTRODES	E7XXX

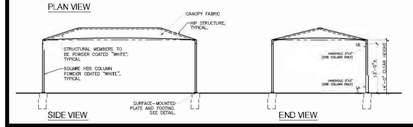
ALL WELDING SHALL CONFORM TO AWS D1.1

FABRIC: **USE "KNITTEX® COLOURSHADE** OR FABRIC IN LIKE AND KIND PER LOCAL CANOPY MANUFACTURER. APPROVED COLORS ARE "RAINFOREST" AND "ROYAL BLUE" ("KNITTEX" COLORS). COLOR MUST BE APPROVED BY U-HAUL CONSTRUCTION DEPARTMENT BASED ON FACILITY LOCATION. FABRIC TO BE U.V. STABILIZED HIGH DENSITY POLYETHYLENE, WITH MONOFILAMENT YARN AND TAPE CONSTRUCTION AND LOOK-STITCH KNITTED TO ENSURE MATERIAL WILL NOT TEAR, FRAY OR UNRAVEL IF CUT.

STEEL CABLE: CABLE TO BE 3/8"Ø, 7X19 STRAND CORE GALVANIZED WIRE ROPE WITH A BREAKING STRENGTH VALUE OF 14,000 LBS. GALVANIZED STEEL CABLE CLAMPS.
CABLES SHALL BE FED THROUGH THE FABRIC SLEEVES AROUND THE PERIMETER OF THE CANOPY AND TENSIONED UNTIL THE FABRIC PANEL (DESIGNED PURPOSELY UNDERSIZED) REACHES A TAUNT APPEARANCE.



PLAN VIEW



SIDE VIEW

END VIEW

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

NON-CANTILEVERED FREESTANDING CANOPY

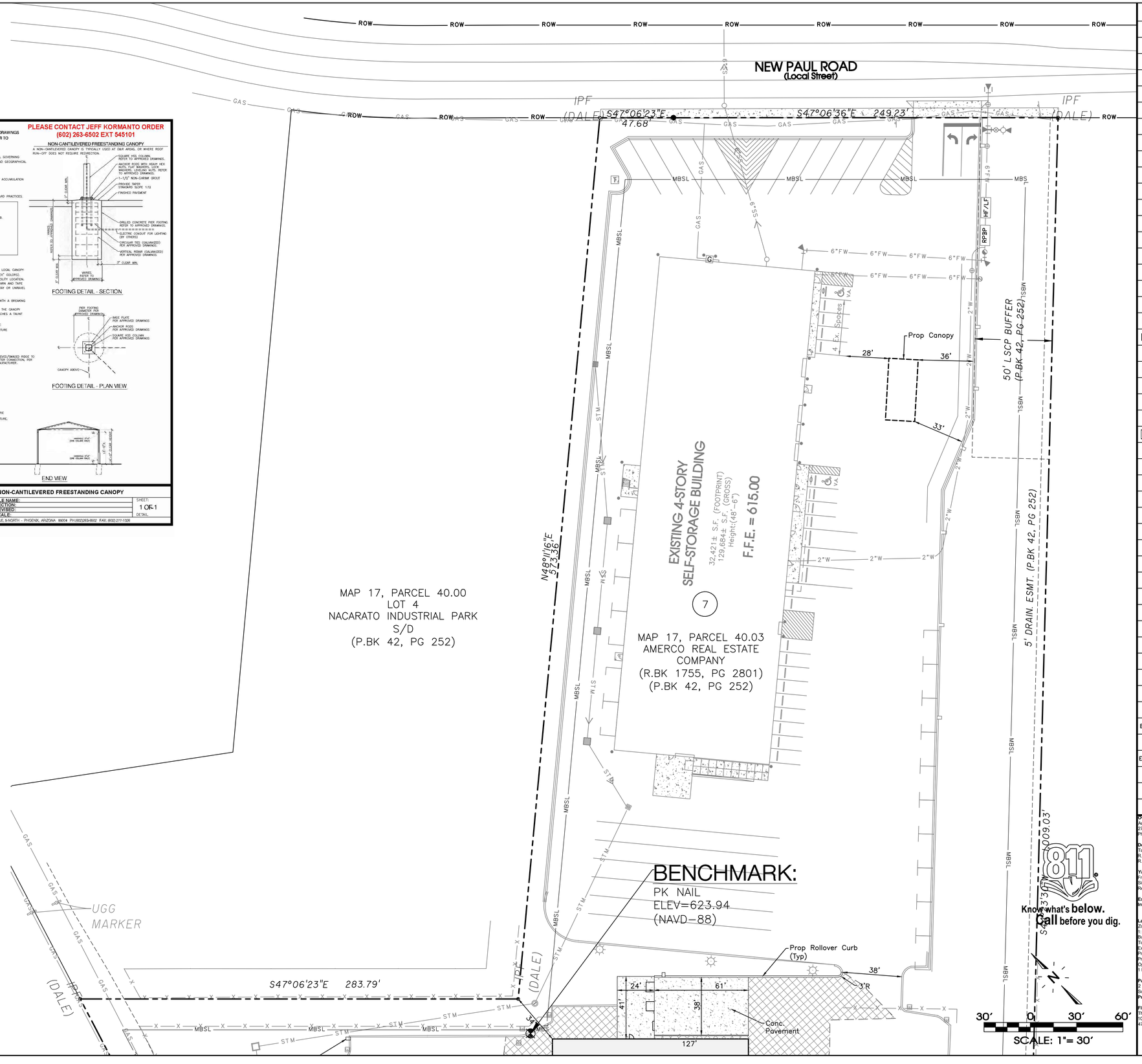
A NON-CANTILEVERED CANOPY IS TYPICALLY USED AT D&R AREAS, OR WHERE ROOF RUN-OFF DOES NOT REQUIRE RECIRCTION.

FOOTING DETAIL - SECTION

FOOTING DETAIL - PLAN VIEW

AMERCO REAL ESTATE COMPANY	NON-CANTILEVERED FREESTANDING CANOPY	
	FILE NAME:	SHEET:
	SECTION:	1 OF 1
	REVISED:	
	SCALE:	DETAIL

CONSTRUCTION & RENOVATION – 2727 NORTH CENTRAL AVENUE, 5-NORTH – PHOENIX, ARIZONA 85004 PH.(602)263-6502 FAX: (602) 277-1026



Legend:

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

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

Owner/Developer:
Amerco Real Estate Company
2727 N. Central Ave.
Phoenix, AZ 85004-11200

Deed Reference:
Tax Map 17, Parcel 40.03
R.Bk 42, Pg 252
R.Bk 1755 Pg 2801

Yard Requirements:
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Vacant
Intended Use: Retail and Self Storage/ Mini-Warehousing Equipment Rental & RV Storage. (Special Use Permit Previously Approved)

Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
2 Spaces/400 Sq.Ft. Office x 200 Sq.Ft. Office + 1 Space/4,000 Sq.Ft. G.F.A. x 136,584 Sq.Ft = 36 Spaces Required
Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the 100 Year Floodplain, per Community Panel 47149C0105J dated May 9, 2023.

SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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830 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567

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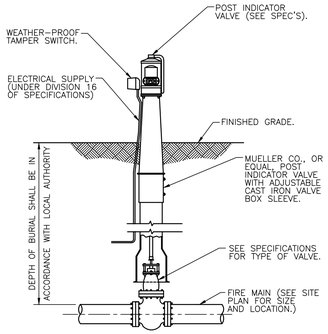
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

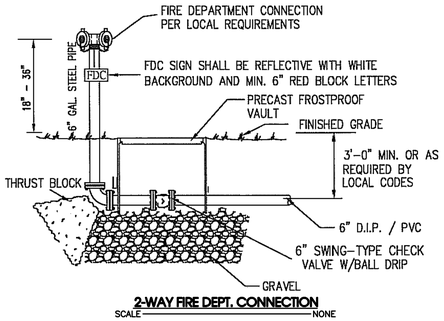
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Site Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=30'	
JOB NO. 19084	
SHEET: C2.1	



POST INDICATOR VALVE WITH VALVE BOX
SCALE NONE



2-WAY FIRE DEPT. CONNECTION
SCALE NONE

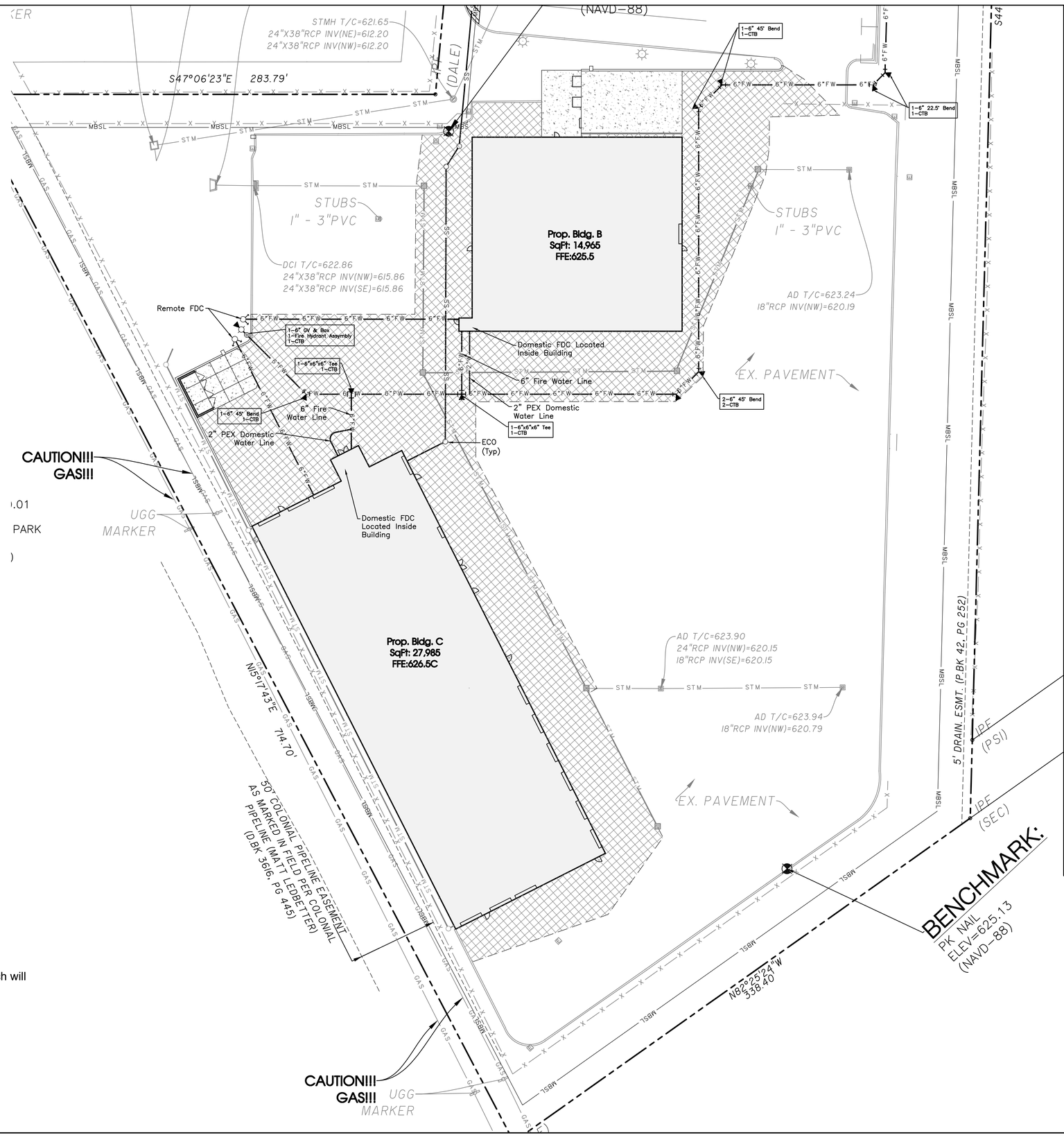
Fire Line Notes:

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

Electrical Legend:
- Commercial Vault
- 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	
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ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE	1	REVISION NUMBER	
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REDUCER		RUNOFF FLOW ARROW	
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GREASE TRAP		WINGED HEADWALL	
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MANHOLE		TYPE- X- HEADWALL	

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RIGHT OF WAY	ROW
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WWW.SECINC.COM

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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

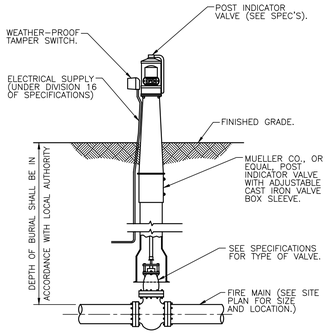
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Utility Plan

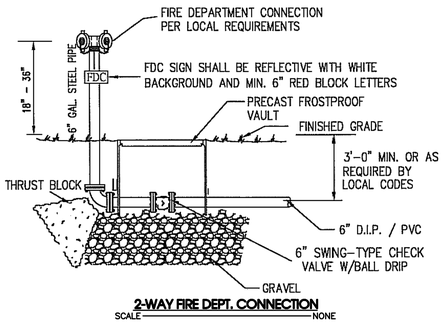
30' 0 30' 60'
SCALE: 1"= 30'

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=30'	
JOB NO. 19084	
SHEET: C2.2	

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



POST INDICATOR VALVE WITH VALVE BOX
SCALE NONE



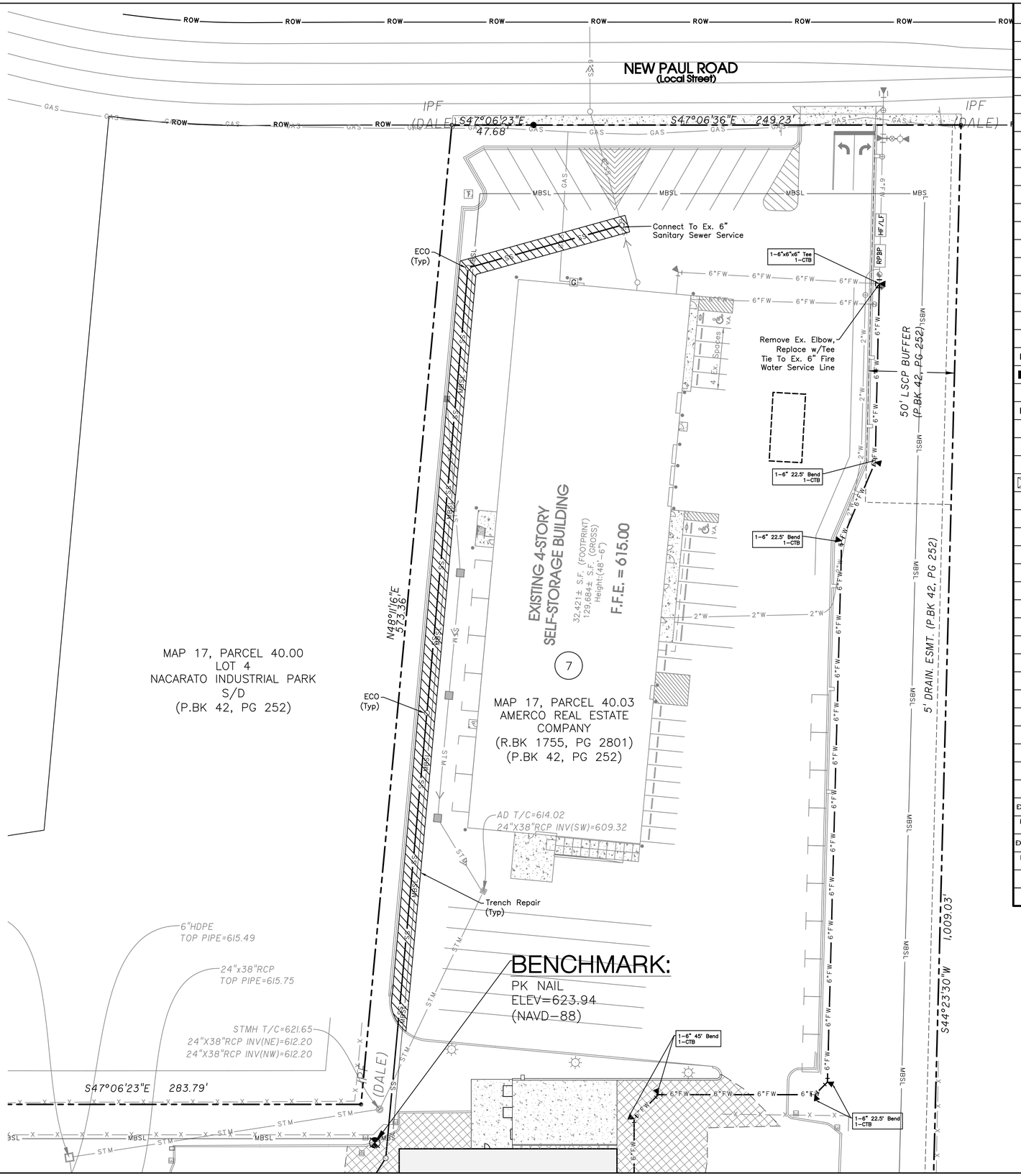
2-WAY FIRE DEPT. CONNECTION
SCALE NONE

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.

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
- 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	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT ECO		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 FAX (615) 890-2419 WWW.SECINC.BIZ

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JOHN MINER — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

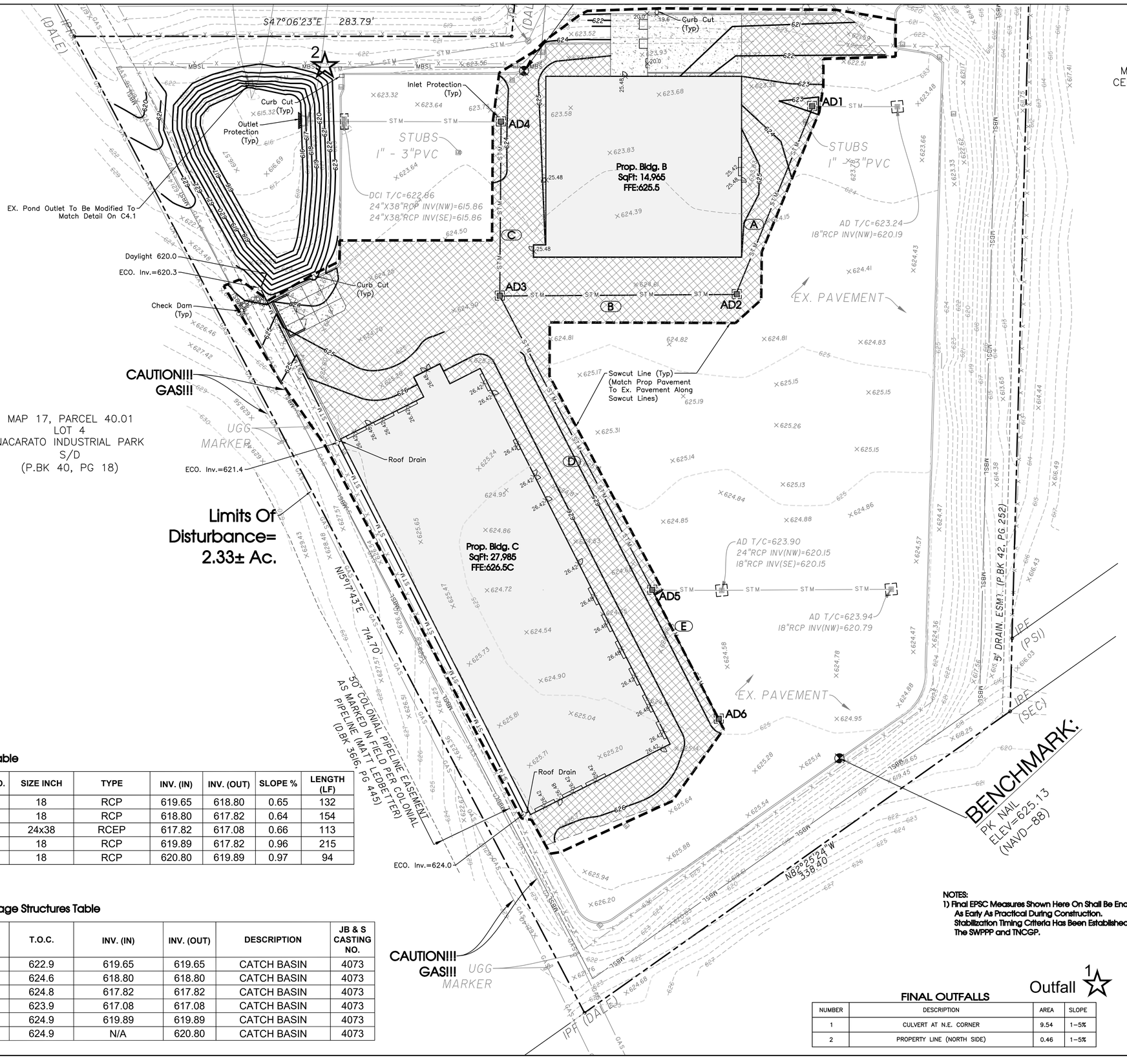
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

30′ 0 30′ 60′
SCALE: 1"= 30′

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

REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: 1"=30'	
JOB NO. 19084	
SHEET: C2.3	

Utility Plan



Pipe Table

PIPE NO.	SIZE INCH	TYPE	INV. (IN)	INV. (OUT)	SLOPE %	LENGTH (LF)
A	18	RCP	619.65	618.80	0.65	132
B	18	RCP	618.80	617.82	0.64	154
C	24x38	RCEP	617.82	617.08	0.66	113
D	18	RCP	619.89	617.82	0.96	215
E	18	RCP	620.80	619.89	0.97	94

Drainage Structures Table

STR #	T.O.C.	INV. (IN)	INV. (OUT)	DESCRIPTION	JB & S CASTING NO.
AD1	622.9	619.65	619.65	CATCH BASIN	4073
AD2	624.6	618.80	618.80	CATCH BASIN	4073
AD3	624.8	617.82	617.82	CATCH BASIN	4073
AD4	623.9	617.08	617.08	CATCH BASIN	4073
AD5	624.9	619.89	619.89	CATCH BASIN	4073
AD6	624.9	N/A	620.80	CATCH BASIN	4073

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

FINAL OUTFALLS

NUMBER	DESCRIPTION	AREA	SLOPE
1	CULVERT AT N.E. CORNER	9.54	1-5%
2	PROPERTY LINE (NORTH SIDE)	0.46	1-5%

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	
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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	1	REVISION NUMBER	
EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	
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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	EEL EEL		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM			
PROPOSED STORM	STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

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

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

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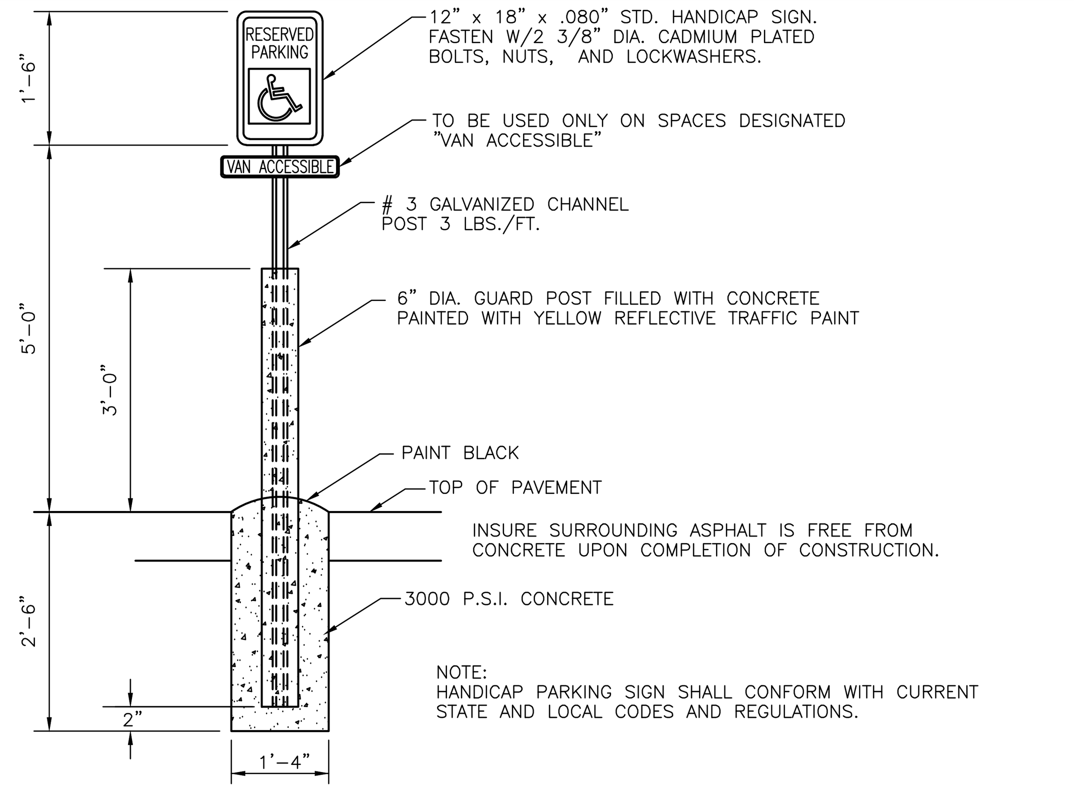
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

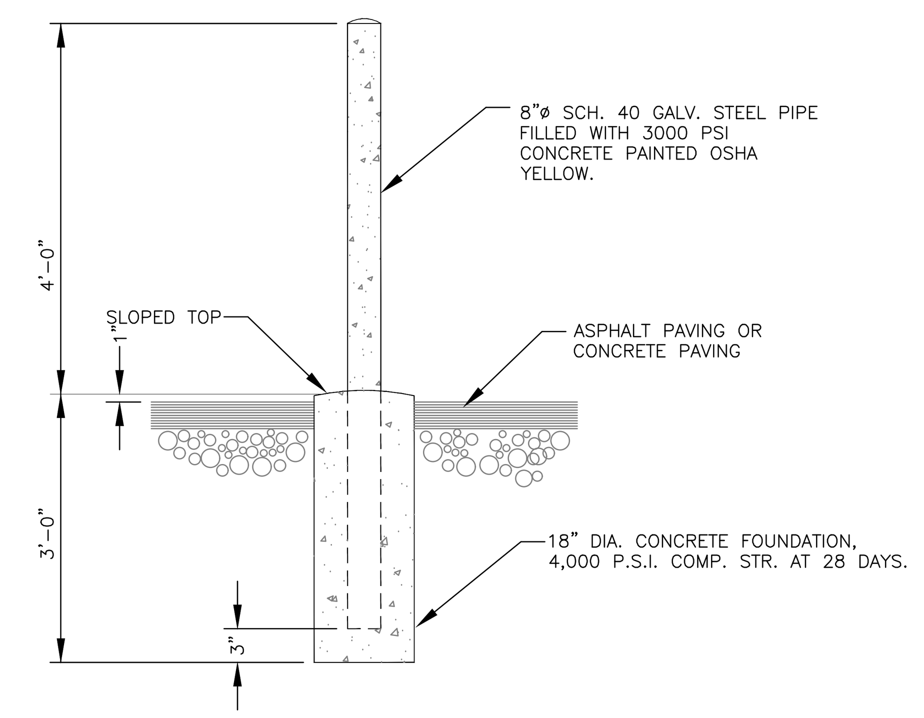
Grading, Drainage Plan, & Final EPSC

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: 1"=30'
JOB NO. 19084
SHEET: C3.0

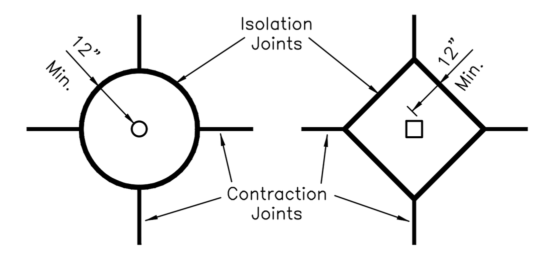


NOTE:
HANDICAP PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

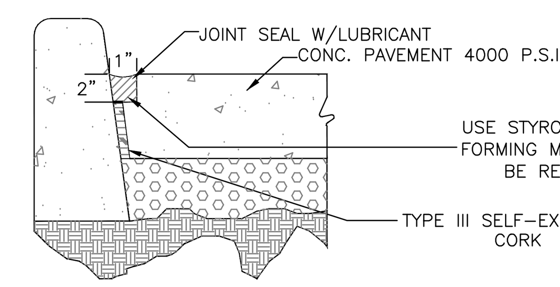
HANDICAP PARKING SIGN DETAIL
SCALE — NONE



BOLLARD DETAIL
SCALE — NONE



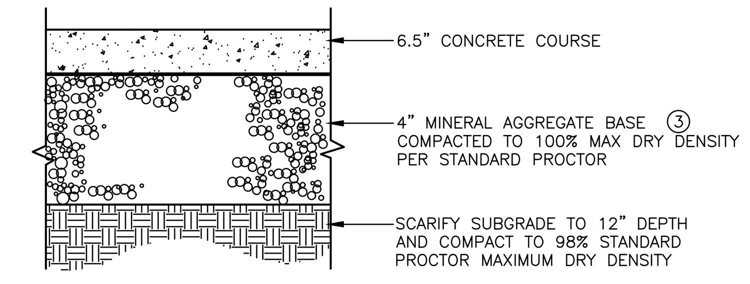
ISOLATION JOINT DETAIL
SCALE — NONE



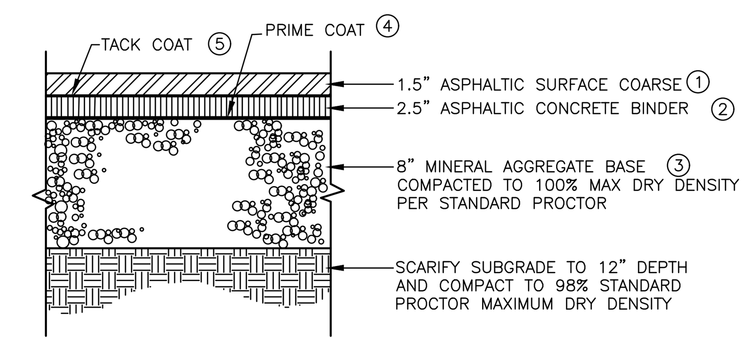
THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

ISOLATION/EXPANSION JOINT DETAIL
SCALE — NONE

Notes:
1) Contraction joint spacing – as shown
2) Isolation joints are required at all fixed objects, such as bollards, building, cleanouts, curb & gutter, drainage structures, fire hydrants, manholes, valve boxes, etc.
3) Isolation joints shall be round or square, at the contractor's option, as shown diagramed.
4) Expansion joints shall be spaced at 100 feet max.
5) Thicken edge of slab at edges of slabs including but not limited to at intersection with asphalt pavement, curb & gutter, expansion joints, isolation joints, and sidewalks
6) Thickened edges shall be 10.5"(6.5") deep, tapered from edge of joint over 36", to the normal slab depth of 8"(5").
7) Sawed contraction joints shall be 2"(1.25") deep, 1/8" wide. Sawing shall take place as soon as concrete will allow.
8) All joints (saw, etc.) shall be sealed to reduce water infiltration.
9) Construction should be in accordance with ACI 330 specifications for unreinforced concrete parking lot.



CONCRETE PAVEMENT



HEAVY DUTY PAVEMENT

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

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

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

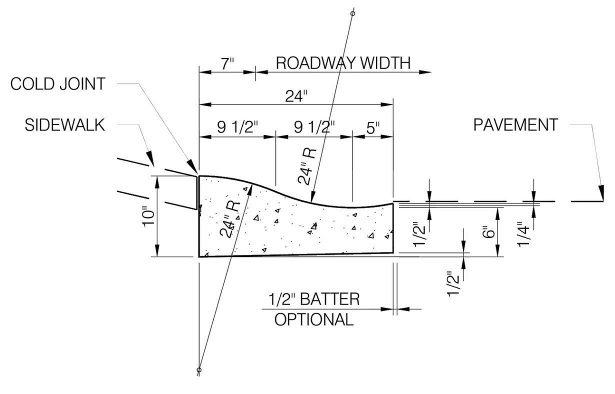
(4) PRIME COAT:
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC) 0.30-0.35 GAL/SQ. YD.

TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

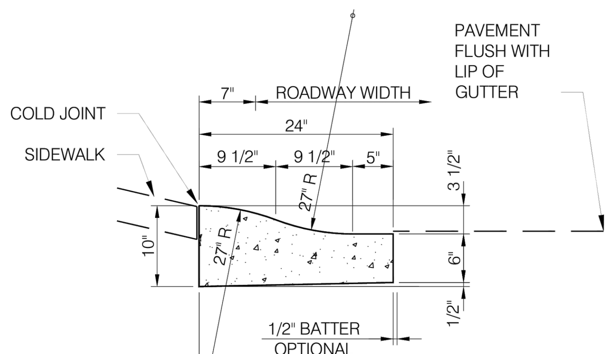
(5) TACK COAT:
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC) 0.02 GAL/SQ. YD.

TYPICAL PAVEMENT SECTIONS
SCALE — NONE

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



ROLL CURB AND GUTTER (B)

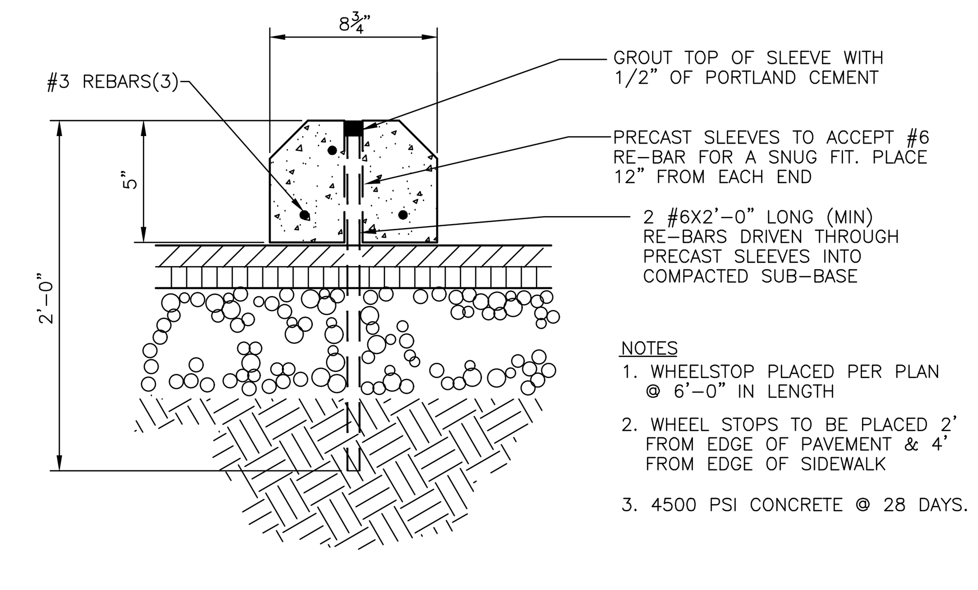
ROLL CURB NOTES (A & B)
1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

AMERCO REAL ESTATE COMPANY

ROLL CURB DETAILS

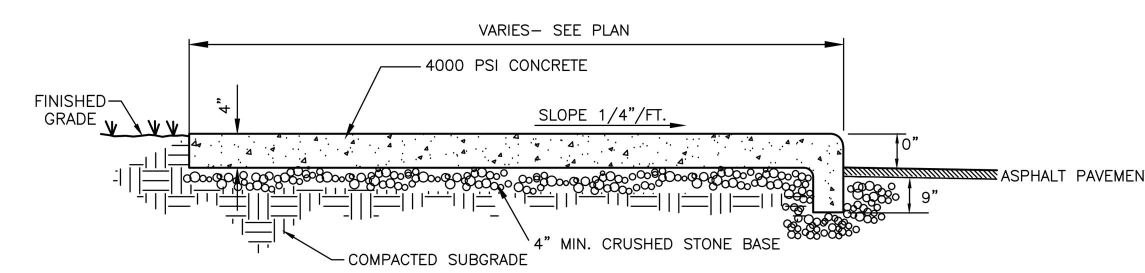
FILE NAME:	CURB PROFILES.dwg	SHEET: CP-2
SECTION #:	Division-3 (3300)	
REVISED:	04.08.2020	
SCALE:	NOT TO SCALE	DETAIL

CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH: (602) 263-6502

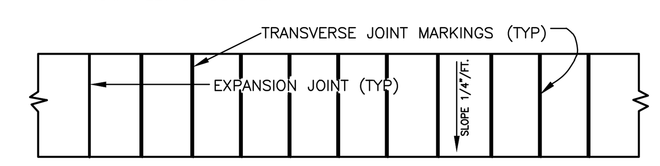


NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'-0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL
SCALE — NONE

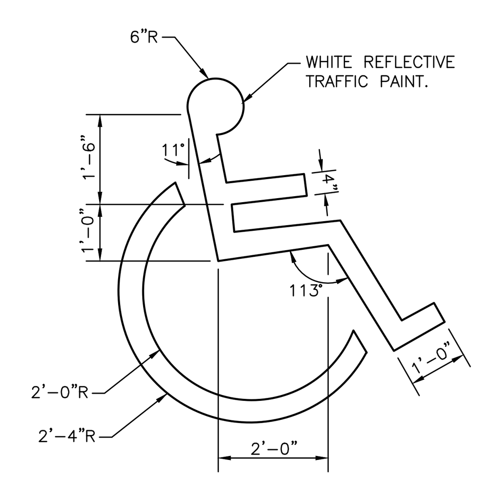


NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.

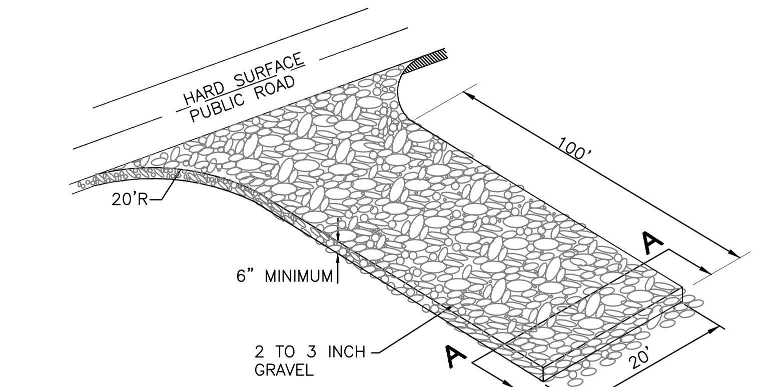


EXPANSION JOINT LAYOUT

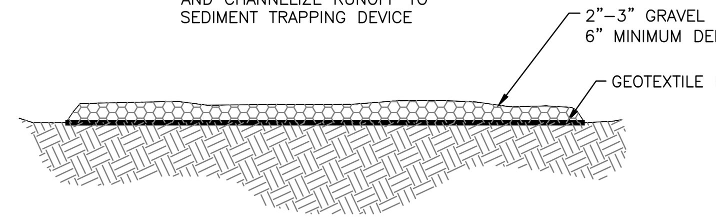
CONCRETE SIDEWALK WITH TURN DOWN CURB
SCALE — NONE



HANDICAP SYMBOL DETAIL
SCALE — NONE

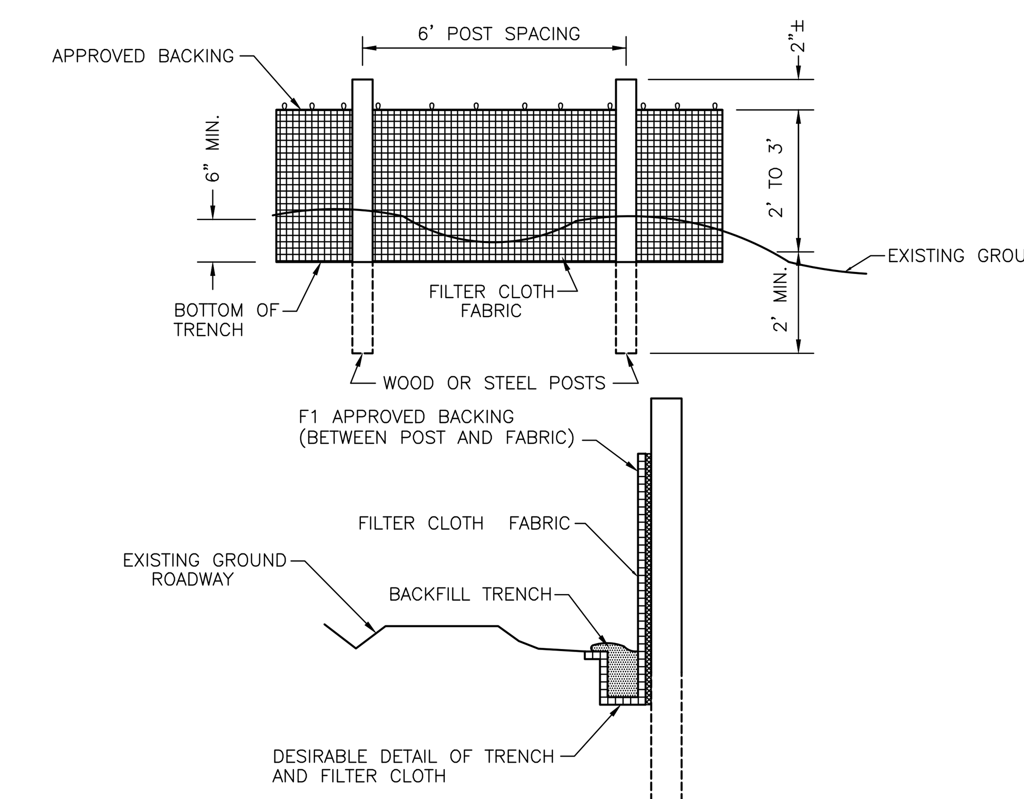


NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

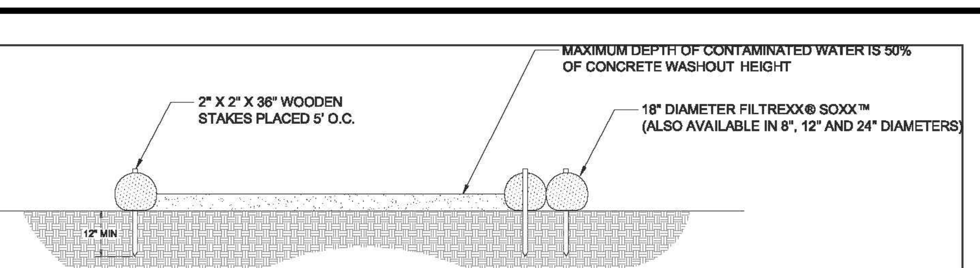


SECTION A-A

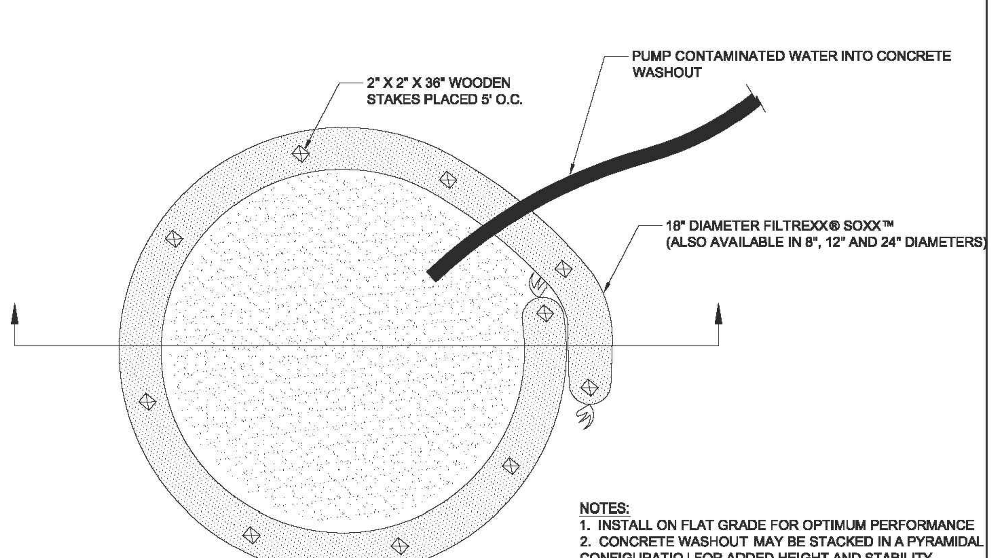
GRAVEL CONSTRUCTION ENTRANCE
SCALE — NONE



SILT FENCE DETAIL
SCALE — NONE



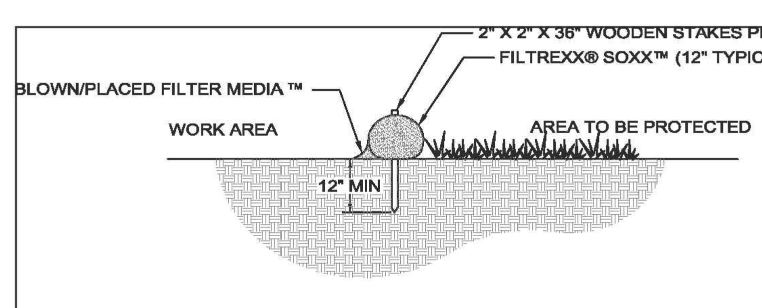
SECTION NTS



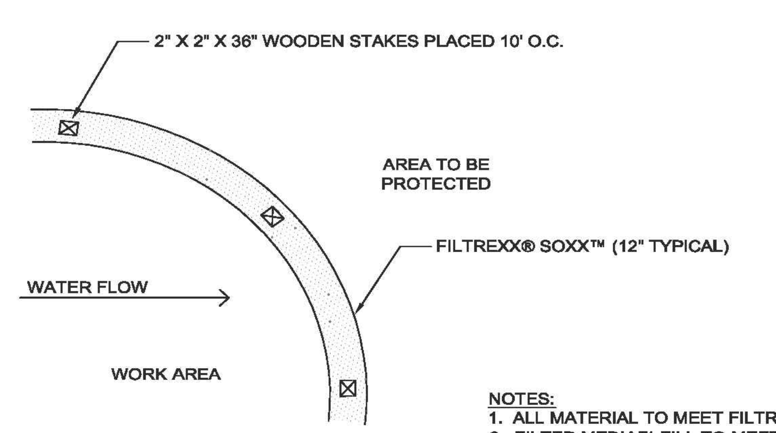
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATIOJ FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

PLAN NTS

FILTREXX® CONCRETE WASHOUT
NTS



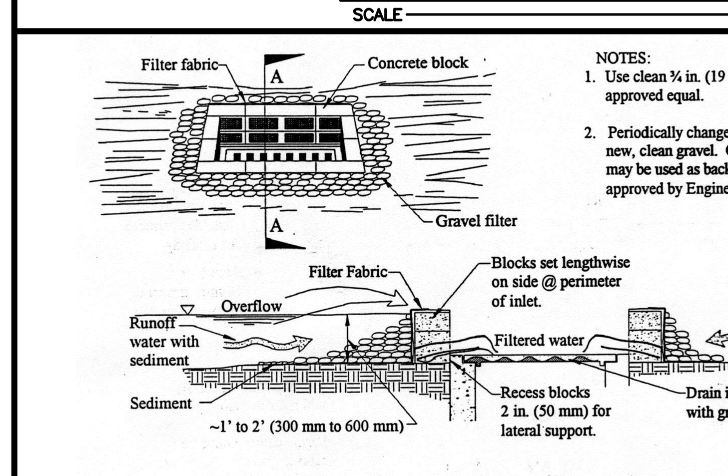
SECTION NTS



PLAN NTS

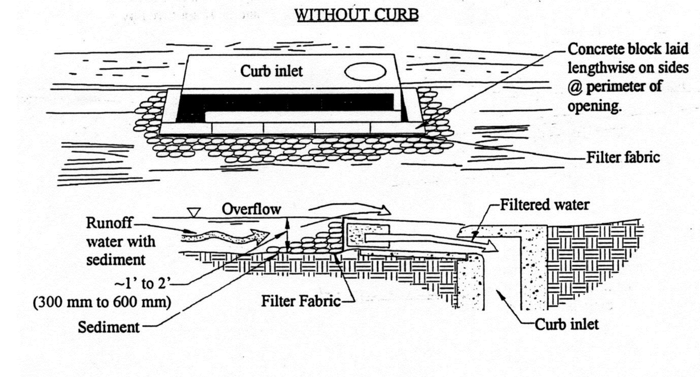
NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL
NTS



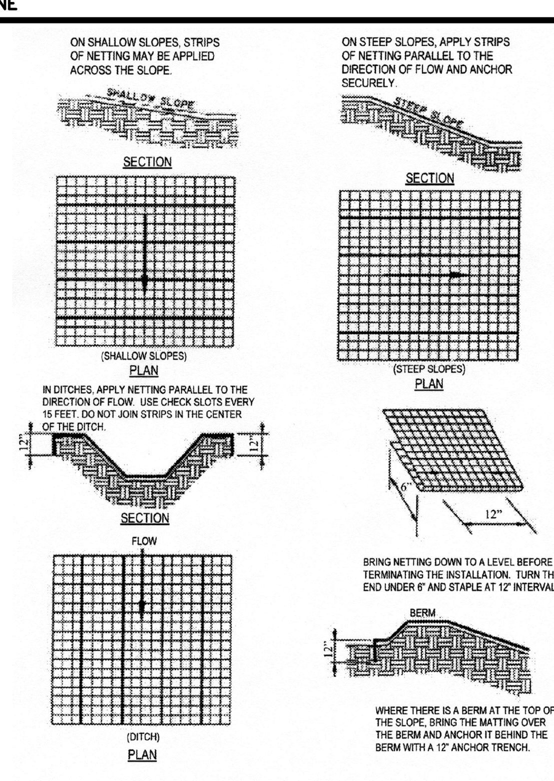
NOTES:
1. Use clean ¾ in. (19 mm) gravel or approved equal.
2. Periodically change gravel with new, clean gravel. Old gravel may be used as backfill material if approved by Engineer.

