WORKSHOP AGENDA

Planning Commission

May 14, 2024 @ 5:30 PM

For the May 28, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: April 30, 2024 Regular Meeting and May 14, 2024 Workshop.

2. Public Comment Period.

OLD BUSINESS

3. 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. **(3rd and Final DEFERRAL)**

NEW BUSINESS

4. 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.

5. Preliminary Plat - Arbor Ridge, Sections 4, 7 & 8 - 150 Lots on Approximately 39.75 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

6. Site Plan - New Charter School in Existing 2-Story Building. Requested by SEC, Inc. Property located at 2 Ingram Boulevard (Tax Map 17, Parcel 20.02). I-2 (Heavy Industrial) Zoning District. Property owned by David B. Ingram.

7. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Finch Branch, Section 2 - Development Totaling 31 Lots. Requested by Finch Branch Building Group, LLC. Property located off Greenwood and Irvin Drives (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District.

ADJOURN

Planning Commission Report Meeting: May 14, 2024	City of La Vergne

Item #: 3.

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. (3rd and Final DEFERRAL)

Reviewed By:

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

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

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

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

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

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

Staff Recommendation:

Staff Comments / Technical Items:

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

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

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

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

Utilities (Scott Tatalovich - stotalovich@lavergnetn.gov)

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

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

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

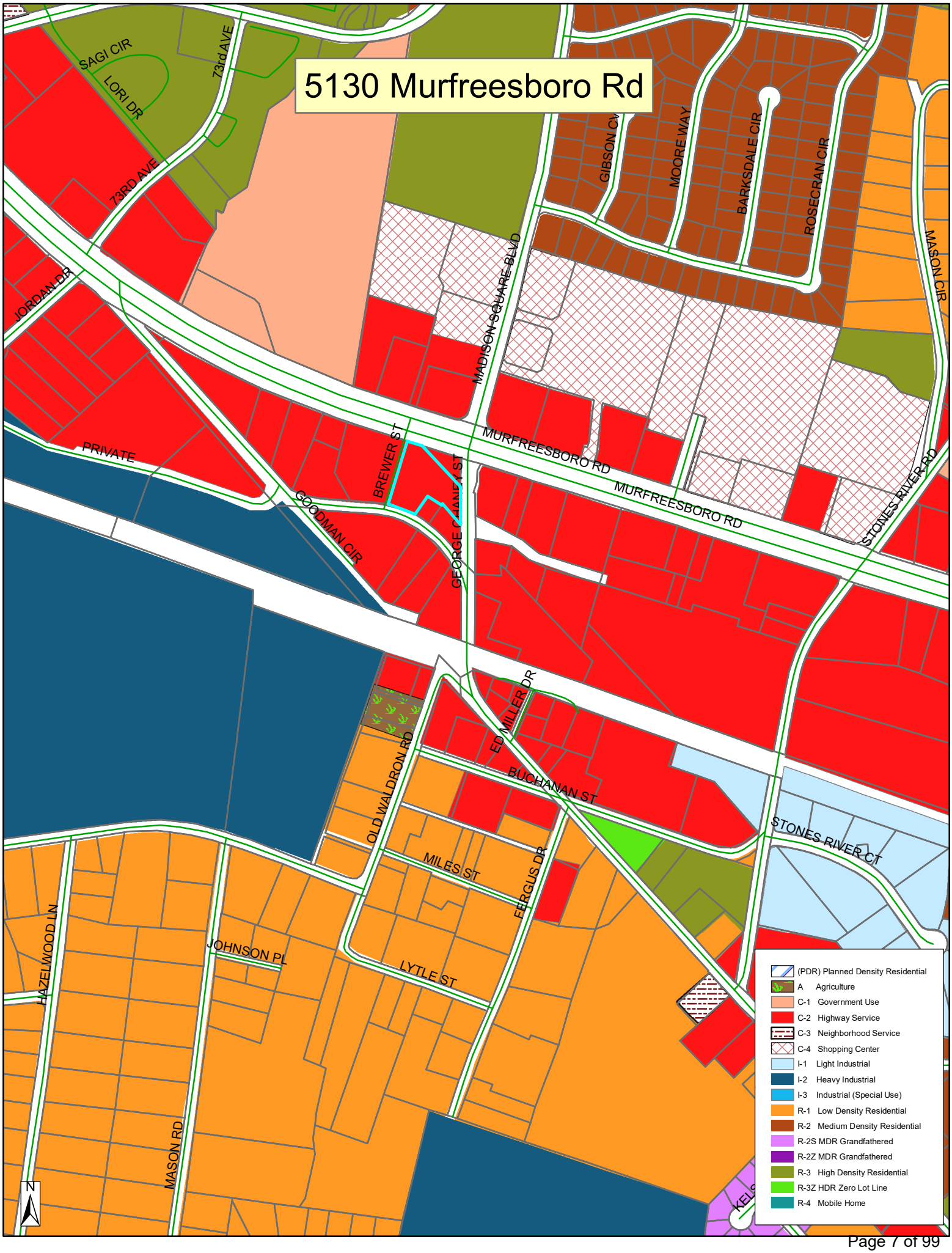
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
Show all existing hydrants to determine if additional will be needed.

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

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

5130 Murfreesboro Rd
MURFREESBORO RD
MURFREESBORO RD
MADISON SQUARE BLVD
BREWER ST
GEORGE CHANEY ST
OLD NASHVILLE HWY
5116
5118
5138
5130
179
183
184
182
187
N

5130 Murfreesboro Rd
GIBSON CV
ROSECRAN CIR
MADISON SQUARE BLVD
OLD NASHVILLE HWY
BREWER ST
MURFREESBORO RD
MURFREESBORO RD
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
N


5130 Murfreesboro Rd
SAGI CIR
LORI DR
73rd AVE
73RD AVE
JORDAN DR
PRIVATE
MADISON SQUARE BLVD
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
GOODMAN CIR
GEORGE CHANEY ST
STONES RIVER RD
ED MILLER DR
OLD WALDRON RD
BUCHANAN ST
STONES RIVER CT
MILES ST
FERGUS DR
HAZELWOOD LN
JOHNSON PL
LYTLE ST
MASON RD
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

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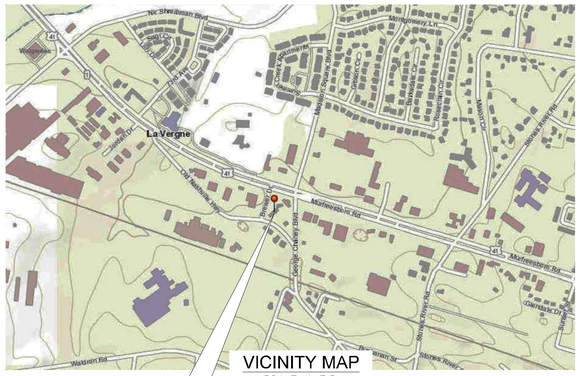


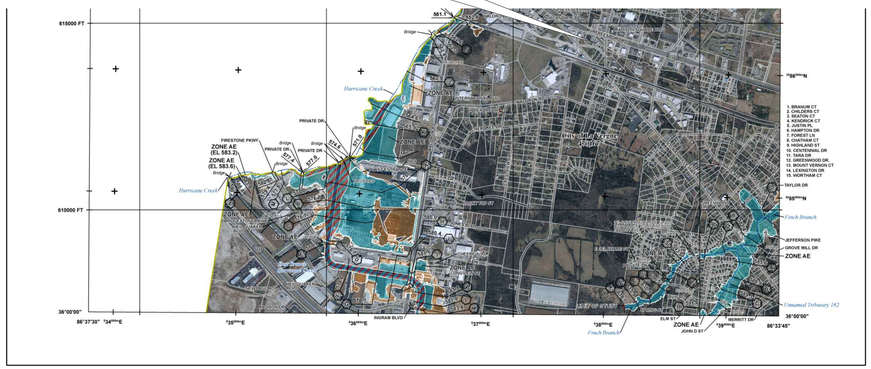
VICINITY MAP
SCALE: N.T.S.

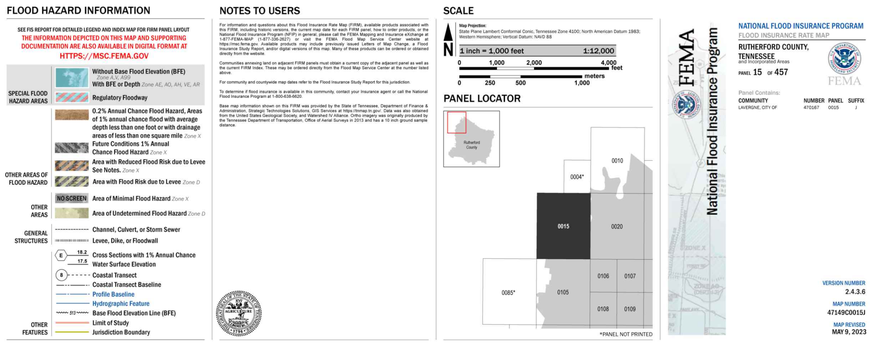
SITE LOCATION

AERIAL VIEW
SCALE: N.T.S.

SITE LOCATION

SITE LOCATION





OSAMA DOUS
RETAIL CENTER
5116 MURFREESBORO ROAD
LA VERGNE, TN 37086
ACRES = 1.43
PARCEL ID: 00100 015M
ZONED C-2

SITE DATA CHART		
ZONING DISTRICT	=	C-2
EXISTING USE	=	CAR WASH
PROPOSED USE	=	RETAIL
DENSITY	=	1
SQ. FT. OF EACH BUILDING (EXISTING & PROPOSED)	=	4,210 sq. ft.
TOTAL SQ. FOOTAGE	=	4,210 sq. ft.
SQ. FOOTAGE OF EACH USE	=	4,210 SQ. FT.
FLOOR AREA RATIO		HEIGHT: 15'-7.3/4"
		STORIES: 1
		FAR = .06
ACREAGE/SQ. FOOTAGE OF LOT	=	62,737.8 sq. ft. / 1.43 acres
SIGN HEIGHT & AREA	=	
PARKING		
PARKING REQUIREMENTS (MIN.) FOR EACH USE	=	3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.
TOTAL PARKING PROVIDED	=	4,210 SQ. FT. OF RETAIL = 3 X 5,000 SQ. FT. = **15 SPACES REQ'D**
LANDSCAPING & BUFFERING		
IMPERVIOUS SURFACE AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
ILA EXISTING (LANDSCAPING ISLANDS)	=	
ILA REQUIRED	=	
ILA PROPOSED	=	
OPEN SPACE PROVIDED	=	
IMPERVIOUS AREA	=	35,886.6 SQ. FT. = 0.82 ACRES
PERVIOUS AREA	=	26,847.3 SQ. FT. = 0.61 ACRES
		1.43 ACRE

TENNESSEE CONSTRUCTION GENERAL PERMIT NOTICE OF COVERAGE NOC CERTIFICATION:

1. THE PROJECT ASSOCIATE WITH THESE SUBMITTED PLANS IS COVERED UNDER TENNESSEE CONSTRUCTION GENERAL PERMIT TN _____ .

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

Charles A. Rhodes _____
SIGNATURE DATE

CIRCLE ONE: DEVELOPER (PROJECT ENGINEER) OTHER _____

NOTE: A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

2. I HEREBY CERTIFY THAT THIS PROJECT DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE CONSTRUCTION GENERAL PERMIT.
THE TOTAL DISTURBED AREA IS: APPLIED FOR ACRES.

CHECK ALL THAT APPLY: THIS SITE DISCHARGES INTO WATERS IDENTIFIED BY TDEC AS:
☒ IMPAIRED FOR SILTATION ☐ IMPAIRED FOR HABITAT ALTERATION ☐ EXCEPTIONAL

_____ _____
SIGNATURE DATE

CIRCLE ONE: DEVELOPER PROJECT ENGINEER OTHER _____

NOTE:
PROJECTS OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE, WHILE PROJECTS OF LESS THAN ONE (1) ACRE DO NOT REQUIRE STATE PERMIT COVERAGE. ALSO, PROJECTS OF LESS THAN ONE (1) ACRE THAT ARE PART OF A TOTAL DEVELOPMENT PROJECT OF ONE (1) OR MORE ACRES REQUIRE STATE PERMIT COVERAGE.

SHEET INDEX

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	PROPOSED ENCROACHMENT
C-2.1	PROPOSED NEW LAYOUT
C-3.0	GRADING PLAN
C-4.0	UTILITY PLAN
C-5.0	PERVIOUS & IMPERVIOUS
C-6.0	SITE DETAILS
C-6.1	SITE DETAILS
A-1.0	EXISTING FLOOR PLAN
A-1.1	PROPOSED NEW BUILDING LAYOUT
A-2.0	FRONT & REAR ELEVATIONS
A-2.1	LEFT & RIGHT SIDE ELEVATIONS

811
CALL BEFORE YOU DIG!

NOTED

GENERAL NOTE(S):

1. THE LIST OF "APPLICABLE CODES" IS PROVIDED AS A CONVENIENCE AND IS NOT TO BE CONSIDERED ALL INCLUSIVE OF CODES AND REGULATIONS THAT MAY APPLY. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT CODES, STANDARDS, REGULATIONS AND LAWS.

GENERAL CODE ANALYSIS AND NOTES

APPLICABLE CODE(S): (NASHVILLE, TN)

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS*
PLUMBING CODE:	2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS*
MECHANICAL CODE:	2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS*
ELECTRICAL CODE:	2017 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS*
ACCESSIBILITY CODE:	2017 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
LIFE SAFETY CODE:	2018 LIFE SAFETY CODE NFPA 1 AND NFPA 101 WITH LOCAL AMENDMENTS*

COVER SHEET

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erlan.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED — 102371 — STATE OF TENNESSEE — LICENSED PROFESSIONAL ENGINEER
Charles A. Rhodes
11/17/2023

ENGINEER:
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EMAIL: RhodesEngineering@gmail.com
1117 WHITNEY DRIVE
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SITE DEVELOPMENT WATER/WASTEWATER

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No.	DATE	DRWN	CHKD	DESIGN	APPD

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

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
COVER SHEET

DWG. No.
C-0.0

SCALE: NOTED
CADFILE:
JOB No.
REV.

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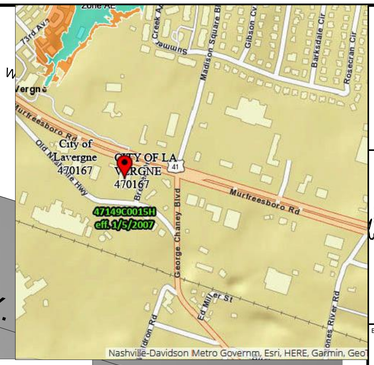
811
CALL BEFORE YOU DIG!

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°19'28"	483.41	112.42	112.17	N73°57'41"W
C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W



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CHESTER A. RHODES
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AGRICULTURE
DATE OF LICENSURE
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11/17/2023

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

EXISING CONDITIONS

DWG. No.
C-1.0

SCALE: NOTED
CADFILE: I:\1-Murfreesboro Road 11 - 17 - 2023

JOB No. | REV.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St, Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

EXISTING CONDITIONS

NOTED

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11/17/2023

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5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

PROPOSED NEW LAYOUT

DWG. No.
C-2.0

SCALE: NOTED

CADFILE: [illegible]

JOB No.

REV.

811
CALL BEFORE YOU DIG!

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

PROPOSED NEW LAYOUT

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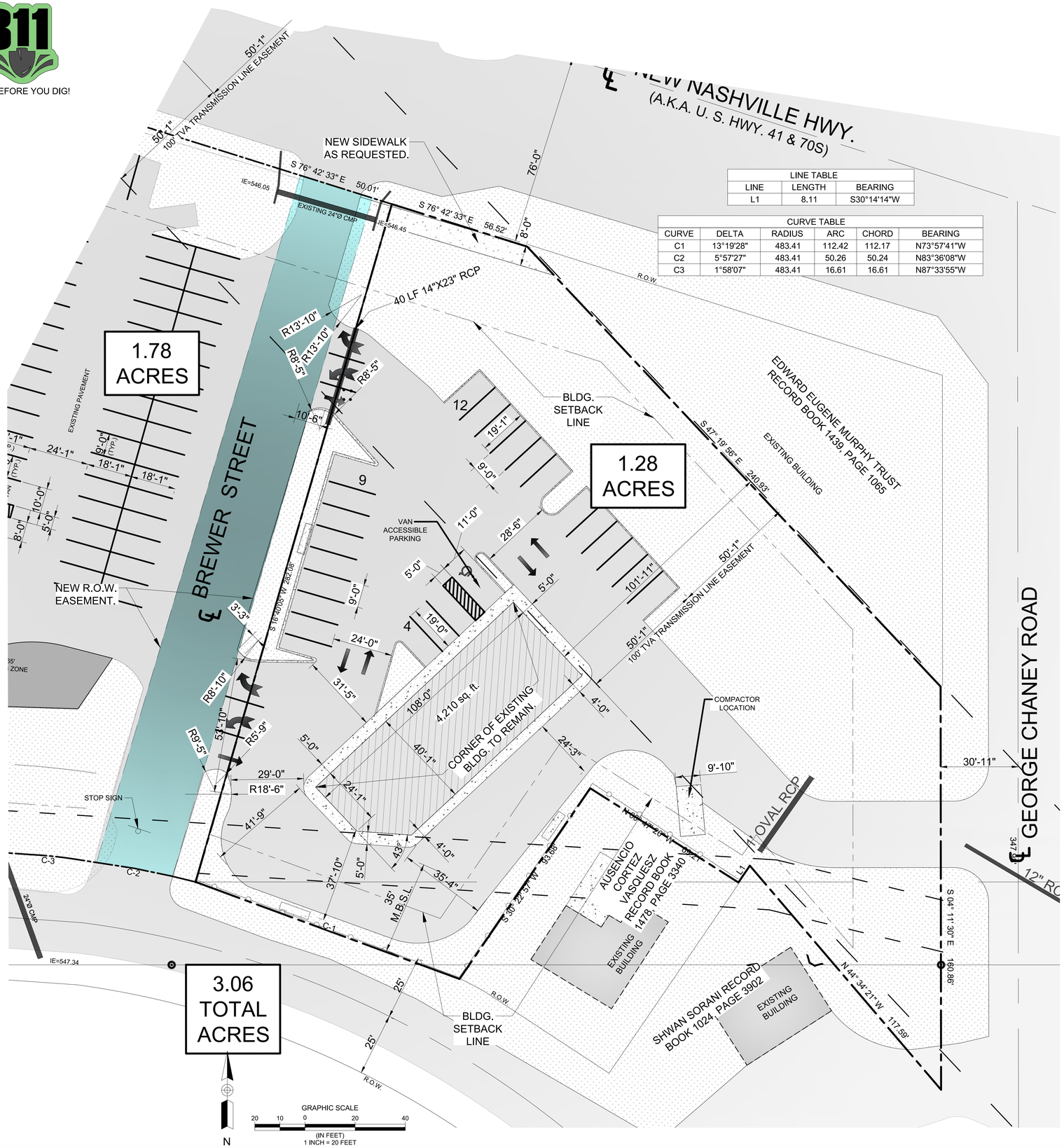

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C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W

RETAIL GOODS ESTABLISHMENT:

3 SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA.

4,210 sq. fT. OF RETAIL = 3 x 5,000 sq. ft. = **15 SPACES REQ'D**

THE ADA PARKING SPACE REQUIREMENTS IN TENNESSEE ALSO SPECIFY HOW MANY SPACES ARE NEEDED BASED ON THE SIZE OF THE LOT OR FACILITY. LOTS MUST HAVE AT LEAST ONE ACCESSIBLE SPOT FOR EVERY 25 COMMON SPACES (1:25). FOR ACCOMMODATIONS WITH MORE THAN 25 SPOTS, AN EXTRA ONE ADA PARKING SPACE MUST BE ADDED FOR EVERY 50 REGULAR STALLS OVER 25 (1:50).

IMPERVIOUS AREA	=	35,886.6 sq. ft.	= 0.82 acres
PERVIOUS AREA	=	26,847.3 sq. ft.	= 0.61 acres
			1.43 acres

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

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

Elkinsdoyle@gmail.com

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TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURE — DEPT. OF ENVIRONMENT & CONSERVATION — STATE OF TENNESSEE

11/17/2023

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

DWG. No.
C-2.1

SCALE: NOTED

CADFILE: [illegible]

JOB No.

REV.

SITE PLAN

NOTED

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CALL BEFORE YOU DIG!

℄ NEW NASHVILLE HWY.
(A.K.A. U. S. HWY. 41 & 70S)

76'-0"

S 76° 42' 33" E 50.01'

IE=546.05

EXISTING 24"Ø CMP

IE=546.45

S 76° 42' 33" E 56.52'

40 LF 14"X23" RCP

R.O.W

EDWARD EUGENE MURPHY TRUST
RECORD BOOK 1439, PAGE 1065

EXISTING BUILDING

S 47° 19' 56" E 240.93'

EXISTING PAVEMENT

℄ BREWER STREET

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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.11	S30°14'14"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	13°19'28"	483.41	112.42	112.17	N73°57'41"W
C2	5°57'27"	483.41	50.26	50.24	N83°36'08"W
C3	1°58'07"	483.41	16.61	16.61	N87°33'55"W

40'-1"

CORNER OF BLDG. TO R/

24'-3"

24'-1"

43'

37'-10"

STOP SIGN

C-3

C-2

C-1

24"Ø CMP

WATER

IE=547.34

WATER WATER WATER

8" WATER LINE (EXISTING)

25'

20'

R.O.W.

WATER WATER

S 30° 22' 57" W 93.58'

AUSENCIO CORTEZ VASQUESZ
RECORD BOOK 1478, PAGE 3340

EXISTING BUILDING

SHWAN SORANI RECORD
BOOK 1024, PAGE 3902

EXISTING BUILDING

N 44° 34' 21" W 117.59'

S 04° 11' 30" E 160.88'

1' OVAL RCP

30'-11"

℄ GEORGE CHANEY ROAD

347.

12" RC

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

N

SITE PLAN

NOTED

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erian.g@yahoo.com

TN GROUP PROPERTIES LLC
9402 PLACID CT.
BRENTWOOD TN 37027

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
DATE
STATE OF TENNESSEE

11/17/2023

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

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REVISIONS					
No.	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL		
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OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE, TN 37086
SITE PLAN

DWG. No.
C-2.1

SCALE: NOTED
CADFILE: C:\Ts\Murfreesboro Road 11 - 17 - 2023

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811
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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

UTILITY PLAN

DWG. No.
C-4.0

SCALE: NOTED

CADFILE: C:\TLA\Architecture Rapid 11-17-2023

JOB No.

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PHASE I
1.46± ACRES

PHASE II
1.61± ACRES

1.74 ACRES

1.28 ACRES

0.66 TOTAL ACRES

EXISTING BUILDING (11,257 SQ.FT.)

EXISTING CONCRETE PAD

EXISTING DRIVE THRU WINDOW

EXISTING GAS METERS

EXISTING BUILDING (1,476 SQ.FT.)

EXISTING BUILDING

ASPHALT PAVEMENT

EXISTING PAVEMENT

EDGE OF EXISTING PAVEMENT

MINIMUM BUILDING SETBACK LINE

12'X65' LOADING ZONE

NEW SIDEWALK REQUESTED.

NEW NASHVILLE HWY.
(A.K.A. U. S. HWY. 41 & 70S)

OLD NASHVILLE HIGHWAY

BREWER STREET

GEORGE CHANEY ROAD

TVA TOWER NO. 85

TO TVA TOWER NO. 84

50'-1" 100' TVA TRANSMISSION LINE EASEMENT

S 76°18'50" E 49.98'

S 16°40'05" W 282.06'

R=1410.34'
A=50.33'
CH=S 07°28'20" W 50.32'
D=2°02'42"
TOTAL ARC

IE=546.05

EXISTING 24"Ø CMP

IE=546.45

40 LF 14"X23" RCP

11" OVAL RCP

12" RCP

IE=545.99

24"Ø CMP

IE=547.34

8" WATER LINE (EXISTING)

8" WATER LINE (EXISTING)

SANITARY SEWER EASEMENTS

SANITARY SEWER EASEMENTS

SANITARY SEWER EASEMENTS

C.O.
M.H.
M.H.

20'-7"

10'-0"
10'-0"
10'-0"
10'-0"

WATER
WATER
WATER
WATER
WATER
WATER
WATER
WATER
WATER

(OH)
E
Ø

N

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

UTILITY PLAN

NOTED

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NEW NASHVILLE HWY.
(A.K.A. U. S. HWY. 41 & 70S)

NEW SIDEWALK AS REQUESTED.

Existing Sign

EXISTING GAS METERS

1.78 ACRES

BREWER STREET

25,107.1 SQ. FT. = 0.57 ACRES

1.28 ACRES

31,196.1 SQ. FT. = 0.72 ACRES

S 16°40'05" W 232.08'

108.0'

4,210 sq. ft.

40'-1"

CORNER OF EXISTING BLDG. TO REMAIN,

24'-3"

24'-1"

37'-10"

43°

R.O.W.

EDWARD EUGENE MURPHY TRUST
RECORD BOOK 1439, PAGE 1065

AUSENCIO CORTEZ VASQUESZ
RECORD BOOK 1478, PAGE 3340

SHIWAN SORANI RECORD
BOOK 1024, PAGE 3902

GEORGE CHANEY ROAD

STOP SIGN

12'X65' LOADING ZONE

12'X65' LOADING ZONE

3.06 TOTAL

IMPERVIOUS AREA	=	30,871.0 sq. ft. = 0.72 acres
PERVIOUS AREA	=	25,107.1 sq. ft. = 0.57 acres
		1.28 acres

N

GRAPHIC SCALE
20 10 0 20 40
(IN FEET)
1 INCH = 20 FEET

APPROVAL		
DRAWN	PWB	00/00/0000
DESIGN	ATD	00/00/00
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RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
PERVIOUS & IMPERVIOUS

DWG. No.
C-5.0

SCALE: NOTED

CADFILE: C:\My Architecture Dept 11-17...dwg

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PERVIOUS & IMPERVIOUS

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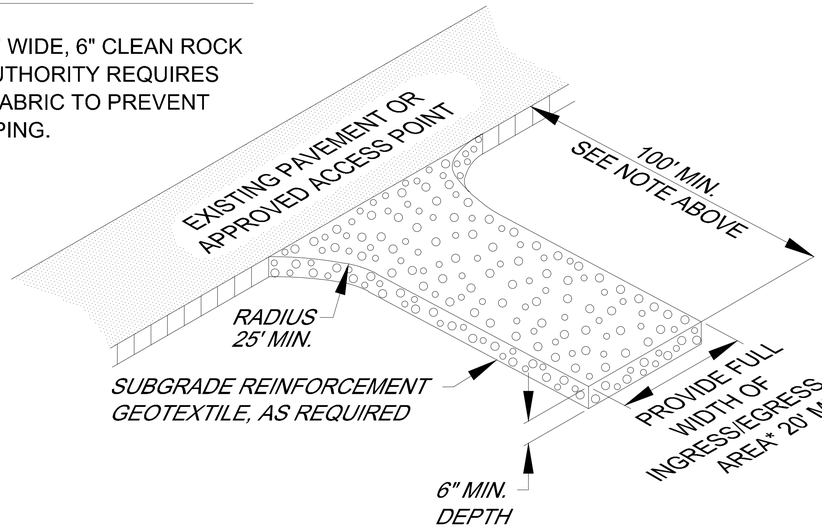
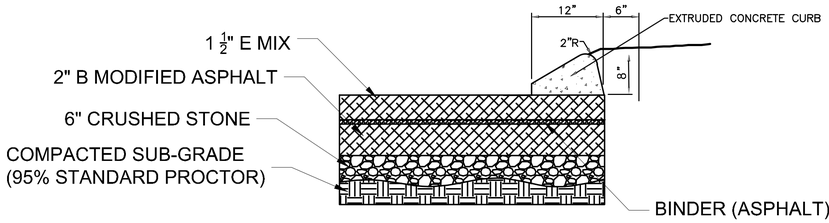
NOTE:

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



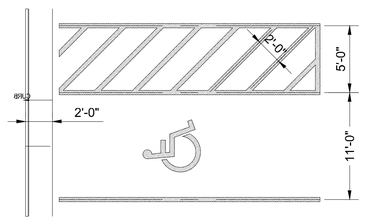
CONSTRUCTION ENTRANCE

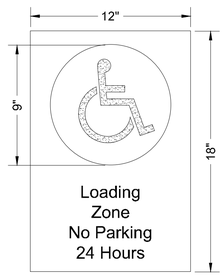
Parking Lot Paving Detail



ASPHALT CROSS SECTION

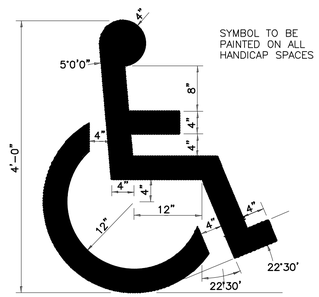
ASPHALT DETIAL & CURB





13 Scale: N.T.S. AS DIMENSIONED

ADA PARKING SPACE & SIGN

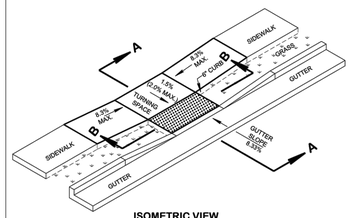


9 Scale: N.T.S. AS DIMENSIONED

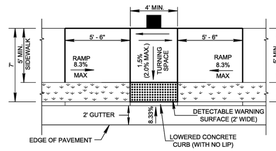
PAINTED ACCESSIBLE SYMBOL

COMBINATION CURB RAMP

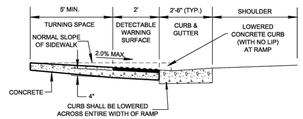
COMBINATION CURB RAMP COMBINE PARALLEL AND PERPENDICULAR CURB RAMPS INTO ONE.



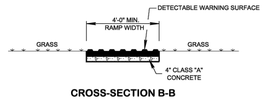
ISOMETRIC VIEW



PLAN VIEW



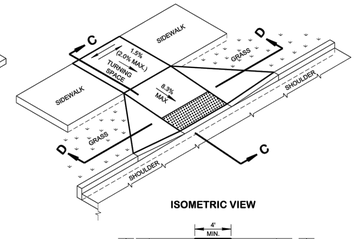
CROSS SECTION A-A



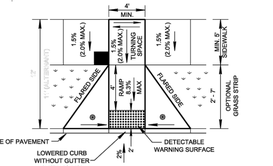
CROSS-SECTION B-B

NOT TO SCALE

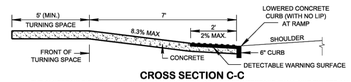
PERPENDICULAR CURB RAMP WITHOUT GUTTER PAN



ISOMETRIC VIEW

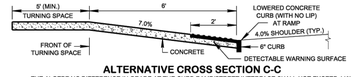


PLAN VIEW



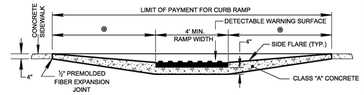
CROSS SECTION C-C

THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.



ALTERNATIVE CROSS SECTION C-C

THE ALGEBRAIC DIFFERENCE IN GRADE AT THE CURB RAMP/STREET INTERFACE SHALL NOT EXCEED 11%.



CROSS-SECTION D-D

LEGEND	
◉	DIMENSION VARIES RELATIVE TO LONGITUDINAL ROADWAY GRADE, 8.3% DESIRABLE (10.0% MAX.)
■	DENOTES: APPROXIMATE PEDESTRIAN POLE/PUSHBUTTON LOCATION FOR SIGNALIZED INTERSECTIONS

(A) FOR DETECTABLE WARNING SURFACE DETAILS SEE STD. DWG. RP-H-5. FOR ADDITIONAL DETAILS AND OTHER INFORMATION FOR PERPENDICULAR CURB RAMPS NOT SHOWN ON THIS DRAWING SEE STD. DWG. RP-H-4 AND FOR PARALLEL CURB RAMPS SEE STD. DWG. RP-H-5. FOR CROSSWALK MARKING DETAILS SEE STD. DWG. T-M-4.

(B) IF PERPENDICULAR CURB RAMPS AND TURNING SPACE CANNOT BE CONSTRUCTED DUE TO LIMITED RIGHT-OF-WAY, USE PARALLEL OR COMBINATION CURB RAMP INSTEAD.

(C) CARE SHALL BE TAKEN ON ALL ROADWAY CURB RAMPS AT INTERSECTIONS WITH SIDEWALK AND CURB RAMPS TO ENSURE A UNIFORM GRADE AROUND THEM. THE ROADWAY CURB RAMP GRADE SHALL BE FREE OF SAGS AND SHORT GRADE CHANGES.

(D) SIDEWALK WIDTH SHALL NOT INCLUDE 6" CONCRETE CURB. THE DESIRABLE SIDEWALK CROSS SLOPE IS 1.5 %, ABSOLUTE MAXIMUM IS 2.0%.

(E) DRAINAGE STRUCTURES SHALL NOT BE PLACED IN THE CROSSWALK OR IN FRONT OF THE CURB RAMP.

(F) TURNING SPACE \ CLEAR SPACE:

CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.

TURNING SPACE MUST BE PROVIDED AT THE TOP OF PERPENDICULAR CURB RAMPS. THE TURNING SPACE MUST BE 4' (MIN.) BY 4' (MIN.), AND IS PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK, THE TURNING SPACE MUST BE 4' (MIN.) BY 5' (MIN.), WITH THE 5' DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.

FOR PARALLEL CURB RAMPS, A TURNING SPACE 4' (MIN.) BY 4' (MIN.) SHALL BE PROVIDED AT THE BOTTOM OF THE CURB RAMP AND SHALL BE PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES. IF THE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES, THE TURNING SPACE SHALL BE 4' (MIN.) BY 5' (MIN.). THE 5' DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

(G) GRADE BREAKS:

GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE CURB RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF CURB RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

WHERE THE END OF BOTTOM GRADE BREAK ARE BEHIND THE BACK OF CURB AND THE DISTANCE FROM EITHER END OF THE BOTTOM GRADE BREAK TO THE BACK OF CURB IS 5' OR LESS, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE CURB RAMP RUN WITHIN ONE DOME SPACING OF THE BOTTOM GRADE BREAK.

(H) PEDESTRIAN SIGNAL PUSHBUTTON:

WHERE PEDESTRIAN SIGNALS ARE PROVIDED AT PEDESTRIAN STREET CROSSINGS, THEY SHALL INCLUDE ACCESSIBLE PEDESTRIAN SIGNALS AND POLE/PEDESTRIAN PUSHBUTTONS COMPLYING WITH SECTIONS 4E.08 THROUGH 4E.13 OF THE MUTCD. FOR DETAILS OF THE PLACING OF PEDESTRIAN SIGNAL PUSHBUTTONS SEE TDOT TRAFFIC DESIGN MANUAL.

WHEN TWO PEDESTRIAN PUSHBUTTONS ARE ON ONE CORNER THEY WILL BE SEPARATED BY 10 FEET.

(I) PAYMENT:

COST OF CURB AND GUTTER TO BE INCLUDED IN THE PRICE OF ITEM NO. 702-01, CONCRETE CURB, PER C. Y. OR ITEM NO. 702-03, CONCRETE COMBINED CURB & GUTTER, PER C. Y.

NEW CURB RAMPS:
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN NEWLY CONSTRUCTED SIDEWALK AREAS, SHALL BE PAID BY ITEM NO. 701-02.03, CONCRETE CURB RAMP, PER SQUARE FOOT.

