

WORKSHOP AGENDA

Planning Commission

April 16, 2024 @ 5:30 PM

For the April 30, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: March 26, 2024 Regular Meeting and April 16, 2024 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. 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 Property owned by Amerco Real Estate Co. **(WITHDRAWN)**
4. 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. **(DEFERRED)**

NEW BUSINESS

5. Final Plat – Richland South, LLC Property – Five (5) Lots Totaling Approximately 9.14 Acres. Requested by TTL. 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.
6. Site Plan - Maurice King Subdivision, Lot 13 - New Building Totaling 4,000 Square Feet on 0.44 Acres. Requested by Huddleston Steele, Inc. Property located at 108 Gingham Drive (Tax Map 14I, Group G, Parcel 6). I-1 (Light Industrial) Zoning District. Property owned by D&A Partnership.

ADJOURN



Item #: 3.

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 Property owned by Amerco Real Estate Co. **(WITHDRAWN)**

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary: SEC, Inc. is requesting approval of their site plan for UHAUL, Phase 2. The plan consists of two (2) new buildings totaling approximately 43,000 SF.

The property is located at 503 New Paul Road (Tax Map 17, Parcel 40.03). The zoning is I-2 (Heavy Industrial).

The proposed layout on the plan shows two (2) new buildings are indicated for the rear parcel. The City's parking requirements have been met or exceeded on the site plan.

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan

blogan@lavernetn.gov

Jake Blair

jblair@lavernetn.gov

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

Engineering

Gary Lide
glide@lavergneth.net

All Engineering comments addressed.

Utilities

Scott Tatalovich
statalovich@lavergneth.net

1. (For information) 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.
2. 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.
3. (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.
4. (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.
5. (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@lavergneth.net

No comments

Police

John Eubank
jeubank@lavergneth.net

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



503 New Paul Rd



503 New Paul Rd







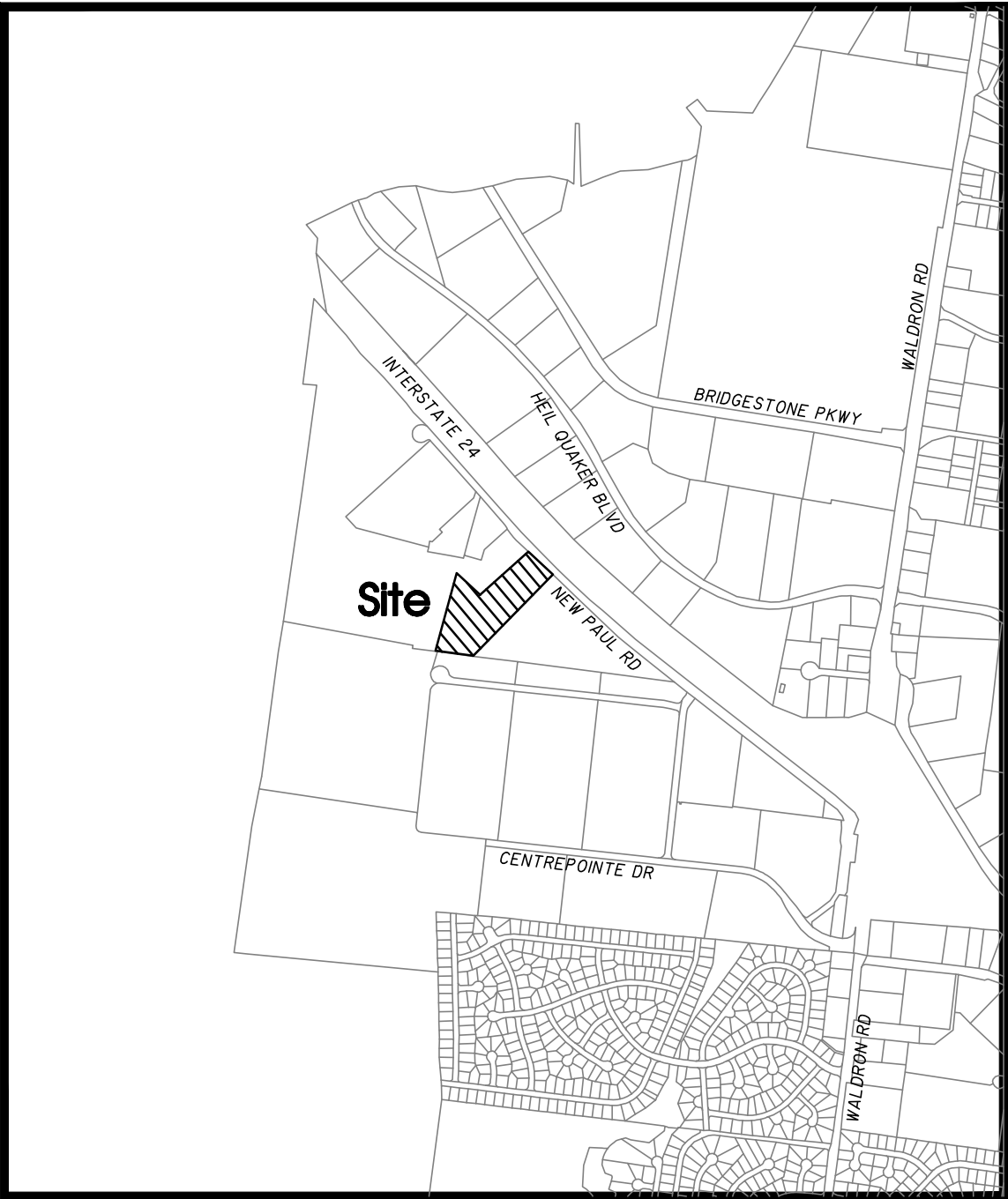
U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

Drawing Index	
Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C0.2	Master Plan
C1.0	Existing Conditions/Initial EPSC/Demo Plan
C1.1	Intermediate EPSC Plan
C2.0-2.1	Site Plan
C2.2-2.3	Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0-4.1	Details
L1.0-L1.4	Landscape Plans
L 2.0	Landscape Details & Notes



Site Location Map
Not To Scale

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

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

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

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

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

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

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

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT SEC, INC. 2024



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

Watershed: West Branch Hurricane Creek
Disturbed Area: 2.33± Ac.
Impervious Area: 7.25± Ac. (72.5%)
Δ Impervious Area: 0.0± Ac.

Sheet C0.0
U-Haul Phase 2
S.E.C. Project #19084
Submitted: 12-29-2023
Revised:

Site Notes:

1. Dimensions shown at curbed areas are to face of curb.
2. See architectural drawings for building dimensions.
3. Contractor shall immediately notify the engineer of any discrepancies found between these plans, the architectural plans, and/or field conditions prior to construction.
4. Apparent errors, discrepancies, or omissions on the drawing shall be brought to the attention of the owner prior to bid submittal. The contractor may not use apparent errors, discrepancies, or omissions present on the drawings presented for bidding for additional charges after bids have been submitted. The architect shall be permitted to make corrections and interpretations as may be deemed necessary for the fulfillment of the intent of the contract documents.
5. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements.
6. The notes and plans shown call attention to certain required features of the construction but do not claim to cover all details of design and construction. The contractor shall furnish and install the work complete and ready for operation.
7. After completion of construction, the contractor shall perform site cleanup to remove all trash, debris, excess materials, equipment, and other deleterious materials associated with construction. The contractor is expressly responsible for ensuring the site is clean and in operable condition at the time of final acceptance.
8. A separate R.O.W. Excavation Permit issued from the LaVergne Street Department shall be required for any excavation or construction in the public R.O.W.
9. The contractor is responsible for the protection and replacement of all property pins on this site.
10. These drawings are intended for use on this site only and as an integrated set for this specific project. These drawings may not be used in whole or in part on any other project under the professional engineer's seal. The owner shall hold harmless and indemnify the architect and engineer from and against any and all claims of any nature whatsoever arising from such use.
11. Existing conditions and topo shown herein are taken from a field-run survey by Dale & Associates.

General Utility Notes:

1. Existing utility lines shown are approximate locations only. The contractor shall field verify all existing utility line locations prior to any construction. Any deviations from the design locations shall be reported to the owner or engineer prior to beginning construction.
2. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over and around the utilities, the contractor will be required to furnish such equipment. The cost of protecting utilities from damage and furnishing special equipment will be included in the price bid for other items of construction.
3. The contractor shall notify each individual utility owner of his plan of operation in the area of the utilities, prior to commencing work, the contractor shall contact the utility owners and request them to properly locate their respective utility on the ground. This notification shall be given at least three (3) business days prior to commencement of operations around the utility.
4. The contractor shall refer to architect's plans and specifications for actual location of all utility entrances to include sanitary sewer laterals, domestic and fire protection water service, electrical, telephone and gas service. This contractor shall coordinate installation of utilities in such a manner as to avoid conflicts and assure proper depths are achieved as well as coordinating with the regulatory agency as to location and scheduling of tie-ins/connections to their facilities.
5. All underground utilities (water sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous), shall be in-place prior to the placement of base course material.
6. Location of site utilities shall be verified with proper utility company providing service.
7. The owner/developer for budget purposes, should check with City of LaVergne Water & Sewer Dept. for connection fees which may be substantial
8. Contractors for sewer work must be approved by the City of LaVergne Sewer Department. Contractor for water work must be approved by City of LaVergne Water Dept..
9. In Tennessee it is a requirement per "the underground utility damage prevention act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds those utility owners who participate in the Tennessee one call system can be notified toll free at 1-800-351-1111.

Sanitary Sewer Notes:

1. The contractor must notify the City of LaVergne Sewer Dept. for sewer inspection prior to starting work.
2. Sanitary sewer pick-up points shall terminate five feet outside the face of building unless otherwise noted.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.

Waterline Notes:

1. All water mains shall be hydrostatically tested and disinfected before acceptance.
2. All trenches, pipe laying, and backfilling shall be in accordance with federal O.S.H.A. regulations.
3. Contractor shall comply with all requirements of the latest edition of the City of LaVergne specifications.
4. Utility contractor shall have approval of all governing agencies having jurisdiction over this system prior to installation.

Grading And Drainage Notes:

1. The site work contractor shall coordinate the installation of all underground utilities with his work. All underground utilities (water, sanitary sewer, storm sewer, electrical conduit, irrigation sleeves, and any other miscellaneous underground utilities, devices, or structures), shall be in-place prior to the placement of base course material.
2. The contractor shall cut existing pavement as necessary to assure a smooth fit and continuous grade.
3. The contractor shall verify horizontal and vertical location of all existing storm sewer structures, pipes and all utilities prior to construction.
4. Clearing and grubbing limits shall include all areas disturbed by grading operation.
5. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.
6. The soil materials on lots shown hereon may be disturbed by cutting or filling operations performed during or before development. Therefore, the builder of any proposed structure shall investigate the current conditions and consult with a geotechnical expert or other qualified person as he deems appropriate to assure himself that the design of the proposed foundation is adequate.
7. No portion of this site lies within the 100 year flood plain per F.E.M.A. Community Panel No. 47149C0105J dated May 9, 2023.
8. A separate R.O.W. Permit issued by the City of LaVergne will be required for excavation and construction in the public R.O.W.
9. Handicap parking spaces and accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.
10. In Tennessee it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known utility owners, no less than three nor more than ten working days, prior to their intended excavation. A list of these utility owners may be obtained from the county register of deeds. Those utility owners who participate in the Tennessee One Call System can be notified toll free at 1-800-351-1111.

Erosion Control Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.
2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.
3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.
4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.
5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Purpose Summary:

The proposed buildings and site improvements are proposed to provide an addition of two buildings to the existing Uhaul self-storage facility; including RV storage and equipment rental storage. All the outdoor storage has been placed at the rear of the site behind the proposed building. Employee parking is proposed to be located on the side of the building. The rear of the site is proposed to be secured with a 8-foot tall opaque fence. The gates to the rear area will be open during regular business hours and locked overnight. The site provides for a landscape buffer on the east side where it abuts residential zoning. Stormwater management area is proposed to the east of the main building and to the western rear corner.

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

REVIEW SET

(Not Intended for Construction)

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

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

NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2024

REVISIONS

General Notes

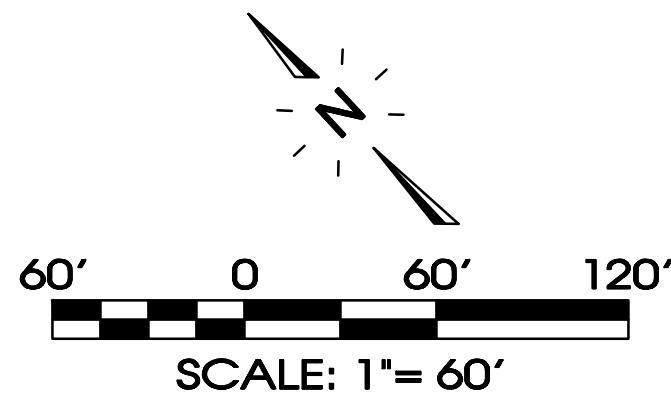
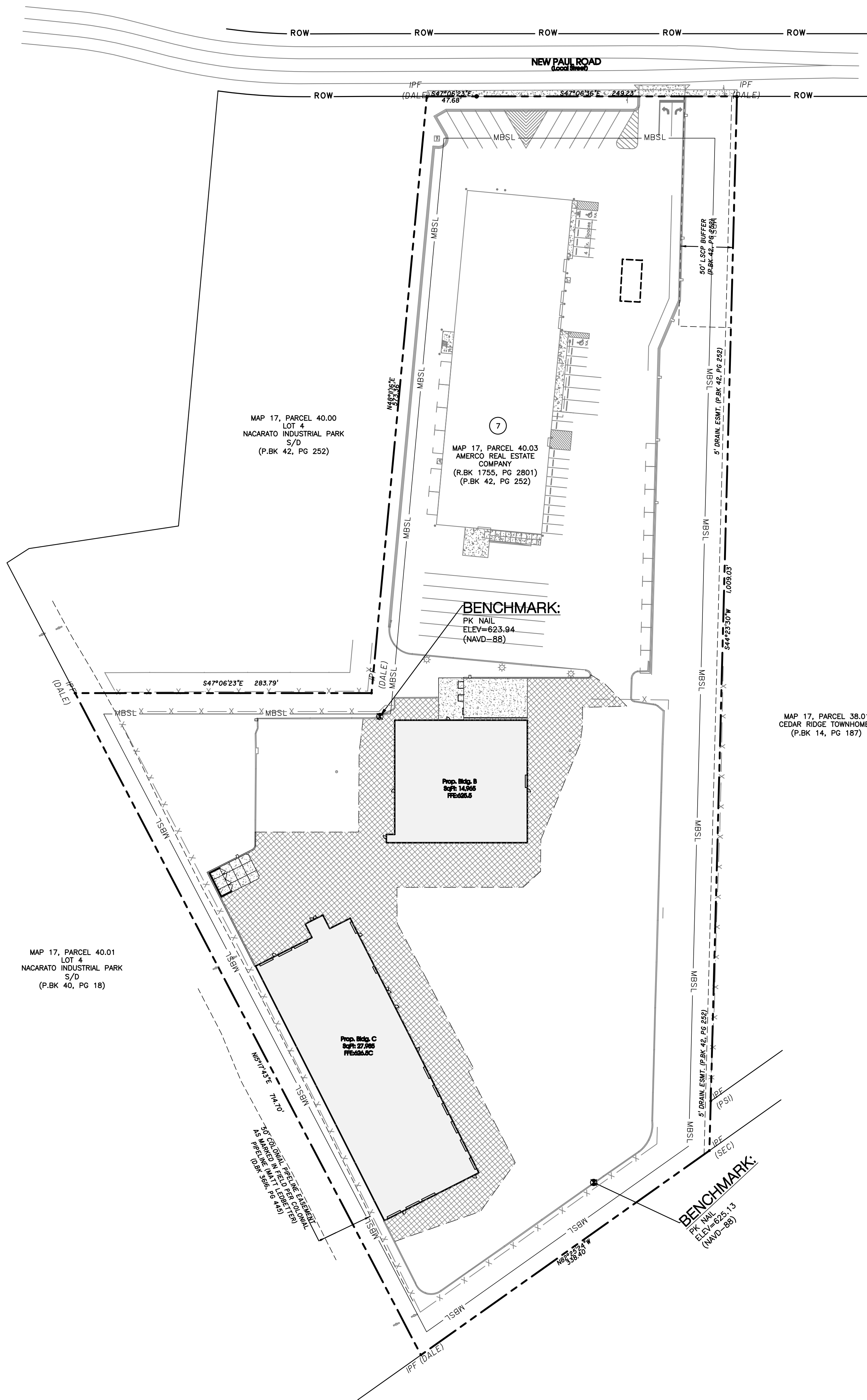
REVISIONS

General Notes

General Notes

C0.1

Page 11 of 76



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

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: MINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C. INC.
COPYRIGHT S.E.C. INC., 2024

REVIEW SET

Not intended for construction

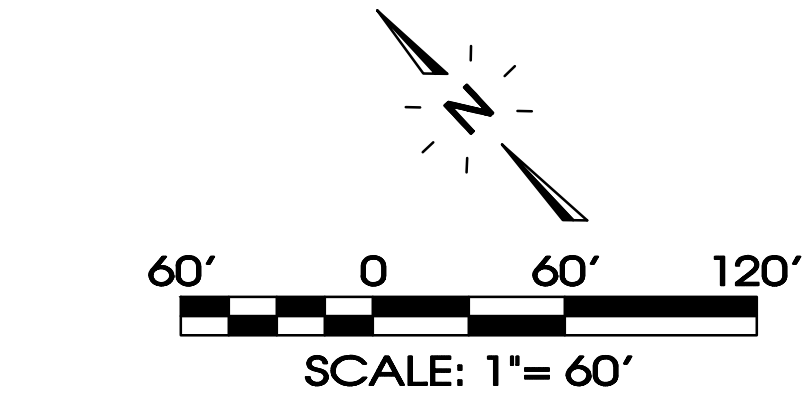
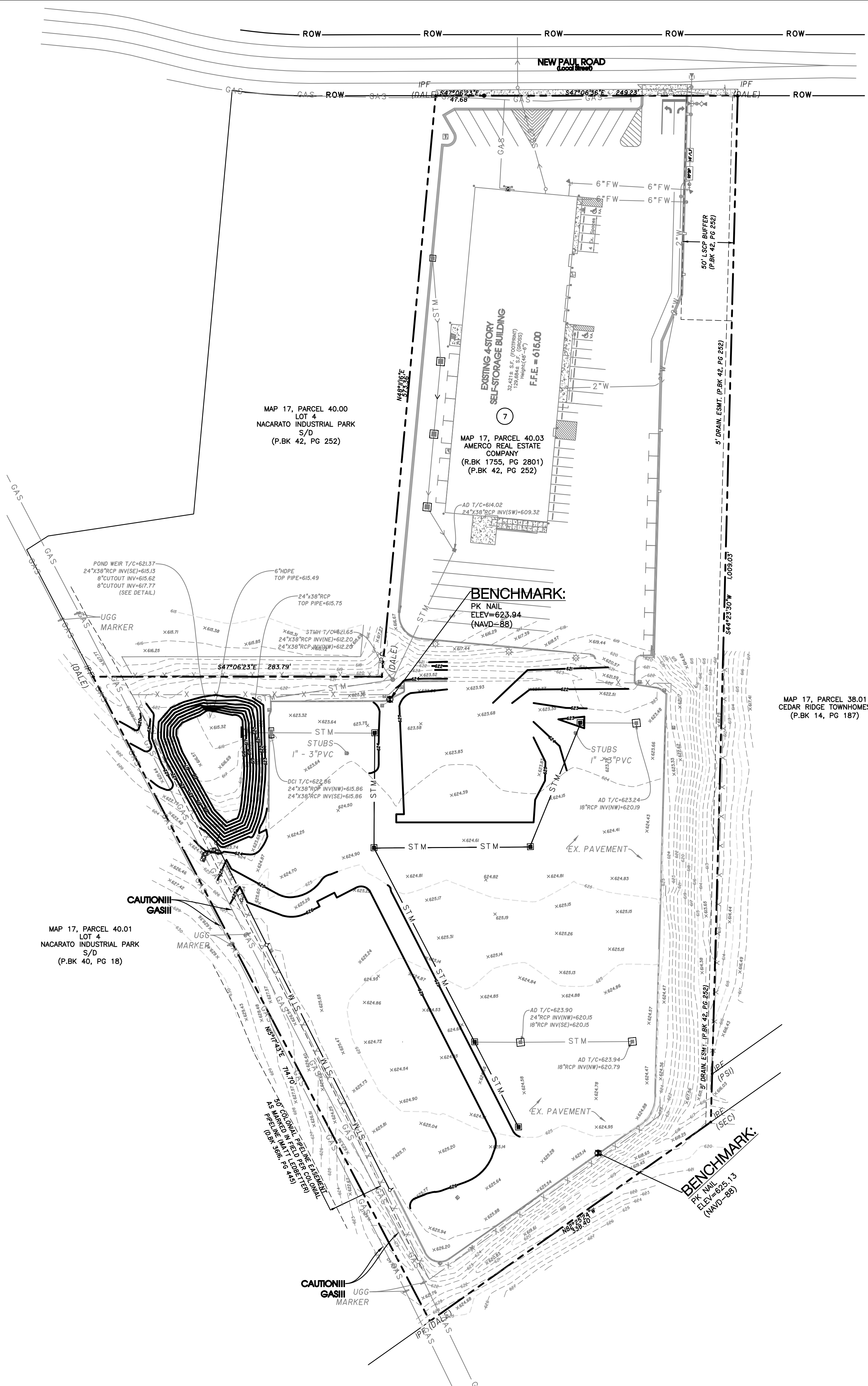
U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Master Plan

C0.2



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

Notes:

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

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

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

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



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

EPSC Phasing

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

Notes:

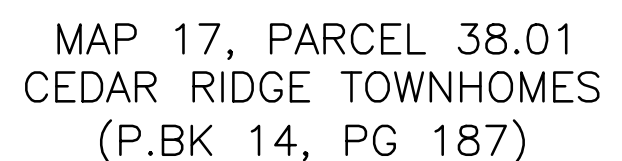
Soils Survey Information Referenced Here On Is Taken From The National Resources Conservation Service Web Soil Survey.

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2024

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

Intermediate EPSC Plan

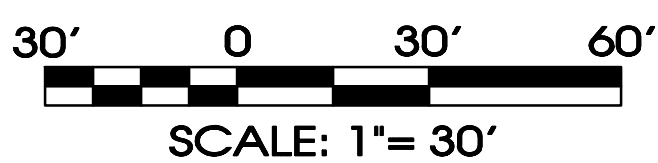
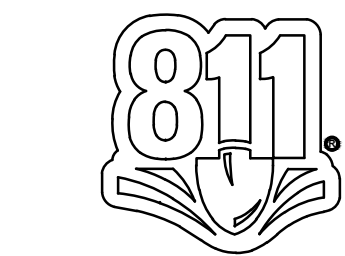
REVISIONS:
DRAWN: SJA/CFB3
DATE: 12-29-2023
CHECKED: MAT, MPL
FILE NAME: 19084uhou2.dwg
SCALE: 1"=60'
JOB NO. 19084
SHEET: C1.1



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

Prop. Bldg. C
SqFt: 27,985
FFE:626.5C

BENCHMARK:
PK NAIL
ELEV=625.13
(NAVD-88)



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

Dee Reference:
Tax Map 17, Parcel 003
S.B. 16, Pg. 202
S.B. 1755 Pg. 2801

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

Intended Use: Vacant
Intended Use: Retail and Special Storage/ Mini-Varehouse/ Equipment Rental
+ RV Storage. (Special Use Permit Previously Approved)

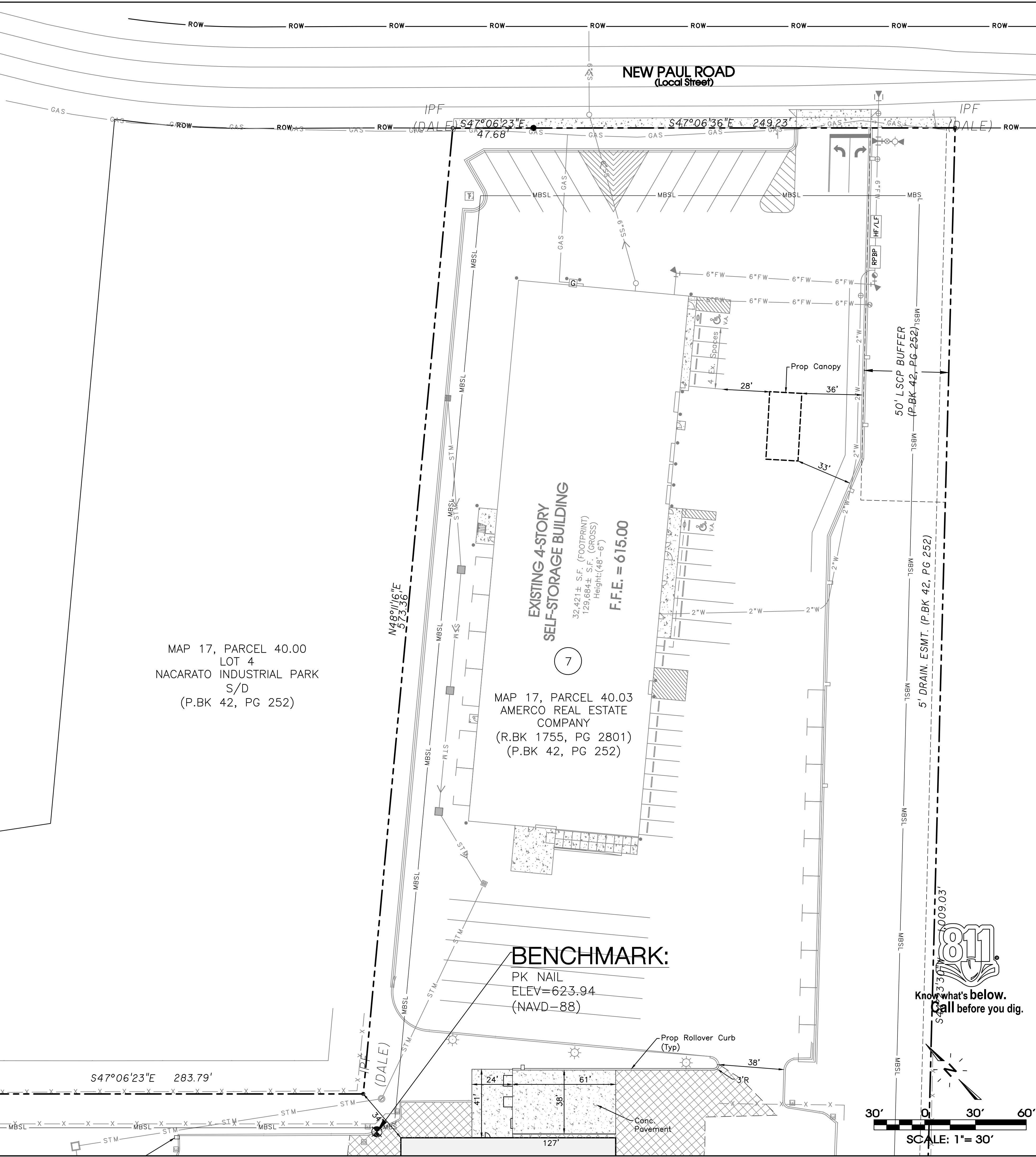
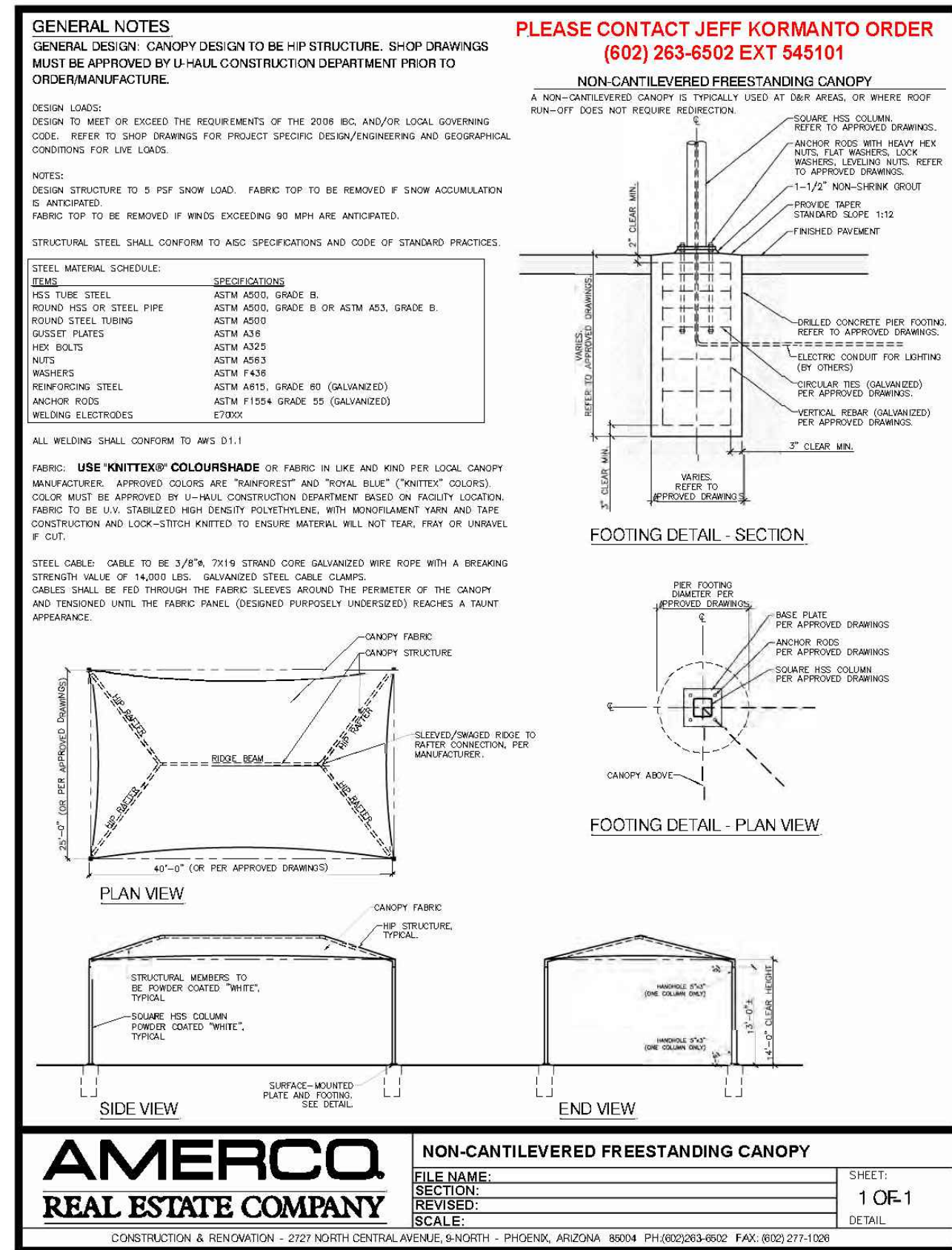
Land Use Data:
Zone: I-2
1. 4-Story Building: 2. 1-Story Buildings
Building H: Ex. Bldg. A: 48'-0"; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq. Ft.
Ex. Building A = 30,421 Sq. Ft. (Footprint) 129,684 Sq. Ft. (Gross)
Prop. Building B = 14,965 Sq. Ft.
Prop. Building C = 27,965 Sq. Ft.
Open Spaces = 2.72 ± Acres
1 Lot on: 10.0 ± Acres

Parking Requirement:
2 Spaces/400 Sq. Ft. Office + 200 Sq. Ft. Office + 1 Space/4,000 Sq. Ft. G.F.A. x 136.584
1 Sq. Ft. = 36 Spaces Required

Provided: 37 Regular + 2 H.C. = 39 Total Spaces Provided (Existing)

Flow Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47145C(0105) dated May 9, 2023.