WITHOUT CURB



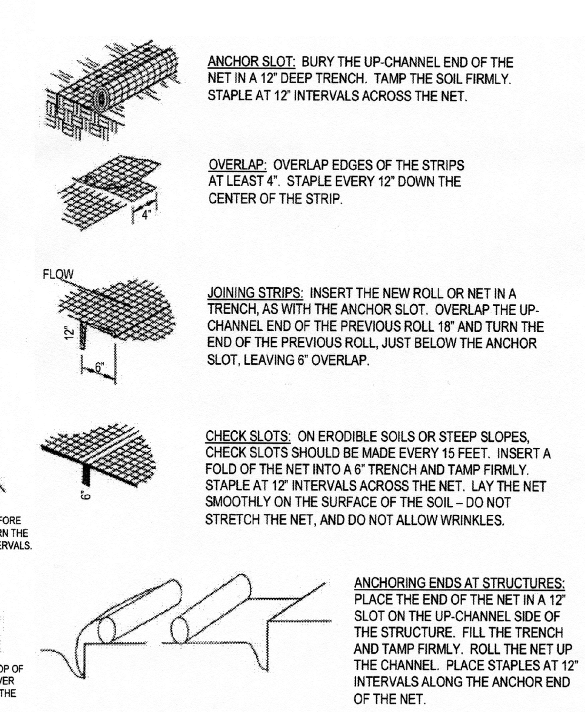
WITH CURB

CATCH BASIN FILTRATION
SCALE — NONE



ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout



ANCHOR SLOT: BURY THE UP-CHANNEL END OF THE NET IN A 12" DEEP TRENCH. TAMP THE SOIL FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET.

OVERLAP: OVERLAP EDGES OF THE STRIPS AT LEAST 4". STAPLE EVERY 12" DOWN THE CENTER OF THE STRIP.

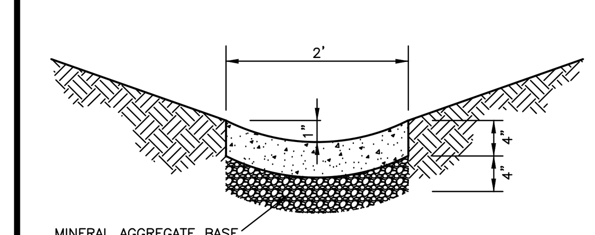
JOINING STRIPS: INSERT THE NEW ROLL OR NET IN A TRENCH, AS WITH THE ANCHOR SLOT. OVERLAP THE UP-CHANNEL END OF THE PREVIOUS ROLL 18" AND TURN THE END OF THE PREVIOUS ROLL, JUST BELOW THE ANCHOR SLOT, LEAVING 6" OVERLAP.

CHECK SLOTS: ON ERODIBLE SOILS OR STEEP SLOPES, CHECK SLOTS SHOULD BE MADE EVERY 15 FEET. INSERT A FOLD OF THE NET INTO A 6" TRENCH AND TAMP FIRMLY. STAPLE AT 12" INTERVALS ACROSS THE NET. LAY THE NET SMOOTHLY ON THE SURFACE OF THE SOIL – DO NOT STRETCH THE NET, AND DO NOT ALLOW WRINKLES.

ANCHORING ENDS AT STRUCTURES: PLACE THE END OF THE NET IN A 12" SLOT ON THE UP-CHANNEL SIDE OF THE STRUCTURE. FILL THE TRENCH AND TAMP FIRMLY. ROLL THE NET UP THE CHANNEL. PLACE STAPLES AT 12" INTERVALS ALONG THE ANCHOR END OF THE NET.

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring



CONCRETE SWALE
SCALE — NONE

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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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JOHN F. MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

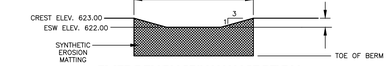
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

REVISED:

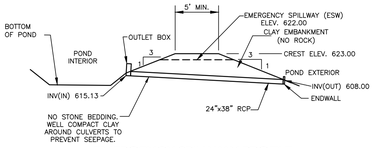
DRAWN:	SJA/CFB3
DATE:	12-29-2023
CHECKED:	MAT, MPL
FILE NAME:	19084uhaul2.dwg
SCALE:	None
JOB NO.	19084
SHEET:	C4.0

Details

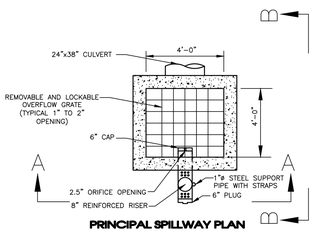
EMERGENCY SPILLWAY PLAN



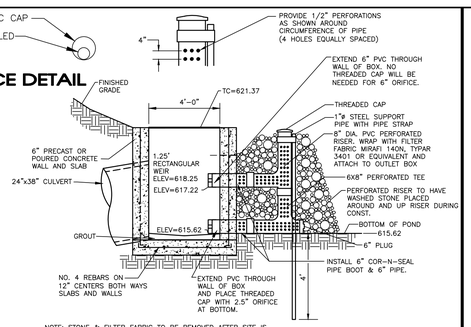
EMERGENCY SPILLWAY SECTION



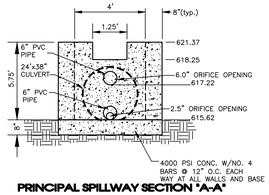
EMERGENCY SPILLWAY PROFILE



PRINCIPAL SPILLWAY PLAN

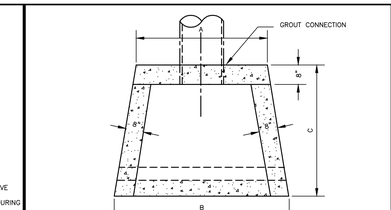


PRINCIPAL SPILLWAY SECTION "B-B"



PRINCIPAL SPILLWAY SECTION "A-A"

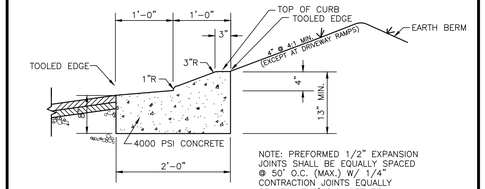
DETENTION POND OUTLET DETAILS
SCALE ——— NONE



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

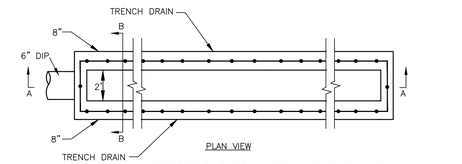
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE ——— NONE

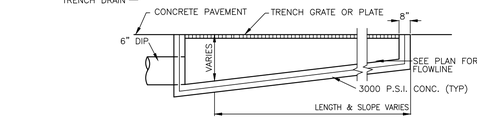


NOTE: PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED @ 50' O.C. (MAX.) W/ 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' O.C. BETWEEN EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE 3/4" DEEP AND MAY BE SAWED.

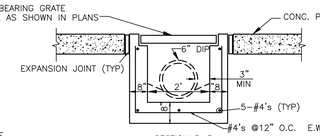
ROLLOVER CONC. CURB
SCALE ——— NONE



PLAN VIEW



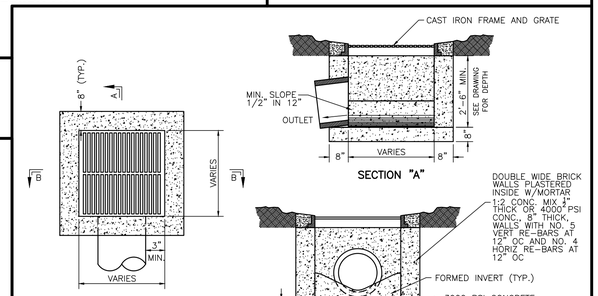
SECTION A-A



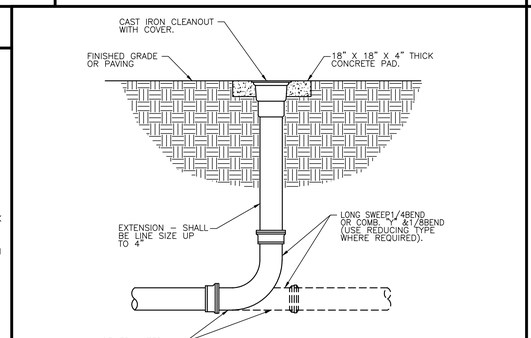
SECTION B-B

NOTES:
1. FOR LENGTH OF TRENCH DRAIN SEE PLAN
2. SEE PLAN SHEET FOR INVERTS OF EACH INLET.
3. OUTFALL LOCATION VARIES, SEE PLAN SHEET FOR LOCATION.
4. GRATES SHALL BE BOLT DOWN TYPE.
5. TRENCH GRATES SHALL BE NEENAH R-4999-HX, TYPE A
6. TRENCH PLATES SHALL BE NEENAH R-4999-HX, TYPE D
6. FOLLOW MANUFACTURERS SUGGESTED INSTALLATION PROCEDURES

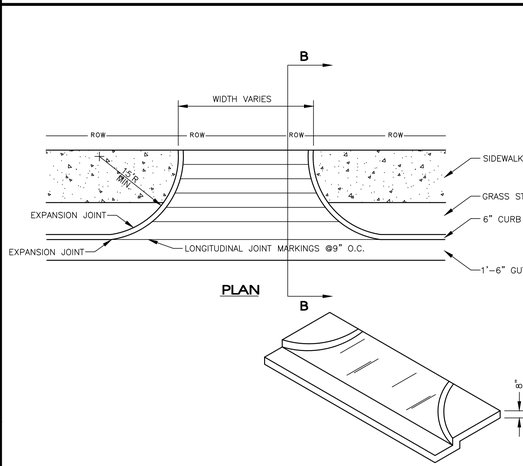
TRENCH DRAIN DETAIL
SCALE ——— NONE

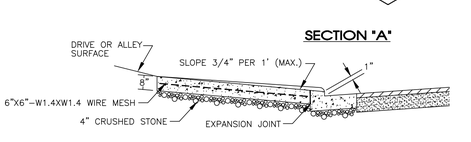


PRECAST CATCH BASIN DETAIL
SCALE ——— NONE

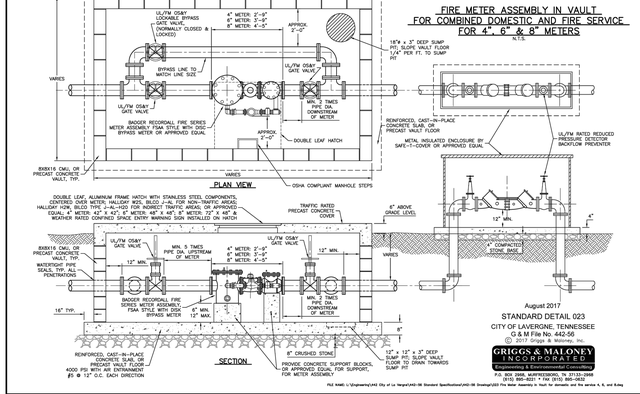


EXTERIOR CLEANOUT DETAIL
SCALE ——— NONE





STANDARD ENTRANCE RAMP
SCALE ——— NONE



FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS
N.T.S.

August 2017
STANDARD DETAIL 023
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56
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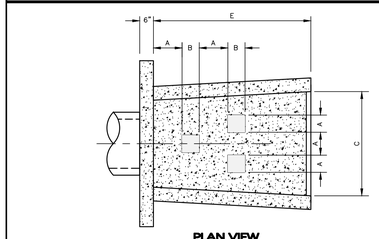
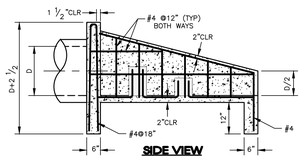
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-4221 * FAX (615) 890-0632

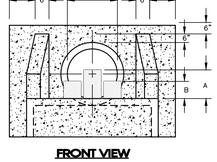
FILE NAME: U:\Engineers\LHG City of La Vergne\442-56 Standard Specifications\442-56 Drawings\023 Fire Meter Assembly in Vault for domestic and fire service 4, 6, and 8.dwg



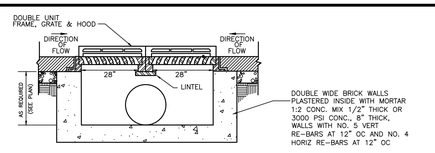
A	9	10	12	14	15	16	18	21	24	27	30	
B	6	7	8	9	10	11	12	14	16	18	20	
C	32	42	48	54	60	66	72	84	96	108	120	
D	18	21	24	27	30	33	36	42	48	54	60	
E	54	63	72	81	90	99	108	126	144	162	180	

DIMENSIONS IN INCHES

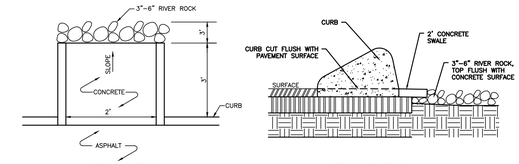




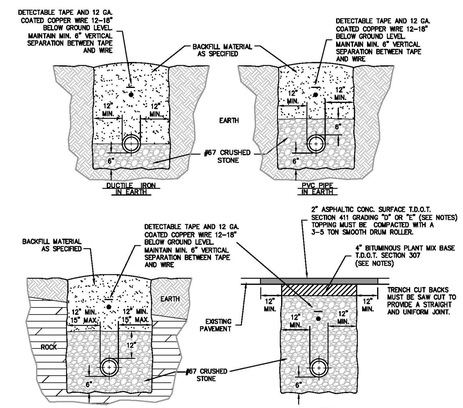
ENERGY DISSIPATER OUTLET STRUCTURE
SCALE ——— NONE



DOUBLE CURB INLET
SCALE ——— NONE



TYPICAL CURB CUT FOR DRAINAGE
SCALE ——— NONE



NOTES:
1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONING SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

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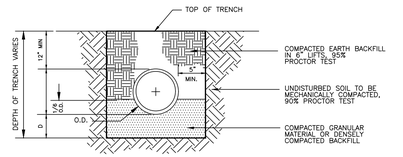
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-4221 * FAX (615) 890-0632

FILE NAME: U:\Engineers\LHG-SH\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg

STANDARD WATERLINE BEDDING & BACKFILLING
N.T.S.
Revised September, 2015
STANDARD DETAIL 010
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56



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

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

TRENCH BEDDING FOR STORM DRAIN CMP AND RCP ONLY
SCALE ——— NONE

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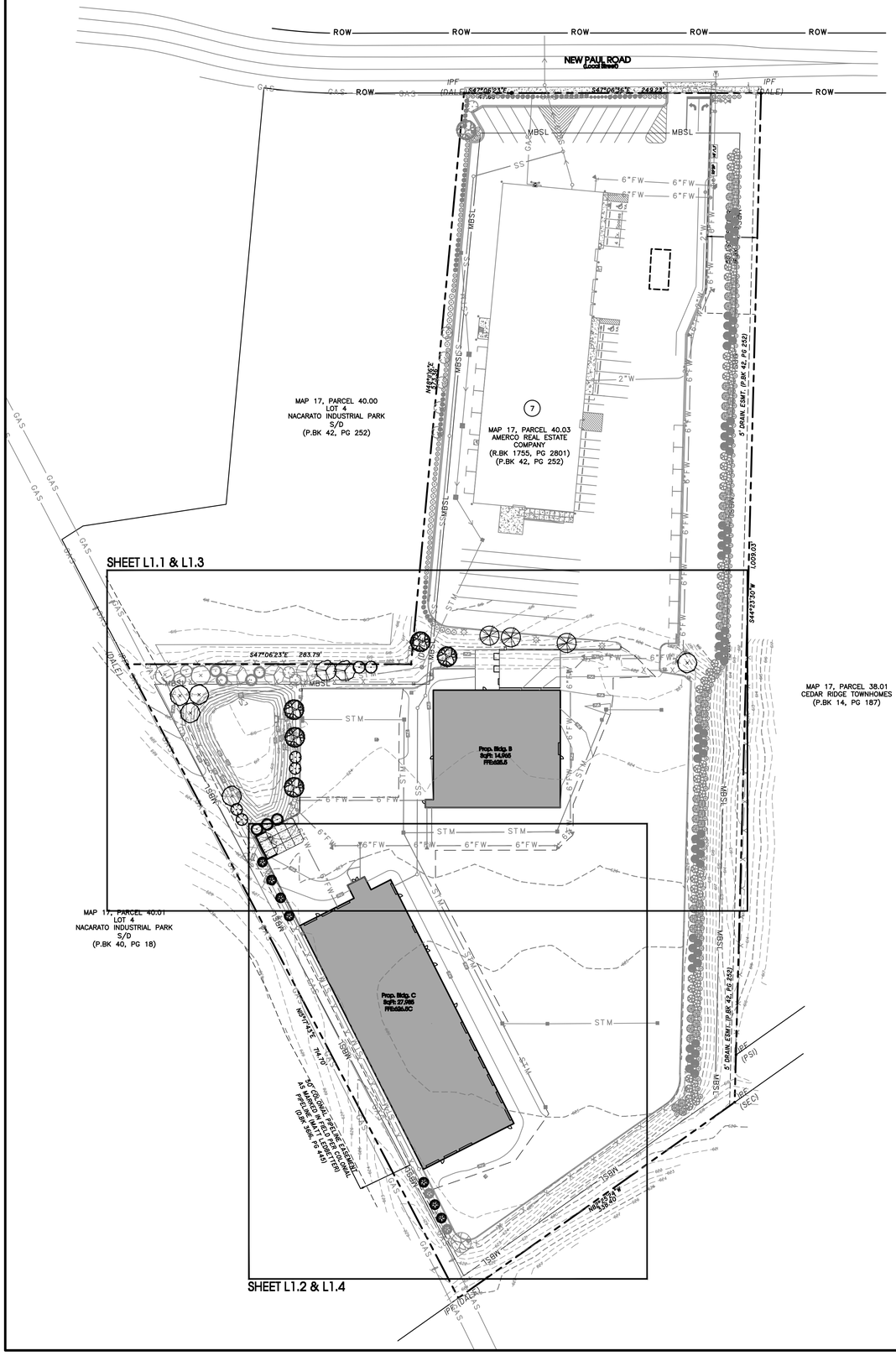
REVIEW SET
(Not Intended For Construction)

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

Details

REVISED:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhaul2.dwg
SCALE: None
JOB NO. 19084
SHEET: C4.1



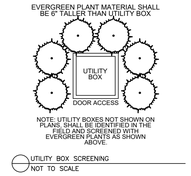
U-HAUL PHASE 2
503 NEW PAUL ROAD

LANDSCAPE PLAN

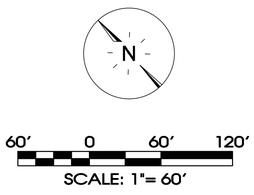
SITE DATA
SITE AREA: 10.00 ACRES
SITE ZONING: I-2

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

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



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



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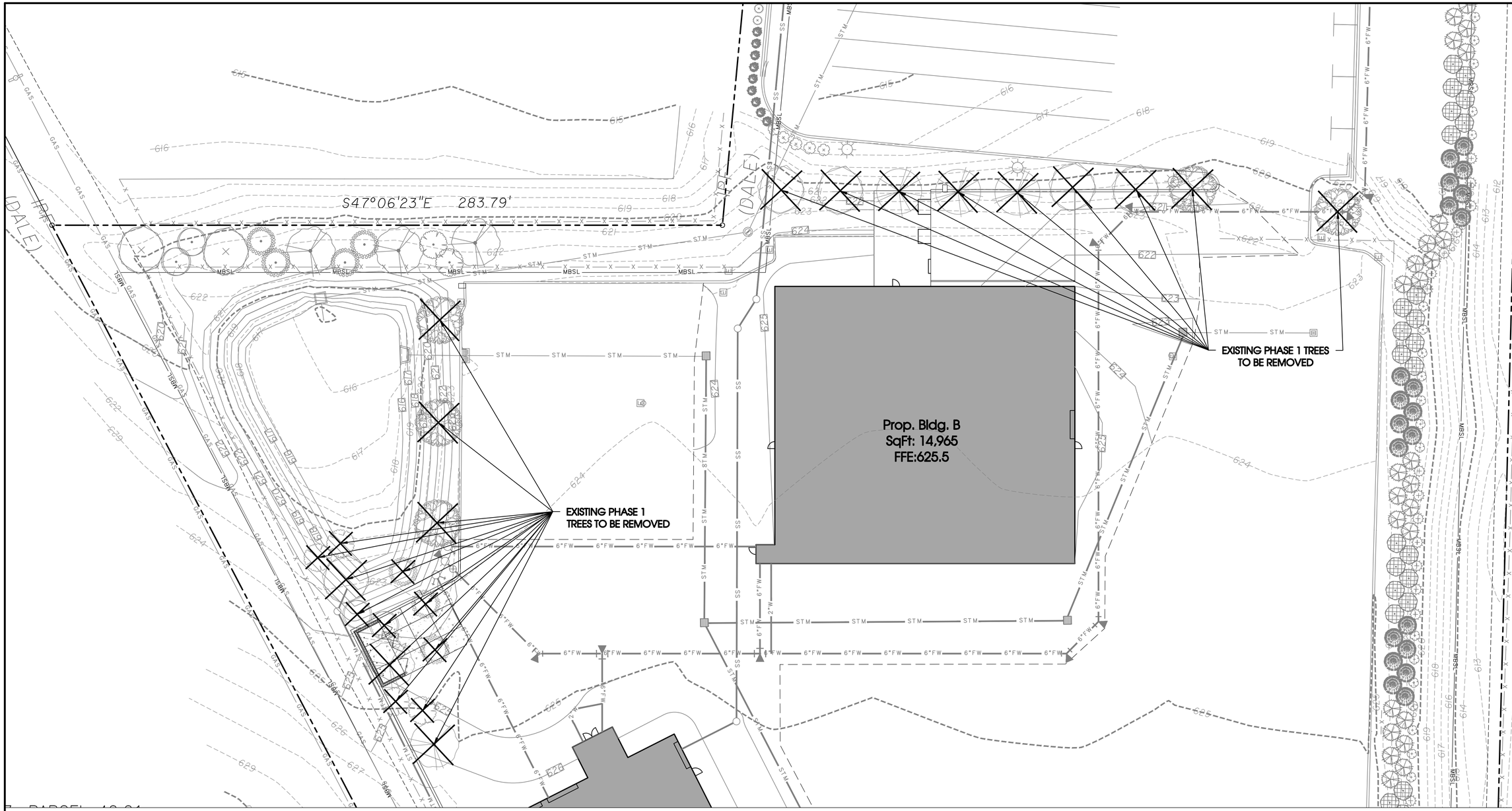
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

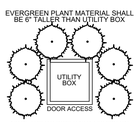
REVISED:	
DRAWN: SWL	
DATE: 12-29-2023	
CHECKED: RSM	
FILE NAME: 19084uhaul2_LA	
SCALE: 1" = 60'	
JOB NO. 19084	

Landscape Plan

SHEET: L1.0



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'

SCALE: 1"= 20'

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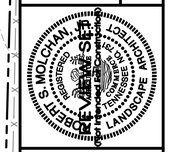
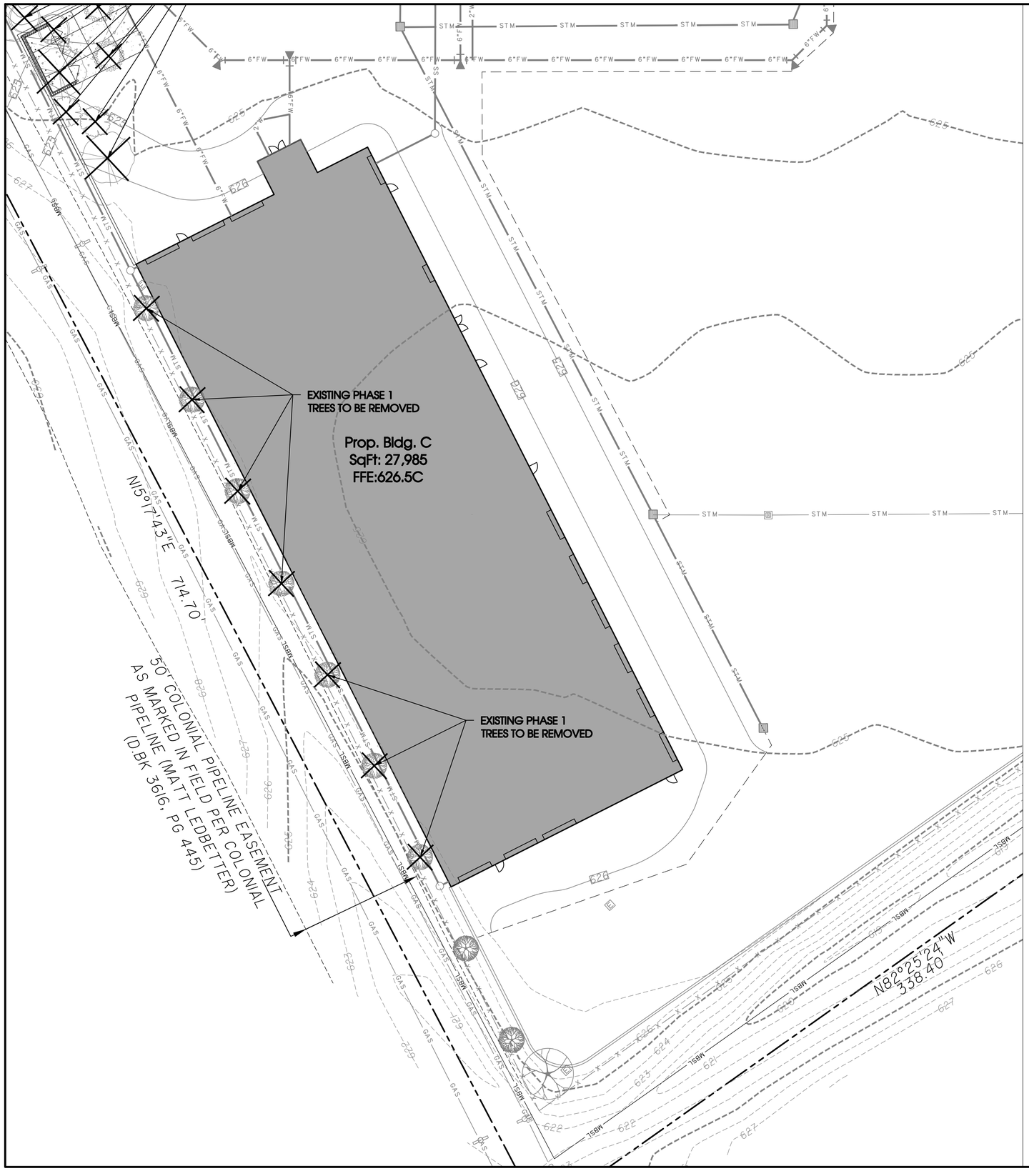


U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

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



EVERGREEN PLANT MATERIAL SHALL BE 6" TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

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

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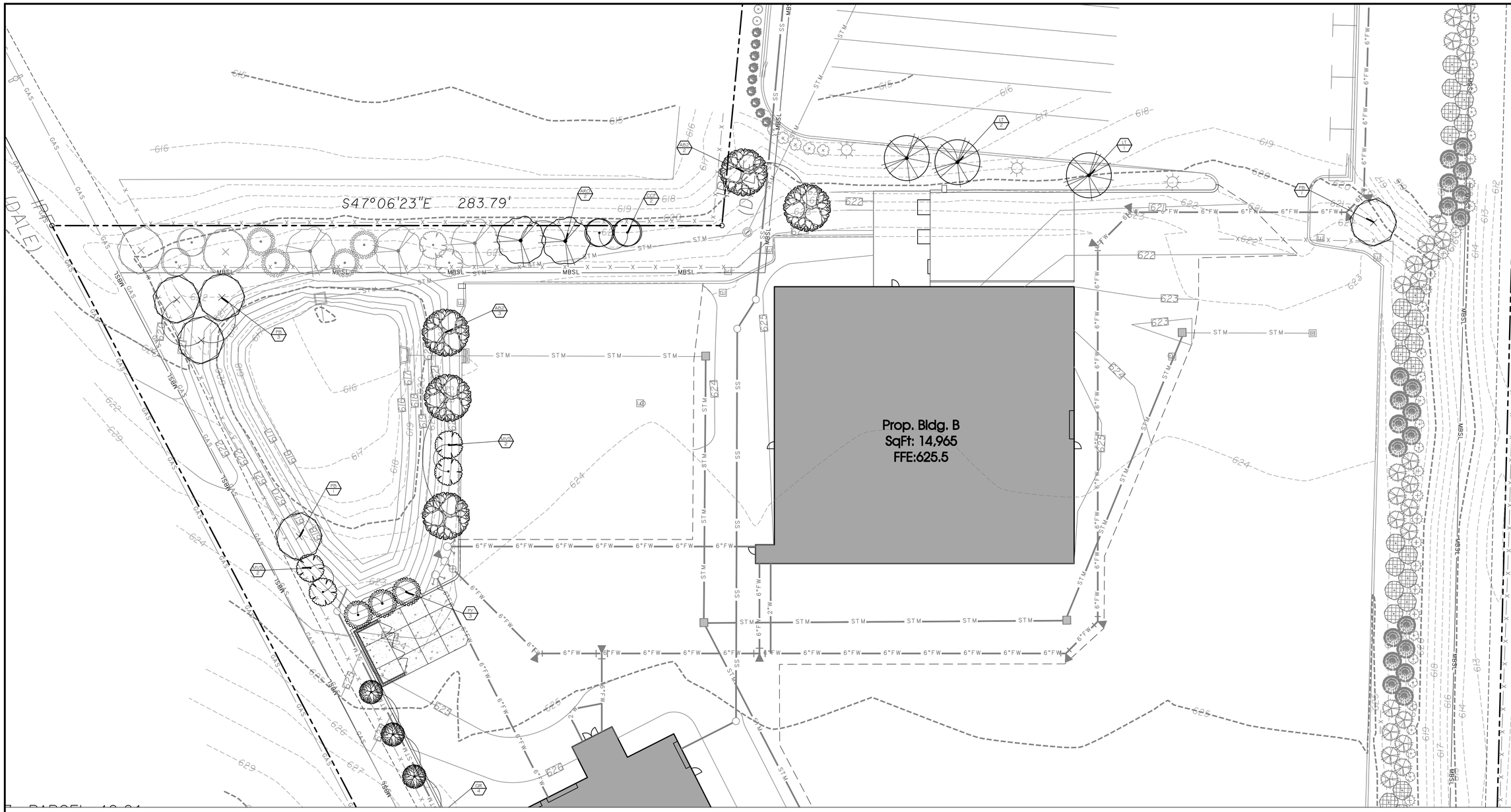
CHRISTOPHER S. MOLCHAN, 115, REGISTERED PROFESSIONAL ENGINEER, STATE OF TENNESSEE
RELEASED FOR CONSTRUCTION
Not released for construction unless signed and dated
12/29/2023
REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE

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

Tree Removal Plan

REVISED:	
DRAWN:	SWL
DATE:	12-29-2023
CHECKED:	RSM
FILE NAME:	19084uhaul2_LA
SCALE:	1" = 20'
JOB NO.	19084
SHEET:	L1.2



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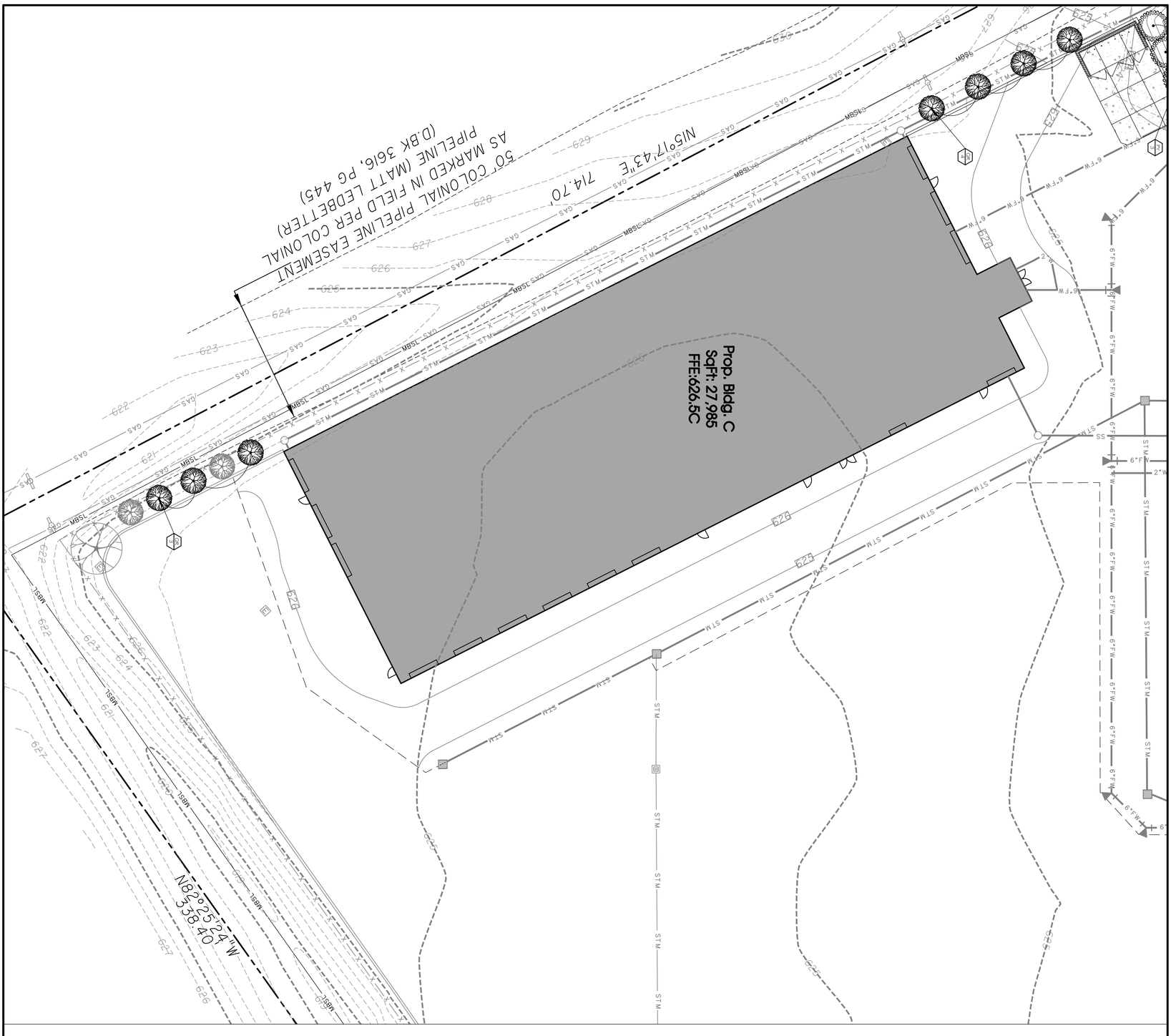
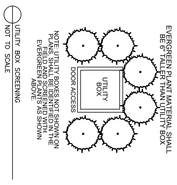
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Replacement Plan

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19084uhaul2_LA
SCALE: 1" = 20'
JOB NO. 19084
SHEET: L1.3





Know what's below.
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811

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

N

SHEET:	L1.4
JOB NO.	19084
SCALE:	1" = 20'
FILE NAME:	19084uhaul2_LA
CHECKED:	RSM
DRAWN:	SWL
DATE:	12-29-2023
REVISED:	

Tree Removal Plan

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

ROBERT S. MOLCHAN
REGISTERED
TENNESSEE NO. 1
LANDSCAPE ARCHITECT

REVIEW SET
Not Intended For Construction

SEC, Inc. SITE ENGINEERING CONSULTANTS
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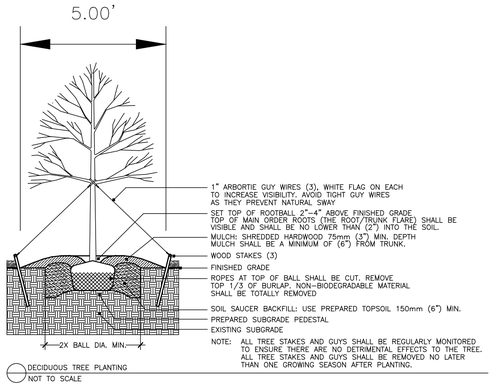
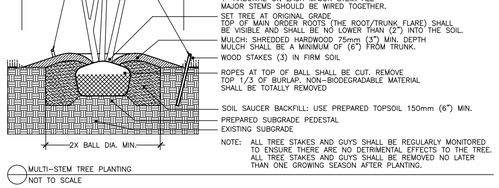




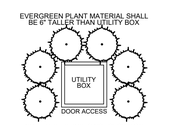
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPACING	REMARKS
DECIDUOUS TREES								
	AB2	5	ACER BUERGERIANUM / TRIDENT MAPLE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	ARO	2	ACER RUBRUM `OCTOBER GLORY` TM / OCTOBER GLORY MAPLE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LT	3	LIRIODENDRON TULIPIFERA / TULIP TREE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	PB	5	PLATANUS X ACERIFOLIA `BLOODGOOD` / LONDON PLANE TREE	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	QR	7	QUERCUS ROBUR X ALBA `CRIMSON SPIRE` / CRIMSON SPIRE OAK	B & B	3"CAL	14` - 16`	AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES								
	CCF	2	CERCIS CANADENSIS `FOREST PANSY` TM / FOREST PANSY REDBUD	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	MV5	4	MAGNOLIA VIRGINIANA / SWEET BAY	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, MULTI-CANE VARIETY, 3-CANE MIN., 3/4 INCH MIN. PER CANE, SYMMETRICAL CANOPY, MATCHED*
	PY	3	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B & B	2"CAL	10` - 12`	AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*

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

LANDSCAPE NOTES

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



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

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

Landscape Details & Notes

SHEET: L2.0

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 6.

Item Title: Site Plan - Dous Retail Center - Building totaling 4,200 Square Feet on 1.28 Acres. Requested by Chet Rhodes. Property located at 5130 Murfreesboro Road (Tax Map 15M, Group A, Parcel 1). C-2 (Highway Service) Zoning District. Property owned by TN Group Properties, LLC.

Reviewed By:

Summary: This site plan was 1st submitted to the City's planning commission in August 2022, and although the item was deliberated in several meetings, ultimately the site plan was never approved.

On behalf of his client, Chet Rhodes is requesting site plan approval for a retail center to be located at 5130 Murfreesboro Road. Currently the property contains only one structure. The other structure on the adjacent site is a strip-like retail center and contains 11,257 sq. feet. It is no longer part of this lot, but it was in the past.

The applicant has proposed to use the existing building that is comprised of 4,200 square feet with this plan. The building is 1-story and was formerly a car wash.

6’ Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy., George Chaney and Brewer Street;

This particular site is contained in an overlay district. The building currently contains five (5) bays and two (2) pedestrian doors that face the front of the building. The building itself is already comprised of brick with a metal roof.

