

AGENDA
La Vergne Planning Commission
July 30, 2024 at 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. 980 Square Feet on Approx. 8.87 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

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JUNE 25, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on June 25, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

1. **Approve Minutes: May 28, 2024 Regular Meeting and June 11, 2024 Workshop.**

A motion, made by Mayor Jason Cole, seconded by Alderman Carol Haas, to approve the minutes of the May 28, 2024 Regular Meeting and June 11, 2024 Workshop, was adopted with all voting AYE.

2. **Public Comment Period.**

No one spoke.

NEW BUSINESS

3. **Final Plat – Arbor Ridge, Section 1 – 20 Lots on Approximately 4.44 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

Mr. Bo Logan gave his report.

Mr. Gary Lide handed out the performance bond packet to the Commissioners and explained the information.

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

4. **Final Plat – Arbor Ridge, Section 2 – 46 Lots on 11.41 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

Mr. Logan gave his report.

Mayor Cole asked about the site plan.

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

5. **Final Plat – Arbor Ridge, Section 3 – 29 Lots on 16.32 Acres. Requested by SEC, Inc. Property located on Waldron Road and Blair Road (Tax Map 32, Parcel 4). PDR (Planned Density Residential) Zoning District. Property owned by Starlight Homes Tennessee, LLC.**

Mr. Logan gave his report.

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

6. **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.**

This item was deferred.

No action was taken.

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

Ms. Juliet Williams gave the update for the bonds and letters of credit. No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:09 p.m.

Chairman

City Recorder

Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 16, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on July 16, 2024 in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

1. Approve Minutes: June 25, 2024 Regular Meeting and July 16, 2024 Workshop.

Minutes will be presented for approval at the regular meeting on July 29, 2024.

2. Public Comment Period.

No one spoke.

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.

Mr. Bo Logan gave his report.

City Engineer Gary Lide spoke about punch list items.

Secretary Coates asked about the parking lot lines. Mr. Logan explained on-street parking requirements. A discussion ensued. Mayor Cole asked staff to find the minutes from the original meeting.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Brian Hercules, a representative with SRM, approached the podium. Secretary Coates asked about dust prevention. Mr. Hercules explained. He also explained their stormwater plan. A discussion ensued. Chairman Garvin asked Mr. Lide about the retention plans. Mr. Lide stated it would be shown on the plans.

No action was taken.

Chairman Garvin asked Mr. Austin Main, a representative with Dalamar Homes from item 1 to approach the podium. Secretary Coates asked about the parking lines. Mr. Main explained they are duplicating the design from another project and will follow up. A discussion ensued.

No action was taken.

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.**

Mr. Logan gave his report.

LFD Training Officer Matt Frye, 284 Old Nashville Hwy, approached the podium.

Secretary Coates made comments about the 28 feet driveway and being consistent with the 30 feet requirement. Mr. Lide stated the drive would be 30 feet. Mr. Frye explained the plan. He stated they would secure it with a temporary fence. Mayor made comments about the fence being black-coated. A discussion ensued.

No action was taken.

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

No action was taken.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 5:59 p.m.

Chairman

City Recorder

Approved



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.

Phase 2 is comprised of 132 lots - lots for detached, single-family dwellings. 40 lots are marked in green on the submitted plat.

Staff Comments / Technical Items:

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

Engineering (Gary Lide - glide@lavergn.net)
Inspections were on-going at the time of the CivicClerk deadline. City Engineer will report on status of punch list items at the Planning Commission meeting.

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.



A photograph of a large, rectangular stone pillar sign. The sign is constructed from light-colored, rectangular stone blocks. In the center of the pillar is a dark rectangular panel with the word "HAMLET" in large, white, sans-serif capital letters. Below it, in smaller white capital letters, is the text "AT CAROTHERS CROSSING". The sign is surrounded by landscaping, including several small, dark green shrubs and spiky-leafed plants in a bed of light-colored gravel. Two tall, thin, dark green evergreen trees stand on either side of the sign. The foreground is a grassy area with some litter, including a red and white can and a white bottle. The background consists of a dense line of trees under a cloudy sky.

HAMLET

AT CAROTHERS CROSSING



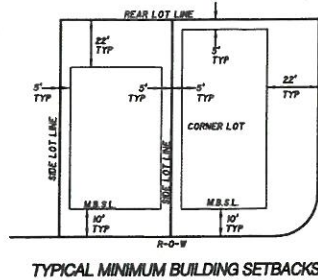
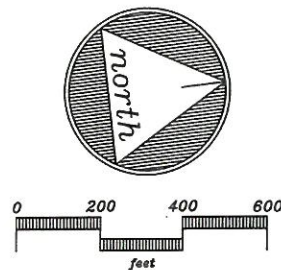




Pulte
HOMES
SALES CENTER
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LIFE IS BETTER
HERE



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 RESTRICTIONS LINES AND THAT OFFERS OR RENEVABLE DEDICATION FOR ALL PUBLIC UTILITIES, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 4/4/22 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" 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 LOT 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

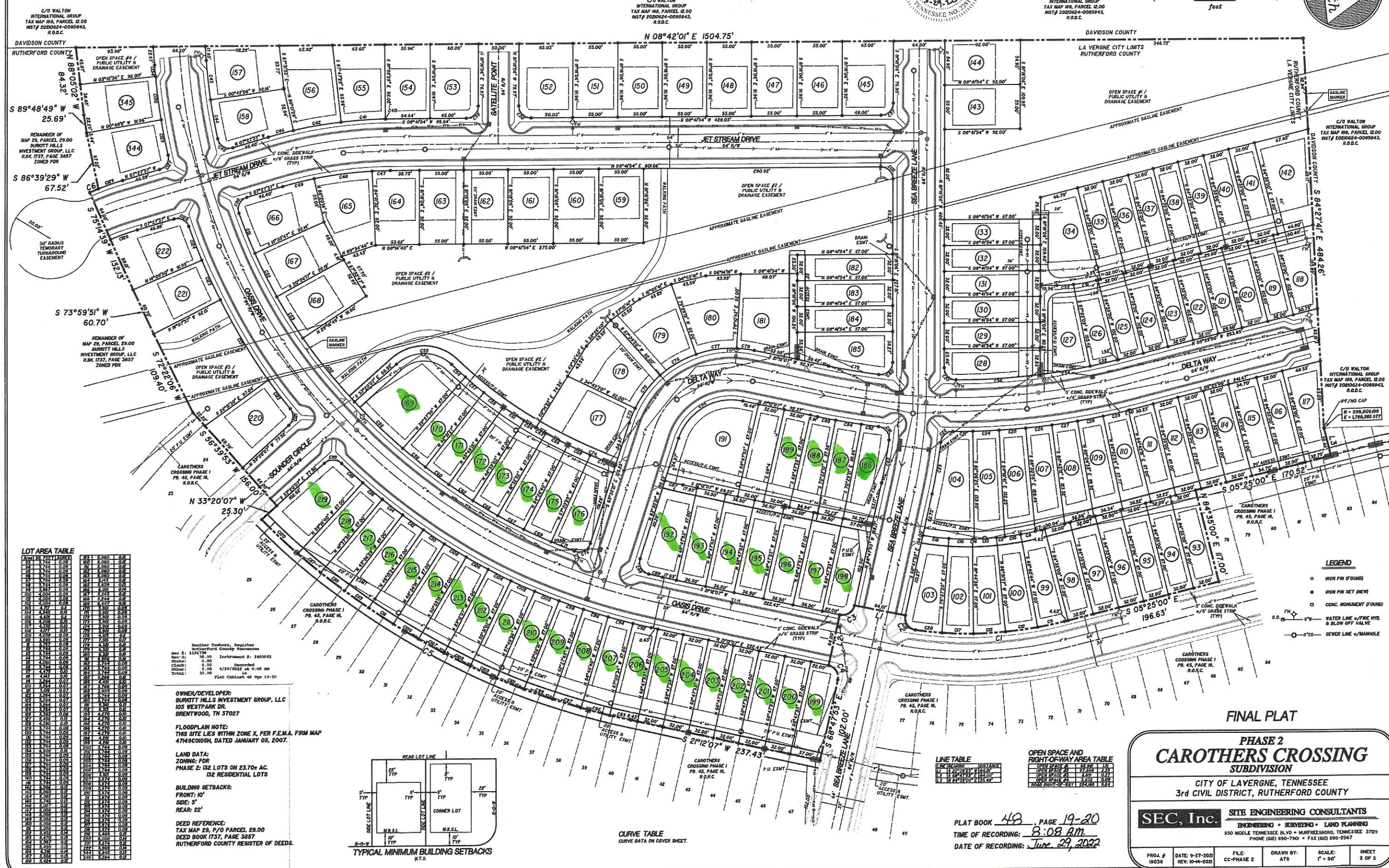
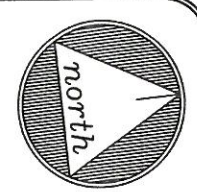
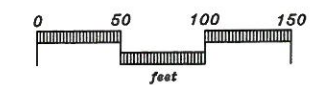
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OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20° 09' 23" W	64.01'
L2	S 64° 47' 33" E	64.00'
L3	N 64° 35' 00" E	33.48'



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (ac.)
120	1,200	0.027
121	1,200	0.027
122	1,200	0.027
123	1,200	0.027
124	1,200	0.027
125	1,200	0.027
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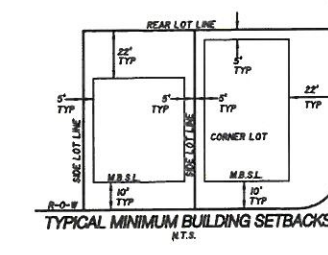
Owner/Developer:
BURROTT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

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.

Station	Chord	Angle	Radius	Length
1+00.00	100.00	90.00	100.00	100.00
1+50.00	150.00	90.00	150.00	150.00
2+00.00	200.00	90.00	200.00	200.00

LINE TABLE

Station	Chord	Angle	Radius	Length
1+00.00	100.00	90.00	100.00	100.00
1+50.00	150.00	90.00	150.00	150.00
2+00.00	200.00	90.00	200.00	200.00

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

Station	Chord	Angle	Radius	Length
1+00.00	100.00	90.00	100.00	100.00
1+50.00	150.00	90.00	150.00	150.00
2+00.00	200.00	90.00	200.00	200.00

FINAL PLAT

PHASE 2
CAROTHERS CROSSING
SUBDIVISION

CITY OF LAVERGNE, TENNESSEE
3rd CIVIL DISTRICT, RUTHERFORD COUNTY

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
650 MIDDLE TENNESSEE BLVD • HUNTSVILLE, TENNESSEE 37229
PHONE (661) 890-7901 • FAX (661) 890-2547

PROJ. # 18038 DATE: 9-27-2023 REV: 10-14-2023 FILE: CC-PHASE 2 DRAWN BY: ATS SCALE: 1" = 50' SHEET 2 OF 2



Item #: 4. **Item Title: Site Plan - Smyrna Ready Mix - New 2-Story Building Totaling Approx. 980 Square Feet on Approx. 8.87 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 8.8 ± acres.

The property is located on Waldron Road. The proposed layout on the plan shows one (1) new building is indicated for the parcel. The square footage of the new building will be 980 square feet.

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 will be met because the applicant has shown an all-brick building on the submitted plans.

Staff Comments / Technical Items:

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

No further comments.

Engineering (Gary Lide - glide@lavergneth.gov)

All comments addressed

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.



Map 17G, Group A, Parcel 2.00

JFK DR

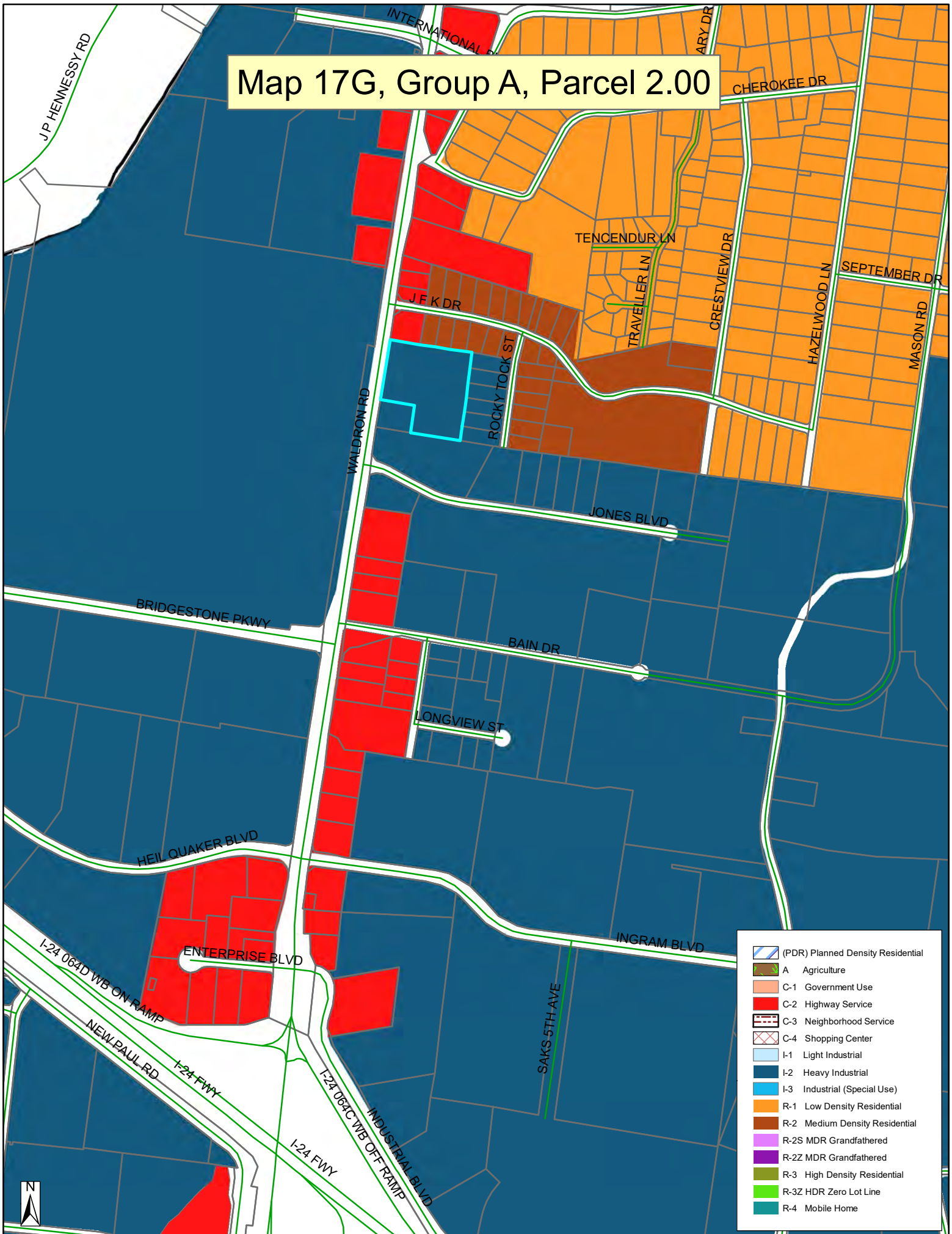
WALDRON RD



Map 17G, Group A, Parcel 2.00



Map 17G, Group A, Parcel 2.00









LOCATION: C:\2024\W24.0171STL\Engineering\Design\Layout\0001 Title Sheet.dwg
DATE/TIME: June 26, 2024 1:15pm
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

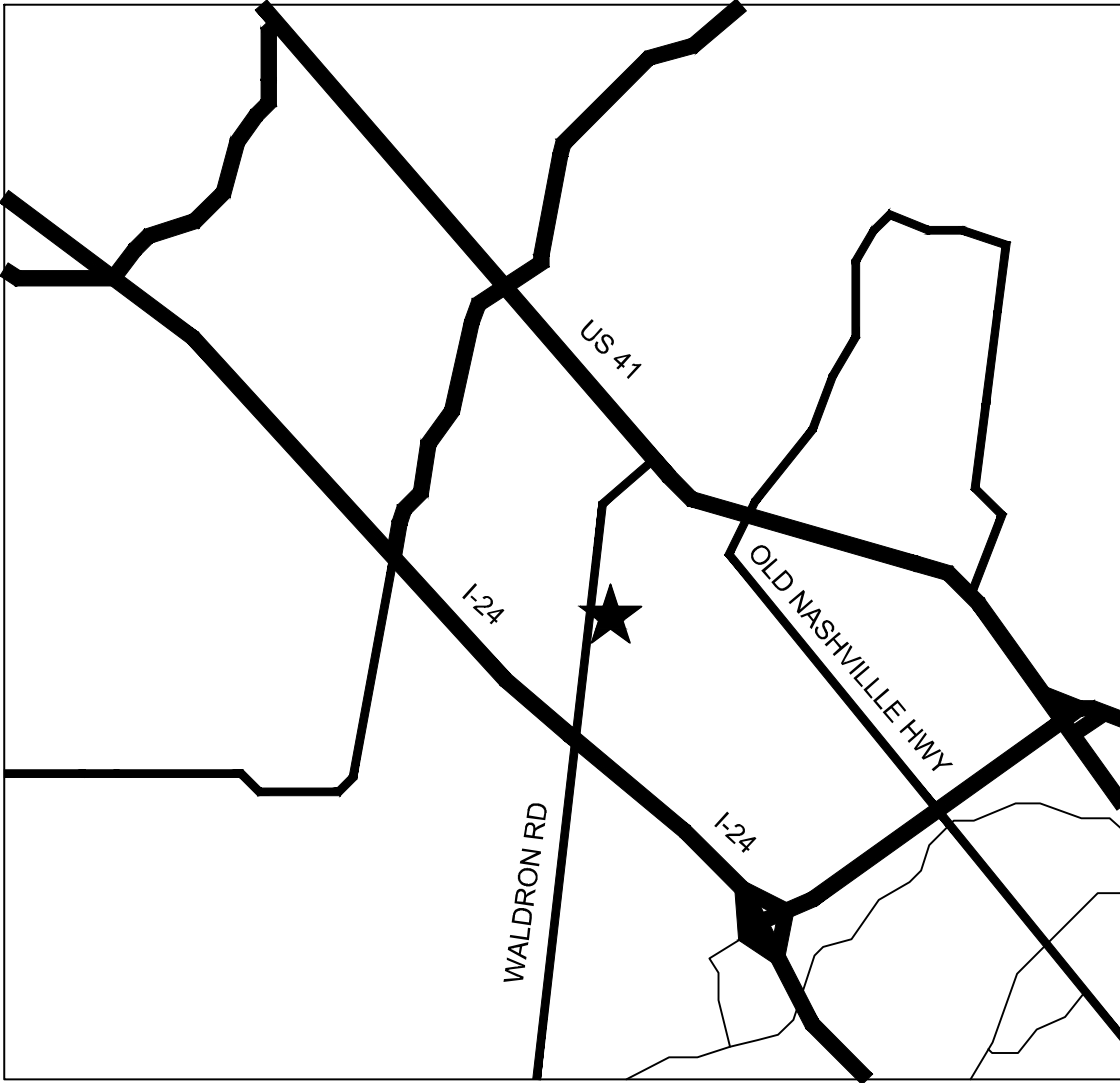
GENERAL NOTES:

- 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 PONDING 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.

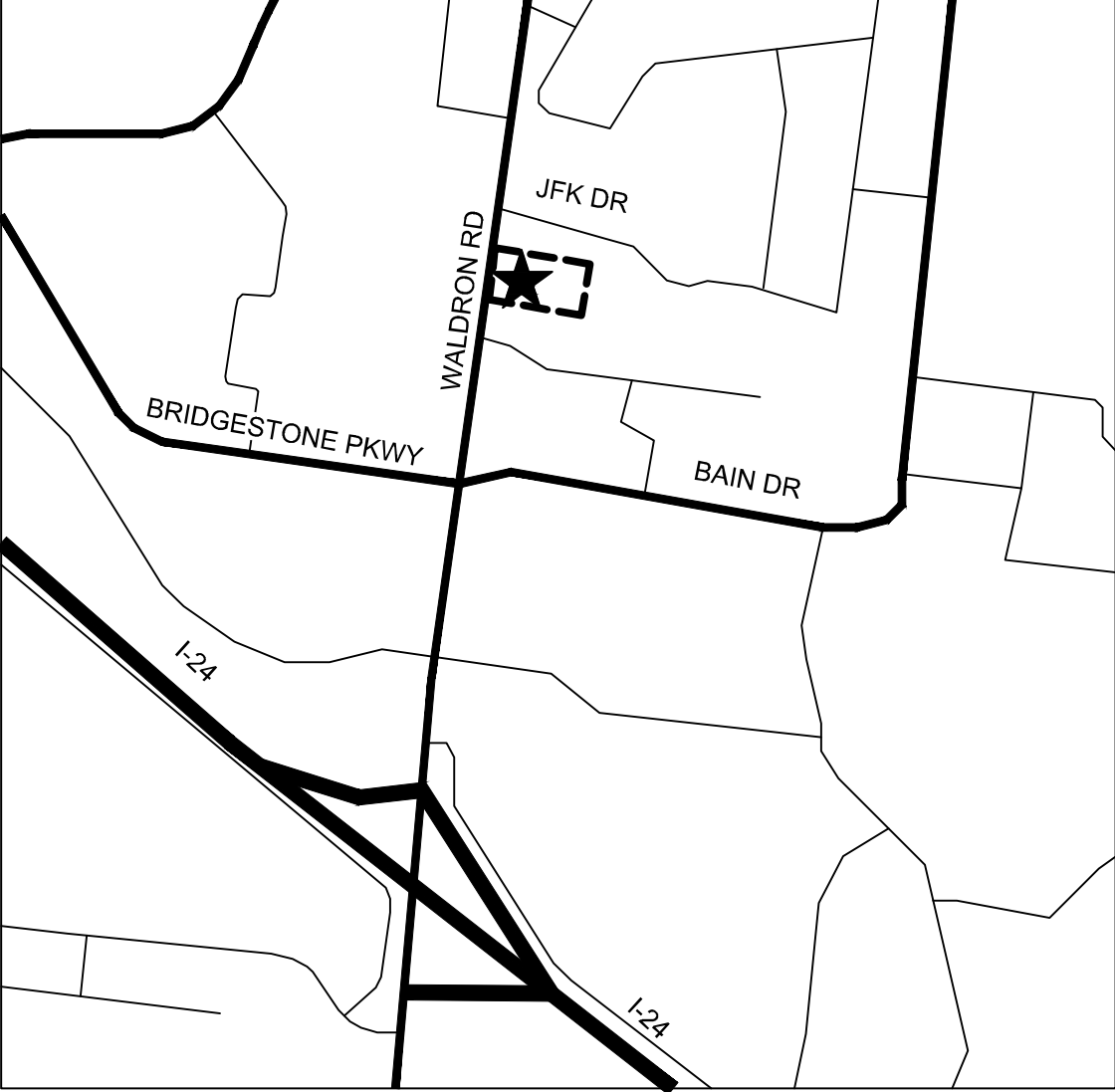
LAND DESCRIPTION

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 HOOPER 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



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

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

PREPARED FOR:

SRM CONCRETE - LA VERGNE, TN

371 Waldron Rd, La Vergne, TN 37086

SHEET NO.