U-Haul Phase 2 503 New Paul Road LaVergne, Tennessee	REVIEW SET (Not Intended For Construction)		SEC, Inc. 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129 PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567 NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF SEC, INC. COPYRIGHT SEC, INC., 2024	SITE ENGINEERING CONSULTANTS ENGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE	
					REVISIONS
					DATE
					DRAWN BY
					CHECKED BY
					FILE NAME
					SCALE
					JOB NO.
					SHEET

[illegible]

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

Deed Reference:
Tax Map 17, Parcel 10.43
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-Warehouse/ Equipment Rental
& RV Storage. (Special Use Permit Previously Approved)

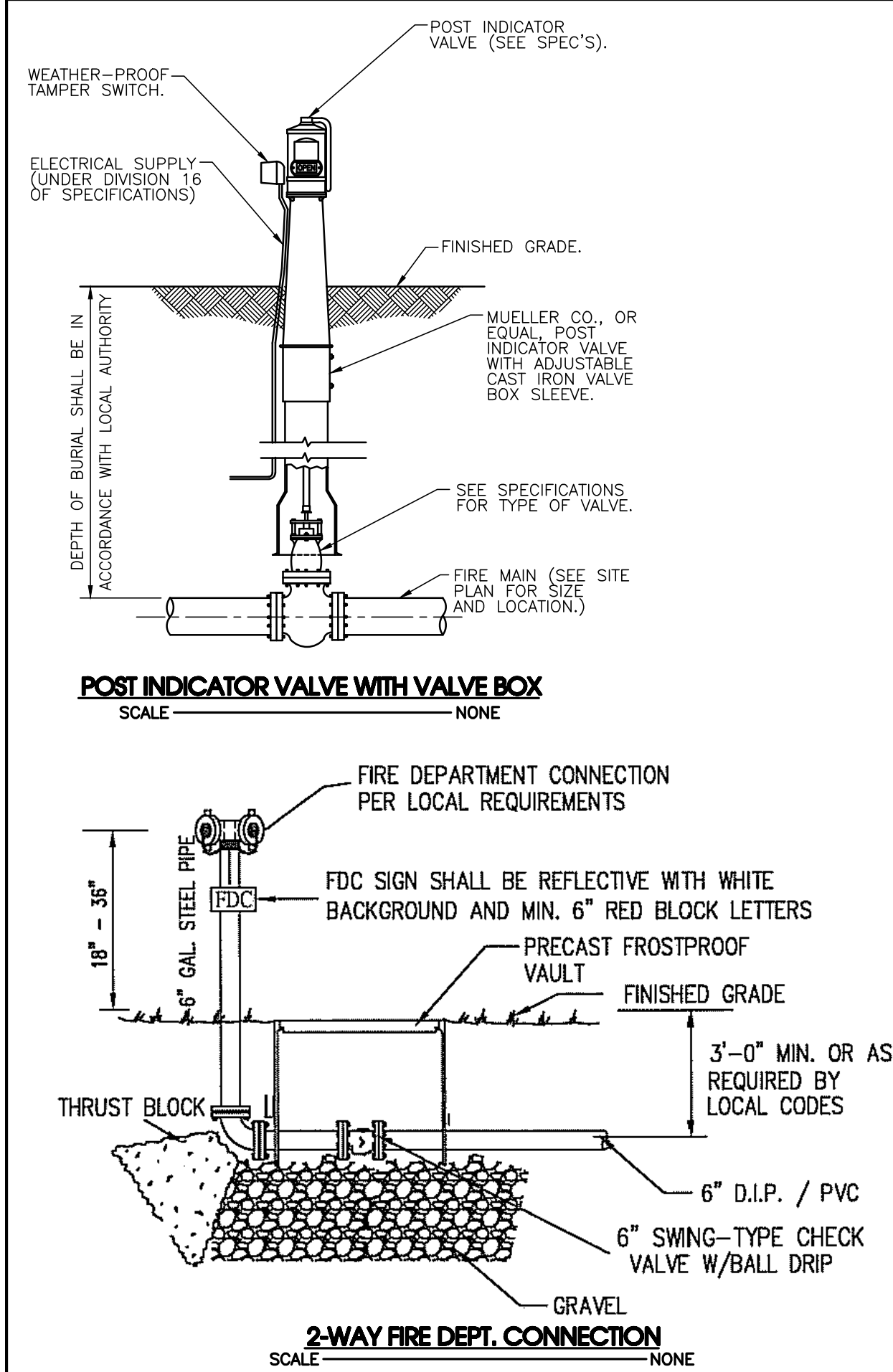
Land Use Data:
Zoned: L2
1 - 4-Story Building; 2 - 1-Story Buildings
Building Ht.: Ex. Bldg. A: 48'-6"; Bldg. B: 50'-0"; C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 13,965 Sq.Ft.
Prop. Building C = 27,668 Sq.Ft.
Open Spaces = 2.75 ± Acres
1 Lot: or. 50.0 ± Acres

Parking Requirements:
1 - 3,000.00 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.

SEC, Inc. 850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129 PHONE: (615) 894-7901 EMAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567 NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SEC, INC. © COPYRIGHT S.E.C. INC., 2024	SITE ENGINEERING CONSULTANTS ENGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE	
	U-Haul Phase 2 503 New Paul Road LaVergne, Tennessee	
REVIEWED: _____ CHECKED: _____ FILE NAME: 19084\uhoul2.dwg SCALE: 1" = 30' JOB NO. 19084 SHEET: C2.1	REVIEWED: _____ CHECKED: _____ FILE NAME: 19084\uhoul2.dwg SCALE: 1" = 30' JOB NO. 19084 SHEET: C2.1	U-Haul Phase 2 503 New Paul Road LaVergne, Tennessee Site Plan
JOHN F. MINER REGISTERED ENGINEER STATE OF TENNESSEE No. 19084 Exp. 12/31/2025 REVIEWED: _____ CHECKED: _____ FILE NAME: 19084\uhoul2.dwg SCALE: 1" = 30' JOB NO. 19084 SHEET: C2.1		



Fire Line Notes:

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

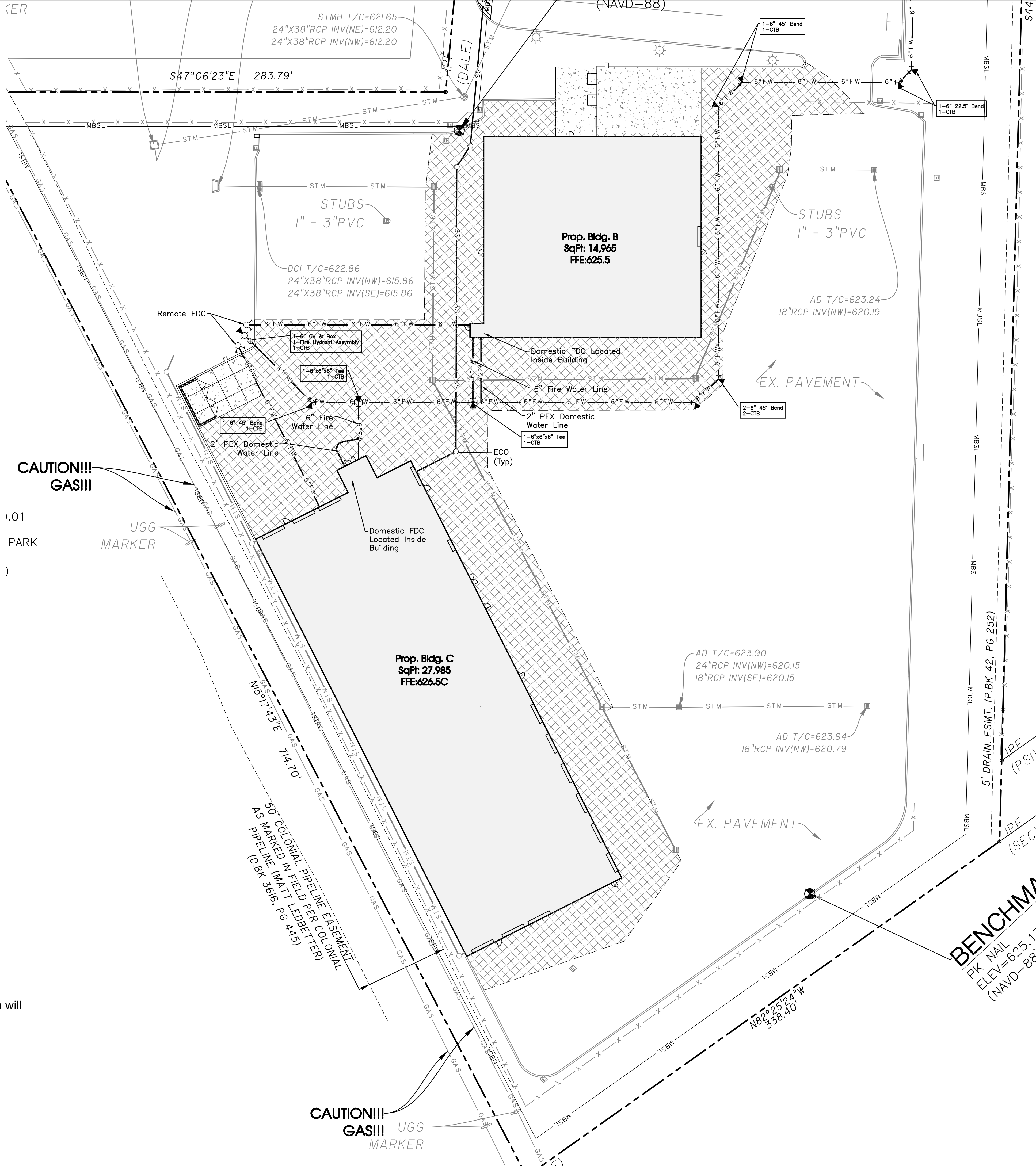
Electrical Legend:

- ⊕ - Commercial Vault
- T - Transformer

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

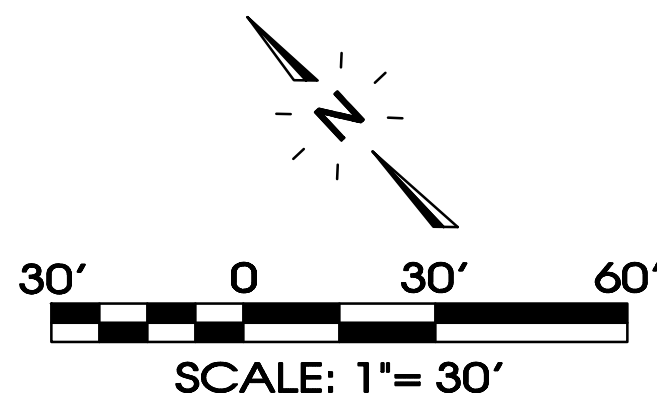
NOTE:

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



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

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



SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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

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

COPYRIGHT SEC, INC., 2024

THESE DRAWINGS ARE THE PROPERTY OF SEC, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SEC, INC. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Utility Plan

REVISIONS:

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



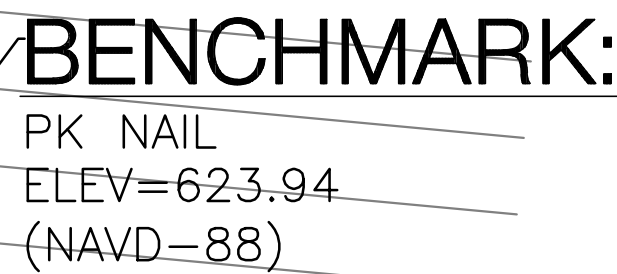
EXISTING 4-STORY
SELF-STORAGE BUILDING

F.F.E. = 675.00

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 PSI And 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

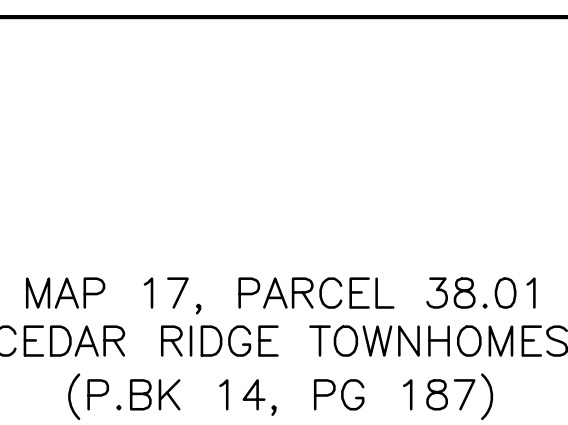
 - Commercial Vault
 - Transformer



30' 0 30' 60'

SCALE: 1" = 30'

[illegible]



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

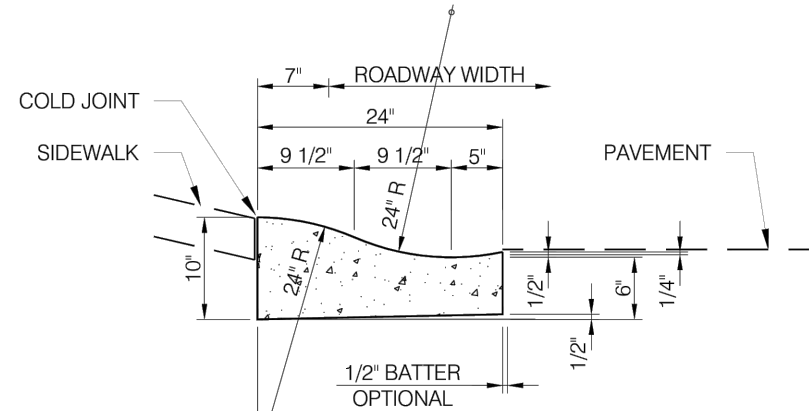
SEC, Inc.  REVIEW SET (Not Intended For Construction)	U-Haul Phase 2		Grading, Drainage Plan, & Final EPSC
	503 New Paul Road		
	LaVergne, Tennessee		
	SITE ENGINEERING CONSULTANTS		
	ENGINEERING • SURVEYING • LAND PLANNING		
	LANDSCAPE ARCHITECTURE		
	850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129		
	PHONE: (615) 890-7901 E-MAIL: JMINER@SEC-CIVIL.COM FAX: (615) 895-2567		
	NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF SEC, INC.		
	COPYRIGHT SEC, INC., 2024		
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner to ensure that the construction of the site shown on these construction drawings is in full compliance with all applicable laws, codes, and regulations. The engineer assumes no responsibility for the construction of the site in accordance with the construction plans.			



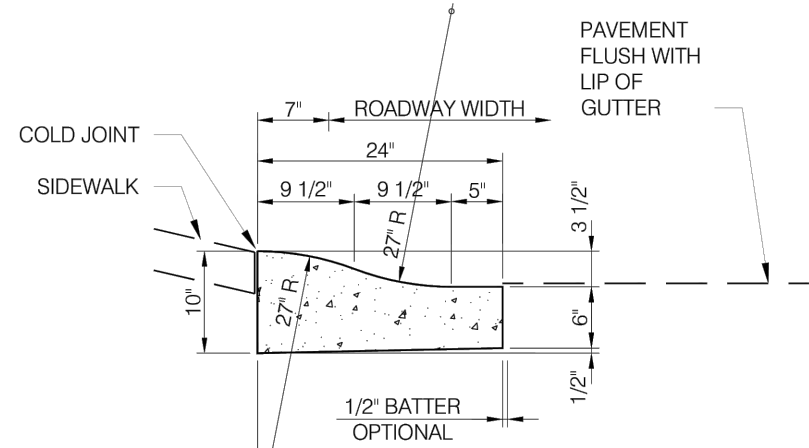
- 8) All joints (saw, etc.) shall be sealed to
9) Construction should be in accordance with
concrete parking lot



- TYPICAL PAVEMENT SECTIONS**
SCALE _____ NONE



ROLL CURB AND GUTTER (A)