The applicant has decided to brick parts of the building and add windows as well. Also, the applicant has added more parking spaces as well as added a dumpster location to the site plan.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. Applicant must submit an architectural materials board with actual samples of all exterior materials, including samples of all paint colors;
2. 6' Sidewalks must be shown along all frontages incl. Murfreesboro Road, Old Nashville Hwy.,George Chaney and Brewer Street;
3. The address is incorrect and should be 5130 Murf. Road;
4. Landscape Plan is missing;
5. Photometric Plan is missing;
6. Applicant shall show a Site Data Table;
7. Parking requirements must be included in the Site Data Table;
8. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
9. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
10. Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
11. Include parking detail for handicap spaces;
12. Show all utilities;
13. Building setback lines must be indicated for all sides of all buildings;

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. Provide a grading and drainage plan showing how site run-off will be handled for the modified structure. Staff does not concur with engineer's statement on Sheet C-2.1 that no grading plan is required. The architectural plans show doorways exiting from the proposed portion of the building which will require existing and proposed elevations to confirm IBC and ADA access requirements are met.
2. The existing asphalt will have to be removed for the expansion of the building. This will expose and disturb soil which requires an erosion and sediment control plan.
3. Provide stormwater calculations meeting the Stormwater Management Ordinance along with the means for complying with the stormwater quality requirements for the ordinance. These calculations must demonstrate that all existing culverts leaving the property are able to pass the 25-year storm. Staff does not fully concur with engineer's response as follows:
   a. Staff concurs that stormwater detention calculations are not required for the reasons provided.
   b. The city's stormwater management ordinance, however, does not tie stormwater QUALITY calculations to a pre- versus post- comparison (Section 14-603) and specifically requires that the stormwater quality requirements be met for redevelopment projects. The city is presently interpreting this as requiring that the requirements be met for all disturbed or changed areas of a redevelopment site for plans which disturb less than 50% of the total area of the site and for the entire site for redevelopment sites that disturb 50% or more. Therefore, calculations must be provided and means designed to comply with meeting the requirements of that section for those areas which are being disturbed regardless of whether those areas were previously pervious or impervious.
   c. The city's stormwater management ordinance requires that culverts be able to handle the 25-year storm. The previous ordinance required the 10-year. The engineer must provide calculations demonstrating the capacity of the existing and any proposed stormwater pipes or culverts. In the event that existing pipes are undersized for the new ordinance but meet the requirements of the previous ordinance, the staff will not recommend that the developer replace those culverts but will enter the information into a database for future city use. Any new culverts must pass the 25-year storm and existing culverts must pass the 10-year storm.
4. (Sheet C-2.1) Provide total driveway widths at the northern drive onto Brewer Street and the drive onto George Chaney Road. Correct the driveway width shown at the south entrance to Brewer Street.
5. (Sheet C-2.1)The dumpster screen is proposed to be exposed CMU with a wooden gate. The Planning Commission will review that proposal against requirements of the Murfreesboro Road Overlay District.
6. No landscaping plan has been provided. Engineer's response to this comment was that the landscaping plan is forthcoming. Therefore, the submittal is incomplete.
7. Provide erosion prevention and sediment control (EPSC) plans meeting the requirements of the Stormwater Management Ordinance. See Item 2 above.
8. (C-4.0) Show utilities serving proposed building even if they are existing. Engineer's response is that utilities are shown based on the survey which they were given. Staff considers the submittal incomplete.

Utilities (Scott Tatalovich - stotalovich@lavergnetn.gov)

1. Show and label existing fire hydrants.
2. Remove fire hydrant shown inside building at 179 Old Nashville Hwy.
3. New fire hydrants shall be labeled and connected to existing waterlines with pipes.

4. Brewer is a private street, please put “(private)” under the street name.
5. 8-inch waterline is not shown in Murfreesboro Rd at northern boundary with property. Show it and the water meters serving this property from this 8-inch waterline.
6. Existing 18” sewer through customer’s property has a 15-foot public utility easement, per “DB339, PG214” – please state this reference this on the Site Plan.
7. Show 2-inch public low pressure sewer force main discharging into the existing sewer manhole located in the subject property on the west side of Brewer Street. Contact Jim Owens, GIS Utilities Mapper at Public Works if you have questions.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments

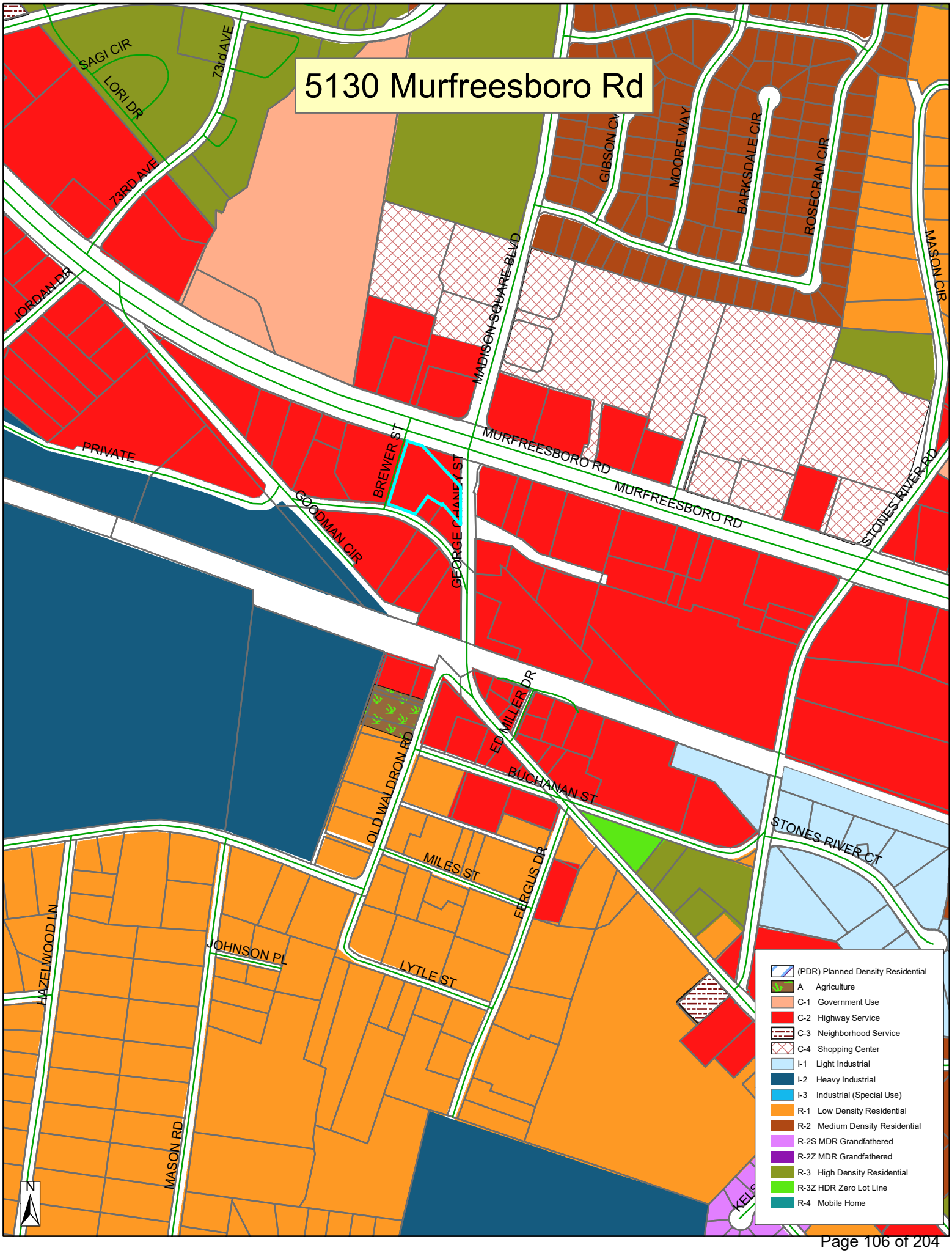
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
Show all existing hydrants to determine if additional will be needed.

Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments

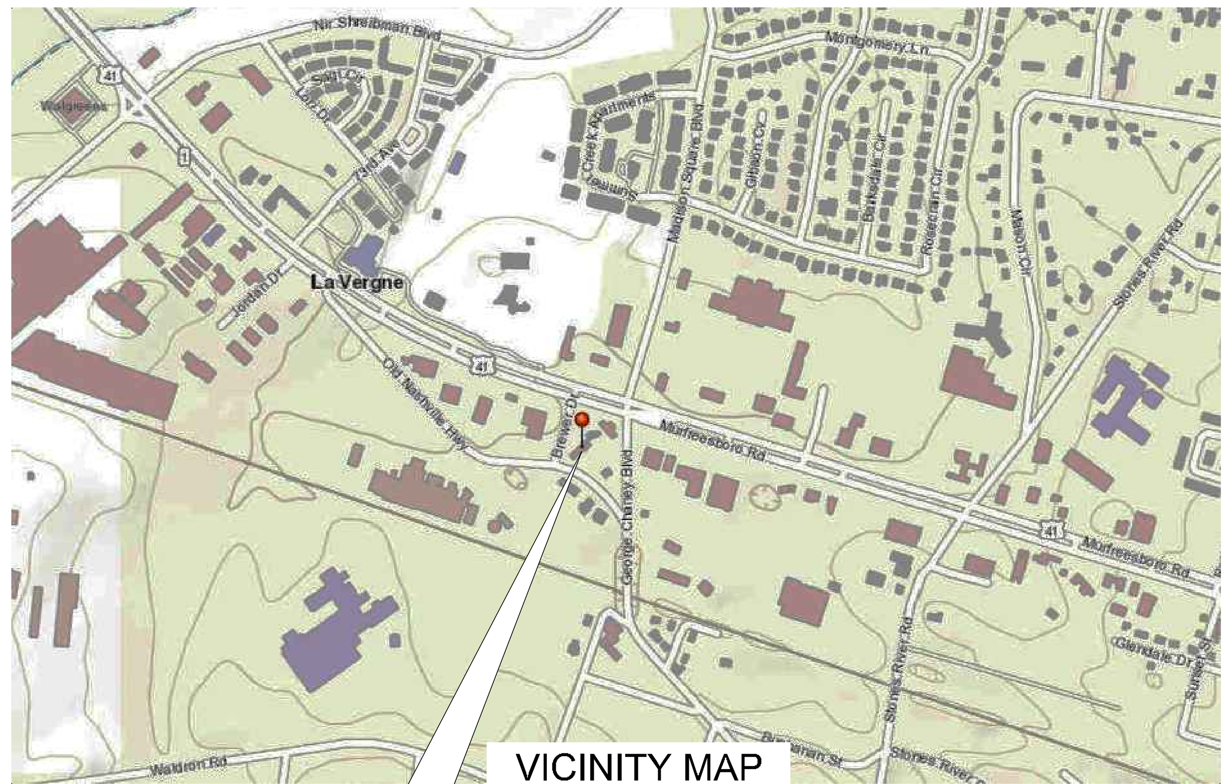
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant’s responsibility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

5130 Murfreesboro Rd
MURFREESBORO RD
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
GEORGE CHANEY ST
OLD NASHVILLE HWY
5116
5118
5138
5130
179
183
184
182
187
N

5130 Murfreesboro Rd
GIBSON CV
ROSECRAN CIR
MADISON SQUARE BLVD
OLD NASHVILLE HWY
BREWER ST
MURFREESBORO RD
MURFREESBORO RD
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
N


5130 Murfreesboro Rd
SAGI CIR
LORI DR
73rd AVE
73RD AVE
JORDAN DR
PRIVATE
MADISON SQUARE BLVD
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
GEORGE CHANEY ST
GOODMAN CIR
STONES RIVER RD
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
STONES RIVER CT
MILES ST
FERGUS DR
HAZELWOOD LN
JOHNSON PL
LYTLE ST
MASON RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Itasca



VICINITY MAP
SCALE: N.T.S.

N

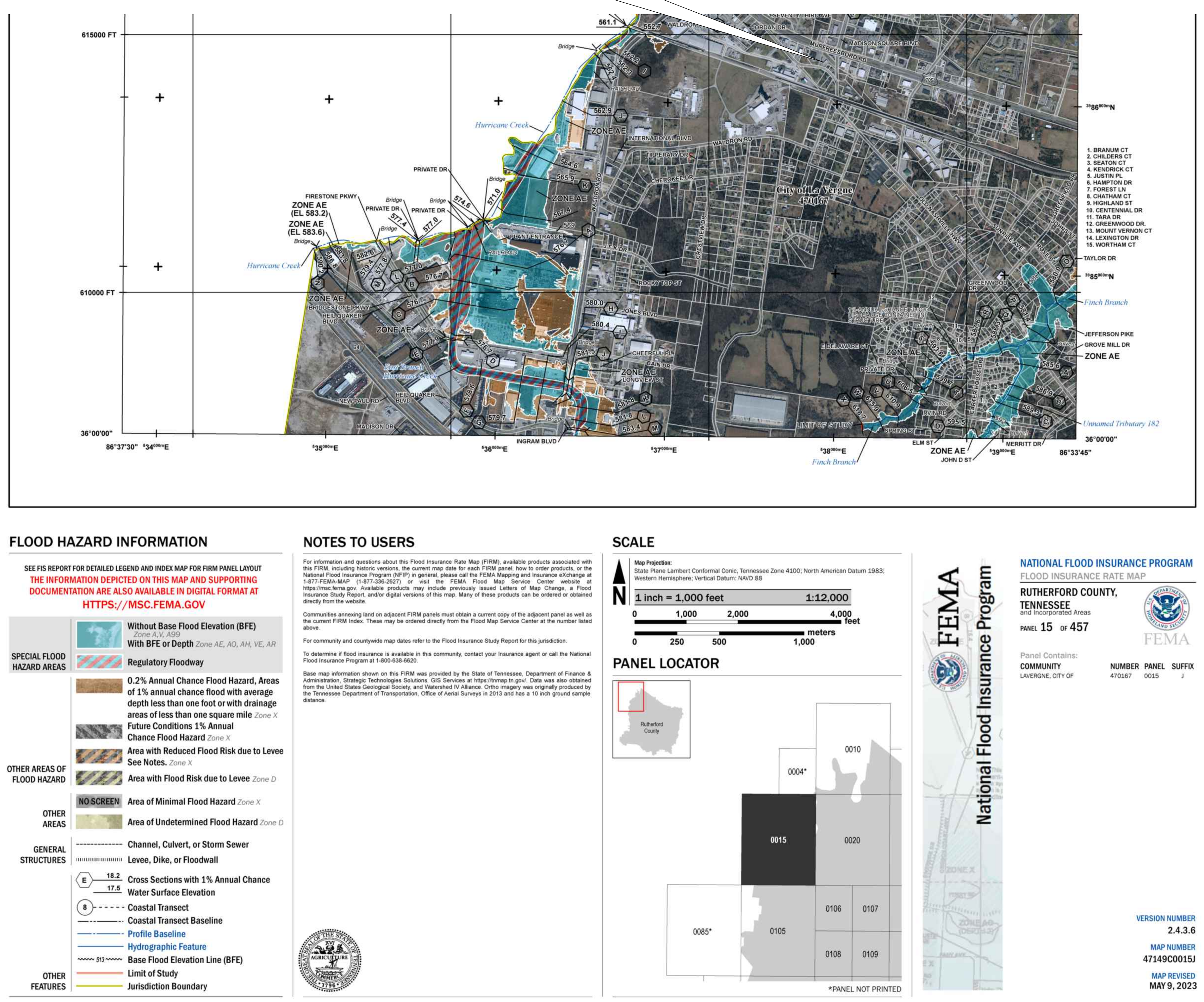
SITE LOCATION

AERIAL VIEW
SCALE: N.T.S.

SITE LOCATION

OSAMA DOUS
RETAIL CENTER
5116 MURFREESBORO ROAD
LA VERGNE, TN 37086
ACRES = 1.43
PARCEL ID: 00100 015M
ZONED C-2

SITE LOCATION



SITE DATA CHART		
ZONING DISTRICT	=	C-2
EXISTING USE	=	CAR WASH
PROPOSED USE	=	RETAIL
DENSITY	=	1
SQ. FT. OF EACH BUILDING (EXISTING & PROPOSED)	=	4,210 sq. ft.
TOTAL SQ. FOOTAGE	=	4,210 sq. ft.
SQ. FOOTAGE OF EACH USE	=	4,210 SQ. FT.
FLOOR AREA RATIO		HEIGHT: 15'-7.3/4"
		STORIES: 1
		FAR = .06
ACREAGE/SQ. FOOTAGE OF LOT	=	62,737.8 sq. ft. / 1.43 acres
SIGN HEIGHT & AREA	=	
PARKING		
PARKING REQUIREMENTS (MIN.) FOR EACH USE	=	3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.
TOTAL PARKING PROVIDED	=	4,210 SQ. FT. OF RETAIL = 3 X 5,000 SQ. FT. = **15 SPACES REQ'D**
LANDSCAPING & BUFFERING		
IMPERVIOUS SURFACE AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
ILA EXISTING (LANDSCAPING ISLANDS)	=	
ILA REQUIRED	=	
ILA PROPOSED	=	
OPEN SPACE PROVIDED	=	
IMPERVIOUS AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
PERVIOUS AREA	=	26,847.3 SQ. FT. = 0.61 ACRES
		1.43 ACRE

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE NOC CERTIFICATION:

1. THE PROJECT ASSOCIATE WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TN ________________ .

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.

2. I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT.
THE TOTAL DISTURBED AREA IS: APPLIED FOR ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

________________ ________________
SIGNATURE DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER ____________________

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.

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	PROPOSED ENCROACHMENT
C-2.1	PROPOSED NEW LAYOUT
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
C-5.0	PERVIOUS & IMPERVIOUS
C-6.0	SITE DETAILS
C-6.1	SITE DETAILS
A-1.0	EXISTING FLOOR PLAN
A-1.1	PROPOSED NEW BUILDING LAYOUT
A-2.0	FRONT & REAR ELEVATIONS
A-2.1	LEFT & RIGHT SIDE ELEVATIONS

811
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NOTED

GENERAL CODE ANALYSIS AND NOTES

APPLICABLE CODE(S): (NASHVILLE, TN)

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS*
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS*
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS*
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS*
ACCESSIBILITY CODE:	2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
LIFE SAFETY CODE:	2018 LIFE SAFETY CODE NFPA 1 AND NFPA 101 WITH LOCAL AMENDMENTS*

GENERAL NOTE(S):

1. THE LIST OF "APPLICABLE CODES" IS PROVIDED AS A CONVENIENCE AND IS NOT TO BE CONSIDERED ALL INCLUSIVE OF CODES AND REGULATIONS THAT MAY APPLY. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT CODES, STANDARDS, REGULATIONS AND LAWS.

COVER SHEET

\Users\pwbrh\Documents\RHODES ENGINEERING BACK UP\5116_Murfreesboro Road_Nashville_TN\5116_Murfreesboro Road 11 - 17 - 2023.dwg - Feb 09,2024 - 08:33am - pwb

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES REGISTERED ENGINEER AGRICULTURE COMMERCE No. 023147 STATE OF TENNESSEE
11/17/2023

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

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DESIGN	ATD	00/00/00
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APPROVED	CAR	00/00/00

SAVED DATE: 2/9/2024 8:32:50 AM Pwbrh

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
COVER SHEET

DWG. No.
C-0.0

SCALE: NOTED
CADFILE:
JOB No.
REV.

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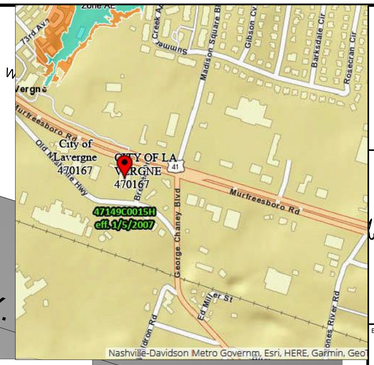
LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°19'28"	483.41	112.42	112.17	N73°57'41"W
C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W



OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — DATE OF LICENSE — STATE OF TENNESSEE

11/17/2023

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

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EXISING CONDITIONS

DWG. No.
C-1.0

SCALE: NOTED

CADFILE: I:\1-Murfreesboro Road 11 - 17 - 2023

JOB No.

REV.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St, Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

EXISTING CONDITIONS

NOTED

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902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — DATE OF REGISTRATION — STATE OF TENNESSEE

11/17/2023

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

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PROPOSED NEW LAYOUT

DWG. No.
C-2.0

SCALE: NOTED

CADFILE: C:\My Architecture Files\11-17-2023

JOB No. | REV.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

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PROPOSED NEW LAYOUT

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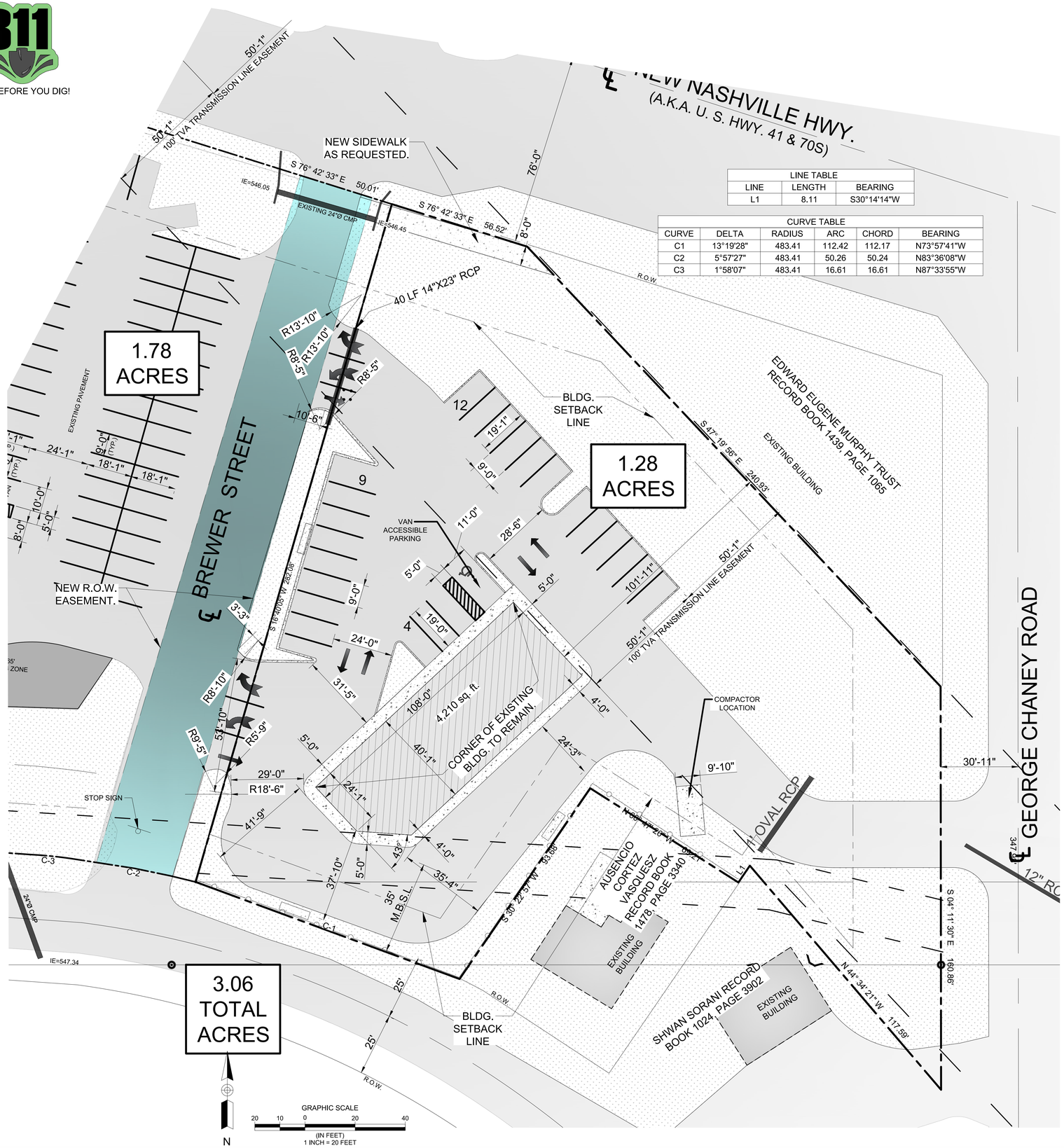

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RETAIL GOODS ESTABLISHMENT:

3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.

4,210 sq. fT. OF RETAIL = 3 x 5,000 sq. ft. = **15 SPACES REQ'D**

THE ADA PARKING SPACE REQUIREMENTS IN TENNESSEE ALSO SPECIFY HOW MANY SPACES ARE NEEDED BASED ON THE SIZE OF THE LOT OR FACILITY. LOTS MUST HAVE AT LEAST ONE ACCESSIBLE SPOT FOR EVERY 25 COMMON SPACES (1:25). FOR ACCOMMODATIONS WITH MORE THAN 25 SPOTS, AN EXTRA ONE ADA PARKING SPACE MUST BE ADDED FOR EVERY 50 REGULAR STALLS OVER 25 (1:50).

IMPERVIOUS AREA	=	35,886.6 sq. ft.	= 0.82 acres
PERVIOUS AREA	=	26,847.3 sq. ft.	= 0.61 acres
			1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

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Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

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OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
DEPT. OF ENVIRONMENT & CONSERVATION
STATE OF TENNESSEE

11/17/2023

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

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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED

CADFILE: [illegible]

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SITE PLAN

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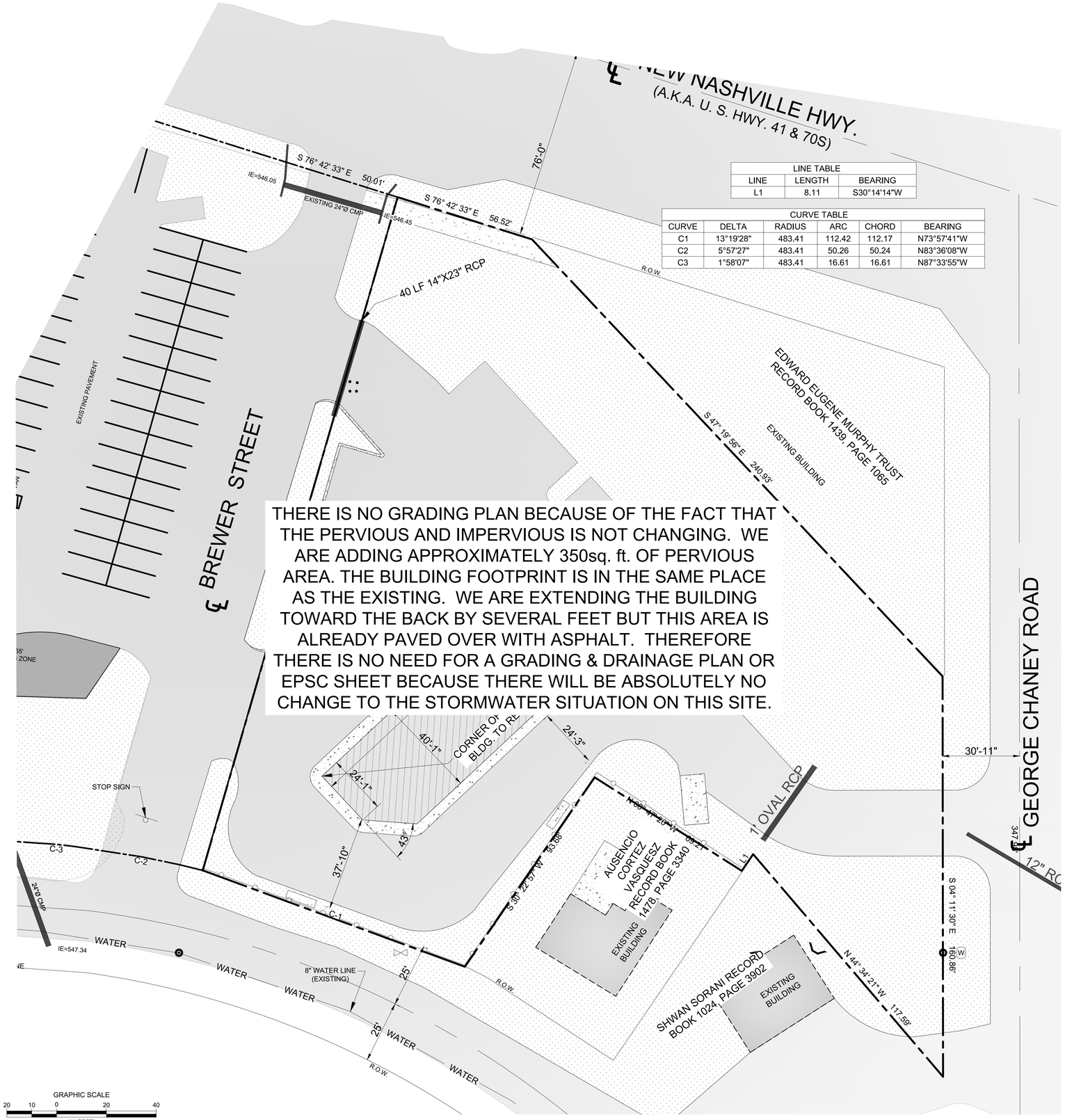

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SITE PLAN

NOTED

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
No. 102511
STATE OF TENNESSEE

11/17/2023

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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SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED

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902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
DATE
NO. 023
STATE OF TENNESSEE

11/17/2023

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401
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5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

UTILITY PLAN

DWG. No.
C-4.0

SCALE: NOTED

CADFILE: [illegible]

JOB No.

REV.

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

UTILITY PLAN

NOTED

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11/17/2023

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5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
PERVIOUS & IMPERVIOUS

DWG. No.
C-5.0

SCALE: NOTED
CADFILE: C:\Murfreesboro Road 11-17-2023

JOB No. | REV.

IMPERVIOUS AREA = 30,871.0 sq. ft. = 0.72 acres
PERVIOUS AREA = 25,107.1 sq. ft. = 0.57 acres
1.28 acres

NEW NASHVILLE HWY. (A.K.A. U. S. HWY. 41 & 70S)
NEW SIDEWALK AS REQUESTED.
Existing Sign
EXISTING GAS METERS
1.78 ACRES
BREWER STREET
12'X65' LOADING ZONE
12'X65' LOADING ZONE
STOP SIGN
R.O.W.
25,107.1 SQ. FT. = 0.57 ACRES
1.28 ACRES
31,196.1 SQ. FT. = 0.72 ACRES
S 16°40'05" W 232.08'
108.0'
4,210 sq. ft.
40'-1"
CORNER OF EXISTING BLDG. TO REMAIN,
24'-3"
24'-1"
43°
37'-10"
EDWARD EUGENE MURPHY TRUST RECORD BOOK 1439, PAGE 1065
AUSENCIO CORTEZ VASQUESZ RECORD BOOK 1478, PAGE 3340
SHIWAN SORANI RECORD BOOK 1024, PAGE 3902
GEORGE CHANEY ROAD
3.06 TOTAL
N
GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

PERVIOUS & IMPERVIOUS — --- — NOTED

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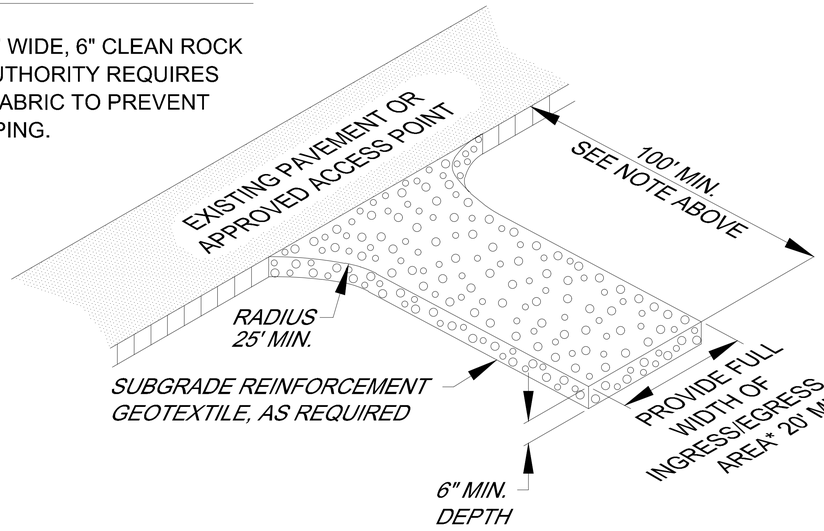
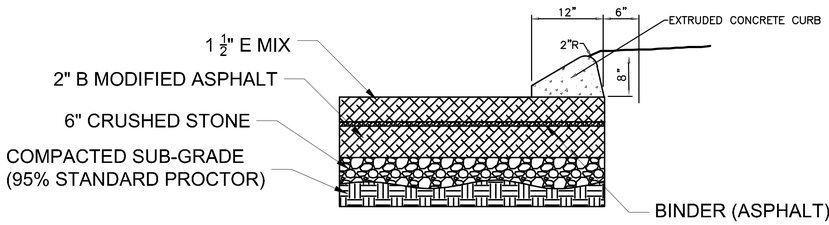
NOTE:

75' LONG BY 20' WIDE, 6" CLEAN ROCK GOVERNING AUTHORITY REQUIRES GEO-TEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.



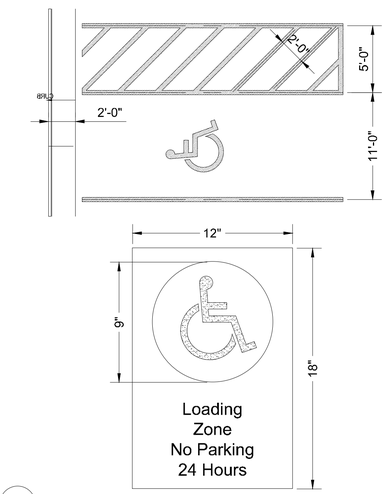
CONSTRUCTION ENTRANCE

Parking Lot Paving Detail



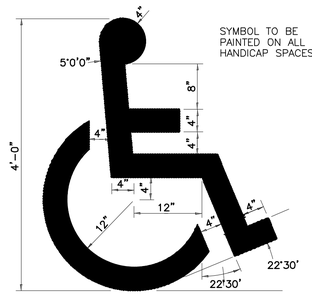
ASPHALT CROSS SECTION

ASPHALT DETIAL & CURB



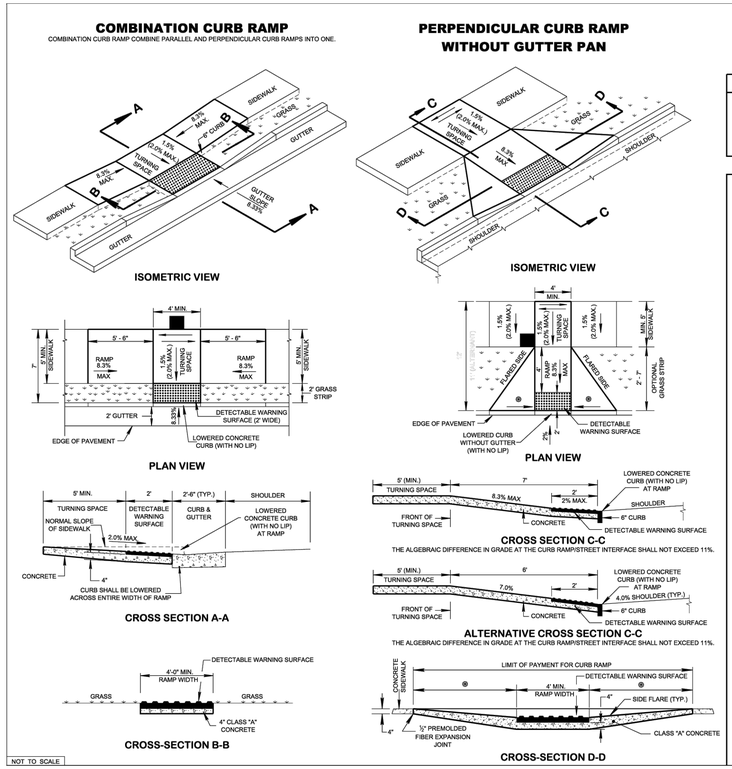
13 Scale: N.T.S. AS DIMENSIONED

ADA PARKING SPACE & SIGN



9 Scale: N.T.S. AS DIMENSIONED

PAINTED ACCESSIBLE SYMBOL



STANDARD CONCRETE SIDEWALK

LEGEND

- ◉ DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE, 8.3% DESIRABLE (10.0% MAX.)
- ■ DENOTES: APPROXIMATE PEDESTRIAN POLE/PUSHBUTTON LOCATION FOR SIGNALIZED INTERSECTIONS

(A) FOR DETECTABLE WARNING SURFACE DETAILS SEE STD. DWG. RP-H-5. FOR ADDITIONAL DETAILS AND OTHER INFORMATION FOR PERPENDICULAR CURB RAMPS NOT SHOWN ON THIS DRAWING SEE STD. DWG. RP-H-4 AND FOR PARALLEL CURB RAMPS SEE STD. DWG. RP-H-5. FOR CROSSWALK MARKING DETAILS SEE STD. DWG. T-M-4.

(B) IF PERPENDICULAR CURB RAMPS AND TURNING SPACE CANNOT BE CONSTRUCTED DUE TO LIMITED RIGHT-OF-WAY, USE PARALLEL OR COMBINATION CURB RAMP INSTEAD.

(C) CARE SHALL BE TAKEN ON ALL ROADWAY CURB RAMPS AT INTERSECTIONS WITH SIDEWALK AND CURB RAMPS TO ENSURE A UNIFORM GRADE AROUND THEM. THE ROADWAY CURB RAMP GRADE SHALL BE FREE OF SAGS AND SHORT GRADE CHANGES.

(D) SIDEWALK WIDTH SHALL NOT INCLUDE 6" CONCRETE CURB. THE DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0%.

(E) DRAINAGE STRUCTURES SHALL NOT BE PLACED IN THE CROSSWALK OR IN FRONT OF THE CURB RAMP.

(F) TURNING SPACE \ CLEAR SPACE:

CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

TURNING SPACE MUST BE PROVIDED AT THE TOP OF PERPENDICULAR CURB RAMPS. THE TURNING SPACE MUST BE 4' (MIN.) BY 4' (MIN.), AND IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE MUST BE 4' (MIN.) BY 5' (MIN.), WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.

FOR PARALLEL CURB RAMPS, A TURNING SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES, THE TURNING SPACE SHALL BE 4' (MIN.) BY 5' (MIN.). THE 5' DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

(G) GRADE BREAKS:

GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

WHERE THE END OF BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5' OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE CURB RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.

(H) PEDESTRIAN SIGNAL PUSHBUTTON:

WHERE PEDESTRIAN SIGNALS ARE PROVIDED AT PEDESTRIAN STREET CROSSINGS, THEY SHALL INCLUDE ACCESSIBLE PEDESTRIAN SIGNALS AND POLE/PEDESTRIAN PUSHBUTTONS COMPLYING WITH SECTIONS 4E.08 THROUGH 4E.13 OF THE MUTCD. FOR DETAILS OF THE PLACING OF PEDESTRIAN SIGNAL PUSHBUTTONS SEE TDOT TRAFFIC DESIGN MANUAL.

WHEN TWO PEDESTRIAN PUSHBUTTONS ARE ON ONE CORNER THEY WILL BE SEPARATED BY 10 FEET.

(I) PAYMENT:

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

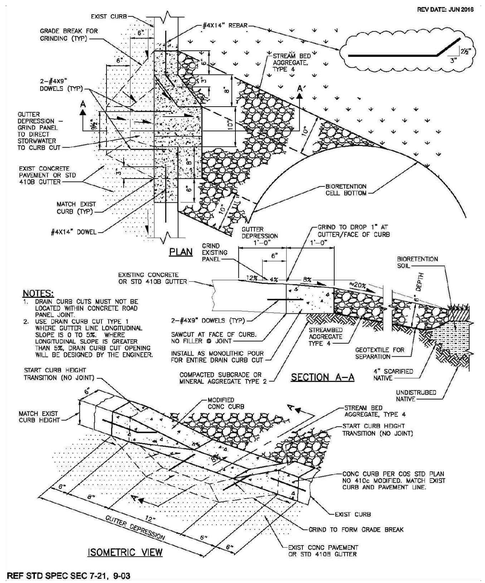
NEW CURB RAMPS:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

CURB RAMPS (RETROFIT):
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

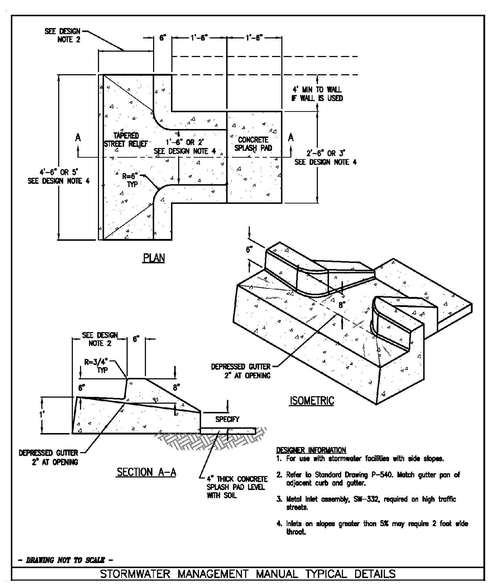
PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR INSTALLATION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

(J) TRANSITION GUTTER CROSS SLOPE FROM NORMAL SLOPE TO 5% SIMILAR TO SUPERELEVATION TRANSITION AREAS. MATCH GUTTER TRANSITION TO RAMP FLARES FOR PERPENDICULAR CURB RAMP (TYPICAL 5') OR RAMP AREA FOR COMBINATION CURB RAMP (TYPICAL 5'-8").



REF STD SPEC SEC 7-21, 9-03

DRAIN CURB CUT TYPE 1



STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

DRAIN CURB CUT TYPE 2

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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
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SITE DETAILS

DWG. No.
C-6.0

SCALE: NOTED

CADFILE: [illegible]

JOB No.

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TYPICAL ADA PARKING SPACE SIGNAGE

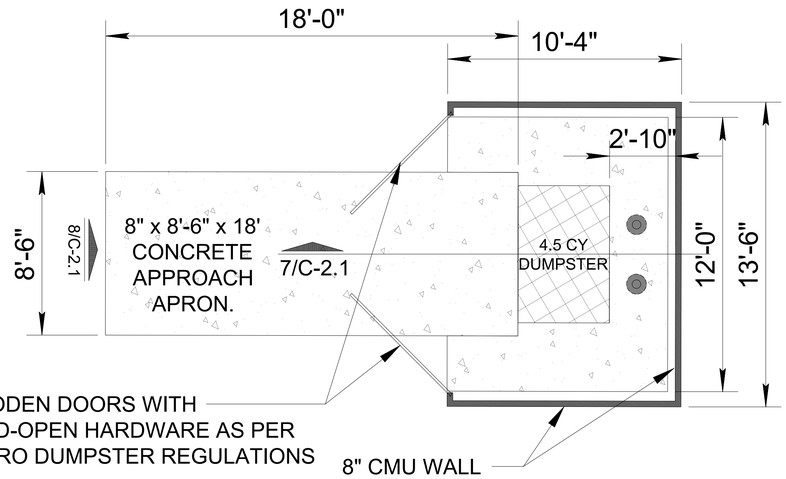
SCALE: N.T.S.

ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.

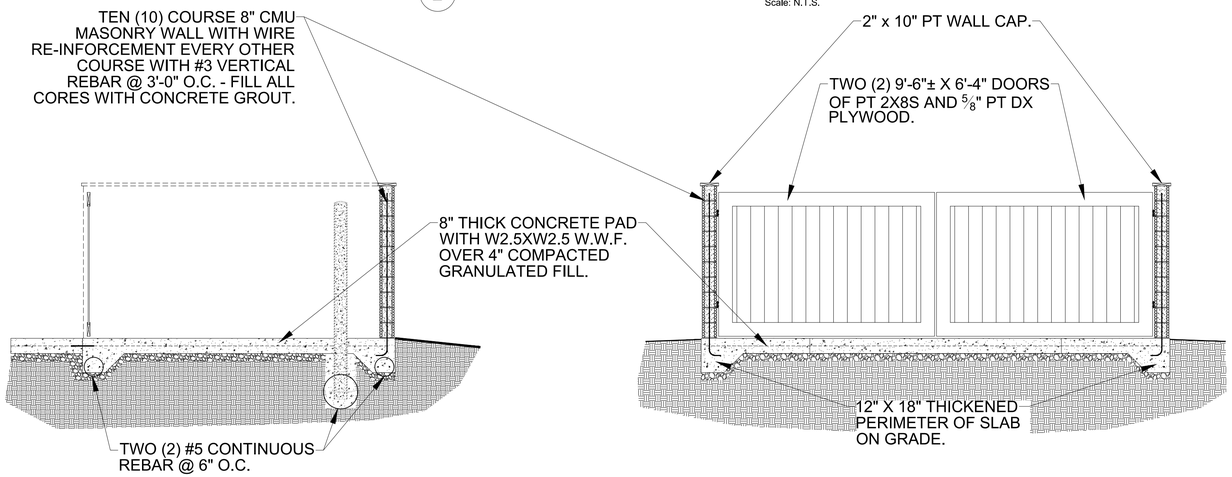
ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.



2 DUMPSTER & DUMPSTER APPROACH

Scale: N.T.S.



3 DUMPSTER ENCLOSURE SECTION

Scale: N.T.S.

4 DUMPSTER FRONT ELEVATION / SECTION

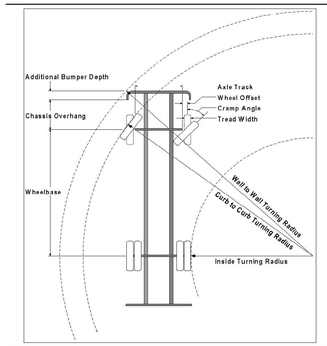
Scale: N.T.S.