C001

PROJECT NO.

W24.0171STL

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

14528 S. Outer 40 Road, Suite 444
Chesterfield, Missouri 63017
weihe.net

314 | 343 - 2211
800 | 452 - 6408

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

PROJECT NO.:	W24.0171STL
DWG NAME:	C001 Title Sheet
DESIGNED BY:	DD
DRAWN BY:	DD
CHECKED BY:	DD
DATE:	06/14/2024
REVISIONS AND ISSUES	
ISSUED FOR CITY REVIEW	
DATE	06/14/2024
BY	

06/14/2024

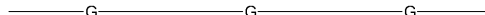
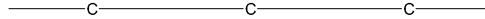


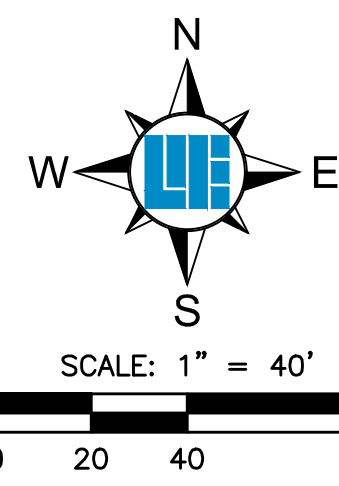
TITLE SHEET

811
Know what's below.
Call before you dig.
Within Tennessee Call
811 or 800-351-1111
24 Hours a Day, 7 Days a Week.
PER TENNESSEE STATE LAW,
IT IS AGAINST THE LAW TO DIG AVOID
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE, THREE (3) WORKING
DAYS BEFORE COMMENCING WORK.



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

EXISTING SURFACE CONDITIONS

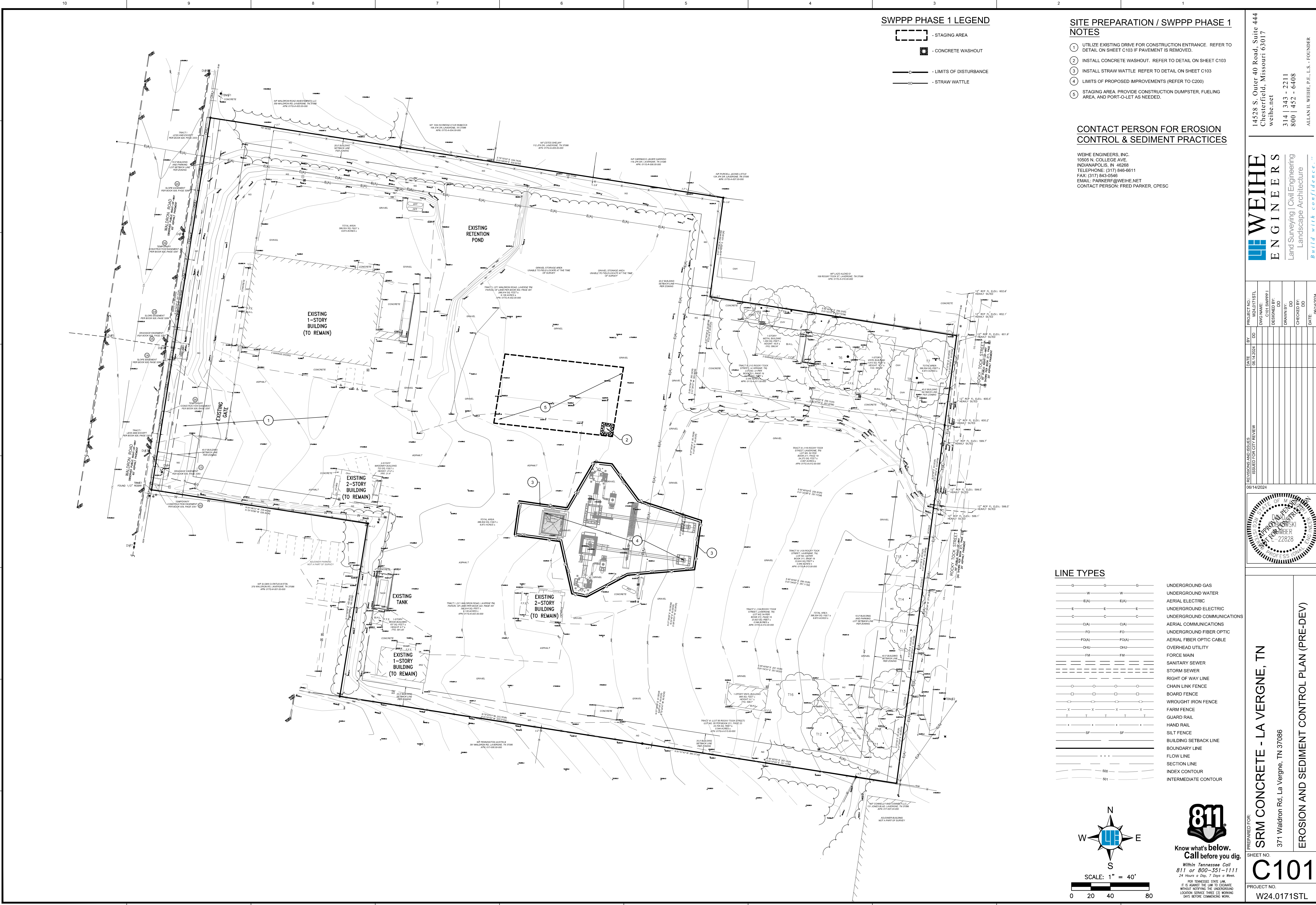
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SWPPP PHASE 1 LEGEND

- 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

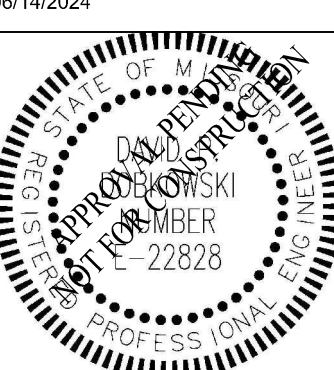
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46288
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

14528 S. Outer 40 Road, Suite 444
Chesterfield, Missouri 63017
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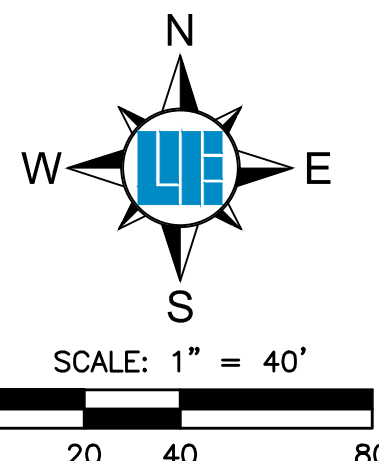
PROJECT NO.	W24.0171STL
DWG NAME	C101 SWPPP 1
DESIGNED BY	DD
DRAWN BY	DD
CHECKED BY	DD
DATE	06/14/2024

DATE	06/14/2024
BY	DD
REVISIONS AND ISSUES	ISSUED FOR CITY REVIEW



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

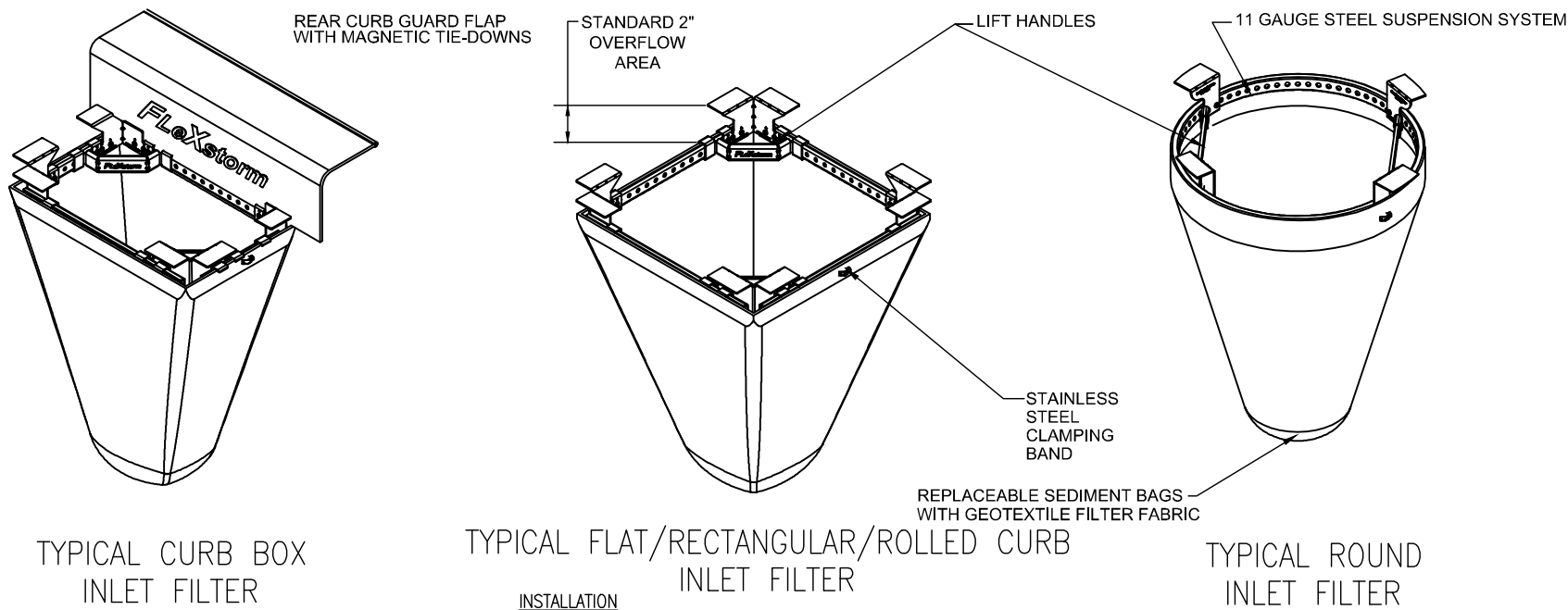
SHEET NO. **C101**

PROJECT NO. **W24.0171STL**

EROSION AND SEDIMENT CONTROL PLAN (PRE-DEV)



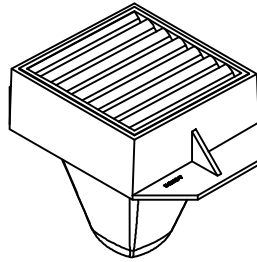
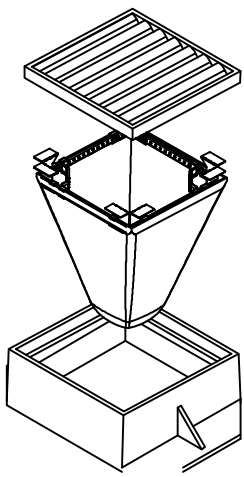
LOCATION: C:\2024\W24.0171 STL\Engineering\Design\Detail\C104 - SWPPP DETAILS.dwg
DATE/TIME: June 26, 2024 - 2:16pm
PLOT/PRINT BY: kashmiri



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	200 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.



ALL PRODUCTS MANUFACTURED
BY INLET & PIPE PROTECTION, INC.
DISTRIBUTED BY AOS
WWW.INLETFILTERS.COM
(866) 287-6655 PH
(830) 355-3477 FX
INFO@INLETFILTERS.COM

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.

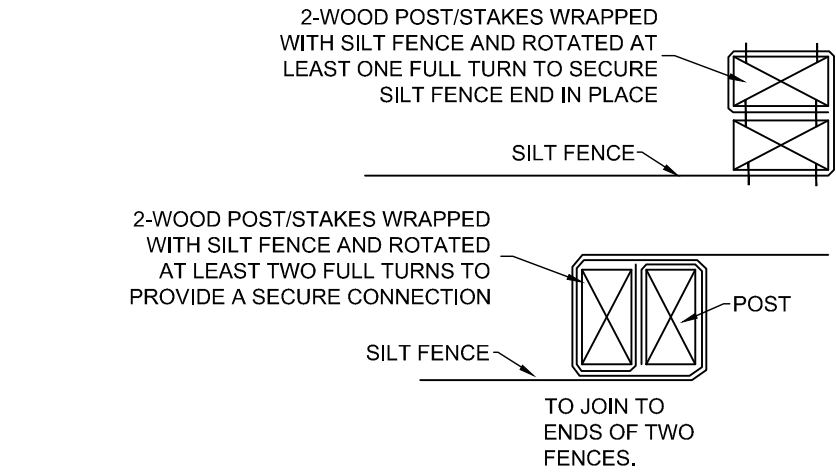
SEEDING
1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTPACKER SEEDER OR BY BROADCASTING, PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

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 MOST 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

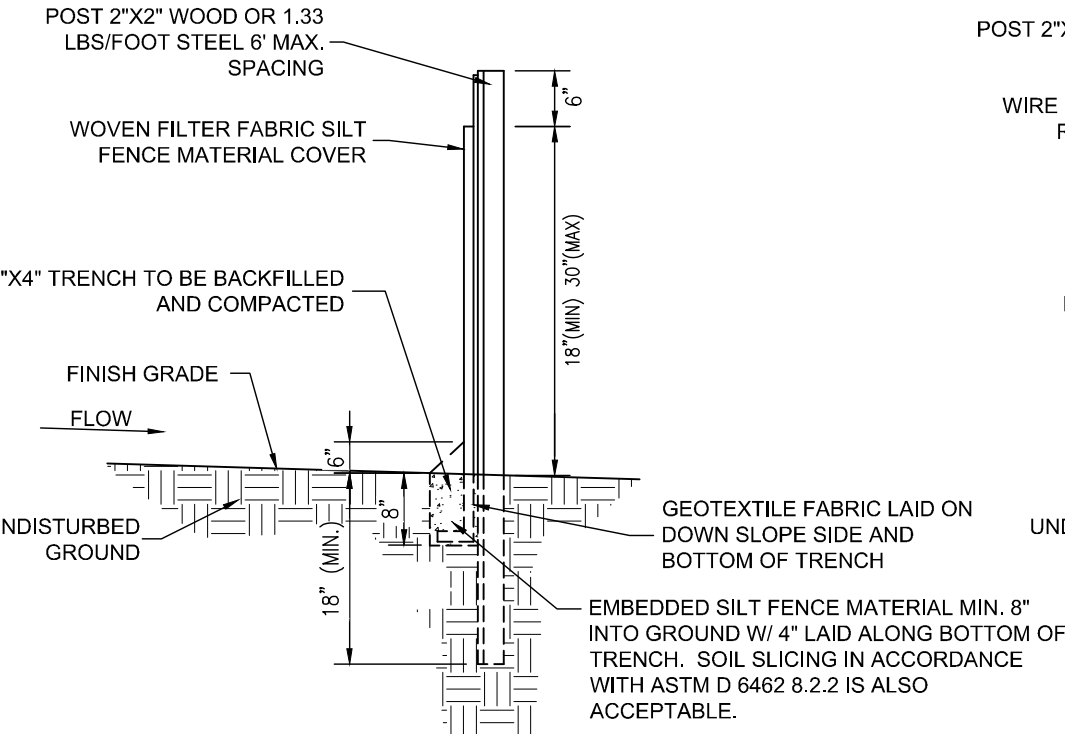
TEMPORARY SEED



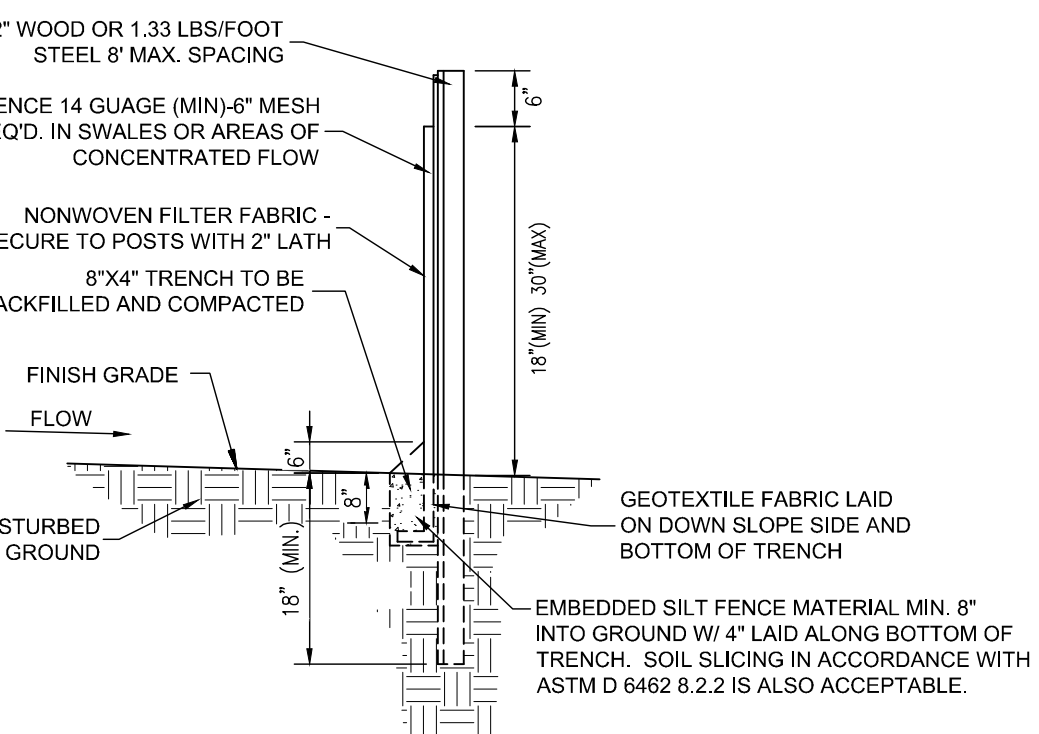
MAXIMUM LOAD SLOPE AND DISTANCE FOR WHICH A SILT FENCE IS APPLICABLE

LOAD SLOPE	MAX. DISTANCE ABOVE FENCE
LESS THAN 2%	100 FT.
2 TO 5%	75 FT.
5 TO 10%	50 FT.
10 TO 20%	25 FT.
MORE THAN 20%	15 FT.

POSTS: STEEL T OR U TYPE, OR 2"x2" HARD WOOD POST FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



WITHOUT WIRE SUPPORT



WITH WIRE SUPPORT

INSTALLATION

- PREFABRICATED SILT FENCE
- 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.
 - EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE.
 - 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.
 - 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.
 - 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.
 - 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

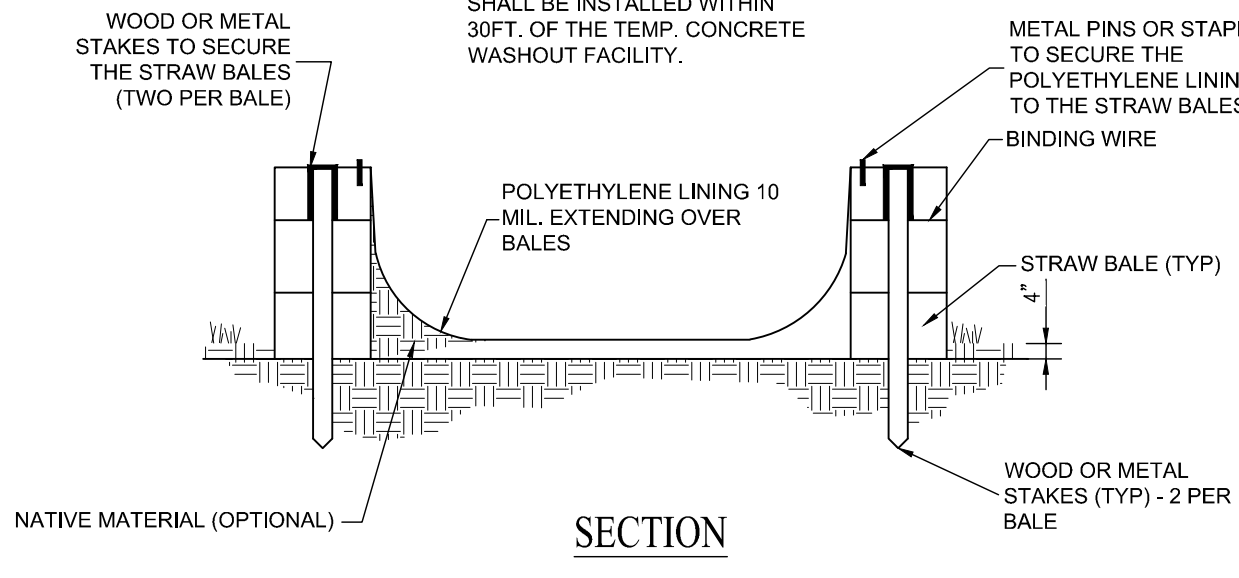
(NO SCALE)

INSTALLATION

- UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
- DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
- A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
- INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION, THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
- PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
- PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
- INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
- POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
- WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.
- USE A 10 MIL. POLYETHYLENE LINED DUMPSTER AS AN ALTERNATE.

CONCRETE WASHOUT

TYPE "ABOVE GRADE" W/ STRAW BALES" (NO SCALE)



SECTION

- NOTES:**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMP. CONCRETE WASHOUT FACILITY.

