

WORKSHOP AGENDA

Planning Commission

July 16, 2024 @ 5:30 PM

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

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: June 25, 2024 Regular Meeting and July 16, 2024 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.

NEW BUSINESS

4. Site Plan - Smyrna Ready Mix - New 2-Story Building Totaling Approx. 5,000 Square Feet on Approx. 8 Acres. Requested by Weihe Engineers. Property located at 371 Waldron Road (Tax Map 17G, Group A, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by SRM, LLC.
5. Site Plan - City of La Vergne - New Fire Training Facility on Approx. One Acre. Requested by the City of La Vergne. Property located at Mason Road and Bain Drive (Tax Map 17, Parcel 11.05). I-2 (Heavy Industrial) Zoning District. Property owned by the City of La Vergne.
6. Bonds/Letters of Credit Update.

ADJOURN



Item #: 3. **Item Title: Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.**

Reviewed By:
Gary Lide, City Engineer

Summary:

The applicant requests subdivision acceptance for Carothers Crossing, Phase 2. The developer has requested that this item be placed on the agenda for June. The City's final punch list has been provided to them.

This phase is comprised of 92 lots - 90 lots for detached, single-family dwellings and two lots are commercial.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergneth.gov; and Jake Blair - jblair@lavergneth.gov)
No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

Final Acceptance Punchlist as of 06 June 2024 (does not include Planning or Stormwater as no request for inspection has been called in)

Engineering

No wearing surface asphalt has been placed on the roads.

Much of Oasis Dr., from 195 Oasis to the southern-most intersection with Sounders Cir, could not be thoroughly inspected because of construction materials and vehicles in the roadway. Also, a heavy layer of mud is preventing complete inspection of Seabreeze Ln. just east of the Delta Way intersection.

-There are still sidewalks associated with building lots under construction.

-Curb / gutter repairs, previously marked, appear to all be complete with the exception of removing concrete marked at the following locations:

- 1) 336 Delta Way (lot 181)
- 2) 413 Jet Stream Dr. (lot 161)
- 3) 85 Oasis Dr.
- 4) 422 Jet Stream Dr.

-Remove concrete from the roadway marked at the following:

- 1) Sea Breeze Ln. between lots 133 & 143 (in front of the gas line easement)
- 2) 413 Jet Stream Dr. (lot 161)
- 3) 417 Jet Stream Dr. (lot 163)
- 4) Pulte Homes construction office (lot 222)
- 5) 217 Oasis Dr. (lot 220)

-Mill the roadway marked at the following locations:

- 1) 309 Delta Way (lot 113)
- 2) SW corner (at the inlet) of the intersection of Sea Breeze Ln. & Delta Way
- 3) NE corner of Sea Breeze Ln. at Jet Stream Dr.
- 4) 419 Jet Stream Dr. (lot 164)
- 5) 225 Oasis Dr. (lot 344)
- 6) 227 Oasis Dr. (lot 345)
- 7) Pulte Homes Construction office (lot 222)

-Roadway repairs needed at the following:

- 1) 221 Sea Breeze Ln. (lot 128)
- 2) 212 Sea Breeze Ln. (lot 182)
- 3) 218 Sea Breeze Ln. (lot 185)
- 4) Between lots 133 & 143 on Sea Breeze Ln. (in front of gas easement)
- 5) NW corner of Jet Stream Dr. @ Oasis Dr.
- 6) 224 Oasis Dr. (lot 158)
- 7) 226 Oasis Dr. (lot 157)
- 8) Across from 217 Oasis Dr. (lot 220); in front of gas easement
- 9) Southern most intersection of Sounders Cir. & Oasis Dr.
- 10) 185 Oasis Dr.
- 11) 212 Oasis Dr.
- 12) Oasis Dr. east side of intersection with Jet Stream Dr.

-Wearing surface to be placed only after road repairs have been completed, and reviewed by the city.

Water

Valve in front of 300 Delta way needs cleaned out to expose operating nut and 2 top bolts on valve.

FH in front of 300 Delta way needs raised, currently at 13". Needs to be at 18" min.

Valve at rear of 300 Delta way is covered by a car, cannot access. No answer at residents to move car.

FH in rear of 300 Delta way needs raised, currently at 14". Needs to be at 18" min.

FH between 338 and 336 Delta way needs raised, currently at 11". Needs to be at 18" min.

Valve at corner of Oasis Dr and Delta Way (currently painted pink) needs a complete new casting top, current casting one side is broken off. Valve box needs cleaned out to expose operating nut and 2 top bolts on valve.

FH in front of 226 Oasis Dr needs to be raised, currently at 14". Needs to be at least 18"min.

FH Valve in front of 201 Sea Breeze needs cleaned out to expose operating nut and 2 top bolts on valve. Valve box is covered with gravel and is not sitting on top of valve. Gravel needs to be removed and box needs to be reset (painted with white paint).

Sewer

The following manholes need to be raised (currently below grade & covered (i.e. construction debris, dirt, etc.)).

MH #: Not assigned

Lot #134

Will need to be raised above grade in order to meet final grade

MH #: Not assigned

Lot #132

MH has been uncovered, but is current raised using metal traffic grade rings. The rings need to be removed, the casting removed, and a concrete riser ring w/ sealant used to get the MH to correct grade.

MH #: Not assigned

Lot 211

MH is buried / covered by debris.

Will need to be raised above grade in order to meet final grade (final grade = level with topsoil & sod).

MH#: Not Assigned

Lot 215

MH is buried / covered by debris.

Will need to be raised above grade in order to meet final grade (final grade = level with topsoil & sod).

The following MH are visible, but need to be raised in order to meet the final grade once construction has been completed.

MH #3196 @ lot 142

MH #3086 @ lot 172

The 8" main lines will need to be cleaned (pressure washed with removal of debris), as well as inspected by CCTV prior to acceptance.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police (John Eubank - jeubank@lavergneth.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.



The image shows a large, rectangular stone pillar sign. The sign has a dark central panel with the word 'HAMLET' in large, bold, white capital letters, and 'AT CAROTHERS CROSSING' in smaller, white capital letters below it. The pillar is constructed from light-colored, rectangular stone blocks. The base of the pillar is landscaped with a bed of light-colored gravel, several small green shrubs, and some yellow-green plants. Two tall, thin evergreen trees are positioned on either side of the pillar. The foreground is a grassy area with some litter, including a red can and a white object. The background consists of a dense line of trees under a cloudy sky.

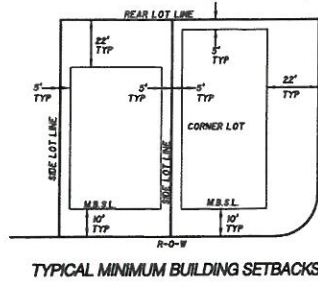
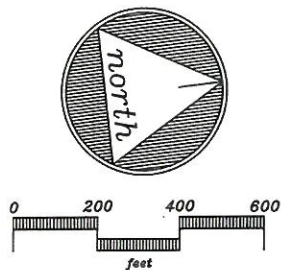
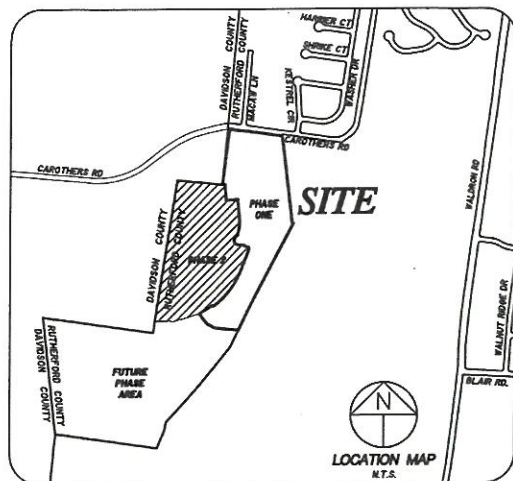
HAMLET

AT CAROTHERS CROSSING









CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 1737, PAGE 3857, RUTHERFORD COUNTY REGISTER'S OFFICE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OR RENEVABLE DEDICATION FOR ALL PUBLIC UTILITIES, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 9/4/22 NAME KYLE BRAUN
MAP 29, P/O PARCEL 29.00
RECORD BOOK 1737, PAGE 3857

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 "T", 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 3-29-22 NAME David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "CAROTHERS CROSSING, PHASE 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 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CAROTHERS CROSSING, PHASE 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 5/31/22 NAME Kyle Braun
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 6/28/22 NAME Kyle Braun
SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY 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 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (DAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0005H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMIS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED FOR LOW DENSITY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 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 STEEP SLOPES OR GREATER) ARE DENOTED WITH AN ASTERISK. ENGINEERED 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.



LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	1,234.56	0.03
2	1,234.56	0.03
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OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

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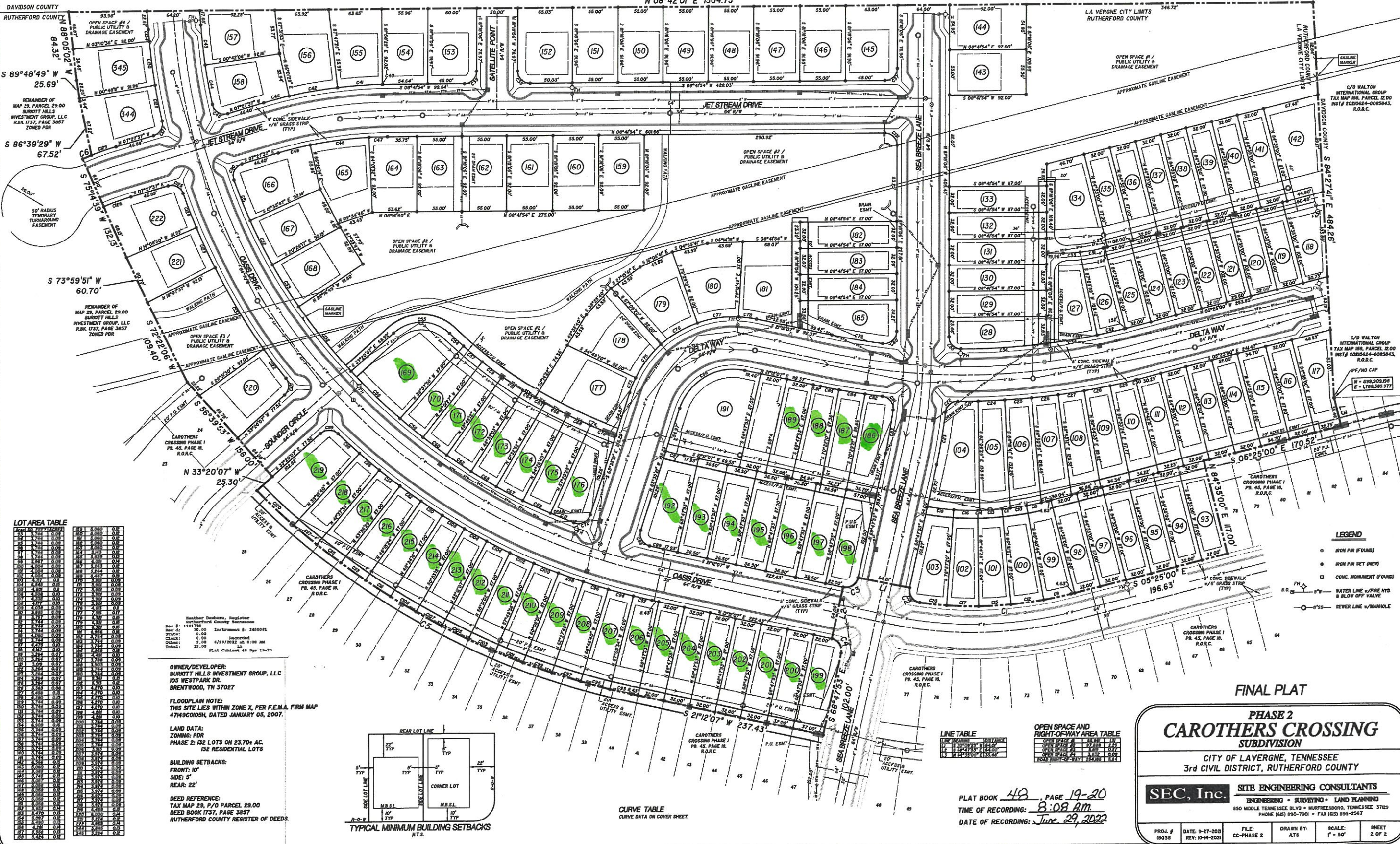
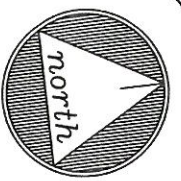
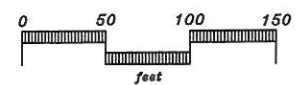
LINE TABLE

LINE NO.	LENGTH (FEET)	BEARING
1	123.45	N 00° 00' 00" E
2	123.45	N 00° 00' 00" E
3	123.45	N 00° 00' 00" E
4	123.45	N 00° 00' 00" E
5	123.45	N 00° 00' 00" E
6	123.45	N 00° 00' 00" E
7	123.45	N 00° 00' 00" E
8	123.45	N 00° 00' 00" E
9	123.45	N 00° 00' 00" E
10	123.45	N 00° 00' 00" E
11	123.45	N 00° 00' 00" E
12	123.45	N 00° 00' 00" E
13	123.45	N 00° 00' 00" E
14	123.45	N 00° 00' 00" E
15	123.45	N 00° 00' 00" E
16	123.45	N 00° 00' 00" E
17	123.45	N 00° 00' 00" E
18	123.45	N 00° 00' 00" E
19	123.45	N 00° 00' 00" E
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27	123.45	N 00° 00' 00" E
28	123.45	N 00° 00' 00" E
29	123.45	N 00°

C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643,
R.O.C.

C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643,
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C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 20200624-0085643,
R.O.C.



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
121	1,234.56	1,234.56	1,234.56
122	1,234.56	1,234.56	1,234.56
123	1,234.56	1,234.56	1,234.56
124	1,234.56	1,234.56	1,234.56
125	1,234.56	1,234.56	1,234.56
126	1,234.56	1,234.56	1,234.56
127	1,234.56	1,234.56	1,234.56
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135	1,234.56	1,234.56	1,234.56
136	1,234.56	1,234.56	1,234.56
137	1,234.56	1,234.56	1,234.56
138	1,234.56	1,234.56	1,234.56
139	1,234.56	1,234.56	1,234.56
140	1,234.56	1,234.56	1,234.56
141	1,234.56	1,234.56	1,234.56
142	1,234.56	1,234.56	1,234.56
143	1,234.56	1,234.56	1,234.56
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149	1,234.56	1,234.56	1,234.56
150	1,234.56	1,234.56	1,234.56
151	1,234.56	1,234.56	1,234.56
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213	1,234.56	1,234.56	1,234.56
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215	1,234.56	1,234.56	1,234.56
216	1,234.56	1,234.56	1,234.56
217	1,234.56	1,234.56	1,234.56
218	1,234.56	1,234.56	1,234.56
219	1,234.56	1,234.56	1,234.56
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221	1,234.56	1,234.56	1,234.56
222	1,234.56	1,234.56	1,234.56

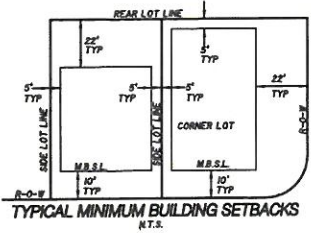
Owner/Developer:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP
4749C0008H, DATED JANUARY 05, 2007.

LAND DATA:
ZONING: PDR
PHASE 2: 132 LOTS ON 23.70± AC.
132 RESIDENTIAL LOTS

BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 22'

DEED REFERENCE:
TAX MAP 28, P.70 PARCEL 29.00
DEED BOOK 1737, PAGE 387
RUTHERFORD COUNTY REGISTER OF DEEDS.



CURVE TABLE
CURVE DATA ON COVER SHEET.



Item #: 4. Item Title: Site Plan - Smyrna Ready Mix - New 2-Story Building Totaling Approx. 5,000 Square Feet on Approx. 8 Acres. Requested by Weihe Engineers. Property located at 371 Waldron Road (Tax Map 17G, Group A, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by SRM, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This lot is comprised of 8.0 ± acres.

The property is located on Waldron Road. The proposed layout on the plan shows one (1) new building is indicated for the parcel.

SRM, LLC will make other improvements to parking areas and drive aisles in an effort to reduce dust on the site.

The City's architectural overlay requirements must be met including meeting all brick and stone requirements on all facades as well as submitting a landscape plan.

The City's parking requirements have not been met, but staff is working with the applicant to bring the plans into conformance.

Staff Comments / Technical Items:

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

1. Site Data Table is missing;
2. Delete Property Description - site plans are not supposed to show legal descriptions;
3. Size of new 2-story building is missing;
4. Overlay requires all structures to meet percentages of brick and stone on all facades;
5. Full-size color elevations are required showing percentages of brick;
6. This site is in the overlay, so a materials board is required.
7. A landscape plan is required;
8. ADA Accessible parking is required and must meet all federal requirements.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. This submittal was received prior to enforcement action being taken for illicit discharges from the retention basin. Therefore, reviews will proceed and staff recommendations will be presented to the Planning Commission for their action. However, no permits will be issued until a corrective action plan is approved by staff mitigating the illicit discharge situation.
2. Water quality Calculations are required. For the purpose of this submittal, these calculations will need to include the following:

- A. There is clearly an outfall from the retention basin on the site. Please provide the spillway elevation and spillway dimensions
 - B. Provide a permanent pool depth for the retention basin.
 - C. Provide water storage volume versus depth calculations showing the storage provide between the permanent pool elevation and the outfall spillway elevation.
 - D. Calculate the first 2.5" of run-off from the newly disturbed area (the WQTV) and compare that volume against the available volume calculated above.
 - E. Route the ENTIRE 1-year/24-hour Type II (TR55 method) storm through the retention basin to demonstrate how much of that storm will pass through the basin and outfall into the city system. Provide drainage area maps showing the total drainage area routing through the basin.
3. (Sheet C200) Please provide more detail on the 'Proposed Water Treatment' and 'Proposed Truck Wash' area. Sheet C200 shows 3 feet of fall across that area while Sheet AS.1 (Architectural Site Plan) shows it in a different location than C200. If grading is required, then it will need to be included in the disturbed area for the purpose of calculations and EPSC design.
 4. (Sheet C101) Add a note stating that wheel washing or other measures may be required in lieu of a construction entrance mud, dirt, or debris is tracked on the public road.
 5. (Sheet C200 or AS.1) Provide dimensions for parking spaces.
 6. (Narrative) Provide a section which clearly describes the additional or different operations being added to this site by this project.

