

WORKSHOP AGENDA

Planning Commission

August 13, 2024 @ 5:30 PM

For the August 27, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: July 30, 2024 Regular Meeting and August 13, 2024 Workshop.
2. Public Comment Period.

NEW 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.
4. Final Plat – Replat of Lots 6, 9, 7 of The Final Plat of The Richland South, LLC Property – Three (3) Lots Totaling Approximately 3.23 Acres. Requested by TTL. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.00). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.
5. Site Plan – Chipotle Mexican Grill – New Building of 2,300 Square Feet on 0.93 Acres. Requested by DSG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.15). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.
6. Site Plan - La Vergne Business Center, Lot 1 - Building Totaling 184,000 Square Feet on 12.2 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.
7. Site Plan - La Vergne Business Center, Lot 2 - Building Totaling 167,200 Square Feet on 16.05 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.
8. Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road.
9. Site Plan – Sorani Tire Shop – Two (2) Storage Facilities of 690 and 304 Square Feet on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Highway (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service)

Zoning District. Property owned by Shwan Sorani.

10. Site Plan – Ortiz Auto Service – Building Totaling 900 Square Feet on 1.15 Acres. Requested by SEC, Inc. Property located at 497 Dick Buchanan Street (Tax Map 14, Parcel 66.01). I-1 (Light Industrial) Zoning District. Property owned by Wendy and Jimenez Ortiz.
11. Bonds/Letters of Credit Update.
12. Discussion - Draft Zoning Ordinance

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.

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

No comments.

Engineering (Gary Lide - glide@lavergneth.gov)

Engineering
(Updated 26 July 2024)

- Place 4" wide single solid white line (SSWL) striping separating streetside parking from driving lanes along all public roads as shown on plans.
- On Delta Way in front of address 336 there are two sections of concrete in the gutter line that needs to be chipped out

Water

(Updated 29 July 2024)

- 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

(Updated 06 August 2024)

- The major issues @ Carothers Crossing Phase II have been corrected.
- The only thing the city is waiting for is the CCTV footage that the developer needs to provide. I spoke to the developer a few weeks ago, and he was still waiting on the footage from the company.

Stormwater

(Updated 05 August 2024)

- All curb and area inlet structures, headwall and pipe junctions need to be grouted with Portland cement.
- The area in front of all headwalls needs to drain as shown on the plans. If any area around the headwall have washed out or have silt build up that area needs to be reworked and stabilized with seed and matting.
- Remove all not needed erosion control.
- Be sure all inlet boxes are clean and drain properly.
- Check to be sure all pipes are clean and drain properly.
- Be sure all roads are clean.
- Be sure all drainage area drains as shown on the plans. if any area needs reworked that that area needs stabilized with seed and matting.
- All bare areas need stabilized with seed and straw or matting.

Utilities (Scott Tatalovich - statalovich@lavergnnetn.gov)

No comments.

Codes (Joe White - jwhite@lavergnnetn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnnetn.gov)

No comments.

Police (John Eubank - jeubank@lavergnnetn.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.

A photograph of a stone pillar sign for a residential development. The sign is made of light-colored rectangular stones and has a dark rectangular plaque in the center with the text 'HAMLET' in large, bold, white capital letters, and 'AT CAROTHERS CROSSING' in smaller, white capital letters below it. 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 background shows a line of trees and a cloudy sky. In the foreground, there is a patch of grass and dirt, with some litter, including a red can and a white bottle, scattered on the ground.

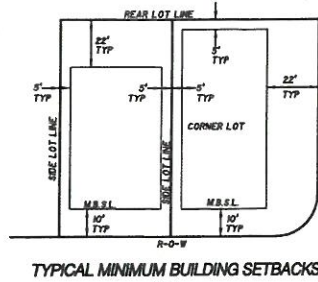
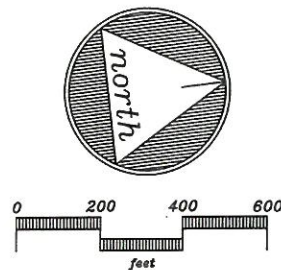
HAMLET

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 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" 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

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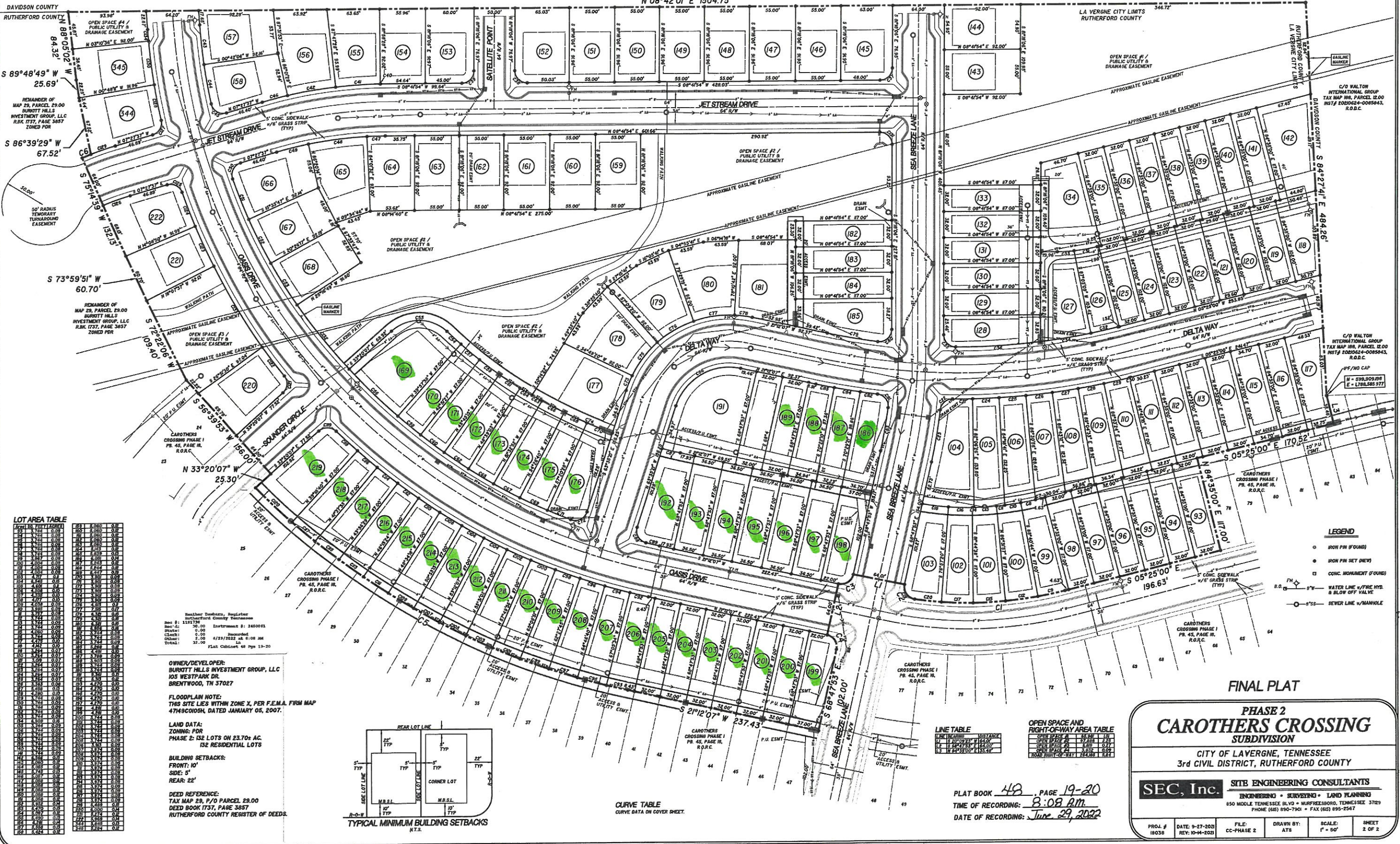
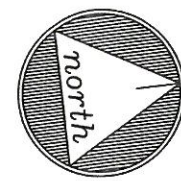
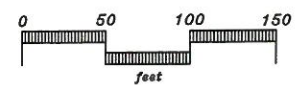
LINE TABLE

LINE	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'

C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643,
R.O.C.

C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643,
R.O.C.

C/O WALTON
INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020024-0085643,
R.O.C.



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
121	1,210.00	1,210.00	1,210.00
122	1,210.00	1,210.00	1,210.00
123	1,210.00	1,210.00	1,210.00
124	1,210.00	1,210.00	1,210.00
125	1,210.00	1,210.00	1,210.00
126	1,210.00	1,210.00	1,210.00
127	1,210.00	1,210.00	1,210.00
128	1,210.00	1,210.00	1,210.00
129	1,210.00	1,210.00	1,210.00
130	1,210.00	1,210.00	1,210.00
131	1,210.00	1,210.00	1,210.00
132	1,210.00	1,210.00	1,210.00
133	1,210.00	1,210.00	1,210.00
134	1,210.00	1,210.00	1,210.00
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136	1,210.00	1,210.00	1,210.00
137	1,210.00	1,210.00	1,210.00
138	1,210.00	1,210.00	1,210.00
139	1,210.00	1,210.00	1,210.00
140	1,210.00	1,210.00	1,210.00
141	1,210.00	1,210.00	1,210.00
142	1,210.00	1,210.00	1,210.00
143	1,210.00	1,210.00	1,210.00
144	1,210.00	1,210.00	1,210.00
145	1,210.00	1,210.00	1,210.00
146	1,210.00	1,210.00	1,210.00
147	1,210.00	1,210.00	1,210.00
148	1,210.00	1,210.00	1,210.00
149	1,210.00	1,210.00	1,210.00
150	1,210.00	1,210.00	1,210.00
151	1,210.00	1,210.00	1,210.00
152	1,210.00	1,210.00	1,210.00
153	1,210.00	1,210.00	1,210.00
154	1,210.00	1,210.00	1,210.00
155	1,210.00	1,210.00	1,210.00
156	1,210.00	1,210.00	1,210.00
157	1,210.00	1,210.00	1,210.00
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161	1,210.00	1,210.00	1,210.00
162	1,210.00	1,210.00	1,210.00
163	1,210.00	1,210.00	1,210.00
164	1,210.00	1,210.00	1,210.00
165	1,210.00	1,210.00	1,210.00
166	1,210.00	1,210.00	1,210.00
167	1,210.00	1,210.00	1,210.00
168	1,210.00	1,210.00	1,210.00
169	1,210.00	1,210.00	1,210.00
170	1,210.00	1,210.00	1,210.00
171	1,210.00	1,210.00	1,210.00
172	1,210.00	1,210.00	1,210.00
173	1,210.00	1,210.00	1,210.00
174	1,210.00	1,210.00	1,210.00
175	1,210.00	1,210.00	1,210.00
176	1,210.00	1,210.00	1,210.00
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182	1,210.00	1,210.00	1,210.00
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185	1,210.00	1,210.00	1,210.00
186	1,210.00	1,210.00	1,210.00
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188	1,210.00	1,210.00	1,210.00
189	1,210.00	1,210.00	1,210.00
190	1,210.00	1,210.00	1,210.00
191	1,210.00	1,210.00	1,210.00
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193	1,210.00	1,210.00	1,210.00
194	1,210.00	1,210.00	1,210.00
195	1,210.00	1,210.00	1,210.00
196	1,210.00	1,210.00	1,210.00
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199	1,210.00	1,210.00	1,210.00
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202	1,210.00	1,210.00	1,210.00
203	1,210.00	1,210.00	1,210.00
204	1,210.00	1,210.00	1,210.00
205	1,210.00	1,210.00	1,210.00
206	1,210.00	1,210.00	1,210.00
207	1,210.00	1,210.00	1,210.00
208	1,210.00	1,210.00	1,210.00
209	1,210.00	1,210.00	1,210.00
210	1,210.00	1,210.00	1,210.00
211	1,210.00	1,210.00	1,210.00
212	1,210.00	1,210.00	1,210.00
213	1,210.00	1,210.00	1,210.00
214	1,210.00	1,210.00	1,210.00
215	1,210.00	1,210.00	1,210.00
216	1,210.00	1,210.00	1,210.00
217	1,210.00	1,210.00	1,210.00
218	1,210.00	1,210.00	1,210.00
219	1,210.00	1,210.00	1,210.00
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221	1,210.00	1,210.00	1,210.00
222	1,210.00	1,210.00	1,210.00

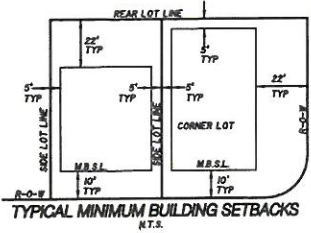
Owner/Developer:
BURROTT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP
4749C0008, 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.

Stationing	Curve Data
1+00.00	10.00'
1+10.00	10.00'
1+20.00	10.00'
1+30.00	10.00'
1+40.00	10.00'
1+50.00	10.00'
1+60.00	10.00'
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24+10.00	10.00'
24+20.00	10.00'
24+30.00	10.00'



Item #: 4. **Item Title: Final Plat – Replat of Lots 6, 9, 7 of The Final Plat of The Richland South, LLC Property – Three (3) Lots Totaling Approximately 3.23 Acres. Requested by TTL. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.00). C-2 (Highway Service) Zoning District. Property owned by Woodhaven Development Group.**

Reviewed By:

Bo Logan, City Planner

Gary Lide, City Engineer

Scott Tatalovich, Utility Engineer

Summary:

This plat will replat three (3) lots on approximately 3.20 acres.

The applicant is requesting this final plat approval as part of a development that will contain a future ALDI grocery store totaling 19,432 SF as well as a new Chipotle restaurant. The site is located at Murfreesboro Road near Veterans Memorial Parkway.

The purpose of the plat is to establish the property boundaries for the new restaurant and a future bank.

Staff Comments / Technical Items:

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

No comments

Engineering (Gary Lide - glide@laveragnetn.gov)

1. Fill in Note 6.
2. Fill in "Certificate of Approval of Drainage Outside of Right-of-Way" (info is in Note 8)
3. Show distance and direction to nearest fire hydrant

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.

Replat of Lots 6,9, & 7

VETERANS MEMORIAL PKWY

MURFREESBORO RD

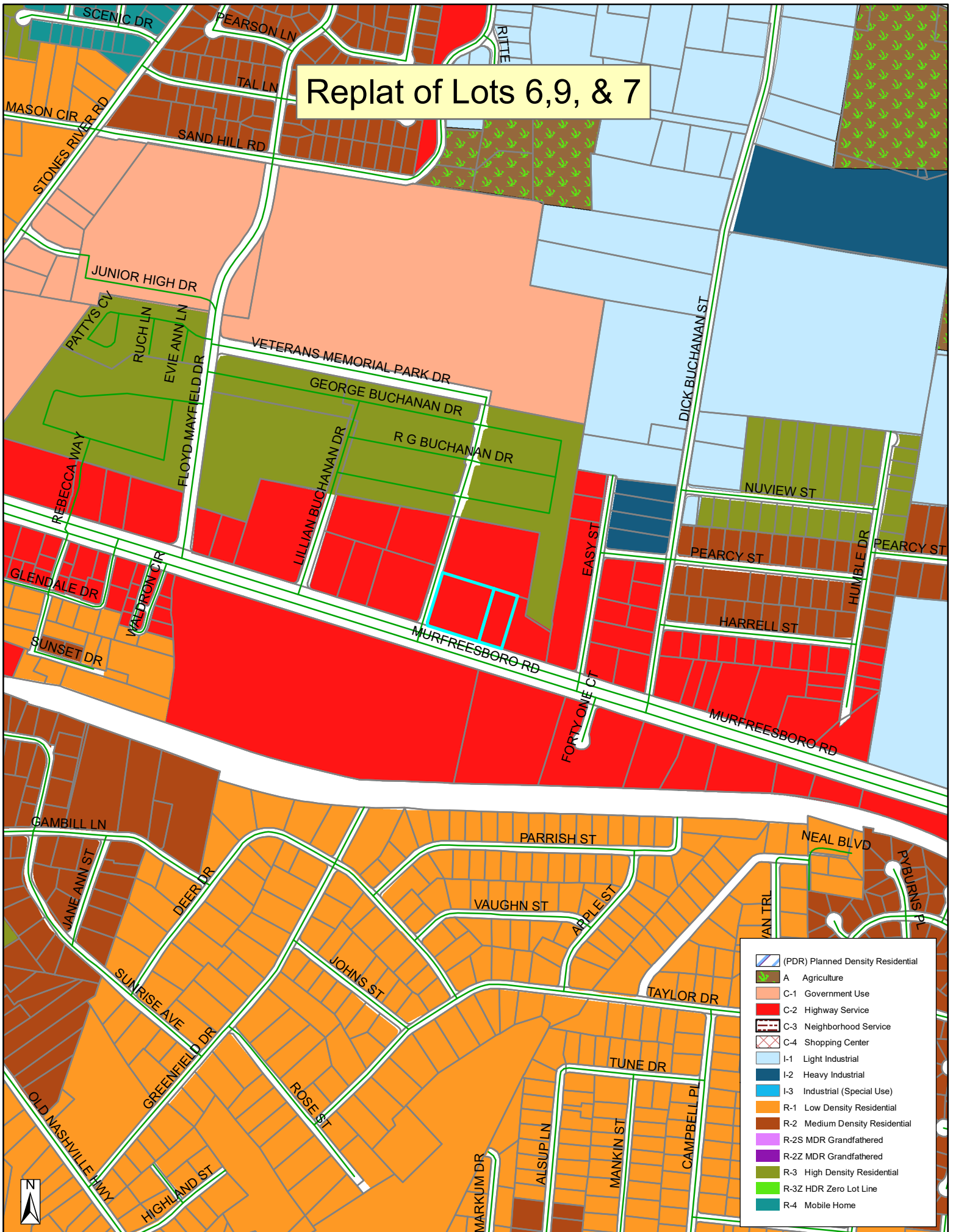
MURFREESBORO RD



Replat of Lots 6,9, & 7



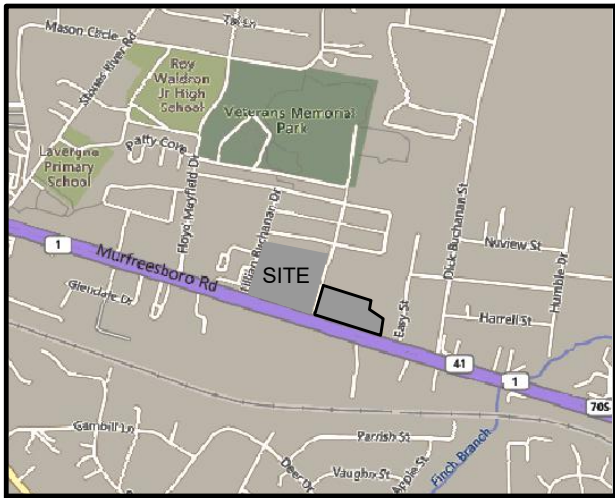
Replat of Lots 6,9, & 7











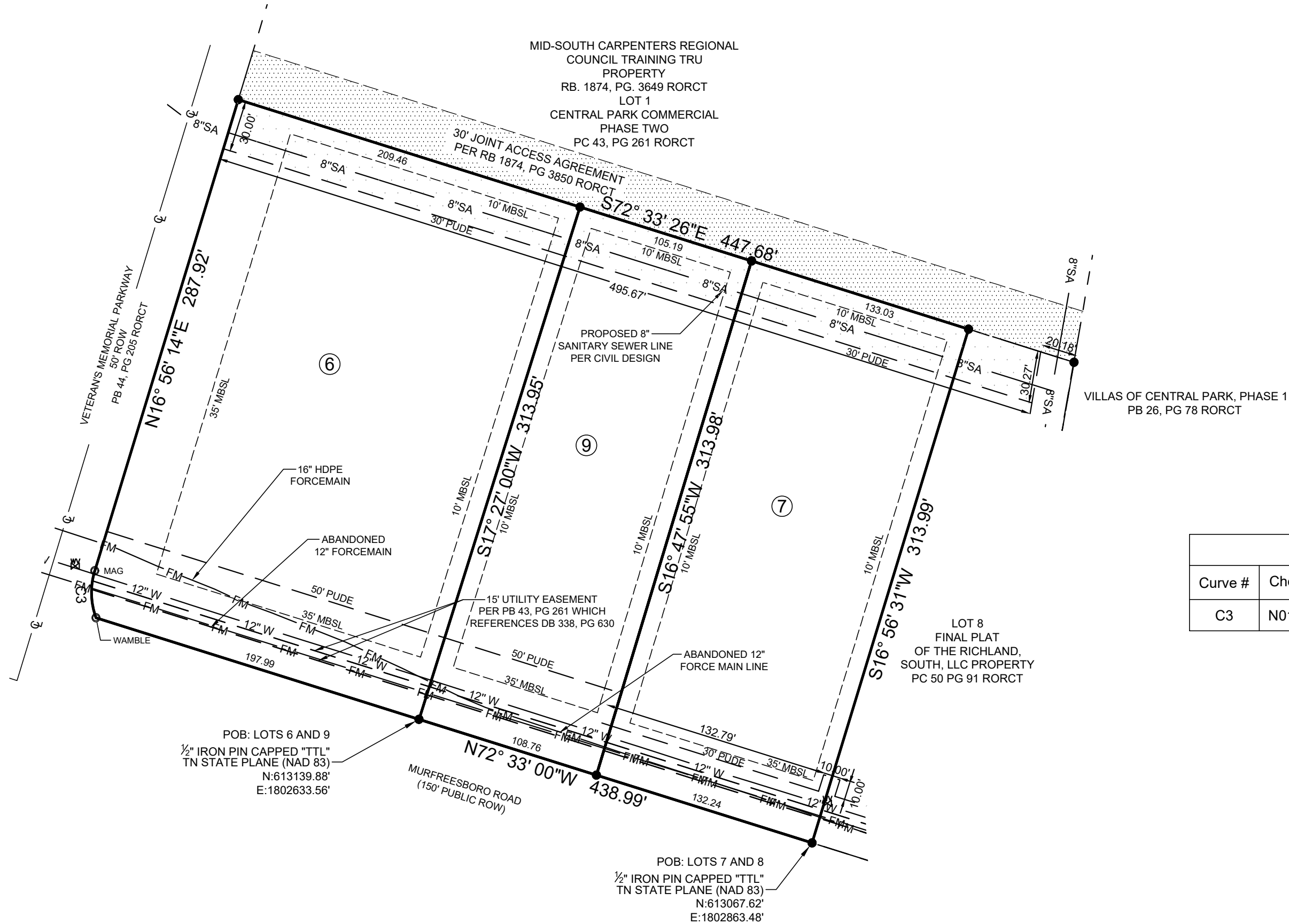
VICINITY MAP
(NOT TO SCALE)

LEGEND

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

PG=PAGE
ROW=RIGHT OF WAY
POB=POINT OF BEGINNING
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
RB=RECORD BOOK
RLS=REGISTERED LAND SURVEYOR
N=NORTHING
E=EASTING
GPS=GLOBAL POSITIONING SYSTEM
MBSL=MINIMUM BUILDING SETBACK LINE
PUDE=PUBLIC UTILITY & DRAINAGE EASEMENT
RORCT=REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
SQFT=SQUARE FEET
GIS=GEOGRAPHIC INFORMATION SYSTEM

- NOTES
1) ALL EASEMENTS SHOWN MAY BE USED FOR POWER, TELEPHONE, GAS, SANITARY SEWER, STORM SEWER, WATER AND SURFACE DRAINAGE, AS WELL AS THE DESIGNED USE.
2) BEARINGS AND DISTANCES SHOWN TAKE PRECEDENCE OVER SCALE.
3) ANY LOT IN THIS SUBDIVISION MAY BE REPLATTED WITH THE APPROVAL OF THE CITY OF LA VERGNE PLANNING COMMISSION.
4) UNDERGROUND UTILITIES SHALL BE INSTALLED.
5) PROPERTY IS ZONED C-2 AND IS WITHIN THE MURFREESBORO ROAD OVERLAY DISTRICT.
6) THE LONG-TERM MAINTENANCE AGREEMENT FOR THE STORMWATER FACILITIES SERVING THIS LOT HAVE BEEN RECORDED IN RECORD BOOK PAGE _____ RORCT.
7) THIS TRACT DOES NOT LAY WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY ACCORDING TO THE FLOOD INSURANCE RATE MAP (47149 C 0015 J ZONE X AND 47149 C 0020 K ZONE X) OF THE CITY OF LA VERGNE, ROBERTSON COUNTY, TENNESSEE, DATED: MARCH 9, 2023, UNLESS OTHERWISE NOTED ON SURVEY.
8) THE PERFORMANCE BOND AMOUNT WILL BE IN TOTAL OF \$753,910.50 AND WILL CONSIST OF CURB/GUTTER SIDEWALKS, PAVEMENT, DRAINAGE PIPES AND STRUCTURES, GUARDRAILS, DITCHES, AND LAKE/BMP.



NORTH BASED ON
TENNESSEE STATE PLANE
COORDINATES
N.A.D. 83 GRID NORTH

REPLAT
LOTS 6,7,9
OF FINAL PLAT OF
THE RICHLAND
SOUTH, LLC PROPERTY

PROPERTY ADDRESS
5343 MURFREESBORO ROAD
LA VERGNE, TN 37086

RUTHERFORD COUNTY, TENNESSEE

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

Parcel Table		
Parcel #	Area (SQFT)	Area (Acres)
6	65245.71	1.50
7	41643.97	0.96
9	33584.76	0.77

TTL

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

NOTARIZATION

STATE OF TENNESSEE, RUTHERFORD COUNTY
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY,

THE WITHIN NAMED BARGAINOR(S), WITH WHOM I AM
PERSONALLY ACQUAINTED AND WHO ACKNOWLEDGED
THAT THEY EXECUTED THE WITHIN DESCRIBED
INSTRUMENT.

NOTARY PUBLIC DATE MY COMMISSION
EXPIRES

GENERAL INFORMATION:

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

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY	CERTIFICATE OF APPROVAL FOR RECORDING
I / WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY / OUR BEST ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN. RECORD BOOK: 1346, PAGE 3700	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF LA VERGNE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER. PRELIMINARY (NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION) GRAYSON W. SMITH TN RLS# 3003 TTL, INC	I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FINAL PLAT OF THE RICHLAND SOUTH, LLC PROPERTY HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION. NAME TITLE AND AGENCY OR AUTHORIZED APPROVAL AGENT DATE	I HEREBY CERTIFY THAT ALL WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED FINAL PLAT OF THE RICHLAND SOUTH, LLC PROPERTY HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION. NAME TITLE AND AGENCY OR AUTHORIZED APPROVAL AGENT DATE	I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURES OUTSIDE OF THE ROAD RIGHT OF WAYS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT RESOLUTION AND THAT A MAINTENANCE BOND OF _____ HAS BEEN POSTED. CITY OF LA VERGNE BUILDINGS & CODES DEPT. DATE	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION STANDARDS FOR LA VERGNE, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY REGISTER. SECRETARY, PLANNING COMMISSION DATE
OWNER(S) DATE	DATE	DATE	DATE	DATE	DATE

REPLAT LOTS 6,7,9 OF FINAL PLAT OF THE RICHLAND SOUTH, LLC
PROPERTY

FINAL PLAT 4-19-24 DATE	DEED REFERENCE: MAP 014, PARCEL 072.00 RB. 1346 , PAGE 3700, RORCT
TOTAL ACRES 3.23	TOTAL LOTS 3
ACRES NEW ROAD 0.0	MILES NEW ROAD 0.0
OWNER RICHLAND SOUTH, LLC	CIVIL DISTRICT 3RD
CURRENTLY ZONED C-2	AS OF 4-19-24
0 60 120 180 SCALE: 1" = 60'	



Item #: 5. Item Title: Site Plan – Chipotle Mexican Grill – New Building of 2,300 Square Feet on 0.93 Acres. Requested by DSG. Property located at Murfreesboro Road & Veterans Memorial Parkway (Tax Map 14, Parcel 72.15). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for a quick-serve restaurant (QSR) totaling 2,300 SF at a site located on Murfreesboro Road. The site is 0.93 acres. Structures will consist of the restaurant, associated parking areas and driveways.

The restaurant will be built primarily of brick and masonry material. In addition, the developer is proposing ample landscaping along with sod to be installed in areas with highest visibility.

The property is currently vacant.

The driveways on the plan are indicated as 36.20 feet wide. Thirty (30) parking spaces are being provided where only 15 are required.

Staff Comments / Technical Items:

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

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. All utilities must be underground;
3. 5 sets of Full-size color architectural elevations are required - min. size 24"x36";
4. Percentages of brick must be shown on all facades of all buildings;
5. A materials board was not submitted. A materials board is required with actual samples including paint and trim colors;
6. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
7. Parking counts are missing from the Site Data Table.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. (Sheet CL-5.0) Provide enough information to stake the building. One corner and a bearing, two corners, etc.
2. (Sheet CG-7.0) Proposed contours are not tying to existing contours shown at the boundaries of the site. If proposed contours are tying to intermediate contours such as the contours of the proposed overall Uptown Grading Plan, then show the intermediate contours to confirm that site grading shown will work with surrounding parcels.

3. (Sheet CL-5.0) Add a note that driveway from Murfreesboro Road is right-in/right-out only per conversations with TDOT.
4. (Sheet CL-5.0) Add a note that driveway permit will be issued by TDOT.
5. (Sheet CL-5.0) Add a note that upgrades to the existing driveway (including curb and gutter and all required grading and drainage for it) from the property line to Murfreesboro Road edge of pavement will be provided by Woodhaven Development Group as part of the Uptown at La Vergne development.
6. (Sheet CL-5.0) Provide a dimension from all driveways leaving the site to the nearest property line.
7. (Sheet CL-5.0) Provide the following dimensions: Width of vehicle travelway south of patio; Distance from all property lines to nearest parking spaces; Distance from the western property line to the north/south vehicular travelway west of the building.
8. (Sheet CES-3.0) Show construction entrance on initial erosion control plan rather than intermediate. It will be required for initial inspection.
9. (Sheet CES-3.0) Show location of SWPPP box on initial erosion control plan.
10. (Sheet CES-3.1) Show concrete wash-out location on intermediate erosion control plan.
11. (Sheet CL-5.?) Provide an architectural detail of the dumpster screen wall and gate with materials.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

No comments.

Codes (Joe White - jwhite@lavergnethn.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnethn.gov)

No comments.

Police (John Eubank - jeubank@lavergnethn.gov)

No comments.

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

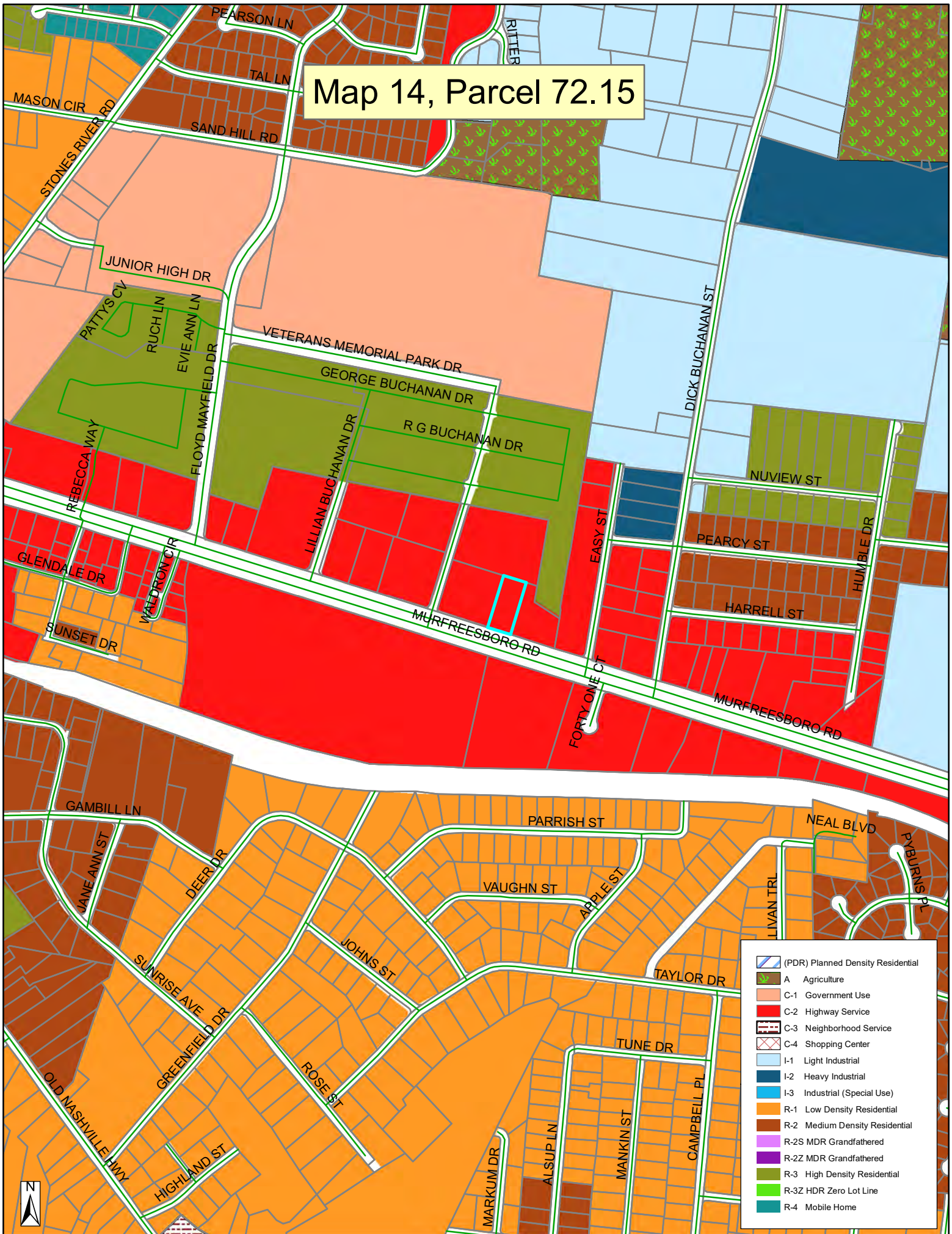
Map 14, Parcel 72.15



Map 14, Parcel 72.15



Map 14, Parcel 72.15









UPTOWN AT LAVERNGE - OUTPARCEL #6
LA VERGNE, TN 37086

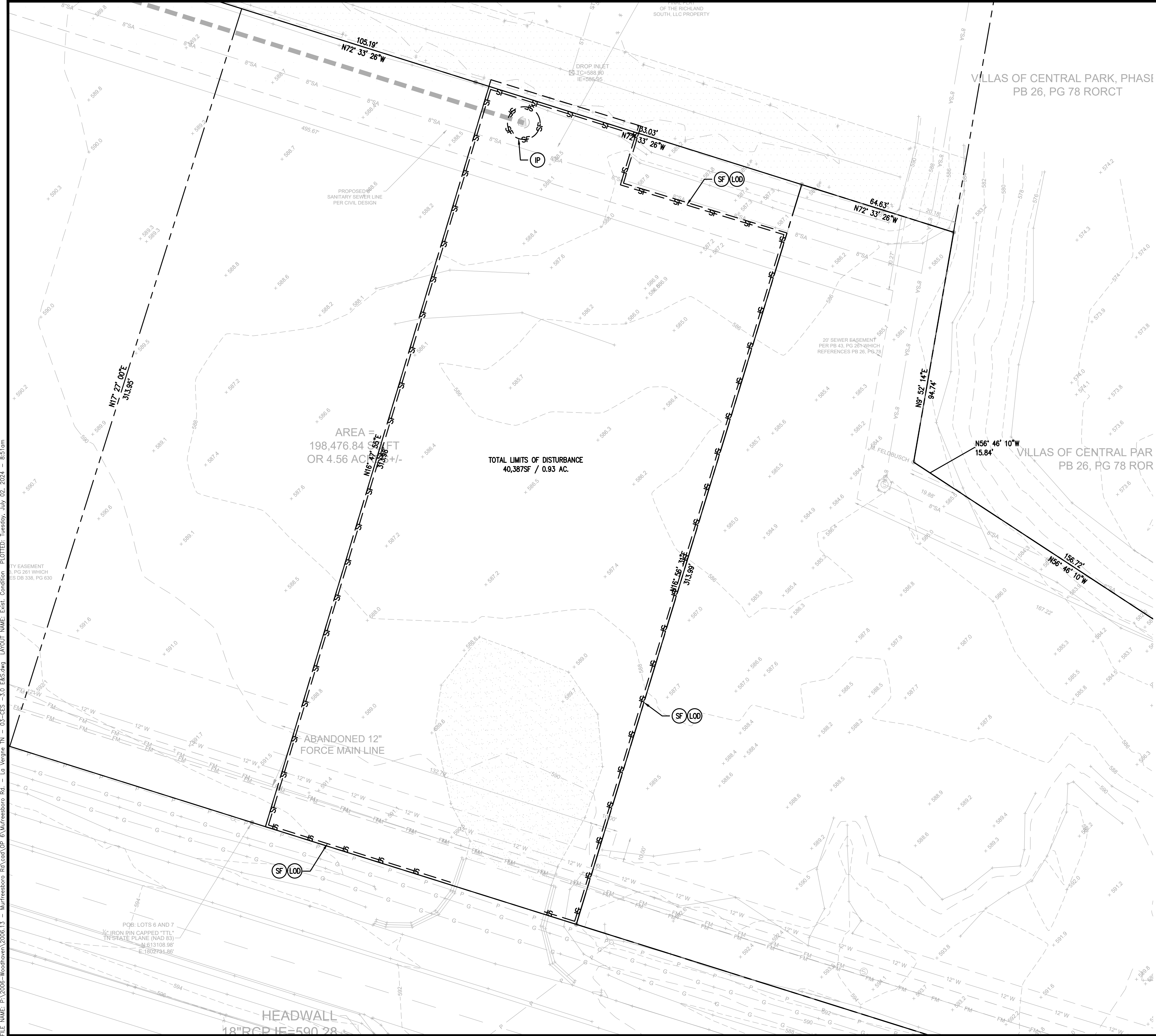


OWNER:	WOODHAVEN LA VERGNE LLC 8317 SIX FORKS RD., STE 201 RALEIGH, NC 27615	ADJACENT ZONING:	NORTH C-2 EAST C-2 WEST C-2 SOUTH C-2
DEVELOPER:	WOODHAVEN DEVELOPMENT GROUP 6000 FAIRVIEW RD., SUITE 1530 CHARLOTTE, NC 28210 CONTACT: ZACK KOSOFSKY PH# 704-731-0117	EXISTING LAND USE:	THE AFFECTED PROPERTY IS CURRENTLY UNDEVELOPED COMMERCIAL OUTPARCEL PARCEL OF THE UPTOWN AT LAVERGNE COMMERCIAL DEVELOPMENT
DESIGNER:	DEVELOPMENT SERVICES GROUP 1210 PROGRESSIVE DR., SUITE 201 CHESAPEAKE, VIRGINIA 23320 CONTACT: GARY FRANKS PH# 757-908-2372	PROPOSED LAND USE:	RESTAURANT WITH PICK-UP WINDOW
LOCATION:	UPTOWN AT LAVERGNE OUTPARCEL #6 LA VERGNE, TN 37086	SOIL TYPE:	BASED ON THE RESULTS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON, THE SURFICIAL SOILS CONSIST PRIMARILY OF FILL DESCRIBED AS LEAN AND FAT CLAY WITH VARYING AMOUNT OF LIMESTONE ROCK FRAGMENTS, OCCASIONAL BOULDERS, AND CONSTRUCTION DEBRIS. UNDERNEATH THE LAYER OF FILL IS A LAYER OF LEAN CLAY.
CURRENT ZONING:	C-2	FLOOD INFORMATION:	THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER FEMA MAP PANEL NO. 47149C0020K EFFECTIVE 05/19/2023.
PARCEL ID#:	014-072.15-000	DISTURBED AREA:	0.93 ACRES ±

HORIZONTAL DATUM: NORTH BASED ON TENNESSEE STATE PLANE COORDINATES NAD83/ GRID NORTH
VERTICAL DATUM: NAVD 83
BENCH MARK: EXISTING FLANGE BOLTS LOCATED ALONG LILLIAN BUCHANAN DR.

CV-1.0	PROJECT NAME/LOCATION ID LAVERGNE CHIPOTLE	COVER SHEET AND INDEX	PARCEL #
	SHEET TITLE		
CONCEPT PLAN	PROJECT LOCATION OUT PARCEL 5 LA VERGNE, TN		

FILE NAME: P:\2006-Woodhewer\2006.13 - Murfreesboro Rd\cad\GP 6\Murfreesboro Rd.dwg PLOTED: Tuesday, July 02, 2024 - 8:51am



EROSION CONTROL LEGEND:

- (CE) CONSTRUCTION ENTRANCE (STD: 7.28)
- (IP) INLET PROTECTION (STD: 7.35)
- (SF) SILT FENCE (STD: 7.34)
- (TP) TREE PROTECTION FENCING (STD: 7.7)
- (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8)
- (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9)
- (LOD) LIMITS OF DISTURBANCE

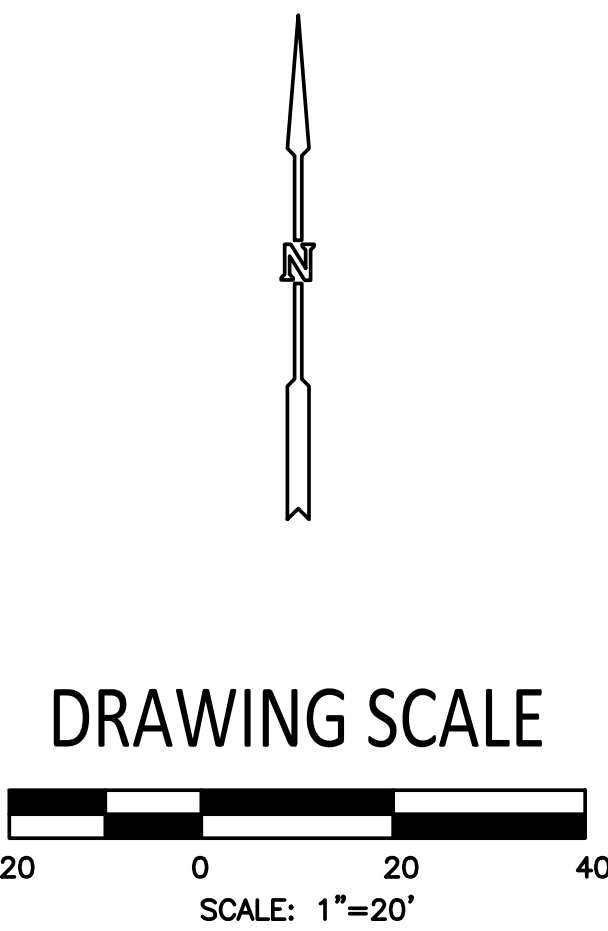
FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

CONSTRUCTION SEQUENCING:

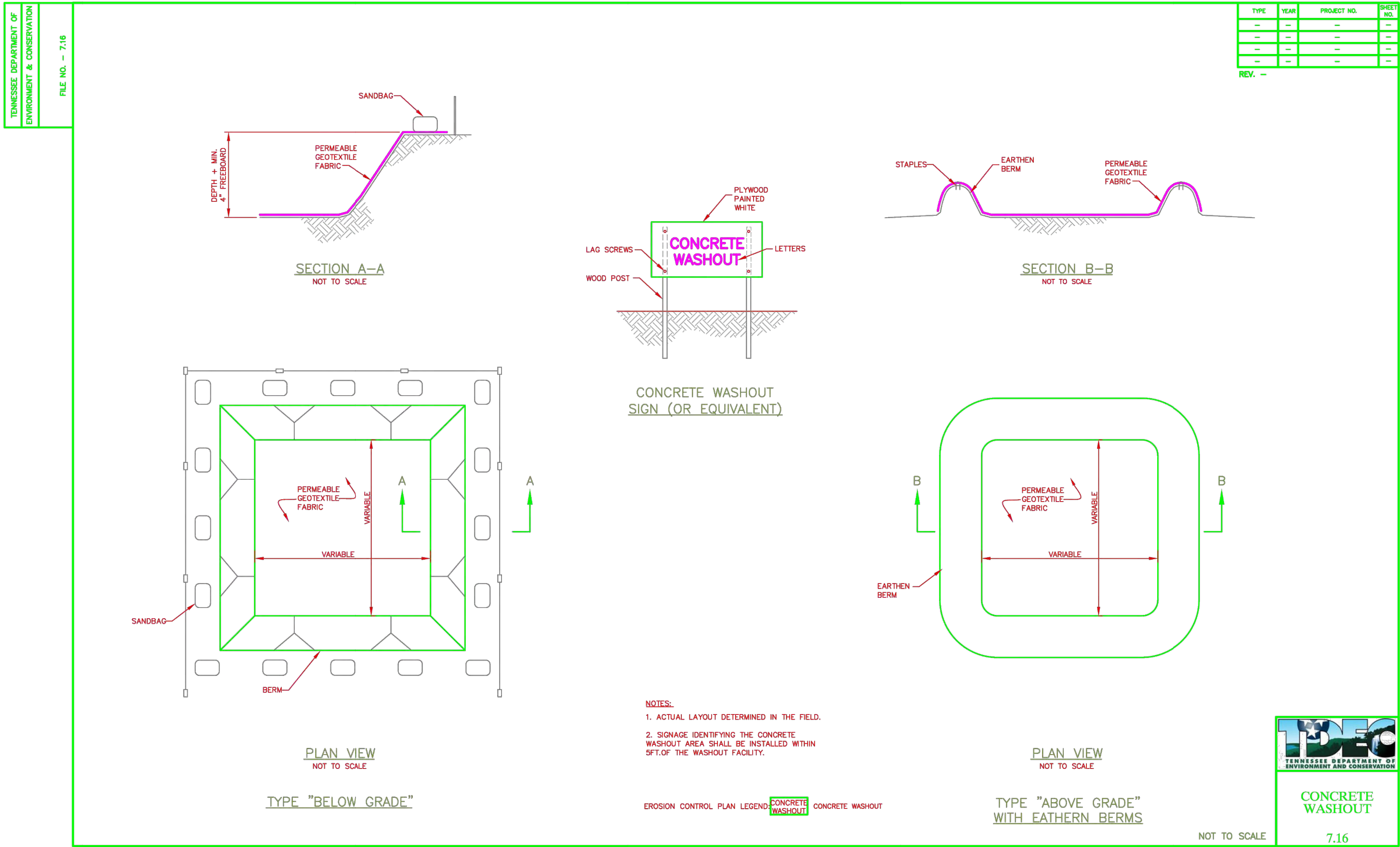
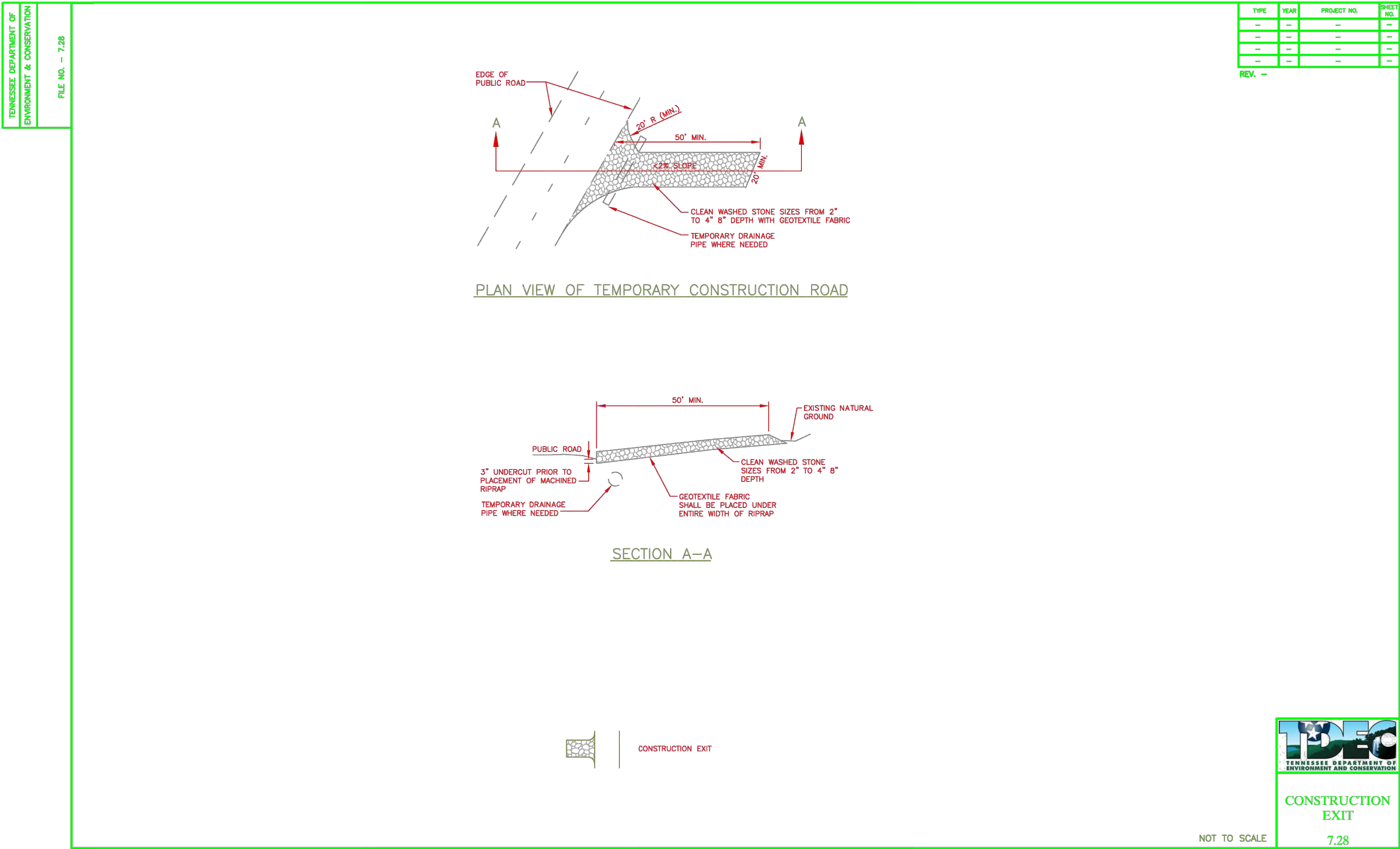
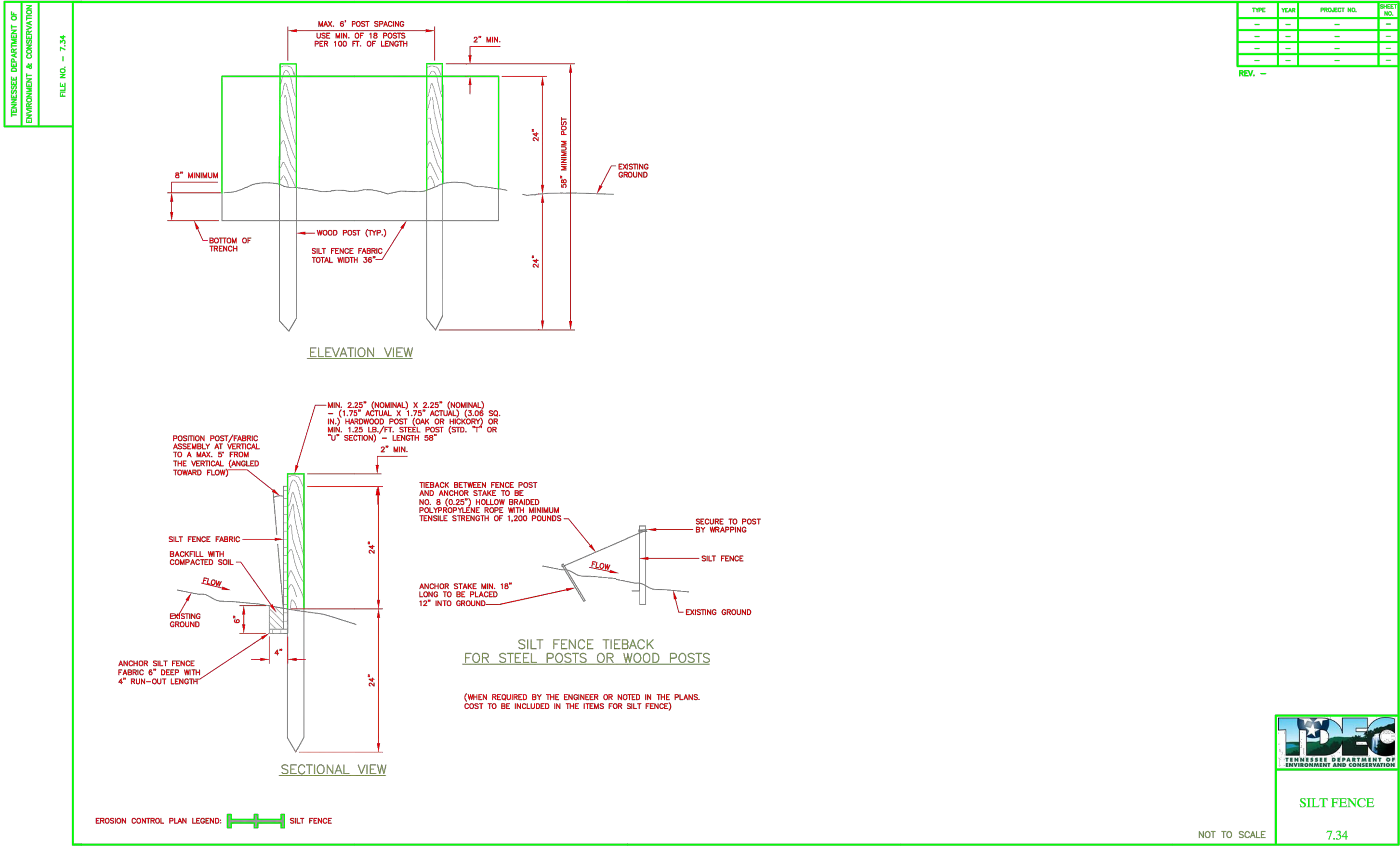
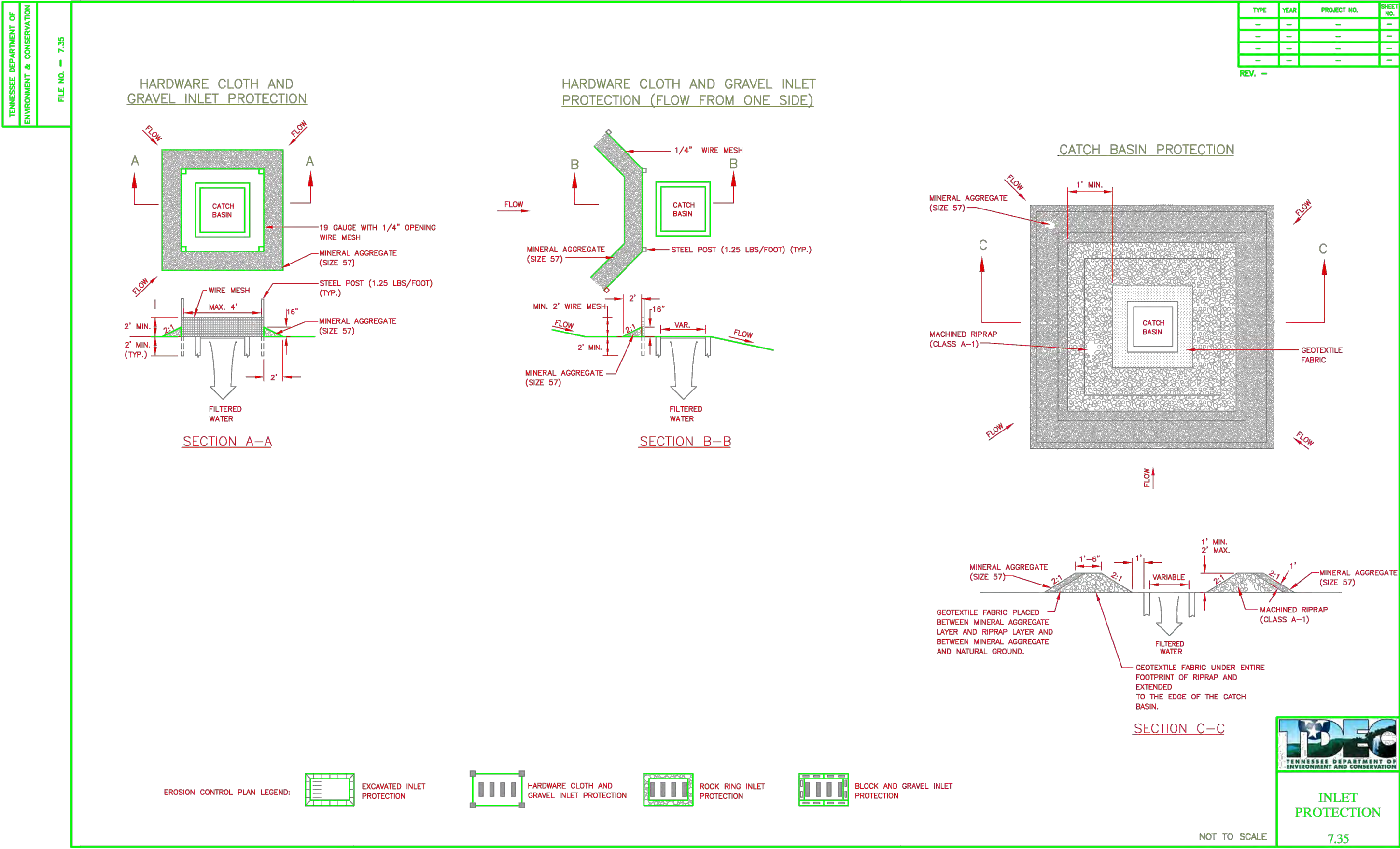
- OBTAIN ALL NECESSARY CITY AND STATE PERMITS.
 - SCHEDULE AN ONSITE PRE-CONSTRUCTION CONFERENCE 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITY.
 - INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
 - PREPARE TEMPORARY PARKING AND STORAGE AREAS.
 - INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
 - APPROVAL FROM THE COUNTY EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO ANY LAND DISTURBANCE.
 - DEMO EXISTING STRUCTURES, PAVEMENT AND SPECIFIED UTILITIES.
 - UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT.
 - BEGIN GRADING SITE.
 - BEGIN CONSTRUCTION OF UTILITIES.
 - BEGIN SUB-GRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
 - INSTALL TEMPORARY SEEDING
 - BEGIN INSTALLATION OF CURB, GUTTER AND PAVING.
 - COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
 - COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
 - OBTAIN CONCURRENCE FROM THE OWNER AND THE AHJ THAT THE SITE HAS BEEN FULLY STABILIZED.
 - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.
- THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.
- CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BMP'S AT LEAST ONCE WEEKLY OR AFTER EVERY 1/2" RAINFALL PER STATE AND LOCAL STANDARDS

EXISTING UTILITY NOTE:

THIS PLAN DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DEVELOPMENT SERVICES GROUP AT 757-908-2372.



PROJECT NAME/LOCATION ID LAVERGNE CHIPOTLE		PROJECT LOCATION OUT PARCEL 5 LA VERGNE, TN
SHEET TITLE INITIAL E&S CONTROL PLAN		PARCEL #
DESIGNED BY: GF REVIEWED BY: GF PREPARED ON: 01/25/24		
DSG INC. USA, PLLC 1210 PROGRESSIVE DR. CHESAPEAKE VA, 23320 PH#: 757-472-2719 EMAIL: GFRANKS@DSGVA.COM WWW.DSGINCORPORATED.COM		
EROSION CONTROL LEGEND: (CE) CONSTRUCTION ENTRANCE (STD: 7.28) (IP) INLET PROTECTION (STD: 7.35) (SF) SILT FENCE (STD: 7.34) (TP) TREE PROTECTION FENCING (STD: 7.7) (TS) STABILIZATION WITH TEMPORARY VEGETATION (STD. 7.8) (PS) STABILIZATION WITH PERMANENT VEGETATION (STD 7.9) (LOD) LIMITS OF DISTURBANCE FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"		
CONSTRUCTION SEQUENCING: 1. OBTAIN ALL NECESSARY CITY AND STATE PERMITS. 2. SCHEDULE AN ONSITE PRE-CONSTRUCTION CONFERENCE 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITY. 3. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES. 4. PREPARE TEMPORARY PARKING AND STORAGE AREAS. 5. INSTALL SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS. 6. APPROVAL FROM THE COUNTY EROSION CONTROL INSPECTOR IS REQUIRED PRIOR TO ANY LAND DISTURBANCE. 7. DEMO EXISTING STRUCTURES, PAVEMENT AND SPECIFIED UTILITIES. 8. UNDERCUT EXISTING POOR SOILS AS INDICATED IN THE GEOTECHNICAL REPORT. 9. BEGIN GRADING SITE. 10. BEGIN CONSTRUCTION OF UTILITIES. 11. BEGIN SUB-GRADE PREPARATION AND CONSTRUCTION OF STRUCTURES. 12. INSTALL TEMPORARY SEEDING 13. BEGIN INSTALLATION OF CURB, GUTTER AND PAVING. 14. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED. 15. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS. 16. OBTAIN CONCURRENCE FROM THE OWNER AND THE AHJ THAT THE SITE HAS BEEN FULLY STABILIZED. 17. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES. - CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED. - THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS. - CONTRACTOR SHALL INSPECT THE EROSION AND SEDIMENT CONTROL BMP'S AT LEAST ONCE WEEKLY OR AFTER EVERY 1/2" RAINFALL PER STATE AND LOCAL STANDARDS		
DRAWING SCALE 20 0 20 40 SCALE: 1"=20'		
CES-3.0 CONCEPT PLAN		



DATE	DESCRIPTION	REV.	BY	DATE
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		10		
		11		

DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW.DSGINCORPORATED.COM

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
LAVERGNE CHIPOTLE

SHEET TITLE
E&S CONTROL DETAILS

PARCEL #

PROJECT LOCATION
OUT PARCEL 5
LA VERGNE, TN

CES-3.2
CONCEPT PLAN

Chapter 7

Management Practices

STABILIZATION PRACTICES

7.8 TEMPORARY VEGETATION



TS STABILIZATION WITH TEMPORARY VEGETATION

Definition

The establishment of temporary vegetative cover with fast growing species for seasonal protection on disturbed or denuded areas.

Purpose

To temporarily stabilize denuded areas that will not be brought to final grade for a period of more than 14 days.

Temporary seeding controls runoff and erosion until permanent vegetation or other erosion control measures can be established. Seeding with a temporary groundcover provides temporary stabilization until permanent stabilization can be achieved. In addition, it provides residue for soil protection and seedbed preparation, and reduces problems of mud and dust production from bare soil surface during construction.

Conditions Where Practice Applies

On any cleared, unvegetated, or sparsely vegetated soil surface where vegetative cover is needed for less than 1 year.

For permanent seeding specifications, see Section 7.9.

Planning Considerations

Annual plants that sprout and grow rapidly and survive for only one season are suitable for establishing initial or temporary vegetative cover. Temporary seeding preserves the integrity of earthen sediment control structures such as dikes, diversions, and the banks of dams and sediment basins. It can also reduce the amount of maintenance associated with these devices. For example, the frequency of sediment basin cleanouts will be reduced if the watershed areas outside the active construction zone are stabilized.

Proper seedbed preparation, selection of appropriate species, and the use of quality seed are important. Failure to follow established guidelines and recommendations carefully may result in an inadequate or short-lived stand of vegetation that will not control erosion. Temporary seeding provides protection for no more than 1 year, during which time permanent stabilization should be initiated.

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Chapter 7

Management Practices

STABILIZATION PRACTICES

7.9 PERMANENT VEGETATION



PS STABILIZATION WITH PERMANENT VEGETATION

Definition

The planting of native perennial vegetation such as ground covers, shrubs, vines, trees, and/or flowering plants (forbs) on exposed areas for erosion control and final stabilization. Permanent perennial vegetation is required to achieve final stabilization. Native perennial plants are preferred for erosion control because of the following reasons:

- In appropriate habitats, native plants are better adapted to environmental and site conditions, resulting in lower maintenance costs.
- Natives are not typically aggressive and do not allow the site to become a source of exotic invasive plants that can spread to other locations and become costly to remove.
- Unlike most non-natives, native plants support native insect, bird, and other wildlife for pollinations, food sources, and nesting.
- Using native plants provides opportunities to educate and demonstrate various sustainable approaches for the public.
- The Tennessee Exotic Pest Plant (TNEPP) council has ranked non-native plants in Tennessee based on their invasiveness and threats to the natural environment. The following plants that have been used for erosion control by TDEC and TDOT are listed in TNEPP's publication "**Invasive Exotic Pest Plants in Tennessee - 2009**":
 - Korean (and Kobe) lespedeza - "Severe Threat" Category (Kobe is not ranked but has same invasive characteristics as Korean)
 - Tall fescue - "Significant Threat" Category

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Chapter 7

Management Practices

Region I	>2500 ft elev.; Shallow soils	Mar 20 - Apr 20	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 broomsedge 2 portulaca 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; Shallow soils	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
	>2500 ft elev.; Moderate slopes	Mar 20 - Apr 20	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; Moderate slopes	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
Region II	>2500 ft elev.; High maintenance	Mar 20 - Apr 20	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; High maintenance	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
	>2500 ft elev.; Shallow soils	Mar 20 - Apr 20	Aug 15 - Aug 30 Mar 5 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)
	<2500 ft elev.; Shallow soils	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 4 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot)

Table 7.9-1: The bold dates are the preferred dates for seeding. Also, high maintenance areas include lawns and other grassed areas that will be maintained for aesthetics.

Table 7.9-2 Allowable seed mixes and planting dates.

Region I	Poorly drained soils	Feb 1 - Mar 20 Sept 1 - Sept 30	Mar 20 - Apr 30 Sept 30 - Oct 31	80 Pensacola bahiagrass 40 Bermudagrass (bulldog) 20 Korean lespedeza** 10 Kobe lespedeza**
	Well drained soils	Apr 1 - July 15		50 Pensacola bahiagrass 15 Bermudagrass (bulldog) 30 Korean lespedeza** 15 Foxtail millet**
	High maintenance	Apr 1 - July 15		40 Bermudagrass (bulldog)
	Low maintenance; Slopes and Poor, shallow soils	Aug 25 - Sept 15 Feb 15 - Mar 21	Sept 15 - Oct 25 Mar 21 - Apr 15	100 Pensacola bahiagrass 40 Bermudagrass (bulldog) 20 Korean lespedeza** 10 Kobe lespedeza**
Region II	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 - Sept 15 Feb 15 - Mar 21	Sept 15 - Oct 25 Mar 21 - Apr 15	80 Pensacola bahiagrass 30 Bermudagrass (bulldog) 20 Korean lespedeza** 10 Kobe lespedeza**
	High maintenance	Aug 15 - Oct 15	Feb 15 - Apr 15	200 KY 31 fescue**
	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 - Sept 15 Feb 15 - Mar 21	Sept 15 - Oct 25 Mar 21 - Apr 15	80 Pensacola bahiagrass 30 Bermudagrass (bulldog) 20 Korean lespedeza** 10 Kobe lespedeza**
	High maintenance	Aug 15 - Oct 15	Feb 15 - Apr 15	200 KY 31 fescue**

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Chapter 7

Management Practices

Design Criteria

Complete grading before preparing seedbeds, and install all necessary erosion control practices such as dikes, waterways, and basins. Minimize steep slopes because they make seedbed preparation difficult and increase the erosion hazard. If soils become compacted during grading, loosen them to a depth of 6-8 inches using a ripper, harrow, or chisel plow.

Construction Specifications

Grading and Shaping: Excessive water runoff shall be reduced by properly designed and installed erosion control practices such as ditches, dikes, diversions, and sediment basins. No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation: Good seedbed preparation is essential to successful plant establishment. A good seedbed is well pulverized, loose and uniform. Where hydroseeding methods are used, the surface may be left with a more irregular surface of large clods and stones.

Liming: Apply lime according to soil test recommendations. If the pH (acidity) of the soil is not known, an application of ground agricultural limestone at the rate of 1 to 1 1/2 tons/acre on coarse textured soils and 2-3 tons/acre on fine textured soils is usually sufficient. Apply limestone uniformly and incorporate into the top 4-6 inches of soil. Soils with a pH of 6 or higher do not need to be limed.

Fertilizer: Base application rates on soil tests. When soil tests are not possible, apply a 10-10-10 grade fertilizer at 700-1000lb/acre. Both fertilizer and lime should be incorporated into the top 4-6 inches of soil. If a hydraulic seeder is used, do not mix seed and fertilizer more than 30 minutes before the application.

Surface Roughening: If recent tillage operations have resulted in a loose surface, additional roughening may not be necessary, except to break up large clods. If rainfall caused the surface to become sealed or crusted, loosen it just prior to seeding by disking, raking, harrowing, or other suitable methods. Groove or furrow slopes steeper than 3:1 on the contour before seeding.

Soil amendments: Select a non-invasive grass or grass-legume mixture suitable to the area and season of the year. See Figures 7.8-1 to 7.8-3 for suggestions of temporary seeding species. Although native plants are preferred, there are currently no available native species that are not cost prohibitive. Non-invasive annual plants are preferred. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder. Drill or cultipacker seeder should normally place seed 1/2 to 1/2 inches deep. Appropriate depth of planting is 10 times the seed diameter. Soil should be raked lightly to cover seed with soil if seeded by hand.

Mulching: The use of mulch will help ensure establishment under normal conditions, and is essential to seeding success under harsh site conditions. Harsh site conditions include:

- Seeding in fall for winter cover
- Slopes steeper than 3:1
- Excessively hot or dry weather
- Adverse soils (shallow, rocky, or high in clay or sand), and
- Areas receiving concentrated flow.

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Chapter 7

Management Practices

Purpose

- Foxtail millet - "Significant Threat" Category
- Crown vetch - "Alert" Category

We are providing native and non-invasive alternative species as the preferred choice for erosion control and soil stabilization for TDEC projects. (Table 7.9-1)

To reduce stormwater runoff velocity, maintain sheet flow, protect the soil surface from erosion, promote infiltration of runoff into the soil, and improve aesthetics and provide diversity. Many native grasses have very deep and fibrous roots, a minimum of one foot and up to fifteen feet, and provide long-term erosion control.

Conditions Where Practice Applies

Apply to fine-grained areas on which permanent, long-lived vegetative cover is the most practical or most effective method of stabilizing the soil. Permanent seeding may also be used on rough-graded areas that will not be brought to final grade for a year or more. Areas to be seeded with permanent vegetation must be seeded or planted within 14 days after the construction activity in that portion of the site has permanently ceased.

Planning Considerations

The most common and economical means of stabilizing disturbed soils is by seeding a mixture of grasses and forbs. The advantages of seeding over other means of establishing plants include the smaller initial cost, lower labor input, and greater flexibility of method. The disadvantages of seeding include the potential for erosion during the establishment stage, the need to needed areas that fail to establish, seasonal limitations on suitable seeding dates, and a need for water and appropriate temperatures during germination and early growth. The probability of successful plant establishment can be maximized through good planning, knowledge of the soil characteristics, selection of suitable plant materials for the site, good seedbed preparation, adequate liming and fertilization, and timely planting and maintenance.

Native grasses can be planted by drilling or seeding. The ground should be prepared by discing or rototilling prior to seeding in the spring or summer. Annual grains such as soy or oats can be planted prior to seeding the grass seed for erosion control. Grass seed can be planted in the dormant season as well.

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fill, and other denuded areas that will not be regraded. Permanent stabilization should be applied where topsoil was never stripped, or has been returned and incorporated into the soil surface.

- When stripping a site, topsoil should be stockpiled for later use.
- Stockpiled topsoil should be stabilized using temporary vegetation.
- Where a suitable planting medium is not present, topsoil shall be imported and incorporated into the site.
- Block seed provides immediate cover, it is especially effective in controlling erosion adjacent to concrete flumes and other structures.
- When mixed plantings are done during marginal planting periods, companion crops shall be used.
- No-till planting can be effective when planting is done following a summer or winter annual cover crop.
- Irrigation should be used when the soil is dry or when summer plantings are done.

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Chapter 7

Management Practices

Construction Specifications

Grading and Shaping: Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape the slope, where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching, and maintenance of vegetation.

Concentrations of water that could cause excessive soil erosion should be diverted to a safe outlet. Diversions and other treatment practices must conform to the appropriate standards and specifications.

Plant Selection: Only certified seed shall be used. Refer to Table 7.9-1 for suggested species. Grass type should be selected on the basis of species characteristics, site and soil conditions; planned use and maintenance of the area; time of year of planting, method of planting; and the needs and desires of the land user.

Plant selection may also include annual companion crops. Annual companion crops should be used only when the perennial species are not planted during their optimum planting period. Care should be taken in selecting companion crop species and seeding rates because annual crops will compete with perennial species for water, nutrients, and growing space. A high seeding rate of the companion crop may prevent the establishment of perennial species.

Ryegrass shall not be used in any seeding mixtures containing permanent, perennial species due to its ability to out-compete desired species chosen for permanent perennial cover. However, crimson, clover, oats and winter wheat can be planted any time of the year and are recommended as a cover crop with native perennial species.

Topsoil: Topsoil should be replaced on all areas to be seeded. See Practice 7.3 for more information on the removal, storage and reapplication of topsoil.

Seedbed Preparation: When conventional seeding is to be used, topsoil should be applied to any area where the disturbance results in subsoil at the final grade surface. Figure 7.9-3 provides guidance on the volume of topsoil required to provide specific topsoil depths. Soil pH should be above 5 - preferably between 6.0 and 6.5. Soil on the site should be tested to determine lime and fertilizer rates. Soil should be submitted to a soils specialist or County Agricultural Extension agent for testing and soil amendment recommendations. In the absence of soil test results, the following application rates can be used:

- Ground agricultural limestone:**
 - Light-textured, sandy soils: 1-1 1/2 tons/acre
 - Heavy-textured, clayey soils: 2-3 tons/acre
- Fertilizer:**
 - Grasses: 800-1200 lb/acre of 10-10-10 (or the equivalent)
 - Grass-legume mixtures: 800-1200 lb/acre of 5-10-10 (or the equivalent)

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Chapter 7

Management Practices

Irrigation:

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will ensure germination of the seed. Subsequent applications should be made as needed. Newly seeded areas require more water than more mature plants.

Species

Rate (lb/acre)

120

Seeding dates

East ----- Above 2500 feet: Feb. 15 - May 15
Below 2500 feet: Feb. 1 - May 1
Middle ----- Jan. 1 - May 1
West ----- Dec. 1 - Apr. 15

Soil amendments

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, setting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage.

Figure 7.8-1 Temporary Seeding Recommendation for Late Winter and Early Spring

Species

Rate (lb/acre)

60

Seeding dates

East ----- May 15 - Aug. 15
Middle ----- May 1 - Aug. 15
West ----- Apr. 15 - Aug. 15

Soil amendments

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, setting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

Species

Rate (lb/acre)

30

Seeding dates

East ----- May 15 - Aug. 15
Middle ----- May 1 - Aug. 15
West ----- Apr. 15 - Aug. 15

Soil amendments

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, setting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage.