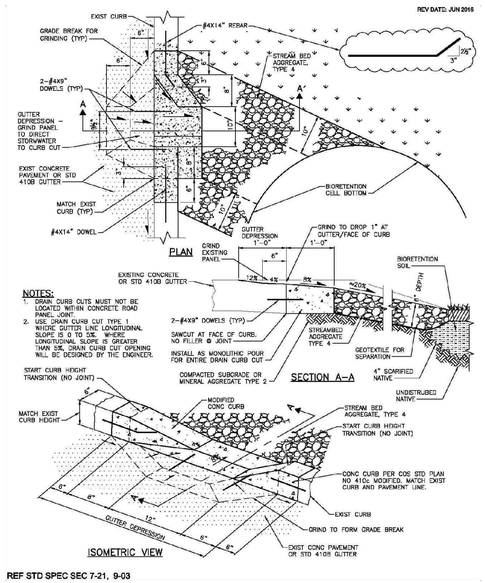
PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR CONSTRUCTION OF THE CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

CURB RAMPS (RETROFIT):
ALL COSTS OF INSTALLING CURB RAMP(S), INCLUDING DETECTABLE WARNING SURFACE(S) IN EXISTING SIDEWALK AREAS, REMOVAL OF THE EXISTING SIDEWALK, AND ADJUSTMENT OF GUTTER PAN SLOPE, SHALL BE PAID BY ITEM NO. 701-02.01, CONCRETE CURB RAMP (RETROFIT), PER SQUARE FOOT.

PAYMENT SHALL INCLUDE ALL MATERIALS, EQUIPMENT, AND LABOR INSTALLATION OF CURB RAMP(S), INCLUDING INSTALLATION OF DETECTABLE WARNING SURFACE(S).

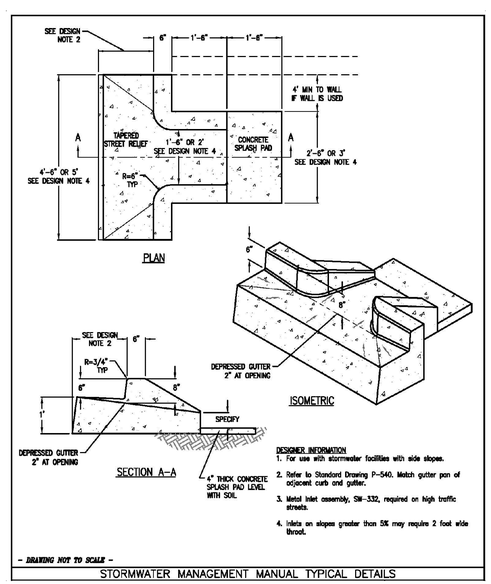
(J) TRANSITION GUTTER CROSS SLOPE FROM NORMAL SLOPE TO 5% SIMILAR TO SUPERELEVATION TRANSITION AREAS. MATCH GUTTER TRANSITION TO RAMP FLARES FOR PERPENDICULAR CURB RAMP (TYPICAL 8') OR RAMP AREA FOR COMBINATION CURB RAMP (TYPICAL 5'-8").

STANDARD CONCRETE SIDEWALK



REF STD SPEC SEC 7-21, 9-03

DRAIN CURB CUT TYPE 1



STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

DRAIN CURB CUT TYPE 2

OSAMA DOUS
902 OLACID COURT
BRENTWOOD, TN 37027
Ph # 615-423-4519
EMAIL: erlan.g@yahoo.com

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BRENTWOOD TN 37027

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CHESTER A. RHODES — REGISTERED ENGINEER — AGRICULTURAL — STATE OF TENNESSEE

11/17/2023

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CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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DESIGN	ATD	00/00/00
CHECKED	CAR	00/00/00
APPROVED	CAR	00/00/00
SAVED DATE:	2/9/2024 8:32:50 AM	Pwirth

OSAMA DOUS
RETAIL CENTER
5130 MURFREESBORO ROAD, LA VERGNE , TN 37086
SITE DETAILS

DWG. No.
C-6.0

SCALE: NOTED

CADFILE:

JOB No. | REV

Users\pwirth\Documents\RHODES ENGINEERING BACK UP\5116 Murfreesboro Road Nashville, TN\5116 Murfreesboro Road 11 - 17 - 2023.dwg - Feb 09,2024 - 08:33am - pwb

TYPICAL ADA PARKING SPACE SIGNAGE

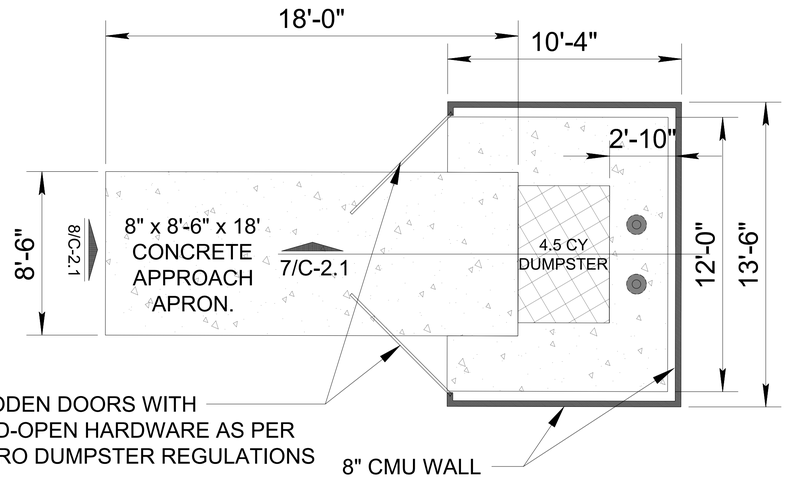
SCALE: N.T.S.

ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.

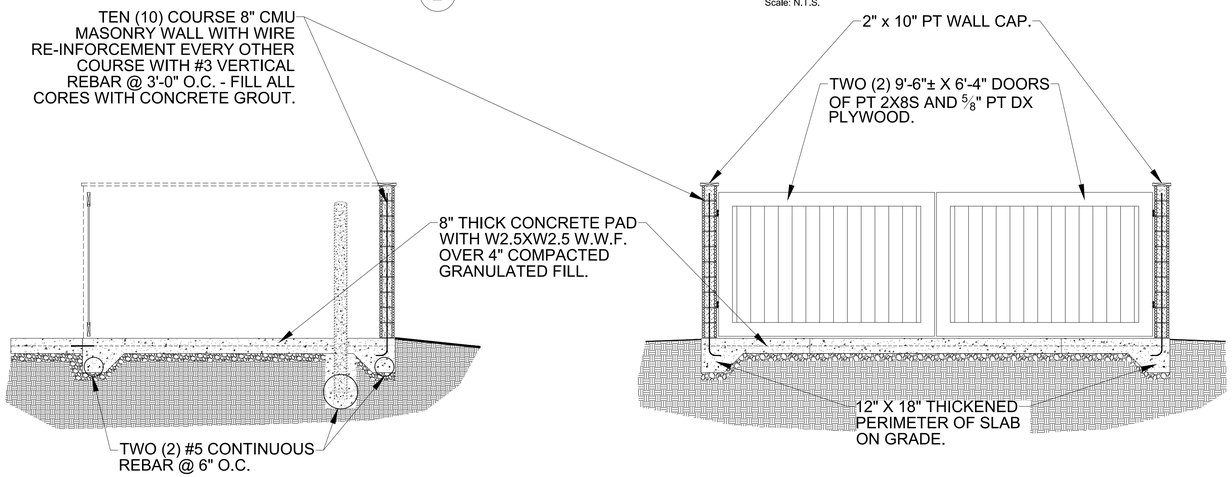
ADA PARKING SPACE SIGNAGE

SCALE: N.T.S.



2 DUMPSTER & DUMPSTER APPROACH

Scale: N.T.S.



3 DUMPSTER ENCLOSURE SECTION

Scale: N.T.S.

4 DUMPSTER FRONT ELEVATION / SECTION

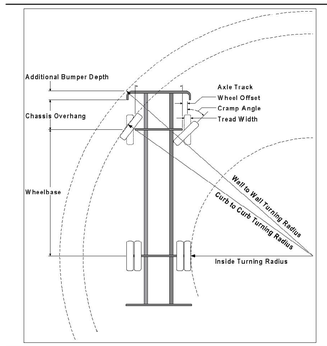
Scale: N.T.S.

Pierce

Turning Performance Analysis 5/3/2011

Bid Number: 253
Department:

Chassis: Velocity Chassis, Aerials, Tandem 48K, PUC (Big Block), 2010
Body: Aerial, HD Ladder 105', PUC, Alum Body



Parameters:

Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	5.3 in.
Tread Width:	17.4 in.
Chassis Overhang:	78 in.
Additional Bumper Depth:	7 in.
Front Overhang:	85 in.
Wheelbase:	256.5 in.

Calculated Turning Radii:

Inside Turn:	20 ft, 2 in.
Curb to curb:	36 ft, 7 in.
Wall to wall:	40 ft, 11 in.

Comments:

Note: Truck Length is 42'

CategoryID	Category Description	OptionCode	OptionDescription
6	Axle, Front, Custom	0508849	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, Imp/Vel/Dash CF
30	Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
31	Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
38	Bumpers	0123628	Bumper, Non-extended, Imp/Vel
437	Aerial Devices	0592925	Aerial, 105' Heavy Duty Ladder

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.

1 AUTOTURN DETAIL

Scale: N.T.S.

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11/17/2023

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APPROVED	CAR	00/00/00

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SITE DETAILS

DWG. No.
C-6.1

SCALE: NOTED
CADFILE: R:\Authoritative\Road Tn - 01-2023

JOB No. REV.

SITE DETAILS

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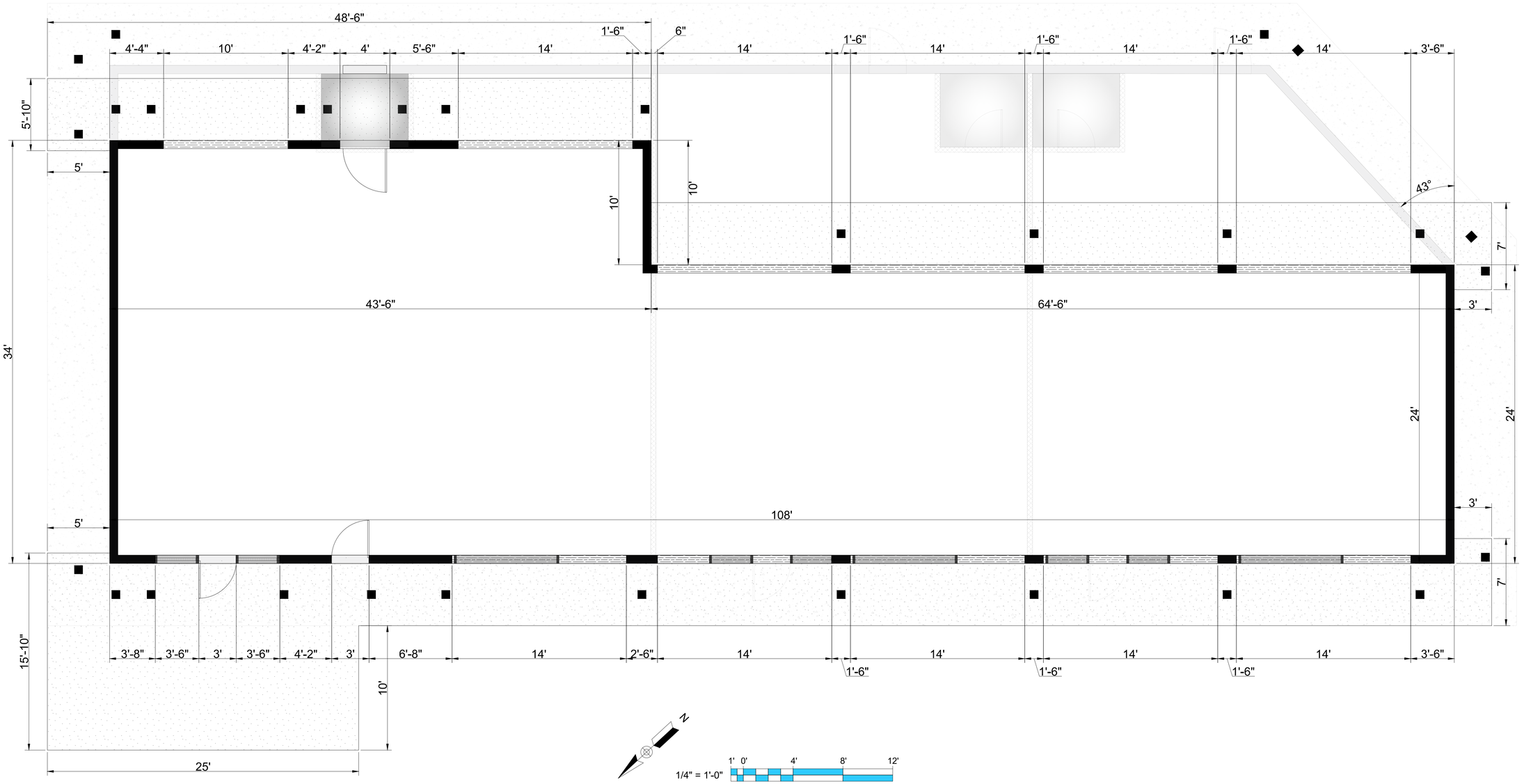

EXISTING FLOOR PLAN

NOTED

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RETAIL CENTER

5130 MURFREESBORO ROAD, LA VERGNE , TN 37086

EXISING FLOOR PLAN

DWG. No.

A-1.0

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

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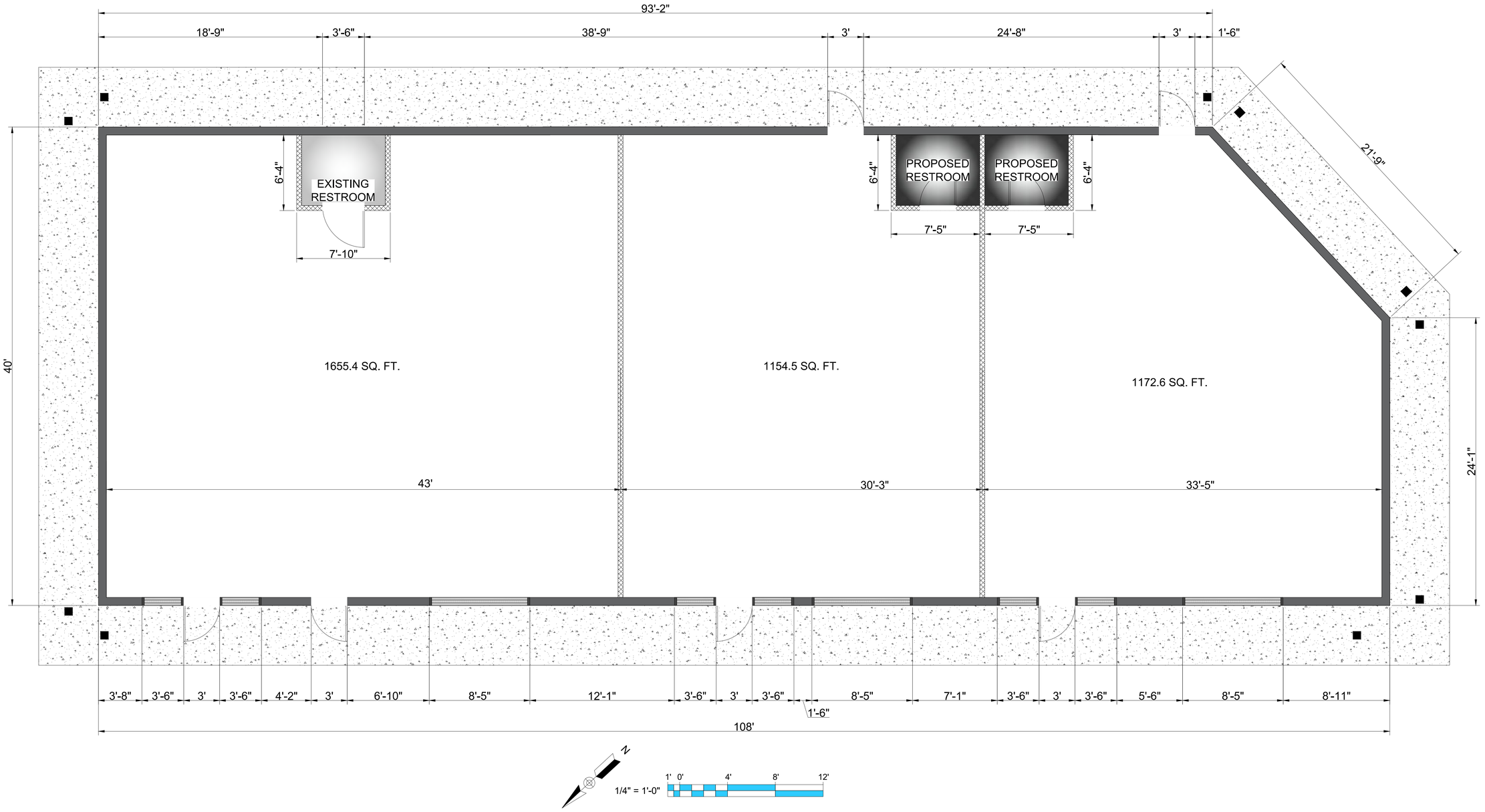

PROPOSED NEW BUILDING LAYOUT

NOTED

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Chester A. Rhodes

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PROPOSED NEW BUILDING LAYOUT

DWG. No.

A-1.1

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

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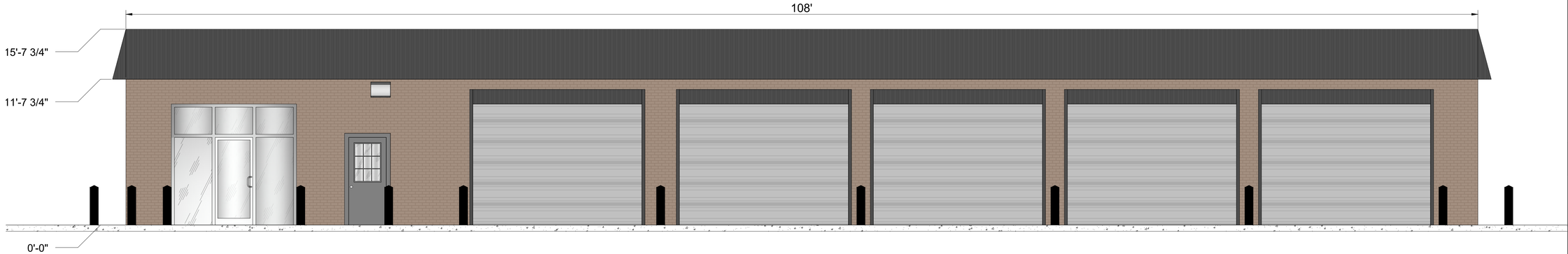
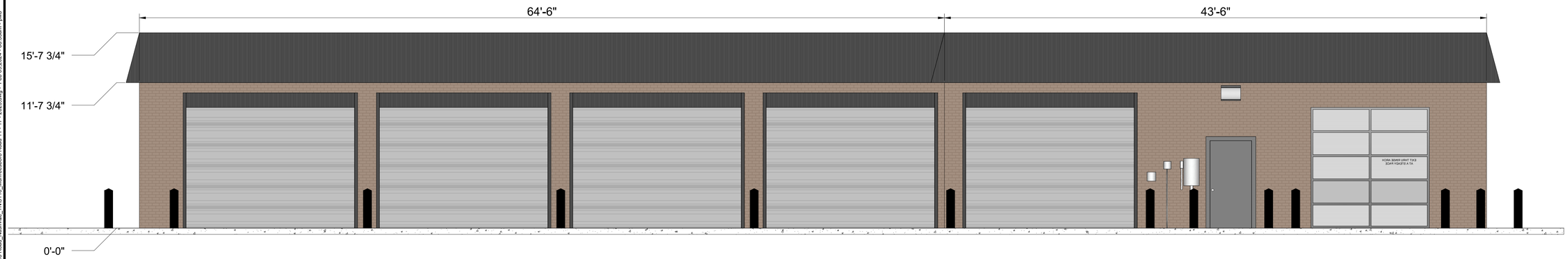


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



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

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING FRONT & REAR ELEVATION

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EXISTING FRONT & REAR ELEVATIONS

DWG. No.
A-2.0

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

REV.

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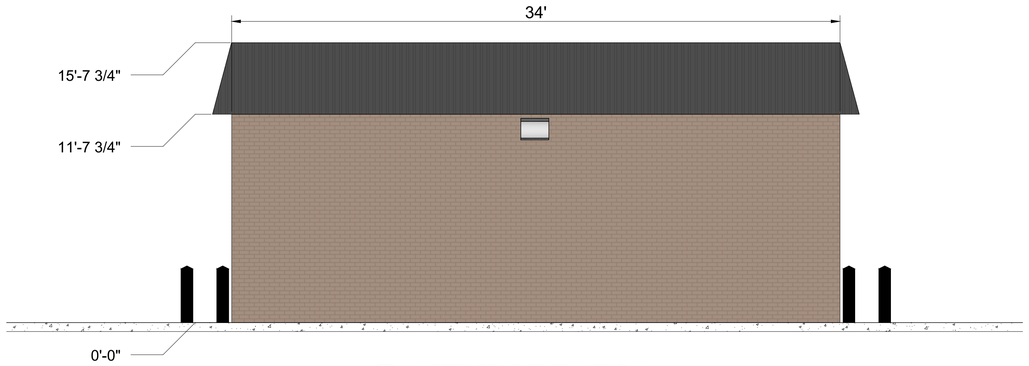
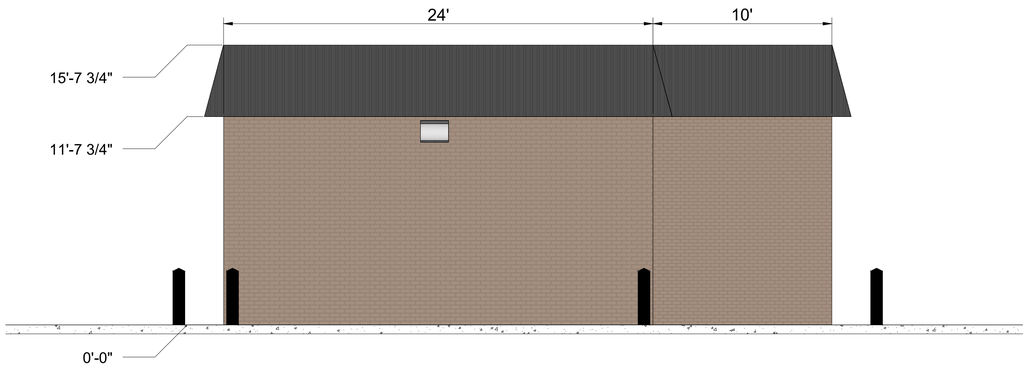


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



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

1/4" = 1'-0" 1' 0' 4' 8' 12'

EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

NOTED

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Chester A. Rhodes

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EXISTING LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-2.1

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

JOB No.

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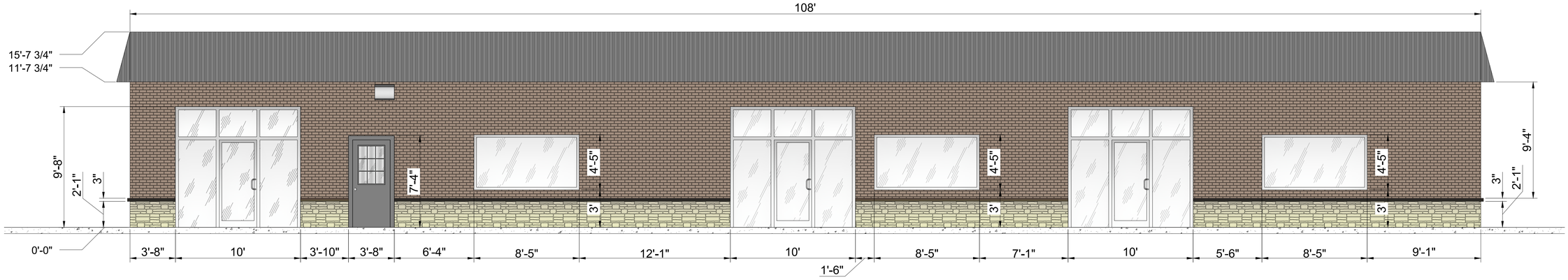
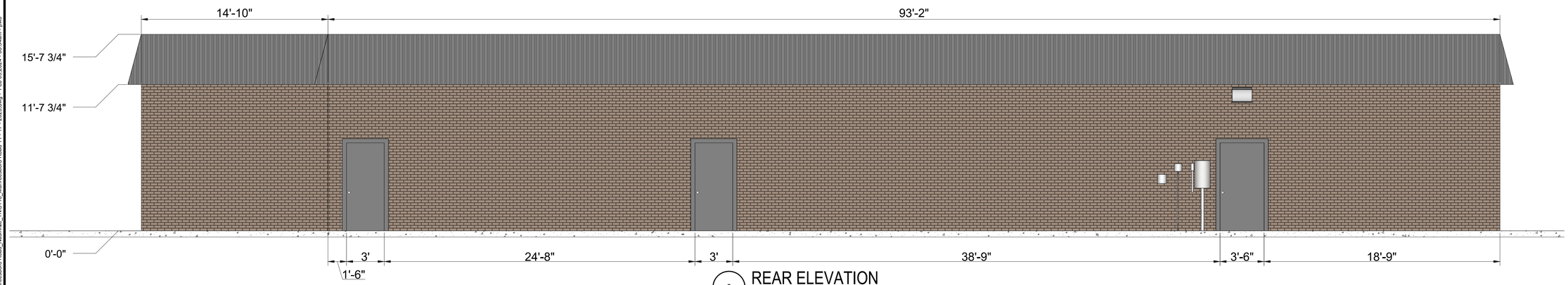


1 FRONT ELEVATION

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

1/4" = 1'-0"

1' 0' 4' 8' 12'



2 REAR ELEVATION

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

1/4" = 1'-0"

1' 0' 4' 8' 12'

PROPOSED FRONT & REAR ELEVATION

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PROPOSED FRONT & REAR ELEVATIONS

DWG. No.

A-3.0

SCALE: NOTED

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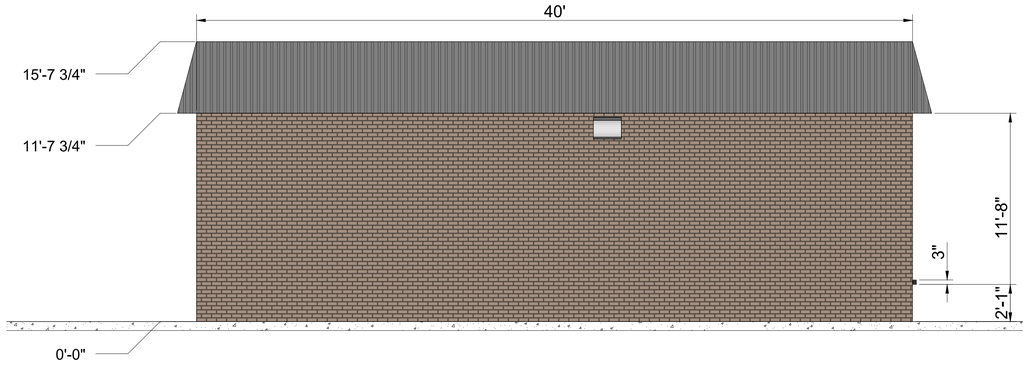
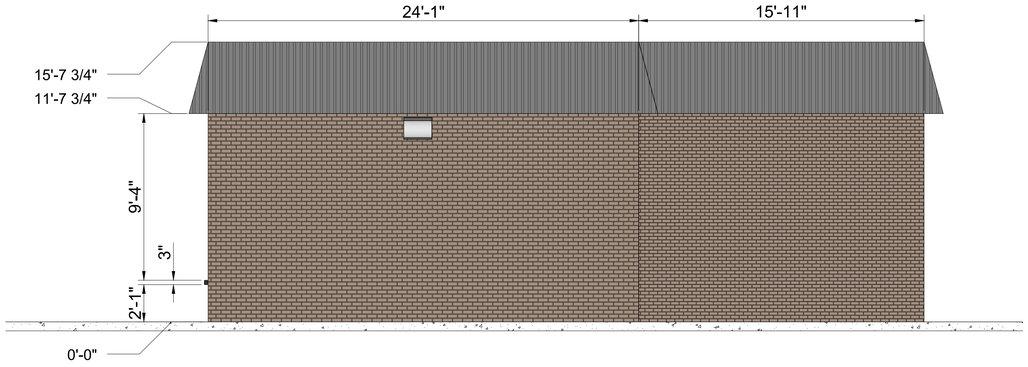


1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 1' 0' 4' 8' 12'



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

1/4" = 1'-0" 1' 0' 4' 8' 12'

PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

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PROPOSED LEFT SIDE & RIGHT SIDE ELEVATIONS

DWG. No.
A-3.1

SCALE: NOTED

CADFILE: 5130_Murfreesboro Road 11 - 17 - 2023

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Planning Commission Report Meeting: May 14, 2024	City of La Vergne

Item #: 4.

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

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

Summary: This item was withdrawn from the April 30 PC meeting.

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

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

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

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

Staff Recommendation:

Staff Comments / Technical Items:

Planning

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

Engineering

Gary Lide All Engineering comments addressed.
glide@lavergnetn.gov

Utilities

Scott Tatalovich
statalovich@lavergnetn.gov

1. Sht C2.2, Fire Line Note 3: states siamese connection, City wants single 5" Stortz.
2. DW meter type and size shall be determined by City Meter Department Manager at the time of building permit based on 1) Fixture Count Form 2) Fire sprinkler design plans, 3) civil plans.
3. Onsite 6" combined fire and domestic water line shall be identified as "W" in the line type rather than "FW." It is more than just fire water.
4. You will need 18" separation of the 6" combined fire and domestic line where it crosses the onsite sewer plumbing.
5. Indicate for an exterior cleanout, "ECO," at the connection to existing sewer. Also bring the pipe pipe in with a wye or 45-degree bend.

Codes

No comments

Fire

Curtis Brinkley No comments
cbrinkley@lavergnetn.gov

Police

John Eubank No comments
jeubank@lavergnetn.gov

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

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

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

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

U-HAUL
U-BOX

U-Haul Phase 2

503 New Paul Road

LaVergne, Tennessee

Site Plan & Construction Drawings

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

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

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

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

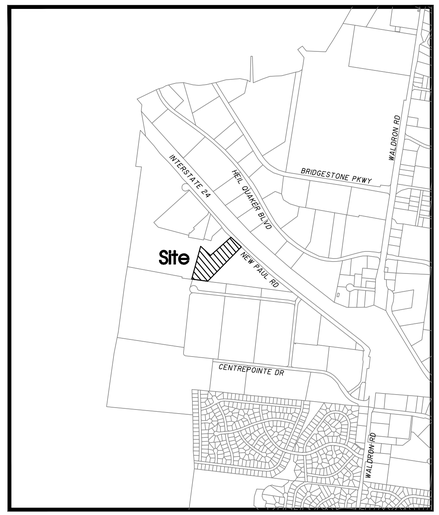
Land Use Data:
Zoned: I-2
1: 4-Story Building; 2: 1-Story Buildings
Building Ht.: Ex.Bldg. A: 48'-6" ; Bldg. B: 50'-0"; Bldg. C: 23'-2"
Total Floor Area: 172,634 Sq.Ft.
Ex. Building A = 32,421 Sq.Ft. (Footprint) 129,684 Sq.Ft. (Gross)
Prop. Building B = 14,965 Sq.Ft.
Prop. Building C = 27,985 Sq.Ft.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

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

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

Drawing Index

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



Site Location Map

Not To Scale

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

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

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

REVIEW SET
(Not Intended For Construction)

Watershed: West Branch Hurricane Creek

Disturbed Area: 2.33± Ac.
Impervious Area: 7.25± Ac. (72.5%)
Δ Impervious Area: 0.0± Ac.

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

Site Notes:

1. Dimensions shown at curbed areas are to face of curb.

2. See architectural drawings for building dimensions.

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

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

5. The contractor shall stake all improvements using the geometric data provided in the drawings. It is the sole responsibility of the contractor to completely stake and check all improvements to ensure adequate positioning, both horizontal and vertical, prior to the installation of any improvements.

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

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

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

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

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

11. Existing conditions and topo shown herein are taken from a field-run survey by Dale & Associates.

General Utility Notes:

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

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

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

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

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

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

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

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

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

Sanitary Sewer Notes:

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

Waterline Notes:

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

Grading And Drainage Notes:

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

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

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

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

5. Any graded or disturbed areas shall have 4 inches of topsoil, seed, mulch, fertilizer and water applied until a healthy stand of grass is obtained. The restoration shall closely follow construction.

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

7. No portion of this site lies within the 100 year flood plain per F.E.M.A. Community Panel No. 47149C0105J dated May 9, 2023.

8. A separate R.O.W. Permit issued by the City of LaVergne will be required for excavation and construction in the public R.O.W.

9. Handicap parking spaces and accessible routes shall be constructed and sloped in accordance with all applicable provisions of the A.D.A.

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

Erosion Control Notes:

1. The site contractor is responsible for establishing and maintaining suitable erosion and sediment control devices on-site during construction as required to prevent silt from leaving site. Silt will not be allowed beyond construction limits.

2. The contractor is responsible for removing silt from site if not reusable on-site and assuring plan alignment and grade in all ditches at completion of construction.

3. The contractor is responsible for cleaning out all storm drainage structures, including flumes, pipes, etc., prior to completion of this project.

4. Erosion control shall be provided for all cut and fill operations within the limits of the construction site, throughout the construction period to provide the site with maximum protection from erosion at all times.

5. Erosion control measures are to be installed prior to any grading on-site and are to be maintained in place until stabilization of erodable soils has been accomplished.