Utilities (Scott Tatalovich - statalovich@lavergn.net)

No comments.

Codes (Joe White - jwhite@lavergn.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergn.net)

No comments.

Police (John Eubank - jeubank@lavergn.net)

No comments.

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

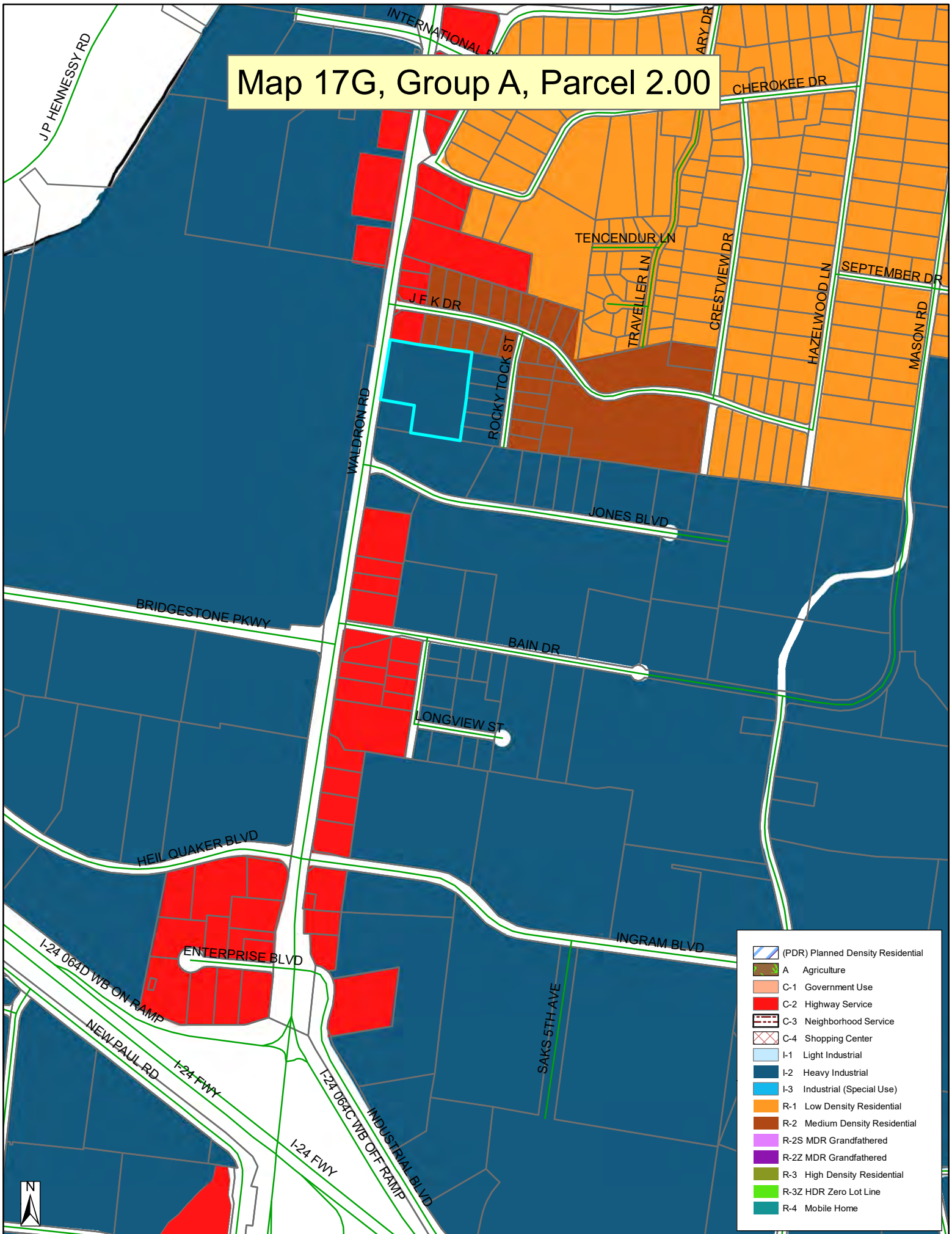


Map 17G, Group A, Parcel 2.00

Map 17G, Group A, Parcel 2.00



Map 17G, Group A, Parcel 2.00



- (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







LOCATION: C:\2024\W24.0171 STL\Engineering\Design\Layout\0001 Title Sheet.dwg
DATE/TIME: June 26, 2024 1:50pm
PLOTTER: B1 (vertical)

PLANS PREPARED FOR
PENTA INDUSTRIAL CORP.
10123 CORPORATE SQUARE DRIVE
ST. LOUIS, MISSOURI 63132
TELEPHONE: (314) 824-3950
CONTACT PERSON: CHRISTIAN BENAVIDES
EMAIL: CBENAVIDES@PENTA.NET

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
14528 S. OUTER 40 ROAD, SUITE 444
CHESTERFIELD, MISSOURI 63017
TELEPHONE: (314) 343-2211
FAX: (317) 843-0546
CONTACT PERSON: DAVE DOBKOWSKI, PE
EMAIL: DOBKOWSKID@WEIHE.NET

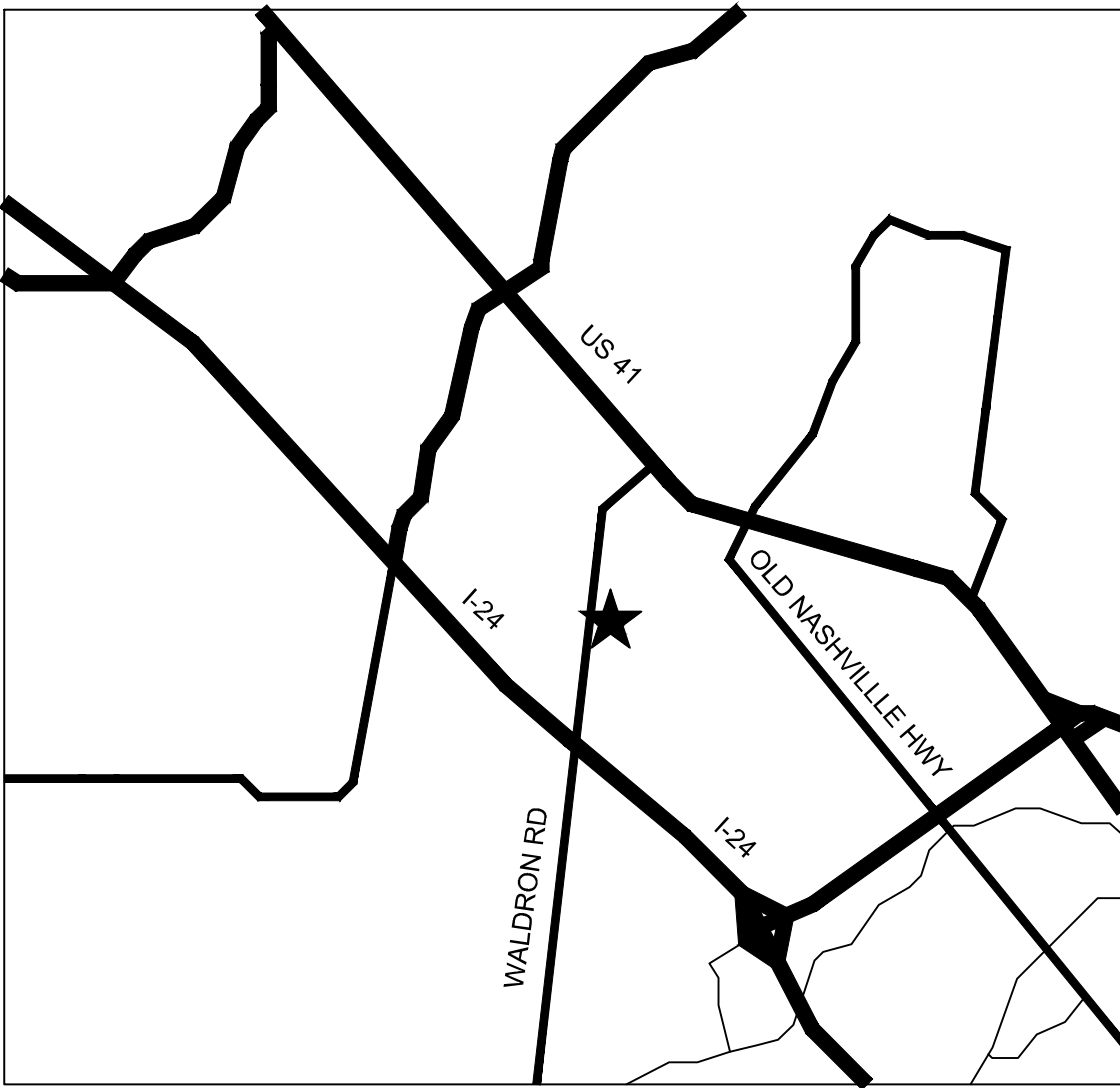
GENERAL NOTES:

- ALL BIDDING CONTRACTORS, SUBCONTRACTORS, AND SUBTIERS ARE ENTIRELY RESPONSIBLE FOR ALL QUANTITY TAKEOFFS PRIOR TO SUBMITTING BIDS AND PROVIDING BALANCED UNIT PRICES FOR ALL WORK ITEMS. UNBALANCED BIDS WILL BE CONSIDERED TO BE DISQUALIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDANATING CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- THE CONTRACTOR SHALL PROVIDE OFF-STREET PARKING FOR ALL EMPLOYEES AND SUBCONTRACTORS.
- NO MUD OR CONSTRUCTION DEBRIS OF ANY KIND MAY BE TAKEN OR TRACKED OFFSITE ONTO PUBLIC ACCESS ROUTES. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REMOVE ALL SUCH MUD OR DEBRIS FROM PUBLIC ACCESS ROUTES.
- EXISTING CONTOURS REPRESENT THE GROUND AND PAVEMENT SURFACES EXISTING ON THE DATE OF THE SURVEY. THE CONTRACTOR SHALL PERFORM A PRELIMINARY TOPOGRAPHIC SURVEY AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES (BETWEEN PLAN AND ACTUAL CONDITIONS) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF LAYOUT OF PROPOSED WORK. ANY QUESTIONS REGARDING THE LAYOUT OF WORK DURING OR AFTER LAYOUT SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ACTUAL CONSTRUCTION WORK.
- ALL CONTROL POINTS SHOWN ON THE DRAWINGS SHALL BE PRESERVED. IF DAMAGED, THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE THEM.
- DIMENSIONS SHALL NOT BE SCALED FROM PLAN SHEETS EXCEPT WHEN PERFORMING LAYOUT OF PROPOSED GRADING CONTOURS. ELECTRONIC DESIGN FILES WILL BE AVAILABLE FOR USE BY THE CONTRACTOR AS INSTRUMENTS OF SERVICE.
- SITE GRADING AND PAVING SHALL BE LAID OUT AND PERFORMED CONSIDERING LINEAR INTERPOLATION BETWEEN GRADING CONTOURS AND SPOT ELEVATIONS SHOWN ON THE GRADING PLAN.
- GRADING PLANS, PROFILES, AND DETAILS HAVE BEEN DESIGNED TO PROVIDE ADEQUATE POSITIVE SURFACE DRAINAGE AT ALL LOCATIONS WITHIN THE FOOTPRINT OF IMPROVEMENTS. NO DEVIATIONS FROM PLANS, PROFILES, AND DETAILS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.
- ALL REQUESTS FOR CLARIFICATION REGARDING PROPOSED GRADING CONTOURS AND INTERPRETATION BETWEEN PROFILES, SECTIONS, DETAILS AND CONTOURS SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF LAYOUT OF PROPOSED WORK.
- ANY QUESTIONS REGARDING COORDINATION BETWEEN PLAN, PROFILE AND DETAIL SHEETS OR LAYOUT SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ACTUAL CONSTRUCTION WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS AND NEW WORK. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL SURFACE TREATMENT OR PAVING, SHALL REWORK ALL DAMAGED OR PONDDED AREAS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS DETAILED IN THESE PLANS.
- ANY EXISTING STORM DRAINAGE OR SANITARY SEWER PIPES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #47149C0015J, DATED MAY 09, 2023.
- THIS SITE DOES CONTAIN A WETLANDS CATEGORIZED AS PEM1A AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, LA VERGNE, TN, NATIONAL WETLANDS INVENTORY MAP.
- THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE ALL RUBBISH, TRASH, AND DEBRIS, WHETHER EXISTING OR GENERATED BY THE CONSTRUCTION PROCESS, FROM THE SITE DURING OR UPON COMPLETION OF WORK.

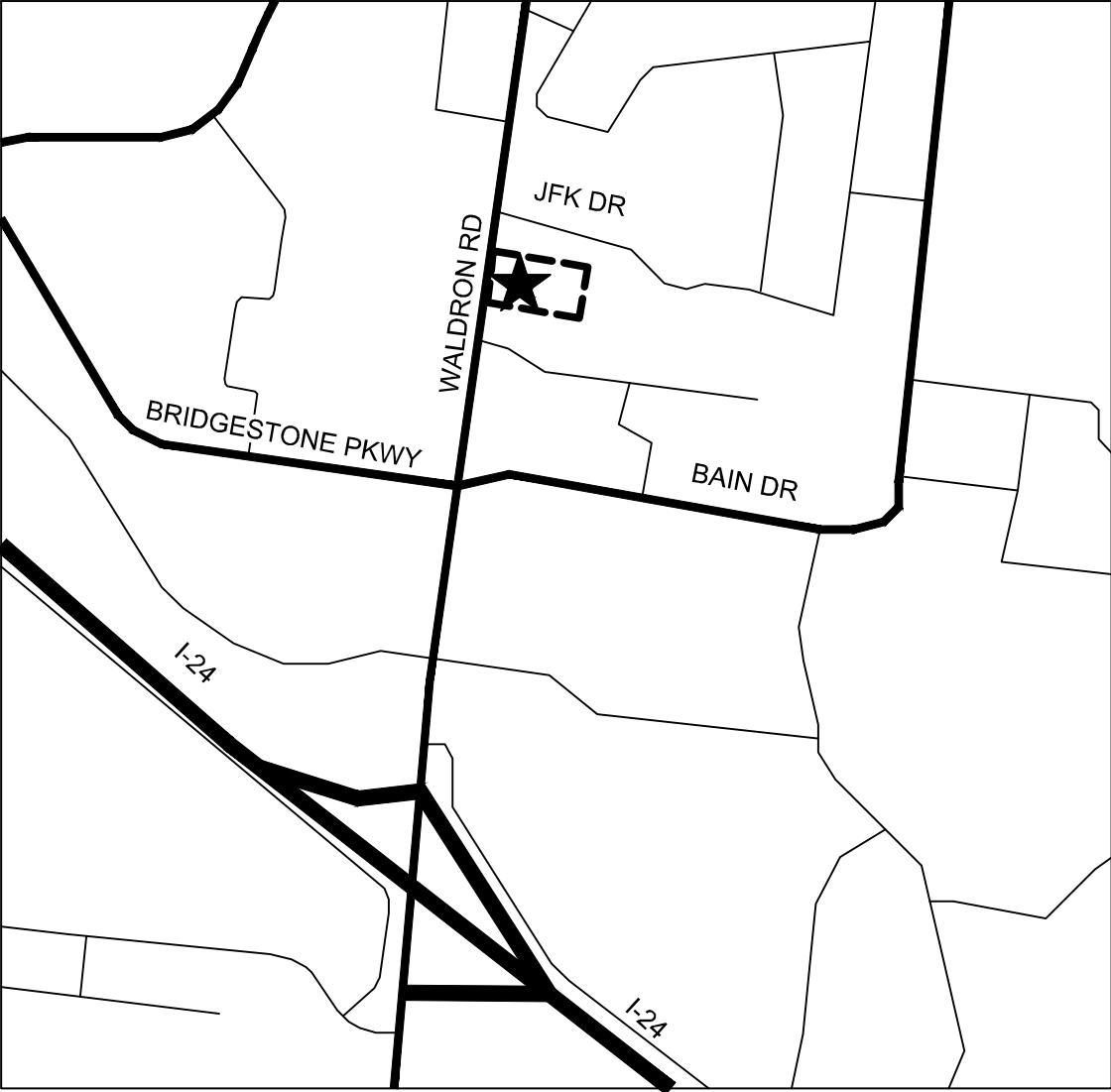
LAND DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RUTHERFORD, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:
TRACT I: (371 WALDRON ROAD, LAVERGNE TN)
BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE THIRD CIVIL DISTRICT OF RUTHERFORD COUNTY, IN THE CITY OF LAVERGNE, LOCATED ON TAX MAP 170, GROUP A AS PARCEL 2.00 AND IS THE HOOVER INCORPORATED PROPERTY RECORDED IN DEED BOOK 502, PAGE 481 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" REBAR (N) W/CAP IN THE EAST RIGHT-OF-WAY OF WALDRON ROAD, THIS BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE LEAVING THE AFOREMENTIONED RIGHT-OF-WAY AND WITH THE SOUTH LINE OF THE COOPER SUBDIVISION (UNRECORDED) S 79° 15' 33" E A DISTANCE OF 534.74' TO A 1/2" REBAR (O), THIS BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE WITH THE WEST LINE OF THE COOPER SUBDIVISION THE FOLLOWING COURSES AND DISTANCES: S 09° 31' 54" W A DISTANCE OF 382.44'; S 08° 30' 51" W A DISTANCE OF 92.94'; S 15° 24' 47" W DISTANCE OF 92.62' TO A 3/4" REBAR (O), THIS BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE LEAVING THE COOPER SUBDIVISION AND WITH STANLEY (DB 551, PG 652) N 79° 23' 21" W A DISTANCE OF 315.76' TO A 1/2" REBAR (O) W/CAP; THENCE LEAVING STANLEY AND WITH SLOAN (DB 582, PG 359) N 11° 08' 09" E A DISTANCE OF 180.26' TO A 1/2" REBAR (O) W/CAP; THENCE CONTINUING WITH SLOAN N 79° 10' 56" W A DISTANCE OF 225.49' TO A 1/2" REBAR (N) W/CAP IN THE EAST RIGHT-OF-WAY OF WALDRON ROAD, THIS BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE WITH THE AFORESAID RIGHT-OF-WAY N 10° 54' 28" E A DISTANCE OF 387.70' TO THE POINT OF BEGINNING CONTAINING 6.12 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THOMAS "DALLAS" COOK, RLS 305 ON DECEMBER 6, 2004.
INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED TO THE CITY OF LAVERGNE, TENNESSEE, BY DEED OF RECORD IN RECORD BOOK 928, PAGE 3303, DATED JUNE 18, 2009, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.
BEING THE SAME PROPERTY CONVEYED TO SMYRNA READY MIX, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM METRO READY MIX CONCRETE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN RECORD BOOK 1316, PAGE 1478, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE, DATED AUGUST 11, 2014 AND RECORDED ON AUGUST 14, 2014.
TRACT II: (112 ROCKY TOCK STREET, LAVERGNE, TN)
LAND IN RUTHERFORD COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF COOPER SUBDIVISION (AKA ROCKY TOCK), SECTION 4, ATTACHED TO THE DEED OF RECORD IN DEED BOOK 211, PAGE 19, AT PAGE 23, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOT NO. 51 FRONTS A DISTANCE OF 93.0 FEET ON THE WEST SIDE OF ROCKY TOCK STREET AND RUNS BACK IN A WESTERLY DIRECTION BETWEEN STRAIGHT AND PARALLEL LINES A DISTANCE OF 258.1 FEET ON THE NORTH SIDE AND A DISTANCE OF 258.1 FEET ON THE SOUTH SIDE, TO A REAR LINE, SAID REAR LINE (OR EAST) LINE BEING 93.0 FEET, BEING THE SAME PROPERTY CONVEYED TO WILLIAM DAVID ELLIOTT AND WIFE, VICTORIA V. ELLIOTT BY WARRANTY DEED FROM LUTHER G. ELLIOTT AND WIFE, JOAN A. ELLIOTT, OF RECORD IN DEED BOOK 588, PAGE 597, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED MARCH 3, 1995 AND RECORDED ON OCTOBER 5, 1995, SAID DEED RESERVES A LIFE ESTATE TO LUTHER G. ELLIOTT AND WIFE, JOAN A. ELLIOTT, AT DEATH THE REMAINDER, FEE SIMPLE ABSOLUTE TITLE TO ALL THE ABOVE DESCRIBED PROPERTY, SHALL VEST IN WILLIAM DAVID ELLIOTT.
BEING THE SAME PROPERTY CONVEYED TO ERIKA ELIZABETH ELLIOTT AND JACQUELINE MARIE ELLIOTT BY QUITCLAIM DEED FROM WILLIAM DAVID ELLIOTT AND VICTORIA V. ELLIOTT OF RECORD IN RECORD BOOK 244, PAGE 1601, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED MARCH 20, 2003 AND RECORDED ON MARCH 26, 2003.
BEING THE SAME PROPERTY CONVEYED TO WILLIAM DAVID ELLIOTT AND WIFE, VICTORIA V. ELLIOTT BY QUITCLAIM DEED FROM ERIKA ELIZABETH ELLIOTT, AN UNMARRIED PERSON, AND JACQUELINE MARIE ELLIOTT, AN UNMARRIED PERSON, OF RECORD IN RECORD BOOK 516, PAGE 2071, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED SEPTEMBER 12, 2003 AND RECORDED ON SEPTEMBER 22, 2003.
BEING THE SAME PROPERTY CONVEYED TO JOSHUA DAVID ELLIOTT BY QUITCLAIM DEED FROM WILLIAM DAVID ELLIOTT AND WIFE, VICTORIA V. ELLIOTT BY QUITCLAIM DEED FROM JOSHUA DAVID ELLIOTT, AN UNMARRIED PERSON, OF RECORD IN RECORD BOOK 754, PAGE 1217, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED JUNE 10, 2017 AND RECORDED ON JUNE 18, 2007.
BEING THE SAME PROPERTY CONVEYED TO WILLIAM DAVID ELLIOTT BY QUITCLAIM DEED FROM VICTORIA V. ELLIOTT OF RECORD IN RECORD BOOK 1238, PAGE 2795, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED JULY 23, 2021 AND RECORDED ON AUGUST 1, 2023.
BEING THE SAME PROPERTY CONVEYED TO HOLLINGSHEAD LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM WILLIAM DAVID ELLIOTT, A MARRIED MAN, OF RECORD IN RECORD BOOK 2097, PAGE 1386, IN THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, DATED JUNE 12, 2021 AND RECORDED ON JUNE 17, 2021, SAID DEED STATES THAT LIFE ESTATE IS RESERVED BY LUTHER G. ELLIOTT, AT DEATH THE REMAINDER, FEE SIMPLE ABSOLUTE TITLE TO ALL THE ABOVE DESCRIBED PROPERTY, SHALL VEST IN HOLLINGSHEAD LAND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND THAT JOAN ANN ELLIOTT WHO HAD A PRIOR LIFE ESTATE DIED JULY 9, 2015