Figure 7.8-3 Temporary Seeding Recommendation for Fall

Figure 7.9-1: TN Planting Regions

- 112 -

Chapter 7

Management Practices

Table 7.9-1 Preferred seed mixes using natives or naturalized plants and planting dates.

**non-native but do not spread*

Region I	Poorly drained soils	Feb 1 - Mar 20 Sept 1 - Sept 30	Mar 20 - Apr 30 Sept 30 - Oct 31	15 Browstap millet* (nurse crop) 2 switch grass 4 little bluestem 4 Virginia wild rye 4 purpletop 2 portulaca pea 2 black-eyed susan
	Well drained soils	Apr 1 - July 15		15 Browstap millet* (nurse crop) 4 little blue stem 4 purpletop 2 sideoats gramma 2 portulaca pea 2 black-eyed susan
	High maintenance	Apr 1 - July 15		15 Browstap millet* (nurse crop) 2 portulaca pea 45 Red fescue* 45 hard fescue* 25 chewing fescue*
	Low maintenance; Slopes and Poor, shallow soils	Aug 25 - Sept 15 Feb 15 - May 30	Sept 15 - Oct 25 Mar 21 - May 30	15 Browstap millet* (nurse crop) 5 little bluestem 2 switch grass 2 tall dropseed 5 sideoats gramma 2 black-eyed susan 2 portulaca pea 1 gray-headed coneflower
Region II	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 - Sept 15 Feb 15 - May 30	Sept 15 - Oct 25 Mar 21 - Apr 15	15 Browstap millet* (nurse crop) 5 purpletop 5 Virginia wild rye 2 black-eyed susan 2 portulaca pea 1 gray-headed coneflower
	High maintenance	Aug 30 - Oct 15	Feb 15 - Apr 15	15 Browstap millet* (nurse crop) 2 portulaca pea 45 Red fescue* 45 hard fescue* 25 chewing fescue*
	>2500 ft elevation; steep slopes	Mar 20 - Apr 30	Aug 15 - Aug 30 Mar 1 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 5 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland serena
	<2500 ft elevation; steep slopes	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 5 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland serena

Figure 7.9-1: TN Planting Regions

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Chapter 7

Management Practices

Broadcast Seeding:

- Seedbed preparation may not be required where hydraulic seeding equipment is to be used.
- Tillage, at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate topsoil, lime, and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a crimper is to be used.
- Tillage may be done with any suitable equipment.
- Tillage should be done parallel to the contour where feasible.
- On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitbed or trenched across the slope with appropriate hand tools to provide consecutive beds, 6 to 8 inches apart, in which seed may lodge and germinate. Hydraulic seeding may also be used.

Depth (inches)

Per 1,000 Square Feet

Per Acre

1

3.1

134

2

6.2

268

3

9.3

403

4

12.4

537

5

15.5

672

6

18.6

806

Figure 7.9-3 Cubic yards of topsoil required to attain various soil depths

Incultants:

Native legume seeds do not need to be inoculated. All non-native legume seed shall be inoculated with appropriate nitrogen fixing bacteria. The inoculants shall be pure culture prepared specifically for the seed species and used within the dates on the container. A mixing medium recommended by the manufacturer shall be used to bond the inoculants to the seed. For conventional seeding, use twice the amount of inoculants recommended by the manufacturer.

No-Till Seeding:

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth. Native grasses respond very well to drill seeding at a depth of one-fourth inch.

Mulch:

Straw mulch is required for all permanent vegetation applications and must be applied immediately after the application of seed. The application rate for mulch is 2 tons per acre with overall uniform soil coverage of 70%. All mulch must be anchored. See Practice 7.6 for more information on straw mulch.

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Chapter 7

Management Practices

Species

Rate (lb/acre)

30

Seeding dates

East ----- Aug 15 - Dec 15
Middle ----- Aug 15 - Dec 30
West ----- Aug 15 - Dec 30

Soil amendments

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

Mulch

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, setting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage. If necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Maintenance and Inspection Points

Re-seed and mulch areas where seedling emergence is poor or where erosion occurs, as soon as possible. Do not mow.

References

North Carolina Erosion and Sediment Control Planning and Design Manual

- 117 -

Chapter 7

Management Practices

Table 7.9-1 Preferred seed mixes using natives or naturalized plants and planting dates.

**non-native but do not spread*

Region I	Poorly drained soils	Feb 1 - Mar 20 Sept 1 - Sept 30	Mar 20 - Apr 30 Sept 30 - Oct 31	15 Browstap millet* (nurse crop) 2 switch grass 4 little bluestem 4 Virginia wild rye 4 purpletop 2 portulaca pea 2 black-eyed susan
	Well drained soils	Apr 1 - July 15		15 Browstap millet* (nurse crop) 4 little blue stem 4 purpletop 2 sideoats gramma 2 portulaca pea 2 black-eyed susan
	High maintenance	Apr 1 - July 15		15 Browstap millet* (nurse crop) 2 portulaca pea 45 Red fescue* 45 hard fescue* 25 chewing fescue*
	Low maintenance; Slopes and Poor, shallow soils	Aug 25 - Sept 15 Feb 15 - May 30	Sept 15 - Oct 25 Mar 21 - May 30	15 Browstap millet* (nurse crop) 5 little bluestem 2 switch grass 2 tall dropseed 5 sideoats gramma 2 black-eyed susan 2 portulaca pea 1 gray-headed coneflower
Region II	Low maintenance; Moderate slopes; soils >6 in. depth	Aug 25 - Sept 15 Feb 15 - May 30	Sept 15 - Oct 25 Mar 21 - Apr 15	15 Browstap millet* (nurse crop) 5 purpletop 5 Virginia wild rye 2 black-eyed susan 2 portulaca pea 1 gray-headed coneflower
	High maintenance	Aug 30 - Oct 15	Feb 15 - Apr 15	15 Browstap millet* (nurse crop) 2 portulaca pea 45 Red fescue* 45 hard fescue* 25 chewing fescue*
	>2500 ft elevation; steep slopes	Mar 20 - Apr 30	Aug 15 - Aug 30 Mar 1 - Mar 20 Apr 20 - June 15	15 Browstap millet* (nurse crop) 5 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland serena
	<2500 ft elevation; steep slopes	Aug 15 - Sept 1 Mar 1 - Apr 1	Sept 1 - Sept 15 Apr 1 - June 10	15 Browstap millet* (nurse crop) 5 purpletop 10 little bluestem 10 Indian grass 2 black-eyed susan 0.5 monarda (bergamot) 4 Maryland serena

Figure 7.9-1: TN Planting Regions

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Chapter 7

Management Practices

Maintenance and Inspection Points

Any areas that have washed out due to high stormwater flows, areas that have been disturbed by blowing wind, and areas that do not show good germination should be reseeded.

Inspect seeded areas for failure and make necessary repairs and reseeding within the same season, if possible.

Re-seeding: If a stand has inadequate cover, re-evaluate choice of plant materials and quantities of lime and fertilizer. Re-establish the stand after seedbed preparation or over-seed the stand. Consider seeding temporary, annual species if the time of year is not appropriate for permanent seeding.

References

North Carolina Erosion and Sediment Control Planning and Design Manual

- 117 -

GUTTERBUDDY®

Curb Inlet Drain Filters

88.2% Reduction in Total Suspended Solids
87.4% Reduction in Hydrocarbons



Gutterbuddy® Curb Inlet and Ditch Pavement Filters

Gutterbuddy® Advantages

- Easy to transport, install and maintain
- Keeps out sand, asphalt millings and other fine sediment
- Available in regular and super flow
- Washable
- Reusable

Gutterbuddy® Curb Inlet Filters effectively prevent sediment, debris and other pollutants from entering storm water systems. The filtering action lets water freely flow through the fibrous material while stopping sediment and debris. Each ditch pavement filter comes with a stake hole at each end and has bendable steel in the middle of the fabric that allows it to conform to all types of ditch pavement.

For more information about Gutterbuddy® Curb Inlet and Drainage Ditch Filters, call your ACF Environmental or SI Geosolutions distributor.

ACF ENVIRONMENTAL

SILTSACK®

SEDIMENT CAPTURE DEVICE

PROTECTS CATCH BASINS FROM CONSTRUCTION RUNOFF

Siltsack® is a temporary catch basin filter that removes sediment, trash and debris from entering a catch basin. Available in both high flow and regular flow, Siltsack can be manufactured with built-in curb deflectors and overflow holes.

Routine inspection of Siltsack's collected sediment level is important to prevent ponding around catch basins.

FEATURES:

- Two dump straps attached at the bottom to facilitate emptying
- Lifting loops to remove sack from basin
- Restraint cord to keep sides away from basin walls
- Multiple types of Siltsack available

ADVANTAGES:

- Made to fit any size inlet
- Easy to install and economical
- US patented
- Custom sizes available
- Undergrade design so it is not easily disturbed
- Type C has adjustable frame



TYPE A TYPE C TYPE C

For more information about Inlet Protection, contact Inside Sales at 800.448.3636 email at info@acfenv.com

ACF ENVIRONMENTAL

DATE

DESCRIPTION

REV.

DESIGNED BY: GF

REVIEWED BY: GF

PREPARED ON: 01/25/24

DSG INC. USA, PLLC

1210 PROGRESSIVE DR.

CHESAPEAKE VA, 23320

PH#: 757-472-2719

EMAIL: GFRANKS@DSGVA.COM

WWW.DSGINCORPORATED.COM

PROJECT NAME/LOCATION ID

LAVERGNE CHIPOTLE

SHEET TITLE

E&S CONTROL DETAILS

PROJECT LOCATION

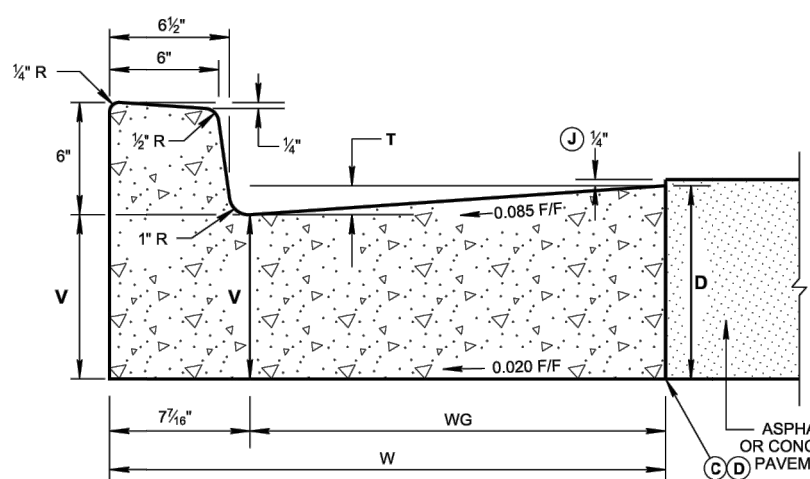
OUT PARCEL 5

LA VERGNE, TN

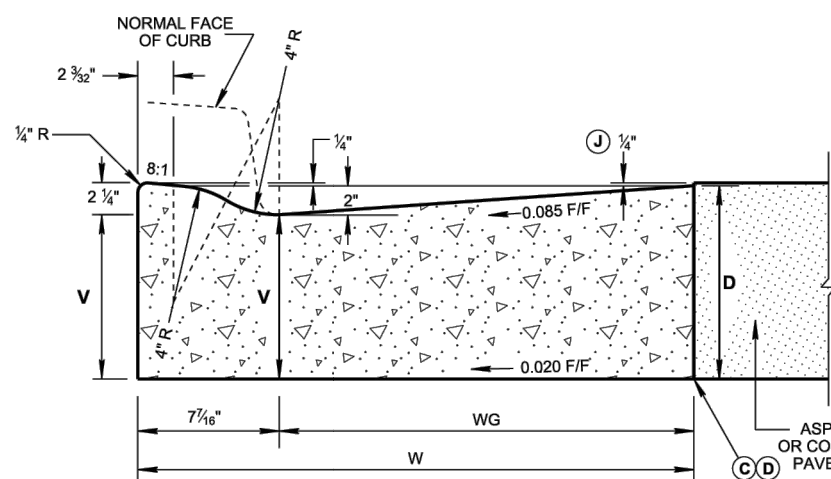
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CONCEPT PLAN

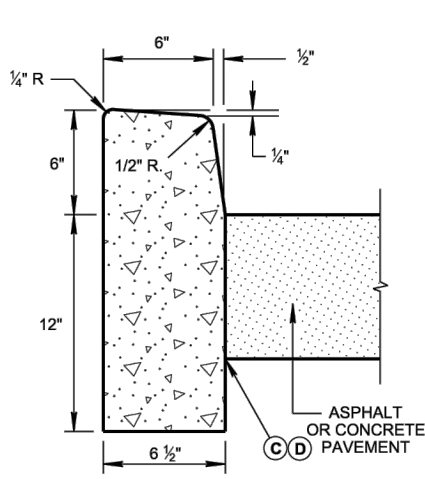
Page 33 of 200



6" CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



LOWERED CONCRETE CURB AND GUTTER
(PAY ITEM NO. 702-03)



6" DETACHED CONCRETE CURB
(PAY ITEM NO. 702-01)

CONCRETE CURB AND GUTTER TABLE				
TYPE	TOTAL WIDTH (W) IN INCHES	WIDTH OF GUTTER (WG) IN INCHES	VERTICAL DROP (T) IN INCHES	VERTICAL DEPTH (V) OF GUTTER * IN INCHES
6-30	30	22 3/4"	2	D - 1 1/2"
6-36	36	28 3/4"	2 1/2	D - 1 3/4"

* VERTICAL DEPTH (V) MUST ALWAYS EXCEED SIX (6) INCHES.

QUANTITIES FOR CURB AND GUTTER			
DEPTH (D) OF GUTTER IN INCHES	TOTAL WIDTH (W) IN INCHES	6" CONCRETE CURB AND GUTTER (CY/LF)	LOWERED CONCRETE CURB AND GUTTER (CY/LF)
8	30	0.06409	0.05711
	36	0.07780	0.07085
9	30	0.07181	0.06483
	36	0.08706	0.08011
10	30	0.07653	0.07254
	36	0.09632	0.08934
11	30	0.08724	0.08026
	36	0.10558	0.08860
12	30	0.09496	0.08799
	36	0.11484	0.10786

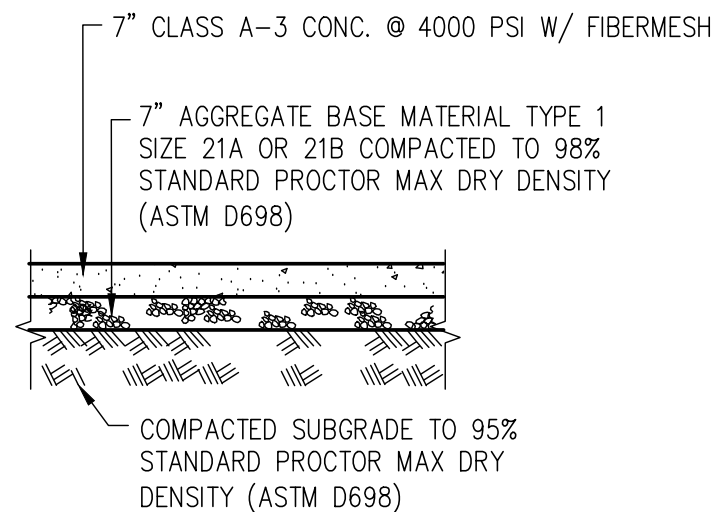
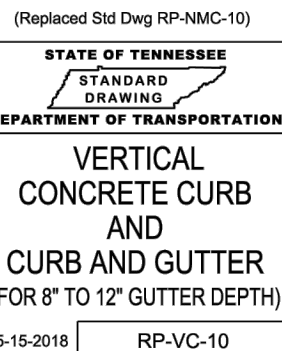
LEGEND	
D	= VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)
T	= VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB
V	= VERTICAL DEPTH OF GUTTER AT FLOW LINE
W	= TOTAL WIDTH OF COMBINED CURB AND GUTTER
WG	= WIDTH OF GUTTER

QUANTITIES FOR DETACHED CURB	
HEIGHT OF CURB	CUBIC YARD PER LINEAR FOOT
6"	0.02950
LOWERED CURB	0.02534

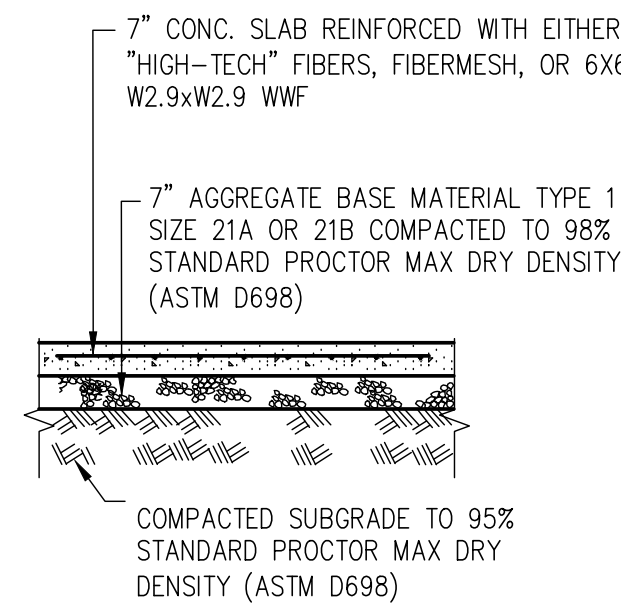
GENERAL NOTES

- FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
- THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE AND NO CHORD SECTIONS WILL BE PERMITTED.
- CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" IN THICKNESS AT ALL LOCATIONS. ALL MATERIAL IS TO BE PRE-MOLDED FIBER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
- EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS:
 - AT TANGENT POINTS OF CIRCULAR CURBS.
 - BETWEEN CURBS AND ABUTTING RIGID OBJECTS.
 - AT OTHER PLACES WHERE STRESSES MAY DEVELOP.
 - TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
 - THE MAXIMUM SPACING IS TO BE 100 FEET.
 - BETWEEN CONCRETE CURBS OR CURB AND GUTTERS AND CONCRETE PAVEMENT, IT IS NOT REQUIRED WHEN CURBS OR CURB AND GUTTERS ARE ADJACENT TO ASPHALT.
- CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET, THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
- EDGES OF JOINTS SHALL BE FINISHED ON 1/4" RADII.
- ALL COST OF JOINTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONCRETE CURBS AND CONCRETE CURBS AND GUTTERS.
- THE UNIT PRICE BID FOR CONCRETE CURB, CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT WILL INCLUDE ANY CIRCULAR SECTION REQUIRED TO BE BUILT CONFORMING TO SECTIONS SHOWN ON THIS SHEET.
- PAYMENT WILL BE AS FOLLOWS:

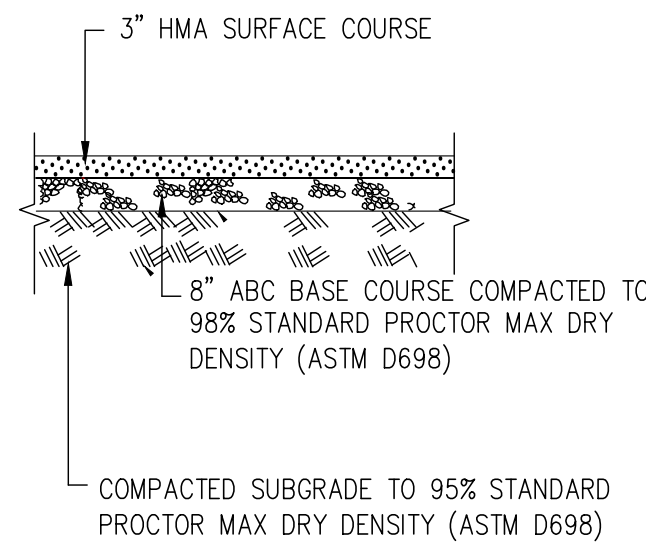
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ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER,	PER C.Y.
- THE 1/4" HEIGHT IS FOR WHEN ASPHALT PAVEMENT IS ADJACENT TO CONCRETE CURB AND GUTTER ONLY. CONCRETE PAVEMENT WILL BE FLUSH WITH THE TOP OF THE GUTTER.
- LOWERED CONCRETE CURB NOTES
 - TO BE BUILT AS COMBINED CURB AND GUTTER, DETACHED CURB OR INTEGRAL CURB AS NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - FOR DETACHED CURB, OMIT RADIUS AT FLOW LINE.
 - TO BE USED FOR PROPOSED RAMP OPENINGS.



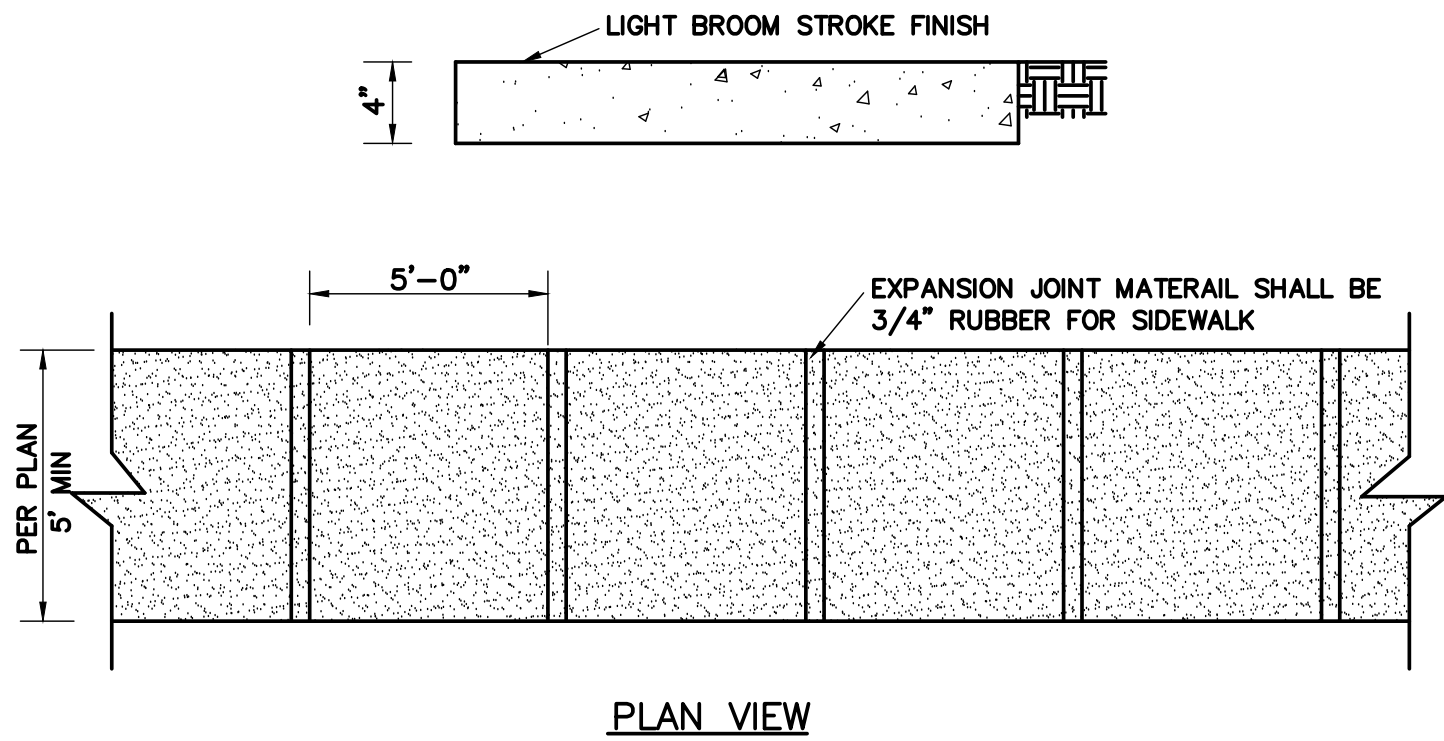
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PAVEMENT SECTION
DRIVE-THRU LANE



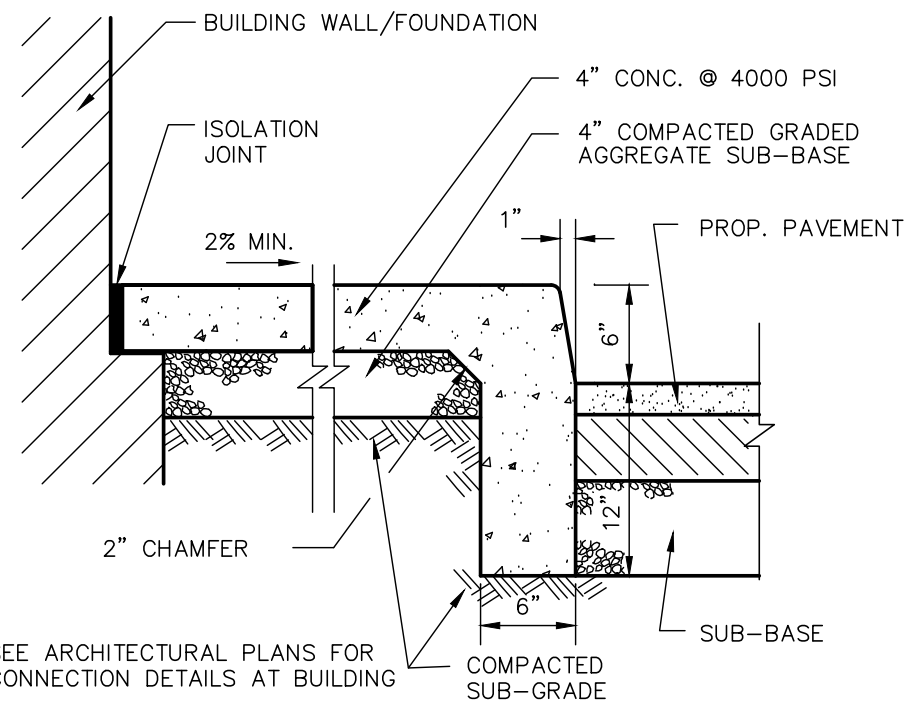
TYPICAL 7" CONCRETE
PAVEMENT SECTION
FOR DUMPSTER APPROACH PAD



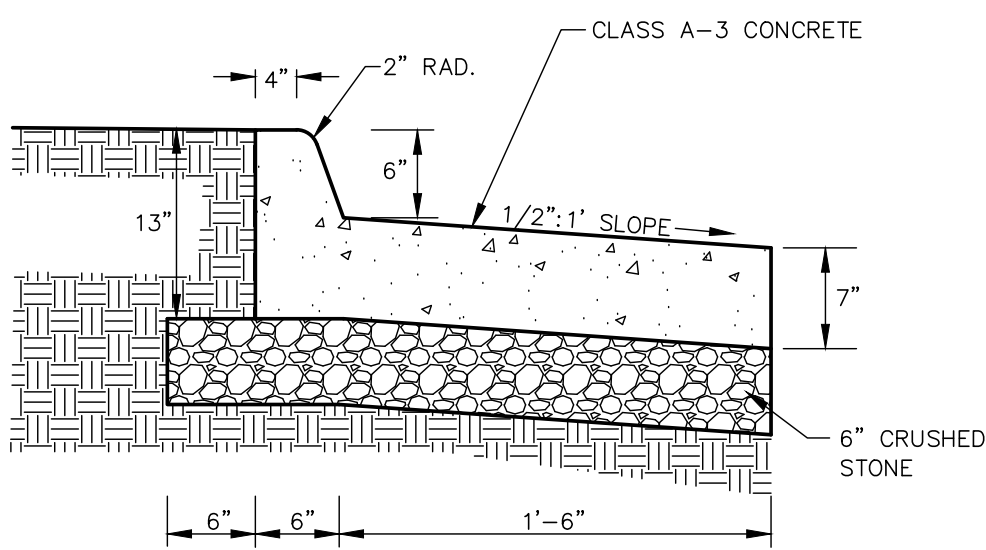
TYPICAL BITUMINOUS
PAVEMENT SECTION
DRIVE ISLE AND PARKING



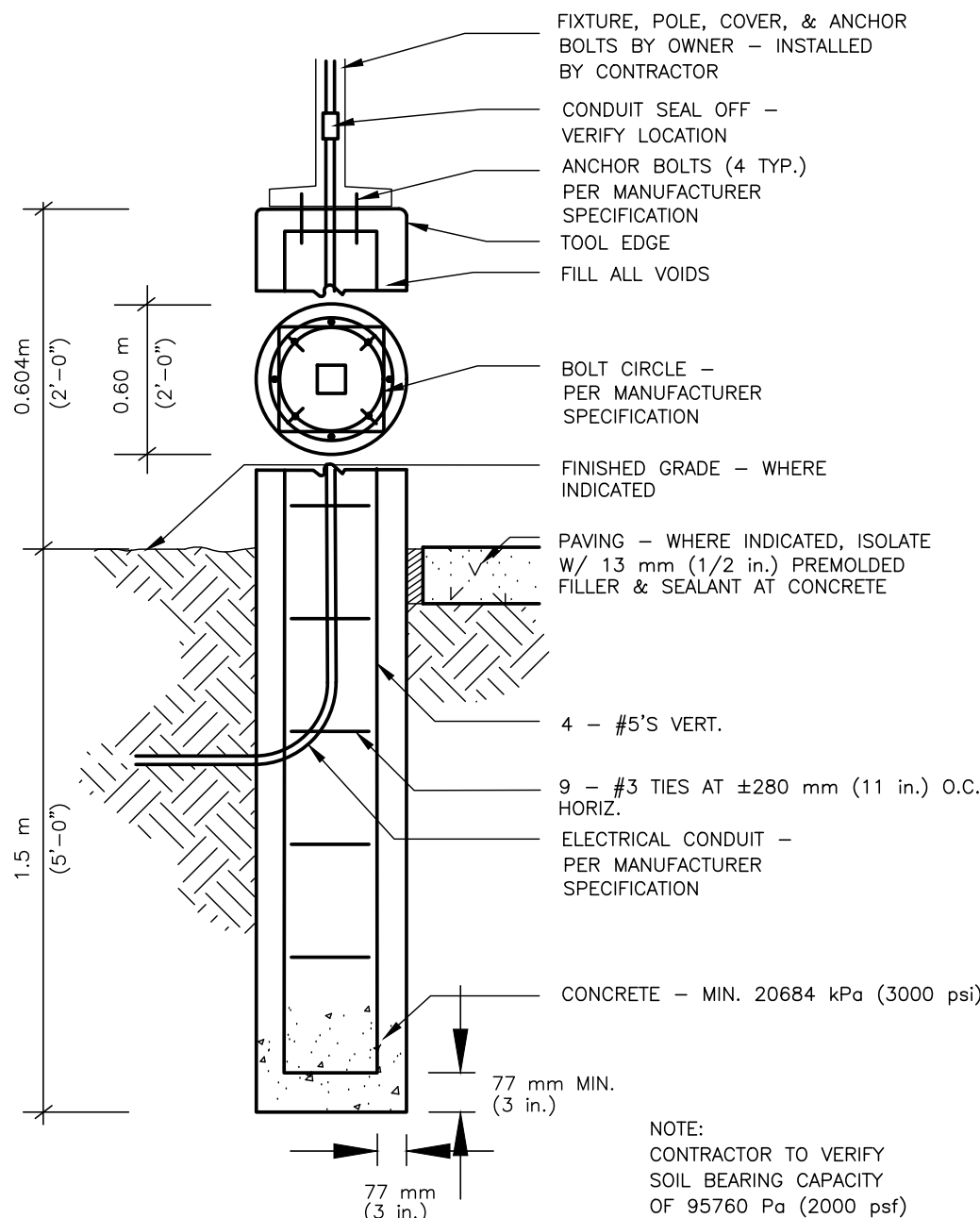
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NOT TO SCALE



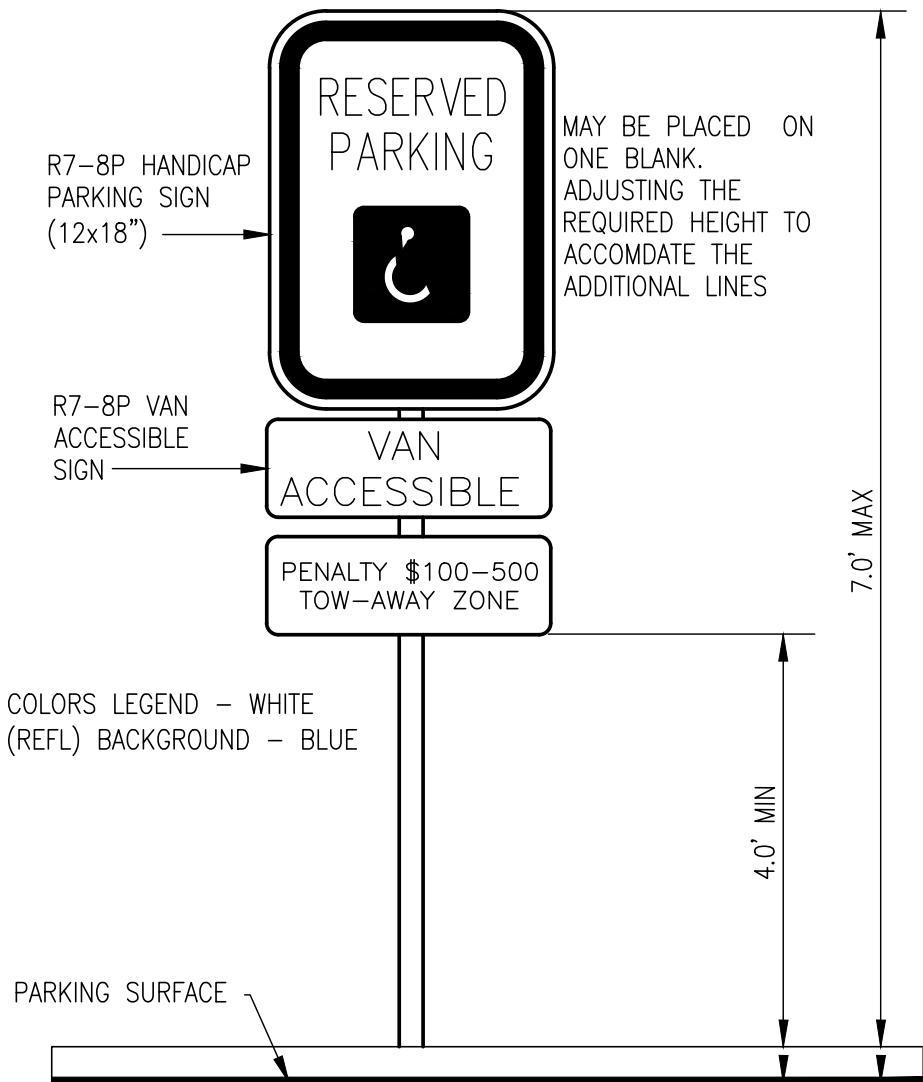
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NOT TO SCALE



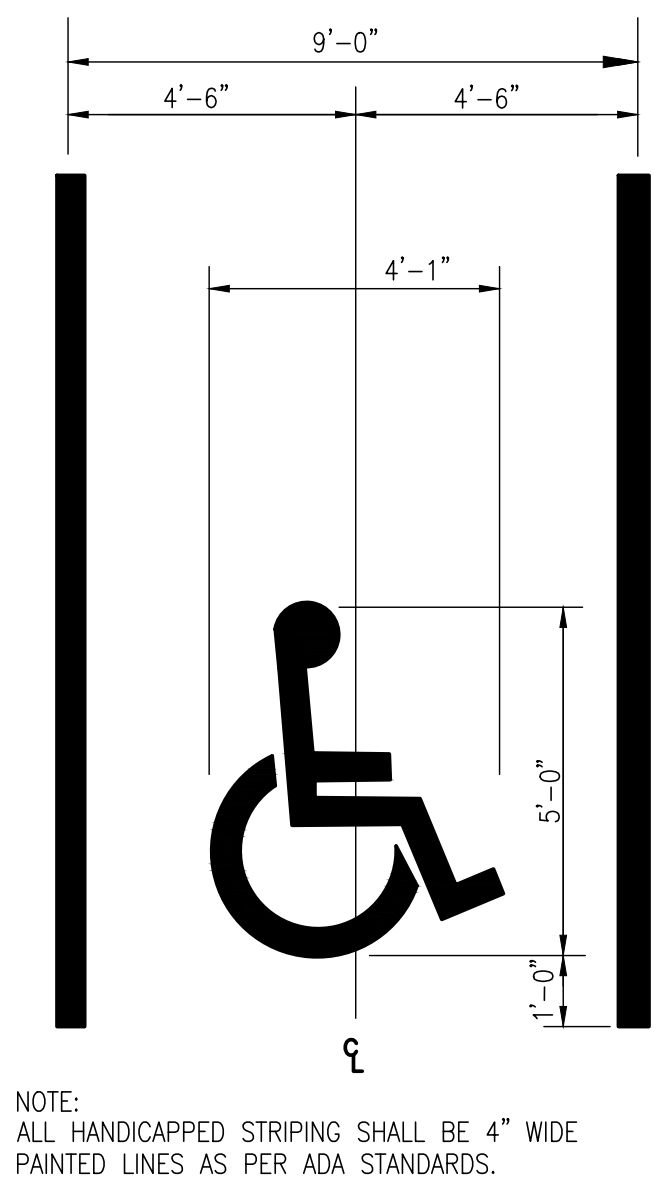
REVERSED 24" CURB & GUTTER
NOT TO SCALE



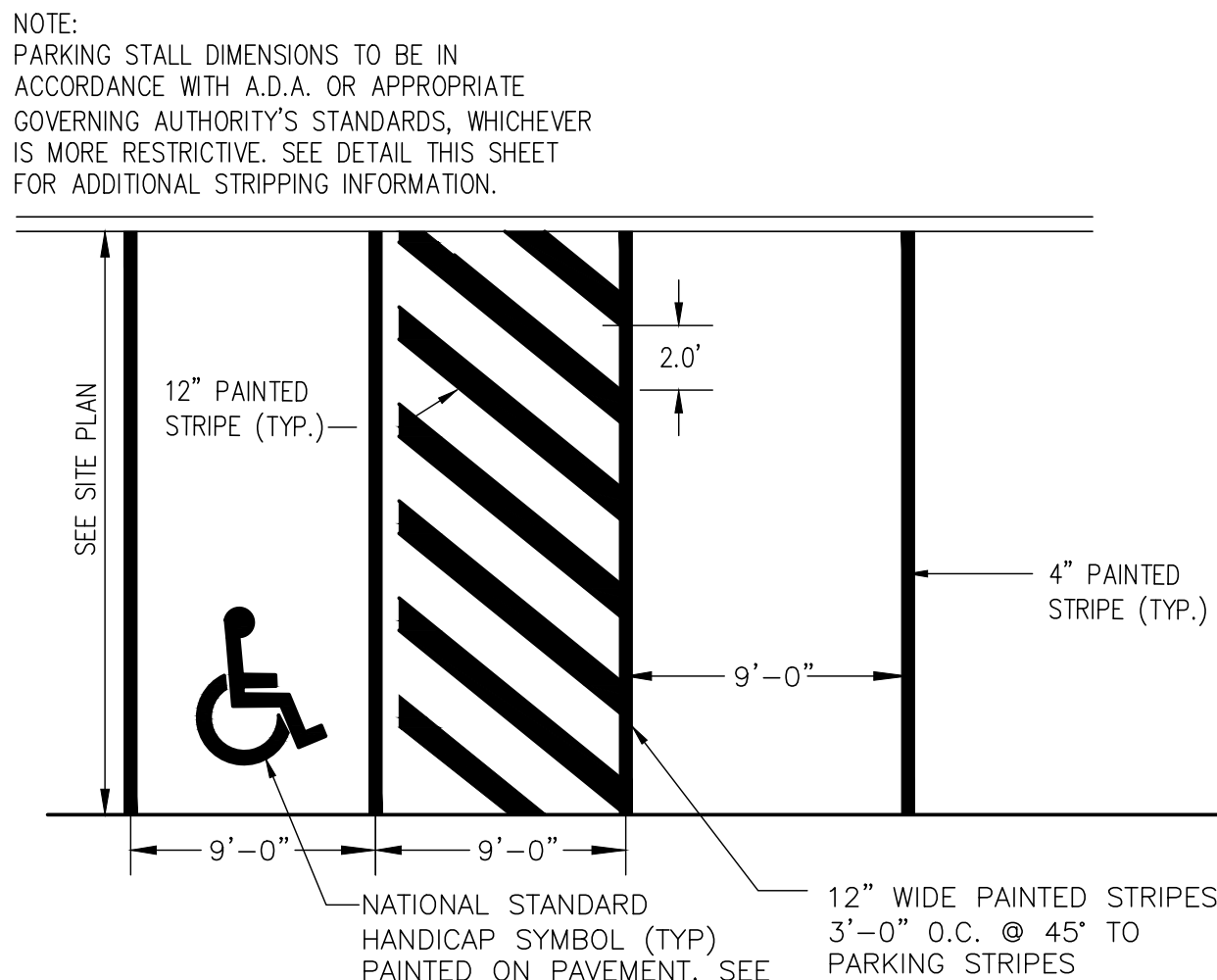
LIGHT POLE FOUNDATION
NOT TO SCALE



VAN ACCESSIBLE
HANDICAP SIGN DETAIL

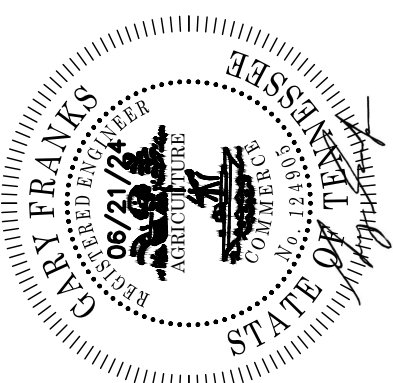


SYMBOL STRIPING DETAIL
ACCESSIBLE PARKING SYMBOL



ACCESSIBLE PARKING

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DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
WWW. DSGINCORPORATED.COM

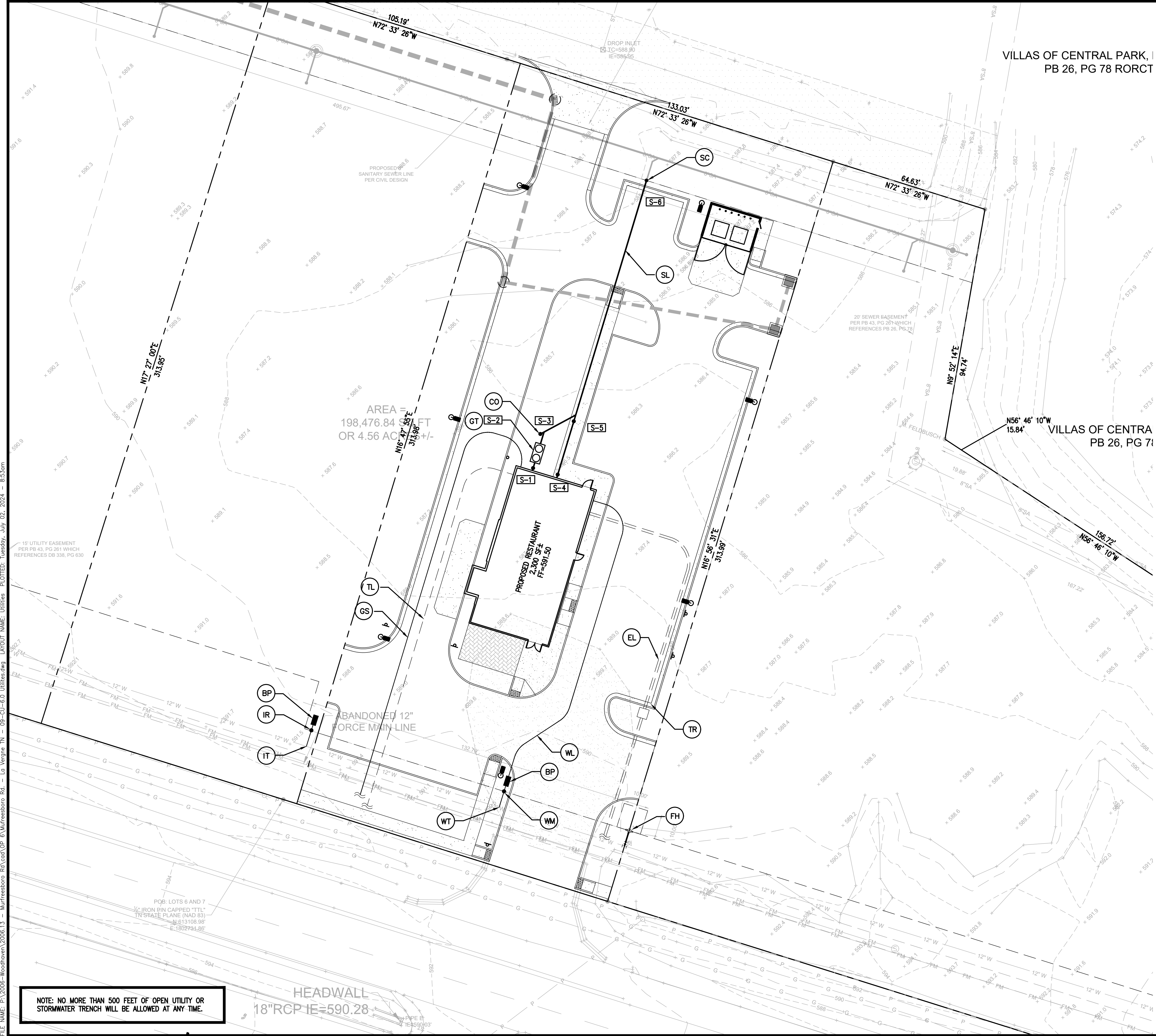


PROJECT NAME/LOCATION ID	PARCEL #
LAVERGNE CHIPOTLE	
SHEET TITLE	PROJECT LOCATION
LAYOUT NOTES AND DETAILS	OUT PARCEL 5 LA VERGNE, TN

CL-5.1

CONCEPT PLAN

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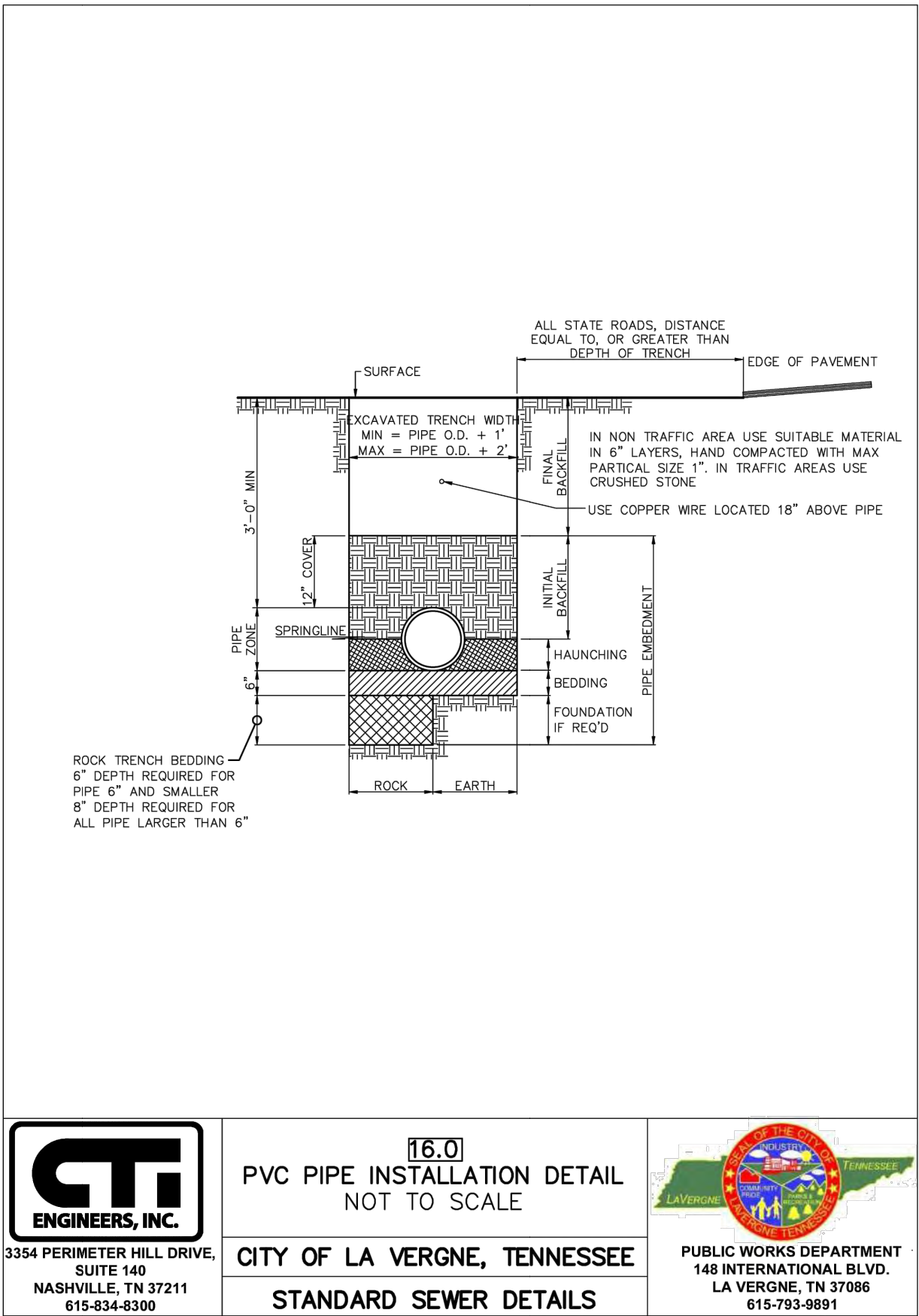
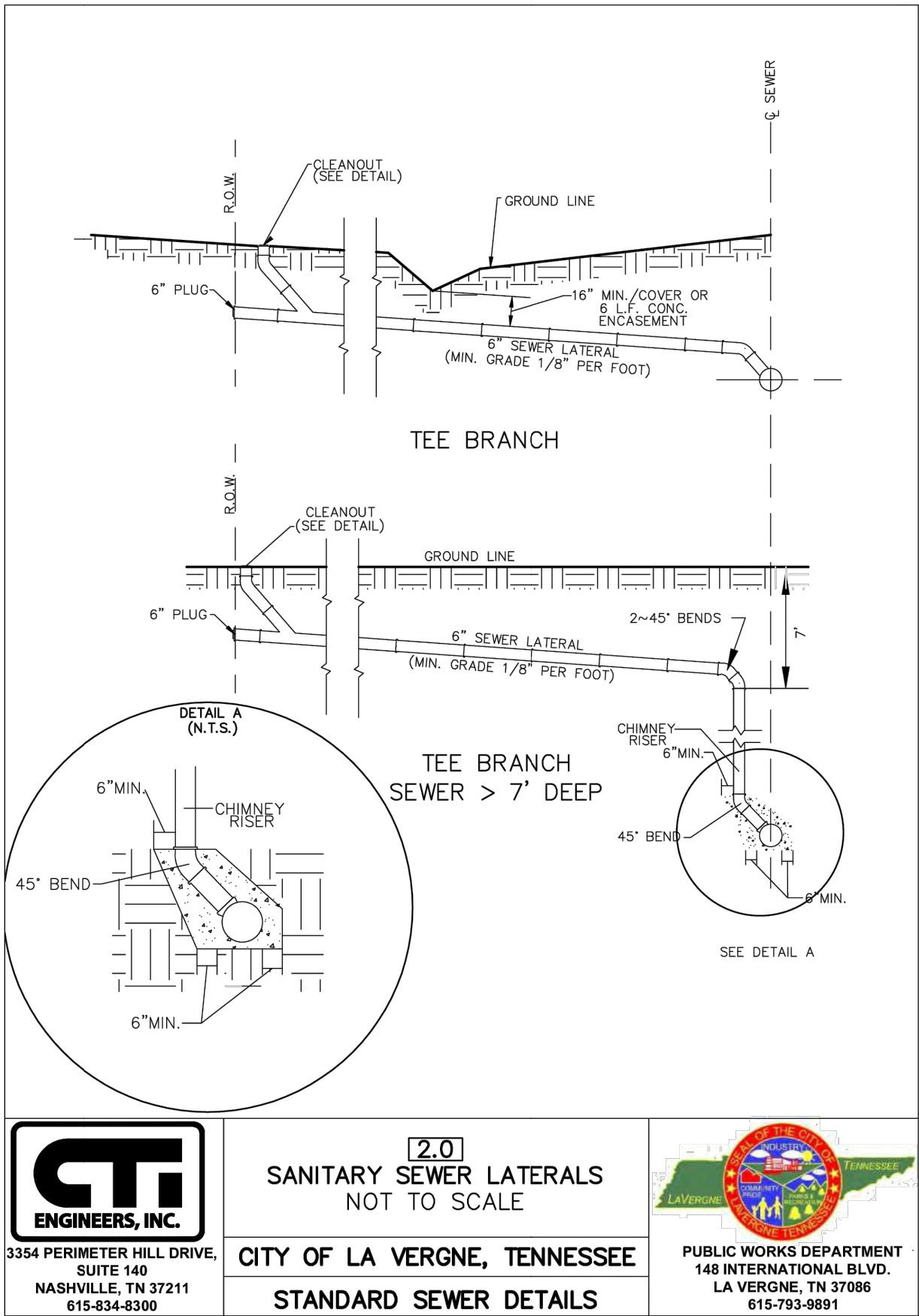
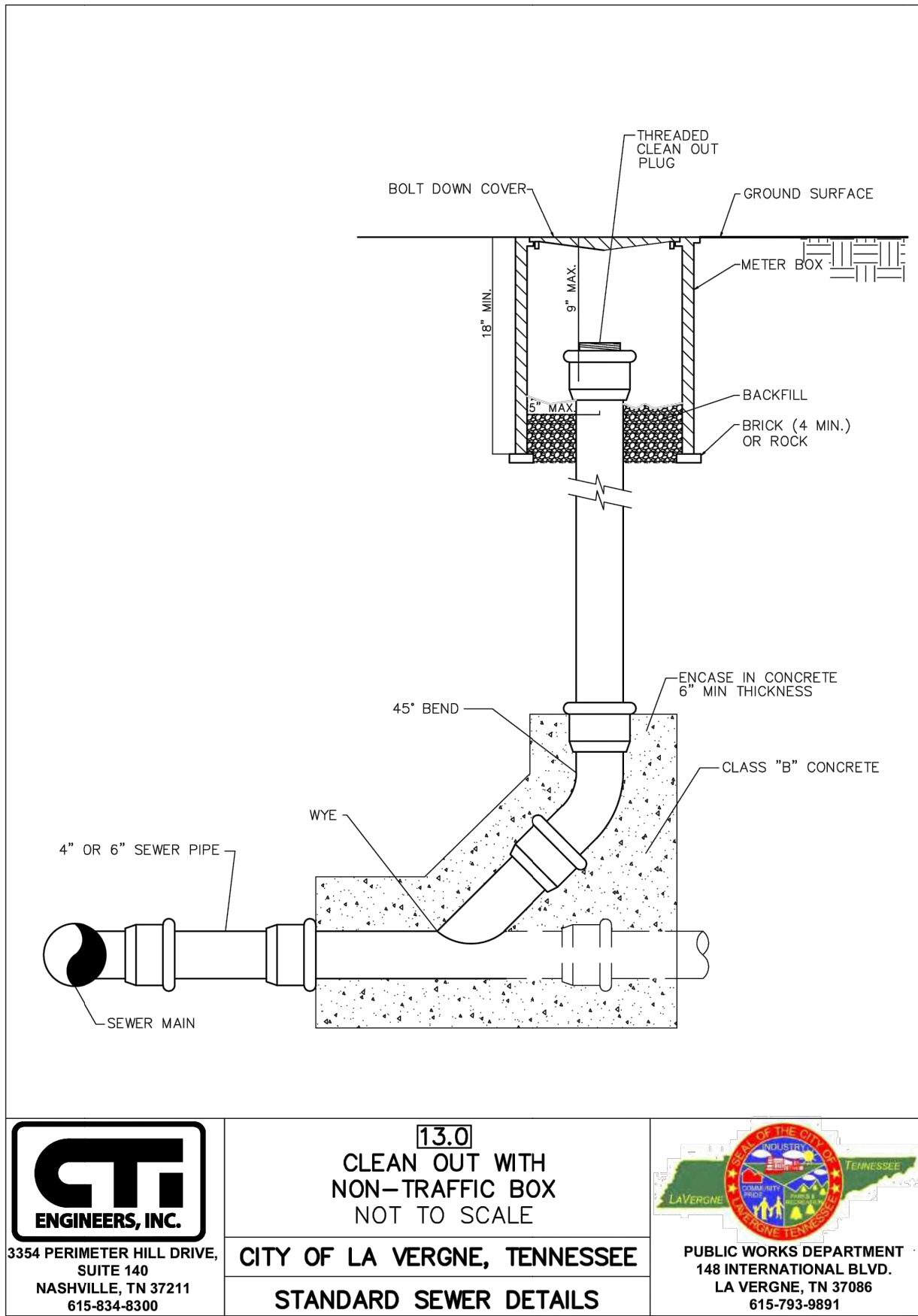
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REVIEWED BY: GF
PREPARED ON: 01/25/24

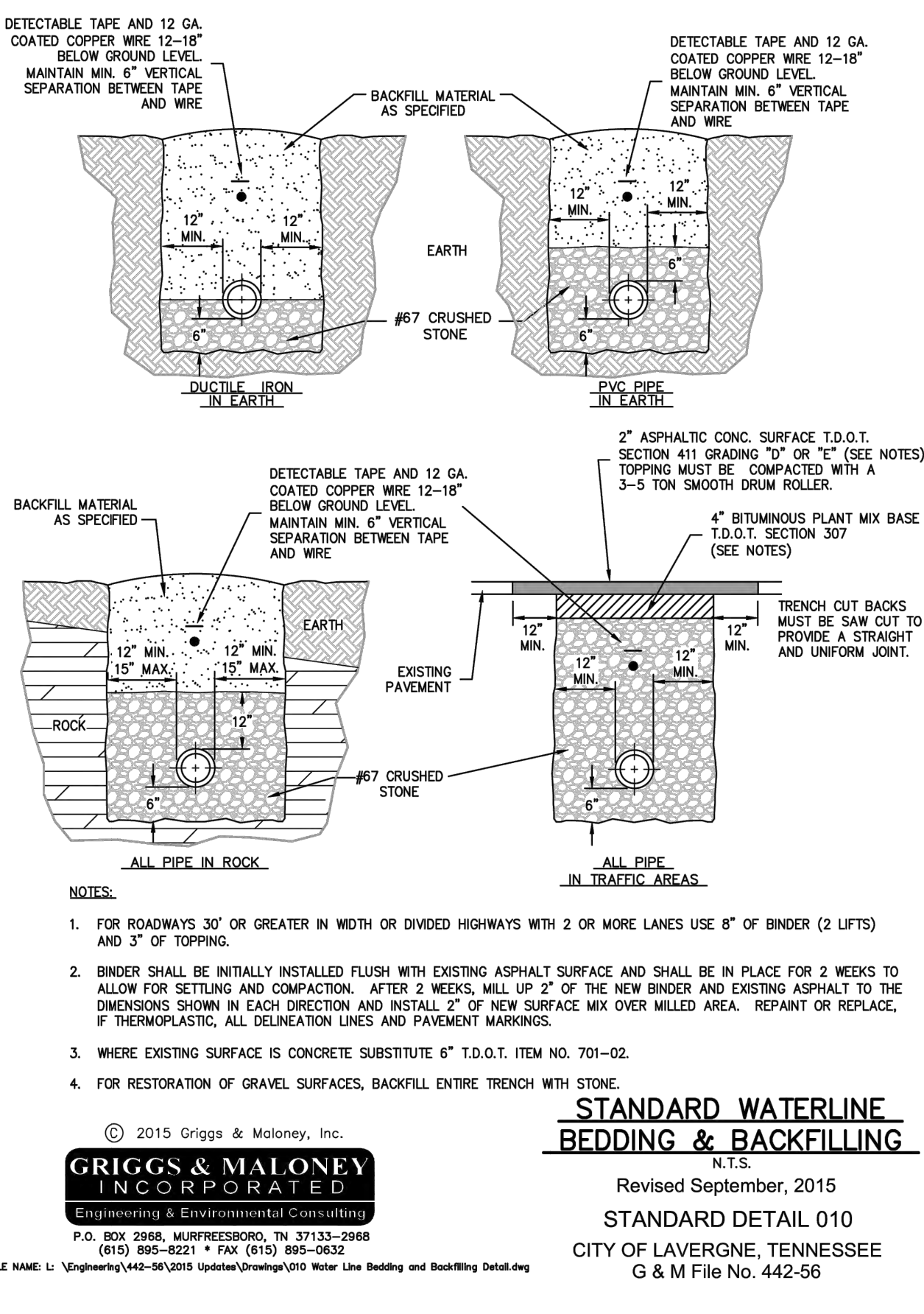
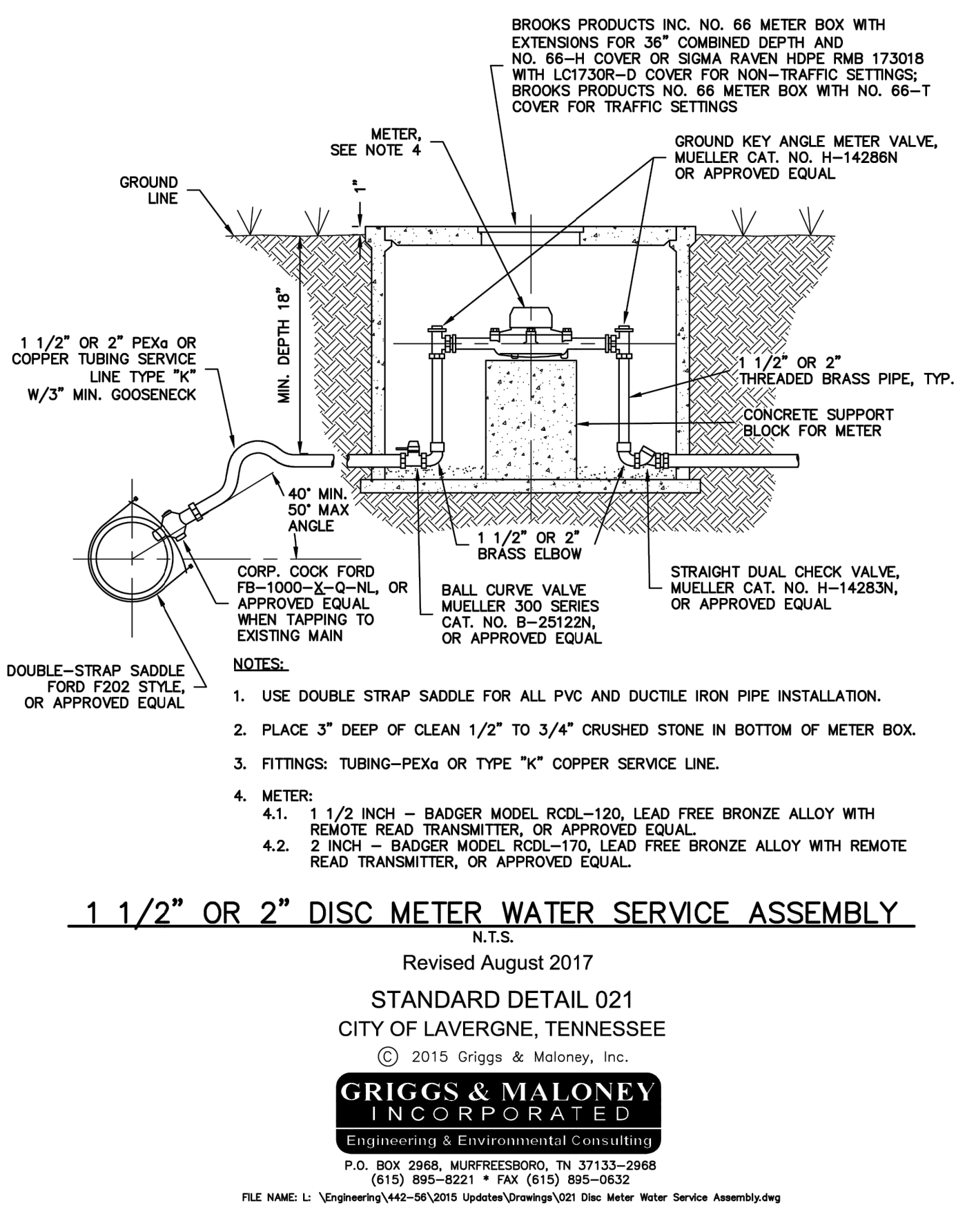
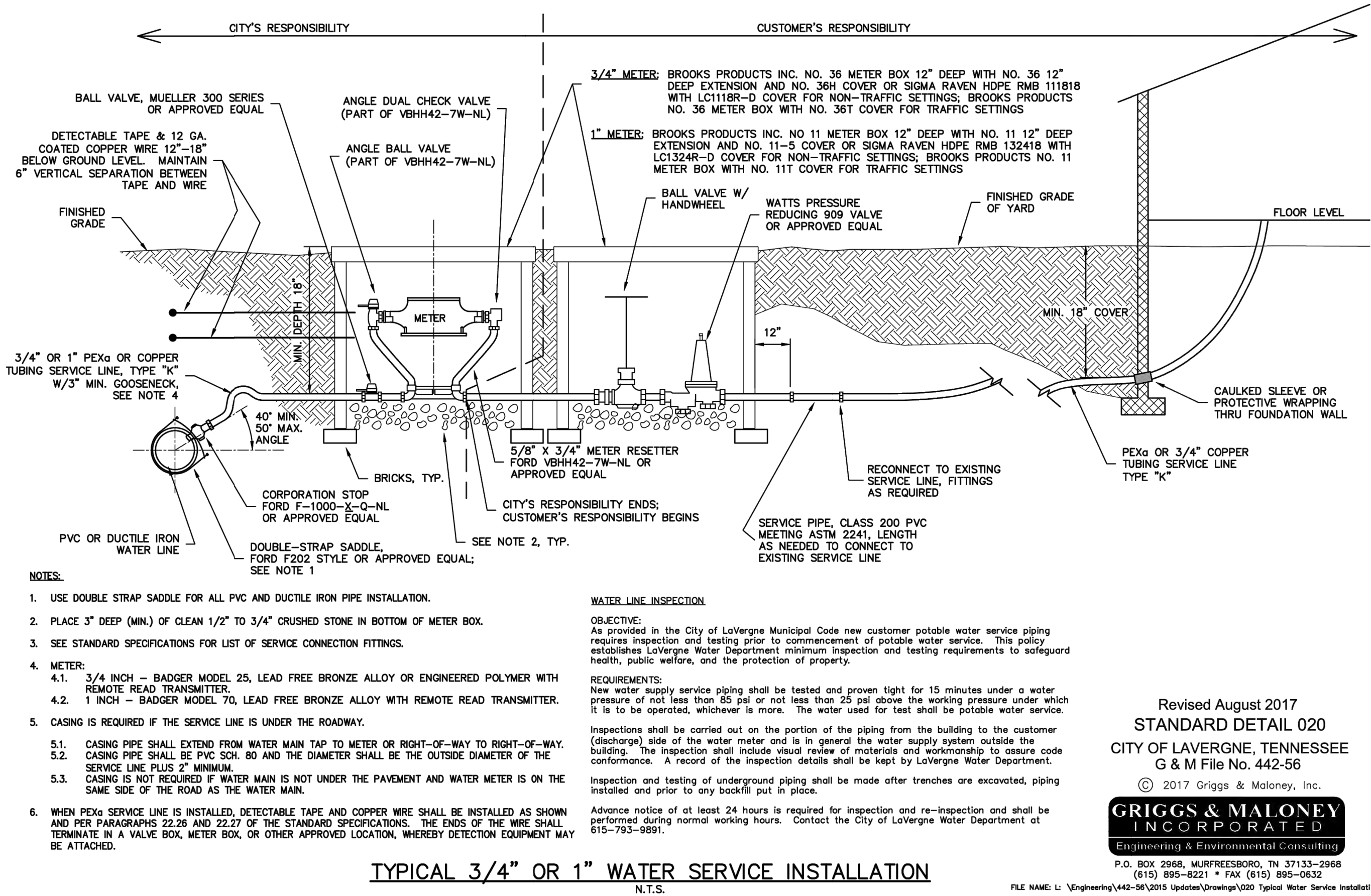
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1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
EMAIL: GFRANKS@DSGVA.COM
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PROJECT NAME/LOCATION ID LAVERGNE CHIPOTLE		PARCEL #
SHEET TITLE UTILITY PLAN		PROJECT LOCATION OUT PARCEL 5 LA VERGNE, TN
CU-6.0		CONCEPT PLAN

FILE NAME: P:\2009-Woodhewer\2009.13 - Murfreesboro Rd\cad\GP 6\Murfreesboro Rd.dwg (P 6)Murfreesboro Rd. - La Vergne TN - 10-CU-6-1 Utility Notes and Details.dwg LAYOUT NAME: Utilities - Tuesday, July 02, 2024 - 6:53am



NOTE: LATEST CITY OF LA VERNGE STANDARD DETAILS AND SPECIFICATIONS SHALL BE UTILIZED DURING CONSTRUCTION



REV.	DESCRIPTION	DATE
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DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
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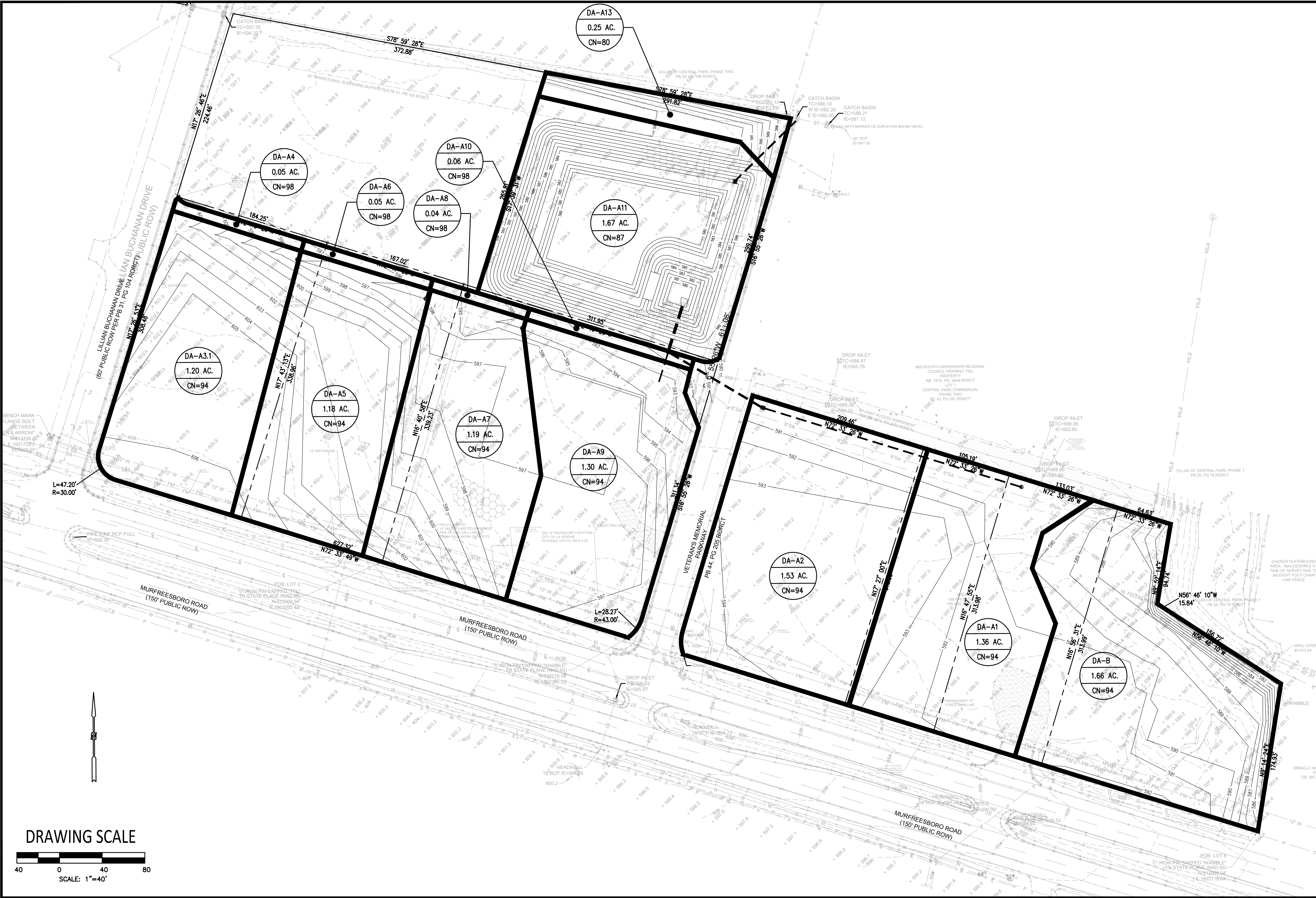
PROJECT NAME/LOCATION ID	PROJECT LOCATION	PARCEL #
LAVERGNE CHIPOTLE	OUT PARCEL 5	LA VERGNE, TN

UTILITY NOTES AND DETAILS
CU-6.1
CONCEPT PLAN



Page 38 of 20

FILE NAME: P:\2008-Woodhewer\2008.13 - Murfreesboro Rd\cad\GP 6\Murfreesboro Rd - La Vergne TN - 12 CG-7.1 Existing Drainage Areas.dwg LAYOUT NAME: Exst. Condition PLOTTED: Tuesday, July 02, 2024 - 8:54am



REVISIONS	
REV.	DESCRIPTION
1	
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DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

DSG INC. USA, PLLC
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STATE OF TENNESSEE
COUNTY OF CLATSOP
REGISTERED PROFESSIONAL ENGINEER
NO. 2172
G. FRANKS

DSG
DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID
LAVERGNE CHIPOTLE

SHEET TITLE
EXISTING DRAINAGE AREA PLAN

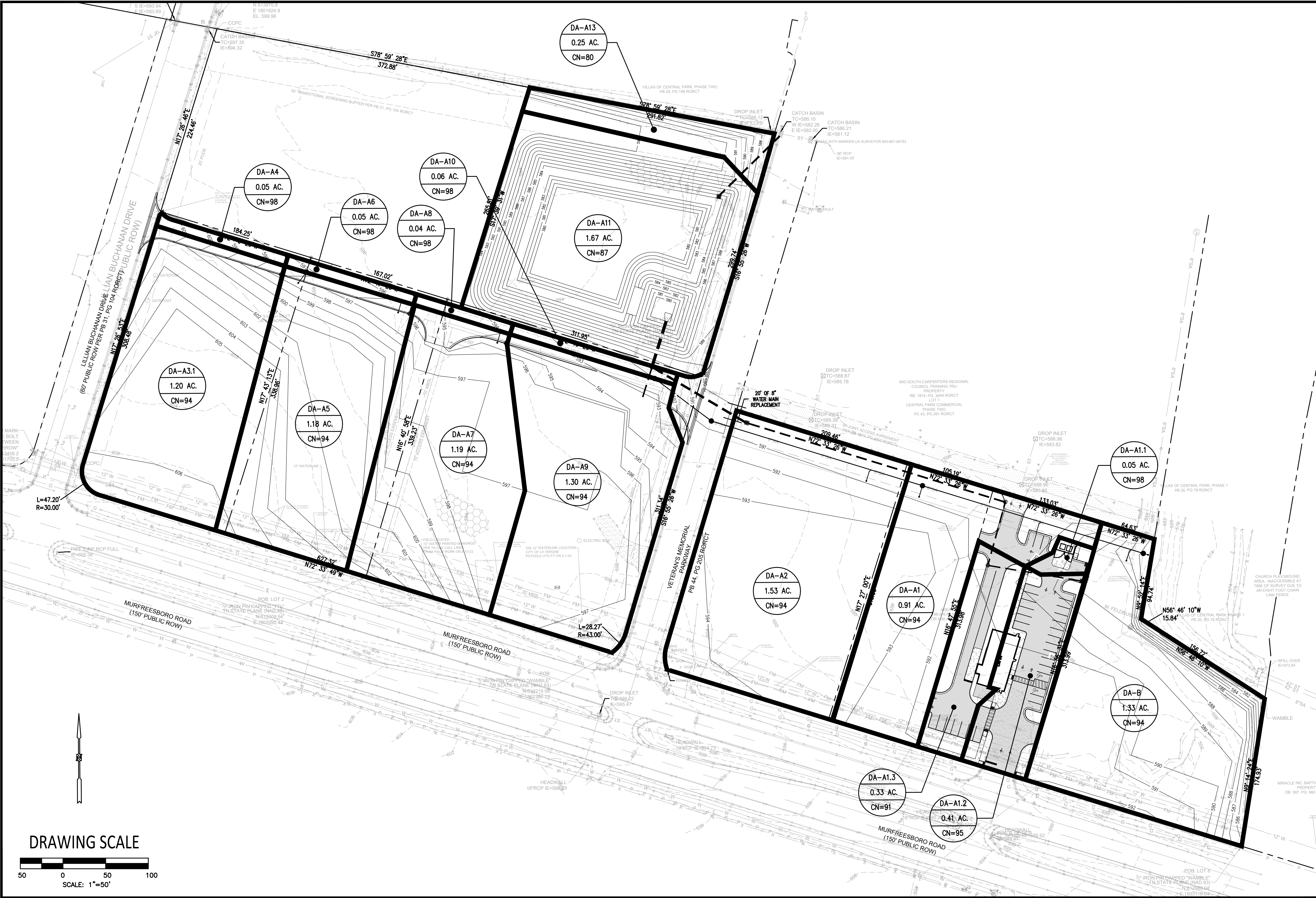
PROJECT LOCATION
OUT PARCEL 5
LA VERGNE, TN

CG-7.1

CONCEPT PLAN

Page 39 of 200

FILE NAME: P:\2008-Woodhewer\2008.13 - Murfreesboro Rd\cadd\GP 6\Murfreesboro Rd - La Vergne TN - 13-CG-7.2 Proposed Drainage Areas.dwg LAYOUT NAME: Ext. Condition PLOTTED: Tuesday, July 02, 2024 - 8:54am



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DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

DSG INC. USA, PLLC
1210 PROGRESSIVE DR.
CHESAPEAKE VA, 23320
PH#: 757-472-2719
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WWW.DSGINCORPORATED.COM

PROJECT NAME/LOCATION ID
LAVERGNE CHIPOTLE

SHEET TITLE
PROPOSED DRAINAGE AREA PLAN

PROJECT LOCATION
OUT PARCEL 5
LA VERGNE, TN

PARCEL #

CG-7.2

CONCEPT PLAN

SCOPE OF WORK

1. THIS WORK SHALL CONSIST OF PERFORMING CLEARING AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. QUANTITY TAKEOFF IS SUPPLIED FOR CONTRACTOR'S ASSISTANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL PLANT MATERIALS AS PER PLAN.
3. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR WITHIN EASEMENT OR RIGHT-OF-WAY LIMITS.