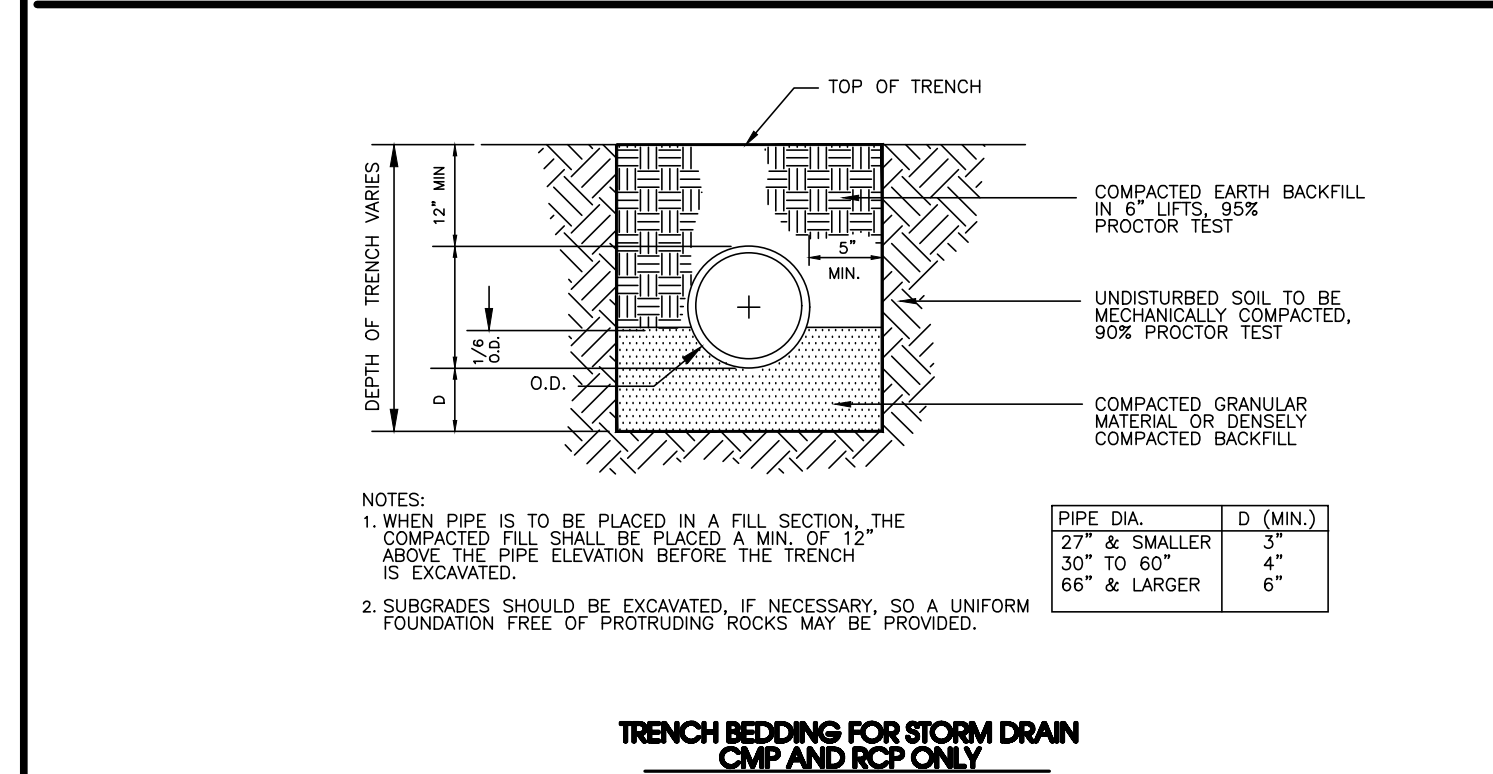
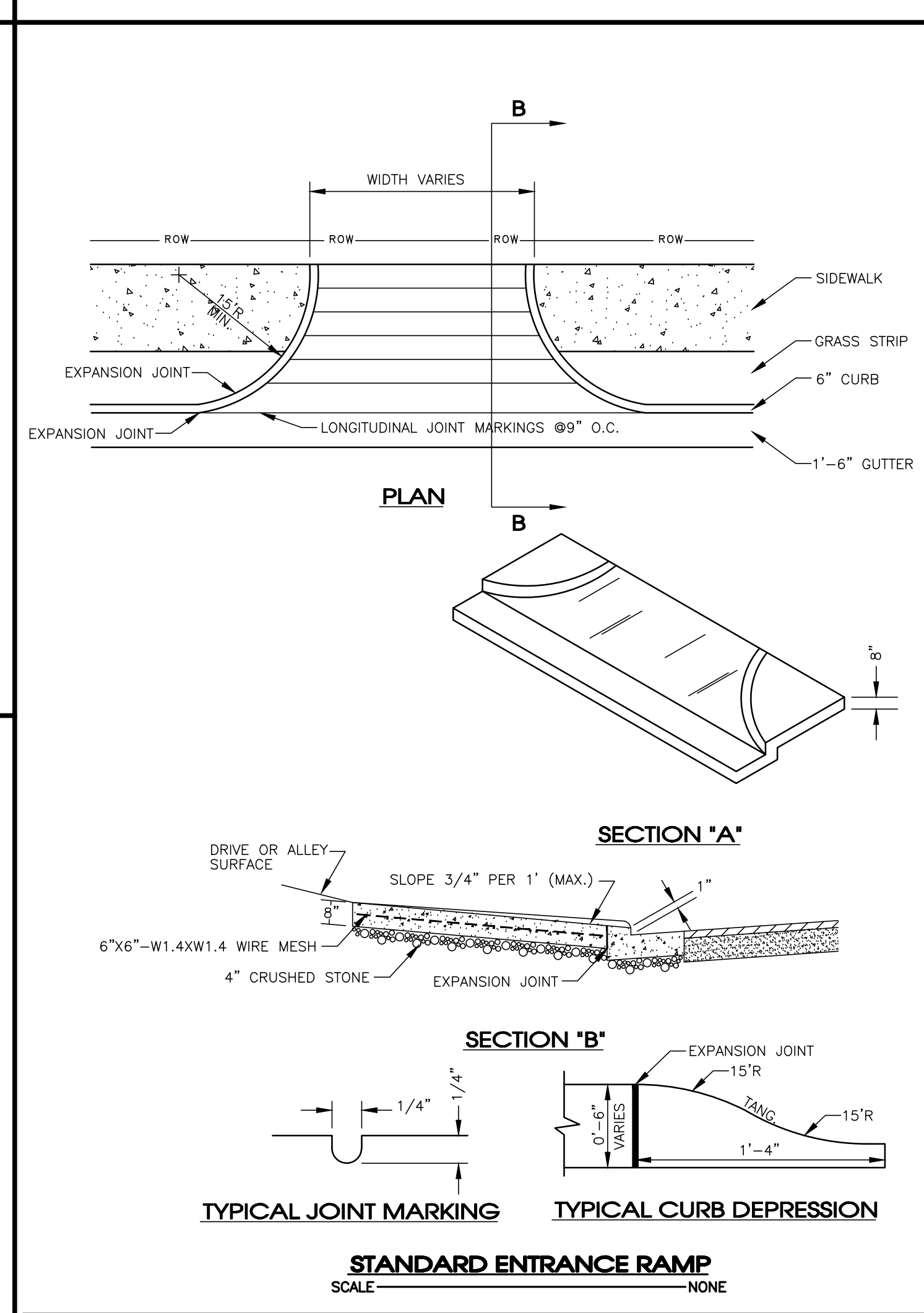
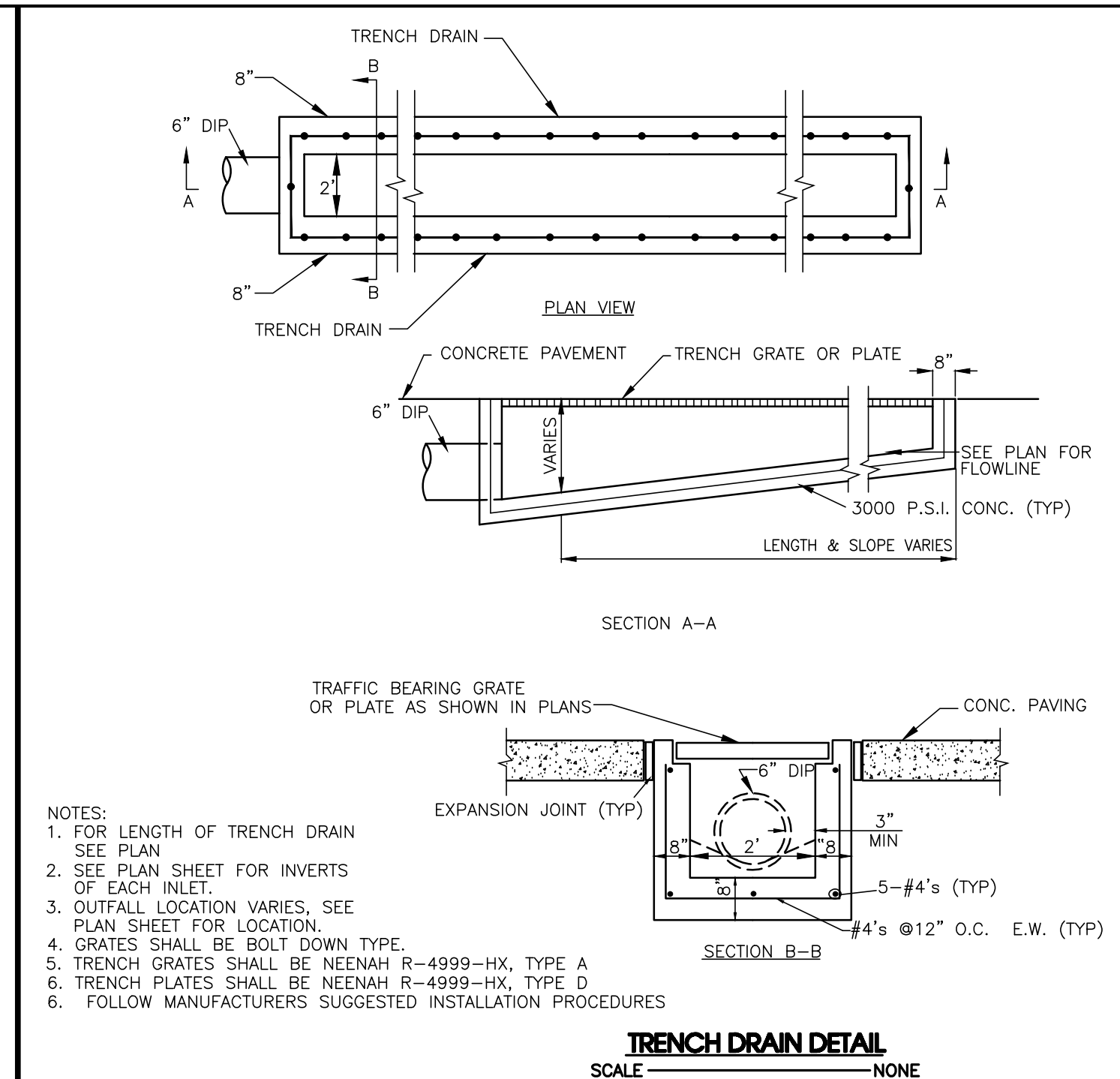
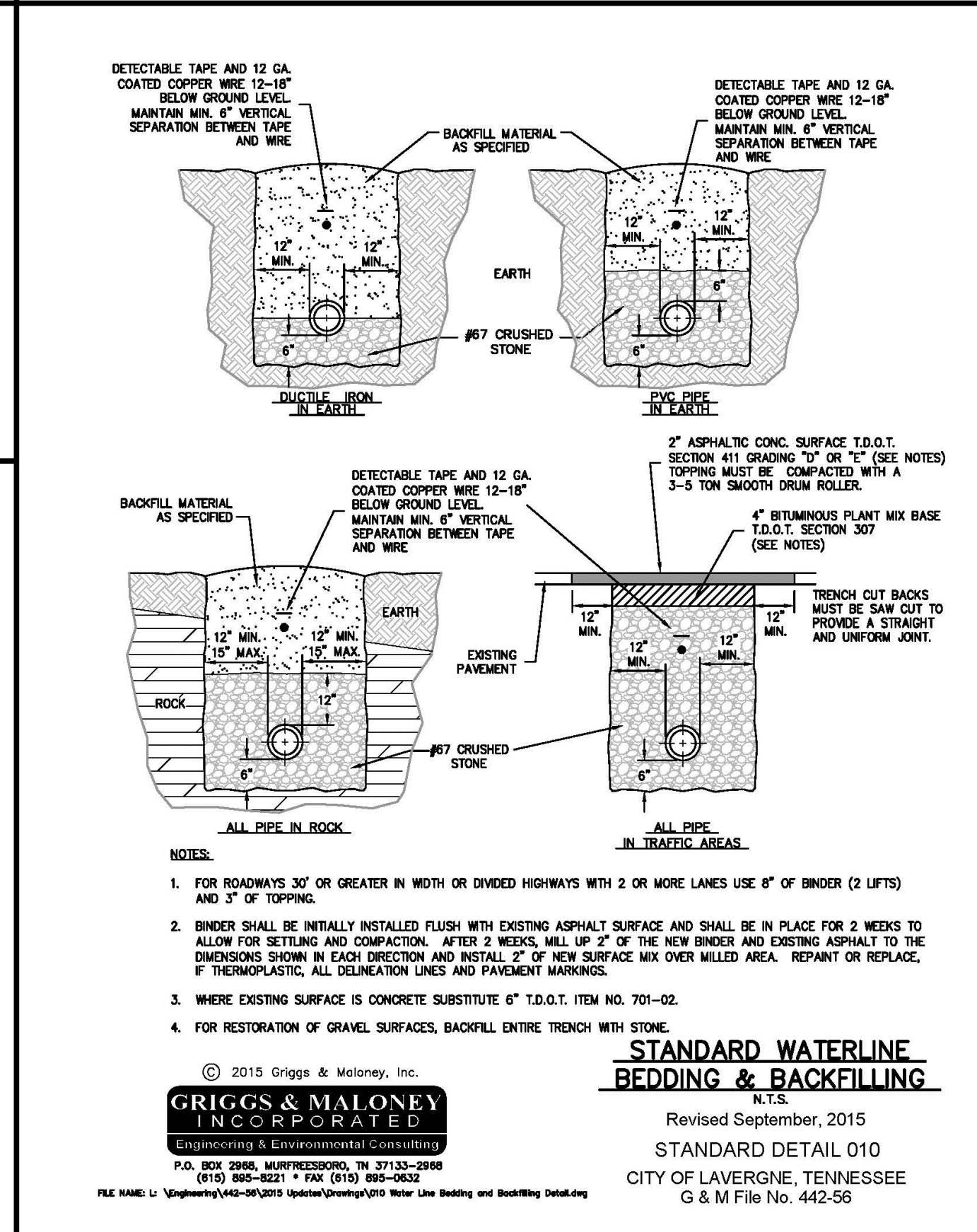
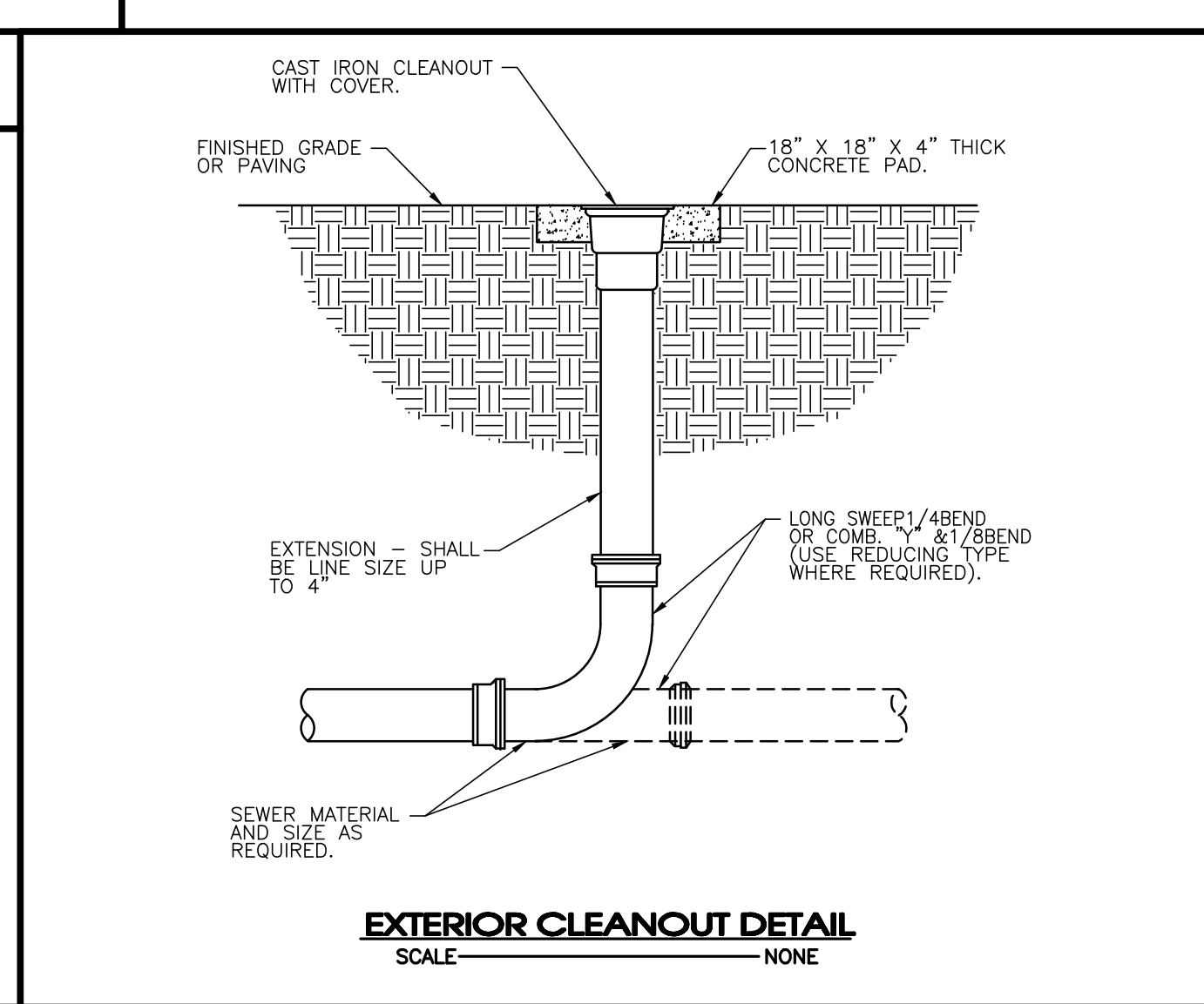
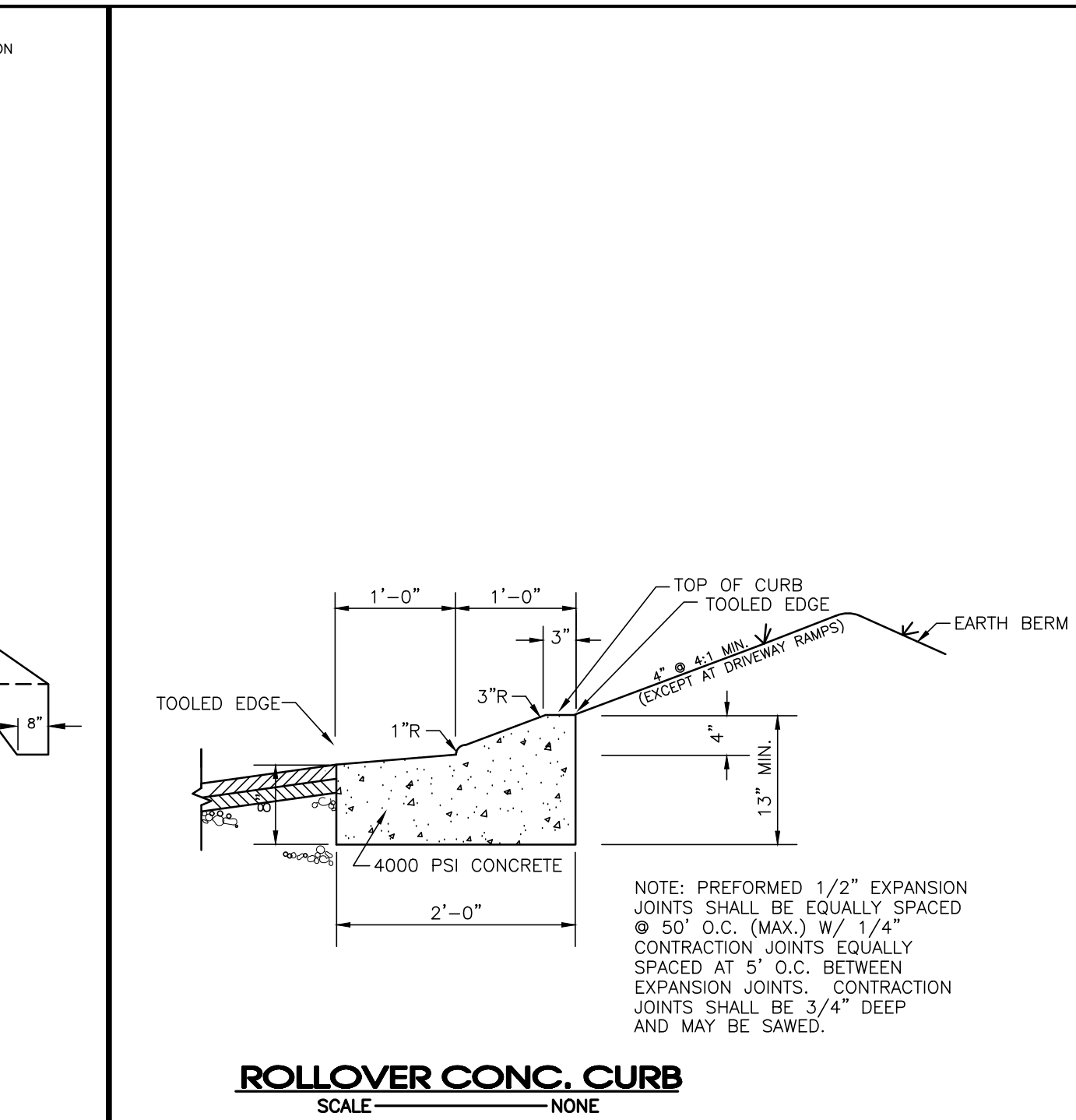
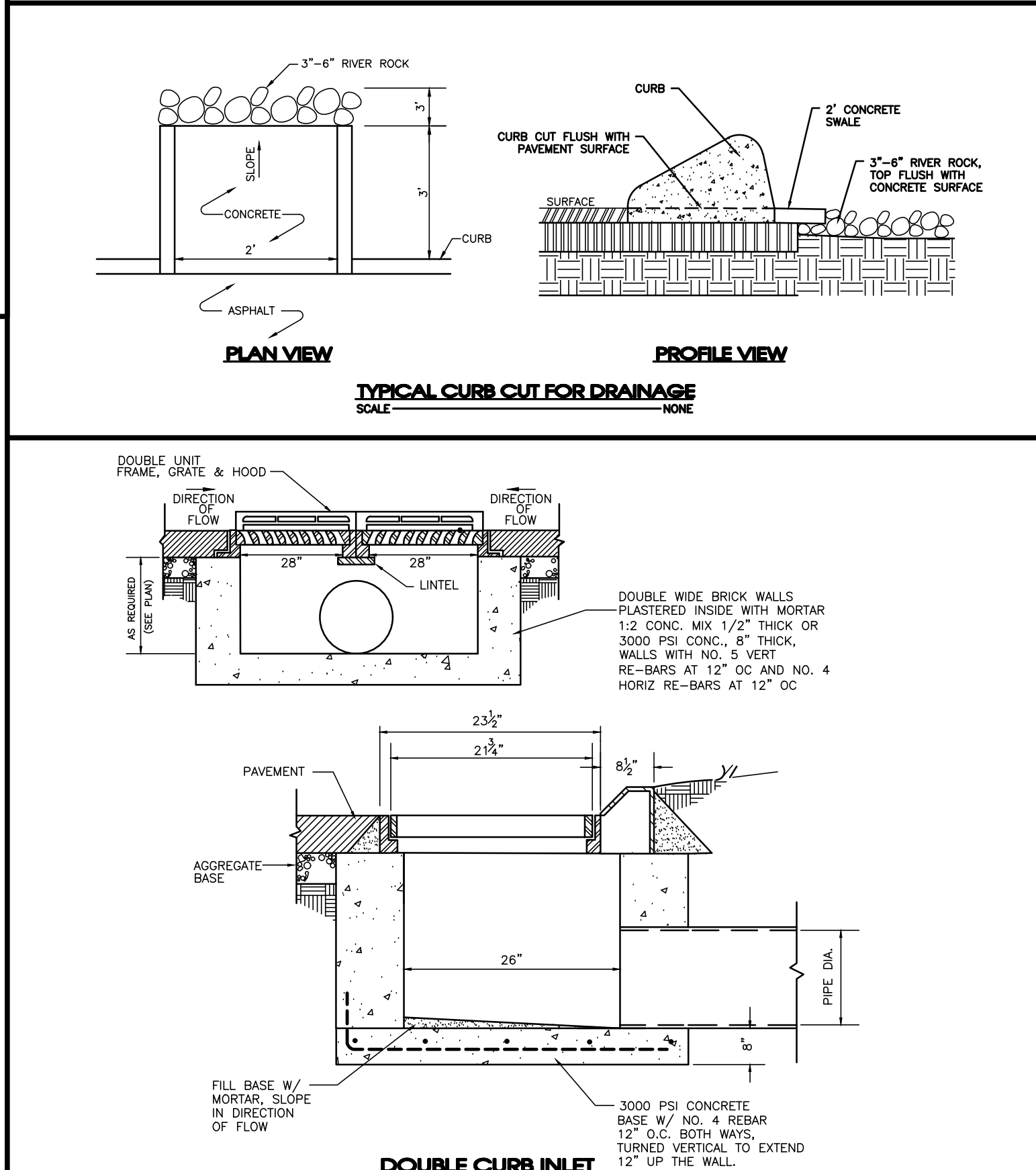
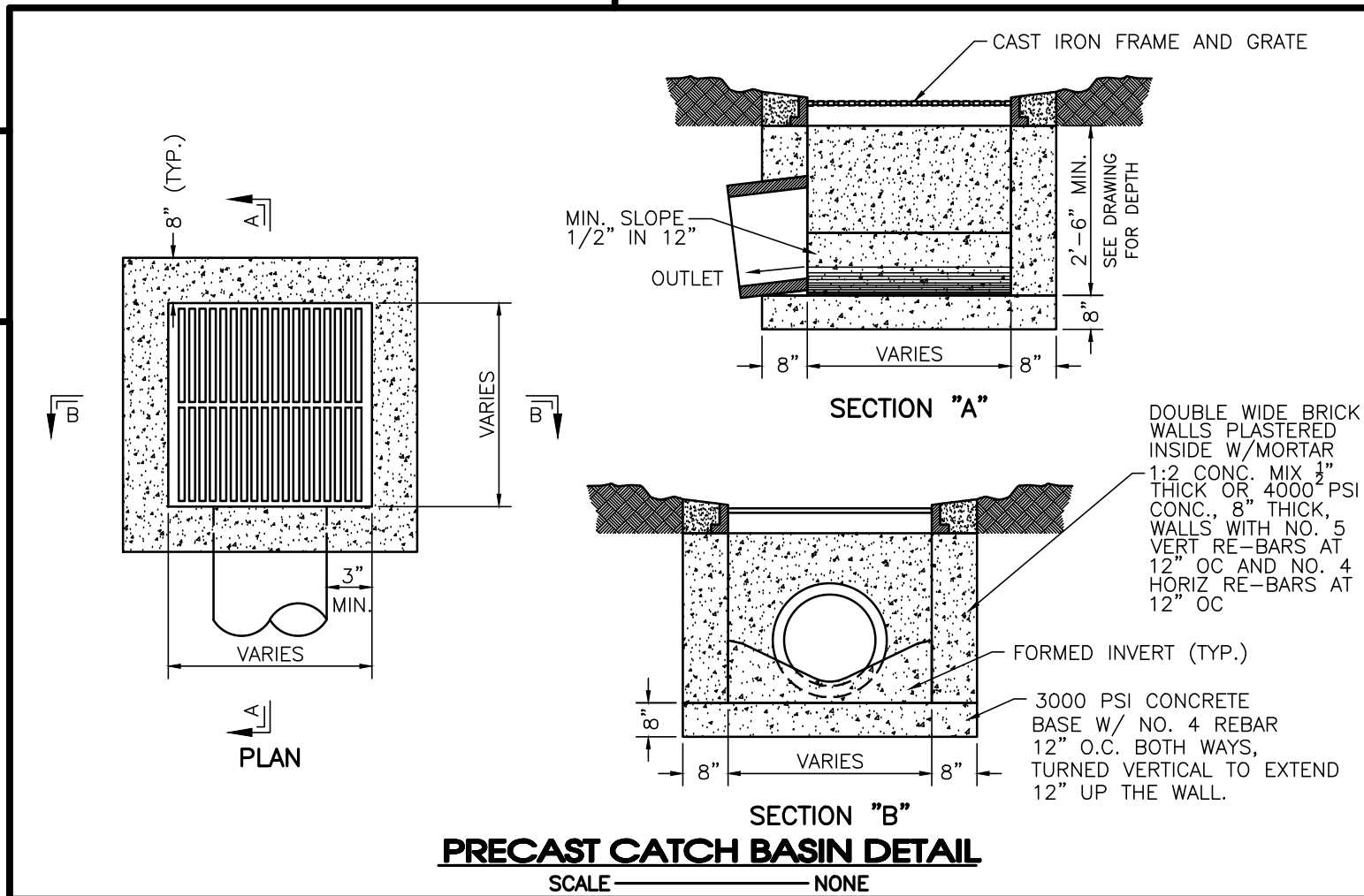
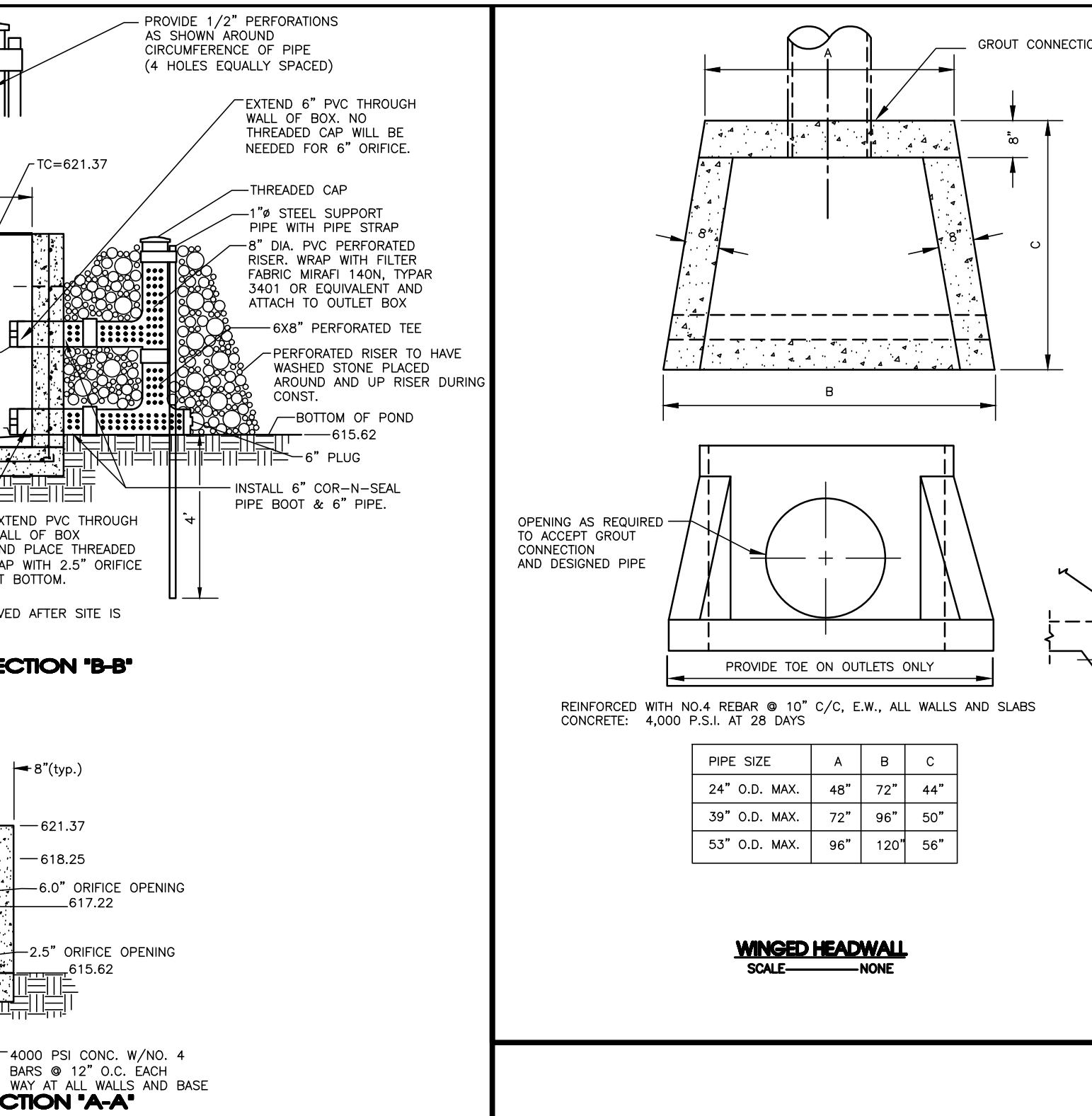
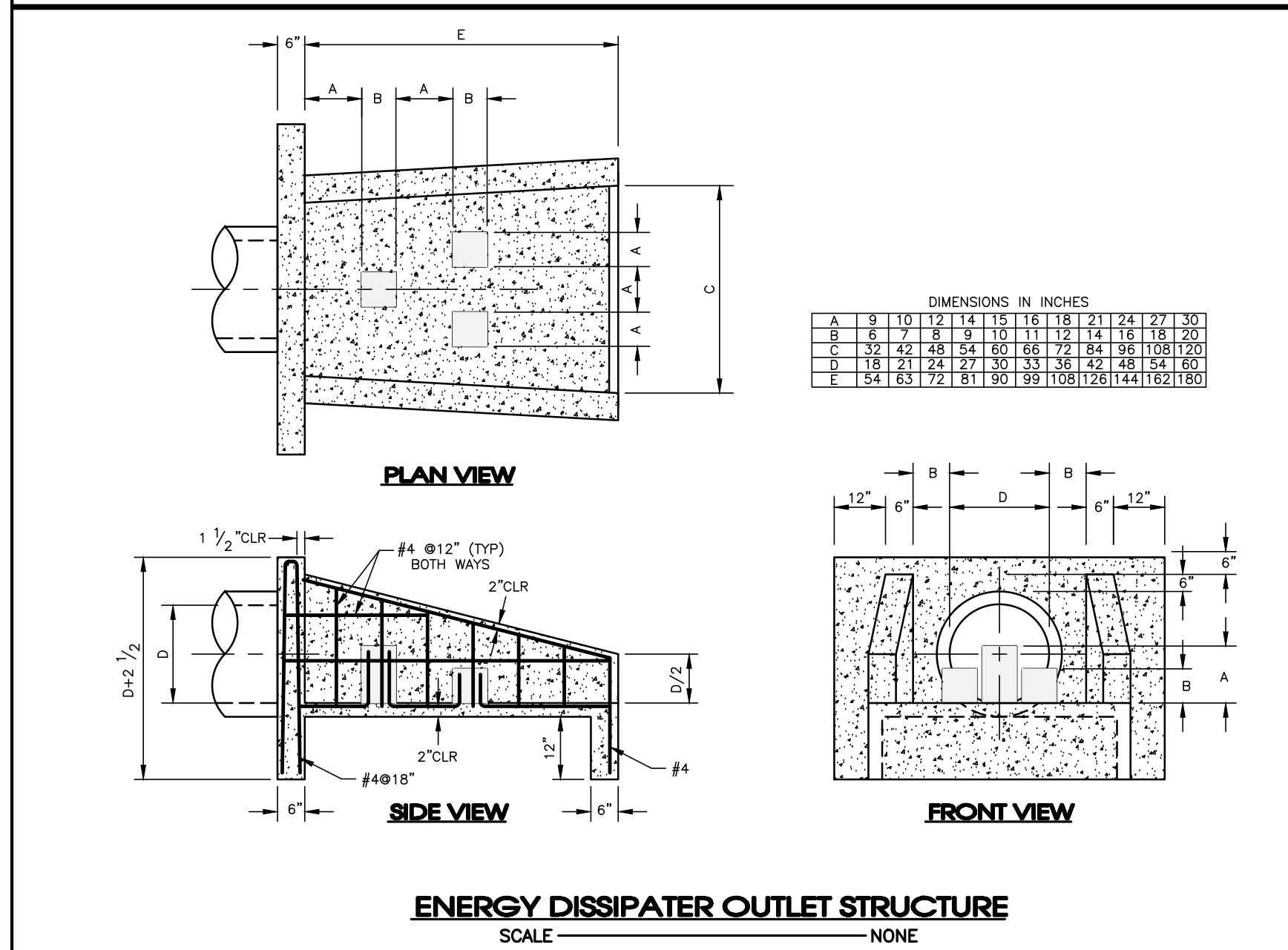
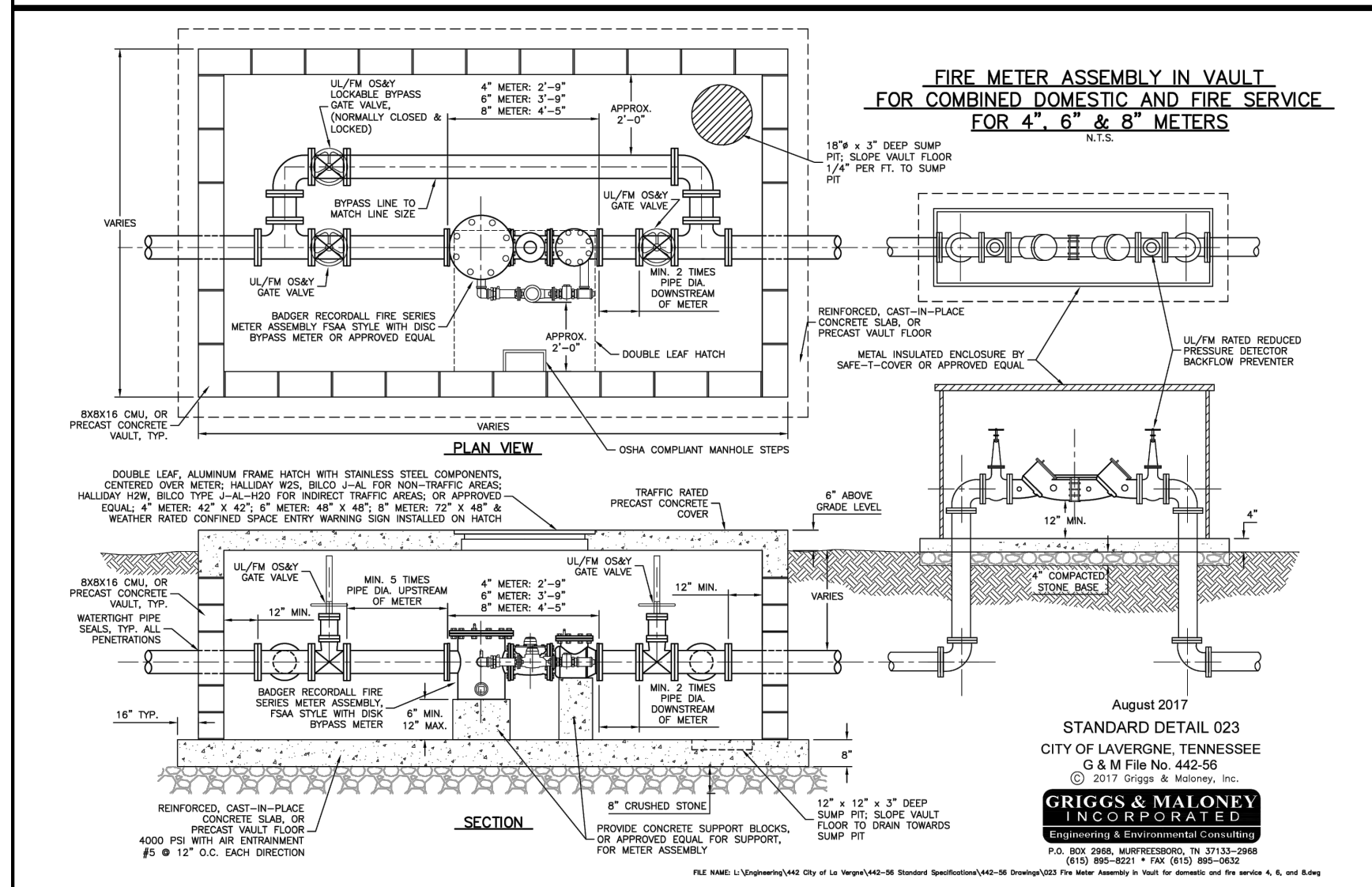
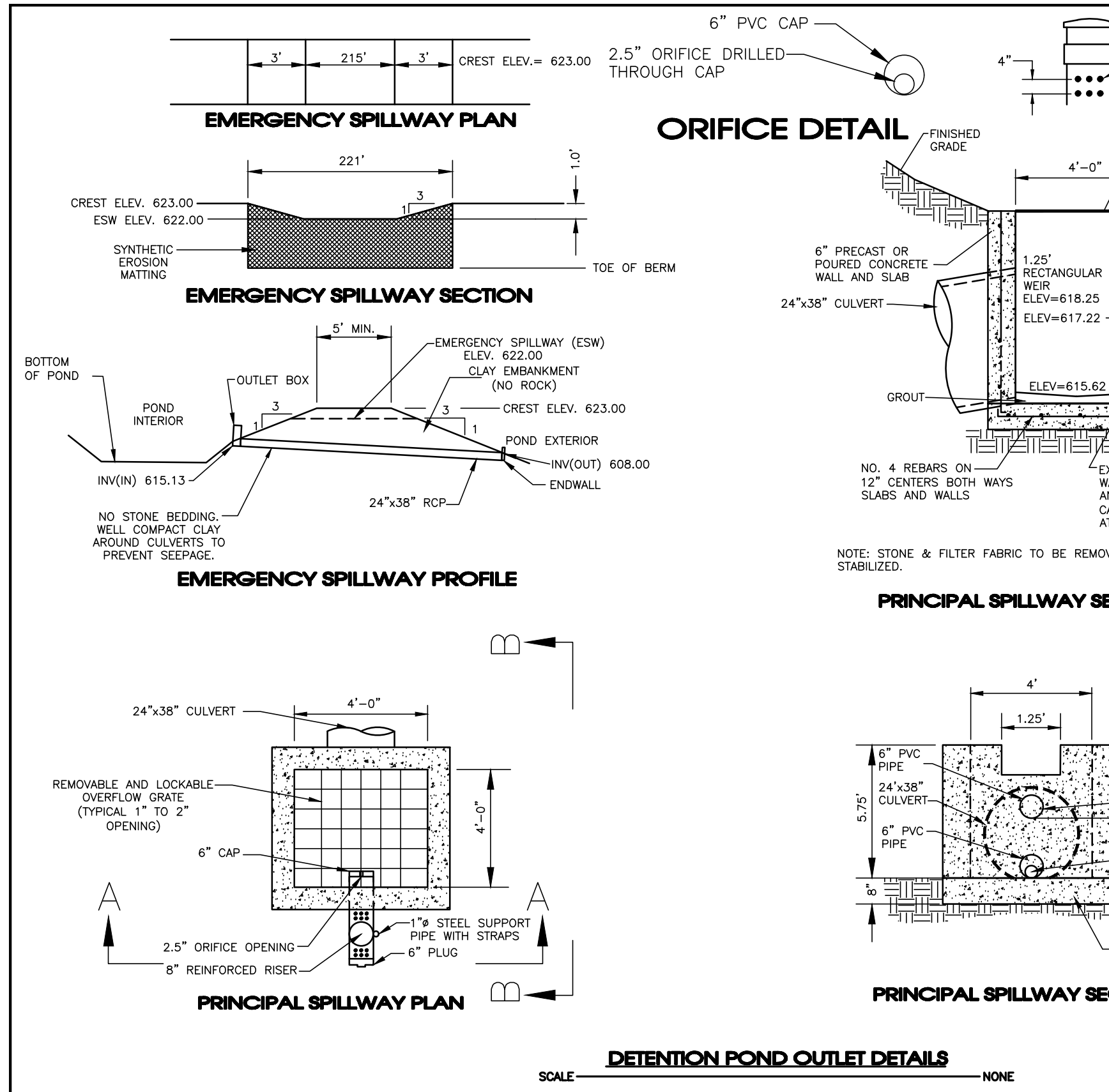


ROLL CURB AND GUTTER (B)

- AMERCO.**
REAL ESTATE COMPANY

ROLL CURB DETAILS		SHEET: CP-2 DETAIL
FILE NAME:	CURB PROFILES.dwg	
SECTION #:	Division-3 (3300)	
REVISED:	04.08.2020	
SCALE:	1:100	





SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129

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

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

REVIEW SET

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Details

C4.1

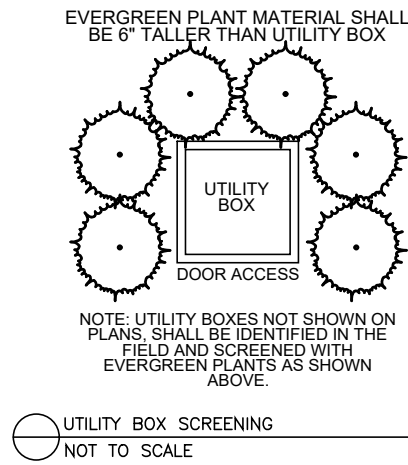


PLAN NOTES:

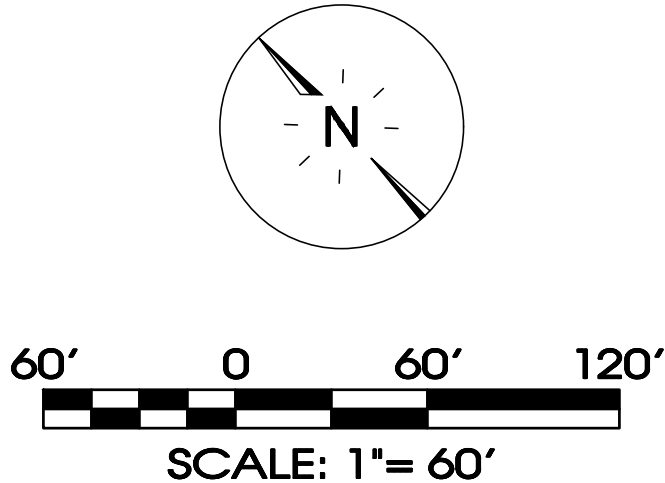
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS SHALL BE COORDINATED 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

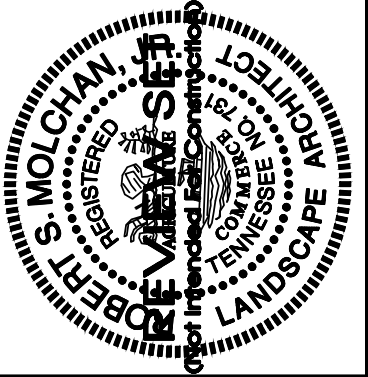
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF IAWERNE 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.



Know what's below.
Call before you dig.

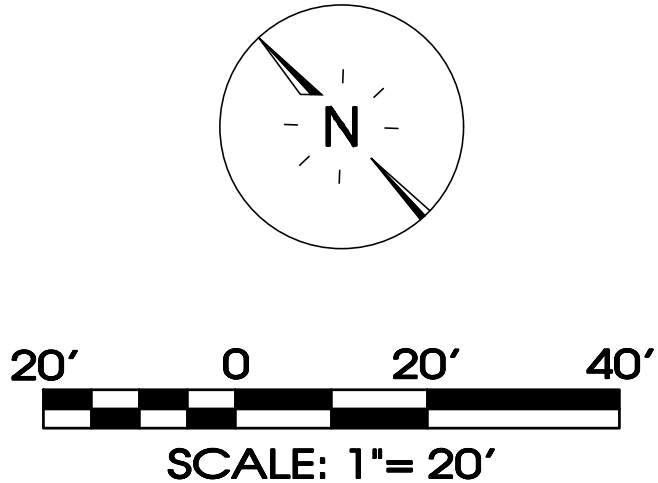
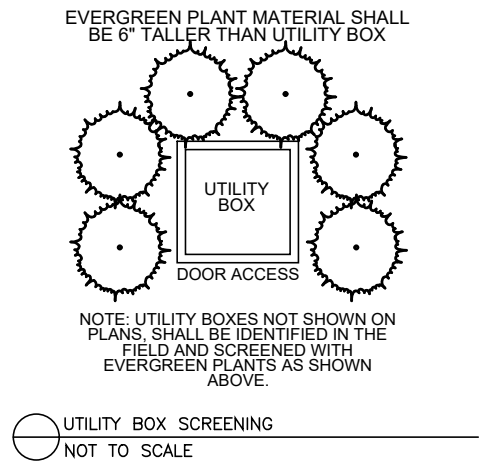
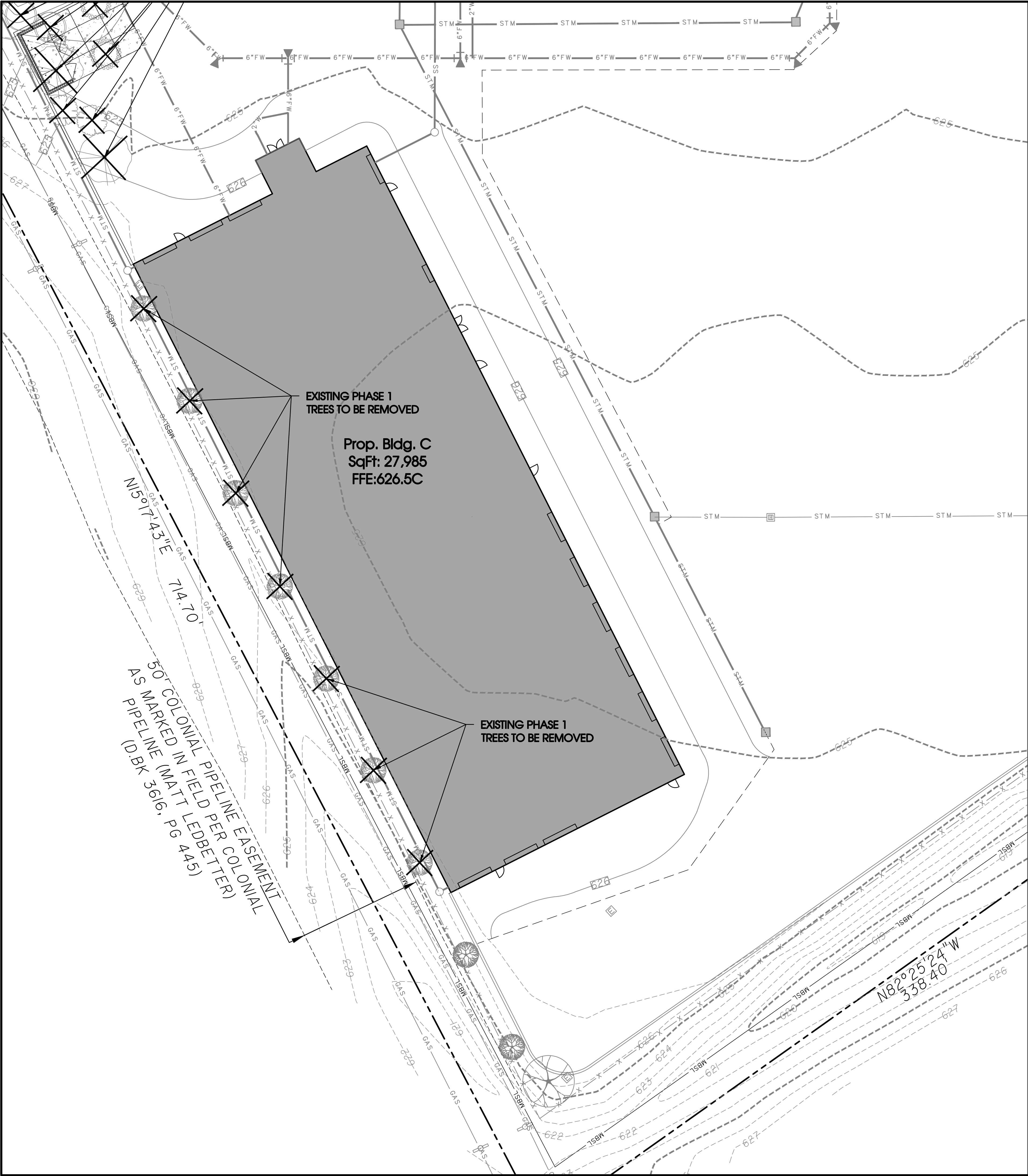


SEC, Inc.
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SITE ENGINEERING CONSULTANTS
NO PORTION OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SEC, INC.
COPYRIGHT SEC, INC., 2024
The site shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the engineer to determine the appropriateness of the design and to ensure that the design is consistent with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.