Purpose Summary:

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

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PHONE (615) 890-7901 FAX (615) 895-2567
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the construction contractor to maintain the accurate location of the features shown on the plans. This work is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

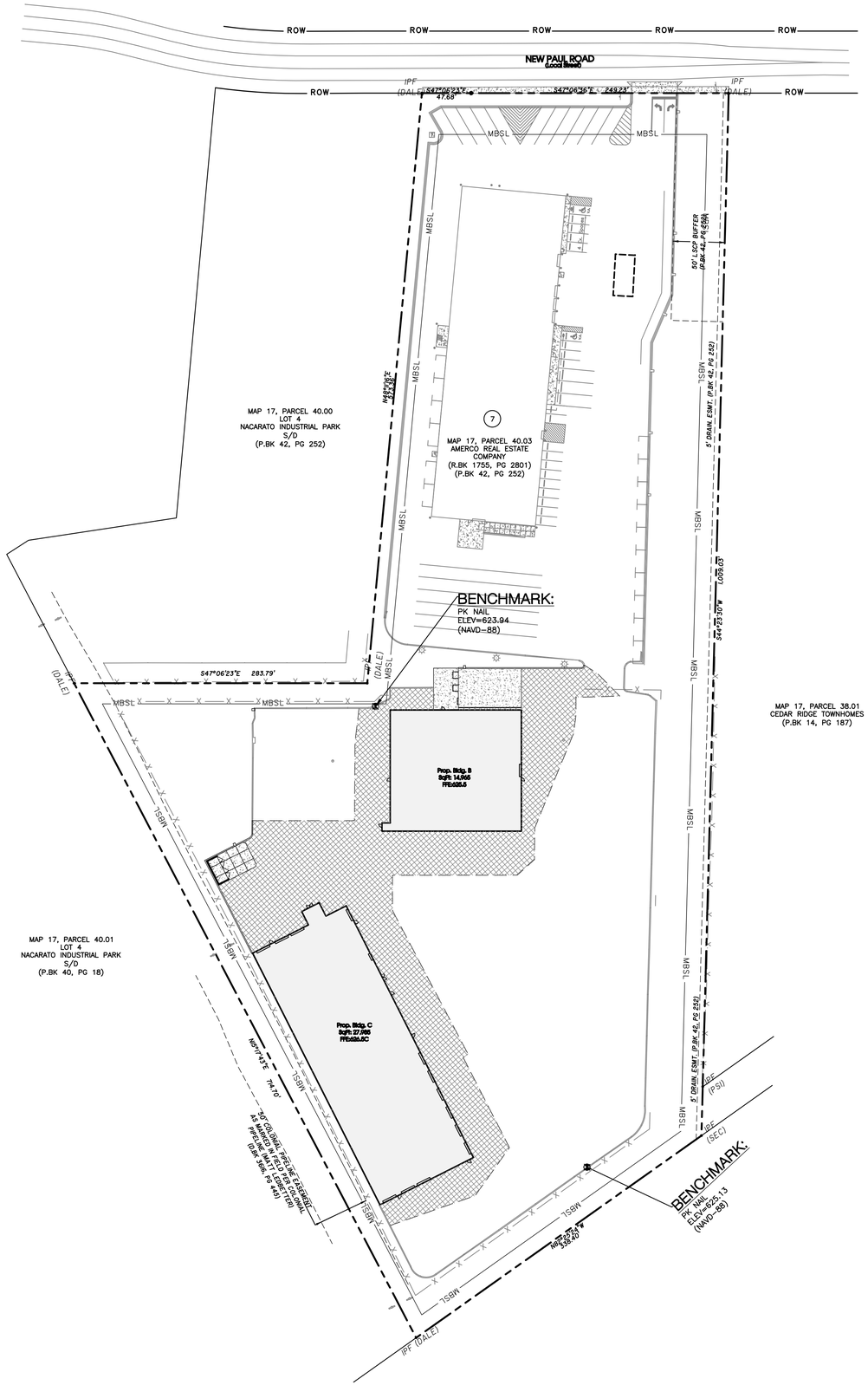
JOHN MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

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

General Notes



Legend:

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

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

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

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JOHN MINER — TENNESSEE REGISTERED ENGINEER — STATE OF TENNESSEE

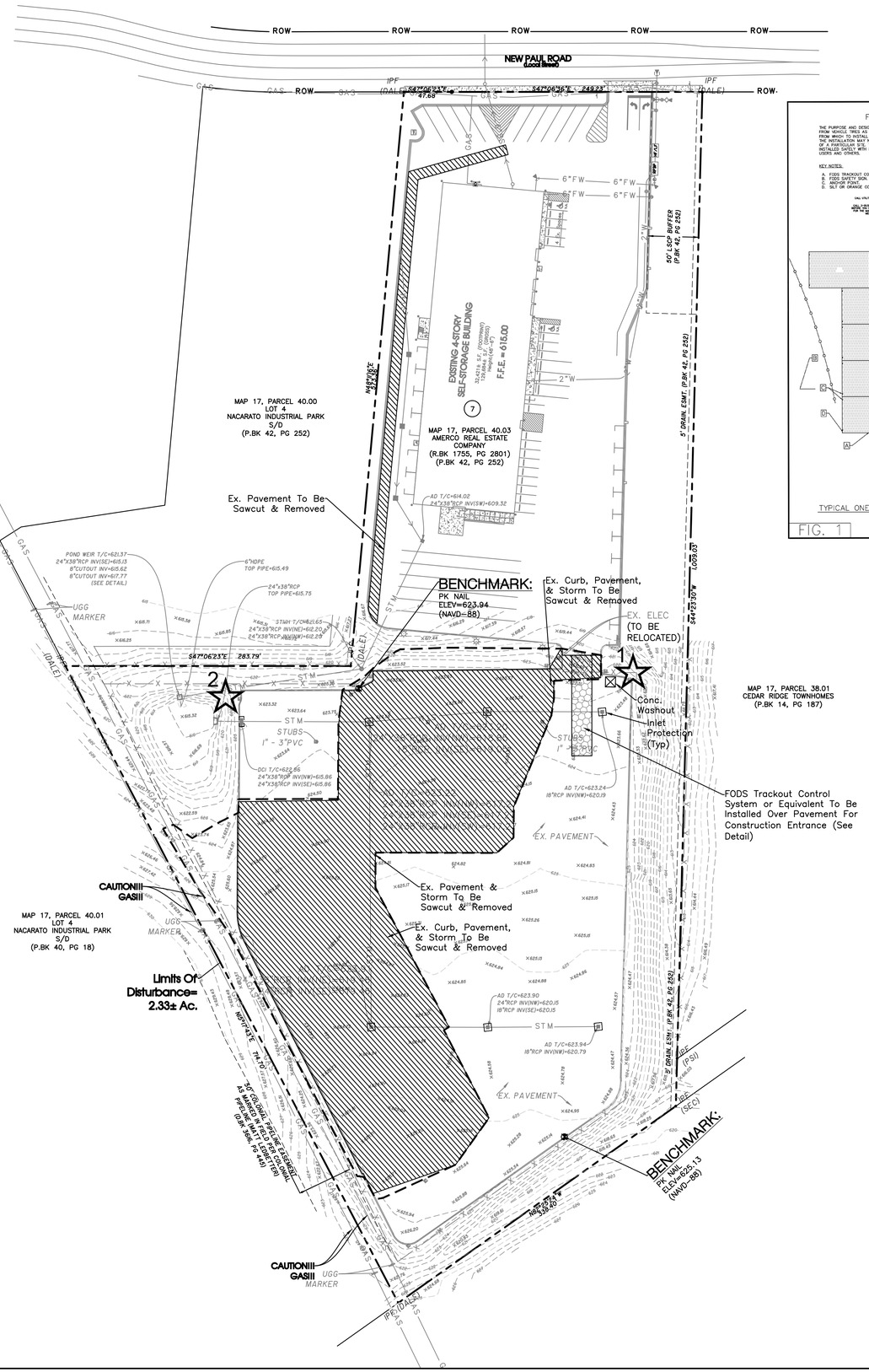
REVIEW SET
(Not Intended For Construction)

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

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

Master Plan

SHEET: C0.2



FODS TRACKOUT CONTROL SYSTEM

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS A GENERAL GUIDE FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE FODS TRACKOUT CONTROL SYSTEM MAY BE INSTALLED AS SHOWN OR MODIFIED TO FIT THE CONDITIONS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AROUND THE ENTRANCE AND EXIT TO CAUTION USERS AND CREWS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. SILT FENCE.
D. SILT OR ORANGE CONSTRUCTION FENCE.

CALL UTILITY NOTIFICATION CENTER
811
BEFORE YOU DIG
DIAL 811 OR VISIT 811PROTECTS.COM
AT LEAST 48 HOURS BEFORE YOU DIG, EXCAVATE OR DEMOLISH

INSTALLATION:

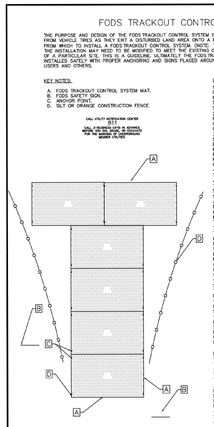
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STATE REQUIREMENTS FOR SIZE, SLOPE, AND DRAINAGE TO THE CONSTRUCTION SITE.
2. CALL FOR UTILITY LOCATES 2 BUSINESS DAYS IN ADVANCE OF THE FODS TRACKOUT CONTROL SYSTEM INSTALLATION. FOR THE WARNING OF BURIED OR BURIED AND MEMBER UTILITIES, CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED. SUCH AS LARGE ROCKS, LANDSCAPING TIMBERS, OR OTHER OBSTACLES. IF THE SURFACE IS UNEVEN, THE FODS MAT WILL SPAN AND SUPPORT OVER MOST OBSTACLES, BUT THE FLATTER AND SMOOTHER THE TERRAIN UNDER THE FODS TRACKOUT CONTROL SYSTEM, THE BETTER THE SYSTEM WILL WORK.
4. MOST TAIL INDIVIDUAL MATS CAN START TO BE PLACED IN POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE PAVED SURFACE AND/OR CURB AT THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT ALL VEHICLES LEAVING THE CONSTRUCTION SITE TO THE PAVED SURFACE FROM THE FIRST MAT TO THE PAVED SURFACE.
5. AFTER THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT, WHERE IT MEETS THE SECOND MAT. THE H BRACKET IS USED TO JOIN MATS.
6. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS.
7. NEXT, THE CONNECTION STRAP SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
8. AFTER THE FIRST MAT IS PLACED DOWN IN ITS PROPER LOCATION, IT SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT OF THE MAT DURING USE. AT LEAST ONE ANCHOR PER MAT SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. ONCE THE FIRST MAT IS ANCHORED DOWN, THE SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS® TRACKOUT CONTROL SYSTEM.
10. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT. ENSURE THAT THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
11. AFTER INSTALLATION OF THE FODS TRACKOUT CONTROL SYSTEM, FODS SAFETY SIGNS SHOULD BE PLACED AT THE ENTRANCE AND EXIT TO ALERT CREWS AND VEHICLES OF THE PRESENCE OF THE SYSTEM.
12. A SILT FENCE OR ORANGE CONSTRUCTION FENCE SHOULD ALSO BE INSTALLED ON THE SIDES OF THE FODS TRACKOUT CONTROL SYSTEM TO DIRECT VEHICLES DOWN THE MATS AND IMMROADS.
13. WHEN VEHICLES ARE EXITING THE FODS TRACKOUT CONTROL SYSTEM, ALSO USE EXTREME CAUTION WHEN CROSSING THE MATS AS THE SURFACE IS UNEVEN AND MAY BE DIFFICULT TO WALK ON.

USE AND MAINTENANCE

1. ALWAYS DRIVE SLOWLY TRAVEL DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE WHEELS ROLL ACROSS THE MATS RATHER THAN TURNING DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS TASK WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. CLEANING CAN BE DONE BY ANY METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DEICER, ETC. SHOULD BE AVOIDED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT.

REMOVAL

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS THE REVERSE OF THE STEPS FOR INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE FARTHEST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT, REMOVE ANCHORS AND SET THEM ASIDE.
3. THE CABLE ANCHORS SHOULD BE CUT WITH WIRE ROPE CUTTERS.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED IN A LOCATION CONVENIENT FOR EXCAVATOR ON TO A TRUCK FOR REMOVAL FROM THE SITE.



TYPICAL ONE-LANE LAYOUT

FIG. 1

SWPPP Narrative:

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

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

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

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

Construction Sequence:

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

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

EXISTING ON-SITE CONDITIONS

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

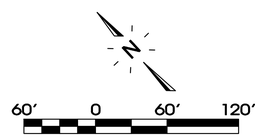
PROPOSED ON-SITE CONDITIONS

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

INITIAL OUTFALLS

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

1 ☆ Outfall



PROPOSED BMP'S

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

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

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

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

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

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

EPSC Phasing

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

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

Legend:

☐	EXIST. CONCRETE MONUMENT	✣	BENCHMARK
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
⊸	EXIST. SIGN POST	⊸	HC SIGN
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST
◯	EXIST. MANHOLE (SEWER & PHONE)	●	CONCRETE BOLLARD
⊖	EXIST. CATCH BASIN (STORM SEWER)	▭	WHEEL STOP
⊗	EXIST. WATER/GAS VALVE	⋰⋰	CONCRETE SIDEWALK
T	EXIST. TELEPHONE RISER	═══	EXTRUDED CURB
G	EXIST. GAS RISER	═══	CURB & GUTTER
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW
W	EXIST. WATER METER	➡	TURN LANE ARROWS
◯	EXIST. UTILITY POLE	1	REVISION NUMBER
◯	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
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▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION
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PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF		
EROSION EEL	E E E		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
EXISTING STORM	STM		
PROPOSED STORM	STM		
EXISTING CONTOUR LINES	601		
PROPOSED CONTOUR LINES	601		
EXISTING SANITARY SEWER	SS		
PROPOSED SANITARY SEWER	SS		
EXISTING WATER	W W		
PROPOSED WATER	W W		

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

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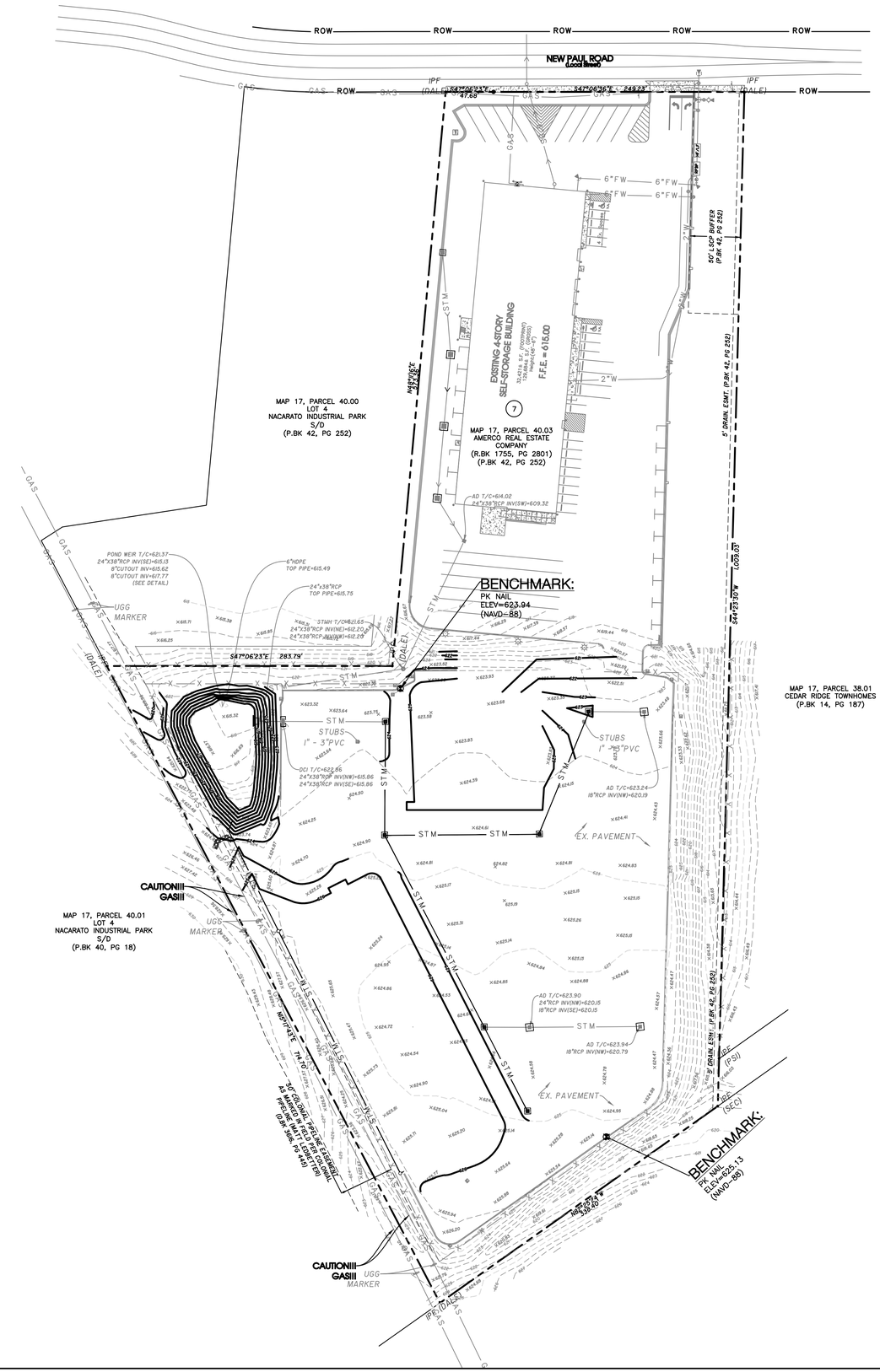
JOHN MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

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

Existing Conditions/Initial EPSC/Demo Plan



PROPOSED BMP'S

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

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

Notes:

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

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

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

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

EPSC Phasing

Initial:	Silt Fence Along Downgradient Perimeter Construction Entrance Temp. Conc. Washout
Intermediate:	Filter Fabric Inlet Protection Silt Fence To Protect Ditches
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T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB
G	EXIST. GAS RISER	═	CURB & GUTTER
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W	EXIST. WATER METER	➡	TURN LANE ARROWS
○	EXIST. UTILITY POLE	1	REVISION NUMBER
○	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION
◩	BLOW OFF VALVE	⋰⋱	RIP RAP
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PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY	ROW		
EROSION CONTROL SILT FENCE	SF SF		
EROSION EEL	E E E		
EXISTING TREELINE			
EXISTING FENCELINE	X X X X		
MINIMUM BUILDING SETBACK LINE			
PHASE BOUNDARY			
EXISTING GAS LINE	GAS		
PROPOSED GAS LINE	GAS		
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PROPOSED STORM	STM		
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PHONE: (615) 890-7901 FAX: (615) 895-2567
EMAIL: info@SECTN.COM

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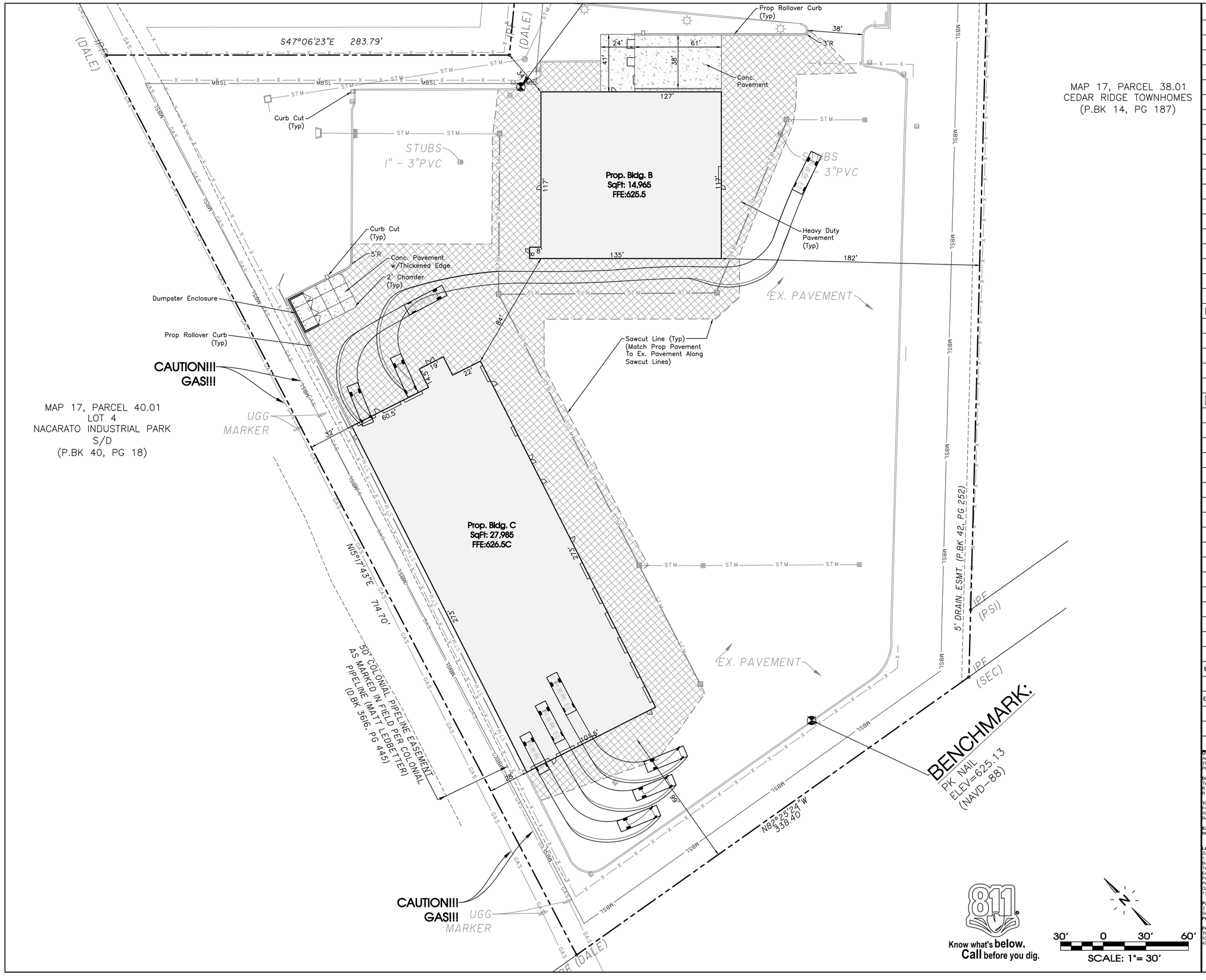
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

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

Intermediate EPSC Plan

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



Legend:

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

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

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

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

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

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

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

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

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

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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

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(Not Intended For Construction)

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

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

Site Plan

SHEET: C2.0

GENERAL NOTES

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

DESIGN LOADS:
DESIGN TO MEET OR EXCEED THE REQUIREMENTS OF THE 2006 IBC, AND/OR LOCAL GOVERNING CODE. REFER TO SHOP DRAWINGS FOR PROJECT SPECIFIC DESIGN/ENGINEERING AND GEOGRAPHICAL CONDITIONS FOR LIVE LOADS.

NOTES:
DESIGN STRUCTURE TO 5 PSF SNOW LOAD. FABRIC TOP TO BE REMOVED IF SNOW ACCUMULATION IS ANTICIPATED.
FABRIC TOP TO BE REMOVED IF WINDS EXCEEDING 90 MPH ARE ANTICIPATED.

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

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

ALL WELDING SHALL CONFORM TO AWS D1.1

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

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

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

NON-CANTILEVERED FREESTANDING CANOPY

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

FOOTING DETAIL - SECTION

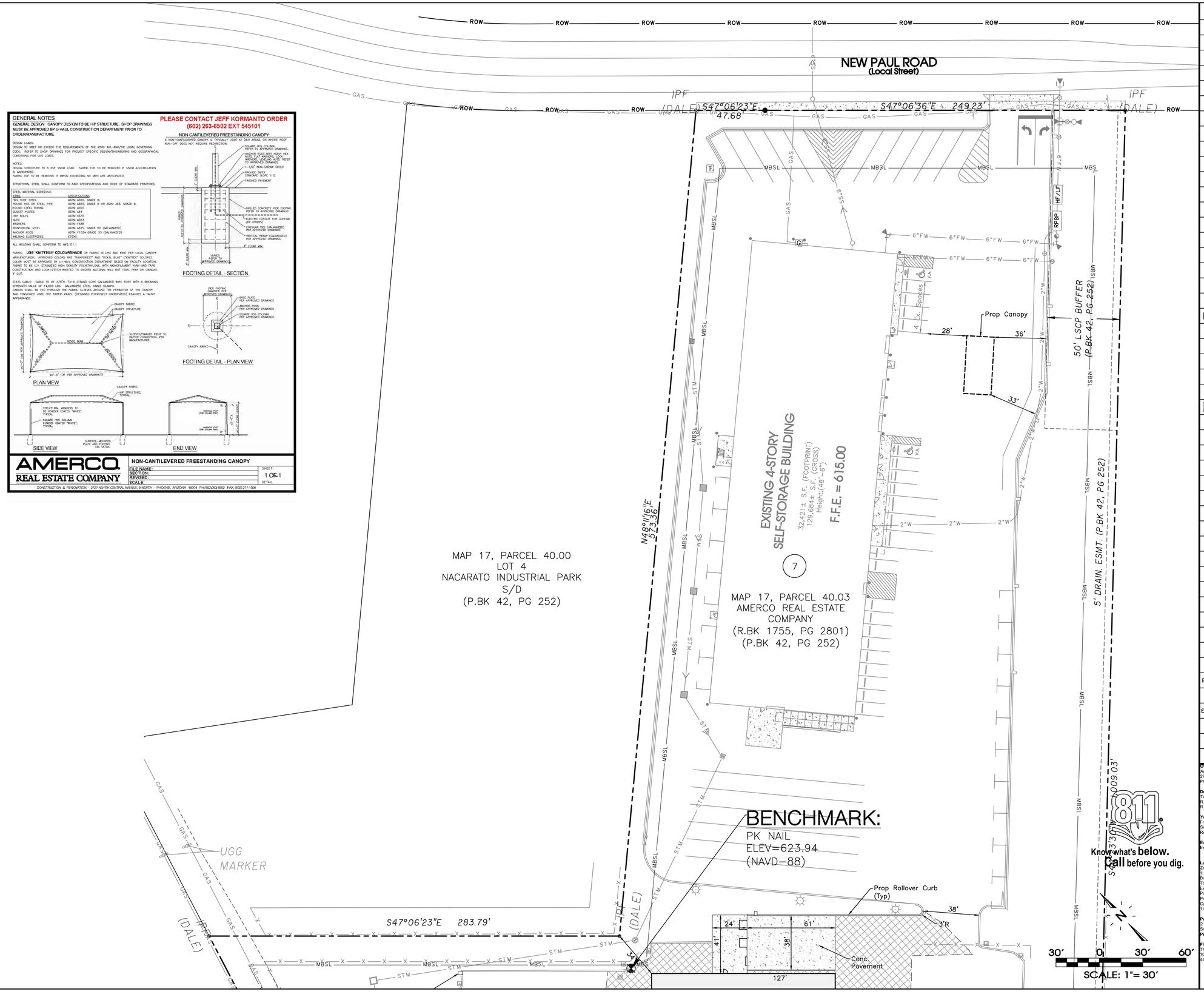
FOOTING DETAIL - PLAN VIEW

PLAN VIEW

SIDE VIEW END VIEW

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

CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH.(602)263-6502 FAX: (602) 277-1026



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

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

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
SEC, Inc.
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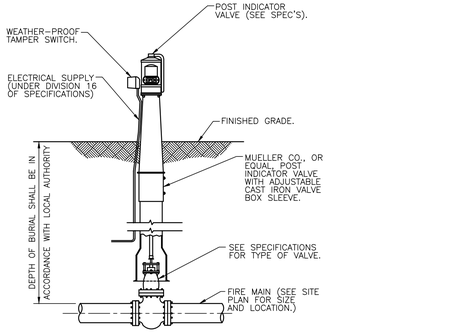
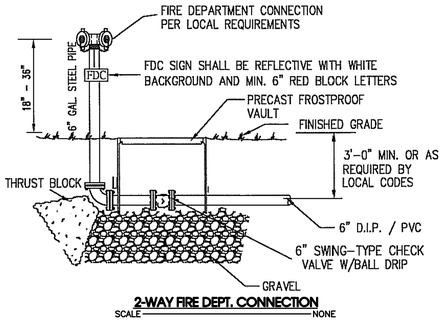
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

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

Site Plan



POST INDICATOR VALVE WITH VALVE BOX
SCALE — NONE



2-WAY FIRE DEPT. CONNECTION
SCALE — NONE

Fire Line Notes:

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

Electrical Legend:
- ▽ - Commercial Vault
- T - Transformer

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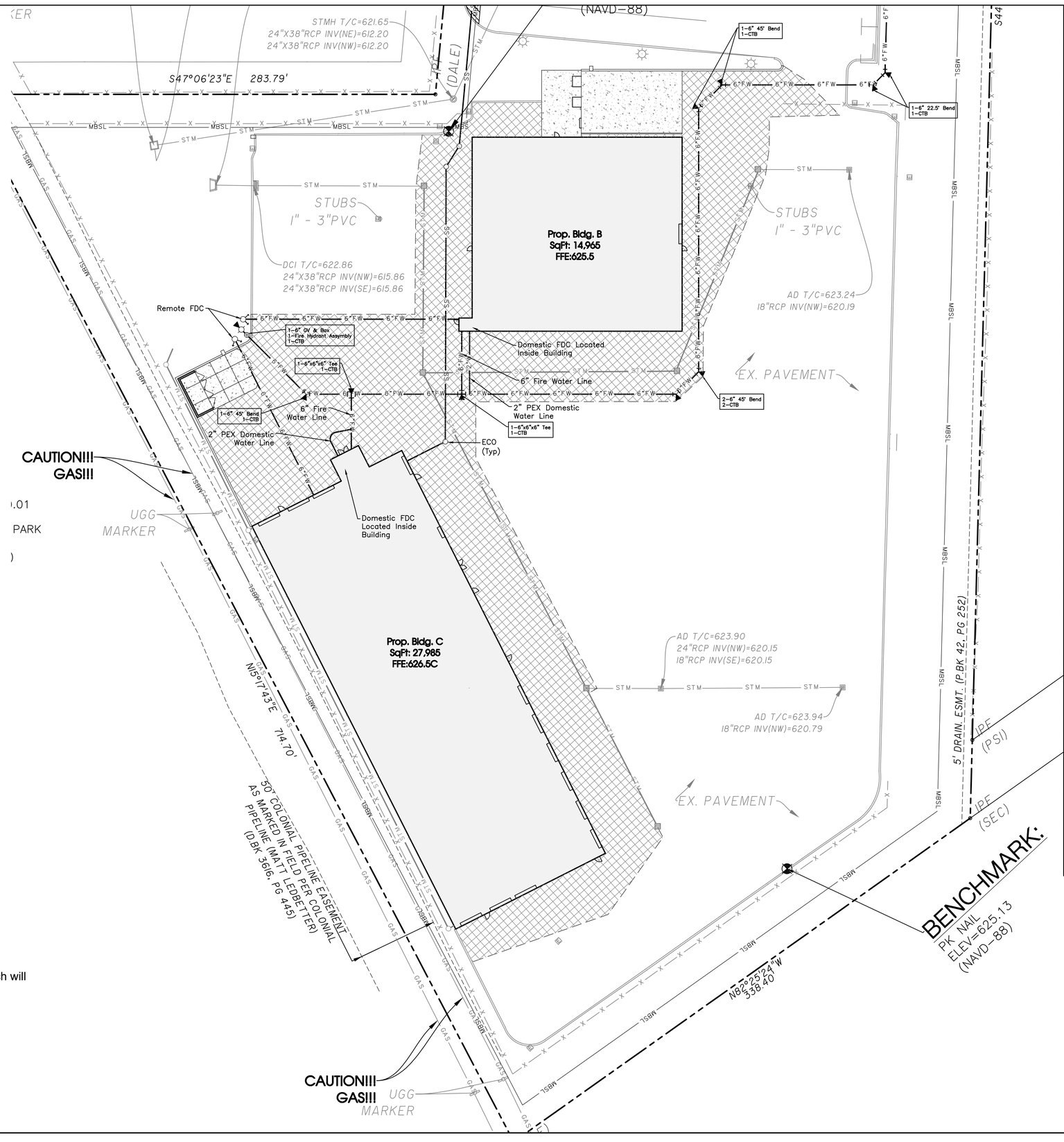
NOTE:
No more than 500 feet of open stormwater and/or utility trench will be allowed at one time.



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

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

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

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

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

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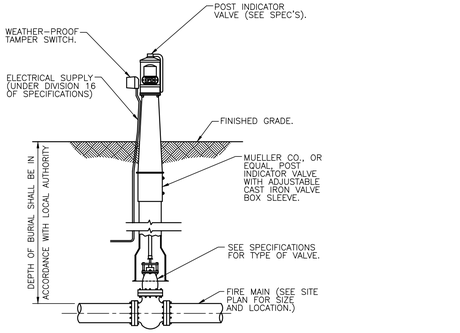
JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

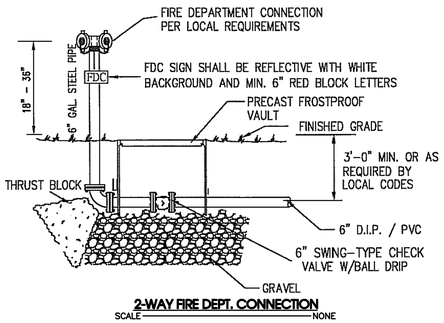
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Utility Plan

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



POST INDICATOR VALVE WITH VALVE BOX
SCALE NONE



2-WAY FIRE DEPT. CONNECTION
SCALE NONE

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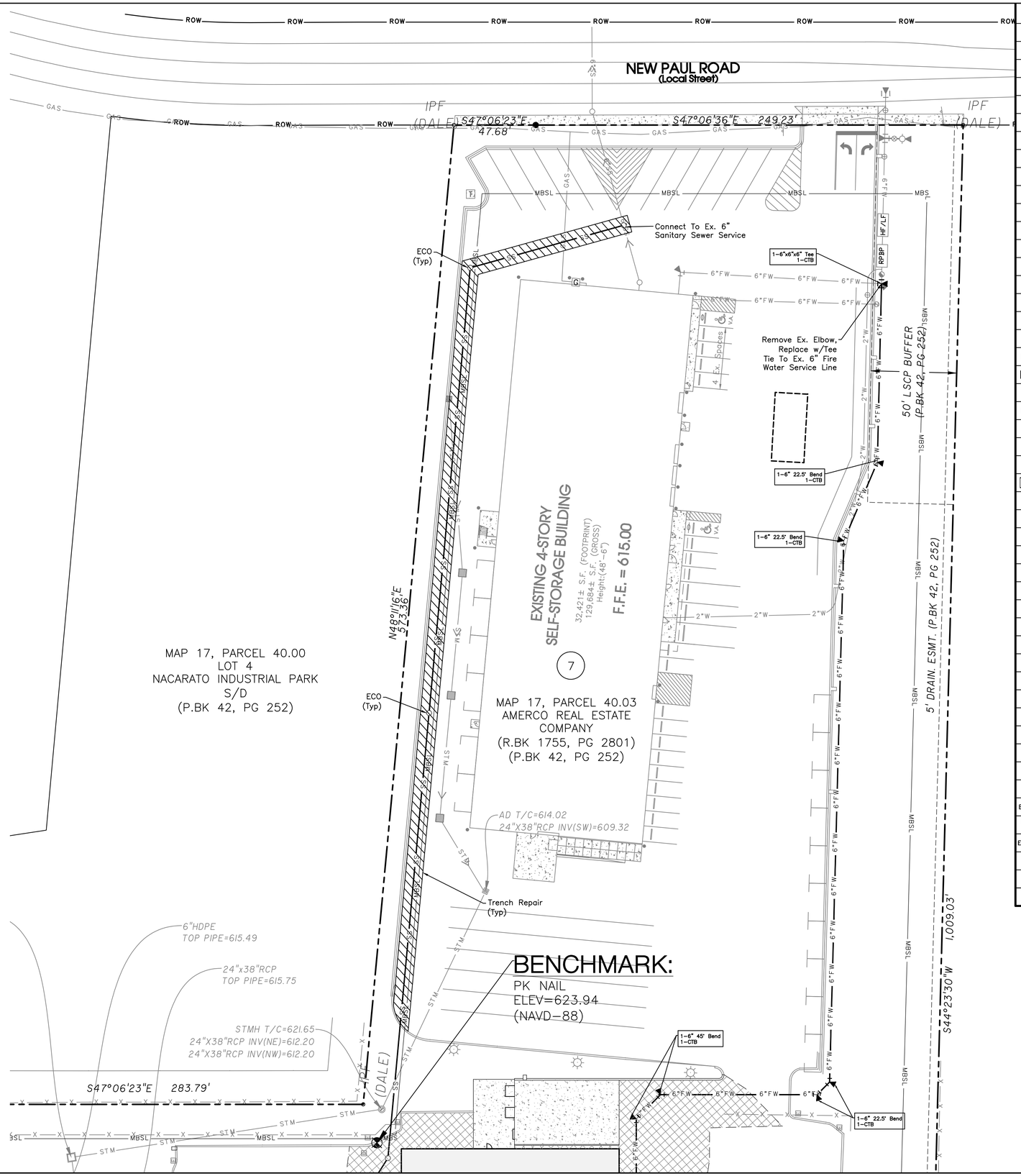
Fire Line Notes:

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

Electrical Legend:
- Commercial Vault
- Transformer



Legend:

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

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

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JOHN MINER — REGISTERED ENGINEER — STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

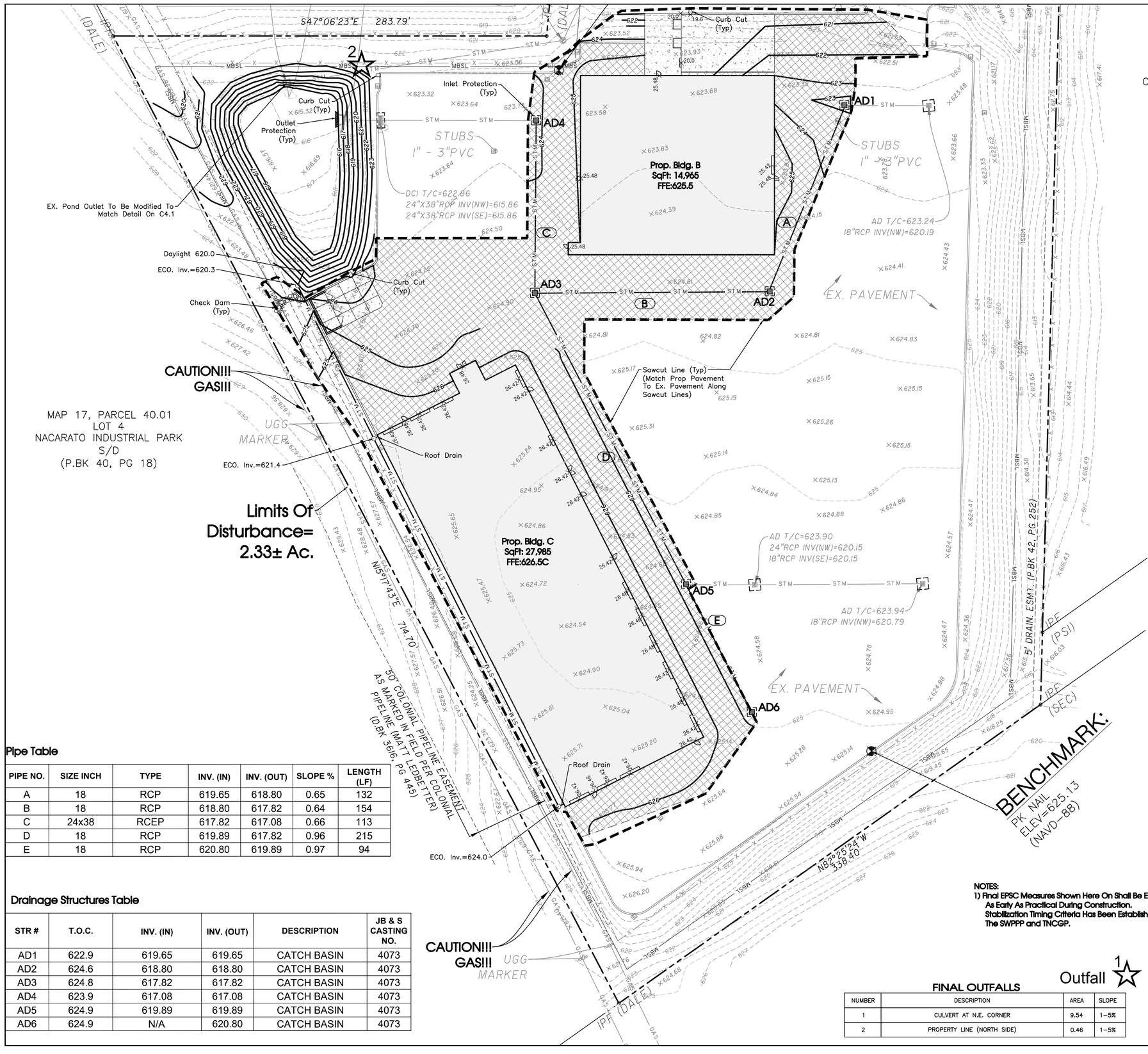
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

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

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

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

Utility Plan



Pipe Table

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

Drainage Structures Table

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

FINAL OUTFALLS

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

Legend:

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EXISTING ELECTRIC	OH
PROPERTY LINE	
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RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	EEL EEL
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	
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PROPOSED WATER	W W

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REVIEW SET
(Not Intended For Construction)

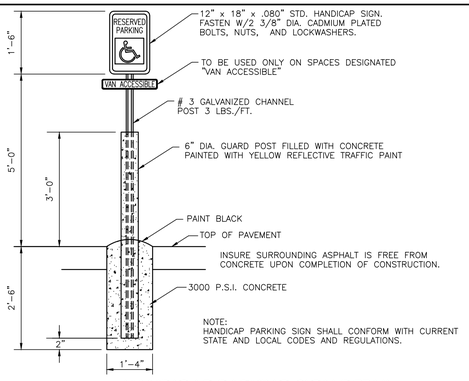
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Grading, Drainage Plan, & Final EPSC

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

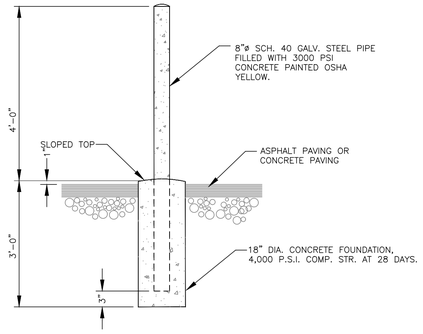
30′ 0 30′ 60′
SCALE: 1"= 30′

Know what's below. Call before you dig.