PRESERVATION/PROTECTION (If applicable)

1. CONTRACTOR SHALL MAINTAIN AND PRESERVE TREES AND SHRUBS NOT BEING REMOVED, INCLUDING THEIR ROOTS. TREE PROTECTION FENCING SHALL BE USED AT THE DRIP LINE OF ALL TREES AND SHRUBS WITHIN 50 FEET OF CONSTRUCTION EXCEPT AS SHOWN ON THE PLAN. FENCING SHALL REMAIN IN PLACE UNTIL FINAL PLANT INSPECTION FOLLOWING CONSTRUCTION. MATERIALS SHALL NOT BE STOCKPILED WITHIN THIS DEFINED AREA AND VEHICLES AND OTHER EQUIPMENT SHALL BE OPERATED TO AVOID SOIL COMPACTION.
2. FEEDER ROOTS SHOULD NOT BE CUT IN AN AREA EQUAL TO TWICE THE TREE CIRCUMFERENCE (MEASURED 6" ABOVE THE GROUND LINE IN INCHES) EXPRESSED IN FEET. (EXAMPLE: A CIRCUMFERENCE OF 10" WOULD HAVE A "NO CUT" ZONE OF 20 FEET IN ALL DIRECTIONS FROM THE TREE). THIS SHOULD APPLY TO UTILITY SERVICES, IF FEASIBLE. THE ONLY EXCEPTION TO THIS REQUIREMENT WILL BE THOSE SPECIFICALLY ALLOWED BY THE LANDSCAPE ARCHITECT, SPECIFICATIONS, OR AS INDICATED ON THE PLANS.
3. TREE TRUNKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATION SHALL BE TREATED IN ACCORDANCE WITH THE ARBOR CULTURAL STANDARDS OF THE CITY.

PLANT MATERIALS

1. GENERAL-ALL MATERIALS SHALL BE OF ITS KIND AVAILABLE AND SHALL HAVE BEEN GROWN IN A CLIMATE SIMILAR TO THAT ON SITE.
2. PLANTS -ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND SIZE OF PLANT MATERIAL SHALL CONFORM TO ANSI 260.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
3. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
4. PLANTS SHALL BE IN A HEALTHY, VIGOROUS CONDITION, FREE OF DEAD OR BROKEN BRANCHES, SCARS THAT ARE NOT COMPLETELY HEALED, FROST CRACKS, DISFIGURING KNOTS, BROKEN OR ABRADED BARK, REDUNDANT LEADERS OR BRANCHES, OR ABERRATIONS OF ANY KIND. PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM.
5. BALLED AND BURLAPPED (B&B) PLANTS SHALL BE DUG WITH A FIRM ROOT BALL OF NATURAL EARTH, OF A SIZE IN PROPORTION TO THE PLANT'S SIZE, AS MEASURED BY CALIPER, HEIGHT, OR SPREAD. BALLED AND BURLAPPED PLANTS SHALL BE HANDLED ONLY BY THE ROOT BALL, NOT BY THE TRUNK OR BRANCHES, AS THIS MAY BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM. CONTAINER PLANTS SHALL HAVE BEEN ESTABLISHED FOR A MINIMUM OF ONE FULL GROWING SEASON IN THEIR CONTAINERS BEFORE INSTALLATION. CONTAINER PLANTS SHALL BE HANDLED ONLY BY THE CONTAINER, NOT BY THE STEMS OR BRANCHES, AS THIS MAY PULL THE PLANT OUT OF THE CONTAINER AND BREAK OR LOOSEN THE ROOT BALL AND DAMAGE THE ROOT SYSTEM.
6. PLANTS SHALL BE PROTECTED FROM DRYING OUT DURING SHIPPING WITH TARPULINS OR OTHER COVERINGS. PLANTS SHALL BE PROTECTED FROM DRYING OUT AFTER DELIVERY BY PLANTING IMMEDIATELY; IF THIS IS NOT POSSIBLE, THE ROOT BALL SHALL BE COVERED WITH PEAT MOSS OR EARTH, AND WATERED FREQUENTLY TO KEEP IT MOIST UNTIL PLANTING.
7. DO NOT HANDLE, MOVE, BIND, TIE OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL. ROOTS, TRUNK, OR BRANCHES IN ANY WAY.

TOPSOIL

1. TOPSOIL HAS BEEN (OR WILL BE) STOCKPILED FOR REUSE IN LANDSCAPE WORK. IF QUANTITY OF STOCKPILED TOPSOIL IS INSUFFICIENT, PROVIDE ADDITIONAL TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK. IMPORTED TOPSOIL SHALL CONSIST OF LOOSE, FRIABLE, LOAMY TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL OR REFUSE. ACCEPTABLE TOPSOIL SHALL CONTAIN NOT LESS THAN 3 PERCENT NOR MORE THAN 20 PERCENT ORGANIC MATTER.
2. PLANTING BACKFILL FOR PARKING LOT ISLANDS SHALL CONSIST OF A HOMOGENEOUS MIXTURE OF 3 PARTS TOPSOIL TO ONE PART SPHAGNUM PEAT INSTALLED OVER A 6" THICKNESS OF NO. 57 AGGREGATE.

SOIL CONDITIONING

1. OBTAIN LABORATORY ANALYSIS OF STOCKPILED AND IMPORTED TOPSOIL COMPLETE WITH RECOMMENDATIONS FOR SOIL AMENDMENT.
2. BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
3. MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED BY THE LAB REPORT. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
4. FOR PLANTING BEDS AND LAWNS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING. MIX LIME WITH DRY SOIL PRIOR TO MIXING OF FERTILIZER.
5. PREVENT LIME FROM CONTACTING ROOTS OF ACID-LOVING PLANTS.

6. APPLY PHOSPHORIC ACID FERTILIZER (OTHER THAN THAT CONSTITUTING A PORTION OF COMPLETE FERTILIZERS) DIRECTLY TO SUBGRADE BEFORE APPLYING PLANTING SOIL AND TILLING.

PLANTING SOIL

1. PLANTING SOIL MIX SHALL BE CLEAR OF ALL STONES AND DEBRIS 1" OR LARGER, AND CONSIST OF THE FOLLOWING 25% ORGANIC COMPOST, 75% ACCEPTABLE TOPSOIL.

OTHER MATERIALS

1. BED EDGING- TRENCH AROUND LANDSCAPE BEDS TO CREATE SHARP, 45 DEGREE EDGE. TYPICAL AT ALL PLANTING BED EDGES WHERE THEY MEET LAWNS.
2. MULCH: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, OR PLANTS AND CONSISTING OF THE FOLLOWING:

2.1. NON-DYED, DOUBLE SHREDDED HARDWOOD SHALL BE INSTALLED IN LANDSCAPE BEDS AT A DEPTH OF 3 INCHES.

GENERAL WORK PROCEDURES

1. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE TENNESSEE STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA) AND ANY LOCAL LANDSCAPE ORDINANCES.
2. CONTRACTOR SHALL OBTAIN A COPY OF LOCAL ORDINANCES REGARDING ACCEPTABLE PLANT AND PLANTING DETAILS AND ABIDE BY THOSE ORDINANCES AND DETAILS.
3. ENGINEER RESERVES THE RIGHT TO REJECT ALL PLANT MATERIAL DEEMED NOT ACCEPTABLE.
4. ANY PROPOSED PLANT SUBSTITUTIONS SHALL BE EQUIVALENT IN FORM, HABIT, STRUCTURE, BRANCHING AND LEAF TYPE AND MUST BE ISSUED TO THE LANDSCAPE ARCHITECT FOR APPROVAL, IN WRITING, PRIOR TO INSTALLATION.

WEEDING

1. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.

PLANTING

1. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE OWNER BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
2. PLANTING PITS SHALL BE AS PER DETAILS.
3. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL WITH PLANTING SOIL AROUND BALL OF PLANT. COMPLETE BACKFILLING AND WATER THOROUGHLY.
4. EACH TREE AND SHRUB SHALL RECEIVE THE LANDSCAPER'S BIONUTRITION (3-0-3) GRANULAR WITH MYCORRHIZAL TECHNOLOGY FERTILIZER OR APPROVED OTHER. APPLY FERTILIZER PER MANUFACTURER'S SPECIFICATIONS.
5. WATER IMMEDIATELY Y AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
6. INSTALL BED EDGING AND MULCH PER MATERIALS SPECIFICATION AND DETAILS.
7. REMOVE All SALES TAGS, STRINGS, STRAPS, WIRE, ROPE OR OTHER MATERIALS THAT MAY INHIBIT PLANT GROWTH BOTH ABOVE AND BELOW THE SURFACE OF THE SOIL.
8. REMOVE ANY BROKEN, SUCKERING, DISEASED, CRISSCROSSED OR AESTHETICALLY DISPLEASING BRANCHES BACK TO LIVE LEADER OR SIDE LATERAL WITH A FLUSH CUT.

FINISH GRADING

1. ALL AREAS WILL BE GRADED BY THE CONTRACTOR TO SUBSTANTIALLY PLUS MINUS 0.1 FOOT OF FINISH GRADE.
2. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN, UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
4. PARKING LOT ISLAND SHALL BE BACKFILLED AS PART OF THIS CONTRACT.

GROUND COVER

1. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
2. MULCH GROUND COVER WITH 2" THICKNESS OF SPHAGNUM PEAT.
3. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
4. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT, PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.

GUARANTEE

1. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER.

CLEAN UP

1. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. AN 'ACCEPTABLE CONDITION' SHALL BE AS DEFINED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION

1. CONTRACTOR SHALL PROVIDE & INSTALL AN IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF THE SITE. AREAS WITHIN 5 FEET OF BUILDING WALLS SHALL BE IRRIGATED BY DRIP IRRIGATION OR SIMILAR. CONTRACTOR SHALL ENSURE BUILDING WALLS AND WINDOWS WILL NOT BE DAMAGED OR STAINED BY IMPROPER IRRIGATION INSTALLATION OR POOR SELECTION OF FIXTURES. SYSTEM SHALL INCLUDE ALL APPURTENANCES & BE APPROVED BY OWNER.
2. IRRIGATION CONTRACTOR SHALL PROVIDE A METHOD FOR WINTERIZATION. WINTERIZATION SHALL BE PERFORMED BY CONTRACTOR UPON COMPLETION IF SYSTEM IS INSTALLED BETWEEN NOVEMBER 1 AND MARCH 31.

MAINTENANCE
(MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.)

1. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION.
2. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED.
3. MAINTAIN LAWNS BY WATERING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
4. MAINTAIN THE LANDSCAPING BY KEEPING ALL PLANTS DISEASE-FREE AND PLANTING BEDS GROOMED, EXCEPT IN NATURALLY OCCURRING VEGETATION AREAS.
5. REPLACE ANY REQUIRED PLANTING(S), WHICH SEVERELY DECLINE OR DIE AFTER THE DATE OF PLANTING. SUCH REPLACEMENT SHALL OCCUR DURING THE NEXT APPROPRIATE PLANTING SEASON.

SEEDING

1. GRASS SEED SHALL BE FRESH, CLEAN, DRY, NEW-CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS' "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. ALL AREAS TO BE SEEDED SHALL RECEIVE NO LESS THAN FIVE POUNDS OF SEED PER ONE THOUSAND SQUARE FEET. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW LAWNS. GRASS SEED MIX SHALL CONSIST OF THE FOLLOWING:

PROPORTION	NAME	MIN% GERM	PURE SEED MIN%	WEED SEED MAX%
30%	KENTUCKY BLUEGRASS (POA PRATENSIS)	80	85	0.50
30%	CREEPING RED FESCUE (FESTUCA RUBRA)	85	98	0.50
20%	PERENNIAL RYE GRASS (LOLIUM PERENNE)	90	98	0.50
20%	ANNUAL RYEGRASS (LOLIUM MULTI FLORUM)	85	92	1.00

PLANTING SCHEDULE

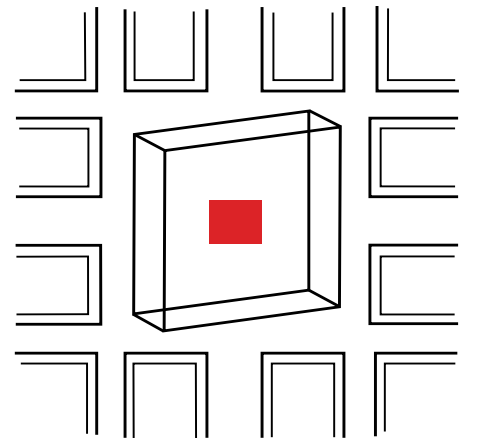
1. ALL PLANTING IS RECOMMENDED TO BE DONE WITHIN THE FOLLOWING DATES. WHEN PLANTING OUTSIDE THESE DATES, WRITTEN DOCUMENTATION SHALL BE PROVIDED THAT SURVIVAL OR REPLACEMENT WILL BE ENSURED. NO PLANTING SHALL BE DONE IN FROZEN SOIL.
- NORMAL PLANTING SEASONS
ALL TREES AND SHRUBS
EVERGREENS
GROUND COVERS
SEED AND MULCH

SPRING
MARCH 1-APRIL 21
MARCH 1-APRIL 21
MARCH 15-JUNE 15
MARCH 15-MAY 30

FALL MAX%
OCTOBER 10-DECEMBER 15
OCTOBER 10-DECEMBER 15
WHEN GROUND IS WORKABLE
OCTOBER 10-DECEMBER 15

GENERAL NOTE

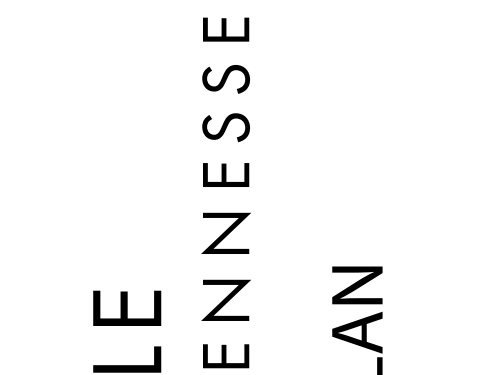
1. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE WITHIN THE RIGHT-OF-WAY SHALL BE FINE GRADED TO MAINTAIN POSITIVE DRAINAGE, HAVE A 4" LAYER OF TOPSOIL APPLIED AND BE SEEDED ACCORDING TO SPECIFICATIONS ON THIS SHEET.



FARMER | MORGAN

PLANNING DESIGN CONSTRUCTION
Nashville, TN | Knoxville, TN | Huntsville, AL
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jkaur@farmermorgan.com



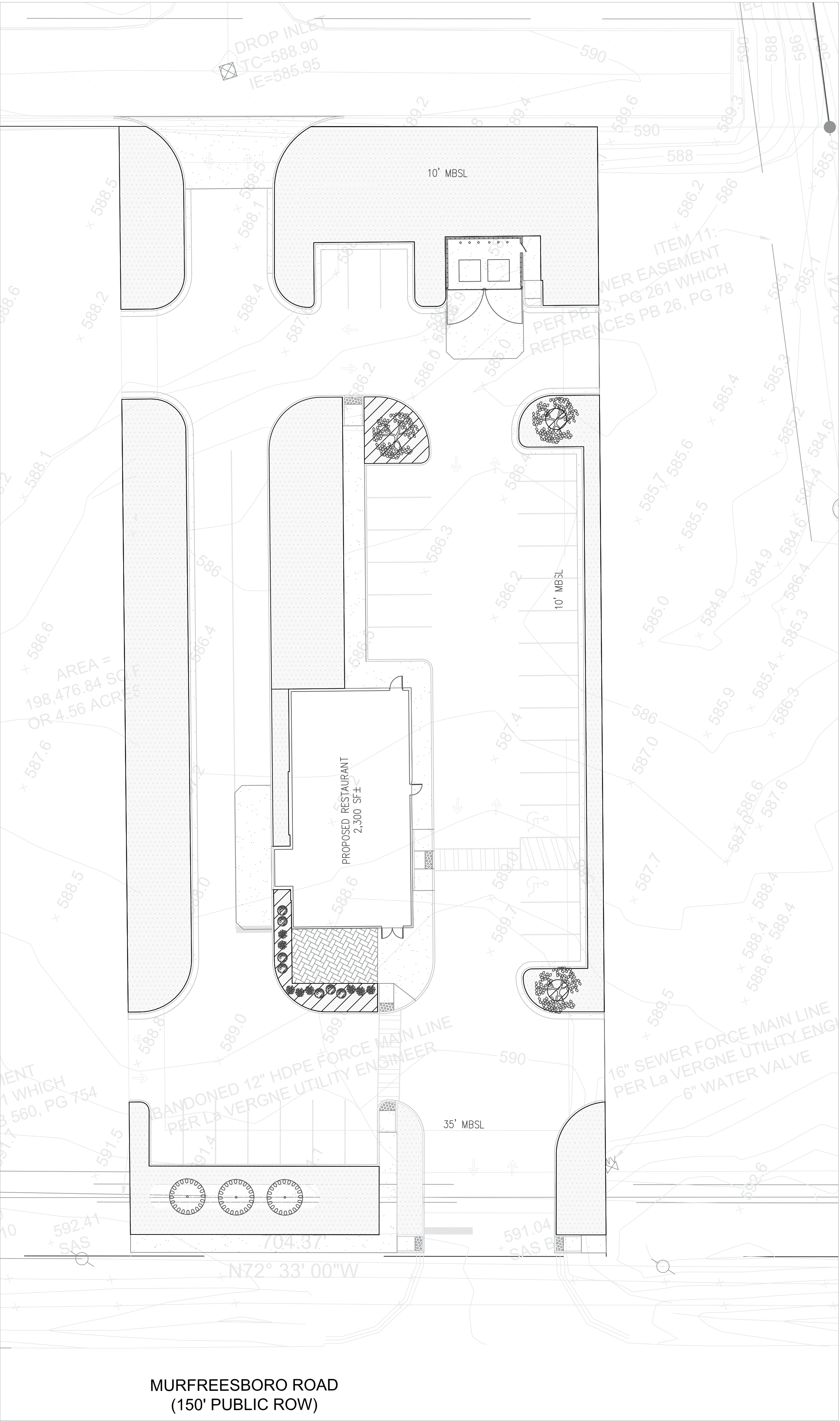
Date: 07/08/2024
Drawn By: JK
Project: 248601
Revisions: (1) (2) (3)

Date: Drawn By: Project: Revisions:

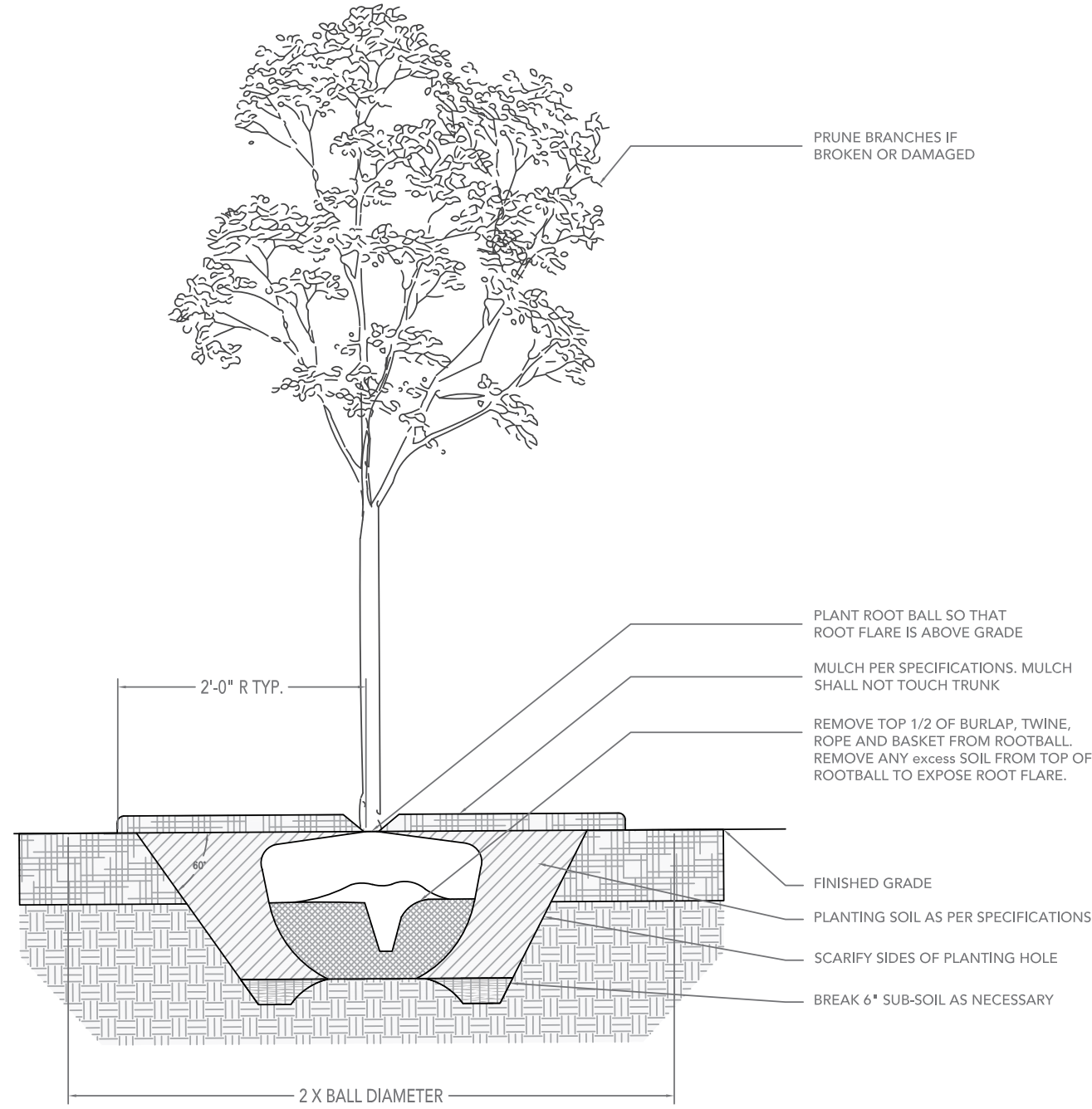
SCALE: VARIES

STANDARD DRAWINGS

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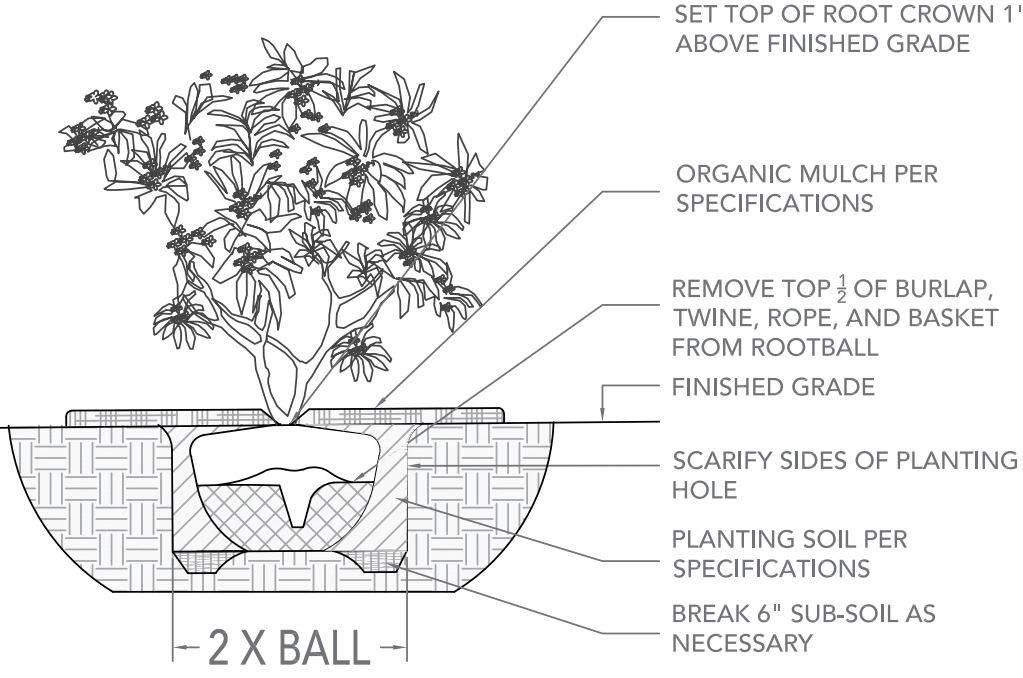


A **PLANTING PLAN**
N.T.S



GENERAL NOTES:
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE
WRAP AFTER PLACED IN PIT.
2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST
LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT
AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

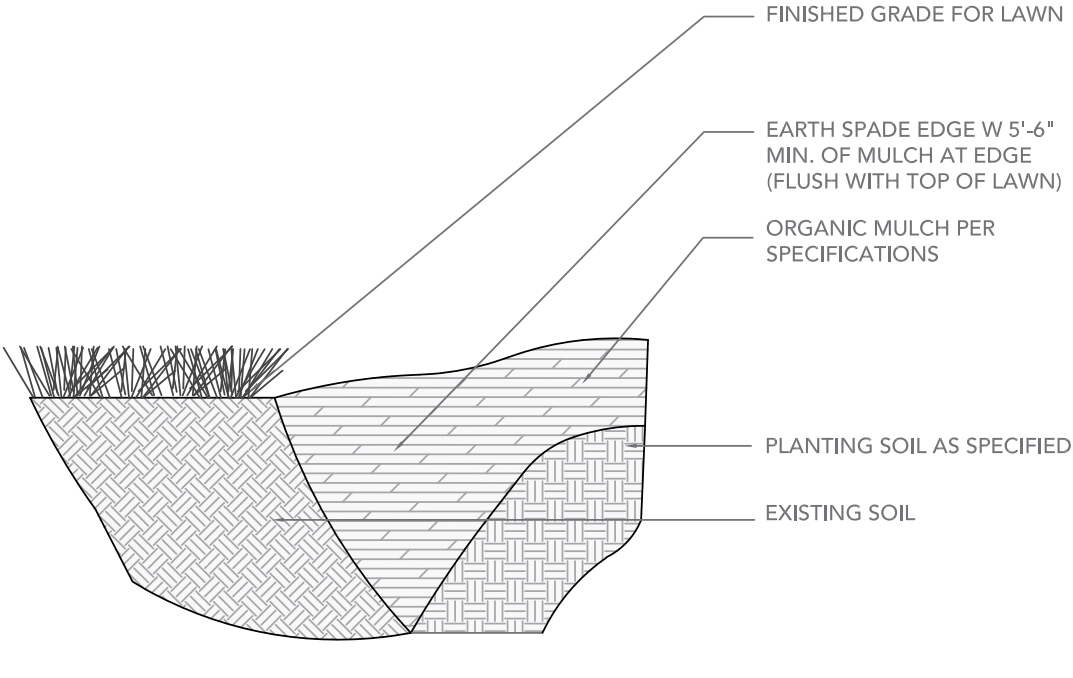
A.1 **DECIDUOUS TREE PLANTING DETAIL**
N.T.S



BALL & BURLAP SECTION

GENERAL NOTES:
1. PRUNE ROOTS IF BALL IS ROOTBOUND
2. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP.
3. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST
LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND
LIFT AND CONTINUE TO PUDDLE AND FILL AS NECESSARY.

A.2 **SHRUB PLANTING DETAIL**
N.T.S



GENERAL NOTES:
1. USE WHEREVER MULCHED PLANTINGS TRANSITION TO TURF AREAS, INCLUDING
ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTINGS BEDS, ETC....

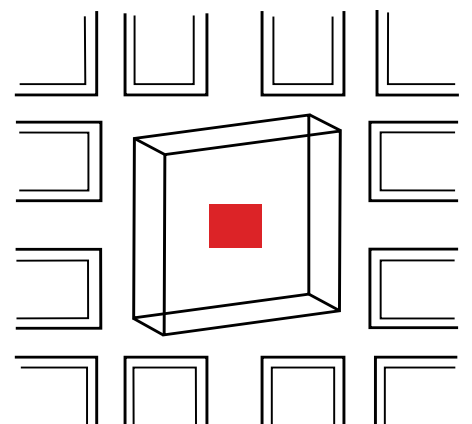
A.3 **EARTH SPADE EDGE DETAIL**
N.T.S

- LANDSCAPE NOTES:**
- MULCH PER LANDSCAPE SPECIFICATIONS. LANDSCAPE TO BE
MULCHED WITH HARDWOOD DOUBLE- SHREDDED MULCH UNLESS
NOTED DIFFERENTLY ON PLAN.
 - ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE
SEEDED PER SPECIFICATIONS.
 - ALL DISTURBED AREAS ON ADJACENT PROPERTY OR WITHIN THE
R.O.W. NOT TO BE PAVED, SHALL BE SEEDED PER THE
SPECIFICATIONS.

CITY OF LA VERGNE: LANDSCAPING REQUIREMENTS	
Total Site Area = 41,644 sq.ft.,	Landscaped Surface Area (LSA) : 12,920 sq.ft.
The minimum landscape area must include 3 canopy tree (2.5 Caliper)	3 trees of 2.5" caliper provided
All Commercial Developments shall have a minimum of 15 shrubs (minimum 18" high).	15 shrubs of 18-30" high provided

PLANTING SCHEDULE					
Type	Botanical Name	Common name	Qty	Min Size	Condition
SHADE TREES	Acer x freemanii "Celzam	Celebration red maple	3	2.5"-3" Cal	B&B
UNDERSTORY TREES	Ginkgo biloba	Ginkgo	3	1.5" Cal	B&B
EVERGREEN SHRUBS	Ilex Crenata	Japanese Holly	8	24-30"	B+B
	Ilex x Meserveae	Meserve Hybrid Holly	7	24-30"	B+B

LEGEND	
SYMBOL	NAME
	Celebration Red Maple
	Ginkgo
	Japanese Holly
	Meserve Hybrid Holly
	Proposed Seeded Lawn
	Proposed Mulch Area



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CHIPOTLE
LA VERGNE, TENNESSEE
PLANTING PLAN

Date:	07/08/2024
Drawn By:	JK
Project:	248601
Revisions:	(1) _____ (2) _____ (3) _____

SCALE: VARIES

STANDARD DRAWINGS

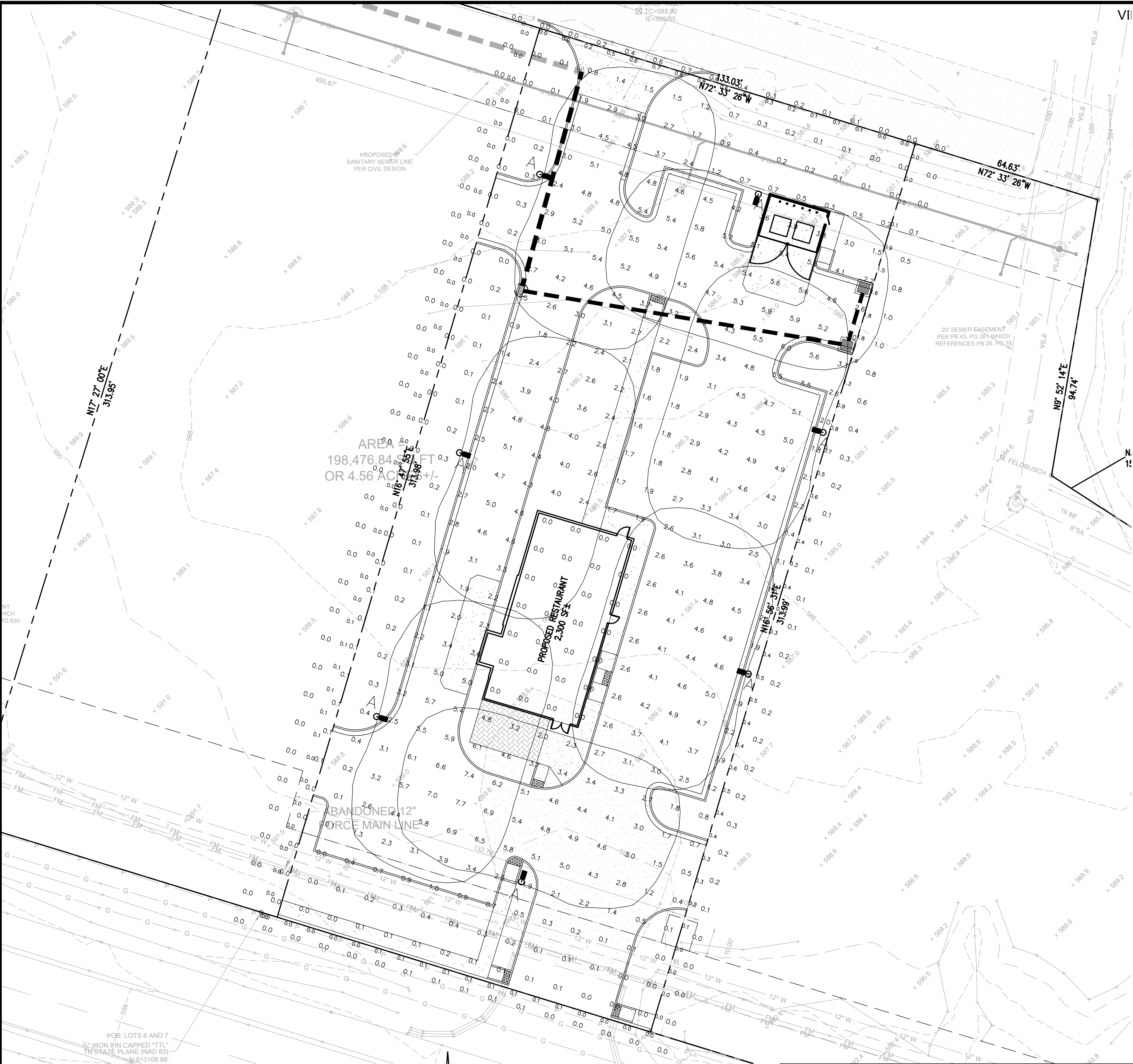
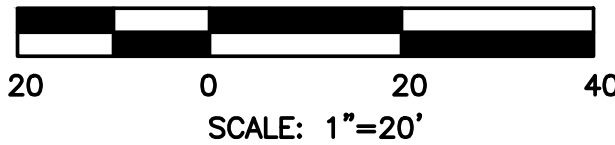
1.2

FILE NAME: C:\Users\jgran\AppData\Local\Temp\Lighting.dwg LAYOUT NAME: Grade PLOTTED: Tuesday, July 02, 2024 - 8:58am NT
NT
CH1
PS 630



Know what's below.
Call before you dig.

DRAWING SCALE



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.88	7.7	0.0	N.A.	N.A.
PROPERTY LINE @ GRADE	Illuminance	Fc	0.25	1.9	0.0	N.A.	N.A.
INSIDE CURB	Illuminance	Fc	3.41	7.7	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	7	A	Single	SLM-LED-24L-SIL-FT-50-IL-70CRI-SINGLE	25'	1.000	1.000	16201	161



Catalog # : _____ Project : _____ Type : _____
Prepared By : _____ Date : _____

Slice Medium (SLM) Outdoor LED Area Light



OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.



QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.isicorp.com/resources/terms-conditions-warranty/> for more information.

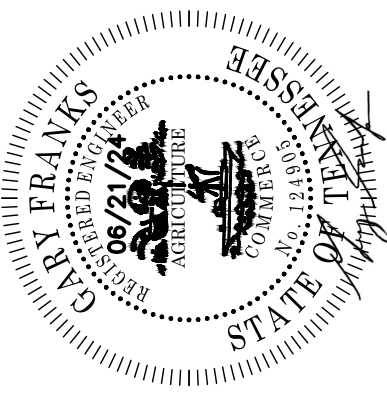
Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)



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SPEC.1110.B.1122



DESIGNED BY: GF
REVIEWED BY: GF
PREPARED ON: 01/25/24

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PROJECT NAME/LOCATION ID
LAVERGNE CHIPOTLE

SHEET TITLE
LIGHTING PLAN

PARCEL #

PROJECT LOCATION
OUT PARCEL 5
LA VERGNE, TN

LT-9.0

CONCEPT PLAN



Item #: 6. **Item Title: Site Plan - La Vergne Business Center, Lot 1 - Building Totaling 184,000 Square Feet on 12.2 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Kimley-Horn is requesting approval of the site plan for the La Vergne Business Center located on 12.2 ± acres. The purpose of the plan is to show the layout for a new industrial development.

The property is located off Mars Street and Minerva Drive. The proposed layout on the site plan shows one (1) new building is indicated for the new parcel. This proposed building will total over 184,000 square feet of new industrial space.

The applicant is proposing a total of two buildings that are part of two different site plans. The project will be served via a new internal road to be installed by the developer. This road will be a private road.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)
Project will be deferred.

Engineering (Gary Lide - glide@lavergnethn.gov)
Item to be deferred. Awaiting final plat approval.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Fire and domestic water meter shall be per City Std Dtl 023.
2. Fire and domestic water meter and backflow assembly layout does not match City Standard Water Detail 023.
3. Label waterline connection as cut in tee, valves, and 6" x 8" increaser.
4. Label offsite public sewer line.
5. Contact Scott Tatalovich at Public Works with any questions about point of sewer connection.

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

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

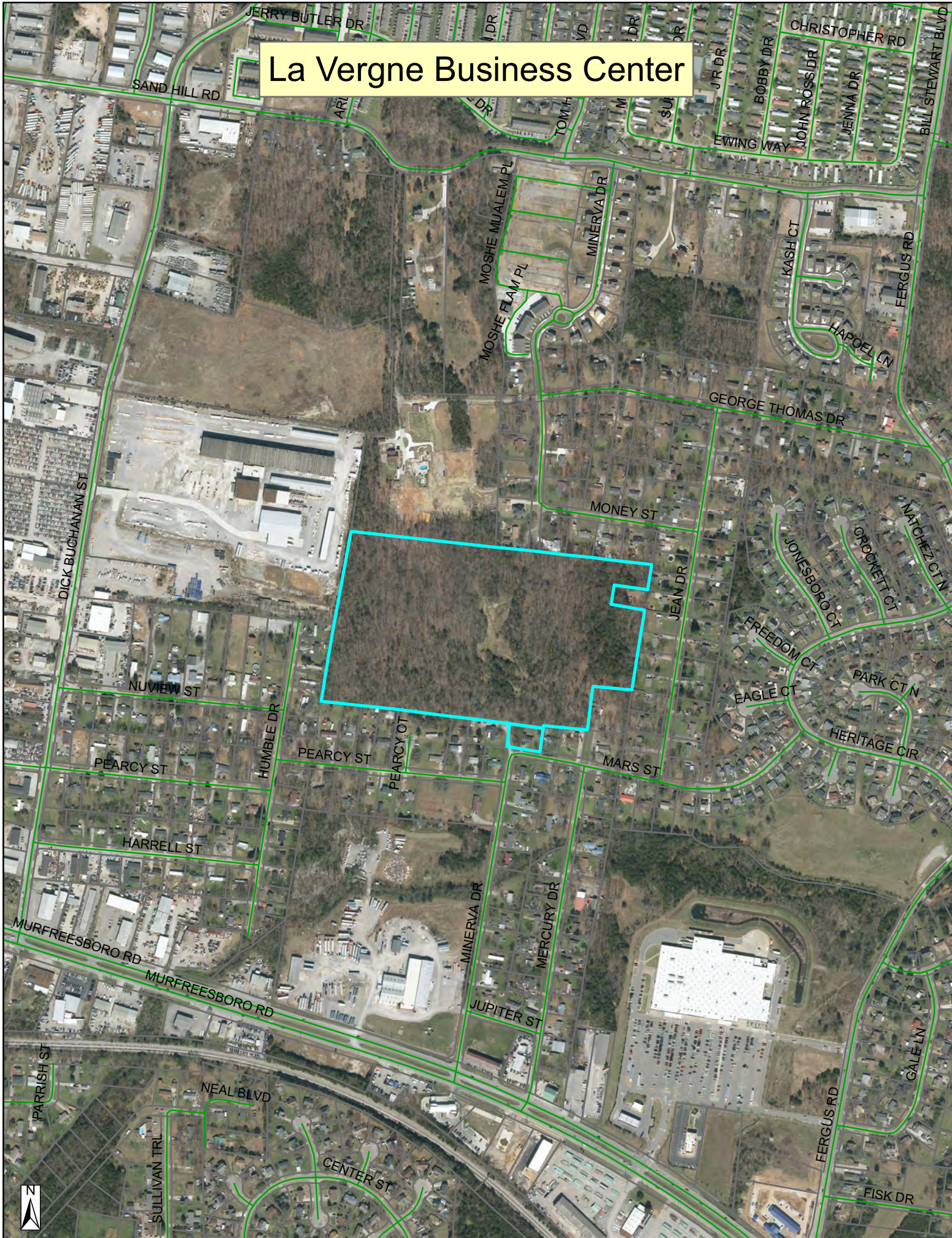
Police (John Eubank - jeubank@lavergnethn.gov)
No comments.

***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.

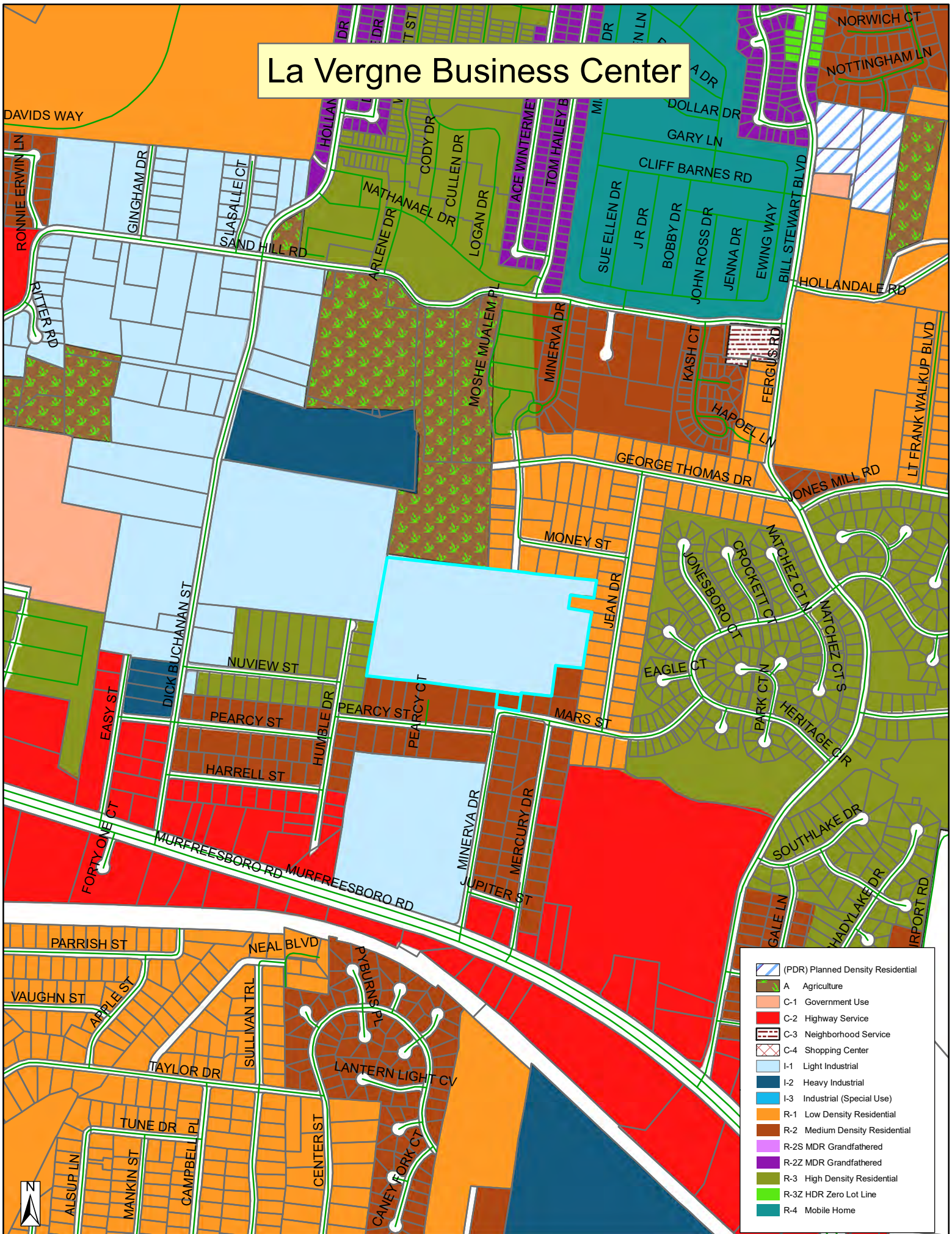
La Vergne Business Center



La Vergne Business Center



La Vergne Business Center









This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
- A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:
- A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION STOPPING ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
- A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.
2. SIGNING AND STRIPING:
- A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 28-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THOSE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVISE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

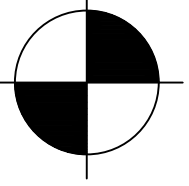
M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
 - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
 - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
 - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
 - D698- METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
 - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

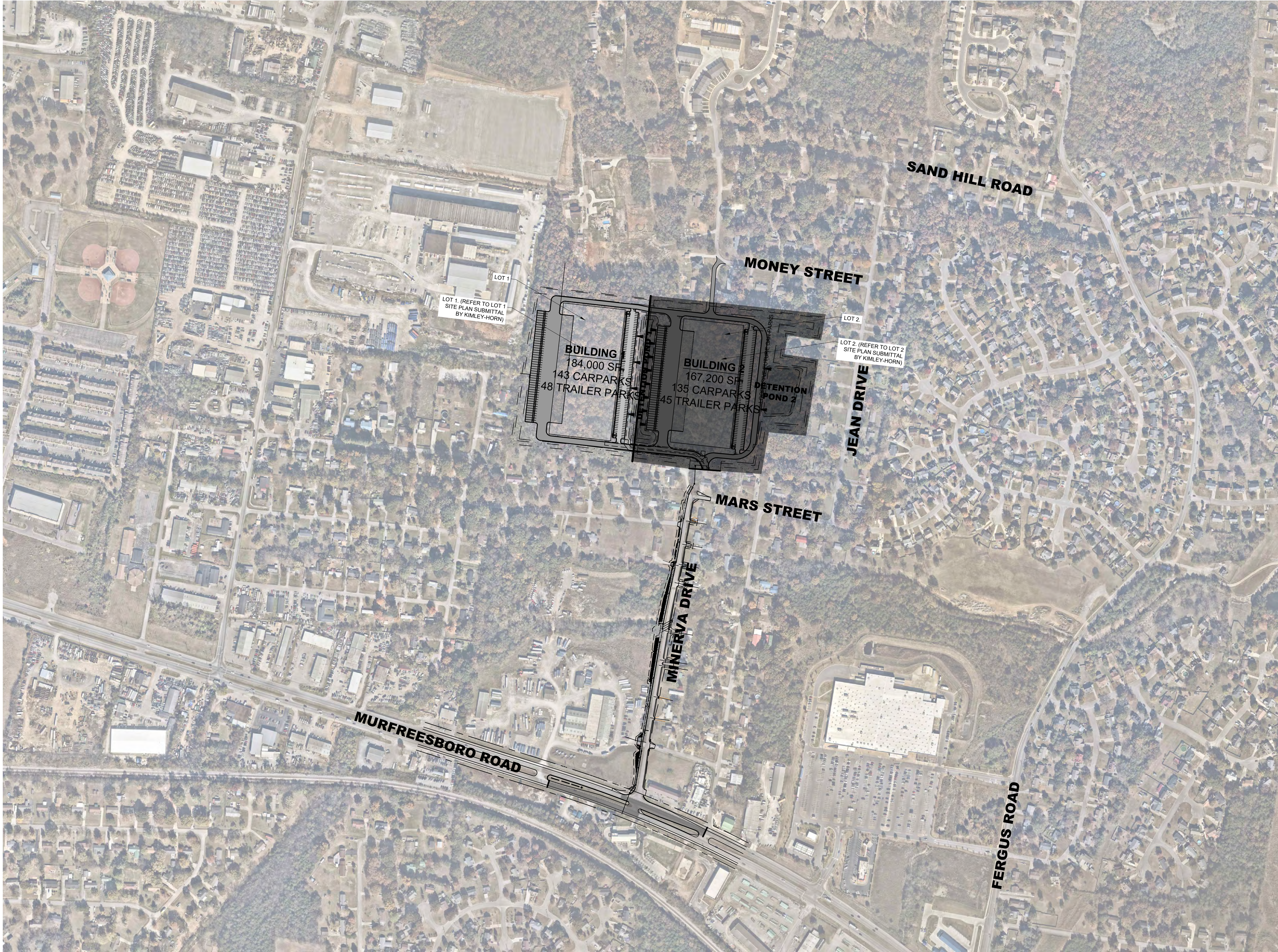
Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF HE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

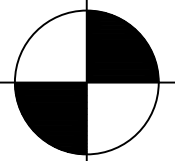


COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

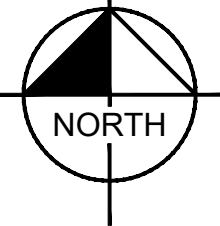
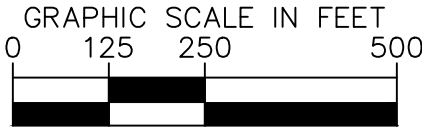


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COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



REVISIONS		DATE	BY
No.	1	2	3
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	7	8	9
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DESIGNED BY:		DJH	
DRAWN BY:		ZTB	
CHECKED BY:		RJA	
DATE:		07/26/2024	
KIMLEY-HORN PROJECT NO.		118574000	

SITE VICINITY MAP

SHEET NUMBER

C0-10

LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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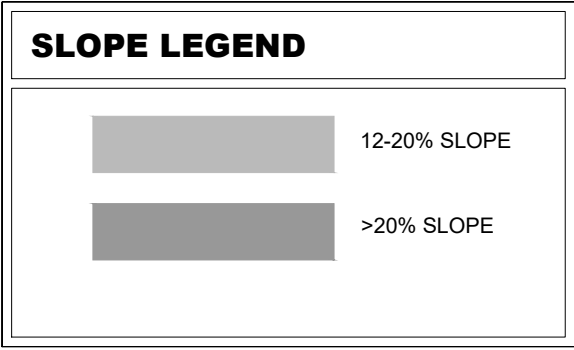


SURVEY DISCLAIMER

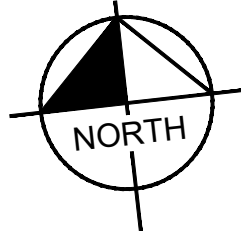
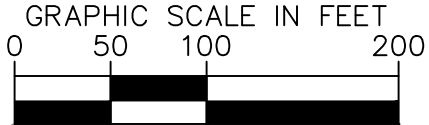
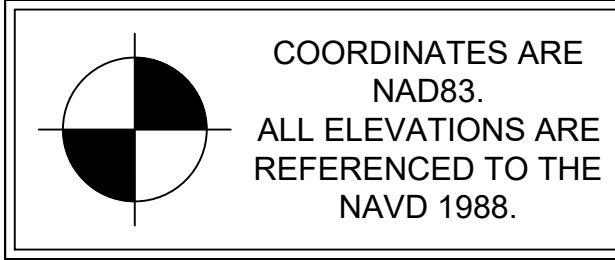
EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED MAY 10, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.



ADJACENT PROPERTIES TABLE			
LOT NO.	OWNER	ADDRESS	PARCEL
1	WALDRON S WAYNE	312 HUMBLE DRIVE	0140 A 00403
2	WALDRON S WAYNE	310 HUMBLE DRIVE	0140 A 00402
3	WALDRON S WAYNE	308 HUMBLE DRIVE	0140 A 00401
4	WALDRON STEVEN W	306 HUMBLE DRIVE	0140 A 00400
5	QUINTER EDA K	304 HUMBLE DRIVE	0140 A 00300
6	QUINTER EDA K	302 HUMBLE DRIVE	0140 A 00200
7	QUINTER EDA K	300 HUMBLE DRIVE	0140 A 00100
8	CAUDILL TERESA L	1603 PEARCY ST	0140 B 03200
9	SNOW JOANN N	1605 PEARCY ST	0140 B 03101
10	KING RONALD D	1607 PEARCY ST	0140 B 03100
11	CHAMBERS SYLVESTER, ANN T	1609 PEARCY ST	0140 B 03000
12	SMITH FOY D, BARBARA	301-305 PEARCY ST	0140 B 02900
13	RUSSELL RONALD DALE	1617 PEARCY ST	0140 B 02800
14	YOUNGBLOOD TONY, LILLIAN	303 MINERVA DR	0140 B 02700
15	TEKOPPEL NICOLA	1619 PEARCY DR	0140 B 02701
16	CARTER LESLIE L	1621 PEARCY ST	0140 B 02600
17	COTHRAN JUDY ANN	1701 MARS ST	0140 B 02500
18	COIA RACHEL	1703 MARS ST	0140 B 02400
19	OAKLEY RAYMOND	1705 MARS ST	0140 B 02300
20	BANNISTER JAMES L, DONNA	1707 MARS ST	0140 B 02200
21	BANNISTER ELIZABETH, RENA L MONTGOMERY	MARS ST	0140 B 02201
22	MULLINS ROBERT F SR	301 JEAN DR	0140 B 02100
23	MEY JOHN P	303 JEAN DR	0140 B 02000
24	ELLENBURG THOMAS JR, TRACY	305 JEAN DR	0140 B 01900
25	HOME SFR BORROWER LLC	307 JEAN DR	0140 B 01800
26	CERVANTES ANTONIO J	309 JEAN DR	0140 B 01700
27	DURANI KHALIDA	311 JEAN DR	0140 B 01600
28	GOODWIN STEVE LARRY E MORRIS	401 JEAN DR	0140 B 01500
29	GOODWIN STEVE ANOTHONY MR JEAN	403 JEAN DR	0140 B 01400
30	BOHANAN JEAN	405 JEAN DR	0140 B 01300
31	COOK RICHARD, TONYA	409 JEAN DR	0140 B 01200
32	DIAZ JOSE DEJESUS	JEAN DR	0140 B 01100
33	DIAZ JOSE DEJESUS	411 JEAN DR	0140 B 01000
34	LINDSEY DAVID K	1706 MONEY ST	0140 B 00900
35	WAGGONER GARY C	1704 MONEY ST	0140 B 00800
36	TENPENNY ALLEN M ROBIN LEE	1702 MONEY ST	0140 B 00700
37	KNOWLES ROBERT J	1700 MONEY ST	0140 B 00600
38	LEE ALAN JR	411 MINERVA DR	0140 B 00500



LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



REVISIONS	DATE	BY
No.	1	
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EXISTING CONDITIONS	
SHEET NUMBER	C1-00

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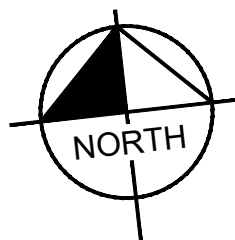
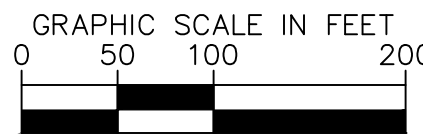


Know what's below.
Call before you dig.



SEE DEMOLITION NOTES,
SHEET C0-01.

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



DEMOLITION LEGEND

REMOVE GRAVEL

DEMOLISH AND REMOVE STRUCTURE**EXISTING UTILITIES NOTE**

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

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LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



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DRAWN BY:	ZTB									
CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									

DEMOLITION PLAN

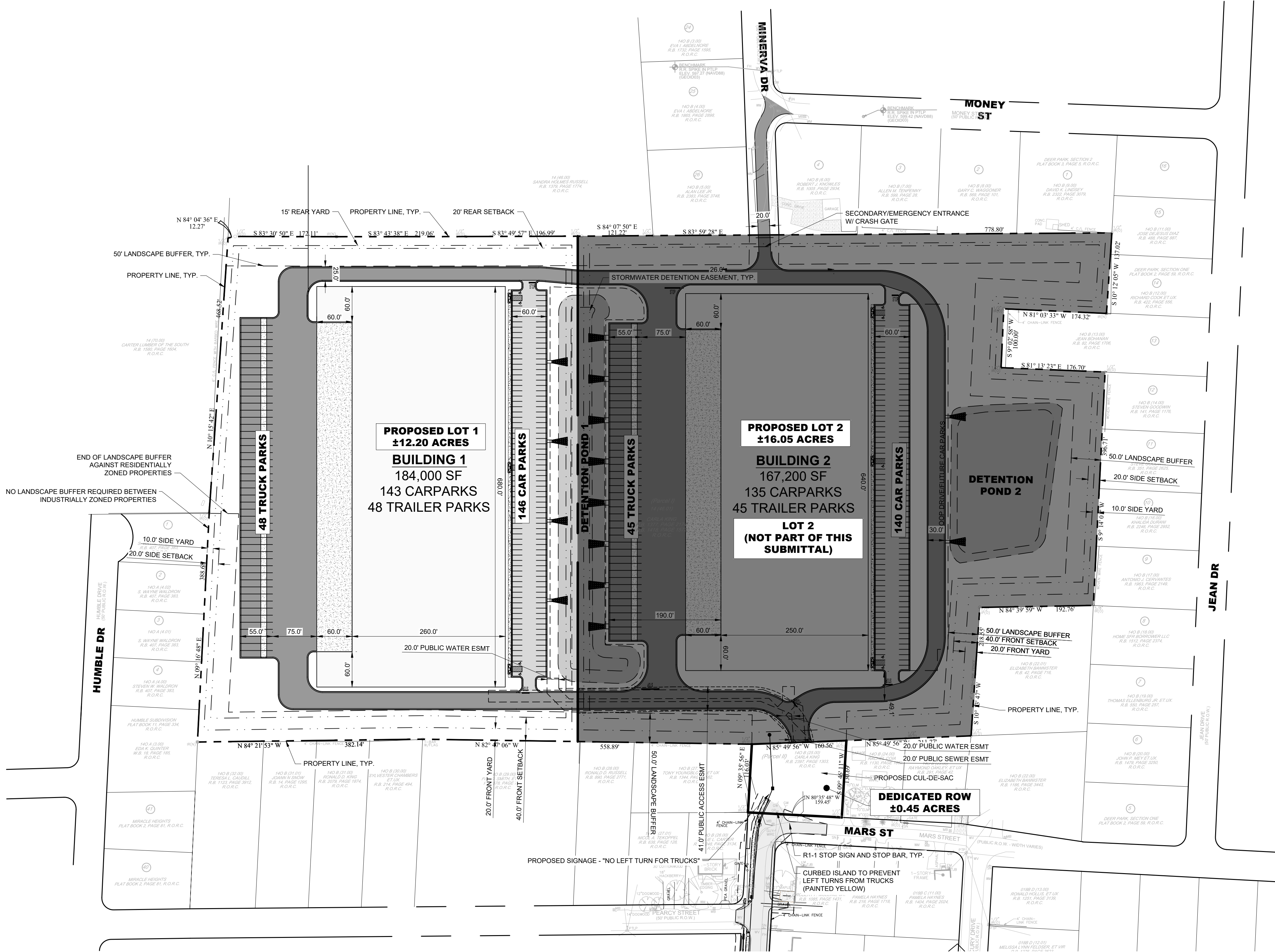
SHEET NUMBER

C1-10

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SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CU101 FOR LOCATION OF IRRIGATION METER.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
10. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
11. REFER TO GENERAL NOTE SHEETS C0-01.
12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

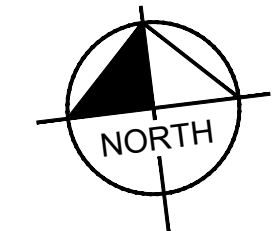
RETAINING WALL NOTES

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
- HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
- STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



LA VERGNE
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LOT 1
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LA VERGNE, TENNESSEE



No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	DJH									
DRAWN BY:	ZTB									
CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-10

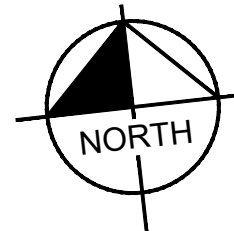
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GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 25, 50, and 100. The segments between 0 and 25, 25 and 50, and 50 and 100 are shaded black.



1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADIUS, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANDED JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL ELEMENTS.
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CU101 FOR LOCATION OF IRRIGATION METER.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR RECORD BEFORE BEGINNING CONSTRUCTION.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS ARE TO BE MOUNDING WITH TOSPOL# 4 ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
8. SEE ARCHITECTURAL DRAWINGS FOR PAVEMENT BUILT UP THICKNESS.
9. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND SHALL BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
10. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
11. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

	STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
	HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
	STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
	HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

No.	REVISIONS	DATE	BY
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DRAWN BY: ZTB

DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

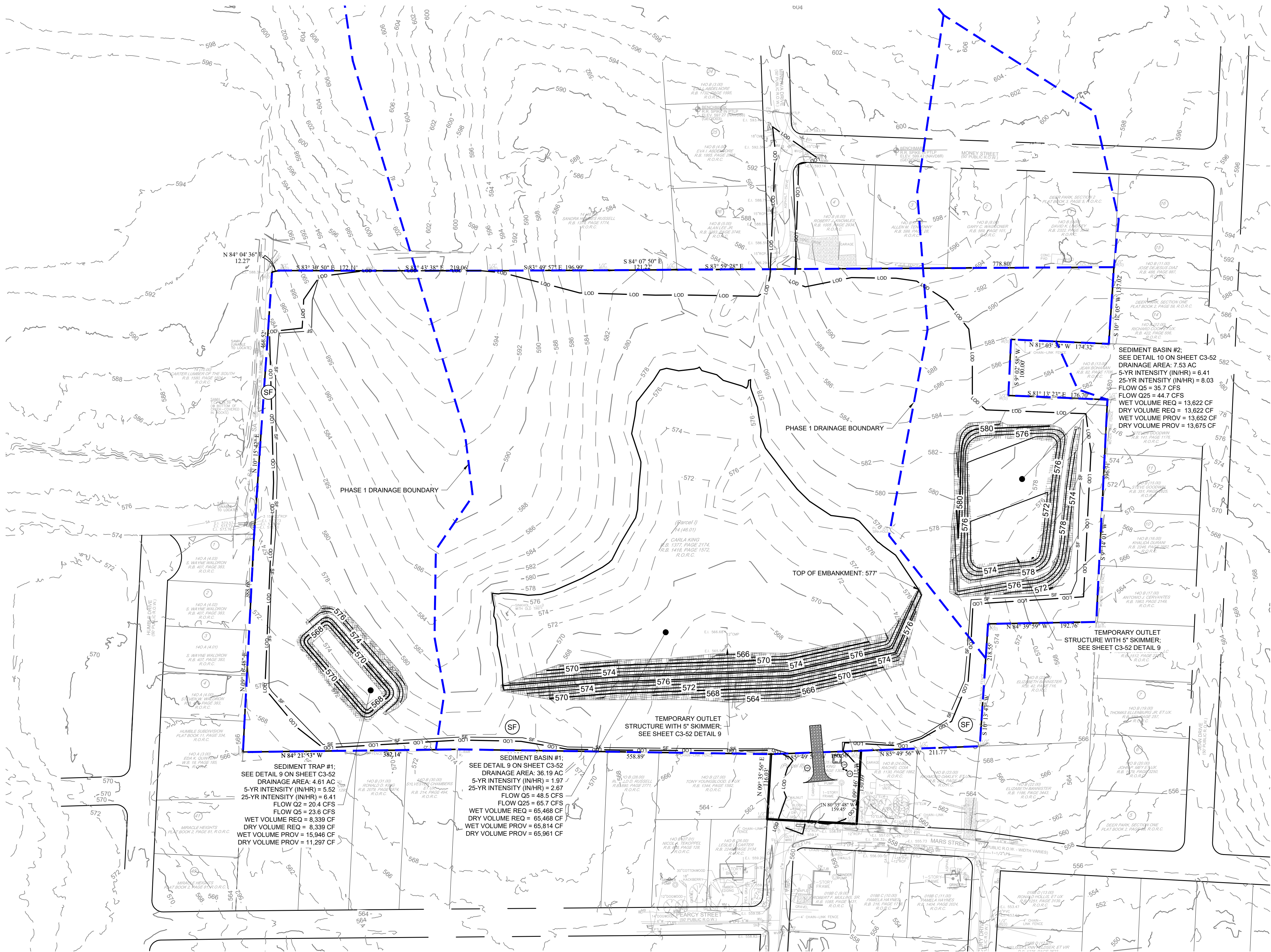
SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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EPSC NOTE

EROSION CONTROL FOR THIS PROJECTS 2 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

- EROSION CONTROL NOTES**
- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
 - ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
 - CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
 - MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 - REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 - REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
 - PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
 - DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
 - STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
 - CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH TDEC'S STORMWATER DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
 - SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TDEC NOTE

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE; AN APPLICATION IS TO BE FILED FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THIS PROJECT DISCHARGES TO FINCH BRANCH
THE TOTAL DISTURBED AREA IS ±25.59 ACRES

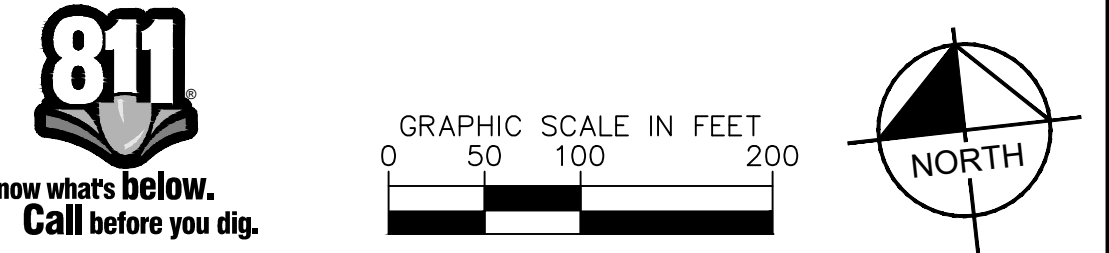
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EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

- EPSC PHASE 1 CONSTRUCTION SEQUENCE**
- INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
 - INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
 - CONTRACTOR TO CONTACT STORMWATER DEPARTMENT TO OBTAIN LAND DISTURBANCE PERMIT. THE CONTRACTOR SHALL CONTACT APPROPRIATE PARTY FOR INSPECTION OF EROSION CONTROL DEVICES AND TO OBTAIN FULL GRADING PERMIT.
 - ADD HIGH VISIBILITY FENCE TO BE INSTALLED AROUND ALL PROTECTED CHANNELS TO PREVENT DISTURBANCE.

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
	CD	ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
	LDD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



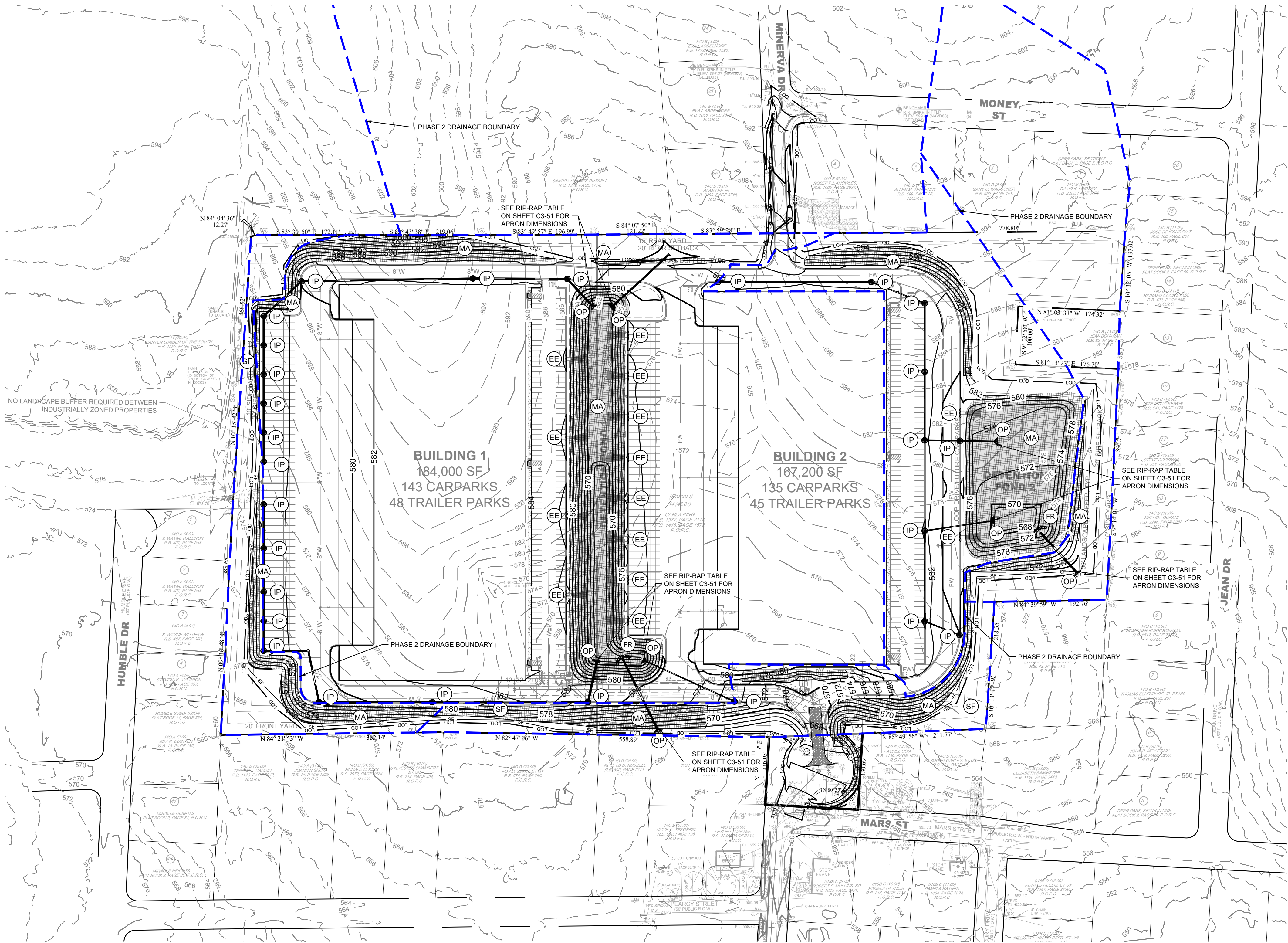
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DESIGNED BY: **DJH**
DRAWN BY: **ZTB**
CHECKED BY: **RJA**
DATE: 05/28/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL
PLAN - PHASE 1
SHEET NUMBER
C3-10

Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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EPSC NOTE

EROSION CONTROL FOR THIS PROJECTS 2 LOTS ARE TO BE COVERED UNDER ONE NPDES PERMIT. AS SUCH, THE FULL EROSION CONTROL PLANS ARE INCLUDED WITHIN EACH SITE PLAN.

NO MORE THAN 50 ACRES TO BE DISTURBED AT ANY ONE TIME

EROSION CONTROL NOTES

- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
- ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
- CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
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- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
- DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
- STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - ALL EROSION MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
- SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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TRACKING NO. TBD
EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

EPSC PHASE 2 CONSTRUCTION SEQUENCE

- CONTRACTOR TO BEGIN CLEARING, GRUBBING, AND EXCAVATING.
- CLEAR, GRUB, AND GRADE REMAINING SITE.
- INSTALL PROPOSED UTILITIES INCLUDING PROPOSED INLETS WITH PROTECTION.
- CONSTRUCT REMAINING SITE ACCORDING TO THE APPROVED PLANS, OR AS INSTRUCTED BY THE EROSION CONTROL INSPECTOR.