WOOD OR METAL STAKES TO SECURE THE STRAW BALES (TWO PER BALE)

METAL PINS OR STAPLES TO SECURE THE POLYETHYLENE LINING TO THE STRAW BALES

BINDING WIRE

STRAW BALE (TYP)

WOOD OR METAL STAKES (TYP) - 2 PER BALE

NATIVE MATERIAL (OPTIONAL)

POLYETHYLENE LINING 10 MIL. EXTENDING OVER BALES

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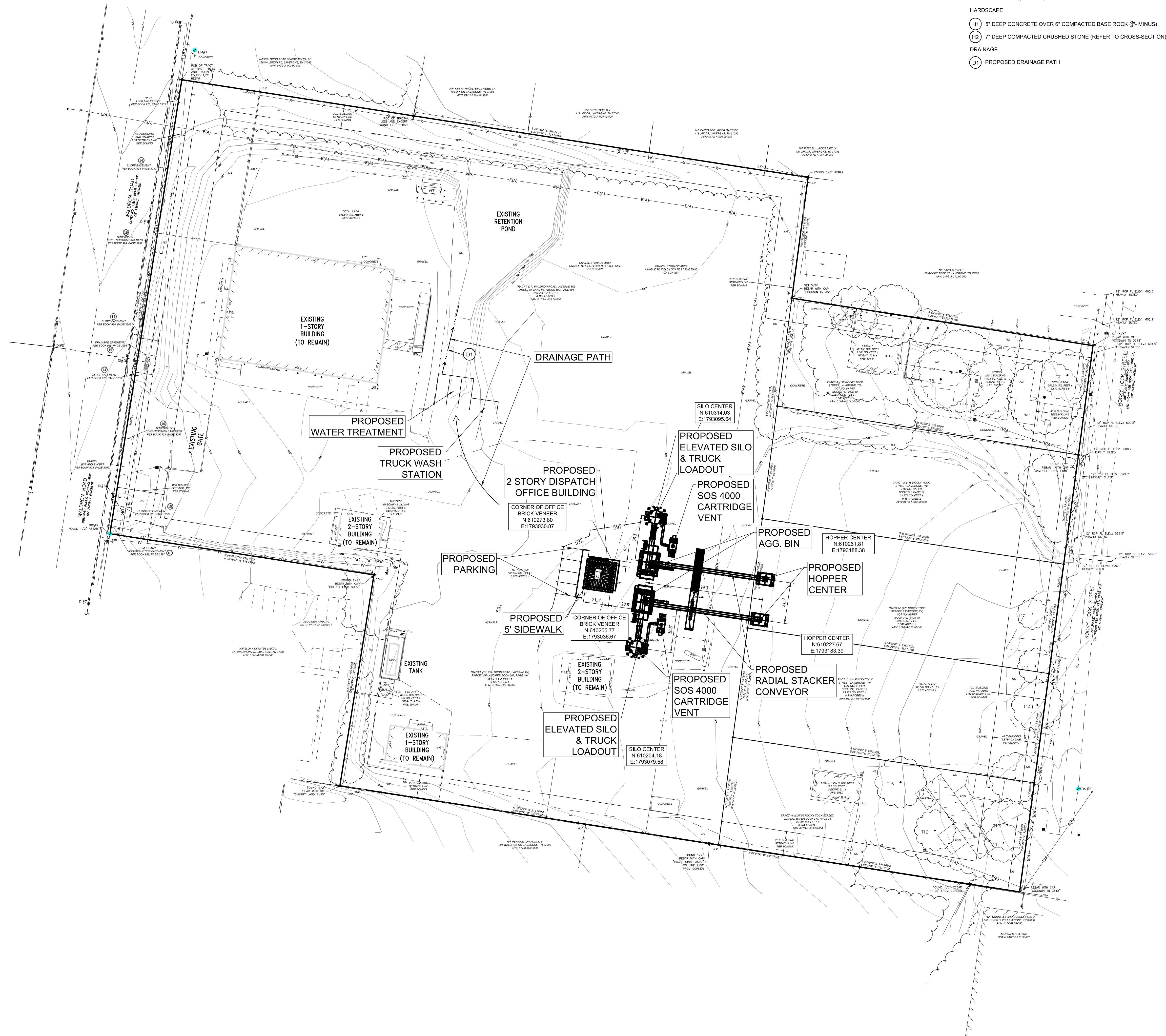
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SITE PLAN NOTES

PAVEMENT

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

HARDSCAPE

(H1) 5" DEEP CONCRETE OVER 6" COMPACTED BASE ROCK (3"- MINUS)

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

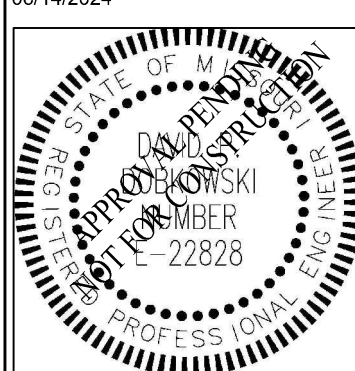
DRAINAGE

(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 HAVE BEEN 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 ROUTES. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REMOVE ALL SUCH MUD OR DEBRIS FROM PUBLIC ACCESS ROUTES.
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 (BUT NOT LIMITED TO) 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 ANY CONTROL, THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE THEM.
9. DIMENSIONS SHALL NOT BE SCALLED 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.
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 PONDED 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.

REVISIONS AND ISSUES ISSUED FOR CITY REVIEW	DATE	BY	PROJECT NO.	WZA01715
	06/14/2024	DD	BVG NAME	C200 SITE PREP
			DESIGNED BY	DD
			DRAWN BY	DD
			CHECKED BY:	DD
			DATE	06/14/2024



PREPARED FOR: SRM CONCRETE - LA VERGNE, TN

371 Waldron Rd, La Vergne, TN 37086

SITE & GRADING PLAN

SHEET NO
C
PROJECT NO
W24

200

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

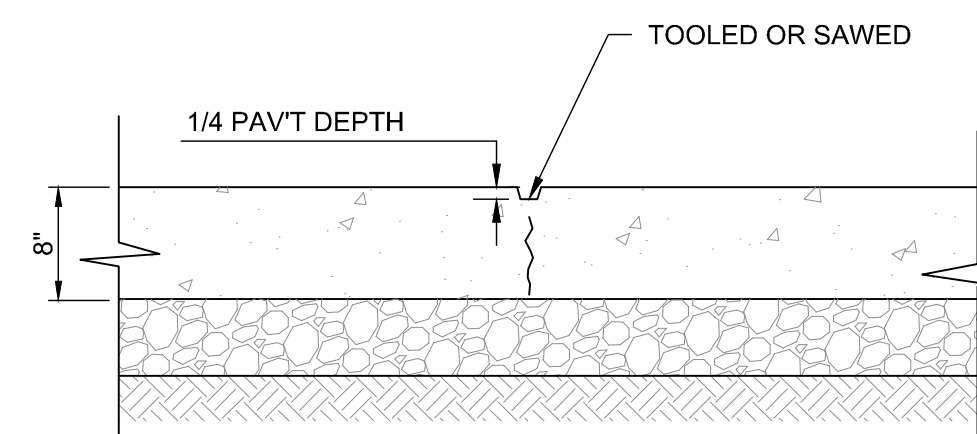
WEIHE
ENGINEERS
Land and Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

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

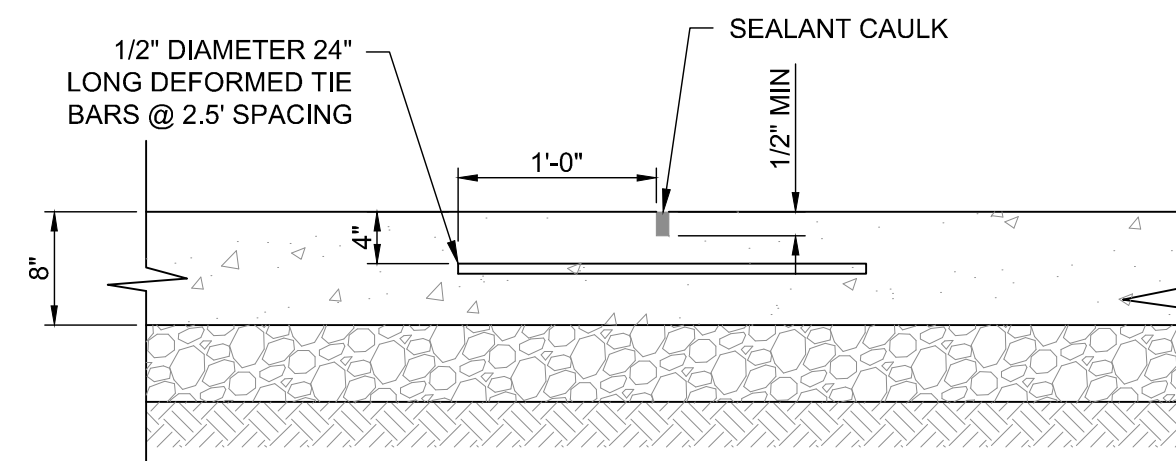
Build with confidence.[™]

PREPARED FOR: SRM CO	371 Waldron F	SITE & GR
SHEET NO. C200		
PROJECT NO. W24.0171STL		

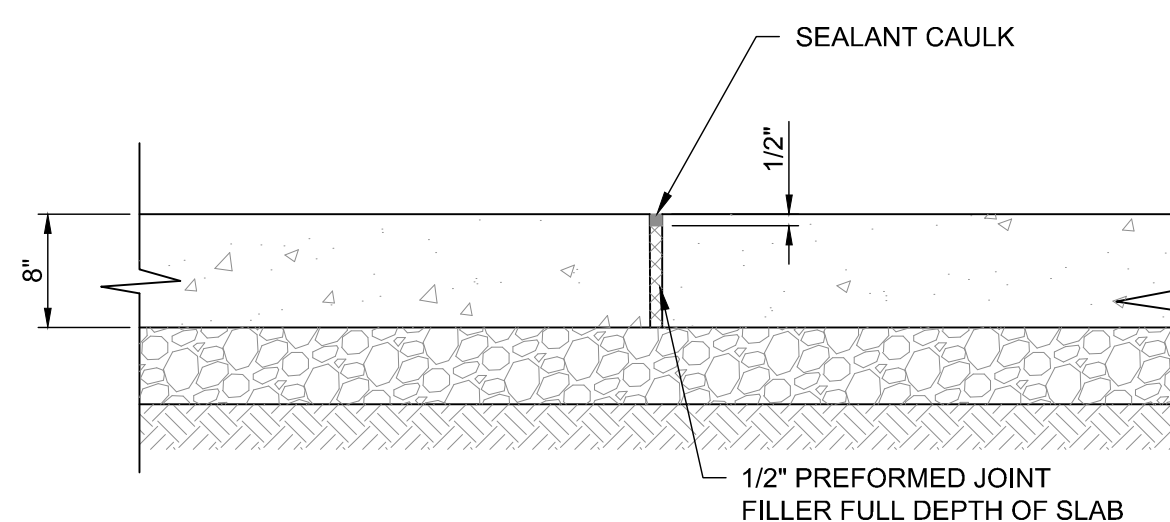
Page 30



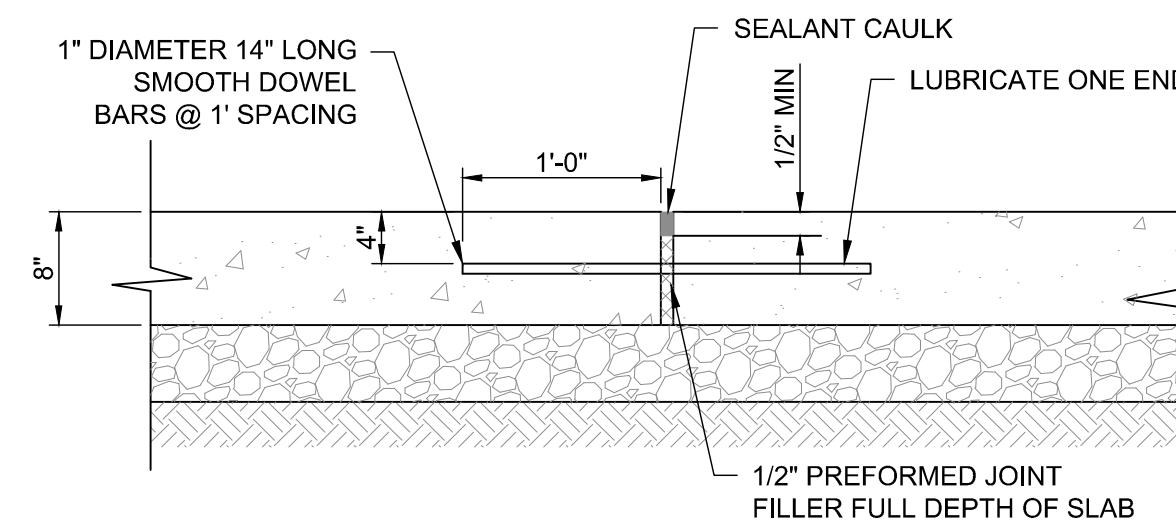
CONSTRUCTION (C) JOINT
NOT TO SCALE



TIED CONSTRUCTION (TC) JOINT



EXPANSION (E) JOINT
NOT TO SCALE

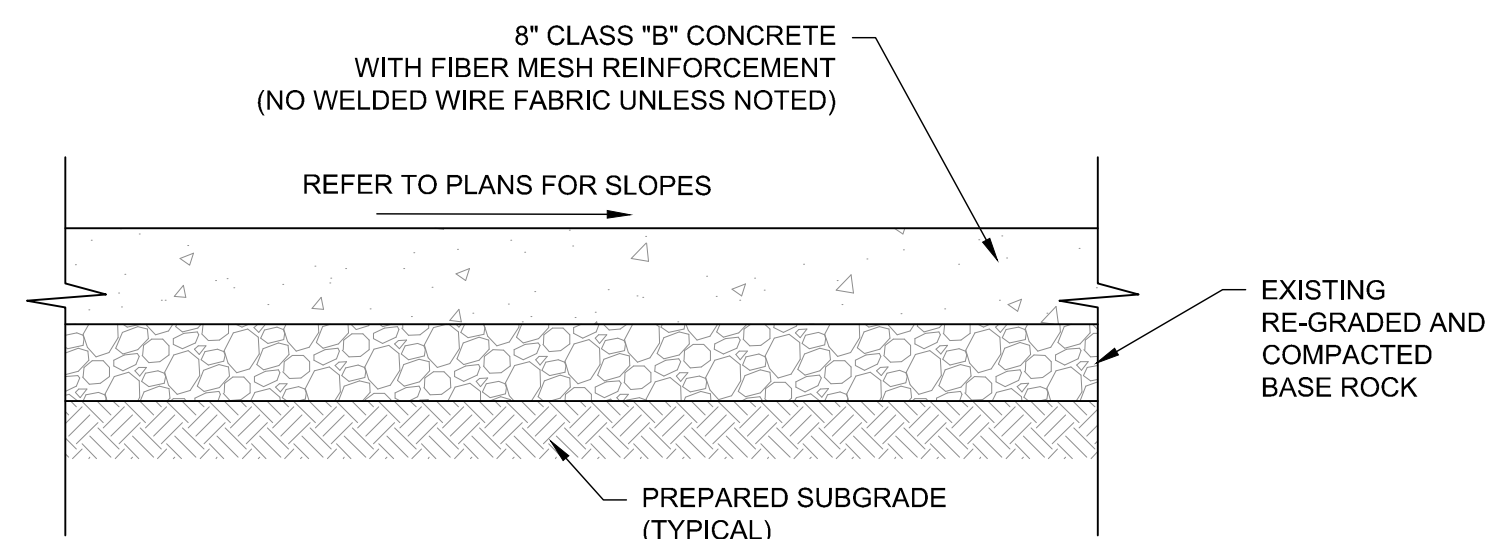


TRANSVERSE DOWELED
EXPANSION (DE) JOINT

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.

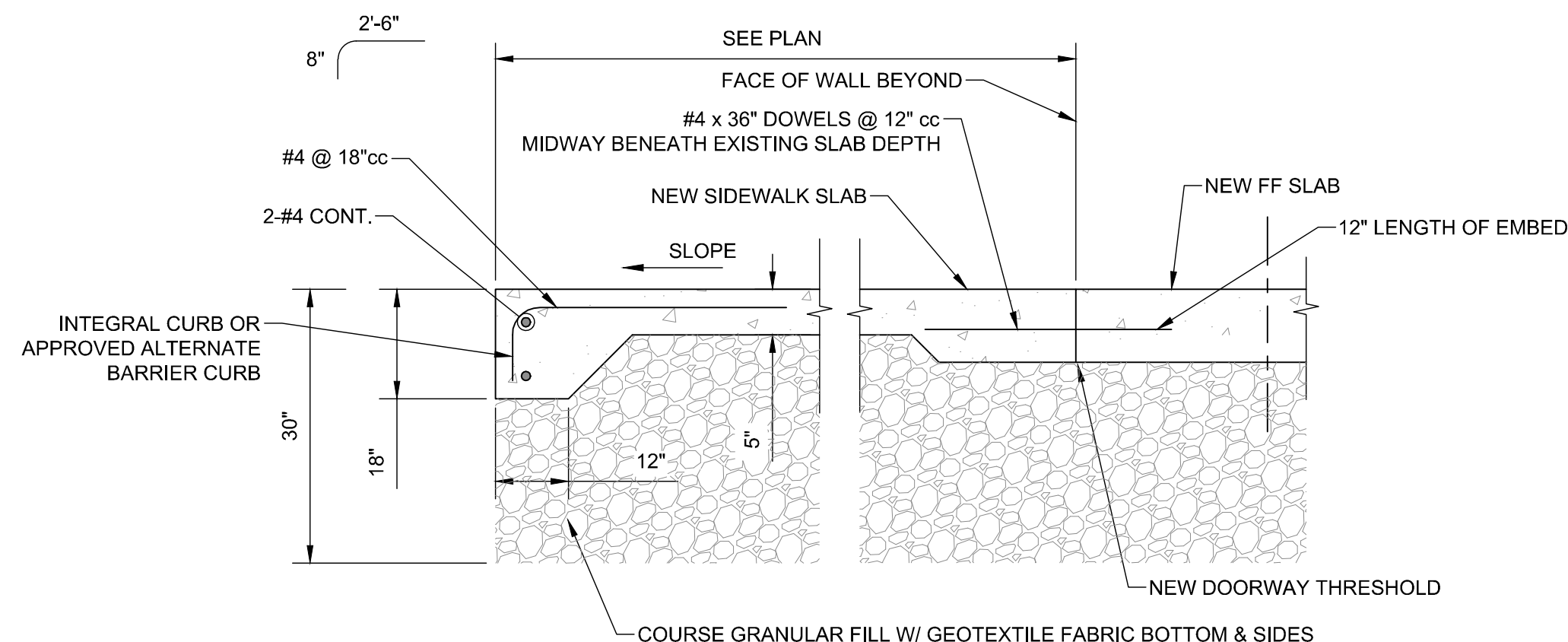
CONCRETE JOINT DETAILS
NOT TO SCALE



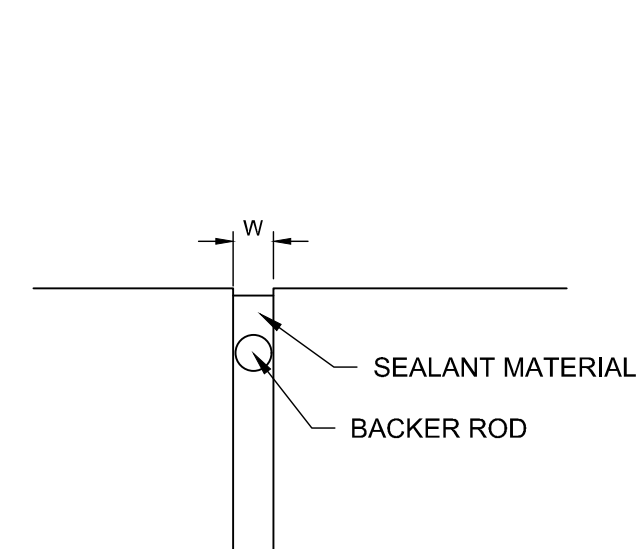
HEAVY DUTY CONCRETE PAVEMENT

NOTES:

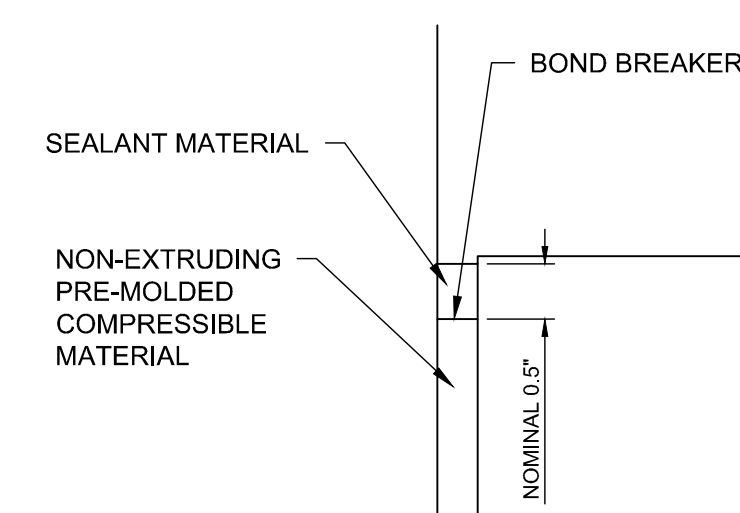
1. WHERE SUBGRADE AND EXISTING BASE ROCK ARE SHOWN TO BE REMOVED AND REPLACED, COMPACT SUBGRADE PER SPECIFICATIONS AND ENSURE THAT A MINIMUM OF 6" DEPTH OF BASE ROCK IS INSTALLED
2. ADD FIBRILLATED POLYPROPYLENE FIBERS-1.5LBS. PER CUBIC YARD OF CONCRETE MIX



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



BACKER ROD DETAIL
NOT TO SCALE

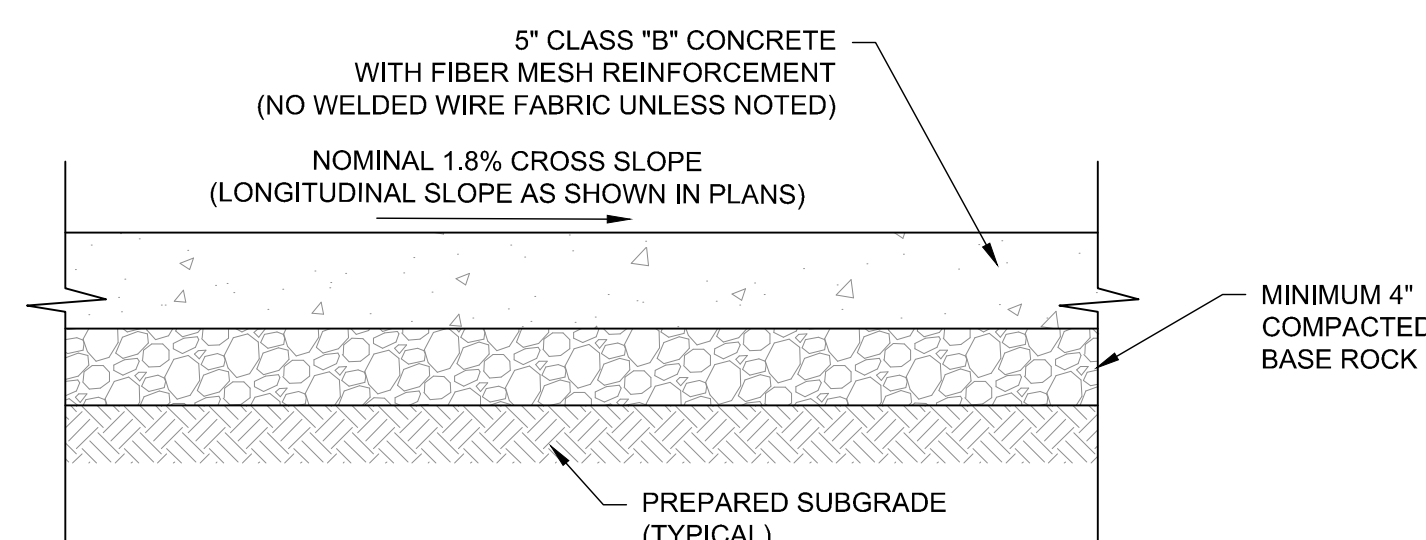


BACKER ROD ALTERNATE:
FULL DEPTH ISOLATION JOINT

NOTES:

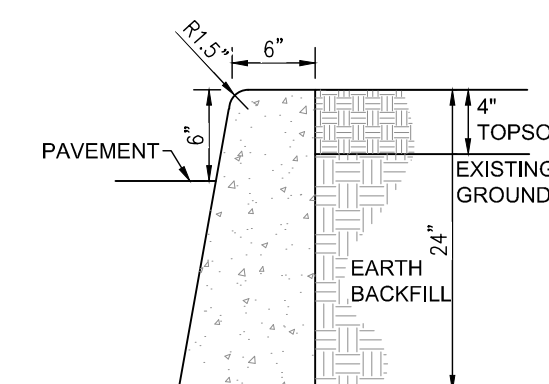
1. "W" = 0.5"
2. BACKER ROD MATERIAL WIDTH SHALL BE $\frac{1}{8}$ " GREATER THAN "W".
3. BACKER ROD MATERIAL SHALL BE "SEALTIGHT CERRA-ROD" OR APPROVED EQUAL

ISOLATION (I) JOINT DETAILS
NOT TO SCALE

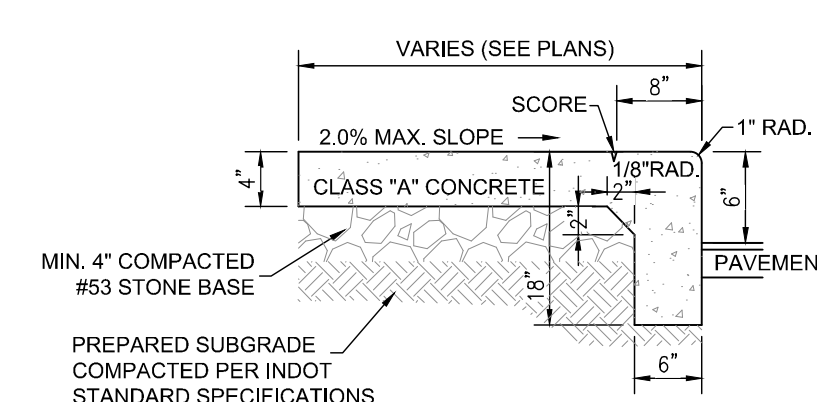


CONCRETE SIDEWALK PAVEMENT
NOT TO SCALE

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

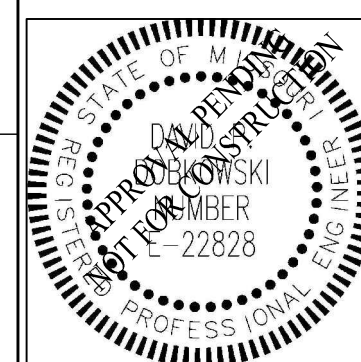


CURB DETAIL
(NO SCALE)



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:



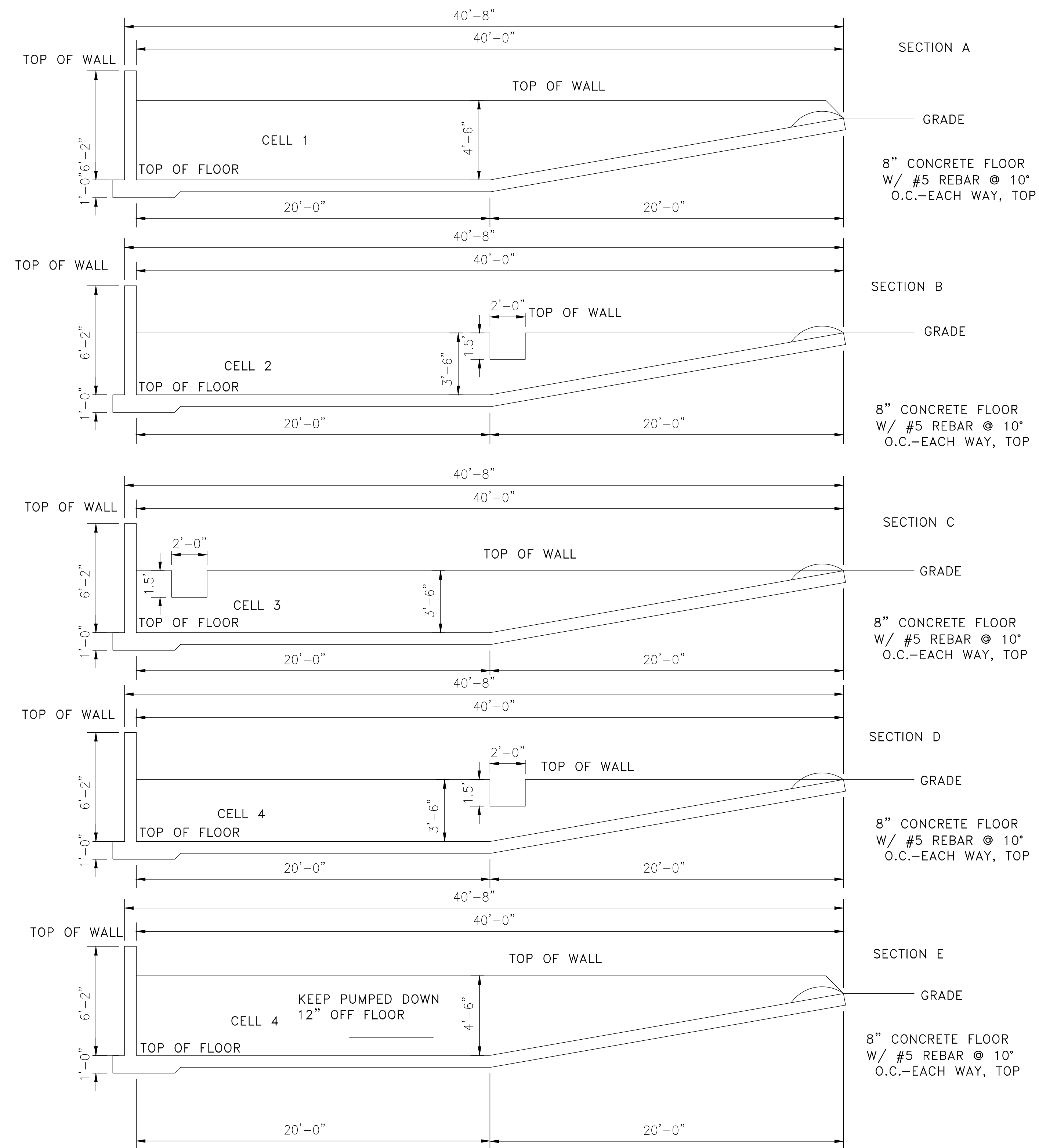
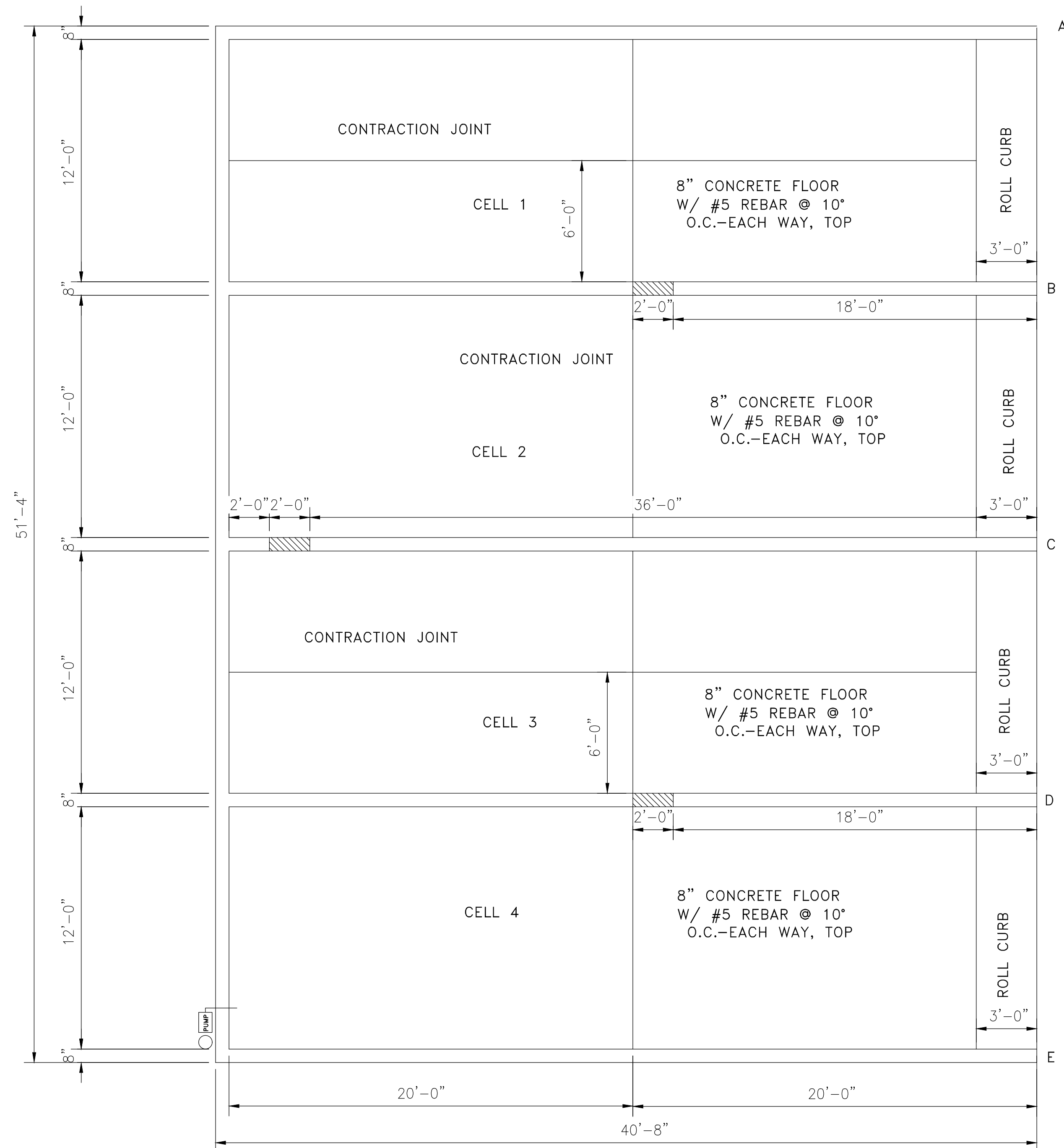
PREPARED FOR:	SRM CONCRETE - LA VERGNE, TN
	371 Waldron Rd. La Vergne, TN 37086
	DETAILS

24

C201

PROJECT NO.

W24.0171STL



FOR BID ONLY
NOT FOR CONSTRUCTION

A	7/18	FOR BID	AWK	TEB	CB
REV.	DATE	DESCRIPTION	BY	CHKD.	APPR.



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TRUCK WASH BAY
LA VERGNE, TN
PLAN VIEW

DESIGNED:	AWK	DATE:	18JUL24	PENTA DRAWING NUMBER	REV. A
DRAWN:	AWK	DATE:	18JUL24	240109-M-001	
CHECKED:	TEB	DATE:	18JUL24	CLIENT DRAWING NUMBER	
APPROVED:	CB	SCALE:	1"=30'	-	

SRM
CONCRETE

TENNESSEE LICENSE #: 107930
EXPIRATION DATE: 12/31/2024

Seal:

[illegible]

SRM DISPATCH OFFICE

371 WALDRON ROAD
LAVERGNE, TN 37086

– PROJECT LOCATION:



INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
GENERAL	
G1.0	COVER SHEET
G1.1	LIFE SAFETY PLANS & BUILDING CODE SUMMARY
STRUCTURAL	
S0.1	GENERAL NOTES, DESIGN CRITERIA, & MATERIAL SPECIFICATIONS
S1.0	FOUNDATION AND FRAMING PLANS
S2.0	FOUNDATION DETAILS
S2.1	ELEVATION AND STAIR DETAIL
S3.0	ELEVATION DETAIL
ARCHITECTURAL	
A1.0	ACCESSIBILITY STANDARDS, GENERAL NOTES, SYMBOLS & ABBREVIATIONS
AS.1	ARCHITECTURAL SITE PLAN
A1.1	FLOOR PLANS, REFLECTED CEILING PLANS & ROOF PLAN
A1.2	EXTERIOR ELEVATIONS, WALL SECTION & STAIR DETAILS
A1.3	DOOR & WINDOW SCHEDULES, INTERIOR PARTITION TYPE & DETAILS
MECHANICAL	
M-1	LEGEND, SCHEDULES, MECHANICAL FLOOR PLANS, & DETAILS
PLUMBING	
P-1	LEGEND, SCHEDULES, PLUMBING FLOOR PLANS, & DETAILS
P-2	PLUMBING RISER DIAGRAM & SPECIFICATIONS
ELECTRICAL	
E-1	LEGENDS, SCHEDULES, RISER DIAGRAM, & SITE PLAN
E-2	ELECTRICAL FLOOR PLAN - POWER, SYSTEMS & LIGHTING
E-3	ELECTRICAL SPECIFICATIONS
E-4	ELECTRICAL SPECIFICATIONS

CONSTRUCTION DOCUMENTS
JUNE 20, 2024

ARCHITECT OF RECORD
BRADLEY K. RHODES, AIA
BRAD@RHODESAE.COM
(904) 252-8223

MECHANICAL & PLUMBING
ENGINEER OF RECORD
ART HILL, P.E.
SIMES & ROSCH ENGINEERING, INC.
(904) 260-3031

STRUCTURAL
ENGINEER OF RECORD
TAMARA G. BAKER, P.E.
BAKER DESIGN BUILD
(904) 356-8520

ELECTRICAL
ENGINEER OF RECORD
DAVID SIMES, P.E.
SIMES & ROSCH ENGINEERING, INC.
(904) 260-3031

Project number	24-008
Date	06.20.2024
Drawn by	LR
Checked by	BR

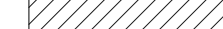
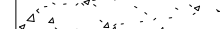
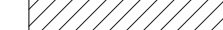
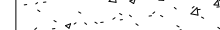
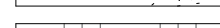
G1.0

Scale

CONSTRUCTION DOCUMENTS

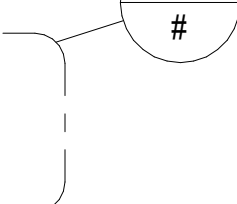
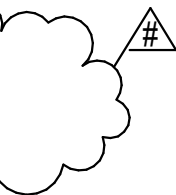
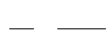
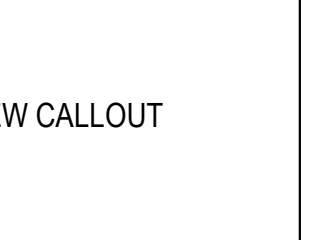
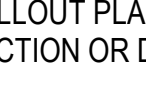
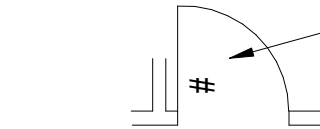
ABB	DESCRIPTION
A	
&	AND
<	ANGLE
@	AT
ACP	ACOUSTIC CEILING PANEL
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT OR ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIAL
AVG	AVERAGE
B	
B/	BOTTOM OF
BC	BASE CABINET
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
C	
[	CHANNEL
CC	CENTER TO CENTER
CJ	CORNER JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
D	
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
E	
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP BLT	EXPANSION BOLT
EXT	EXTERIOR
F	
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FL	FLOOR
FL CO	FLOOR CLEANOUT
FT	FOOT/FEET
G	
GA	GAUGE
GL	GLASS OR GLAZING
GWB	GYPSUM WALL BOARD
H	
HB	HOSE BIBB
HC	HANDICAP(PED)
HDW	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
I	
ID	INSIDE DIAMETER
IN	INCH(ES)
INT	INTERIOR
J	
JB	JAMB
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAL FOOT
LP	LOW POINT
LTL	LINTEL
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MFR	MANUFACTURE
MICRO	MICROWAVE
MIN	MINIMUM
MISC	MISCELLANEOUS

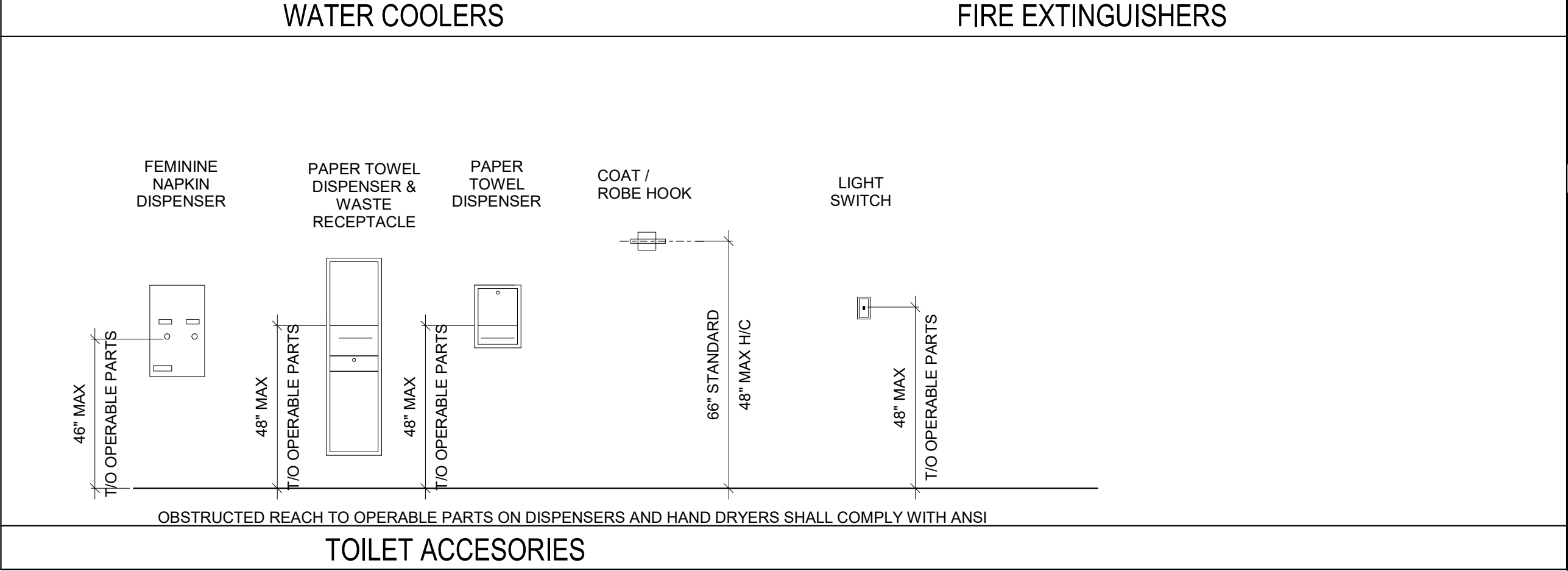
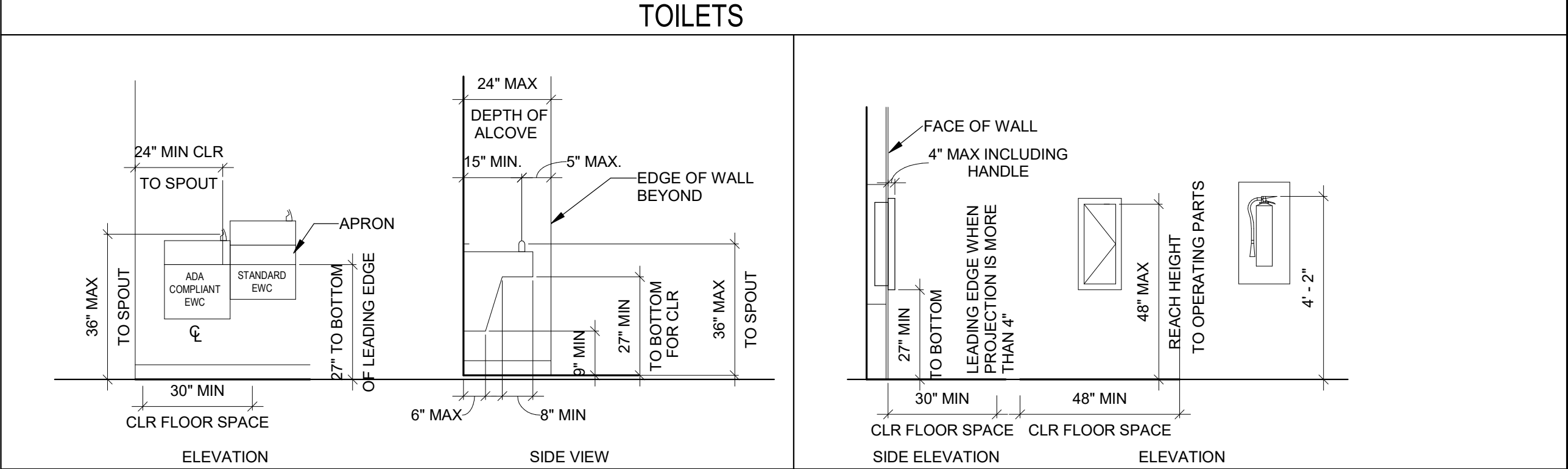
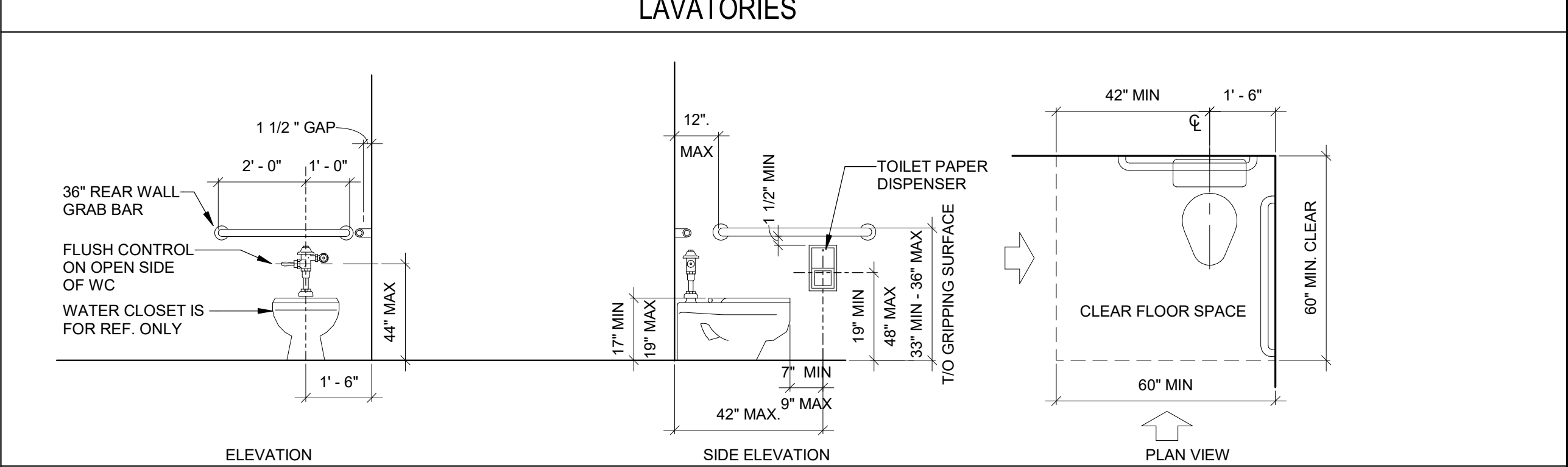
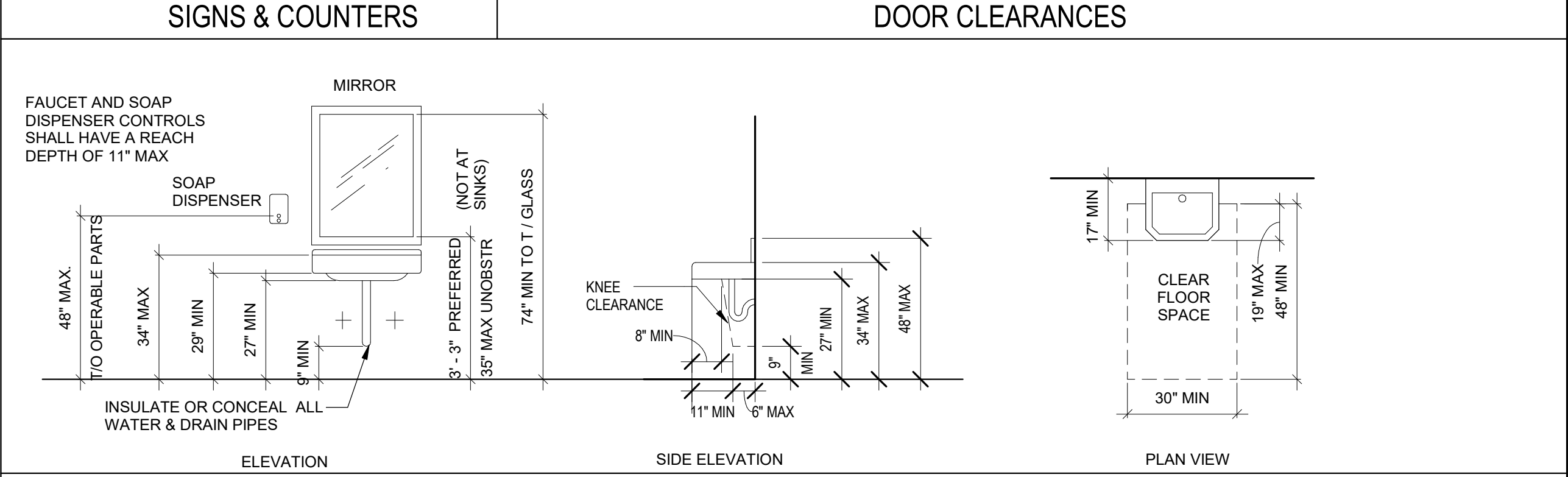
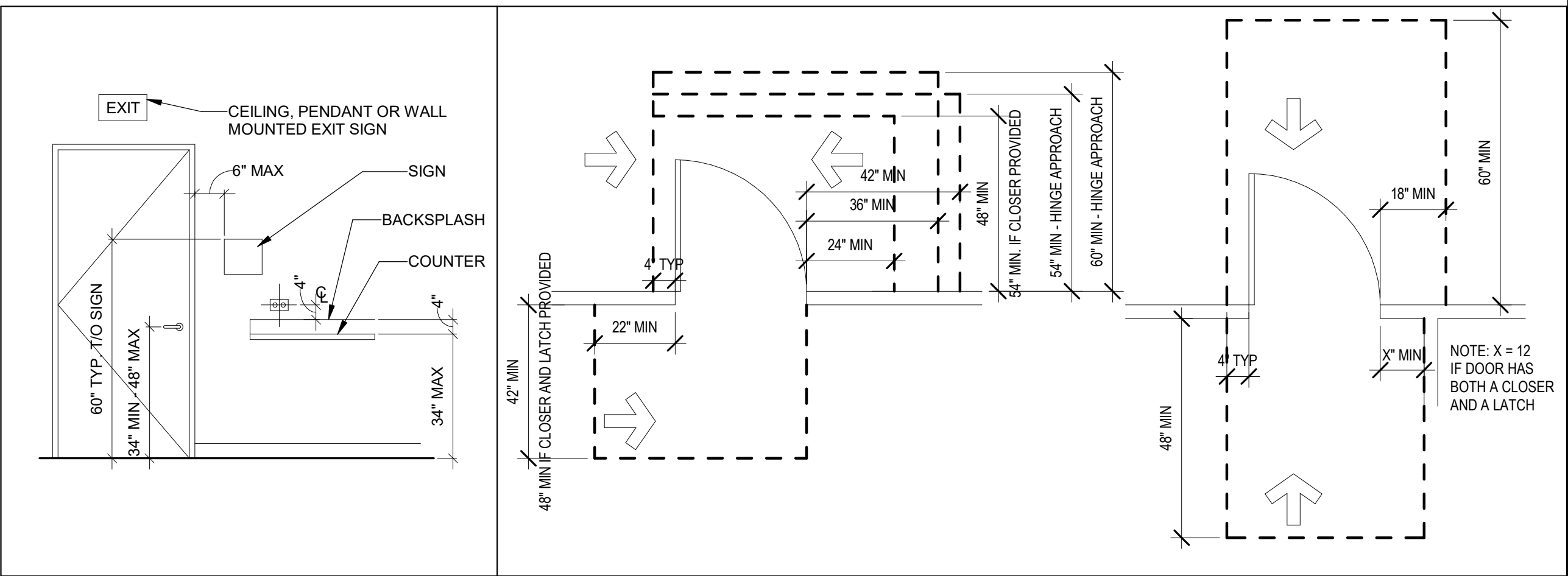
ABB	DESCRIPTION
MO	MASONRY OPENING
MTL	METAL
N	
N	NORTH
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
P	
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PREFAB	PREFABRICATED
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PT	POINT
PTD	PAINTED
Q	
QTY	QUANTITY
R	
R	RISER OR RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFER / REFERENCE
REF.	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
RG	RANGE
RM	ROOM
RO	ROUGH OPENING
S	
S	SOUTH
SAN	SANITARY
SCHED	SCHEDULE
SF	SQUARE FOOT
SIM	SIMILAR
SPKLR	SPRINKLER
SQ	SQUARE
SQ FT	SQUARE FOOT
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
SYS	SYSTEM
T	
"T"	TEE (BAR OR W)
T	TREAD
T/	TOP OF
T/C	TOP OF CURB
TEMP	TEMPERED
TERM	TERMINATE / TERMINAL
THRESH	THRESHOLD
TLT	TOILET
TYP	TYPICAL
U	
UH	UNIT HEATER
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
V	
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WIN	WINDOW
WP	WATERPROOF(ING)
WT	WEIGHT
WWF	WELDED WIRE REINFORCEMENT