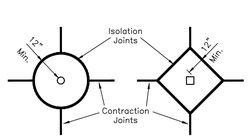
HANDICAP PARKING SIGN DETAIL

SCALE NONE



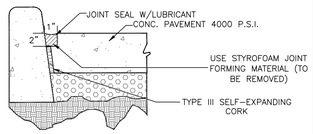
BOLLARD DETAIL

SCALE NONE



ISOLATION JOINT DETAIL

SCALE NONE

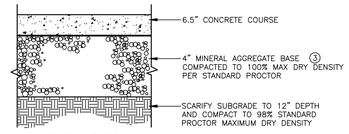


THIS APPLIES TO CURBS, SIDEWALKS, DRAINAGE/UTILITY STRUCTURES, BUILDINGS, FIXED OBJECTS, ETC.

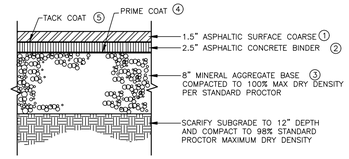
ISOLATION/EXPANSION JOINT DETAIL

SCALE NONE

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



CONCRETE PAVEMENT



HEAVY DUTY PAVEMENT

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

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

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

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

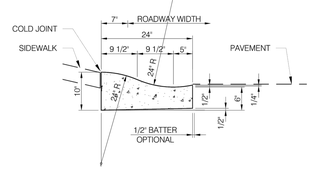
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC) 8-12 LB/SQ. YD.

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

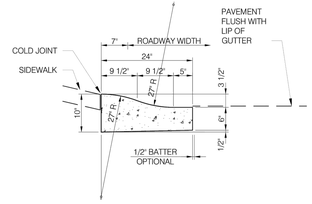
TYPICAL PAVEMENT SECTIONS

SCALE NONE

MOUNTABLE ROLLED CURB DETAIL



ROLL CURB AND GUTTER (A)



ROLL CURB AND GUTTER (B)

ROLL CURB NOTES (A & B)

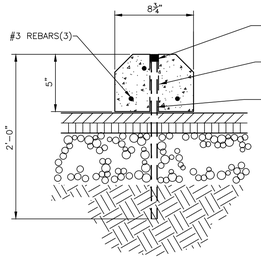
1. ONLY USE WHEN RIBBON CURB IS NOT ALLOWED OR WHEN REQUIRED FOR DRAINAGE.
2. CONTRACTION JOINT SPACING 10' MAXIMUM.
3. MINIMUM OF 3000 PSI CONCRETE AT 28 DAYS.

AMERCO REAL ESTATE COMPANY

ROLL CURB DETAILS

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

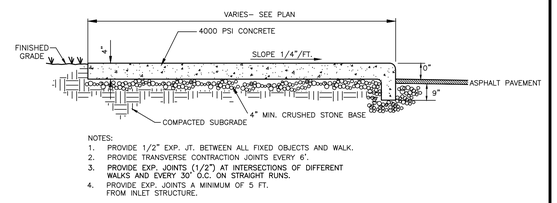
CONSTRUCTION & RENOVATION - 2727 NORTH CENTRAL AVENUE, 9-NORTH - PHOENIX, ARIZONA 85004 PH: (602) 263-6502



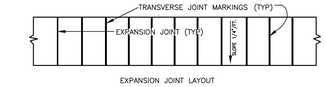
NOTES
1. WHEELSTOP PLACED PER PLAN @ 6'-0" IN LENGTH
2. WHEEL STOPS TO BE PLACED 2' FROM EDGE OF PAVEMENT & 4' FROM EDGE OF SIDEWALK
3. 4500 PSI CONCRETE @ 28 DAYS.

WHEELSTOP DETAIL

SCALE NONE



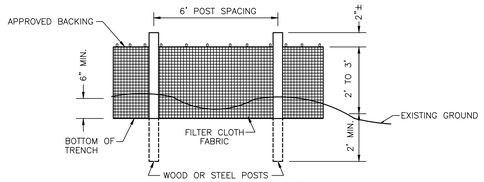
NOTES:
1. PROVIDE 1/2" EXP. JT. BETWEEN ALL FIXED OBJECTS AND WALK.
2. PROVIDE TRANSVERSE CONTRACTION JOINTS EVERY 6'.
3. PROVIDE EXP. JOINTS (1/2") AT INTERSECTIONS OF DIFFERENT WALKS AND EVERY 30' O.C. ON STRAIGHT RUNS.
4. PROVIDE EXP. JOINTS A MINIMUM OF 5 FT. FROM INLET STRUCTURE.



EXPANSION JOINT LAYOUT

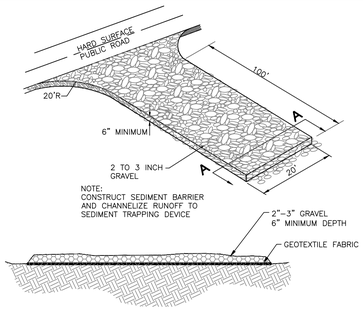
CONCRETE SIDEWALK WITH TURN DOWN CURB

SCALE NONE



SILT FENCE DETAIL

SCALE NONE



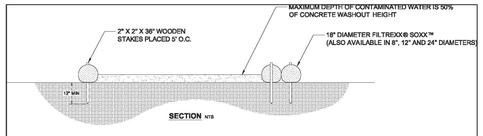
HANDICAP SYMBOL DETAIL

SCALE NONE

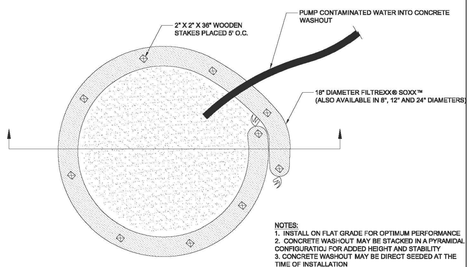
SECTION A-A

GRAVEL CONSTRUCTION ENTRANCE

SCALE NONE



SECTION NTS

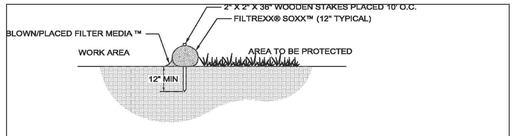


NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATIOU FOR ADDED HEIGHT AND STABILITY
3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION

PLAN NTS

FILTREXX® CONCRETE WASHOUT

NTS



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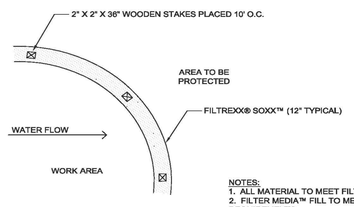
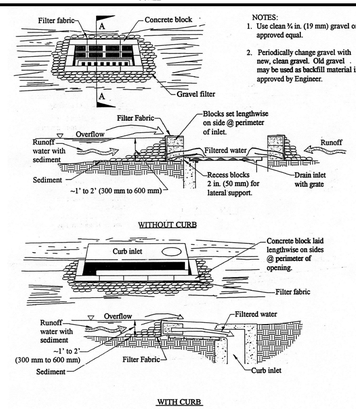


PLAN NTS

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

FILTREXX® SEDIMENT CONTROL

NTS

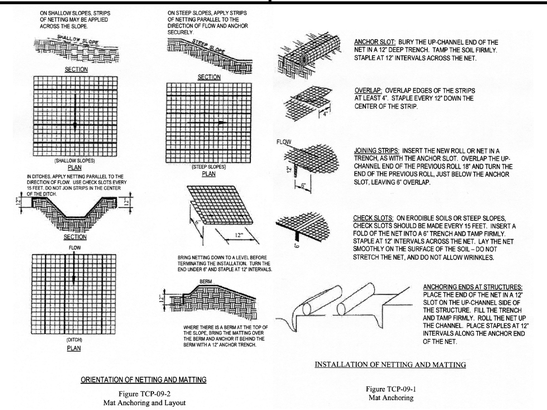


NOTES:
1. Use clean ¾ in. (19 mm) gravel or approved equal.
2. Periodically change gravel with new, clean gravel. Old gravel may be used as backfill material if approved by Engineer.

WITH CURB

CATCH BASIN FILTRATION

SCALE NONE

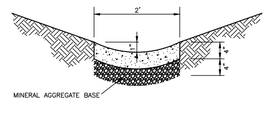


ORIENTATION OF NETTING AND MATTING

Figure TCP-09-2
Mat Anchoring and Layout

INSTALLATION OF NETTING AND MATTING

Figure TCP-09-1
Mat Anchoring



CONCRETE SWALE

SCALE NONE

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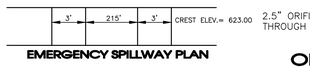
JOHN MINER REGISTERED ENGINEER STATE OF TENNESSEE

REVIEW SET
(Not Intended For Construction)

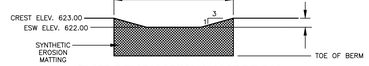
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Details

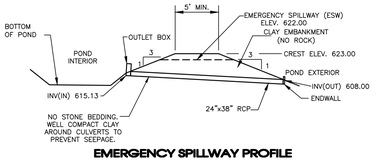
REVISED:	
DRAWN: SJA/CFB3	
DATE: 12-29-2023	
CHECKED: MAT, MPL	
FILE NAME: 19084uhaul2.dwg	
SCALE: None	
JOB NO. 19084	
SHEET: C4.0	



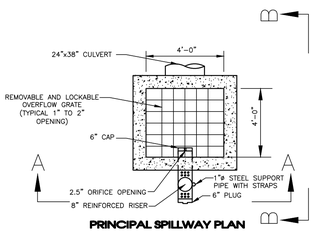
EMERGENCY SPILLWAY PLAN



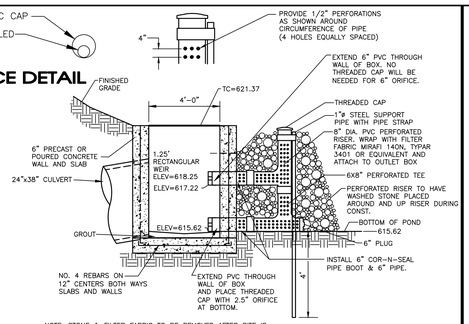
EMERGENCY SPILLWAY SECTION



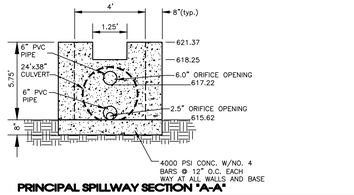
EMERGENCY SPILLWAY PROFILE



PRINCIPAL SPILLWAY PLAN

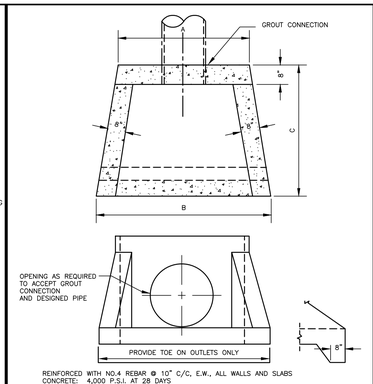


PRINCIPAL SPILLWAY SECTION "B-B"



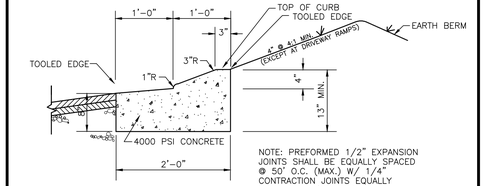
PRINCIPAL SPILLWAY SECTION "A-A"

DETENTION POND OUTLET DETAILS
SCALE ——— NONE



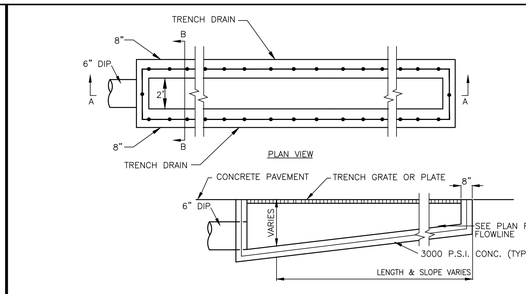
PIPE SIZE	A	B	C
24" O.D. MAX.	48"	72"	44"
39" O.D. MAX.	72"	96"	50"
53" O.D. MAX.	96"	120"	56"

WINGED HEADWALL
SCALE ——— NONE



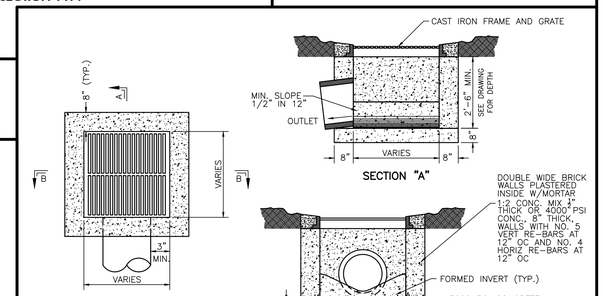
NOTE: PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED @ 50' O.C. (MAX.) W/ 1/4" CONTRACTION JOINTS EQUALLY SPACED AT 5' O.C. BETWEEN EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE 3/4" DEEP AND MAY BE SAWED.

ROLLOVER CONC. CURB
SCALE ——— NONE

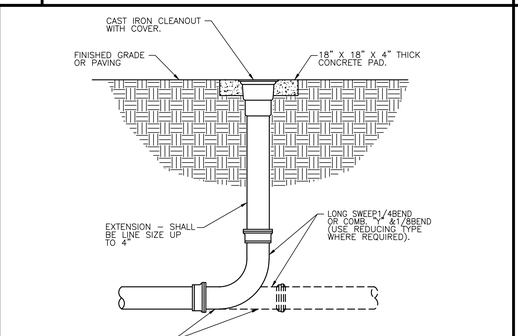


NOTES:
1. FOR LENGTH OF TRENCH DRAIN SEE PLAN
2. SEE PLAN SHEET FOR INVERTS OF EACH INLET.
3. OUTFALL LOCATION VARIES, SEE PLAN SHEET FOR LOCATION.
4. GRATES SHALL BE BOLT DOWN TYPE.
5. TRENCH GRATES SHALL BE NEENAH R-4999-HX, TYPE A
6. TRENCH PLATES SHALL BE NEENAH R-4999-HX, TYPE D
6. FOLLOW MANUFACTURERS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

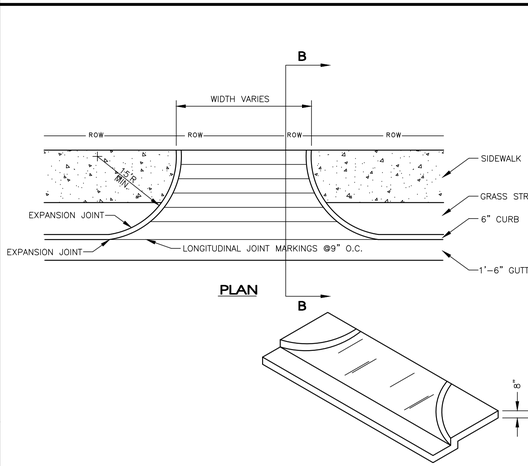
TRENCH DRAIN DETAIL
SCALE ——— NONE



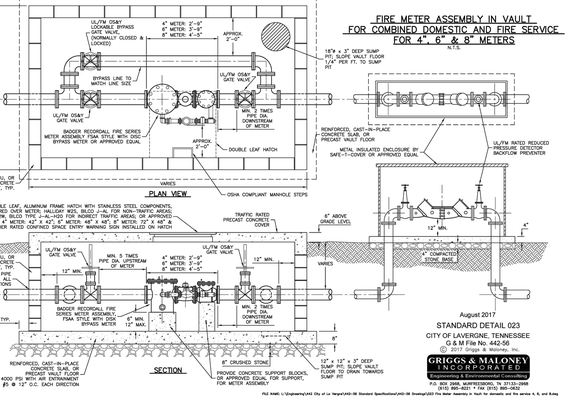
PRECAST CATCH BASIN DETAIL
SCALE ——— NONE



EXTERIOR CLEANOUT DETAIL
SCALE ——— NONE



STANDARD ENTRANCE RAMP
SCALE ——— NONE



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

August 2017
STANDARD DETAIL 023
CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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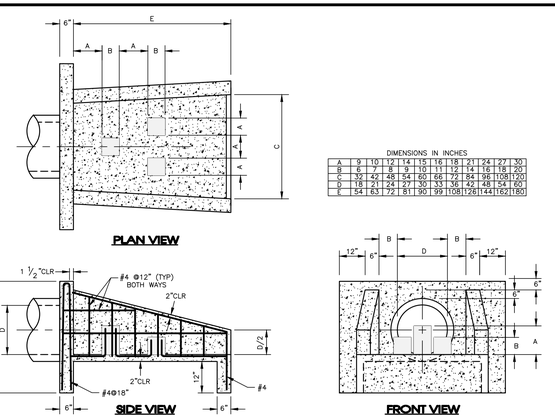
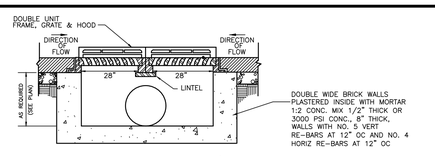
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-6221 * FAX (615) 890-0632

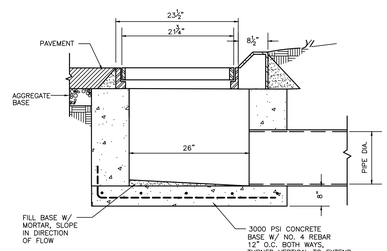
FILE NAME: U:\Engineering\442-56\2016 Updated Spreadsheet\Standard Details\442-56 Fire Meter Assembly & Vault for Domestic and Fire service 4, 6, and 8.dwg



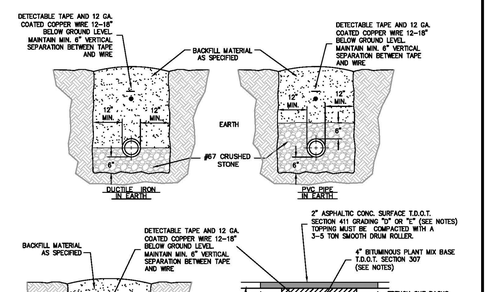
ENERGY DISSIPATER OUTLET STRUCTURE
SCALE ——— NONE



TYPICAL CURB CUT FOR DRAINAGE
SCALE ——— NONE



DOUBLE CURB INLET
SCALE ——— NONE



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

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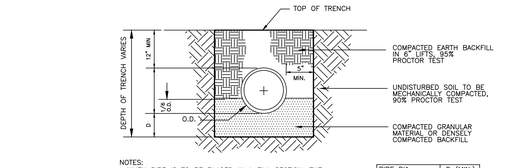
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-6221 * FAX (615) 890-0632

FILE NAME: U:\Engineering\442-56\2015 Updated Spreadsheet\2015 Water Line Bedding and Backfilling Detail.dwg

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



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

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

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

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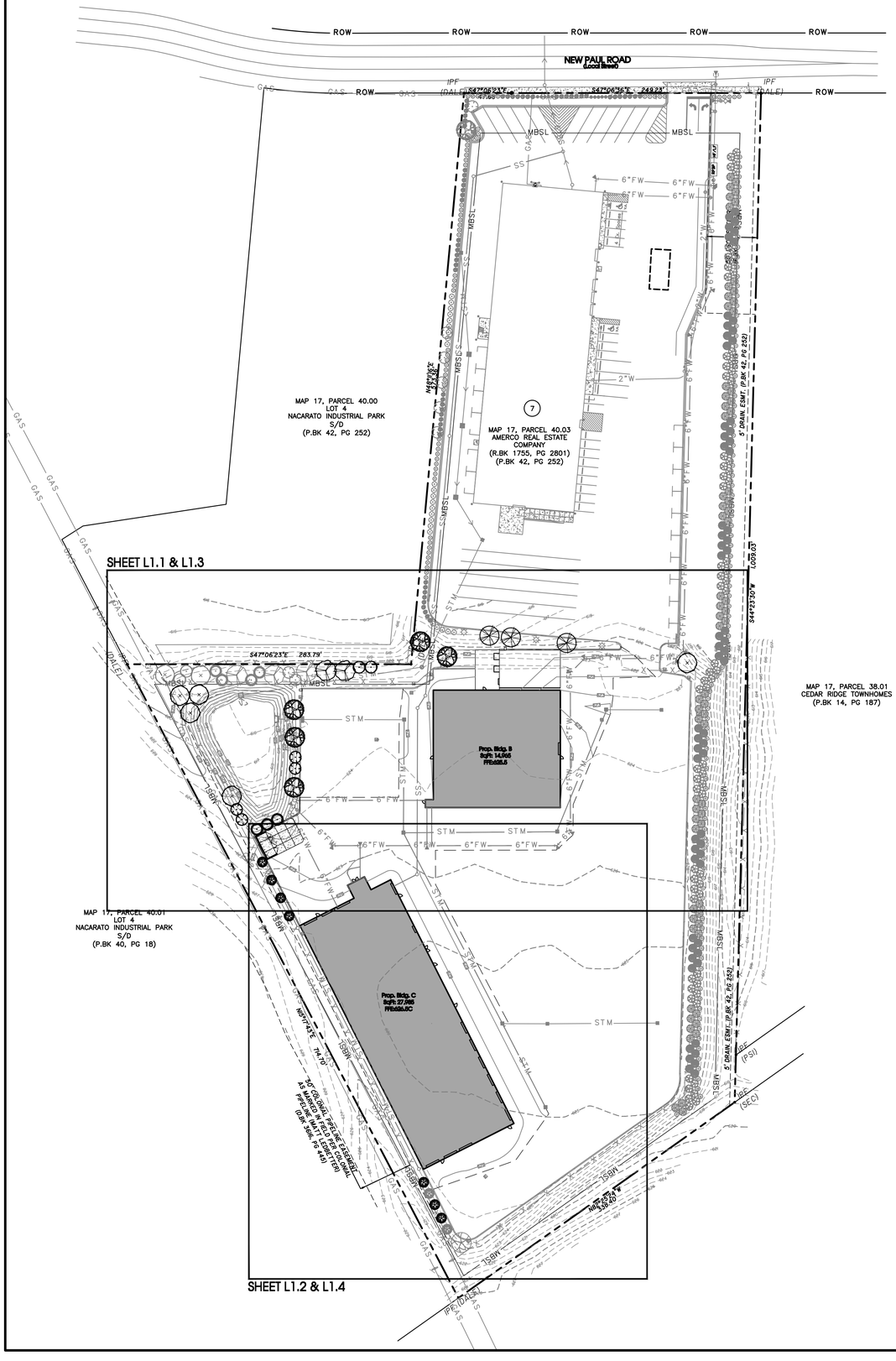
REVIEW SET
(Not Intended For Construction)

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

Details

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



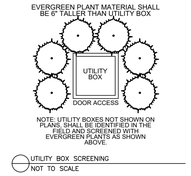
U-HAUL PHASE 2
503 NEW PAUL ROAD

LANDSCAPE PLAN

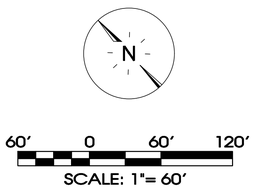
SITE DATA
SITE AREA: 10.00 ACRES
SITE ZONING: I-2

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

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



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



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

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

Landscape Plan

SHEET: L1.0

S47°06'23"E 283.79'

(DALE)

EXISTING PHASE 1 TREES TO BE REMOVED

EXISTING PHASE 1 TREES TO BE REMOVED

Prop. Bldg. B
SqFt: 14,965
FFE:625.5

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'

SCALE: 1"= 20'

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JOSEPH S. MOLCHAN, JR. REGISTERED PROFESSIONAL ENGINEER — 102361 — STATE OF TENNESSEE

JOSEPH S. MOLCHAN, JR. REGISTERED LANDSCAPE ARCHITECT — 000284 — STATE OF TENNESSEE

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

Tree Removal Plan

REVISED:

DRAWN: SWL

DATE: 12-29-2023

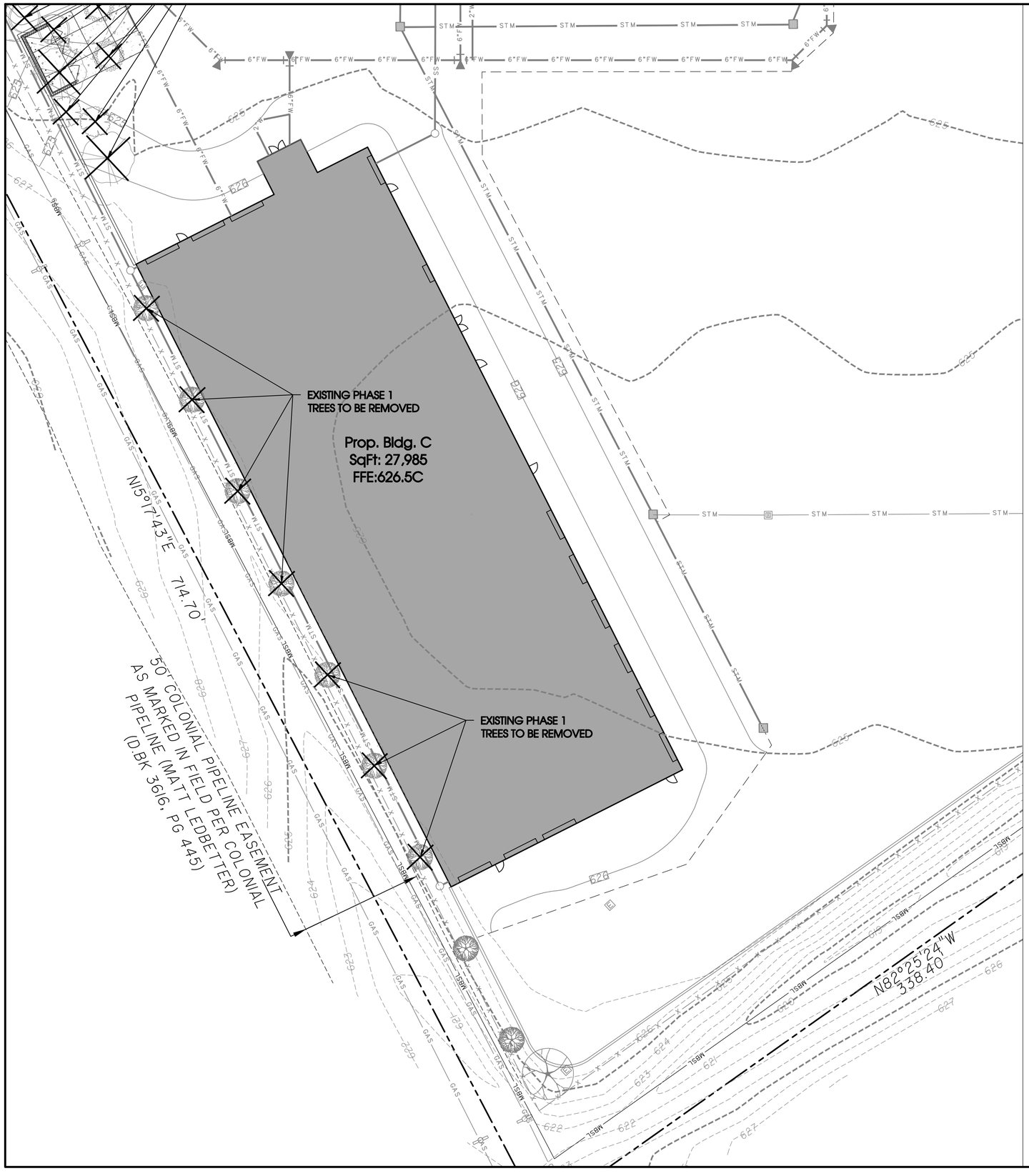
CHECKED: RSM

FILE NAME: 19084uhaul2_LA

SCALE: 1" = 20'

JOB NO. 19084

SHEET: L1.1



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'

SCALE: 1"= 20'

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STEPHEN W. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT

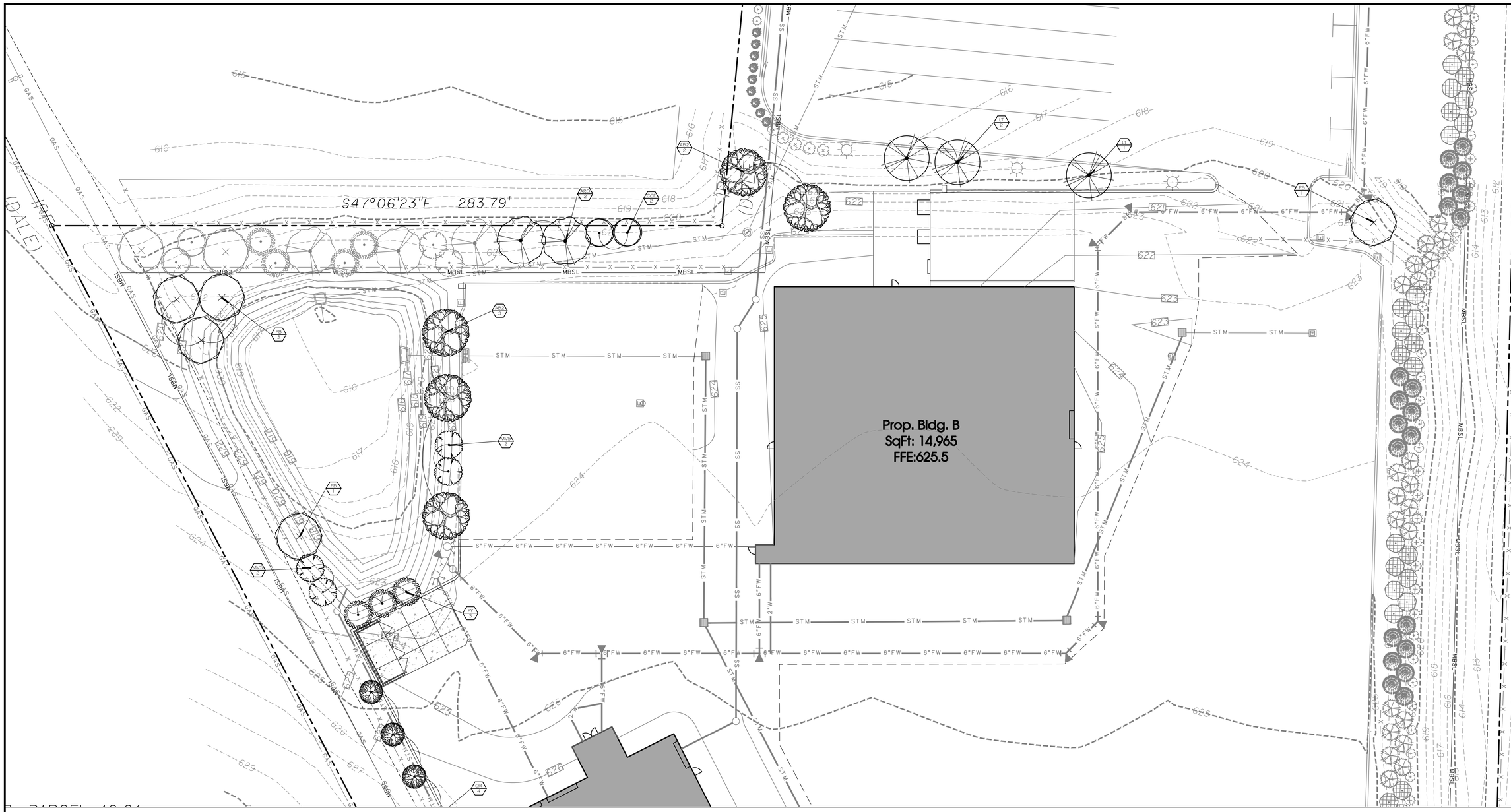
U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Tree Removal Plan

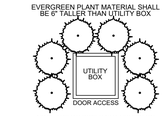
REVISED:

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

SHEET: L1.2



EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX



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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'

SCALE: 1"= 20'

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

SEC, Inc.