AREA MAP



LOCATION MAP



OPERATING AUTHORITIES

CITY UTILITIES (WATER/SEWER)
LA VERGNE CITY HALL
5093 MURFREESBORO ROAD
LA VERGNE, TN 37086
615.793.3891

CRAWFORD ELECTRIC SUPPLY
1284 HILL QUAKER BOULEVARD
LA VERGNE, TN 37086
713.476.0788

BENCHMARK INFORMATION

TBM#1
SET MAG-NAIL
NORTHING: 610708.08
EASTING: 1792706.90
ELEVATION: 586.39

TBM#2
SET MAG-NAIL
NORTHING: 610084.06
EASTING: 1793452.15
ELEVATION: 605.32

TBM#3
SET MAG-NAIL
NORTHING: 610300.14
EASTING: 1792635.45
ELEVATION: 582.07

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C002	EXISTING SURFACE CONDITIONS
C101	EROSION AND SEDIMENT CONTROL PLAN (PRE-DEV)
C102	EROSION AND SEDIMENT CONTROL PLAN (INTERMEDIATE)
C103	EROSION AND SEDIMENT CONTROL PLAN (POST-DEV)
C104	EROSION AND SEDIMENT CONTROL DETAILS
C200	SITE & GRADING PLAN
C201	DETAILS

PREPARED FOR:

SRM CONCRETE - LA VERGNE, TN

SHEET NO.

C001

PROJECT NO.

W24.0171STL

371 Waldron Rd, La Vergne, TN 37086

TITLE SHEET



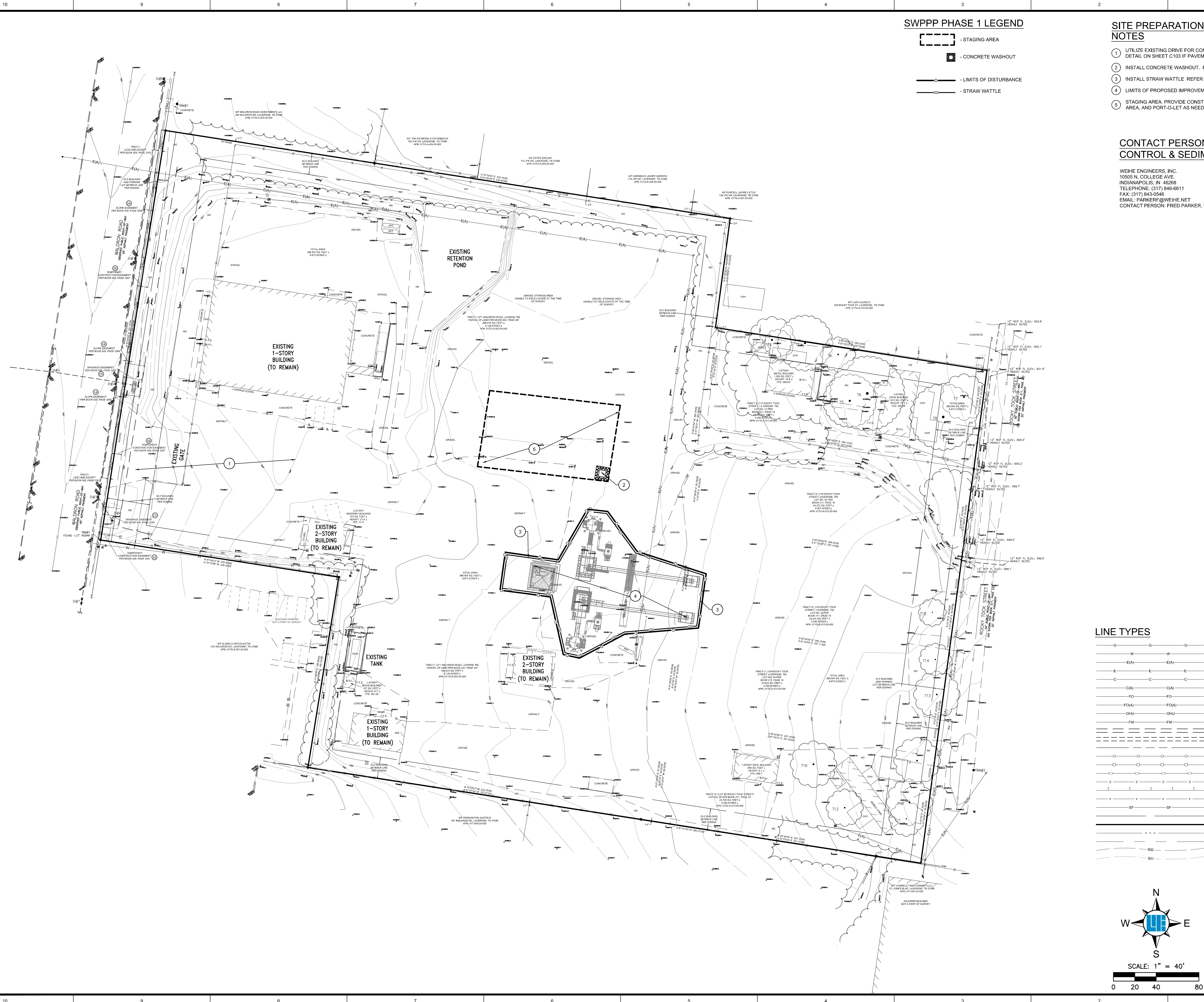
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PROJECT NO.: W24.0171STL	
DWG NAME: C001 Title Sheet	
DESIGNED BY: DD	
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SWPPP PHASE 1 LEGEND

- STAGING AREA
- CONCRETE WASHOUT
- LIMITS OF DISTURBANCE
- STRAW WATTLE

SITE PREPARATION / SWPPP PHASE 1 NOTES

- UTILIZE EXISTING DRIVE FOR CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C103 IF PAVEMENT IS REMOVED.
- INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C103
- INSTALL STRAW WATTLE. REFER TO DETAIL ON SHEET C103
- LIMITS OF PROPOSED IMPROVEMENTS (REFER TO C200)
- STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
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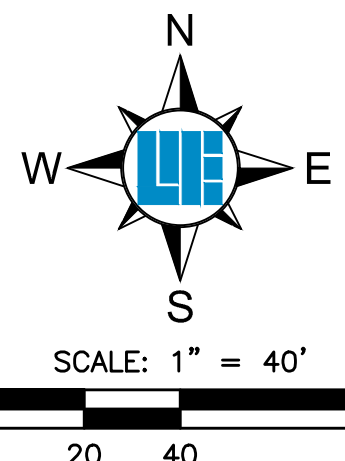
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DATE	06/14/2024
BY	DD
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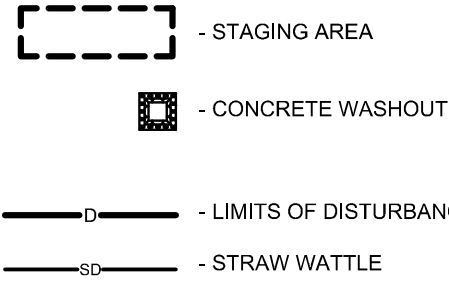
LINE TYPES

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR



PREPARED FOR:
SRM CONCRETE - LA VERGNE, TN
371 Waldron Rd, La Vergne, TN 37086
EROSION AND SEDIMENT CONTROL PLAN (PRE-DEV)

SHEET NO.
C101
PROJECT NO.
W24.0171STL



- ① UTILIZE EXISTING DRIVE FOR CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C103 IF PAVEMENT IS REMOVED.
- ② INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C103
- ③ INSTALL STRAW WATTLE REFER TO DETAIL ON SHEET C103
- ④ LIMITS OF PROPOSED IMPROVEMENTS (REFER TO C200)
- ⑤ STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.

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06/14/2024



STATE OF MARYLAND
PROFESSIONAL ENGINEER
REGISTERED
DAVID PERKINS
MEMBER
E-22828

SHEET NO.
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PROJECT NO.
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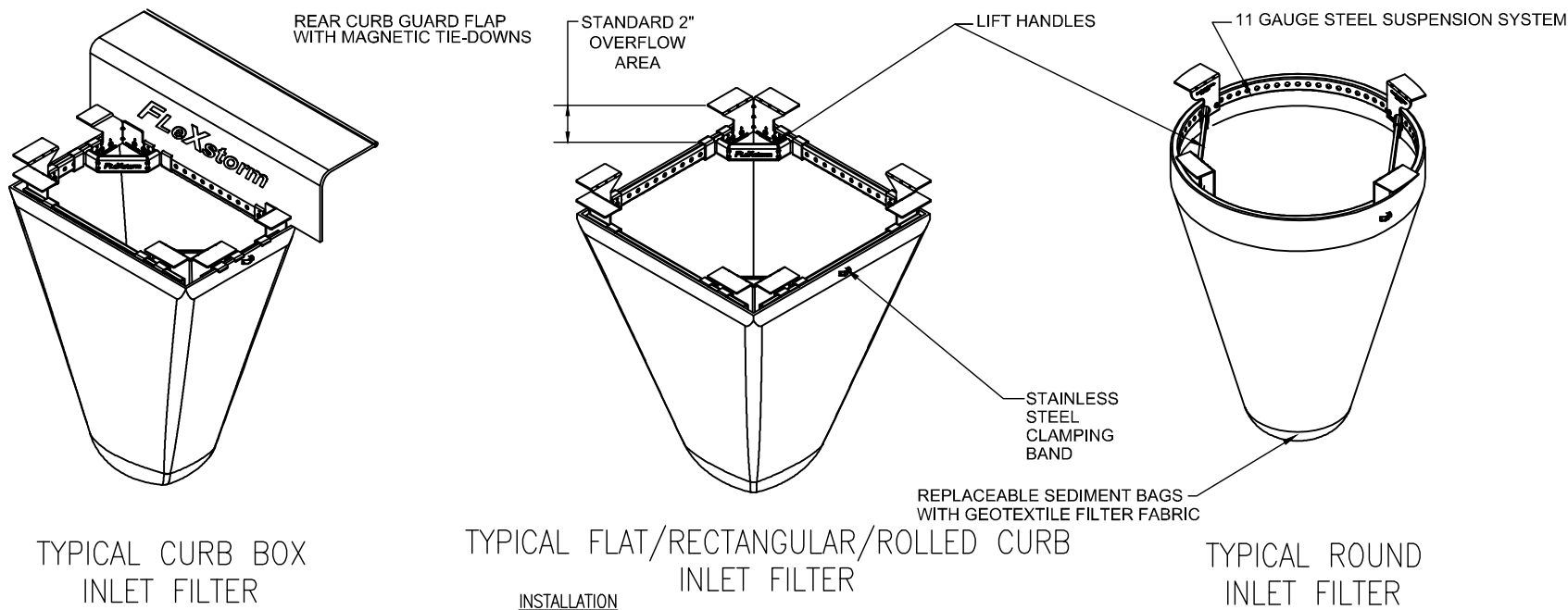
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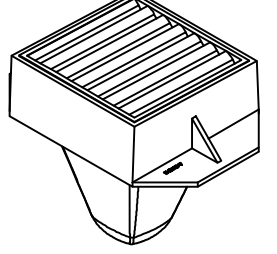
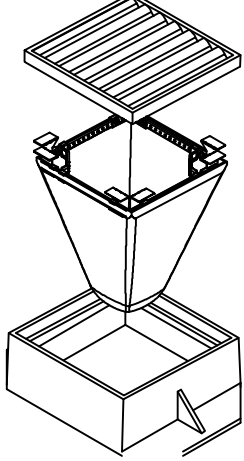


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DATE/TIME: June 26, 2024 - 2:16pm
PLOT/PRINT BY: kashmiri



FLEXSTORM Inlet Filter Specifications			
WOVEN Geotextile Sediment Bag Specs (2 ft ³ vol)			
Material Property	Test Method	Value (ave)	
Grab Tensile	ASTM D 4632	255 x 275	
Puncture Strength	ASTM D 4833	135 lbs	
Trapezoidal Tear	ASTM D 4533	75 lbs	
UV Resistance	ASTM D 4355	90%	
App Open Size (AOS)	ASTM D 4751	20 sieve	
Permittivity	ASTM D 4491	1.5 / sec	
Water Flow Rate	ASTM D 4491	100 gpm/sqft	
Sediment Removal Efficiency (8% mix)	ASTM D 7351	82%	

- INSTALLATION**
- 1) REMOVE INLET GRATE.
 - 2) DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE. ADJUST AS REQUIRED.
 - 3) REPLACE GRATE.
- MAINTENANCE**
- 1) REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF INLET AFTER EACH STORM EVENT.
 - 2) AFTER EACH STORM EVENT AND AT WEEKLY INTERVALS, INSPECT THE LEVEL OF SEDIMENT PRESENT IN THE FILTER BAG.
 - 3) IF THE CONTAMINANT FILTER BAG IS MORE THAN 1/2 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED.
 - 4) TO EMPTY UNIT, REMOVE THE GRATE AND LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS.
 - 5) DISPOSE OF SEDIMENT IN AN APPROVED LOCATION. PLACE UNIT BACK INTO INLET.
 - 6) IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.
 - 7) REPLACE OR REPAIR TORN OR DAMAGED FILTER BAGS AS REQUIRED.