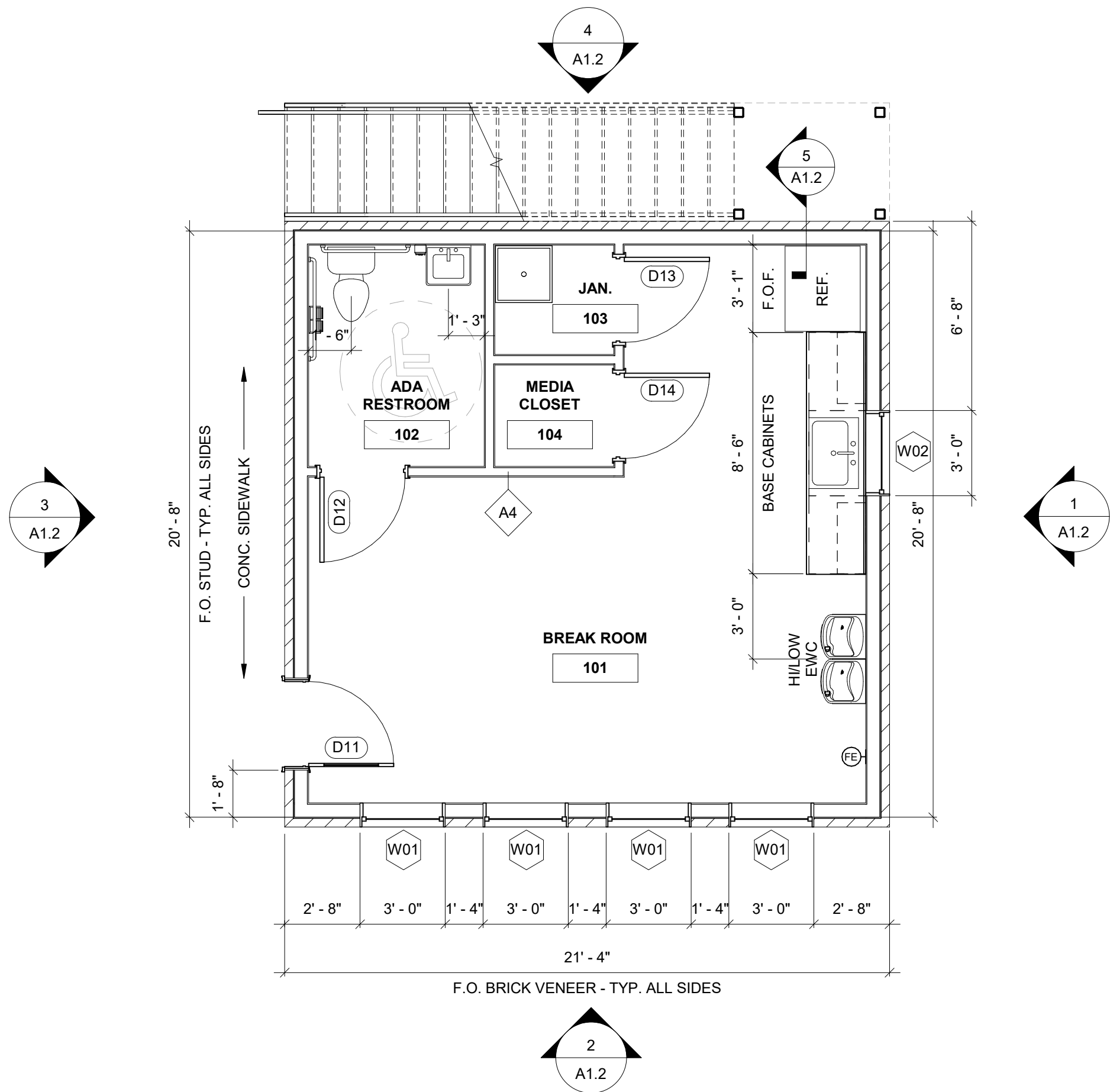
PLANS / PLAN DETAIL GRAPHICS		SECTIONS/ SECTIONAL DETAILS			
	BRICK WALLS		CONCRETE		BATT INSULATION
	CONCRETE BLOCK WALLS		EARTH		FINISHED WOOD TRIM
	CONCRETE		GRAVEL/ENGINEERED FILL		PLYWOOD
			GYPSUM BOARD, OR EXTERIOR SHEATHING		CAVITY DRAINAGE MATERIAL

NOTES - GENERAL

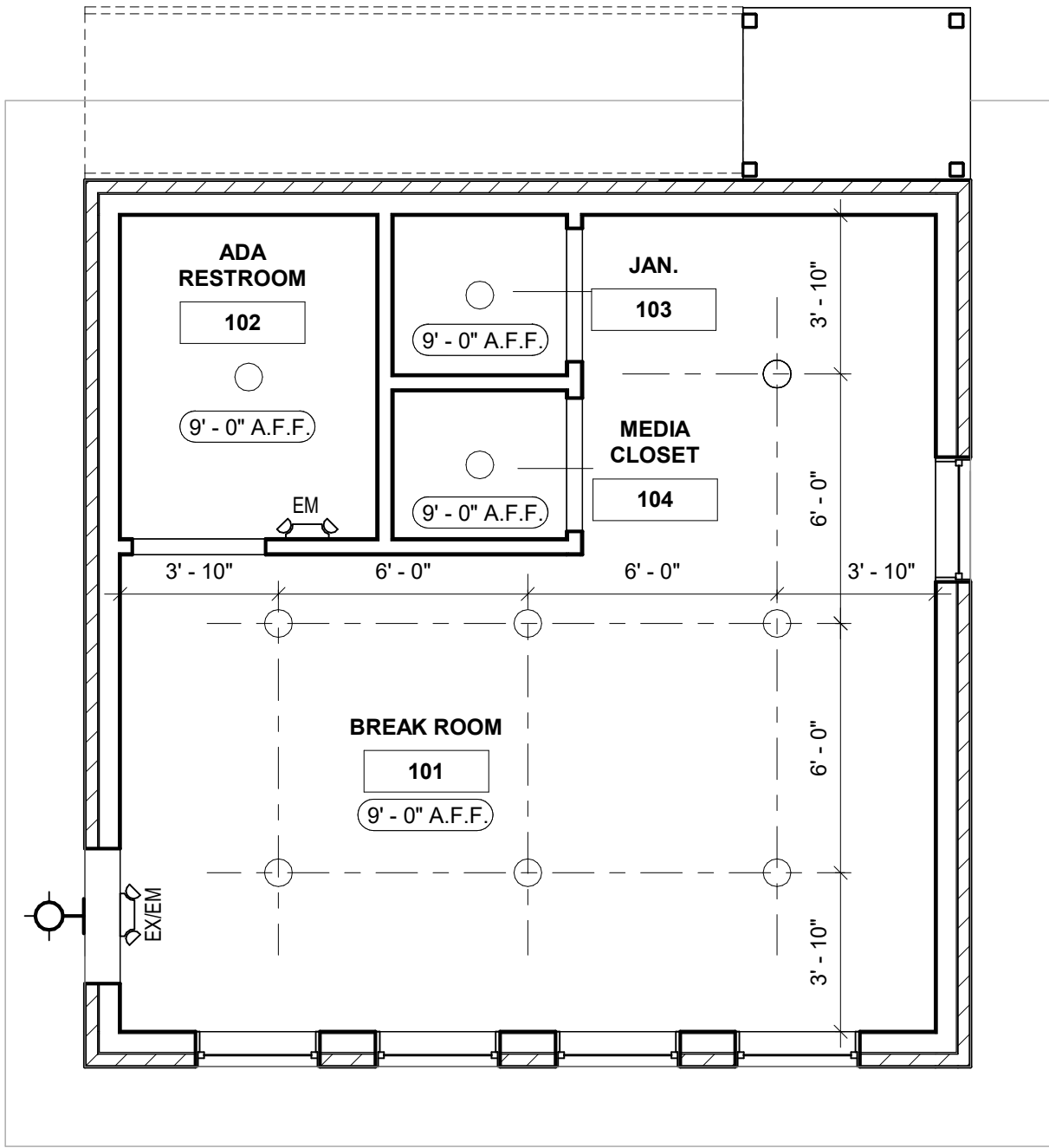
1	REFER TO SITE PLAN FOR ADDITIONAL DIMENSIONAL INFORMATION
2	ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE
3	ALL DIMENSIONS ARE IN FEET / INCHES UNLESS NOTED OTHERWISE
4	COORDINATE WORK WITH THAT SHOWN ON THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND APPROVED SHOP DRAWINGS
5	CONTRACTOR MAY BE REQUIRED TO WORK OUTSIDE OF THE PROPOSED LIMITS OF THE CONSTRUCTION AREA NOTED IN DOCUMENTS IN ORDER TO MAKE CONNECTION TO EXISTING UTILITIES AND SERVICES. IT IS THE CONTRACTORS RESPONSIBILITY TO PATCH AND REPAIR ANY EXISTING CONDITIONS DAMAGED BY NEW WORK. ALL PATCH AN REPAIR WORK DONE OUTSIDE THE LIMITS OF NEW CONSTRUCTION SHALL BE INCLUDED AS PART OF THE BASE CONTRACT
6	MECHANICAL, PLUMBING AND ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE CODES
7	CONTRACTOR SHALL REVIEW, APPROVE, AND STAMP ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT FOR REVIEW AND APPROVAL
8	CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIALS OR RUBBISH - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THESE MATERIALS FROM THE PREMISES - BUILDING TRASH RECEPTACLES ARE NOT TO BE USED FOR CONSTRUCTION DEBRIS
9	STRUCTURAL DESIGN IS BASED ON THE INTERACTION OF ALL THE PARTS OF THE COMPLETED BUILDING. THE CONTRACTOR SHALL SOLELY BEAR THE RISK FOR PROVIDING ADEQUATE STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION
10	STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, AND, EXCEPT WHERE SPECIFICALLY SHOWN, DO NOT INDICATE THE METHOD OR MEANS OF CONSTRUCTION - THE CONTRACTOR SHALL SUPERVISE CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE, AND APPLICABLE SAFETY REGULATIONS TO BE FOLLOWED
11	VERIFY ALL DIMENSIONS IN THE FIELD AND COORDINATE DIMENSIONS SHOWN ON THE CONTRACT DRAWINGS WITH FABRICATION AND FIELD CONDITIONS AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK
12	CONTRACTOR SHALL COORDINATE AND SCHEDULE WITH FACILITY ALL DEMOLITION / CONSTRUCTION ACTIVITIES NOT LESS THAN 48 HOURS PRIOR TO WORK IN ANY OCCUPIED AREA OF THE FACILITY
13	DETAILS SHOWN ON DRAWINGS ARE TYPICAL FOR ALL SIMILAR CONDITIONS.
14	CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING THE WORK OF THE SUB-CONTRACTORS - THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE BUILDING OWNER, TENANT OR HIS REPRESENTATIVES THE DELIVERY AND INSTALLATION OF ITEMS BEING PROVIDED AND INSTALLED BY OTHERS
15	CONSTRUCTION MUST COMPLY WITH APPLICABLE CODES AND ORDINANCES, LAWS AND SAFETY ORDERS AS DIRECTED BY LOCAL JURISDICTION
16	CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION - ALL DISCREPANCIES SHALL BE NOTED AND SENT TO THE ARCHITECT WITH ADEQUATE TIME TO REVIEW PRIOR TO STARTING THAT PORTION OF THE WORK IN ORDER TO AVOID PROJECT DELAYS
17	CONTRACTOR SHALL PREPARE ALL WALLS AND PARTITIONS AS REQUIRED BY THE FINISH MANUFACTURER TO RECEIVE THE FINISHES SPECIFIED
18	CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION
19	CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH LOCAL JURISDICTION AND NFPA 10. MAXIMUM TRAVEL DISTANCE TO NEAREST FIRE EXTINGUISHER FROM ANY POINT IN THE BUILDING SHALL NOT EXCEED 50 FEET. EXISTING FIRE EXTINGUISHERS SHALL BE TESTED AND RE-USED IF FULLY OPERATIONAL. FIRE EXTINGUISHERS SHALL BE SIZED FOR NO LESS THAN ORDINARY HAZARD.
20	ALL REQUESTS FOR INFORMATION PROMPTED BY THE BUILDING OFFICIALS SHALL INCLUDE A COPY OF THE BUILDING OFFICIALS COMMENTS AND THE BUILDING INSPECTORS FIELD REPORT TO ENSURE AN ACCURATE AND TIMELY RESPONSE
21	CONTRACTOR AND SUBCONTRACTOR SHALL ALL BE LICENSED TO PERFORM THEIR REQUESTED DUTIES AS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS

SYMBOLS	
 VIEW TITLE SCALE: _____	VIEW CALLOUT
 CALLOUT PLAN, SECTION OR DETAIL	
 REVISION	
 LEVEL LINE	
 SPOT ELEVATION	
 INTERIOR EXTERIOR	ELEVATIONS
 WALL SECTION	
 ROOM TAG	
 DOOR TAG - SEE SCHEDULE	
 WINDOW TYPE	