Pierce

Turning Performance Analysis 5/3/2011

Bid Number: 253
Department:

Chassis: Velocity Chassis, Aerials, Tandem 48K, PUC (Big Block), 2010
Body: Aerial, HD Ladder 105', PUC, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.4 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	256.5 in.

Calculated Turning Radii:

Inside Turn:	20 ft, 2 in.
Curb to curb:	36 ft, 7 in.
Wall to wall:	40 ft, 11 in.

Comments:

Note: Truck Length is 42'

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel/Dash CF
30	Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0123628	Bumper, Non-extended, Imp/Vel
437	Aerial Devices	0592925	Aerial, 105' Heavy Duty Ladder

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

1 AUTOTURN DETAIL

Scale: N.T.S.

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CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE

11/17/2023

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

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JOB No. REV.

SITE DETAILS

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EMAIL: erian.g@yahoo.com

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BRENTWOOD TN 37027

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11/17/2023

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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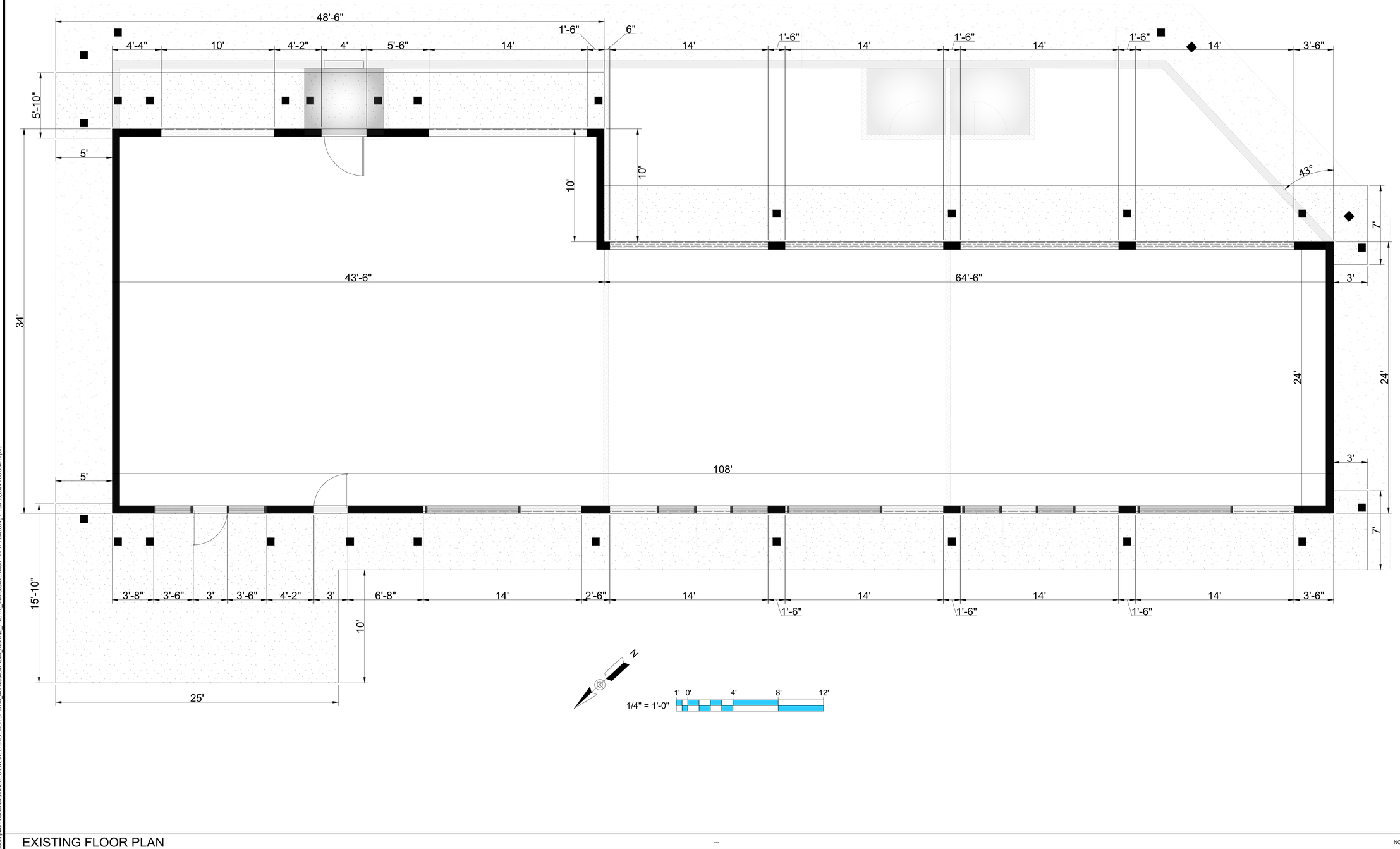

EXISTING FLOOR PLAN

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EXISING FLOOR PLAN

DWG. No.
A-1.0

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JOB No.

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RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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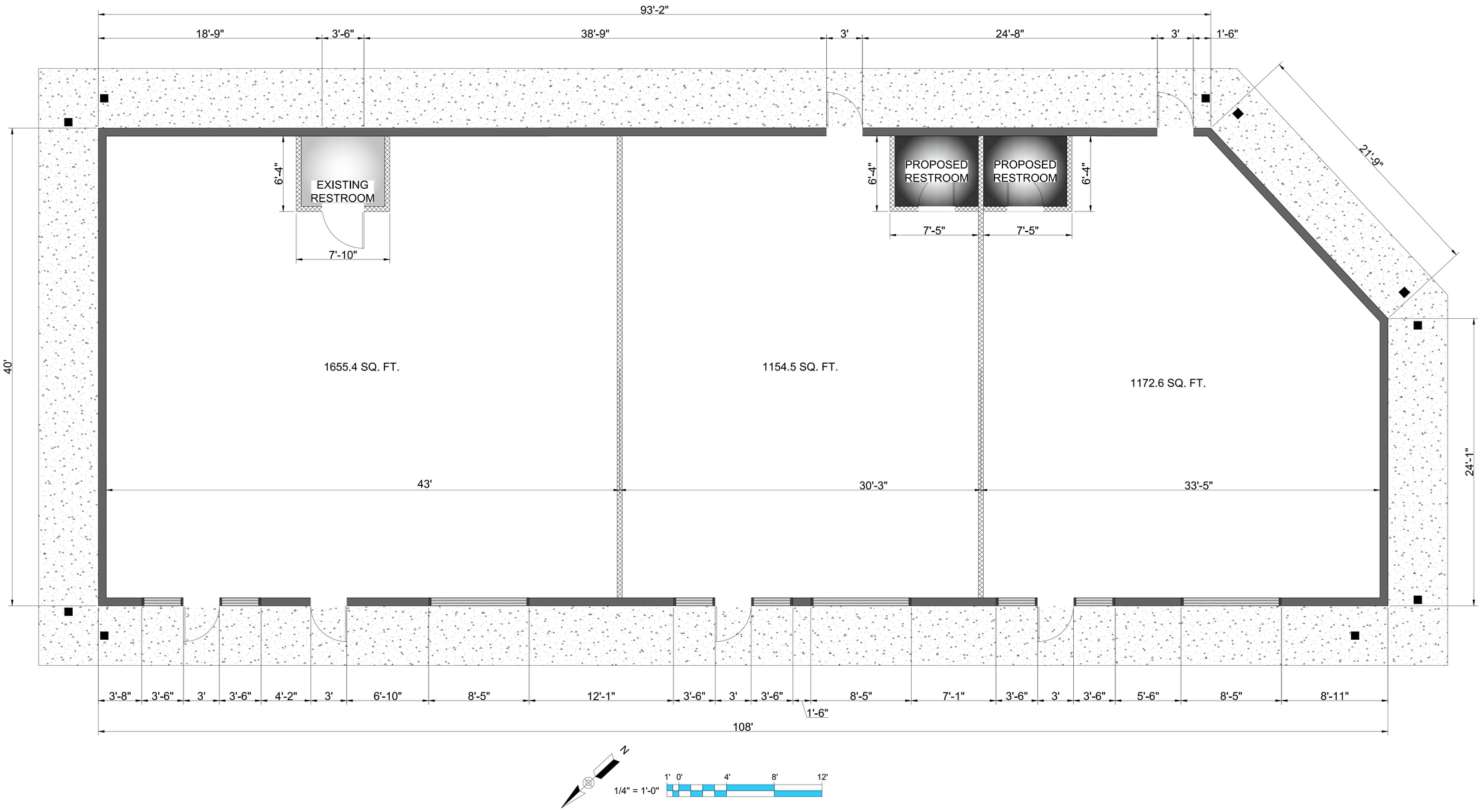

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PROPOSED NEW BUILDING LAYOUT

DWG. No.
A-1.1

SCALE: NOTED
CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023
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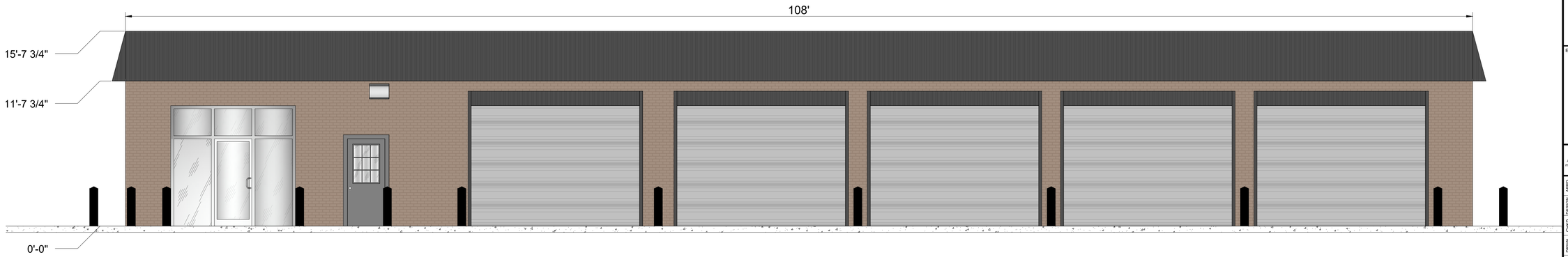
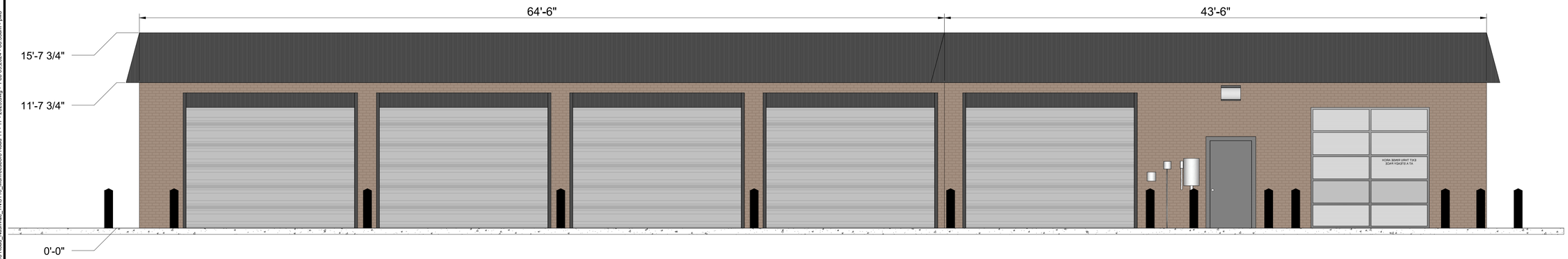


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING FRONT & REAR ELEVATION

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BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

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BRENTWOOD TN 37027

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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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EXISTING FRONT & REAR ELEVATIONS

DWG. No.
A-2.0

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

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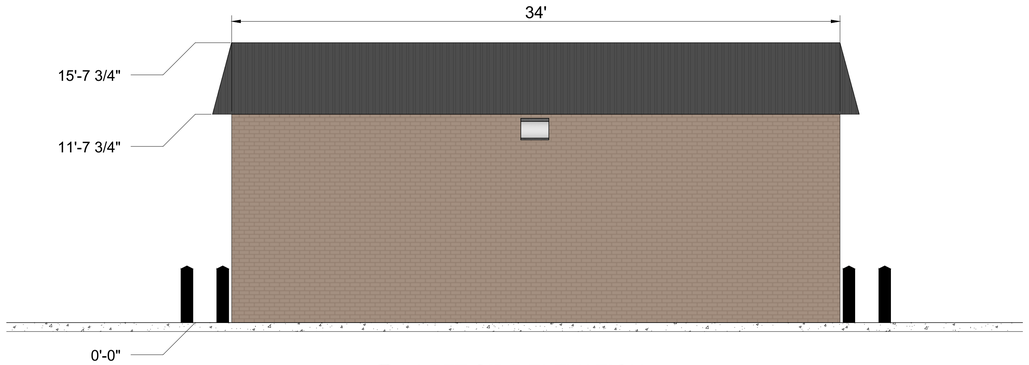
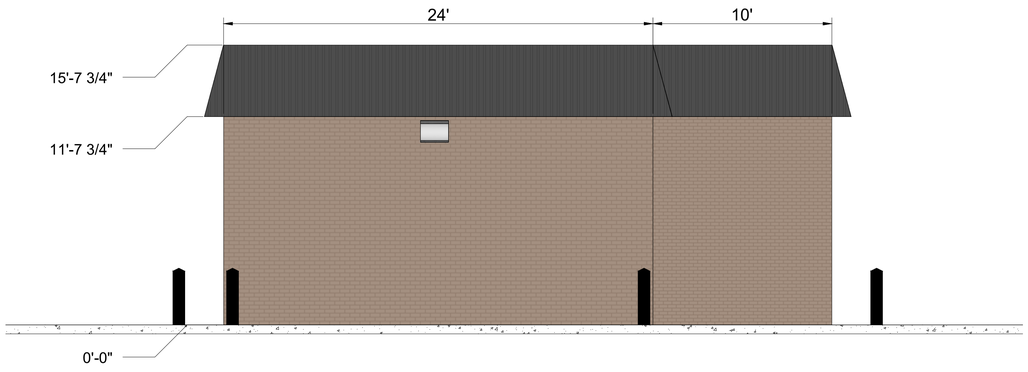


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

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Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED PROFESSIONAL
AGRICULTURE
ENGINEER
No. 102511
STATE OF TENNESSEE

11/17/2023

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

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SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

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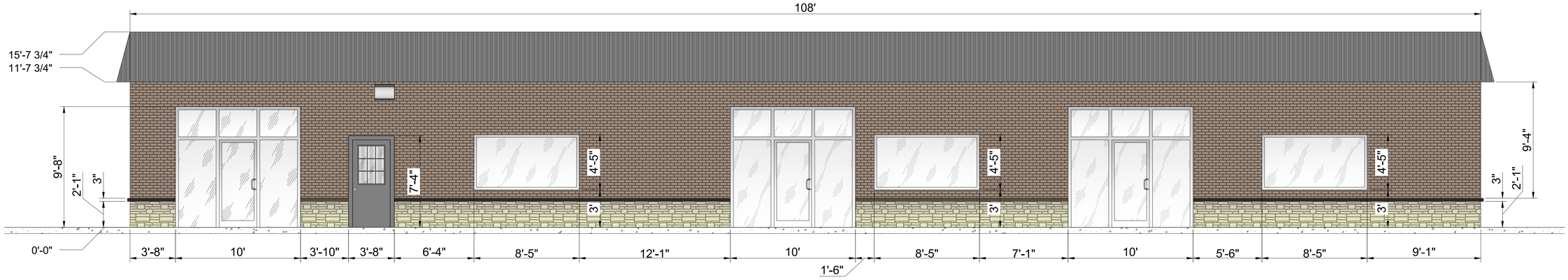
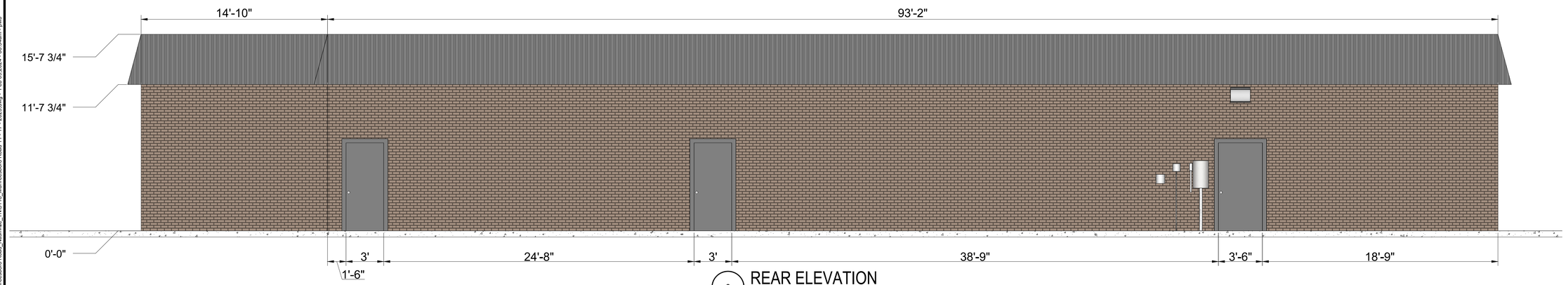


1 FRONT ELEVATION

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

1/4" = 1'-0" (1' 0' 4' 8' 12')



2 REAR ELEVATION

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

1/4" = 1'-0" (1' 0' 4' 8' 12')

PROPOSED FRONT & REAR ELEVATION

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ENGINEER:
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PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
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PROPOSED FRONT & REAR ELEVATIONS

DWG. No.

A-3.0

SCALE: NOTED

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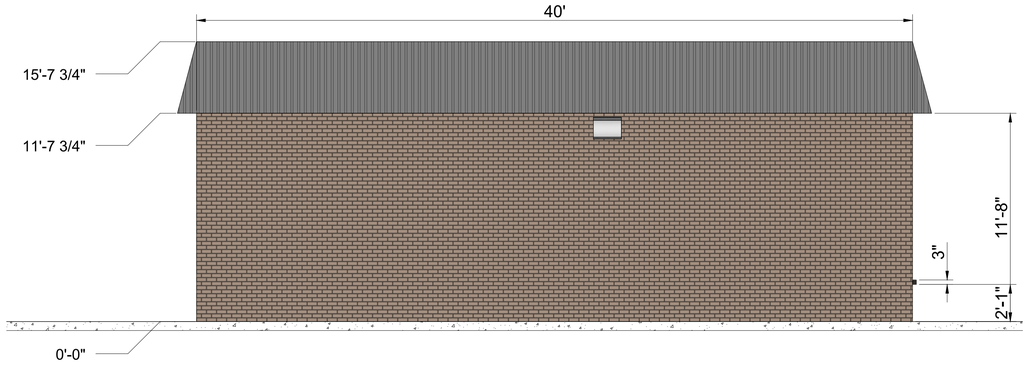

1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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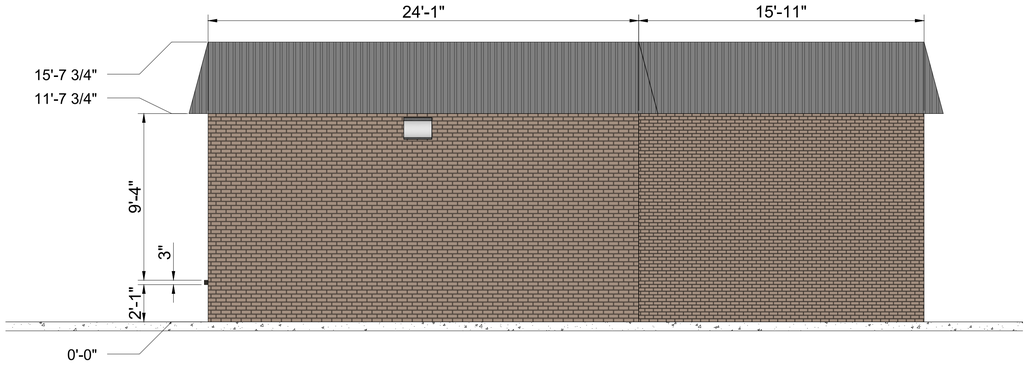

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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

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

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No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL

DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 2/9/2024 8:32:50 AM Pwbrh

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-3.1

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

REV.

C:\Users\pwbrh\Documents\RHODES ENGINEERING BACK UP\5116_Murfreesboro Road_Nashville_TN\5116_Murfreesboro Road 11 - 17 - 2023.dwg - Feb 09,2024 - 08:34am - pwb

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 7.

Item Title: Site Plan - 400 Sand Hill Road - Vehicle Storage Lot on 2.97 Acres. Requested by 615 Design Group. Property located at 400 Sand Hill Rd. (Tax Map 14, Parcel 65). I-1 (Light Industrial) Zoning District. Property owned by 470 Dick Buchanan, LLC.

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

Summary: They are only paving over existing gravel.

This item was created by a Codes Department issue wherein there was no record of a Site Plan being approved for the existing use (Vehicle Parking and Storage). This submittal is intended to provide that documentation.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
1. Discussions with developer were that paving in the area where there was existing compacted gravel would not trigger compliance requirements under the Stormwater Management Ordinance as this would be considered an upgrade to a dustless surface. The plan shows significant proposed paving outside of the limits of existing compacted gravel. Site reconnaissance performed by city staff on 29 February 2024 confirmed the limits of existing compacted gravel shown on the plan. Staff recommends entertaining one of three options:
a. Full compliance with the Stormwater Management Ordinance for all areas proposed to be paved which are outside of the existing compacted gravel area.
b. Reducing the size of the proposed pavement to within the existing compacted gravel area.

c. Maintain the dimensions of the proposed pavement relative to the side and rear property lines and remove all compacted gravel within 30 feet of the front (north) property line and replace with a topsoiled and grassed stilling basin. No calculations would be required—just make the basin as large as possible. This is the staff's preferred option.
2. Regardless of which option is chosen from the above, provide a riprap check dam/spreader at the point around the center of the front (north) property line where concentrated flow is presently leaving the site.
3. This concentrated flow has caused erosion in the roadside ditch on the city right-of-way. Stabilize with riprap the ditch from that point on the front (north) property line to the inlets of the two culverts crossing under Sand Hill Road.
4. Provide a long-term maintenance plan and a draft long-term maintenance agreement for the stormwater improvements.
5. Provide existing and proposed contours.
6. Provide erosion control plans including construction access detail.
7. Show dimensions from all property lines to the edge of proposed pavement.
8. Describe or show lane layout for entry drive.
9. Show distance from northwest property corner to entry drive.
10. Update floodplain note to May 2023 FIRM mapping.
11. Provide concrete walk along frontage.

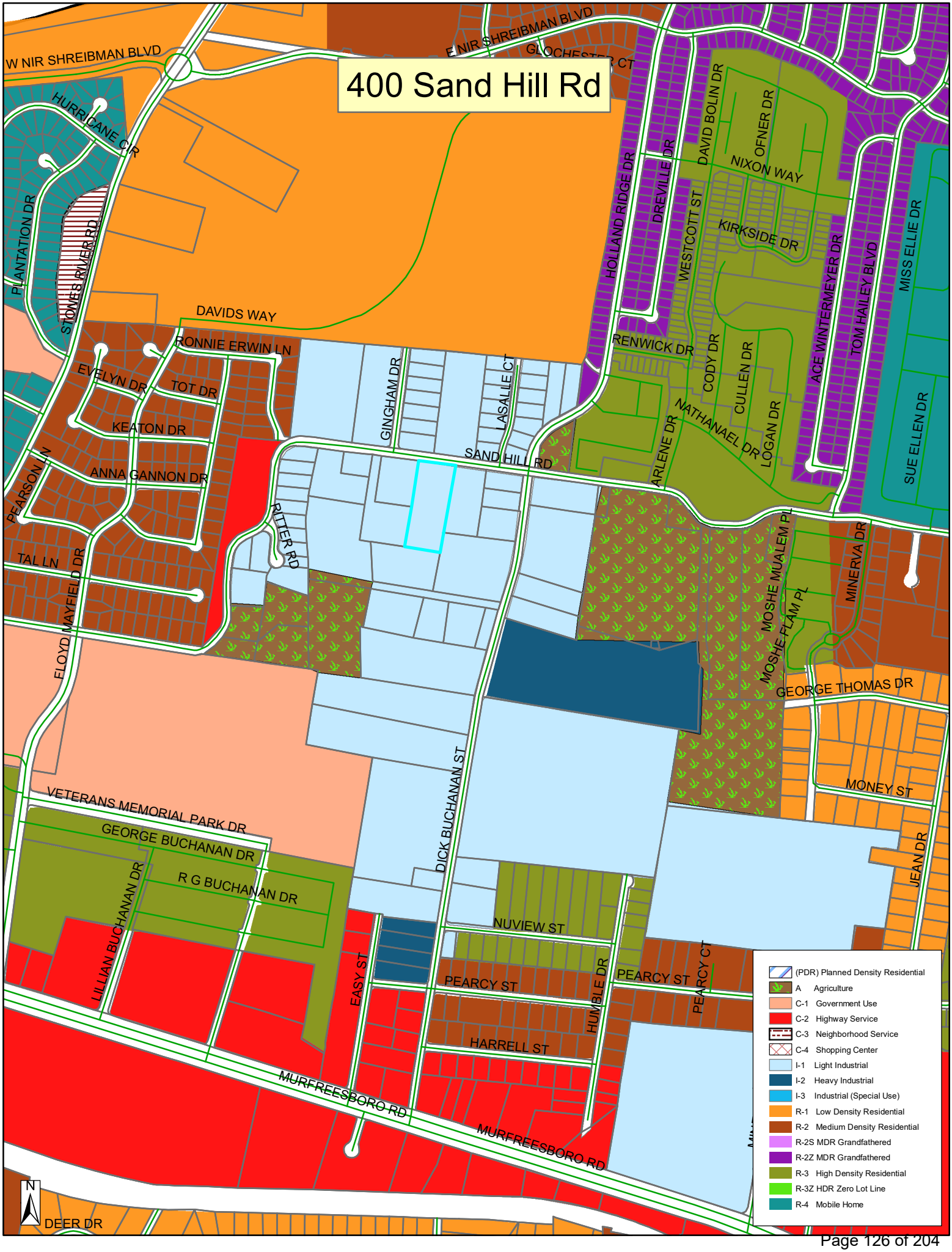
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No utility comments.

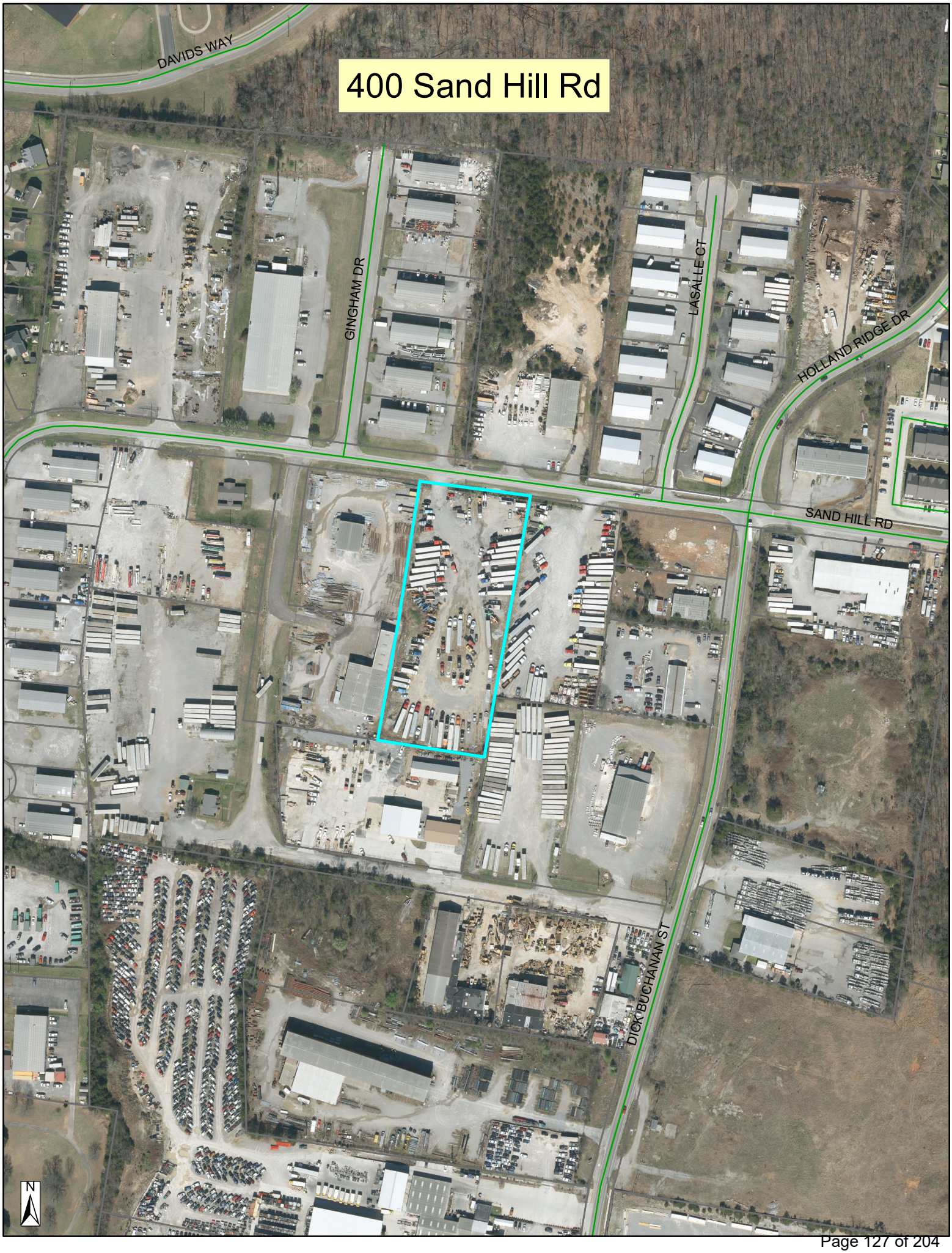
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments

Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments

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


400 Sand Hill Rd
W NIR SHREIBMAN BLVD
E NIR SHREIBMAN BLVD
GLOCHESTER CT
HURRICANE CIR
PLANTATION DR
STONES RIVER RD
DAVIDS WAY
RONNIE ERWIN LN
EVELYN DR
TOT DR
KEATON DR
ANNA GANNON DR
PEARSON LN
TAL LN
FLOYD MAYFIELD DR
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAND RIDGE DR
DREVILLE DR
DAVID BOLIN DR
OFNER DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
RENWICK DR
CODY DR
CULLEN DR
LOGAN DR
NATHANAEL DR
ARLENE DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MISS ELLIE DR
SUE ELLEN DR
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
GEORGE THOMAS DR
MONEY ST
JEAN DR
DICK BUCHANAN ST
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
EASY ST
NUVIEW ST
PEARCY ST
HUMBLE DR
PEARCY CT
HARRELL ST
MURFREESBORO RD
MURFREESBORO RD
DEER DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


400 Sand Hill Rd
DAVIDS WAY
GINGHAM DR
LASALLE CT
HOLLAND RIDGE DR
SAND HILL RD
DICK BUCHANAN ST
N

400 Sand Hill Rd
GINGHAM DR
SAND HILL RD
N

D&T
MC 1043886
KYU 630501

G PROFESSIONAL TREE SERVICES
(616)804-8864
LICENSED & INSURED • FREE ESTIMATES

AILABLE
ARKING
G15
71-3200

AVA
TRAIL
Robert
615.3
charle

LAWRIMORE

SITE DATA TABLE

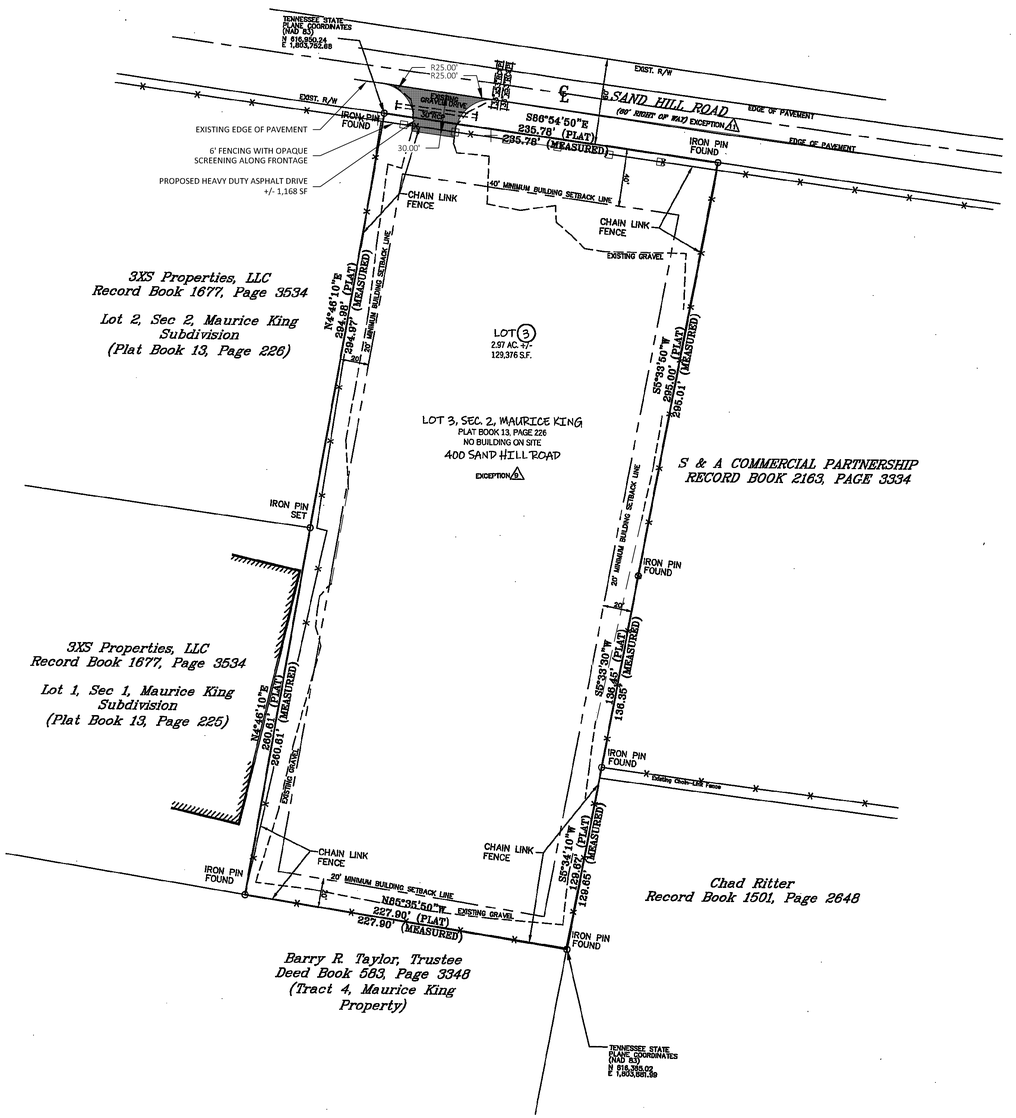
SITE ADDRESS:	400 SAND HILL ROAD LA VERGNE, TN 37086
OWNER:	400 SANDHILL LLC
PARCEL ID:	TAX MAP: 014 / PARCEL: 065.00
DEED BOOK: PAGE #:	1675 1473
SITE AREA:	+/- 2.97 ACRES (129,376 SF)
EXISTING ZONING:	I-1 LIGHT INDUSTRIAL
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 20' 20'
EXISTING BUILDING SQ FT:	0 SF
PROPOSED BUILDING SQ FT:	0 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	N/A
PROPOSED BLDG USE:	N/A
DISTURBED AREA:	+/- 0 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	0%
PARKING PROVIDED:	N/A

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HUDDLESTON-STEELE, DATED 7/19/2022.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

PAVEMENT LEGEND

PROPOSED HEAVY DUTY ASPHALT



0 50 100 Feet

615 DESIGN GROUP
380 DUCKTOWN ROAD, LAVERGNE, TN 37357
(615) 332-2899
www.615designgroup.com

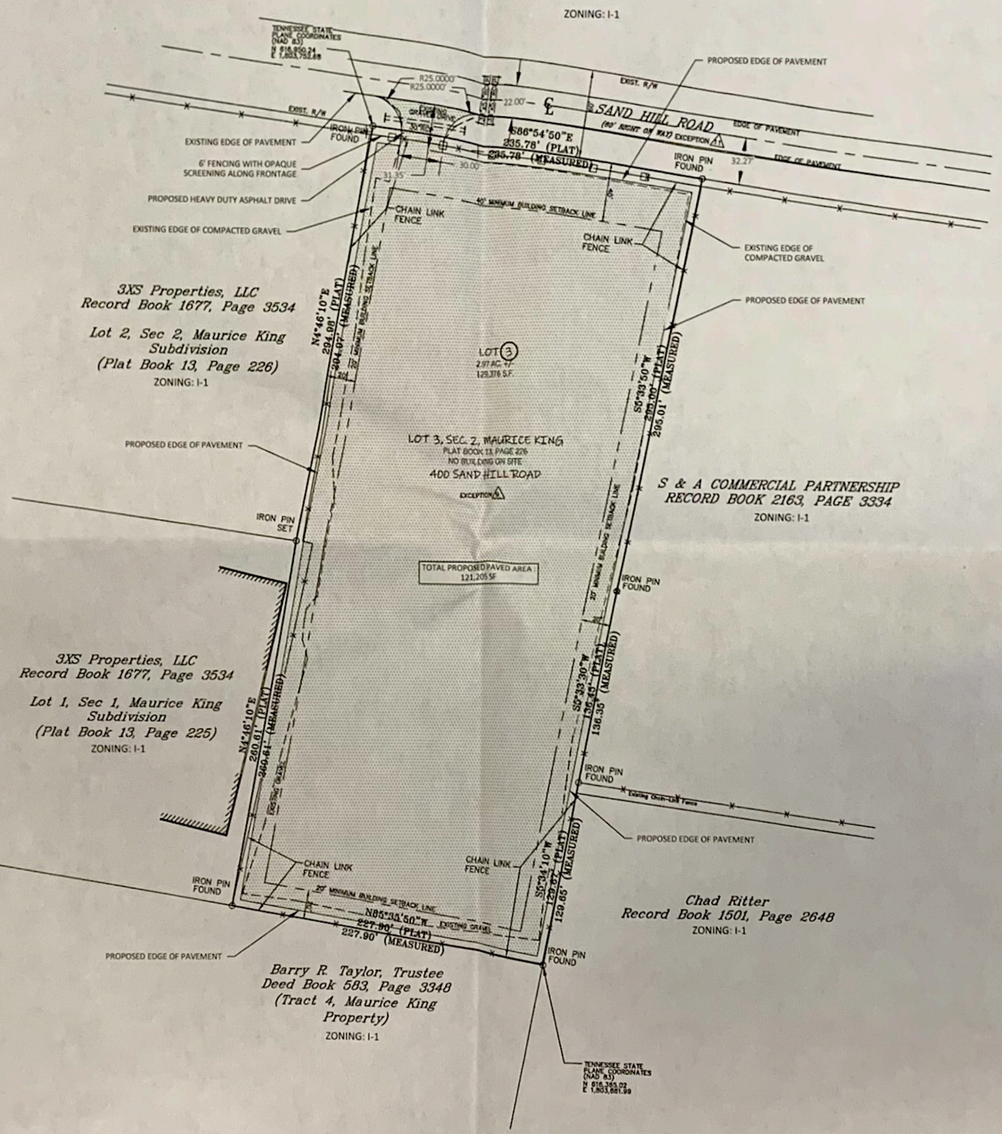
400 SAND HILL ROAD
LAVERGNE, TN
RUTHERFORD COUNTY

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	11/13/2023

SITE PLAN

C2.0



SITE DATA TABLE

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PROPOSED USE:	INDUSTRIAL
MINIMUM SETBACKS: FRONT: REAR: SIDE:	 40' 20' 20'
EXISTING BUILDING SQ FT:	0 SF
PROPOSED BUILDING SQ FT:	0 SF (INDUSTRIAL)
MAX BUILDING HEIGHT:	50'
PROPOSED BLDG HEIGHT:	N/A
PROPOSED BLDG USE:	N/A
DISTURBED AREA:	+/- 0 ACRES
MAX LOT COVERAGE:	50%
PROPOSED LOT COVERAGE:	0%
PARKING PROVIDED:	N/A
EXISTING I.S.R.:	0.93
PROPOSED I.S.R.:	0.93

NOTES:

1. EXISTING SURVEY INFORMATION IS DERIVED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY HUDDLESTON-STEELE, DATED 7/19/2022.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD ZONE AE AS PER F.E.M.A. MAP NO. 47149C0020J, DATED 10/16/2008.

PAVEMENT LEGEND

PROPOSED HEAVY DUTY ASPHALT

PAVEMENT CROSS SECTION

PAVEMENT SCHEDULE
(HEAVY DUTY)

- 1.5" 411-E MIX
- 3" 307 BM MIX
- 8" MINERAL AGGREGATE

0 50 100 Feet

615 DESIGN GROUP

COLTYN J. MURRAY
REGISTERED ENGINEER
STATE OF TENNESSEE
2/14/2024

400 SAND HILL ROAD
LAVERGNE, TN
RUTHERFORD COUNTY

REVISIONS		
NUMBER	DESCRIPTION	DATE

PROJECT #:	####
DESIGNED BY:	####
DRAWN BY:	####
DATE:	2/14/2024

SITE PLAN

C2.0

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 8.

Item Title: Combination Plat - Trinidad Benham - Two Lots on 17.64 Acres. Requested by Alex Dickerson. Property Located at 140 & 148 International Blvd. (Tax Map 17, Parcels 2.03 & 2). I-2 (Heavy Industrial) Zoning District. Property owned by Trinidad Benham.

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

Summary: The applicant wishes to combine two (2) lots into one. The total acreage will be 17.64 acres.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
1) Correct the zoning in Note 8.