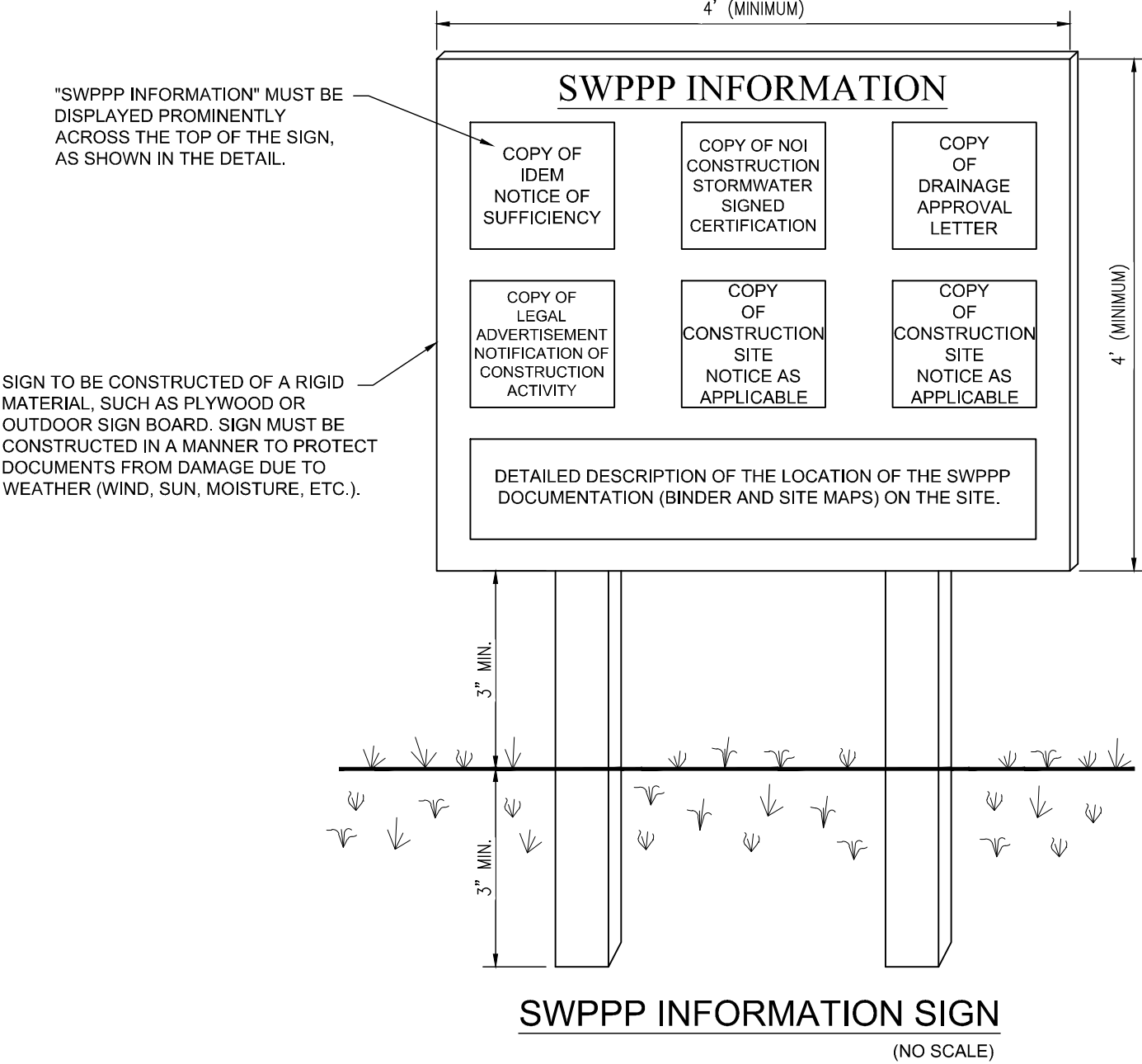


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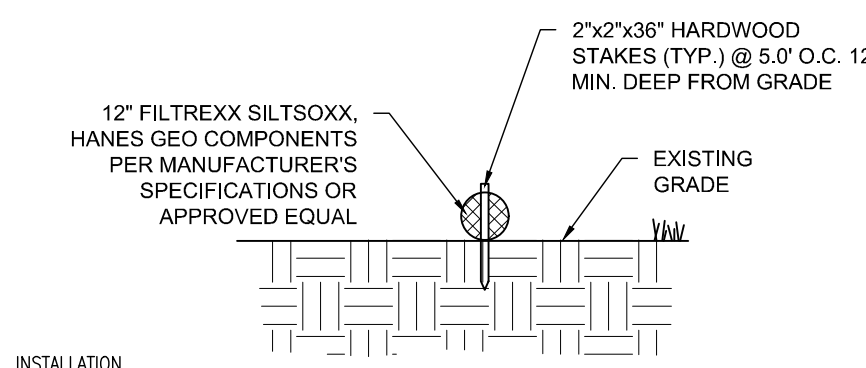
TABLE 1. TEMPORARY SEEDING SPECIFICATIONS				
SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES	
WHEAT OR RYE	150 LBS.	1 TO 1 1/2 INCHES	SEPT. 15 - OCT. 30	
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15	
ANNUAL RYEGRASS	40 LBS.	1/2 INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1	
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1	
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30	
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1	
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10	
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15	

1. PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDING WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2. SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.
- NOTES**
1. MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
 2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.
- SEEDBED PREPARATION**
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
 2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 40 TO 800 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
 3. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
- SEEDING**
1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTPACKER SEEDER OR BY BROADCASTING, PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.
- NOTES**
1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTPACKER AFTER COMPLETING SEEDING OPERATIONS.
 2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
 3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
 4. APPLY MULCH AND ANCHOR IT IN PLACE.
- MAINTENANCE**
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
 2. CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
 3. MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY). RESEED, FERTILIZE, AND APPLY 4" MULCH WHEN NECESSARY.
 4. IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDING WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.
- REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL.

TEMPORARY SEED

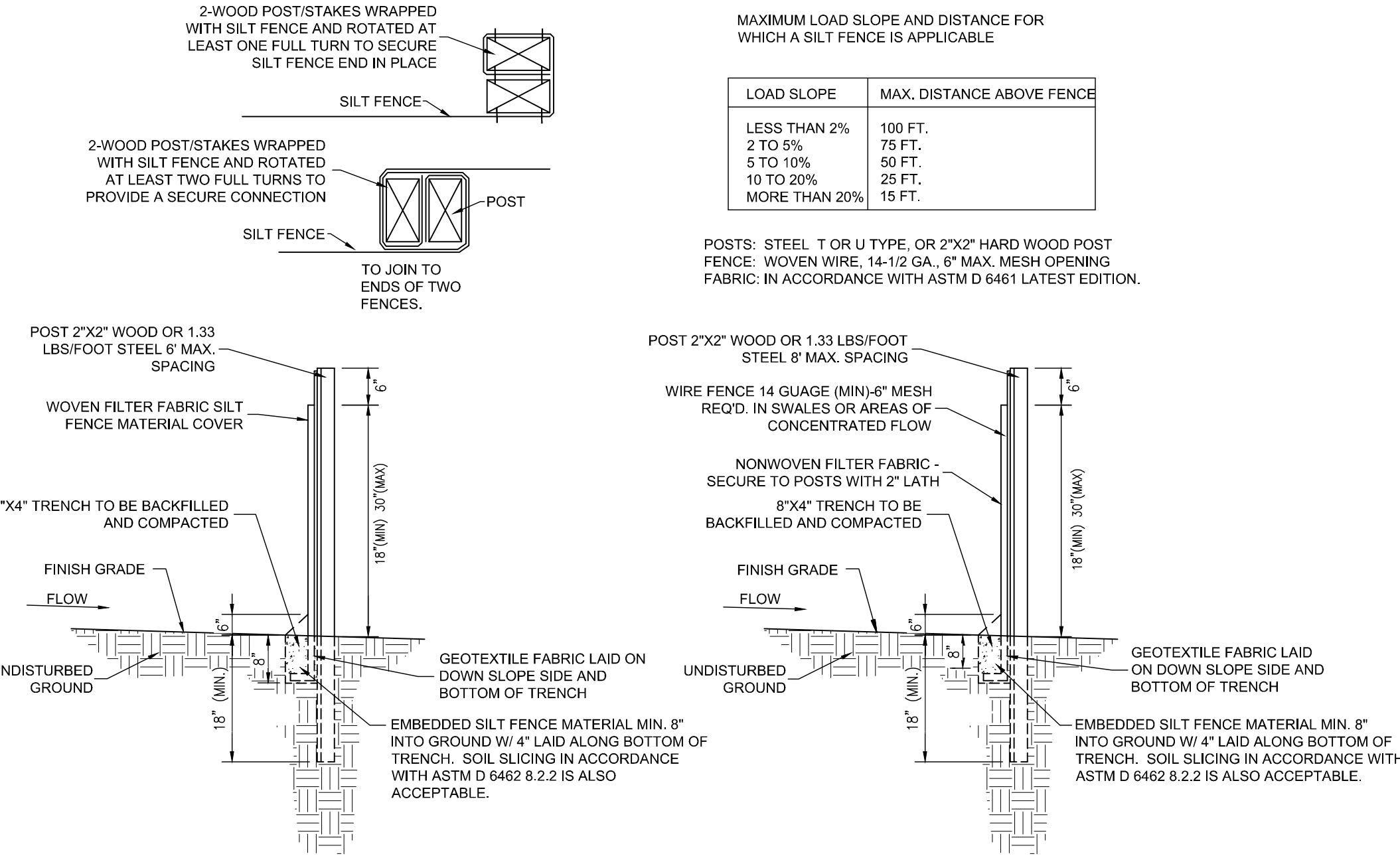


- NOTES:**
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
 3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
 4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.
 6. IN THE EVENT THAT THE GENERAL CONTRACTOR (GC) DOES NOT HAVE A JOB TRAILER ON-SITE DURING CONSTRUCTION OR AT SUCH TIME THAT THE GC IS SUBSTANTIALLY COMPLETE AND IS NO LONGER ON-SITE - PROVIDE A 4" PVC TUBE WITH END CAPS (SECURED TO SIGN) TO CONTAIN THE APPROVED PLANS AND PERMITS FOR INSPECTORS.



- INSTALLATION**
- 1) INSTALL COR LOG PER THE PLAN LOCATIONS.
 - 2) INSTALL COR LOG ON FINISH GRADED SOIL SURFACE AND INSURE GOOD CONTACT WITH SOIL WITH NO VOIDS UNDER LOG.
 - 3) STAKE IN PLACE PER THE ABOVE DETAIL.
 - 4) IF COR LOG IS USED ON PAVEMENT THE USE OF SANDBAGS (ON TOP) AT 5' SPACING IS REQUIRED TO SECURE COR LOGS IN PLACE.
- MAINTENANCE**
- 1) AFTER EACH STORM EVENT AND AT WEEKLY INTERVALS, INSPECT THE COR LOGS AND LEVEL OF SEDIMENT PRESENT UPSTREAM OF THE LOG.
 - 2) IF THE SEDIMENT IS 1/2 THE HEIGHT OF THE LOG, REMOVE SEDIMENT AND DISPOSE OF IN AN APPROVED LOCATION.
 - 3) INSPECT LOG TO ENSURE STORMWATER FLOW IS NOT FLOWING AROUND OR UNDER THE LOG AND FOR ANY DAMAGE.
 - 5) REPLACE SATURATED OR REPAIR TORN OR DAMAGED LOGS AS REQUIRED.

STRAW WATTLE

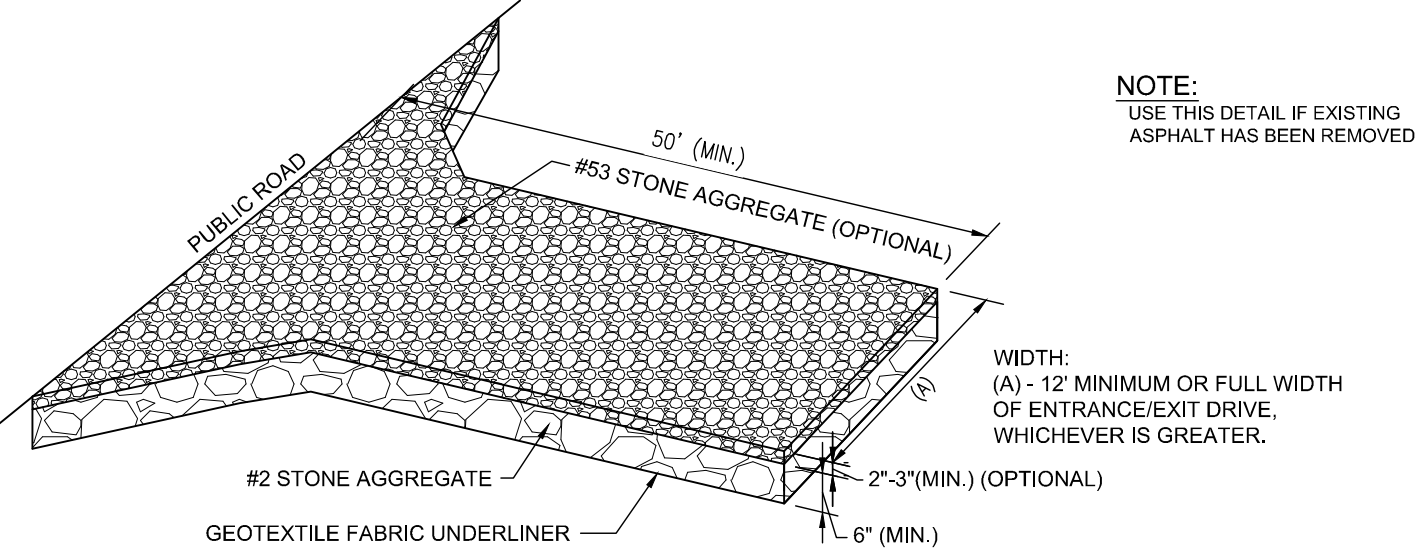


WITHOUT WIRE SUPPORT

WITH WIRE SUPPORT

- INSTALLATION**
- PREFABRICATED SILT FENCE
1. LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
 2. EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
 3. INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
 4. DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
 5. LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
 6. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.
- NOTE:** IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.
- MAINTENANCE**
- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
 - IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED IN THIS MEASURE.
 - REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