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

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

Tree Replacement Plan

REVISED:

DRAWN: SWL

DATE: 12-29-2023

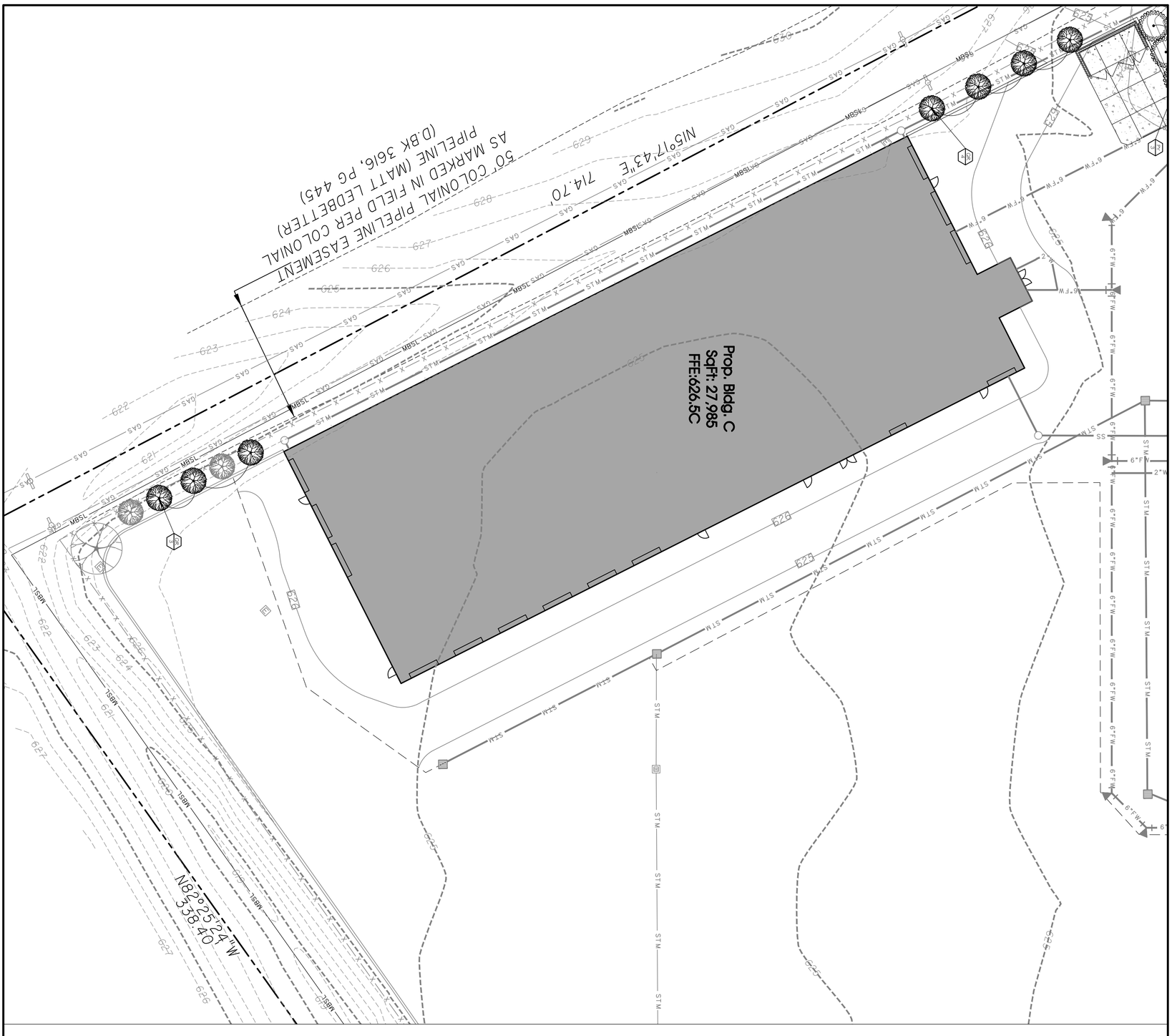
CHECKED: RSM

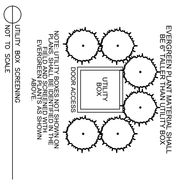
FILE NAME: 19084uhaul2_LA

SCALE: 1" = 20'

JOB NO. 19084

SHEET: L1.3





Know what's below.
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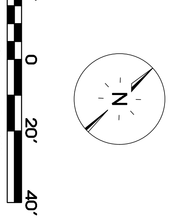
811



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

Tree Removal Plan

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

ROBERT S. MOLCHAN — REGISTERED — TENNESSEE NO. 1... — LANDSCAPE ARCHITECT
REVIEW SET
Not Intended For Construction

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LANDSCAPE ARCHITECTURE
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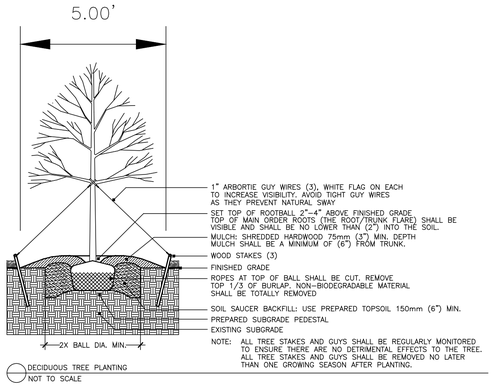
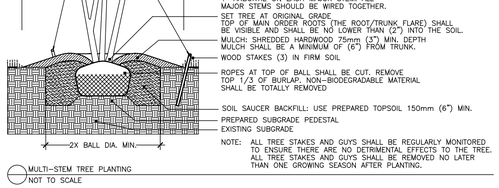


DECIDUOUS TREE PLANTING
NOT TO SCALE



MULTI-STEM TREE PLANTING
NOT TO SCALE

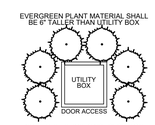
PLANT SCHEDULE

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

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

LANDSCAPE NOTES

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



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UTILITY BOX SCREENING
NOT TO SCALE

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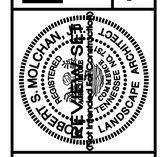


U-Haul Phase 2
503 New Paul Road
LaVergne, Tennessee

Landscape Details & Notes

REVISED:
DRAWN: SWL
DATE: 12-29-2023
CHECKED: RSM
FILE NAME: 19084uhaul2_LA
SCALE: N/A
JOB NO. 19084
SHEET: L2.0

Planning Commission Report Meeting: May 14, 2024	City of La Vergne

Item #: 5.

Item Title: Preliminary Plat - Arbor Ridge, Sections 4, 7 & 8 - 150 Lots on Approximately 39.75 Acres. Requested by SEC, Inc. Property located off Waldron Rd. (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes of Tennessee, LLC.

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

Summary: The applicant is requesting approval of the Preliminary Plat for the Arbor Ridge Subdivision, Sections 4, 7 & 8, located on approx. 39.75 acres. The property is located on the east side of Waldron Road. The purpose of the preliminary plat is to present the proposed layout of the single-family development. This plat consists of 150 lots as a portion of parcel 004.00 shown on Rutherford County Tax Map 032.

Staff Recommendation:

Staff Comments / Technical Items:

Planning

Bo Logan
blogan@lavergnetn.gov

Jake Blair
jblair@lavergnetn.gov

No Comments

Engineering

Gary Lide
glide@lavergnetn.gov

1. The Engineering Department understands that a preliminary plat for Section 4 was approved at the May 2023 Planning Commission meeting. The Engineering Department further understands that the agreement between the city and the developer states "*...it would be in the best interest of the City for the City to have control over the construction of the Road Improvements and for*

the Mixed-Use Developer to pay the amounts specified in this Agreement in lieu of the Mixed-Use Developer making any Road Improvements". The Engineering Department is concerned about the intersection of Large Poppy Drive with Blair Road and would like to have a plan of action and a schedule for sufficient improvements in Blair Road to meet reasonable sight distance standards before Large Poppy Driver is open to the public.
2. The Engineering Department understands that a preliminary plat for Section 4 was approved at the May 2023 Planning Commission meeting. However, the PDR agreement with the city states the following: "*Arbor Ridge will have four residential and five commercial entrances onto Waldron and Blair Roads. These entrances are proposed to incorporate three travel lanes for proper circulation into and out of the development. There will be a dedicated left and right out of the neighborhood, as well as single lane for traffic entering the development.*" The entrance shown onto Blair Road from Section 4 is only two lanes and not the promised three.
3. A 30-foot buffer is shown around a wet weather conveyance going through lots 118 and 119. If that buffer is intended to remain, then lot 118 is nonbuildable and 119 requires significant adjustment to the MBSL.
4. Show sizes of all drainage pipes and culverts.
5. (Sheet C1.1) Label Hyacinth Drive
6. (Sheet C1.2) Label Hyacinth and Daffodil Drives
7. (Sheet C1.0) Label Ambrosia Drive
8. (Sheet L1.1) The sheet number is incorrect.
9. (Sheet L1.1) If a monument sign is proposed, provide location and size.
10. Please be prepared to discuss at the workshop how construction traffic will enter Sections 4, 7, and 8. It is the staff's preference that the traffic enter through Large Poppy Drive or Daffodil Drive and NOT directly off of Blair Road.

Utilities

1. Show and label connecting public sewer easement and width Sht C1.0.
2. Show connecting public sewer Sht C1.2.
3. Identify public sewer easement and width, Sht C1.2.

Codes

Joe White
jwhite@lavergnetn.gov

No Comments

Fire

Curtis Brinkley
cbrinkley@lavergnetn.gov

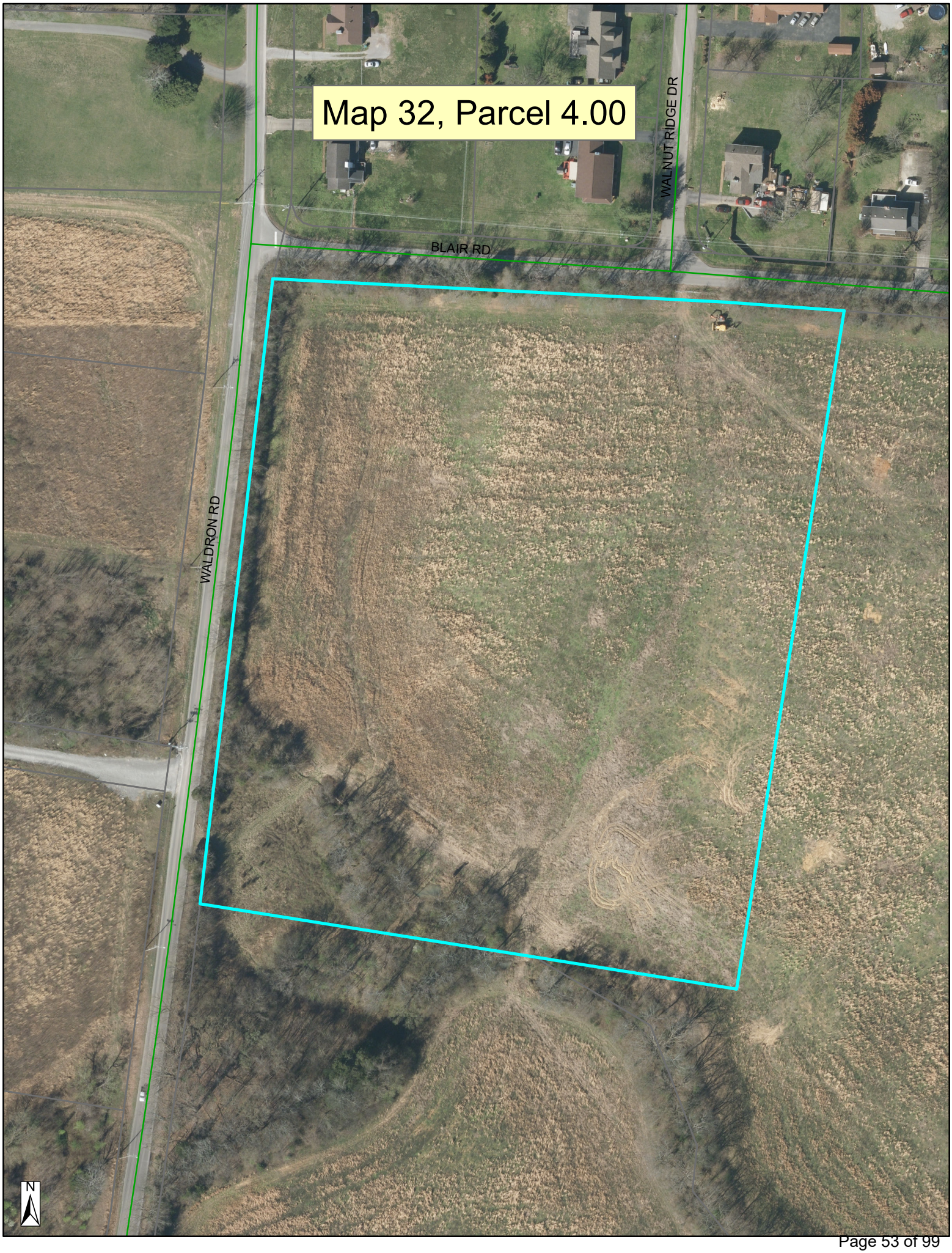
No Comments

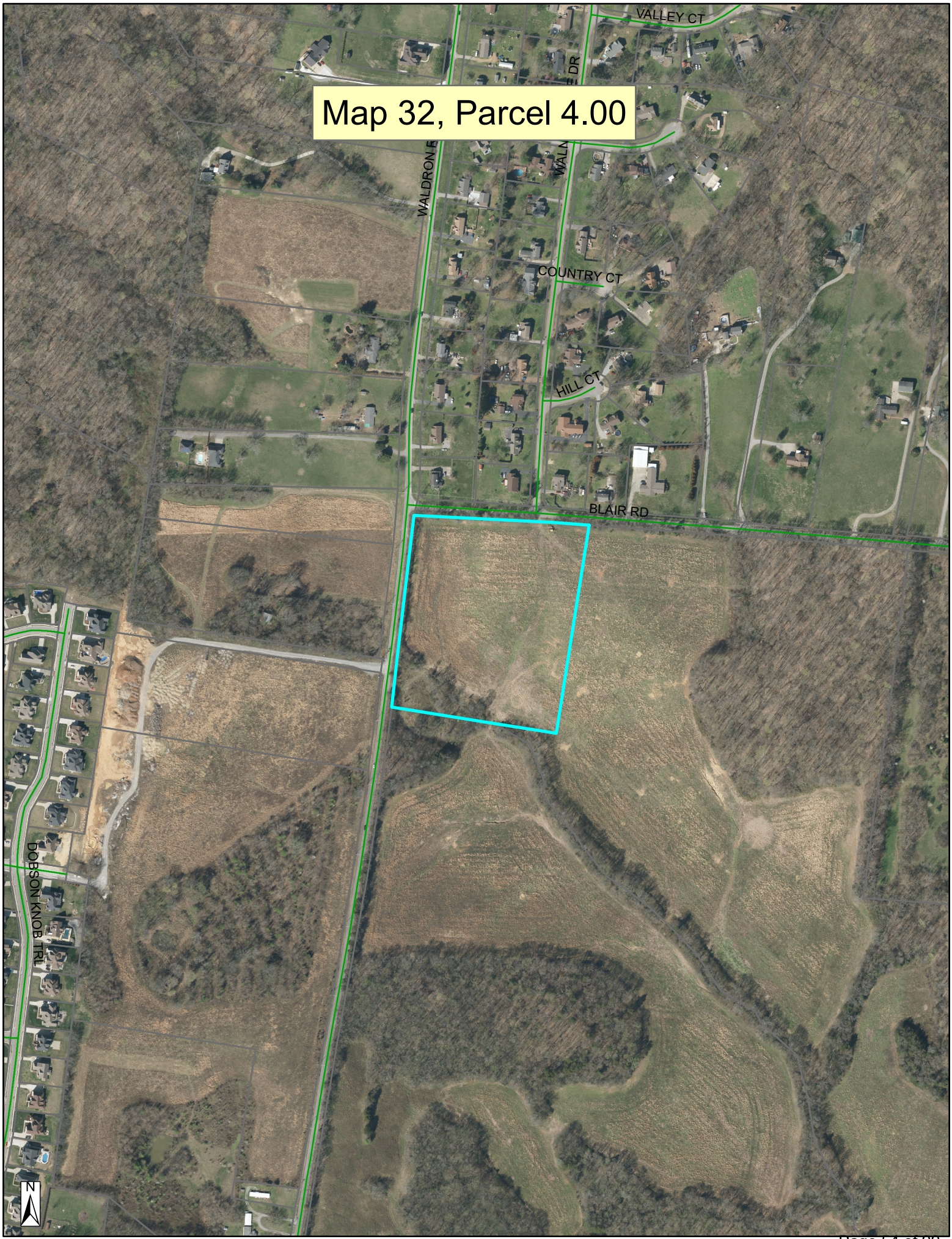
Police

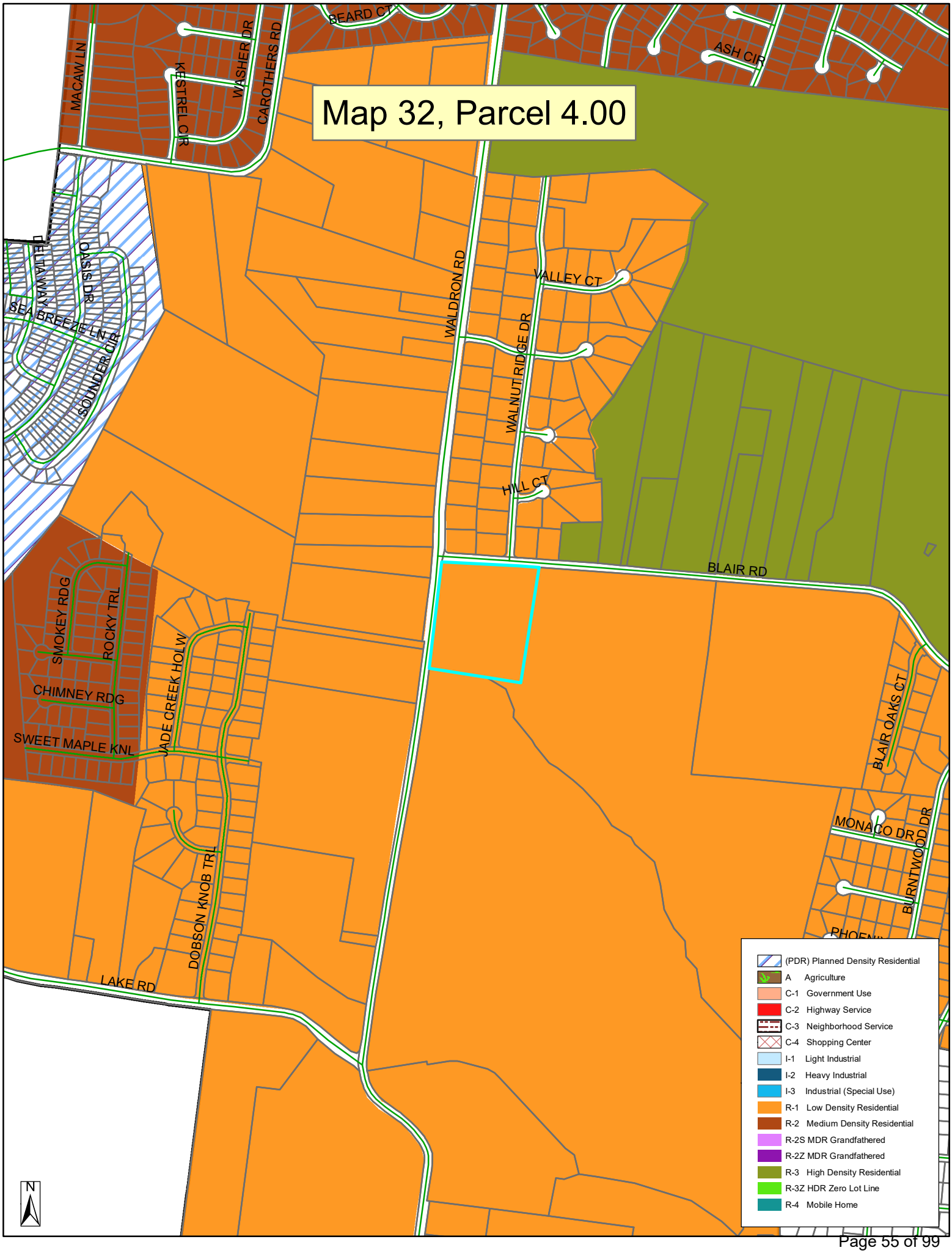
John Eubank
jeubank@lavergnetn.gov

No Comments

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


Map 32, Parcel 4.00
BLAIR RD
WALNUT RIDGE DR
WALDRON RD
N


Map 32, Parcel 4.00
VALLEY CT
WALDRON R
COUNTRY CT
HILL CT
BLAIR RD
DOBSON KNOB TRL
N

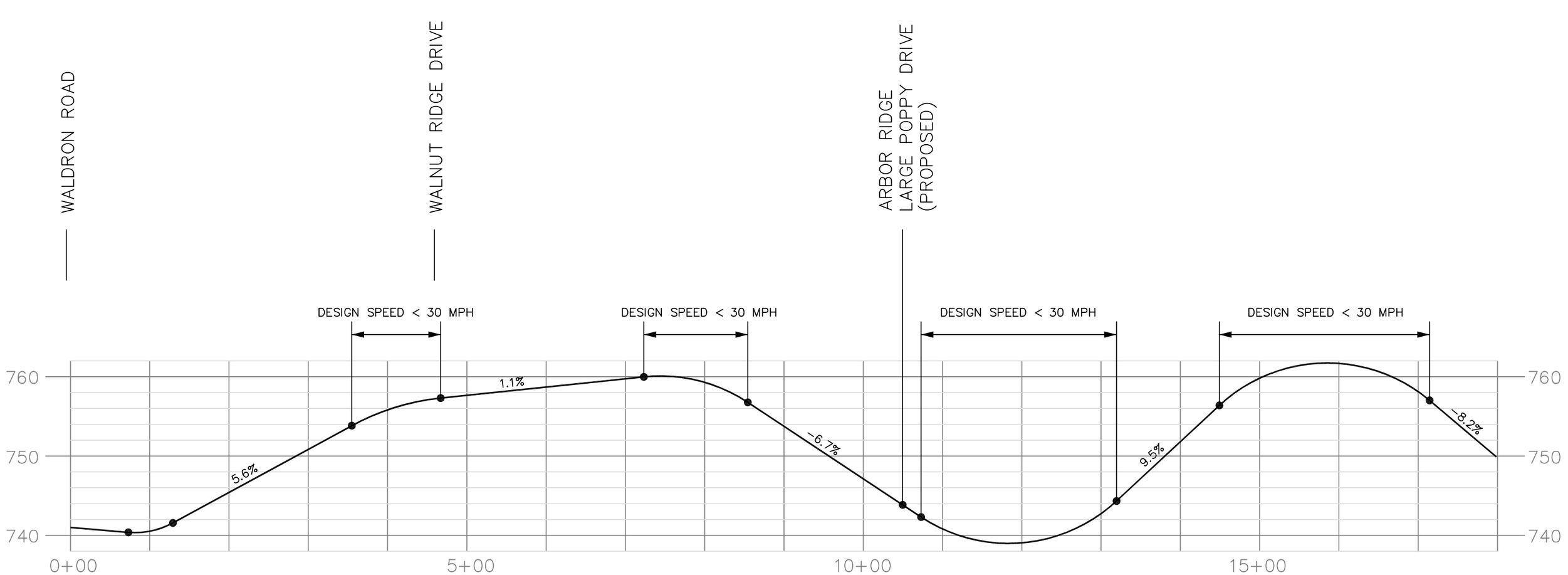

Map 32, Parcel 4.00
BEARD CT
ASH CIR
MACAW LN
KESTREL CIR
WASHER DR
CAROTHERS RD
WALDRON RD
VALLEY CT
WALNUT RIDGE DR
HILL CT
BLAIR RD
SEA BREEZE LN
SOUNDER CIR
SMOKEY RDG
ROCKY TRL
CHIMNEY RDG
SWEET MAPLE KNL
JADE CREEK HOLW
DOBSON KNOB TRL
LAKE RD
BLAIR OAKS CT
MONACO DR
BURNTWOOD DR
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home
N

AVENUE

CAT
VOLVO

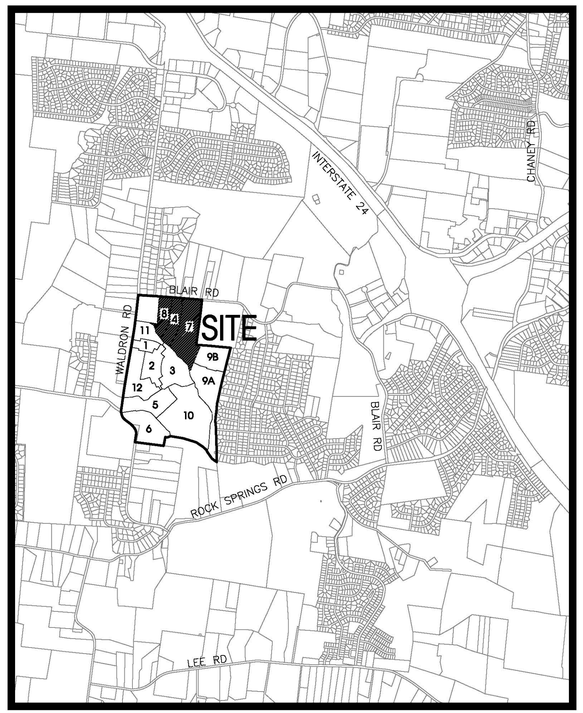
FROM PROPOSED INTERSECTION OF LARGE POPPY DRIVE WITH BLAIR ROAD LOOKING EAST
151
153

FROM PROPOSED INTERSECTION
OF LARGE POPPY DRIVE WITH
BLAIR ROAD LOOKING WEST



PROPOSED LARGE POPPY DRIVE AT BLAIR ROAD

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee
Preliminary Plat



Site Location Map
Not To Scale

Owner/Developer:
Starlight Homes Tenneessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 4: 46 Lots on 9.10± Acres
Section 7: 82 Lots on 23.46± Acres
Section 8: 22 Lots on 7.21± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Master Plan
C1.0-1.2	Preliminary Plat
C2.0	Slope Analysis

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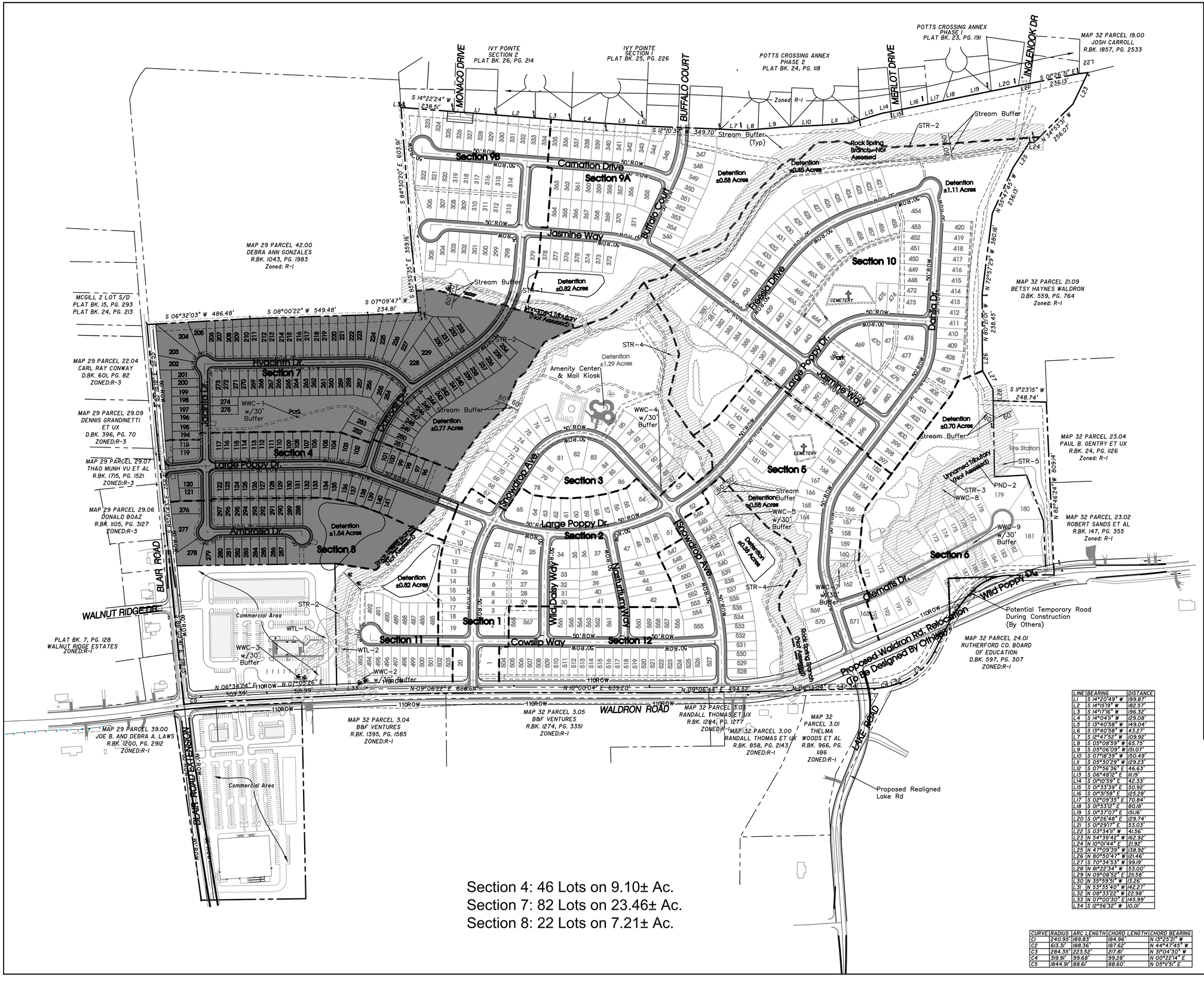
By: Aws L. Ahmed Date: April 26, 2024
Aws L. Ahmed, P.E. TN. Reg. #127462

AWS L. AHMED — REGISTERED — No. 127462 — STATE OF TENNESSEE
Aws L. Ahmed 4-26-2024

Watershed: East Branch Hurricane Creek (Not Supporting)

5-yr, 24-hr EPSC Storm Event

Sheet C0.0
Arbor Ridge
Section 4, 7, & 8
Preliminary Plat
S.E.C. Project #18314
Date: 3-1-2024
Revised:



Section 4: 46 Lots on 9.10± Ac.
Section 7: 82 Lots on 23.46± Ac.
Section 8: 22 Lots on 7.21± Ac.

Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
EXISTING TREELINE	
EXISTING FENCELINE	X X X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'19" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 03°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'55" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	21.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	22.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

200′ 0 200′ 400′
SCALE: 1"= 200′

SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
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PHONE (615) 890-7901 FAX (615) 895-2567

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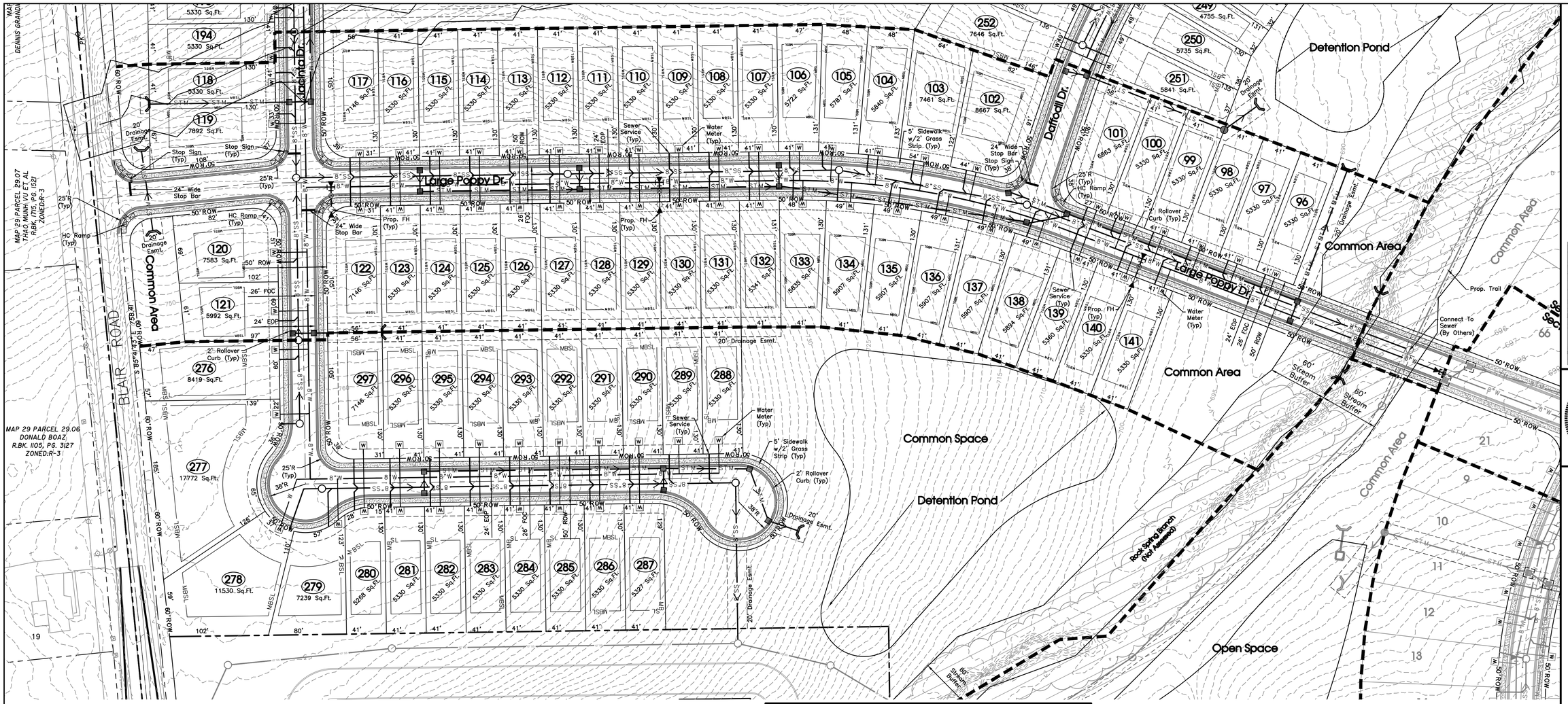
REVISED:

DRAWN: CFB3, SJA
DATE: 3-1-2024
CHECKED: MAT
FILE NAME: 18314prelim4,7,8
SCALE: 1"=200'
JOB NO. 18314
SHEET: C0.1

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Master Plan



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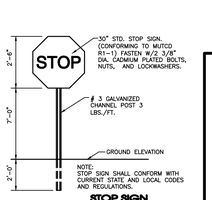
50' 0 50' 100'
SCALE: 1"= 50'

E MAIN ST
D3-1
STREET SIGN
SCALE ——— NONE

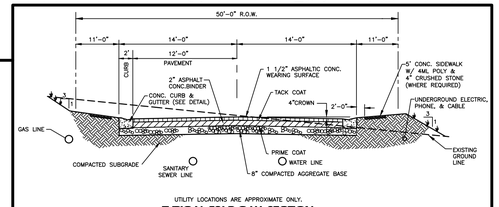
NOTE:
STREET SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.