EROSION CONTROL LEGEND

FR

OP

DD

IP

SF

EE

CD

CW

MA

CE

TS

PS

TP

LOD

STONE FILTER RING - CLASS A RIP-RAP, 2' THICK

OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50

DIVERSION DITCH - REFER TO DETAIL SHEET C3-50

INLET PROTECTION - REFER TO DETAIL SHEET C3-50

SILT FENCE - REFER TO DETAIL SHEET C3-50

EROSION EELS - REFER TO DETAIL SHEET C3-50

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CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50

EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3H:1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50

CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50

TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50

PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50

TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50

LIMITS OF DISTURBANCE

CONSTRUCTION SIGN

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



REVISED BY	DATE	REVISIONS
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DESIGNED BY: **DJH**

DRAWN BY: **ZTB**

CHECKED BY: **RJA**

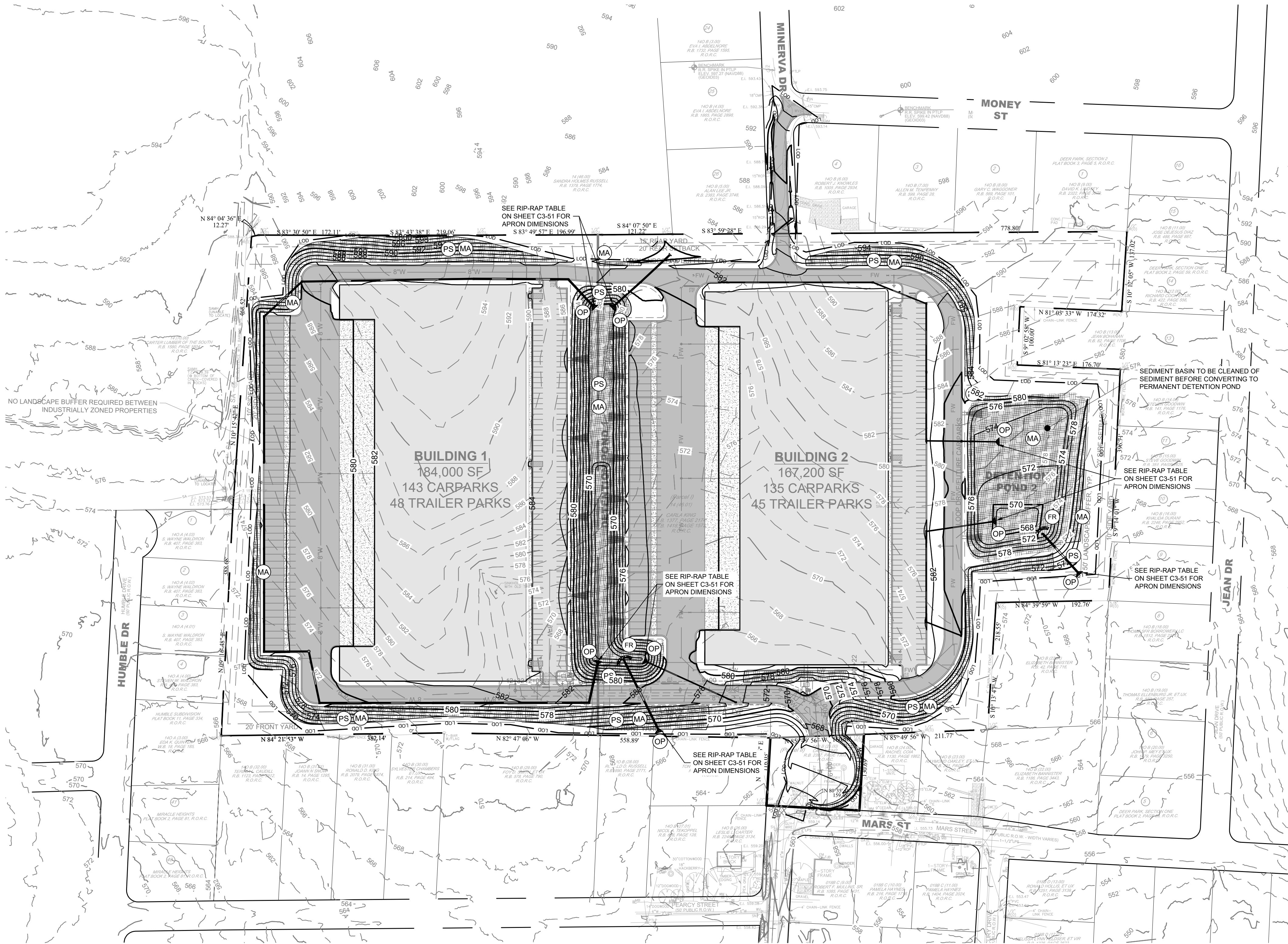
DATE: 05/28/2024

KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL
PLAN - PHASE 2

SHEET NUMBER
C3-20

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TRACKING NO. TBD
EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

- EPSC PHASE 3 CONSTRUCTION SEQUENCE**
- PERMANENTLY STABILIZE SITE.
 - UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
 - REMOVE SEDIMENT FROM SEDIMENT BASIN, CONVERT TO DETENTION POND AND INSTALL PROPOSED OUTLET STRUCTURES.
 - FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
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	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
	MA	EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3H:1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50
	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
	LOD	LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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Main: 615.564.2701 | www.kimley-horn.com
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**LA VERGNE
BUSINESS CENTER
LOT 1**

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DR. TROY J. HILDBRAND
REGISTERED ENGINEER
AGRICULTURE
05/27/2024
COMMERCIAL
STATE OF TENNESSEE

NO.	BY	DATE	REVISIONS
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DESIGNED BY: **DJH**

DRAWN BY: **ZTB**

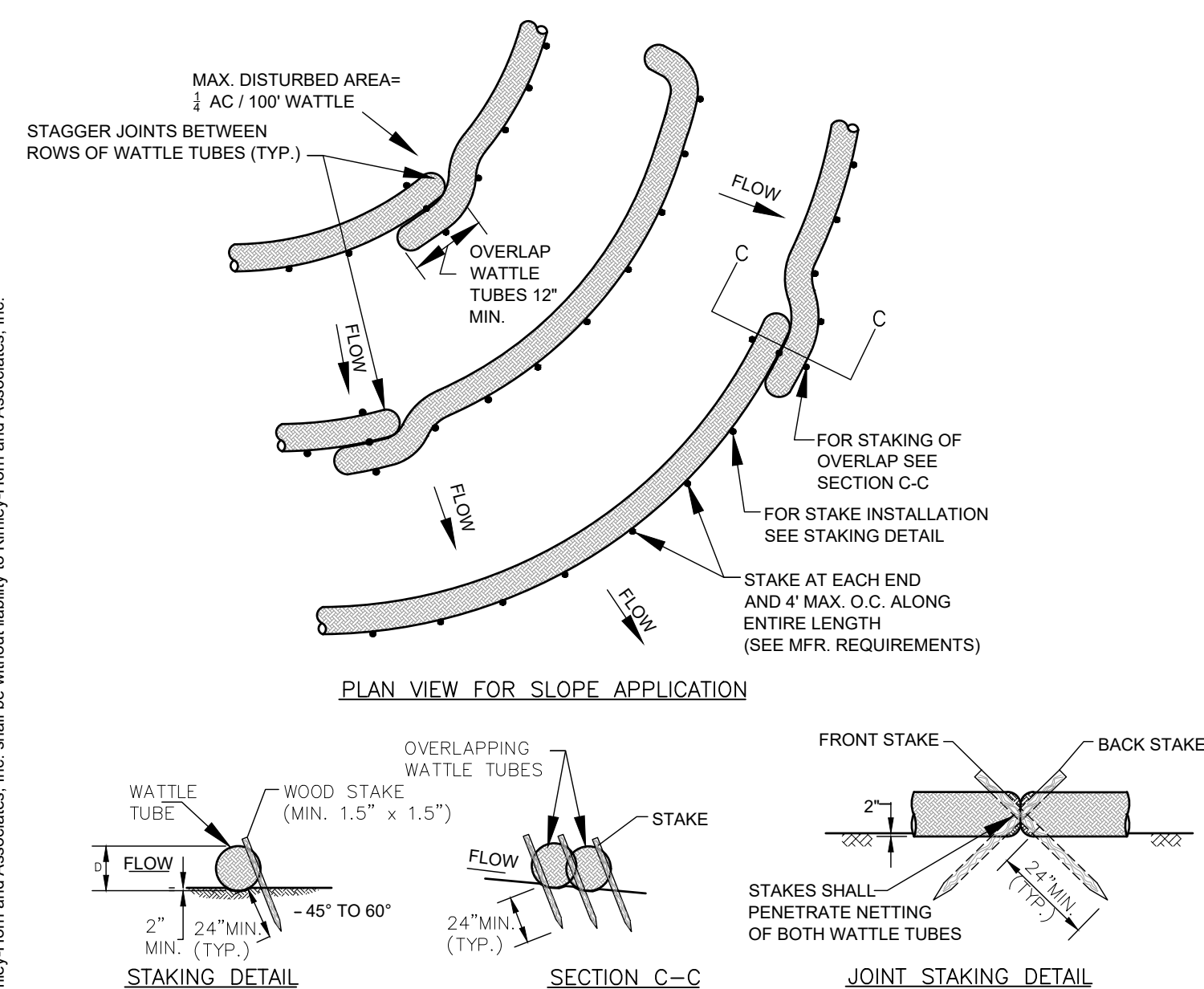
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DATE: 05/28/2024

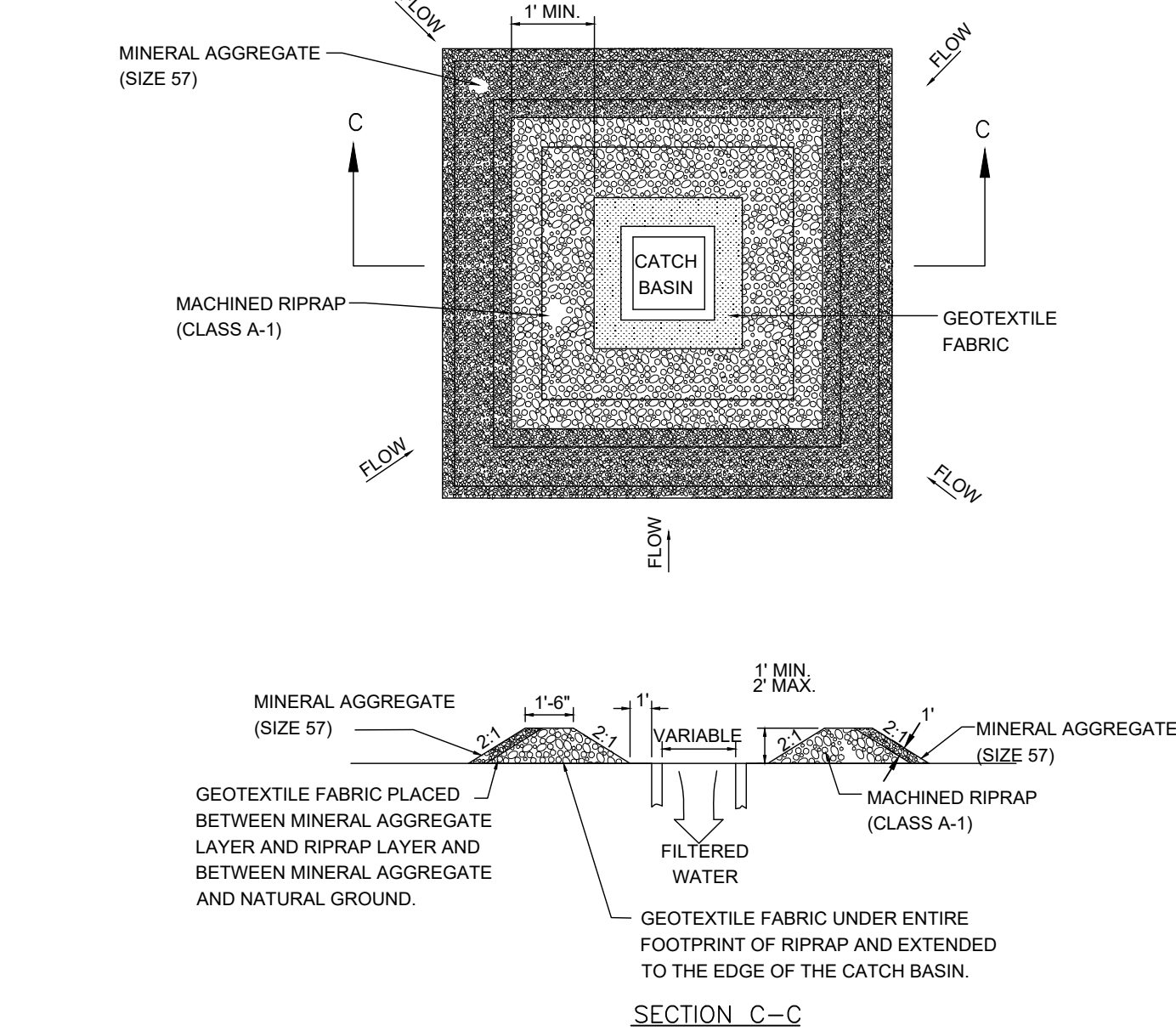
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL PLAN - PHASE 3

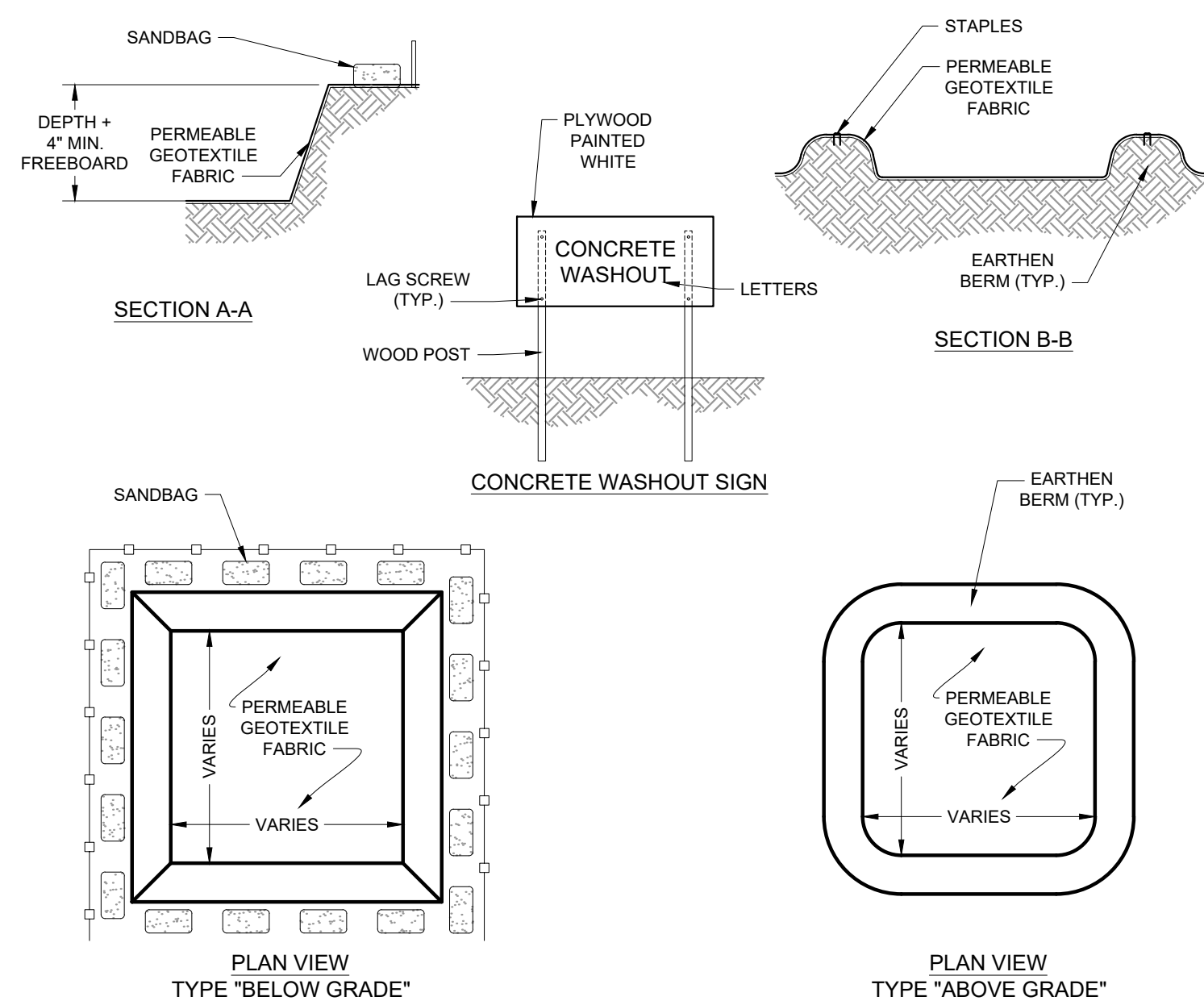
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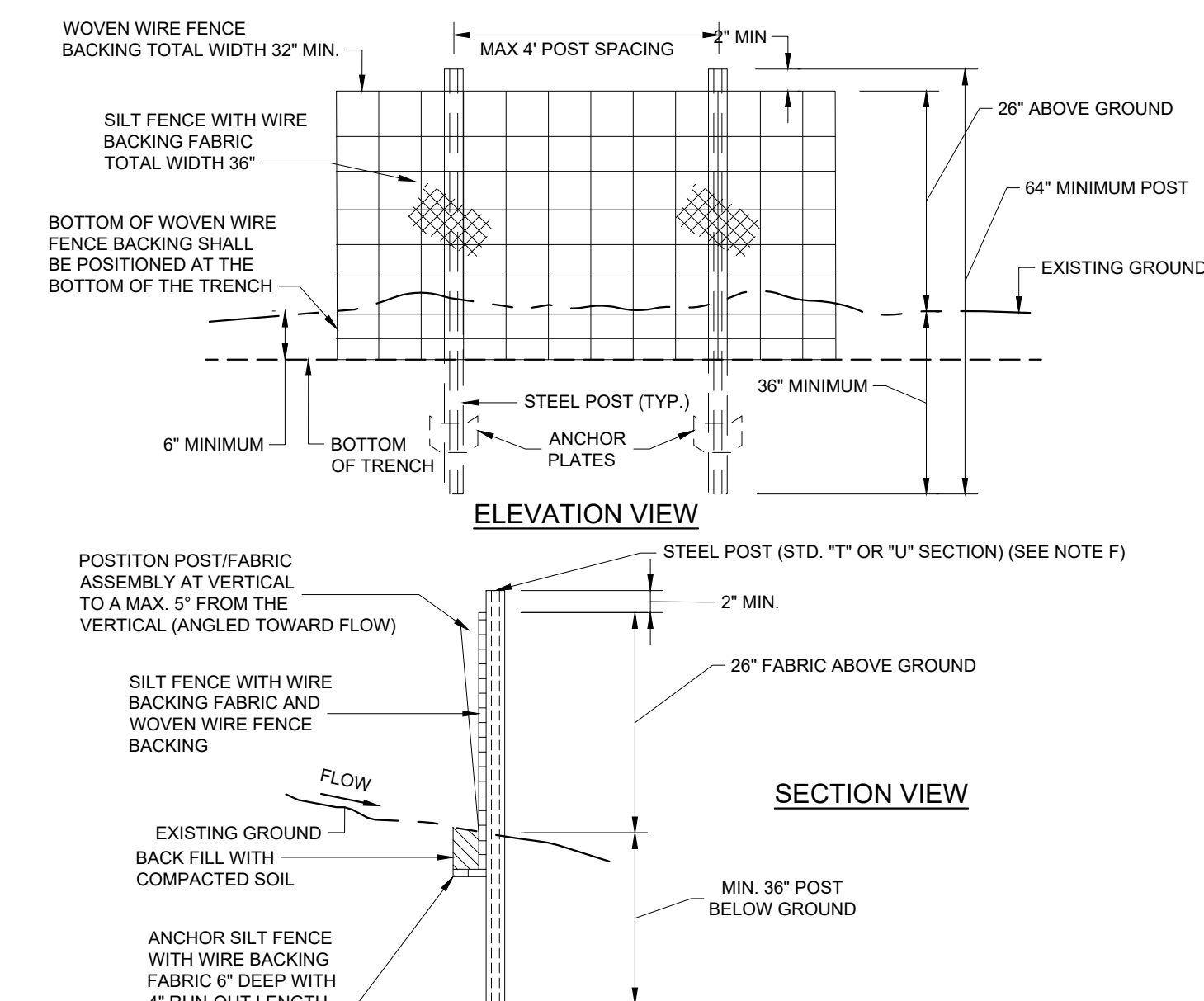
1 EROSION EEL
NOT TO SCALE



2 CATCH BASIN PROTECTION



3 CONCRETE WASHOUT AREA
NOT TO SCALE



4 WIRE-BACKED SILT FENCE
NOT TO SCALE

FALL WATER/EARLY SPRING PLANTING		SUMMER PLANTING	
SPECIES RYE	RATE (LB/ACRE) 120	SPECIES OATS BROWN TOP MILLET	RATE (LB/ACRE) 80 30
SEEDING DATES EAST ABOVE 2500 FEET: FEB. 15 - MAY 15 BELOW 2500 FEET: FEB. 1 - MAY 1 MIDDLE JAN. 1 - MAY 1 WEST DEC. 1 - APR. 15		SEEDING DATES EAST MAY 15 - AUG. 15 MIDDLE MAY 1 - AUG. 15 WEST APR. 15 - AUG. 15	
MAINTENANCE REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		MAINTENANCE REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	
FALL PLANTING		ALL SEASON NOTES	
SPECIES OATS WINTER WHEAT	RATE (LB/ACRE) 30 30	SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
SEEDING DATES EAST AUG. 15 - DEC. 15 MIDDLE AUG. 15 - DEC. 30 WEST AUG. 15 - DEC. 30		MULCH APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MAINTENANCE REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EDEUT TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.			

NOTES:

- | | |
|---|--|
| 1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER. | 1. MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
2. PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
3. REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOG. |
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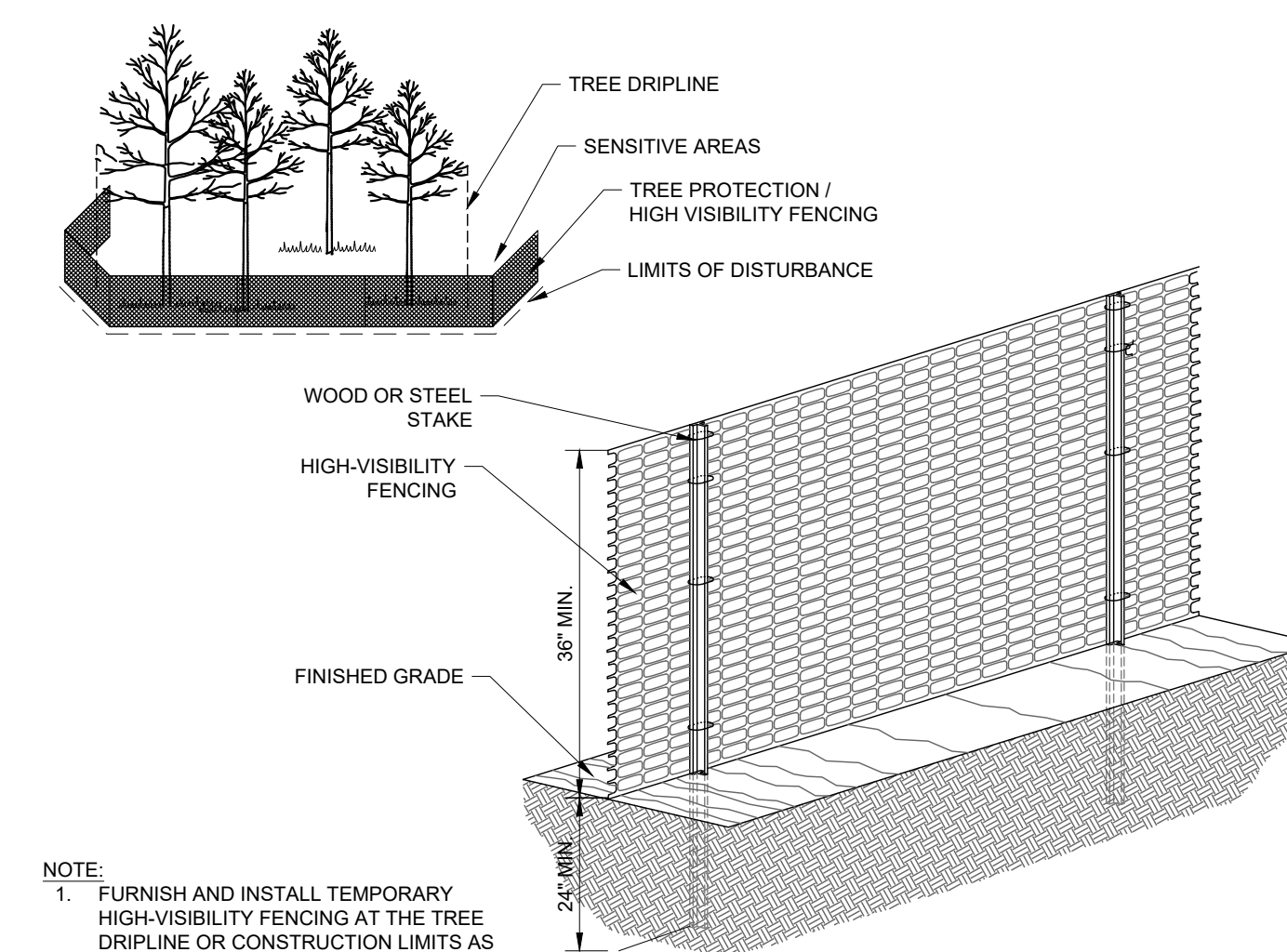
5 TEMPORARY STABILIZATION
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, SLOPES, POOR AND SHALLOW SOILS		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	<i>BEST</i>	<i>MARGINAL</i>
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSIED		
5 SIDEOTS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		
LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	<i>BEST</i>	<i>MARGINAL</i>
5 PURPLETOP	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM	FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 VIRGINIA WILD RYE		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		
HIGH MAINTENANCE AREAS - LAWNS, ETC.		
PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	<i>BEST</i>	<i>MARGINAL</i>
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
45 RED FESCUE		
45 HARD FESCUE		
23 CHEWING FESCUE		

NOTES:

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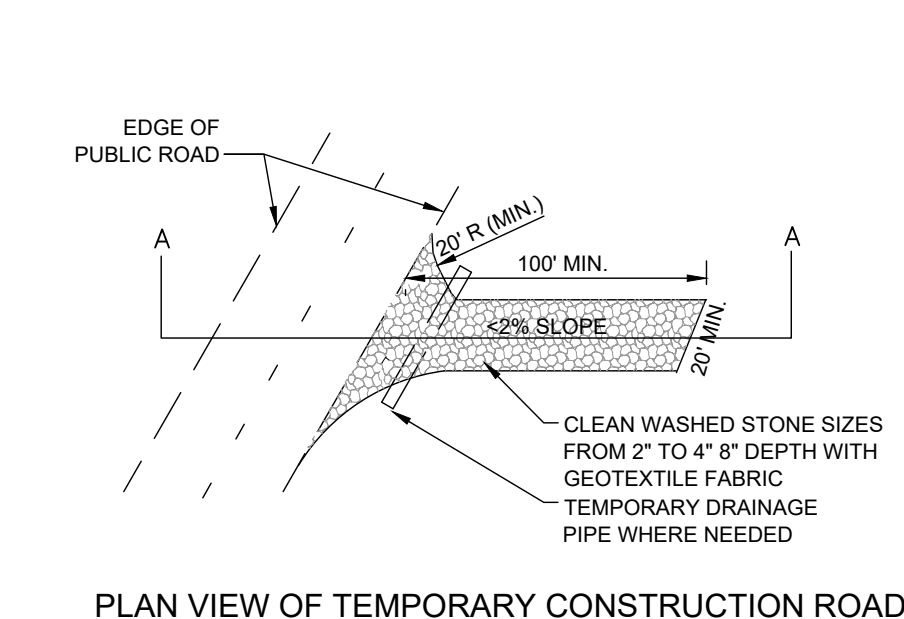
6 PERMANENT STABILIZATION
NOT TO SCALE



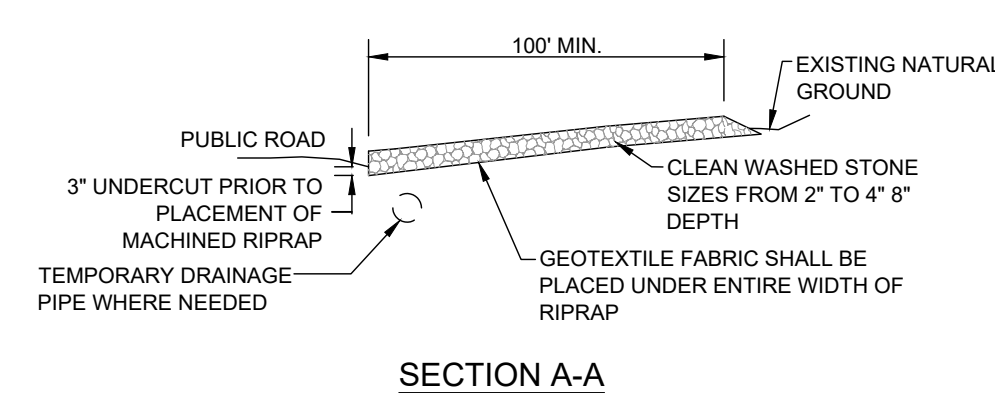
NOTE

1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE
NOT TO SCALE

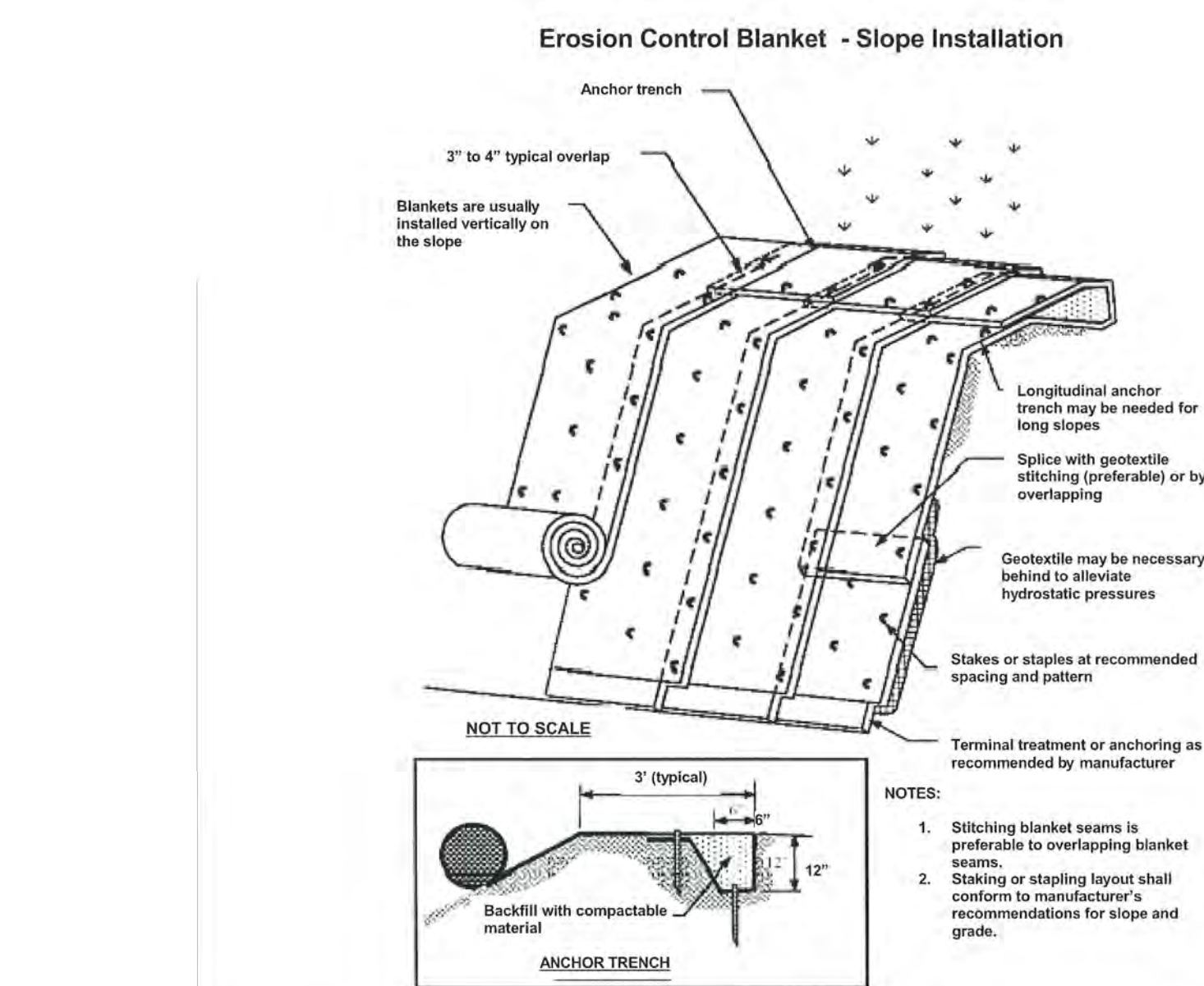


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



SECTION A-A

7 CONSTRUCTION EXIT
NOT TO SCALE



8 EROSION CONTROL MATTING
NOT TO SCALE

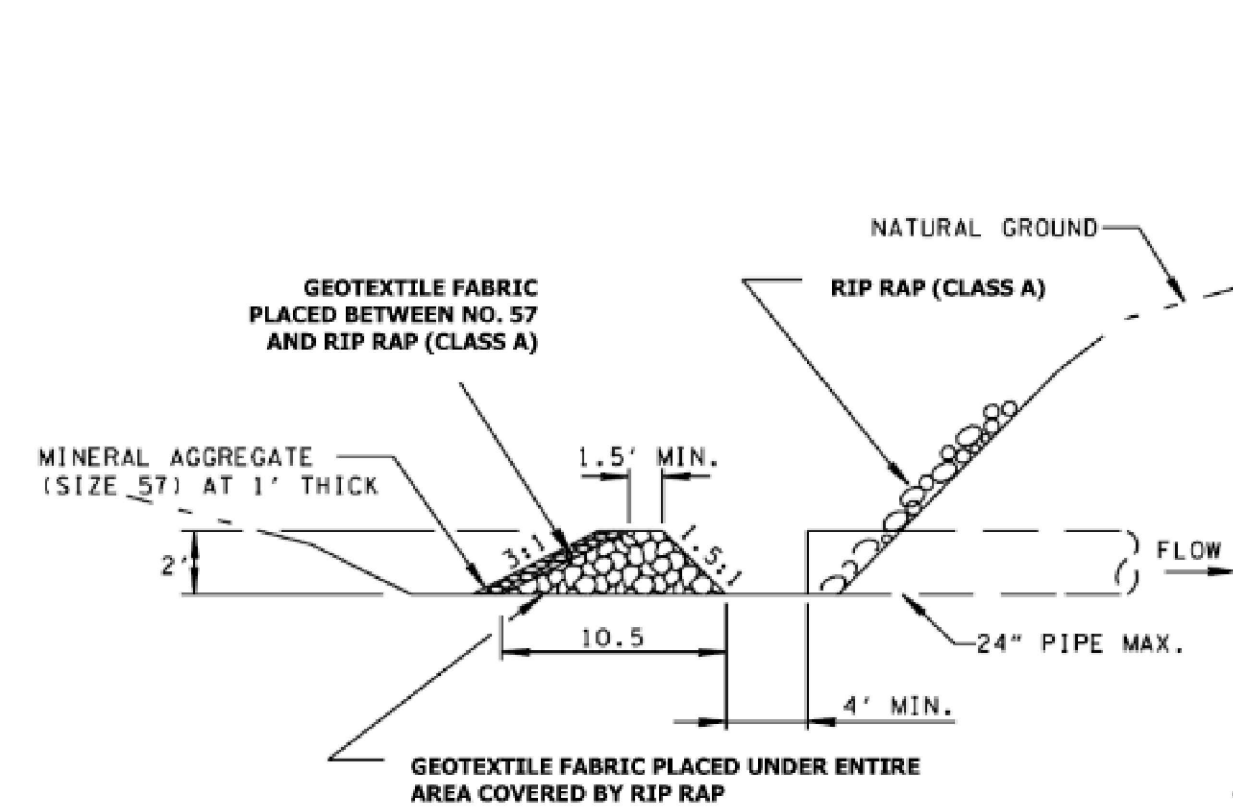
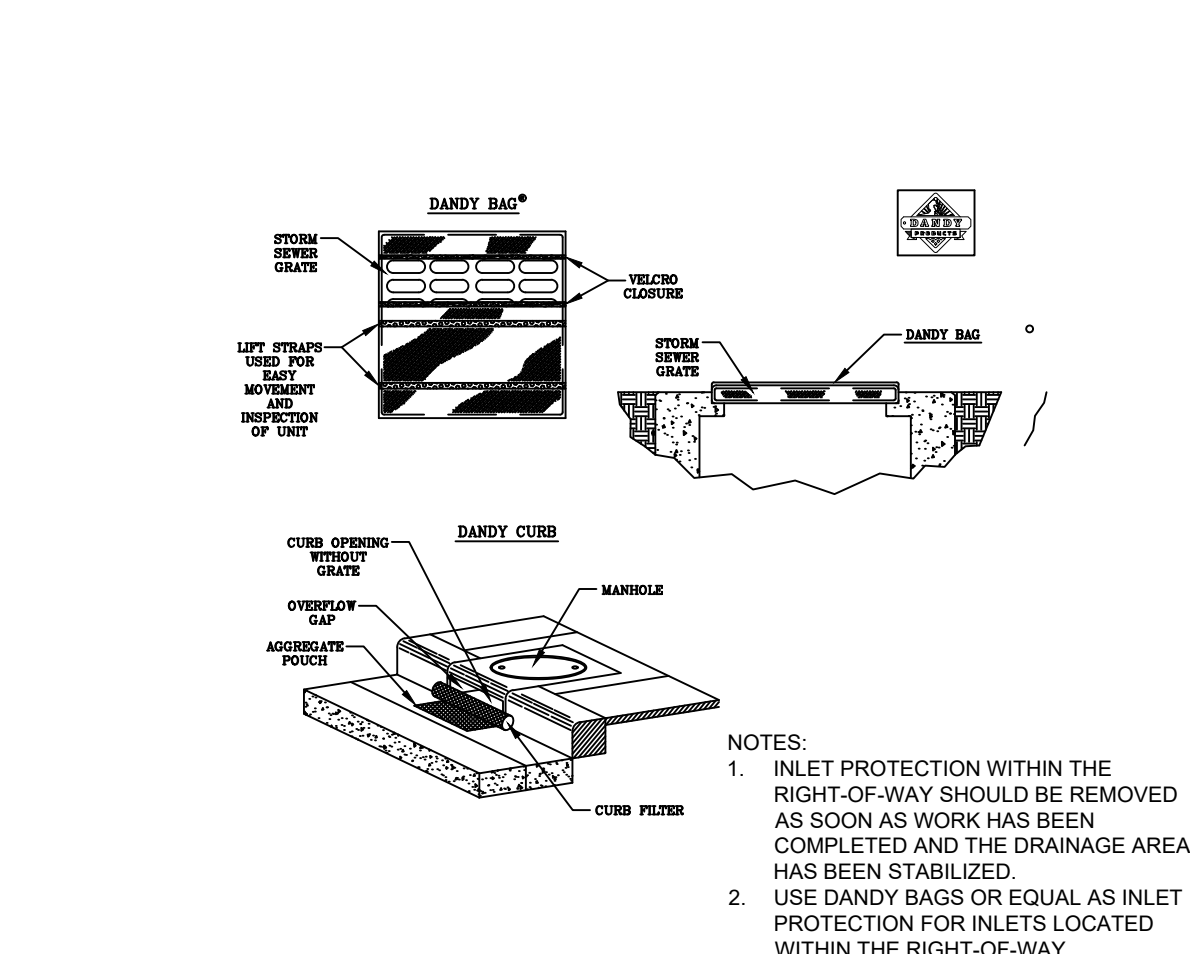
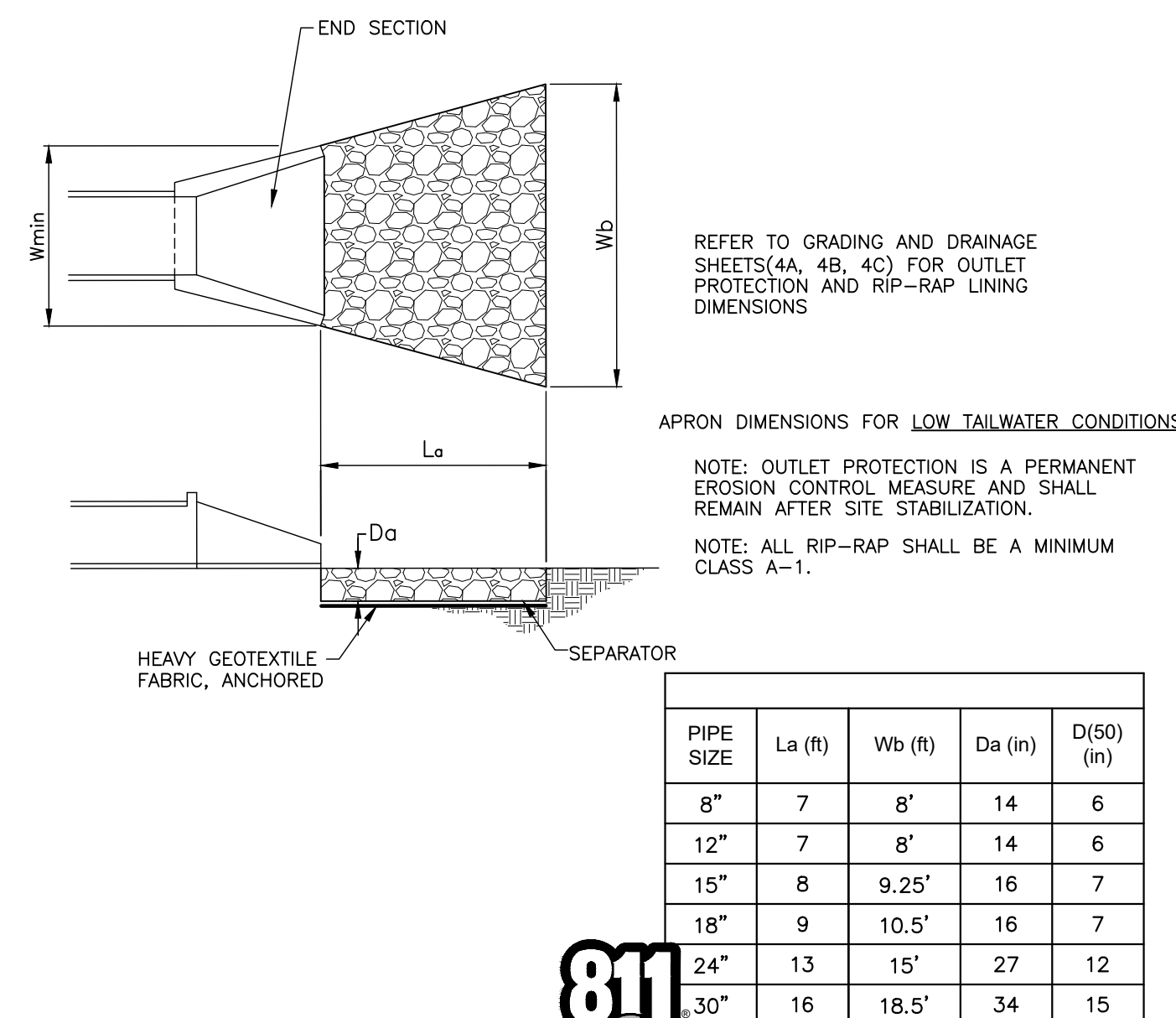


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE



11 INLET PROTECTION
NOT TO SCALE

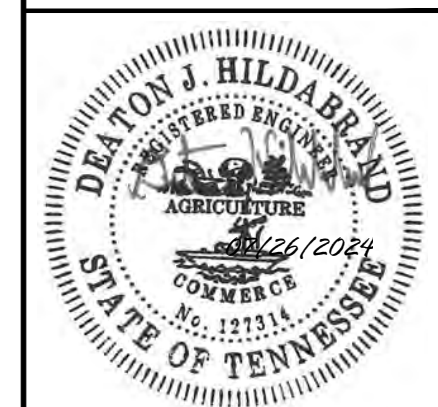


12 OUTLET PROTECTION
NOT TO SCALE

PIPE SIZE	La (ft)	Wb (ft)	Da (in)	D(50) (in)
8"	7	8'	14	6
12"	7	8'	14	6
15"	8	9.25'	16	7
18"	9	10.5'	16	7
24"	13	15'	27	12
30"	16	18.5'	34	15



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



REVISIONS		DATE	BY
No	1		
	2		
	3		
	4		
	5		
	6		
	7		
	8		
	9		
	10		

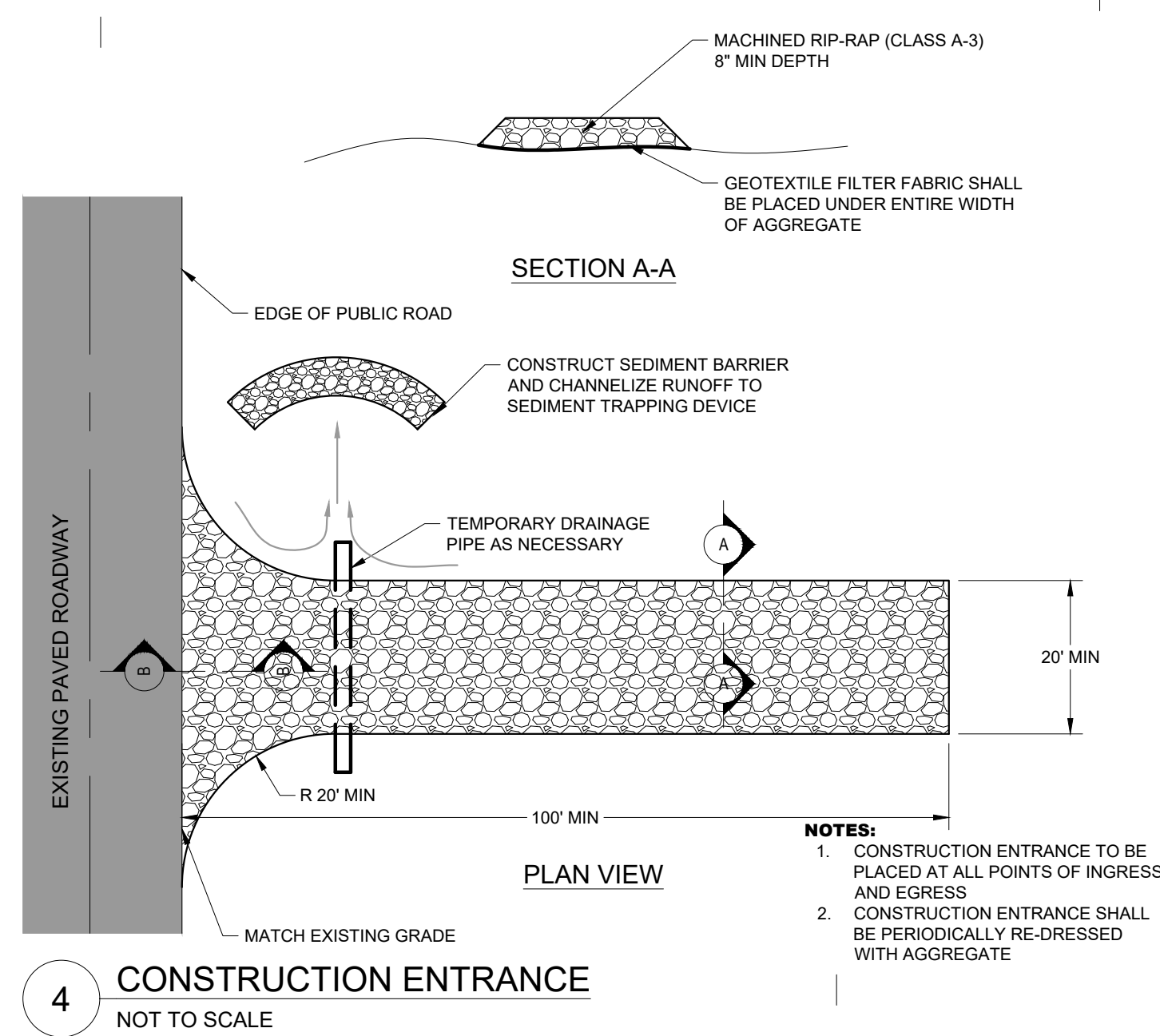
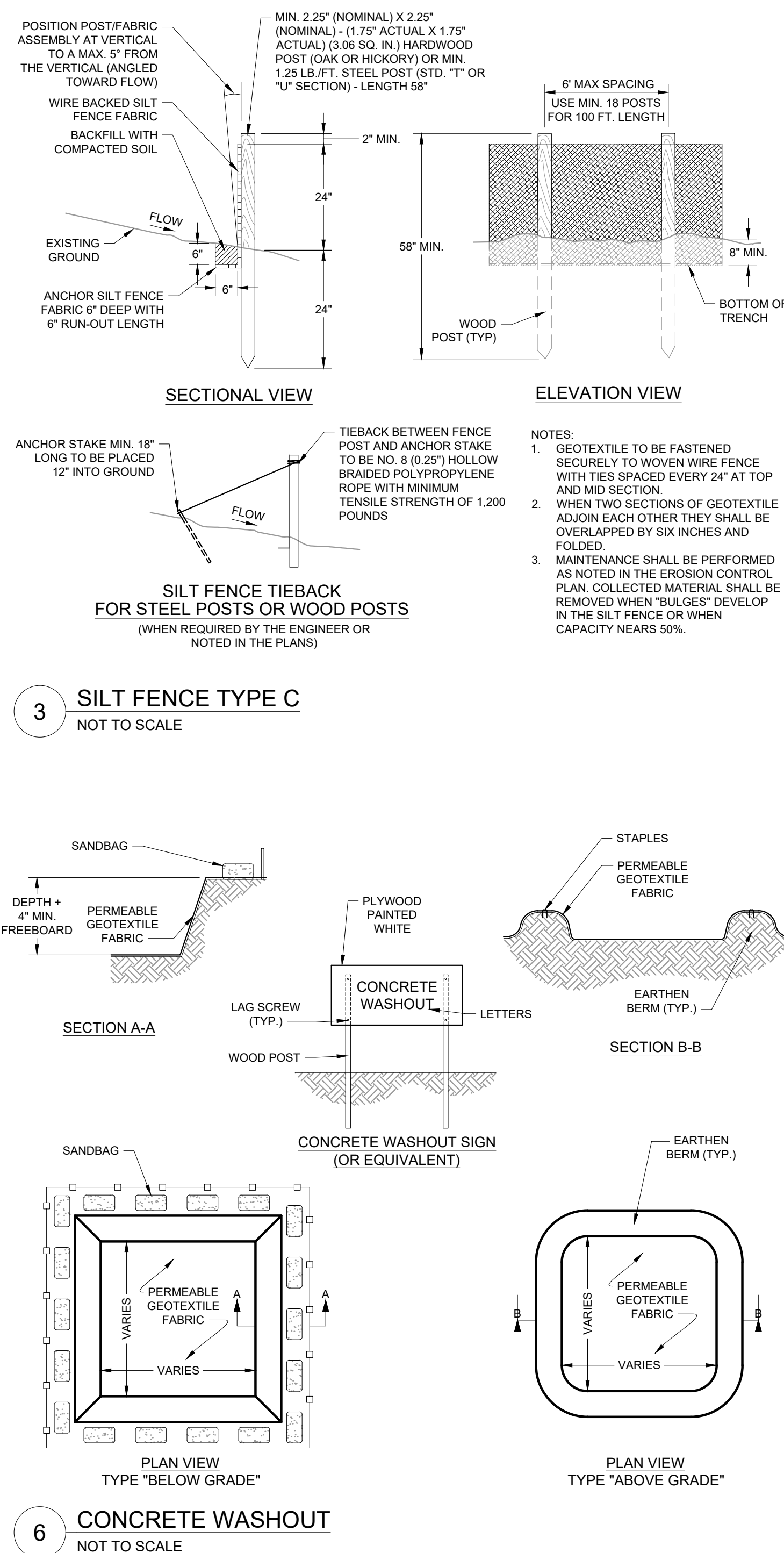
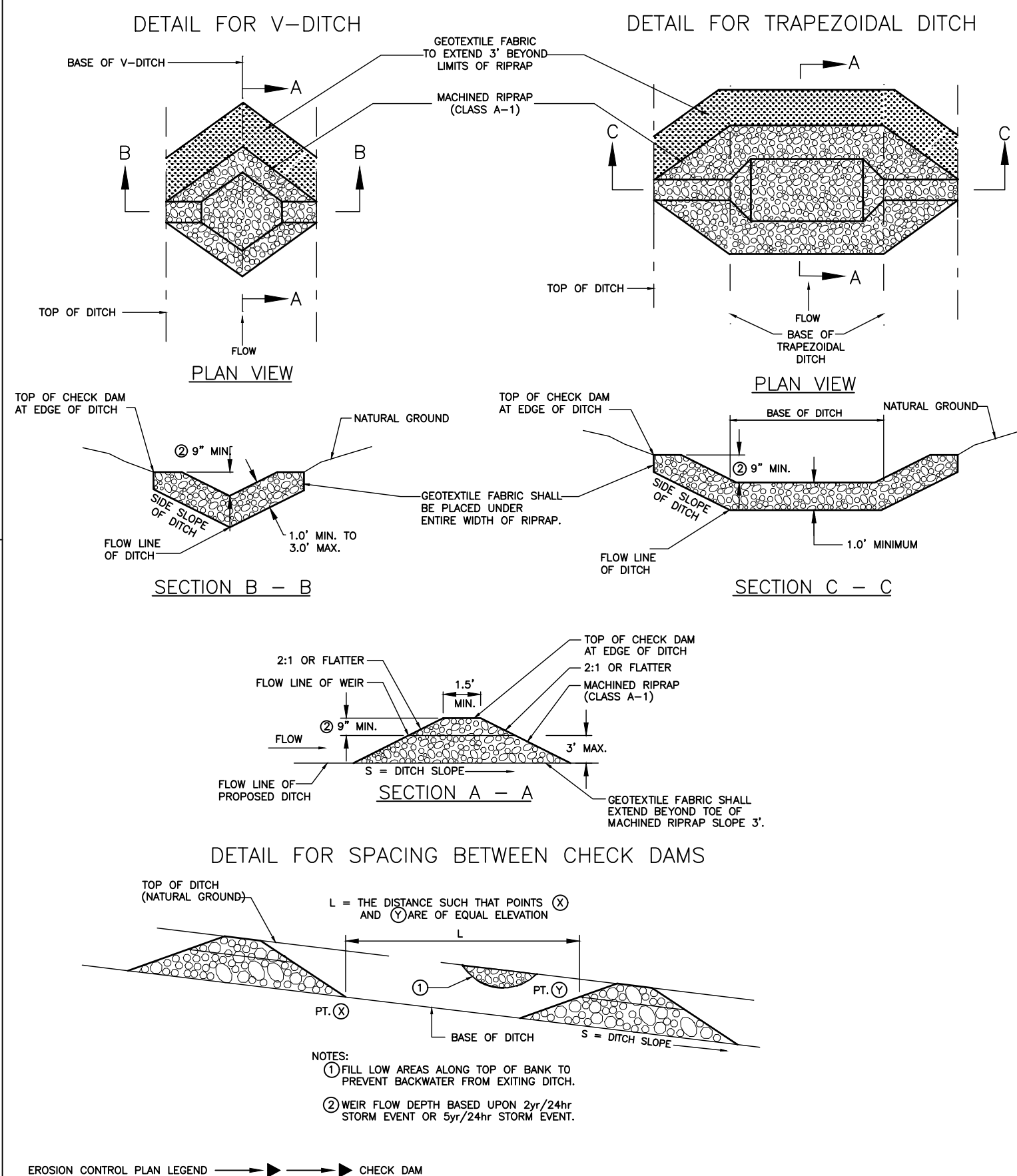
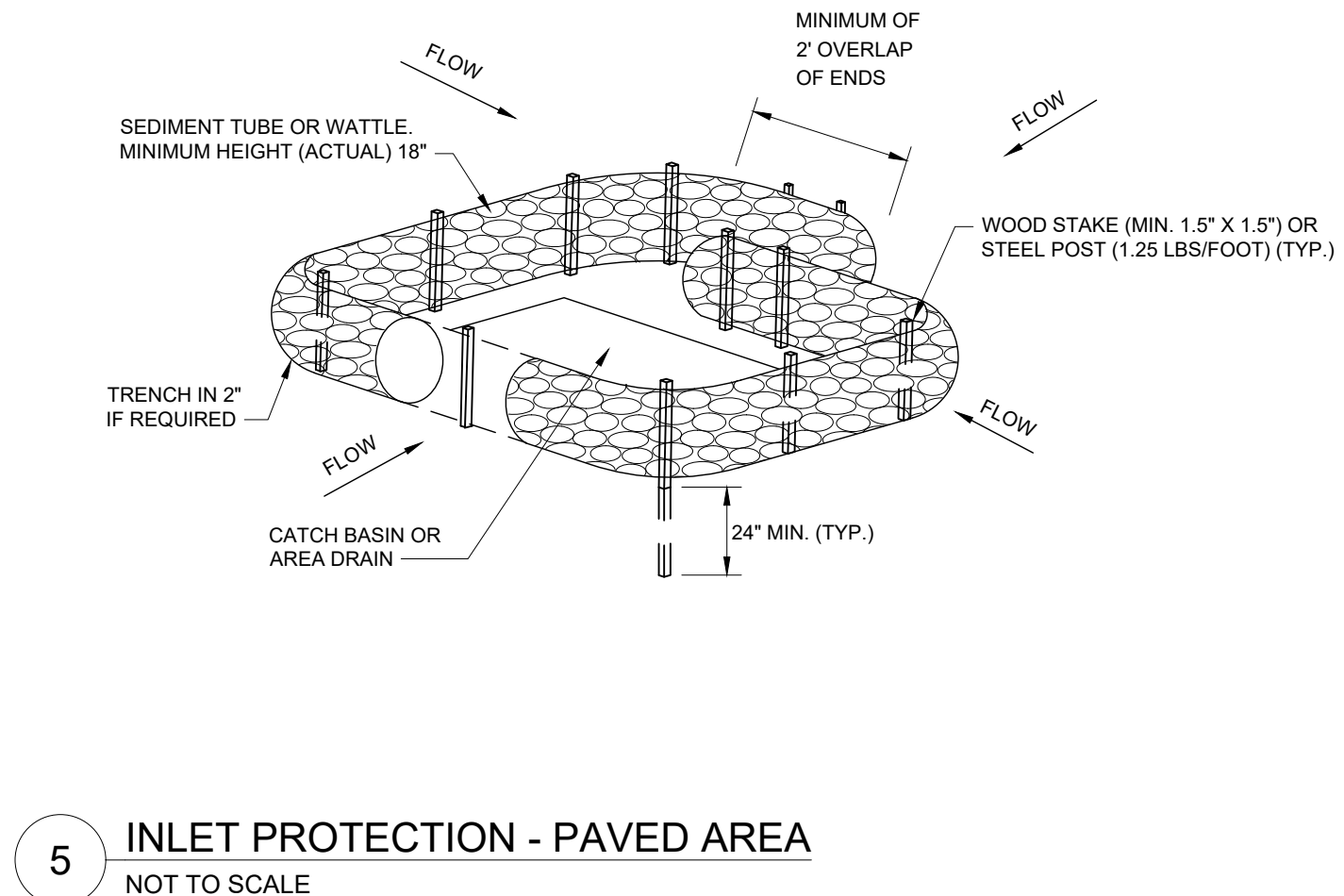
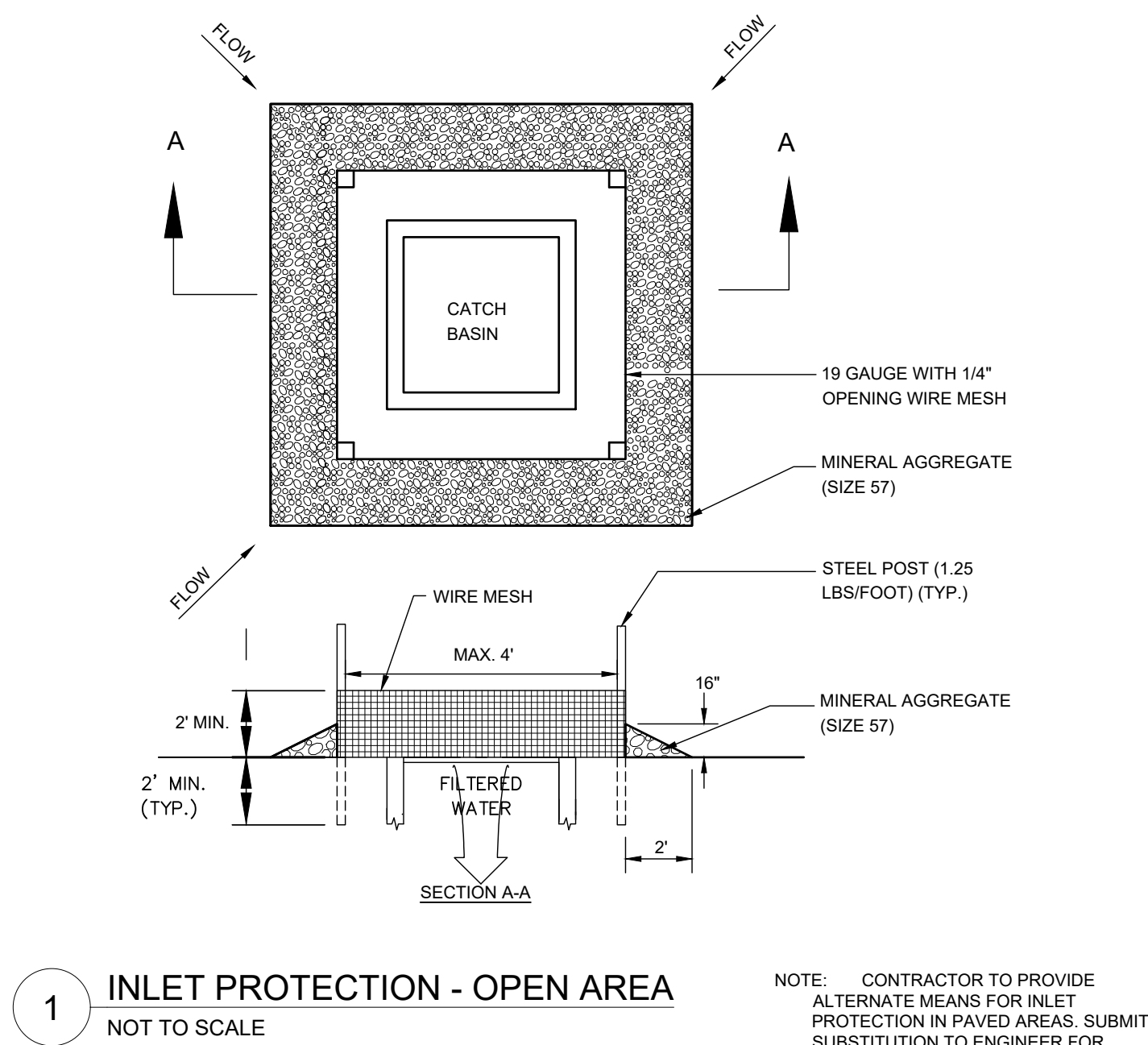
DESIGNED BY: DJHDRAWN BY: ZTB

CHECKED BY: RJA

DATE:	05/28/2024
KIMLEY-HORN PROJECT NO. 118574000	

EROSION CONTROL DETAILS

SHEET NUMBER
C3-50



LATE WINTER/EARLY SPRING PLANTING		SUMMER PLANTING	
SPECIES	RATE (LB/ACRE)	SPECIES	RATE (LB/ACRE)
RYE	120	OATS	60
		BROWN TOP MILLET	30
SEEDING DATES		SEEDING DATES	
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15	EAST	MAY 15 - AUG. 15
	BELOW 2500 FEET: FEB. 1 - MAY 1	MIDDLE	MAY 1 - AUG. 15
MIDDLE	JAN. 1 - MAY 1	WEST	APR. 15 - AUG. 15
WEST	DEC. 1 - APR. 15		
MAINTENANCE		MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	
FALL PLANTING		ALL SEASON NOTES	
SPECIES	RATE (LB/ACRE)	SOIL AMENDMENTS	
OATS	30	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	
WINTER WHEAT	30		
SEEDING DATES		MULCH	
EAST	AUG. 15 - DEC. 15	APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
MIDDLE	AUG. 15 - DEC. 30		
WEST	AUG. 15 - DEC. 30		
MAINTENANCE			
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.			
NOTES:			
1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.			
7 TEMPORARY STABILIZATION			
NOT TO SCALE			

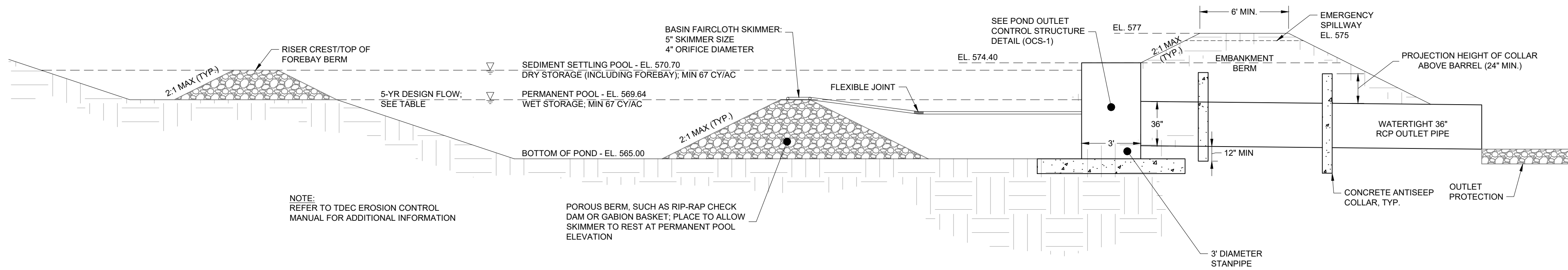
LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS			
PREFERRED RATE/MIX (LB/AC PLS)		SEEDING DATES	
15 BROWN/TOP MILLET (NURSE CROP)		<u>BEST</u>	<u>MARGINAL</u>
5 LITTLE BLUESTEM		AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS		FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSEED			
5 SIDE-OATS GRAMMA			
2 BLACK-EYED SUSAN			
2 PARTRIDGE PEA			
1 GREYHEADED CONEFLOWER			
LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP			
PREFERRED RATE/MIX (LB/AC PLS)		SEEDING DATES	
15 BROWN/TOP MILLET (NURSE CROP)		<u>BEST</u>	<u>MARGINAL</u>
5 PURPLETOP		AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
5 LITTLE BLUESTEM		FEB. 15 - MAY 30	MAR. 21 - APR. 15
5 VIRGINIA WILD RYE			
2 BLACK-EYED SUSAN			
2 PARTRIDGE PEA			
1 GREYHEADED CONEFLOWER			
HIGH MAINTENANCE AREAS - LAWNS, ETC.			
PREFERRED RATE/MIX (LB/AC PLS)		SEEDING DATES	
15 BROWN/TOP MILLET (NURSE CROP)		<u>BEST</u>	<u>MARGINAL</u>
2 PARTRIDGE PEA		AUG. 30 - OCT. 15	FEB. 15 - APR. 15
45 RED FESCUE			
45 HARD FESCUE			
25 CHEWING FESCUE			



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9 SEDIMENT BASIN #1

SCALE:





SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Name: 1701 Main Street

KHA Project #: 118574000

Designed by: ZTB

Checked by: ZTB

Reviewed by:

Date: 7/23/2024

Date:

Date:

Sediment Basin #1

Basin Drainage Area (A) (ac) =	36.19		
Runoff Coefficient (C) =	0.65		
S25 Curve Number (CN) =	78.16		
Time of Concentration (min) =	12.60		
Rational Intensity (2-y Storm) (in/hr) =	1.80		
Rational Intensity (5-y Storm) (in/hr) =	1.97		
Peak Inflow (Q ₂) (cfs) =	2.67		
Flow (Q ₂) (cfs) =	38.64	(Q₂C₁A)	
Flow (Q ₅) (cfs) =	41.17	(Q₅C₁A)	
Flow (Q ₅) (cfs) =	65.7	(Q₅C₂A)	
WET Storage Volume (cf) =	65.468		
DRY Storage Volume (cf) =	65.468		
Required Total Volume (cf) =	130.935	(WET + DRY Volumes)	
Freeway Volume (cf) =	16.287		
Required Surface Area (sf) =	21.18		
Storage Depth (ft) (H) =	12.00		
Embankment Downstream Side Slope =	3:1		
Embankment Upstream Side Slope =	3:1		
Embankment Total Height =	12.00		
Minimum Embankment Width =	12.00		

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	580.00	0	0
	586.00	506	254
	587.00	4,968	2,799
	588.00	13,841	11,894
	589.00	24,675	36,252
	590.00	37,707	62,462
	591.00	43,243	102,818
	592.00	48,834	144,456
	593.00	54,480	187,379
	594.00	60,182	231,661
	595.00	65,940	277,201
	596.00	71,754	324,055
	597.00	77,624	372,179
	598.00	83,549	421,568
	599.00	89,529	472,217
	600.00	95,564	524,181
	601.00	101,654	577,455
	602.00	107,800	632,055
	603.00	113,999	687,954
	604.00	120,253	745,153
	605.00	126,562	803,715
	606.00	132,926	863,641
	607.00	139,345	924,946
	608.00	145,819	988,635
	609.00	152,348	1,054,719
	610.00	158,932	1,123,211
	611.00	165,571	1,194,112
	612.00	172,265	1,267,437
	613.00	179,014	1,343,196
	614.00	185,818	1,421,414
	615.00	192,677	1,502,091
	616.00	199,591	1,585,242
	617.00	206,560	1,670,882
	618.00	213,584	1,759,016
	619.00	220,663	1,849,655
	620.00	227,797	1,942,798
	621.00	234,986	2,038,445
	622.00	242,230	2,136,675
	623.00	249,529	2,237,494
	624.00	256,883	2,340,913
	625.00	264,292	2,446,945
	626.00	271,756	2,555,601
	627.00	279,275	2,666,876
	628.00	286,849	2,780,781
	629.00	294,478	2,897,328
	630.00	302,162	3,016,520
	631.00	309,901	3,138,367
	632.00	317,695	3,262,872
	633.00	325,544	3,390,036
	634.00	333,448	3,519,869
	635.00	341,407	3,652,370
	636.00	349,421	3,787,551
	637.00	357,490	3,925,422
	638.00	365,614	4,066,086
	639.00	373,793	4,209,545
	640.00	382,027	4,355,808
	641.00	390,316	4,504,875
	642.00	398,660	4,656,746
	643.00	407,059	4,811,421
	644.00	415,513	4,968,900
	645.00	424,022	5,129,183
	646.00	432,586	5,292,270
	647.00	441,205	5,458,171
	648.00	449,879	5,626,890
	649.00	458,608	5,798,429
	650.00	467,392	5,972,788
	651.00	476,231	6,150,067
	652.00	485,125	6,330,276
	653.00	494,074	6,513,425
	654.00	503,078	6,699,524
	655.00	512,137	6,888,573
	656.00	521,251	7,080,572
	657.00	530,420	7,275,521
	658.00	539,644	7,473,420
	659.00	548,923	7,674,269
	660.00	558,257	7,878,068
	661.00	567,646	8,084,817
	662.00	577,090	8,294,516
	663.00	586,589	8,507,165
	664.00	596,143	8,722,764
	665.00	605,752	8,941,313
	666.00	615,416	9,162,812
	667.00	625,135	9,387,261
	668.00	634,909	9,614,660
	669.00	644,738	9,844,009
	670.00	654,622	10,076,308
	671.00	664,561	10,311,557
	672.00	674,555	10,549,756
	673.00	684,604	10,790,905
	674.00	694,708	11,035,004
	675.00	704,867	11,283,053
	676.00	715,081	11,534,052
	677.00	725,350	11,788,001
	678.00	735,674	12,044,895
	679.00	746,053	12,304,744
	680.00	756,487	12,568,551
	681.00	766,976	12,836,327
	682.00	777,520	13,108,067
	683.00	788,119	13,382,786
	684.00	798,773	13,660,563
	685.00	809,482	13,941,406
	686.00	820,246	14,225,312
	687.00	831,065	14,513,279
	688.00	841,939	14,804,398
	689.00	852,868	15,098,667
	690.00	863,852	15,396,089
	691.00	874,891	15,696,664
	692.00	885,985	15,999,393
	693.00	897,134	16,304,277
	694.00	908,338	16,611,315
	695.00	919,597	16,920,508
	696.00	930,911	17,231,857
	697.00	942,280	17,545,351
	698.00	953,704	17,861,991
	699.00	965,183	18,180,774
	700.00	976,717	18,502,701
	701.00	988,306	18,826,872
	702.00	999,950	19,154,197
	703.00	1,011,649	19,484,746
	704.00	1,023,403	19,817,519
	705.00	1,035,212	20,153,516
	706.00	1,047,076	20,492,737
	707.00	1,058,995	20,835,174
	708.00	1,070,969	21,180,837
	709.00	1,082,997	21,529,724
	710.00	1,095,080	21,881,844
	711.00	1,107,218	22,237,187
	712.00	1,119,411	22,595,752
	713.00	1,131,659	22,957,539
	714.00	1,143,962	23,322,541
	715.00	1,156,320	23,690,761
	716.00	1,168,733	24,062,194
	717.00	1,181,191	24,436,841
	718.00	1,193,704	24,814,714
	719.00	1,206,272	25,195,812
	720.00	1,218,895	25,579,135
	721.00	1,231,573	25,964,682
	722.00	1,244,306	26,352,455
	723.00	1,257,094	26,743,444
	724.00	1,269,937	27,137,651
	725.00	1,282,835	27,535,076
	726.00	1,295,788	27,935,719
	727.00	1,308,796	28,339,570
	728.00	1,321,859	28,746,629
	729.00	1,334,977	29,156,896
	730.00	1,348,150	29,570,371
	731.00	1,361,378	29,987,044
	732.00	1,374,661	30,406,905
	733.00	1,387,999	30,830,054
	734.00	1,401,392	31,256,401
	735.00	1,414,840	31,685,946
	736.00	1,428,343	32,118,689
	737.00	1,441,891	32,554,630
	738.00	1,455,494	32,993,869
	739.00	1,469,152	33,436,307
	740.00	1,482,865	33,882,042
	741.00	1,496,633	34,331,073
	742.00	1,510,456	34,783,400
	743.00	1,524,334	35,239,023
	744.00	1,538,267	35,697,942
	745.00	1,552,255	36,160,157
	746.00	1,566,298	36,625,668
	747.00	1,580,396	37,094,474
	748.00	1,594,549	37,566,575
	749.00	1,608,757	38,041,972
	750.00	1,623,020	38,520,665

Total Basin Volume

1,068,369 CF

30.986 CY

24.43 Ac Ft

Designed WET Storage Elev = 589.64

Designed WET Storage Volume = 65.814

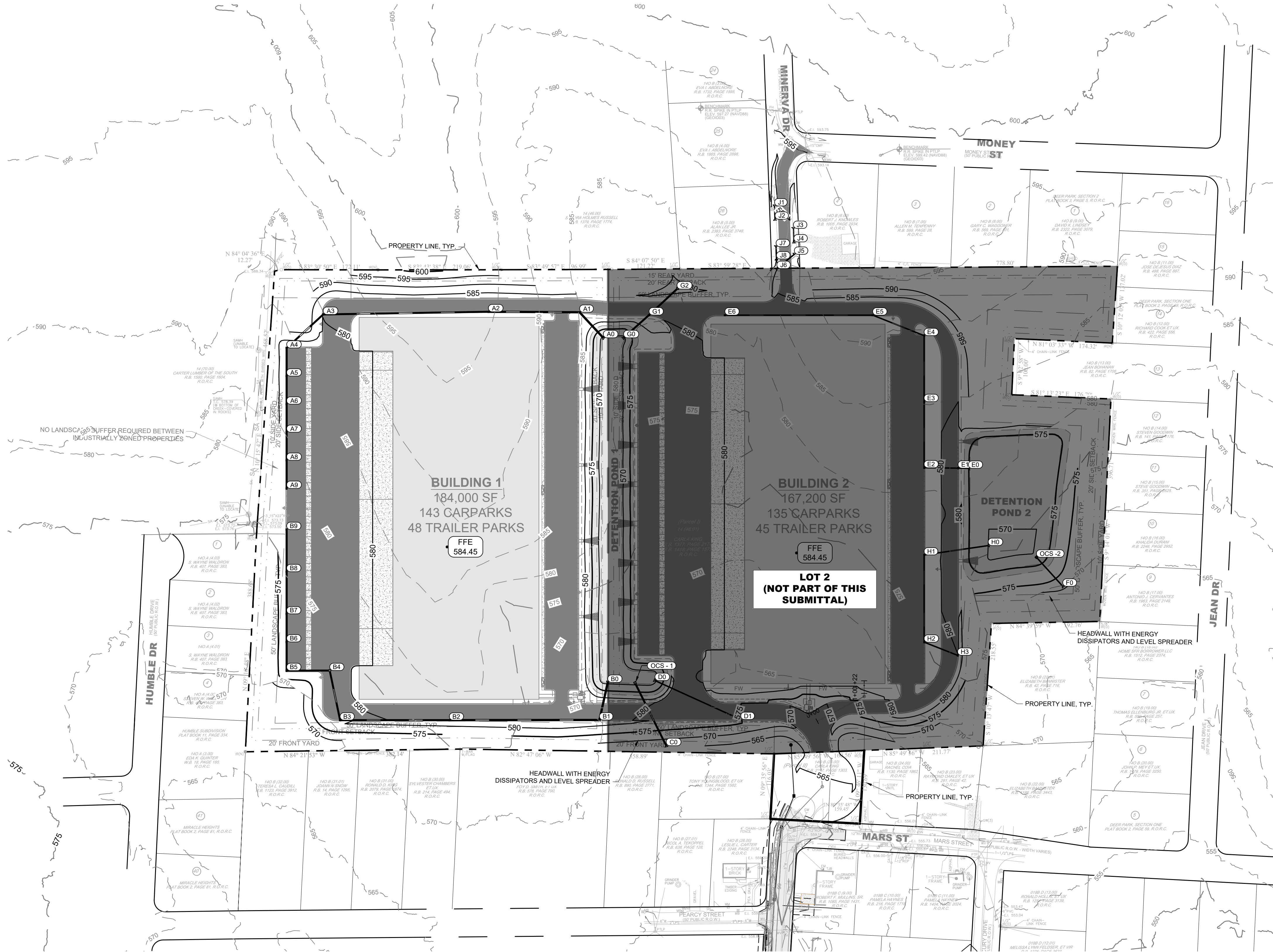
Designed DRY Storage Elev = 590.70

Designed DRY Storage Volume = 130.720

Designed Total Volume (cf) = 196.534

Minimum Required Volume

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GRADING PLAN LEGEND			
	SPOT ELEVATION	LP	LOW POINT
	HIGH POINT	BC	BOTTOM OF CURB / GUTTER LINE
	TOP OF CURB	BW	BOTTOM OF EXPOSED WALL
	TOP OF WALL	RM	TOP OF GRATE / COVER
	INVERT		
	FINISH FLOOR ELEVATION		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		

- ### GRADING NOTES
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-755-6007.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

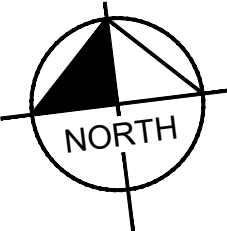
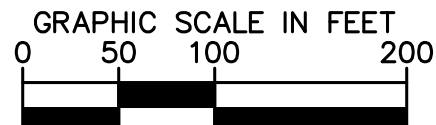
- ### ADA COMPLIANCE NOTES
- ALL SIDEWALKS AND ADA PARKING AREAS ARE TO BE IN COMPLIANCE WITH ADA SLOPE CRITERIA, UNLESS EXPLICITLY NOTED.

LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



BY	DATE	REVISIONS										
		No.	1	2	3	4	5	6	7	8	9	10

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



GRADING AND
DRAINAGE PLAN -
OVERALL (LOT1)

SHEET NUMBER
C4-00

Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING PLAN (LOT 1) Jul 26, 2024 5:33pm by: deaton.hildabrand



- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
- AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
- CONSTRUCTION SHALL BE LEFT IDE FOR FIVE DAYS, AND NOT IN FINAL GRADE. WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXISTING AND NEW EROSION CONTROL DEVICES. TEMPORARY VEGETATION, FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
- WIND ERODED, LEANED, MULCH (HAY OR STRAW) SHALL BE UNFORMALLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:5.1 AND IN THE VICINITY OF HIGHWAYS OR STRUCTURES (RETAINING WALLS), CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
- GRADING SHALL BE COMPLETED PRIOR TO ANY ACTIVITIES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND MAINTAINED THROUGHOUT CONSTRUCTION. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE, PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE. SEDIMENTATION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED THE TOP OF THE CAP OR THE CAP IS DAMAGED. REPAIRS MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR NOTES A TO RECEIVE SDI, INSTALL 500 OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND TO TOPSOIL. ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
- ADJACENT DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DRAINAGES TO ADJACENT PROPERTY AND/OR THE EXISTING DRAINAGE SYSTEM SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE-800-4-A-ROOT.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

 SPOT ELEVATION

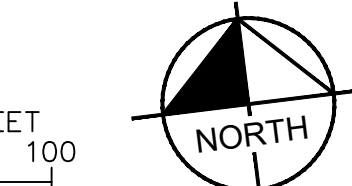
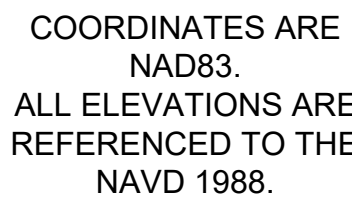
HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
TW	TOP OF WALL	RM	BOTTOM OF EXPOSED WALL
INV	INVERT	RIV	TOP OF GRATE / COVER

 FINISH FLOOR ELEVATION

 EXISTING CONTOUR

 PROPOSED CONTOUR

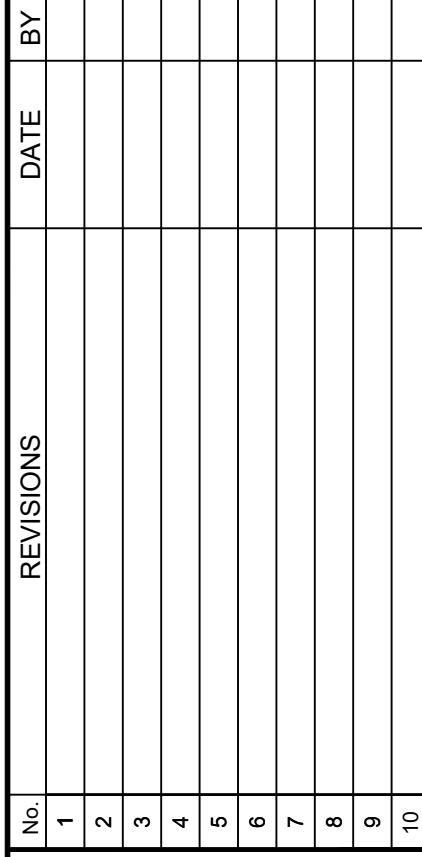
1. ALL SIDEWALKS AND ADA PARKING AREAS ARE TO BE IN COMPLIANCE WITH ADA SLOPE CRITERIA, UNLESS EXPLICITLY NOTED.



GRAPHIC SCALE IN FEET

Kimley»»Horn

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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	
SITE GRADING PLAN (LOT 1)	
SHEET NUMBER C4-11	

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STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	571.61
A1	COMBINATION INLET W/ JBS 3101 GRATE	582.75
A2	COMBINATION INLET W/ JBS 3101 GRATE	582.18
A3	COMBINATION INLET W/ JBS 3101 GRATE	580.07
A4	COMBINATION INLET W/ JBS 3101 GRATE	576.98
A5	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A6	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A7	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A8	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A9	COMBINATION INLET W/ JBS 3101 GRATE	577.02
B0	HEADWALL	571.37
B1	COMBINATION INLET W/ JBS 3101 GRATE	581.03
B2	COMBINATION INLET W/ JBS 3101 GRATE	580.82
B3	COMBINATION INLET W/ JBS 3101 GRATE	579.34
B4	MANHOLE	578.64
B5	COMBINATION INLET W/ JBS 3101 GRATE	577.14
B6	COMBINATION INLET W/ JBS 3101 GRATE	577.17
B7	COMBINATION INLET W/ JBS 3101 GRATE	577.13
B8	COMBINATION INLET W/ JBS 3101 GRATE	577.11
B9	COMBINATION INLET W/ JBS 3101 GRATE	577.15

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C0	HEADWALL	569.92
D0	HEADWALL	570.79
D1	COMBINATION INLET W/ JBS 3101 GRATE	576.09
E0	HEADWALL	575.58
E1	COMBINATION INLET W/ JBS 3101 GRATE	578.77
E2	COMBINATION INLET W/ JBS 3101 GRATE	582.00
E3	COMBINATION INLET W/ JBS 3101 GRATE	582.11
E4	COMBINATION INLET W/ JBS 3101 GRATE	582.09
E5	COMBINATION INLET W/ JBS 3101 GRATE	582.63
E6	COMBINATION INLET W/ JBS 3101 GRATE	581.80
F0	HEADWALL	571.19
G0	HEADWALL	571.78
G1	COMBINATION INLET W/ JBS 3101 GRATE	580.52
G2	HEADWALL	580.42
H0	HEADWALL	571.79
H1	COMBINATION INLET W/ JBS 3101 GRATE	581.85
H2	COMBINATION INLET W/ JBS 3101 GRATE	581.91
H3	COMBINATION INLET W/ JBS 3101 GRATE	580.03
J1	HEADWALL	589.38
J2	HEADWALL	588.69

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
J3	HEADWALL	589.03
J4	HEADWALL	588.52
J5	HEADWALL	587.47
J6	HEADWALL	586.10
J7	HEADWALL	586.87
J8	HEADWALL	586.26
OCS - 1	OUTLET CONTROL STRUCTURE	571.29
OCS -2	OUTLET CONTROL STRUCTURE	571.71

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	568.98 (A1)	568.73 (A0)	36"	62'	0.40%	RCP
A2 - A1	569.63 (A2)	568.98 (A1)	36"	163'	0.40%	RCP
A3 - A2	570.80 (A3)	569.63 (A2)	30"	295'	0.40%	RCP
A4 - A3	571.15 (A4)	570.80 (A3)	30"	89'	0.40%	RCP
A5 - A4	571.35 (A5)	571.15 (A4)	30"	50'	0.40%	RCP
A6 - A5	571.55 (A6)	571.35 (A5)	30"	50'	0.40%	RCP
A7 - A6	571.75 (A7)	571.55 (A6)	30"	51'	0.40%	RCP
A8 - A7	571.95 (A8)	571.75 (A7)	30"	50'	0.40%	RCP
A9 - A8	572.15 (A9)	571.95 (A8)	30"	51'	0.40%	RCP
B1 - B0	568.79 (B1)	568.50 (B0)	36"	69'	0.42%	RCP
B2 - B1	569.91 (B2)	568.79 (B1)	36"	268'	0.42%	RCP
B3 - B2	570.74 (B3)	569.91 (B2)	30"	195'	0.42%	RCP
B4 - B3	571.12 (B4)	570.74 (B3)	30"	91'	0.42%	RCP
B5 - B4	571.44 (B5)	571.12 (B4)	30"	77'	0.42%	RCP
B6 - B5	571.66 (B6)	571.44 (B5)	30"	52'	0.42%	RCP
B7 - B6	571.87 (B7)	571.66 (B6)	30"	50'	0.42%	RCP
B8 - B7	572.18 (B8)	571.87 (B7)	30"	75'	0.42%	RCP
B9 - B8	572.50 (B9)	572.18 (B8)	30"	76'	0.42%	RCP
D1 - D0	572.72 (D1)	569.00 (D0)	18"	168'	2.22%	RCP
E1 - E0	573.91 (E1)	573.79 (E0)	18"	19'	0.67%	RCP

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
E2 - E1	574.32 (E2)	573.91 (E1)	18"	61'	0.67%	RCP
E3 - E2	575.11 (E3)	574.32 (E2)	18"	118'	0.67%	RCP
E4 - E3	575.90 (E4)	575.11 (E3)	18"	118'	0.67%	RCP
E5 - E4	576.57 (E5)	575.90 (E4)	18"	99'	0.67%	RCP
E6 - E5	578.34 (E6)	576.57 (E5)	18"	263'	0.67%	RCP
G1 - G0	572.25 (G1)	568.91 (G0)	30"	61'	5.50%	RCP
G2 - G1	577.00 (G2)	572.25 (G1)	30"	68'	7.00%	RCP
H1 - H0	572.02 (H1)	570.00 (H0)	18"	116'	1.75%	RCP
H2 - H1	574.35 (H2)	572.02 (H1)	18"	156'	1.50%	RCP
H3 - H2	575.31 (H3)	574.35 (H2)	18"	65'	1.50%	RCP
J1 - J2	587.59 (J1)	586.90 (J2)	18"	24'	2.88%	RCP
J3 - J4	587.50 (J3)	587.00 (J4)	18"	24'	2.10%	RCP
J5 - J6	585.95 (J5)	584.58 (J6)	18"	41'	3.42%	RCP
J7 - J8	585.35 (J7)	584.74 (J8)	18"	22'	2.77%	RCP
OCS - 1 - C0	568.50 (OCS - 1)	566.50 (C0)	30"	125'	1.60%	RCP
OCS -2 - F0	570.00 (OCS -2)	569.39 (F0)	18"	70'	0.87%	RCP

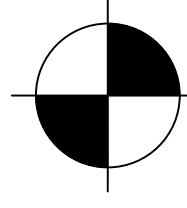
LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



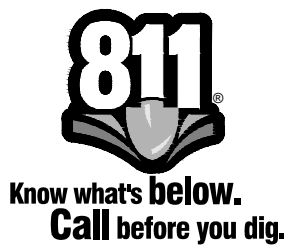
No.	REVISIONS										DATE	BY
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DESIGNED BY:	DJH											

DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

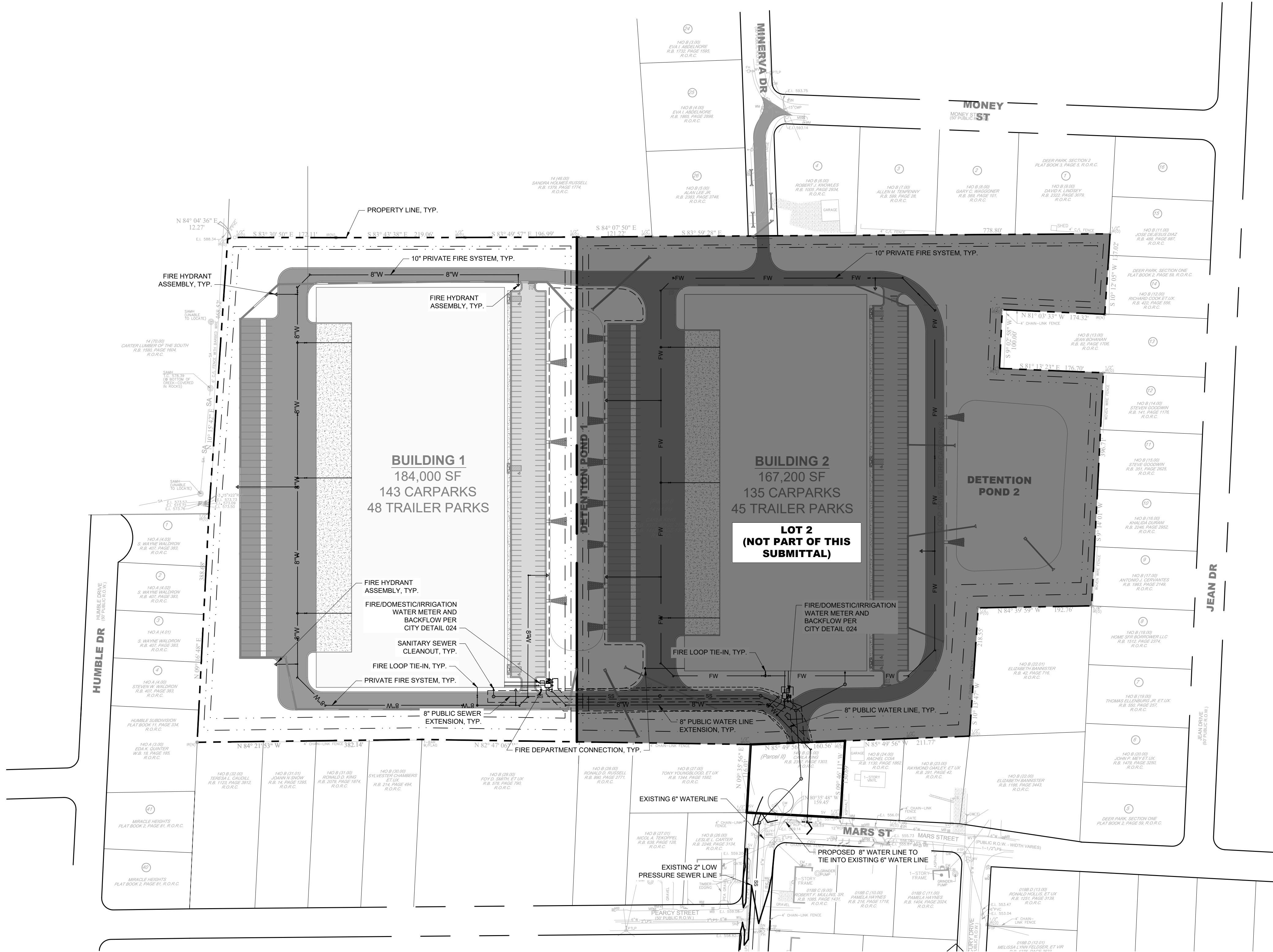
PIPE AND STRUCTURE TABLES
SHEET NUMBER C4-50



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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SITE UTILITY NOTES

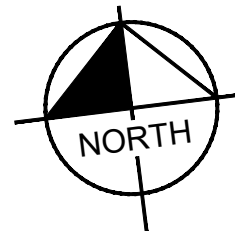
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
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- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
- ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
- ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
- ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
- THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
- CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
- PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
- CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
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- NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
- LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
- PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
- PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
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- ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
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LEGEND

	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER LINE
	FIRE WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.

GRAPHIC SCALE IN FEET
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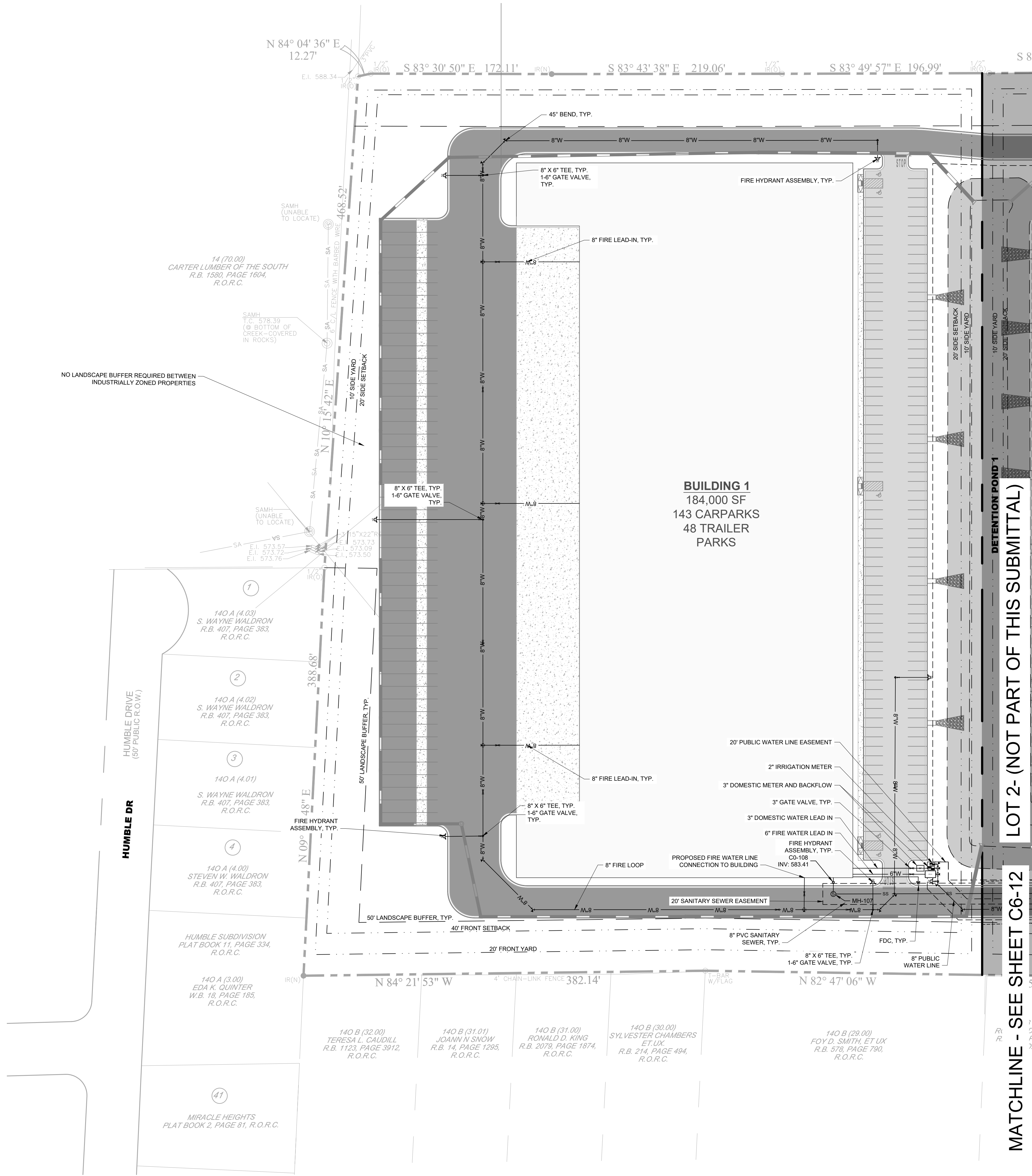
LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



No.	REVISIONS									
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
UTILITY PLAN - OVERALL (LOT 1)	
SHEET NUMBER	C6-00

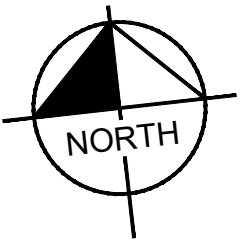
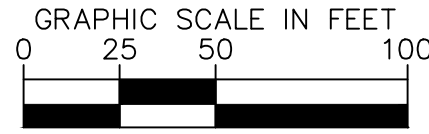
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LEGEND	
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	SANITARY SEWER LINE
	WATER LINE
	FIRE WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



Kimley»Horn

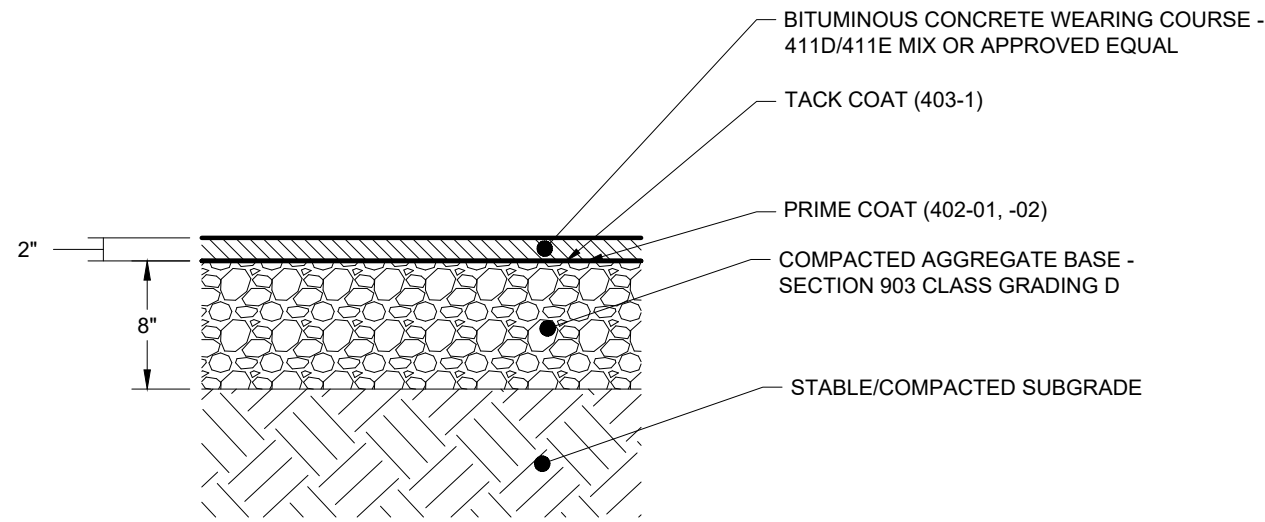
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LA VERGNE
BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

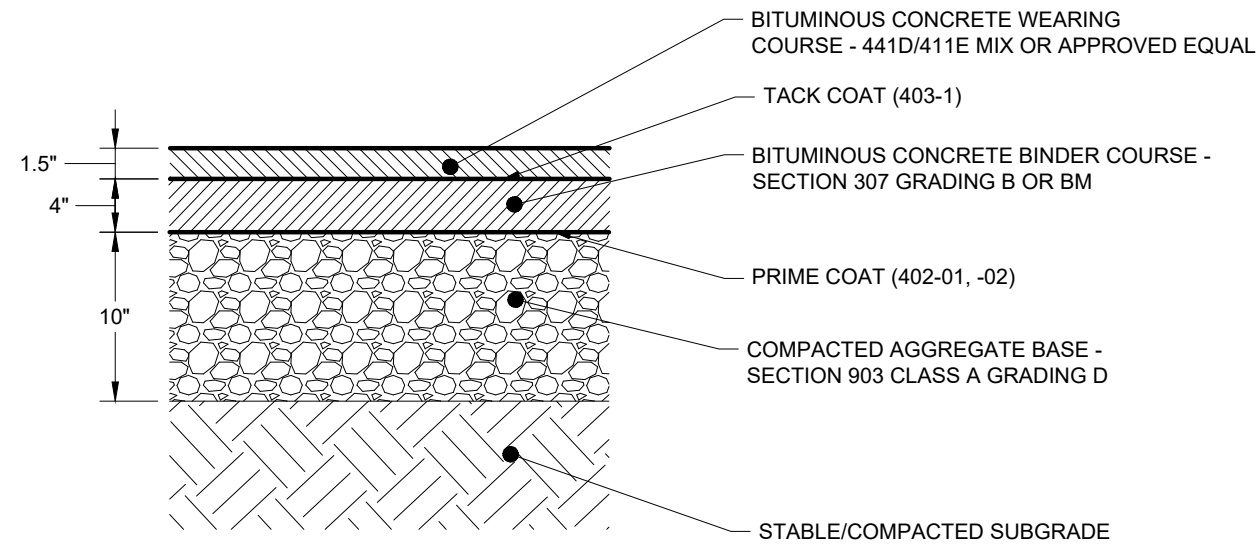
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	DJH									
DRAWN BY:	ZTB									
CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									
UTILITY PLAN - ENLARGEMENT										
SHEET NUMBER	C6-11									

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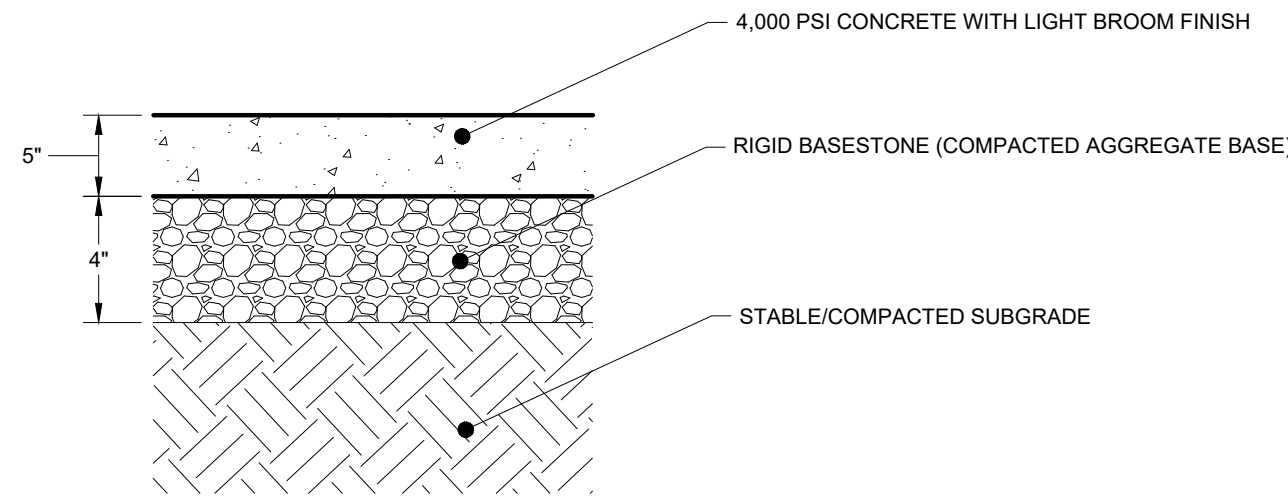
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



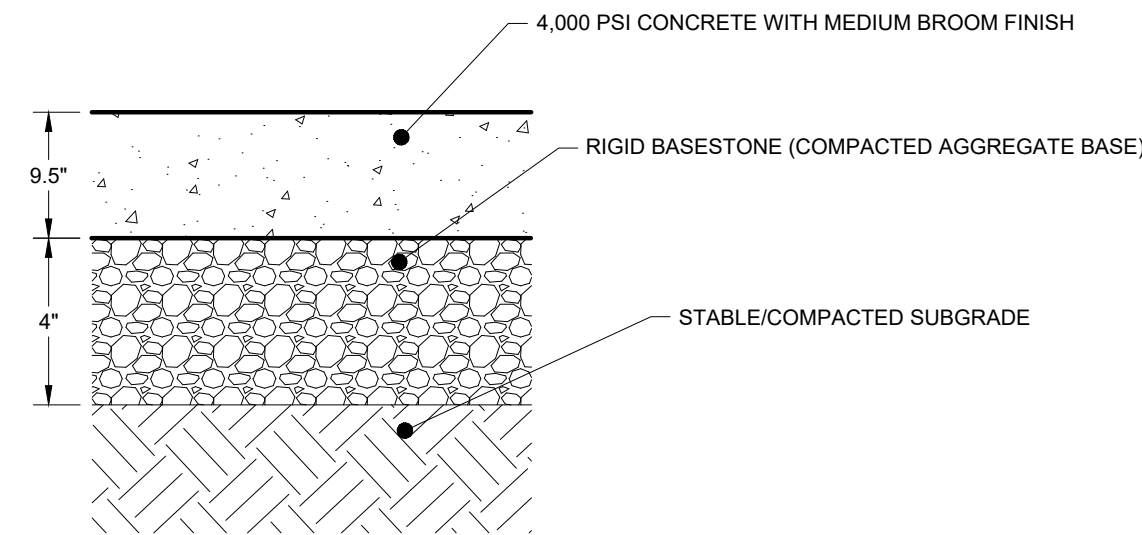
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



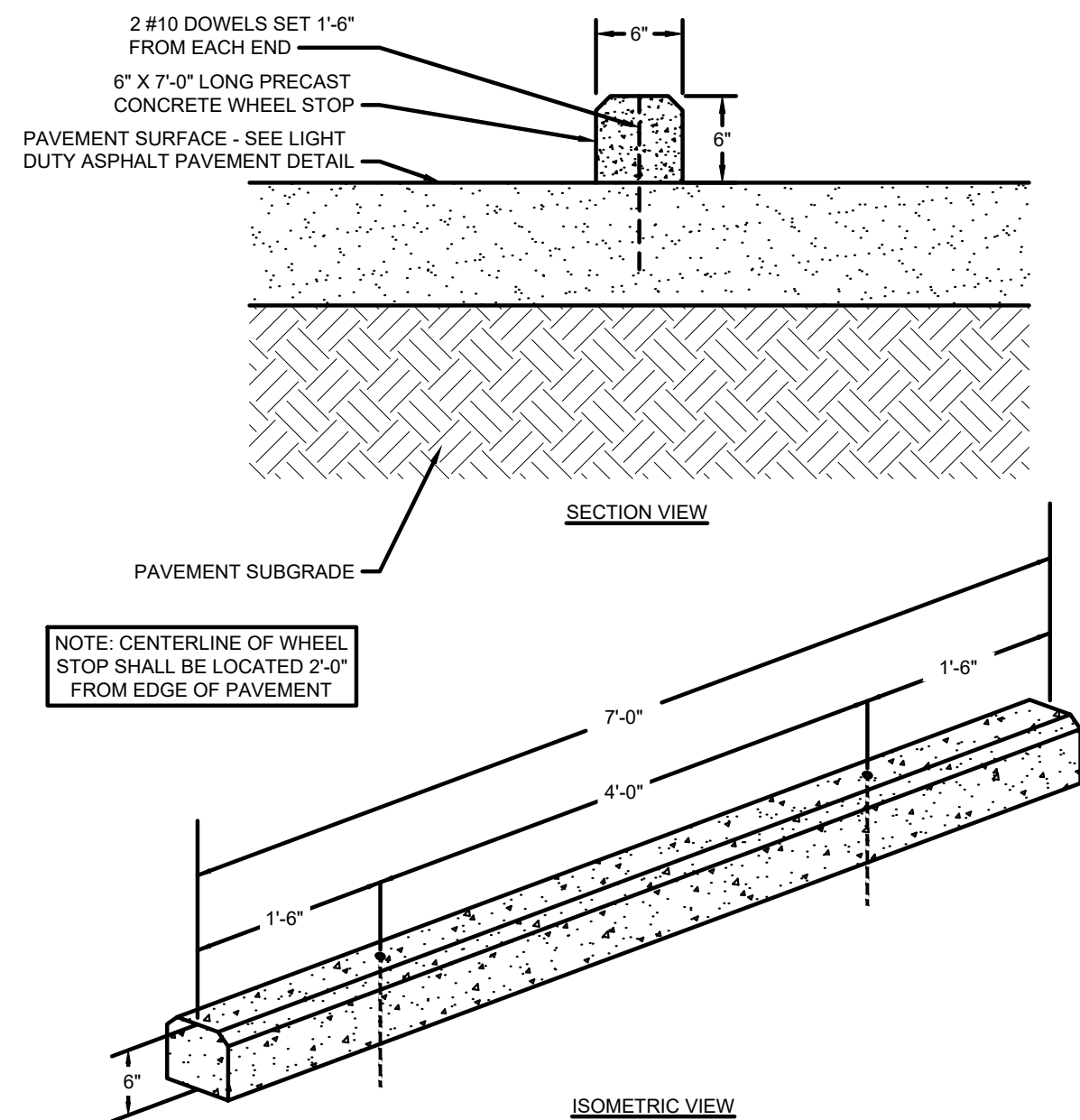
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
 - PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
 - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

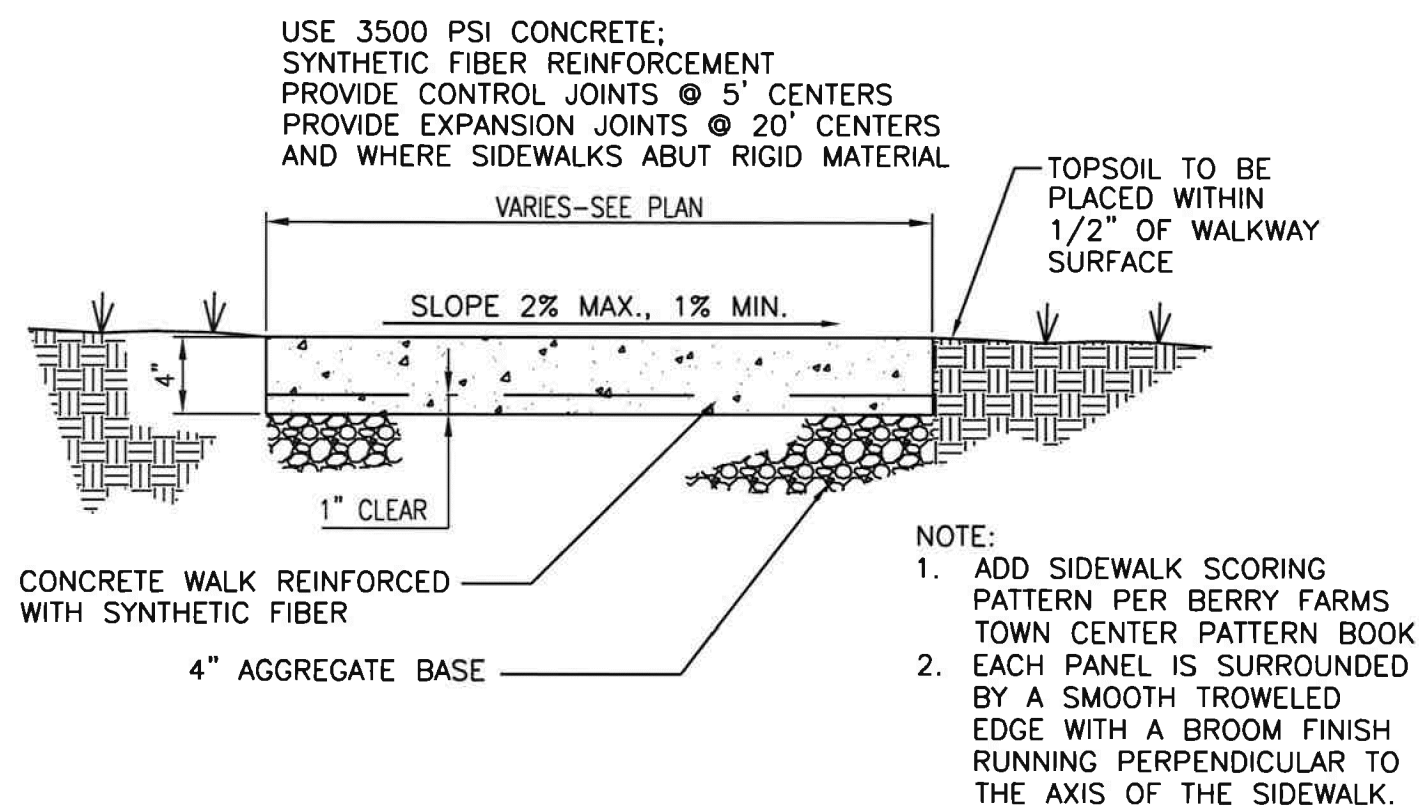


- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
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 - PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
 - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

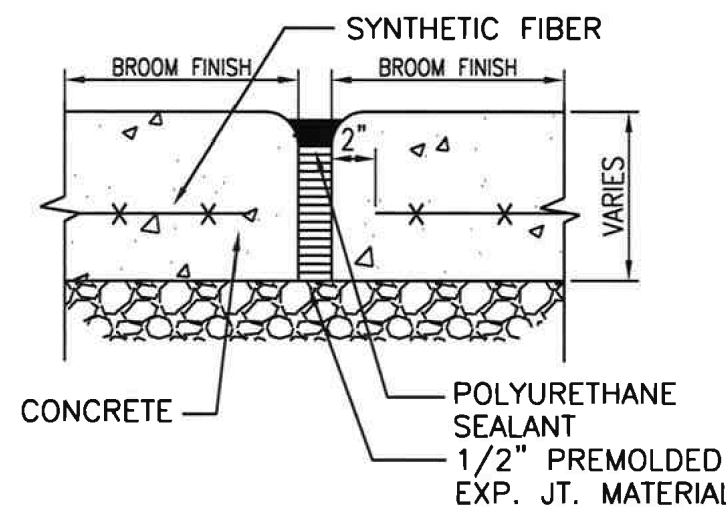
4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:



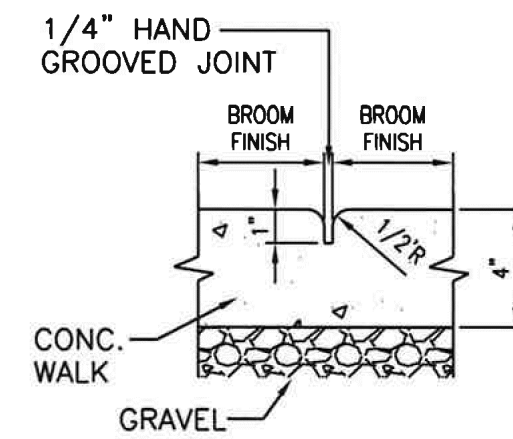
5 CONCRETE WHEEL STOP
NOT TO SCALE



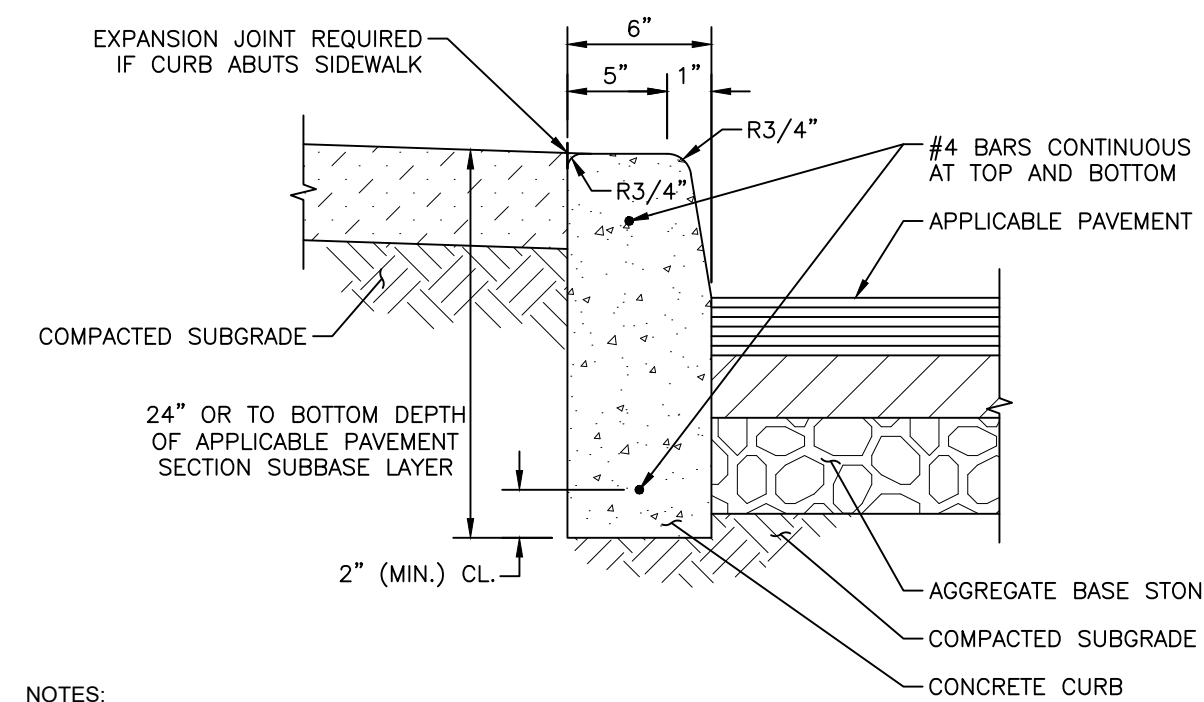
6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



EXPANSION JOINT

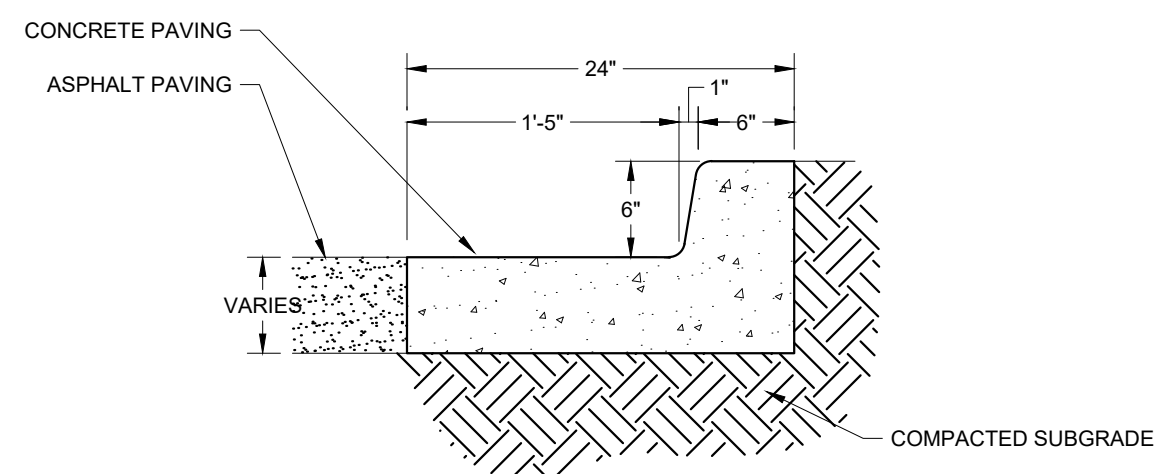


CONTROL JOINT

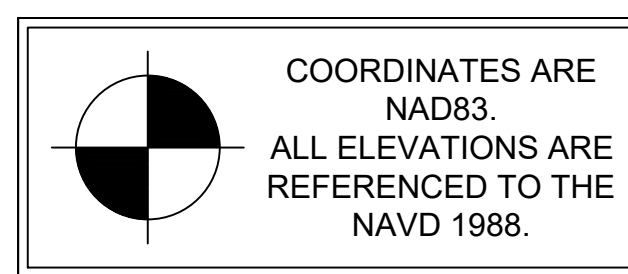


- NOTES:
- PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
 - BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
 - CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



9 6" TALL 24" CURB AND GUTTER
NOT TO SCALE



LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	DJH									
DRAWN BY:	ZTB									
CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									

SITE DETAILS

SHEET NUMBER

C8-10

NOTES:

1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

The technical drawing illustrates a 4-way pipe tee. The top view shows a square base with a central circular hole. The side view shows the tee's profile with a top flange of thickness 'T' and a total height of '9"'. The front view shows the tee's profile with a top flange of thickness 'T' and a total height of '9"'. The dimensions are defined as follows:

- Top View:**
 - 6"**: Distance from the center of the circular hole to the outer edge of the top flange.
 - F**: Distance from the center of the circular hole to the outer edge of the top flange.
 - 9"**: Total height of the tee.
 - T**: Thickness of the top flange.
- Side View:**
 - 9"**: Total height of the tee.
 - T**: Thickness of the top flange.
- Front View:**
 - A**: Distance from the center of the circular hole to the outer edge of the top flange.
 - D**: Total width of the tee.
 - E**: Total height of the tee.
 - T**: Thickness of the top flange.

TABLE OF DIMENSIONS

PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"
66"	8'-6"	11'-0"	5'-6"	6'-1 1"	6"
72"	8'-6"	11'-0"	5'-6"	6'-1 1"	6"

[illegible]

PRECAST CONCRETE WHEELSTOP PER SITE PLAN

**ACCESSIBLE PARKING SIGN (TYP.)
SEE PLANS FOR LOCATIONS OF SIGNS**

TYPICAL PARKING SPACE

SIDEWALK FLUSH WITH PAVEMENT

PAINTED ADA SYMBOL (TYP.)

8' (TYP.)

9' (TYP.)

9' (TYP.)

9' (TYP.)

**STRIPED ACCESS AISLE
8' WIDE MIN. IF VAN ACCESSIBLE STALL
5' WIDE MIN. IF STANDARD ADA STALL**

PLAN VIEW

CONCRETE FLUME

NOT TO SCALE

12' D50 RIP-RAP
OUTLET PROTECTION
WITH NON-WOVEN
GEOTEXTILE FABRIC
UNDERLAY

CONCRETE FLUME TO
FLOW AWAY FROM
ROADWAY AT 2% MIN.

PROPOSED CURB
AND GUTTER

PROPOSED ASPHALT

TOE OF SLOPE

L (VARIES)

BACKFILL
BEHIND CURB
(EACH SIDE)

6" ±

36"

7'±

4" MINERAL
AGGREGATE
BASE

CURB AND GUTTER
FLUME FLOW LINE

MINIMUM 3" DROP TO TOP OF
RIPRAP FROM FLOW LINE OF FLUME

DRAINAGE
CHANNEL
ELEVATION

12' DEPTH
12' D50 RIP-RAP

5' MIN.

12' MIN.

NON-WOVEN GEOTEXTILE LINER

GEOTEXTILE LINER TO BE ANCHORED
TO SLOPE EVERY 10', TYP.

24" MIN.

12" MIN.

3'

2% MIN.

LENGTH VARIES (REFER
TO PLAN & MIN.)

36"

4' ± 0.5'L

3' MIN.

A

22

NOTE:
MAXIMUM SLOPE IN ANY DIRECTION,
WITHIN ACCESSIBLE SPACES AND
ACCESS AISLES, SHALL BE 2%.

MINIMUM 5' LANDING AT TOP OF RAMP AT 2% MAX SLOPE

SEE CONCRETE SIDEWALK DETAIL
OR CONCRETE SIDEWALK W/ TURN DOWN CURB DETAIL
MAX. CROSS SLOPE 2%
MAX. LONGITUDINAL SLOPE 5%

CONCRETE CURB

TRANSITION FROM 6" CURB
HEIGHT TO FLUSH CONDITION AS
SOON AS POSSIBLE WITHOUT
EXCEEDING 1:12 SLOPE

MAX. SLOPE 2%
IN ANY DIRECTION ON
TURNING MOVEMENT

CONCRETE CURB

TACTILE WARNING

SEE PLAN

PAINTED TRAFFIC WHITE
2 COATS MIN.

1/4" MIN.

3'-2"

6"

2'

6"

6" DIA.

6"

1/2" MIN. CONCRETE CROWN

1/2" CHAMFER AROUND TOP OF POST

6" STEEL PIPE

FINISH GRADE

CONCRETE FOOTING

NOTE:
 POST TO BE PAINTED
 WITH RUST-PROOF PAINT
 - 2 COATS BEFORE
 INSTALLATION. 1 COAT
 AFTER INSTALLATION.
 (COLOR TO BK1 PER ARCH.)



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



No.	REVISIONS	DATE	BY
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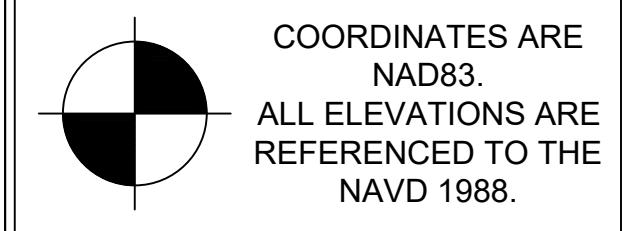
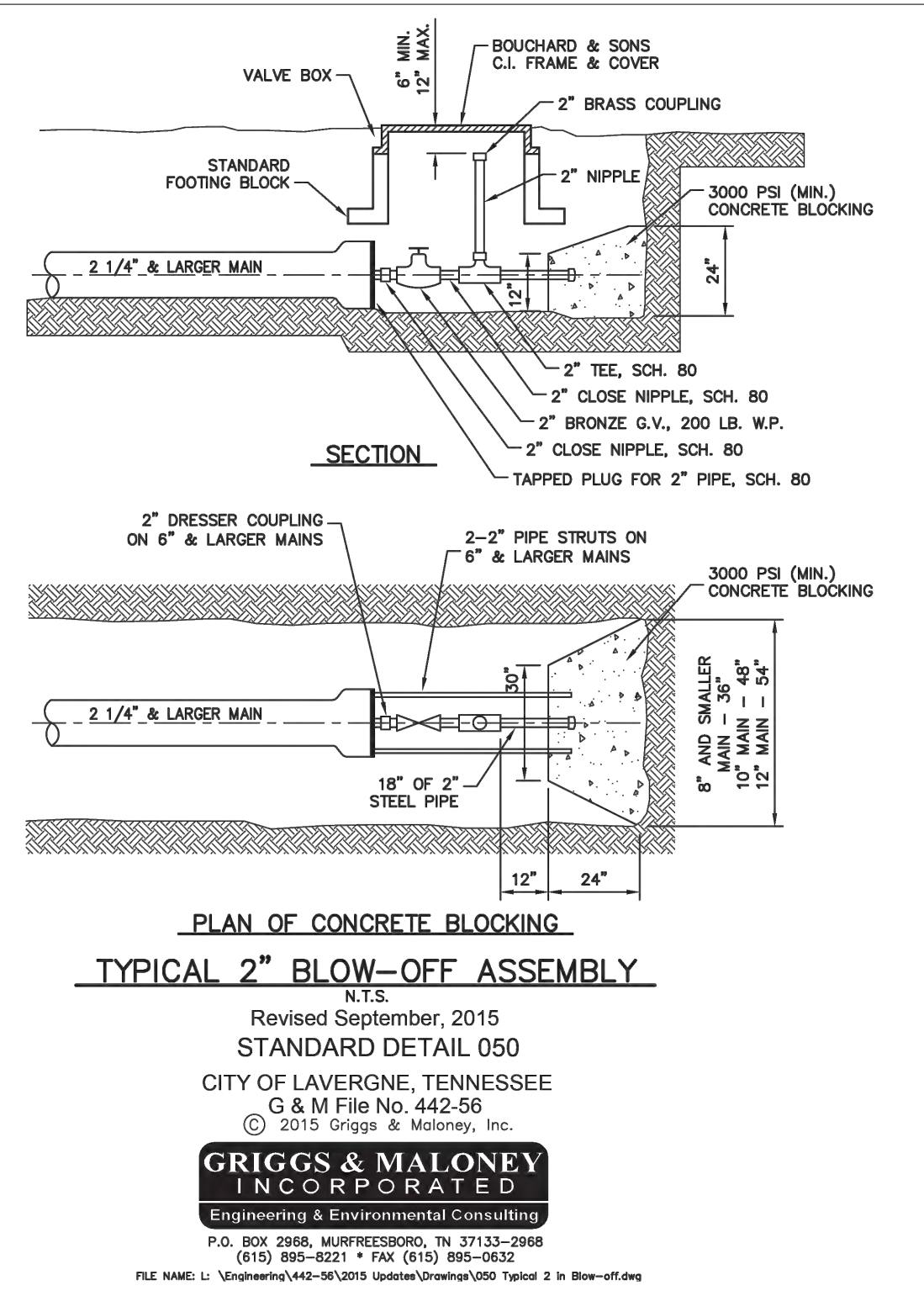
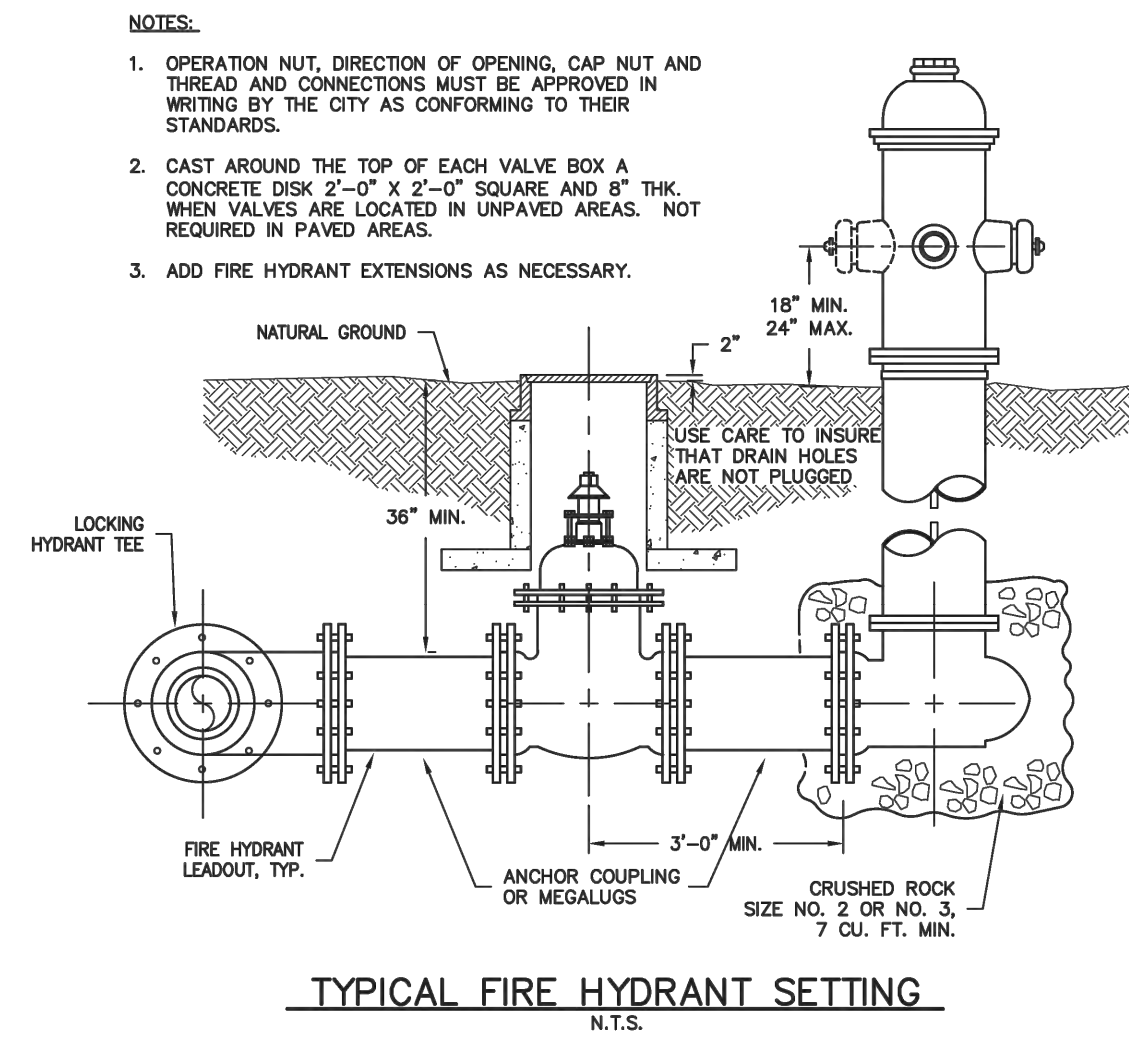
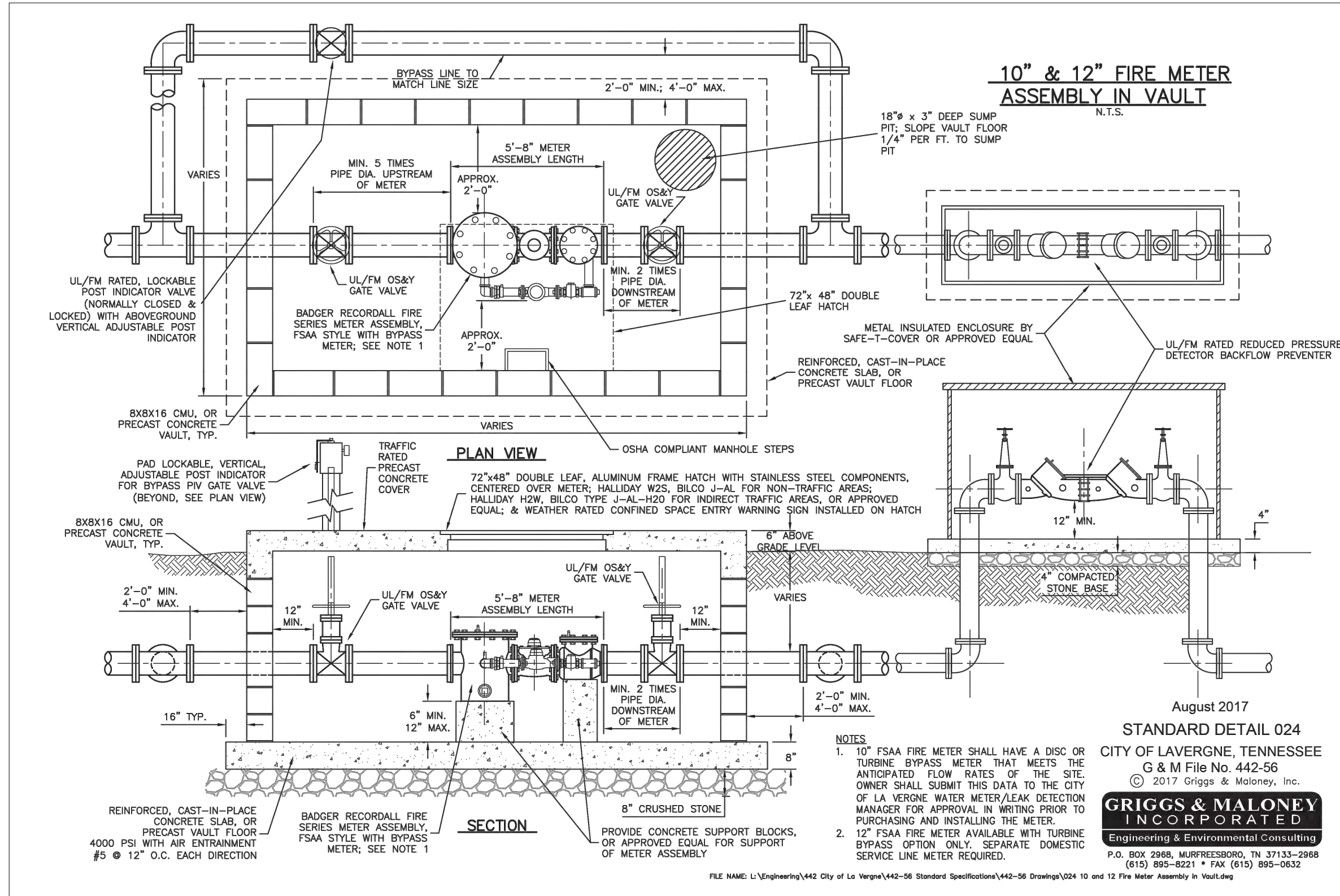
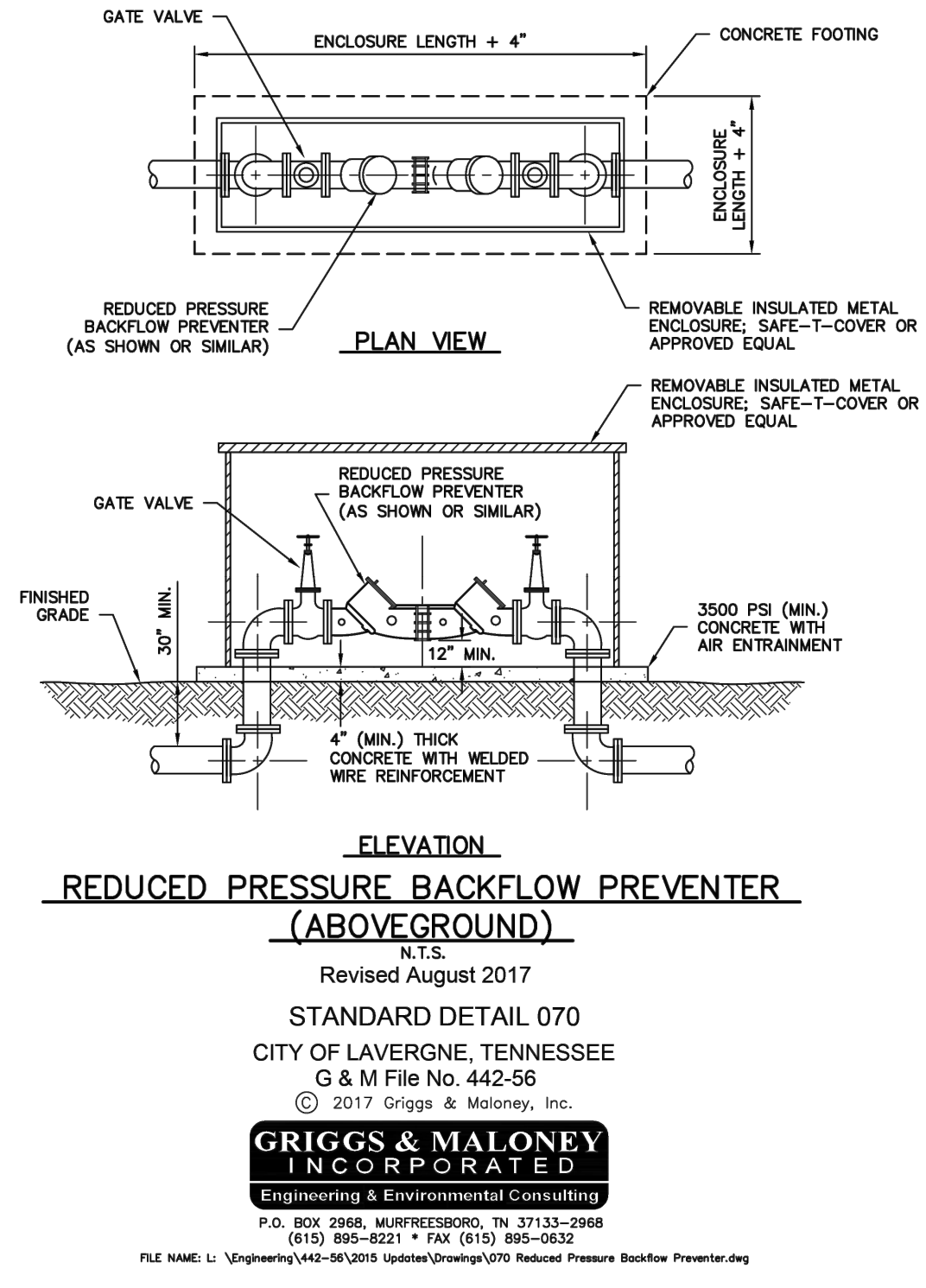
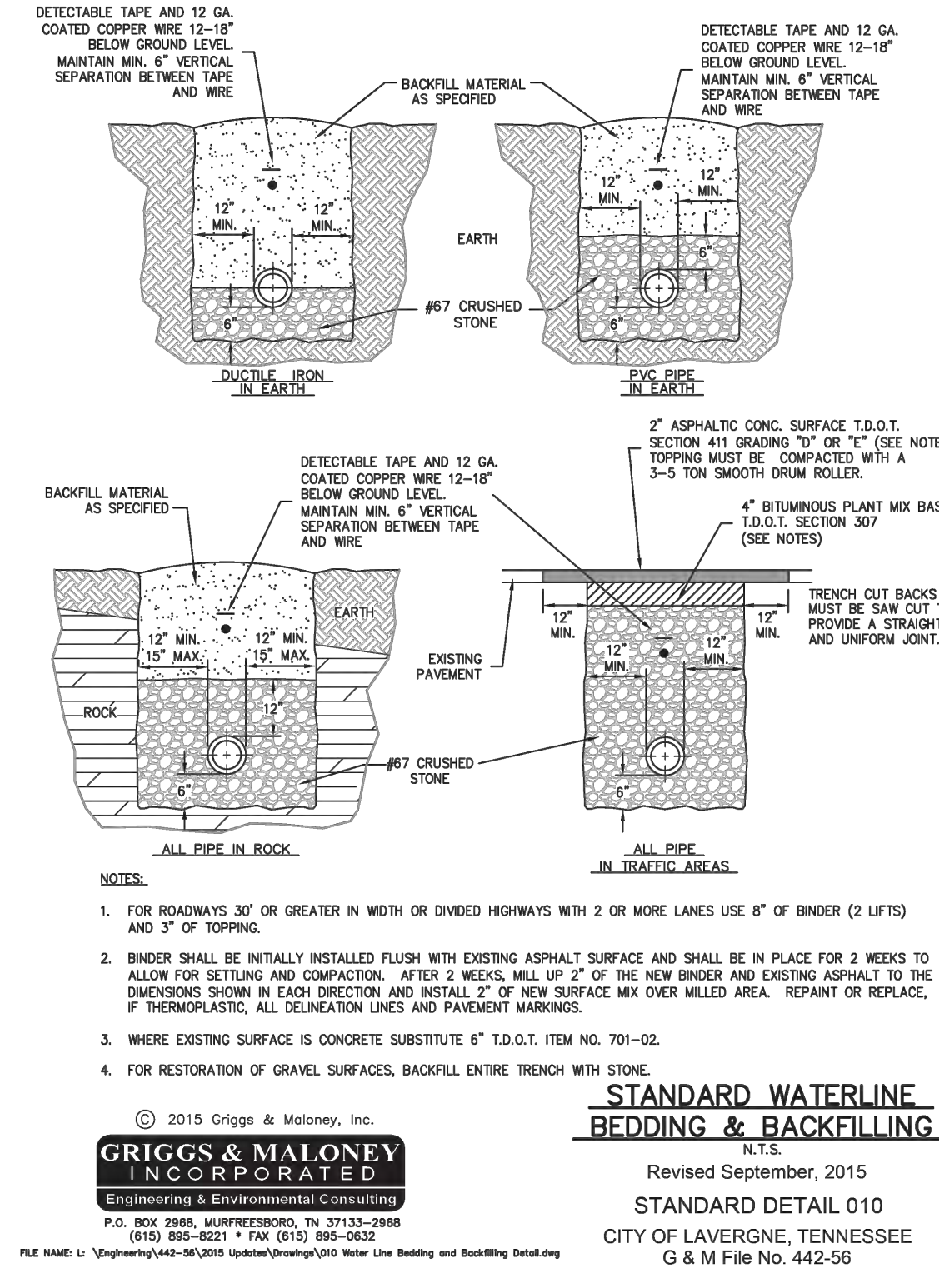
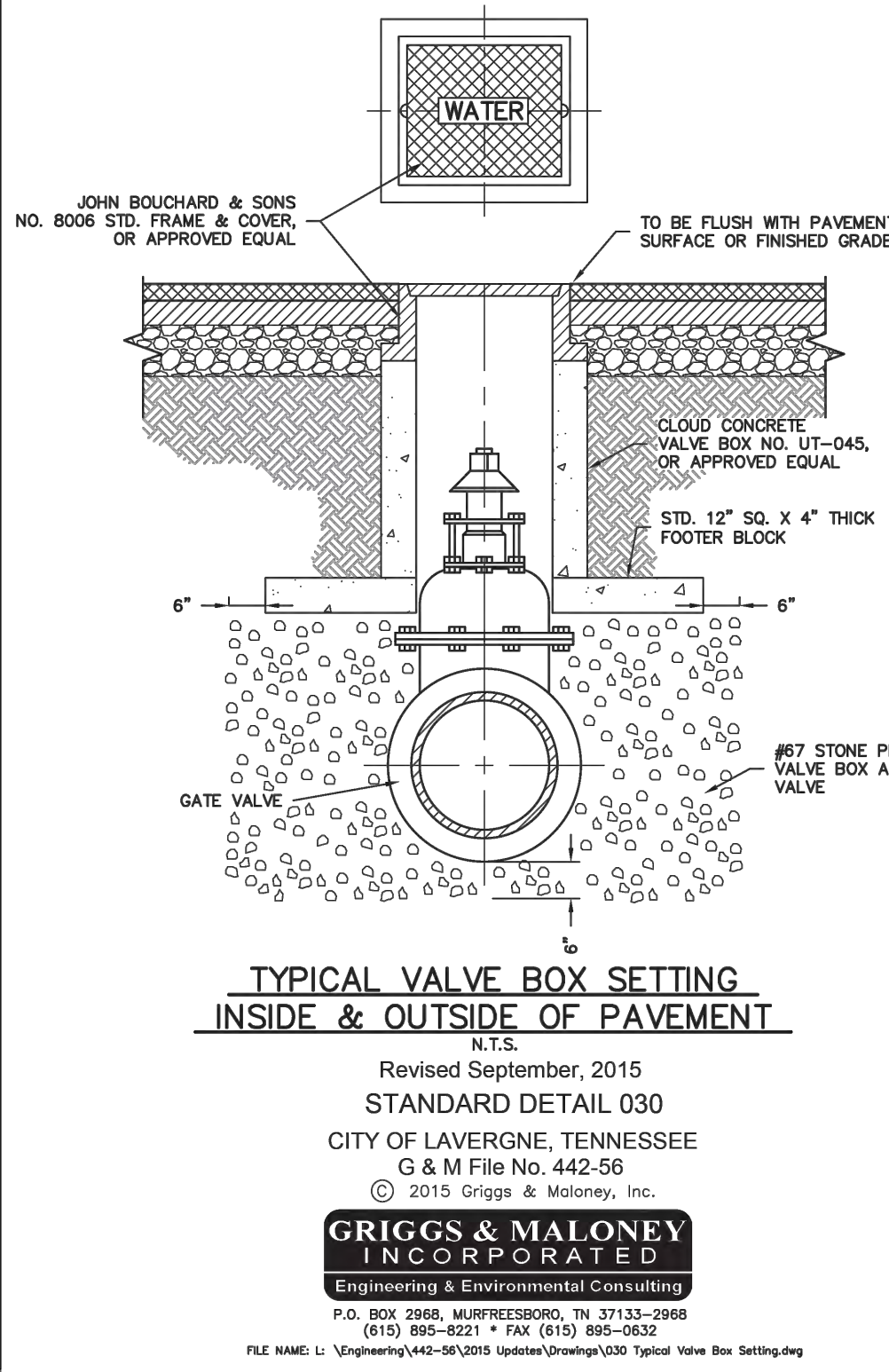
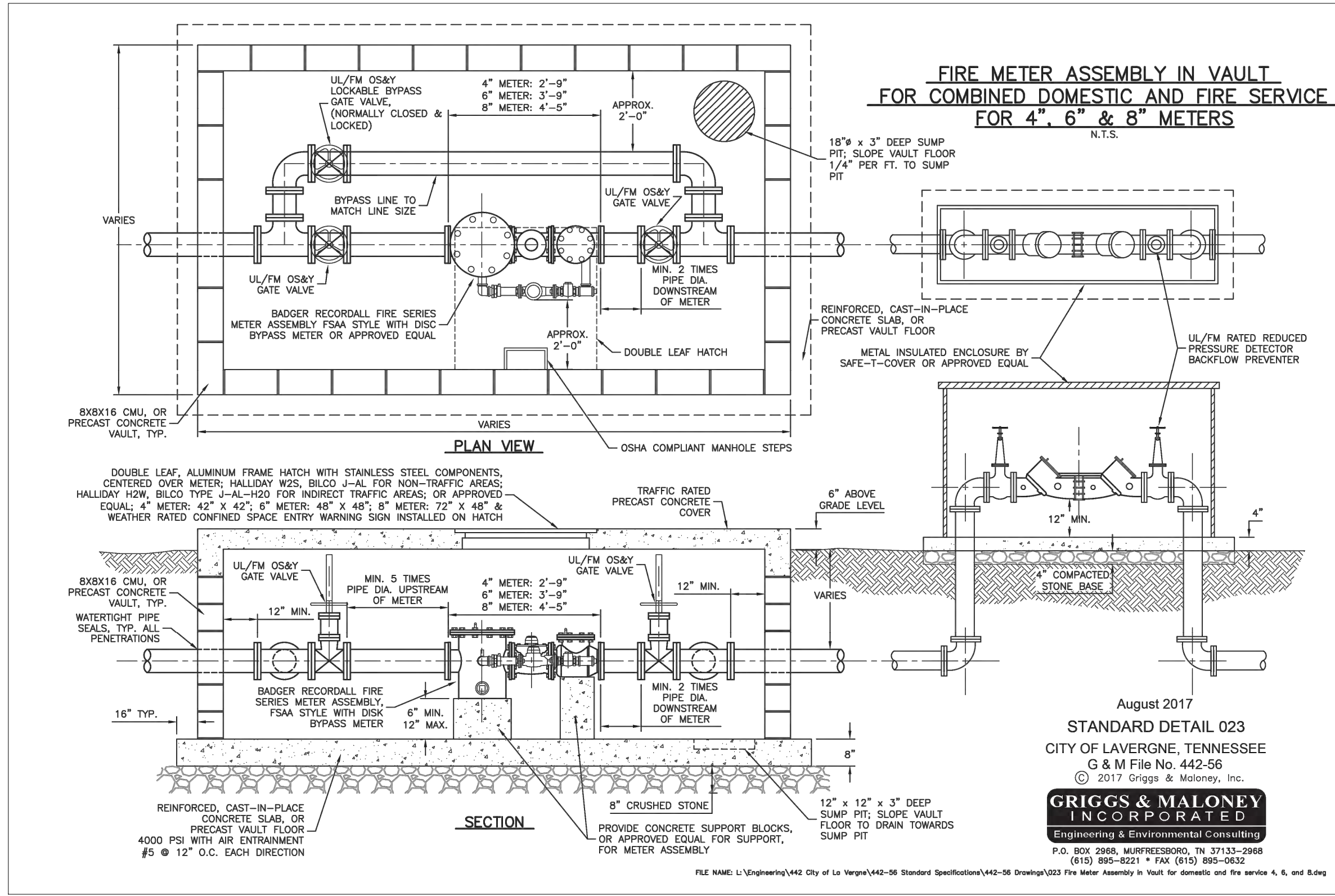
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CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