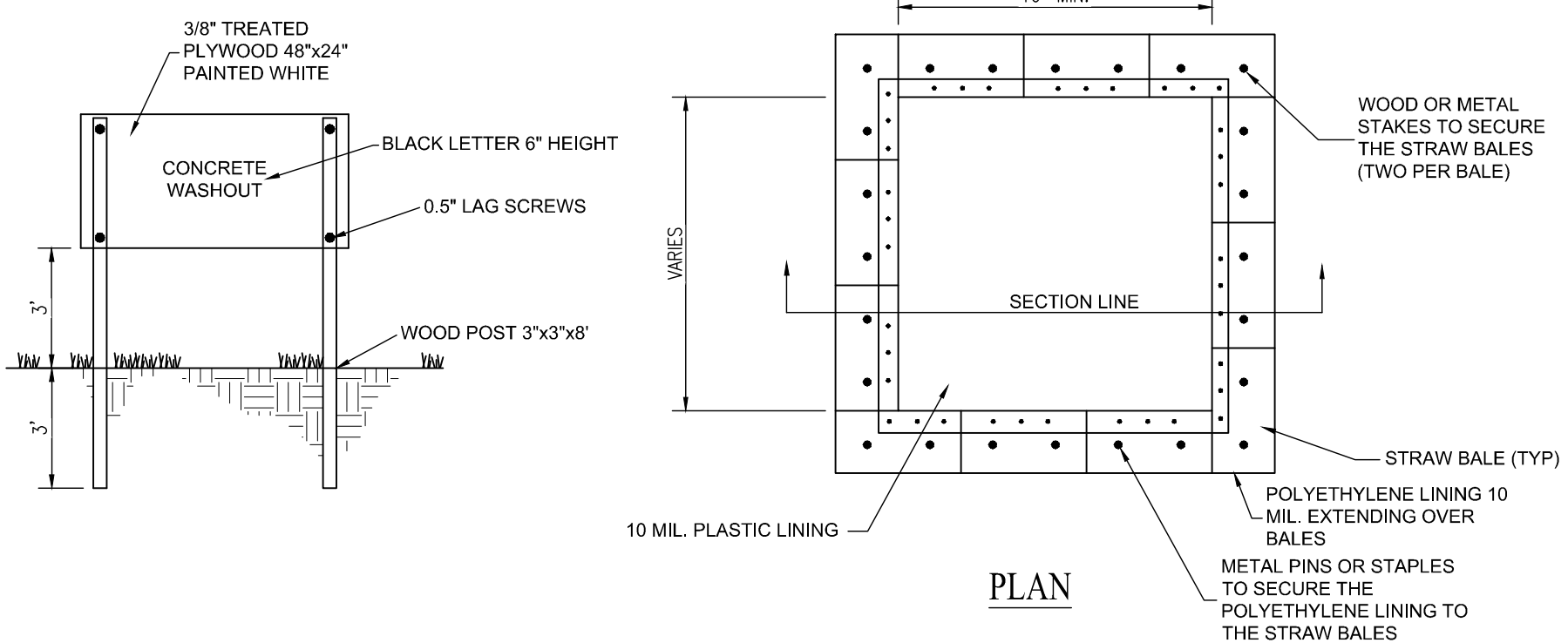
SEDIMENTATION/SILT FENCE



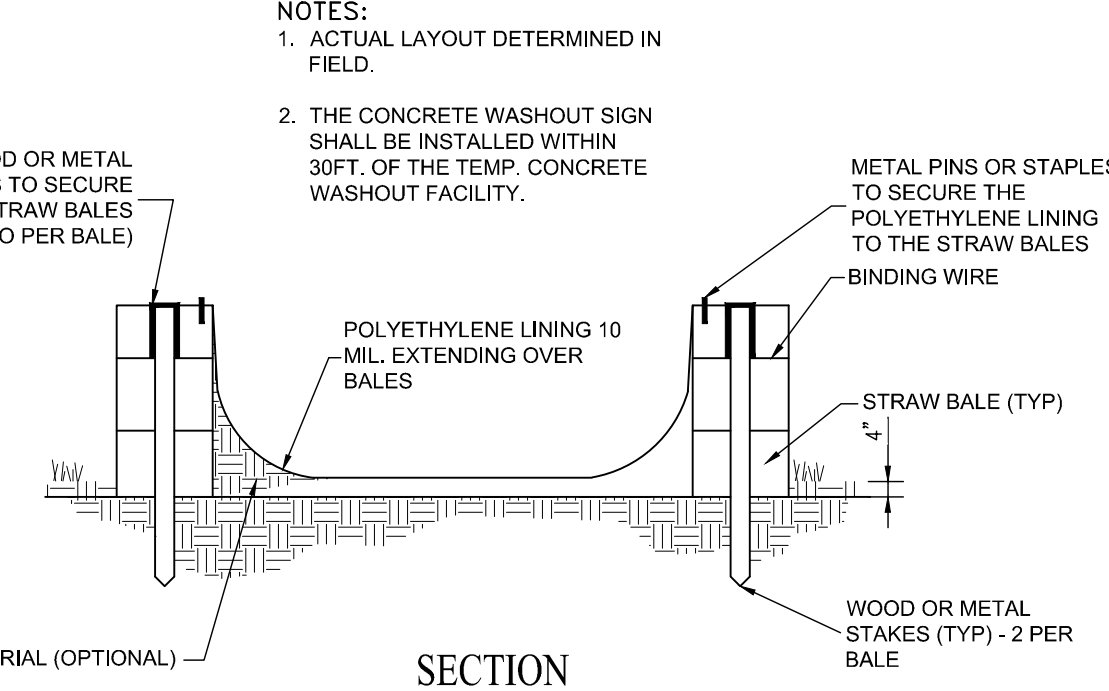
- INSTALLATION**
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
 2. GRADE THE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE.
 3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
 4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
 5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
 6. TOP-DRESS THE DRIVE WITH WASHED AGGREGATE (INDOT CA NO. 53).
 7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.
- MAINTENANCE**
- INSPECT DAILY
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
 - TOP-DRESS WITH CLEAN AGGREGATE AS NEEDED.
 - IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
 - FLUSHING SHOULD ONLY BE USED IF THE WATER FROM THE CONSTRUCTION DRIVE CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.
- MAINTENANCE OF EXISTING PAVEMENT**
- INSPECT DAILY.
 - CHECK FOR RUTTING AND BREAKDOWN OF ASPHALT.
 - IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PRIVATE AND PUBLIC ROADS.
 - FLUSHING SHOULD ONLY BE USED IF THE WATER FROM THE CONSTRUCTION DRIVE CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.
 - IF PAVEMENT FAILS AND BREAKS APART DURING CONSTRUCTION, REPLACE PAVEMENT SECTION WITH THE STONE AGGREGATE ENTRANCE DETAIL PROVIDED ON THIS SHEET.

TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD

SMALL SITES - LESS THAN TWO ACRES (NO SCALE)



- PLAN**
- SECTION**
- MAINTENANCE**
1. INSPECT DAILY AND AFTER EACH STORM EVENT FOR LEAKS, SPILLS, TRACKING OF SOIL BY EQUIPMENT, AND THE POLYETHYLENE LINING FOR FAILURE.
 2. ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL. EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY AND SHOULD NOT BE USED UNTIL PROPERLY CLEANED OUT.
 3. PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING. THE REMOVAL OF MATERIAL USUALLY DAMAGES IT.
 4. REPAIR OR ENLARGE AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
 5. IF LIQUIDS DO NOT EVAPORATE IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD.
 6. WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED THEY SHALL BE CLOSED AND HOLES, DEPRESSIONS AND OTHER DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

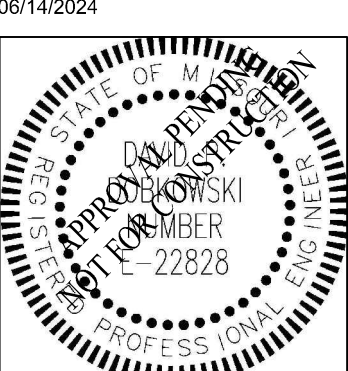


- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' FT. OF THE TEMP. CONCRETE WASHOUT FACILITY.
- CONCRETE WASHOUT**
- TYPE "ABOVE GRADE W/ STRAW BALES" (NO SCALE)
- ALTERNATE**
- CONTRACTOR MAY USE A LINED (10 MIL. POLYETHYLENE) DUMPSTER FOR CONCRETE WASHOUT. NOTE: DUMPSTER IS TO BE USED FOR CONCRETE WASHOUT ONLY. NO CONSTRUCTION WASTE OR DEBRIS SHALL BE ALLOWED TO PREVENT TEARING OF THE LINER.

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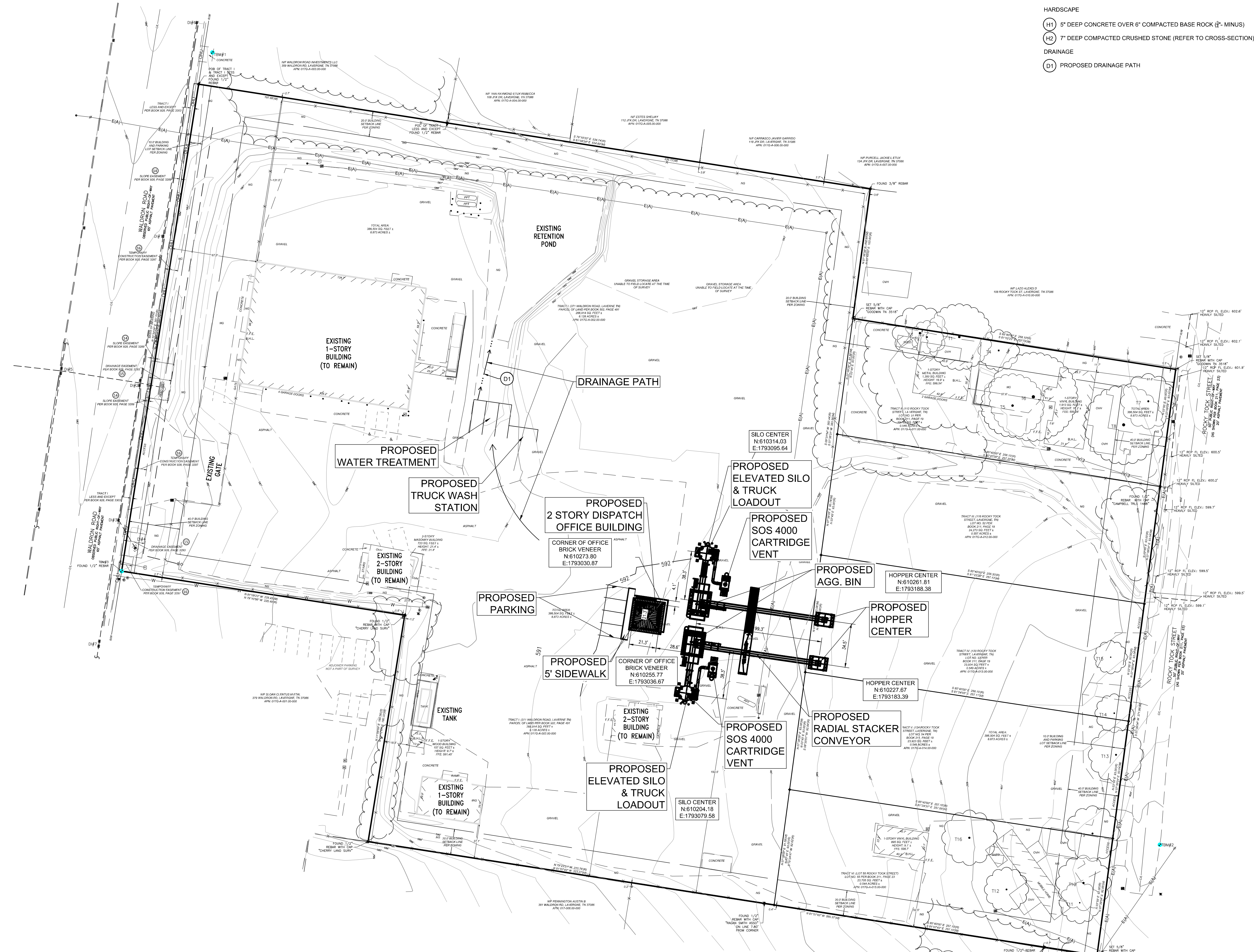
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DWG NAME:		C104 - SWPPP DETAILS	
DESIGNED BY:		DO	
DRAWN BY:		DO	
CHECKED BY:		DO	
DATE:		06/14/2024	



PREPARED FOR: **SRM CONCRETE - LA VERGNE, TN**
371 Waldron Rd, La Vergne, TN 37086
PROJECT NO. **W24.0171STL**

SHEET NO. **C104**

EROSION AND SEDIMENT CONTROL DETAILS



SITE PLAN NOTES

PAVEMENT

(P1) 8" DEEP CONCRETE W/ FIBER (1.5 LB/CY) OVER MIN. 4" COMPACTED
BASE ROCK (3/4" - MINUS)

HARDSCAPE

(H1) 5" DEEP CONCRETE OVER 6" COMPACTED BASE ROCK ($\frac{3}{4}$ "- MINUS)

H2) 7" DEEP COMPACTED CRUSHED STONE (REFER TO CROSS-SECTION)

DRAINAGE

D1) PROPOSED DRAINAGE PATH

GENERAL NOTES:

1. ALL BIDDING CONTRACTORS, SUBCONTRACTORS, AND SUBTIERS ARE ENTIRELY RESPONSIBLE FOR ALL QUANTITY TAKEOFFS PRIOR TO SUBMITTING BIDS AND PROVIDING BALANCED UNIT PRICES FOR ALL WORK ITEMS. UNBALANCED BIDS WILL BE CONSIDERED TO BE DISQUALIFIED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
5. THE CONTRACTOR SHALL PROVIDE OFF-STREET PARKING FOR ALL EMPLOYEES AND SUBCONTRACTORS.
6. NO MUD OR CONSTRUCTION DEBRIS OF ANY KIND MAY BE TAKEN OR TRACKED OFFSITE ONTO PUBLIC ACCESS ROADS. THE CONTRACTOR AT THE COMPLETION OF WORK SHALL IMMEDIATELY REMOVE ALL SUCH MUD OR DEBRIS FROM PUBLIC ACCESS ROADS.
7. EXISTING CONTOURS REPRESENT THE GROUND AND PAVEMENT SURFACES EXISTING ON THE DATE OF THE SURVEY. THE CONTRACTOR SHALL PERFORM A PRELIMINARY TOPOGRAPHIC SURVEY AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES (BETWEEN PLANS AND ACTUAL CONDITIONS) AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF LAYOUT OF PROPOSED WORK. ANY QUESTIONS REGARDING THE LAYOUT OF WORK DURING OR AFTER LAYOUT SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ACTUAL CONSTRUCTION WORK.
8. ALL CONTROL POINTS SHOWN ON THE DRAWINGS SHALL BE PRESERVED. IF DAMAGED, THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE THEM.
9. DIMENSIONS SHALL NOT BE SCALED FROM PLAN SHEETS EXCEPT WHEN IMPROVING LAYOUT OF PROPOSED GRADING CONTOURS. ELECTRONIC DESIGN FILES WILL BE AVAILABLE FOR USE BY THE CONTRACTOR AS INSTRUMENTS OF SERVICE.
10. SITE GRADING AND PAVING SHALL BE LAID OUT AND PERFORMED CONSIDERING LINEAR INTERPOLATION BETWEEN GRADING CONTOURS AND SPOT ELEVATIONS SHOWN ON THE GRADING PLAN.
11. GRADING PLANS, PROFILES, AND DETAILS HAVE BEEN DESIGNED TO PROVIDE ADEQUATE POSITIVE SURFACE DRAINAGE AT ALL LOCATIONS WITHIN THE FOOTPRINT OF IMPROVEMENT. NO DEVIATIONS FROM PLANS, PROFILES, AND DETAILS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.
12. ALL REQUESTS FOR CLARIFICATION REGARDING PROPOSED GRADING CONTOURS AND INTERPRETATION BETWEEN PROFILES, SECTIONS, DETAILS AND CONTOURS SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF LAYOUT OF PROPOSED WORK.
13. ANY QUESTIONS REGARDING COORDINATION BETWEEN PLAN, PROFILE AND DETAIL SHEETS OR LAYOUT SHALL BE DIRECTED TO THE PROJECT MANAGER AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ACTUAL CONSTRUCTION WORK.
14. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS AND NEW WORK, THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, PRIOR TO FINAL SURFACE TREATMENT OR PAVING. SHALL REWORK ALL DAMAGED OR PAVED AREAS.
15. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
16. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING QUALITY CONTROL THROUGHOUT THIS PROJECT.
18. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
19. THE ENGINEER AND OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS DETAILED IN THESE PLANS.
20. ANY EXISTING STORM DRAINAGE OR SANITARY SEWER PIPES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS.
21. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #08123C1490F, DATED NOVEMBER 30, 2023.
22. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL REMOVE ALL RUBBISH, TRASH, AND DEBRIS, WHETHER EXISTING OR GENERATED BY THE CONSTRUCTION PROCESS, FROM THE SITE DURING OR UPON COMPLETION OF WORK.

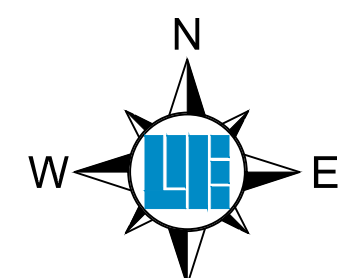
LINE TYPES

Diagram illustrating a Section Line with various boundary features:

- RIGHT OF WAY LINE
- FENCE
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION



SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 0, 20, 40, and 80 are marked, representing feet. The total length of the bar is 80 feet.



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

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811 or 800-351-1111
24 Hours a Day, 7 Days a Week.*

PER TENNESSEE STATE LAW,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE THREE (3) WORKING
DAYS BEFORE COMMENCING WORK.

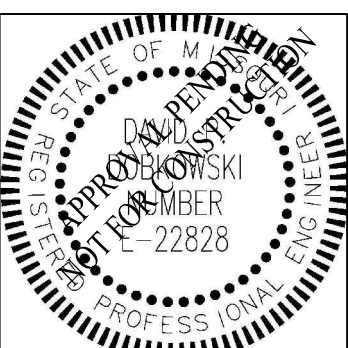
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

WEIHE
ENGINEERS

and Surveying | Civil Engineering
Landscape Architecture

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO:		DWG NAME:	C200 SITE PLAN
ISSUED FOR REVIEW	06/14/2024	DESIGNED BY:	DD
REVIEWED AND APPROVED		DRAWN BY:	DD
		CHECKED BY:	DD
		DATE:	06/14/2024



CONCRETE - LA VERGNE, TN

371 Waldron Rd, La Vergne, TN 37086

SITE & GRADING PLAN

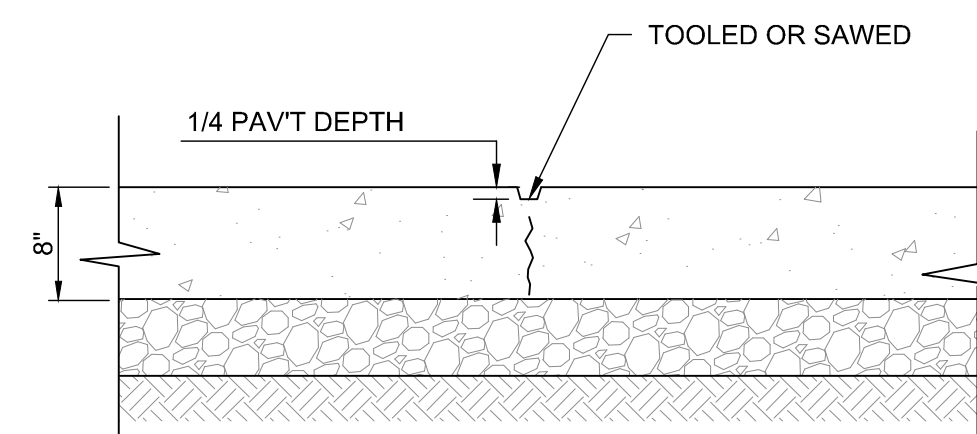
SHEET NO.