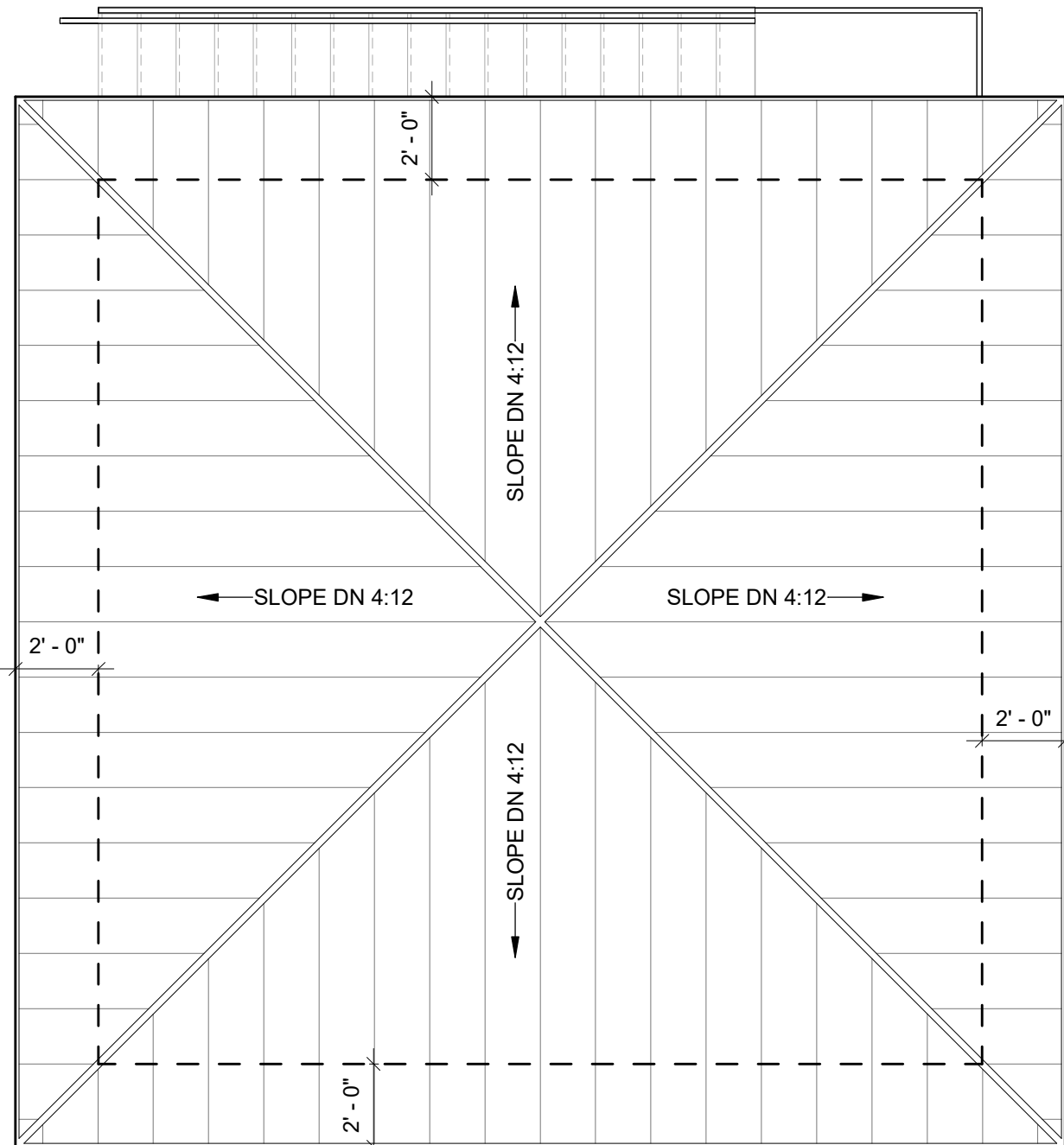
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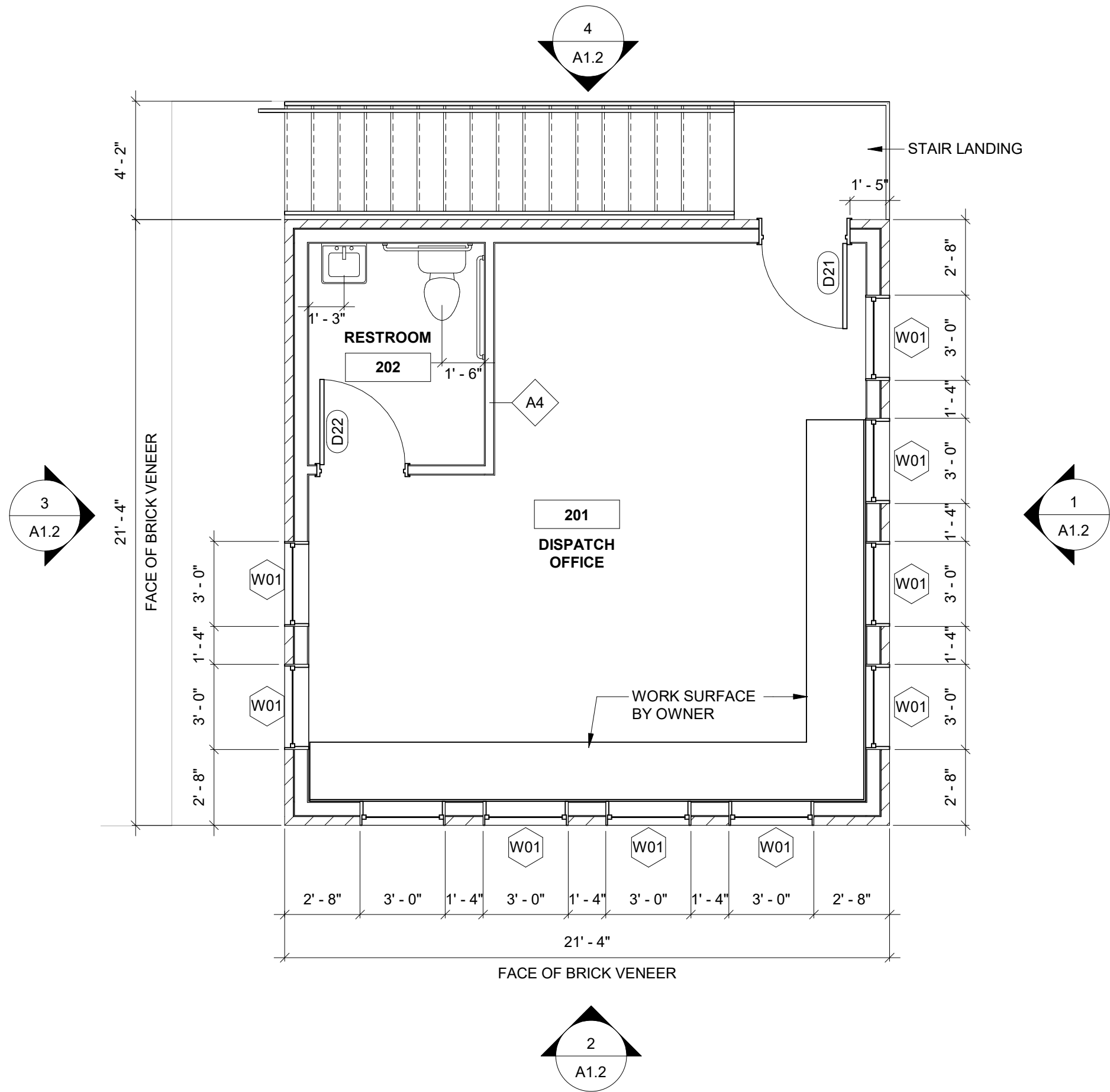
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



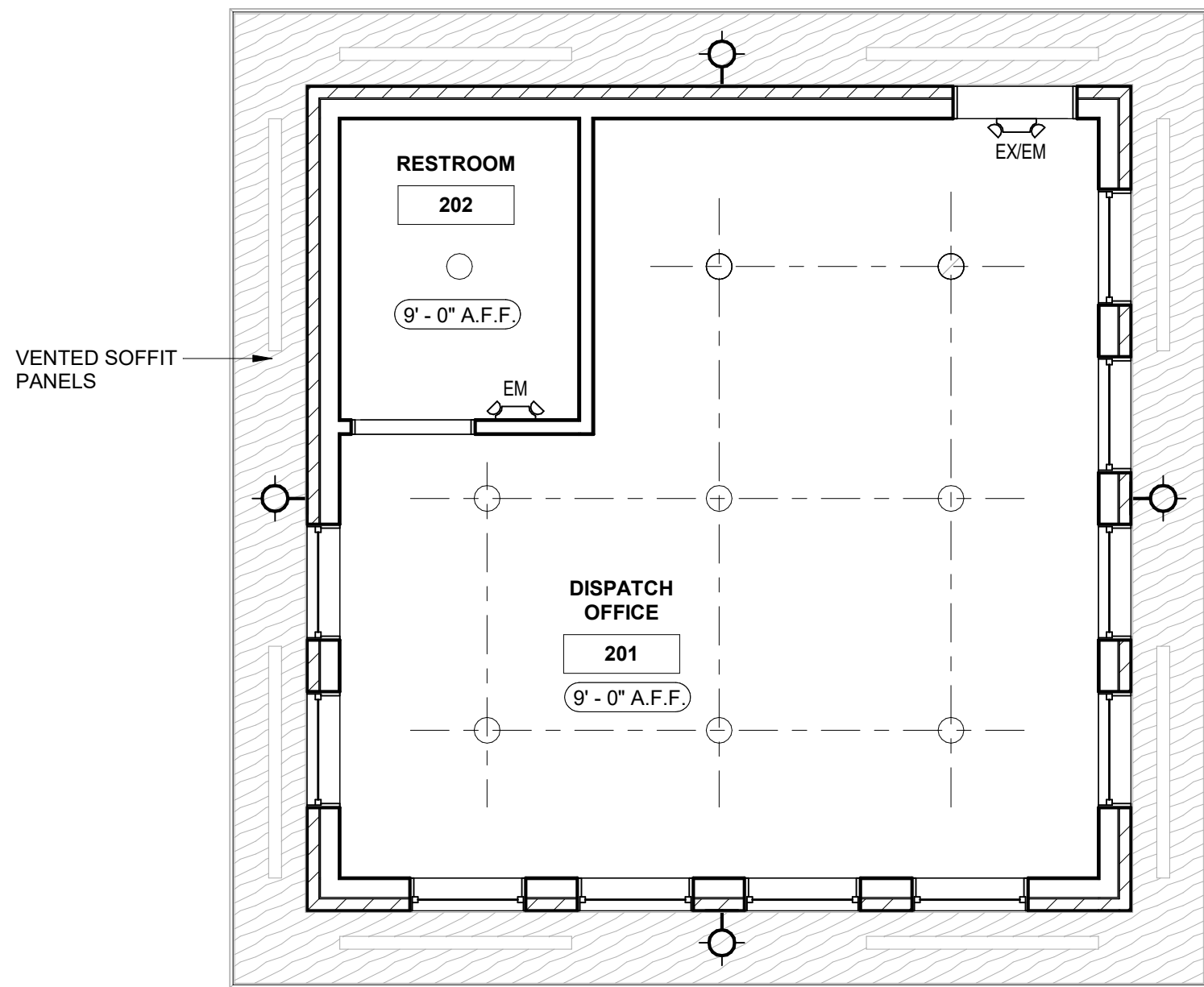
3 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



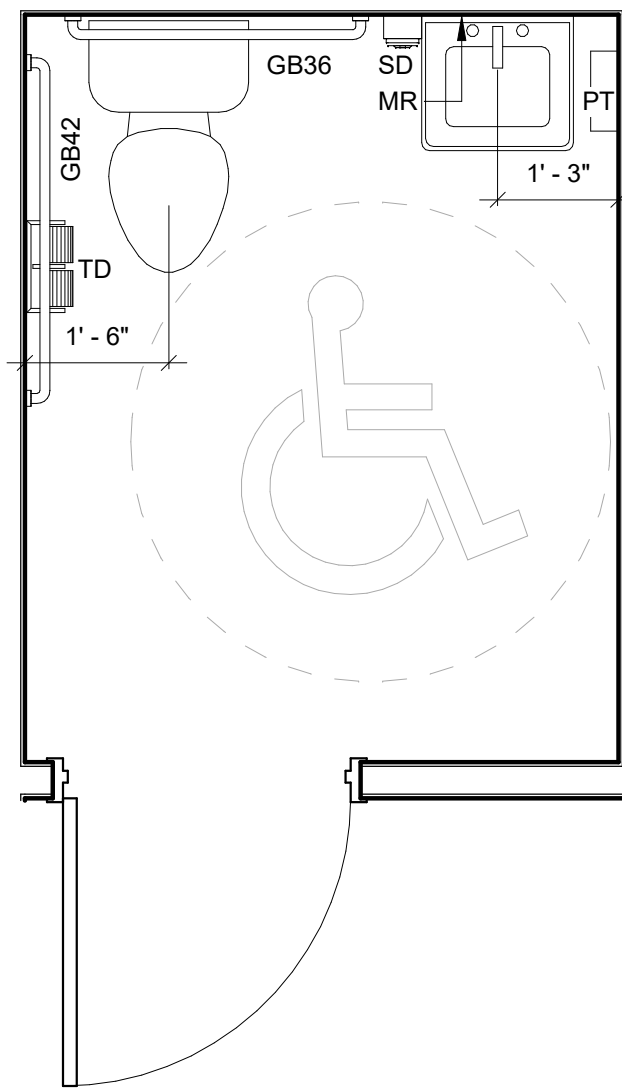
5 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

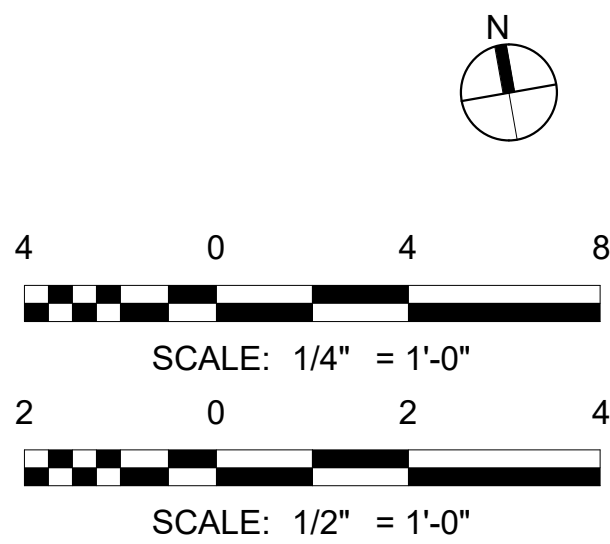


4 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



6 ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"

TOILET ACCESSORIES LEGEND			
PT	PAPER TOWEL DISPENSER	GB36	36" GRAB BAR
TD	TOILET TISSUE DISPENSER	GB42	42" GRAB BAR
SD	LIQUID SOAP DISPENSER	MR	MIRROR W/TEMPERED GLASS
NOTES: 1. TOILET ACCESSORIES NOTED ARE FOR BUDGET PURPOSES ONLY. OWNER SHALL SUPPLY MAKE FINAL SELECTIONS. 2. COORDINATE WITH G-101, ACCESSIBLE MOUNTING HEIGHTS.			



CONSTRUCTION DOCUMENTS



BRADLEY RHODES, AIA



TENNESSEE LICENSE #: 107930
EXPIRATION DATE: 12/31/2024

Seal:

Date

Description

No.

SRM DISPATCH OFFICE

371 WALDRON ROAD
LAVERGNE, TN 37086

FLOOR PLANS,
REFLECTED CEILING
PLANS & ROOF PLAN

Project number 24-008
Date 06.20.2024
Drawn by BR
Checked by KA

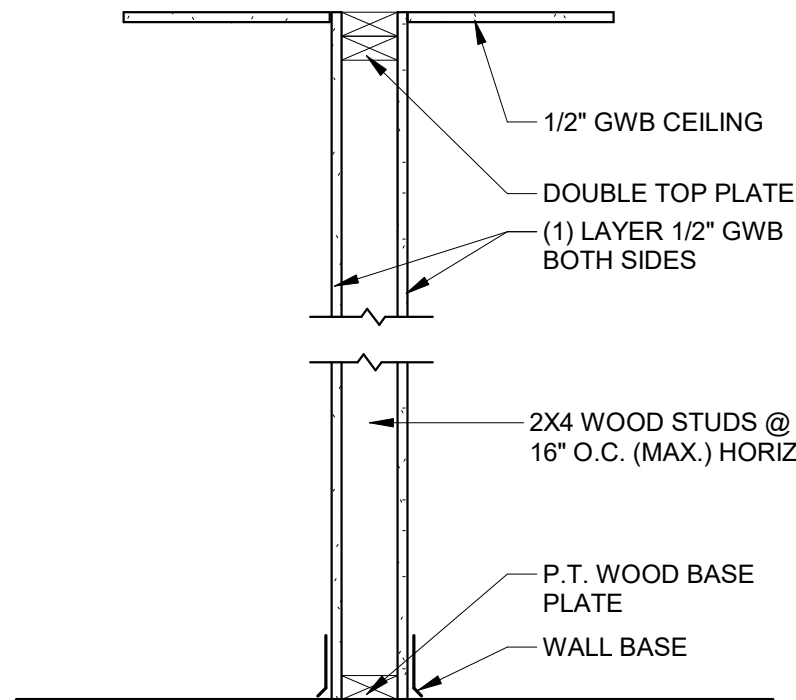
A1.1

Scale As indicated

DOOR SCHEDULE										
DOOR NO.	DOOR SIZE		DOOR TYPE	DOOR FINISH	FRAME				HARDWARE SET	
	WIDTH	HEIGHT			TYPE	MATERIAL	HEAD	JAMB	SILL	SET
D11	3' - 0"	6' - 8"	FLUSH PANEL / INSULATED METAL / HALF-LITE	PREFINISHED	F1	HM	1/A1.3	1/A1.3	1/A1.3	H1
D12	3' - 0"	6' - 8"	FLUSH PANEL / SOLID CORE WOOD	WOOD STAIN	F2	HM	2/A1.3	2/A1.3	-	H2
D13	3' - 0"	6' - 8"	FLUSH PANEL / SOLID CORE WOOD	WOOD STAIN	F2	HM	2/A1.3	2/A1.3	-	H2
D14	3' - 0"	6' - 8"	FLUSH PANEL / SOLID CORE WOOD	WOOD STAIN	F2	HM	2/A1.3	2/A1.3	-	H2
D21	3' - 0"	6' - 8"	FLUSH PANEL / INSULATED METAL / HALF-LITE	PREFINISHED	F1	HM	1/A1.3	1/A1.3	1/A1.3	H1
D22	3' - 0"	6' - 8"	FLUSH PANEL / SOLID CORE WOOD	WOOD STAIN	F2	HM	2/A1.3	2/A1.3	-	H2

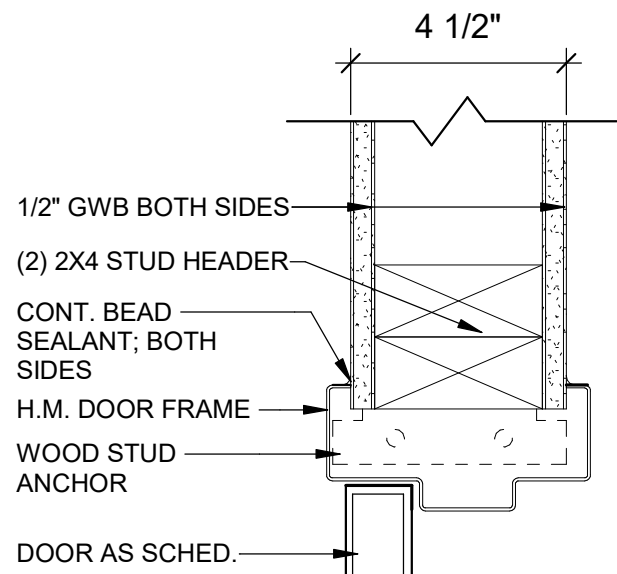
WINDOW SCHEDULE							
WINDOW NO.	WIDTH	HEIGHT	QUANTITY	WINDOW TYPE	FRAME	FINISH	GLAZING
W01	3' - 0"	4' - 6"	14	SINGLE HUNG	ALUM.	PREFINISHED / DARK BRONZE	TEMPERED GLASS
W02	3' - 0"	3' - 0"	1	SINGLE HUNG	ALUM.	PREFINISHED / DARK BRONZE	TEMPERED GLASS

DOOR HARDWARE SETS			
H1	1 PR. PIVOT HINGES 1 EA. CLOSER 1 EA. PUSH / PULL LATCH SET 1 EA. WEATHER STRIPPING SET 1 EA. ALUM. THRESHOLD	H2	1 S PR. HINGES 1 EA. CLOSER 1 EA. PUSH / PULL LATCH SET 3 EA. SILENCERS

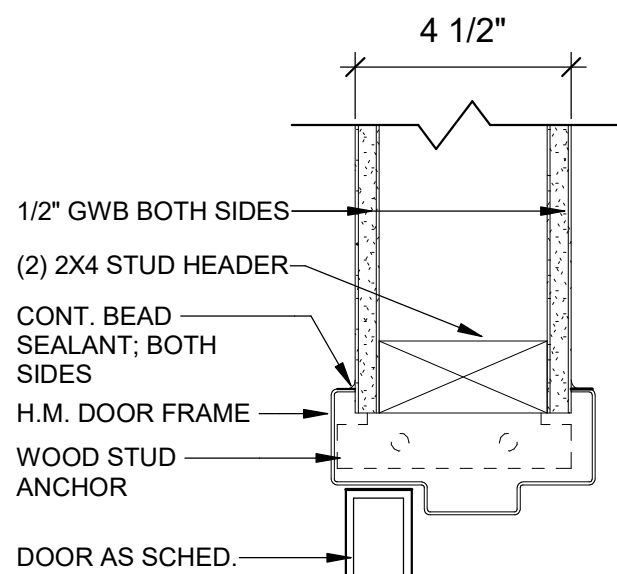


A 2x4 STUD PARTITION
SCALE : 1" = 1'-0"