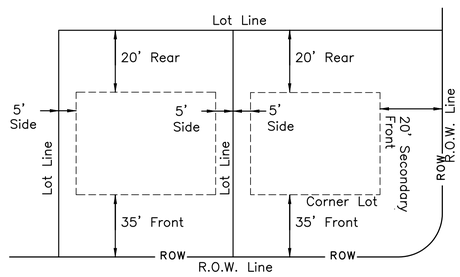


STOP SIGN
SCALE ——— NONE

SPEED LIMIT 20
TYPICAL "SPEED LIMIT" SIGN
SCALE ——— NONE



UTILITY LOCATIONS ARE APPROXIMATE ONLY.
TYPICAL 50' R.O.W. SECTION
SCALE ——— NONE



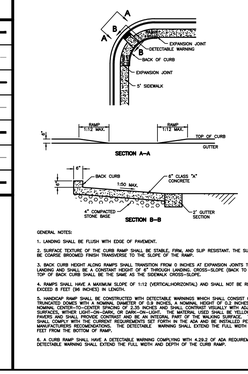
Minimum Building Setback Detail
N.T.S.

Legend:

□	EXIST. CONCRETE MONUMENT	⊕	BENCHMARK	◐	POST INDICATOR VALVE	Ⓐ	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
●	IRON PIN SET (I.P.S.)	♿	HANDICAP PARKING SYMBOL	◩	BLOW OFF VALVE		RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
○	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	▭	REDUCER		RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
⊸	EXIST. SIGN POST	⊷	HC SIGN	◁	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS SS
○	EXIST. SEWER CLEANOUT	⊸	PROPOSED SIGN POST	▶	CONCRETE THRUST BLOCK	63.25 ×	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8"SS
◯	EXIST. MANHOLE (SEWER & PHONE)	•	CONCRETE BOLLARD	■	DOUBLE DETECTOR CHECK VALVE	(63.25) ×	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
▥	EXIST. CATCH BASIN (STORM SEWER)	═	WHEEL STOP	<	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
⊗	EXIST. WATER/GAS VALVE	▱	CONCRETE SIDEWALK	▶	FIRE HYDRANT	▩	CATCH BASIN	EXISTING TREELINE			
T	EXIST. TELEPHONE RISER	═	EXTRUDED CURB	⊗	GATE VALVE & BOX	▩	CURB INLET	EXISTING FENCELINE	X X X X		
G	EXIST. GAS RISER	═	CURB & GUTTER	W	WATER METER	●	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
E	ELECTRICAL ENCLOSURE	➡	TRAFFIC ARROW	G	GAS METER	▬	HEADWALL	PHASE BOUNDARY			
W	EXIST. WATER METER	➡	TURN LANE ARROWS	⊠	GREASE TRAP	◡	WINGED HEADWALL	EXISTING GAS LINE	GAS		
◌	EXIST. UTILITY POLE	1	REVISION NUMBER	○	EXTERIOR CLEANOUT ECO	▱	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
◌	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION	○	MANHOLE	⊠	TYPE– X– HEADWALL	EXISTING STORM	STM STM		

Electrical Legend

△	TRANSFORMER 36"x40"
MH	MANHOLE
✹	STREET LIGHT
⊠	SWITCHER
P	PRIMARY PULLBOX
■	SECONDARY PULLBOX 24" x 36"
———	CONDUIT–SEE NOTE
S	3 PH Sector Cabinet



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS–SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS–SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL=HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 9 FEET (96 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER–TO–CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WHITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS. THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE FIRST ROW OF DOMES ADJACENT THE CURVES SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND ANSI–A117.1 AND THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A 23.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE _ SINGLE FAMILY LOTS.
SECTION 4: _ LOTS
SECTION 7: _ LOTS
SECTION 8: _ LOTS
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC–011 (NAD 83–96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Owner/Developer:
Starlight Homes Tenneessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Deed Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 4: 46 Lots on 9.10± Acres
Section 7: 82 Lots on 23.46± Acres
Section 8: 22 Lots on 7.21± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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SITE ENGINEERING CONSULTANTS
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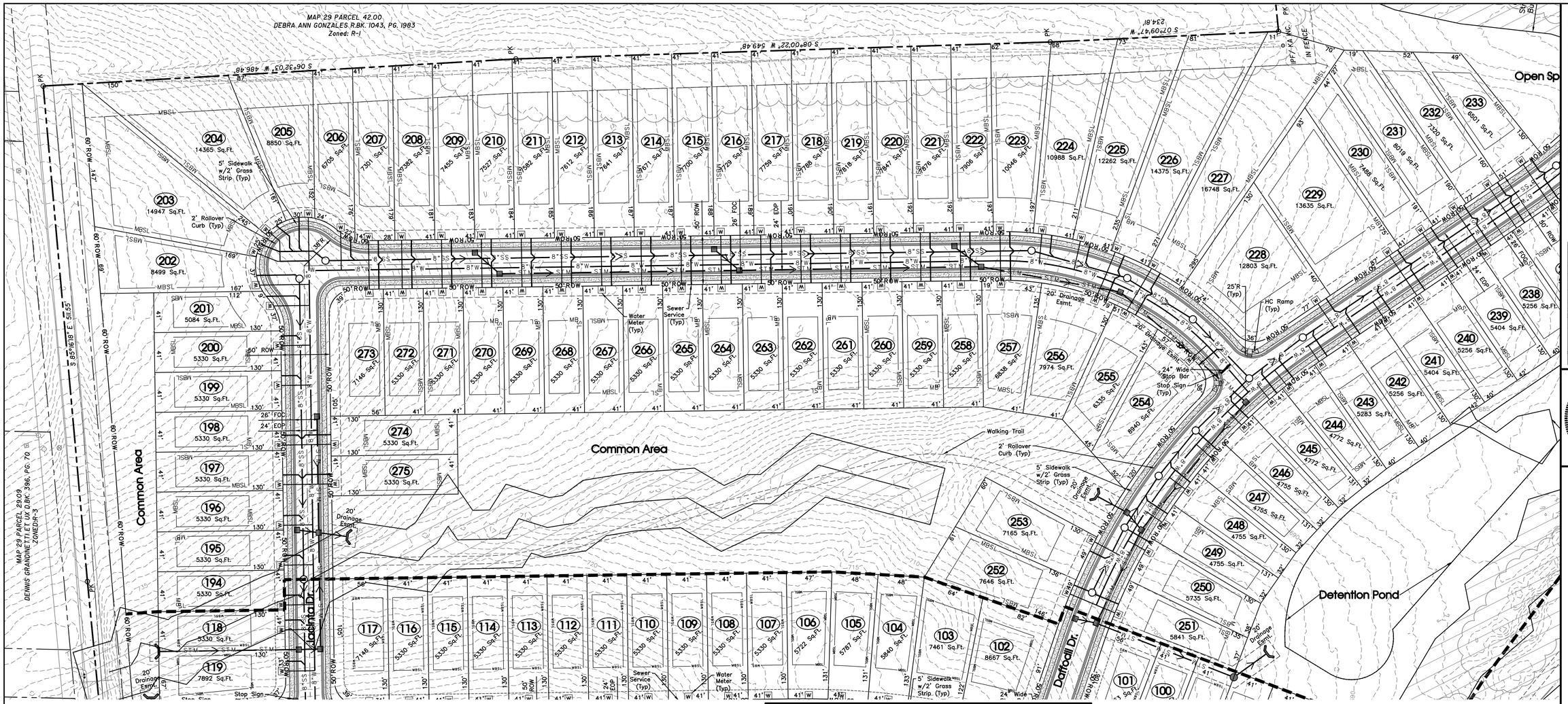
Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: CFB3, SJA
DATE: 3–1–2024
CHECKED: MAT
FILE NAME: 18314prelim4,7,8
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.0



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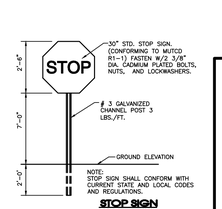
50′ 0 50′ 100′

SCALE: 1"= 50′

E MAIN ST
D3-1
STREET SIGN
SCALE NONE

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

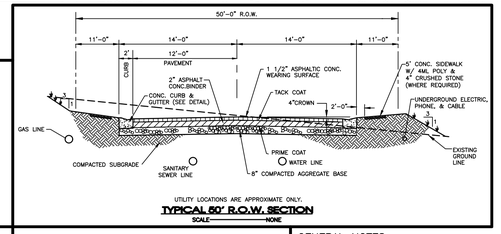
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



STOP SIGN
SCALE NONE

SPEED LIMIT 20

TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



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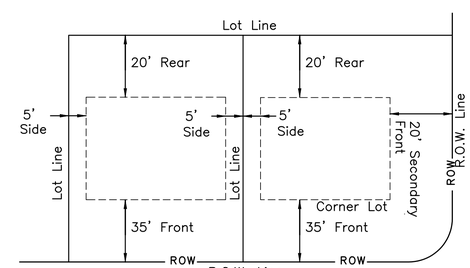
SCALE NONE



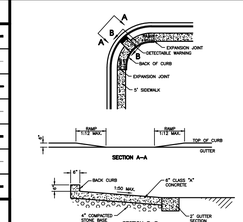
Minimum Building Setback Detail
N.T.S.

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50' ROW	PROPOSED SANITARY SEWER	8" SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM STM		

Electrical Legend

- TRANSFORMER 36"x40"
- MH MANHOLE
- STREET LIGHT
- SWITCHER
- P PRIMARY PULLBOX
- SECONDARY PULLBOX 24" x 36" CONDUIT–SEE NOTE
- S 3 PH Sector Cabinet



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4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 9 FEET (9ft) INCHES IN LENGTH.
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6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A 2.0–2.4' ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

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   SECTION 4: _ LOTS
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Contact: Christian Macari
Phone: 410-961-9360

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Zoning: PDR (Planned Density Residential)
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Section 7: 82 Lots on 23.46± Acres
Section 8: 22 Lots on 7.21± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Preliminary Plat

REVISED:
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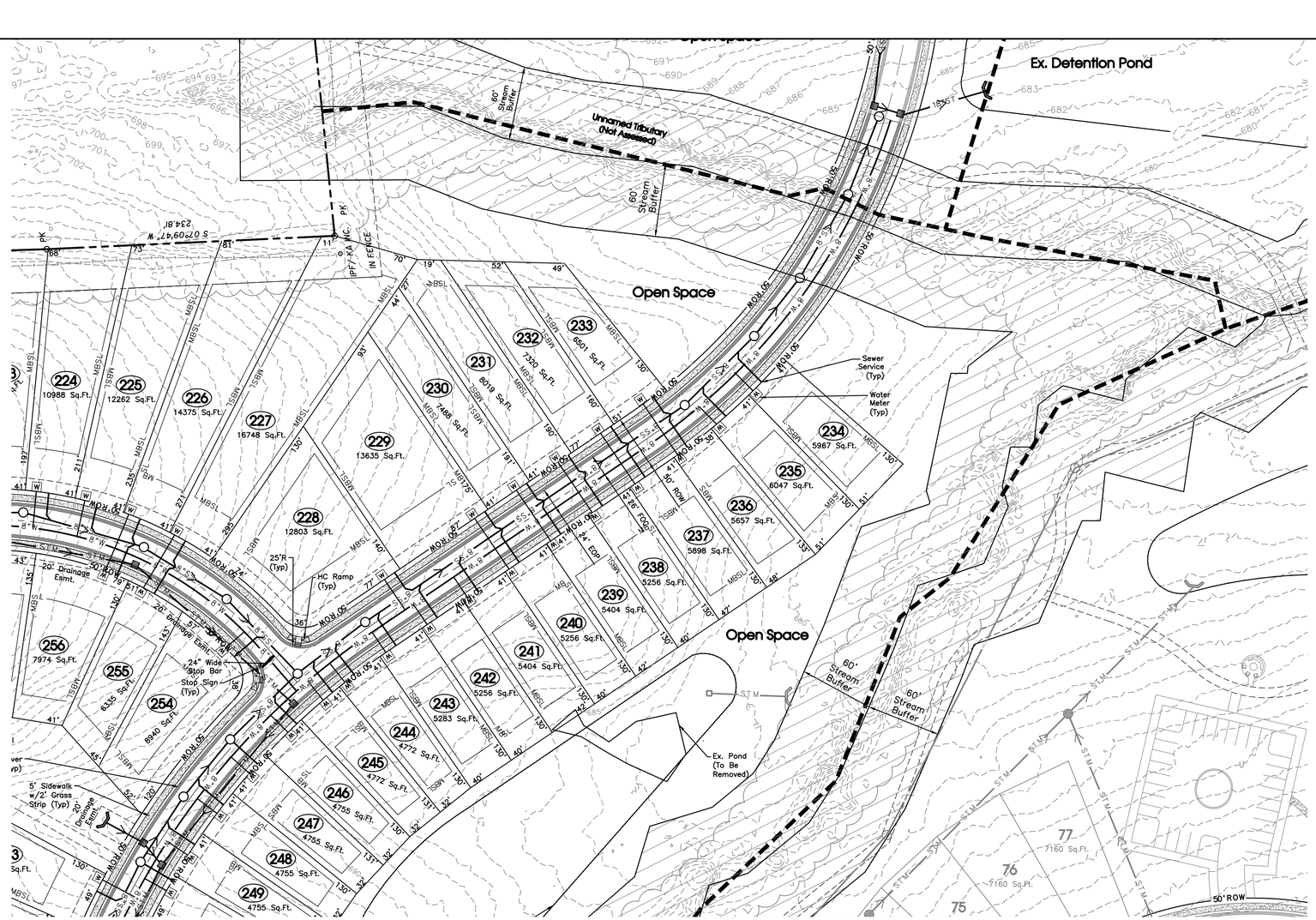

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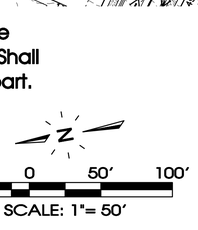
50' 0 50' 100'

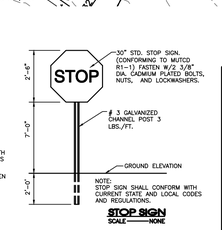
SCALE: 1"= 50'



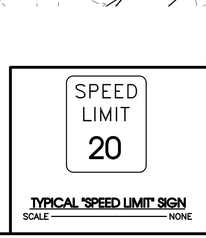
STREET SIGN
SCALE NONE

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

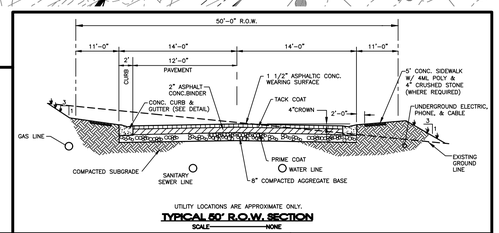
BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND TEXT.



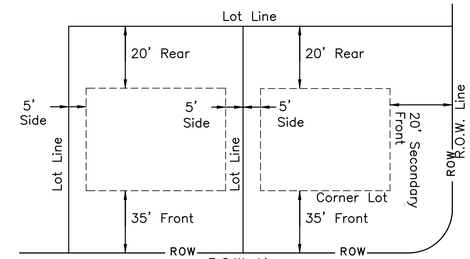
STOP SIGN
SCALE NONE



TYPICAL "SPEED LIMIT" SIGN
SCALE NONE



TYPICAL 50' R.O.W. SECTION
SCALE NONE



Minimum Building Setback Detail

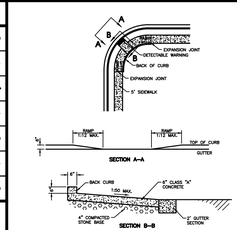
N.T.S.

Legend:

EXIST. CONCRETE MONUMENT	BENCHMARK	POST INDICATOR VALVE	DRAINAGE PIPE DESIGNATION	EXISTING PHONE	PH	PROPOSED STORM	STM STM
IRON PIN SET (I.P.S.)	HANDICAP PARKING SYMBOL	BLOW OFF VALVE	RIP RAP	EXISTING ELECTRIC	OH	EXISTING CONTOUR LINES	601
IRON PIN FOUND (I.P.F.)	V.A. VAN ACCESSIBLE HANDICAP DESIGNATION	REDUCER	RUNOFF FLOW ARROW	PROPERTY LINE		PROPOSED CONTOUR LINES	601
EXIST. SIGN POST	HC SIGN	REMOTE FIRE DEPT. CONNECTION	INLET FILTER PROTECTION	EASEMENTS		EXISTING SANITARY SEWER	SS SS
EXIST. SEWER CLEANOUT	PROPOSED SIGN POST	CONCRETE THRUST BLOCK	PROPOSED SPOT ELEVATION	RIGHT OF WAY	50'ROW	PROPOSED SANITARY SEWER	8"SS
EXIST. MANHOLE (SEWER & PHONE)	CONCRETE BOLLARD	DOUBLE DETECTOR CHECK VALVE	EXIST. SPOT ELEVATION	EROSION CONTROL SILT FENCE	SF SF SF	EXISTING WATER	W W
EXIST. CATCH BASIN (STORM SEWER)	WHEEL STOP	FIRE DEPT. CONNECTION	SEWER/STORM FLOW DIRECTION	EROSION EEL	E E E	PROPOSED WATER	W W
EXIST. WATER/GAS VALVE	CONCRETE SIDEWALK	FIRE HYDRANT	CATCH BASIN	EXISTING TREELINE			
EXIST. TELEPHONE RISER	EXTRUDED CURB	GATE VALVE & BOX	CURB INLET	EXISTING FENCELINE	X X X X		
EXIST. GAS RISER	CURB & GUTTER	WATER METER	AREA DRAIN	MINIMUM BUILDING SETBACK LINE			
ELECTRICAL ENCLOSURE	TRAFFIC ARROW	GAS METER	HEADWALL	PHASE BOUNDARY			
EXIST. WATER METER	TURN LANE ARROWS	GREASE TRAP	WINGED HEADWALL	EXISTING GAS LINE	GAS		
EXIST. UTILITY POLE	REVISION NUMBER	EXTERIOR CLEANOUT ECO	CONCRETE SWALE	PROPOSED GAS LINE	GAS		
EXIST. FIRE HYDRANT	DRAINAGE STRUCTURE DESIGNATION	MANHOLE	TYPE- X- HEADWALL	EXISTING STORM	STM STM		

Electrical Legend

- TRANSFORMER 36"x40"
- MH MANHOLE
- STREET LIGHT
- SWITCHER
- P PRIMARY PULLBOX
- SECONDARY PULLBOX 24" x 36"
- CONDUIT–SEE NOTE
- S 3 PH Sector Cabinet



GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.

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

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

4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1/12 (VERTICAL/HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 6 FEET (96 INCHES) IN LENGTH.

5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9" AT THE BASE, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJACENT SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL BE LAID IN A RADIAL PATTERN AS SHOWN ON THE PLANS AND SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.

6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH A 28.3 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

GENERAL NOTES

1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE _ SINGLE FAMILY LOTS.
   SECTION 4: _ LOTS
   SECTION 7: _ LOTS
   SECTION 8: _ LOTS
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC–011 (NAD 83–96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (PLANNED DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT=35' FT. – SIDE=5' FT. – REAR=20' FT.
6. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
9. NO MORE THAN 500 LINEAR FEET TOTAL OF TRENCHING WILL BE ALLOWED TO BE OPEN AT ONE TIME. (ALL UTILITIES & STORM DRAINS).

Owner/Developer:
Starlight Homes Tenneessee LLC
99 E. Main St, Suite 200
Franklin, TN 37064
Contact: Christian Macari
Phone: 410-961-9360

Floodplain Note:
This site lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain. FEMA FIRM map #47149C0105J, Dated Jan. 9, 2023.

Dead Reference:
Tax Map 32, Parcel 4.00
Zoning: PDR (Planned Density Residential)
Section 4: 46 Lots on 9.10± Acres
Section 7: 82 Lots on 23.46± Acres
Section 8: 22 Lots on 7.21± Acres
Min. Lot Size = 41' Wide; 5,740 Sq.Ft. Minimum

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LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
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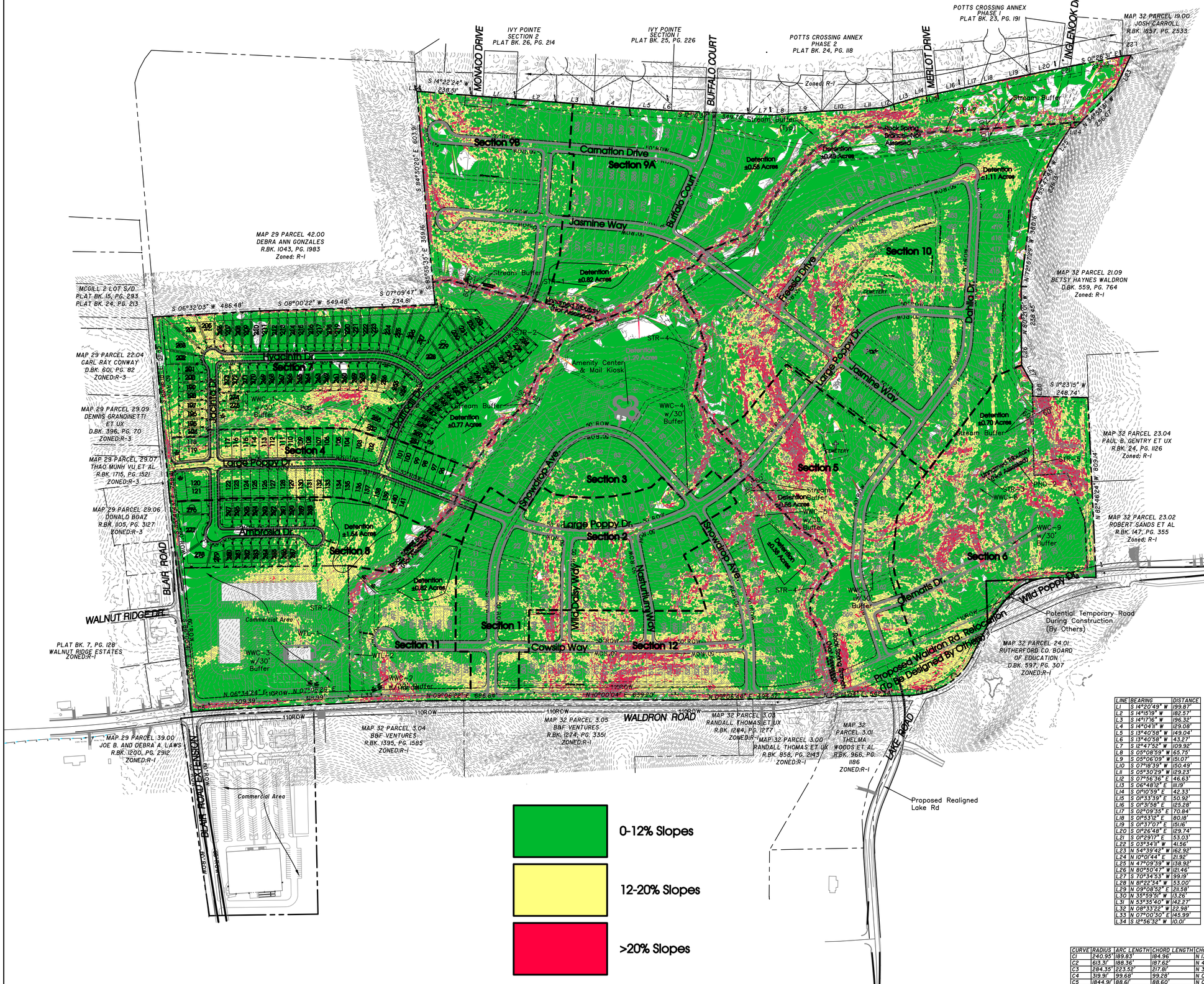
Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Preliminary Plat

REVISED:
DRAWN: CFB3, SJA
DATE: 3–1–2024
CHECKED: MAT
FILE NAME: 18314prelim4,7,8
SCALE: 1"=50'
JOB NO. 18314
SHEET: C1.2



Legend:

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

EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	
EASEMENTS	
RIGHT OF WAY	ROW
EROSION CONTROL SILT FENCE	SF SF SF
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 STM
PROPOSED STORM	STM STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	8"SS
EXISTING WATER	W W
PROPOSED WATER	W W

LINE	BEARING	DISTANCE
L1	S 14°20'49" W	199.87'
L2	S 14°15'09" W	182.57'
L3	S 14°17'16" W	196.32'
L4	S 14°04'11" W	129.08'
L5	S 13°40'58" W	149.04'
L6	S 13°40'58" W	43.27'
L7	S 12°47'52" W	109.92'
L8	S 05°08'59" W	65.75'
L9	S 05°06'09" W	151.07'
L10	S 07°18'39" W	150.49'
L11	S 05°30'29" W	129.23'
L12	S 07°56'36" E	46.63'
L13	S 06°48'12" E	111.19'
L14	S 01°10'59" E	42.33'
L15	S 01°33'39" E	50.92'
L16	S 01°31'58" E	125.28'
L17	S 02°09'35" E	70.84'
L18	S 01°53'12" E	80.18'
L19	S 01°37'07" E	151.16'
L20	S 01°26'48" E	129.74'
L21	S 01°29'17" E	53.03'
L22	S 03°34'11" W	41.56'
L23	N 54°39'42" W	162.92'
L24	N 10°01'44" E	21.92'
L25	N 47°09'39" W	138.92'
L26	N 80°50'47" W	121.46'
L27	S 70°34'53" W	99.19'
L28	N 81°22'34" W	53.00'
L29	N 09°08'52" E	211.58'
L30	N 35°59'51" W	13.26'
L31	N 53°35'40" W	142.27'
L32	N 08°33'22" W	22.98'
L33	N 07°00'30" E	145.99'
L34	S 12°56'32" W	10.01'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	240.95'	189.83'	184.96'	N 13°25'21" W
C2	613.31'	188.36'	187.62'	N 44°47'45" W
C3	284.35'	223.52'	217.81'	N 31°04'30" W
C4	319.91'	99.68'	99.28'	N 00°22'14" E
C5	1844.91'	88.61'	88.60'	N 05°11'51" E

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

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Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

REVISED:

DRAWN: CFB3, SJA
DATE: 3-1-2024
CHECKED: MAT
FILE NAME: 18314prelim4,7,8
SCALE: 1"=200'
JOB NO. 18314

Slopes Analysis

SHEET: C2.0

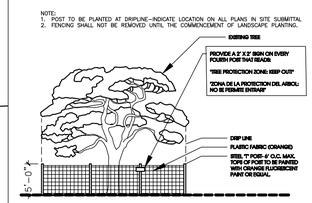
Arbor Ridge Section 4,7,& 8

LANDSCAPE PLAN

SITE DATA
SECTION 4 AREA: 9.13± ACRES
SECTION 7 AREA: 23.46± ACRES
SECTION 8 AREA: 7.21± ACRES
SITE ZONING: PDR (PLANNED DENSITY RESIDENTIAL)

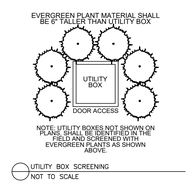
PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS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

PLANTING SCHEDULE NOTES
1. SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
2. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
3. SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
4. REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF LA VERGNE PLANNING DEPARTMENT 615-287-8702 PRIOR TO INSTALLATION.
5. ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



TREE PROTECTION
NOT TO SCALE

TREE PRESERVATION NOTES:
- AFTER INSTALLATION OF TREE PROTECTION FENCING, CONTRACTOR SHALL CONTACT THE CITY OF LA VERGNE AT 615-287-8702 FOR A TREE PROTECTION INSPECTION.
- ANY PRESERVED TREES DAMAGED OR REMOVED DURING CONSTRUCTION MAY HAVE TO BE REPLANTED PRIOR TO CERTIFICATE OF OCCUPANCY TO FULFILL PERIMETER PLANTING OR BUFFER REQUIREMENTS.
- TREE PROTECTION FENCING THAT DOES NOT GO TO OR EXCEED THE PRESERVED TREE'S DRIPLINE WILL NOT BE ACCEPTED.
- TREES WITHIN STREAM PROTECTION BUFFERS ARE NOT TO BE DISTURBED.
- WALKING TRAILS SHALL RESPECT EXISTING TREES WITHIN STREAM PROTECTION BUFFERS. SHOULD A TREE NEED REMOVED FOR THE PLACEMENT OF THE WALKING TRAIL, THE PROJECT LANDSCAPE ARCHITECT AND CITY MUST AGREE UPON THE NECESSITY TO DO SO AND DISCUSS REPLACEMENT VALUE IN CALIPER INCHES OF PROPOSED TREE(S) TO BE REMOVED. PER TENNESSEE'S DEPARTMENT OF ENVIRONMENT AND CONSERVATION'S APPROVAL.



UTILITY BOX SCREENING
NOT TO SCALE

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

200' 0 200' 400'
SCALE: 1"= 200'

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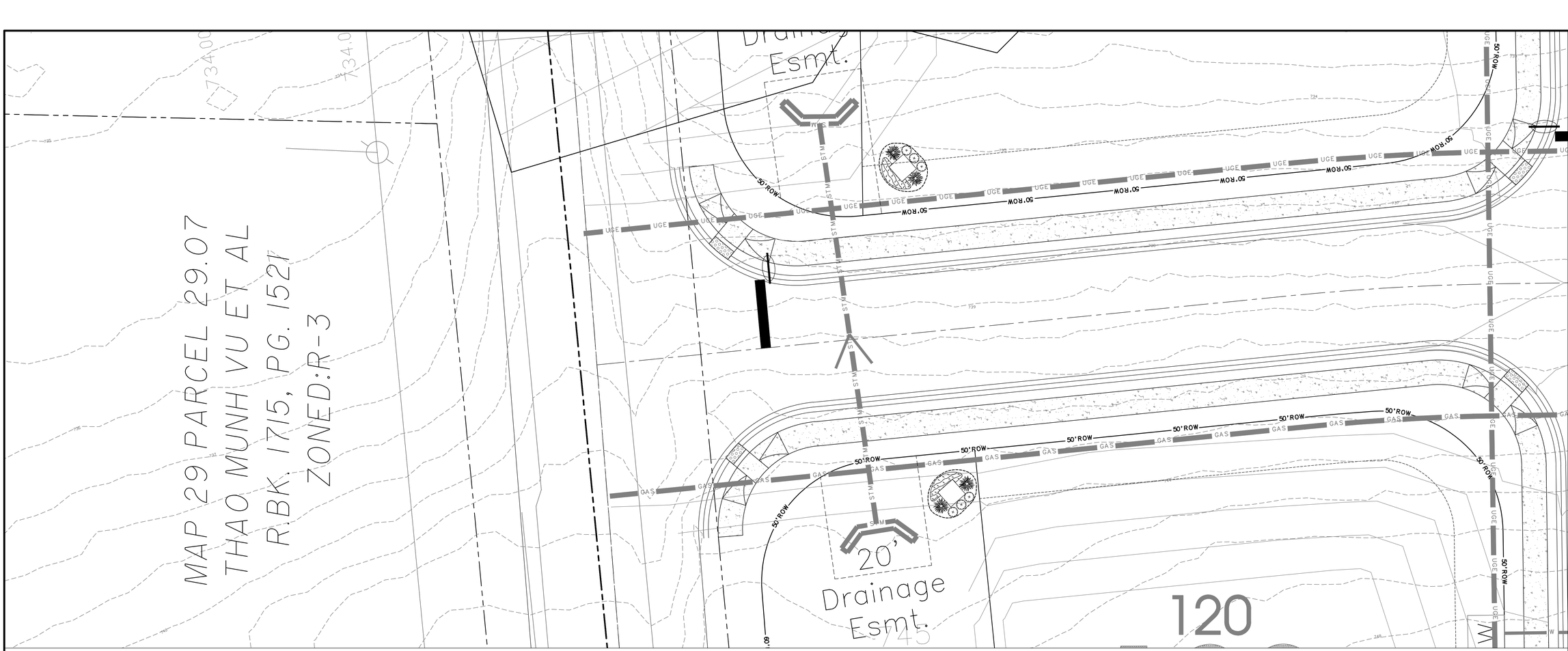
STEVEN M. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, STATE OF TENNESSEE, 102461, LANDSCAPE ARCHITECT

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 18314prelimPr99b11-12_LA
SCALE: 1" = 200'
JOB NO. 18314
SHEET: L1.0

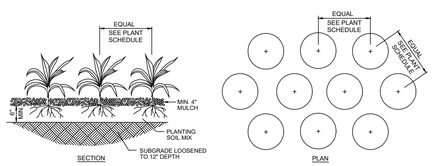


PLANT SCHEDULE

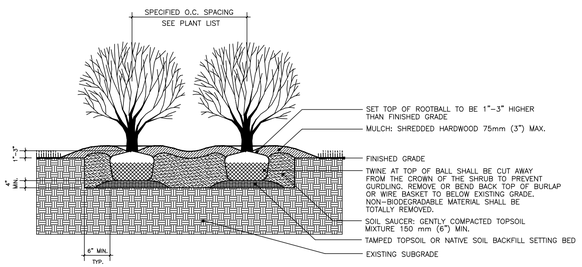
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
⊕	ICP	6	ILEX CRENATA `SKY PENCIL` / SKY PENCIL JAPANESE HOLLY	CONT.	30"	18"	2` O.C.	DENSE, FULL, MATCHED
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
✹	PAM	4	PENNISETUM ALOPECUROIDES `MOUDRY` / ORIENTAL FOUNTAIN GRASS	3 GAL	12" - 18"	12"	3` O.C.	WELL ROOTED AND FULL TO EDGES OF CONTAINER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
	HS	16	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 QUART	12"	12"	18" O.C.	WELL ROOTED, MATURE, FULL TO EDGES OF CONTAINER

LANDSCAPE NOTES

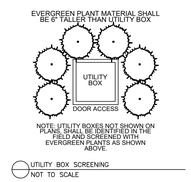
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.
3.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



GROUND COVER & PERENNIAL PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE



UTILITY BOX SCREENING
NOT TO SCALE

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

10' 0 10' 20'
SCALE: 1"= 10'

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

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ROBERT S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, TENNESSEE, No. 328
PRELIMINARY NOT FOR CONSTRUCTION

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 18314prelimPr90ft11-12_LA
SCALE: 1" = 10'
JOB NO. 18314

Landscape Plan

SHEET: L1.2

DEBRA ANN GONZALES
R.BK. 1043, PG. 1983

DEED TO GONZALES CALLS FOR
CENTER OF "OLD LAVERGNE
ROAD (NOT USED)"

MAP 29 PARCEL 42.00
DEBRA ANN GONZALES R.BK. 1043, PG. 1983
Zoned: R-1

CENTER OF "OLD LAVERGNE ROAD (NOT USED)"

S 06°32'03" W 486.48'

S 07°09'47" W
234.81'

S 85°16'18" E 511.55'

MAP 29 PARCEL 29.09
ANDINETTI ET UX D.BK. 396, PG. 70
ZONED:R-3

Common Area

Common Area

20' Drainage Esmt.

20' Drainage Esmt.

w/30' Buffer

WWC - 1

EVERGREEN PLANT MATERIAL SHALL BE 8' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

Know what's below.
Call before you dig.

40' 0 40' 80'
SCALE: 1"= 40'

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GILBERT S. MOLCHAN, JR. REGISTERED LANDSCAPE ARCHITECT TENNESSEE

PRELIMINARY PLAT
Not Approved for Construction

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 18314prelimPH8&11-12_LA
SCALE: 1" = 40'
JOB NO. 18314
SHEET: L1.2

±0.82 Acres

Detention
±1.29 Acres

Detention
±0.77 Acres

Detention Pond

Storm Culvert #2

Open Space

Open Space

Unnamed Tributary
(Not Assessed)

60' Stream Buffer

Stream Buffer

60' Stream Buffer

60' Stream Buffer

Stream Buffer

60' Stream Buffer

60' Stream Buffer

Future Walkway Trail

Common Area

Common Area

STR-1

STR-2

STR-4

24" Storm

30" Storm

20' Drainage Esmt.