9

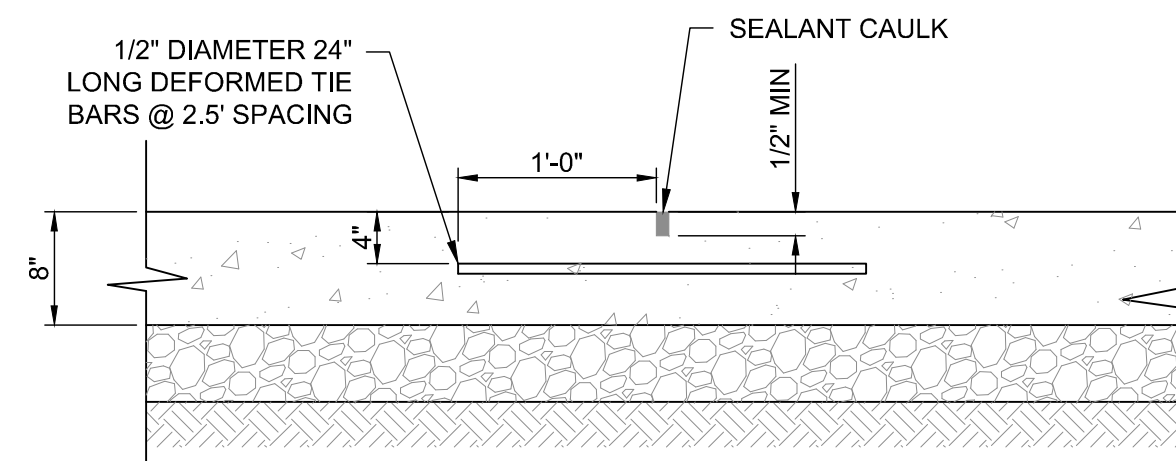
C

PROJECT

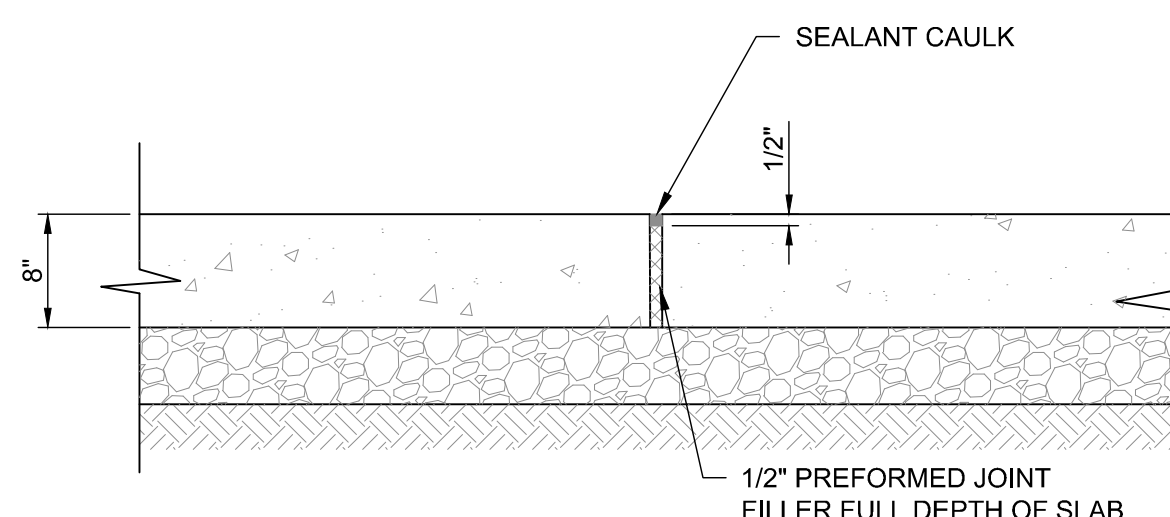
W3



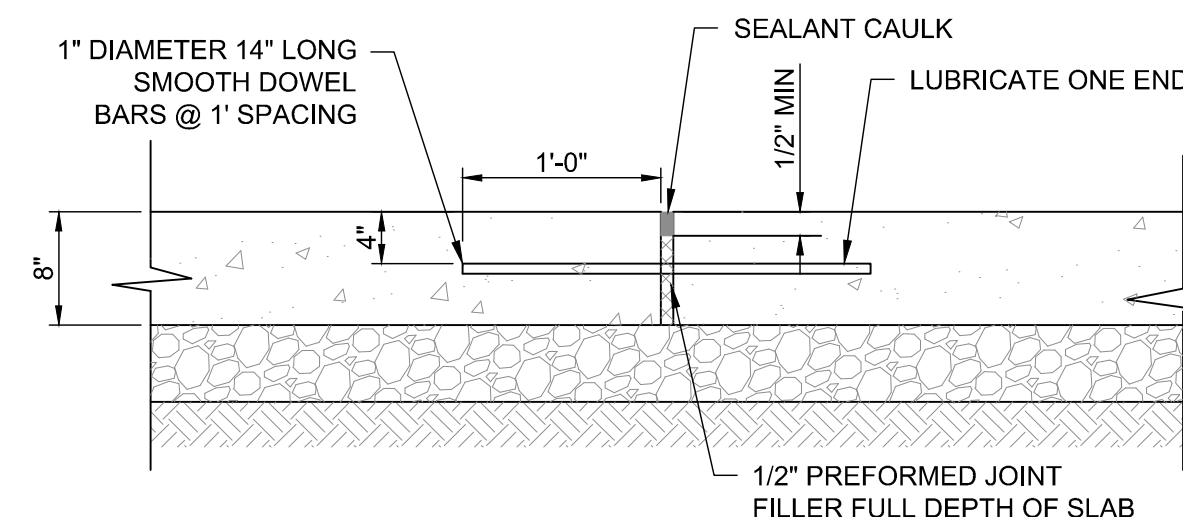
CONSTRUCTION (C) JOINT
NOT TO SCALE



TIED CONSTRUCTION (TC) JOINT



EXPANSION (E) JOINT
NOT TO SCALE

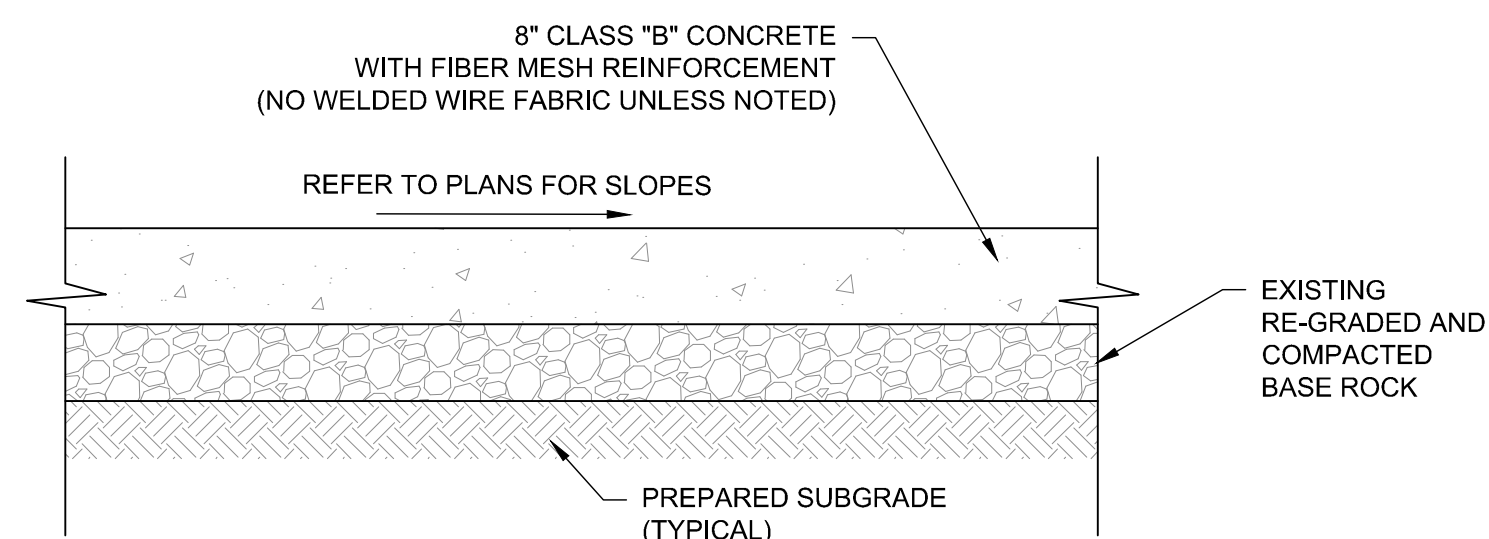


TRANSVERSE DOWELED
EXPANSION (DE) JOINT

NOTES:

1. REFER TO SITE AND GRADING PLAN FOR JOINT TYPE LOCATIONS.
2. INSTALL 1/2" ISOLATION JOINT ALONG ALL BARRIER CURBS, WALLS, AND BUILDING FACES.
3. REFER TO JOINTING PATTERN DISPLAYED ON THE SITE PLAN. THE CONTRACTOR MAY, AT HIS CONVENIENCE AND EXPENSE ELECT TO SUBMIT AN ALTERNATE JOINTING PLAN IN ACCORDANCE WITH PCA STANDARDS. THE OWNER MAY, OR MAY NOT, ACCEPT AND APPROVE THIS ALTERNATE JOINTING PLAN.

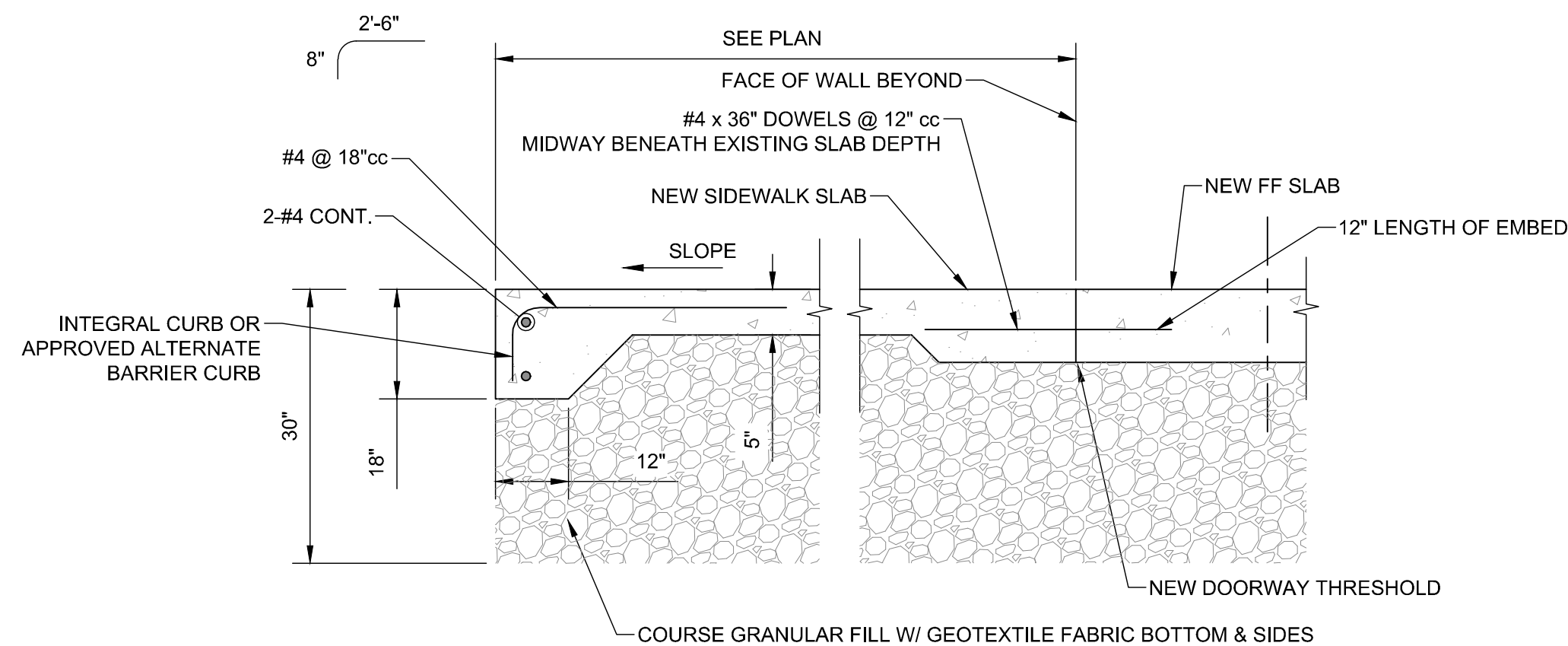
CONCRETE JOINT DETAILS



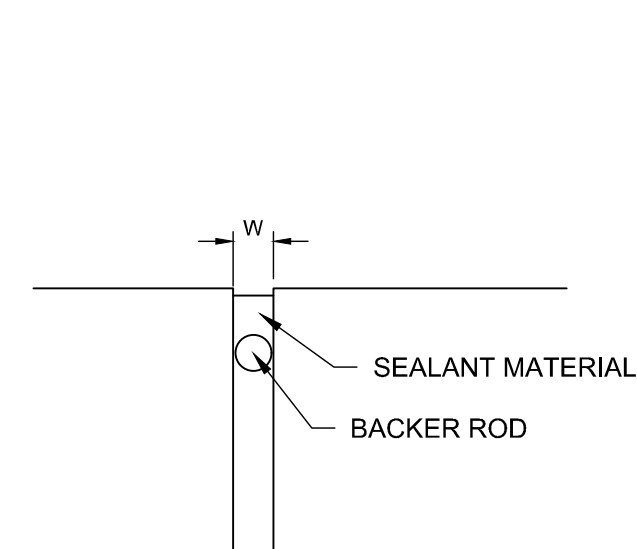
HEAVY DUTY CONCRETE PAVEMENT

NOTES

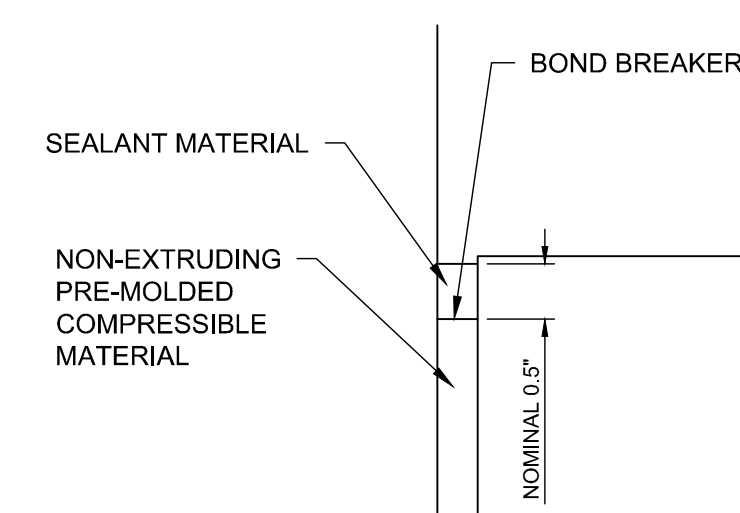
1. WHERE SUBGRADE AND EXISTING BASE ROCK ARE SHOWN TO BE REMOVED AND REPLACED, COMPACT SUBGRADE PER SPECIFICATIONS AND ENSURE THAT A MINIMUM OF 6" DEPTH OF BASE ROCK IS INSTALLED
2. ADD FIBRILLATED POLYPROPYLENE FIBERS-1.5LBS. PER CUBIC YARD OF CONCRETE MIX



NEW CONCRETE PAVEMENT SLAB
ADJACENT TO NEW DOORWAY THRESHOLD
NOT TO SCALE



BACKER ROD DETAIL



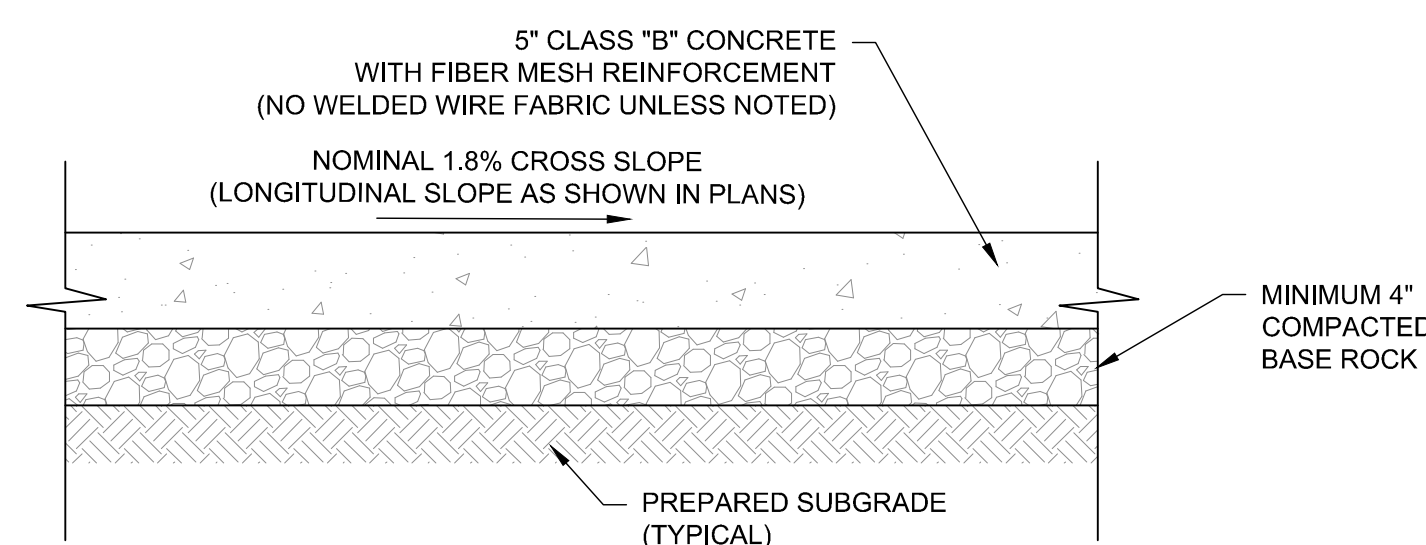
BACKER ROD ALTERNATE:
FULL DEPTH ISOLATION JOINT

NOT TO SCALE

NOTES:

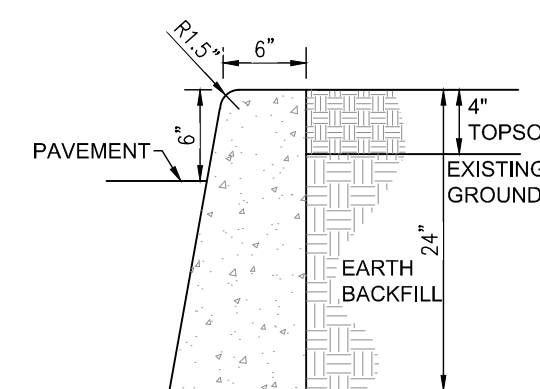
1. "W" = 0.5"
2. BACKER ROD MATERIAL WIDTH SHALL BE $\frac{1}{8}$ " GREATER THAN "W".
3. BACKER ROD MATERIAL SHALL BE "SEALTIGHT CERRA-ROD" OR APPROVED EQUAL

ISOLATION (I) JOINT DETAILS

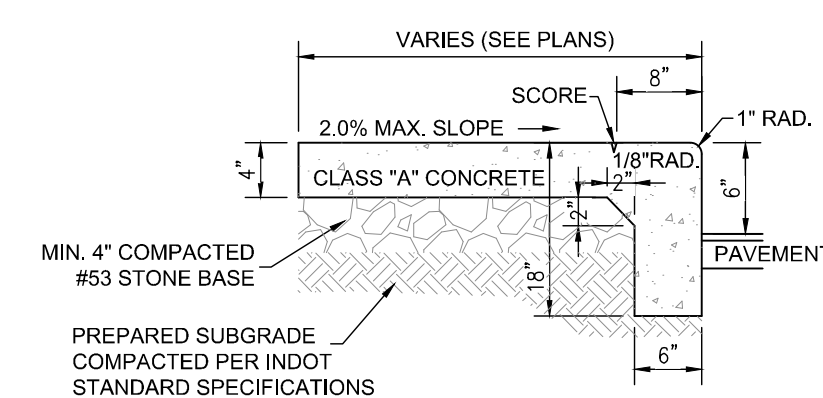


CONCRETE SIDEWALK PAVEMENT NOT TO SCALE

NOTE: ADD FIBRILLATED POLYPROPYLENE FIBERS-1.5LBS.
PER CUBIC YARD OF CONCRETE MIX

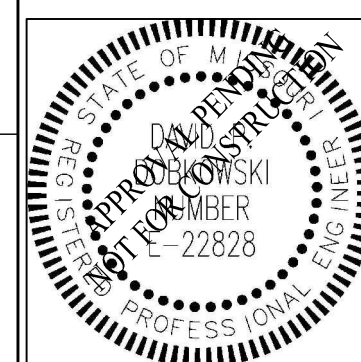


CURB DETAIL
(NO SCALE)



INTEGRAL WALK AND CURB DETAIL
(NO SCALE)

06/14/2024	RELIQUARY AND BONES ISSUED FOR CITY REVIEW	DATE	BY	PROJECT NO.
		06/14/2024	DD	WZARDY181TL
				DWG NAME
				C201 SITE DETAILS
				DESIGNED BY:
				DD
				DRAWN BY:
				DD
				CHECKED BY:
				DD
				DATE:
				DD



PREPARED FOR:	SRM CONCRETE - LA VERGNE, TN
	371 Waldron Rd. La Vergne, TN 37086
DETAILS	

SHEET M

SHEET M

C201

PROJECT

W24.0171STL



Item #: 5. **Item Title: Site Plan - City of La Vergne - New Fire Training Facility on Approx. One Acre. Requested by the City of La Vergne. Property located at Mason Road and Bain Drive (Tax Map 17, Parcel 11.05). I-2 (Heavy Industrial) Zoning District. Property owned by the City of La Vergne.**

Reviewed By:

Gary Lide, City Engineer
Bo Logan, City Planner

Summary:

This property is slated to become a temporary training facility for La Vergne Fire.