3 INTERIOR PARTITION TYPE
SCALE: 1" = 1'-0"

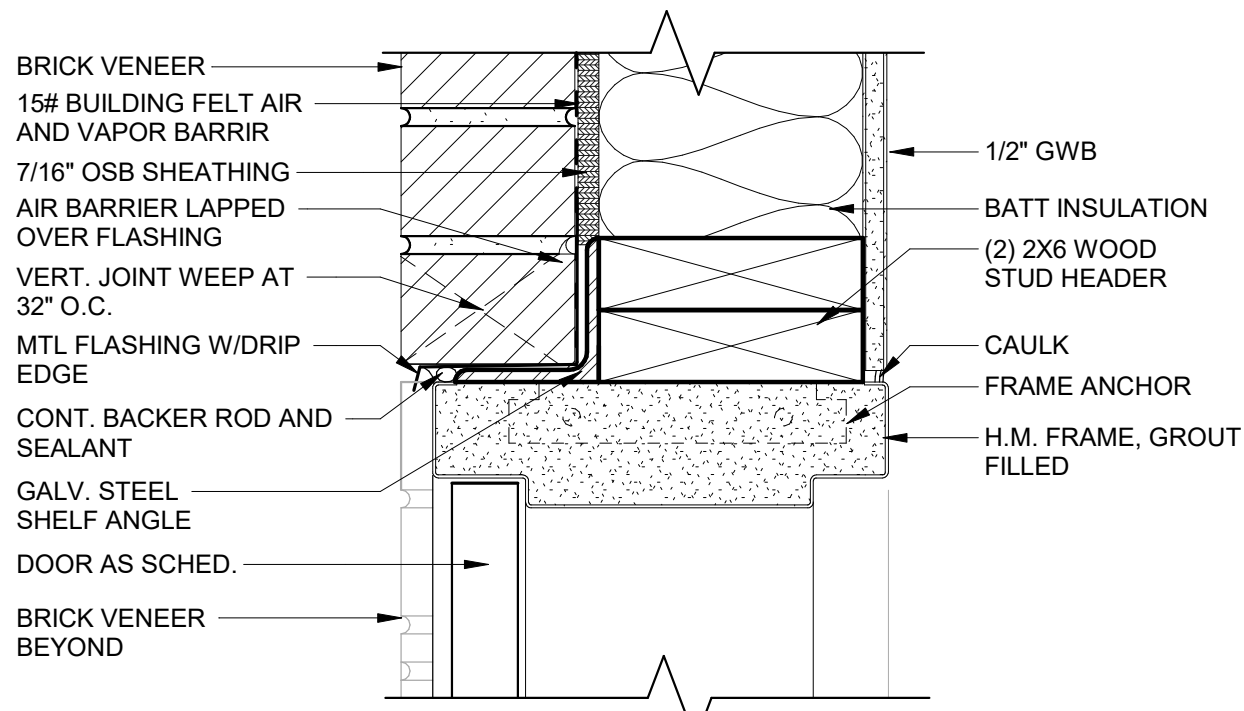


HEAD

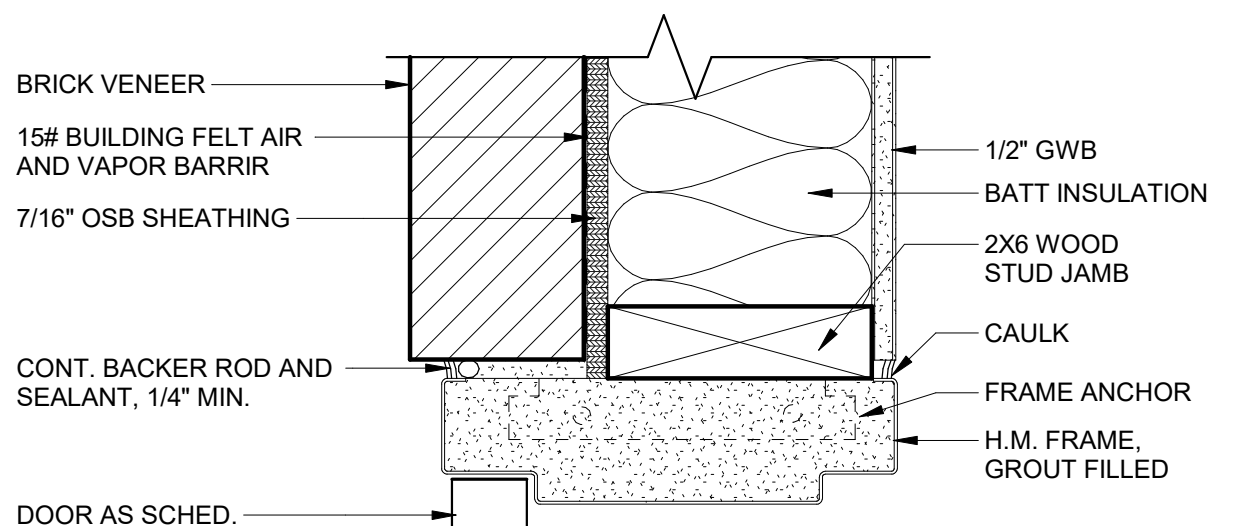


JAMB

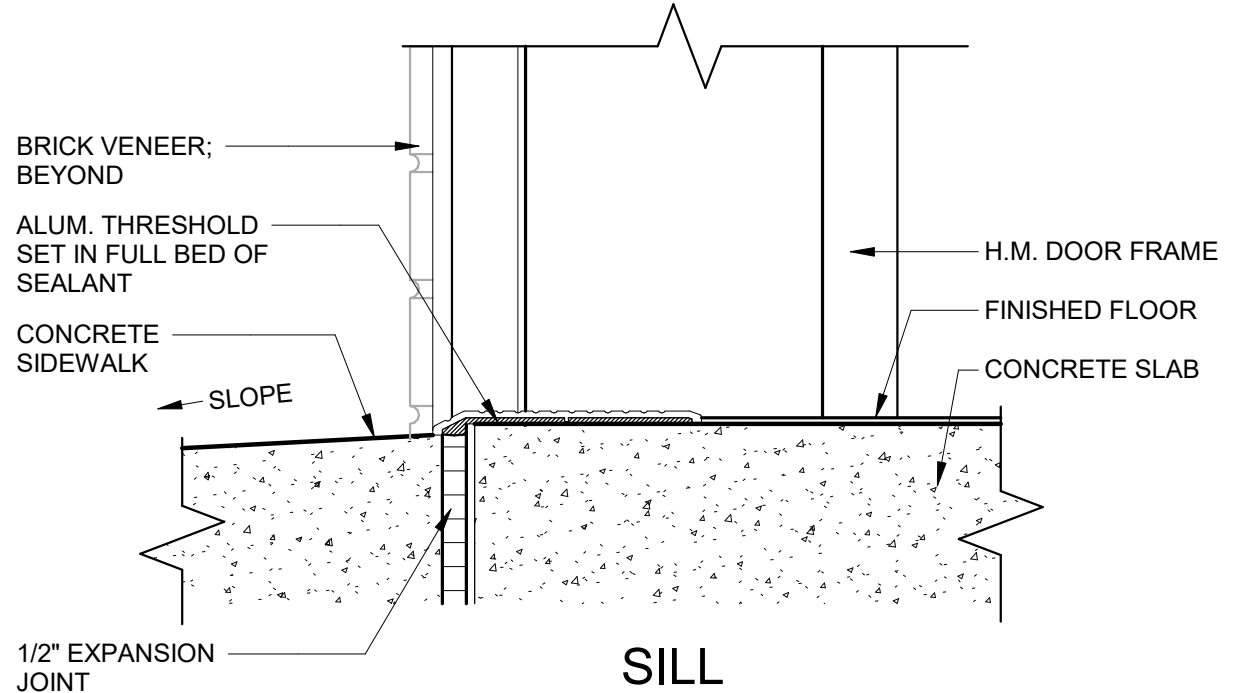
2 INTERIOR DOOR DETAILS
SCALE: 3" = 1'-0"



HEAD

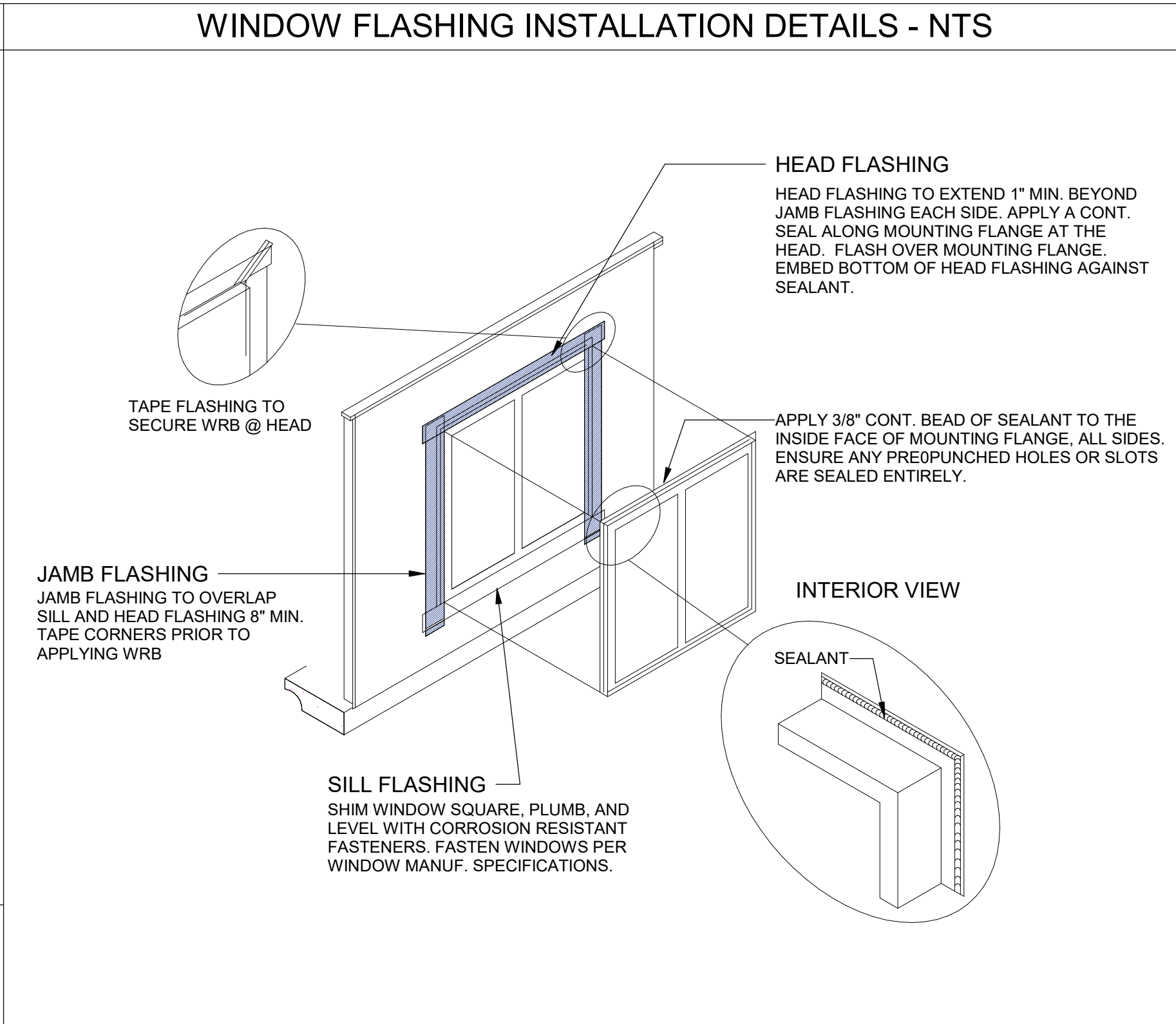
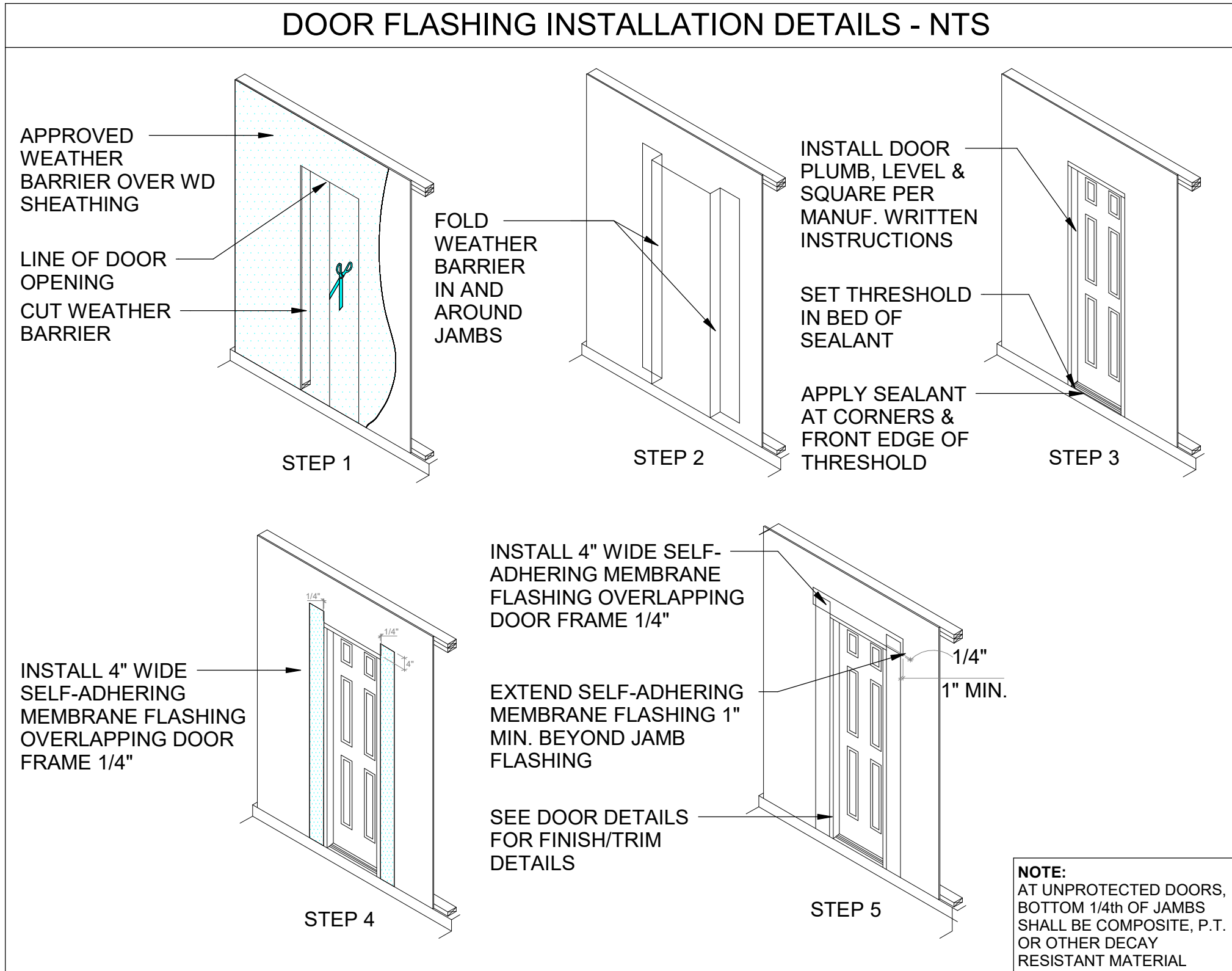


JAMB



SILL

1 EXTERIOR DOOR DETAILS
SCALE: 3" = 1'-0"



BRADLEY RHODES, AIA



TENNESSEE LICENSE #: 107930
EXPIRATION DATE: 12/31/2024

Seal:

Date

Description

No.

SRM DISPATCH OFFICE

371 WALDRON ROAD
LAVERGNE, TN 37086

DOOR & WINDOW
SCHEDULES, INTERIOR
PARTITION TYPE &
DETAILS

Project number 24-008
Date 06.20.2024
Drawn by BR
Checked by LR

A1.3

Scale As indicated



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.

All containers are shown on the plan at a minimum setback of 30 feet from all property lines, except the storage facility.

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@laveragnetn.gov; and Jake Blair - jblair@laveragnetn.gov)
No comments.

Engineering (Gary Lide - glide@laveragnetn.gov)
Entry has been widened to 32 feet in response to Planning Commission comment.

Utilities (Scott Tatalovich - statalovich@laveragnetn.gov)
No comments.

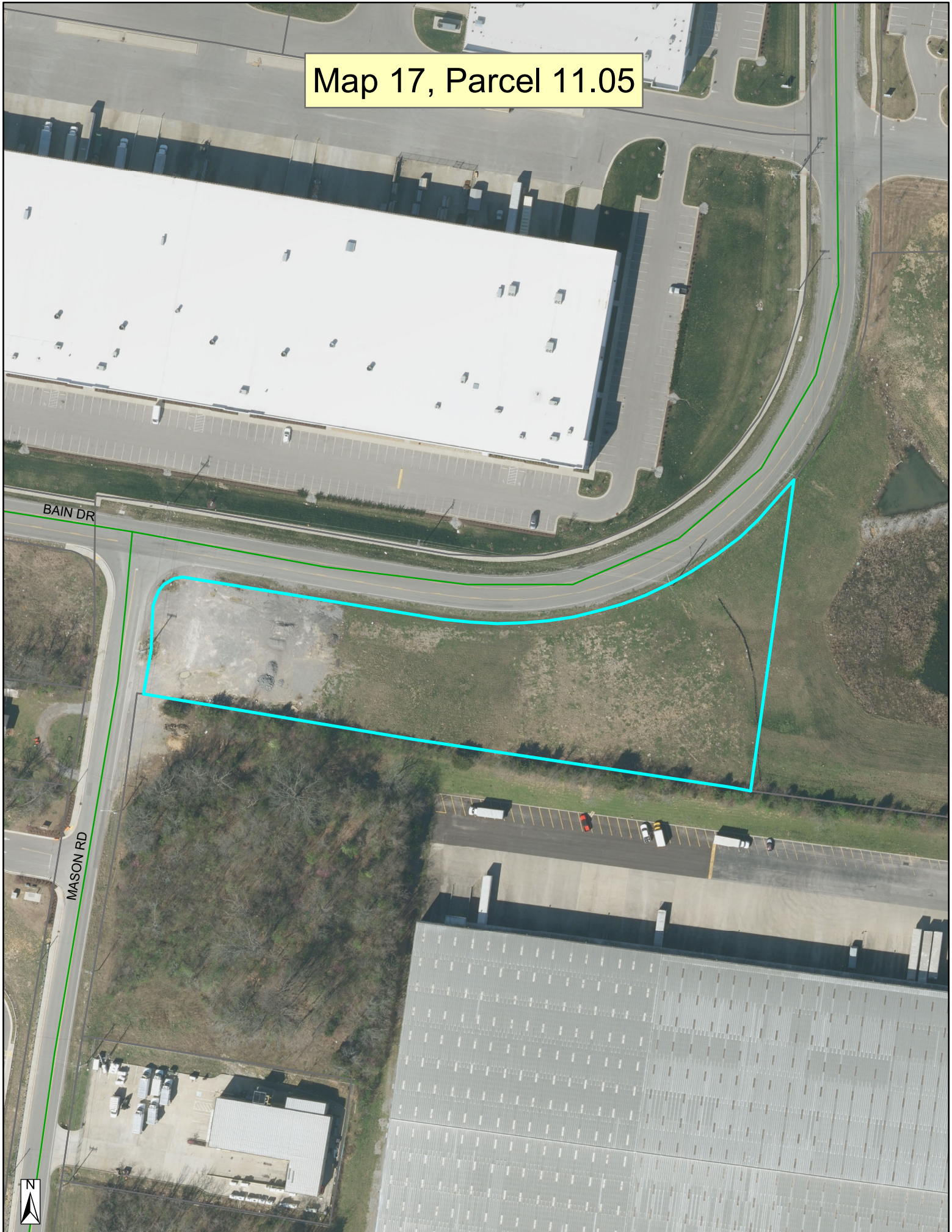
Codes (Joe White - jwhite@laveragnetn.gov)
No comments.

Fire (Curtis Brinkley - cbrinkley@laveragnetn.gov)
No comments.

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

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

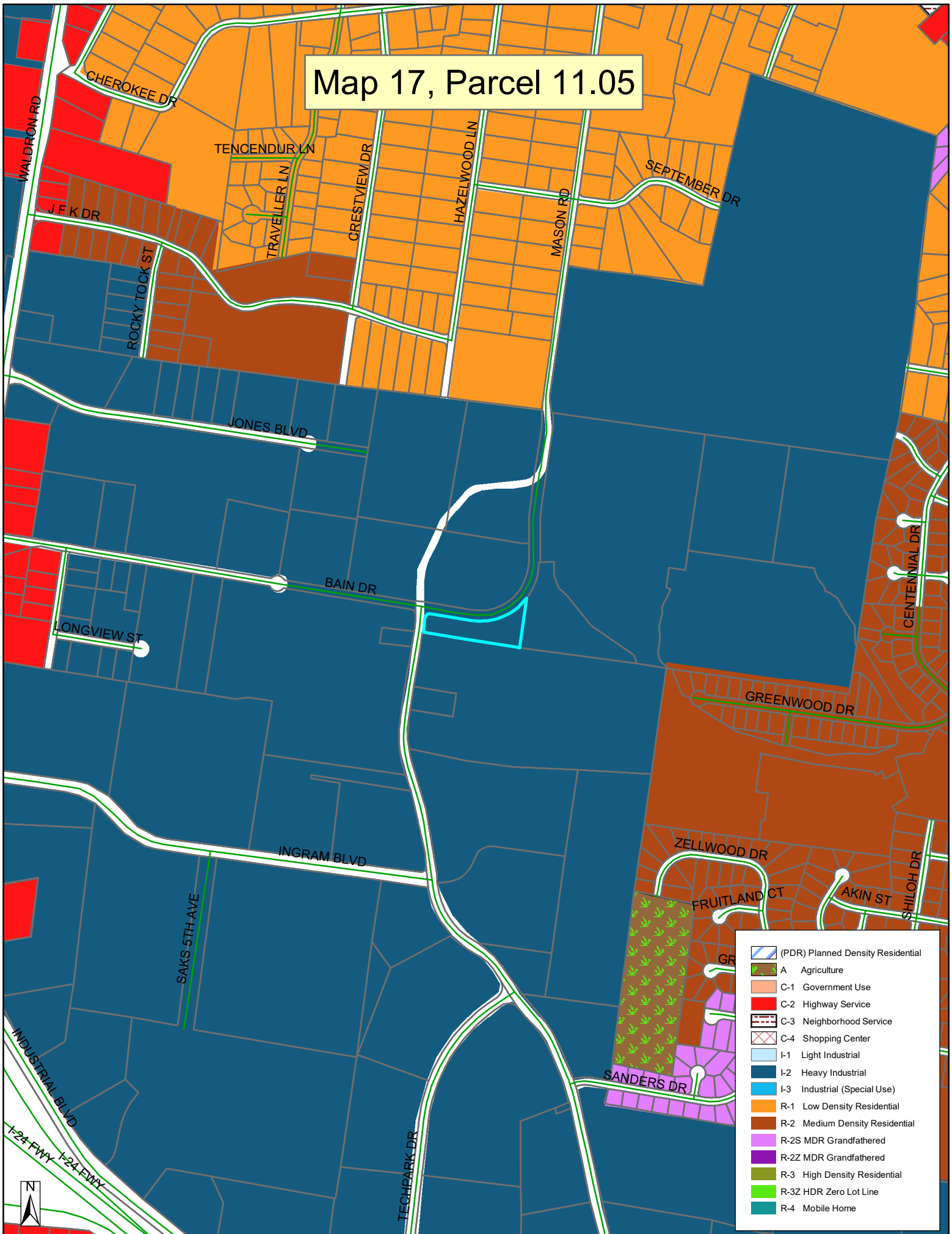
Map 17, Parcel 11.05



Map 17, Parcel 11.05

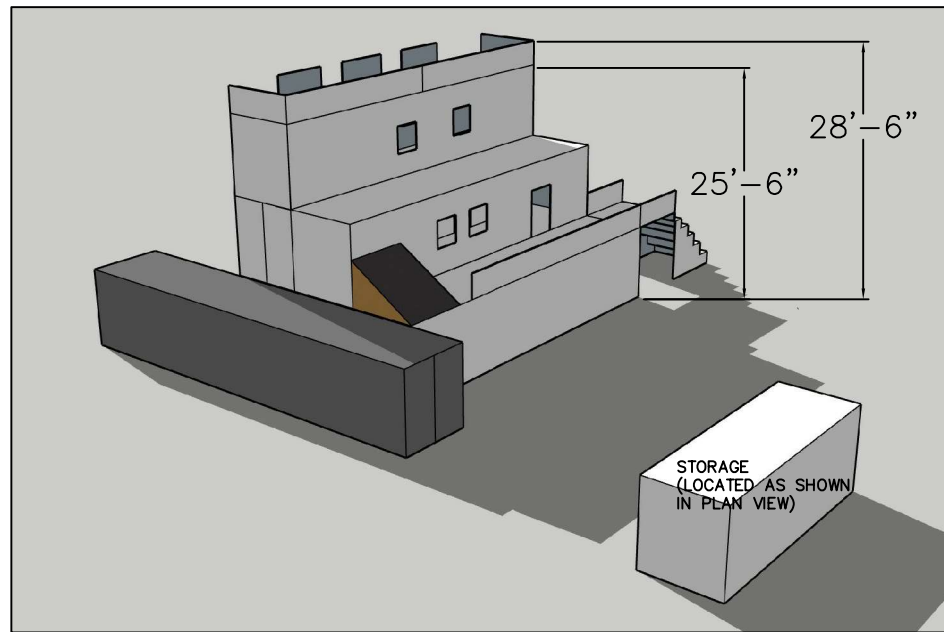


Map 17, Parcel 11.05

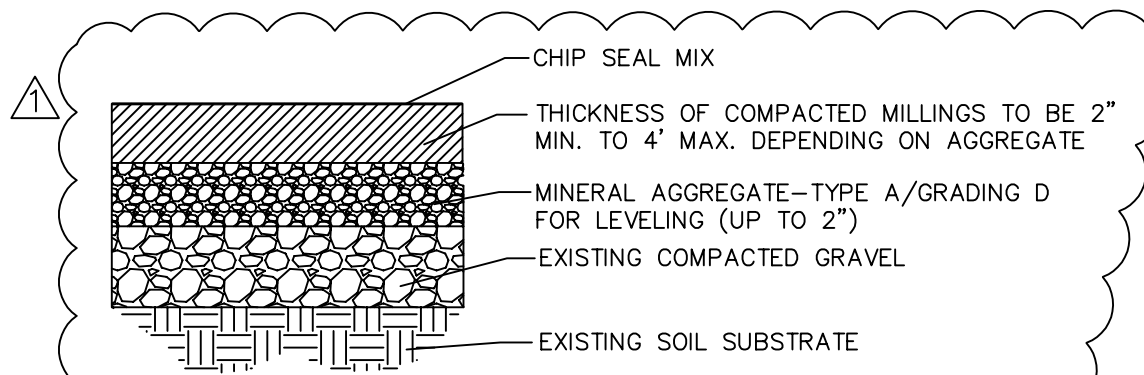








PERSPECTIVE VIEW



RECLAIMED ASPHALT PAVEMENT

COMPACTED ASPHALT MILLING NOTES:

1. ASPHALT TO BE CRUSHED SO THAT THERE ARE NO PIECES TWO INCHES OR LARGER.
2. ADD ASPHALT EMULSION TO THE MIX AT A RATE OF 3% TO 7% BASED ON THE COARSENESS OF THE MATERIAL.
3. SPREAD MILLINGS USING A SPREADER OR AN ASPHALT PAVER. HAND SPREADING MAY BE USED AT THE EDGES OR IN TIGHT AREAS.
4. COMPACT USING A PNEUMATIC-TIRED ROLLER (FIRST RUN) AND THEN A VIBRATORY STEEL-WHEELED ROLLER (SECOND RUN)
5. SEAL WITH A LAYER OF CHIP SEAL MIX AS SHOWN.