20' Drainage Esmt.

20' Drainage Esmt.

50' ROW

S 07°09'
234.

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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40' 0 40' 80'
SCALE: 1"= 40'

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GARY S. MOLCHAN, REGISTERED LANDSCAPE ARCHITECT, TENNESSEE

PRELIMINARY
Not released for construction

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 18314prelimPh9Bk11-12_LA
SCALE: 1" = 40'
JOB NO. 18314
SHEET: L1.3

Common Space
Detention
±1.54 Acres
Detention Pond

Detention
±0.82 Acres

Common Area

Large Poppy Dr.

Cowslip Way

Showdrop Ave.

20' Drainage Esmt.

20' Sewer Esmt.

50' ROW

18" Storm

24" Storm

30" Storm

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

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PRELIMINARY PLAT
NOT APPROVED FOR CONSTRUCTION

Arbor Ridge
Section 4, 7, & 8
La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: KMG	
DATE: 04-29-2024	
CHECKED: RSM	
FILE NAME: 18314prelimPh9Bb11-12_LA	
SCALE: 1" = 40'	
JOB NO. 18314	
SHEET: L1.4	

Planning Commission Report Meeting: May 14, 2024	City of La Vergne

Item #: 6.

Item Title: Site Plan - New Charter School in Existing 2-Story Building. Requested by SEC, Inc. Property located at 2 Ingram Boulevard (Tax Map 17, Parcel 20.02). I-2 (Heavy Industrial) Zoning District. Property owned by David B. Ingram.

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

Summary: The applicant would like to gain permission to allow an educational facility on this property. The site is located at #2 Ingram Boulevard.

This is a 2-story existing office building that was occupied by Ingram Content Group since the 1990s.

The existing parking has been reviewed by the Planning Director and deemed to be sufficient for this change of use. This parking count was reviewed using the number of 15 classrooms that is being provided by the applicant.

The proposed facility would generally operate during normal business hours. The applicant may want to explain the exact operating hours.

According to the **Municipal Zoning Ordinance** as codified in **Article V,** commercial uses and institutional uses allowed in C-1, C-2, C-3 and C-4 zoning can be allowed in I-2 zoning districts if the Board of Zoning Appeals grants a special exception for those commercial uses. Educational facilities, schools, trade schools, etc. are some examples of such uses.

This item was heard by the Board of Zoning Appeals earlier tonight.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
All comments have been addressed.

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

Engineering:

1. A traffic study is needed.
2. The Stormwater Management Ordinance will require some water quantity and quality stormwater control measures (SCMs) be put in place due to the land disturbance required for the two playgrounds and the storm shelter building. Staff preference would be for a hydrodynamic separation device (also called a vortex device or a whirly device) to be installed downstream or in place of the existing curb inlet in the far southwestern corner of the existing parking lot.
3. Provide a stand-alone initial erosion control plan. The intermediate plan can be incorporated in the final.
4. A stormwater longterm maintenance agreement (LTMA) and longterm maintenance plan (LTMP) will be required to be submitted prior to site plan approval. It will be required to be approved and recorded prior to the pre-construction conference.
5. Show bearing and distance to a corner of the storm shelter building.
6. Show width and lineage of the drive being used for parent pick-up entrance and exit based on traffic study.
7. Show material and height of fences at playgrounds.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

1. City Standard Detail 024, *10" & 12" Fire Meter Assembly in Vault* is going to change. City will provide an updated detail for construction. The new vault will be smaller, it will have a fixed ladder and safety ladder post, and be reconfigured so that all valves are outside the vault. At present time, that detail is not available. For now, just label the New 10" Fire Meter ***per City Standards***.
2. All water meter types and sizes will be determined at the building permit phase by the City Meter Department Manager. it will be based upon the Civil Plans, Fire Engineer Plans, fixture count form, and water and sewer availability letters.
3. Submit Water and Sewer Availability Letter Request Form at Public Works to Utility Engineer, Scott Tatalovich, statalovich@lavergnetn.gov.
4. If building will be a phased buildout, phases of water demand will need to be defined, so the meter(s) can be appropriately sized.
5. New 52' x 50' Storm shelter building shows two toilets on a schematic that was circulated. Will the shelter be plumbed with water and sewer?
6. Prepare and submit Fire Sprinkler Plan(s) with building permit application.

Codes (**Joe White** - jwhite@lavergnetn.gov)

No Comments

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

No Comments

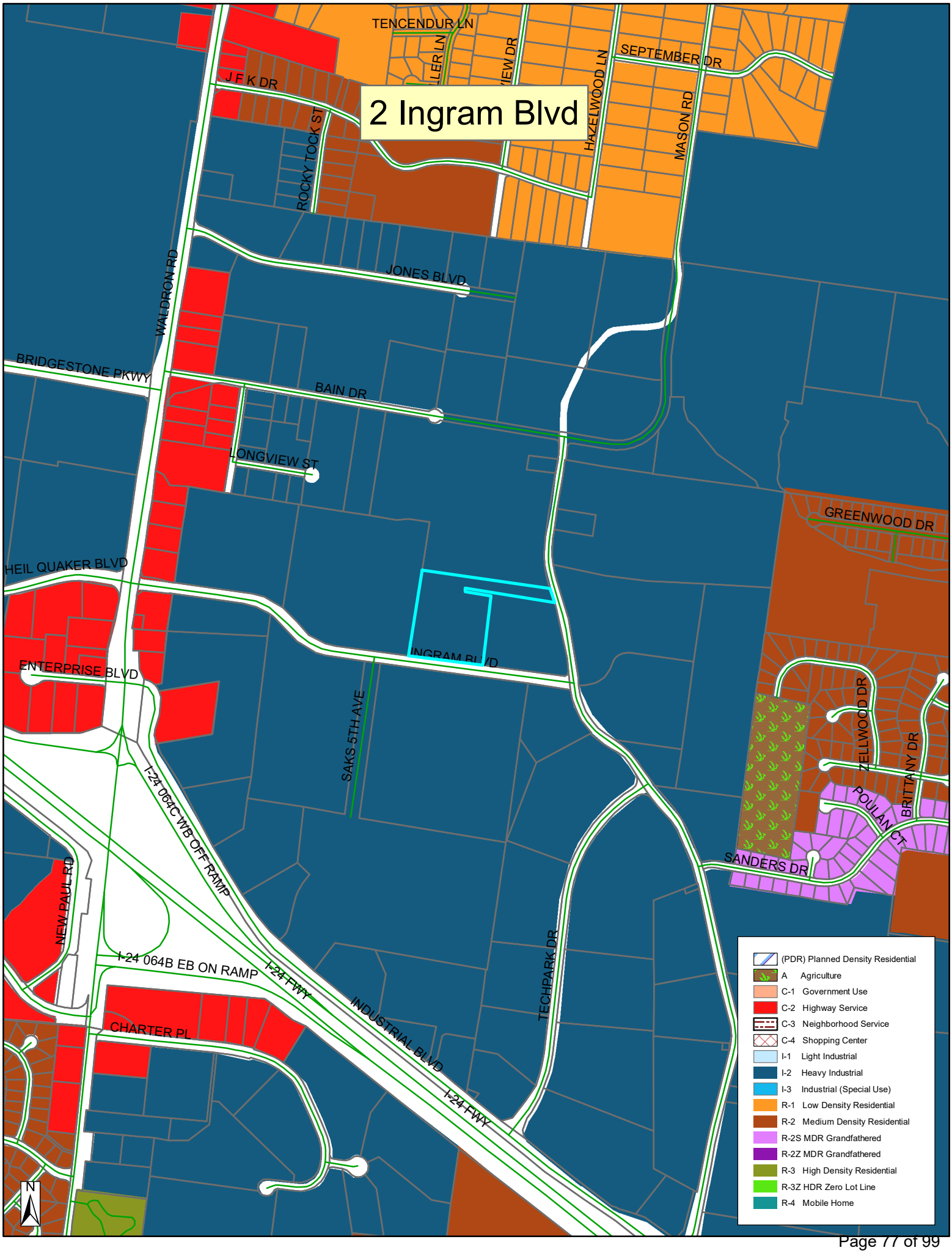
Police (**John Eubank** - jeubank@lavergnetn.gov)

No Comments

<u>*Note:</u> 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.

2 Ingram Blvd
MASON RD
INGRAM BLVD
N

2 Ingram Blvd
BAIN DR
INGRAM BLVD
MASON RD
SAKS 5TH AVE
TECHPARK DR
N


2 Ingram Blvd
TENCENDUR LN
SEPTEMBER DR
J F K DR
ROCKY TOCK ST
HAZELWOOD LN
MASON RD
JONES BLVD
WALDRON RD
BRIDGESTONE PKWY
BAIN DR
LONGVIEW ST
GREENWOOD DR
HEIL QUAKER BLVD
INGRAM BLVD
ENTERPRISE BLVD
SAKS 5TH AVE
ZELLWOOD DR
BRITTANY DR
POULAN CT
SANDERS DR
I-24 064C WB OFF RAMP
NEW PAUL RD
I-24 064B EB ON RAMP
I-24 FWY
INDUSTRIAL BLVD
TECHPARK DR
CHARTER PL
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home

RESERVED
PARKING
RESERVED
PARKING

2

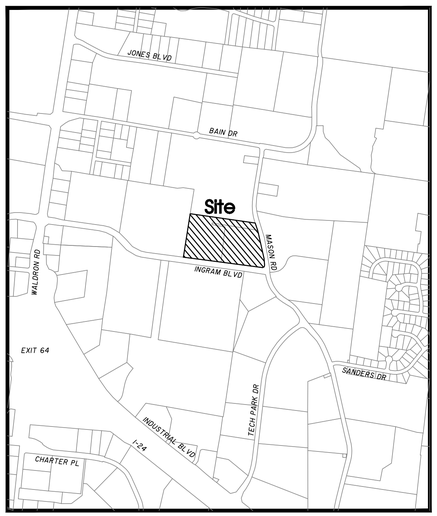
2 Ingram Boulevard

La Vergne, Tennessee

Site Plan & Construction Drawings
BZA Special Exception

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
C2.0-2.1	Site Plan
C2.2-2.3	Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0	Details
L1.0-L1.4	Landscape Plans
L 2.0	Landscape Details & Notes



Site Location Map
Not To Scale

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

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By:_____ Date:_____

Matthew A. Taylor, P.E. TN. Reg. #112515

Watershed: Hurricane Greek

Owner
David Ingram
4417 Tyne Blvd
Nashville, 37215

Deed Reference:
Tax Map 17, Parcels 20.02 & 20.03
Bk. 366, Pg. 296

Yard Requirements:
Front Yard: 10'
Front Building Setback: 40'
Side Building Setback: 20'
Rear Building Setback: 15'

Existing Use: Office Building (Vacant)
Intended Use: Elementary, Junior High, & High School
Density: N/A
Square Footage Of EACH Use:
Floor Area Ratio: 0.16
Height: 2 Stories, 34 Feet Tall
Sign Height =10' Tall
Sign Area= 100 s.f.
Land Use Data:
Zoned: I-2
1 Lot on: 14.228 ± Acres

Parking Requirement:
Elementary & Junior High: 2 Spaces/Classroom x 15 Classrooms
Or I Space/5 Auditorium Seats x120Seats= 24 Spaces Required
High Schools: 5 Spaces/Classroom x 0 Classroom
Or I Space/4 Auditorium Seats x120Seats = 24Spaces Required
Total Spaces Required: _Spaces
Provided: 276 Regular + 8 H.C. = 284 Total Spaces Provided (Existing)

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0015J And 47149C0105J dated May 9, 2023.

Interior Landscape Area
Interior Landscaping Atea:
Existing: = 2,818 sq.ft.
Provided: = 5,440 sq.ft.
Imperious Area:
Existing: = 281,841 sq.ft.
Provided: = 281,841 sq.ft.

Sheet C0.0
2 Ingram Boulevard
S.E.C. Project #24136
Submitted: 4-29-2024
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:

To Change Building Use From Office To Elementary, Junior High, & High School To Allow A Charter School.

Legend:

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

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

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LANDSCAPE ARCHITECTURE
SEC, Inc.
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PHONE (615) 890-7901 FAX (615) 895-2567

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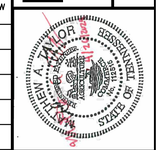


2 Ingram Boulevard

La Vergne, Tennessee

REVISED:

DRAWN: SJA/CFB3

DATE: 4-29-2024

CHECKED: MAT, MPL

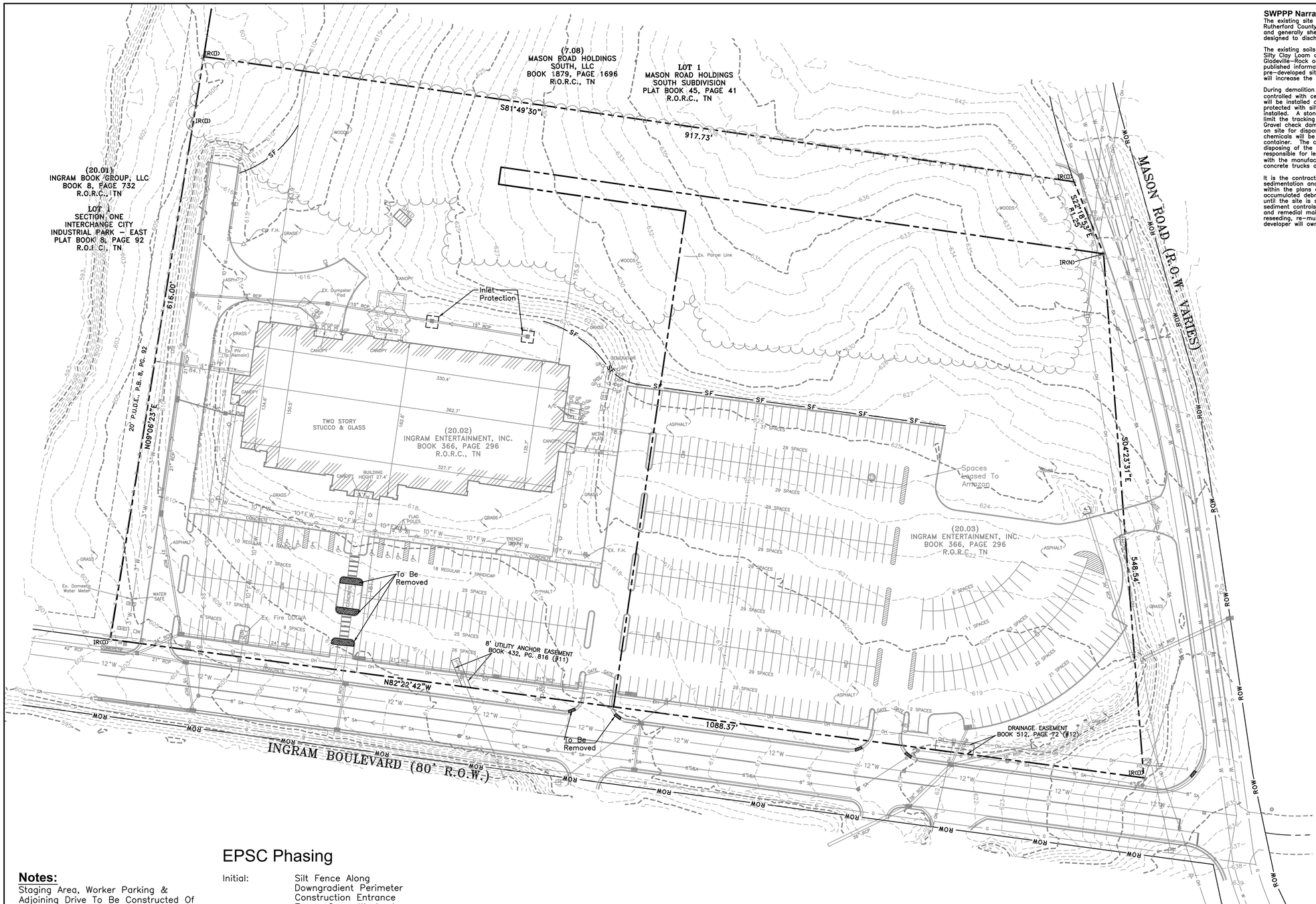
FILE NAME: 24136project

SCALE: None

JOB NO. 24136

SHEET: C0.1

General Notes



SWPPP Narrative:

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

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

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

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

Construction Sequence:

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

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

EPSC Phasing

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

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

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

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

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

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

N

50′ 0 50′ 100′

SCALE: 1"= 50′

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

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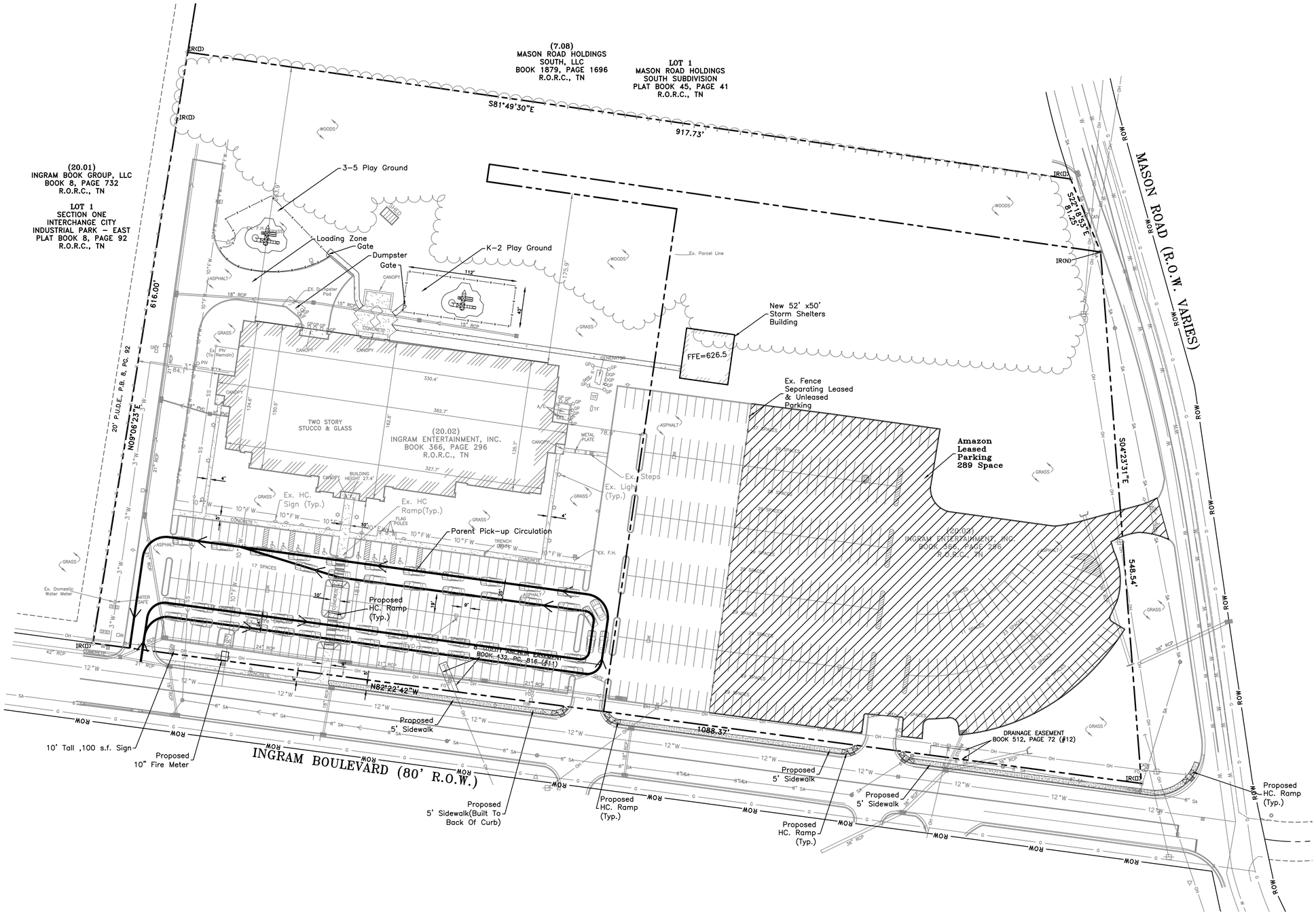
MATTHEW A. TAYLOR — LICENSED PROFESSIONAL ENGINEER — 120183 — STATE OF TENNESSEE

2 Ingram Boulevard
La Vergne, Tennessee

Existing Conditions/Initial EPSC/Demo Plan

REVISED:
DRAWN: SJA/CFB3
DATE: 4–29–2024
CHECKED: MAT, MPL
FILE NAME: 24136project
SCALE: 1"=60'
JOB NO. 24136
SHEET: C1.0



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

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MATTHEW A. TAYLOR
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TENNESSEE
No. 120705
4-29-2024

2 Ingram Boulevard
La Vergne, Tennessee

Site & Utility Plan

REVISED:	
DRAWN: SJA/CFB3	
DATE: 4-29-2024	
CHECKED: MAT, MPL	
FILE NAME: 24136project	
SCALE: 1"=50'	
JOB NO. 24136	
SHEET: C2.0	

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

N

50′ 0 50′ 100′

SCALE: 1"= 50′

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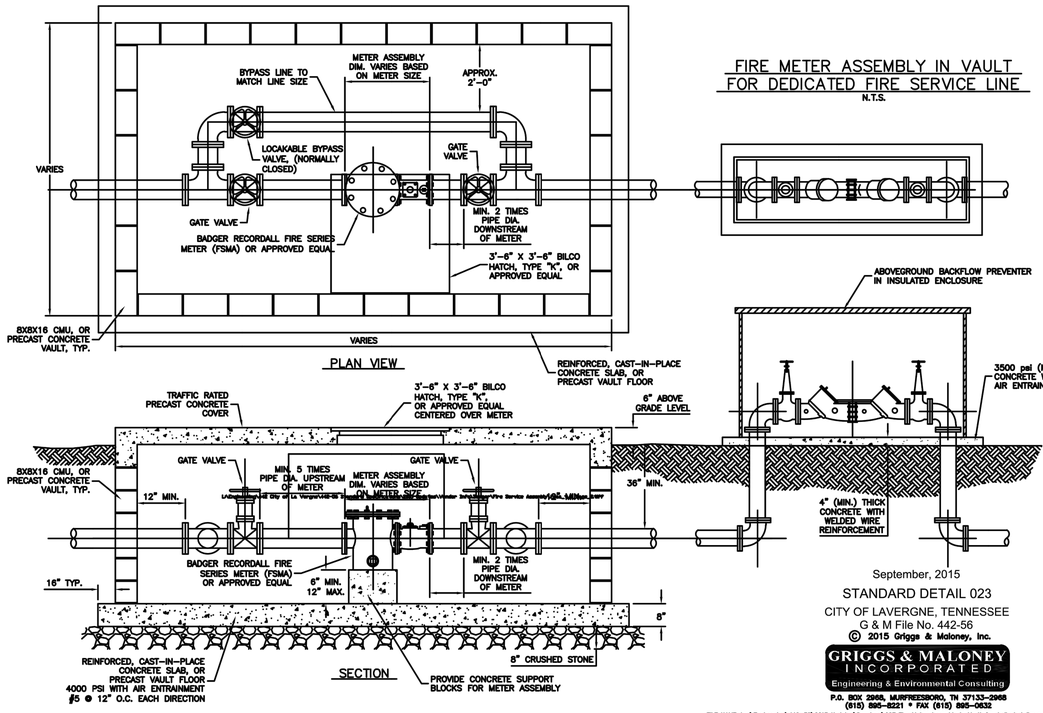
2 Ingram Boulevard
La Vergne, Tennessee

Grading, Drainage Plan, & Final EPSC

REVISED:	
DRAWN: SJA/CFB3	
DATE: 4-29-2024	
CHECKED: MAT, MPL	
FILE NAME: 24136project	
SCALE: 1"=50'	
JOB NO. 24136	
SHEET: C3.0	



FIRE METER ASSEMBLY IN VAULT FOR DEDICATED FIRE SERVICE LINE

N.T.S.

September, 2015

STANDARD DETAIL 023

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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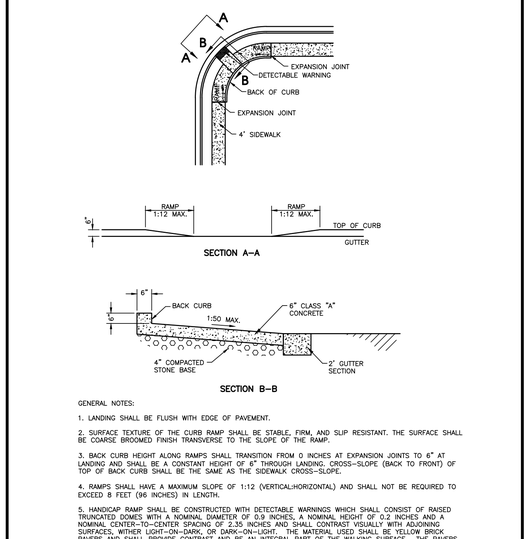
GRIGGS & MALONEY INCORPORATED
Engineering & Environmental Consulting
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0630

FILE NAME: L: \Engineering\442-05\2015 Updates\Drawings\023 Fire Meter Assembly in Vault for dedicated fire service line.dwg

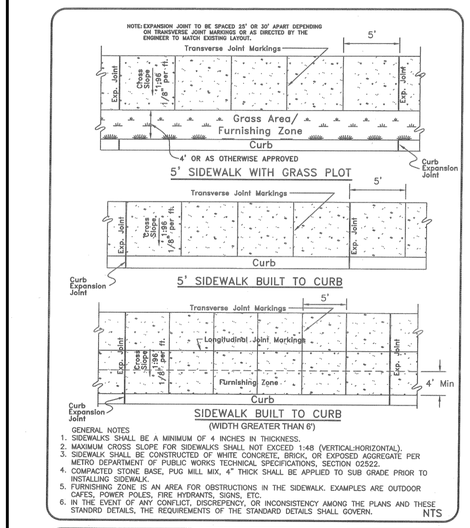


GENERAL NOTES:

1. LANDING SHALL BE FLUSH WITH EDGE OF PAVEMENT.
2. SURFACE TEXTURE OF THE CURB RAMP SHALL BE STABLE, FIRM, AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
3. BACK CURB HEIGHT ALONG RAMPS SHALL TRANSITION FROM 0 INCHES AT EXPANSION JOINTS TO 6" AT LANDING AND SHALL BE A CONSTANT HEIGHT OF 6" THROUGH LANDING. CROSS-SLOPE (BACK TO FRONT) OF TOP OF BACK CURB SHALL BE THE SAME AS THE SIDEWALK CROSS-SLOPE.
4. RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12 (VERTICAL:HORIZONTAL) AND SHALL NOT BE REQUIRED TO EXCEED 8 FEET (96 INCHES) IN LENGTH.
5. HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED SHALL BE YELLOW BRICK PAVERS AND SHALL PROVIDE CONTRAST AND BE AN INTEGRAL PART OF THE WALKING SURFACE. THE PAVERS SHALL COMPLY WITH THE CURRENT REQUIREMENTS SET FORTH IN THE ADA AND BE INSTALLED PER THE MANUFACTURERS RECOMENDATIONS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND FOR 2 FEET FROM THE BOTTOM OF RAMP.
6. A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2 OF ADA REQUIREMENTS. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

HANDICAP RAMP

SCALE——NONE

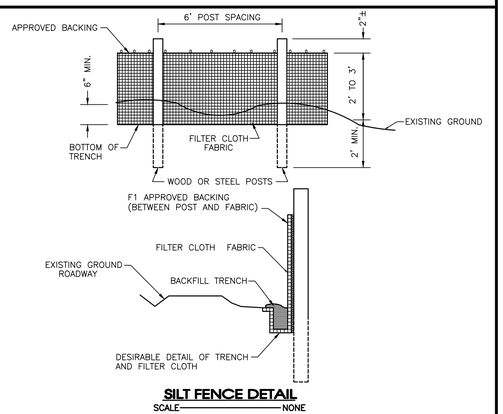


GENERAL NOTES

1. SIDEWALKS SHALL BE A MINIMUM OF 4 INCHES IN THICKNESS.
2. MAXIMUM CROSS SLOPE FOR SIDEWALKS SHALL NOT EXCEED 1:48 (VERTICAL:HORIZONTAL).
3. SIDEWALK SHALL BE CONSTRUCTED OF WHITE CONCRETE, BRICK, OR EXPOSED AGGREGATE PER METRO DEPARTMENT OF PUBLIC WORKS TECHNICAL SPECIFICATIONS, SECTION 02522.
4. COMPACTED STONE BASE, PUG MILL MIX, 4" THICK SHALL BE APPLIED TO SUB GRADE PRIOR TO INSTALLING SIDEWALK.
5. FURNISHING ZONE IS AN AREA FOR OBSTRUCTIONS IN THE SIDEWALK. EXAMPLES ARE OUTDOOR CAFES, POWER POLES, FIRE HYDRANTS, SIGNS, ETC.
6. IN THE EVENT OF ANY CONFLICT, DISCREPENCY, OR INCONSISTENCY AMONG THE PLANS AND THESE STANDRD DETAILS, THE REQUIREMENTS OF THE STANDARD DETAILS SHALL GOVERN.

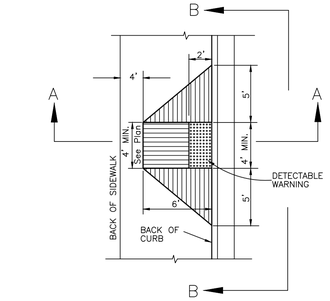
NTS

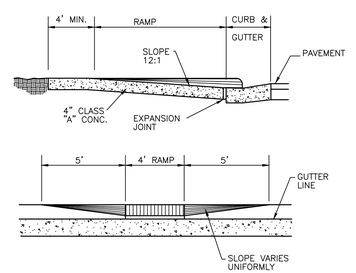
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF PUBLIC WORKS	SIDEWALK CONSTRUCTION	DWG. NO. ST-210
DIR. OF ENG.: Chuck Marcy DATE: 7/15/08		REVISED: 05/02/03 REVISED: 11/24/03 REVISED: 06/23/04



SILT FENCE DETAIL

SCALE——NONE

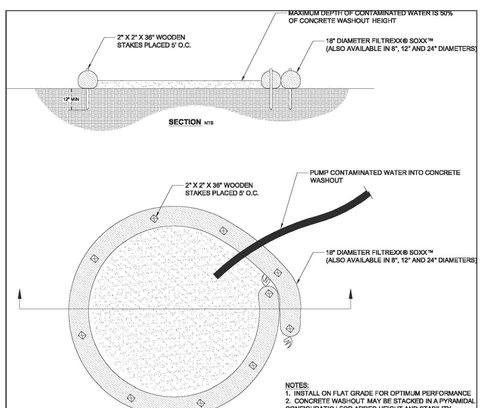




NOTE: HANDICAP RAMP SHALL BE CONSTRUCTED WITH DETECTABLE WARNINGS WHICH SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A NOMINAL DIAMETER OF 0.9 INCHES, A NOMINAL HEIGHT OF 0.2 INCHES AND A NOMINAL CENTER-TO-CENTER SPACING OF 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, WITHER LIGHT-ON-DARK,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

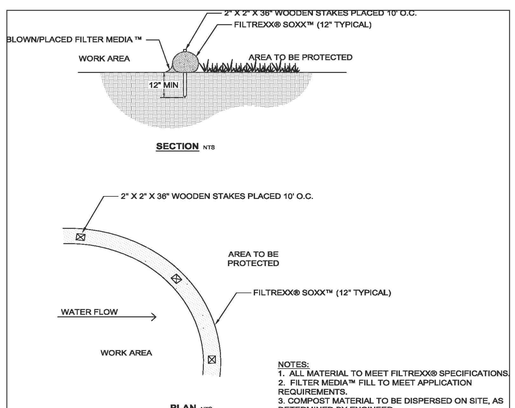
STD. HANDICAP RAMP (SIDE MOUNTABLE)

SCALE——NONE



FILTREXX® CONCRETE WASHOUT

NTS



FILTREXX® SEDIMENT CONTROL

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WEBSITE: WWW.SECINC.COM

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2 Ingram Boulevard

La Vergne, Tennessee

Details

REVISED:
DRAWN: SJA/CFB3
DATE: 4-29-2024
CHECKED: MAT, MPL
FILE NAME: 24136project
SCALE: None
JOB NO. 24136
SHEET: C4.0

2 Ingram Boulevard

LANDSCAPE PLAN

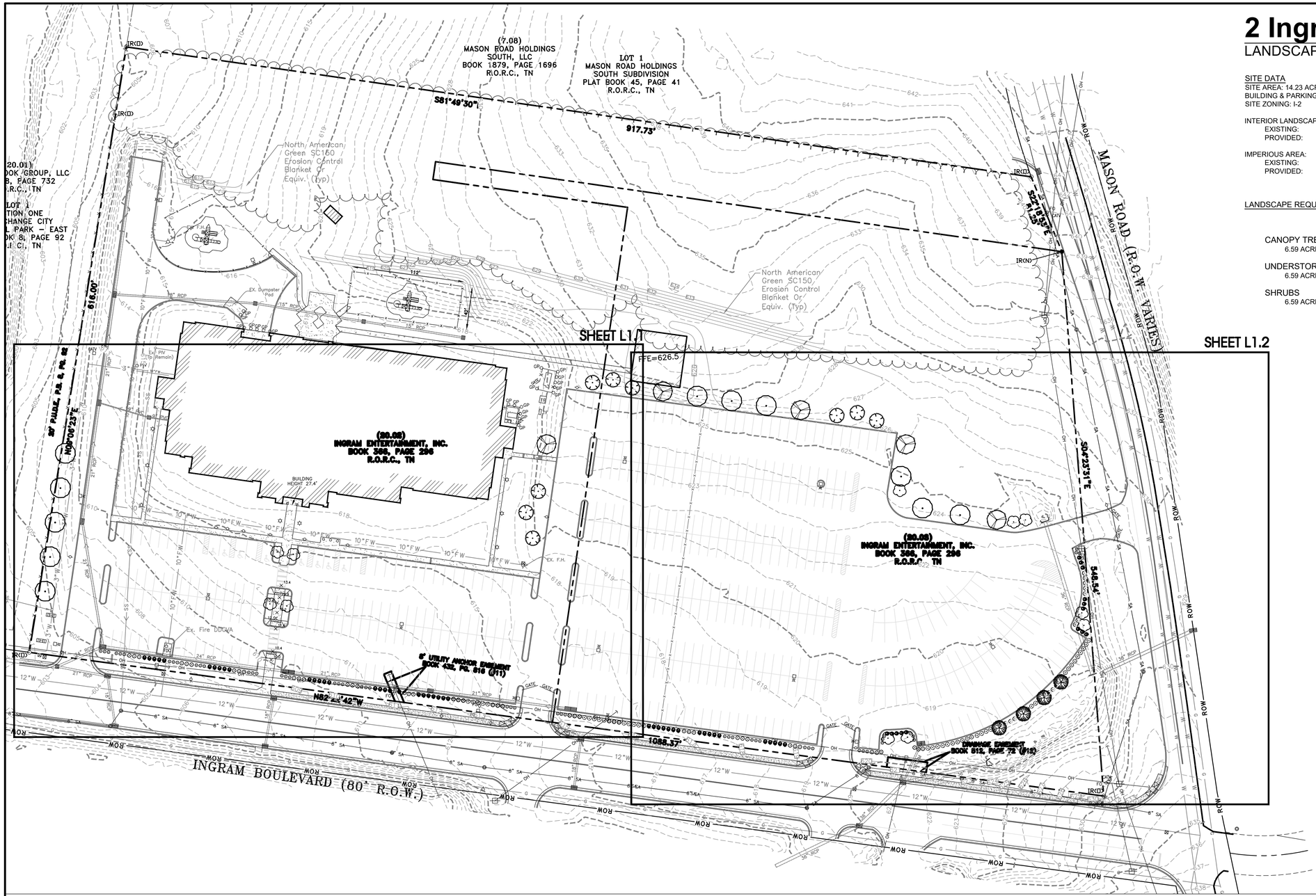
SITE DATA
SITE AREA: 14.23 ACRES
BUILDING & PARKING LOT AREA: 6.59 ACRES
SITE ZONING: I-2

INTERIOR LANDSCAPE AREA:
EXISTING: = 2,818 SQ.FT.
PROVIDED: = 5,440 SQ.FT.