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

REVISION:		Landscape Plan
DRAWN: SWL		
DATE: 12-29-2023		
CHECKED:		
CRM		
FILE NAME:		
9084\ahoul2\LA		
SCALE:		
1" = 60'		
JOB NO.		
19084		
SHEET:		
L1.0		



REVISIONS

Tree Removal Plan

L1.2

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

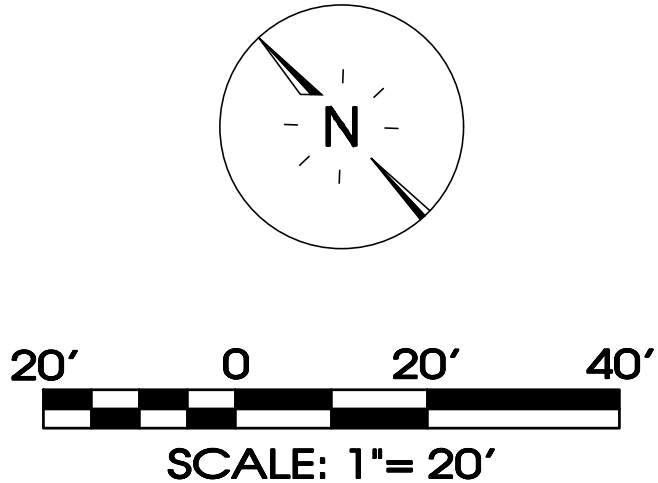
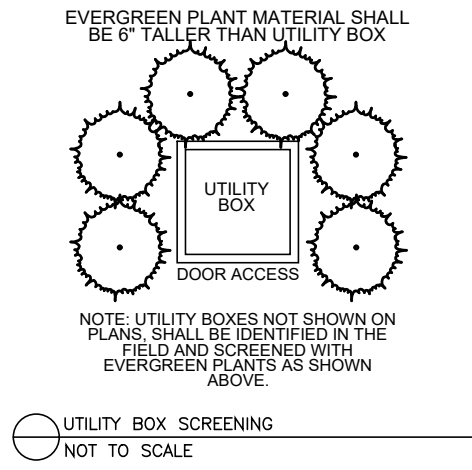
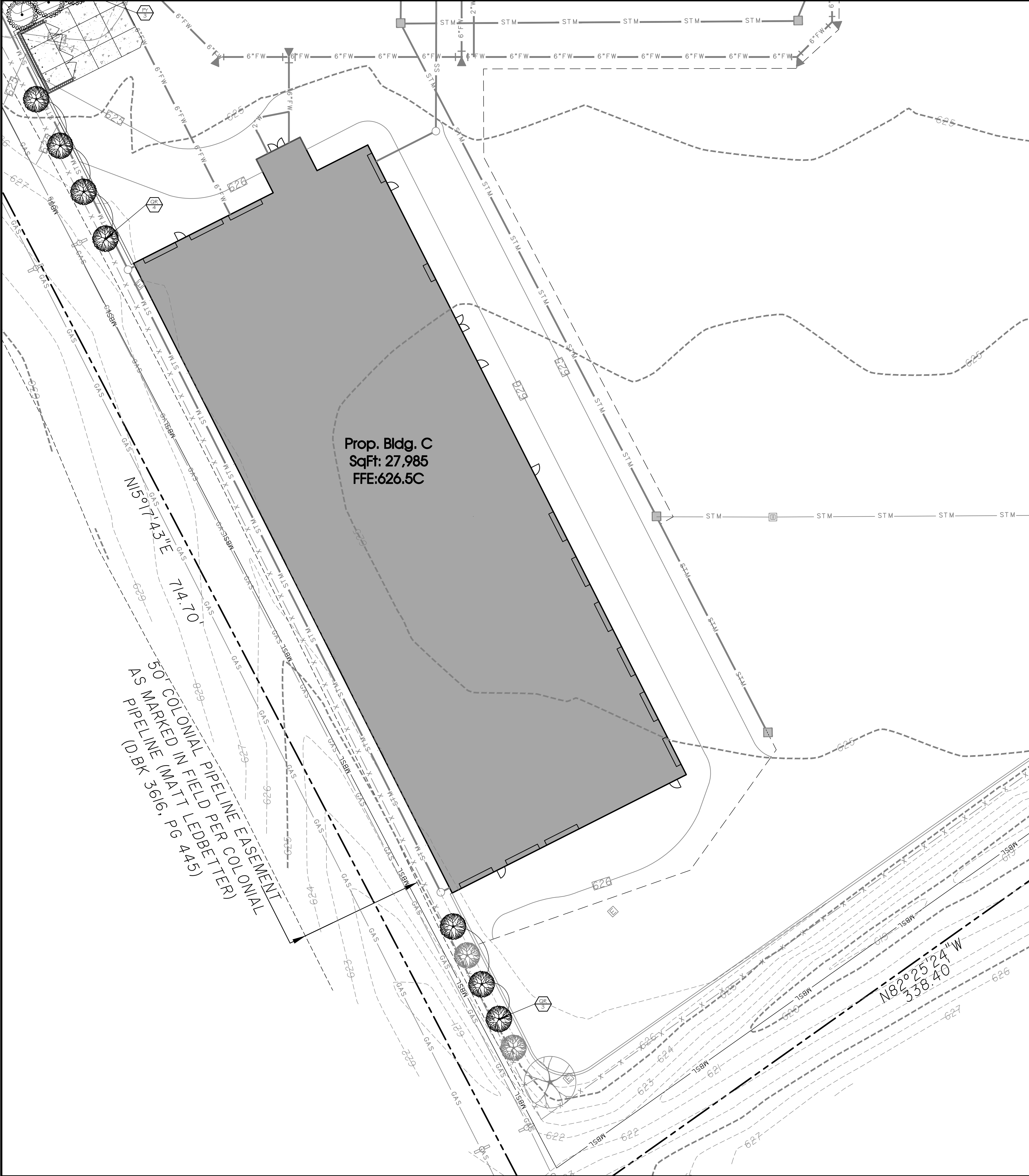
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

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

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

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

Page 24 of 76



SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD

MURFREESBORO, TENNESSEE 37129

PHONE: (615) 890-7901

WWW.SEC-CIVIL.COM

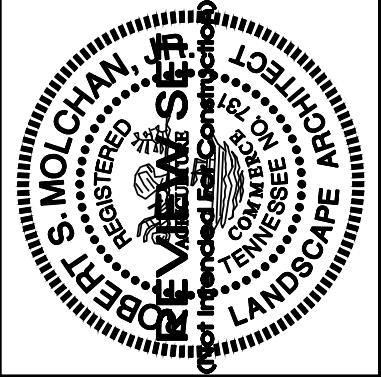
FAX: (615) 895-2567

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

SEC, Inc.

Copyright © 2024

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

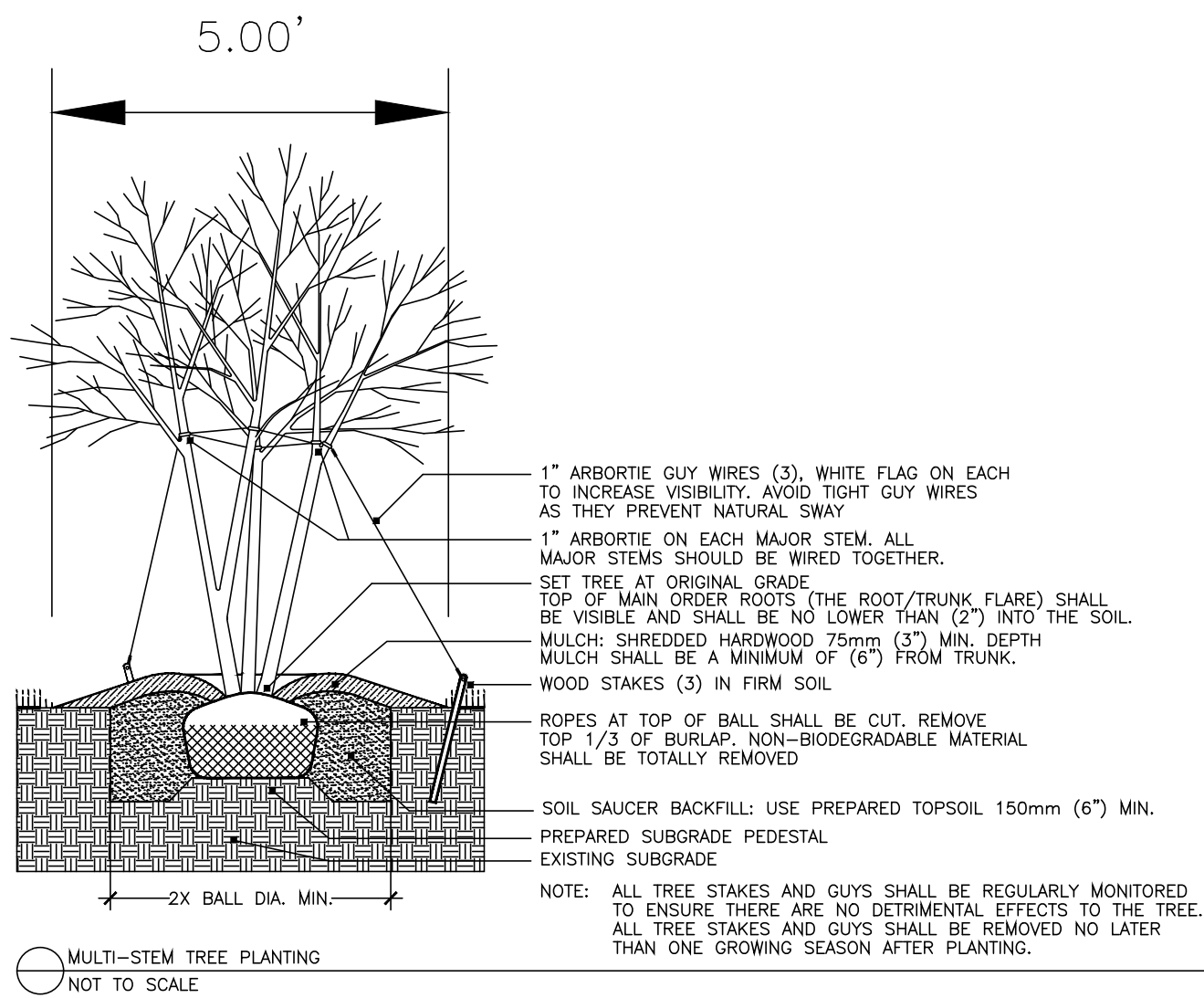
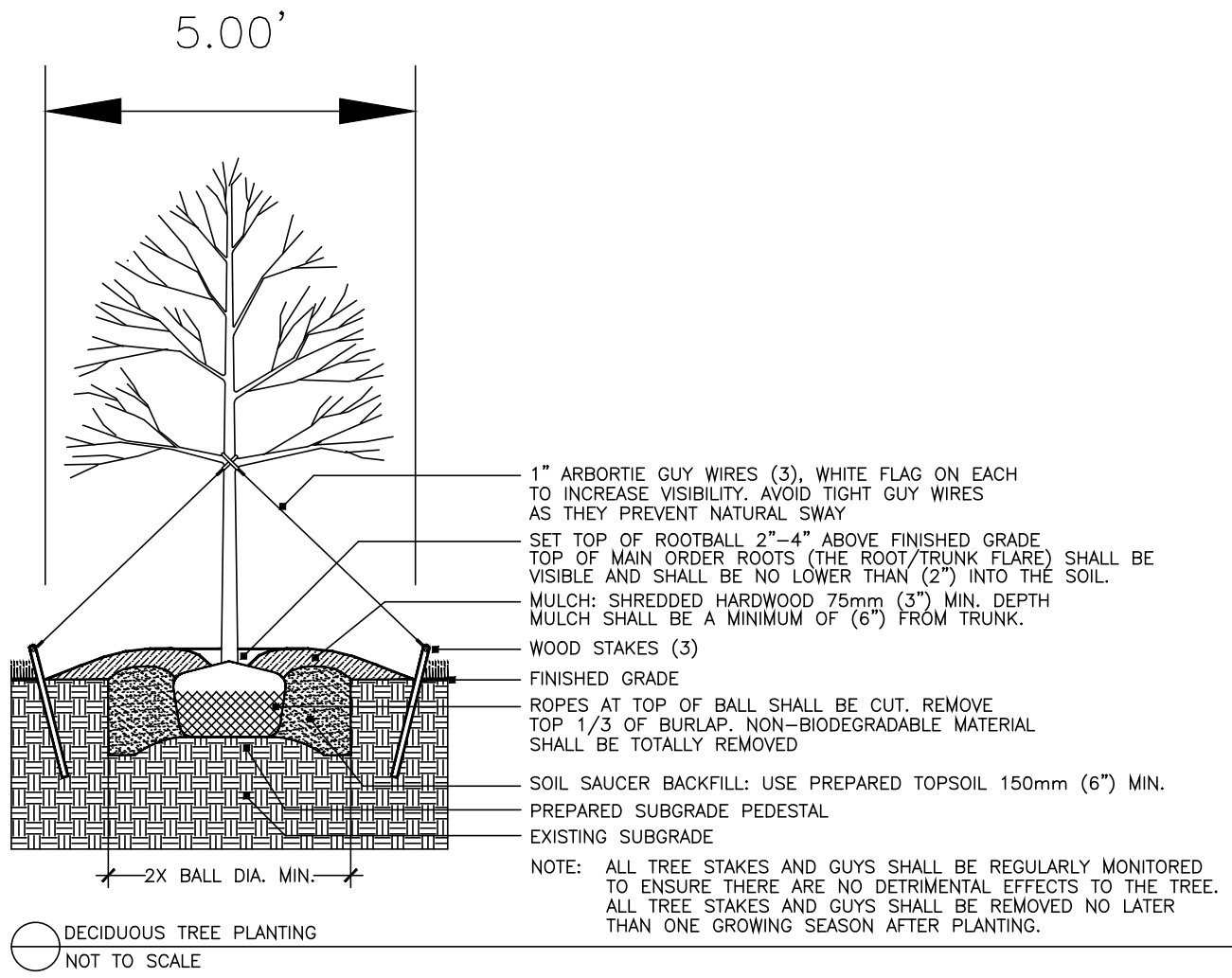


U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

REVISED:		Tree Removal Plan
DRAWN: SWL		
DATE: 12-29-2023		
CHECKED:		
RSM		
FILE NAME:		
19084uhul2_LA		
SCALE:		
1" = 20'		
JOB NO.		
19084		
SHEET:		
L1.4		



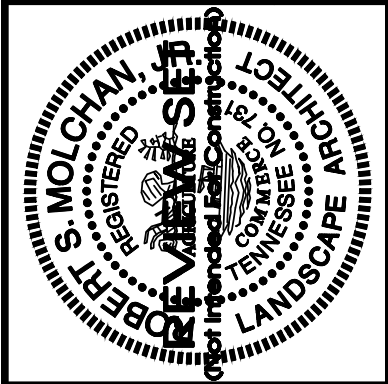
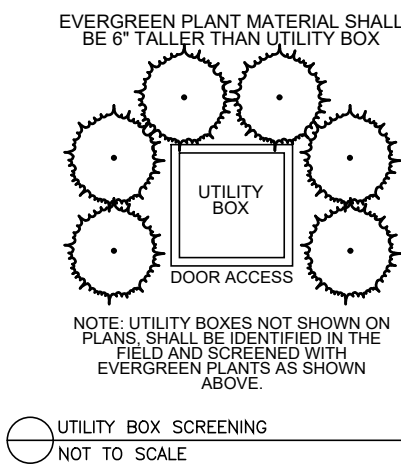
PLANT SCHEDULE

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

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

LANDSCAPE NOTES

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





Item #: 4.

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. (DEFERRED)

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@lavergneth.gov; and Jake Blair - jblair@lavergneth.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@lavergneth.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 - statalovich@lavergneth.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@laveragnetn.gov)

No comments

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)

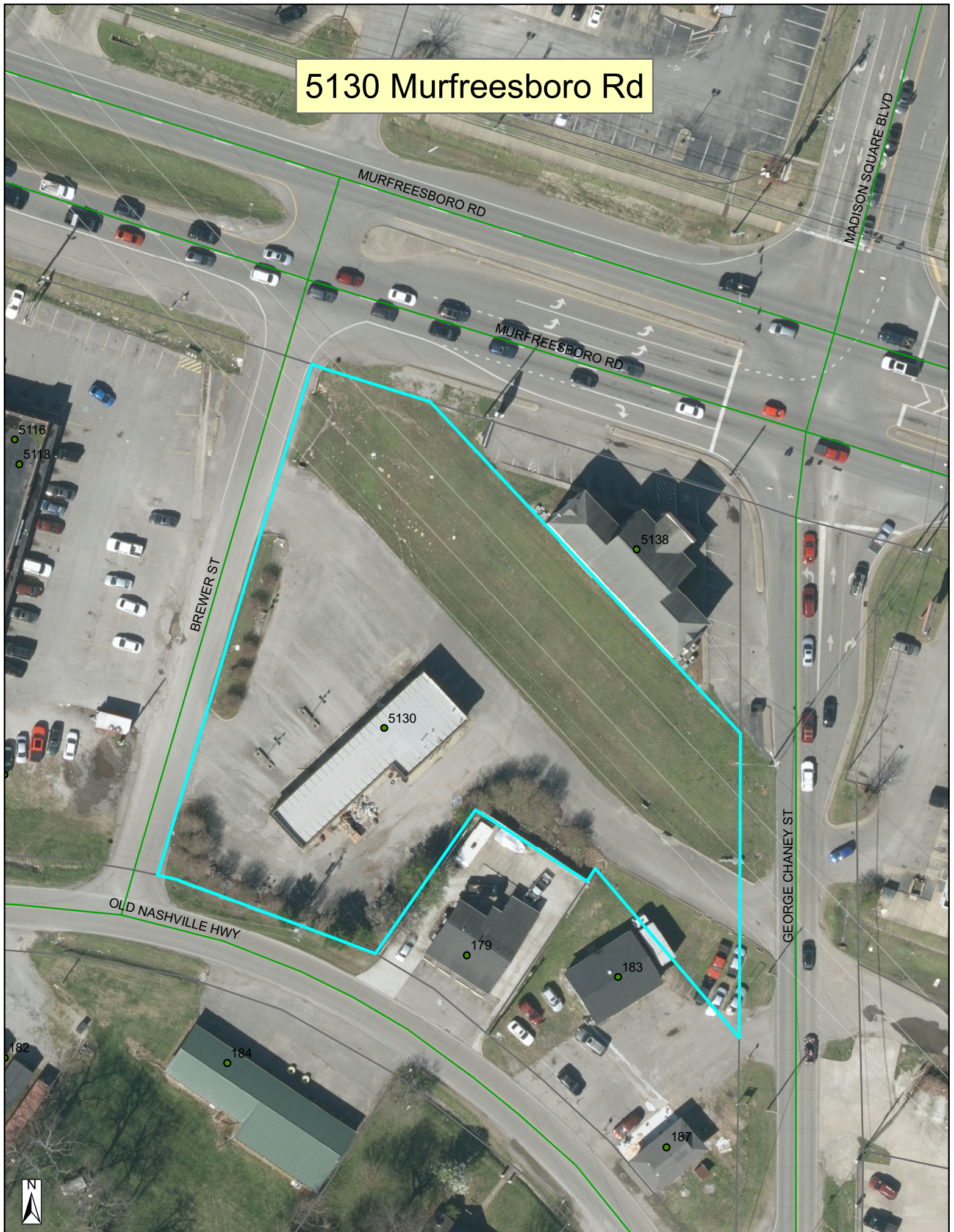
Show all existing hydrants to determine if additional will be needed.

Police (John Eubank - jeubank@laveragnetn.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.

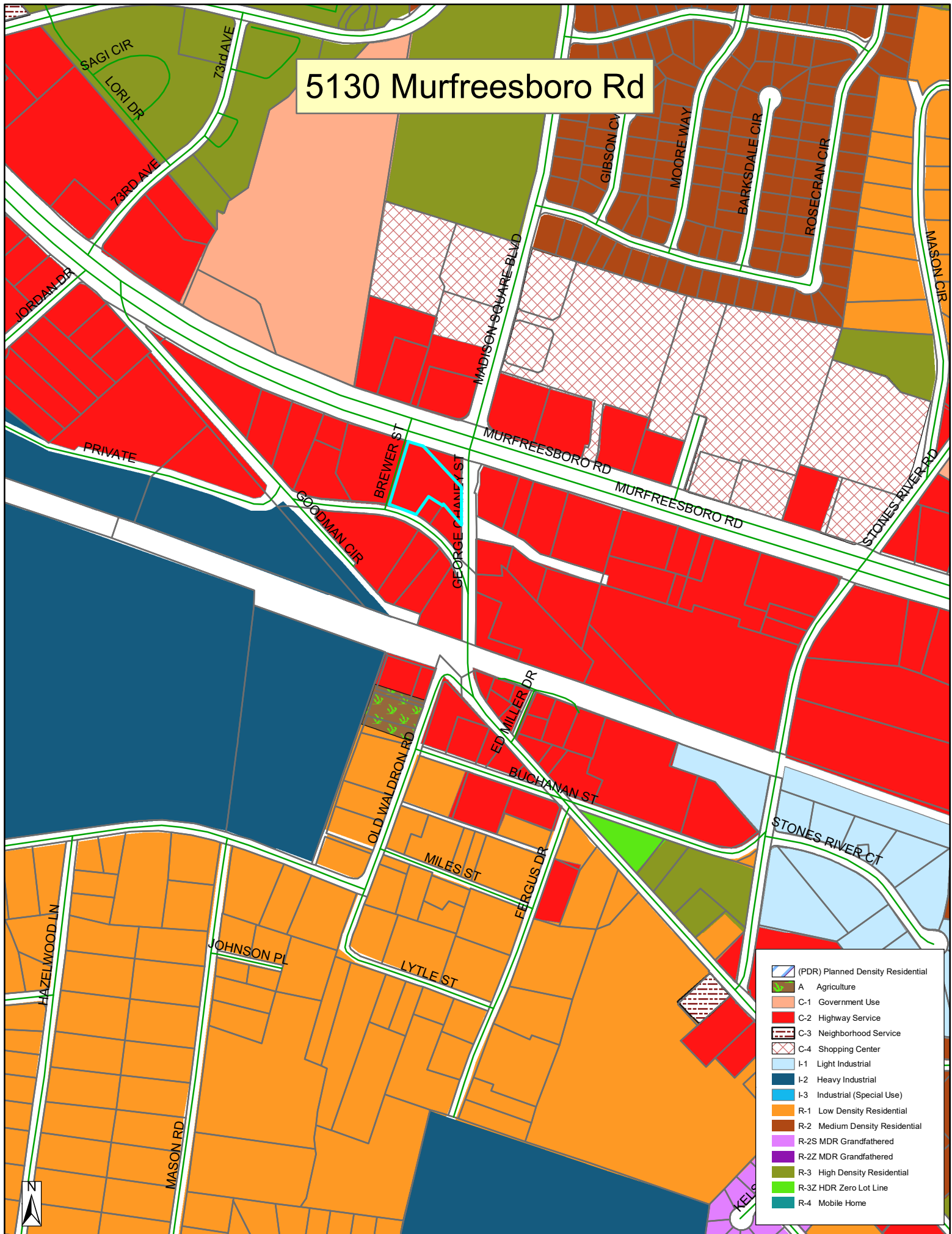
5130 Murfreesboro Rd



5130 Murfreesboro Rd

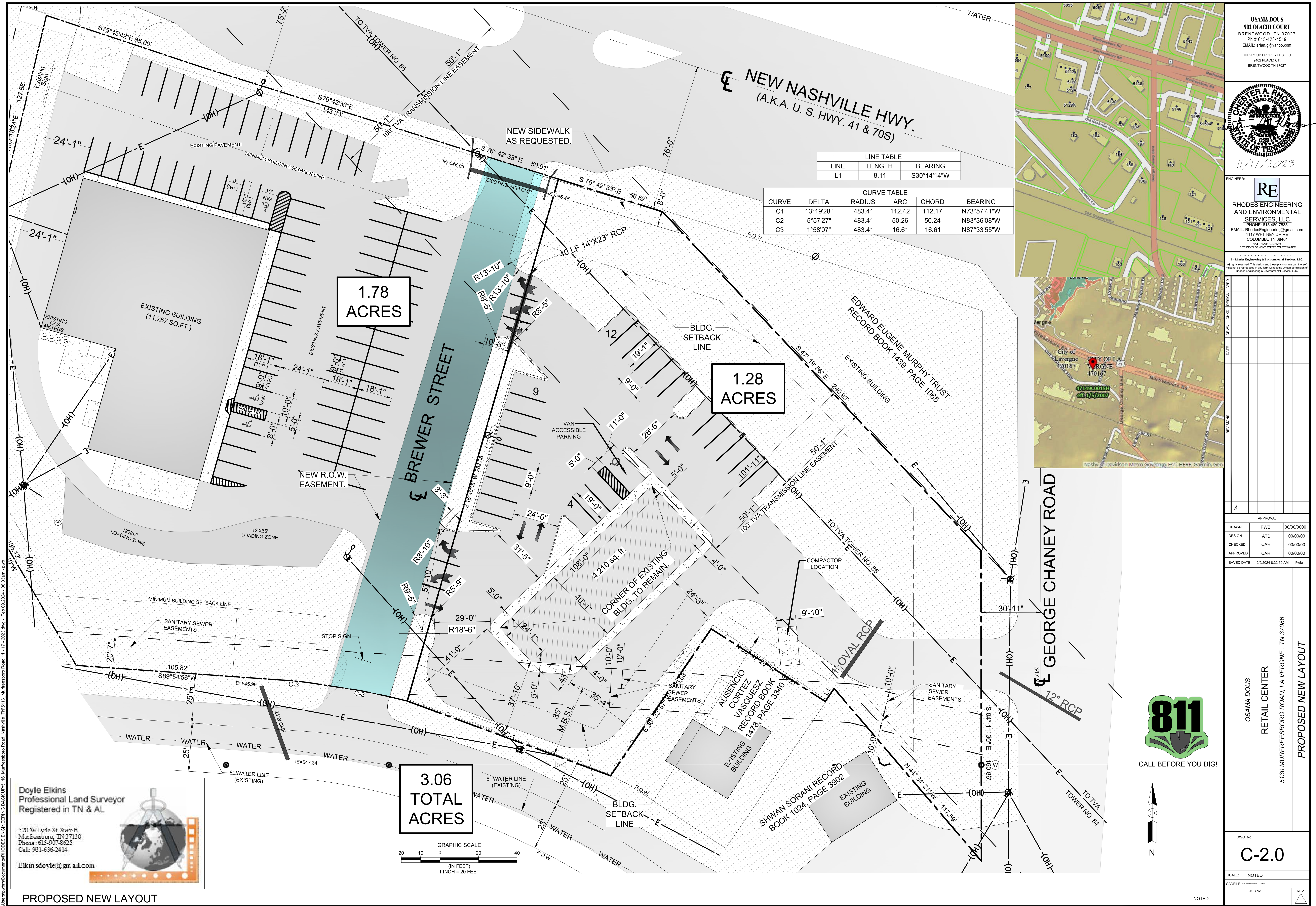


5130 Murfreesboro Rd











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	=	<u>26,847.3 sq. ft. = 0.61 acres</u>
		1.43 acres

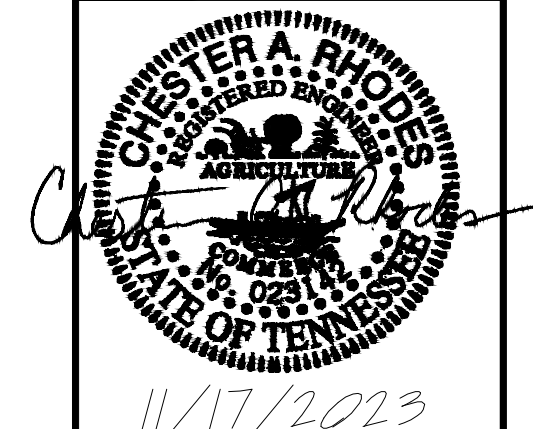
Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

520 W Lytle St Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414

Elkinsdoyle@gmail.com

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



ENGINEER



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

COPYRIGHT © 2023
By Rhodes Engineering & Environmental Services, LLC
All rights reserved. This design and these plans or any part thereof
must not be reproduced in any form without the written permission of
Rhodes Engineering & Environmental Services, LLC.

[illegible]

APPROVAL		
DRAWN	PWB	00/00/00
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00

SAVED DATE: 2/9/2024 8:32:50 AM

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD. LA VERGNE. TN 37086

SITE PLAN

DING, No

C-2.1

SCALE: NOTES:

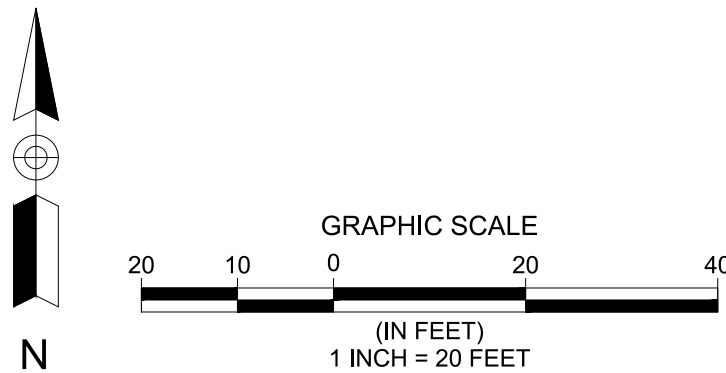
CADFILE: 014_NrPremiers (Post) (2)

JOB No. _____

NOTES



SITE PLAN



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

THERE IS NO GRADING PLAN BECAUSE OF THE FACT THAT THE PERVIOUS AND IMPERVIOUS IS NOT CHANGING. WE ARE ADDING APPROXIMATELY 350sq. ft. OF PERVIOUS AREA. THE BUILDING FOOTPRINT IS IN THE SAME PLACE AS THE EXISTING. WE ARE EXTENDING THE BUILDING TOWARD THE BACK BY SEVERAL FEET BUT THIS AREA IS ALREADY PAVED OVER WITH ASPHALT. THEREFORE THERE IS NO NEED FOR A GRADING & DRAINAGE PLAN OR EPSC SHEET BECAUSE THERE WILL BE ABSOLUTELY NO CHANGE TO THE STORMWATER SITUATION ON THIS SITE.

RE

**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

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

[illegible]

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
SITE PLAN

DWG. No.

C-2.1

SCALE:	NOTED
--------	-------

JOB No. _____

Page 40 of 71



11/17/2023

ENGINEER.

RE

COPYRIGHT © 2023
By Rhodes Engineering & Environmental Services, LLC.
All rights reserved. This design and these plans or any part thereof
must not be reproduced in any form without the written permission of
Rhodes Engineering & Environmental Services, LLC.