Engineering (**Gary Lide** - glide@lavergnetn.gov)

1. On Note 8, correct zoning to I-2.
2. Remove inapplicable certificates such as water, sewer, subsurface sewage, public ways, common area.
3. Show 60' stream buffer from top of bank of Hurricane Creek.
4. In the Floodplain Note, spell 'floodplain' correctly.
5. In the Floodplain Note, update note for May 2023 FIRM mapping.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

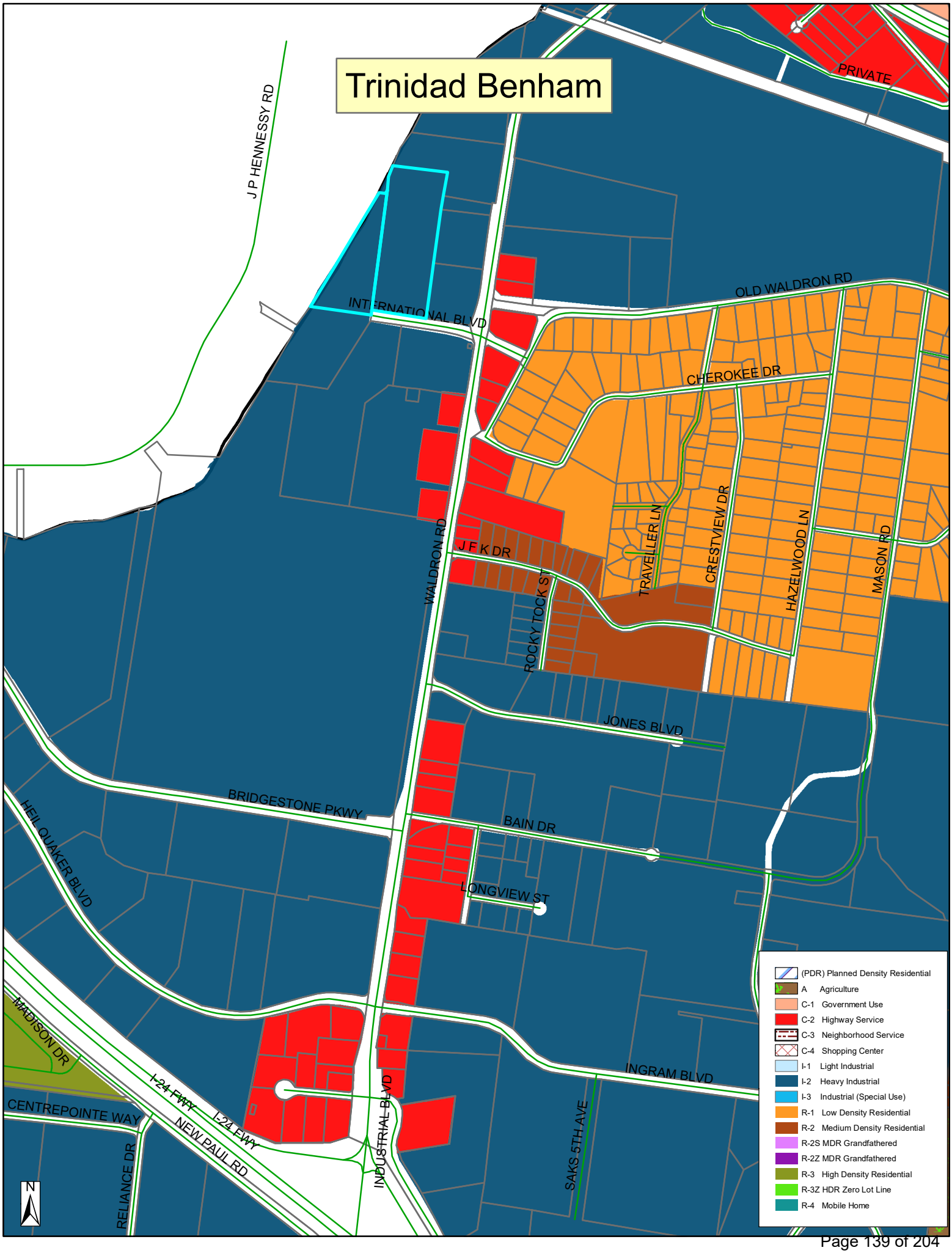
1. There is a 1.5” low-pressure sewer force main that skirts the fence line adjacent the creek from the existing building labeled “Post frame building with metal siding” to the sewer in the street.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments

Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments

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


Trinidad Benham
J P HENNESSY RD
PRIVATE
OLD WALDRON RD
INTERNATIONAL BLVD
CHEROKEE DR
WALDRON RD
J F K DR
ROCKY TOCK ST
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
MASON RD
JONES BLVD
BRIDGESTONE PKWY
HEIL QUAKER BLVD
BAIN DR
LONGVIEW ST
MADISON DR
CENTREPOINTE WAY
I-24 FWY
I-24 FWY
NEW PAUL RD
RELIANCE DR
INDUSTRIAL BLVD
INGRAM BLVD
SAKS 5TH AVE
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Trinidad Benham
INTERNATIONAL BLVD
N

Trinidad Benham
J P HENNESSY RD
INTERNATIONAL BLVD
OLD WALDRON RD
CHEROKEE DR
WALDRON RD
TENCENDUR LN
TRAVELLER LN
J F K DR
ROCKY TOCK ST
JONES BLVD
N

CONTRACT CARRIERS
877-849-9552
53173
Walmart
169024
199060
53238
53212
362
100

SURVEY NOTES:

1. SUBJECT PROPERTY IS CURRENTLY KNOWN AND REFERENCED AS: TRINIDAD/BENHAM PROPERTY, 140 INTERNATIONAL BOULEVARD, LAVEGNE, TN 37086, PARCEL 017 002.03 000, A.O.R.C., TN, RECORD BOOK 18, PAGE 2390, R.O.R.C., TN, INTERCHANGE CITY INDUSTRIAL PARK, SECTION VI, PLAT BOOK 5, PAGE 60, R.O.R.C., TN & LOT NO. ONE, SECTION XXXIV, INTERCHANGE CITY INDUSTRIAL PARK, PLAT BOOK 8, PAGE 135, R.O.R.C., TN, AND TRINIDAD/BENHAM PROPERTY, 148 INDUSTRIAL BOULEVARD, LAVERGNE, TN 37086, PARCEL 017 002.00 000, A.O.R.C., TN, RECORD BOOK 2314, PAGE 1586, R.O.R.C., TN.
2. BOUNDARY AND TOPOGRAPHIC FIELDWORK FOR THIS SURVEY WAS PERFORMED BY CSR ENGINEERING, INC., ON OR ABOUT 1-31-24, 2-01-24 AND 2-15-24, UTILIZING TRIMBLE R12 GNSS SURVEYING EQUIPMENT, TRIMBLE S7 EDM SURVEYING EQUIPMENT AND DJI MATRICE 300, ZENMUSE L1 UNMANNED AERIAL SYSTEMS SURVEYING EQUIPMENT. ALL DISTANCE, ANGULAR AND VERTICAL DATUM MEASURED IS ADJUSTED FOR TEMPERATURE AND OTHER ATMOSPHERIC CONDITIONS.
3. THIS SURVEY IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED AND IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS; THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE FOR THIS SURVEY IS GREATER THAN OR EQUAL TO THE MINIMUM REQUIRED STANDARD OF 1:10,000 PLUS OR MINUS; AND/OR, A CATEGORY "IV" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR GPS USAGE AS DEFINED IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND/OR AN UNMANNED AERIAL VEHICLE LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THE METHODOLOGY UTILIZED MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR UNMANNED AIRCRAFT SYSTEMS USAGE AS DEFINED IN CHAPTER 0820-03, STANDARDS OF PRACTICE FOR LAND SURVEYORS. EACH LAND SURVEYING METHODOLOGY UTILIZED, AND/OR COMBINATION THEREOF, IS ORIENTED TO THE SURVEY REFERENCE AS CALLED OUT ELSEWHERE ON THE FACE OF THIS DOCUMENT AS THE BASIS OF BEARINGS.
4. BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
5. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THIS SURVEY WAS PREPARED FROM EVIDENCE FOUND WHILE CONDUCTING FIELDWORK AND CURRENT DEEDS AND PLATS OF RECORD. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE AND THOROUGH TITLE SEARCH.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, ZONING, ETC., WHICH MAY BE FOUND TO APPLY, WHETHER RECORDED OR UNRECORDED, EXPRESSED OR IMPLIED.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS AS SET FORTH BY THE LAVERGNE / RUTHERFORD COUNTY REGIONAL ZONING OFFICES.
8. SUBJECT PROPERTY IS CURRENTLY ZONED: **INTERCHANGE DISTRICT - HI**.
9. SURFACE AND SUBSURFACE UTILITIES SHOWN HEREON WERE DERIVED FROM APPARENT EVIDENCE ON SITE AND DOCUMENTATION PROVIDE BY OTHERS. NO RELIANCE CAN BE MADE UPON THE UTILITIES SHOWN AND ALL PARTIES ARE ADVISED TO CONTACT THE UTILITY OWNERS FOR MORE ACCURATE UTILITY LOCATIONS AND ANY EASEMENTS THAT MAY BE ASSOCIATED WITH SUCH UTILITIES.
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE, OR LACK THEREOF, OF ANY SUCH CONDITIONS THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
11. CONTACT PROPER AUTHORITIES BEFORE CONSTRUCTING NEAR UTILITY LINES FOR PROPER EASEMENT WIDTHS & RESTRICTIONS.
12. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AS OF THE SURVEY DATE WITH ITS ORIGINAL SEAL TO INSURE THE ACCURACY OF THE INFORMATION. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED AT THE TIME OF THE SURVEY.
13. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED ON THE CERTIFICATION HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME AND STAMP APPEAR HEREON.
14. THE CERTIFICATION, AS PROVIDED ON THIS SURVEY, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE PROVIDED BY OTHERS.
15. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. THIS SURVEY WAS COMPLETED TO THE MINIMUM STANDARDS AS REGULATED UNDER THE AUTHORITY OF SECTION 0820-3-.07 OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS, 2000 EDITION. NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.CA 28-3-114 & T.CA 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 18, page 2390 and Book Number 2314, page 1586, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

February 23 , 2024 — Date — Owner

VP- Legal & Administration — Title (if acting for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

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

February 23 , 2024 — Date — Christopher L. Clay, PLS — Registered Land Surveyor Number 2614

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Trinidad/Benham Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ Date — Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled Trinidad/Benham Property has/have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Sewer System _____ Date — Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/ or attached restrictions.

Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

_____ Date — Local Health Authority

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the La Vergne Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____ Date — Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

_____ in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within _____ (Name of Subdivision) for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____ Date — Owner

CERTIFICATE OF APPROVAL FOR RECORDING

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

_____ Date — Secretary, Planning Commission

BASIS OF BEARINGS:

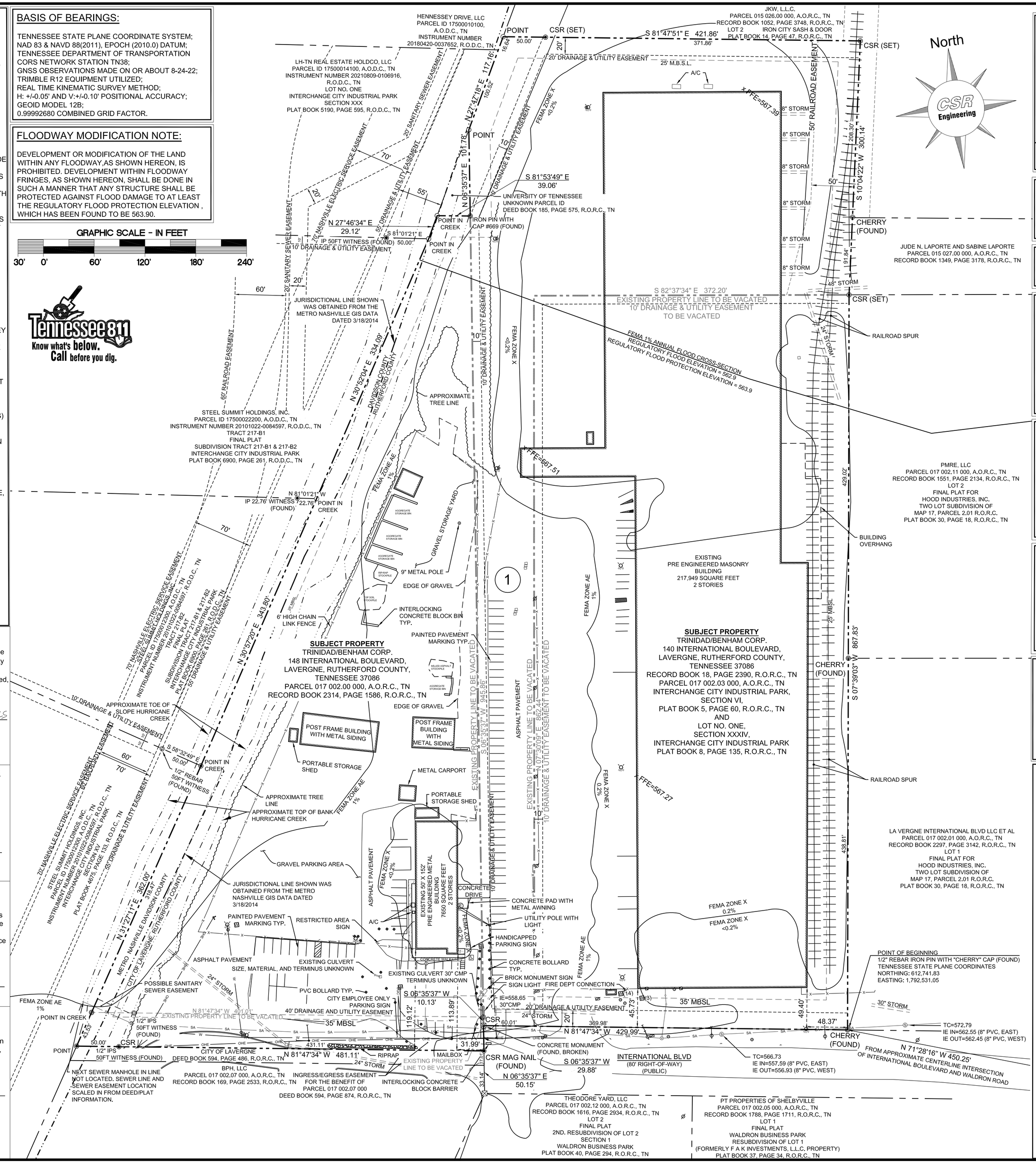
TENNESSEE STATE PLANE COORDINATE SYSTEM; NAD 83 & NAVD 88(2011), EPOCH (2010.0) DATUM; TENNESSEE DEPARTMENT OF TRANSPORTATION CORS NETWORK STATION TN38; GNSS OBSERVATIONS MADE ON OR ABOUT 8-24-22; TRIMBLE R12 EQUIPMENT UTILIZED; REAL TIME KINEMATIC SURVEY METHOD; H: +/-0.05' AND V:+/-0.10' POSITIONAL ACCURACY; GEOID MODEL 12B; 0.09992680 COMBINED GRID FACTOR.

FLOODWAY MODIFICATION NOTE:

DEVELOPMENT OR MODIFICATION OF THE LAND WITHIN ANY FLOODWAY,AS SHOWN HEREON, IS PROHIBITED. DEVELOPMENT WITHIN FLOODWAY FRINGES, AS SHOWN HEREON, SHALL BE DONE IN SUCH A MANNER THAT ANY STRUCTURE SHALL BE PROTECTED AGAINST FLOOD DAMAGE TO AT LEAST THE REGULATORY FLOOD PROTECTION ELEVATION , WHICH HAS BEEN FOUND TO BE 563.90.

GRAPHIC SCALE - IN FEET
30' 0' 60' 120' 180' 240'

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



SITE LOCATION:

3RD CIVIL DISTRICT
5TH COUNTY COMMISSION DISTRICT
140 INTERNATIONAL BOULEVARD AND
148 INTERNATIONAL BOULEVARD,
LAVERGNE, RUTHERFORD COUNTY, TENNESSEE 37086

AREA SUMMARY:

TOTAL AREA SURVEYED
17.641 ACRES OR 768,439.26 SQUARE FEET

NOTE OF PURPOSE:

THE PURPOSE OF THIS PLAT IS TO VACATE ALL INTERIOR LOT/TRACT LINES WITHIN PARCELS 017 002.03 000, A.O.R.C., TN AND 017 002.00 000, A.O.R.C., TN, VACATE THE COMMON BOUNDARY LINE BETWEEN SAID PARCELS, AND THENCE THEREFROM CREATE A SINGLE RECONCILED LOT REPRESENTING THE TOTAL OF THE OWNER'S PROPERTY AT THIS LOCATION.
WITH THE APPROVAL AND RECORDING OF THIS DOCUMENT, ALL PREVIOUS DEEDS, PLATS, ETC. CONCERNING SAID PARCELS SHALL BE NULL AND VOID, AND THIS DOCUMENT SHALL HOLD PRECEDENT HENCEFORTH, EXCEPT FOR THOSE ITEMS, IF ANY, FOUND TO BE PERPETUAL IN NATURE.

ZONING:

INTERCHANGE DISTRICT
CITY OF LAVERGNE ZONING ORDINANCE
PLANNING COMMISSION APPROVAL
DECEMBER 2022
BOARD OF MAYOR AND ALDERMEN APPROVAL
FEBRUARY 2023

MINIMUM FRONT BUILDING SETBACK:	35 FEET
MINIMUM SIDE BUILDING SETBACK:	25 FEET
MINIMUM REAR BUILDING SETBACK:	25 FEET
BUILDING HEIGHT RESTRICTION:	1 STORY TO 4 STORIES
PARKING REQUIREMENT:	1 SPACE PER 1,000 SQUARE FEET

THE OBLIGATIONS AND LIABILITIES OF CSR ENGINEERING, INC. AND THIS SURVEYOR FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S). A RE-CERTIFICATION BY CSR ENGINEERING, INC. AND THE SURVEYOR WHOSE NAME APPEARS HEREON SHALL BE REQUIRED BY ANY FUTURE PARTY(S).
THE DEPICTION SHOWN HEREON IS SUBJECT TO FEDERAL COPYRIGHT LAWS AND ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN CONSENT OF CSR ENGINEERING, INC AND THE SURVEYOR WHOSE NAME APPEARS HEREON IS STRICTLY PROHIBITED.

FLOOD PLANE NOTE:

THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN ZONE AE FLOOD BOUNDARY AREA, DESIGNATED AS "SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47149C0015H, EFFECTIVE DATE JANUARY 05, 2007 AND FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47037C0413J, EFFECTIVE DATE FEBRUARY 25, 2022.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (IPS)
- CONCRETE MONUMENT FOUND (CMF)
- UTILITY POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- ELECTRIC METER
- ELECTRIC BOX
- GAS METER
- BOLLARD
- SIGN, AS NOTED
- GROUND MOUNTED LIGHT
- FIRE HYDRANT
- AREA DRAIN
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD POWER/TELEPHONE/CABLE LINE
- UNDERGROUND COMMUNICATION LINE

CSR Engineering

CSR Engineering, Inc.
2010 Hwy 49 E
Pleasant View, TN 37146
P: 615.212.2389
F: 615.246.3815
www.csrengineers.com

OWNER'S INFORMATION
TRINIDAD/BENHAM CORP.
3650 SOUTH YOSEMITE STREET
SUITE 300
DENVER, CO 80237-1838

FINAL PLAT
OF
TRINIDAD/BENHAM PROPERTY RECONCILIATION
140 AND 148 INTERNATIONAL BOULEVARD
LAVERGNE, TENNESSEE 37086
TRINIDAD/BENHAM CORP.
3650 SOUTH YOSEMITE STREET
SUITE 300
DENVER, CO 80237-1838

CHRISTOPHER L. CLAY — REGISTERED LAND SURVEYOR — 2614 — AGRICULTURE — TENNESSEE — 02-23-24 — TENNESSEE NO. 2614

NO.	BY	DATE	REVISIONS DESCRIPTION
1)			
2)			
3)			
4)			
5)			
6)			
7)			
8)			

DRAWN BY: MAT	DATE: 2-23-24
CHECKED BY: CLC	DATE: 2-23-24
FIELD WORK BY: DRO, PLC, CLC	DATE: 1-31-24
CSR PROJECT NO.	22-922
SHEET NO.	1 of 1

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 9.

Item Title: Preliminary Plat – Lake Woods, Phase 11 - 19 Lots on 6.52 Acres. Property located off Earline Jones Drive (Tax Map 6, Parcel 2.01). Requested by Wamble & Associates. R-2 (Medium Density Residential) Zoning District.

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

Summary: This plat was already approved by the PC in November 2022, but it has expired.

On behalf of the applicant, Wamble & Associates is requesting approval of the Preliminary Plat for Lake Woods, Phase 11 to be located on approximately 6.52 acres. The property is located on the east side of Stones River Road in northern La Vergne. The purpose of the Preliminary Plat is to present the proposed layout of the single-family development. This phase will consist of 18 residential lots and one open space lot.

Sidewalks are indicated on both sides of all streets.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan - 615-287-8702 **blogan@lavergnetn.gov**	No comments.

Engineering

Gary Lide - 615-287-8703 glide@lavergnetn.gov	1. (For Planning Commission Information) A preliminary plat for this parcel was previously approved by the Planning Commission in November 2022. The changes from that approved plat are as follows: a. Sidewalk on the east side of Earline Jones Drive was added as per discussion from the November 2022 meeting

b. Landscaping has been shown around the detention basin
c. A mail kiosk was added
d. Both cul-de-sacs are completely in right-of-way. Previously, they were partially in easements. The right-of-way still extends to the property line for potential future road extension.
e. 2” pressure sewers were downsized to 1-1/2” pressure sewers at the end of their runs.
f. Water and sewer lines were relocated within Col. Ralph Yates Drive.
g. Fire hydrant in Col. Ralph Yates drive moved to south side of street.
h. There was a slight rearrangement of the lot lines but the number of lots (18) remains unchanged.

2. (For Information) City Engineer requests that, at the workshop, the developer explain what might be constructed in the ingress/egress easement in lots 1107 and 1108.
3. (For information) City Engineer requests that, at the workshop, the developer discuss how construction traffic will be routed through the existing subdivision. Be prepared to discuss how the existing roads will be protected from damage.
4. (For information) At the construction drawing phase, stormwater detention calculations will be analyzed to confirm that post-development flows are not increased over pre-development flows at any point. Therefore, the city will look closely at the flows going into the culvert under Earline Jones Drive (between 205 and 207 Earline Jones Drive) to make sure that flows at that specific point do not increase.
5. (For information) With the Construction Drawings, a stormwater long term maintenance plan and a draft long term maintenance agreement will be required.
6. Show storm drainage piping, headwalls, and structures.
7. Update Note 3 for May 2023 mapping.
8. Provide more detail on proposed landscaping.

Utilities

Scott Tatalovich - 615-287-8739
statalovich@lavergnetn.gov

1. New fire hydrant spacing shall be less than 500 feet as measured along the street centerline.
2. Show all existing fire hydrants that are within the limits of the plan view.
3. New low-pressure sewer pipe size may need to be larger than 1.5-inch to support additional future

	development. Provide calculations to support sizing for City's approval to Scott Tatalovich, Utility Engineer.

Codes

Joe White - 615-287-8605 jwhite@lavergnetn.gov	No comments

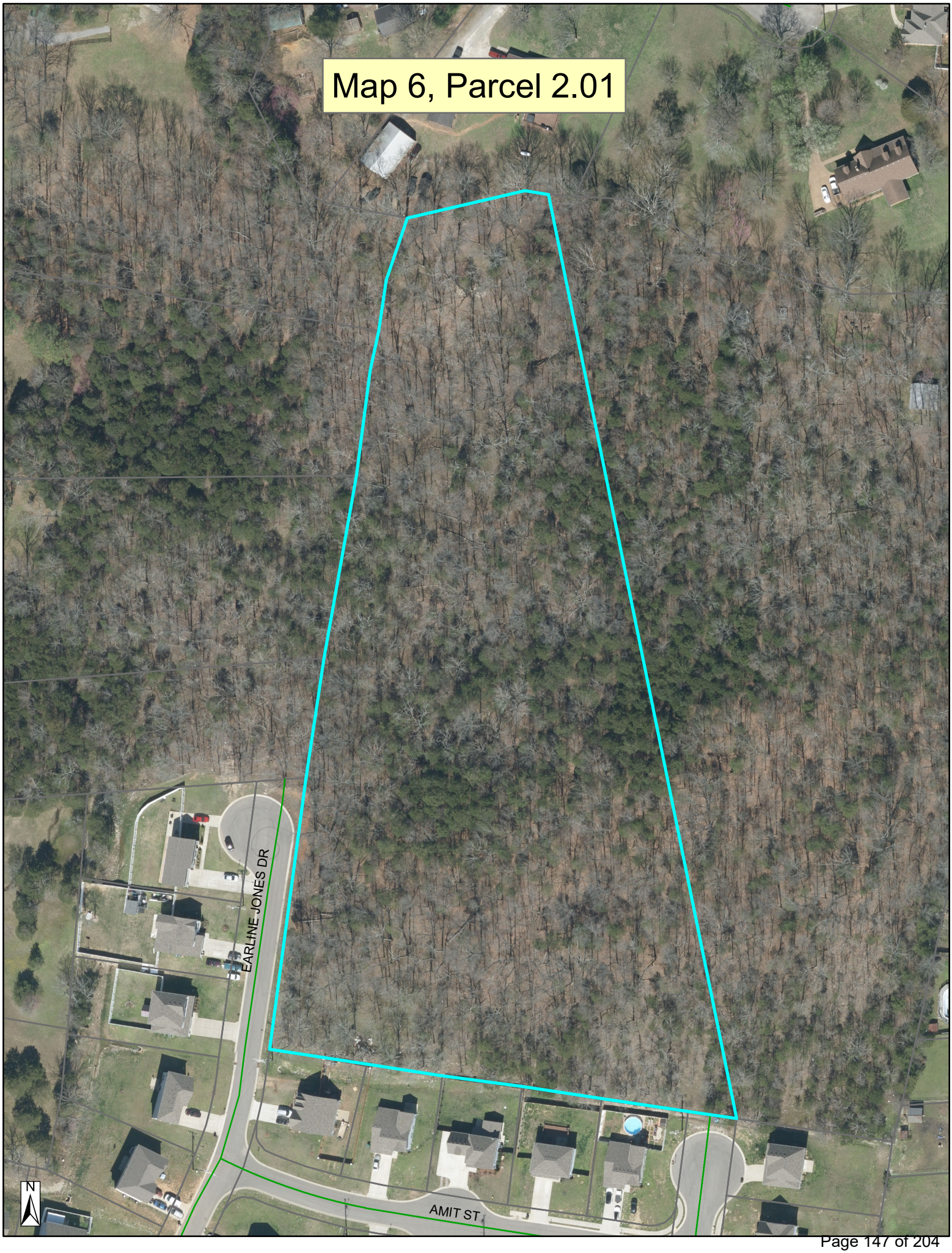
Fire

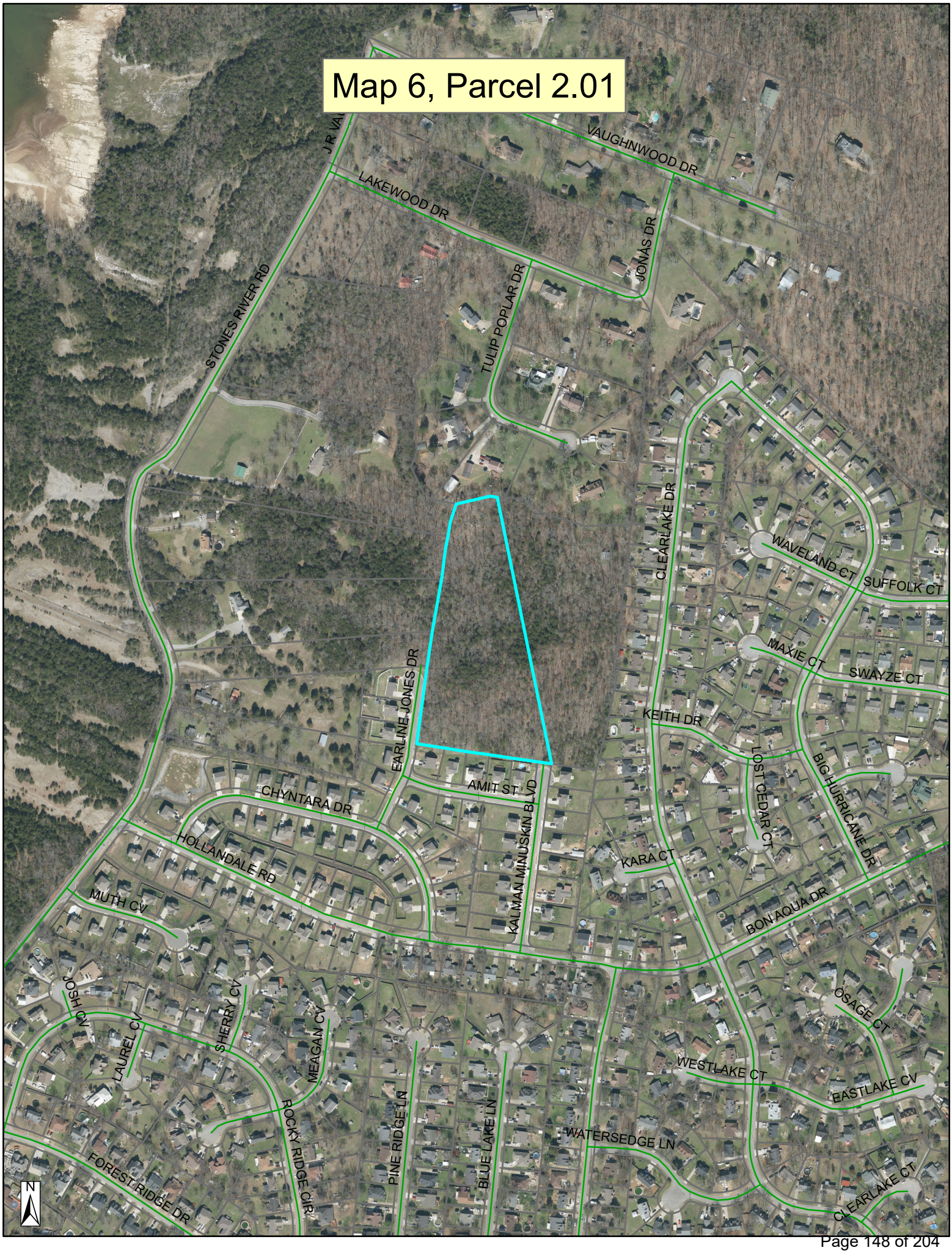
Curtis Brinkley - 615-405-5931 cbrinkley@lavergnetn.gov	Fire hydrants are more than 500 feet apart by road. That is beyond the maximum separation requirement. Correct the spacing.

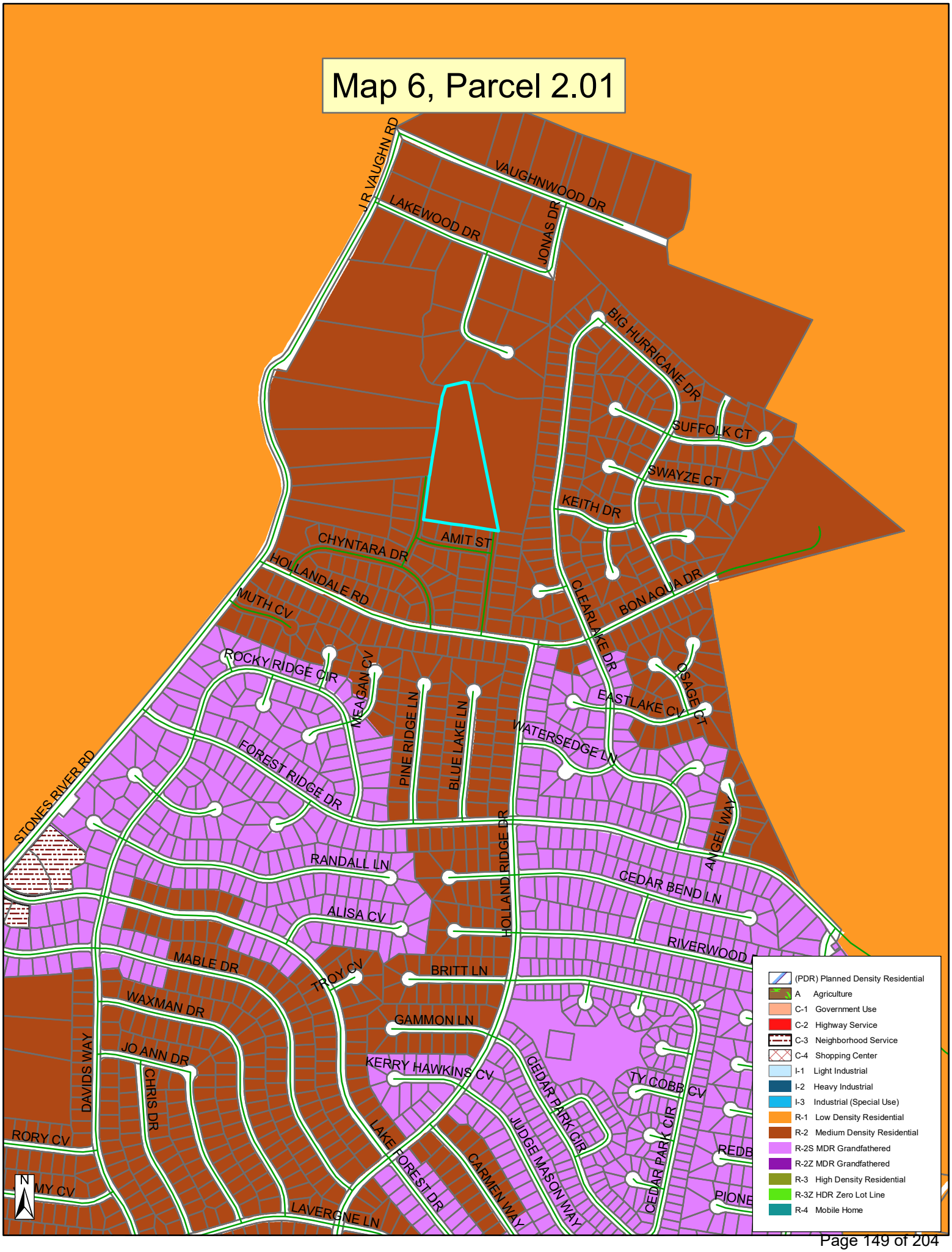
Police

John Eubank jeubank@lavergnetn.gov	No comments

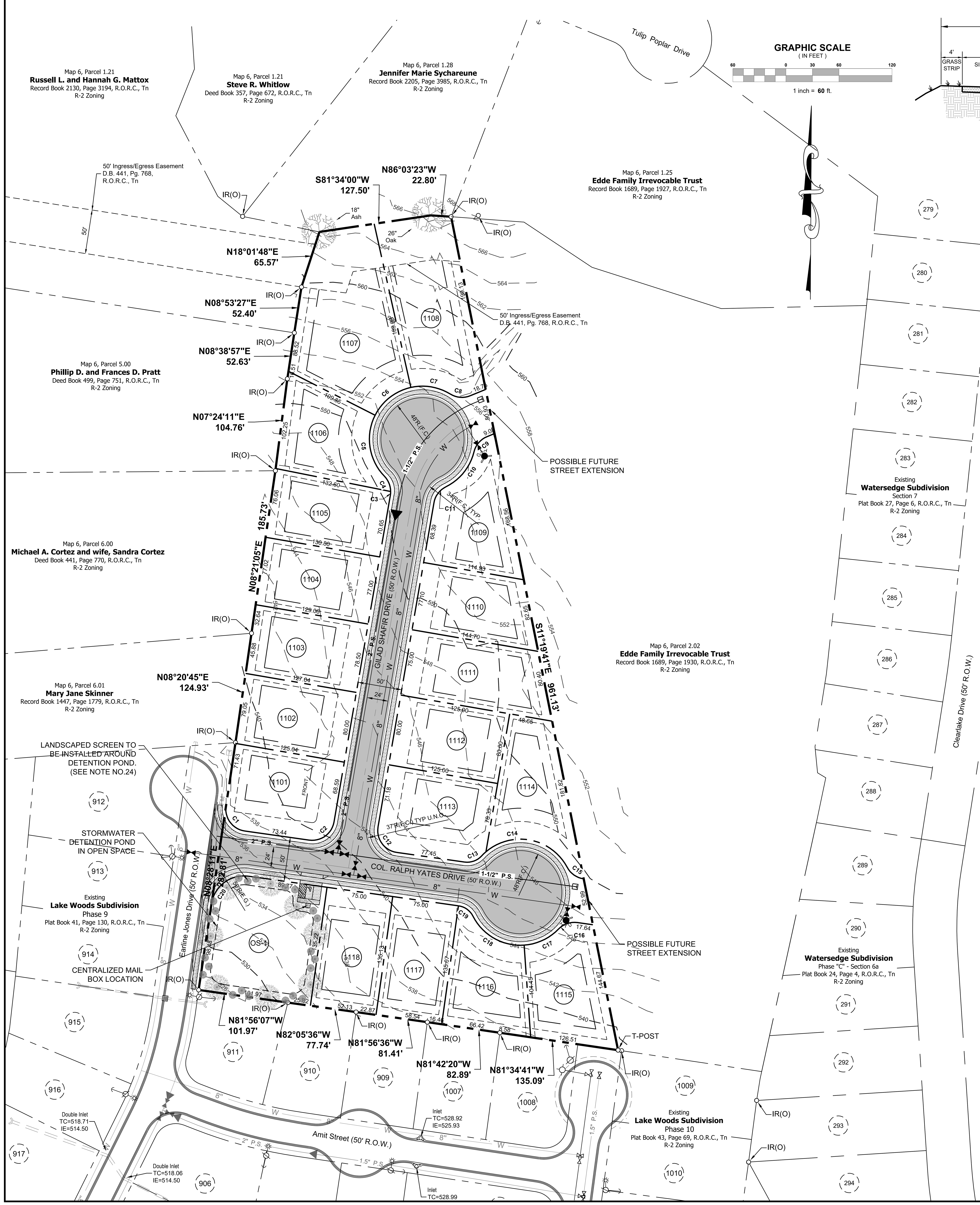
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility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

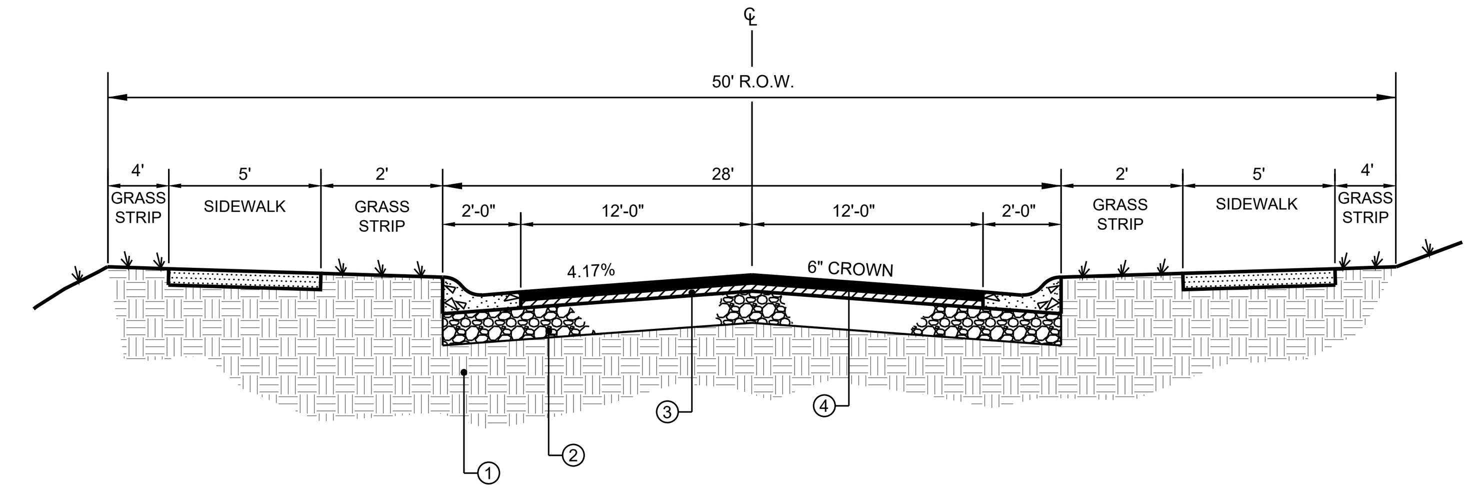

Map 6, Parcel 2.01
EARLINE JONES DR
AMIT ST
N


Map 6, Parcel 2.01
VAUGHNWOOD DR
LAKEWOOD DR
JONAS DR
STONES RIVER RD
TULIP POPLAR DR
CLEARLAKE DR
WAVELAND CT
SUFFOLK CT
MAXIE CT
SWAYZE CT
KEITH DR
LOST CEDAR CT
BIG HURRICANE DR
EARLINE JONES DR
AMIT ST
CHYNTARA DR
KALMAN MINUSKIN BLVD
HOLLANDALE RD
KARA CT
BONAQUA DR
MUTH CV
JOSH CV
LAUREL CV
SHERRY CV
MEAGAN CV
ROCKY RIDGE CIR
PINE RIDGE LN
BLUE LAKE LN
WATERSEDGE LN
FOREST RIDGE DR
OSAGE CT
WESTLAKE CT
EASTLAKE CV
CLEARLAKE CT
N


Map 6, Parcel 2.01
JR VAUGHN RD
VAUGHNWOOD DR
LAKEWOOD DR
JONAS DR
BIG HURRICANE DR
SUFFOLK CT
SWAYZE CT
KEITH DR
CHYNTARA DR
AMIT ST
HOLLANDALE RD
MUTH CV
CLEARLAKE DR
BON AQUA DR
ROCKY RIDGE CIR
MEAGAN CV
PINE RIDGE LN
BLUE LAKE LN
EASTLAKE CV
OSAGE CT
WATERSEDGE LN
STONES RIVER RD
FOREST RIDGE DR
ANGEL WAY
RANDALL LN
HOLLAND RIDGE DR
CEDAR BEND LN
ALISA CV
RIVERWOOD
MABLE DR
ROY CV
BRITT LN
WAXMAN DR
GAMMON LN
JO ANN DR
KERRY HAWKINS CV
CEDAR PARK CIR
TY COBB CV
DAVIDS WAY
CHRIS DR
RORY CV
LAKE FOREST DR
CARMEN WAY
JUDGE MASON WAY
CEDAR PARK CIR
REDB
PIONE
MY CV
LAVERGNE LN
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

TOTAL AREA: 283,893.6SQ. FT. OR 6.52 AC.





PROPOSED PAVEMENT SCHEDULE	
1	COMPACTED SUBGRADE - 100% OPTIMUM DENSITY IN FILL AREAS - PROOF-ROLL w/HEAVILY LOADED PNEUMATIC TIRE VEHICLE
2	8" CRUSHED STONE BASE
3	2" ASPHALTIC CONCRETE BINDER
4	2" ASPHALTIC CONCRETE SURFACE

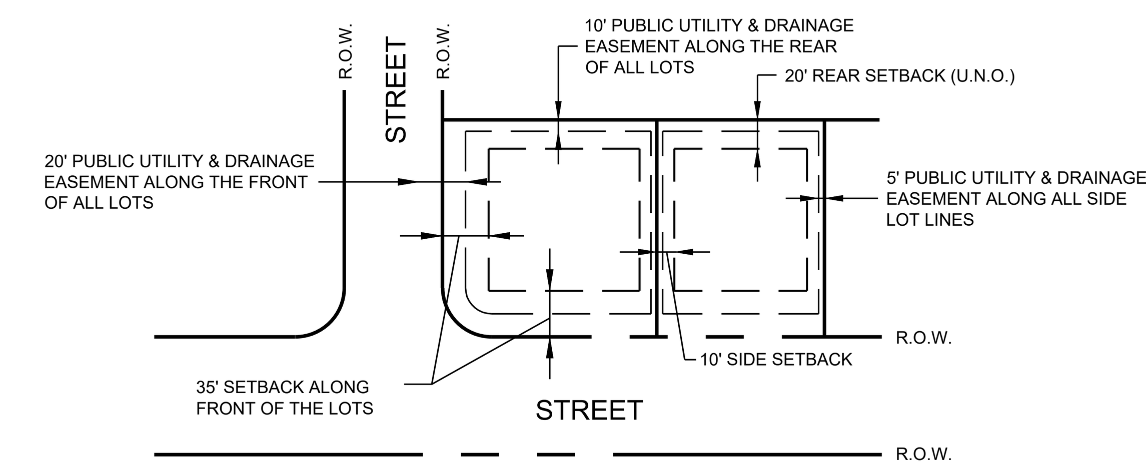
TYPICAL ROADWAY SECTION

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.46	25.00	90.45	S36° 45' 13"E	35.49	25.20
C2	38.50	25.00	88.24	N53° 54' 09"E	34.81	24.24
C3	4.38	25.00	10.04	N4° 45' 46"E	4.37	2.20
C4	19.17	25.00	43.93	N22° 13' 17"W	18.70	10.08
C5	74.41	60.00	71.06	S8° 39' 23"E	69.73	42.84
C6	52.88	60.00	50.50	S52° 07' 19"W	51.19	28.30
C7	46.42	60.00	44.32	N80° 28' 01"W	45.27	24.44
C8	23.55	25.00	53.97	S85° 17' 21"E	22.69	12.73
C9	23.55	25.00	53.97	S40° 44' 34"W	22.69	12.73
C10	52.35	60.00	49.99	N38° 45' 16"E	50.71	27.97
C11	23.55	25.00	53.97	S36° 45' 58"W	22.69	12.73
C12	40.04	25.00	91.76	S36° 05' 51"E	35.89	25.78
C13	21.13	22.00	55.03	S70° 30' 32"W	20.33	11.46
C14	107.27	60.00	102.44	N79° 13' 35"W	93.54	74.67
C15	23.63	25.00	54.16	N55° 05' 15"W	22.76	12.78
C16	23.55	25.00	53.97	N71° 02' 20"E	22.69	12.73
C17	43.85	60.00	41.87	N64° 59' 24"E	42.88	22.95
C18	70.29	60.00	67.13	S60° 30' 42"E	66.34	39.81
C19	21.13	22.00	55.03	S54° 27' 46"E	20.33	11.46
C20	57.84	37.00	89.57	S53° 14' 11"W	52.13	36.73

Lot Area Table

Lot	Sq.Ft.	Acres
1101	11,479.10	0.26
1102	10,083.00	0.23
1103	10,049.96	0.23
1104	10,007.54	0.23
1105	10,125.27	0.23
1106	10,472.52	0.24
1107	20,003.80	0.46
1108	16,854.19	0.39
1109	11,050.87	0.25
1110	10,008.70	0.23
1111	11,938.14	0.27
1112	10,000.00	0.23
1113	11,308.00	0.26
1114	11,211.37	0.26
1115	13,940.94	0.32
1116	10,089.30	0.23
1117	10,136.78	0.23
1118	10,136.48	0.23
OS-1	16,890.36	0.39



TYPICAL SETBACK AND PUBLIC UTILITY & DRAINAGE EASEMENT DETAIL

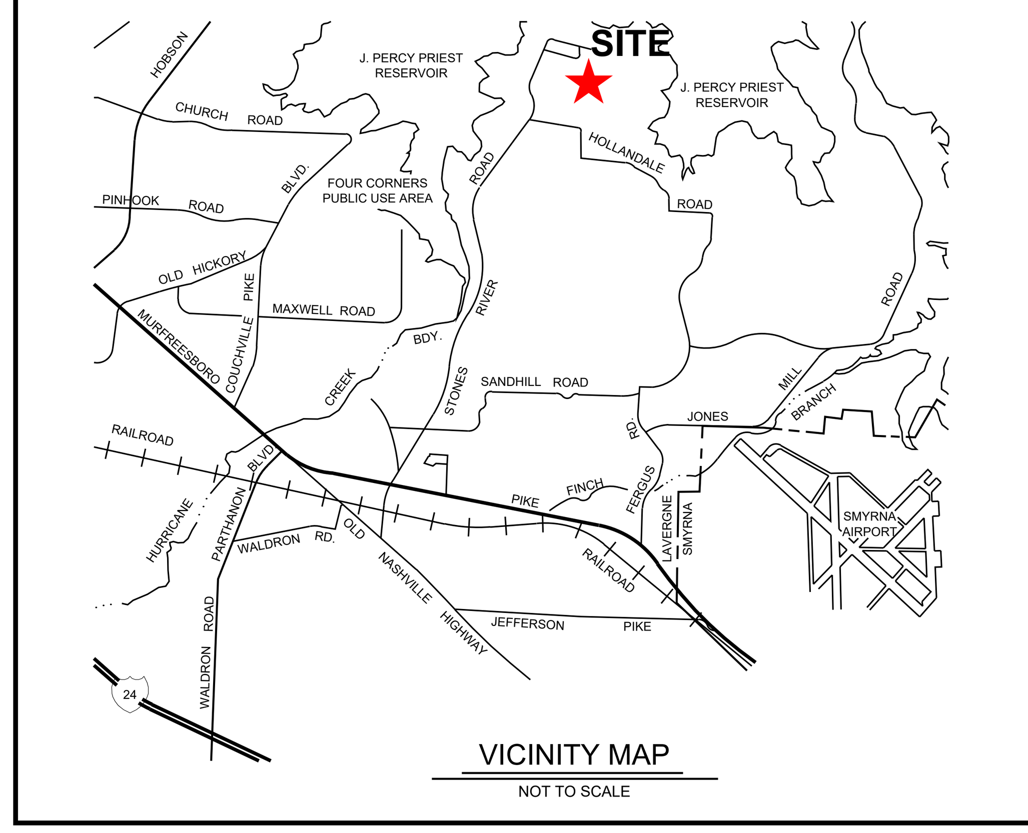
POST PLANNING COMMISSION REVISION NOTE

PLAN REVISED ON NOVEMBER 30, 2022 TO REFLECT A REVISION REQUESTED BY PLANNING COMMISSION AT THE NOVEMBER 29, 2022 MEETING TO ADD A SIDEWALK ALONG THE EAST MARGIN OF EARLINE JONES DRIVE ADJACENT TO OPEN SPACE LOT 1.