IMPERIOUS AREA:
EXISTING: = 281,841 SQ.FT.
PROVIDED: = 281,841 SQ.FT.

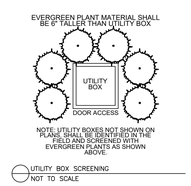
LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

	REQUIRED	PROVIDED
CANOPY TREES 6.59 ACRES x 3 TREES/ACRE	20 TREES	20 TREES
UNDERSTORY TREES 6.59 ACRES x 3 TREES/ACRE	20 TREES	20 TREES
SHRUBS 6.59 ACRES x 15 SHRUBS/ACRE	99 SHRUBS	99 SHRUBS

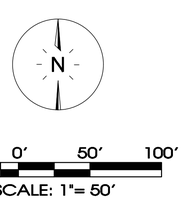


PLAN NOTES:
1. ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD MULCH.
3. ALL TREES AND SHRUBS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

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



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



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2 Ingram Boulevard
La Vergne, Tennessee

Landscape Plan

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 24136bza_LA
SCALE: 1" = 50'
JOB NO. 24136
SHEET: L1.0

20' P.U.D.E., P.B. 8, PG. 92

N09°06'23"E

(20.02)
INGRAM ENTERTAINMENT, INC.
BOOK 366, PAGE 296
R.O.R.C., TN

BUILDING HEIGHT 27.4'

8' UTILITY ANCHOR EASEMENT
BOOK 432, PG. 816 (#11)

N82°22'42"W

INGRAM BOULEVARD (80' R.O.W.)

Ex. PIV (To Remain)

Ex. Fire DDCVA

EX. F.H.

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

Know what's below.
Call before you dig.

N

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

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2 Ingram Boulevard
La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: KMG	
DATE: 04-29-2024	
CHECKED: RSM	
FILE NAME: 24136bza_LA	
SCALE: 1" = 20'	
JOB NO. 24136	
SHEET: L1.1	

FFE=626.5

(20.03)
INGRAM ENTERTAINMENT, INC.
BOOK 366, PAGE 296
R.O.R.C TN

S04°23'31"E
548.54'

1088.37'

DRAINAGE EASEMENT
BOOK 512, PAGE 72 (#12)

GATE

36" RCP

8" SA

ROW

OH

EVERGREEN PLANT MATERIAL SHALL BE 6' TALLER THAN UTILITY BOX

UTILITY BOX

DOOR ACCESS

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

UTILITY BOX SCREENING
NOT TO SCALE

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

N

20' 0 20' 40'

SCALE: 1"= 20'

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

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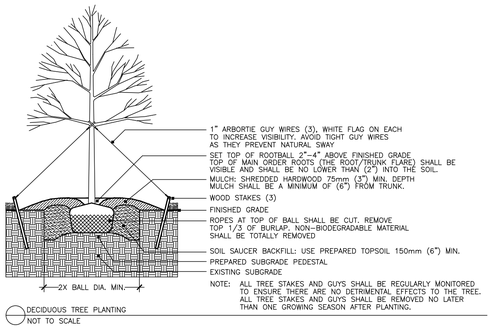
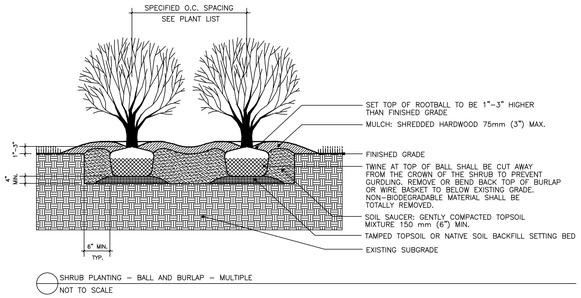
2 Ingram Boulevard
La Vergne, Tennessee

Landscape Plan

REVISED:	
DRAWN: KMG	
DATE: 04-29-2024	
CHECKED: RSM	
FILE NAME: 24136bza_LA	
SCALE: 1" = 20'	
JOB NO. 24136	
SHEET: L1.2	



DECIDUOUS TREE PLANTING
NOT TO SCALE



SHRUB PLANTING – BALL AND BURLAP – MULTIPLE
NOT TO SCALE

PLANT SCHEDULE

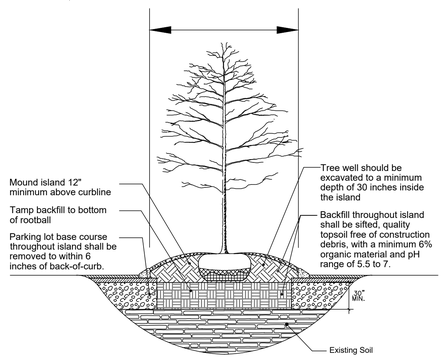
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	PLANT SIZE	HGT. MIN.	SPREAD MIN.	SPACING	REMARKS
DECIDUOUS TREES									
	CC2	4	CARPINUS BETULUS `CORNERSTONE` / CORNERSTONE EUROPEAN HORNBEAM	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	GD	5	GLEDITSIA TRIACANTHOS `DRAVES` / STREET KEEPER HONEY LOCUST	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
	LTL	11	LIRIODENDRON TULIPIFERA 'LITTLE VOLUNTEER' / LITTLE VOLUNTEER TULIP TREE	B & B	3"CAL	14` - 16`		AS SHOWN	5` CLEAR TRUNK, SINGLE, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, SYMMETRICAL CROWN, MATCHED*
UNDERSTORY TREES									
	CA2	11	CERCIS CANADENSIS `ACE OF HEARTS` / ACE OF HEARTS REDBUD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
	CFC	9	CORNUS FLORIDA 'CHEROKEE CHIEF' / CHEROKEE CHIEF FLOWERING DOGWOOD	B & B	2"CAL	10` - 12`		AS SHOWN	4` CLEAR TRUNK, FULL CANOPY, MATCHED*
EVERGREEN SHRUBS									
	AM	51	ABELIA X `MARDI GRAS` / MARDI GRAS ABELIA	CONT.		36"	36"	4` O.C.	WELL-BRANCHED, DENSE, MATCHED
	BB	58	BUXUS MICROPHYLLA JAPONICA `GREEN BEAUTY` / GREEN BEAUTY BOXWOOD	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED
	EJ	12	EUONYMUS JAPONICUS `AUREO-MARGINATUS` / GOLDEN EUONYMUS	CONT.		36"	36"	5` O.C.	FULL, WELL-BRANCHED, MATCHED
	IC3	33	ILEX CORNUTA `CARISSA` / CARISSA HOLLY	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED
	NL	33	NANDINA DOMESTICA `LEMON LIME` / LEMON LIME NANDINA	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED
	PLS	10	PRUNUS LAUROCERASUS `SCHIPKAENSIS` / SCHIPKA LAUREL	CONT.		36"	18" - 24"	5` O.C.	FULL TO GROUND, DENSE, WELL-BRANCHED
	VD2	18	VIBURNUM DAVIDII X TINUS 'SPG-3-024' / MOONLIT LACE® VIBURNUM	CONT.		36"	36"	5` O.C.	DENSE, FULL, MATCHED

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

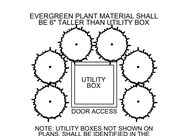
LANDSCAPE NOTES

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

*Varies (See Plans for Width of Tree Island)



Tree Planting Detail
For Parking Lot Island or Median



UTILITY BOX SCREENING
NOT TO SCALE

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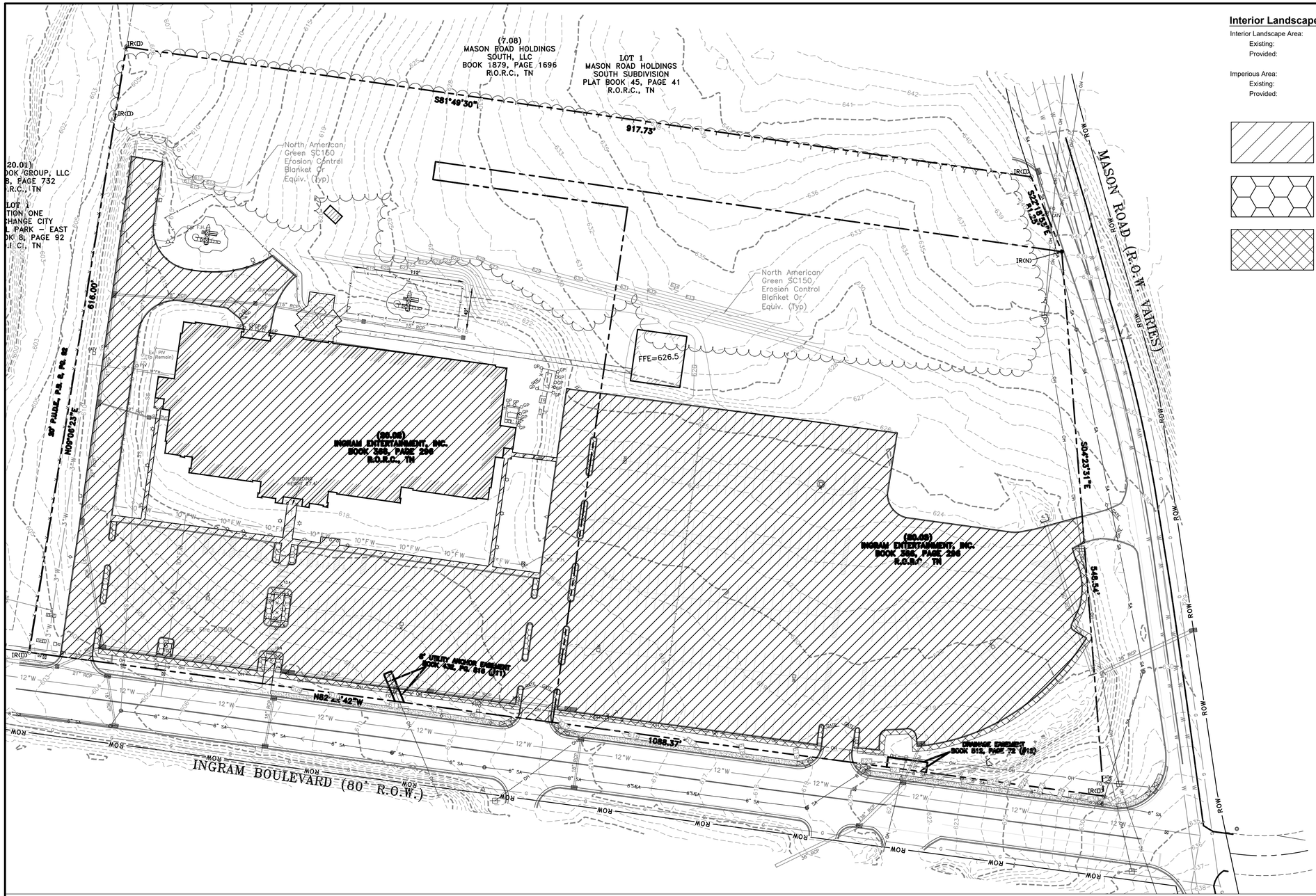
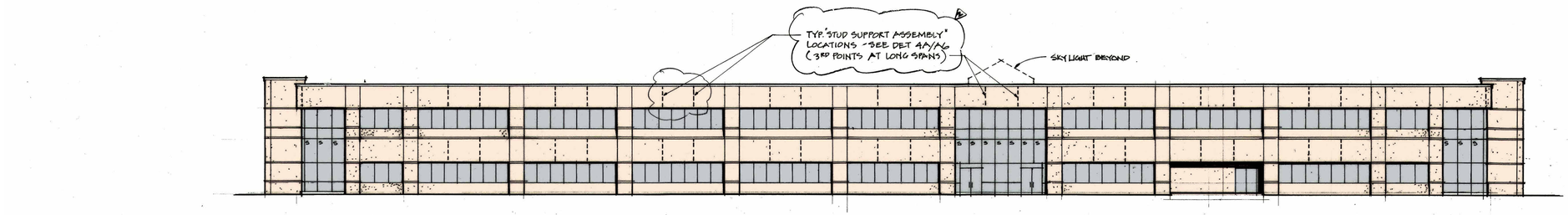
2 Ingram Boulevard
La Vergne, Tennessee

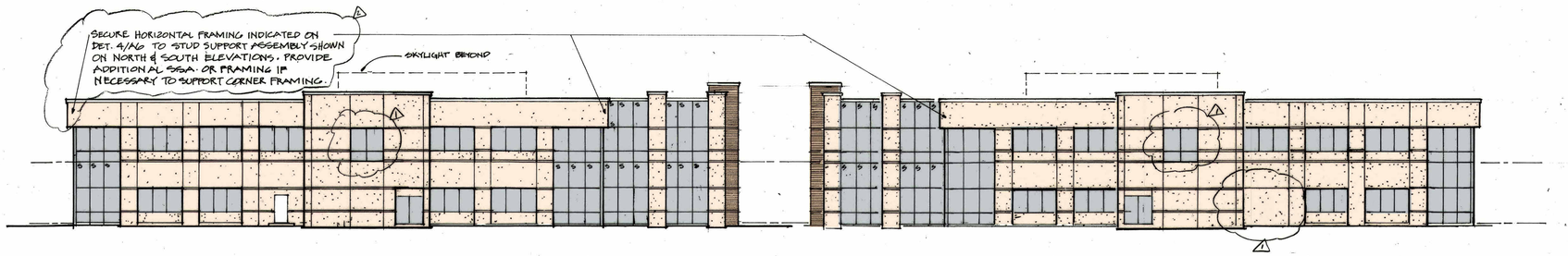
Landscape Details & Notes

REVISED:
DRAWN: KMG
DATE: 04-29-2024
CHECKED: RSM
FILE NAME: 24136bza_LA
SCALE: NA
JOB NO. 24136
SHEET: L2.0


(7.08)
MASON ROAD HOLDINGS SOUTH, LLC
BOOK 1879, PAGE 1696
R.O.R.C., TN
LOT 1
MASON ROAD HOLDINGS SOUTH SUBDIVISION
PLAT BOOK 45, PAGE 41
R.O.R.C., TN
S81°49'30"E
917.73'
IR(D)
North American Green SC150 Erosion Control Blanket Or Equiv. (Typ)
MASON ROAD (R.O.W. VARIES)
ROW
S22°18'53"E
413.25'
S04°23'31"E
549.54'
FFE=626.5
(20.08)
INGRAM ENTERTAINMENT, INC.
BOOK 368, PAGE 286
R.O.R.C., TN
Building Height 49.4'
616.00'
N09°06'23"E
20' PUBLIC P.S. & P.U. ESM'T
N82°41'42"W
1088.57'
6" UTILITY ANCHOR EASEMENT
BOOK 432, PG. 616 (UT1)
DRAINAGE EASEMENT
BOOK 912, PAGE 72 (P12)
INGRAM BOULEVARD (80' R.O.W.)
EX Fire Hydrant
EX Light Pole
EX Power Pole
EX Sign
EX Manhole
EX Inlet
EX Catch Basin
EX Water Valve
EX Gas Valve
EX Gas Meter
EX Transformer
EX Electric Box
EX Telephone Box
EX Cable Box
EX Irrigation Control Valve
EX Irrigation Backflow Preventer
EX Irrigation Quick Coupler Valve
EX Irrigation Sprinkler Head
EX Irrigation Rotor
EX Irrigation Bubbler
EX Irrigation Drip Line
EX Irrigation Flow Sensor
EX Irrigation Rain Sensor
EX Irrigation Wire Path
EX Irrigation Controller
EX Irrigation Valve Box
EX Irrigation Meter
EX Irrigation Pump
EX Irrigation Tank
EX Irrigation Well
EX Irrigation Water Source
EX Irrigation Water Line
EX Irrigation Water Valve
EX Irrigation Water Meter
EX Irrigation Water Backflow Preventer
EX Irrigation Water Pump
EX Irrigation Water Tank
EX Irrigation Water

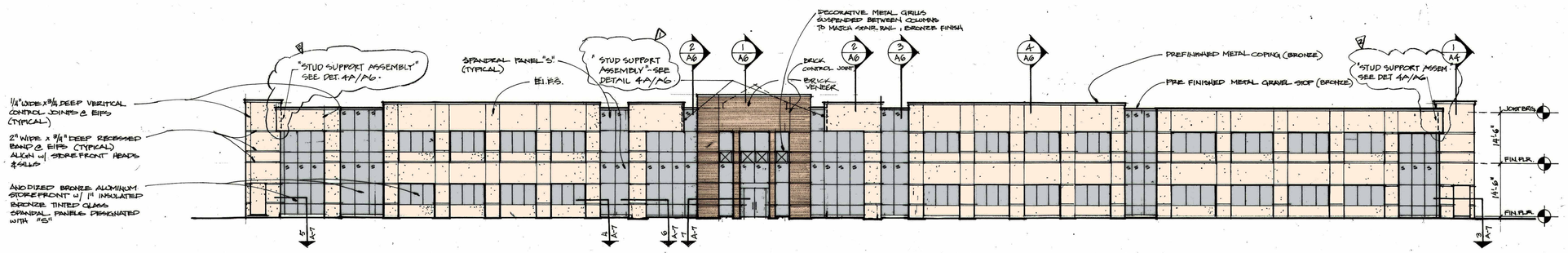


NORTH ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEV.
SCALE: 1/16"=1'-0"

EAST ELEV.
SCALE: 1/16"=1'-0"

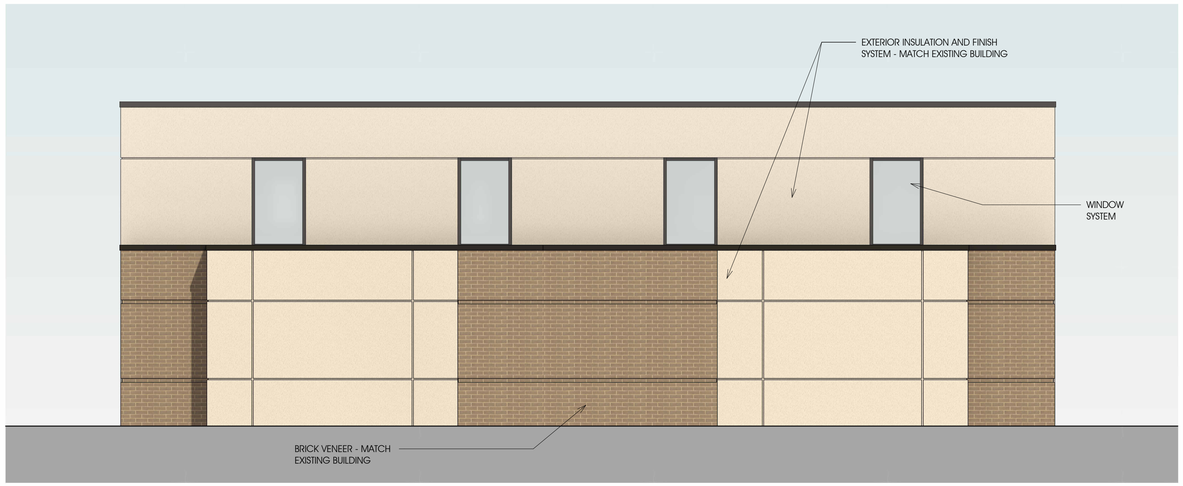


SOUTH ELEV.
SCALE: 1/16"=1'-0"

EXISTING BUILDING ELEVATIONS

SCALE 1/16" = 1'-0"

Rutherford Classical Academy - Phase 1 Renovations
JOHNSON + BAILEY ARCHITECTS P.C.
04/26/24



STORM SHELTER - FRONT ELEVATION

SCALE 1/4" = 1'-0"

STORM SHELTER - TYPICAL SIDE ELEVATION

SCALE 1/4" = 1'-0"

Rutherford Classical Academy - Phase 1 Renovations

JOHNSON + BAILEY ARCHITECTS P.C.

04/26/24

Planning Commission Report Meeting: May 14, 2024	City of La Vergne

Item #: 7.

Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance - Finch Branch, Section 2 - Development Totaling 31 Lots. Requested by Finch Branch Building Group, LLC. Property located off Greenwood and Irvin Drives (Tax Map 17L, Group A, Parcel 8.04). R-2 (Medium Density Residential) Zoning District.

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

Summary: This is a request for subdivision acceptance at Finch Branch, Section 2. This section contains 31 lots.

Staff Recommendation:

Staff Comments / Technical Items:

Planning (**Bo Logan** - blogan@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
No Comments

Engineering (**Gary Lide** - glide@lavergnetn.gov)
Outstanding inspection comments as of 08 May 2024:
Stormwater
1 Stabilize where the erosion control was removed.

Water
1 FHY #7059 @ 230 Greenwood Dr.- Non-operational (Set too low)
2 FHY #7061 @ 242 Greenwood Dr.- Non-operational (Set too low, Not Straight/leaning to one side.)
3 FHY #7062 @ 252 Greenwood Dr.- Non operational (Set too low)

Paving and Concrete
All comments addressed

Wastewater
1 MH #3655 needs to be cleaned out (debris in trough as well as bench), and removed by hand.
2 MH #3654 has been paved over. Uncover MH and ensure that the casting is flush w/ final grade. MH is located in front of 235 Greenwood Drive.

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No Comments

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

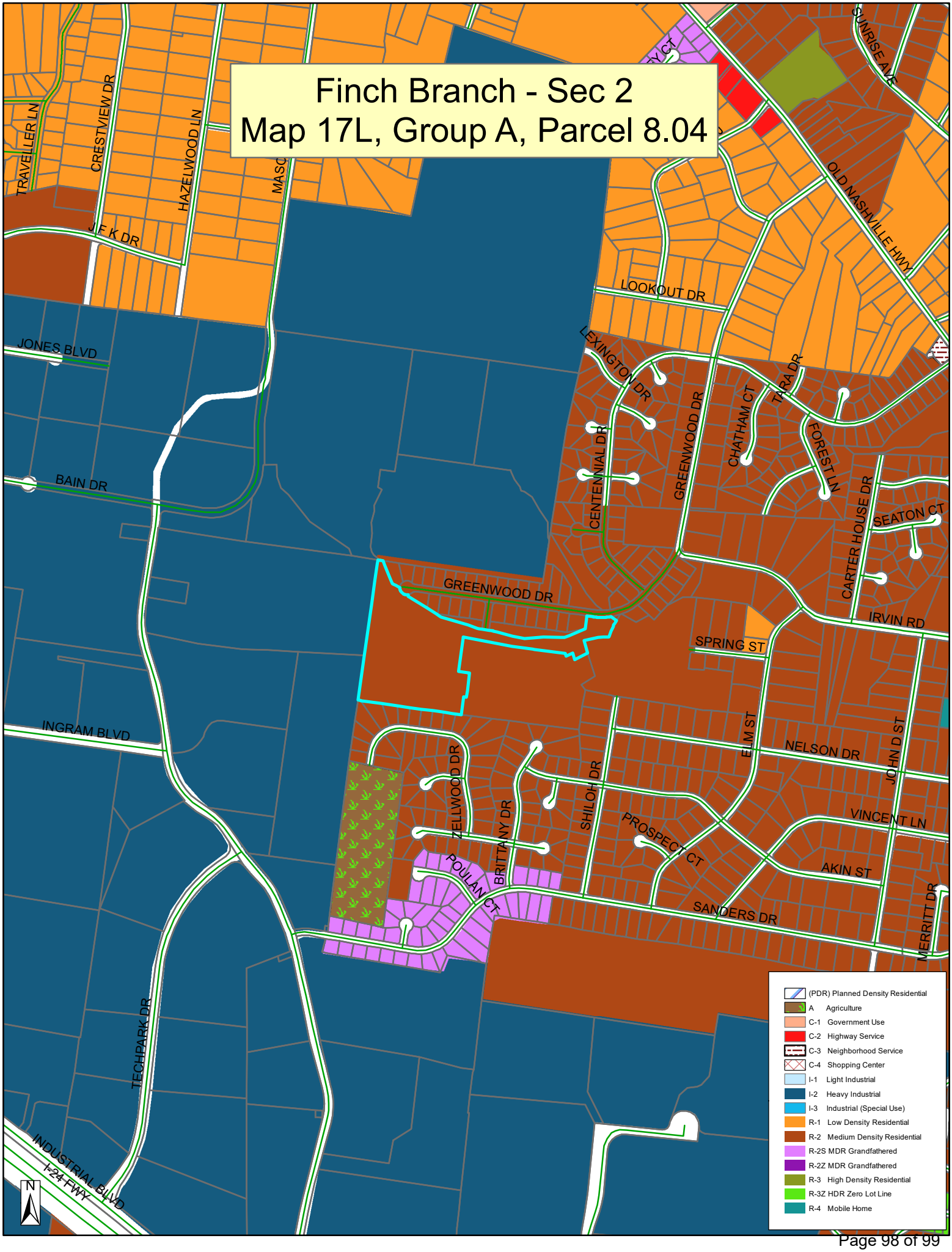
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No Comments

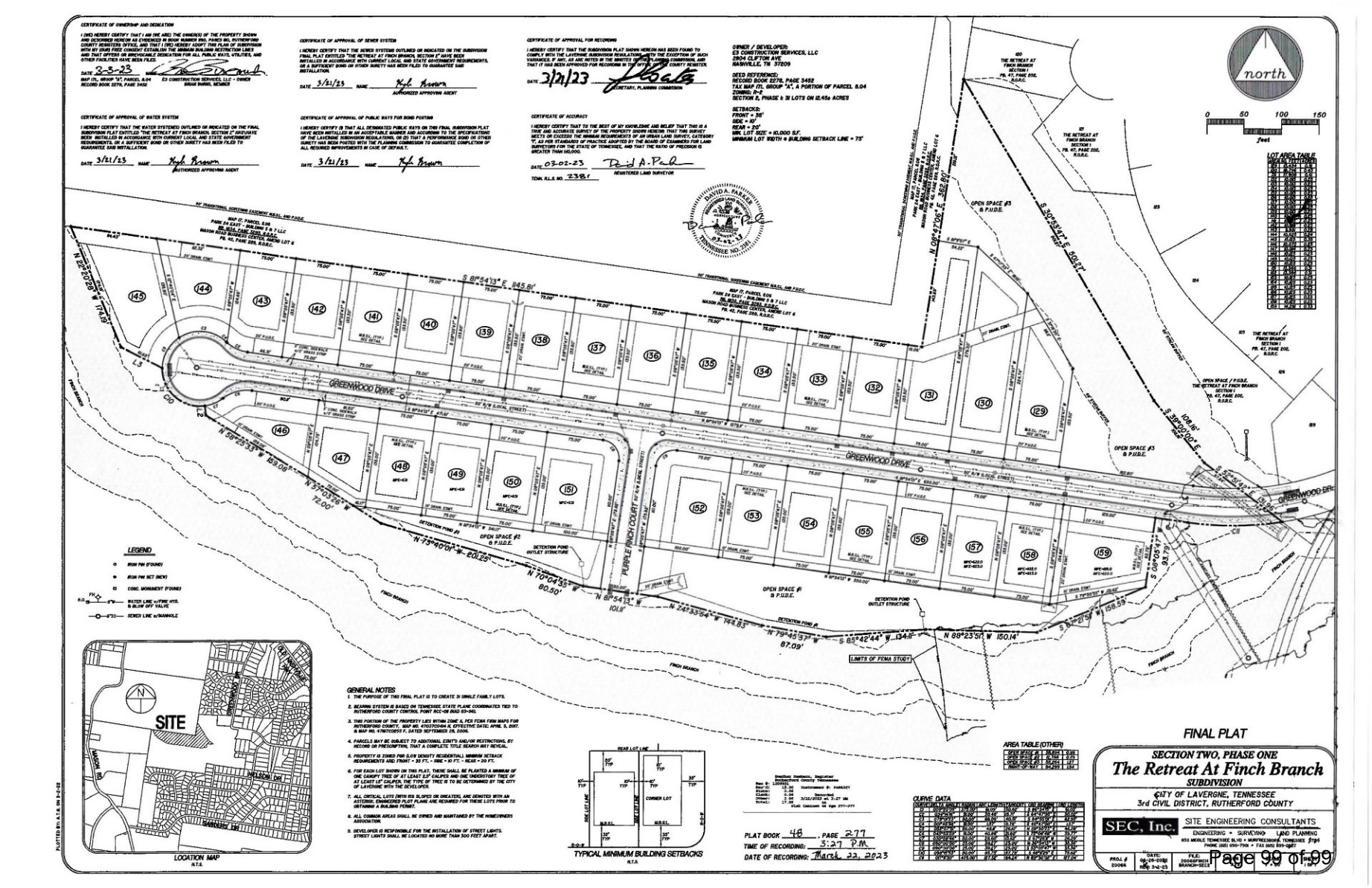
Police (**John Eubank** - jeubank@lavergnetn.gov)
No Comments

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

Finch Branch - Sec 2
Map 17L, Group A, Parcel 8.04
CENTENNIAL DR
TALON WAY
GREENWOOD DR
PURPLE FINCH CT
ZELLWOOD DR
FRUITLAND CT
BRITTANY DR
CLAWSON CT
AKIN ST
SHILOH DR
N

Finch Branch - Sec 2
Map 17L, Group A, Parcel 8.04
J F K DR
MASON RD
OAKMONT DR
OKOUT DR
LEXINGTON DR
WORTHAM CT
JACKSON CT
CENTENNIAL DR
GREENWOOD DR
CHATHAM CT
TARA DR
FOREST LN
HAMPTON DR
TALON WAY
IRVIN RD
GREENWOOD DR
SPRING ST
ZELLWOOD DR
SHILOH DR
NELSON DR
ELM ST
FRUITLAND CT
CLAWSON CT
AKIN ST
GRAYSON CT
BRITTANY DR
PROSPECT CT
VINCENT LN
TECHPARK DR
POULAN CT
SANDERS DR
GRIFFIN CT
MASON RD
N


Finch Branch - Sec 2
Map 17L, Group A, Parcel 8.04
TRAVELLER LN
CRESTVIEW DR
HAZELWOOD LN
J F K DR
SUNRISE AVE
OLD NASHVILLE HWY
LOOKOUT DR
JONES BLVD
LEXINGTON DR
TARA DR
CHATHAM CT
GREENWOOD DR
CENTENNIAL DR
FOREST LN
BAIN DR
CARTER HOUSE DR
SEATON CT
GREENWOOD DR
IRVIN RD
SPRING ST
INGRAM BLVD
ELM ST
NELSON DR
JOHN D ST
ZELLWOOD DR
BRITTANY DR
SHILOH DR
PROSPECT CT
VINCENT LN
POULAN CT
AKIN ST
SANDERS DR
MERRITT DR
TECHPARK DR
INDUSTRIAL BLVD
I-24 HWY
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
I-1 Light Industrial
I-2 Heavy Industrial
I-3 Industrial (Special Use)
R-1 Low Density Residential
R-2 Medium Density Residential
R-2S MDR Grandfathered
R-2Z MDR Grandfathered
R-3 High Density Residential
R-3Z HDR Zero Lot Line
R-4 Mobile Home


CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 8101, PAGES 901, RUTHERFORD COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.
DATE 3-3-23
MAP 17L, GROUP "A", PARCEL 8.04
RECORD BOOK 2578, PAGE 3452
E3 CONSTRUCTION SERVICES, LLC - OWNER
BRIAN BURRIS, MEMBER
CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
DATE 3/21/23 NAME Kyle Brown
AUTHORIZED APPROVING AGENT
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
DATE 3/21/23
SECRETARY, PLANNING COMMISSION
OWNER / DEVELOPER:
E3 CONSTRUCTION SERVICES, LLC
2804 CLIFTON AVE
NASHVILLE, TN 37209
DEED REFERENCE:
RECORD BOOK 2578, PAGE 3452
TAX MAP 17L GROUP "A", A PORTION OF PARCEL 8.04
ZONING: R-7
SECTION 2, PHASE 1: 39 LOTS ON 12.45± ACRES
SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 20'
MIN. LOT SIZE = 10,000 S.F.
MINIMUM LOT WIDTH @ BUILDING SETBACK LINE = 75'
CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "THE RETREAT AT FINCH BRANCH, SECTION 2" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
DATE 3/21/23 NAME Kyle Brown
AUTHORIZED APPROVING AGENT
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I HEREBY CERTIFY, (I) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE 3/21/23 NAME Kyle Brown
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "I", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1/10,000.
DATE 03-02-23
TENN. R.L.S. NO. 2381
REGISTERED LAND SURVEYOR
DAVID A. PARKER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2381
TENNESSEE NO. 2381
north
0 50 100 150
feet
LOT AREA TABLE
LOT # AREA (S.F.) ACRES
LEGEND
IRON PIN (FOUND)
IRON PIN SET (REV)
CONC. MONUMENT (FOUND)
WATER LINE w/FIRE HYD. & BLOW OFF VALVE
SEWER LINE w/MANHOLE
GREENWOOD DRIVE
PURPLE FINCH COURT
OPEN SPACE #1 @ P.U.D.E.
OPEN SPACE #2 @ P.U.D.E.
OPEN SPACE #3 @ P.U.D.E.
DETENTION POND #1
DETENTION POND #2
DETENTION POND OUTLET STRUCTURE
FINCH BRANCH
LIMITS OF FEMA STUDY
THE RETREAT AT FINCH BRANCH SECTION 1 PB. 47, PAGE 202, R.O.R.C.
OPEN SPACE / P.U.D.E. THE RETREAT AT FINCH BRANCH SECTION 1 PB. 47, PAGE 202, R.O.R.C.
S 30°28'41" E 393.62'
N 09°42'06" E 368.80'
S 39°40'02" E 108.16'
S 22°10'28" W 174.39'
S 89°54'13" E 845.86'
N 89°54'13" W 101.11'
N 75°40'04" W 201.25'
N 70°04'33" W 80.50'
N 79°46'37" W 87.09'
N 85°42'44" W 134.11'
N 88°23'51" W 150.14'
S 01°02'47" E 83.70'
S 88°57'13" E 158.59'
N 24°33'54" W 144.83'
N 39°53'33" W 153.08'
N 37°03'16" W 72.00'
SITE
LOCATION MAP
N.T.S.
GENERAL NOTES
1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 39 SINGLE FAMILY LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-09 (NAD 83-96).
3. THIS PORTION OF THE PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47grstd4d4.tif, EFFECTIVE DATE: APRIL 5, 2007. & MAP NO. 47967C0055 F, DATED SEPTEMBER 26, 2006.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL EASE'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED FOR R-7 SINGLE FAMILY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 30 FT. - SIDE = 10 FT. - REAR = 20 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER, THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENHANCED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.
REAR LOT LINE
SIDE LOT LINE
CORNER LOT
TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
PLAT BOOK 48 , PAGE 277
TIME OF RECORDING: 3:27 PM
DATE OF RECORDING: March 22, 2023
AREA TABLE (OTHER)
CURVE DATA
FINAL PLAT
SECTION TWO, PHASE ONE
The Retreat At Finch Branch
SUBDIVISION
CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2495
PROJ. # 20066
DATE: 06-29-2022 REV: 3-2-23
FILE: DOGWOOD BRANCH-SEC2
SCALE: 1" = 100'
PLOTTED BY: ALEX, ON 3-2-23
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