[illegible]

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

UTILITY PLAN

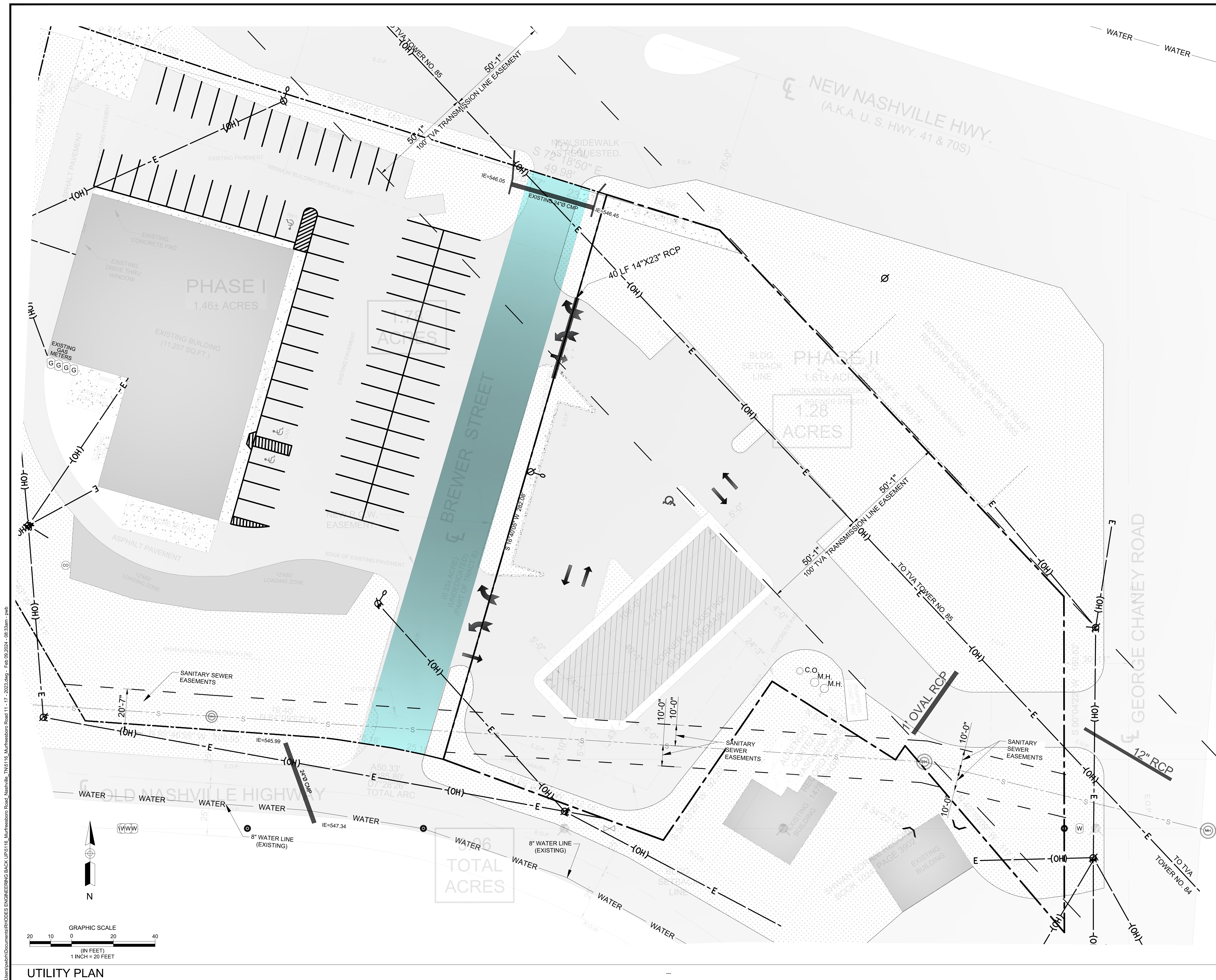
DING, No

C-4.0

SCALE: NOTED

JOB No. _____

REV.





1/17/2023

ENGINEER.



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

[illegible]

APPROVAL		
DRAWN	PWB	00/00/000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE: 2/9/2024 8:32:50 AM Pwbr		

OSAMA DOUS
RETAIL CENTER
PERVIQIUS & IMPERVIQIUS
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

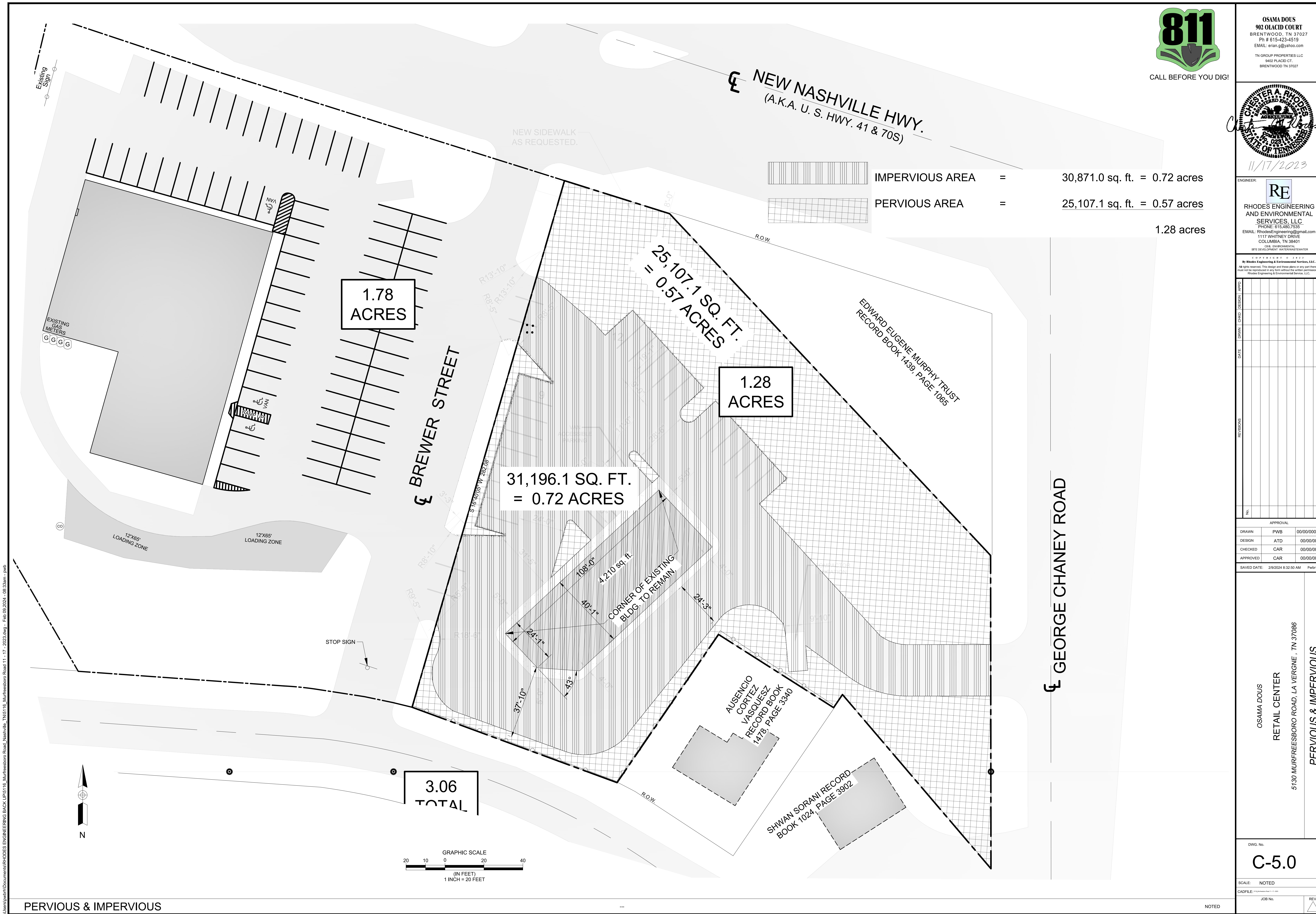
ING. No.

C-5.0

SCALE: NOTED

JOB No. _____

Page 42 of 7



75' LONG BY 20' WIDE, 6" CLEAN ROCK
GOVERNING AUTHORITY REQUIRES
GEO-TEXTILE FABRIC TO PREVENT
SUB-SOIL PUMPING.



SITE DETAILS



CALL BEFORE YOU DIG!

11/17/2023

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

[illegible]

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
6130 MURFREESBORO ROAD, LA VERGNE , TN 37086

SITE DETAILS

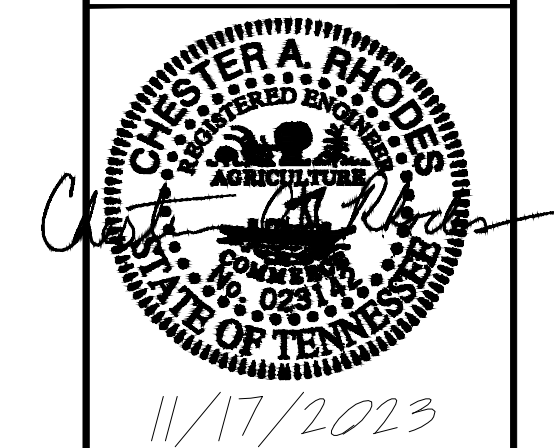
DWG, No

C-6.0

SCALE: NOTED

JOB No.

REV.



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



ENGINEER:



COPYRIGHT © 2023

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

[illegible]

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/0000
CHECKED	CAR	00/00/0000
APPROVED	CAR	00/00/0000
SAVED DATE: 2/9/2024 8:32:50 AM Pwbrl		

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
EXISTING FLOOR PLAN

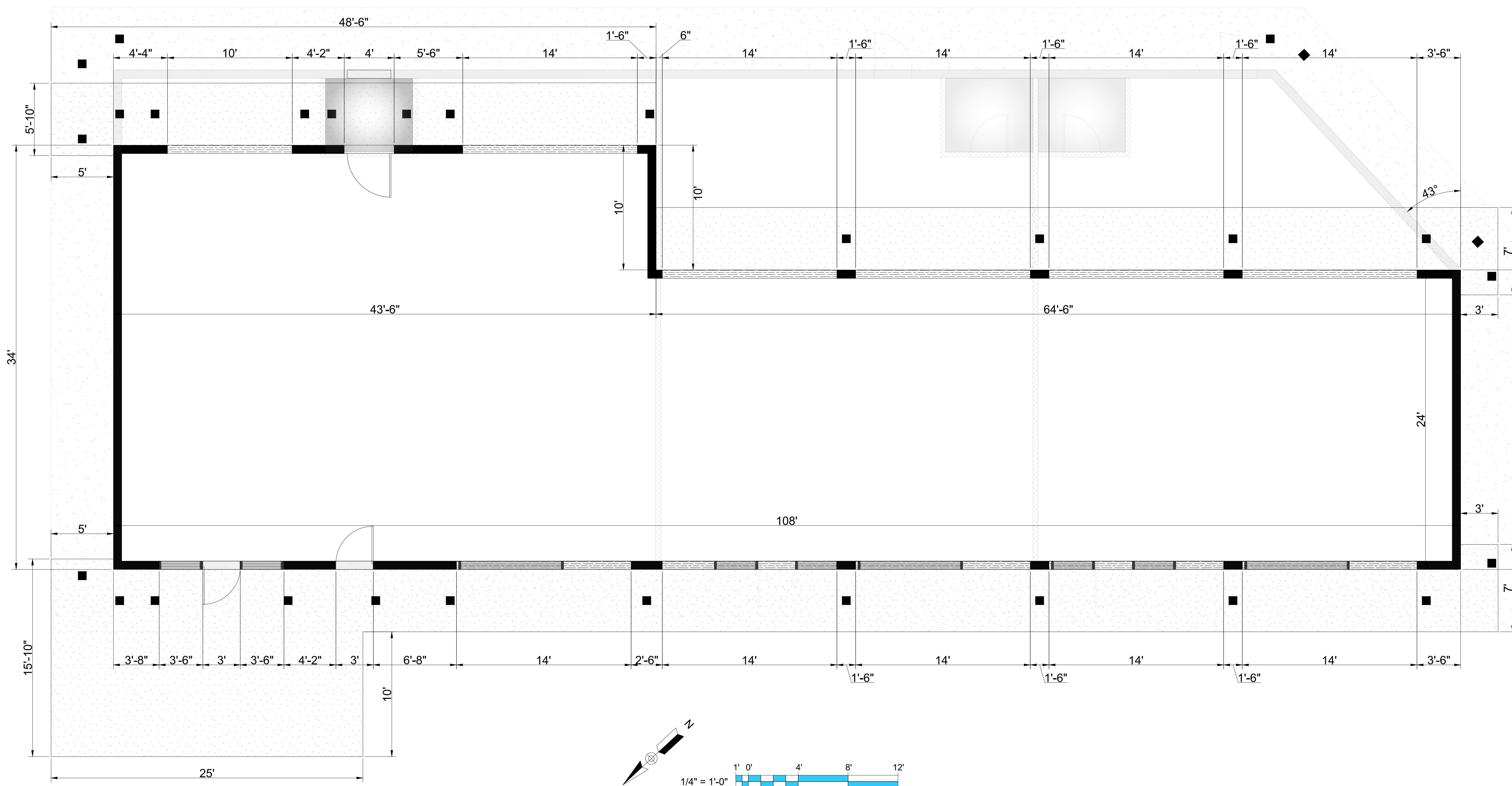
D'AG. No.

A-1.0

SCALE: NOTED

JOB No. _____

	REV
--	-----



EXISTING FLOOR PLAN

NOTED



11/17/2023

ENGINEER:



COPYRIGHT © 2023
By Rhodes Engineering & Environmental Services, LLC.
All rights reserved. This design and these plans or any part thereof
must not be reproduced in any form without the written permission of
Rhodes Engineering & Environmental Services, LLC.

[illegible]

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE: 2/8/2024 8:32:50 AM Pwbth		

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED NEW BUILDING LAYOUT

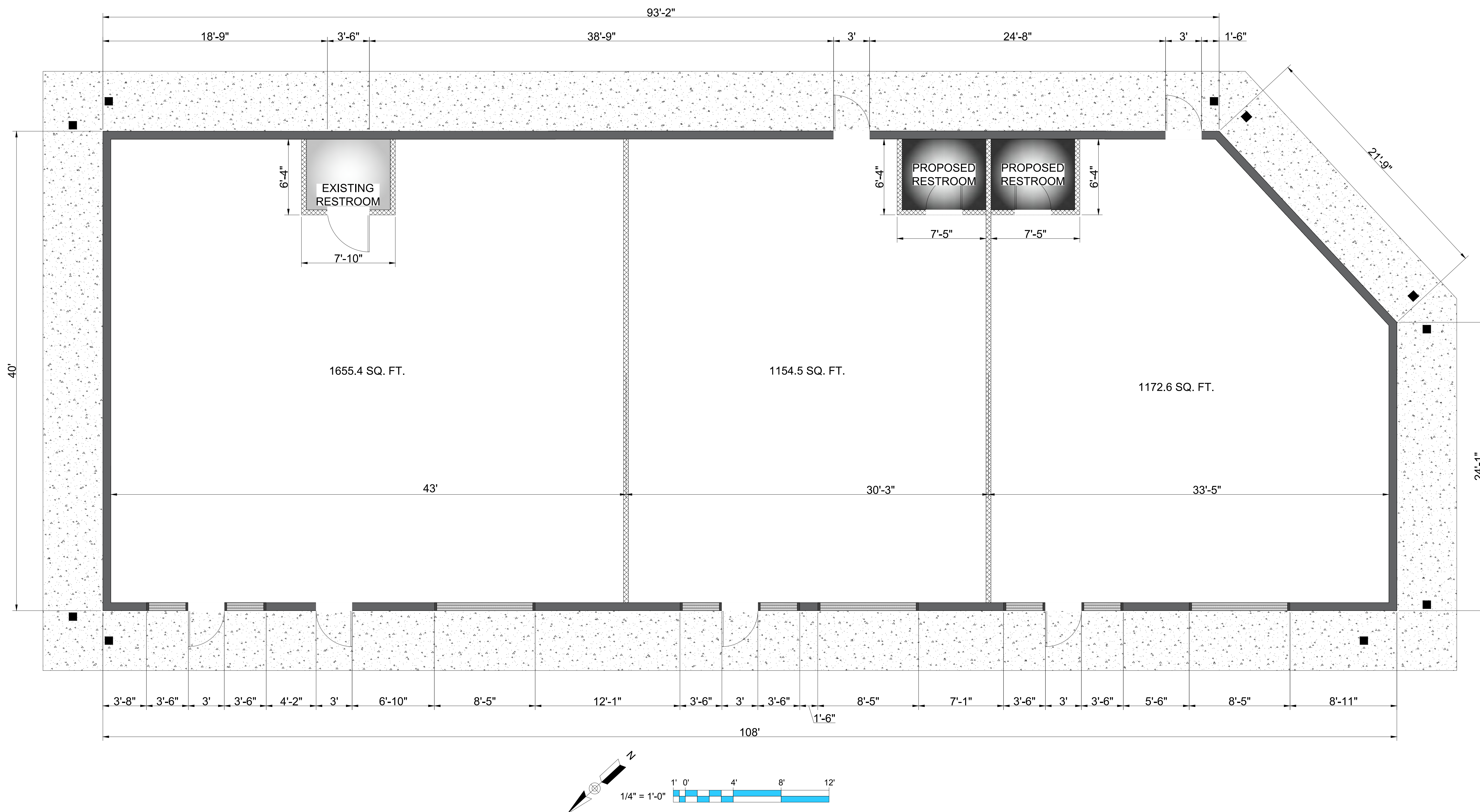
DING, No.

A-1.1

SCALE: NOTED

JOB No. _____

	REV.
--	------



PROPOSED NEW BUILDING LAYOUT

NOTED



1/17/2023

ENGINEER:



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

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		

USAMIA DOUS

USAIMA DOOS
RETAIL CENTER

EXISTING FRONT & REAR ELEVATIONS

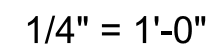
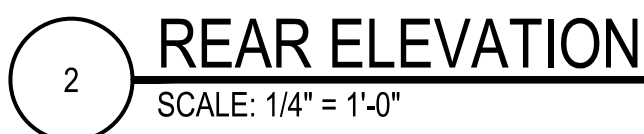
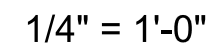
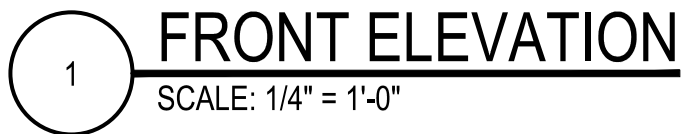
NG, No.

A-2.0

SCALE: NOTED

B No.

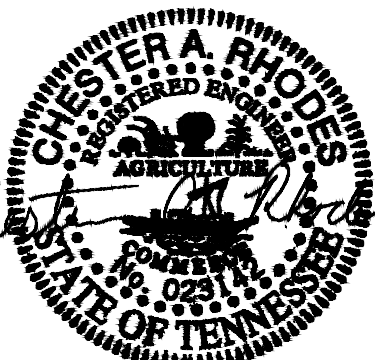
EV.



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



11/17/2023

ENGINEERS



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

C O P Y R I G H T © 2 0 2 3

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

[illegible]

APPROVAL		
DRAWN	PWB	00/00
DESIGN	ATD	00/00
CHECKED	CAR	00/00
APPROVED	CAR	00/00

SAVED DATE: 2/9/2024 8:32:50 AM

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

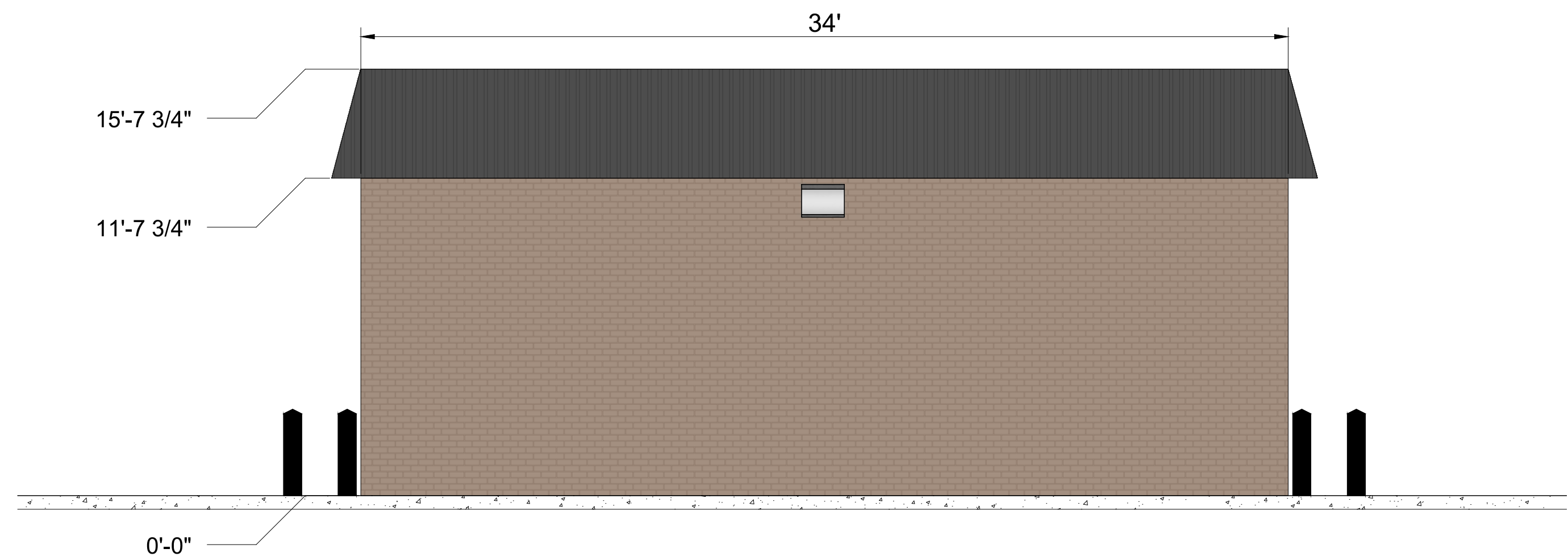
EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

D'ANG, No

A-2.1

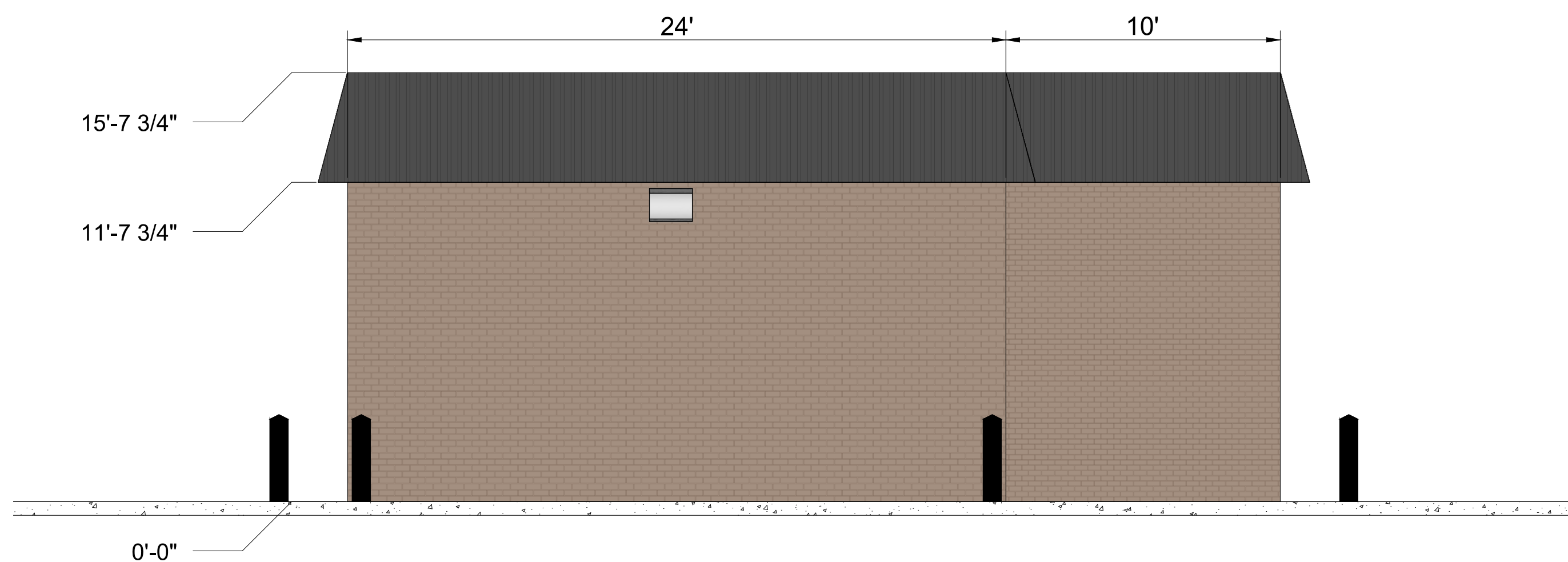
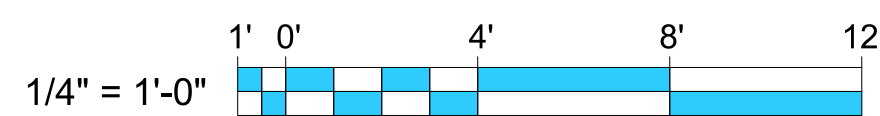
SCALE: NOTED

JOB No. _____



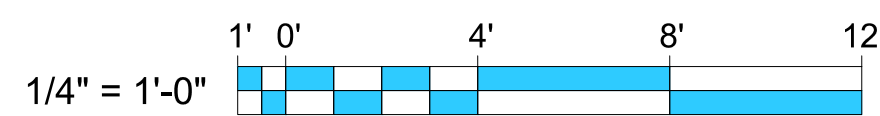
1 LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

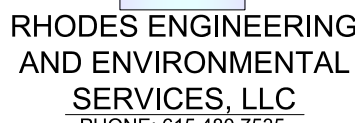
SCALE: 1/4" = 1'-0"





11/17/2023

ENGINEERS



PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

C O P Y R I G H T © 2 0 2 3

By Rhodes Engineering & Environmental Services, LLC

Rhodes Engineering & Environmental Service, LLC.

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 Pwbhr		

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED FRONT & REAR ELEVATIONS

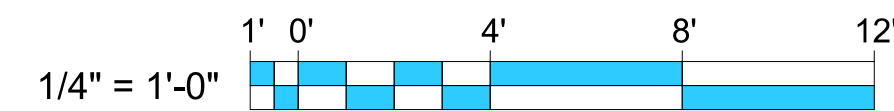
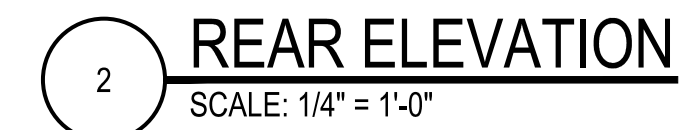
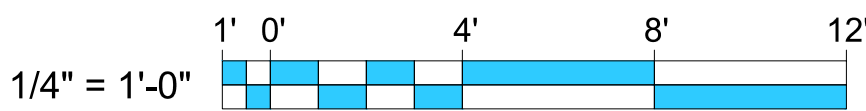
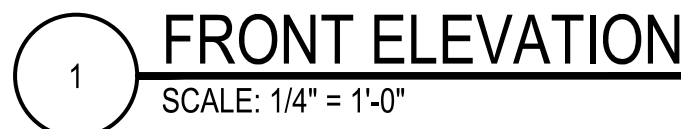
DING, N.

A-3.0

SCALE: NOTED

JOB No. _____

REV.

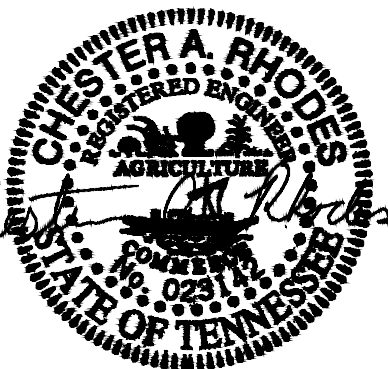


PROPOSED FRONT & REAR ELEVATION

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



11/17/2023

ENGINEER:



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**
PHONE: 615.480.7535
EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
COLUMBIA, TN 38401

C O P Y R I G H T © 2 0 2 3

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

[illegible]

APPROVAL		
DRAWN	PWB	00/00
DESIGN	ATD	00/00
CHECKED	CAR	00/00
APPROVED	CAR	00/00

SAVED DATE: 2/9/2024 8:32:50 AM

SAVED DATE: 2/9/2024 8:32:50 AM

OSAMA DOUS

RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE, TN 37086

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

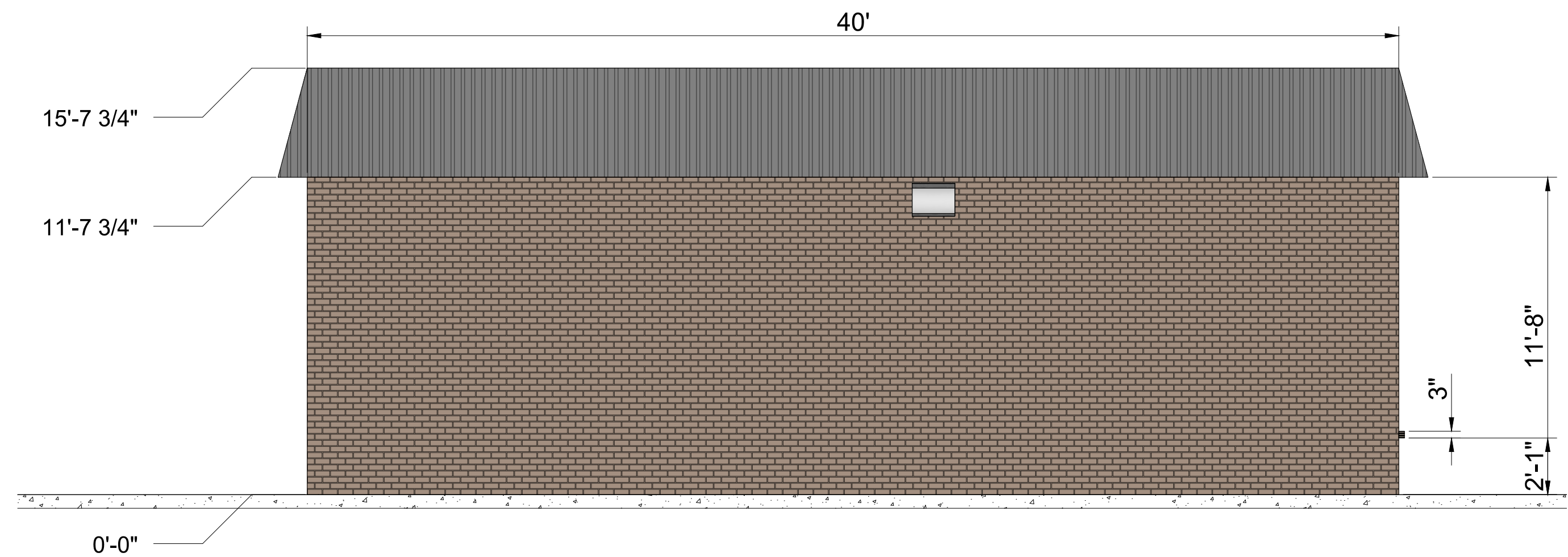
D'ANG, No

A-3.1

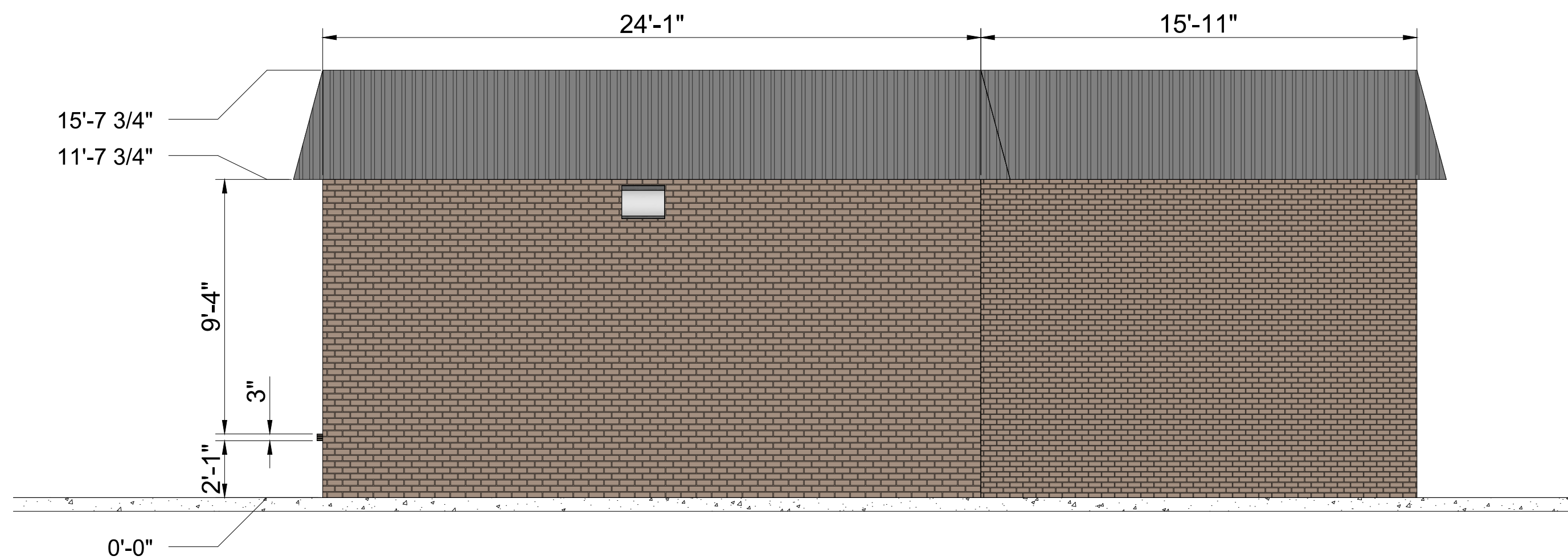
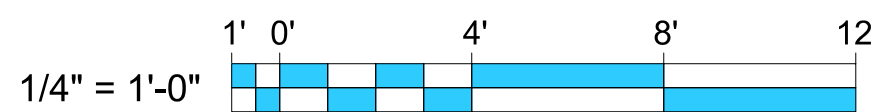
SCALE: NOTED

JOB No. _____

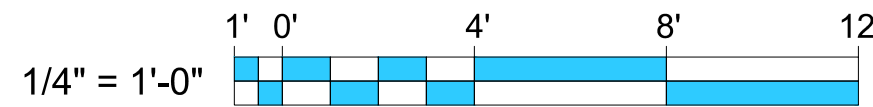
REV



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"





Item #: 5.