The property is located at Mason and Bain. The proposed layout on the plan shows two (2) new structures to be built that will accommodate and assist in training exercises for LFD. These new structures will consist of CONEX containers. They will be approx. 28 feet tall.

The City's parking requirements interact with this site differently due to the site's uniqueness, so the parking has been explained/designed by fire and will be laid out as shown on the submitted plan.

Also, the entire area will be fenced for safety and other reasons.

Staff Comments / Technical Items:

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

No comments.

Engineering (Gary Lide - glide@lavergnen.gov)

This project is an internal design done by the City of La Vergne Engineering Department.

Utilities (Scott Tatalovich - statalovich@lavergnen.gov)

No comments.

Codes (Joe White - jwhite@lavergnen.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnen.gov)

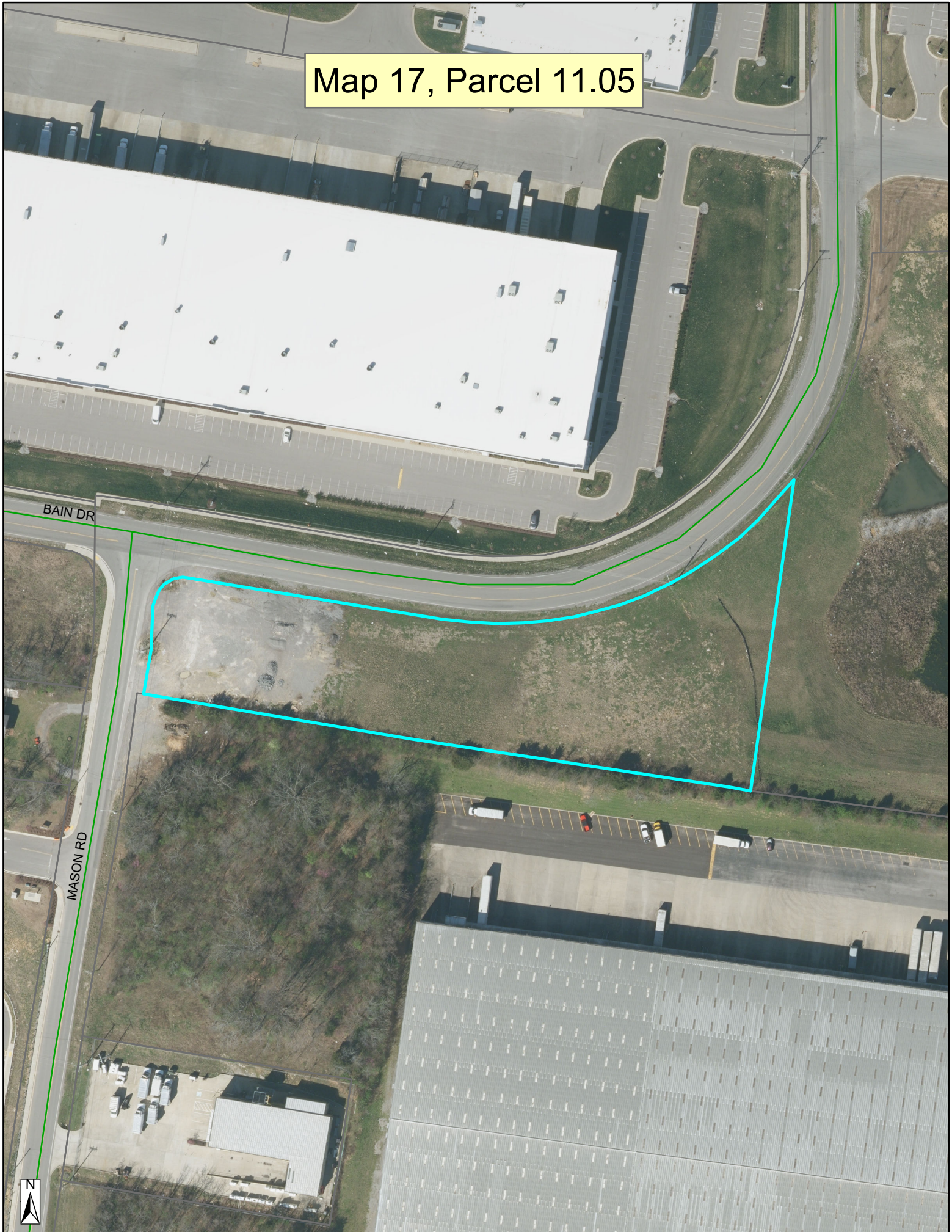
No comments.

Police (John Eubank - jeubank@lavergnen.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.

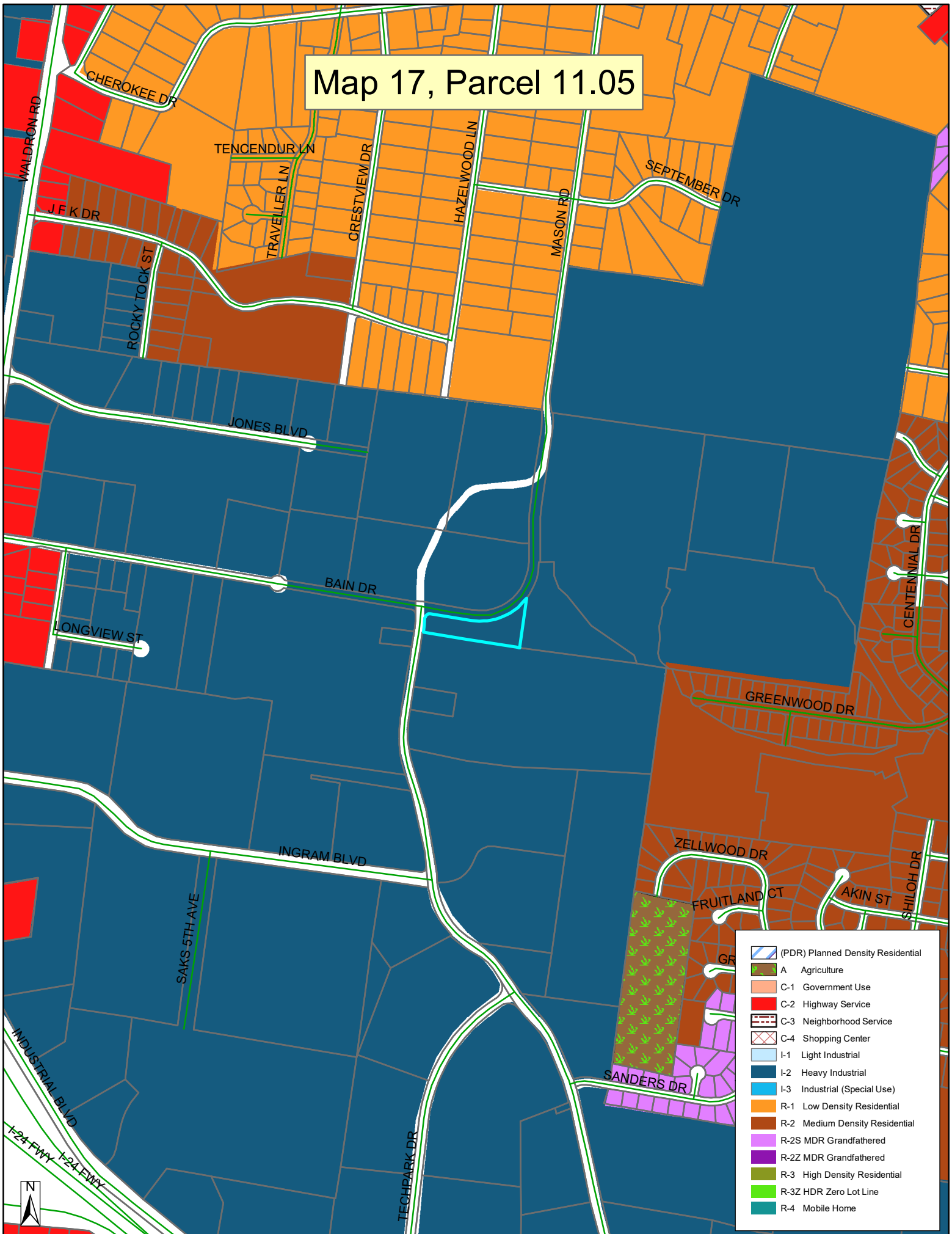
Map 17, Parcel 11.05



Map 17, Parcel 11.05

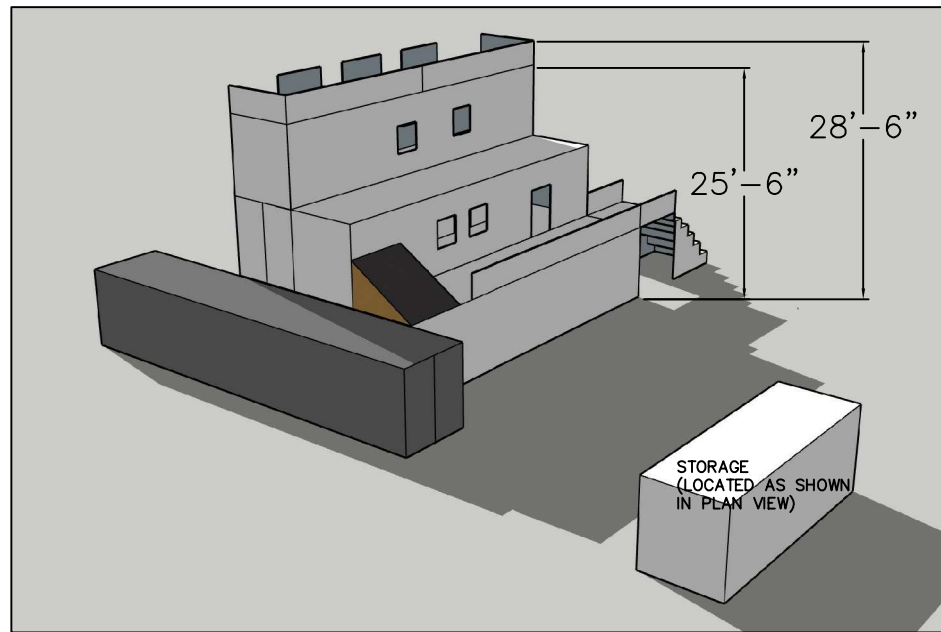


Map 17, Parcel 11.05

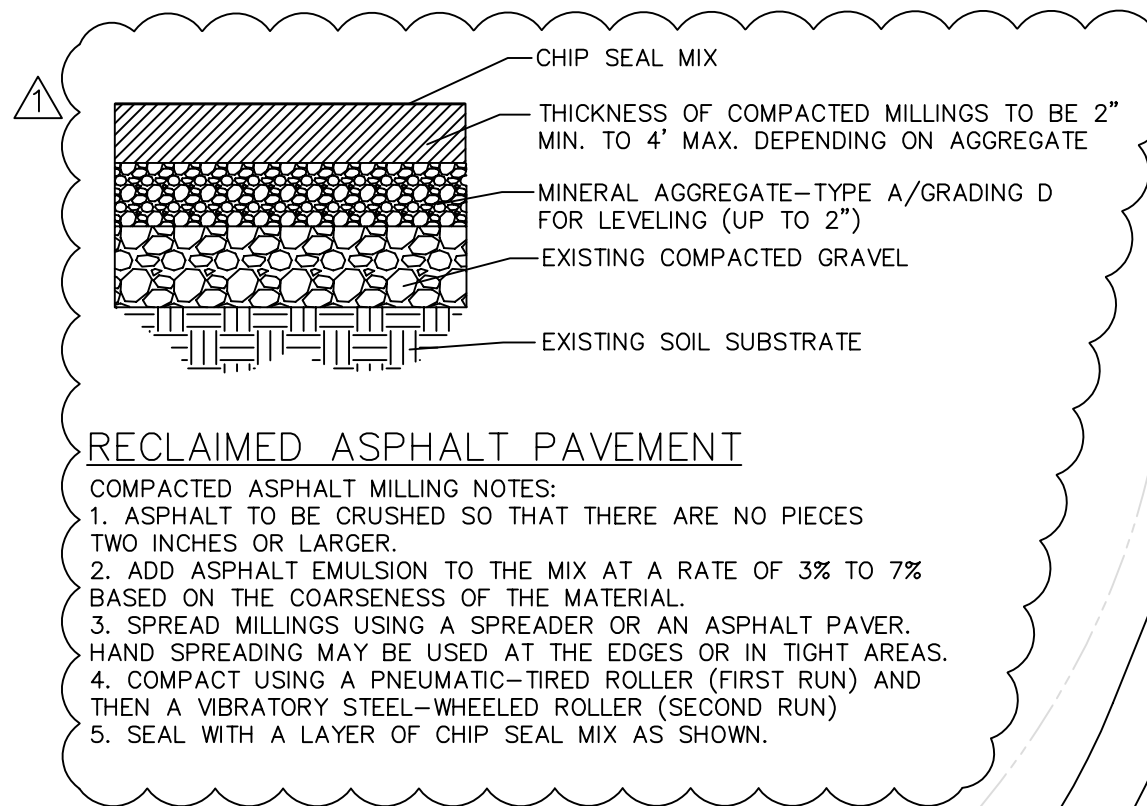








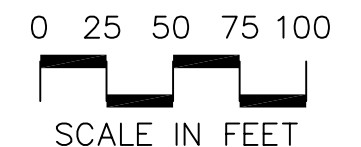
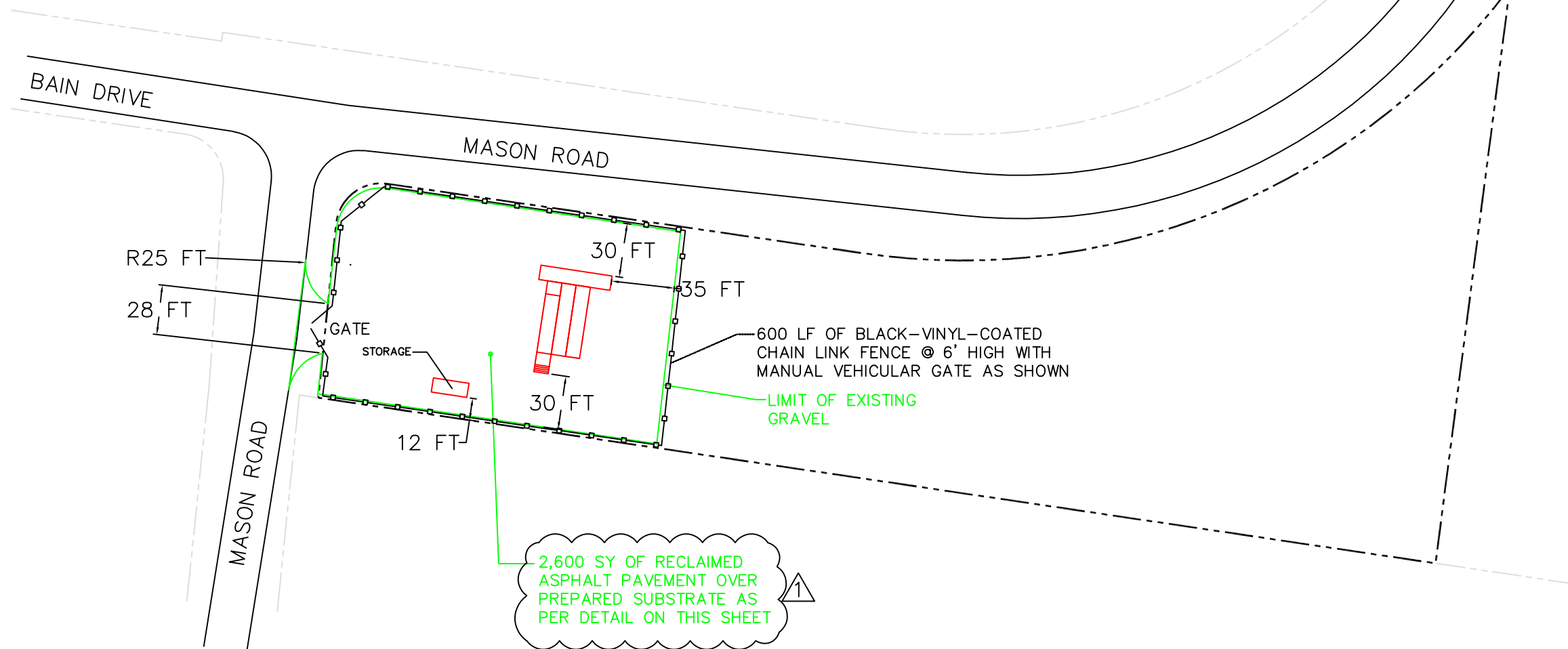
PERSPECTIVE VIEW