SITE DETAILS

SHEET NUMBER

C8-11

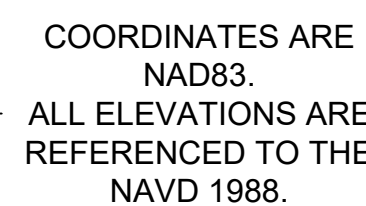
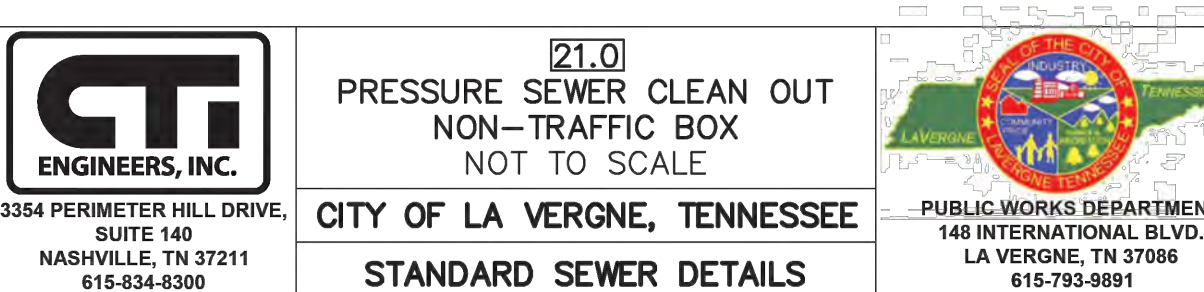
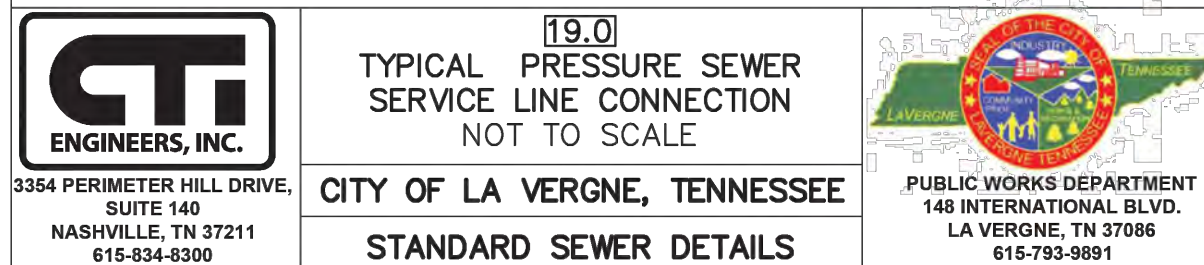
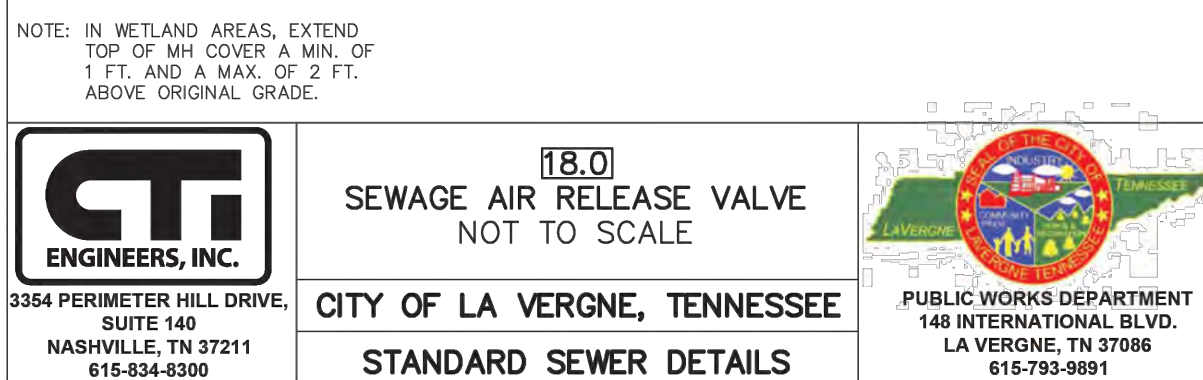
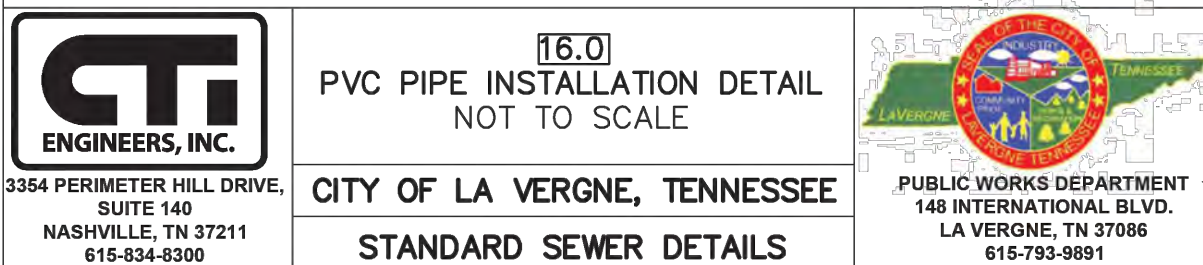
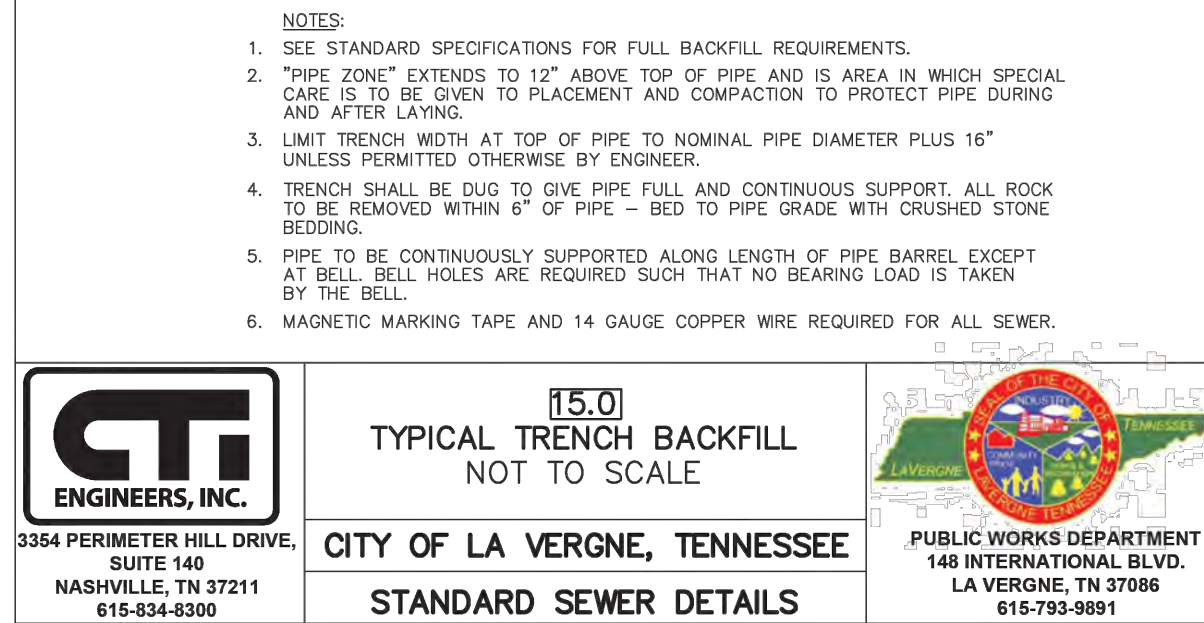
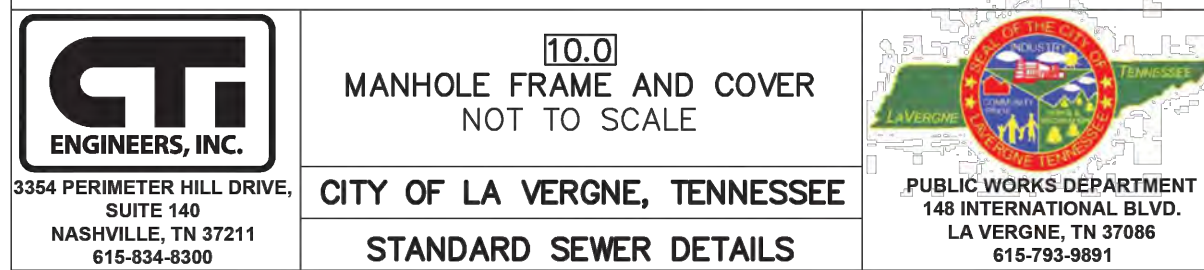
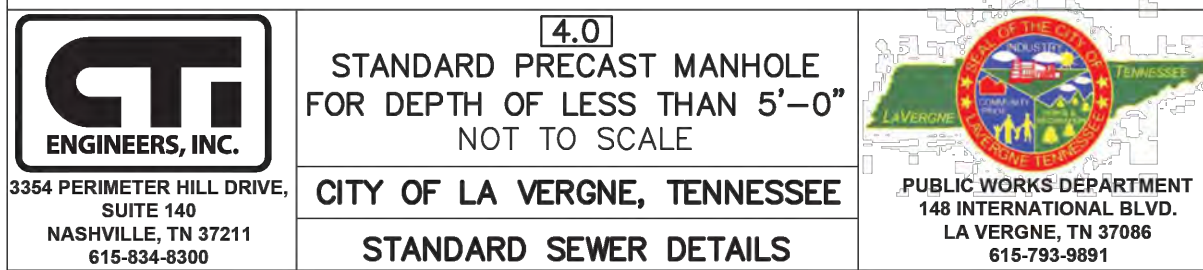
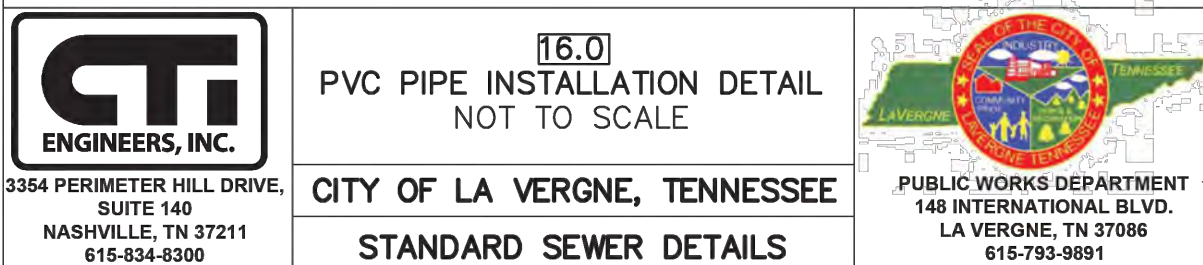
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REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
UTILITY DETAILS	
SHEET NUMBER	C8-20

Page 74 of 200



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LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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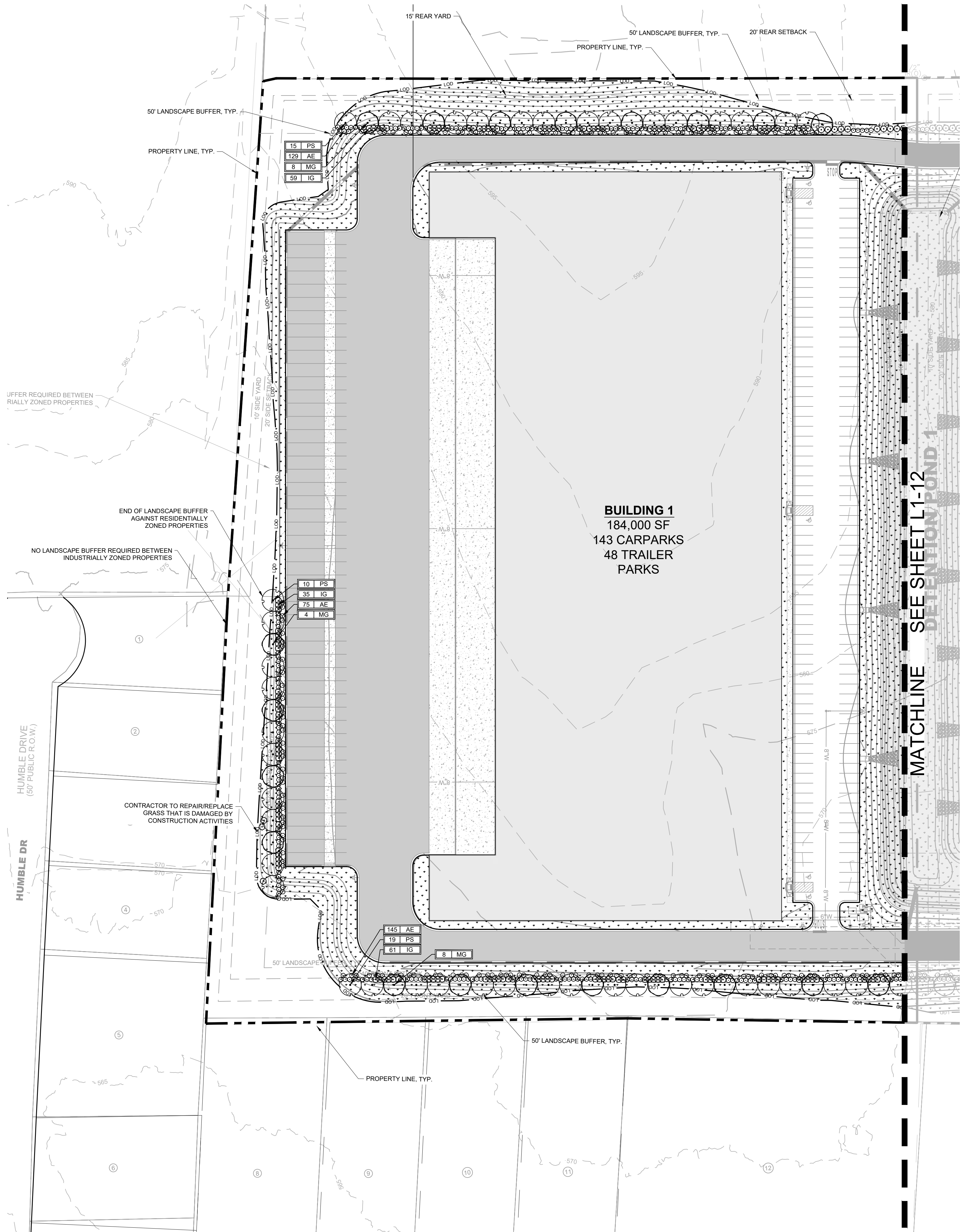
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KIMLEY-HORN PROJECT NO. 118574000	

UTILITY DETAILS

SHEET NUMBER

C8-21

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LANDSCAPE DATA TABLE	
PROJECT NAME:	LA VERGNE BUSINESS CENTER
PROPERTY ADDRESS:	1701 MARS STREET
MAP AND PARCEL ID:	LA VERGNE, TN 37086 MAP 014 PARCEL 046.01, 025.00
EXISTING ZONING:	I-1, LIGHT INDUSTRIAL
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL
SITE AREA (AC):	29.0
BUILDING AREA (SF):	346,800 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

LANDSCAPE REQUIREMENTS	
REQUIRED BUFFERS:	
• LANDSCAPE BUFFERS ARE REQUIRED ALONG MARS ST.	
• MINIMUM WIDTH: FOR A LANDSCAPE SCREEN, A MINIMUM 15-FOOT-WIDE PERVIOUS SPACE SHALL BE PROVIDED, UNLESS BASED ON SITE CONDITIONS ANOTHER WIDTH IS DEEMED APPROPRIATE BY THE PLANNING DIRECTOR.	
• MINIMUM REQUIRED LANDSCAPING:	
• A MINIMUM OF SIX LARGE MATURING TREES AND 40 SHRUBS SHALL BE PLANTED FOR EACH 100 LINEAR FEET OF LANDSCAPE SCREEN AREA TO PROVIDE CONTINUOUS COVERAGE.	
• TREES SHALL BE A MINIMUM 50 PERCENT EVERGREEN.	
• SHRUBS SHALL BE A MINIMUM 75 PERCENT EVERGREEN.	
• EXISTING VEGETATION: EXISTING VEGETATION LOCATED IN THE REQUIRED LANDSCAPE SCREEN AREA MAY BE COUNTED TOWARD THE MINIMUM REQUIRED LANDSCAPING FOR LANDSCAPE SCREENS PROVIDED IT IS APPROVED BY THE PLANNING DIRECTOR.	
REQUIRED SITE PLANTINGS:	
• LANDSCAPE SURFACE AREA REQUIREMENT FOR RESIDENTIAL (I-1) DISTRICT:	
REQUIRED: 20%	
PROVIDED: 57.52% (16.68 AC LANDSCAPE/29 AC SITE)	

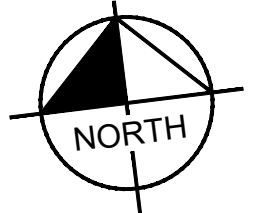
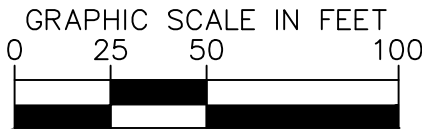
BERMUDA SEED NOTES & SCHEDULE

- GENERAL NOTES:**
- ALL AREAS THAT HAVE BEEN DISTURBED NOT COVERED BY PLANTINGS OR HARDSCAPE SHALL BE SEEDED IN ORDER TO ACHIEVE A WELL-ESTABLISHED LAWN.
 - SEE SEED SPECIFICATIONS ON SHEET L1-51.
 - CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
 - CONTRACTOR IS RESPONSIBLE FOR MOWING THE PERENNIAL RYEGRASS WHEN IT BEGINS TO GO DORMANT AND SHALL WATER THE AREA AS RECOMMENDED BY THE SEEDING SUPPLIER, IF NEEDED IN THE SPRING, TO ENSURE THE BERMUDA GERMINATES.
- PERMANENT SEED ESTABLISHMENT SCHEDULE:**
- OCTOBER 1 - MARCH 31
75% COMMON BERMUDAGRASS (UNHULLED COATED)
25% PERENNIAL RYEGRASS
 - APRIL 1 - SEPTEMBER 30
90% COMMON BERMUDAGRASS (HULLED COATED)
10% PERENNIAL BROWN TOP MILLET
- SEED RATE PER ACRE:**
- COMMON BERMUDAGRASS: 12 LBS.
 - PERENNIAL RYEGRASS: 4 LBS.
 - PERENNIAL BROWN TOP MILLET: 8 LBS.

PLANT SCHEDULE BUILDING 1

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES							
	MG 20	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	PS 43	PINUS STROBUS	WHITE PINE	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
EVERGREEN SHRUBS							
	AE 349	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	4' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG 154	ILEX GLABRA	INKBERRY HOLLY	6' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED							
	BS 87,236 SF	SEED	BERMUDA SEED MIX	-	-	SEED	-

COORDINATES ARE NAD83.
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Kimley»Horn

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**LA VERGNE
BUSINESS CENTER**

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

**PELCEK JAMES SANDERS
LANDSCAPE ARCHITECT**
07/29/2024

REVISIONS	DATE	BY
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DESIGNED BY: GR

DRAWN BY: GR

CHECKED BY: SJS

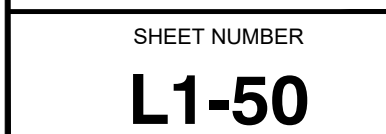
DATE: 07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

Page 76 of 200





Item #: 7. Item Title: Site Plan - La Vergne Business Center, Lot 2 - Building Totaling 167,200 Square Feet on 16.05 Acres. Requested by Kimley-Horn. Property located at 1701 Mars Street (Tax Map 14, Parcels 46.01 & 25). I-1 (Light Industrial) Zoning District. Property owned by Big Acquisitions, LLC.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, Kimley-Horn is requesting approval of the site plan for the La Vergne Business Center (Lot 2) located on 16.05 acres. The purpose of the plan is to show the layout for a new industrial development.

The property is located off Mars Street and Minerva Drive. The proposed layout on the site plan shows one (1) new building is indicated for the new parcel. This proposed building will total 167,200 square feet of new industrial space.

The applicant is proposing another building adjacent to this site for a total of two buildings that are part of two different site plans.

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

The developer is also required to make improvements to Minerva Drive and other areas.

Staff Comments / Technical Items:

Planning (Bo Logan - blogan@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)
Project will be deferred.

Engineering (Gary Lide - glide@lavergnethn.gov)
Item to be deferred. Awaiting final plat approval.

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

1. Fire and domestic water meter shall be per City Std Dtl 023.
2. Fire and domestic water meter and backflow assembly layout does not match City Standard Water Detail 023.

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

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

Police (John Eubank - jeubank@lavergnethn.gov)

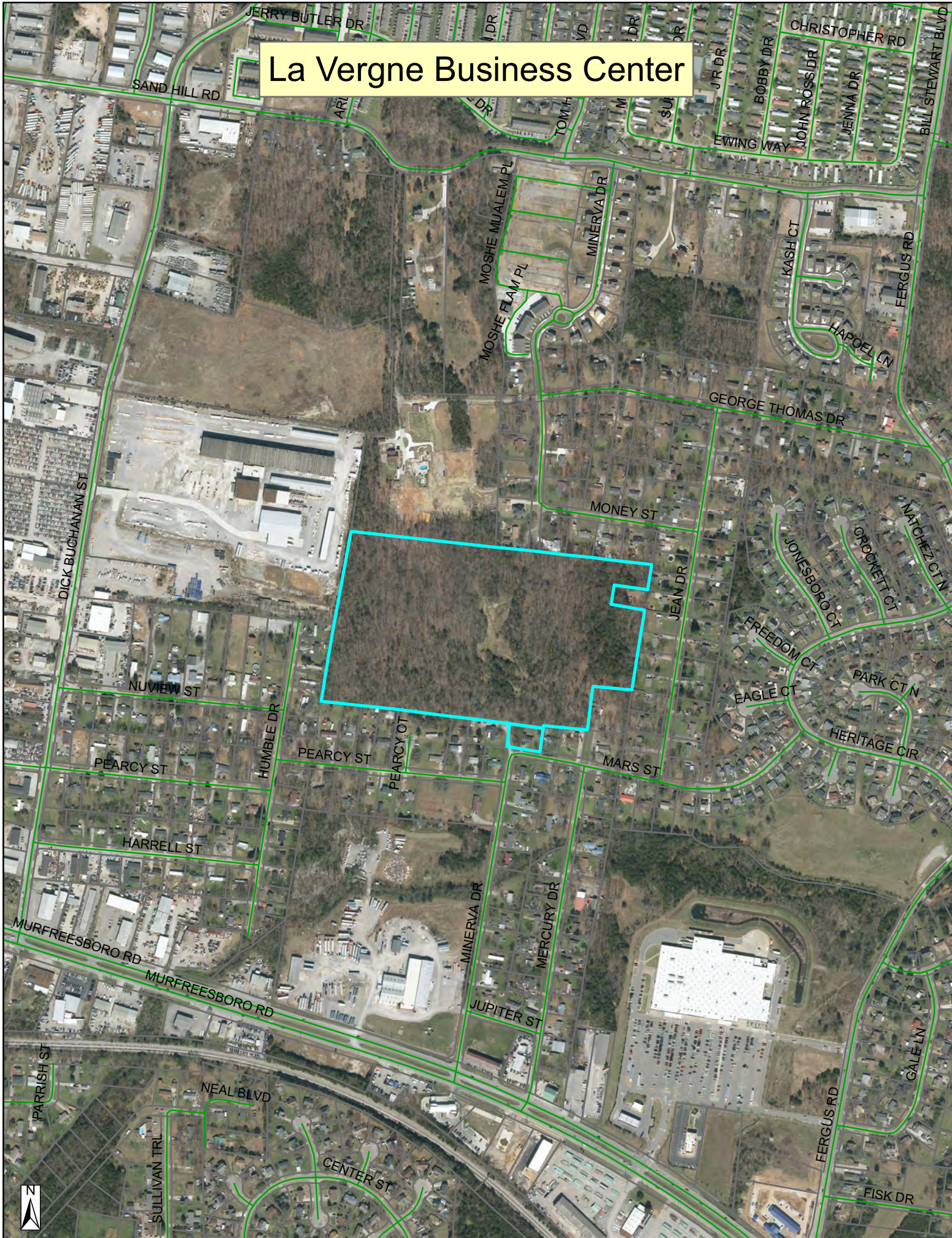
No comments.

***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.

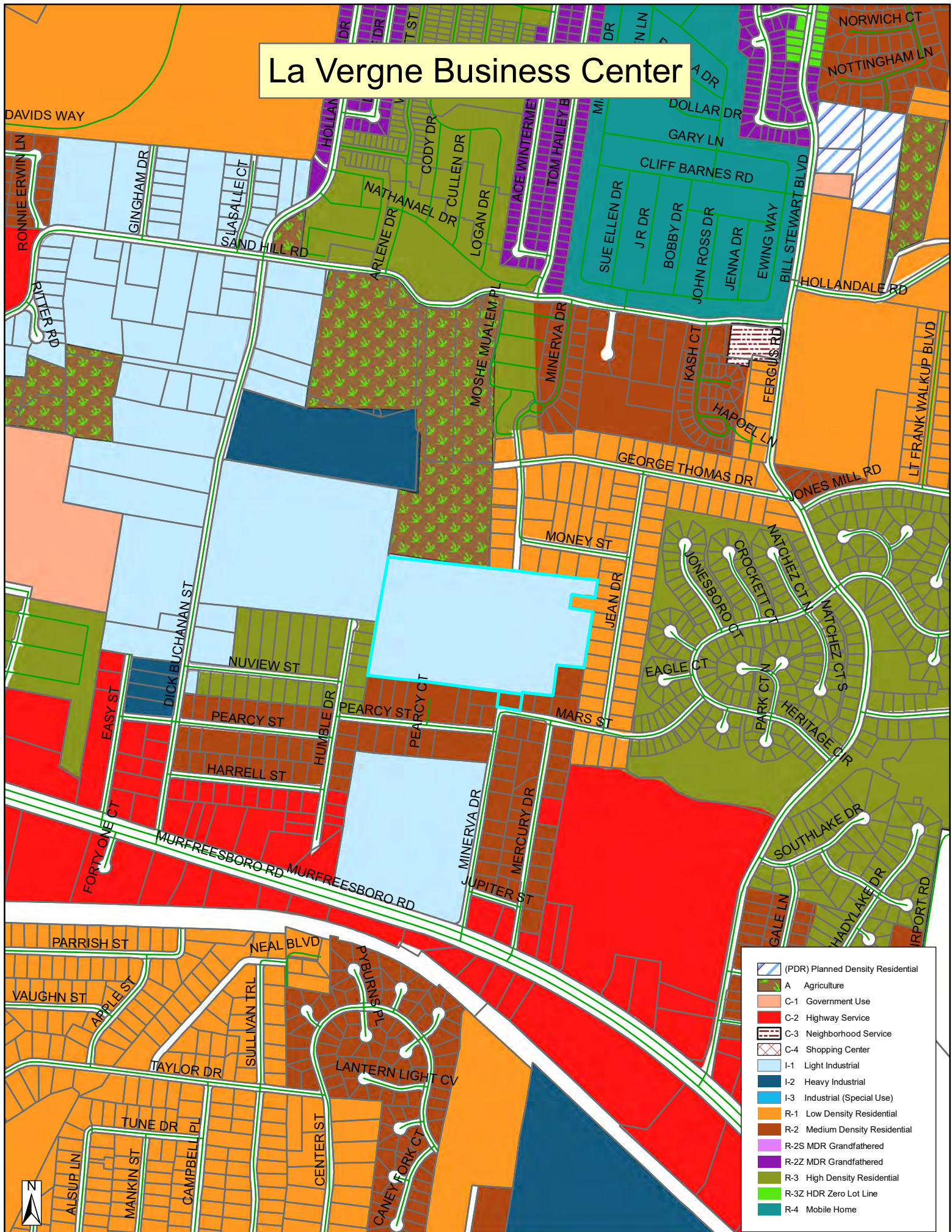
La Vergne Business Center



La Vergne Business Center



La Vergne Business Center









This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.

B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.

D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.

B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.

C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.

E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.

G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.

H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.

I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF LA VERGNE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.

J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.

K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.

L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.

N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.

O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.

P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.

R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.

S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.

T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.

U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.

V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.

Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.

Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

DEMOLITION INFORMATION:

1. NOTIFICATIONS:
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.

B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.

C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.

D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:
- PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.

B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
- A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.

C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.

E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:
- A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.

B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.

D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.

G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.

B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.

C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.

D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.

F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.

B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.

C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.

D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR MIX) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
- A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.

B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.IR-89 TABLE 5.2.7A.

C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.

D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.

E. E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
- A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.

B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".

C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.
2. SIGNING AND STRIPING:
- A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.

2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.

3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.

4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."

5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.

6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.

7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.

8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.

9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.

10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.

11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.

B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.

C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.

D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.

E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.

F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK

E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.

F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUITE TREE WELLS WITHIN THE GRADING LIMITS.

G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

GRADING NOTES:

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.

B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.

C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).

E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.

F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.

G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.

H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.

I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.

J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.

K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVISE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.

L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.

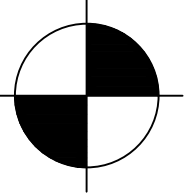
M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:
 - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
 - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
 - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
 - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
 - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.

P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF HE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.



COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
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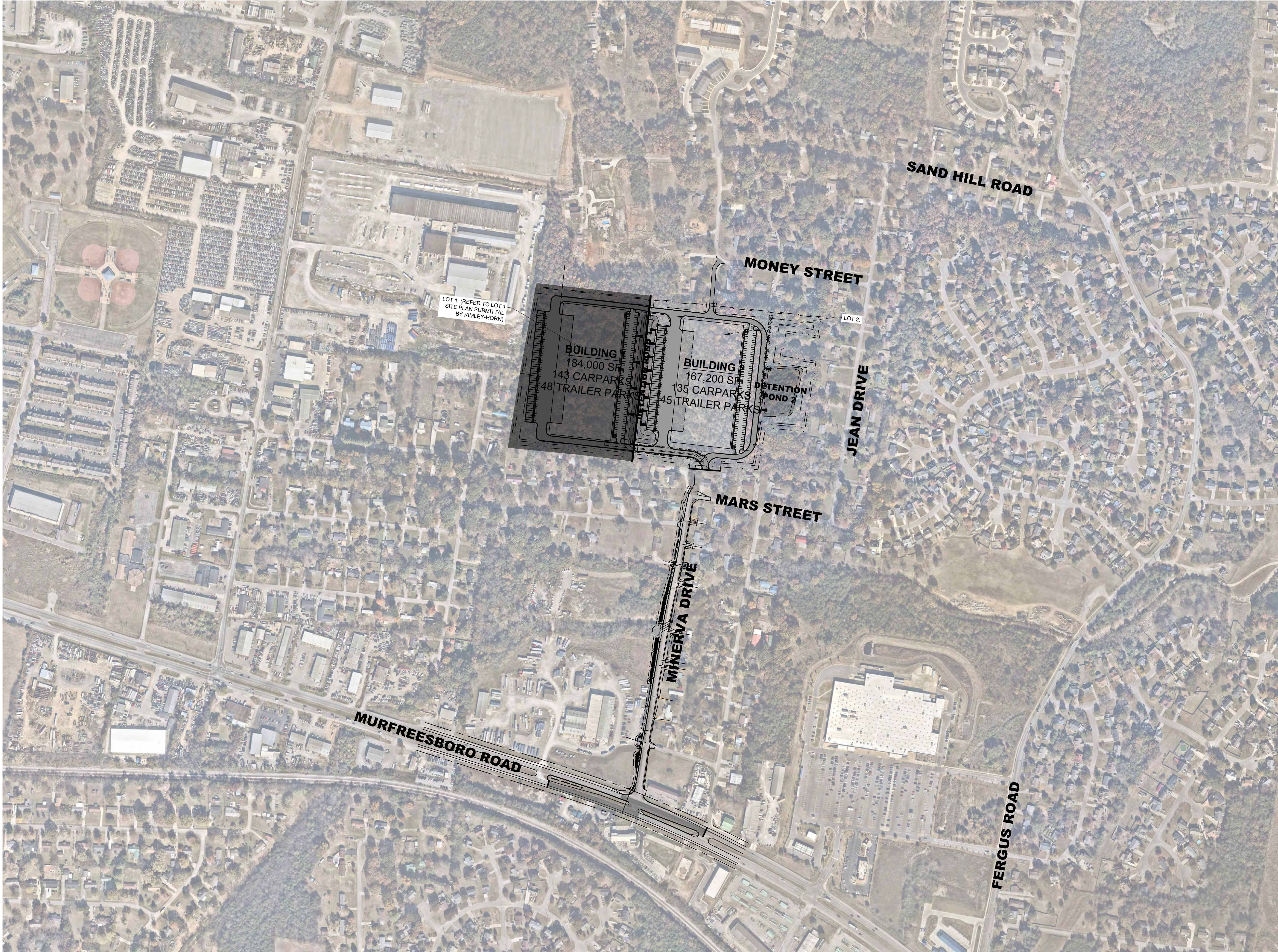
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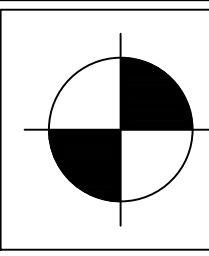
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DESIGNED BY:	DJH																	
DRAWN BY:	ZTB																	
CHECKED BY:	RJA																	
DATE:	07/26/2024																	
KIMLEY-HORN PROJECT NO. 118574000																		
GENERAL NOTES																		
SHEET NUMBER C0-01																		

Drawing name: K:\NSH_LDEV118574000 - 1701 mars street\4-CADD\plansheets\CD-01 GENERAL NOTES.dwg CD-01 GENERAL NOTES (3) Jul 26, 2024 5:39pm by: deaton.hildabrand

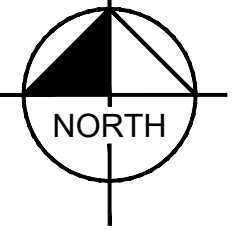
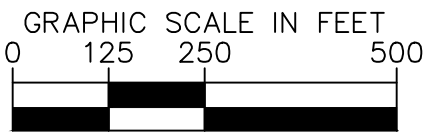
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CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									

SITE VICINITY MAP

SHEET NUMBER
C0-10

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Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\CO-01 GENERAL NOTES.dwg CO-10 SITE VICINITY MAP (3) Jul 26, 2024 5:39pm by: deaton.hildabrand

Page 88 of 200

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SURVEY DISCLAIMER

EXISTING SITE SURVEY INFORMATION PROVIDED BY
BARGE DESIGN SOLUTIONS, INC. DATED MAY 10,
2024. KIMLEY-HORN DOES NOT ACCEPT ANY
RESPONSIBILITY FOR THE ACCURACY OF THE BASE
SURVEY INFORMATION PROVIDED BY OTHERS.
CONTACT JAMES OVERFELT OF BARGE DESIGN AT
(615) 254-1500.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL
EXISTING UTILITIES AND NOTIFY ENGINEER
IMMEDIATELY OF ANY DISCREPANCIES AND/OR
CONFLICTS WITH EXISTING OR PROPOSED UTILITIES
PRIOR TO PROCEEDING.

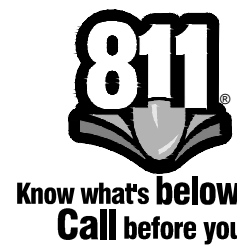
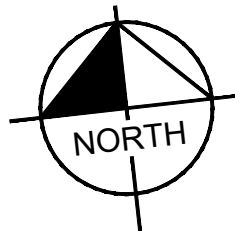
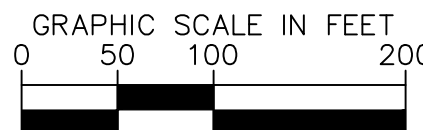
SLOPE LEGEND



ADJACENT PROPERTIES TABLE

LOT NO.	OWNER	ADDRESS	PARCEL
1	WALDRON S WAYNE	312 HUMBLE DRIVE	0140 A 00403
2	WALDRON S WAYNE	310 HUMBLE DRIVE	0140 A 00402
3	WALDRON S WAYNE	308 HUMBLE DRIVE	0140 A 00401
4	WALDRON STEVEN W	306 HUMBLE DRIVE	0140 A 00400
5	QUINTER EDA K	304 HUMBLE DRIVE	0140 A 00300
6	QUINTER EDA K	302 HUMBLE DRIVE	0140 A 00200
7	QUINTER EDA K	300 HUMBLE DRIVE	0140 A 00100
8	CAUDILL TERESA L	1603 PEARCY ST	0140 B 03200
9	SNOW JOANN N	1605 PEARCY ST	0140 B 03101
10	KING RONALD D	1607 PEARCY ST	0140 B 03100
11	CHAMBERS SYLVESTER, ANN T	1609 PEARCY ST	0140 B 03000
12	SMITH FOY D, BARBARA	301-305 PEARCY ST	0140 B 02900
13	RUSSELL RONALD DALE	1617 PEARCY ST	0140 B 02800
14	YOUNGBLOOD TONY, LILLIAN	303 MINERVA DR	0140 B 02700
15	TEKOPPEL NICOLA	1619 PEARCY DR	0140 B 02701
16	CARTER LESLIE L	1621 PEARCY ST	0140 B 02600
17	COTHRAN JUDY ANN	1701 MARS ST	0140 B 02500
18	COIA RACHEL	1703 MARS ST	0140 B 02400
19	OAKLEY RAYMOND	1705 MARS ST	0140 B 02300
20	BANNISTER JAMES L, DONNA	1707 MARS ST	0140 B 02200
21	BANNISTER ELIZABETH, RENA L MONTGOMERY	MARS ST	0140 B 02201
22	MULLINS ROBERT F SR	301 JEAN DR	0140 B 02100
23	MEY JOHN P	303 JEAN DR	0140 B 02000
24	ELLENBURG THOMAS JR, TRACY	305 JEAN DR	0140 B 01900
25	HOME SFR BORROWER LLC	307 JEAN DR	0140 B 01800
26	CERVANTES ANTONIO J	309 JEAN DR	0140 B 01700
27	DURANI KHALIDA	311 JEAN DR	0140 B 01600
28	GOODWIN STEVE LARRY E MORRIS	401 JEAN DR	0140 B 01500
29	GOODWIN STEVE ANOTHONY MR JEAN	403 JEAN DR	0140 B 01400
30	BOHANAN JEAN	405 JEAN DR	0140 B 01300
31	COOK RICHARD, TONYA	409 JEAN DR	0140 B 01200
32	DIAZ JOSE DEJESUS	JEAN DR	0140 B 01100
33	DIAZ JOSE DEJESUS	411 JEAN DR	0140 B 01000
34	LINDSEY DAVID K	1706 MONEY ST	0140 B 00900
35	WAGGONER GARY C	1704 MONEY ST	0140 B 00800
36	TENPENNY ALLEN M ROBIN LEE	1702 MONEY ST	0140 B 00700
37	KNOWLES ROBERT J	1700 MONEY ST	0140 B 00600
38	LEE ALAN JR	411 MINERVA DR	0140 B 00500

COORDINATES ARE
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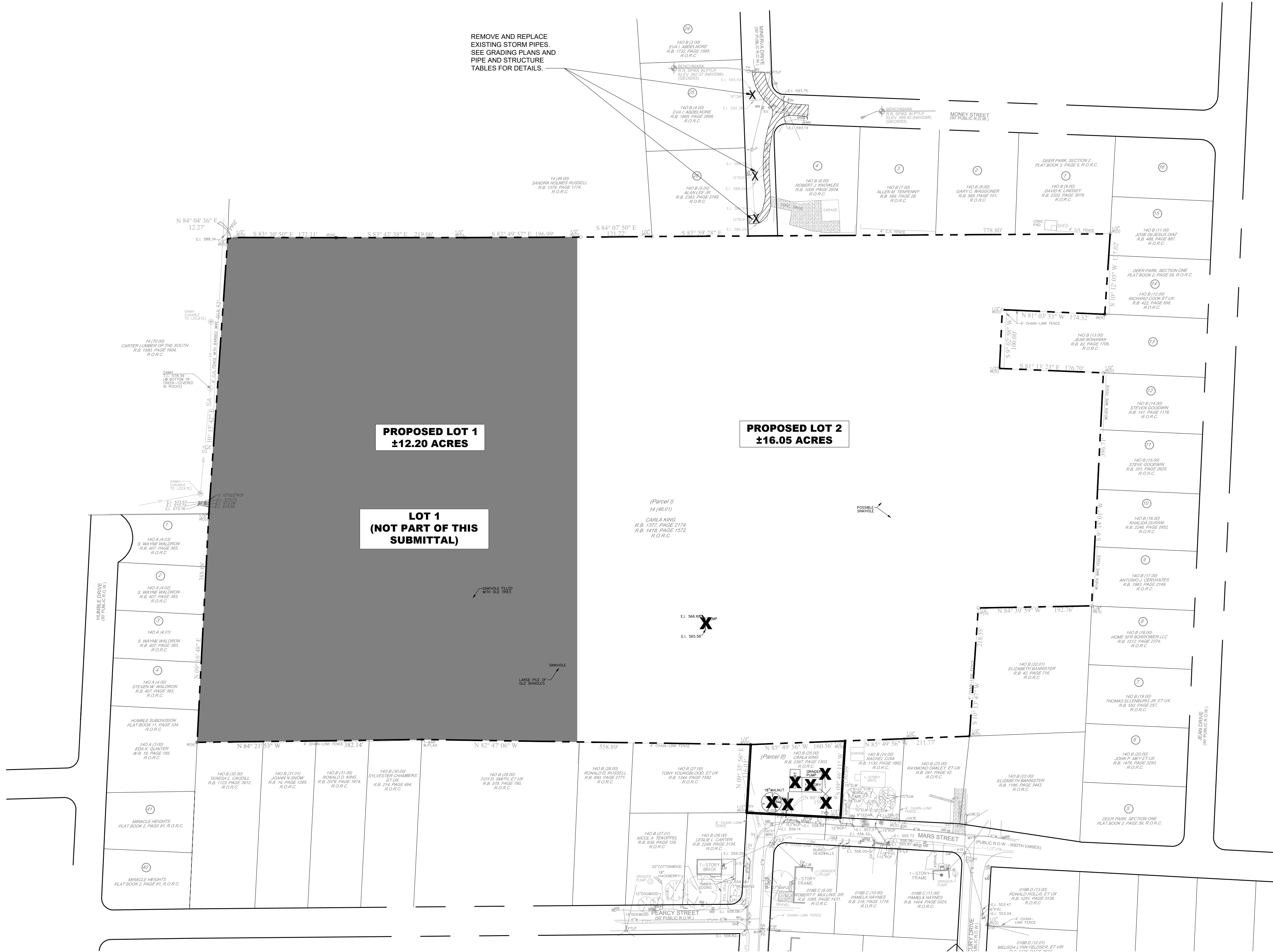
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EXISTING CONDITIONS	
SHEET NUMBER	C1-00

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DEMOLITION LEGEND

	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
	REMOVE OBJECT

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.

SEE DEMOLITION NOTES,
SHEET C0-01.

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GRAPHIC SCALE IN FEET
0 50 100 200

NORTH



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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

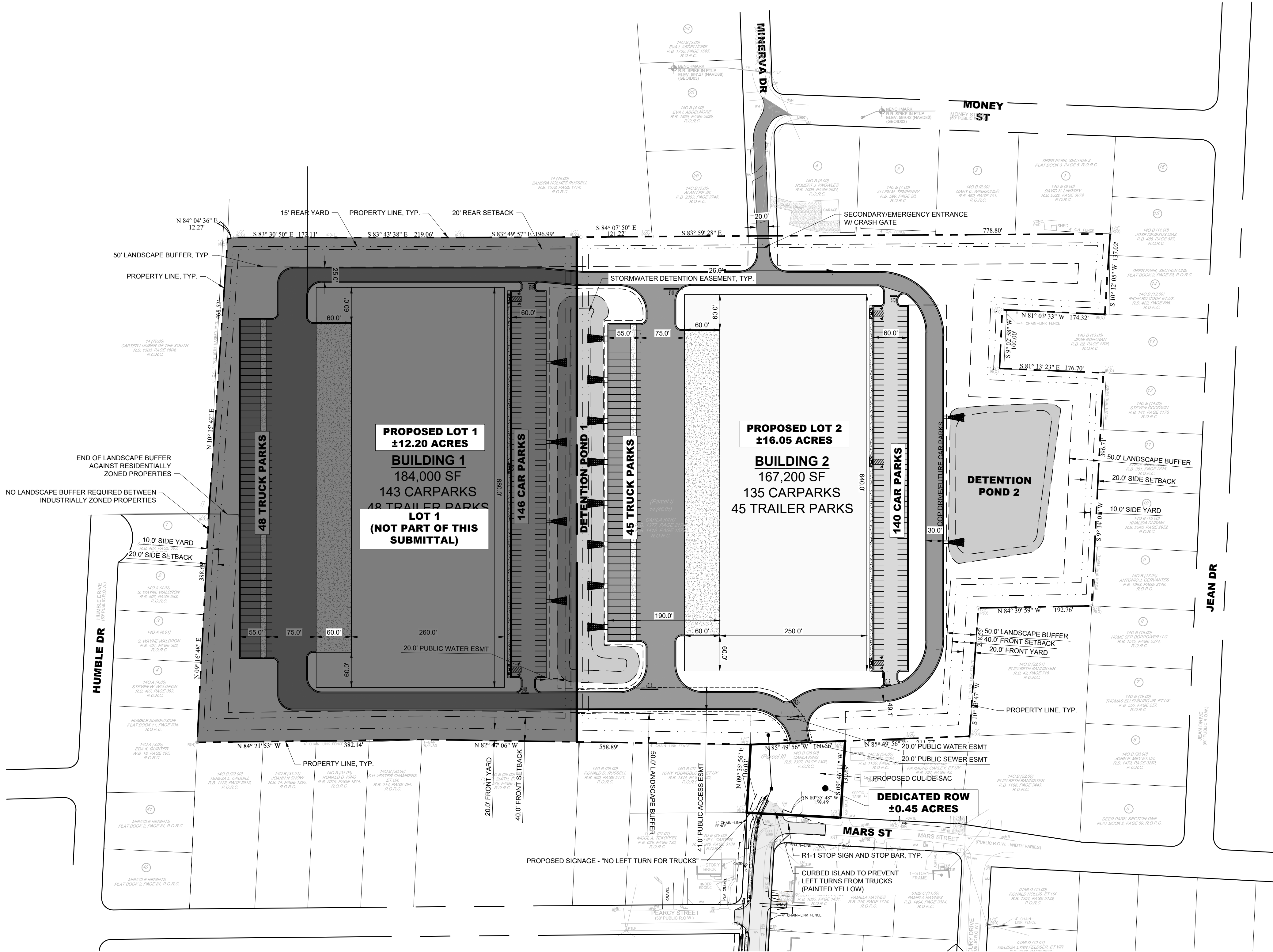
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KIMLEY-HORN PROJECT NO. 118574000

DEMOLITION PLAN

SHEET NUMBER
C1-10

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SITE LAYOUT NOTES

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET CU101 FOR LOCATION OF IRRIGATION METER.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
10. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
11. REFER TO GENERAL NOTE SHEETS C0-01.
12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

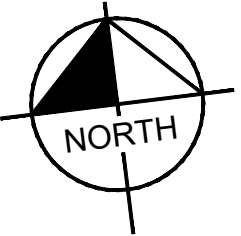
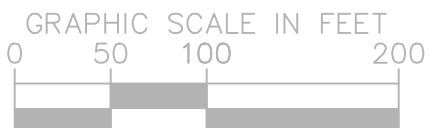
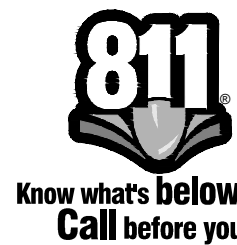
RETAINING WALL NOTES

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
- HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
- STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

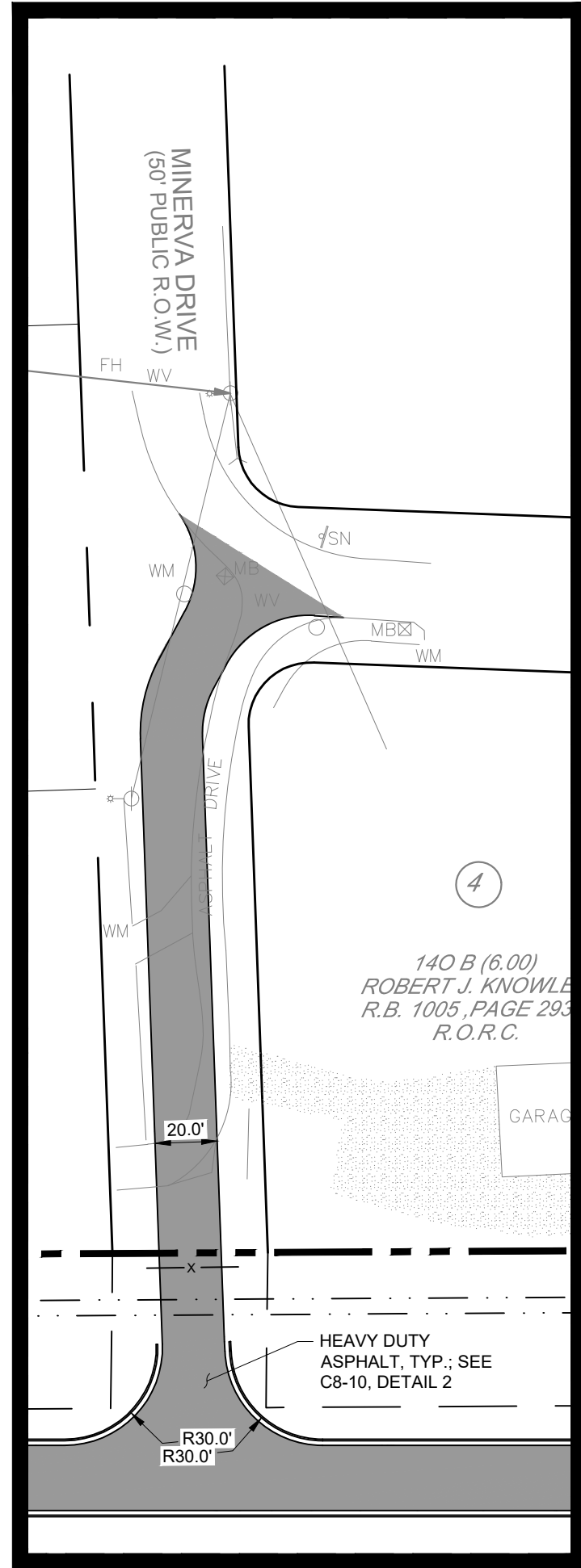


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DRAWN BY:		ZTB	
CHECKED BY:		RJA	
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SITE LAYOUT - OVERALL			
SHEET NUMBER C2-12			

LOT 1- (NOT PART OF THIS SUBMITTAL)



FIRE ACCESS ENLARGEMENT

1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANDED JOINTS BETWEEN CONCRETE PAVEMENT AND VERTICAL CURBS. ELEMENTS MAY BE SPACED TO MATCH CURB SPACING.
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLATION OF IRRIGATION SLEEVES AND SHALL COORDINATE INSTALLATION WITH IRRIGATION PLANS. SEE SHEET C011 FOR LOCATION OF IRRIGATION METER.
5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE INSTALLATION.
6. GENERAL CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWINGS. VERIFY LOCATIONS AND DEPTHS AND CONSIDER SUCH WHEN ESTIMATING.
7. ALL ANCHORS FOR IS-150 SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. SEE ARCHITECTURAL SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS. THE SITE PLAN DRAWINGS ARE INTENDED TO SHOW THE HORIZONTAL CONTROL OF THE SITE. THE CONTRACTOR WILL BE FURNISHED WITH THE SITE PLAN IN AUTOCAD FORMAT. KEY DIMENSIONS HAVE BEEN PROVIDED ON THE PLAN AND MUST BE VERIFIED PRIOR TO ACTUAL CONSTRUCTION.
10. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
11. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

1. ALL SITE RETAINING WALLS INDICATED ON THESE PLANS ARE SHOWN FOR GENERAL LOCATION AND MINIMUM HEIGHT REQUIRED.
2. ALL SITE WALLS SHALL BE DESIGN / BUILD UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF FINISHED GRADE TO TOP OF FORM OF WALL) SHALL INCLUDE PEDESTAL TO FINISHED GRADE AND GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IRC REQUIREMENTS.

	STANDARD DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 1
	HEAVY DUTY ASPHALT PAVEMENT; SEE SHEET C8-10, DETAIL 2
	STANDARD DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 3
	HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

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LA VERGNE, TENNESSEE**

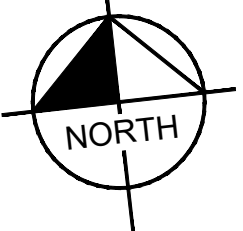
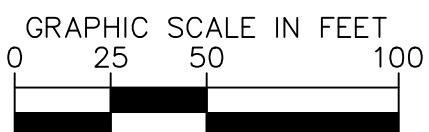
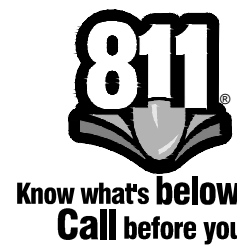
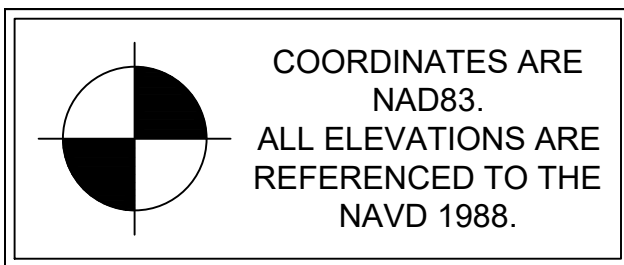
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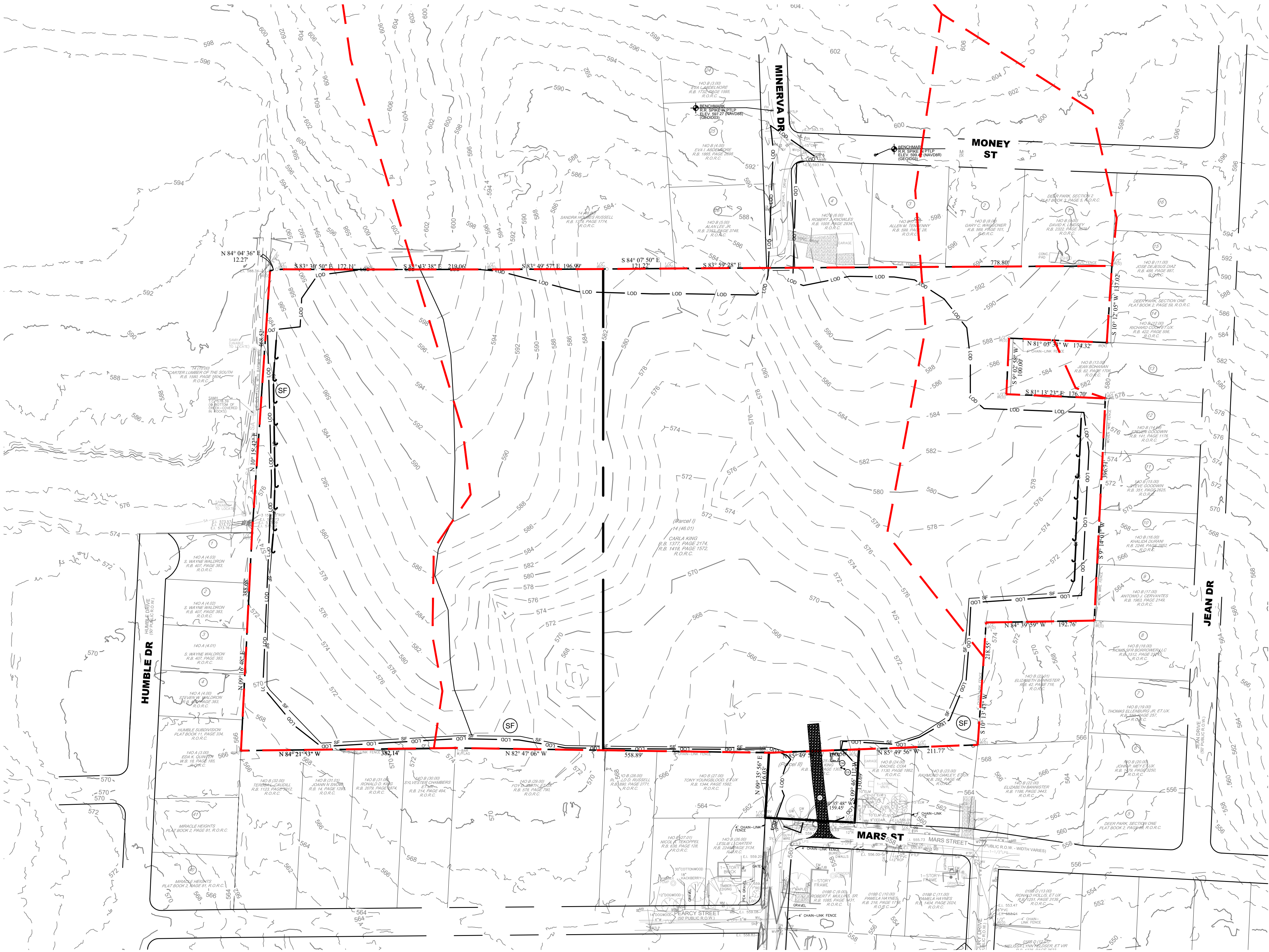
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	
SITE LAYOUT - ENLARGEMENT	
SHEET NUMBER C2-13	

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EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
 - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
 - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TDEC NOTE

TDEC NOTICE OF COVERAGE NOTE:
THIS PROJECT DISTURBS MORE THAN 1 ACRE AND HAS APPLIED FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED AREA IS 389.2 ACRES

TRACKING NO. TNR247259
EFFECTIVE DATE: 01/03/2024
EXPIRATION DATE: 09/30/2026

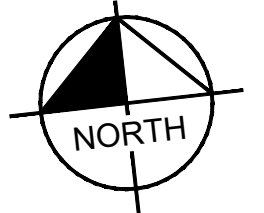
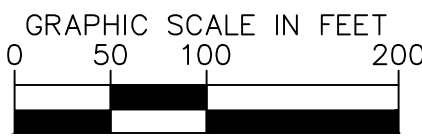
EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
2. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
3. REMOVE SEDIMENT FROM SEDIMENT BASIN, CONVERT TO DETENTION POND AND INSTALL PROPOSED OUTLET STRUCTURES.
4. FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

EROSION CONTROL LEGEND

- | | | |
|--|-----|--|
| | FR | STONE FILTER RING - CLASS A RIP-RAP, 2" THICK |
| | OP | OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50 |
| | DD | DIVERSION DITCH - REFER TO DETAIL SHEET C3-50 |
| | IP | INLET PROTECTION - REFER TO DETAIL SHEET C3-50 |
| | SF | SILT FENCE - REFER TO DETAIL SHEET C3-50 |
| | EE | EROSION EELS - REFER TO DETAIL SHEET C3-50 |
| | CD | ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50 |
| | CW | CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50 |
| | MA | EROSION CONTROL MATTING - CONTECH LANDLOK S2 OR APPROVED EQUAL. CONTRACTOR TO INSTALL ON ALL SLOPES 3(H):1(V) OR STEEPER - REFER TO DETAIL SHEET C3-50 |
| | CE | CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50 |
| | TS | TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50 |
| | PS | PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50 |
| | TP | TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50 |
| | LDD | LIMITS OF DISTURBANCE |
| | | CONSTRUCTION SIGN |

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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NO.	DATE	BY	REVISIONS
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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

DATE: 07/26/2024

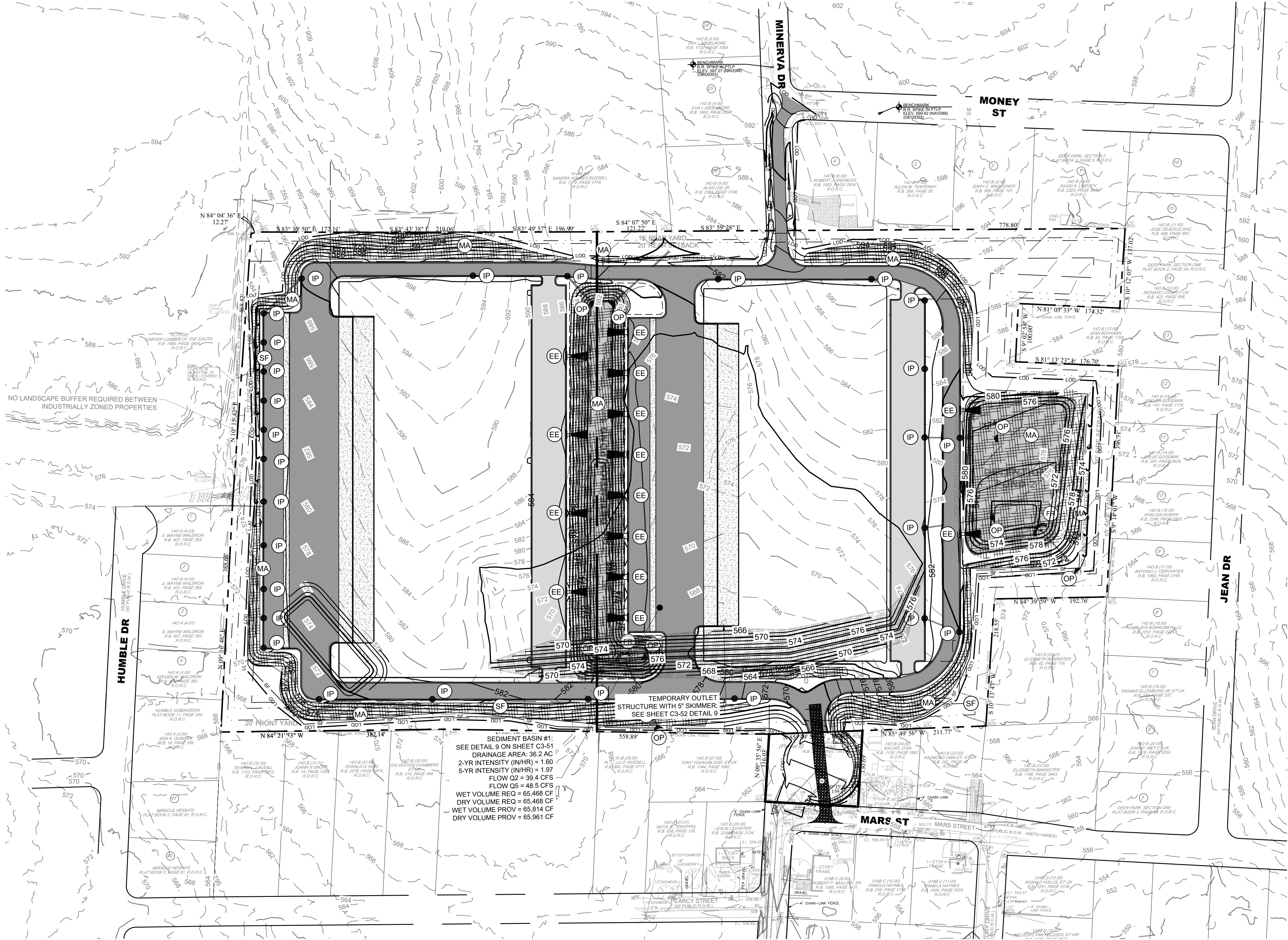
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL
PLAN - PHASE 1 (LOT 2)

SHEET NUMBER

C3-10

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EROSION CONTROL NOTES

- STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
- ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
- CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
- PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
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- SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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TRACKING NO. TNR247259
EFFECTIVE DATE: 01/03/2024
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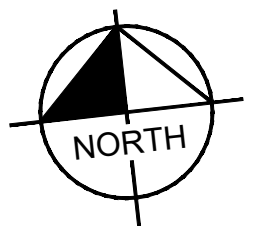
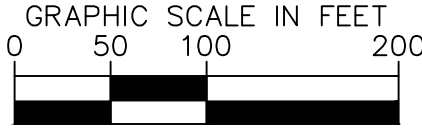
EPSC PHASE 3 CONSTRUCTION SEQUENCE

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- FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

EROSION CONTROL LEGEND

- STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
- OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SILT FENCE - REFER TO DETAIL SHEET C3-50
- EROSION EELS - REFER TO DETAIL SHEET C3-50
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- CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
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- CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



LA VERGNE
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LA VERGNE, TENNESSEE

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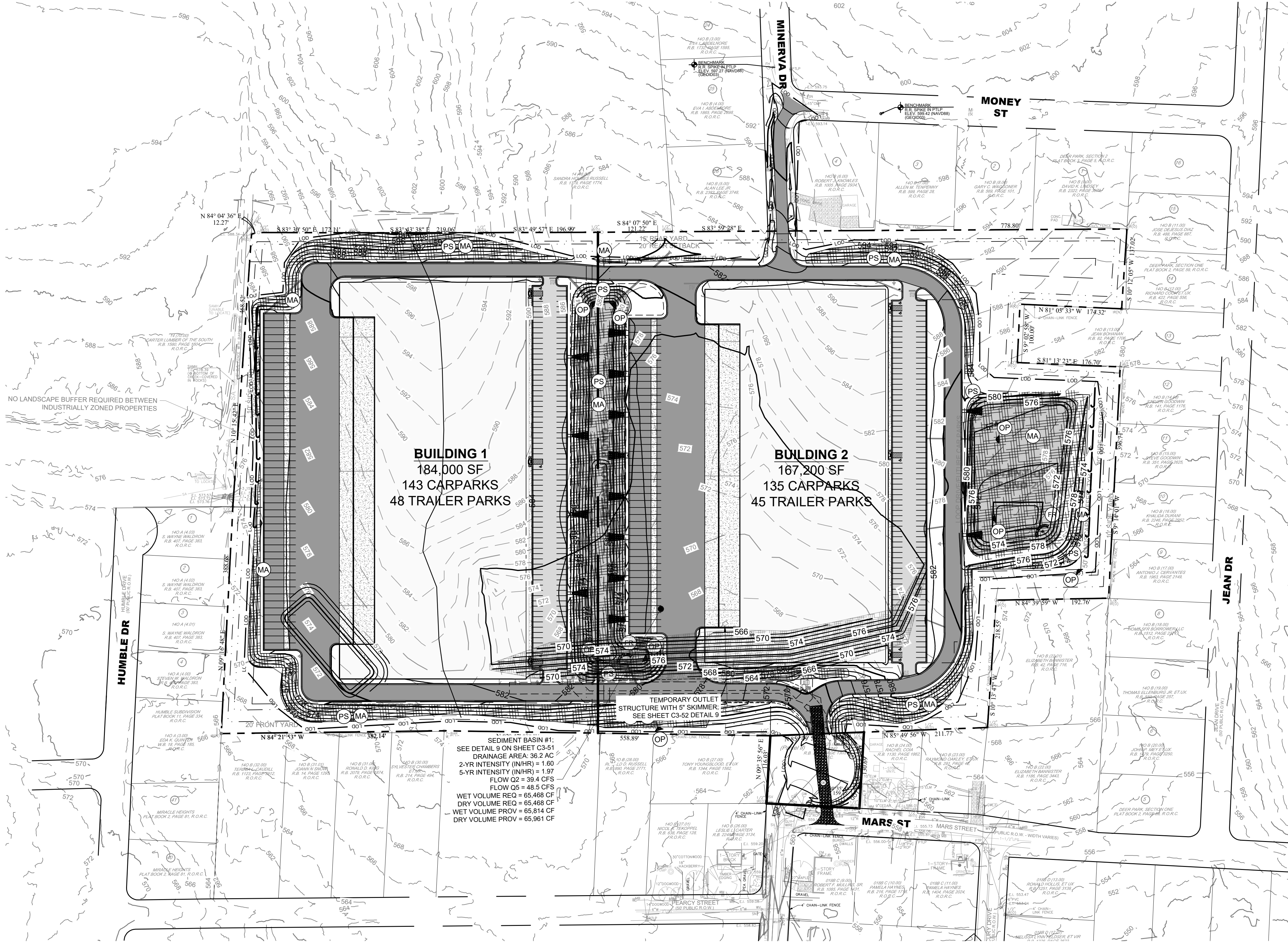
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EROSION CONTROL PLAN - PHASE 2 (LOT 2)	
SHEET NUMBER	C3-20

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SEDIMENT BASIN #1:
SEE DETAIL 9 ON SHEET C3-51
DRAINAGE AREA = 36.2 AC
2-YR INTENSITY (IN/HR) = 1.60
5-YR INTENSITY (IN/HR) = 1.97
FLOW Q2 = 38.4 CFS
FLOW Q5 = 48.5 CFS
WET VOLUME REQ = 65,468 CF
DRY VOLUME REQ = 65,468 CF
WET VOLUME PROV = 65,814 CF
DRY VOLUME PROV = 65,961 CF

EROSION CONTROL NOTES

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- SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

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TRACKING NO. TNR247259
EFFECTIVE DATE: 01/03/2024
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EPSC PHASE 3 CONSTRUCTION SEQUENCE

- PERMANENTLY STABILIZE SITE.
- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
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- FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

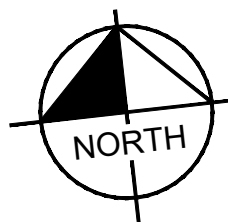
EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE EROSION EELS - REFER TO DETAIL SHEET C3-50
- CD ROCK CHECK DAM - REFER TO DETAIL SHEET C3-50
- CW CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
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- CE CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
- TS TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
- PS PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
- TP TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
- LDD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
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GRAPHIC SCALE IN FEET
0 50 100 200



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DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 07/26/2024
KIMLEY-HORN PROJECT NO. 118574000
EROSION CONTROL
PLAN - PHASE 3 (LOT 2)
SHEET NUMBER
C3-30

Kimley»Horn

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1 EROSION EEL

NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

SEEDING DATES	
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15
MIDDLE	BELOW 2500 FEET: FEB. 1 - MAY 1
WEST	JAN. 1 - MAY 1
WEST	DEC. 1 - APR. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

FALL PLANTING

SPECIES	RATE (LB/ACRE)
OATS	30
WINTER WHEAT	30

SEEDING DATES	
EAST	AUG. 15 - DEC. 15
MIDDLE	AUG. 15 - DEC. 30
WEST	AUG. 15 - DEC. 30

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.