PLANNING COMMISSION'S APPROVAL

APPROVED BY THE LAVERGNE PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE COMMISSION ON ______________ (DATE) . PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

NAME: ____



SITE DATA

Tax Map / Parcel	6 / 2.01
Zoning District	R-2
Existing Use	Vacant Home
Proposed Use	Single Family Residental Lots
Total No. Lots	19 - 18 R-2 Single Family & 1 Open Space for Stormwater
Density	2.9 Lots / Acre
Total Area	283,896.6 Sq. Ft. / 6.52 Acres
Square Footage of each use	Only One Use
Lot Coverage	35% Maximum
Floor Area Ratio	N/A
Height	35' Maximum
Req'd Acreage / Square Footage of R-2 lots	0.23 Ac. / 10,000 Sq. Ft. Minimum
Sign Height and Area	N/A

SETBACKS FOR R-2:

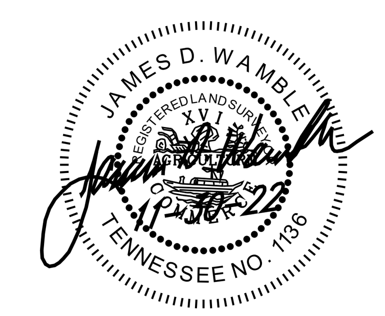
	REQUIRED	PROVIDED
Front Building Setback	35'	35'
Side Building Setback	10'	10'
Rear Building Setback	20'	20'

LANDSCAPING

Residential Per Acre	1 Canopy Tree	4.0" Caliper (Min. of 10')
Side Building Setback	1 Understory Tree	1.5" Caliper (Min. of 8')

GENERAL NOTES

1. The property shown hereon is located within the city limits of La Vergne, Tennessee and is zoned R-2.
2. The property is owned by NIR Homes, Inc. Deed Book 2160, Page 1269 R.O.R.C., TN.
3. This entire tract is located in an area designated as Zone "X" (Areas determined to be outside of the 0.2% annual chance floodplain on FEMA FIRM Map No. 47149C0020J, effective date October 16, 2008.
4. No home shall be further than 500' from the nearest fire hydrant.
5. All water and sanitary sewer lines shown hereon shall be public and dedicated to the City of La Vergne. Water and sewer availability letters to be obtained from City of La Vergne prior to final approvals.
6. All streets to have curb and gutter, storm water conveyance shall be by open ditches along the rear lot lines and by storm inlets in streets with underground pipes. calculations to be submitted with construction plans and final plat.
7. No grading work shall commence until a notice of coverage from the State of Tennessee has been acquired and the City of La Vergne has issued a grading permit for this site.
8. The owner/developer or contractor shall employ a testing agency to observe fill placement.
9. An engineer stamp by the testing agency is required for each lot containing fill material.
10. All reports from the testing agency shall be submitted to the City Engineer prior to lot acceptance.
11. Structural fill for residential structures should be compacted to at least 95 percent of standard proctor dry density.
12. Any sinkhole and/or depression remediation shall be evaluated by the project engineer.
13. Foundations excavated on a fill lot will be evaluated by the testing agency and will require an engineer's stamp. If foundations are excavated below the fill material and into in-situ material, the minimum requirements will be allowed.
14. All roads shall comply with the public works specification manual, part iii, base and sub-grade treatment for street construction. These specifications shall be in the minimum standards for any subdivision within the jurisdiction area.
15. Location and sizes for storm drainage with necessary easements shall be shown on the final site development plans and also on the final subdivision plat.
16. The limits of the existing vegetation shall be located and delineated on the final site development plans.
17. The residential requirements for landscaping are 1 canopy and 1 understory tree per lot.
18. Slopes across the site range from 0% to 8%. The soils types are mainly rock outcrops with a combination of silt loam.
19. The final grades shall be delineated on the final site development plans and shall demonstrate the adaptability of proposed structures to the site conditions.
20. The restrictive covenants for this site shall be created and recorded with the final subdivision plat.
21. No fill material or structures that would impede the flow of stormwater as shown shall be allowed in drainage easements.
22. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; Including but not limited to sanitary sewers, forcemains, water lines, and drainage pipes.
23. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
24. Stormwater detention will be provided for Phase 11 with the construction of a stormwater detention pond on Open Space Lot 1, also the perimeter of the detention pond shall be screened with landscaping shrubs and trees.
25. Each lot must accommodate three (3) standard parking spaces.
26. Developer shall be responsible for installing streetlights as per City of La Vergne standards.
27. Drainage shown hereon is concept design and may change when detailed calculations and construction drawings are completed. See Typical Setback and Easement Detail this sheet.
28. All Sidewalks to be constructed to most current ADA standard at time of the Planning Commission approval of the final plat.



PRELIMINARY PLAT
Lake Woods Subdivison
Phase 11
SECOND CIVIL DISTRICT
LaVERGNE, RUTHERFORD COUNTY, TENNESSEE

OWNER:
NIR HOMES, INC.
P.O. BOX 177
LaVERGNE, TENNESSEE 37086
(615) 793-6663

REV.: NOVEMBER 30, 2022
(SEE POST PC REVISION NOTE)
REV.: NOVEMBER 21, 2022
DATE: OCTOBER 31, 2022

WAMBLE & Associates, PLLC
Civil Engineering • Land Surveying • Land Planning
216 Centerview Dr., Suite 180, Brentwood, TN. 37027
(615)251-9555

W&A FILE NO.: 249-0121

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 10.

Item Title: Site Plan - Sand Hill Villas - Seven (7) Lots on 0.87 Acres. Requested by Brian Hamilton. Property located at 441 Sand Hill Road (Tax Map 14, Parcel 48). R-3 (High Density Residential) Zoning District. Property owned by Mourad Taki.

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

Summary: The Concept Plan and Preliminary Plat were previously approved in August 2023. There is no significant change to the layout approved. Upon submittal of the Construction Drawings for staff-level approval, it was noted that a retaining wall was required in the rear of the lots in order to make the grading of the site work. Since this wall had heights up to seven feet, staff felt that it should be reviewed by the Planning Commission.

The applicant is requesting approval of the site plan for the Sand Hill Villas, to be located on 0.87 acres. The property is located on the north side of Sand Hill Road. The purpose of the site plan is to present the proposed layout of the single-family development. This plat consists of 7 lots on parcel 048.00 shown on Rutherford County Tax Map 014.

This plan was approved last year as the Sand Hill Villas Concept Plan. The applicant has now proposed a retaining wall that was not on the plan from last year.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

No comments.

Jake Blair
jblair@lavergnetn.gov

Engineering

Gary Lide
glide@lavergnetn.gov

1. This submittal is for Planning Commission review of the retaining wall shown on the grading plans.

Utilities

1. Move meter boxes out of public right-of-way, and not over the top of the 18" WTM.
2. Either shorten the length of header for the meter boxes and make a bank of water meters, or bore each service across the road to the mainline in the street. The City does not want to maintain small diameter domestic water lines.
3. Fire hydrant may not be directly over the top of the 18" WTM.
4. Label water meter size.
5. Label water pipe sizes.
6. Show and identify limits of pavement in Sand Hill Rd. Remove any double imagery of linework on utility sheet.
7. Confirm utility locations, they matter for this design:
    a. City GIS shows low-pressure sewer 2 feet south of southern edge of pavement.
    b. City GIS shows 8-inch waterline 3 feet north of southern edge of pavement.
    c. City GIS shows 18-inch waterline varying from at the northern edge of pavement at western edge of property to 9 feet north of northern edge of pavement at eastern boundary of property.
8. Per City Code Section 18-205 "Customer service lines not to serve others," the sewer line shown along the back of the buildings shall be public.
9. Minimum public sewer size is 8-inch pipe with manholes.
10. The City will require adequate space to maintain a public sewer line.
11. Public sewer line extensions require TDEC review and approval.
12. The other public sewer option is to go out the front with grinder pump tanks to the low-pressure sewer system.

Codes

Joe White
jwhite@lavergnetn.gov

(for information) Retaining walls over four feet high require an individual building permit.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No comments.

Police

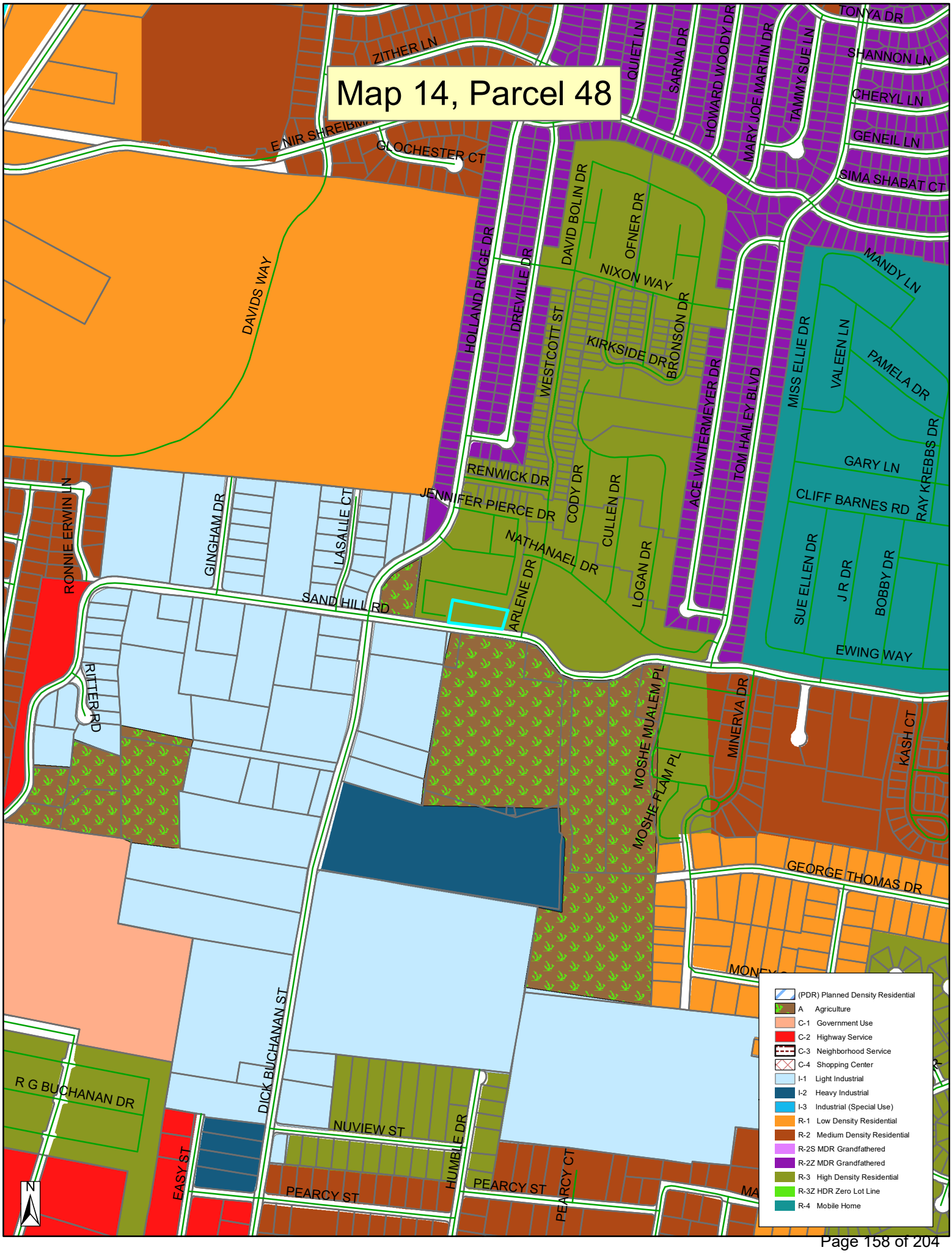
John Eubank
jeubank@lavergnetn.gov

No comments.

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

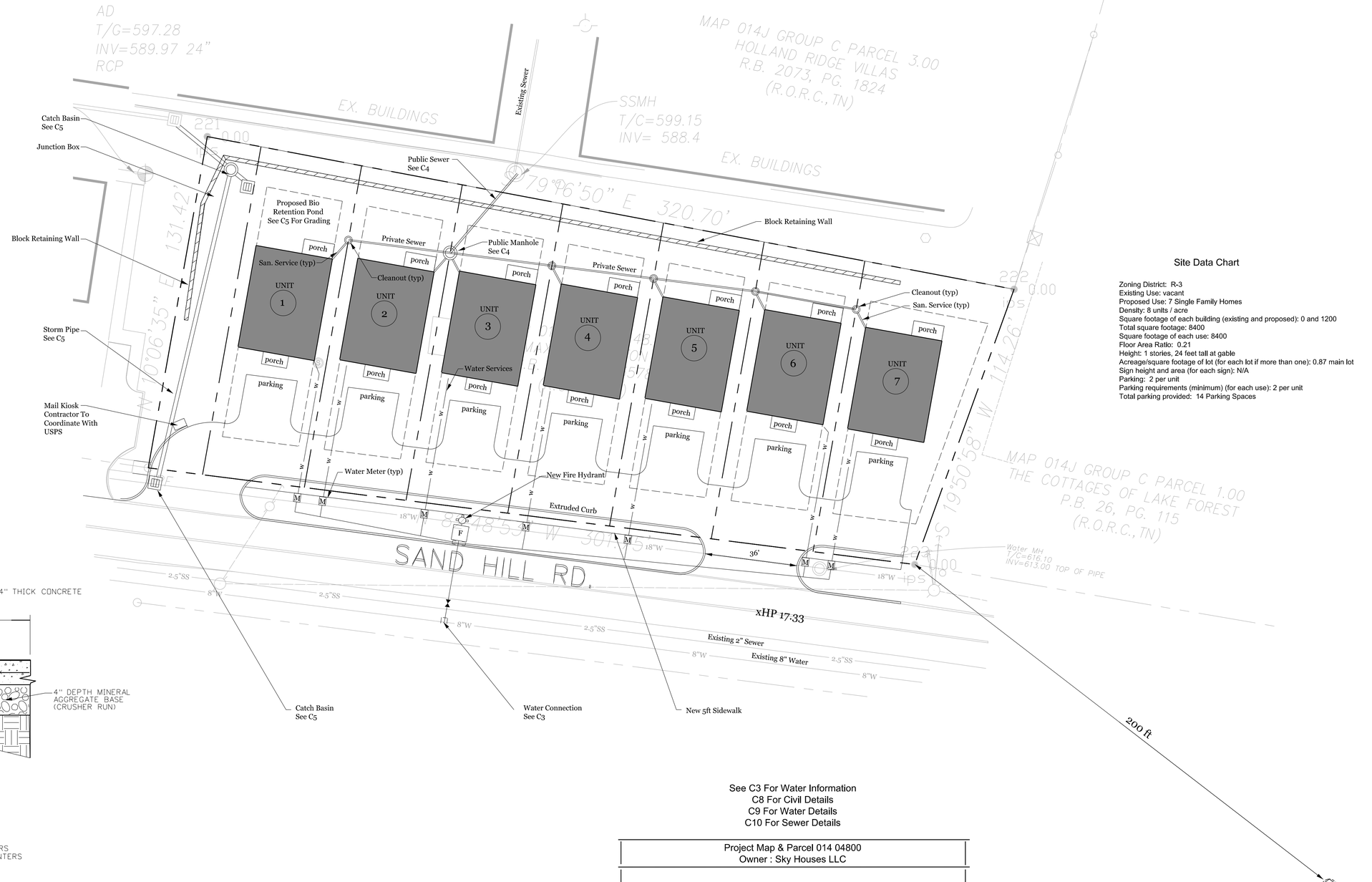
Map 14, Parcel 48
RICK MCCORMICK DR
SAND HILL RD
N

Map 14, Parcel 48
HOLLAND RIDG
E DR
WESTCOTT ST
LOGAN DR
RENWICK DR
CODY DR
JENNIFER PIERCE DR
CRAIG MULLEN DR
CULLEN DR
LASALLE CT
JERRY BUTLER DR
RICK MCCORMICK DR
NATHANAEL DR
HARLENE DR
LOGAN DR
SAND HILL RD
DICK BUCHANAN ST
MOSHE MUALEM PL
N

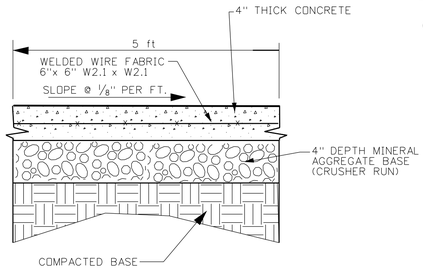

Map 14, Parcel 48
TONYA DR
SHANNON LN
CHERYL LN
GENEIL LN
SIMA SHABAT CT
ZITHER LN
QUIET LN
SARNA DR
HOWARD WOODY DR
MARY JOE MARTIN DR
TAMMY SUE LN
E NIR SHREIBM
GLOCHESTER CT
DAVIDS WAY
HOLLAND RIDGE DR
DREVILLE DR
DAVID BOLIN DR
OFNER DR
NIXON WAY
WESTCOTT ST
KIRKSIDE DR
BRONSON DR
ACE WINTERMEYER DR
TOM HAILEY BLVD
MANDY LN
MISS ELLIE DR
VALEEN LN
PAMELA DR
RAY KREBBS DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
JR DR
BOBBY DR
EWING WAY
RENWICK DR
JENNIFER PIERCE DR
CODY DR
CULLEN DR
NATHANAEL DR
LOGAN DR
ARLENE DR
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
GEORGE THOMAS DR
R G BUCHANAN DR
DICK BUCHANAN ST
NUVIEW ST
HUMBLE DR
EASY ST
PEARCY ST
PEARCY CT
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

Greenrise

rise



SLOPE WALK IN DIRECTION OF
POSITIVE DRAINAGE AT 2% MAX.



CONCRETE: 3500 PSI
STEEL: GRADE 60
PROVIDE CONTROL JOINTS @ 5' CENTERS
PROVIDE EXPANSION JOINTS @ 50' CENTERS

1 CONCRETE SIDEWALK
not to scale

See C3 For Water Information
C8 For Civil Details
C9 For Water Details
C10 For Sewer Details

Project Map & Parcel 014 04800
Owner : Sky Houses LLC

Developer: SKY HOUSES INC
2505 HESTER CT
NOLENSVILLE, TN
37135

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615.353.9622
b@nashvillecivil.com

Graphic Scale : 20
1" = 20'
0 20 40

Site Data Chart

Zoning District: R-3
Existing Use: vacant
Proposed Use: 7 Single Family Homes
Density: 8 units / acre
Square footage of each building (existing and proposed): 0 and 1200
Total square footage: 8400
Square footage of each use: 8400
Floor Area Ratio: 0.21
Height: 1 stories, 24 feet tall at gable
Acreage/square footage of lot (for each lot if more than one): 0.87 main lot
Sign height and area (for each sign): N/A
Parking: 2 per unit
Parking requirements (minimum) (for each use): 2 per unit
Total parking provided: 14 Parking Spaces

Plan Prepared By:
Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

Client:
Sky Houses Inc
2505 Hester Court
Nolensville, TN 37135
Mourad

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
No. 109141
STATE OF TENNESSEE
5/30/2023

sheet title:

SITE PLAN

for:

SANDHILL HOMES

located:

441
Sandhill
Road

LaVergne
Rutherford
County
Tennessee

Project #:
NC 23-461

Original Issue Date:
30 May 2023

Revisions:
1 - 01Aug23 - Resubmittal
2 - 21Aug23 - Resubmittal
3 - 14Jan24 - Construction Plans
4 - 6Feb24 - Mail Kiosk Added
5 - 18Feb24 - Drainage Revision

Phase:
Concept Plan Drawings

Site Plan
C2

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 11.

Item Title: Preliminary Plat – Villages at Woodland Hills – 85 Lots and Common Areas on 48.05 Acres. Requested by SEC, Inc. Property located off and east of Woodland Hills Drive (Tax Map 29, Parcels 23 & 23.01). R-2 (Medium Density Residential) Zoning District. Property owned by Bob Parks.

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

Summary: On behalf of the applicant, SEC is requesting approval of the preliminary plat for Woodland Hills, to be located on approximately 48.05 acres. The property is located on the extension of Highland Hills Drive in south La Vergne, east of Waldron Road. The property lies south of and abuts I-24.

The purpose of the preliminary plat is to present the proposed layout of the single-family development. This phase will consist of 85 lots and is shown as parcels 023.00 and 023.01 on Rutherford County Tax Map 029.

Sidewalks are indicated on both sides of all streets.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)

1. The developer's engineer has addressed the previous comments.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No comments.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. Shts C1.1, C1.2, & C1.3 - Show existing 12-inch water transmission main through development including easement per DB 642, PG 428. This may impact constructability of lots 391 and 406-408.
2. Sht C1.2 – Show existing 16-inch water transmission main through development including easement. May have a constructability impact on lot 411.
3. Sht C1.2 – Show existing Smyrna 4-inch PE gas line including easement. It's the source line for Woodland Hills Development.
4. Sht C1.1 - Show existing sewer tie-in manhole in Glen Summer Cove, and label connection.
5. Sht C1.2 & C1.3 – Show existing 8-inch waterline in both Highland Hills Dr and Laurel Ledge Dr with existing blowoffs (City hasn't found the blowoffs, but they are on the construction plans). Show connection to these existing 8-inch waterlines by removing existing B/O assemblies.
6. Sht C1.0 – FM shown along backside of walk should be approximately 6 inches off the back of the walk for maintenance purposes and shall be at least 18 inches below water meter service lines for separation.
7. Sht C1.1 – Show connection to 12" WTM with 12x8 TS&V.
8. Shts C1.3, C1.4, & C1.5 – Show terminal FHs on waterlines in new cul-de-sacs of Laruel Ledge Dr Altair Dr., and Libra Dr. rather than B/O assembly.

Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

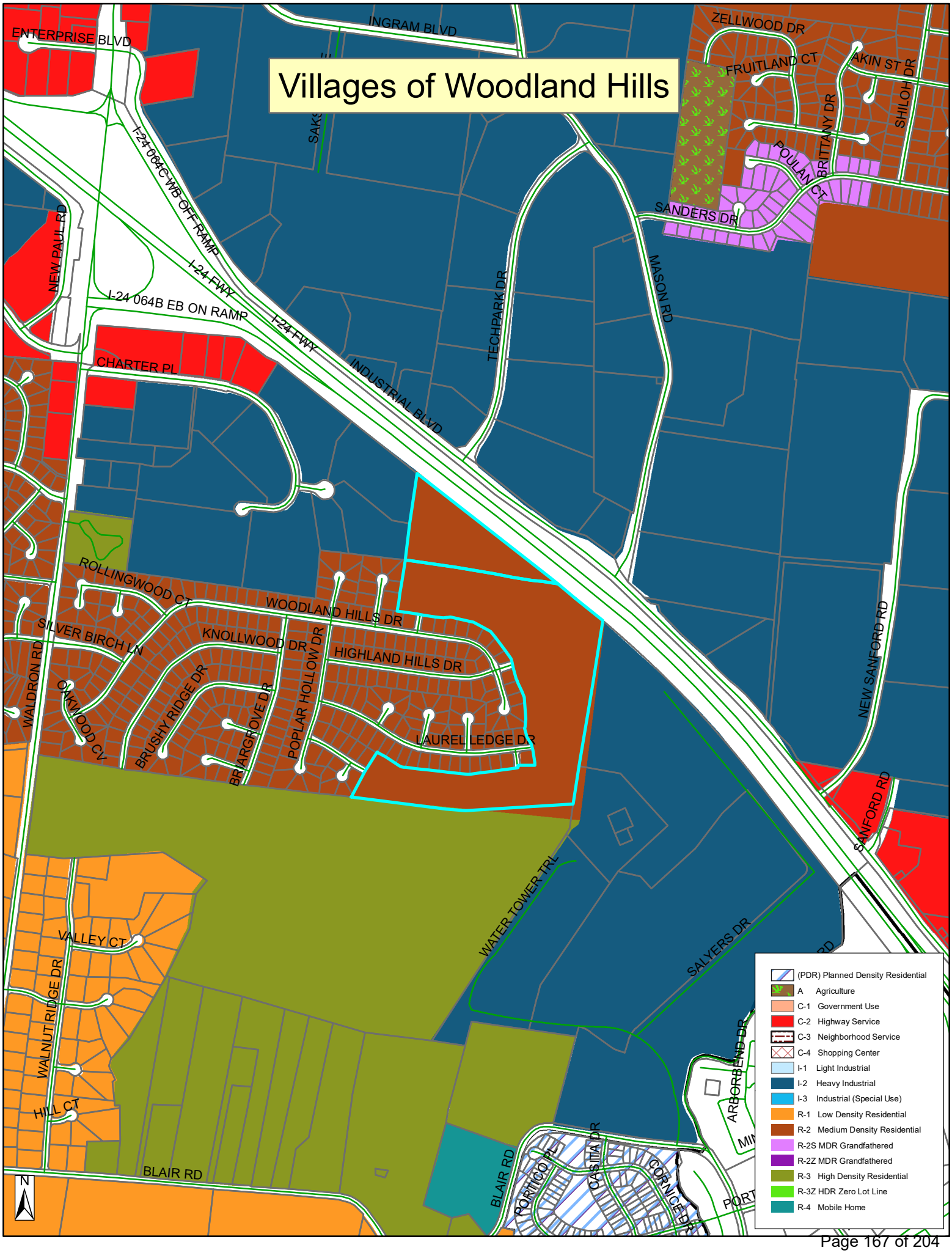
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments

Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

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

Villages of Woodland Hills
I-24 FWY
I-24 FWY
CHARTER PL
ARMSTRONG CT
MASON RD
WOODLAND HILLS DR
WHISPERING WINDS CT
POPLAR HOLLOW DR
GLEN SUMMER CV
HIGHLAND HILLS DR
EMORY OAK CV
TWIN LEDGE CT
BRIARHILL CT
LAUREL LEDGE DR
ASPEN CV
N

Villages of Woodland Hills
I-24 064C WB OFF RAMP
I-24 064B EB ON RAMP
I-24 FWY
INDUSTRIAL BLVD
CHARTER PL
TECHPARK DR
MASON RD
SANDERS DR
POULAN CT
WOODLAND HILLS DR
KNOLLWOOD DR
HIGHLAND HILLS DR
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
BRIAR HILL CT
WATER TOWER TRL
SALYERS DR
SANFORD RD
ARBORBEND DR
QUIETGROVE RD
N


Villages of Woodland Hills
ENTERPRISE BLVD
INGRAM BLVD
ZELLWOOD DR
FRUITLAND CT
AKIN ST
SHILOH DR
BRITTANY DR
POULAN CT
SANDERS DR
I-24 064C WB OFF RAMP
I-24 FWY
I-24 064B EB ON RAMP
NEW PAUL RD
CHARTER PL
INDUSTRIAL BLVD
TECHPARK DR
MASON RD
ROLLINGWOOD CT
WOODLAND HILLS DR
SILVER BIRCH LN
KNOLLWOOD DR
HIGHLAND HILLS DR
WALDRON RD
OAKWOOD CV
BRUSHY RIDGE DR
BRIARGROVE DR
POPLAR HOLLOW DR
LAUREL LEDGE DR
NEW SANFORD RD
SANFORD RD
WATER TOWER TRL
SALYERS DR
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
ARBOR BEND DR
PORTICO PL
CASTILLA DR
CORNICE DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

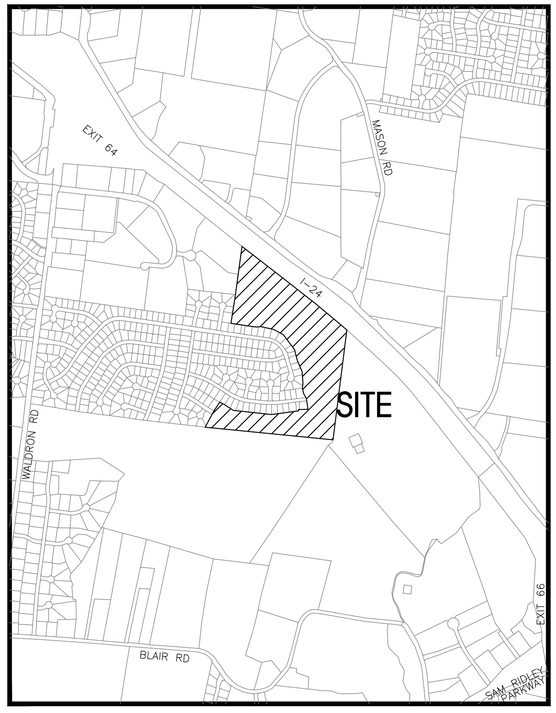
Villages At Woodland Hills

La Vergne, Tennessee

Preliminary Plat

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Notes
C0.2	Master Plan
C0.3	Slope Analysis
C1.0-1.5	Preliminary Plat
C1.6-1.7	Cross Sections



Site Location Map

1"=1,000'

Owner/Developer:
Bob Parks
8119 Isabella Lane
Brentwood, TN 37027

Floodplain N**ote:**
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.

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
85 Lots
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
Date

Preliminary plat approval shall not constitute final approval for recording purposes.

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

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COPYRIGHT SEC, INC. 2022

By:_____ Date:_____

Matthew A. Taylor, P.E. TN. Reg. #112515

MATTHEW A. TAYLOR REGISTERED ENGINEER LICENSE NO. 112515 STATE OF TENNESSEE

REVIEW SET
(Not Intended for Construction)

Sheet C0.0
Villages At Woodland Hills
Concept Plan & Construction Drawings
S.E.C. Project #86398
Date: 1-30-2023
Revised:

Site Clearing & Demolition Notes:

1. Before starting demolition operations, refer to sheet 6 Existing Conditions & Initial EPSC.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

16. Explosives: use of explosives will not be permitted for site clearing and demolition.

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

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

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

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

10. Materials:
   10A) Subgrade: Cohesive subgrade shall be compacted to 95% compaction. Cohesion less subgrade shall be compacted to 100% compaction.
   10B) Subbase: Unless otherwise noted on these plans, base shall consist of water bonded limestone, crushed rock or DGA.
   10C) Asphalt: Bituminous concrete hot plant mix binder course and asphalt topping plant mix shall be applied over base, minimum temperature time of placement shall be 225° F.

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

12. All concrete shall be in–transit mixed concrete, 3% to 5% air–entrained and shall attain a minimum compression strength of 4,000 p.s.i. in twenty–eight (28) days.

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

14. Concrete Materials:
   14A) Portland cement: Gray portland cement, ASTM C–150 (latest ed.) type 1. All concrete shall contain not less than five bags of cement per cubic yard.
   14B) Aggregates: ASTM C–33 (latest ed.).
   14C) Sand: Hard, durable, clean, sharp, natural sand free from clay, loam, dust or organic matter.
   14D) Water: Clean, potable, free from oil, acids, alkali, organic matter and other deleterious substances.
   14E) Admixture: Air type to meet ASTM C–260 (latest ed.)

15. Reinforcing materials shall be uncoated and free from excessive rust, mill scale, oil, grease and other deleterious matter.

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

17. Weather Requirements:
   17A) Hot Weather Placing: No concrete shall be placed when the air temperature is greater than 90° F unless the following special procedures have been included in the contract and reviewed by the engineer: temperature of the concrete when placed shall not be greater than 90° F. Procedures for cooling, retarding and protecting in–place concrete during hot weather shall be in accordance with ACI 305. Provide special procedures required to control concrete temperature and to protect surfaces from drying out, mixing water may be chilled or chopped ice may be used to control temperature provided water equivalent of ice is calculated to total amount of mixing water, use of liquid nitrogen to cool concrete is the contractor's option.
   17B) Cold Weather Placing: Do not mix or place when atmospheric temperature will fall below 40° F, or when conditions indicate temperature will fall below 40° F within 72 hours. Concrete deposited shall have temperature not less than 60° F. Reinforcement, forms and ground which concrete will contact shall be completely free of frost. Keep concrete and form work at a temperature not less than 50° F for not less than 72 hours after pouring. Comply with requirements of ACI 305 (latest ed.) for cold weather protection.

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

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

20. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within Zone AE, per FEMA FIRM maps #47037C0105H Dated 1/5/2007.

7. Before starting grading operations, see sheets 8–14 for Construction SWPPP plan notes and details.

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

9. Strip building and pavement areas of all organic topsoils. Stockpile suitable topsoils for respreading onto landscape areas. All excess excavated materials shall be removed from the site at the contractor's expense.

10. Site grading shall be performed in accordance with these plans and specifications and the recommendations set forth in this plan set. The contractor shall be responsible for removing all soft, yielding or unsuitable materials and replacing with suitable materials.

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

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

13. Following grading of subsoil to subgrade elevations the contractor shall place topsoil to a 6" depth in all disturbed areas which are not to be paved. Smoothly finish grade to meet surrounding lawn areas and ensure positive drainage. Stockpiled topsoil shall be screened prior to respreading. Topsoils shall be free of subsoil, debris, brush and stones larger than 1" in any dimension. Rock hounding in place will not be permitted. All excess topsoil shall be legally disposed of off site.

14. After fine grading topsoil, contractor shall seed, mulch, fertilize and water until a healthy stand of grass is obtained. The restoration shall closely follow construction.

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

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

Waterline Notes:

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

General Utility Notes:

1. Contractor shall contact all utility companies immediately after bid is awarded and ensure the utility companies have the essentials required for complete service installation. Contractor shall notify construction manager and engineer of any time frames established by utility companies which will not meet opening date.

2. Existing utility lines shown are approximate locations only. Contractor shall verify the size, location, invert elevation, and condition of existing utilities which are intended to be utilized as a connection point for all proposed utilities (see sheet), prior to any construction. Contractor to ensure existing utilities are in good condition and free flowing (if applicable). If elevations, size, or location differ from what is shown on sheet, contractor shall notify engineer immediately.

3. 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.

4. 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.

5. The 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.

6. 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.

7. Utility contractor will be responsible for all tap and tie on fees required, as well as cost of underground service connections.

8. No more than 25 percent of the dollar amount of the contract may be awarded to subcontractors.

9. The contractor shall provide a suitable office near the site for his use and at which copies of the specifications and drawings shall be kept. The contractor shall also designate to the owner a person to be notified in Murfreesboro in case of emergencies other than during working hours and on holidays and weekends.

10. Streets shall be graded to subgrade before water lines and sanitary sewers are installed.

11. All waterline taps are to be made by City of LaVergne Utilities Department.

12. Contractor shall comply with all requirements of the latest edition of City of LaVergne Utilities Department specifications for water main construction.

13. Contractor shall comply with all requirements of the latest edition of City of LaVergne specifications.

14. 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 (800) 351–1111.

Sanitary Sewer Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

City Of LaVergne Standard Plat Notes:

1. Datum Notation:
   This survey based on the North American Vertical Datum 88 (NAVD 88) and North American Datum 83 (NAD83)
2. This site lies within Zone X, areas determined to be outside the 0.2% annul chance floodplain per FEMA FIRM maps #47149C0105H, Dated 1/5/07.
3. Call 811 before you dig.
4. Contact the City of La Verge public utilities department at 615–793–9891 prior to installing, modifying, tapping, or otherwise interacting with any existing or future public water or sewer service.
5. All public improvements (roadway, water, and sewer) shall be designed and constructed to the applicable City of La Vergne standards and specifications.
6. List provided utilities on site with contact number, e.g.
   On Site Utilities:
   Natural Gas– Smyrna Gas 615–355–5740
   Electric– Nashville Electric Service 615–736–6900
   Water– City of La Vergne 615–793–9891
   Sewer– City of La Vergne 615–793–9891
7. All commercial/industrial buildings over 5000 square feet shall have integral fire suppression systems.
8. All facilities will be designed and constructed in accordance with the applicable Americans with Disabilities Act standards and specifications.
9. Contact City of La Vergne fire marshal at 615–287–5832 for fire code information and compliance.

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MATTHEW A. TAILOR — 340 — STATE OF TENNESSEE — REGISTERED ENGINEER

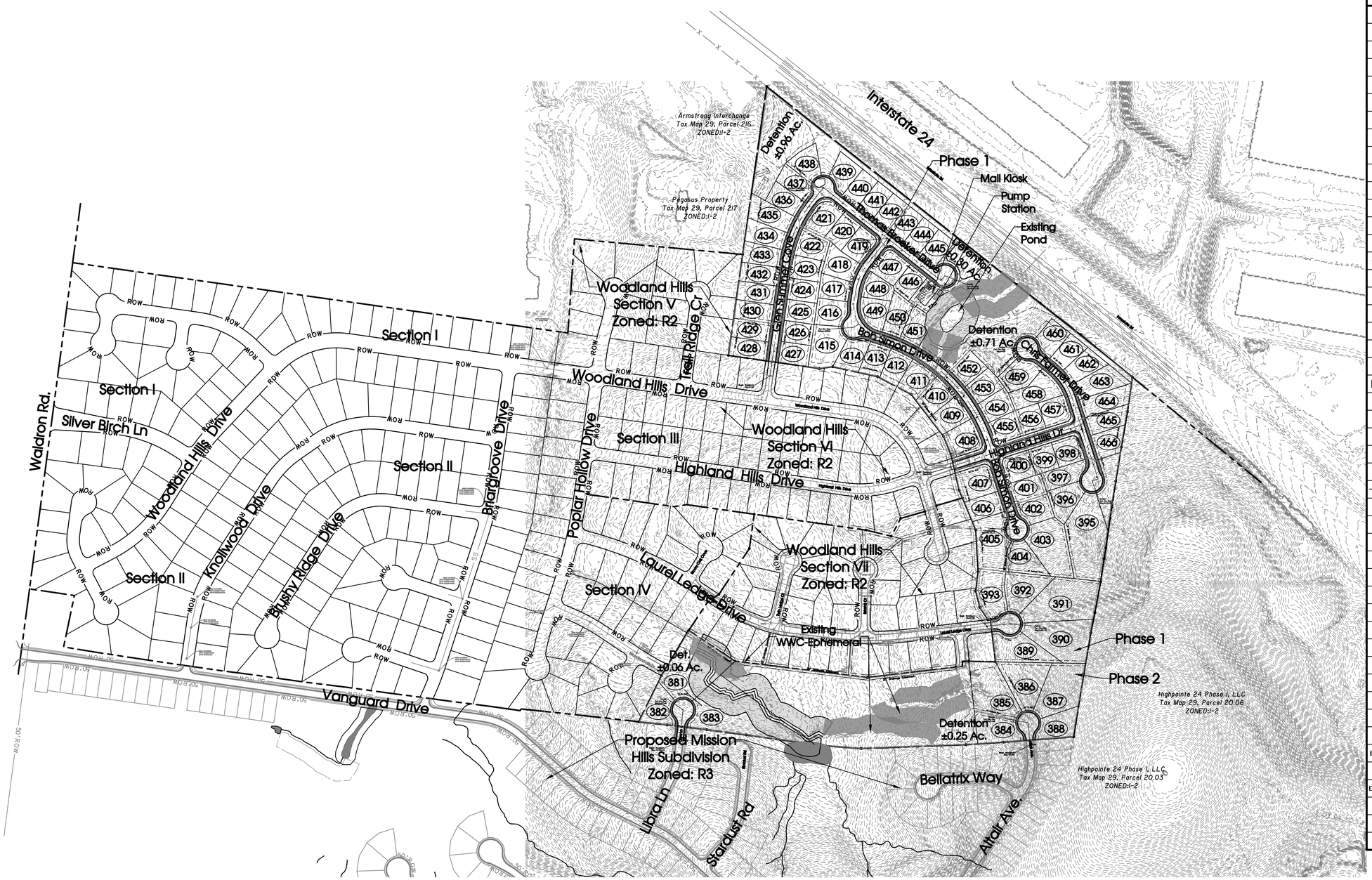
Hills REVIEW SET (Not Intended For Construction)

Villages At Woodland Hills

La Vergne, Tennessee

Notes

REVISED:
DRAWN: SJA
DATE: 1–30–2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: None
JOB NO. 86398
SHEET: C0.1



Legend:

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

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

Construction traffic will use Silver Birch Lane and Woodland Hills Drive. Property to the south (Proposed Mission Hills subdivision) may be utilized for portions, but is dependent upon construction timing of adjacent development. Periodic street cleaning shall be done within existing development.