Item Title: Final Plat – Richland South, LLC Property – Five (5) Lots Totaling Approximately 9.14 Acres. Requested by TTL. 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
Scott Tatalovich, Utility Engineer

Summary: This plat proposes 8 lots on approx. 14 acres. The developer has changed the number of lots since the agenda was made, so the number of lots & the acreage do not match.

The applicant is requesting final plat approval for a development that will contain a future ALDI 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 1.89 acres that will serve as a stormwater management area.

HISTORICAL: 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@laveragnetn.gov

No comments

Jake Blair
jblair@lavergneth.gov

Engineering

Gary Lide
glide@lavergneth.gov

1. Note 5 is incorrect. This property is zoned C-2 and is within the Murfreesboro Road Overlay District.
2. Please remove the existing contours for clarity. They are unnecessary on a final plat.

Utilities

Scott Tatalovich
statalovich@lavergneth.gov

1. Note 4 – I'm not sure what the second sentence of this note is trying to accomplish, suggest re-state or remove. Also, the plan view of the drawing has encroached on the second sentence of this note.
2. Note 6 – Missing period at end of sentence.
3. Note 8 – Last line, word "ditched," should it be "ditches"?
4. Lot 1 – Labeled "*30' Storm Water and PUDE Access Easement.*" Remove the word Storm Water, it's redundant. A P.U.D.E. is a public utility and drainage easement.
5. Acronym GIS is used but not defined with other acronyms on the left side of the sheet.
6. Lot 1 – Labeled note "*GIS 16" Foremain location(sic) from the City of La Vergne pothole utility on 2-1-24.*" The word **location** is misspelled.
7. Lot 1 – Labeled note "*Field located 16" forcemain painted markings per TN One Call Lines from field work on 6-13-23*" should read "**GIS 12" Abandoned Foremain...**"
8. Lot 1 – suggest remove the acronym "GIS" from the line style naming for the FM and W lines.
9. Lot 3 - Sewer shown downstream of manhole should be labeled as 24"S. There is currently no label.

Codes

Joe White
jwhite@lavergneth.gov

No comments

Fire

Curtis Brinkley
cbrinkley@lavergneth.gov

No comments

Police

***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



Map 14, Parcel 72.04



Map 14, Parcel 72.04

The map displays a network of streets including DAVIDS WAY, RONNIE ERWIN LN, GINGHAM DR, LASALLE CT, ARLENE DR, KEATON DR, ANNA GANNON DR, PEARSON LN, TALL LN, SAND HILL RD, JUNIOR HIGH DR, RUCH LN, VETERANS MEMORIAL PARK DR, GEORGE BUCHANAN DR, R G BUCHANAN DR, LILLIAN BUCHANAN DR, MURFREESBORO RD, EASY ST, DICK BUCHANAN ST, NUVIEW ST, PEARCY ST, HUMBLE DR, HARRELL ST, MURFREESBORO RD, FORTY ONE CT, DEER DR, VAUGHN ST, APPLE ST, TAYLOR DR, TUNE DR, MANKIN ST, CAMPBELL DR, MANKIN PL, ALSUP LN, ROSE ST, GREENFIELD DR, SUNRISE AVE, OLD NASHVILLE HWY, HIGHLAND ST, JEFFERSON PIKE, TENNIAL DR, GREENWOOD DR, OAKMONT DR, GAMBILL LN, STONES RIVER CT, WALBRON CT, GLENDALE DR, SUNSET DR REBECCA WAY, ROSECRAN CIR, WASSON CIR, STONES RIVER RD, SCENIC DR, SYCAMORE LN, WILLOW VIEW DR, CONSTITUTION AVE, GENERAL MANEY CT, PICKARDS POINT, and MOSSES TRAIL. A specific parcel is highlighted in red.

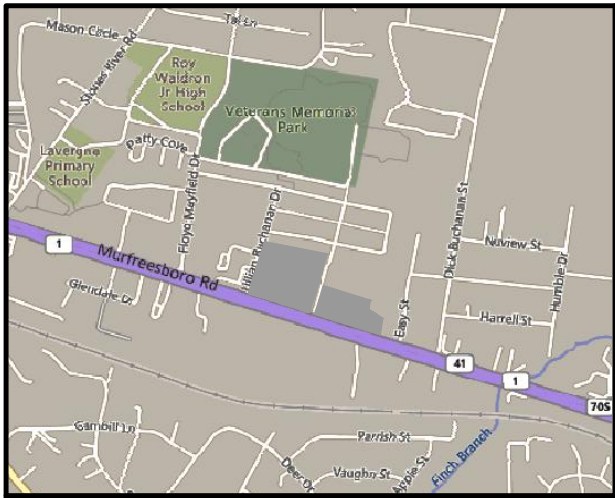
Legend:

- (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

-  (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







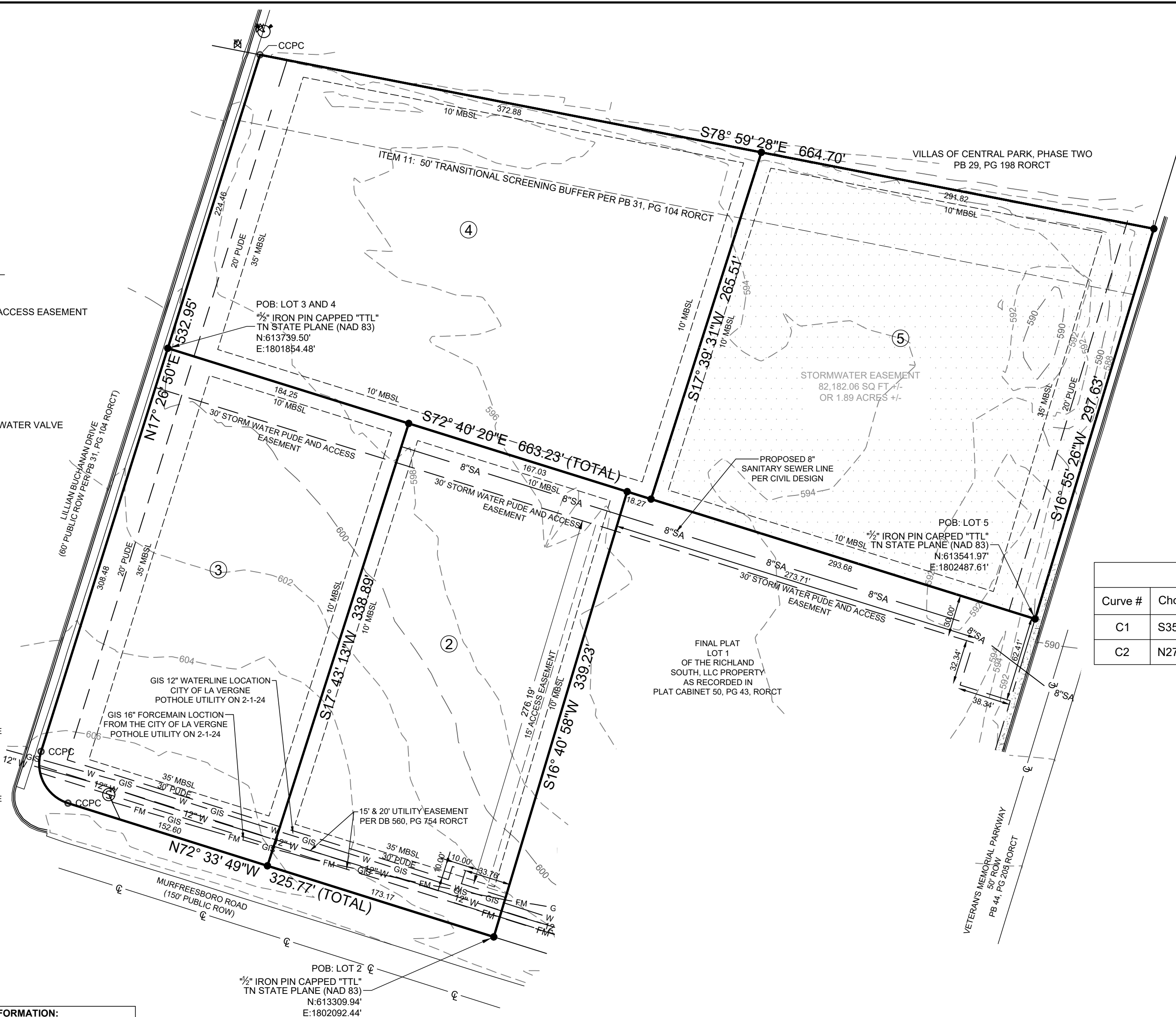
VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOUNDARY LINE
CENTERLINE
PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT
ADJOINING BOUNDARY LINE
MBSL
WATERLINE
PUDE
CURB AND GUTTER
FORCE MAIN
CONTOUR LINE INDEX
CONTOUR LINE INTERVAL
- CLEANOUT
MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
MONUMENT SET (1/2" REBAR WITH A CAP MARKED TTL)
- SANITARY SEWER MANHOLE
WATER VALVE

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
- ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
 - BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
 - ANY LOT IN THIS SUBDIVISION MAY BE REPLATTED WITH THE APPROVAL OF THE CITY OF LA VERGNE PLANNING COMMISSION.
 - UNDERGROUND UTILITIES SHALL BE INSTALLED. THE PLACEMENT OF ANY UTILITIES WITHIN THE PUBLIC SIDEWALK SHALL BE COORDINATED WITH THE LOCATIONS OF PROPOSED CITY STREETS.
 - PROPERTY LIES IN THE DOWNTOWN DISTRICT ACCORDING TO THE CITY OF LA VERGNE, TN ZONING MAP 2023.
 - THE LONG-TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING THIS LOT HAVE BEEN RECORDED IN BOOK _____ PAGE _____ RORCT.
 - THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47149 C 0015 J ZONE X AND 47149 C 0020 K ZONE X) OF THE CITY OF LA VERGNE, ROBERTSON COUNTY, TENNESSEE, DATED: MARCH 9, 2023, UNLESS OTHERWISE NOTED ON SURVEY.
 - THE PERFORMANCE BOND AMOUNT WILL BE IN TOTAL OF \$753,910.50 AND WILL CONSIST OF CURB/GUTTER SIDEWALKS, PAVEMENT, DRAINAGE PIPES AND STRUCTURES, GUARDRAILS, DITCHED, AND LAKE/BMP.



NORTH BASED ON
TENNESSEE STATE PLANE
COORDINATES
N.A.D. 83 GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

FINAL PLAT
LOTS 2-8
OF THE RICHLAND
SOUTH, LLC PROPERTY

PROPERTY ADDRESS
5343 MURFREESBORO ROAD
LA VERGNE, TN 37086
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"
C2	N27° 32' 34"W	42.48'	47.20'	30.00'	090°08'36"

Parcel Table

Parcel #	Area (SQFT)	Area (Acres)
2	57671.33	1.32
3	61938.95	1.42
4	90642.67	2.08
5	82182.06	1.89

PAGE 1 OF 2

TTL

330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

FINAL PLAT LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY

FINAL PLAT 12-21-2023 DATE	DEED REFERENCE: MAP 014, PARCEL 072.10 RB. 1396 , PAGE 1561, ROMCT
TOTAL ACRES 11.27	TOTAL LOTS 7
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 60 120 180 SCALE: 1" = 60'	

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

GENERAL INFORMATION:

OWNER:
RICHLAND SOUTH, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027

DEVELOPER:
WOODHAVEN DEVELOPMENT GROUP
6000 FAIRVIEW ROAD SUITE 1530
CHARLOTTE, NC 28210
CONTACT: ZACK KOSOFISKY
PH#: 704-731-0117

GRAYSON W. SMITH
REGISTERED LAND SURVEYOR
TENN. REG. NO. 3003
12-21-23

CERTIFICATE OF APPROVAL
OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED
OR INDICATED ON THE FINAL SUBDIVISION PLAT
ENTITLED "FINAL PLAT OF THE RICHLAND SOUTH, LLC
PROPERTY 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.

NAME TITLE AND AGENCY OR
AUTHORIZED APPROVAL AGENT DATE

CERTIFICATE OF APPROVAL
OF WATER SYSTEM

I HEREBY CERTIFY THAT ALL WATER SYSTEM(S)
OUTLINED OR INDICATED ON THE FINAL SUBDIVISION
PLAT ENTITLED "FINAL PLAT OF THE RICHLAND SOUTH,
LLC 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.

NAME TITLE AND AGENCY OR
AUTHORIZED APPROVAL AGENT DATE

CERTIFICATE OF APPROVAL OF DRAINAGE
OUTSIDE RIGHT OF WAY

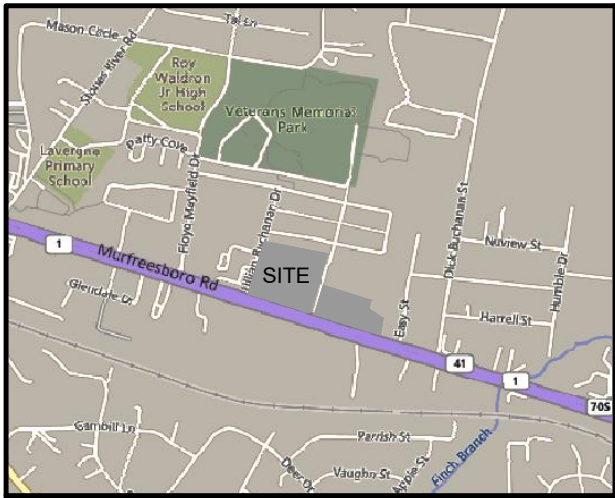
I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE
OF THE ROAD RIGHT OF WAYS HAVE BEEN INSTALLED IN AN
ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY
STORM WATER MANAGEMENT RESOLUTION AND THAT A
MAINTENANCE BOND OF _____ HAS BEEN POSTED.

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



VICINITY MAP
(NOT TO SCALE)

LEGEND

- BOUNDARY LINE
CENTERLINE
PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT
ADJOINING BOUNDARY LINE
MBSL
WATERLINE
PUDE
CURB AND GUTTER
FORCE MAIN
CONTOUR LINE INDEX
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)

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
- ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
 - BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
 - ANY LOT IN THIS SUBDIVISION MAY BE REPLATTED WITH THE APPROVAL OF THE CITY OF LA VERGNE PLANNING COMMISSION.
 - UNDERGROUND UTILITIES SHALL BE INSTALLED. THE PLACEMENT OF ANY UTILITIES WITHIN THE PUBLIC SIDEWALK SHALL BE COORDINATED WITH THE LOCATIONS OF PROPOSED CITY STREETS.
 - PROPERTY LIES IN THE DOWNTOWN DISTRICT ACCORDING TO THE CITY OF LA VERGNE, TN ZONING MAP 2023.
 - THE LONG-TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING THIS LOT HAVE BEEN RECORDED IN BOOK _____ PAGE _____ RORCT.
 - THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47149 C 0015 J ZONE X AND 47149 C 0020 K ZONE X) OF THE CITY OF LA VERGNE, ROBERTSON COUNTY, TENNESSEE, DATED: MARCH 9, 2023, UNLESS OTHERWISE NOTED ON SURVEY.
 - THE PERFORMANCE BOND AMOUNT WILL BE IN TOTAL OF \$753,910.50 AND WILL CONSIST OF CURB/GUTTER SIDEWALKS, PAVEMENT, DRAINAGE PIPES AND STRUCTURES, GUARDRAILS, DITCHED, AND LAKE/BMP.

GENERAL INFORMATION:

OWNER:
RICHLAND SOUTH, LLC
749 DUNCAN COURT
BRENTWOOD, TN 37027

DEVELOPER:
WOODHAVEN DEVELOPMENT GROUP
6000 FAIRVIEW ROAD SUITE 1530
CHARLOTTE, NC 28210
CONTACT: ZACK KOSOFSKY
PH#: 704-731-0117

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

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND
DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY
TO THE BEST OF MY KNOWLEDGE AND BELIEF AND
THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON
TO THE SATISFACTION OF THE CITY ENGINEER.

12-21-23

GRAYSON W. SMITH TN RLS# 3003 DATE

CERTIFICATE OF APPROVAL
OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED
OR INDICATED ON THE FINAL SUBDIVISION PLAT
ENTITLED FINAL PLAT OF THE RICHLAND SOUTH, LLC
PROPERTY 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.

NAME TITLE AND AGENCY OR
AUTHORIZED APPROVAL AGENT DATE

CERTIFICATE OF APPROVAL
OF WATER SYSTEM

I HEREBY CERTIFY THAT ALL WATER SYSTEM(S)
OUTLINED OR INDICATED ON THE FINAL SUBDIVISION
PLAT ENTITLED FINAL PLAT OF THE RICHLAND SOUTH,
LLC PROPERTY 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.

NAME TITLE AND AGENCY OR
AUTHORIZED APPROVAL AGENT 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



NORTH BASED ON
TENNESSEE STATE PLANE
COORDINATES
N.A.D. 83 GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

FINAL PLAT
LOTS 2-8
OF THE RICHLAND
SOUTH, LLC PROPERTY

PROPERTY ADDRESS
5343 MURFREESBORO ROAD
LA VERGNE, TN 37086

RUTHERFORD COUNTY, TENNESSEE

Curve Table

Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C3	N01° 25' 40"W	27.49'	27.98'	43.00'	037°17'14"

Parcel Table

Parcel #	Area (SQFT)	Area (Acres)
6	97035.81	2.23
7	43438.64	1.00
8	58002.40	1.33

PAGE 2 OF 2

TTL

330 North Second Street | Clarksville, TN 37040
931.647.6959 | www.ttlusa.com

FINAL PLAT LOTS 2-8 OF THE RICHLAND SOUTH, LLC PROPERTY

FINAL PLAT 12-21-2023 DATE	DEED REFERENCE: MAP 014, PARCEL 072.00 RB. 1346, PAGE 3700, ROMCT
TOTAL ACRES 11.27	TOTAL LOTS 7
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 60 120 180 SCALE: 1" = 60'	



Item #: 6.

Item Title: Site Plan - Maurice King Subdivision, Lot 13 - New Building Totaling 4,000 Square Feet on 0.44 Acres. Requested by Huddleston Steele, Inc. Property located at 108 Gingham Drive (Tax Map 14I, Group G, Parcel 6). I-1 (Light Industrial) Zoning District. Property owned by D&A Partnership.

Reviewed By:

Gary Lide, City Engineer

Scott Tatalovich, Utility Engineer

Summary: On behalf of their client, Huddleston Steele, Inc. is requesting site plan approval for the Maurice King Subdivision, Lot 13. This will be a new building totaling 4,000 square feet on 0.44 Acres. The property is located at 108 Gingham Drive (Tax Map 014I, Group G, Parcel 6.00).

This property is zoned I-1 (Light Industrial) Zoning District, but this is shown incorrectly on the site plan. The property is owned by D&A Partnership.

This new warehouse/industrial structure will match all the other buildings that exist on Gingham Street with metal siding and metal roofing.

Staff Recommendation:

Staff Comments / Technical Items:

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

- 1) Zoning shown as C-2 is incorrect;
- 2) A Landscape Plan is required;
- 3) Show widths of all driveways;
- 4) Outdoor storage is only allowed if an opaque fence is used with landscaping outside the fence;
- 5) The opaque fence shall be 6 feet high or higher;
- 6) No open storage is allowed.

Engineering (Gary Lide - glide@lavergnetrn.gov)

1. Provide LTMA and LTMP for review.
2. (Sheet C2.0) Provide dimensions describing the location of the proposed building. Either two building corners or one corner and one wall bearing will be acceptable.
3. (Sheet C2.2) Concrete swale releases concentrated flow at the top of the bank into the pond area. Provide riprap or carry the concrete swale to the bottom of the pond (also with riprap) to protect the bank.
4. (Sheet C2.2) Proposed 562 contour is incomplete. It needs to continue back around and tie back to the existing 562 contour to the southeast of the building.
5. (Sheet C2.0) Show proposed lanes for the entrance.
6. (Sheet C2.0) Show the distance from the edge of the driveway to the nearest property corner.
7. (Sheet C2.0) Show width of paved vehicular travelway running north/south in front of building.
8. (Sheet C2.0) Add a note confirming that the proposed asphalt paving is to connect to the existing asphalt paving on either side to the north and south.
9. (Sheet C2.0) Concrete detail does not provide a thickness of the concrete. Please note whether vehicles will be backing onto this concrete for loading/unloading and take that into account in designing concrete thickness.
10. (Sheet C2.0) If there is a designated loading/unloading area, please call it out.
11. (Sheet C2.0) Label the proposed groundcover for the 'Proposed Outside Storage Area' and provide a detail if needed.
12. (Sheet C2.0) Screen requirements for proposed outdoor storage must meet the requirements of the Zoning Ordinance, Section 3.140.
13. (Sheet C2.0) If a monument or pole sign is proposed, please indicate location and height.
14. (Sheet C2.1) Show distance to the nearest fire hydrant.
15. (Sheet C2.0) Be prepared to answer how garbage will be handled. If a dumpster is proposed, show location and details of dumpster pad and screening.
16. (Sheet C2.2) Show riprap pad at the outfall from the detention basin.
17. (Sheet C2.2) Call out erosion control matting with seed or sod on detention basin slopes.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Include a Survey Datum Statement.
2. Provide line type for R.O.W. and property lines. It's usually a phantom line.
3. Label Street R.O.W.
4. Show/label "*Pressure Sewer Service Line Connection.*" Connection box shall be located inside subject property at the R.O.W.
5. I do not recommend an alignment for the private portion of the pressure sewer force main 18 inches off the property line. The public sewer connection box will be basically touching the property line.
6. Label the property's low-pressure force main as "*1.5" PVC Sewer FM*" on the public side of the connection box (street side).
7. Label the Public sewer in the street as "*2" PVC Sewer FM.*"
8. Label the water meter as "*3/4" WM,*" as opposed to 1".
9. The legend symbol for *Survey Point* looks identical to a legend symbol for a *Proposed Manhole.*

10. Apply for Water and Sewer Availability Letters at Public Works. The fee is \$250. You can reach out to Scott Tatalovich, Utility Engineer, at statalovich@lavergn.net, to start the process.

Codes (Joe White - jwhite@lavergn.net)

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

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



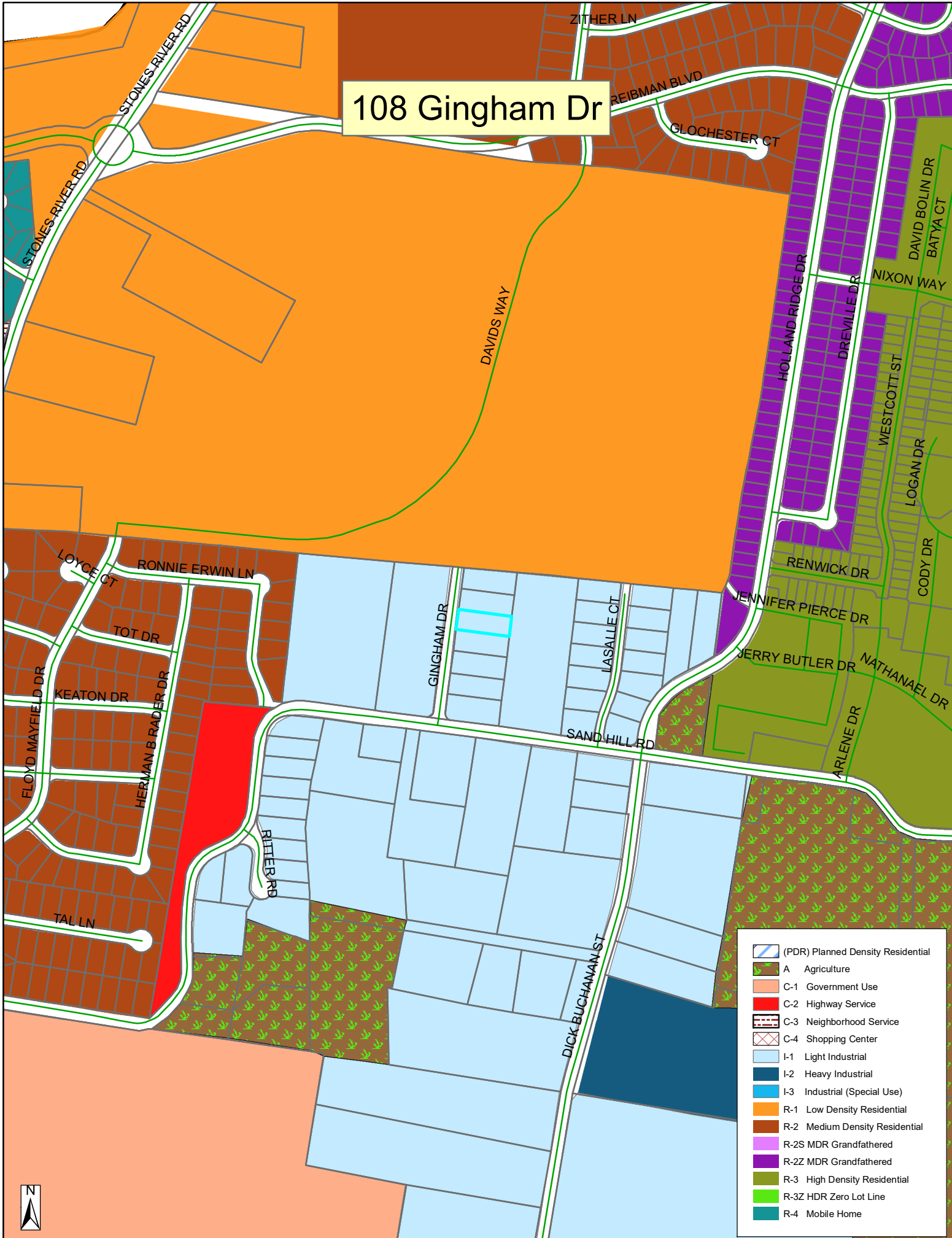
108 Gingham Dr

GINGHAM DR



108 Gingham 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



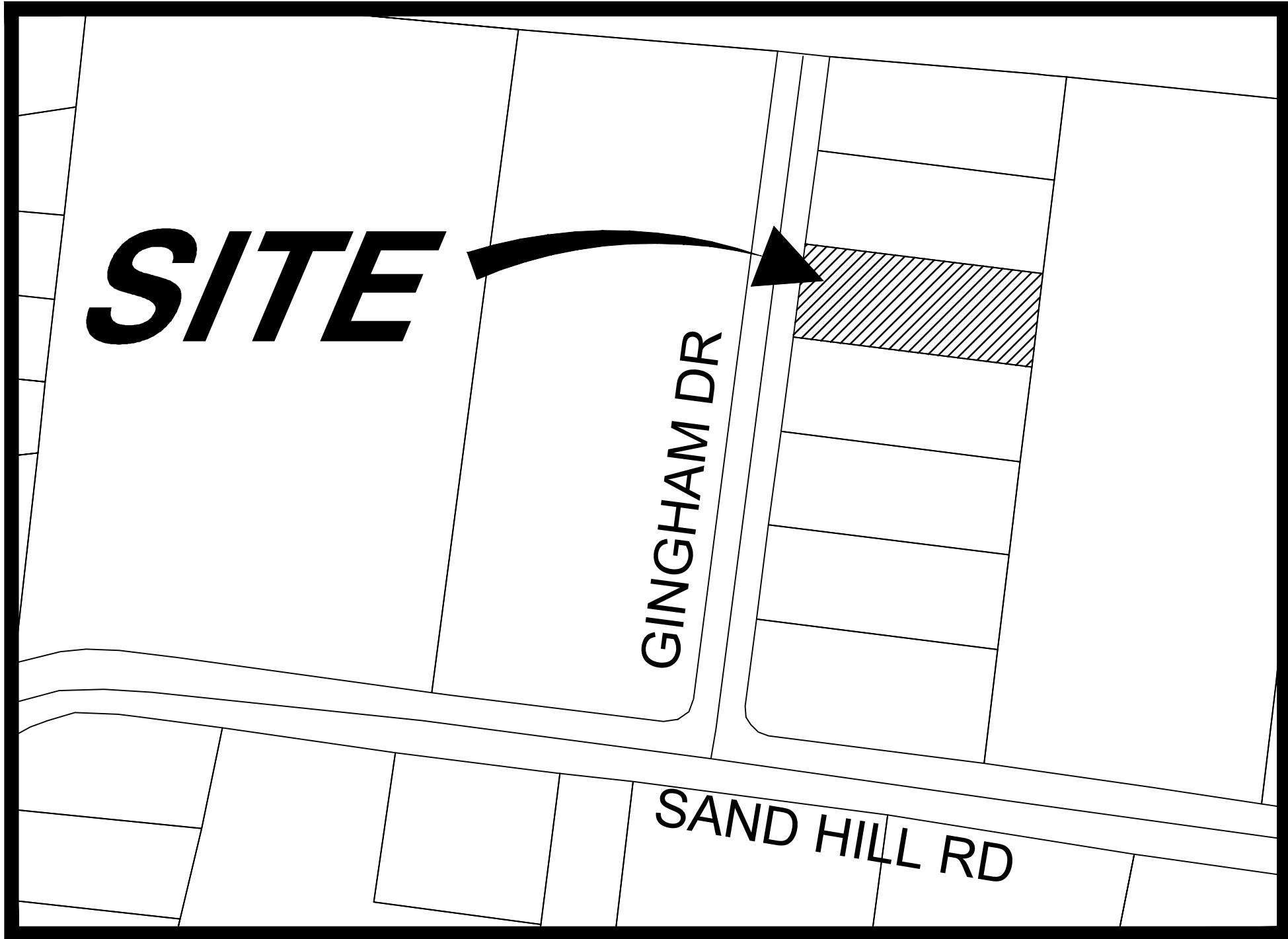




SITE PLAN
LOT 13
MAURICE KING SEC 5 RESUB
LA VERGNE, TENNESSEE

SITE DATA

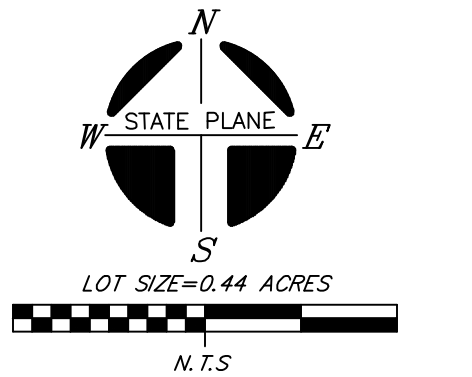
SITE AREA: 19,355 Sq.Ft. = 0.44± Acre
SITE ADDRESS: 108 GINGHAM DR, LA VERGNE, TENNESSEE, 37086
ZONING: C2
EXISTING USE: VACANT
PROPOSED USE: OFFICE(400 sq.ft)
WAREHOUSE(3,600 sq.ft)
PARKING REQUIRED: (400/400)+(3,600/4,000) =2 Spaces
PARKING PROVIDED: 2 Spaces
EXISTING IMPERVIOUS AREA: VACANT LOT
PROPOSED IMPERVIOUS AREA:
BUILDING=4,000 S.F
PAVEMENT AND CONCRETE=3,562 S.F
TOTAL=7,562 S.F
PROPOSED PERVIOUS AREA:
OPEN SPACE=8,156 S.F
STORAGE AREA=3,482 S.F
TOTAL=11,638 S.F



LOCATION MAP

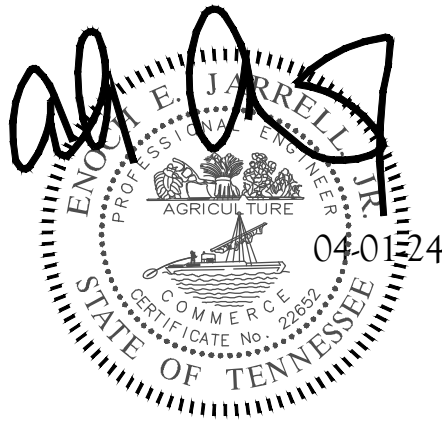
SHEET INDEX	
SHEET	DESCRIPTION
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C2.1	UTILITY PLAN
C2.2	GRADING & DRAINAGE PLAN
C3.0	LANDSCAPE PLAN
C4.0	EPSC- INITIAL MEASURES
C4.1	EPSC- INTERMEDIATE MEASURES

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE



LEGEND FOR MONUMENTS
○ IRON PIN SET
(1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
FENCE
● SURVEY POINT
△ NAIL
□ CONC. MARKER FND.
— CONTROLLED ACCESS FENCE

OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map 0141, GROUP G, Parcel 6
Plat Book 28, Page 22
THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.