REVISION 1 - 10 JULY 2023 - GL



LAYOUT CONCEPT

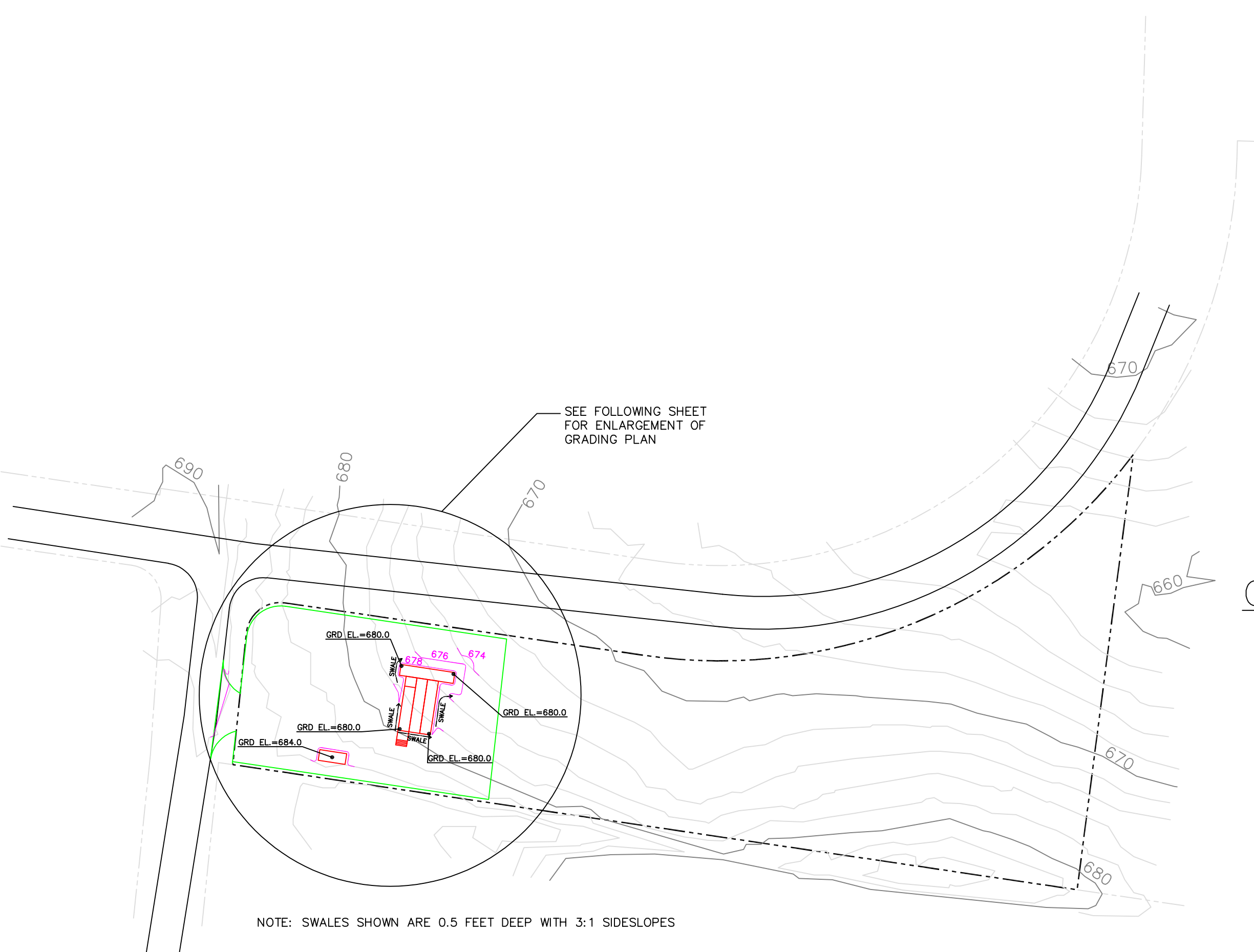
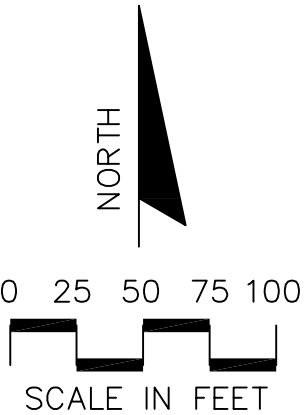


LA VERGNE FIRE DEPARTMENT TRAINING AREA





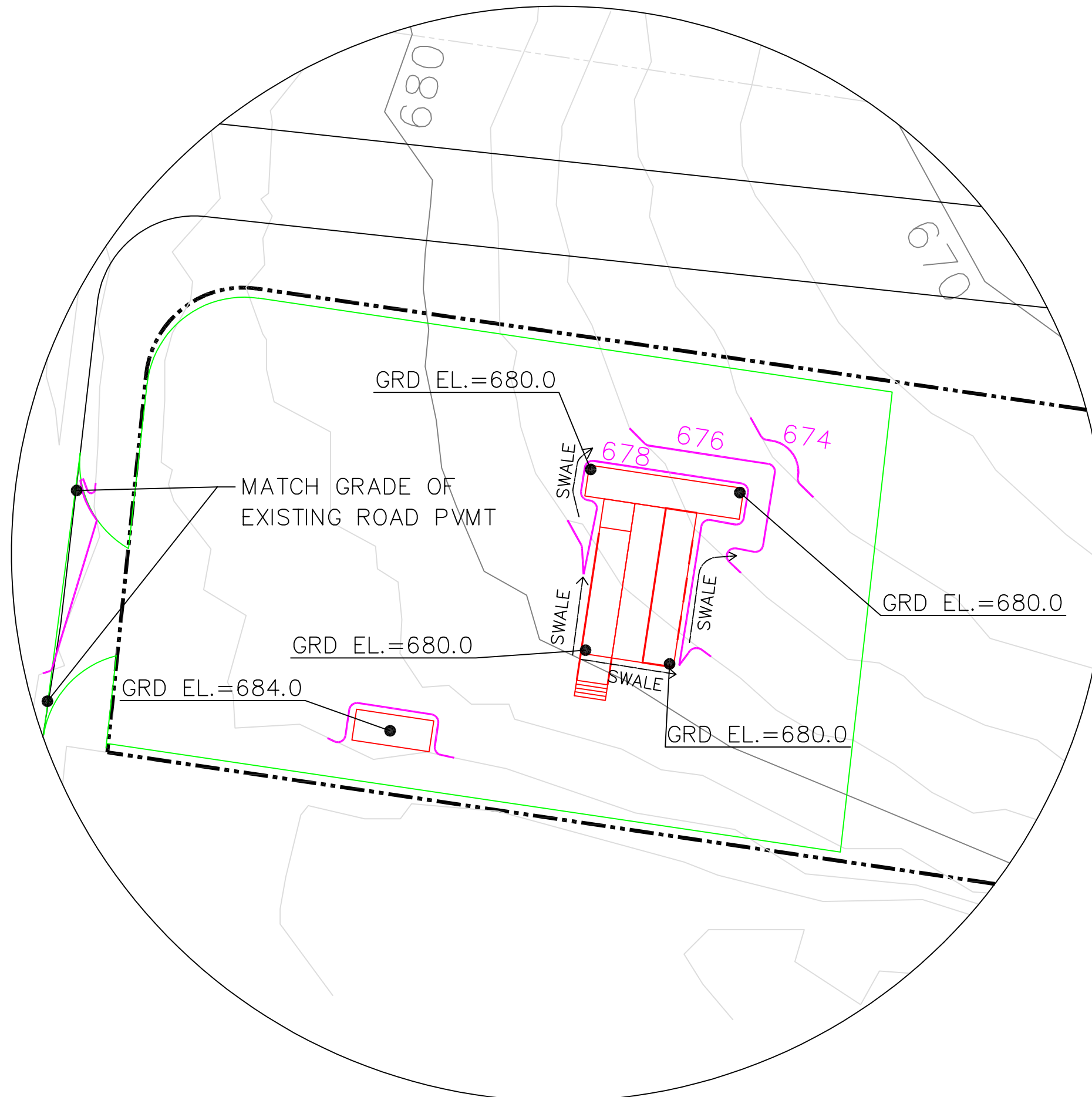
GRADING CONCEPT



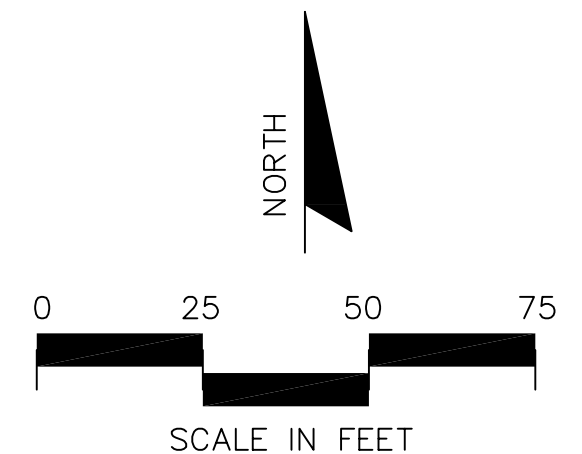
LA VERGNE FIRE DEPARTMENT TRAINING AREA



NOTE: SWALES SHOWN ARE 0.5 FEET DEEP WITH 3:1 SIDESLOPES

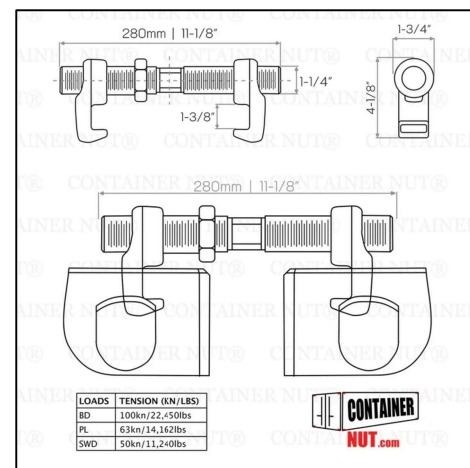
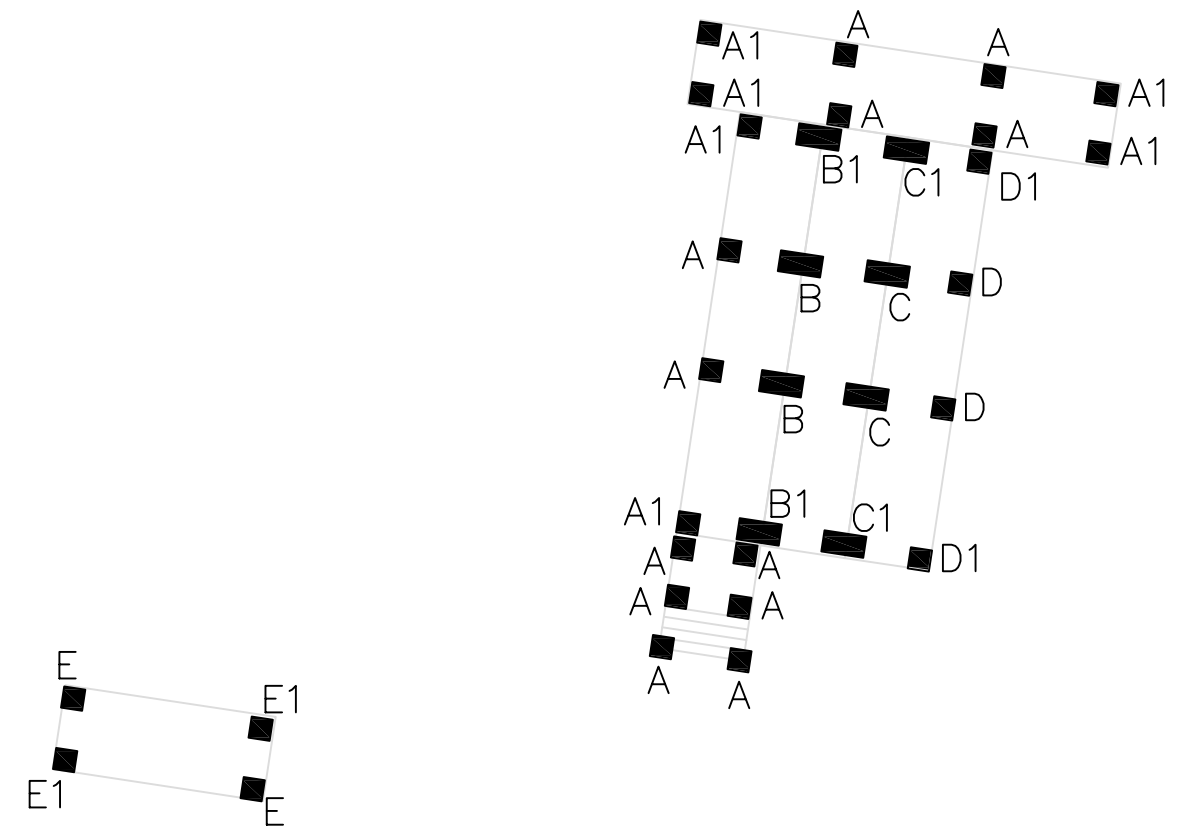
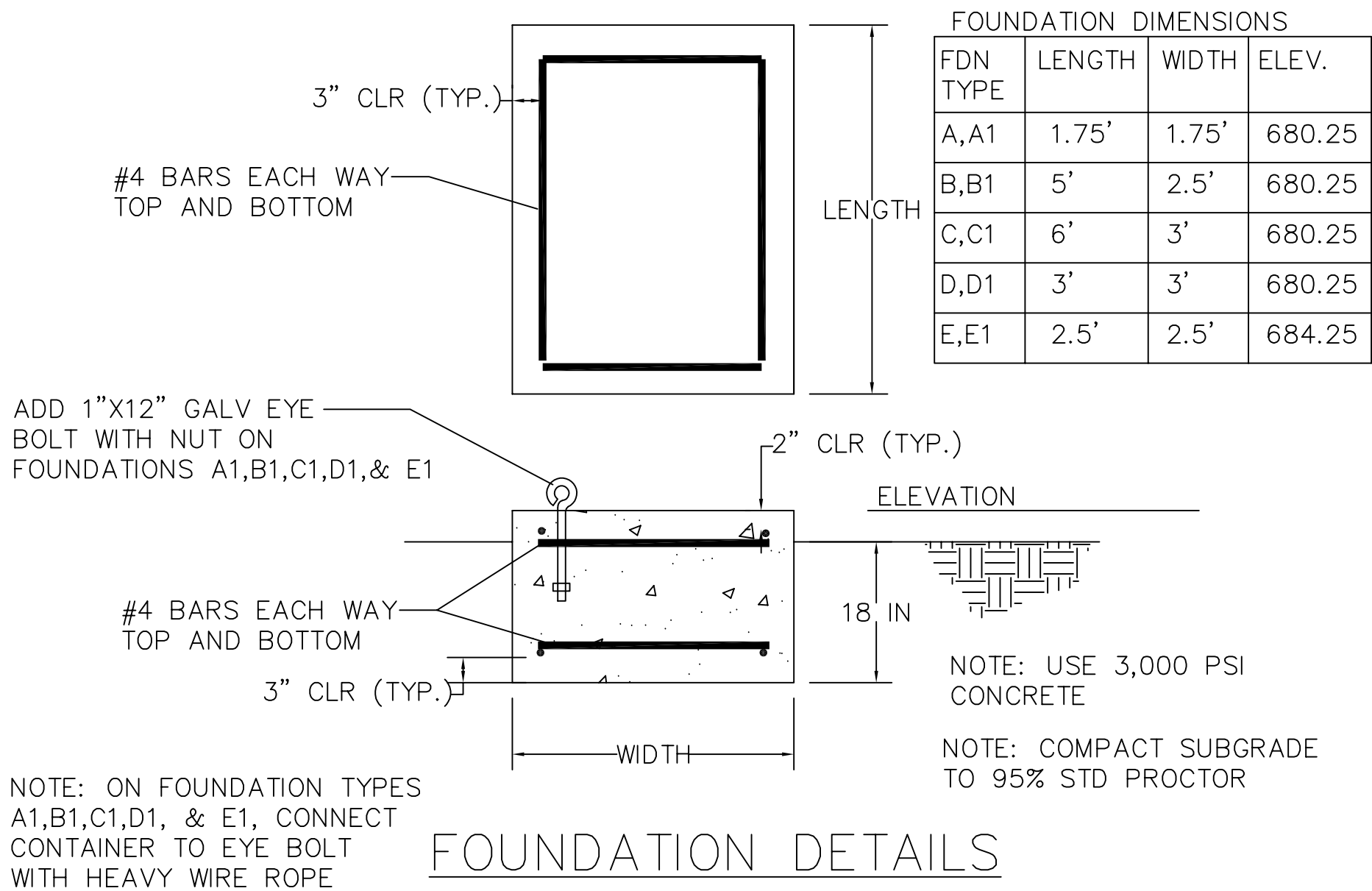


ENLARGED GRADING CONCEPT

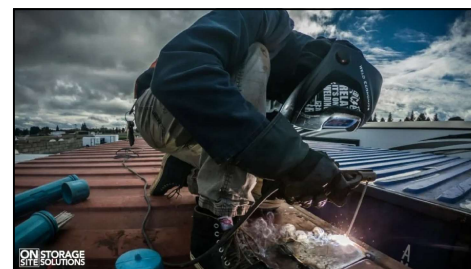


LA VERGNE FIRE DEPARTMENT TRAINING AREA





NOTE: CONNECT EVERY CORNER OF STACKED CONEX BOXES USING CLAMPS, LOCKS, WELDING, OR APPROVED EQUAL.



CONEX CONNECTION OPTIONS