NOTES:

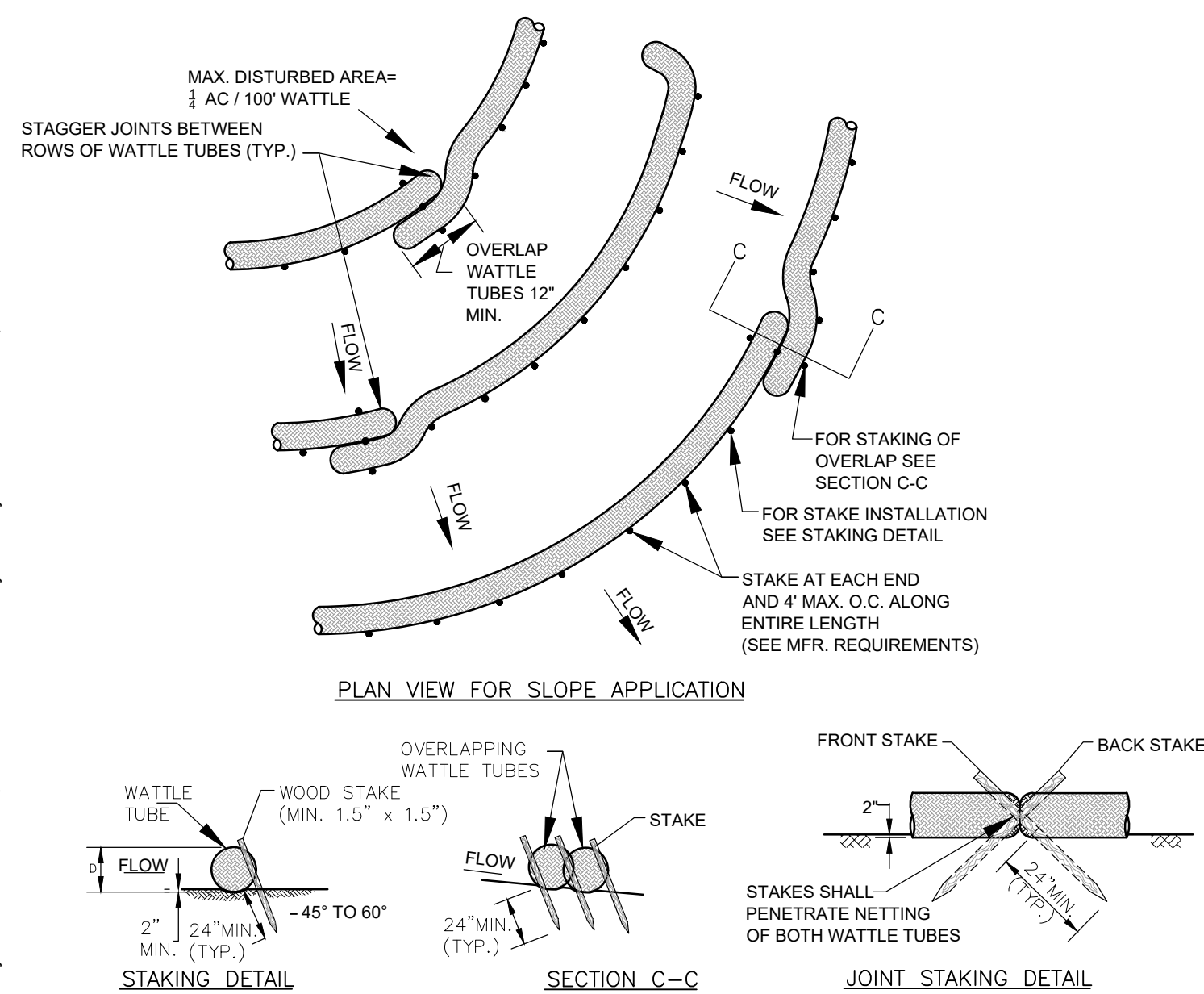
- TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

5 TEMPORARY STABILIZATION

NOT TO SCALE

9 FILTER RING

NOT TO SCALE



2 CATCH BASIN PROTECTION

NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES
15 BROWNTOP MILLET (NURSE CROP)	BEST
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15
2 SWITCH GRASS	FEB. 15 - MAY 30
2 TALL DROPSEED	MARGINAL
5 SIDEOATS GRAMMA	SEP. 15 - OCT. 25
2 BLACK-EYED SUSAN	MAR. 21 - MAY 30
2 PARTRIDGE PEA	
1 GREYHEADED CONEFLOWER	

SEEDING DATES	
EAST	MAY 15 - AUG. 15
MIDDLE	MAY 1 - AUG. 15
WEST	APR. 15 - AUG. 15

MAINTENANCE
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES
15 BROWNTOP MILLET (NURSE CROP)	BEST
5 PURPLETOP	AUG. 25 - SEP. 15
5 LITTLE BLUESTEM	FEB. 15 - MAY 30
5 VIRGINIA WILD RYE	MARGINAL
2 BLACK-EYED SUSAN	SEP. 15 - OCT. 25
2 PARTRIDGE PEA	MAR. 21 - APR. 15
1 GREYHEADED CONEFLOWER	

SEEDING DATES	
EAST	AUG. 15 - DEC. 15
MIDDLE	AUG. 15 - DEC. 30
WEST	AUG. 15 - DEC. 30

ALL SEASON NOTES

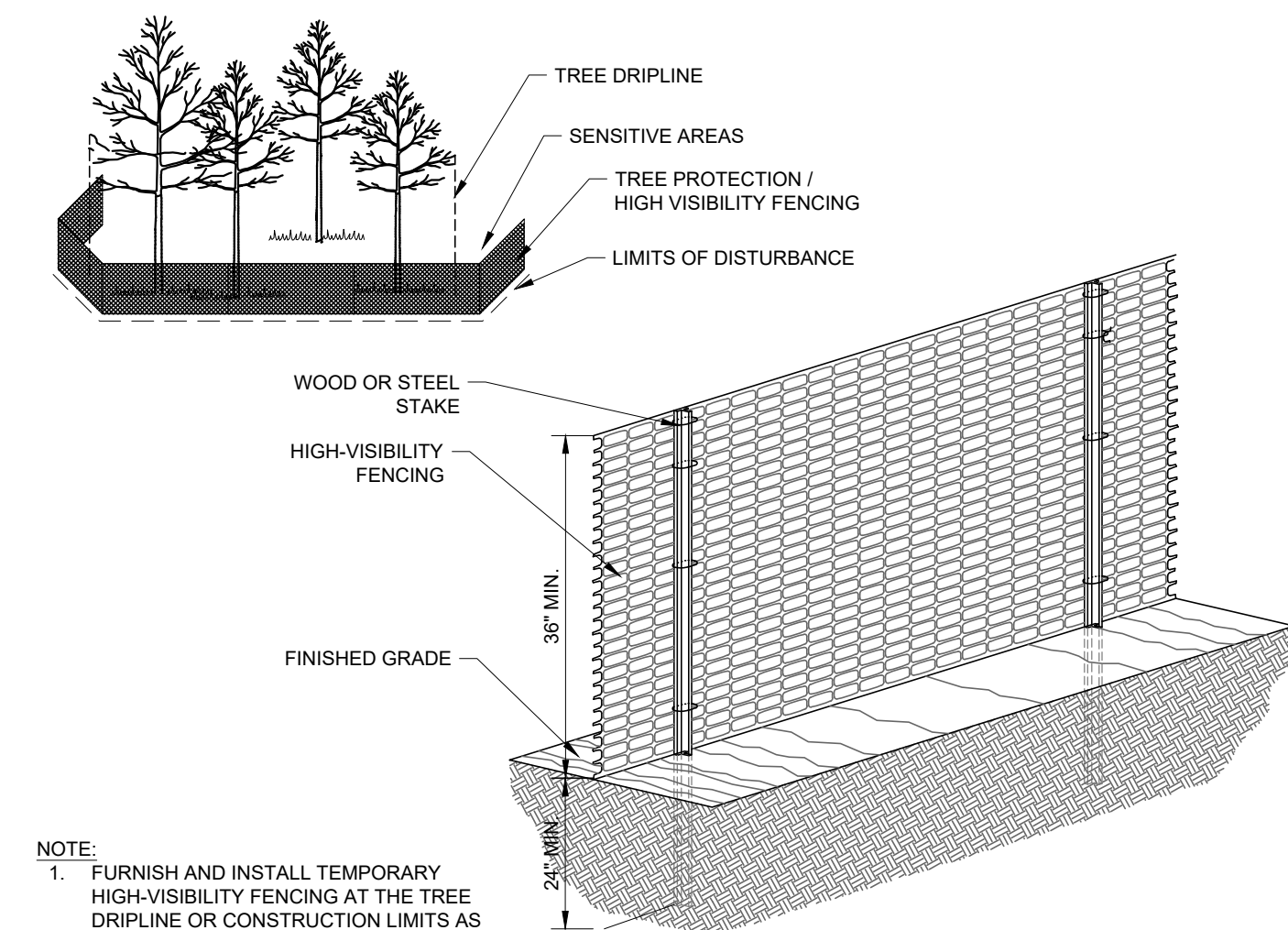
MULCH
APPLY 4,000 LB/ACRE STRAW, ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

NOTES:

- MIXES INDICATED ABOVE ARE FOR THE REGION II PLANTING AREA (MIDDLE TENNESSEE).
- PERMANENT STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.
- REFER TO LANDSCAPE PLANS FOR PERMANENT STABILIZATION PRACTICES AND AREAS TO RECEIVE SOD.

6 PERMANENT STABILIZATION

NOT TO SCALE



NOTE:

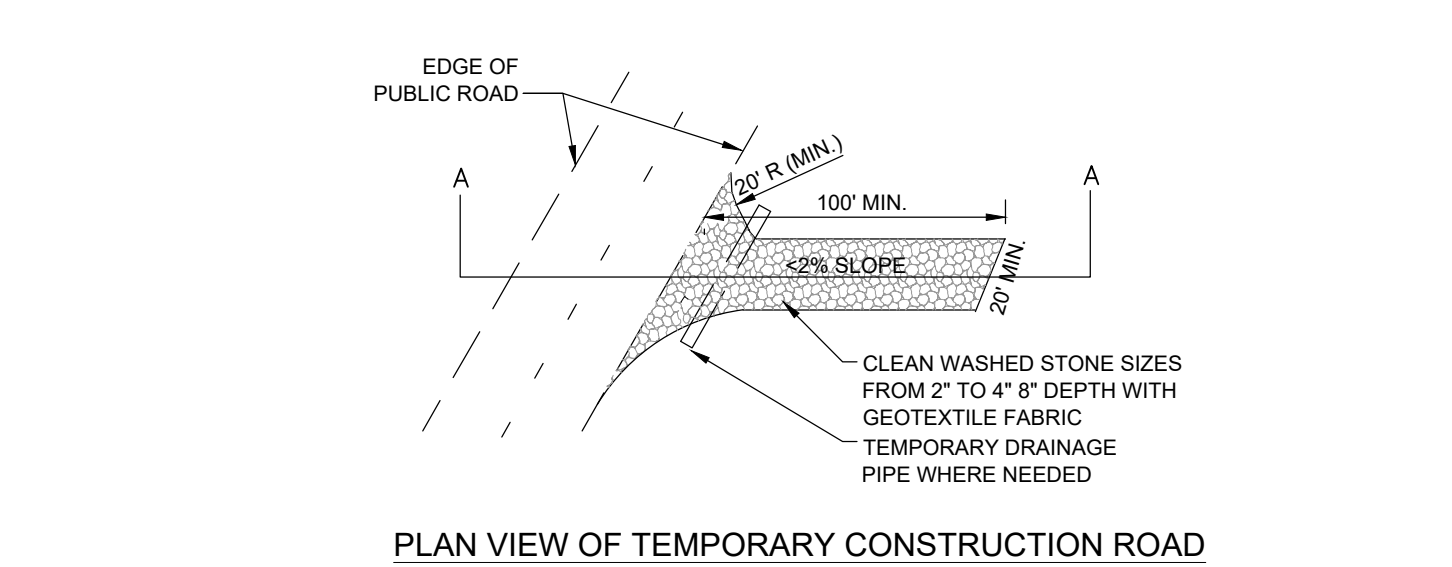
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
- WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE

NOT TO SCALE

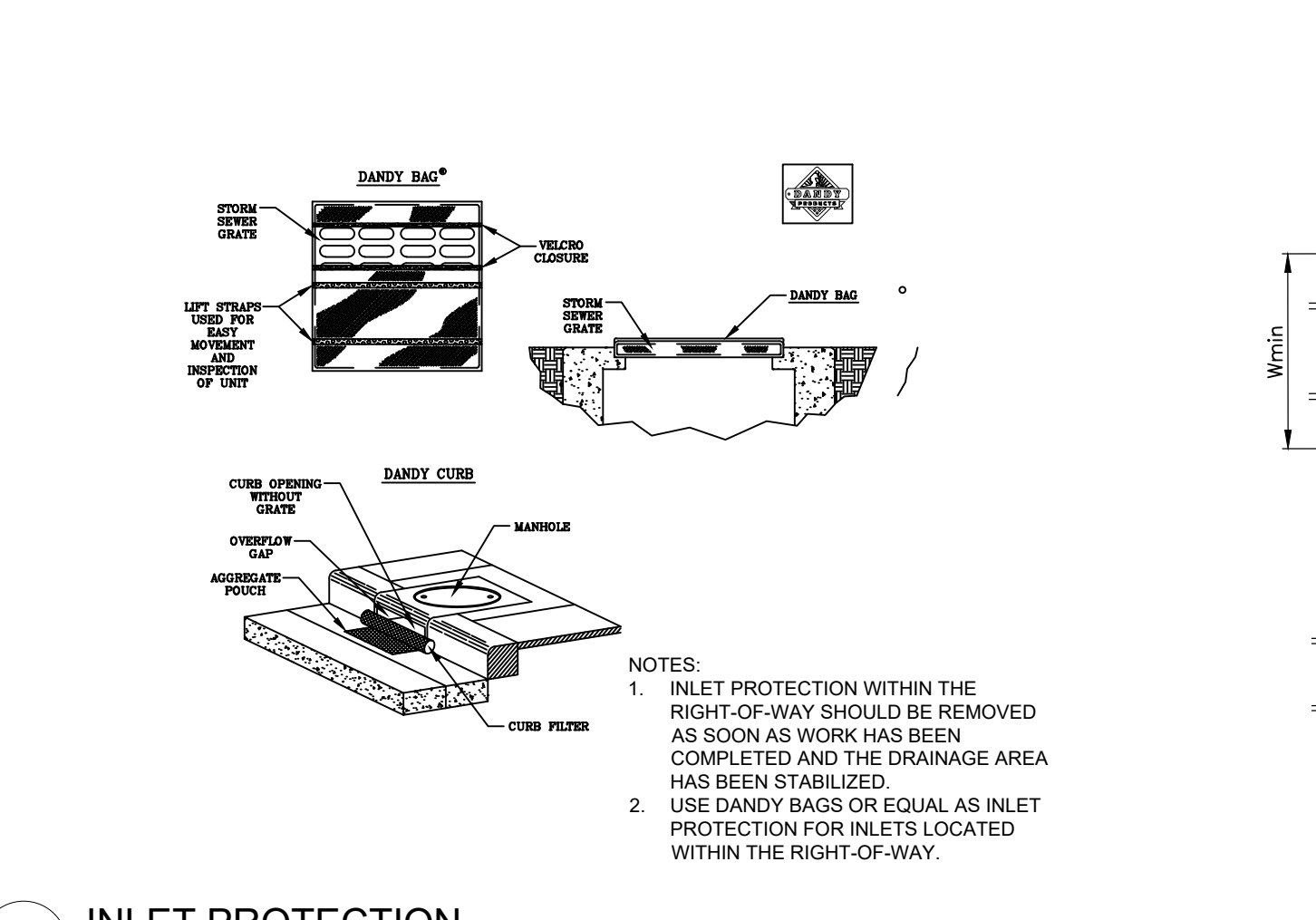
3 CONCRETE WASHOUT AREA

NOT TO SCALE



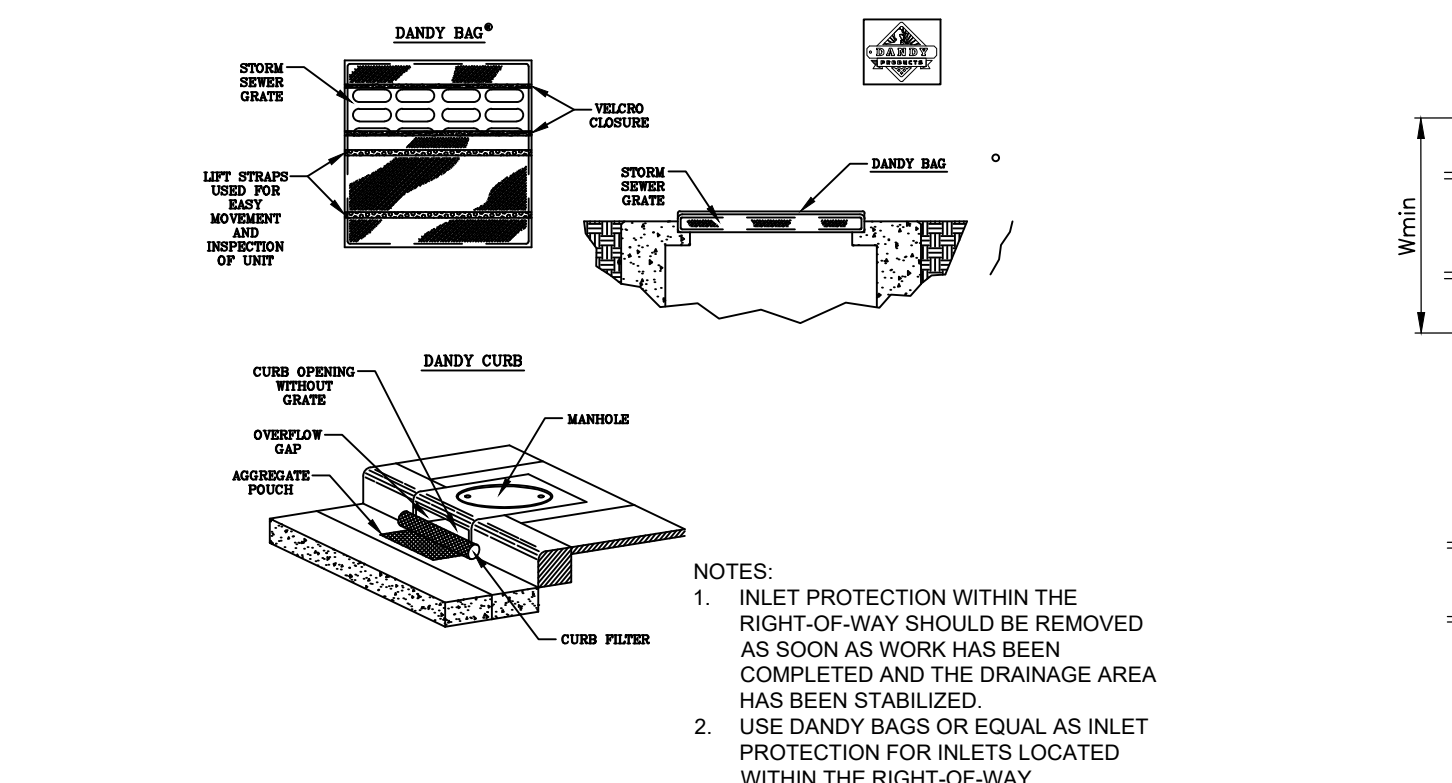
7 CONSTRUCTION EXIT

NOT TO SCALE



11 INLET PROTECTION

NOT TO SCALE

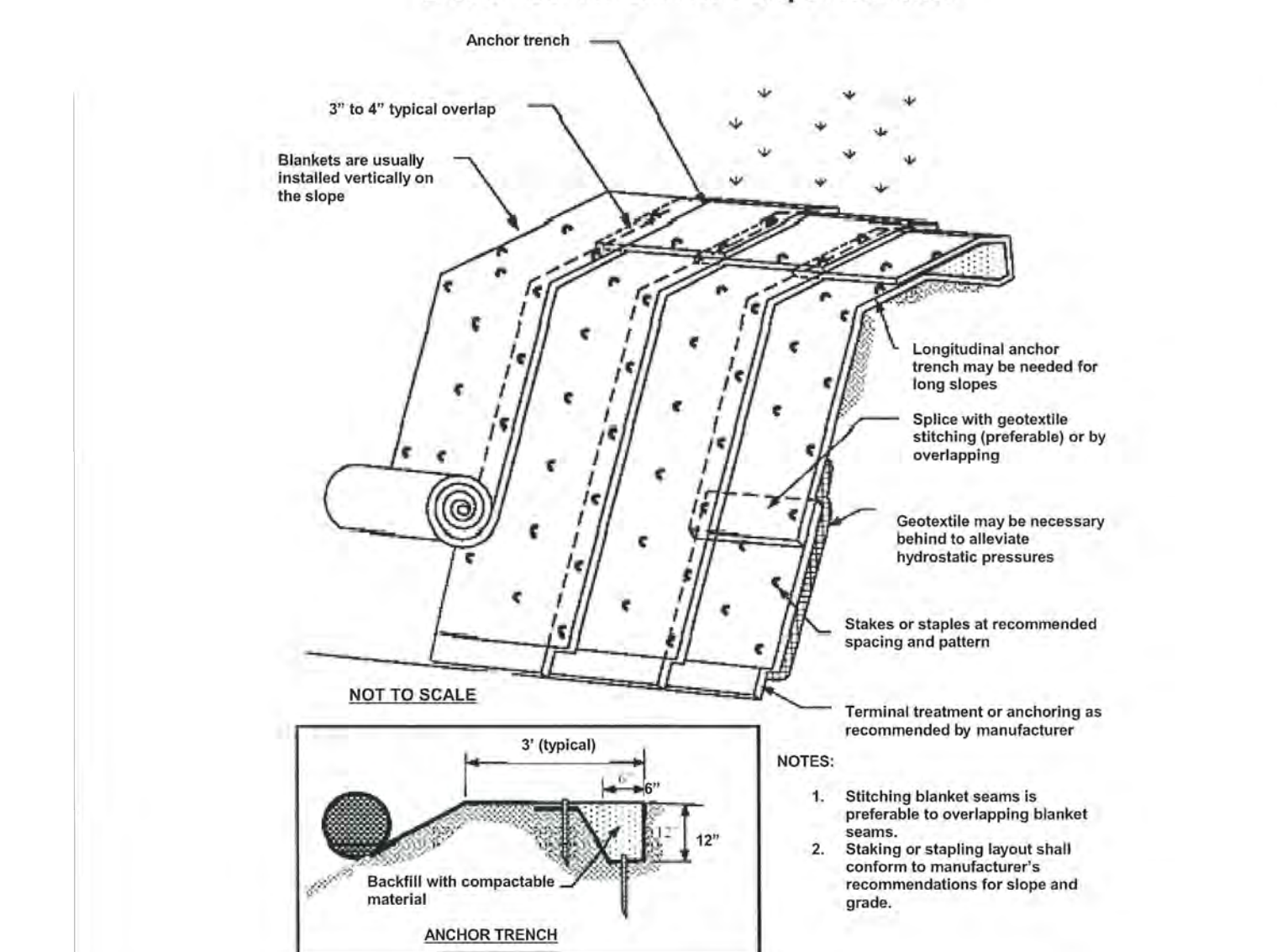


NOTES:

- INLET PROTECTION WITHIN THE RIGHT-OF-WAY SHOULD BE REMOVED AS SOON AS WORK HAS BEEN COMPLETED AND THE DRAINAGE AREA HAS BEEN STABILIZED.
- USE DANDY BAGS OR EQUAL AS INLET PROTECTION FOR INLETS LOCATED WITHIN THE RIGHT-OF-WAY.

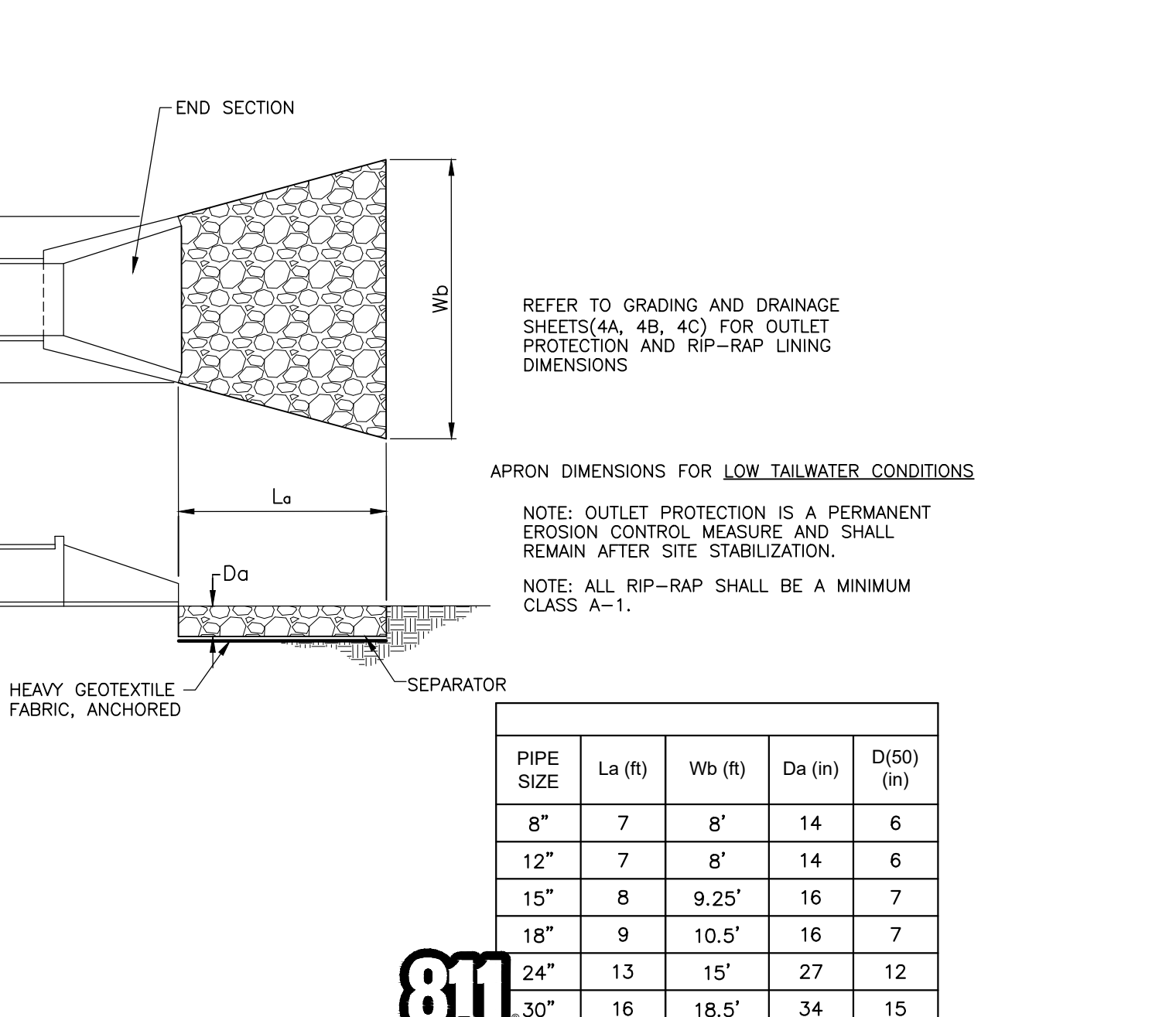
4 WIRE-BACKED SILT FENCE

NOT TO SCALE



8 EROSION CONTROL MATTING

NOT TO SCALE



NOTES:

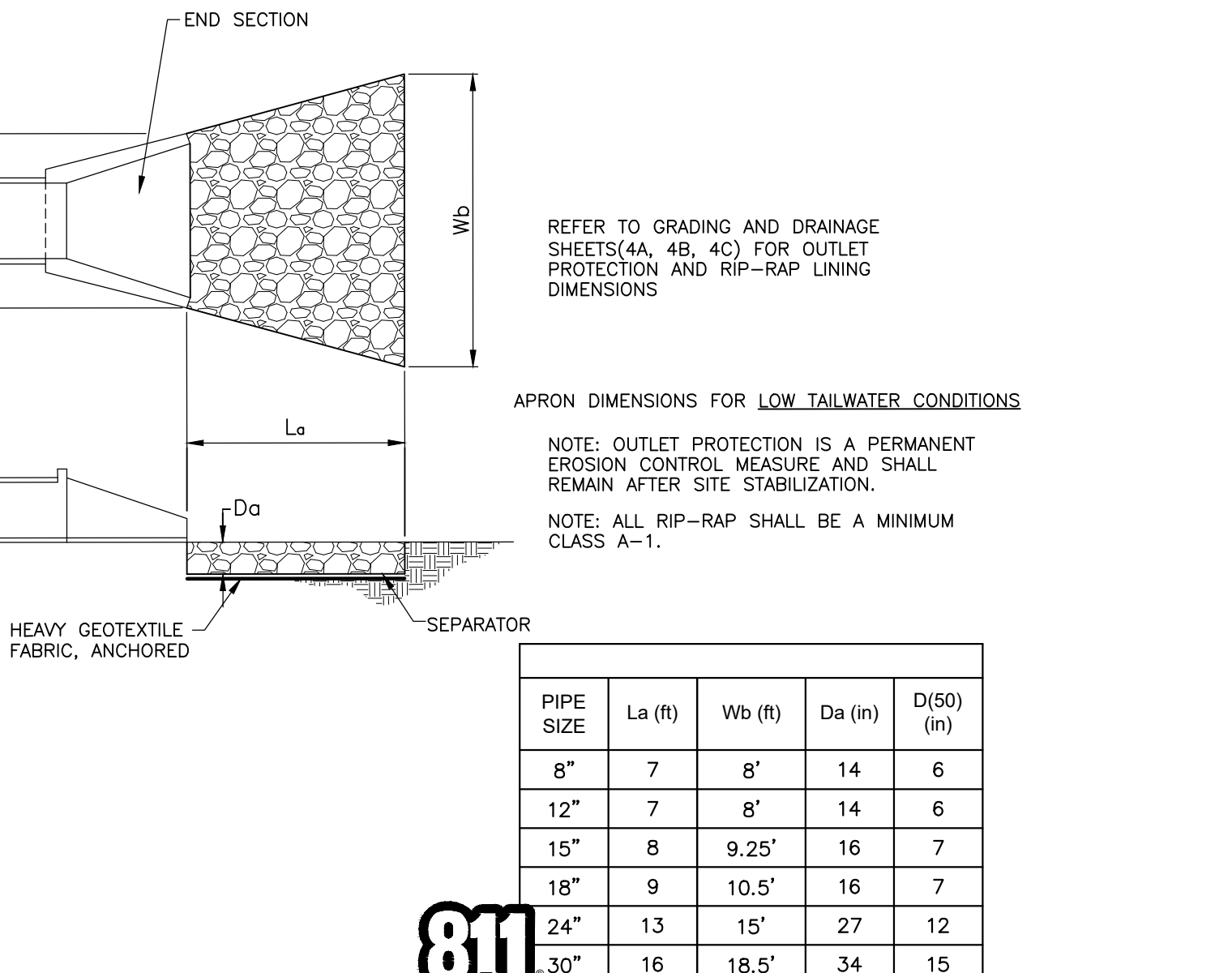
- Stitching blanket seams is preferable to overlapping blanket seams.
- Staking or stapling layout shall conform to manufacturer's recommendations for slope and grade.

NOTES:

- REFER TO GRADING AND DRAINAGE SHEETS (4A, 4B, 4C) FOR OUTLET PROTECTION AND RIP-RAP LINING DIMENSIONS.
- NOTE: OUTLET PROTECTION IS A PERMANENT EROSION CONTROL MEASURE AND SHALL REMAIN AFTER SITE STABILIZATION.
- NOTE: ALL RIP-RAP SHALL BE A MINIMUM CLASS A-1.

12 OUTLET PROTECTION

NOT TO SCALE



NOTES:

- REFER TO GRADING AND DRAINAGE SHEETS (4A, 4B, 4C) FOR OUTLET PROTECTION AND RIP-RAP LINING DIMENSIONS.
- NOTE: OUTLET PROTECTION IS A PERMANENT EROSION CONTROL MEASURE AND SHALL REMAIN AFTER SITE STABILIZATION.
- NOTE: ALL RIP-RAP SHALL BE A MINIMUM CLASS A-1.

LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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BY	DATE	REVISIONS
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DESIGNED BY: DJH

DRAWN BY: ZTB

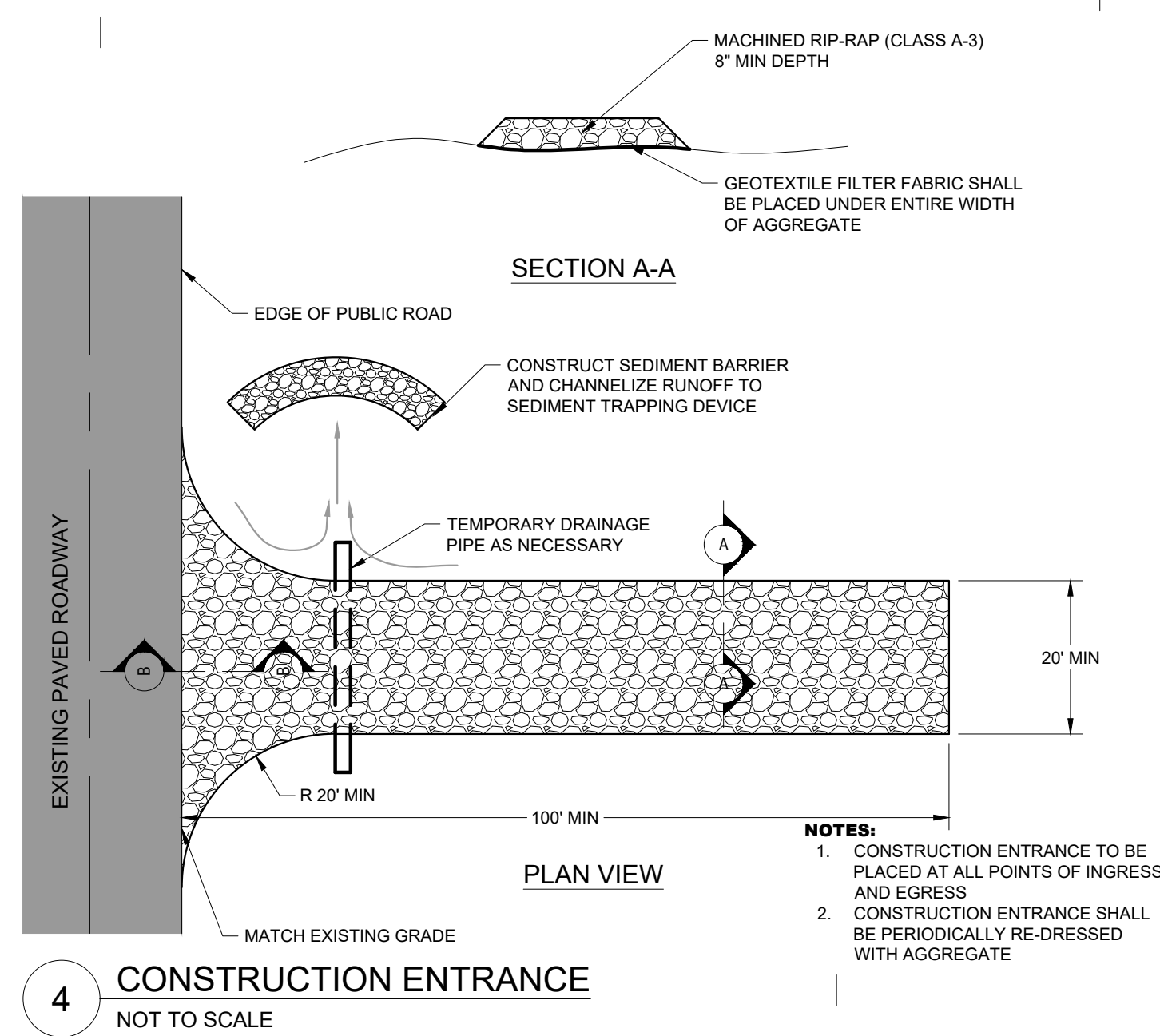
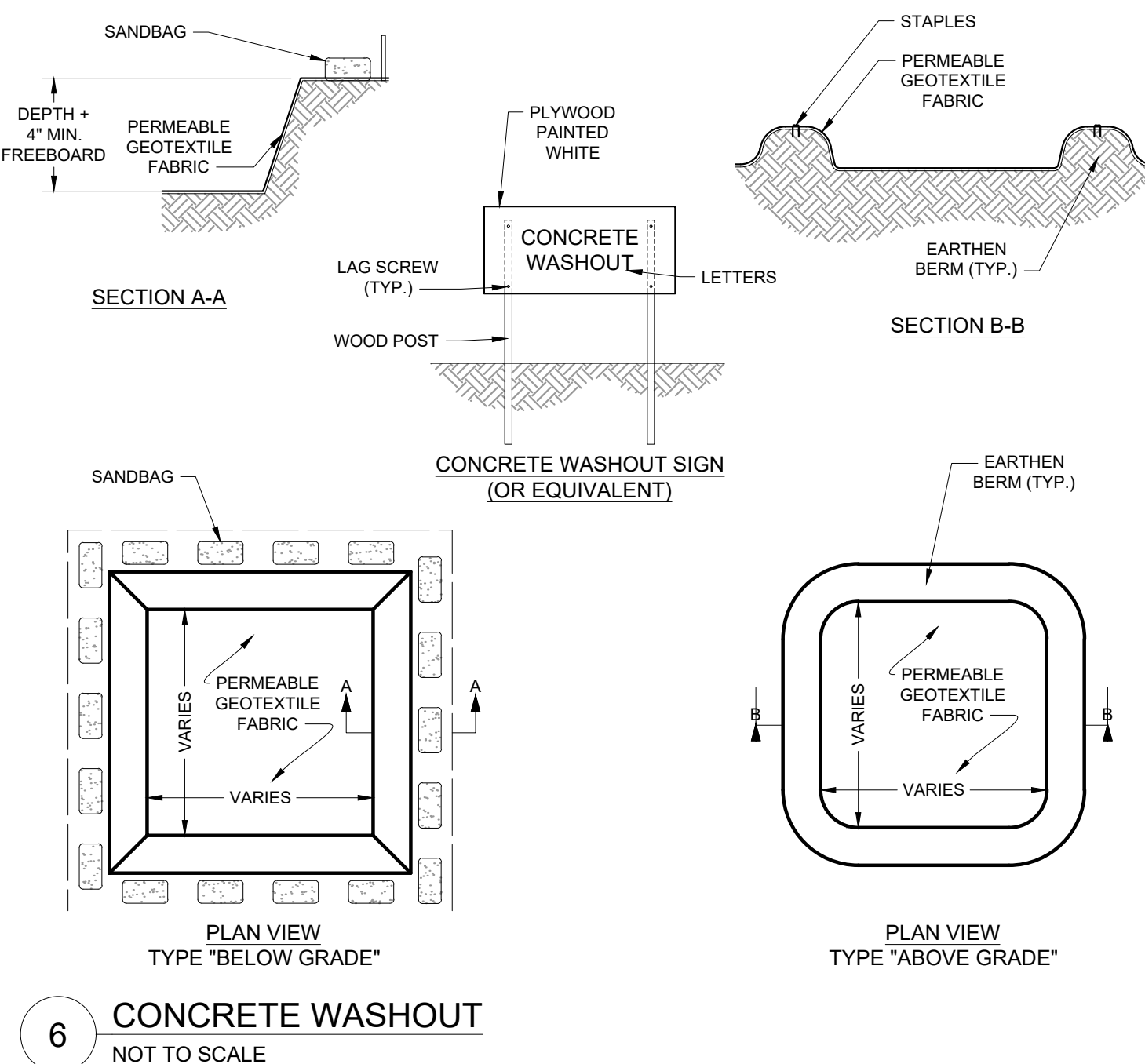
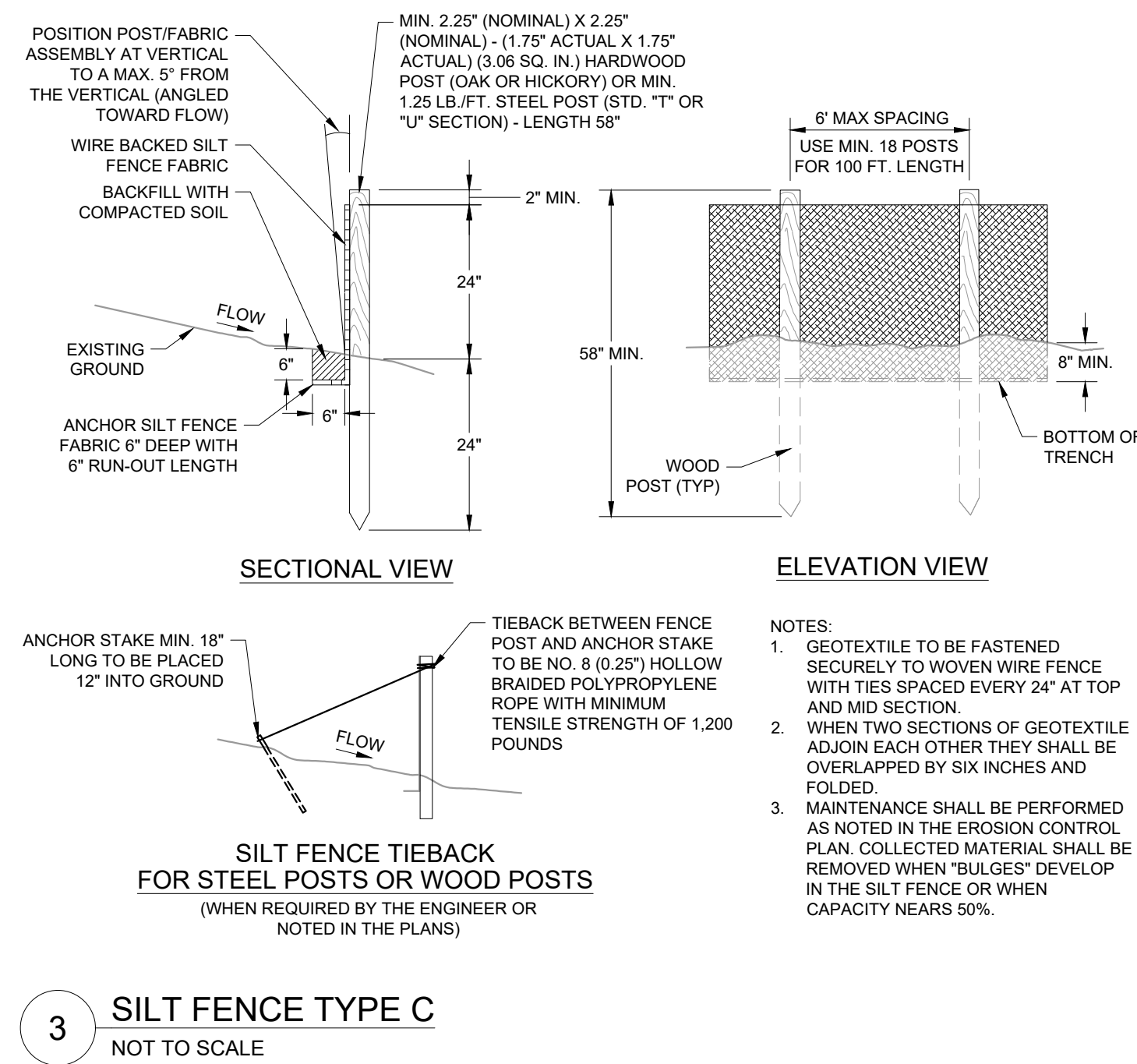
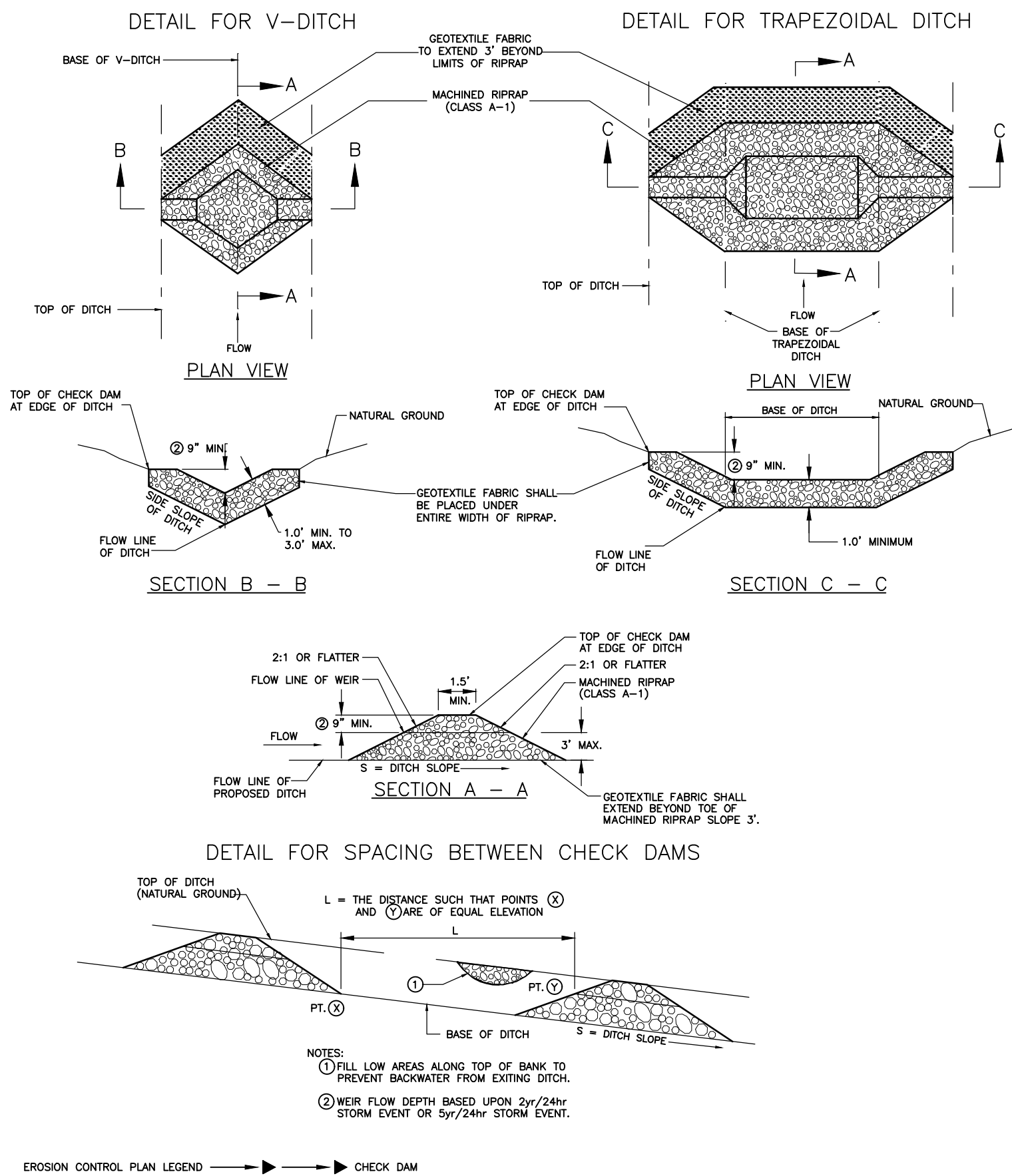
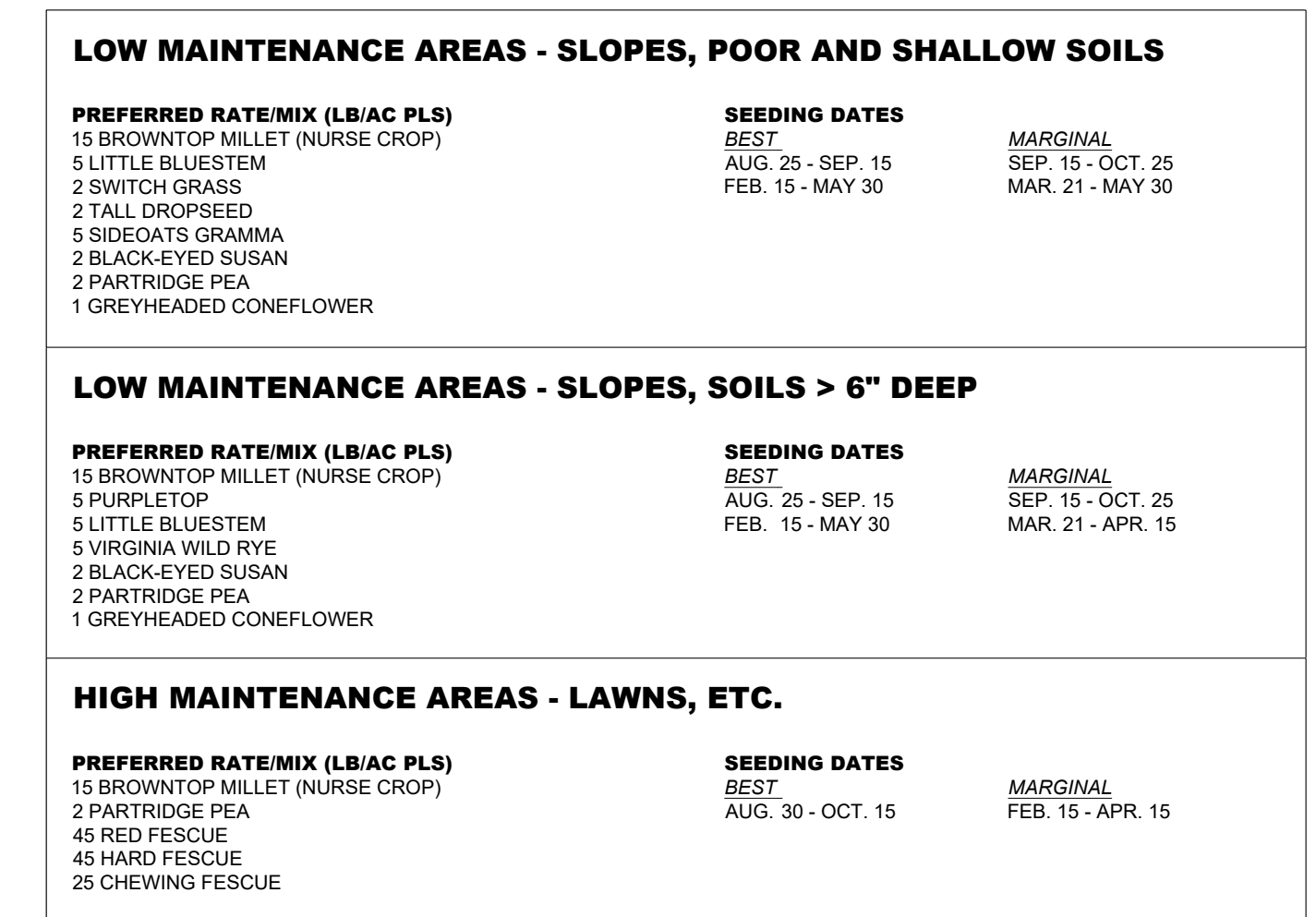
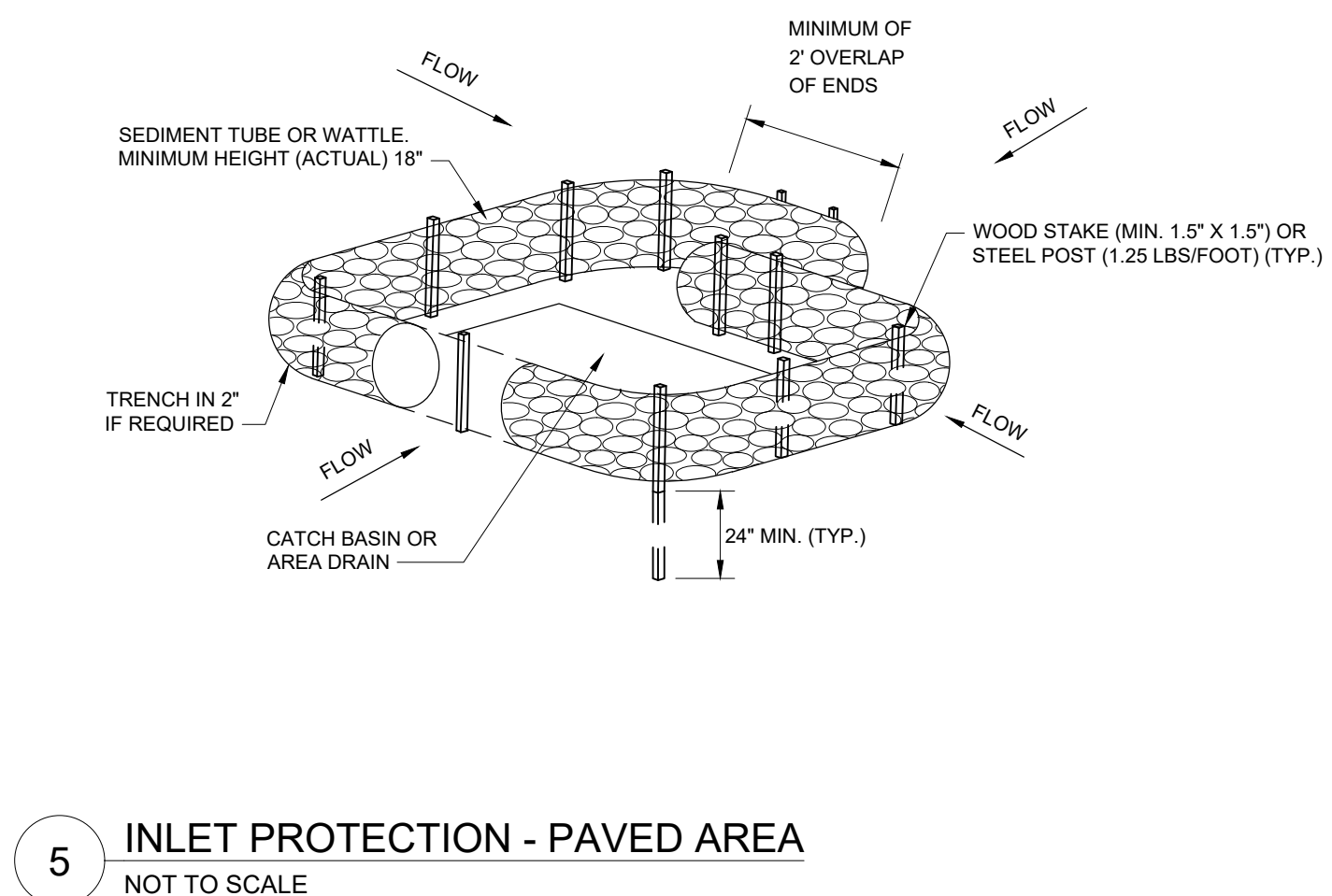
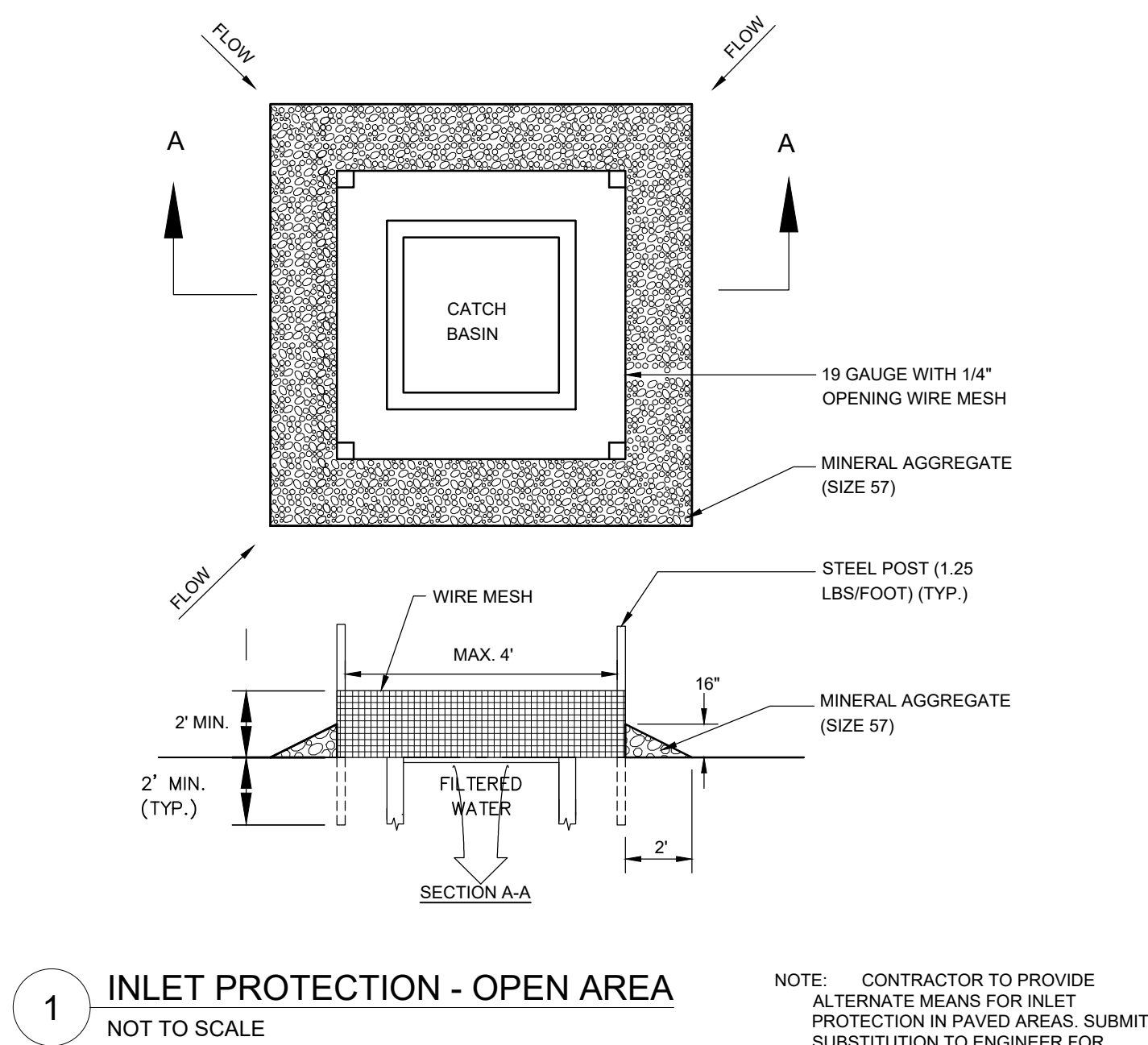
CHECKED BY: RJA

DATE: 07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 2)

SHEET NUMBER C3-50



7

TEMPORARY STABILIZATION

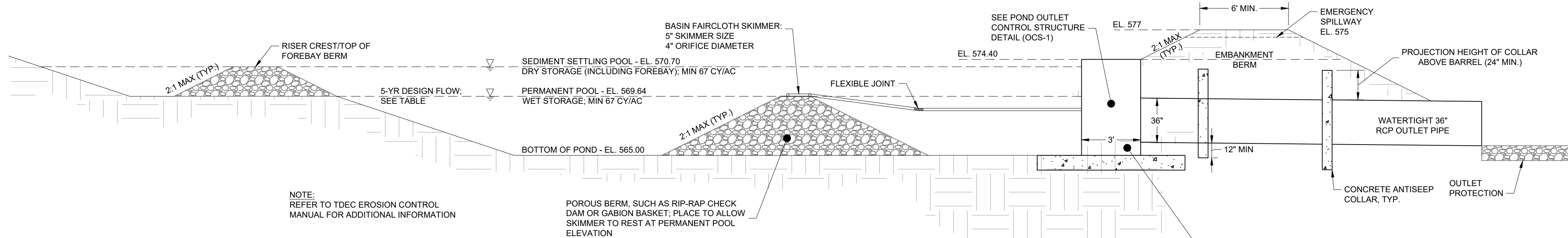
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING		SUMMER PLANTING			
SPECIES	RATE (LB/ACRE)	SPECIES	RATE (LB/ACRE)		
RYE	120	OATS	60		
		BROWN TOP MILLET	30		
SEEDING DATES		SEEDING DATES			
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15	EAST	MAY 15 - AUG. 15		
	BELOW 2500 FEET: FEB. 1 - MAY 1	MIDDLE	MAY 1 - AUG. 15		
MIDDLE	JAN. 1 - MAY 1	WEST	APR. 15 - AUG. 15		
WEST	DEC. 1 - APR. 15				
MAINTENANCE		MAINTENANCE			
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.			
FALL PLANTING		ALL SEASON NOTES			
SPECIES	RATE (LB/ACRE)	SOIL AMENDMENTS FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.			
OACUMBER WHEAT	30				
	30				
SEEDING DATES		MULCH APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.			
EAST	AUG. 15 - DEC. 15				
MIDDLE	AUG. 15 - DEC. 30				
WEST	AUG. 15 - DEC. 30				
MAINTENANCE		NOTES: 1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.			
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.					

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9 SEDIMENT BASIN #1

SCALE:





SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Name: 1701 Mars Street

KHA Project #: 118574000

Designed by: ZTB

Checked by: ZTB

Revised by:

Date: 7/23/2024

Date:

Date:

Project Information

Sediment Basin #1

Basin Drainage Area (A) (ac): 36.18

Rational Coefficient (C): 0.65

S&S Curve Number (CN): 76.16

Time of Concentration (min): 72.80

Rainfall Intensity (2-y Storm) (in/hr): 1.80

Rainfall Intensity (5-y Storm) (in/hr): 1.67

Rainfall Intensity (25-y Storm) (in/hr): 2.87

Flow (Q₂) (cfs): 39.4

Flow (Q₅) (cfs): 48.5

Flow (Q₂₅) (cfs): 85.7

WET Storage Volume (cf): 65,468

DRY Storage Volume (cf): 65,468

Required Total Volume (cf): 130,936

Freeboard Volume (cf): 16,387

Required Surface Area (sf): 21,118

Storage Depth (ft): 12.00

Embankment Downstream Side Slope = 2:1

Embankment Upstream Side Slope = 3:1

Embankment Total Height = 12.00

Minimum Embankment Width = 12.00

Bottom Elevation

Elev (ft)	Area (SF)	Cumulative Volume (CF)
560.00	3	0
566.00	508	254
567.00	4,968	2,790
568.00	13,841	11,904
569.00	24,675	36,252
570.00	37,707	62,443
571.00	53,243	112,818
572.00	72,379	184,456
573.00	125,379	341,063
574.00	146,322	488,413
575.00	175,562	664,005
576.00	203,729	850,301
577.00	232,007	1,068,369

Total Basin Volume

1,068,369 CF
28,688 CF
24,532 Ac-Ft

Designed WET Storage (cf): 65,614

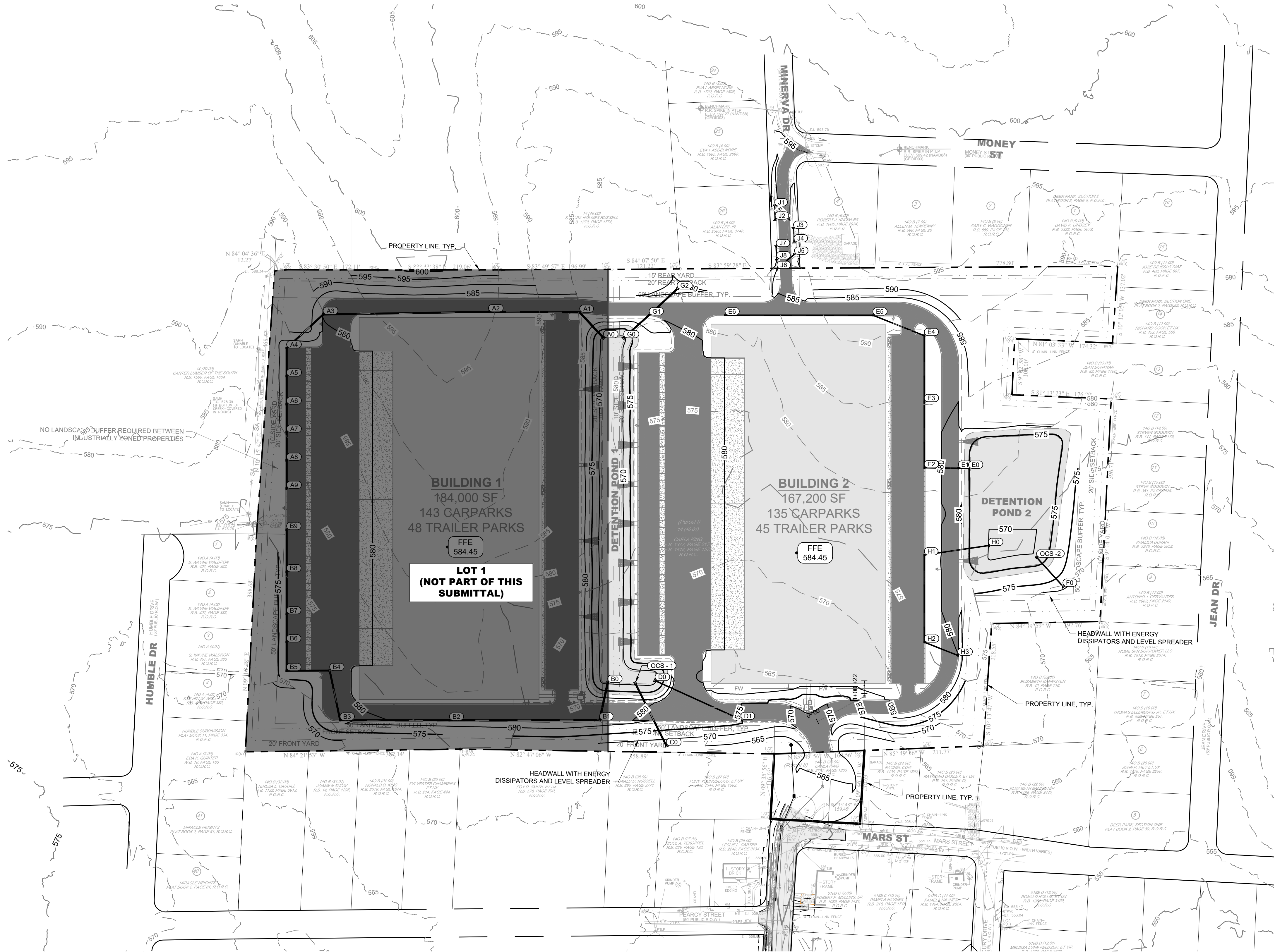
Designed DRY Storage Volume (cf): 65,814

Designed DRY Storage (cf): 57,370

Designed DRY Storage Volume (cf): 65,961

Designed Total Volume (cf): 1,068,369 O.K. > Minimum Required Volume

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GRADING PLAN LEGEND			
	SPOT ELEVATION	LP	LOW POINT
	HIGH POINT	BC	BOTTOM OF CURB / GUTTER LINE
	TOP OF CURB	BW	BOTTOM OF EXPOSED WALL
	TOP OF WALL	RM	TOP OF GRATE / COVER
	INVERT		
	FINISH FLOOR ELEVATION		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		

- GRADING NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
 - INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
 - ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811 OR 1-800-755-6007.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

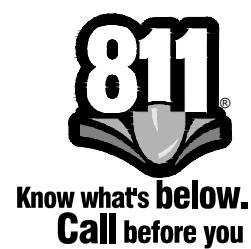
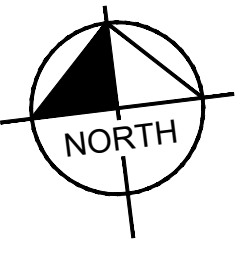
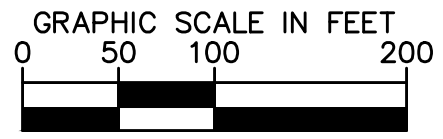
LA VERGNE
BUSINESS CENTER
LOT 2

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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
GRADING AND DRAINAGE PLAN - OVERALL (LOT 2)	
SHEET NUMBER	C4-00

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



MATCHLINE - SEE SHEET C4-11



CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.

2. PLANS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE GENERAL NOTES TO SPECIFICATIONS FOR CONSTRUCTION OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.

4. EROSION CONTROL DEVICES SHALL BE LEFT FIVE DAYS, AND NOT TO FINAL GRADE WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED EROSION CONTROL DEVICES PRIOR TO THE DATE WHEN THE FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.

5. WHEN HAND SEEDING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF NECESSARY TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER.

6. CONCENTRATED FLOOD AREAS AND ALL SLOPES STEEPER THAN 2:5.1 AND ALL HIGH CUTS SHALL BE PROTECTED WITH EROSION CONTROL (RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATING OR BLANKETS.

7. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND MAINTAINED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A FIELD CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO THE FOLLOWING SCHEDULE:

9. LOCAL AND STATE AGENCIES SHALL BE NOTIFIED PRIOR TO THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED THE POINT WHERE IT CAPTURES SEDIMENT. THE CONTRACTOR MAY OR MAY NOT BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.

10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

12. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOIL.

14. INSTALL 500' OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS FOR EROSION CONTROL.

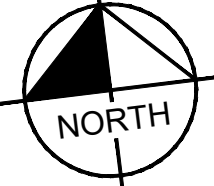
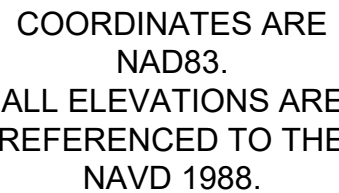
15. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.

16. ADDITIONAL DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DRAINAGE TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED TO PREVENT ADJACENT PROPERTY OWNERS' LIABILITY TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL. FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PRESERVE ANY UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE (800) 487-8800.