Stream Buffer

N

200′ 0 200′ 400′

SCALE: 1"= 200′

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MATTHEW A. TAYLOR 120.001 STATE OF TENNESSEE REGISTERED ENGINEER

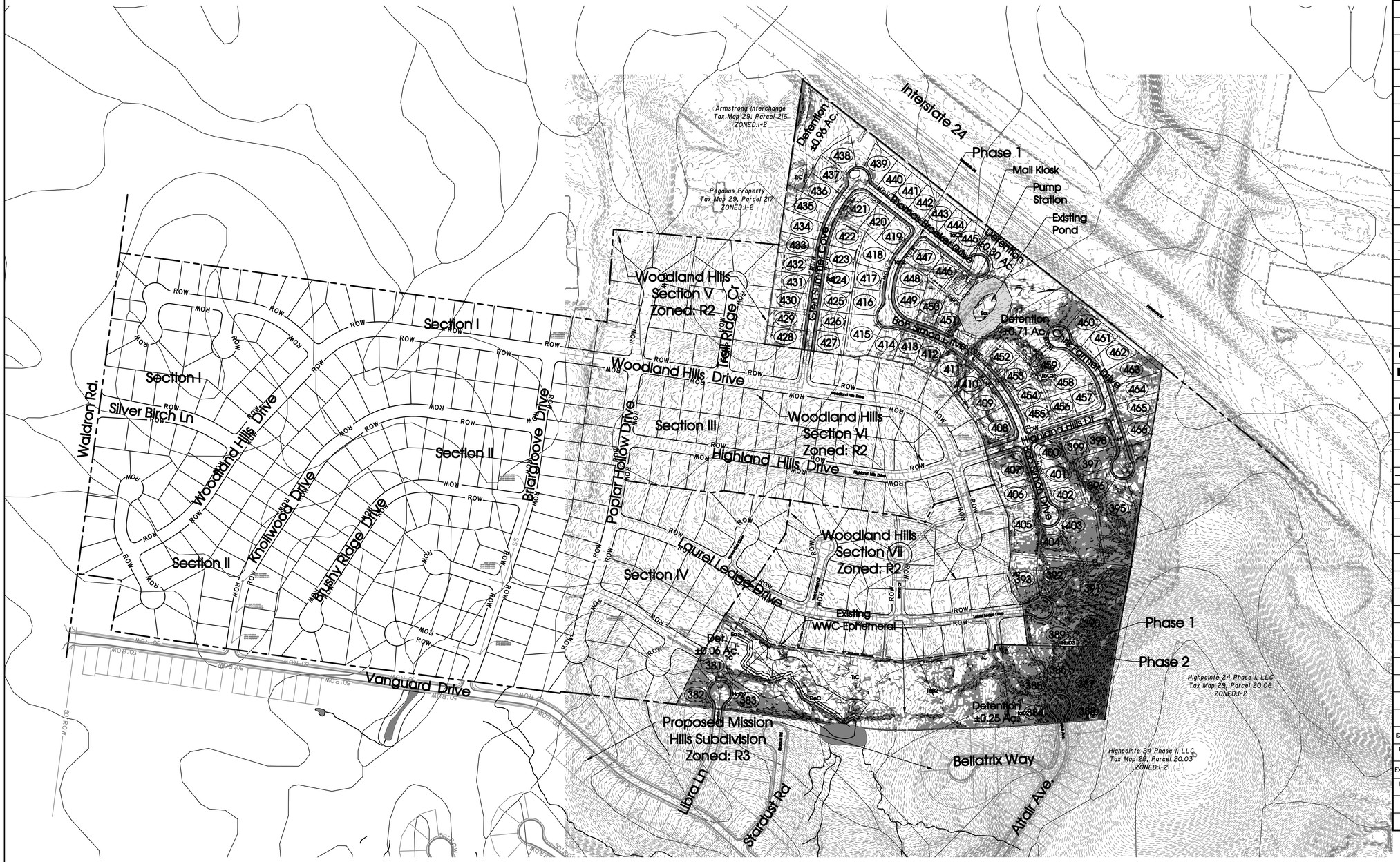
REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills

La Vergne, Tennessee

Master Plan

REVISED:	
DRAWN: SJA	
DATE: 1-30-2023	
CHECKED: MAT	
FILE NAME: 86398ConceptSub	
SCALE: 1"=200'	
JOB NO. 86398	
SHEET: C0.2	



Construction traffic will use Silver Birch Lane and Woodland Hills Drive. Property to the south (Proposed Mission Hills subdivision) may be utilized for portions, but is dependent upon construction timing of adjacent development. Periodic street cleaning shall be done within existing development.

12% to 20% Slope

20%+ Slope

N

200′ 0 200′ 400′

SCALE: 1"= 200′

Legend:

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

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

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MATTHEW A. TAYLOR 120.001837 REGISTERED PROFESSIONAL ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills

La Vergne, Tennessee

Slope Analysis

REVISED:	
DRAWN: SJA	
DATE: 1-30-2023	
CHECKED: MAT	
FILE NAME: 86398ConceptSub	
SCALE: 1"=200'	
JOB NO. 86398	
SHEET: C0.3	

Legend:

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

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

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MATTHEW A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills
La Vergne, Tennessee

Owner/Developer:
Bob Parks
8119 Isabella Lane
Brentwood, TN 37027

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
85 Lots
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

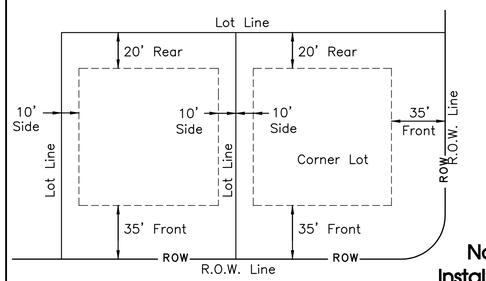
Rear Setback
Single Detached 20 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
Date

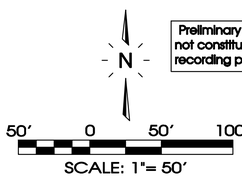
Preliminary plat approval shall not constitute final approval for recording purposes.

Preliminary Plat

REVISED:	
DRAWN: SJA	
DATE: 1-30-2023	
CHECKED: MAT	
FILE NAME: 86398ConceptSub	
SCALE: 1"=50'	
JOB NO. 86398	
SHEET: C1.0	



Minimum Building Setback Detail
Single Detached
N.T.S.

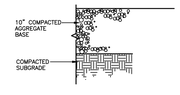


Preliminary plat approval shall not constitute final approval for recording purposes.

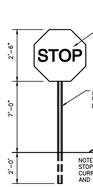
Note: Developer Is Responsible For The Installation Of Street Lights. Street Lights Shall Be Located No More Than 300 Feet Apart.

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

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TUNRAROUND
SCALE NONE



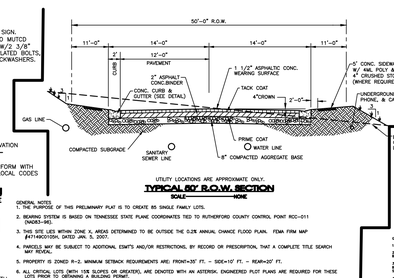
NOTE:
STOP SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

STOP SIGN
SCALE NONE

STREET SIGN
SCALE NONE

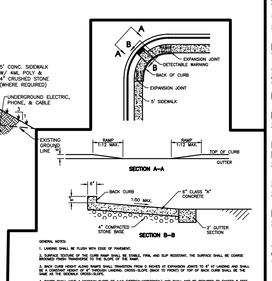
NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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



GENERAL NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-HD).
3. 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.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=10' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. RAMPS SHALL BE AT THE CROSSWALK LEVEL AND SHALL FALL WITHIN THE CROSSWALK LINES. RAMPS SHALL BE CONSTRUCTED WITH DETECTABLE WARNING SURFACES.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM A HEIGHT AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT AT 6" THROUGH LANDING. CROSS-SLOPE SHALL BE FROM 0" TO FULL HEIGHT OF TOP OF BACK CURB SHALL BE THE SAME AS THE RAMP.
4. RAMPS SHALL HAVE A MINIMUM SLOPE OF 1/2 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.
5. CONCRETE RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOT LESS THAN 0.9 INCHES AT THE BASE AND A HEIGHT OF 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOT LESS THAN 1.7 INCHES NOR MORE THAN 2.4 INCHES. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHTER OR DARKER, BUT NOT BOTH. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A.D.A.G. OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

SECTION B-B

Legend:

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

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

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Villages At Woodland Hills
REVIEW SET
(Not Intended For Construction)

La Vergne, Tennessee

Owner/Developer:
Bob Parks
8119 Isabella Lane
Brentwood, TN 37027

Floodplain **Note:**
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105H, Dated Jan. 5, 2007.

Deed Reference:
Tax Map 29, Parcel 23.00 & 23.01 R.Bk. 2030, Pg. 2197
Zoning: R2
85 Lots
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

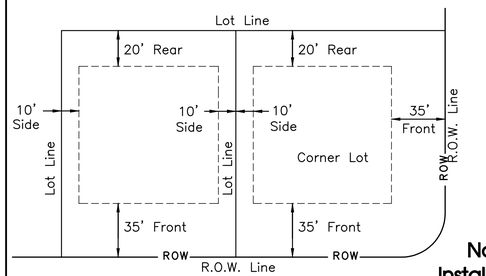
Rear Setback
Single Detached 20 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
Date

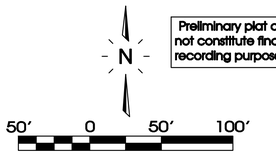
Preliminary plat approval shall not constitute final approval for recording purposes.

REVISED:
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.1

Preliminary Plat



Minimum Building Setback Detail
Single Detached
N.T.S.



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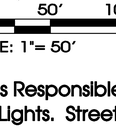
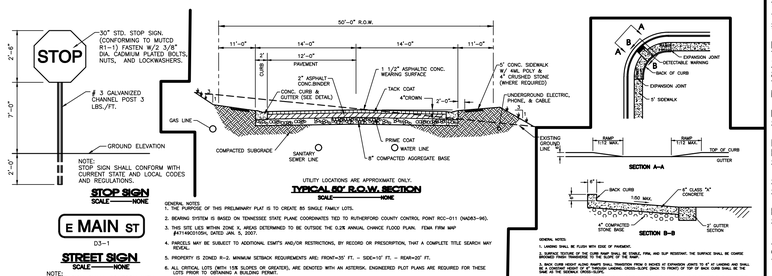
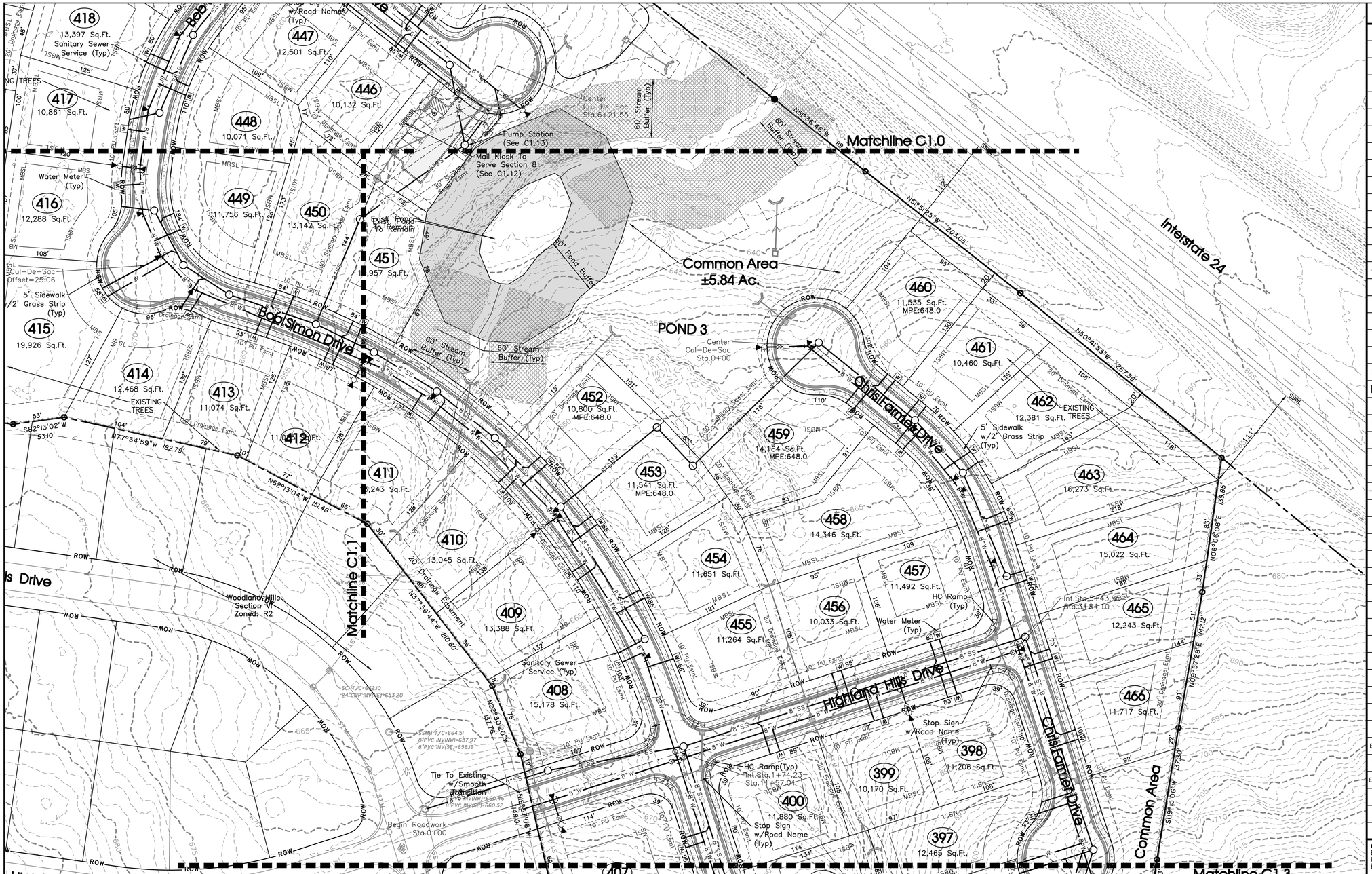


TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TUNRAROUND
SCALE NONE





Legend:

☐	EXIST. CONCRETE MONUMENT	⊡	INLET PROTECTION FILTER
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○	IRON PIN FOUND (I.P.F.)	⇔	HC SIGN
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G	GAS METER	═	EXTRUDED CURB
⊗	GATE VALVE & BOX	═	CURB & GUTTER
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⊣/⊢	CHECK VALVE		

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
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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	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

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WILLIAM A. TAYLOR 120681 LICENSED PROFESSIONAL ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills

La Vergne, Tennessee

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Bob Parks
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Total Land Area: 48.05± Acres
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Single Detached 75 ft.

Minimum Yard Requirements:
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Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
Date

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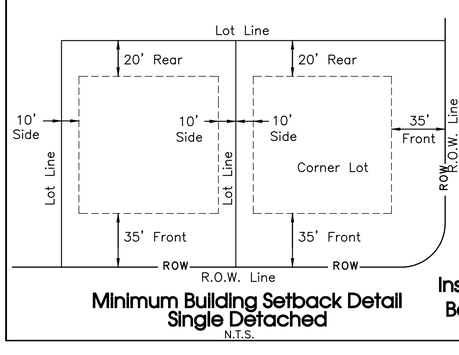
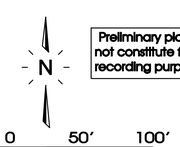
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.2

Preliminary Plat



Minimum Building Setback Detail
Single Detached
N.T.S.



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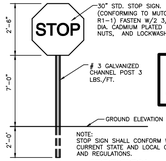
TYPICAL "SPEED LIMIT" SIGN
SCALE NONE

TEMPORARY TUNAROUND
SCALE NONE



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

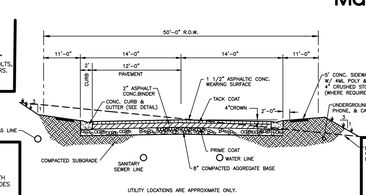
STOP SIGN
SCALE NONE

E MAIN ST
D3-1

STREET SIGN
SCALE NONE

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

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

GENERAL NOTES
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5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. - SIDE=10' FT. - REAR=20' FT.
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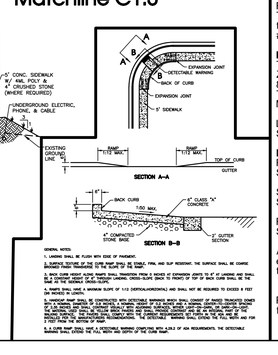
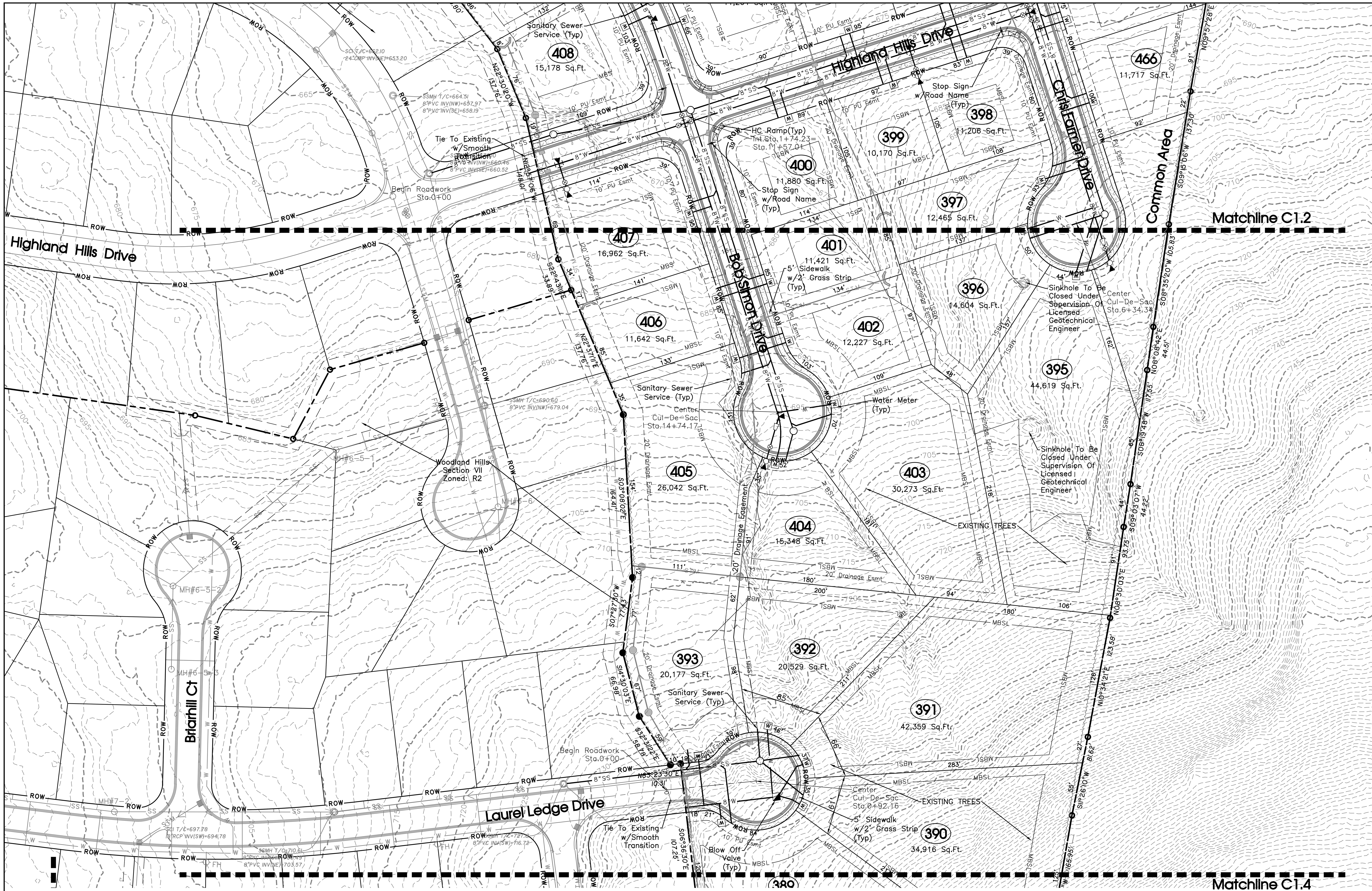
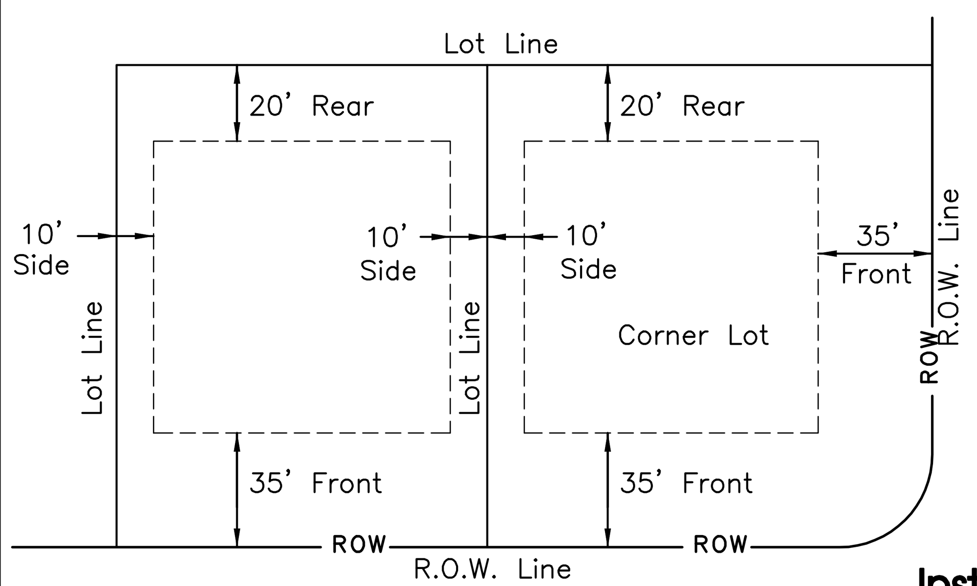
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



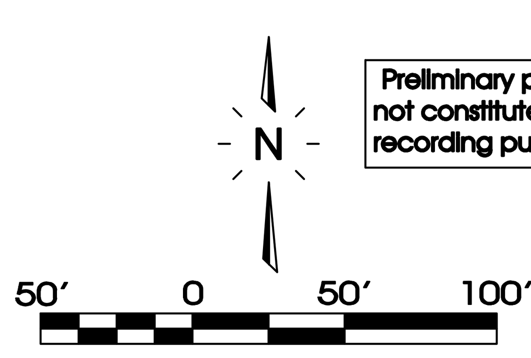
GENERAL NOTES:
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE SINGLE, FINE, AND SLIP RESISTING. THE SURFACE SHALL BE CONFIG-URED FINISH PERPENDICULAR TO THE FLOW OF THE RAMP.
3. BACK CURB RAMP ALONG RAMPS SHALL TRANSITION FROM A RADIUS AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE CONSTRUCTED TO PROVIDE A CONSTANT CHANNEL CROSS-SLOPE (SAC) TO TRIANGLE OF TOP OF BACK CURB SHALL BE THE SAME AS THE SURROUNDING CURB SLOPES.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (7.50%)LONGITUDINALLY AND SHALL NOT BE REQUIRED TO EXCEED A FEET OR RAISED IN LENGTH.
5. CURB RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNING WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES AND SHALL BE 24" MINIMUM IN DEPTH, MEASURED IN THE DIRECTION OF TRAVEL. DETECTABLE WARNING SHALL BE LOCATED AT THE BOTTOM OF THE CURB RAMP





Minimum Building Setback Detail Single Detached

N.T.S.



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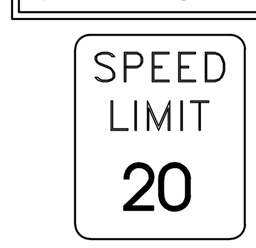
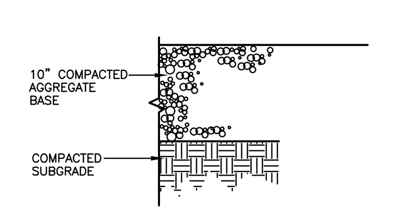
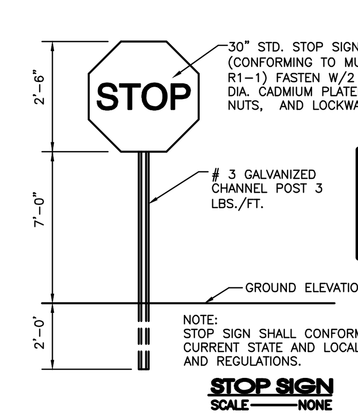


TYPICAL "SPEED LIMIT" SIGN
SCALE — NONE



TEMPORARY TUNRAROUND
SCALE — NONE



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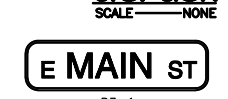
STOP SIGN
SCALE — NONE



STREET SIGN
SCALE — NONE

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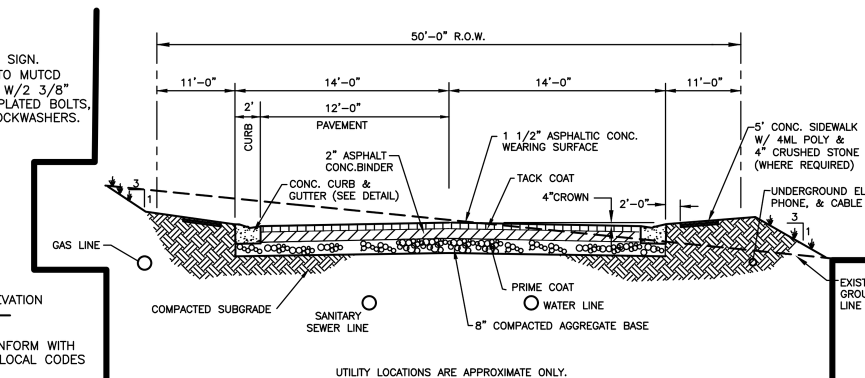
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



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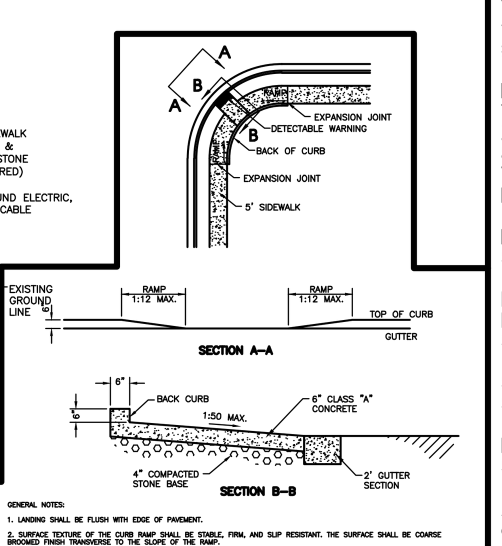

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6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

Legend:

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

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

Owner/Developer:
Bob Parks
8119 Isabella Lane
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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.

Deed Reference:
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Zoning: R2
85 Lots
Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

Lot Width at Building Setback Line
Single Detached 75 ft.

Minimum Yard Requirements:
Front Setback
Single Detached 35 ft.

Side Setback
Single Detached 10 ft.

Rear Setback
Single Detached 20 ft.

Approved by the La Vergne Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on ____________________.
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LANDSCAPE ARCHITECTURE
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850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM

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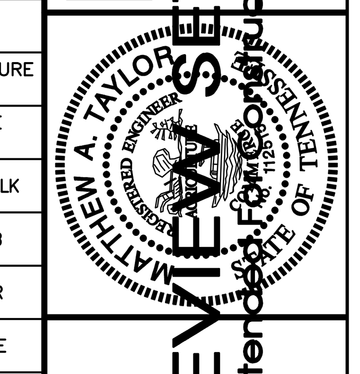
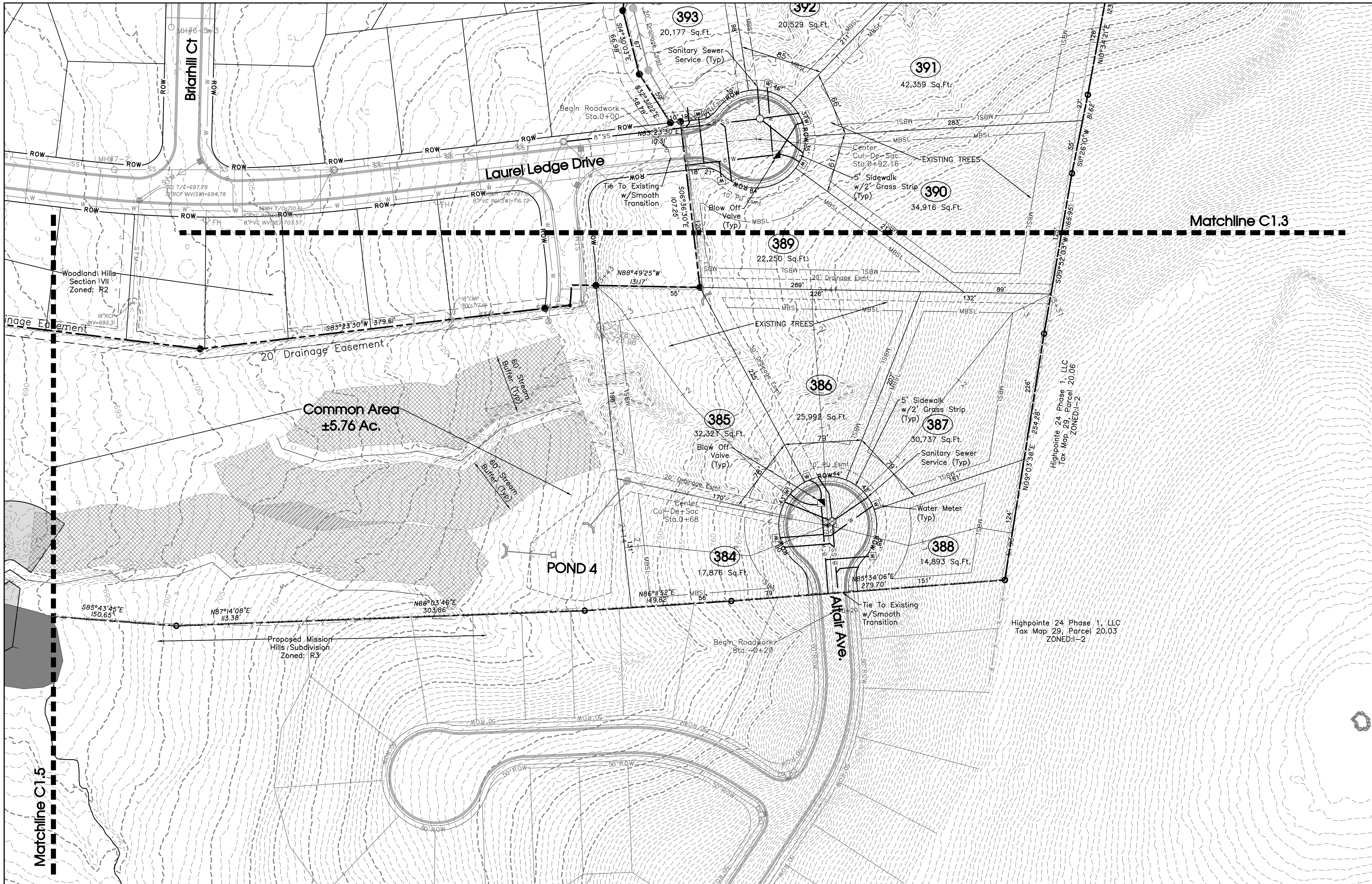


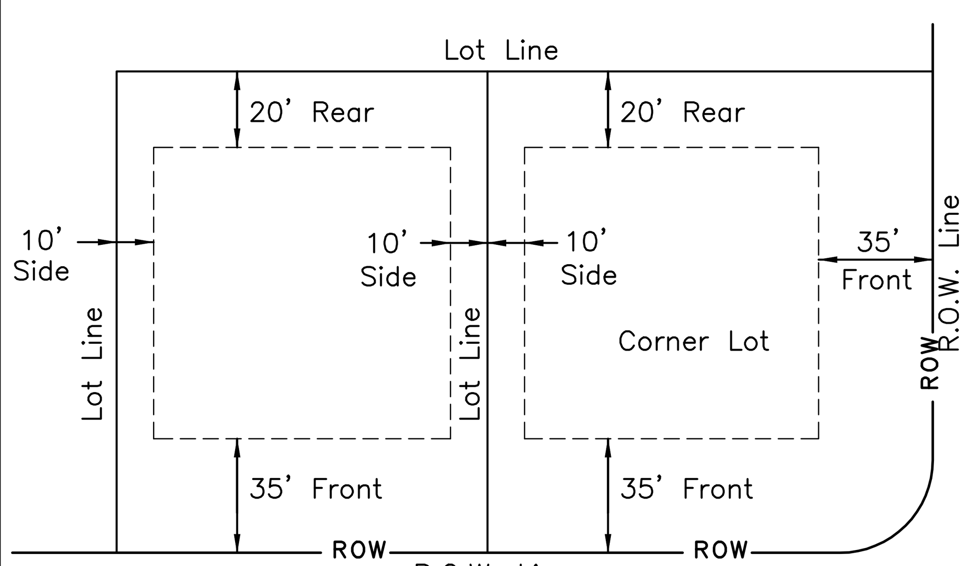
REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills
La Vergne, Tennessee

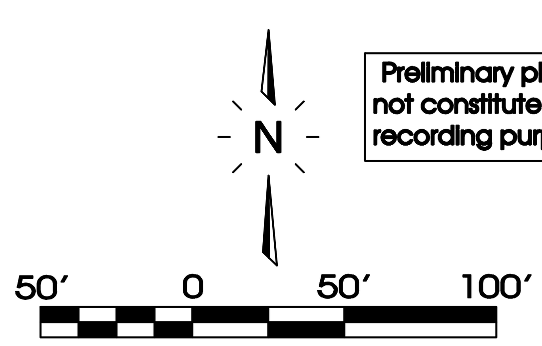
Preliminary Plat

REVISED:	
DRAWN:	SJA
DATE:	1-30-2023
CHECKED:	MAT
FILE NAME:	86398ConceptSub
SCALE:	1"=50'
JOB NO.	86398
SHEET:	C1.3





Minimum Building Setback Detail
Single Detached
N.T.S.



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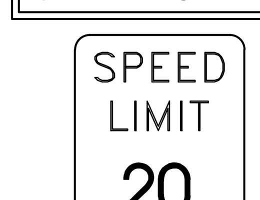
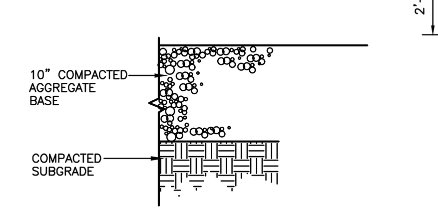
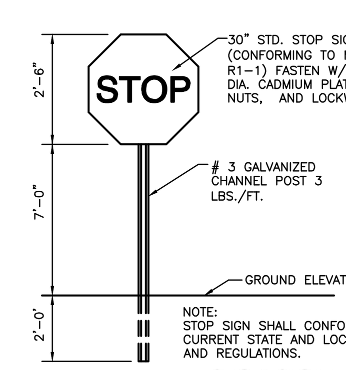


TYPICAL "SPEED LIMIT" SIGN
SCALE ——— NONE

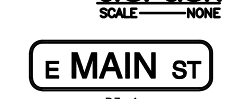


TEMPORARY TUNRAROUND
SCALE ——— NONE



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

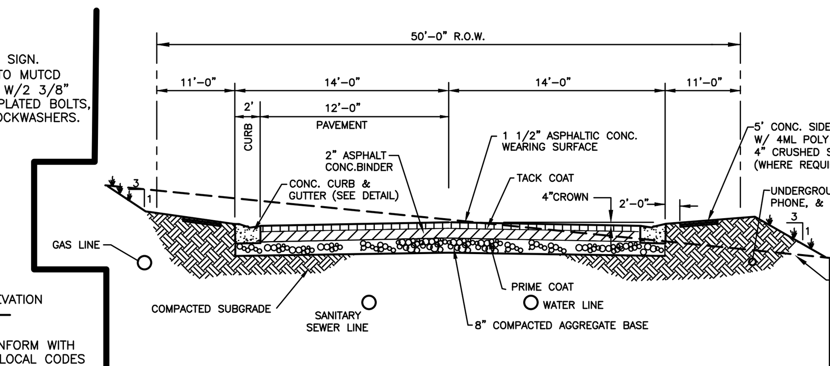
STOP SIGN
SCALE ——— NONE



STREET SIGN
SCALE ——— NONE

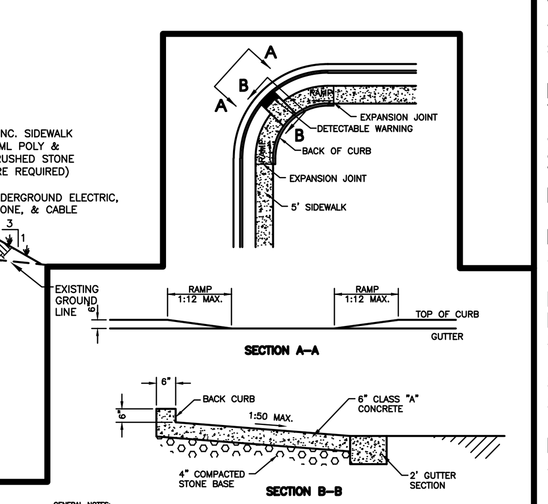
NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.
TYPICAL 50' R.O.W. SECTION
SCALE ——— NONE

GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-96).
3. 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.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. - SIDE=10' FT. - REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



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	EXIST. GAS RISER		REDUCER
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	EXIST. UTILITY POLE		RIP RAP
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	BENCHMARK		SEWER/STORM FLOW DIRECTION
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	CONCRETE BOLLARD		TURN LANE ARROWS
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EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
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EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

Owner/Developer:
Bob Parks
8119 Isabella Lane
Brentwood, TN 37027

Floodplain **Note:**
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Total Land Area: 48.05± Acres
Min. Lot Size = 10,000 Sq. Ft.

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

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MATTHEW A. TAYLOR
REGISTERED ENGINEER
STATE OF TENNESSEE

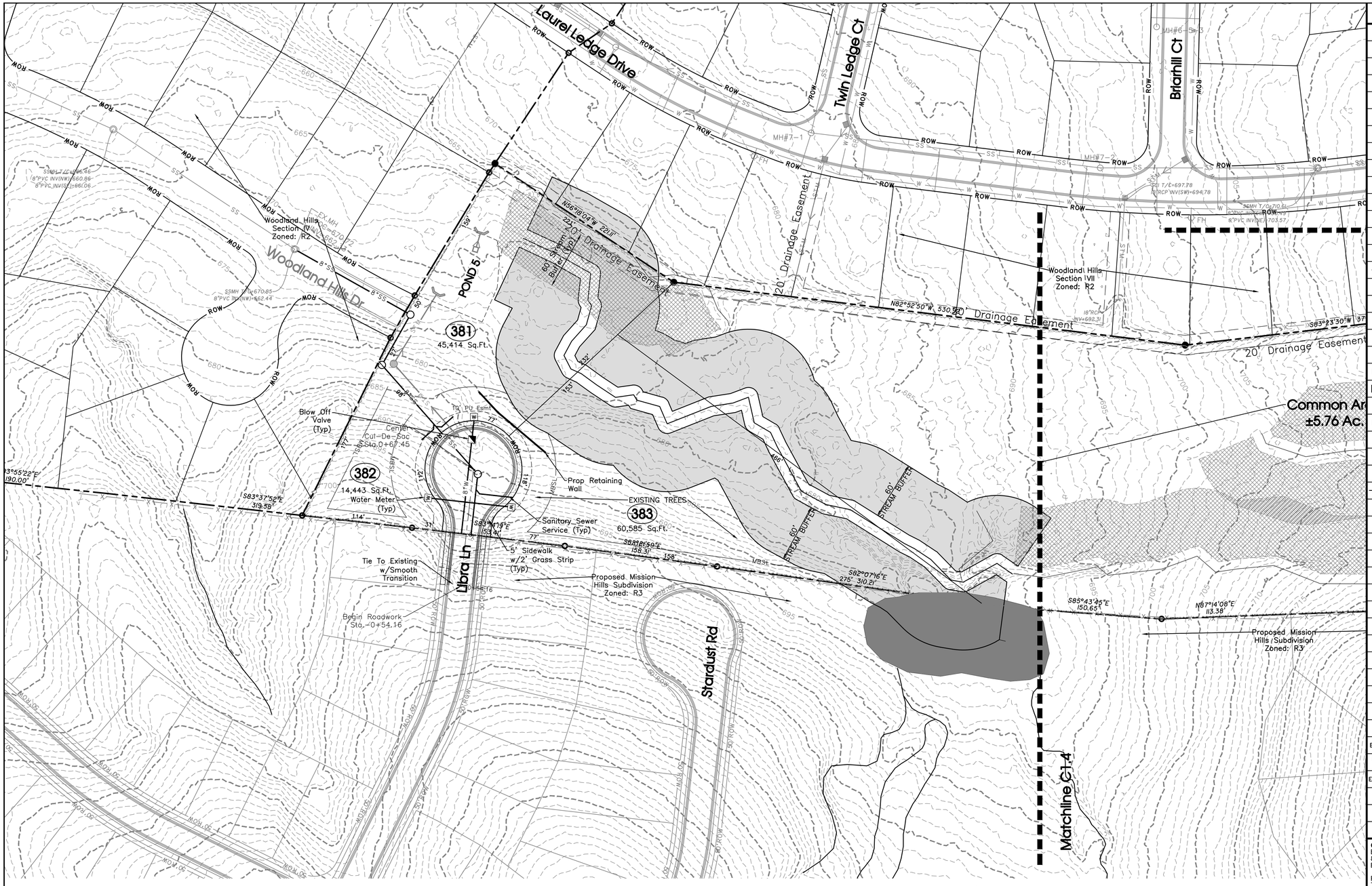
REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills

La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: SJA
DATE: 1-30-2023
CHECKED: MAT
FILE NAME: 86398ConceptSub
SCALE: 1"=50'
JOB NO. 86398
SHEET: C1.4



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☐	EXIST. CONCRETE MONUMENT	[ ]	INLET PROTECTION FILTER
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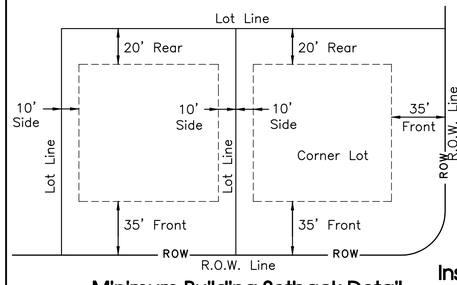
SHEET: C1.5

Preliminary Plat



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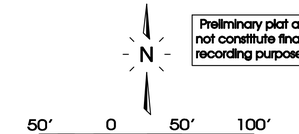

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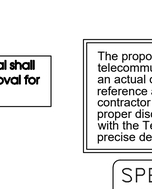
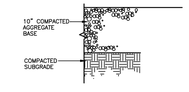
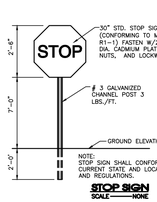


TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TEMPORARY TURNAROUND
SCALE NONE



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

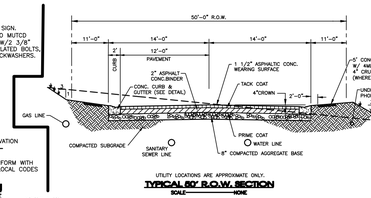
STOP SIGN
SCALE NONE

E MAIN ST
D3-1

STREET SIGN
SCALE NONE

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

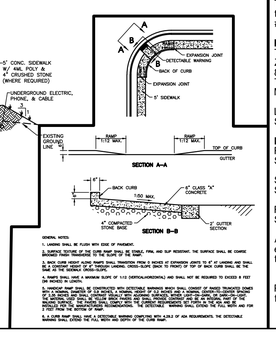
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



UTILITY LOCATIONS ARE APPROXIMATE ONLY.