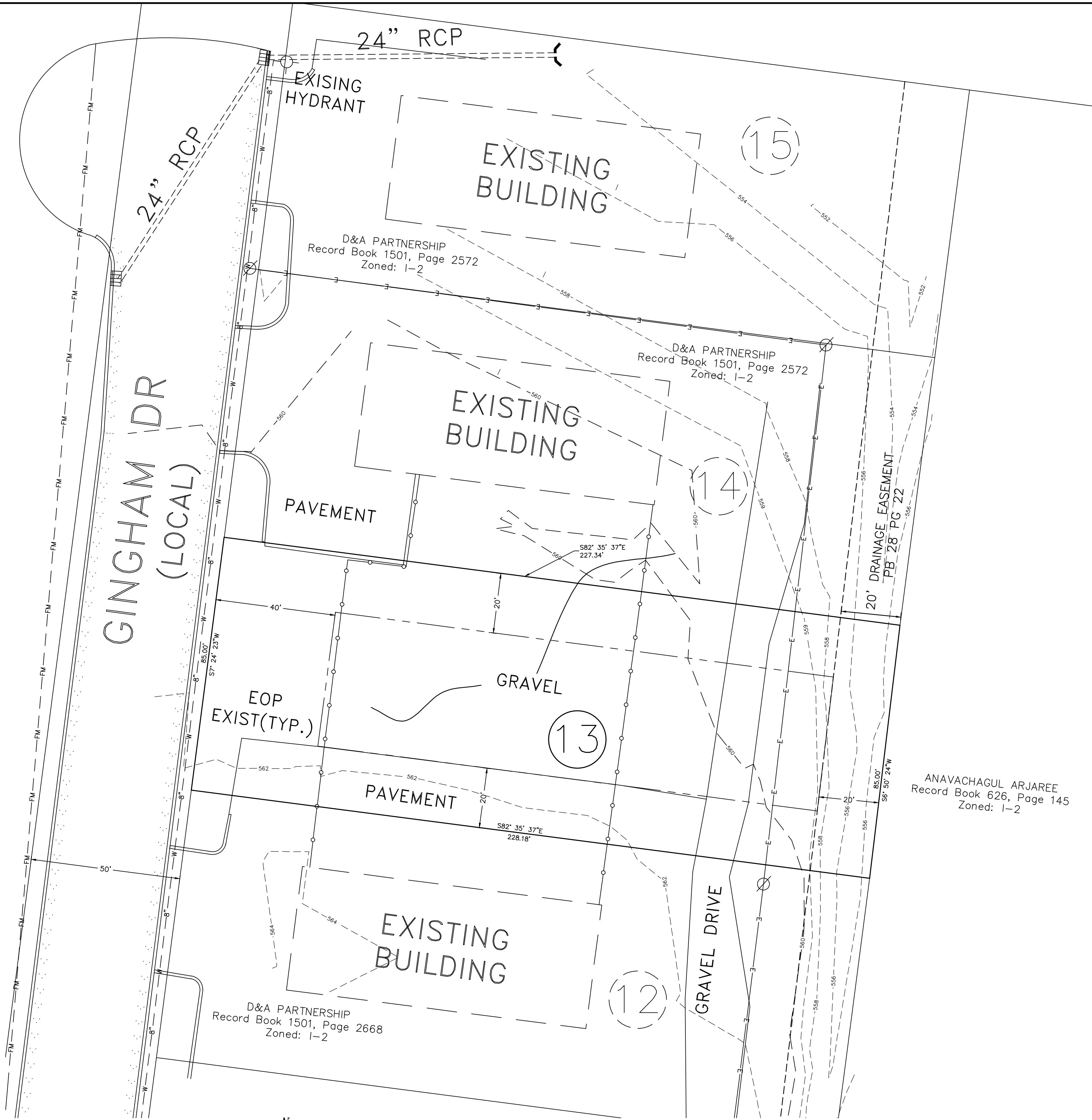
HUDDLESTON-STEELE
ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

LEGEND

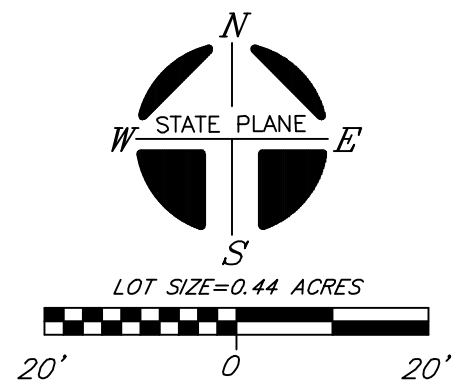
- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- UGE = Proposed Underground Electric

PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.



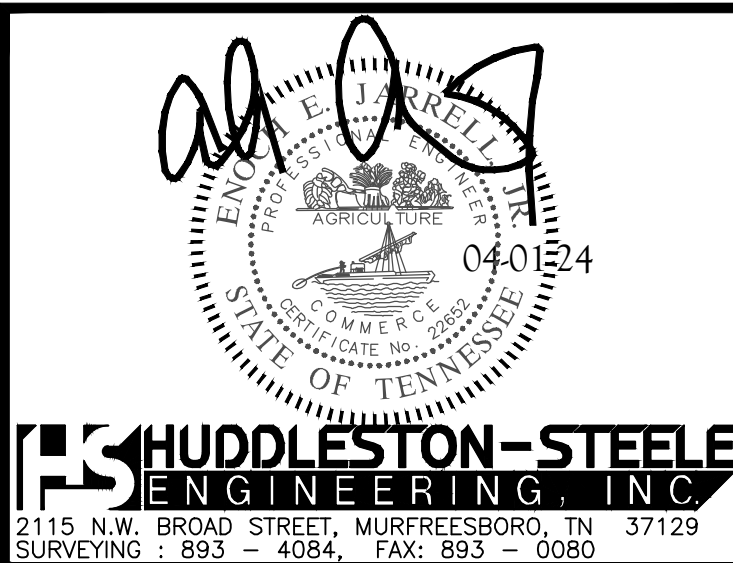
ANAVACHAGUL ARJAREE
Record Book 626, Page 145
Zoned: I-2



- LEGEND FOR MONUMENTS
- IRON PIN SET
 - (1/2" rebar with HSENGR cap)
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAI
 - CONC. MARKER FND.
 - CONTROLLED ACCESS FENCE

OWNER: SCOTT RITTER
D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map 0141, GROUP G, Parcel 6
Plat Book 28, Page 22
THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.

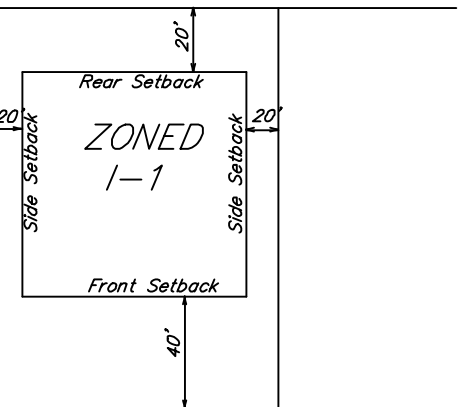
PROPERTY ADDRESS: 108 GINGHAM DR
LA VERGNE
TENNESSEE
37086



EXISTING CONDITIONS
LOT 13
MAURICE KING
SUBDIVISION
2nd Civil District of Rutherford County, Tennessee

DATE: MARCH 2024 SCALE: 1"=20' SHEET: C1.0

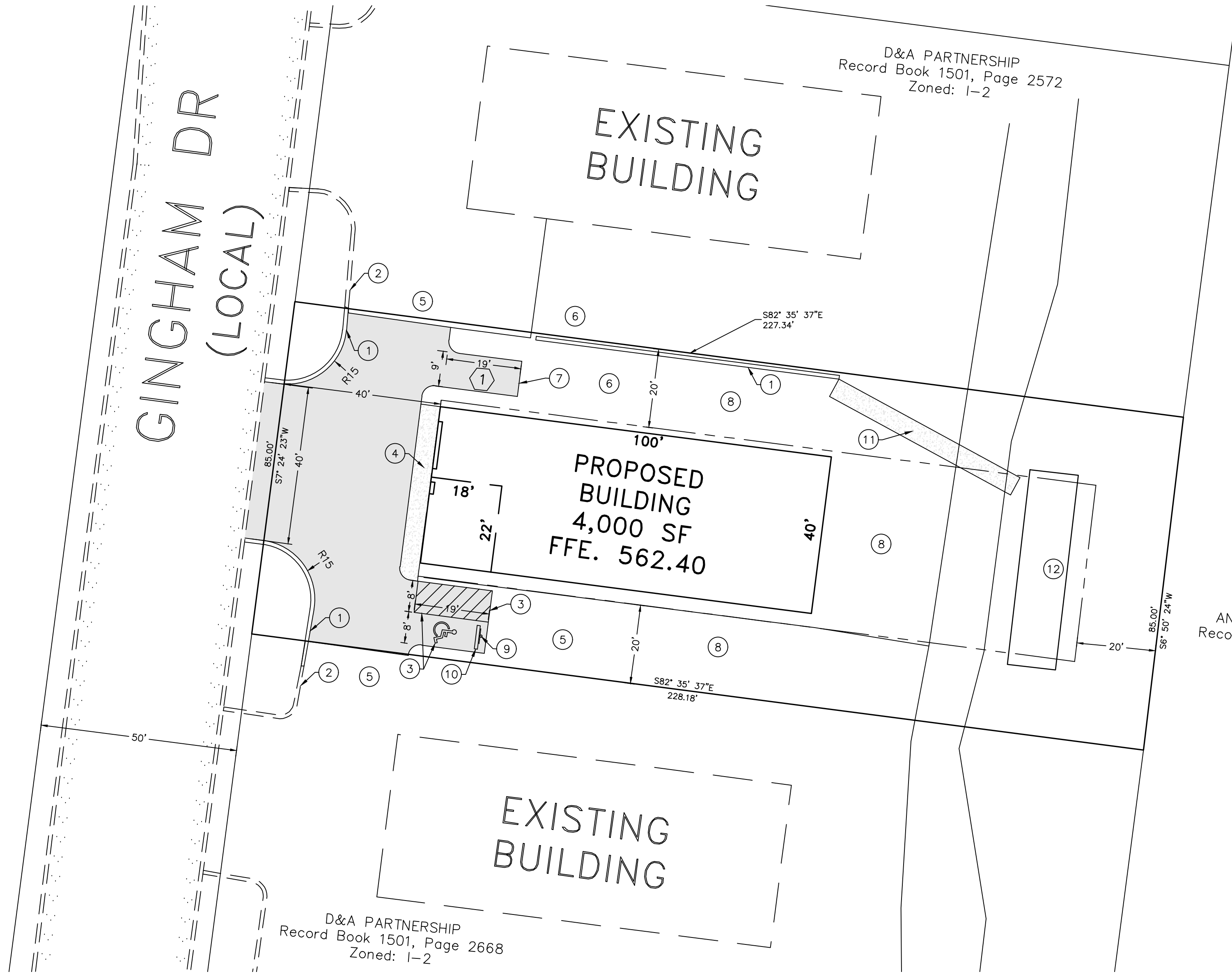
ZONING: I-1
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
K.T.S.

LEGEND

- ⊙ Power Pole
⊙ Existing Fire Hydrant
● Proposed Fire Hydrant
△ Reducer
⊙ Proposed Gate Valve & Box
▲ Concrete Thrust Block
—W— Existing Water Line
—W— Proposed Water Line
—S— Existing Sanitary Sewer Line
—S— Proposed Sanitary Sewer Line
○ Existing Manhole
● Proposed Manhole
— Sewer Line Check Dam
— Existing Contours
— Proposed Contours
oao Existing Spot Elevations
oao Proposed Spot Elevations
MPE = Minimum Building Pad Elevation
SSWL = Single Solid White Line
SSYL = Single Solid Yellow Line
—UG— Proposed Underground Electric



PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.



PROPOSED ASPHALT

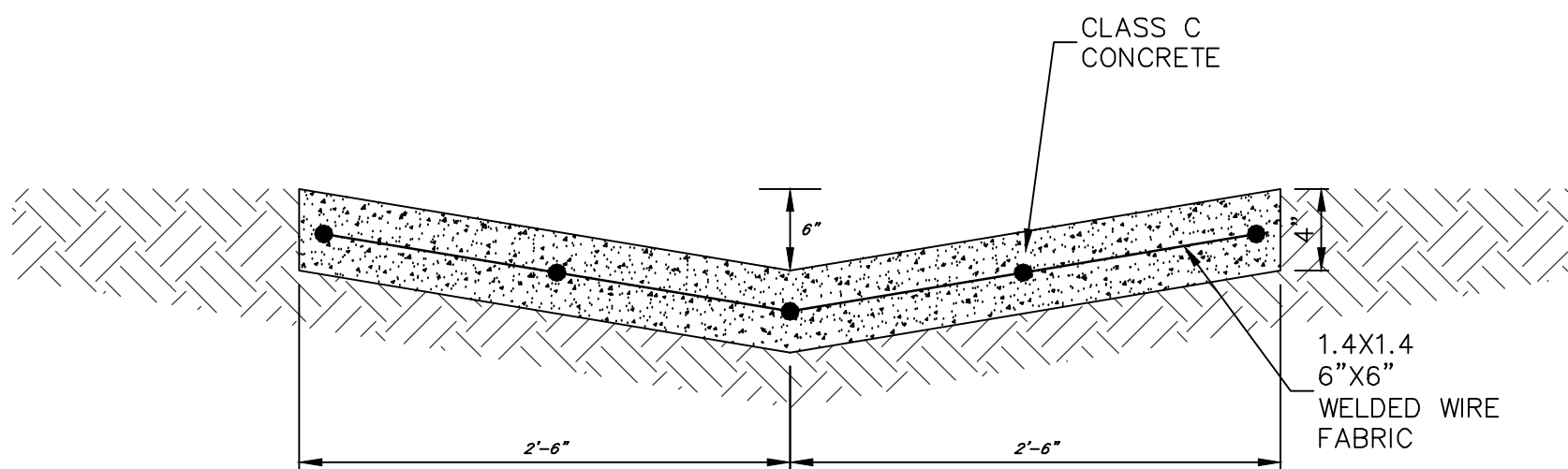


PROPOSED CONCRETE

SITE DATA CHART	
LOT SIZE (S.F.):	19,355
FLOOR AREA RATIO:	0.2
SQUARE FOOTAGE OF PROPOSED BUILDING:	4,000
SQUARE FOOTAGE FOR USE:	OFFICE (S.F.) 400
	WAREHOUSE (S.F.) 3,600
PROPOSED BUILDING HEIGHT:	24'
PROPOSED USE: OFFICE / WAREHOUSE	
PARKING REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND/OR SALES FLOOR AREA, PLUS 1 SPACE FOR EVERY 4000 S.F. OF GROSS FLOOR AREA	
= 400/400 = 1	2
= 3,600/4,000 = 0.9 = 1	
PARKING PROVIDED:	1+1 HC
IMPERVIOUS AREA (S.F.) INCLUDING BUILDING	7,562
IMPERVIOUS %	39%
OPEN SPACE PROVIDED (S.F.):	8,156
CANOPY TREES REQUIRED (3 PER ACRE):	2
CANOPY TREES PROVIDED:	2
SHRUBS REQUIRED (15 PER ACRE):	8
SHRUBS PROVIDED:	8

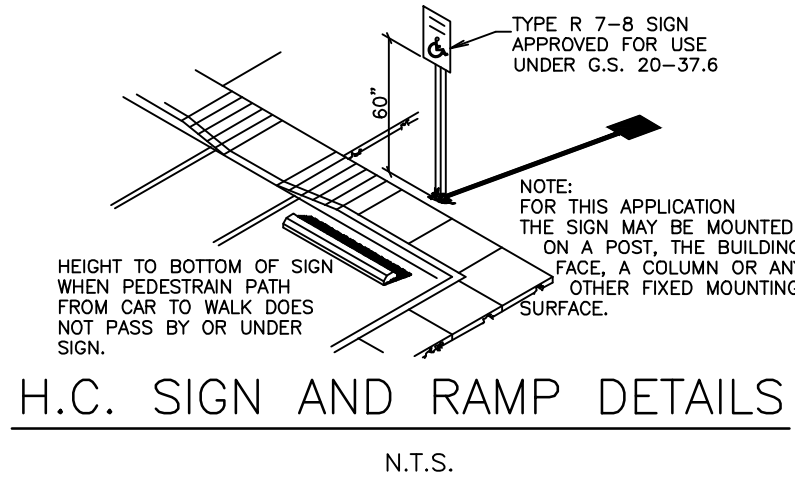
CONSTRUCTION LEGEND

- Proposed Extruded Curb
- Existing Extruded Curb
- Proposed Striping
- Proposed 5' Flushed Concrete Sidewalk
- Existing Pavement
- Existing Gravel
- Proposed Edge Of Pavement
- Proposed Outside Storage Area
- Proposed HC Sign
- Proposed Concrete Wheel Stop
- Proposed 5' wide 6" deep Concrete Swale
- Proposed Detention Area



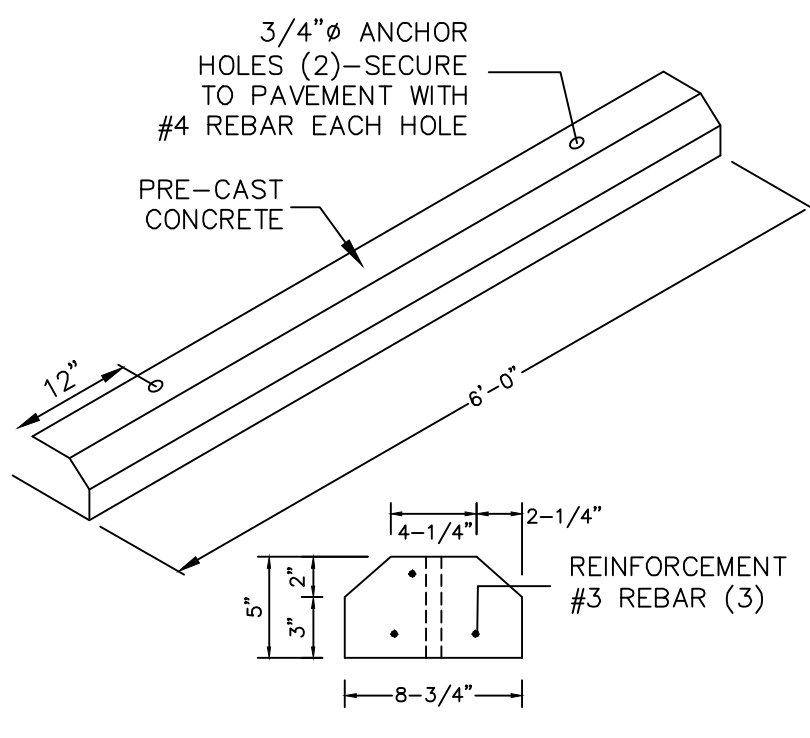
CONCRETE LOW FLOW SWALE DETAIL

N.T.S.



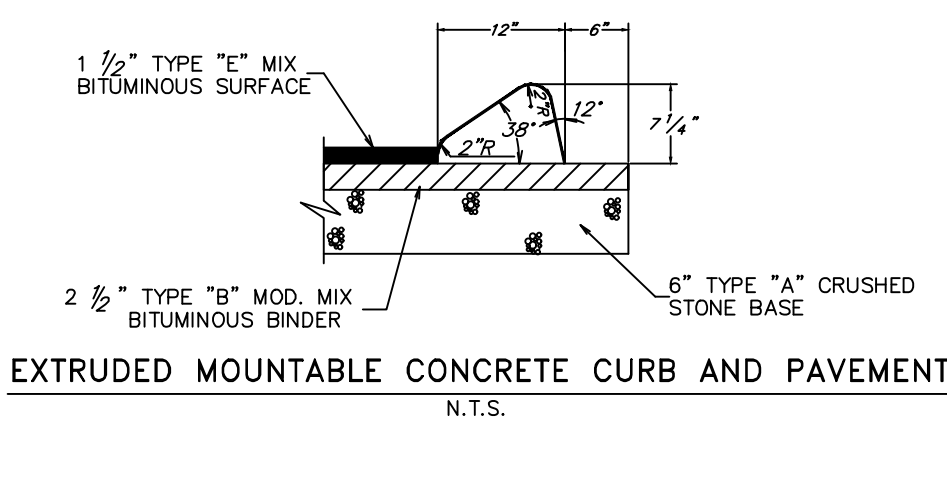
H.C. SIGN AND RAMP DETAILS

N.T.S.



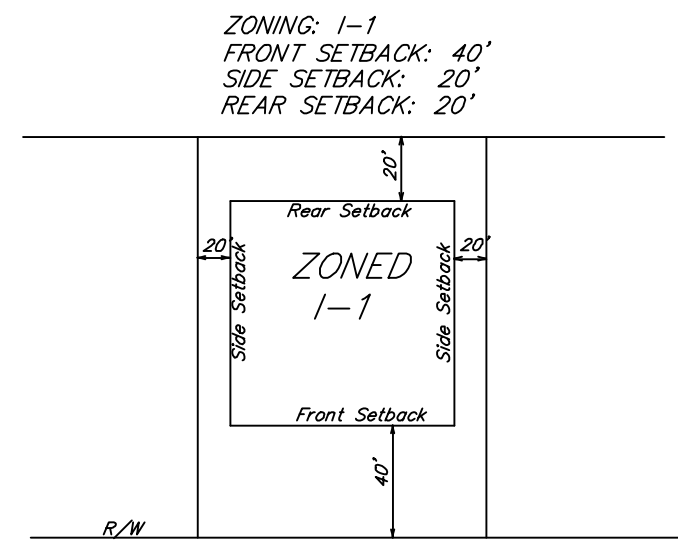
CONCRETE WHEEL STOP

N.T.S.



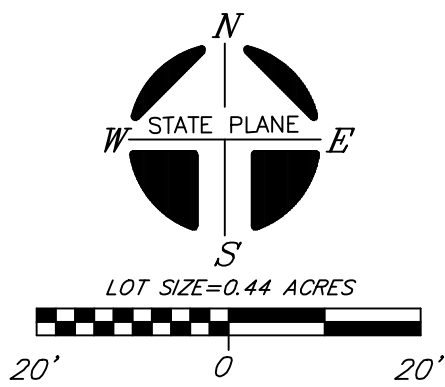
EXTRUDED MOUNTABLE CONCRETE CURB AND PAVEMENT

N.T.S.



TYPICAL BUILDING SETBACK DETAIL

N.T.S.

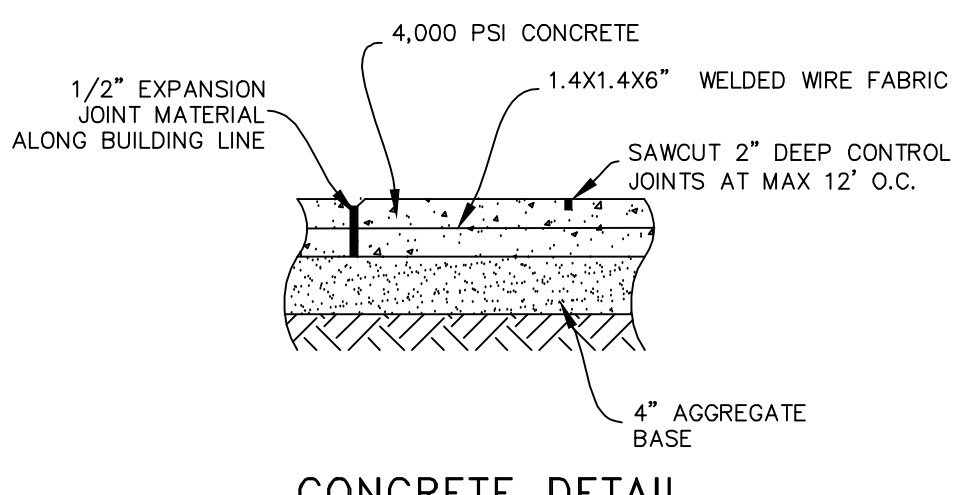


- LEGEND FOR MONUMENTS
- IRON PIN SET
 - IRON PIN SET WITH HSENGR CAP
 - IRON PIN END
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND.
 - CONTROLLED ACCESS FENCE

OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085

Tax Map 0141, GROUP G, Parcel 6
Plot Book 28, Page 22

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.

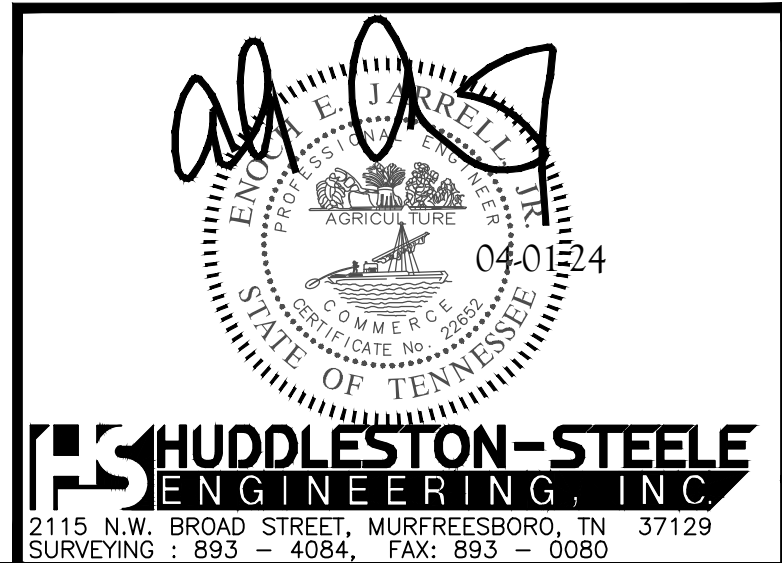


CONCRETE DETAIL

N.T.S.

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE



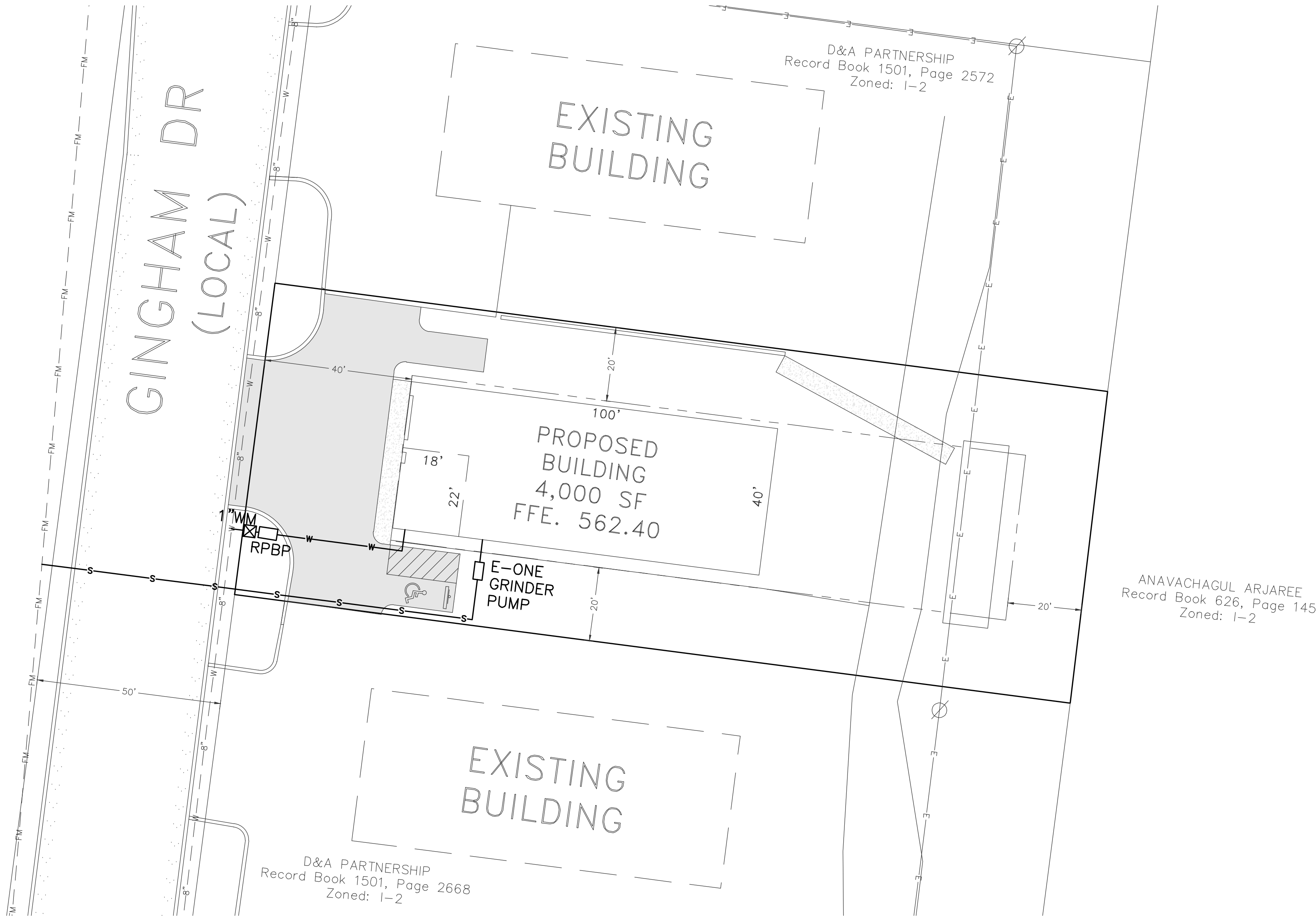
SITE PLAN
LOT 13
MAURICE KING
SUBDIVISION
2nd Civil District of Rutherford County, Tennessee

DATE: MARCH 2024 SCALE: 1"=20' SHEET: C2.0

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING - 893 - 4084 FAX: 893 - 0080

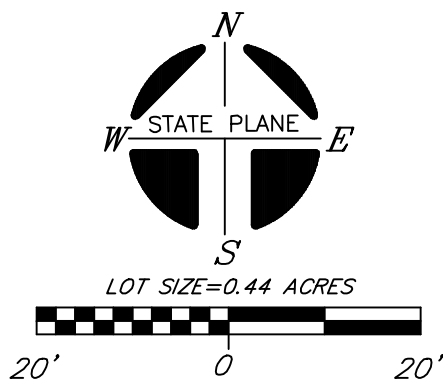
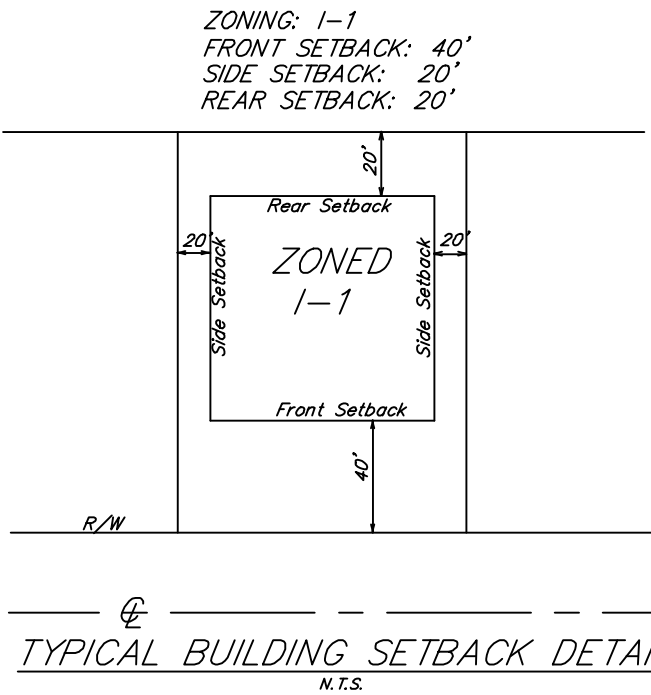
LEGEND

- Ø Power Pole
⊕ Existing Fire Hydrant
◆ Proposed Fire Hydrant
△ Reducer
● Proposed Gate Valve & Box
▲ Concrete Thrust Block
—W— Existing Water Line
—W— Proposed Water Line
—S— Existing Sanitary Sewer Line
—S— Proposed Sanitary Sewer Line
○ Existing Manhole
● Proposed Manhole
—S— Sewer Line Check Dam
— Existing Contours
— Proposed Contours
••• Existing Spot Elevations
••• Proposed Spot Elevations
MPE = Minimum Building Pad Elevation
SSL = Single Solid White Line
SSYL = Single Solid Yellow Line
—UG— Proposed Underground Electric



PLAN NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.



- LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
 - IPF IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - △ NAIL
 - CONC. MARKER FND.
 - CONTROLLED ACCESS FENCE

OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map 0141, GROUP G, Parcel 6
Plat Book 28, Page 22

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.



DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE

UTILITIES PLAN
LOT 13
MAURICE KING
SUBDIVISION
2nd Civil District of Rutherford County, Tennessee

DATE: MARCH 2024 SCALE: 1"=20' SHEET: C2.1

LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSYL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- UGE = Proposed Underground Electric

MATCH FLUSH
WITH EXISTING
PAVEMENT

GINGHAM DR
(LOCAL)

CURB TO DIRECT
DRAINAGE TO
CONCRETE SWALE

EXISTING
BUILDING

PROPOSED
BUILDING
4,000 SF
FFE. 562.40

MATCH FLUSH
WITH EXISTING
PAVEMENT

EXISTING
BUILDING

BUILDING'S
DOWNSPOUT DRAINS
TO DETENTION

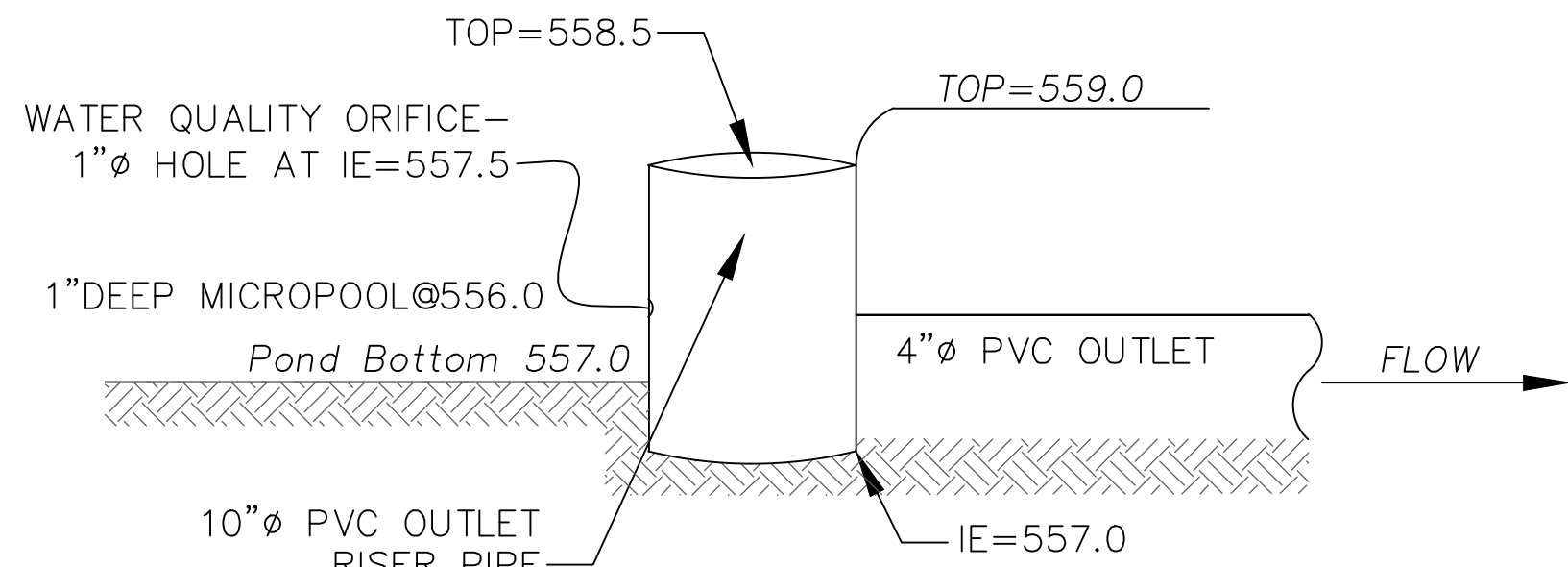
OUTLET STRUCTURE
INV:557.0

HEADWALL
INV:556.8

5'X25'
MICROPOOL

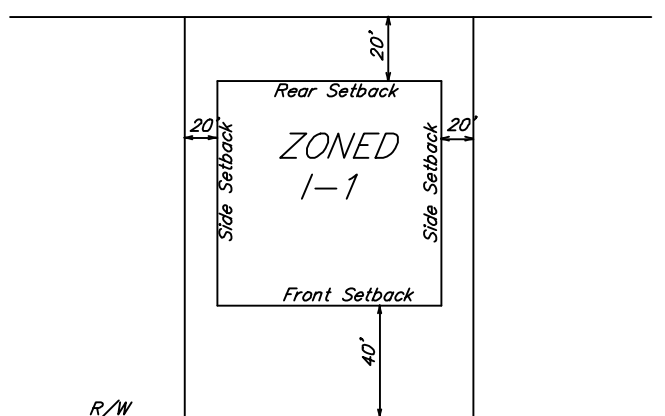
PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.

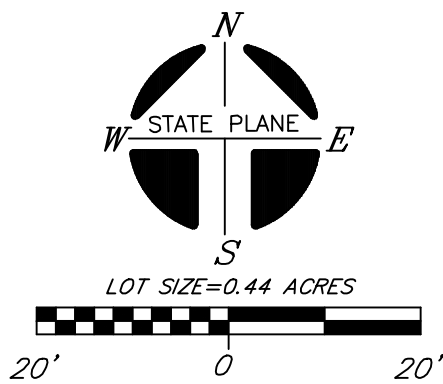


WATER QUALITY POND
OUTLET DETAIL
N.T.S.

ZONING: I-1
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



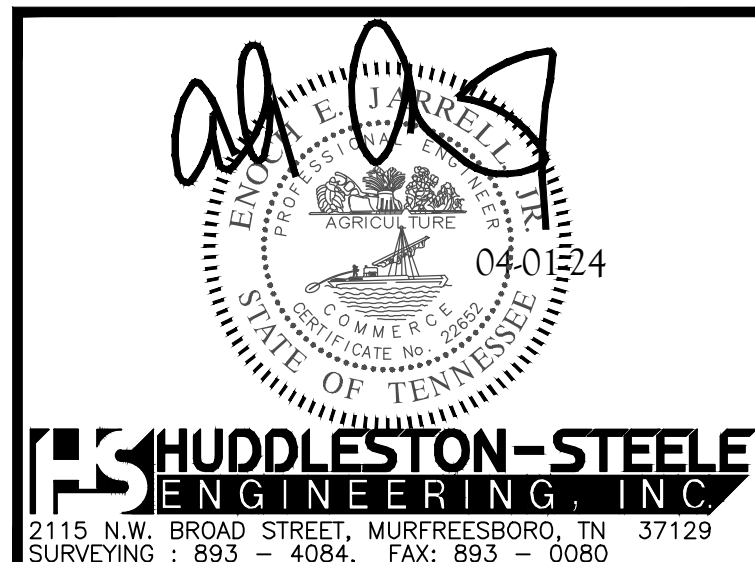
- LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
 - IRON PIN FND.
 - RAILROAD SPIKE
 - FENCE
 - SURVEY POINT
 - NAIL
 - CONC. MARKER FND.
 - CONTROLLED ACCESS FENCE

OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map 0141, GROUP G, Parcel 6
Plat Book 28, Page 22

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE

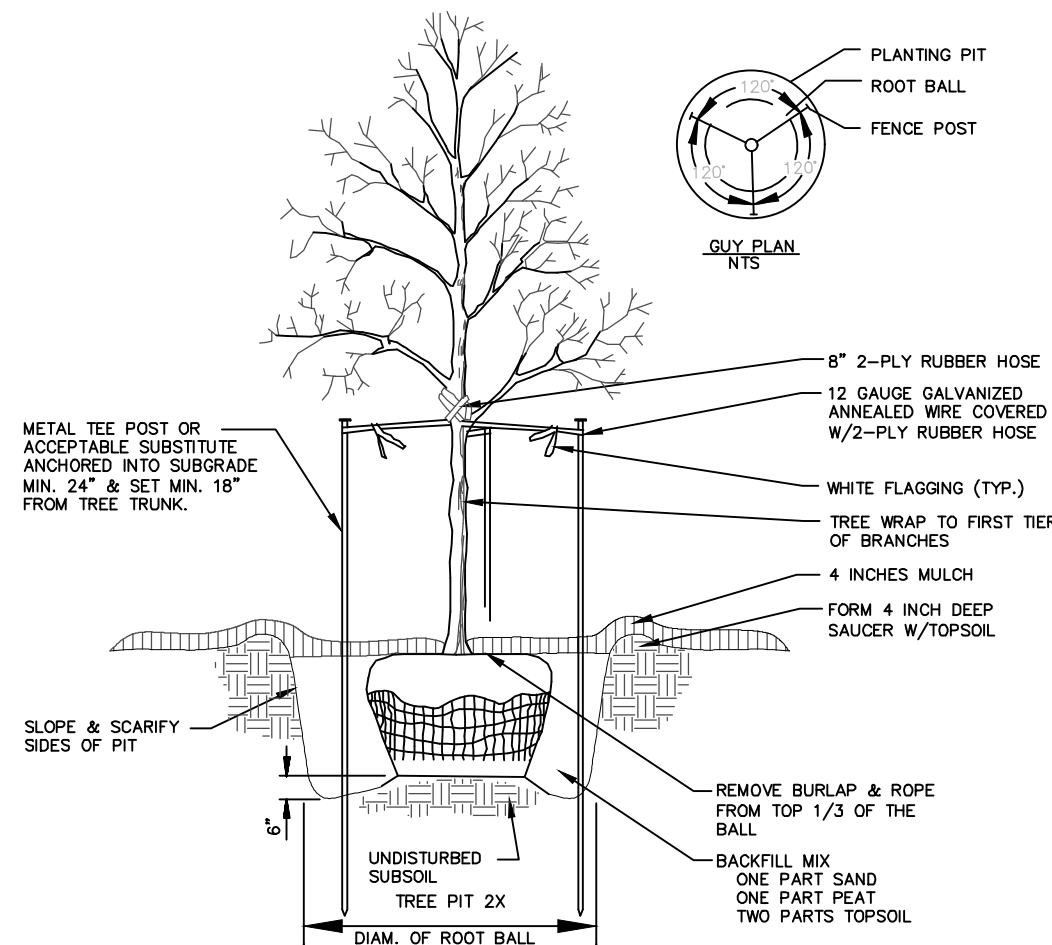


GRADING AND DRAINAGE PLAN
LOT 13
MAURICE KING
SUBDIVISION
2nd Civil District of Rutherford County, Tennessee

DATE: MARCH 2024 SCALE: 1"=20' SHEET: C2.2

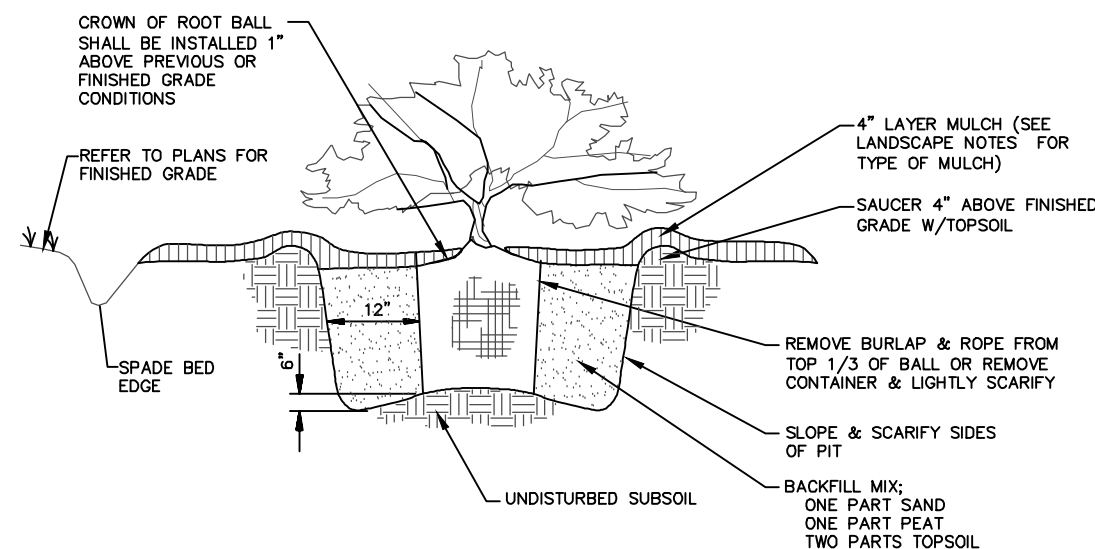
LEGEND

- ⊕ Power Pole
⊕ Existing Fire Hydrant
● Proposed Fire Hydrant
△ Reducer
⊕ Proposed Gate Valve & Box
▲ Concrete Thrust Block
—W— Existing Water Line
—W— Proposed Water Line
—S— Existing Sanitary Sewer Line
—S— Proposed Sanitary Sewer Line
○ Existing Manhole
● Proposed Manhole
— Sewer Line Check Dam
— Existing Contours
— Proposed Contours
o o o Existing Spot Elevations
o o o Proposed Spot Elevations
MPE = Minimum Building Pad Elevation
SSWL = Single Solid White Line
SSYL = Single Solid Yellow Line
—UG— Proposed Underground Electric



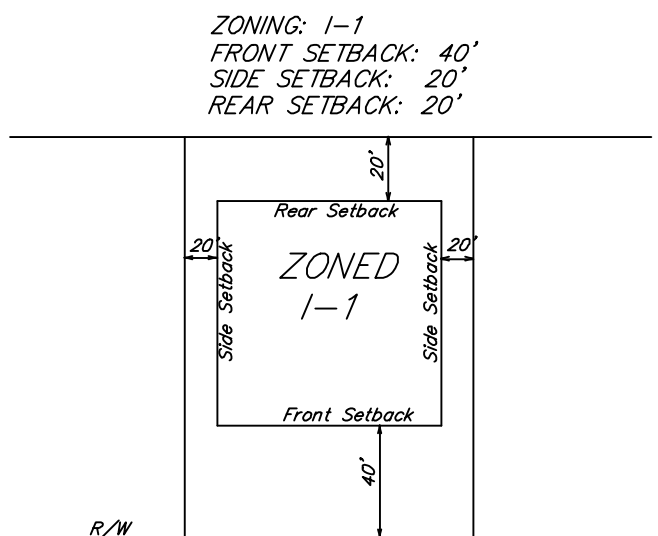
- NOTES:
1. TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AFTER SETTLEMENT AS IT BORE TO PREVIOUS GRADE.
2. TREE SHALL STAND PLUMB.
3. DO NOT DAMAGE ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
4. STAKING GUY WIRE TO BE REMOVED AT THE END OF THE GUARANTEE PERIOD.

TREE PLANTING DETAIL
NTS

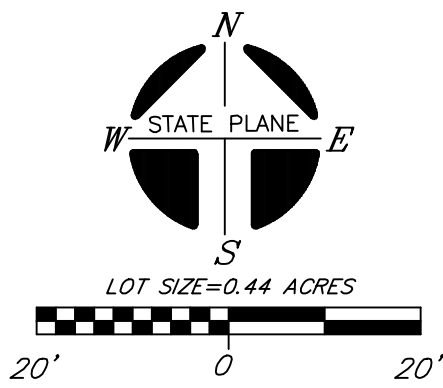


NOTE:
WHERE SHRUBS ARE LOCATED IN BED AREAS, 4\"/>

SHRUB PLANTING DETAIL
NTS



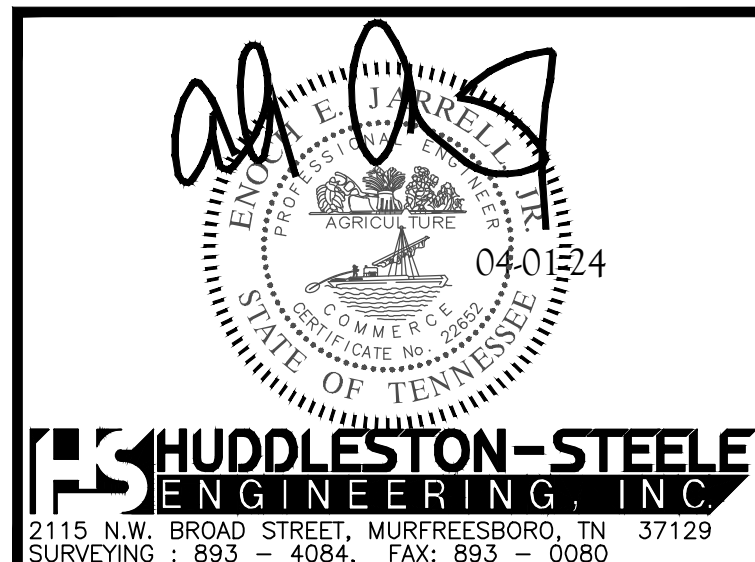
TYPICAL BUILDING SETBACK DETAIL
N.T.S.



- LEGEND FOR MONUMENTS
○ IRON PIN SET
(1/2" rebar with HSENGR cap)
IPF ○ IRON PIN FND.
○ RAILROAD SPIKE
— FENCE
● SURVEY POINT
△ NAIL
□ CONC. MARKER FND.
— CONTROLLED ACCESS FENCE

OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map: 0141, GROUP G, Parcel 6
Plat Book 28, Page 22

THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.



PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.

SITE DATA CHART	
LOT SIZE (S.F.):	19,355
FLOOR AREA RATIO:	0.2
SQUARE FOOTAGE OF PROPOSED BUILDING:	4,000
SQUARE FOOTAGE FOR USE:	OFFICE (S.F.) 400
	WAREHOUSE (S.F.) 3,600
PROPOSED USE: OFFICE / WAREHOUSE	
PARKING REQUIRED: 1 SPACE PER 400 S.F. OF OFFICE AND/OR SALES FLOOR AREA, PLUS 1 SPACE FOR EVERY 4000 S.F. OF GROSS FLOOR AREA	
= 400/400 = 1	
= 3,600/4,000 = 0.9 = 1	
PARKING PROVIDED:	
1+1 HC	
IMPERVIOUS AREA (S.F.) INCLUDING BUILDING	
7,562	
IMPERVIOUS %	
39%	
OPEN SPACE PROVIDED (S.F.):	
8,156	
CANOPY TREES REQUIRED (3 PER ACRE):	
2	
CANOPY TREES PROVIDED:	
8	
SHRUBS REQUIRED (15 PER ACRE):	
8	
SHRUBS PROVIDED:	
8	

PLANT MATERIAL SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	MINIMUM HEIGHT	
○	2	Red Maple	Acer rubrum	4" Caliper	12' Height.	7" Clear Trunk, Single -Straight Central Leader, Evenly Branched, Full Symmetrical Crown, Street Tree Quality, Matched
⊙	8	Dwarf Buford Holly	Ilex cornuta 'Dwarf Buford'		36" Height	Full Symmetrical Shape

DRAWING REVISIONS

NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE

LANDSCAPE PLAN
LOT 13
MAURICE KING
SUBDIVISION

2nd Civil District of Rutherford County, Tennessee

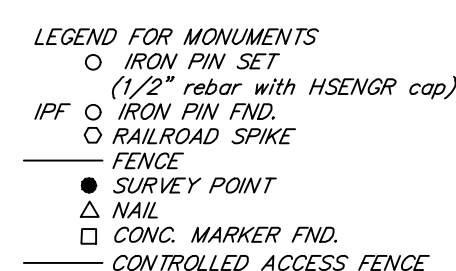
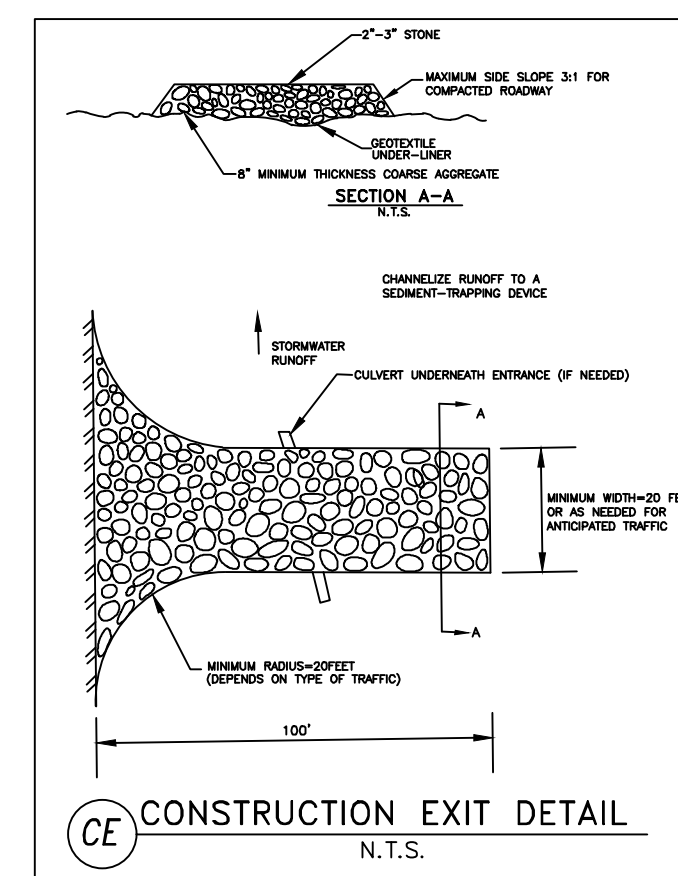
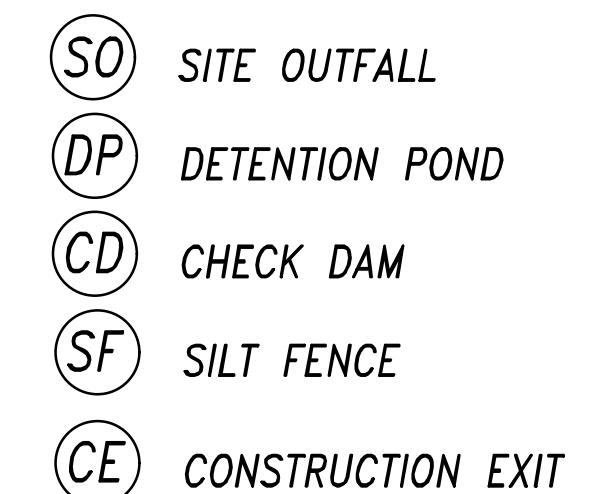
DATE: MARCH 2024

SCALE: 1"=20'

SHEET: C3.0

- ϕ Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Δ Reducer
- $\square$ Proposed Gate Valve & Box
- $\square$ Concrete Thrust Block
- W- Existing Water Line
- WP- Proposed Water Line
- S- Existing Sanitary Sewer Line
- SP- Proposed Sanitary Sewer Line
- $\square$ Existing Manhole
- $\bullet$ Proposed Manhole
- $\bullet$ Sewer Line Check Dam
- Existing Contours
- $\square$ Proposed Contours
- $\square$ Existing Spot Elevations
- $\square$ Proposed Spot Elevations
- MPF = Minimum Building Pad Elevation
- SSWL = Single White Line
- SSYL = Single Yellow Line
- Proposed Underground Electric Pad
- UGP- Proposed Underground Electric

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
4. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
5. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.

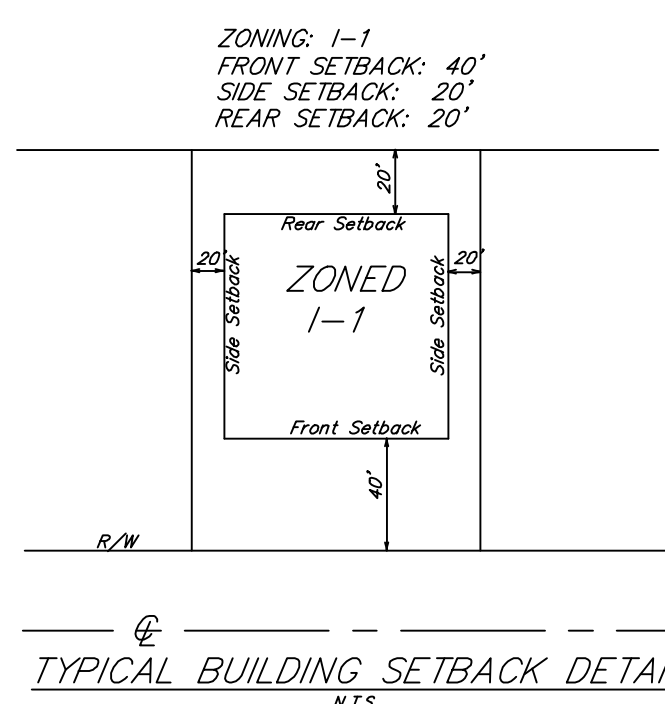


04-01-24

HS HUDDLESTON - STEEL ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129

DATE: MARCH 2024	SCALE: 1"=20'	SHEET: C4.0
------------------	---------------	-------------

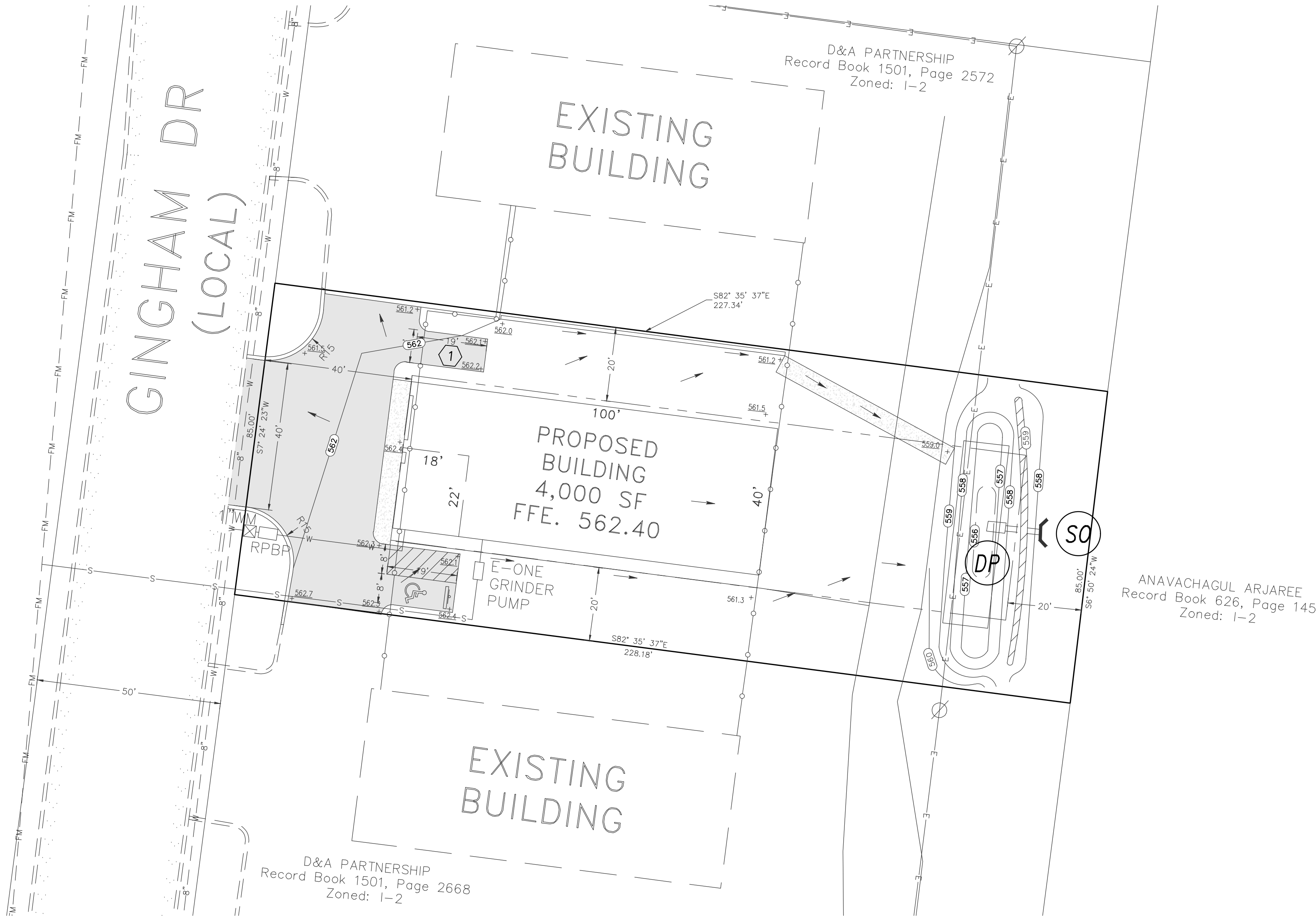


LEGEND

- Power Pole
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Reducer
- Proposed Gate Valve & Box
- Concrete Thrust Block
- Existing Water Line
- Proposed Water Line
- Existing Sanitary Sewer Line
- Proposed Sanitary Sewer Line
- Existing Manhole
- Proposed Manhole
- Sewer Line Check Dam
- Existing Contours
- Proposed Contours
- Existing Spot Elevations
- Proposed Spot Elevations
- MPE = Minimum Building Pad Elevation
- SSWL = Single Solid White Line
- SSTL = Single Solid Yellow Line
- Proposed Underground Electric Pad
- UGE=Proposed Underground Electric

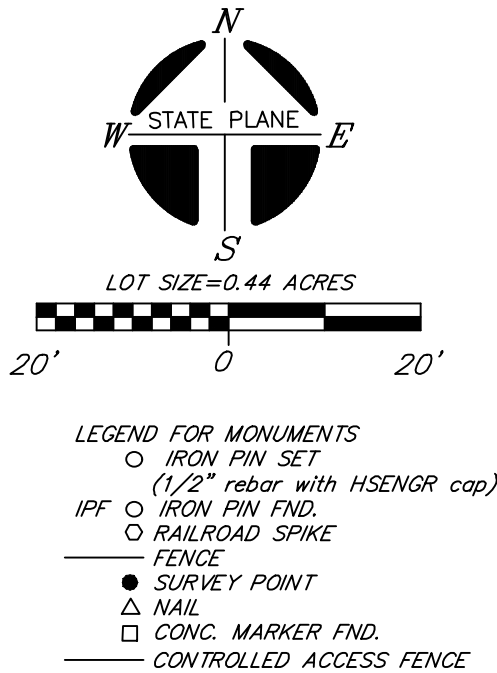
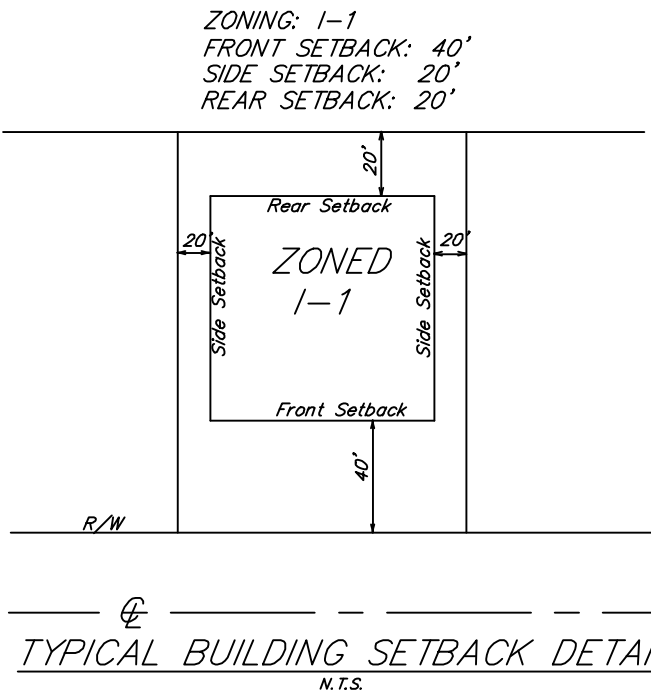
PLAN NOTES

- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days prior of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One-Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the structure, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways; including, but not limited to, sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.



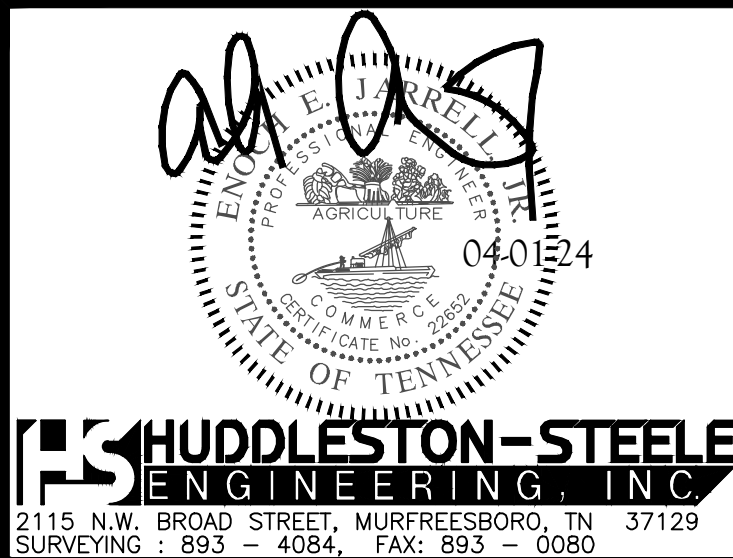
EROSION CONTROL LEGEND

- SO SITE OUTFALL
- DP DETENTION POND



OWNER: D&A PARTNERSHIP
ADDRESS: 1204 FARMHOUSE RD
LASCASSAS, TN 37085
Tax Map 0141, GROUP G, Parcel 6
Plat Book 28, Page 22
THIS TRACT IS NOT INCLUDED IN AREAS
DESIGNATED AS "SPECIAL FLOOD HAZARD" ON
THE NATIONAL FLOOD INSURANCE PROGRAM
COMMUNITY MAP 47149C, PANEL NO. 0116K,
MAY 9, 2023.

DRAWING REVISIONS		
NO.	DATE	DESCRIPTION
0	4/1/2024	ORIGINAL ISSUE



Erosion Protection & Sediment Control
final Measures

LOT 13
MAURICE KING
SUBDIVISION

2nd Civil District of Rutherford County, Tennessee

DATE: MARCH 2024	SCALE: 1"=20'	SHEET: C4.1
------------------	---------------	-------------