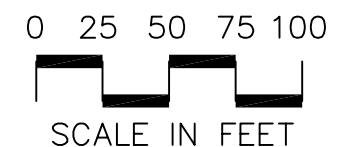
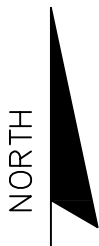
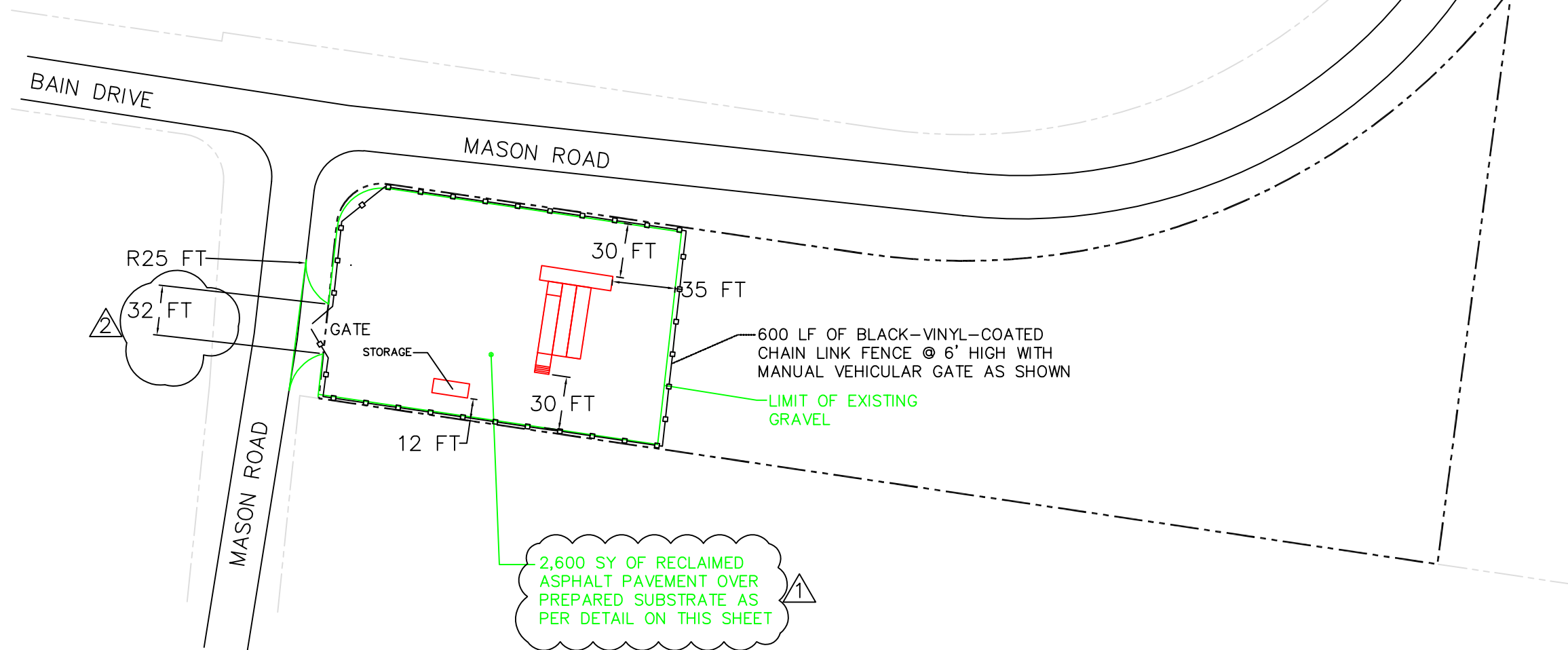


1 REVISION 1 - 10 JULY 2023 - GL

2 REVISION 2 - 22 JULY 2023 - GL



LAYOUT CONCEPT

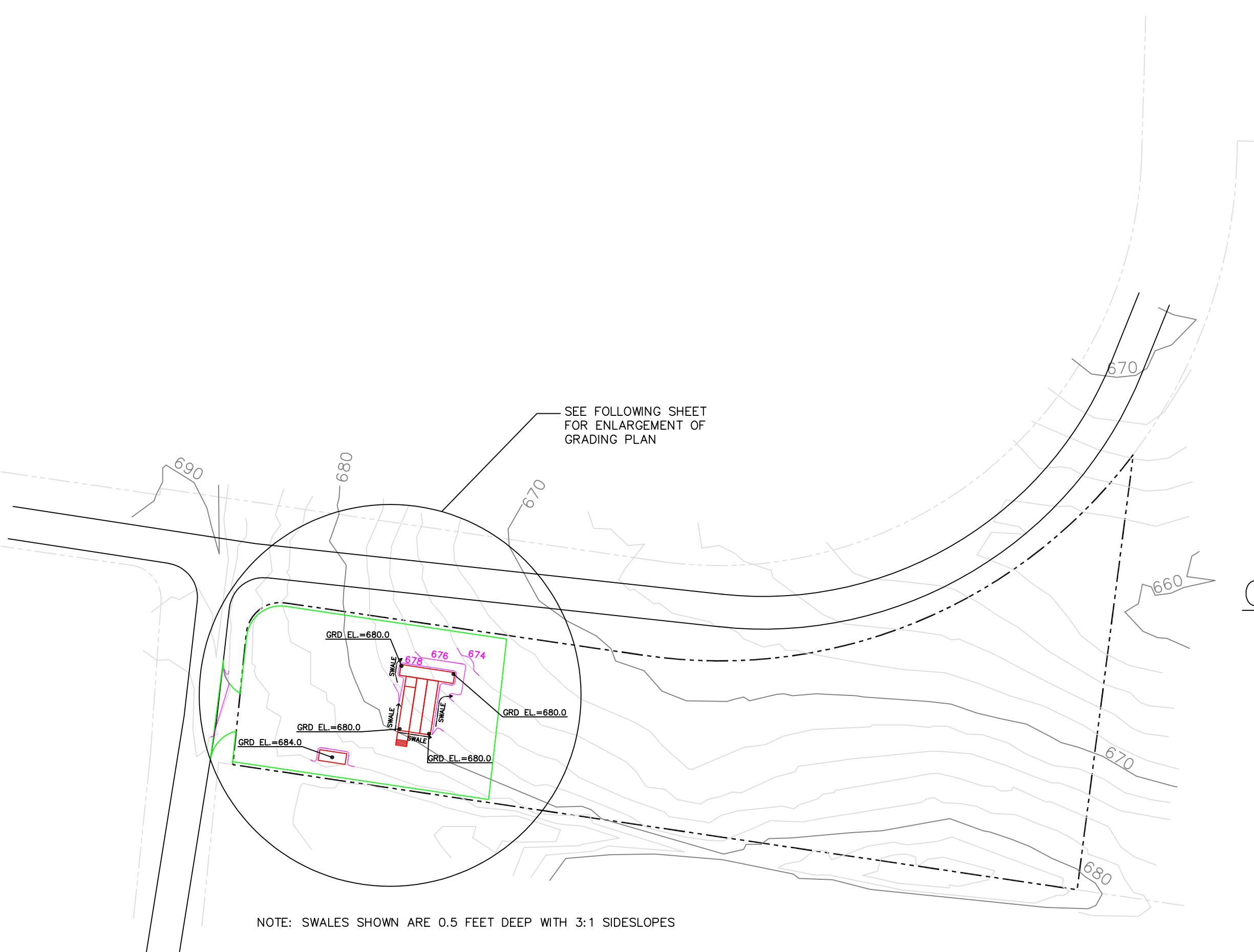
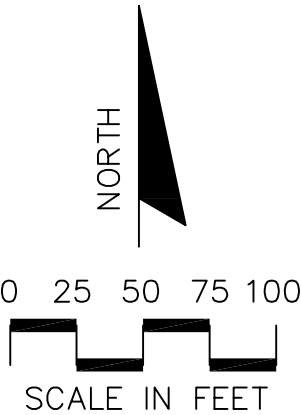


LA VERGNE FIRE DEPARTMENT TRAINING AREA





GRADING CONCEPT

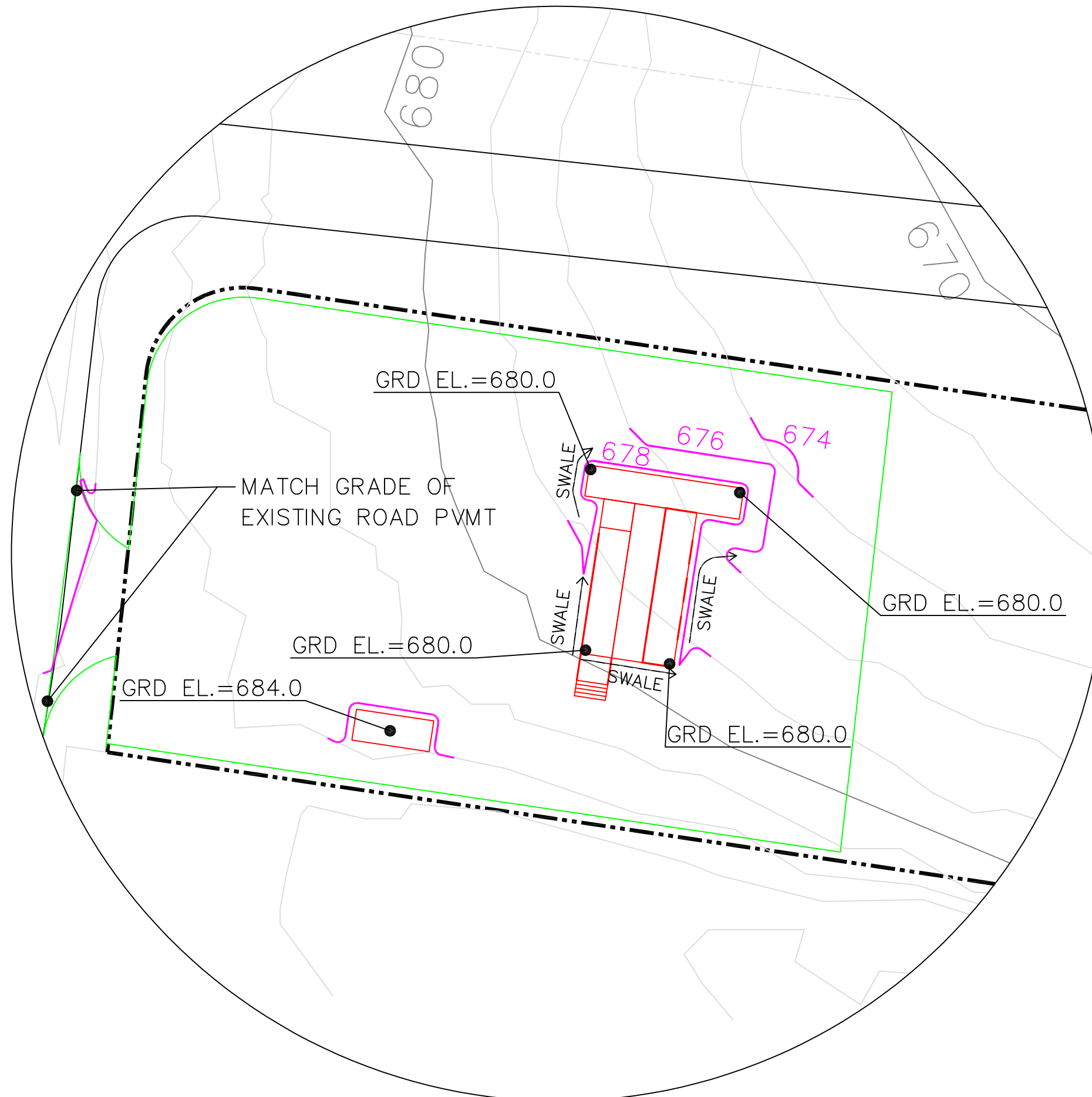


NOTE: SWALES SHOWN ARE 0.5 FEET DEEP WITH 3:1 SIDESLOPES

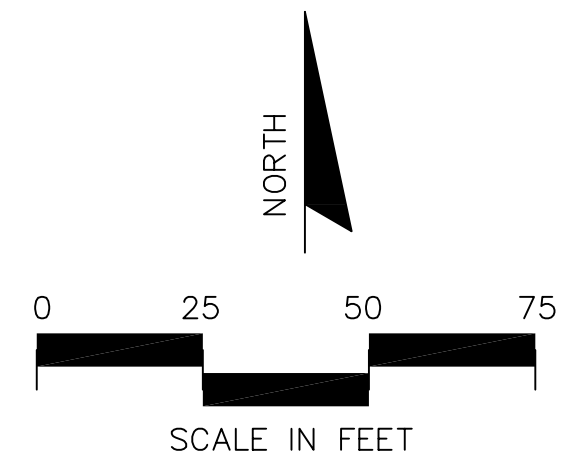
LA VERGNE FIRE DEPARTMENT TRAINING AREA



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

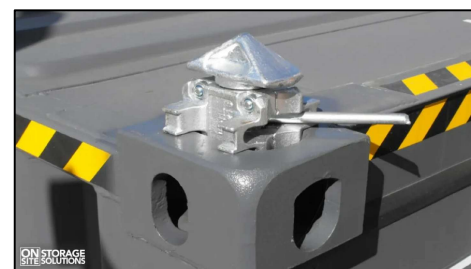
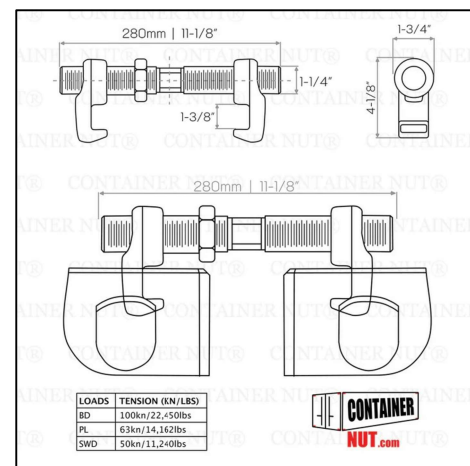
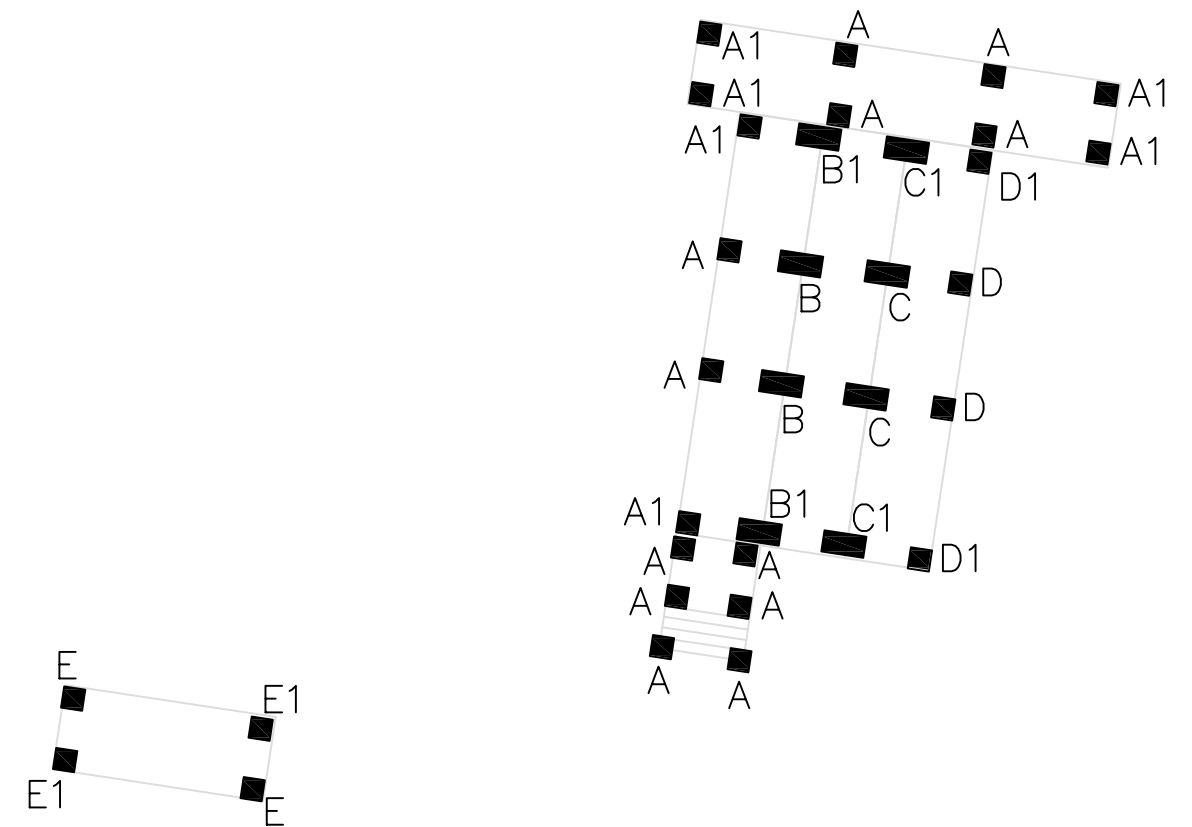
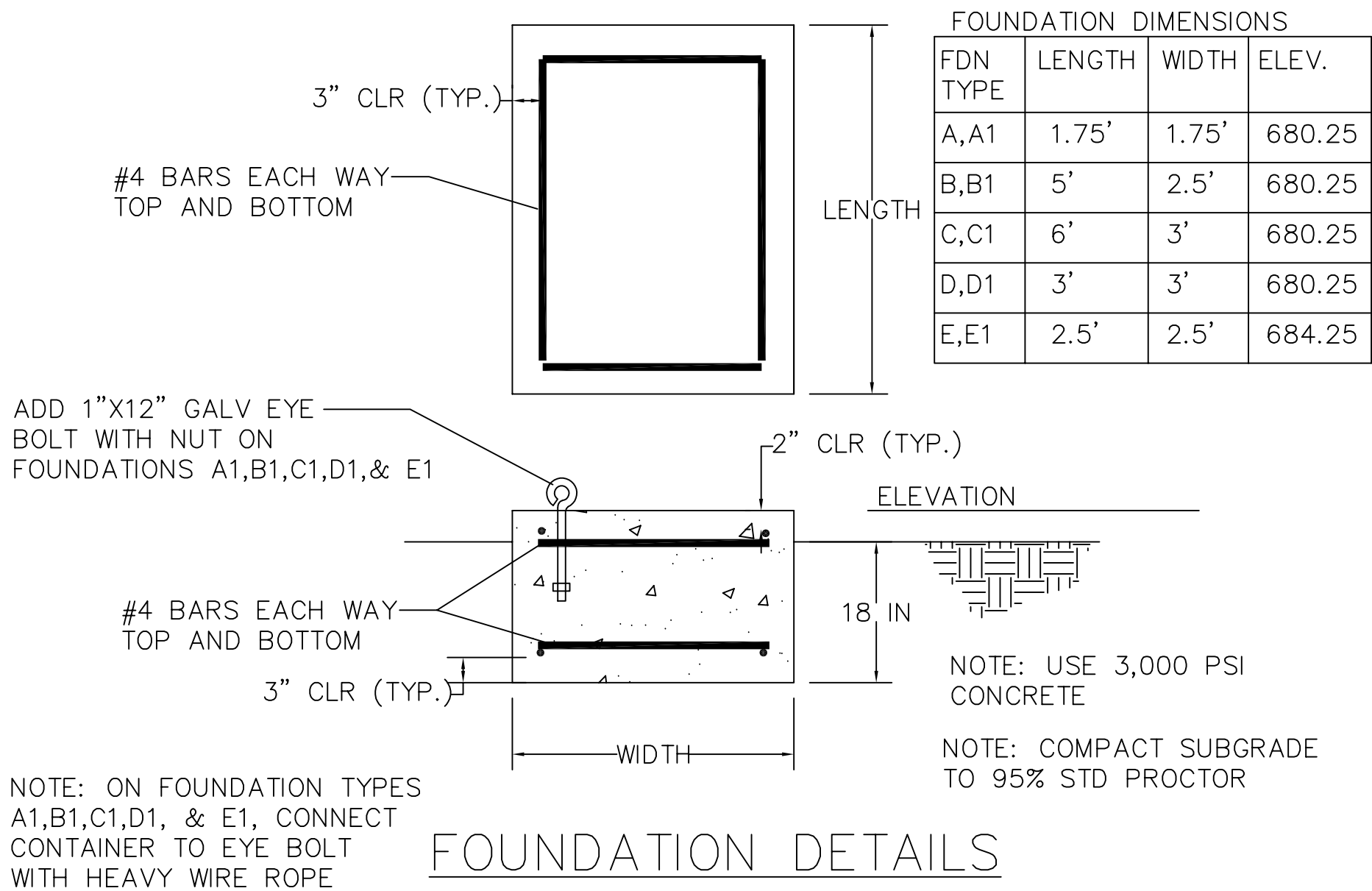


ENLARGED GRADING CONCEPT

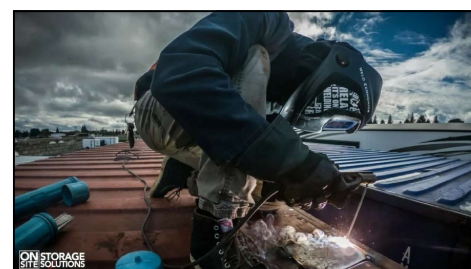


LA VERGNE FIRE DEPARTMENT TRAINING AREA





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



CONEX CONNECTION OPTIONS