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

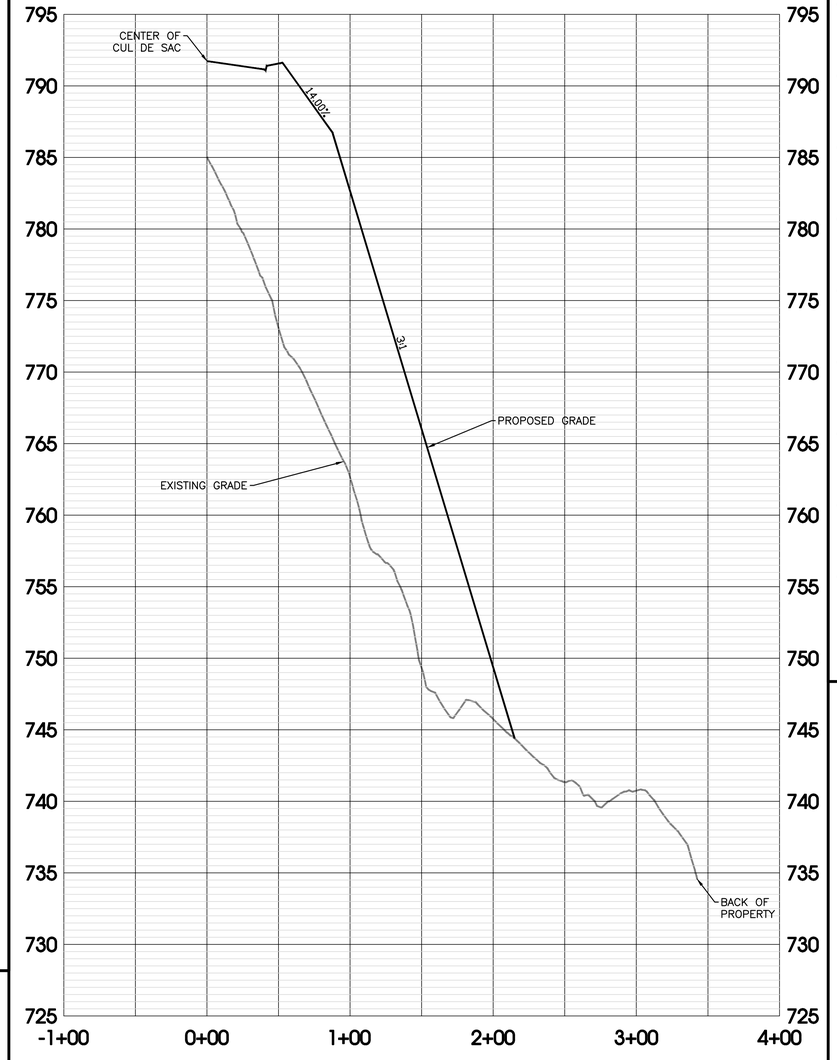
GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 85 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-011 (NAD83-96).
3. THIS SITE LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FEMA FIRM MAP #47149C0105H, DATED JAN. 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED R-2. MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=10' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



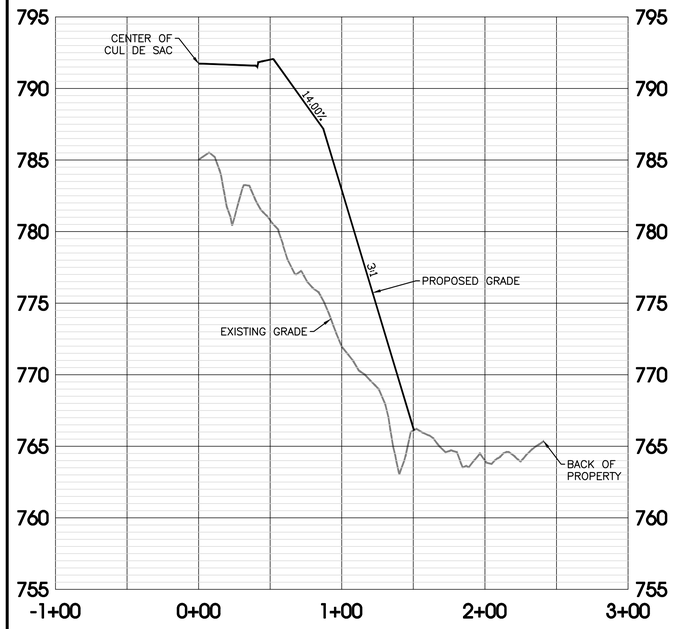
GENERAL NOTES
1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE SLOPES OF THE CURB RAMP SHALL BE KNOBLY, FINE, AND SLIP RESISTANT. THE SURFACE SHALL BE CHAMFERED OR ROUNDED AT THE TOP AND BOTTOM OF THE RAMP.
3. RAMP CURB RAMP FLARE SLOPES SHALL TRANSITION FROM A RADIUS OF CONVEXED JOINTS TO AT OF LANDING AND SHALL BE A CONSTANT SLOPE OF A TANGENT LINKING CROSS-SLOPE GRADE TO TOGETH OF TOP OF BACK CURB SHALL BE THE SAME AS THAT OF THE RAMP'S CROSS-SLOPE.
4. RAMPS SHALL HAVE A MINIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED A FIRST SLOPE OF 1:10.
5. CURB RAMP FLARE SLOPES SHALL BE CONSTRUCTED SUFFICIENTLY WIDE SHALL CONSIST OF METHOD OF TRANSITION AND SHALL BE A MAXIMUM SLOPE OF 1:10 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED A FIRST SLOPE OF 1:10. THE SLOPE OF THE FLARE SHALL BE MEASURED PARALLEL TO THE CURB RAMP AND

384

385



386



Note: All Lots Are Buildable. Walkout Basement/Garage Or Alternative Will Be Used.

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE (615)890-7901 FAX (615)890-7925 EMAIL info@SECTN.com

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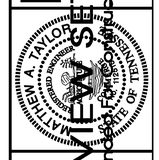


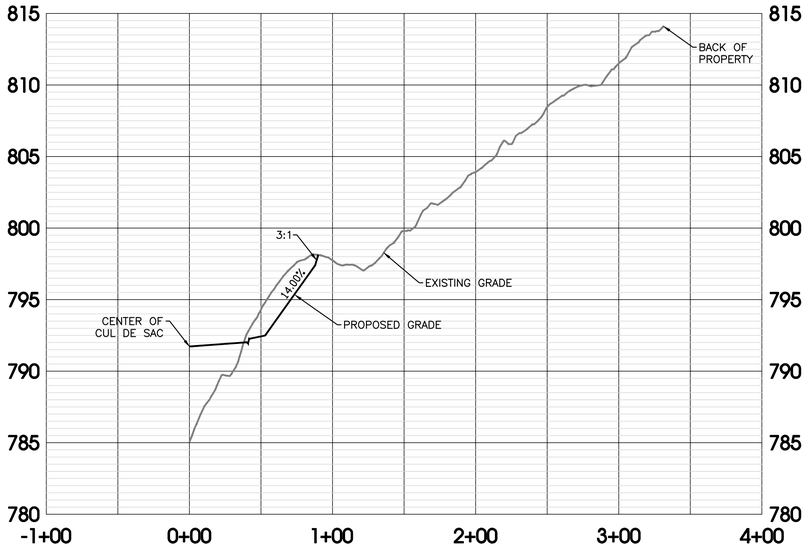
REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills
La Vergne, Tennessee

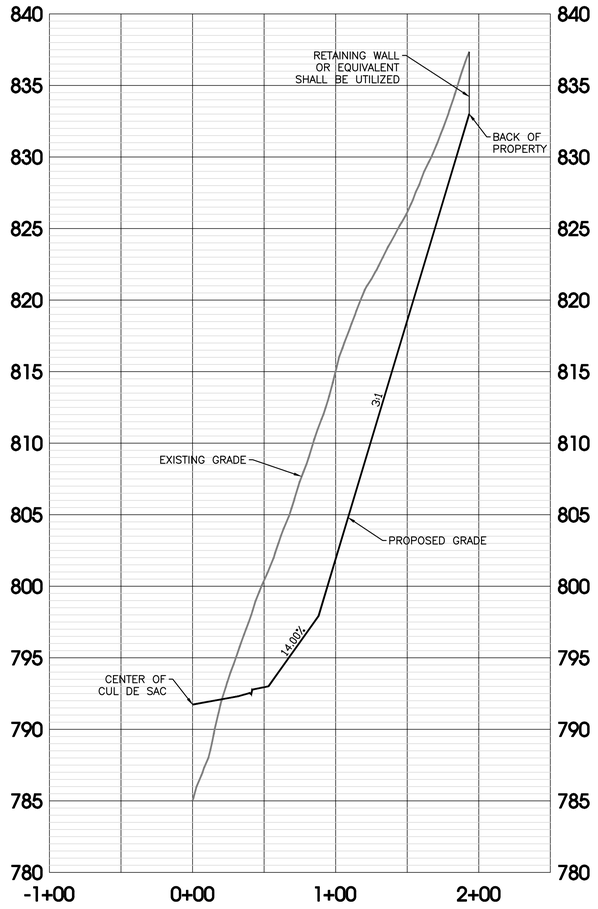
Cross Sections

REVISED:	
DRAWN: SJA	
DATE: 1-30-2023	
CHECKED: MAT	
FILE NAME: 86398ConceptSub	
SCALE: 1"=50' Horiz 1"=5' Vert	
JOB NO. 86398	
SHEET: C1.6	

387



388



Note: All Lots Are Buildable. Walkout Basement/Garage Or Alternative Will Be Used.

SITE ENGINEERING CONSULTANTS
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SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 FAX: (615) 895-2567
WWW.SECINC.COM E-MAIL: INFO@SECINC.COM

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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the contractor to construct the site as shown and noted on these plans. Any deviation from these plans must be approved 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.

MATTHEW A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

Villages At Woodland Hills
La Vergne, Tennessee

Cross Sections

REVISED:	
DRAWN: SJA	
DATE: 1-30-2023	
CHECKED: MAT	
FILE NAME: 86398ConceptSub	
SCALE: 1"=50' Horiz 1"=5' Vert	
JOB NO. 86398	
SHEET: C1.7	

Planning Commission Report
Meeting: March 12, 2024

City of La Vergne

Item #: 12.

Item Title: Site Plan - 187 Old Nashville Highway - Review of Canopy in the Overlay District on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Hwy. (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.

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

Summary: On behalf of their client, CRE is requesting site plan approval for the addition of a canopy at 187 ONH. The existing building is comprised of 450 square feet. The existing building is 1-story.

This particular site is contained in an overlay district. The building and all structures must comply with the overlay regs.

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

This submittal was generated from Codes Enforcement. The existing metal canopy next to the building was constructed without a permit.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1) The canopy is illegal;
2) Canopies are not allowed in the overlay because outdoor storage is not allowed in the overlay districts;
3) The photographs will show the illegal outdoor storage - and this must not be approved by the planning commission;
4) If applicant wants to do a fully enclosed addition, then perhaps their engineer could make that happen - but only fully enclosed buildings or building additions are allowed in the overlay.
5) This site is the same as last month's tire shop at 5493 Murf. Rd.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Provide more information regarding the exterior finish materials of the roof portion of the canopy.

Utilities

No utility comments.

Codes

Joe White
jwhite@lavergnetn.gov

In the event that this site plan is not approved, the existing canopy will have to be removed.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No comments

Police

John Eubank
jeubank@lavergnetn.gov

No comments

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

Map 15M, Group A, Parcel 2
GEORGE CHANEY ST
OLD NASHVILLE HWY
N

Map 15M, Group A, Parcel 2
ROSECRAN CIR
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
OLD NASHVILLE HWY
OLD WALDRON RD
BUCHANAN ST
N

A1 MECHANIC
& TIRE SHOP
(615)471-1185
TUNDRA

183

183

615-471-1195

WARNING
REPUBLIC
SERVICES
615-782-5500
183

SORANI SHWAN, FARAJ PAREE M
TIRE SHOP CANOPY
187 OLD NASHVILLE HWY,
LA VERGNE 37086
ACRES = 0.327539
PARCEL ID: 6611
ZONED - C-2

VICINITY MAP
SCALE: N.T.S.

AERIAL VIEW
SCALE: N.T.S.

811
CALL BEFORE YOU DIG!

SHWAN SORANI
187 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # XXX-XXX-XXXX
EMAIL: a1mechanic31@yahoo.com

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 02311
STATE OF TENNESSEE

2/6/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL		
DRAWN	___	
DESIGN	___	
CHECKED	___	
APPROVED	___	

SAVED DATE: 2/6/2024 1:53:57 PM Pwtech

SORANI SHWAN
TIRE SHOP CANOPY
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

COVER SHEET

DWG No.
0.0

SCALE: NOTED

CADFILE: [illegible]

JOB No. 01-25-2023__1

REV

SHEET INDEX

0.0	COVER SHEET
S-1	EXISTING SITE LAYOU
S-2	NEW SITE LAYOUT
A-1.0	CANOPY LAYOUT

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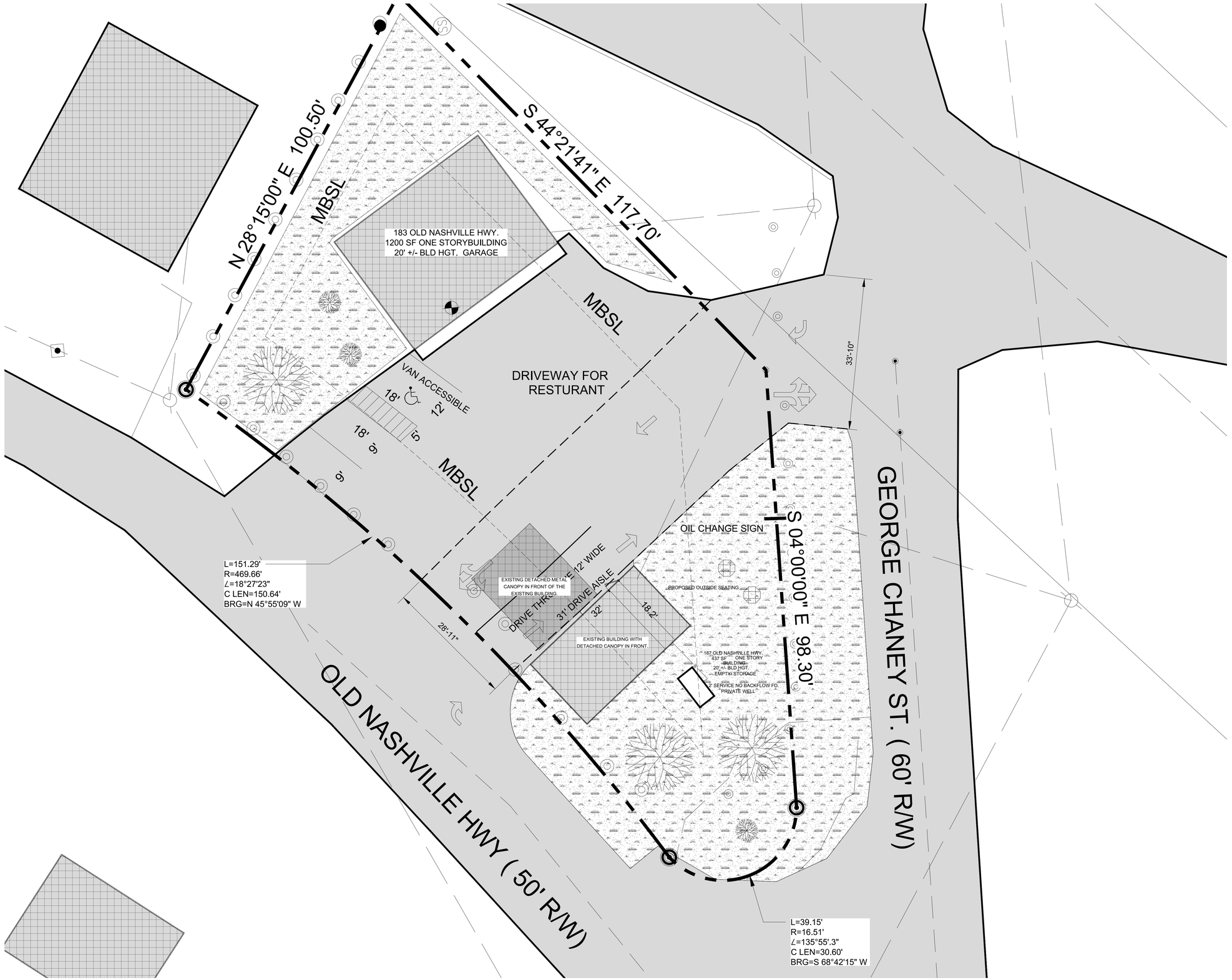

1 DETAIL OR VIEW
SCALE: 1" = 10'-0"

EXISTING SITE LAYOUT

SCALE: 1" = 10'

SHWAN SORANI
187 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # XXX-XXX-XXXX
EMAIL: a1mechanic31@yahoo.com

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURAL
No. 102116
STATE OF TENNESSEE

2/6/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APVD

APPROVAL

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DESIGN	—	
CHECKED	—	
APPROVED	—	

SAVED DATE: 2/6/2024 1:53:57 PM Pwbrh

SORANI SHWAN
TIRE SHOP CANOPY
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

EXISTING SITE LAYOUT

DWG. No.
S-1

SCALE: NOTED

CADFILE: [illegible]

JOB No. 10 - 11 - 2023

REV.

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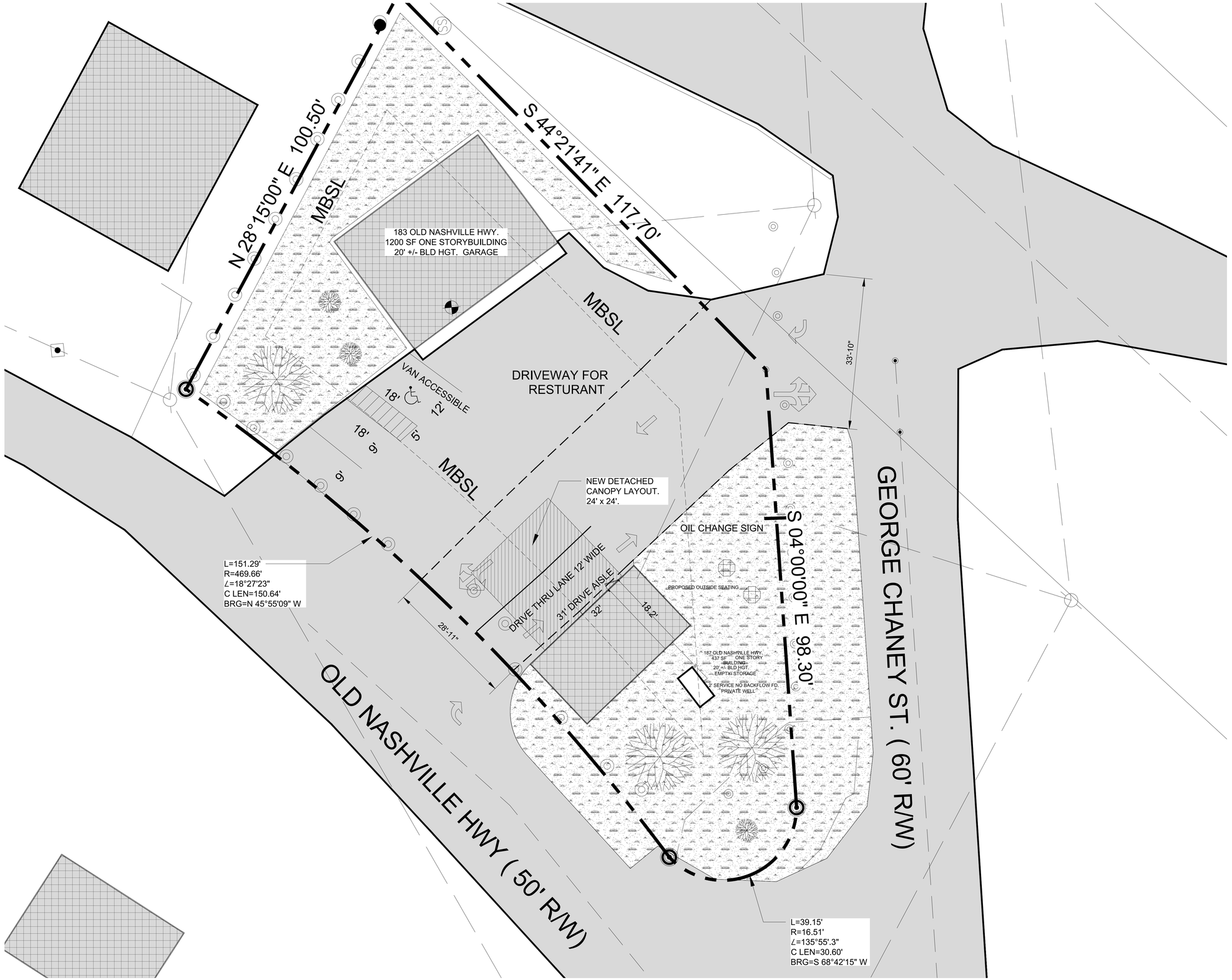

1 DETAIL OR VIEW
SCALE: 1" = 10'-0"

NEW SITE LAYOUT

SCALE: 1" = 10'

SHWAN SORANI
187 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # XXX-XXX-XXXX
EMAIL: a1mechanic31@yahoo.com

CHESTER A. RHODES
REGISTERED ENGINEER
AG RECREATION
No. 023116
STATE OF TENNESSEE

2/6/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
807 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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APPROVAL

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DESIGN	---	
CHECKED	---	
APPROVED	---	

SAVED DATE: 2/6/2024 1:53:57 PM Pwbrh

SORANI SHWAN
TIRE SHOP CANOPY
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

NEW SITE LAYOUT

DWG. No.
S-2

SCALE: NOTED

CADFILE: \\?\C:\Users\pwbrh\Documents\RHODES ENGINEERING BACK UP\187 Old Nashville Hwy, LaVergne, TN\187 Old Nashville Hwy, LaVergne, TN_Shwan Sorani_02 - 06 - 2024.dwg

JOB No. 10 - 11 - 2023

REV.

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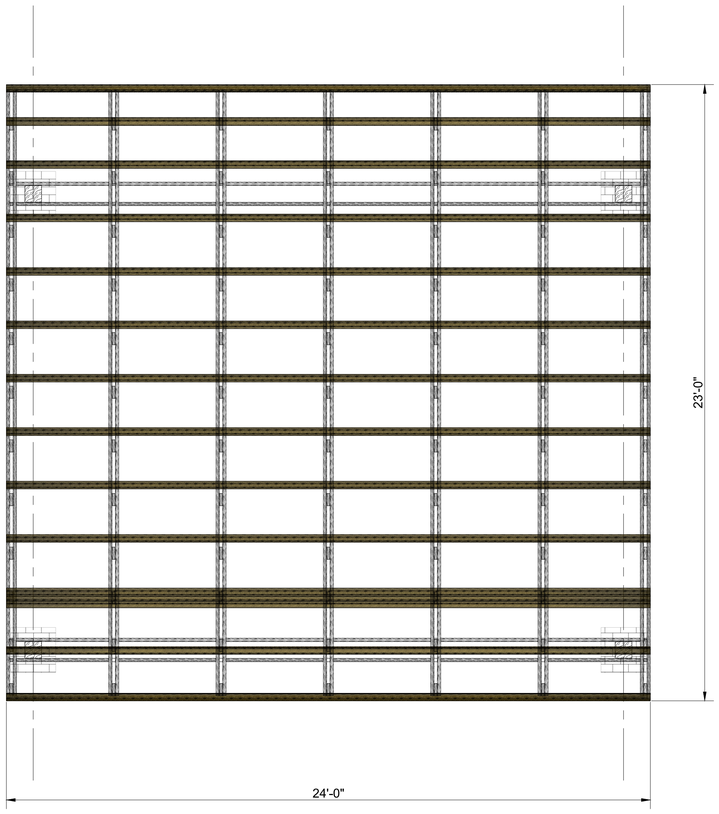
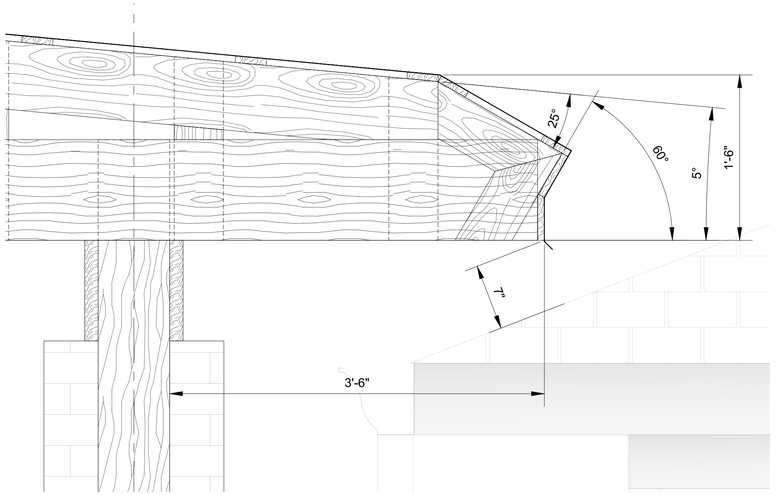
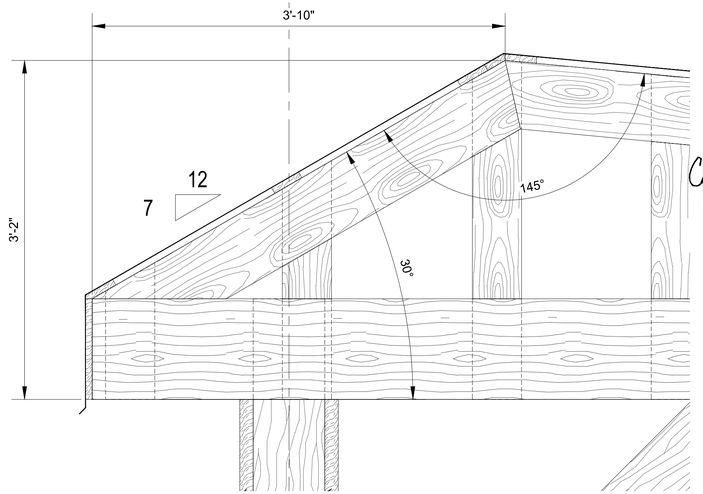
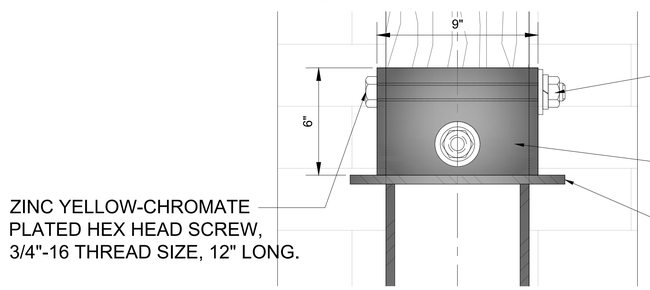






1 END OF CANOPY OVER BUILDING
SCALE: 1-1/2" = 1'-0"



ZINC YELLOW-CHROMATE PLATED HEX HEAD SCREW, 3/4"-16 THREAD SIZE, 12" LONG.

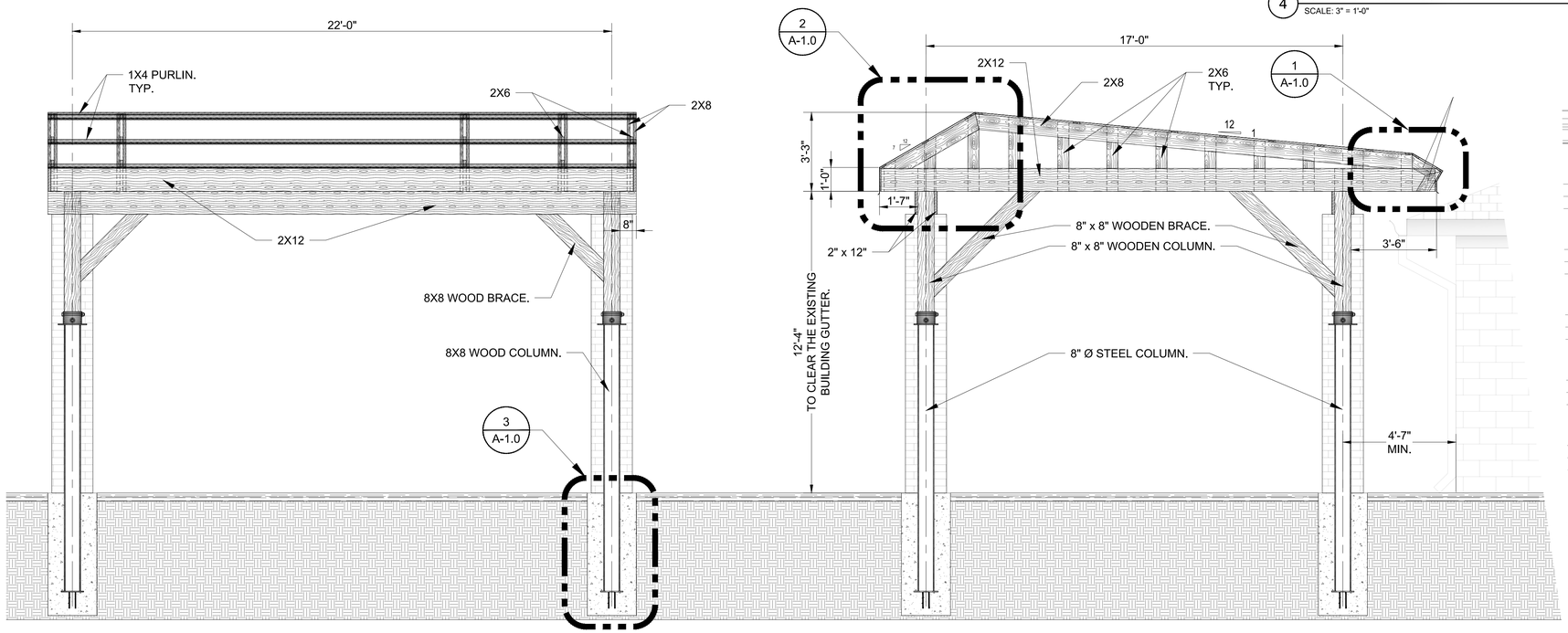
1/2" X 1' X 1' STEEL PLATE WELDED AT THE TOP OF THE STEEL COLUMN.

HIGH-STRENGTH STEEL HEX NUT, GRADE 8, ZINC YELLOW-CHROMATE PLATED, 3/4"-16 THREAD SIZE. ZINC YELLOW-CHROMATE PLATED STEEL SPLIT LOCK WASHER FOR 3/4" SCREW SIZE, 0.766" ID, 1.265" OD. ASME WASHER, WIDE, ZINC YELLOW-CHROMATE PLATED STEEL, FOR 3/4" SCREW SIZE

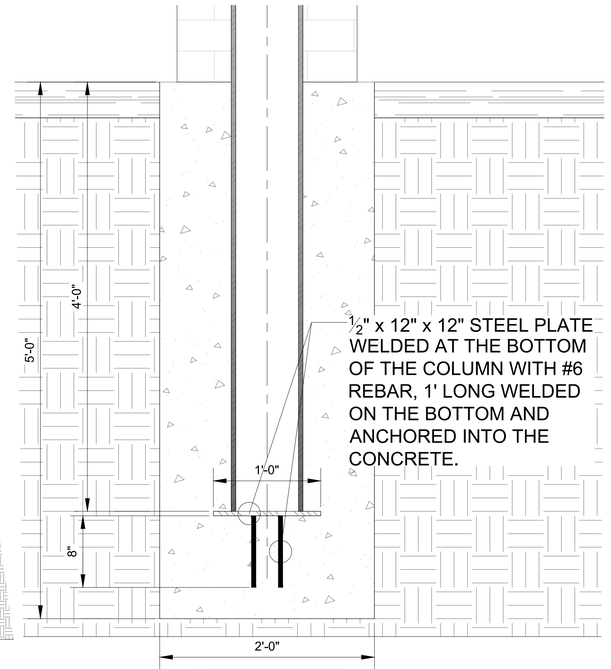
SQUARE CONNETOR BOX WELDED TO THE PLATE SIZED TO ACCEPT THE WOODEN COLUMN.

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

4 CONNECTION FROM STEEL COLUMN TO WOODEN POST
SCALE: 3" = 1'-0"



1 CANOPY TOP-FRONT-SIDE VIEWS
SCALE: 3/8" = 1'-0"



1/2" x 12" x 12" STEEL PLATE WELDED AT THE BOTTOM OF THE COLUMN WITH #6 REBAR, 1' LONG WELDED ON THE BOTTOM AND ANCHORED INTO THE CONCRETE.

3 FOOTER DETAIL
SCALE: 1-1/2" = 1'-0"

CANOPY LAYOUT

SCALE: NOTED

SHWAN SORANI
187 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # XXX-XXX-XXXX
EMAIL: a1mechanic31@yahoo.com

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURAL — No. 02311 — STATE OF TENNESSEE

2/6/2024

ENGINEER:
RHODES ENGINEERING AND ENVIRONMENTAL SERVICES, LLC
PHONE: 615.480.7535
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COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
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APPROVAL

DRAWN	___	
DESIGN	___	
CHECKED	___	
APPROVED	___	

SAVED DATE: 2/6/2024 1:53:57 PM Petch

SORANI SHWAN
TIRE SHOP CANOPY
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

CANOPY LAYOUT

DWG. No.
A-1.0

SCALE: NOTED

CADFILE: C:\Users\Petch\Documents\RHODES ENGINEERING BACK UP\187 Old Nashville Hwy, LaVergne, TN\187 Old Nashville Hwy, LaVergne, TN_Shwan Sorani_02 - 06 - 2024.dwg

JOB No. 10 - 11 - 2023

REV. 1

Planning Commission Report Meeting: March 12, 2024	City of La Vergne

Item #: 13.

Item Title: Final Plat – Aldi – Three (3) Lots Totaling Approximately 8 Acres. Requested by DSG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.04). C-2 (Highway Service) Zoning District. Property owned by Richland South, LLC.

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

Summary: The applicant is requesting final plat approval for a lot that will contain a future grocery store totaling 19,432 SF. The site is located at Murfreesboro Road and Veterans Memorial Parkway.

One major purpose of the plat is to establish the necessary easements for public sewer service. Another purpose is to establish a large lot of 1.90 acres that will serve as a stormwater management area.

Multiple drawings have been submitted on behalf of this project. Only one appears to be an effort at a final plat. This document is named "Minor Plat, Lot 1 of the Richland South LLC Property, prepared by TTL, and dated 12-21-2023. This was the document which was reviewed.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

1. All lots must be labeled including the apartment site;
2. A final plat must be submitted and approved by the planning commission before the site plan is considered.
3. Other details and data missing include building footprints, parking counts and building setback lines, but those will be presented with final site plan for each lot.

Engineering

Gary Lide
glide@lavergnetn.gov

1. Multiple drawings have been submitted on behalf of this project. Only one appears to be an effort at a final plat. This document is named "Minor Plat, Lot 1 of the Richland South LLC Property, prepared by TTL, and dated 12-21-2023. This was the document which was reviewed.
2. This document needs to agree with the Uptown at La Vergne Preliminary Plat which was approved on 30 January 2024 by the Planning Commission. It presently does not.
3. This plat needs to include a statement that "The Long-Term Maintenance Agreement for the stormwater facilities serving this lot have been recorded in Book ____ Page ____, RORC". Please note that this plat cannot be recorded until the Long-Term Maintenance Agreement has been recorded.
4. The remaining property is shown as the "Richland South LLC Property RB PG RORCT". Show the correct book and page.
5. Veterans Memorial Parkway is shown as a private road. That is incorrect. It is a public right-of-way.
6. Please provide a 100-year floodplan note.
7. In order to meet the requirements to support the proposed use on this lot, this plat needs to show the following in their entirety: a) Lot 1, b) The lot (or easement) which will contain the stormwater detention and treatment facility serving Lot 1, c) All other easements required to serve Lot 1 in their entirety (e.g. Offsite and onsite public sewer extension will be required with public easements)..
8. Provide name, address, and contact information of the owner.
9. If the subdivider is different from the owner, provide name, address, and contact information of the subdivider.
10. Survey or design professional must stamp and sign the plat.
11. Show size of water lines.
12. Show size and location of existing and proposed public sewer lines.
13. Provide location of nearest fire hydrant.
14. Replace "Certificate of Approval of Utilities" with Certificates specific to public water and sewer, as applicable. See La Vergne Subdivision Regulations for required wording.
15. Submit a performance bond amount meeting the requirements of the La Vergne Subdivision Regulations for all required improvements needed for this lot. This includes stormwater, public water, public sewer, traffic signal, etc.

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

No comments.

Codes

Joe White
jwhite@lavergnetn.gov

(For information) The final plat must be recorded and an address provided by the city before a building permit application can be processed.

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

No comments

Police

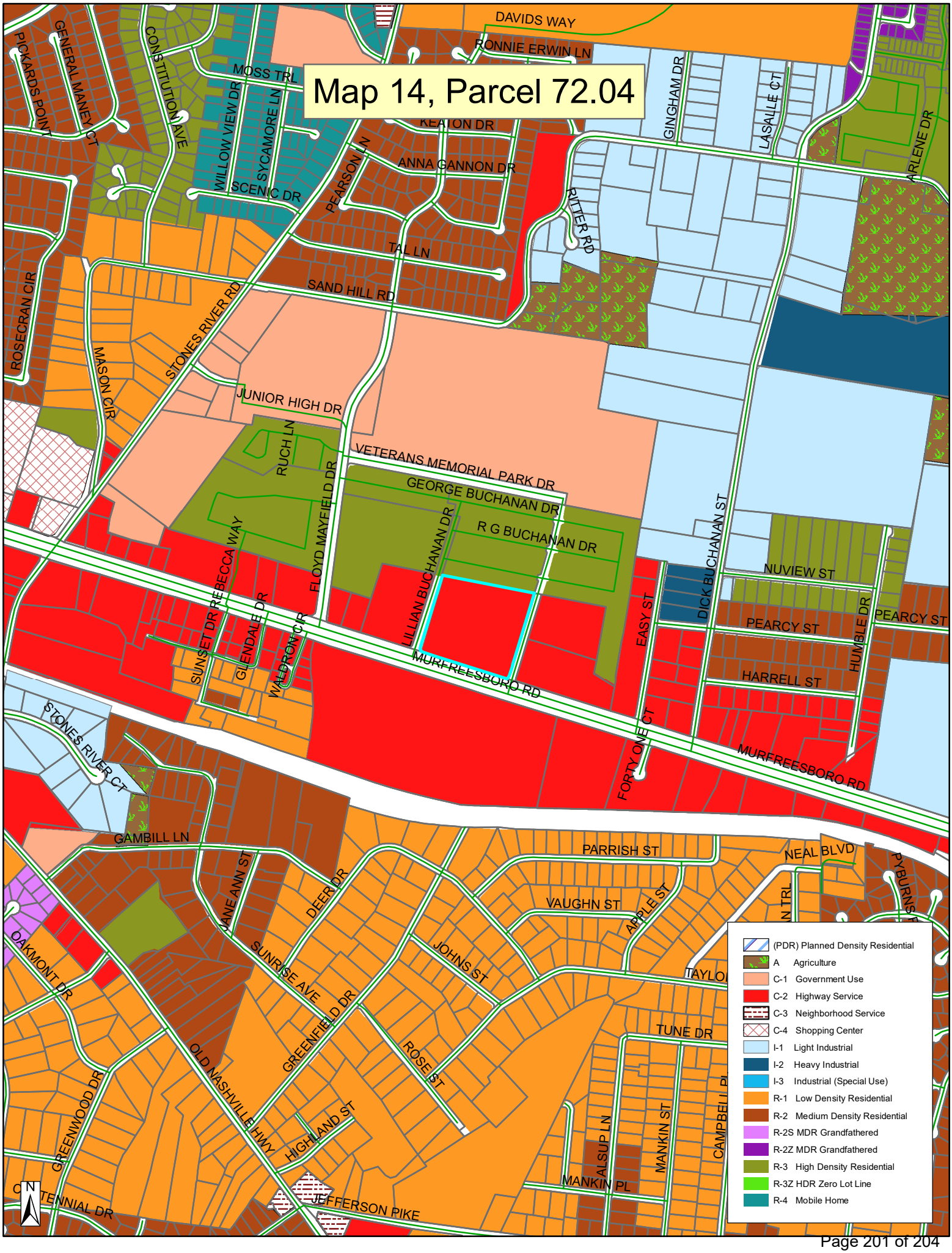
John Eubank
jeubank@lavergnetn.gov

No comments

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

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

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


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

STOP

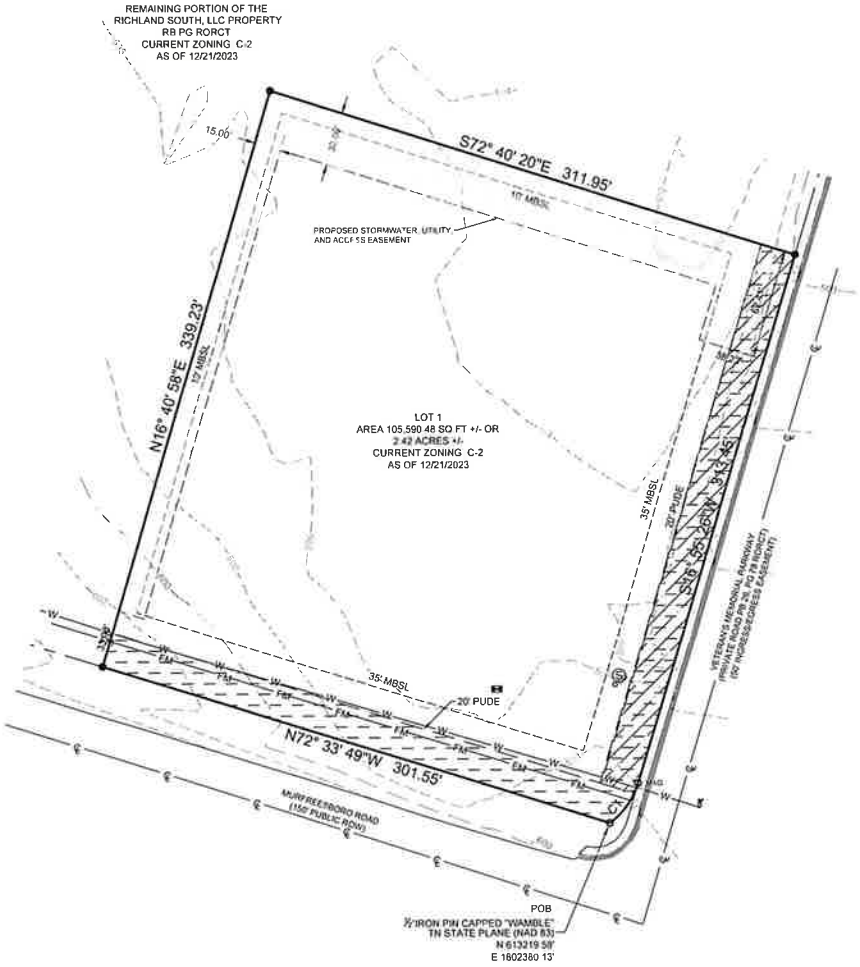
VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOUNDARY LINE
- CENTERLINE
- PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT
- ADJOINING BOUNDARY LINE
- MBSL
- WATERLINE
- PUDE
- CURB AND GUTTER
- 584 CONTOUR LINE INDEX
- 600 CONTOUR LINE INTERVAL
- CLEANOUT
- SANITARY SEWER MANHOLE
- WATER VALVE
- MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- MONUMENT SET (1/2" REBAR WITH A CAP MARKED TTL)
- PROPOSED PUDE
- PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT
- PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT

PG=PAGE
ROW=RIGHT OF WAY
POB=POINT OF BEGINNING
NAD=NORTH AMERICAN DATUM
NADV=NORTH AMERICAN VERTICAL DATUM
RB=RECORD BOOK
RLS=REGISTERED LAND SURVEYOR
N=NORTHING
E=EASTING
GPS=GLOBAL POSITIONING SYSTEM
MBSL=MINIMUM BUILDING SETBACK LINE
PUDE=PUBLIC UTILITY & DRAINAGE EASEMENT
RORCT=REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
SQFT=SQUARE FEET

NOTES
1) ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE
2) A MINIMUM OF FIVE FEET ALONG THE INSIDE OF ALL SIDE LOT LINES AND TEN FEET ALONG THE INSIDE OF ALL REAR LOT LINES IS RESERVED AS A UTILITY AND/OR DRAINAGE EASEMENT.
3) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE
4) ALL FRONT AND SIDE STREETS SETBACKS SHALL BE 30 FEET MINIMUM OR AS SHOWN
5) ALL DRIVEWAYS CULVERTS SHALL BE 18" X 20'
6) ANY LOT IN THIS SUBDIVISION MAY BE REPLATTED WITH THE APPROVAL OF THE CITY OF LA VERGNE PLANNING COMMISSION
7) UNDERGROUND UTILITIES SHALL BE INSTALLED. THE PLACEMENT OF ANY UTILITIES WITHIN THE PUBLIC SIDEWALK SHALL BE COORDINATED WITH THE LOCATIONS OF PROPOSED CITY STREETS
8) THE CLOSEST FIRE HYDRANT IS 716' FROM THE POINT OF BEGINNING GOING NORTHWEST ON MURFREESBORO ROAD



NORTH BASED ON
TENNESSEE STATE PLANE
COORDINATES
N.A.D. 83 GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

MINOR PLAT
LOT 1
OF THE RICHLAND SOUTH, LLC PROPERTY

RUTHERFORD COUNTY, TENNESSEE

Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	S35° 47' 45"W	27.76'	28.27'	43.00'	037°39'59"

PROPERTY ADDRESS
5343 MURFREESBORO ROAD
LA VERGNE,TN 37086

TTL
330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

NOTARIZATION

STATE OF TENNESSEE, RUTHERFORD COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

_____
THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

NOTARY PUBLIC _____ DATE _____ MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN
RECORD BOOK 1346, PAGE 3700

OWNER(S) _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF LA VERGNE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER

PRELIMINARY

GRAYSON W. SMITH TN RLS# 3003 _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY / UTILITY DISTRICT SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

CITY ENGINEER OR UTILITY DIST. OFFICIAL _____ DATE _____

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY

I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT OF WAYS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT RESOLUTION AND THAT A MAINTENANCE BOND OF _____ HAS BEEN POSTED.

CITY OF LA VERGNE
BUILDINGS & CODES DEPT. _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION STANDARDS FOR LA VERGNE, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER.

SECRETARY, PLANNING COMMISSION _____ DATE _____

MINOR PLAT OF LOT 1 OF THE RICHLAND SOUTH, LLC PROPERTY

MINOR PLAT 12-21-2023 DATE	DEED REFERENCE: MAP 014, PARCEL 072.10 RB. 1396, PAGE 1561, ROMCT
TOTAL ACRES 9.14	TOTAL LOTS 1
ACRES NEW ROAD 0.0	MILES NEW ROAD 0.0
OWNER RICHLAND SOUTH, LLC	CIVIL DISTRICT 3RD
CURRENTLY ZONED C-2	AS OF 12/21/2023

0 50 100 150
SCALE: 1" = 50'

X:\2023\12\23-12-01586 LA VERGNE ALTAS\SURVEY\LA VERGNE PLAT DWG
PLOTTED: 12/21/2023 2:13 PM
DRAWN BY: L BAGWELL CHECKED BY: G SMITH