17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

	SPOT ELEVATION	LP	LOW POINT
	HP	HP	HIGH POINT
	TC	BC	BOTTOM OF CURB / GUTTER LINE
	TW	EW	TOP OF WALL
	INV	RM	TOP OF GRATE / COVER
	FINISH FLOOR ELEVATION		
	EXISTING CONTOUR		
	PROPOSED CONTOUR		

1. ALL SIDEWALKS AND ADA PARKING AREAS ARE TO BE IN COMPLIANCE WITH ADA SLOPE CRITERIA, UNLESS EXPLICITLY NOTED.



LA VERGNE
BUSINESS CENTER

Kimley»»Horn

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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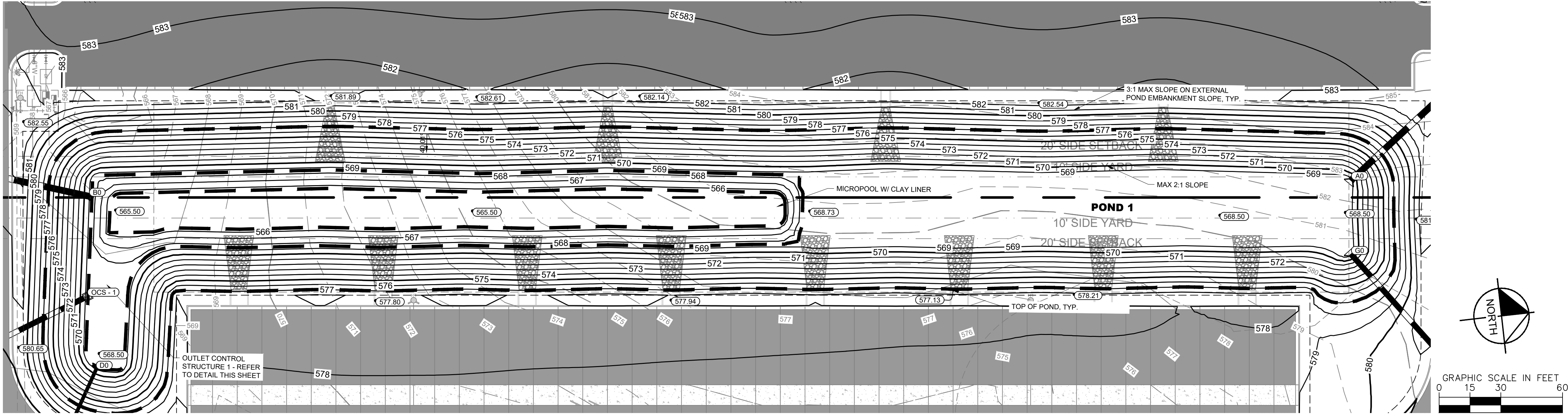
DRAWN BY:	<u>ZTB</u>
CHECKED BY:	<u>RJA</u>
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

SITE GRADING PLAN (LOT 2)

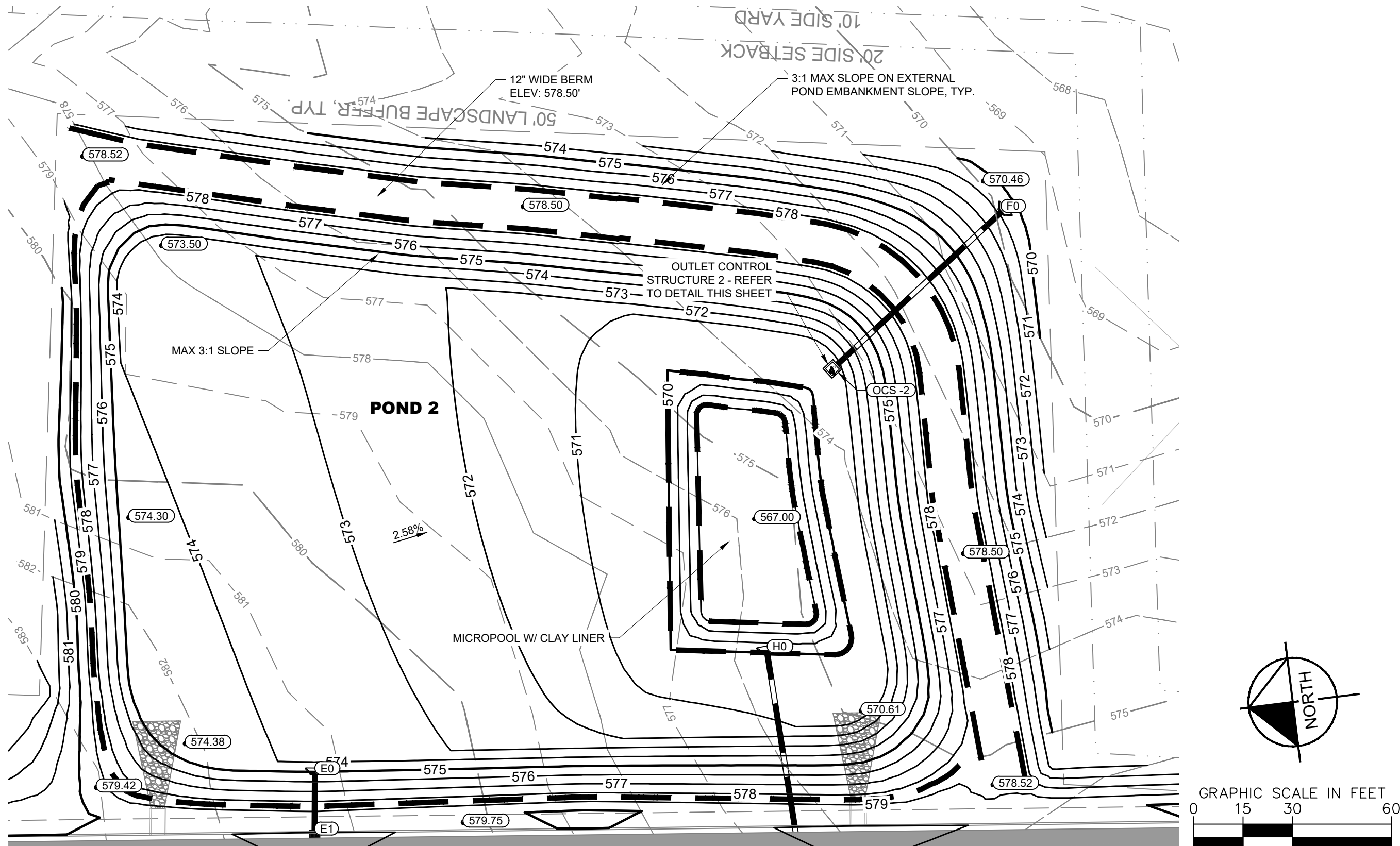
SHEET NUMBER

C4-12

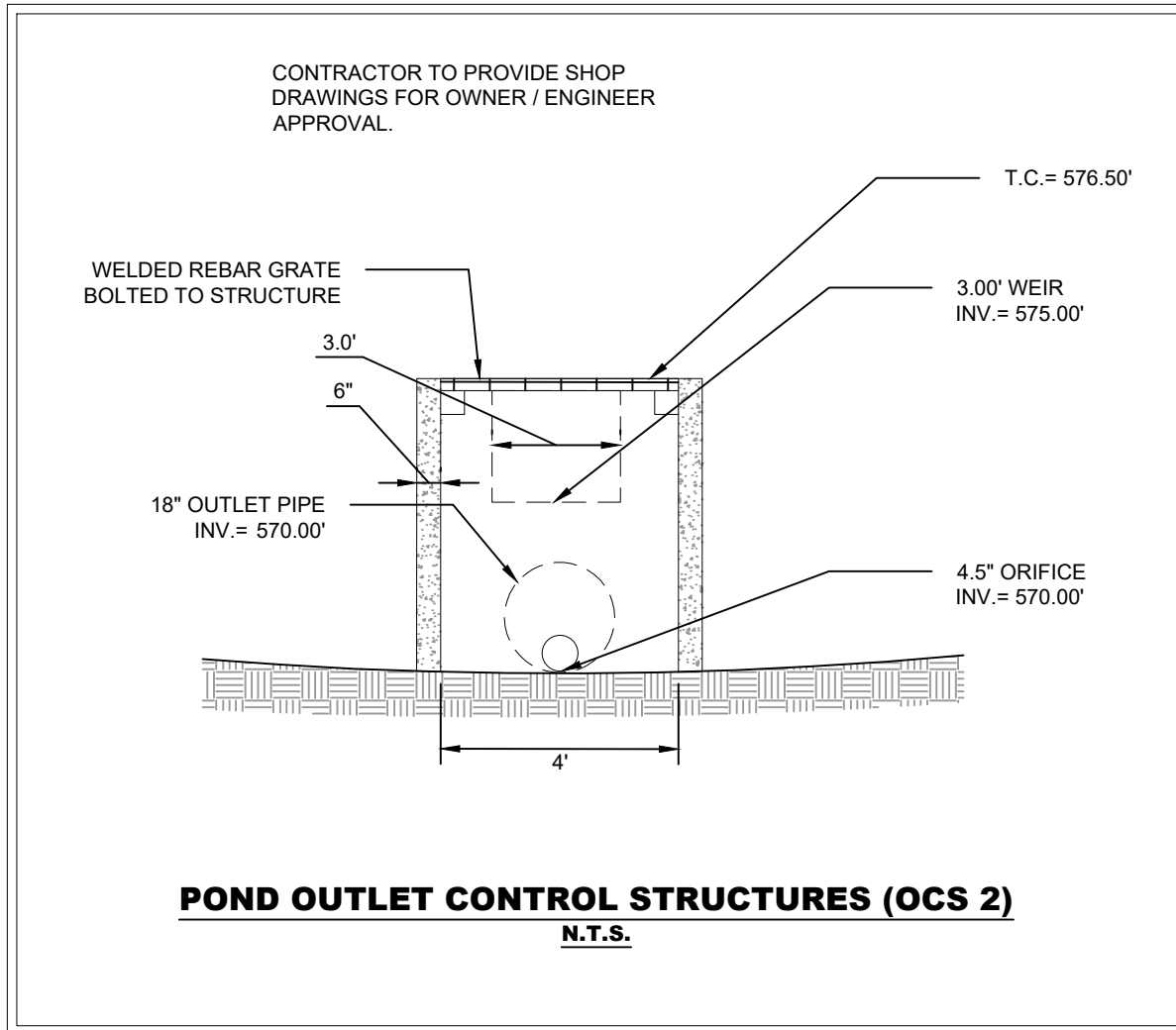
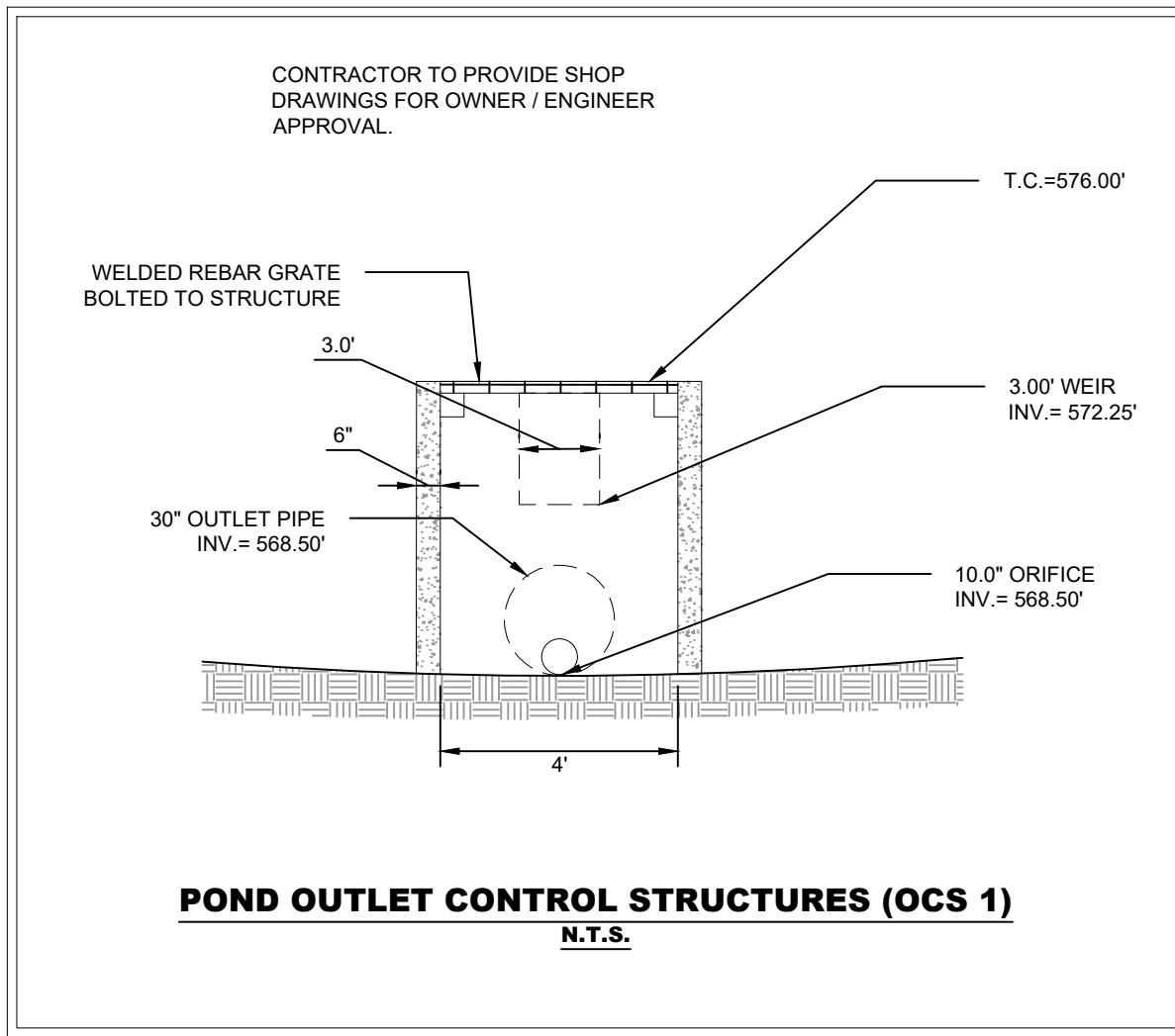
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POND 1 ENLARGEMENT



POND 2 ENLARGEMENT



COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
POND ENLARGEMENT (LOT 2)	
SHEET NUMBER	C4-20

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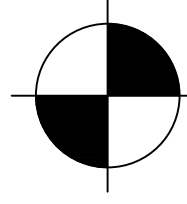
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	571.61
A1	COMBINATION INLET W/ JBS 3101 GRATE	582.75
A2	COMBINATION INLET W/ JBS 3101 GRATE	582.18
A3	COMBINATION INLET W/ JBS 3101 GRATE	580.07
A4	COMBINATION INLET W/ JBS 3101 GRATE	576.98
A5	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A6	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A7	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A8	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A9	COMBINATION INLET W/ JBS 3101 GRATE	577.02
B0	HEADWALL	571.37
B1	COMBINATION INLET W/ JBS 3101 GRATE	581.03
B2	COMBINATION INLET W/ JBS 3101 GRATE	580.82
B3	COMBINATION INLET W/ JBS 3101 GRATE	579.34
B4	MANHOLE	578.64
B5	COMBINATION INLET W/ JBS 3101 GRATE	577.14
B6	COMBINATION INLET W/ JBS 3101 GRATE	577.17
B7	COMBINATION INLET W/ JBS 3101 GRATE	577.13
B8	COMBINATION INLET W/ JBS 3101 GRATE	577.11
B9	COMBINATION INLET W/ JBS 3101 GRATE	577.15

STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C0	HEADWALL	569.92
D0	HEADWALL	570.79
D1	COMBINATION INLET W/ JBS 3101 GRATE	576.09
E0	HEADWALL	575.58
E1	COMBINATION INLET W/ JBS 3101 GRATE	578.77
E2	COMBINATION INLET W/ JBS 3101 GRATE	582.00
E3	COMBINATION INLET W/ JBS 3101 GRATE	582.11
E4	COMBINATION INLET W/ JBS 3101 GRATE	582.09
E5	COMBINATION INLET W/ JBS 3101 GRATE	582.63
E6	COMBINATION INLET W/ JBS 3101 GRATE	581.80
F0	HEADWALL	571.19
G0	HEADWALL	571.78
G1	COMBINATION INLET W/ JBS 3101 GRATE	580.52
G2	HEADWALL	580.42
H0	HEADWALL	571.79
H1	COMBINATION INLET W/ JBS 3101 GRATE	581.85
H2	COMBINATION INLET W/ JBS 3101 GRATE	581.91
H3	COMBINATION INLET W/ JBS 3101 GRATE	580.03
J1	HEADWALL	589.38
J2	HEADWALL	588.69

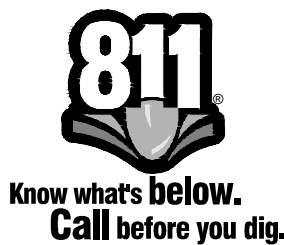
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
J3	HEADWALL	589.03
J4	HEADWALL	588.52
J5	HEADWALL	587.47
J6	HEADWALL	586.10
J7	HEADWALL	586.87
J8	HEADWALL	586.26
OCS - 1	OUTLET CONTROL STRUCTURE	571.29
OCS -2	OUTLET CONTROL STRUCTURE	571.71

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	568.98 (A1)	568.73 (A0)	36"	62'	0.40%	RCP
A2 - A1	569.63 (A2)	568.98 (A1)	36"	163'	0.40%	RCP
A3 - A2	570.80 (A3)	569.63 (A2)	30"	295'	0.40%	RCP
A4 - A3	571.15 (A4)	570.80 (A3)	30"	89'	0.40%	RCP
A5 - A4	571.35 (A5)	571.15 (A4)	30"	50'	0.40%	RCP
A6 - A5	571.55 (A6)	571.35 (A5)	30"	50'	0.40%	RCP
A7 - A6	571.75 (A7)	571.55 (A6)	30"	51'	0.40%	RCP
A8 - A7	571.95 (A8)	571.75 (A7)	30"	50'	0.40%	RCP
A9 - A8	572.15 (A9)	571.95 (A8)	30"	51'	0.40%	RCP
B1 - B0	568.79 (B1)	568.50 (B0)	36"	69'	0.42%	RCP
B2 - B1	569.91 (B2)	568.79 (B1)	36"	268'	0.42%	RCP
B3 - B2	570.74 (B3)	569.91 (B2)	30"	195'	0.42%	RCP
B4 - B3	571.12 (B4)	570.74 (B3)	30"	91'	0.42%	RCP
B5 - B4	571.44 (B5)	571.12 (B4)	30"	77'	0.42%	RCP
B6 - B5	571.66 (B6)	571.44 (B5)	30"	52'	0.42%	RCP
B7 - B6	571.87 (B7)	571.66 (B6)	30"	50'	0.42%	RCP
B8 - B7	572.18 (B8)	571.87 (B7)	30"	75'	0.42%	RCP
B9 - B8	572.50 (B9)	572.18 (B8)	30"	76'	0.42%	RCP
D1 - D0	572.72 (D1)	569.00 (D0)	18"	168'	2.22%	RCP
E1 - E0	573.91 (E1)	573.79 (E0)	18"	19'	0.67%	RCP

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
E2 - E1	574.32 (E2)	573.91 (E1)	18"	61'	0.67%	RCP
E3 - E2	575.11 (E3)	574.32 (E2)	18"	118'	0.67%	RCP
E4 - E3	575.90 (E4)	575.11 (E3)	18"	118'	0.67%	RCP
E5 - E4	576.57 (E5)	575.90 (E4)	18"	99'	0.67%	RCP
E6 - E5	578.34 (E6)	576.57 (E5)	18"	263'	0.67%	RCP
G1 - G0	572.25 (G1)	568.91 (G0)	30"	61'	5.50%	RCP
G2 - G1	577.00 (G2)	572.25 (G1)	30"	68'	7.00%	RCP
H1 - H0	572.02 (H1)	570.00 (H0)	18"	116'	1.75%	RCP
H2 - H1	574.35 (H2)	572.02 (H1)	18"	156'	1.50%	RCP
H3 - H2	575.31 (H3)	574.35 (H2)	18"	65'	1.50%	RCP
J1 - J2	587.59 (J1)	586.90 (J2)	18"	24'	2.88%	RCP
J3 - J4	587.50 (J3)	587.00 (J4)	18"	24'	2.10%	RCP
J5 - J6	585.95 (J5)	584.58 (J6)	18"	41'	3.42%	RCP
J7 - J8	585.35 (J7)	584.74 (J8)	18"	22'	2.77%	RCP
OCS - 1 - C0	568.50 (OCS - 1)	566.50 (C0)	30"	125'	1.60%	RCP
OCS -2 - F0	570.00 (OCS -2)	569.39 (F0)	18"	70'	0.87%	RCP



COORDINATES ARE
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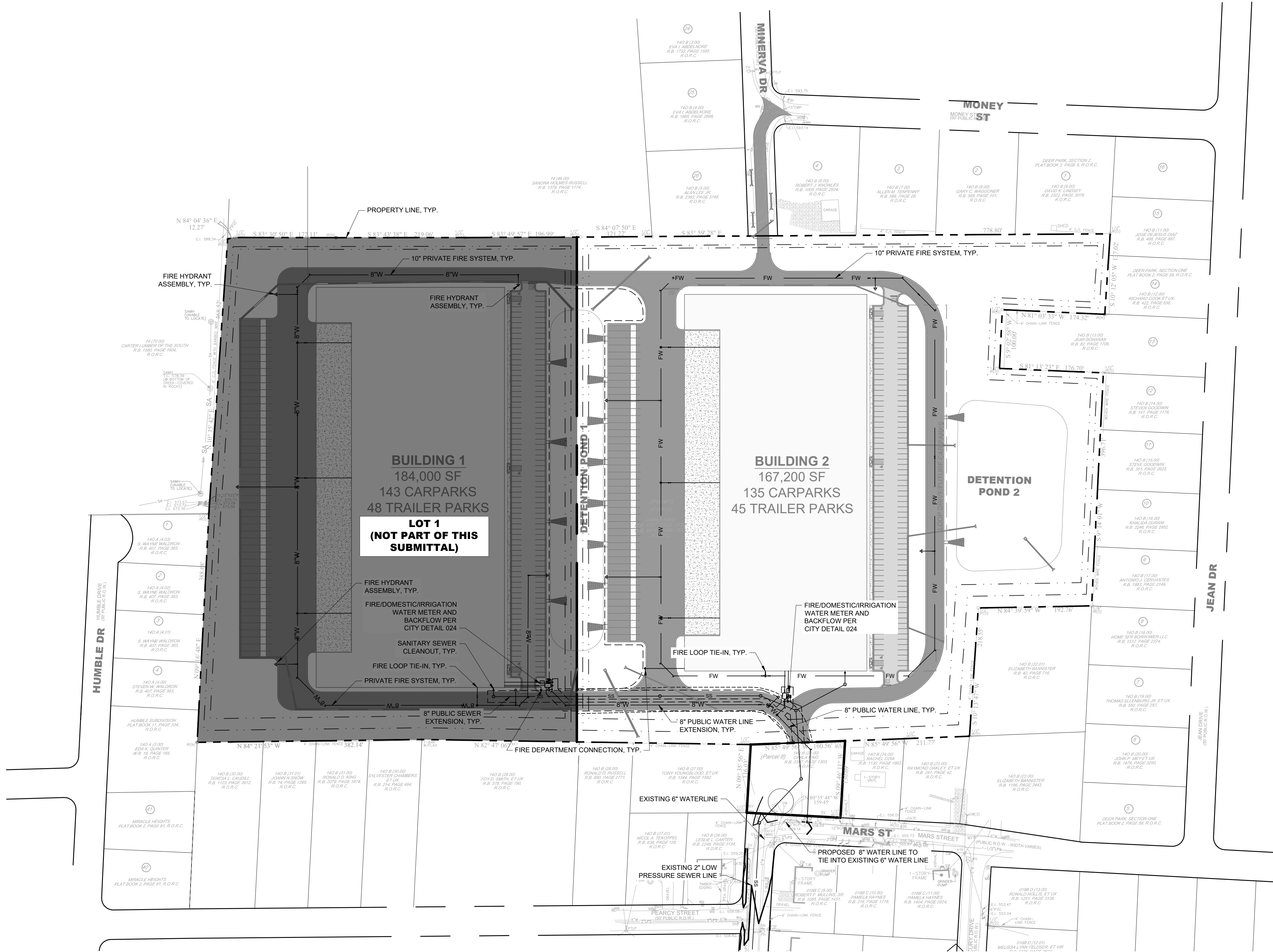
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REVISIONS	DATE	BY								
No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										DJH
DRAWN BY:										ZTB
CHECKED BY:										RJA
DATE:										07/26/2024
KIMLEY-HORN PROJECT NO.										118574000

PIPE AND STRUCTURE
TABLES (LOT 2)

SHEET NUMBER
C4-50

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SITE UTILITY NOTES

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
- ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
- ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
- ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
- THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
- CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
- PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
- CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
- NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
- LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
- PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED, BACTERIOLOGICAL TESTED, AND PRESSURE TREATED ACCORDING TO THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
- PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
- ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
- ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH THE CITY OF LA VERGNE AS REQUIRED.
- ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
- ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION, LATEST EDITION.

LEGEND

	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER LINE
	FIRE WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION

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LA VERGNE, TENNESSEE

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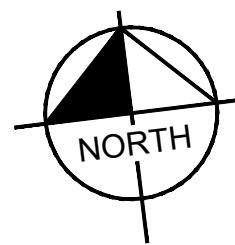
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
UTILITY PLAN - OVERALL (LOT 2)	
SHEET NUMBER	C6-00

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



GRAPHIC SCALE IN FEET
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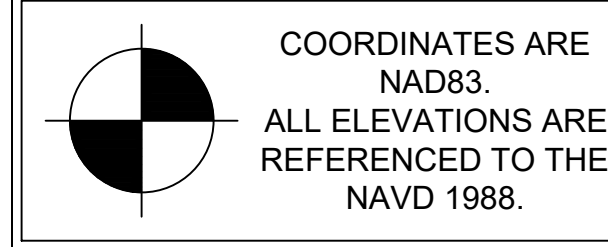


MATCHLINE - SEE SHEET C6-11



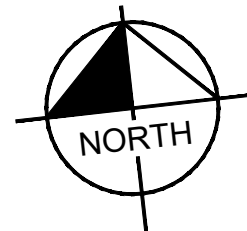
1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF A NEW PIPE LINE.
2. WATER MAIN PIPING CROSSES THE SANITARY SEWER LINE. THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. THE CONTRACTOR SHALL ADVISE THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CITY OF LA VERGNE OR KYLE ENGINEERS AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR THE LOCATION OF ALL OVERHEAD UTILITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. THE CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT PROVIDED IN THESE CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
8. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED STONE.
9. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF A NEW PIPE LINE.
11. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
12. THE CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
13. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE IDENTICAL TO THE TYPE INSTALLED IN THE CITY OF LA VERGNE.
14. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
15. CONTRACTOR SHALL REPLACE IN LINE KIND AND ALL PAVEMENT AREAS REMOVED OR DISBURSED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
16. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
17. ALL WORK AND/OR SHALL BE IN ACCORDANCE WITH TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
18. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LIENS AS REQUIRED BY THE CONTRACT.
19. NON-METALLIC DETECTION TAPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
20. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH.
21. ALL JOINTS AND DISCONNECTED JOINTS ARE NOT PERMITTED.
22. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C851. ALL WATERLINES SHALL BE DISINFECTED.
23. ALL BIOLOGICAL, TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
24. ALL WATER AND GAS TAPES SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
25. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
26. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR ACCESS TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADVISE THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
27. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
28. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE TO THE PROPERTY AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING ALIVE AND SLEEVE AND OTHER MATERIAL AND EQUIPMENT AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED FOR TAPPING THE EXISTING MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FEE TO THE CITY OF LA VERGNE AS REQUIRED.
29. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
30. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION. LATEST EDITION.

	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER LINE
	FIRE WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION



GRAPHIC SCALE IN FEET

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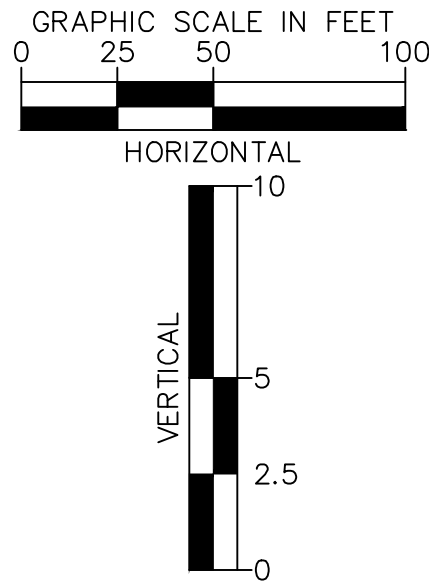
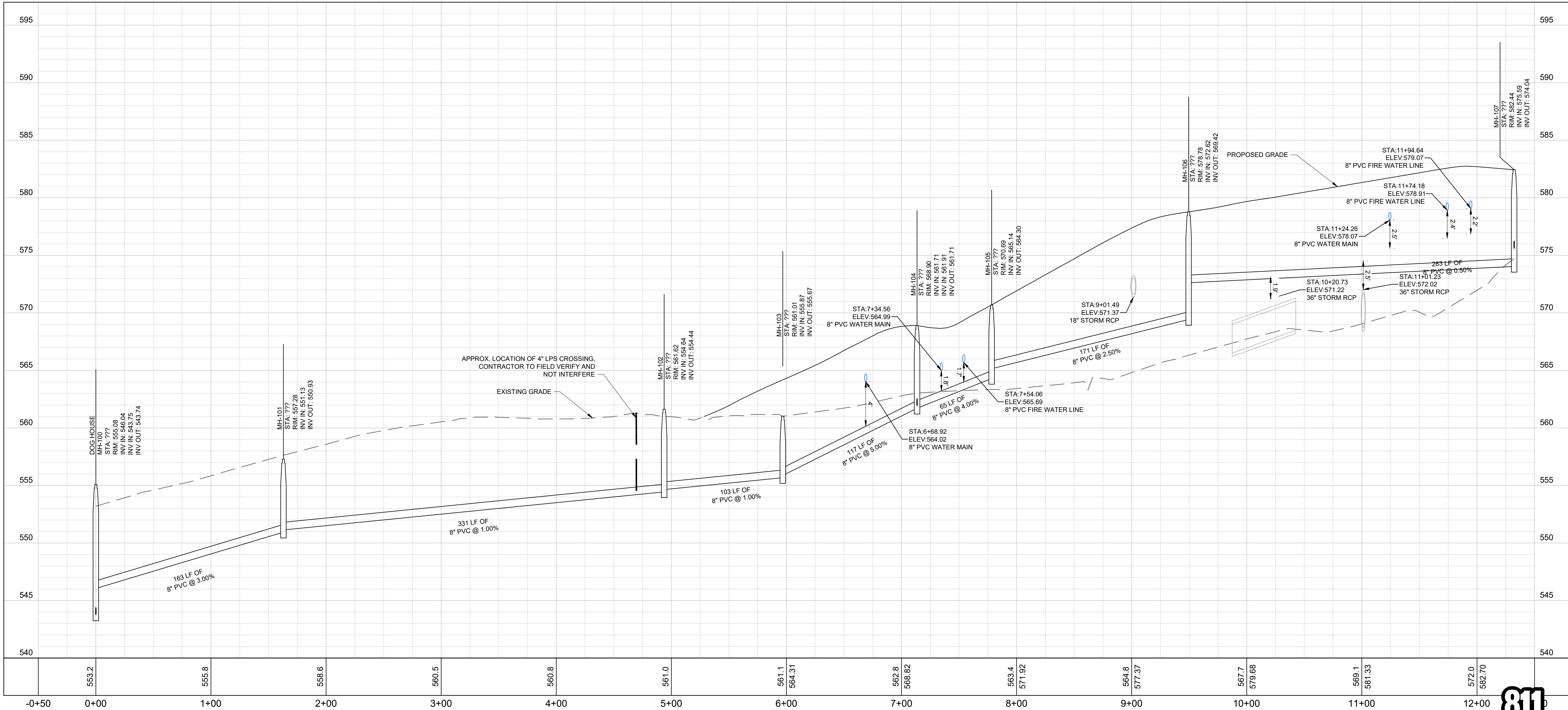
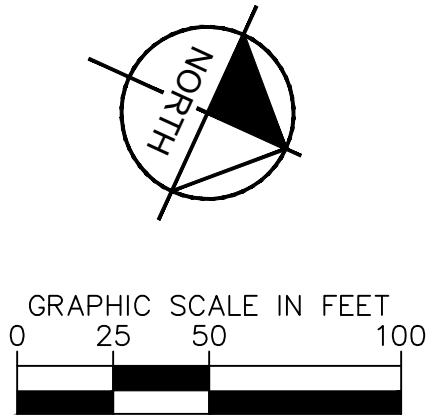
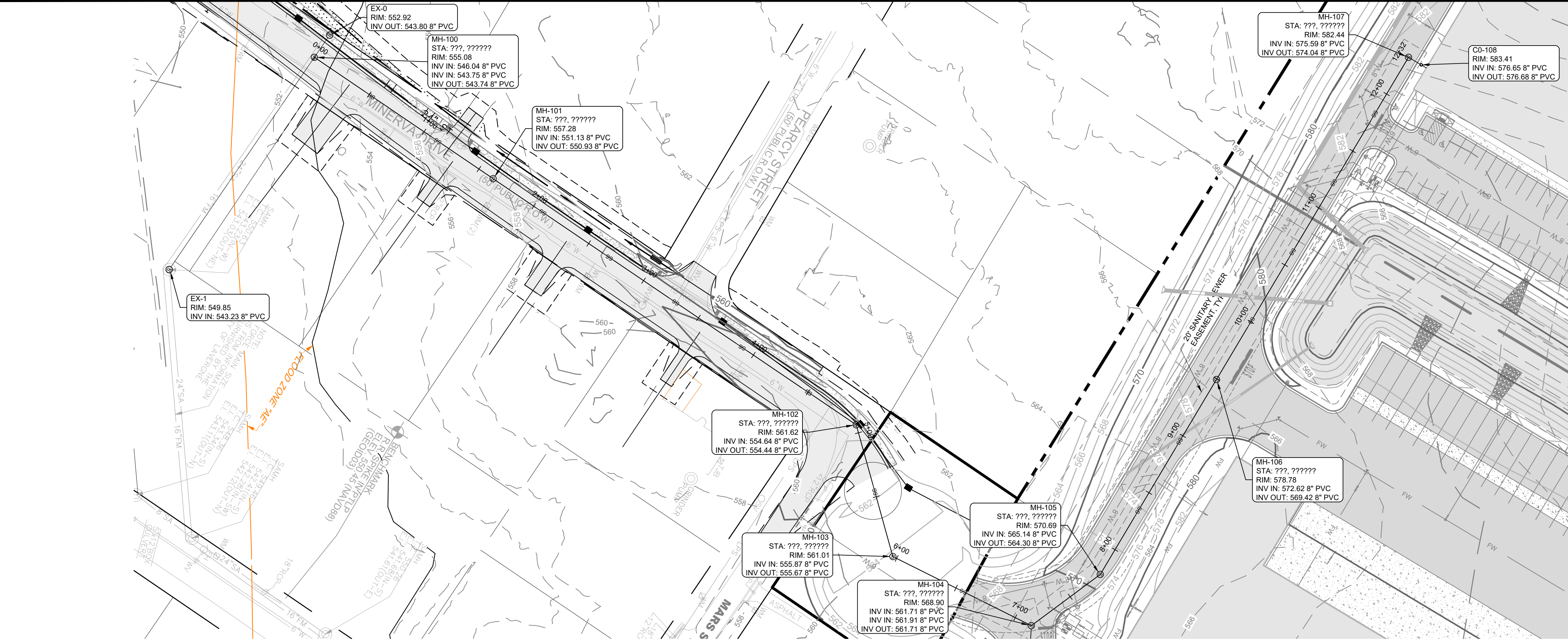
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DESIGNED BY:	<u>DJH</u>
DRAWN BY:	<u>ZTB</u>
CHECKED BY:	<u>RJA</u>
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	
UTILITY PLAN - ENLARGEMENT	
SHEET NUMBER C6-12	

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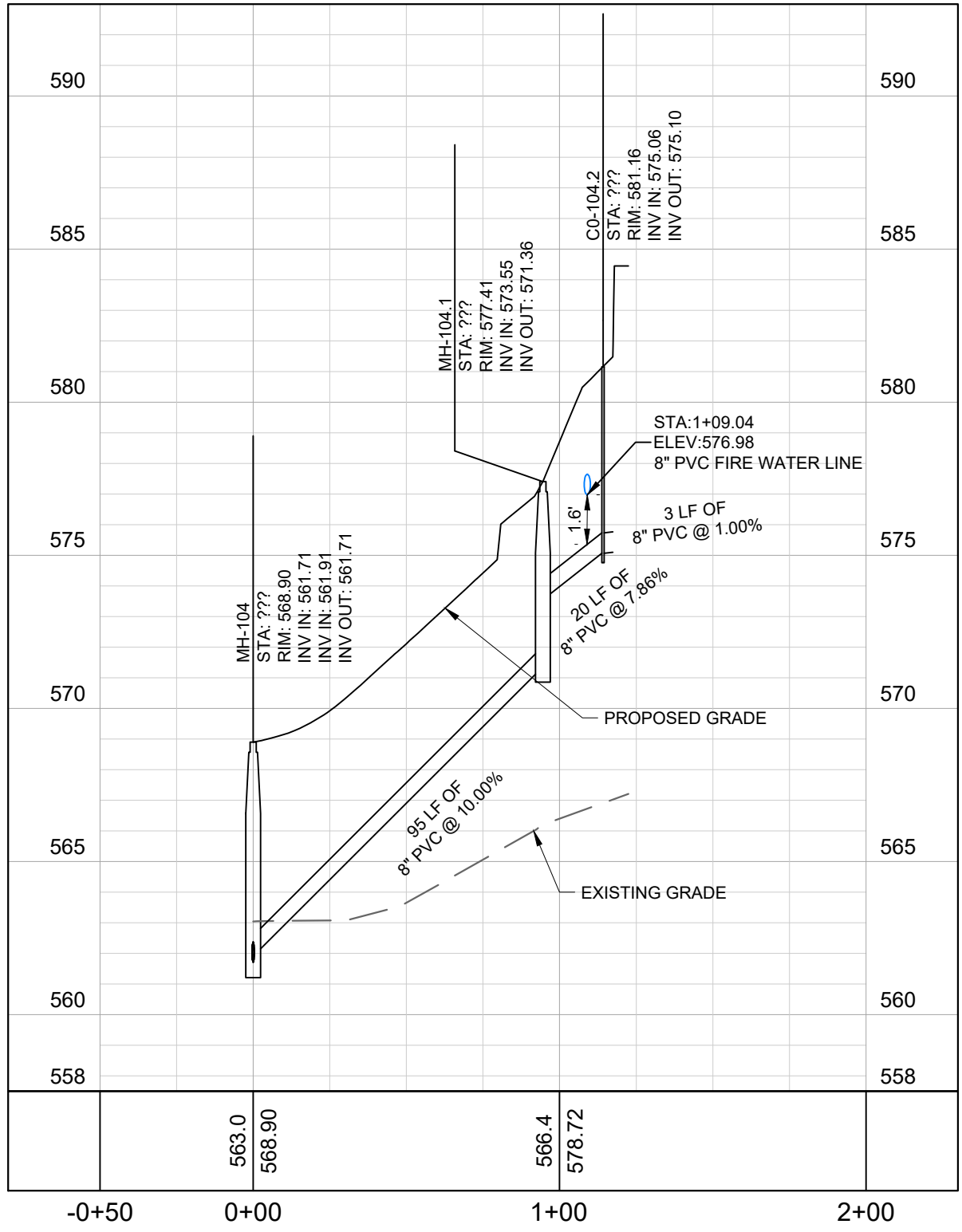
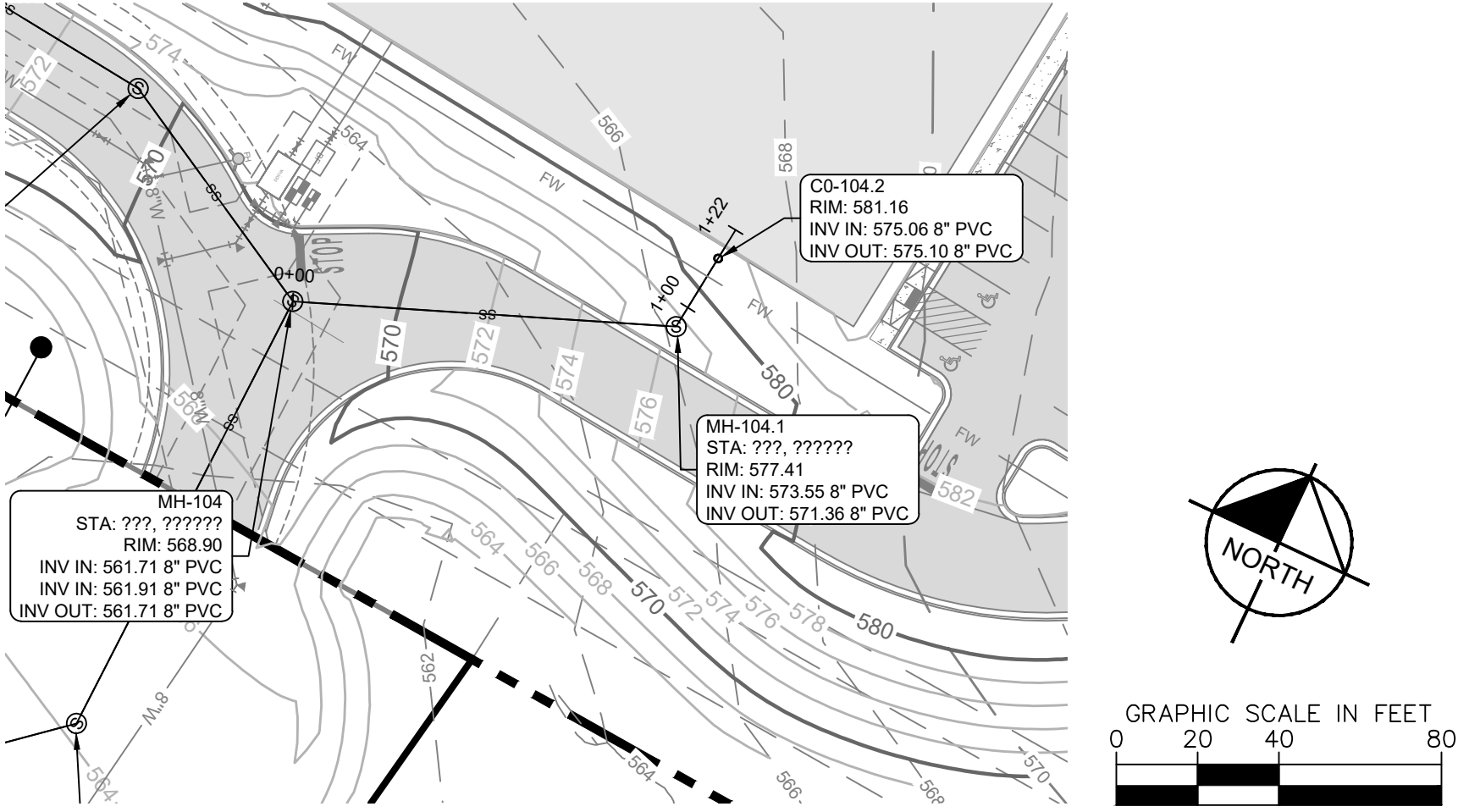


PUBLIC SEWER LINE 1

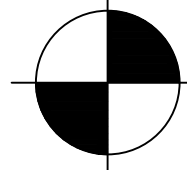
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

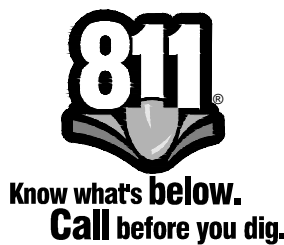
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PRIVATE SEWER LINE 1



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LOT 2

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LA VERGNE, TENNESSEE

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REVISIONS	DATE	BY
No.	1	2
1	2	3
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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

DATE: 07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

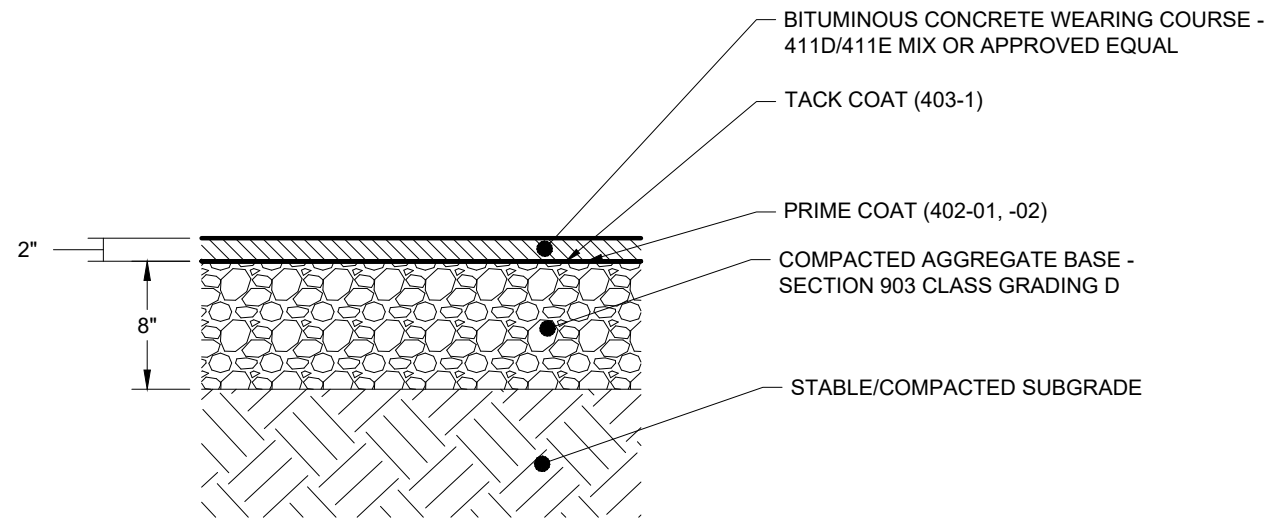
SANITARY SEWER
PROFILE (LOT 2)

SHEET NUMBER
C7-10



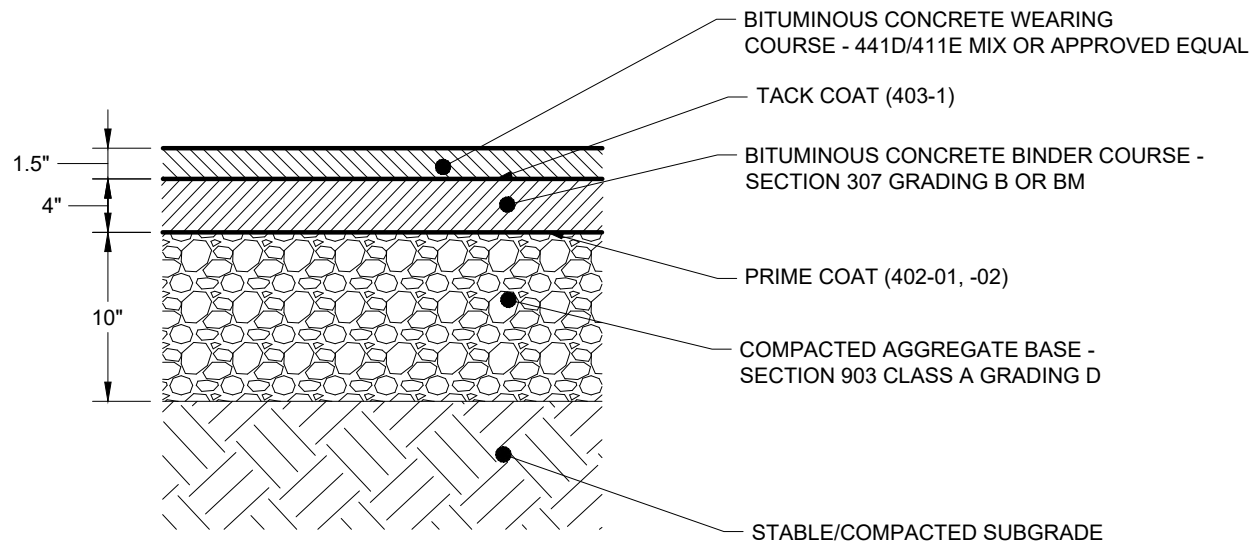
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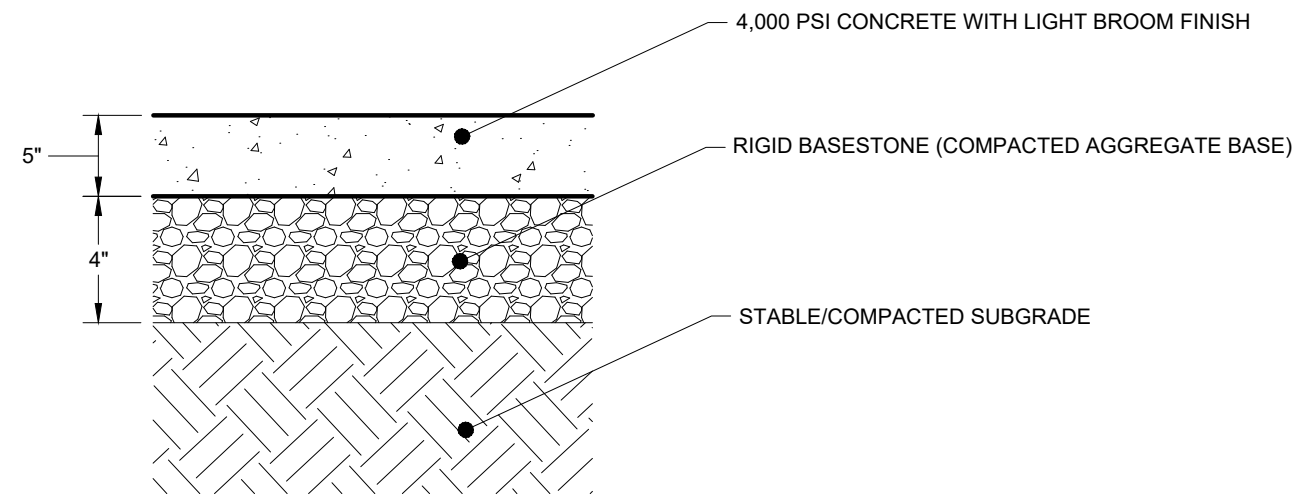
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



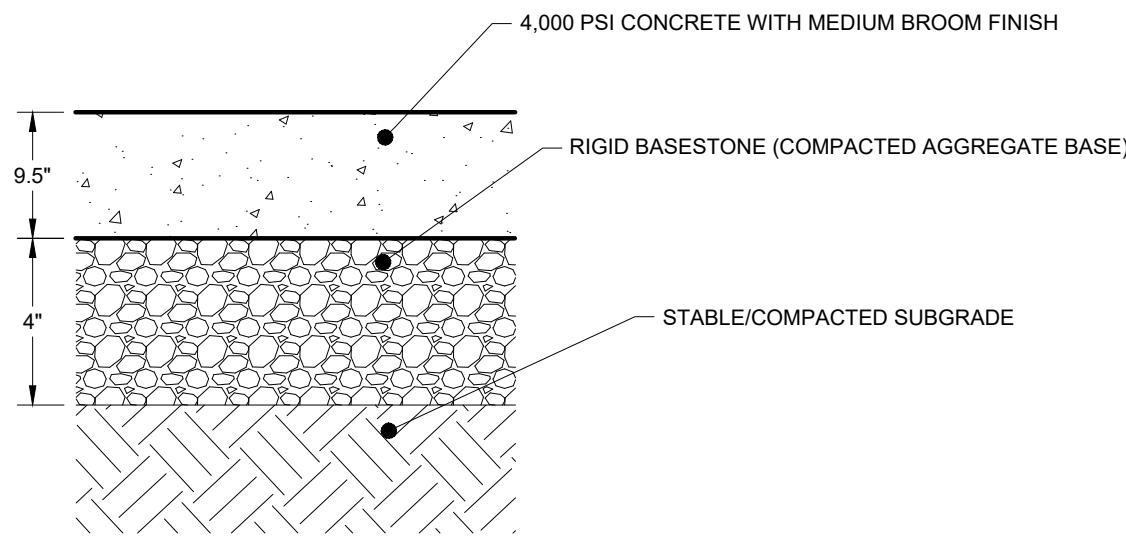
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



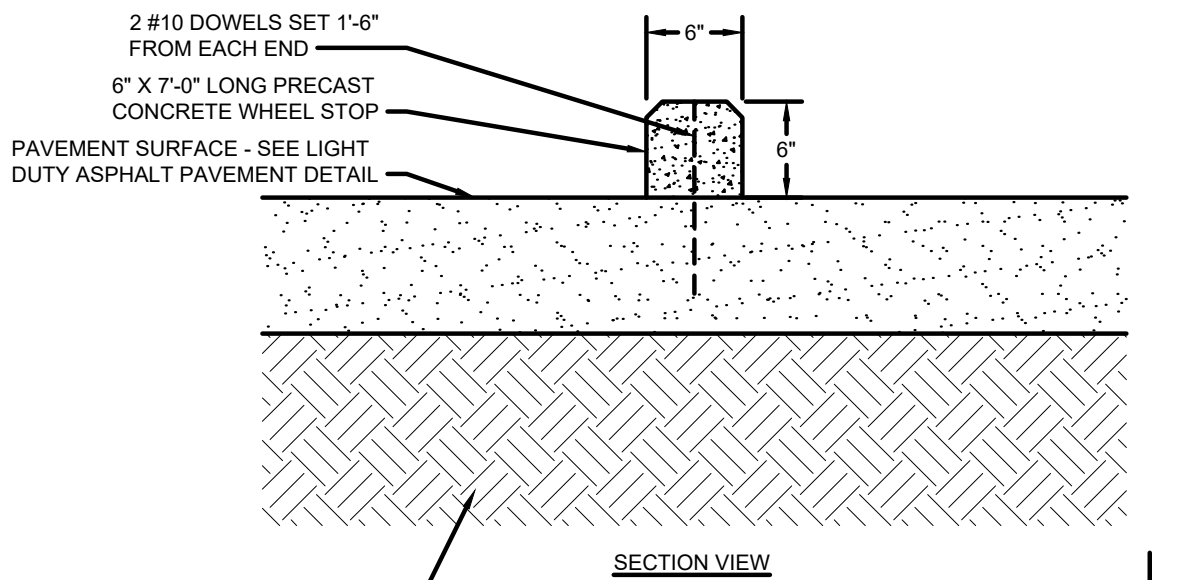
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
 - PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
 - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:



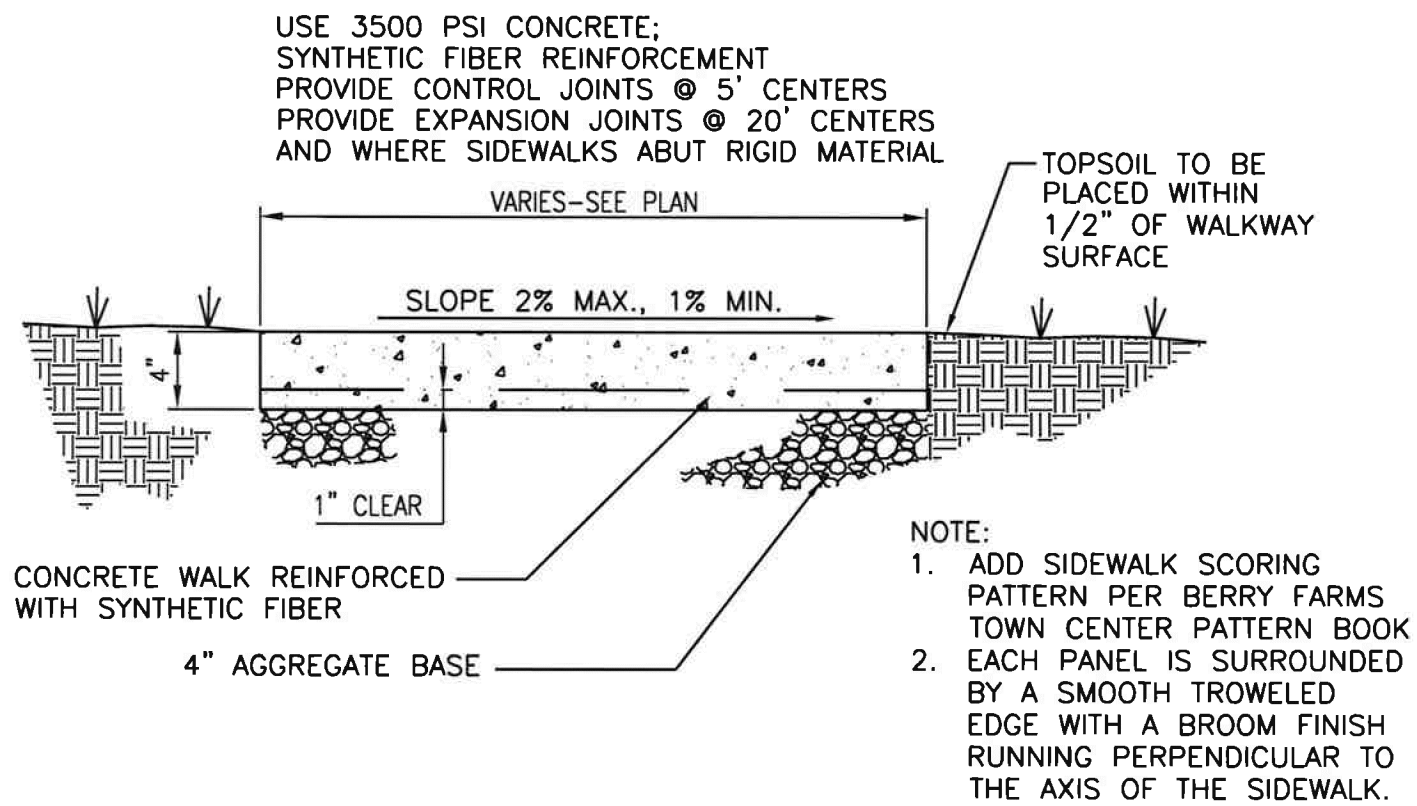
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
 - PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
 - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:



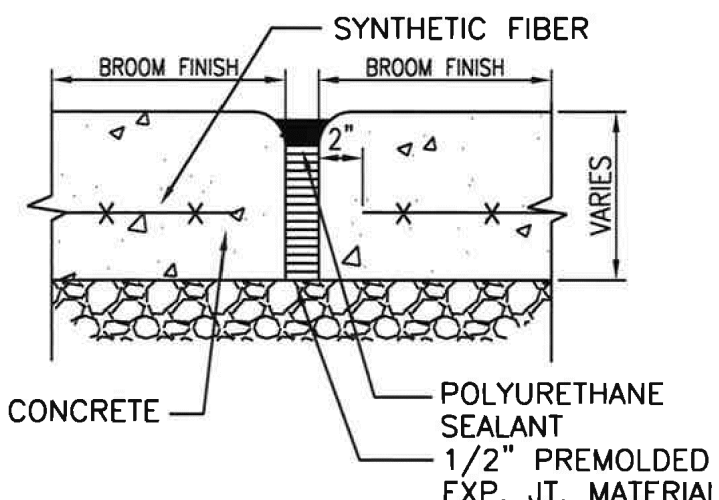
NOTE: CENTERLINE OF WHEEL STOP SHALL BE LOCATED 2'-0" FROM EDGE OF PAVEMENT

5 CONCRETE WHEEL STOP
NOT TO SCALE

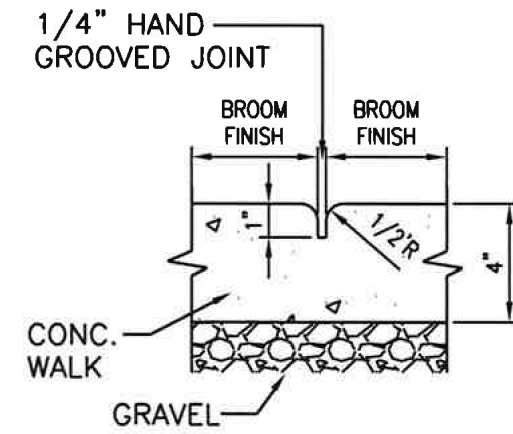


- NOTE:
- ADD SIDEWALK SCORING PATTERN PER BERRY FARMS TOWN CENTER PATTERN BOOK
 - EACH PANEL IS SURROUNDED BY A SMOOTH TROWELED EDGE WITH A BROOM FINISH RUNNING PERPENDICULAR TO THE AXIS OF THE SIDEWALK.

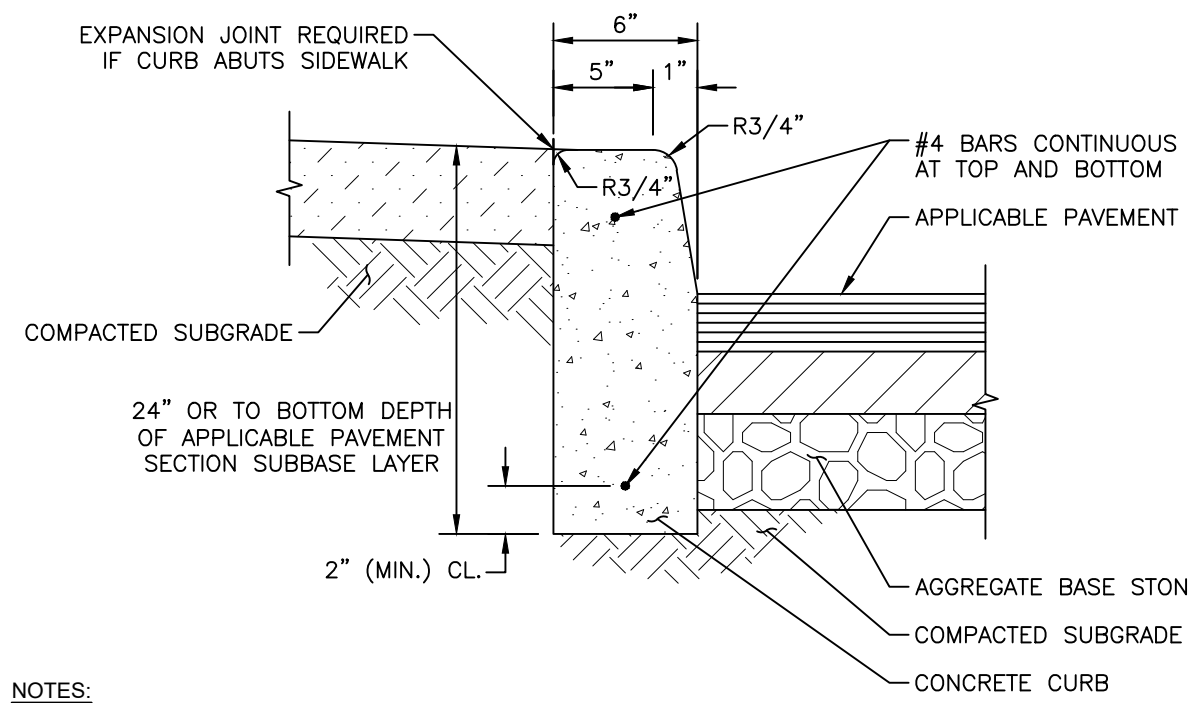
6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



EXPANSION JOINT

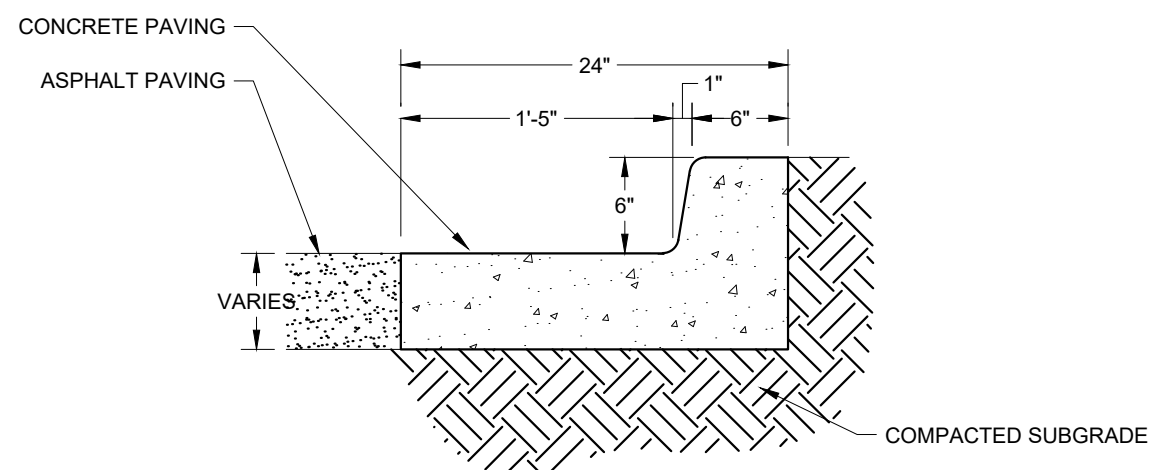


CONTROL JOINT



- NOTES:
- PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
 - BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
 - CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



9 6" TALL 24" CURB AND GUTTER
NOT TO SCALE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.



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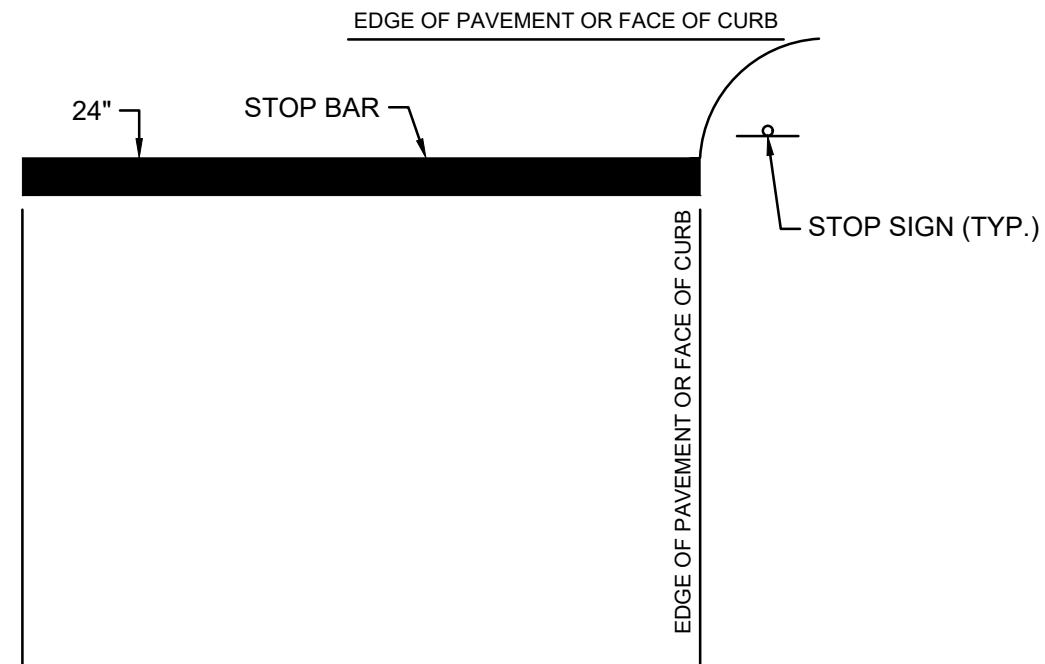
REVISIONS	DATE	BY
No.	1	2
	3	4
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	7	8
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

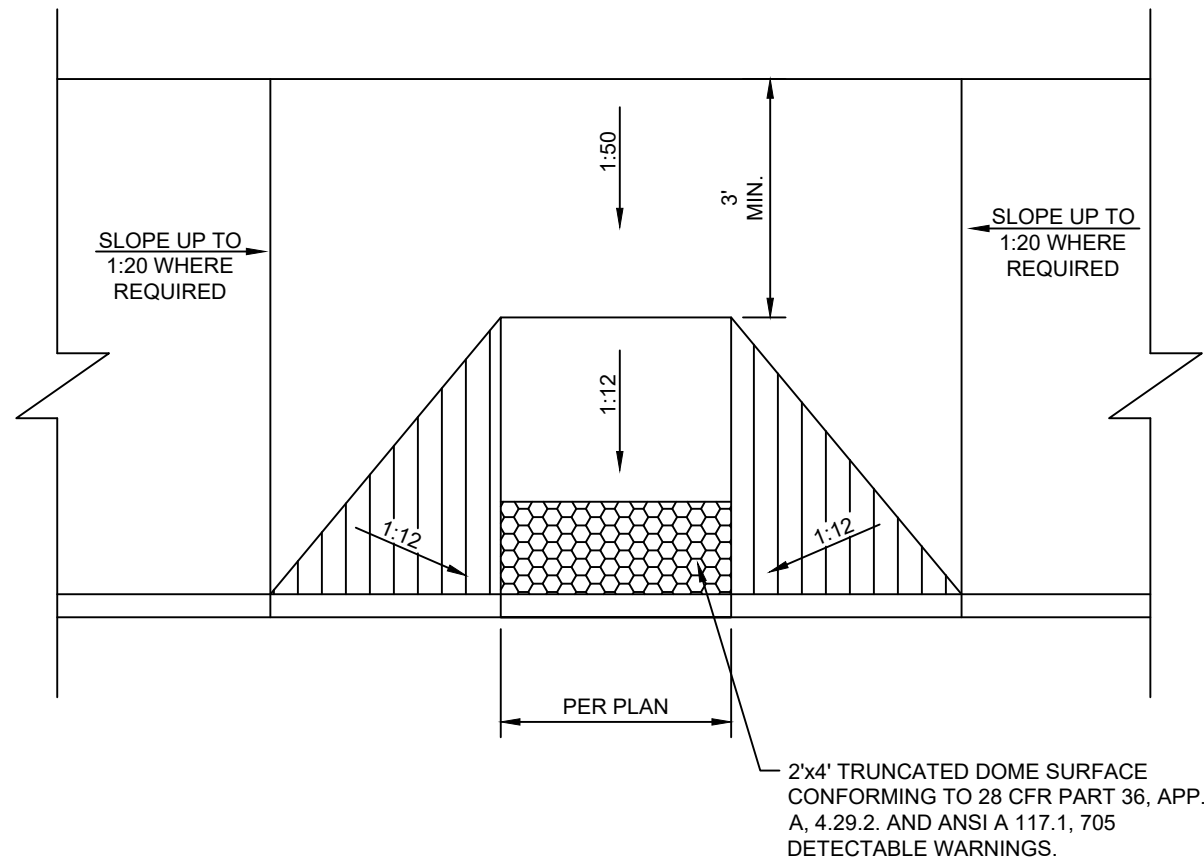
SITE DETAILS
SHEET NUMBER
C8-10

NOTES:

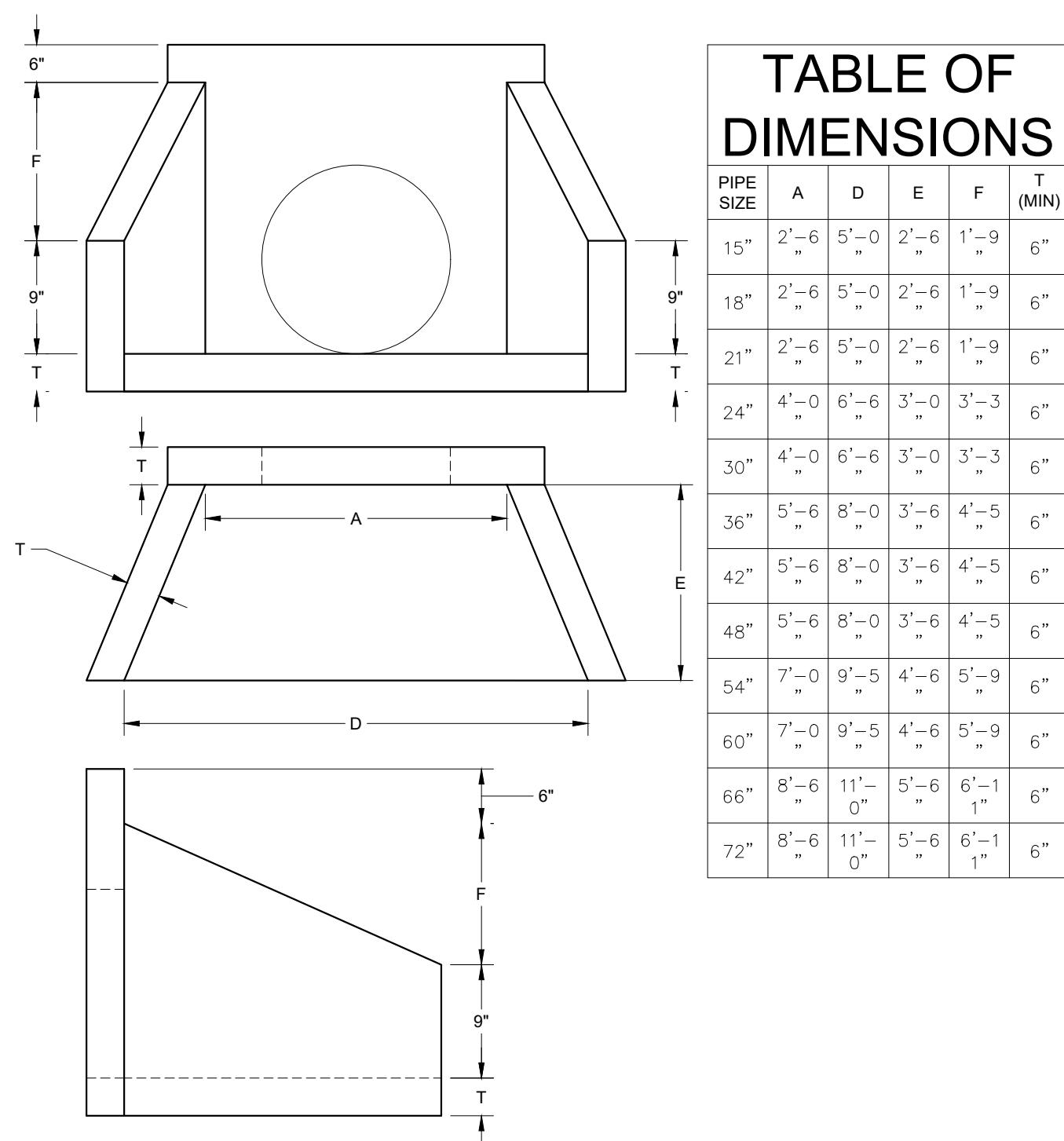
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.



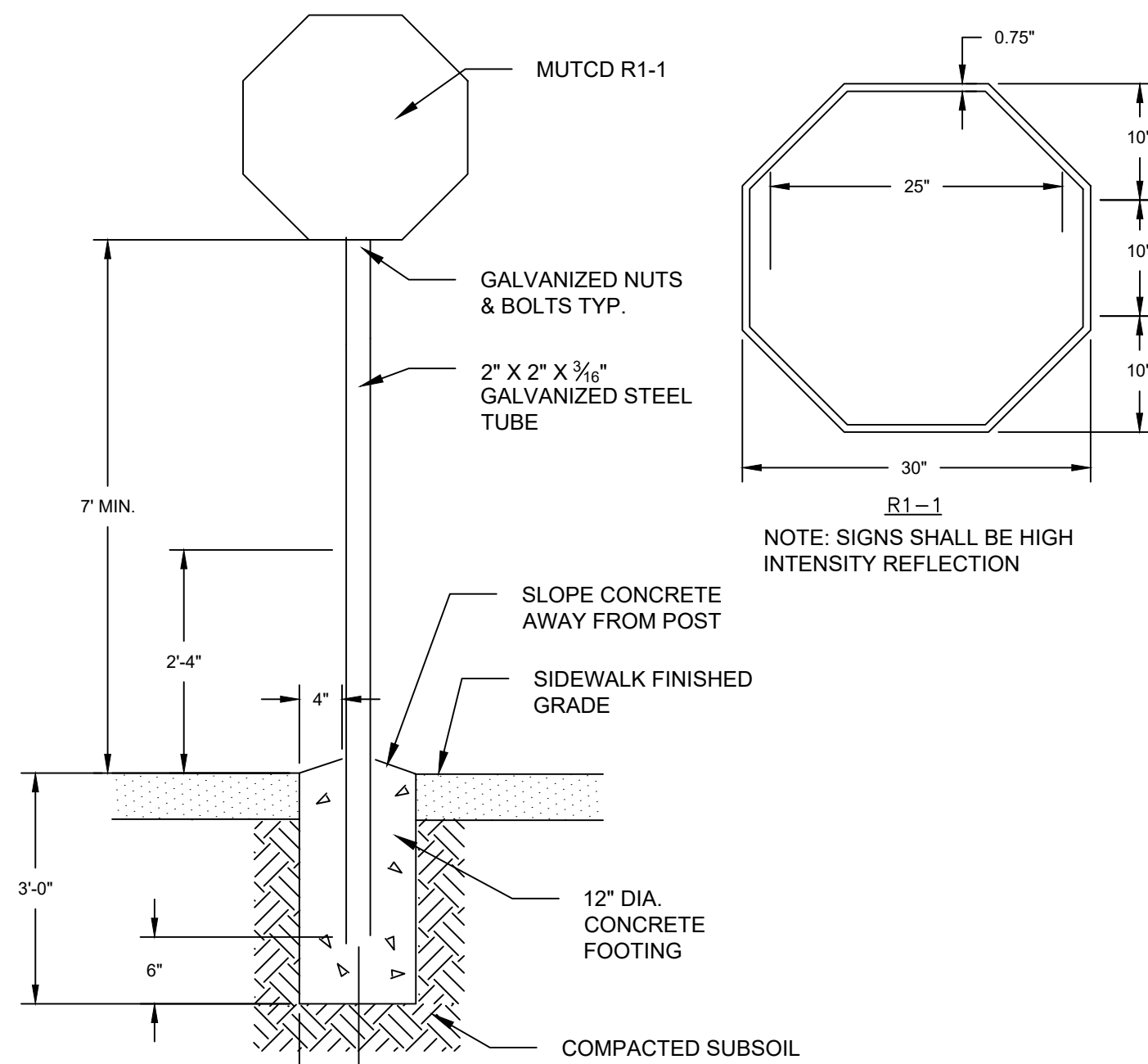
13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



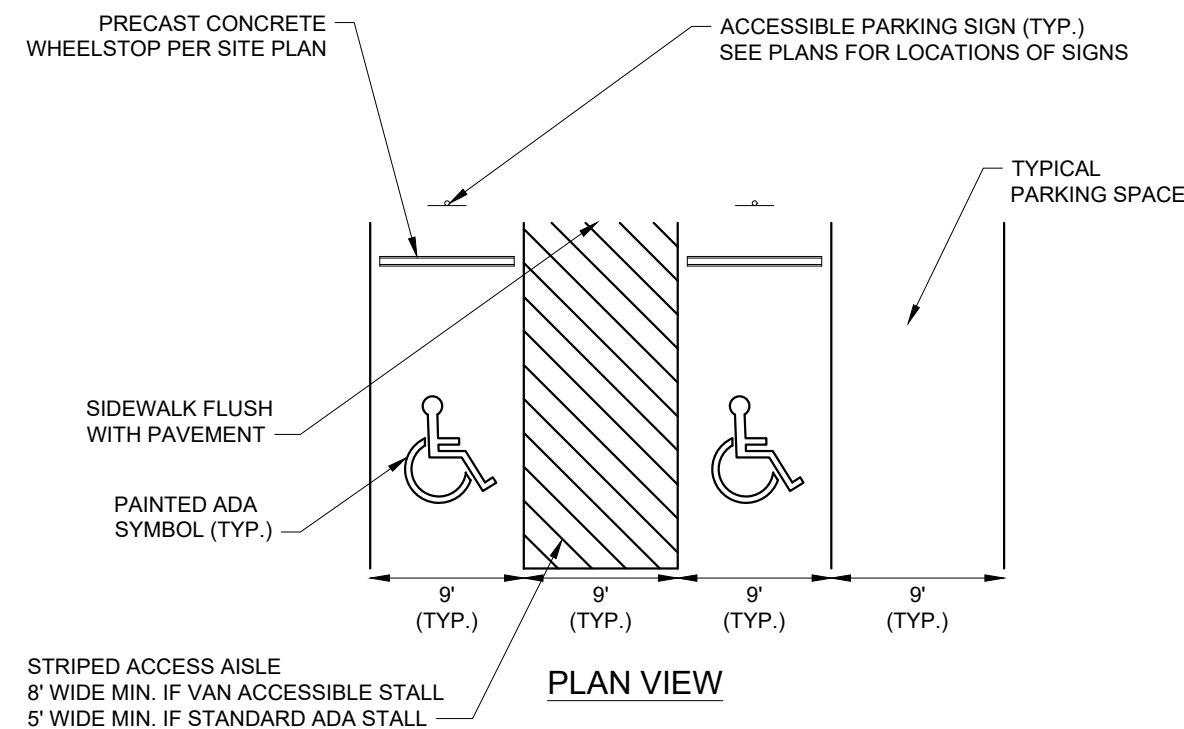
17 TYPICAL ADA RAMP
NOT TO SCALE



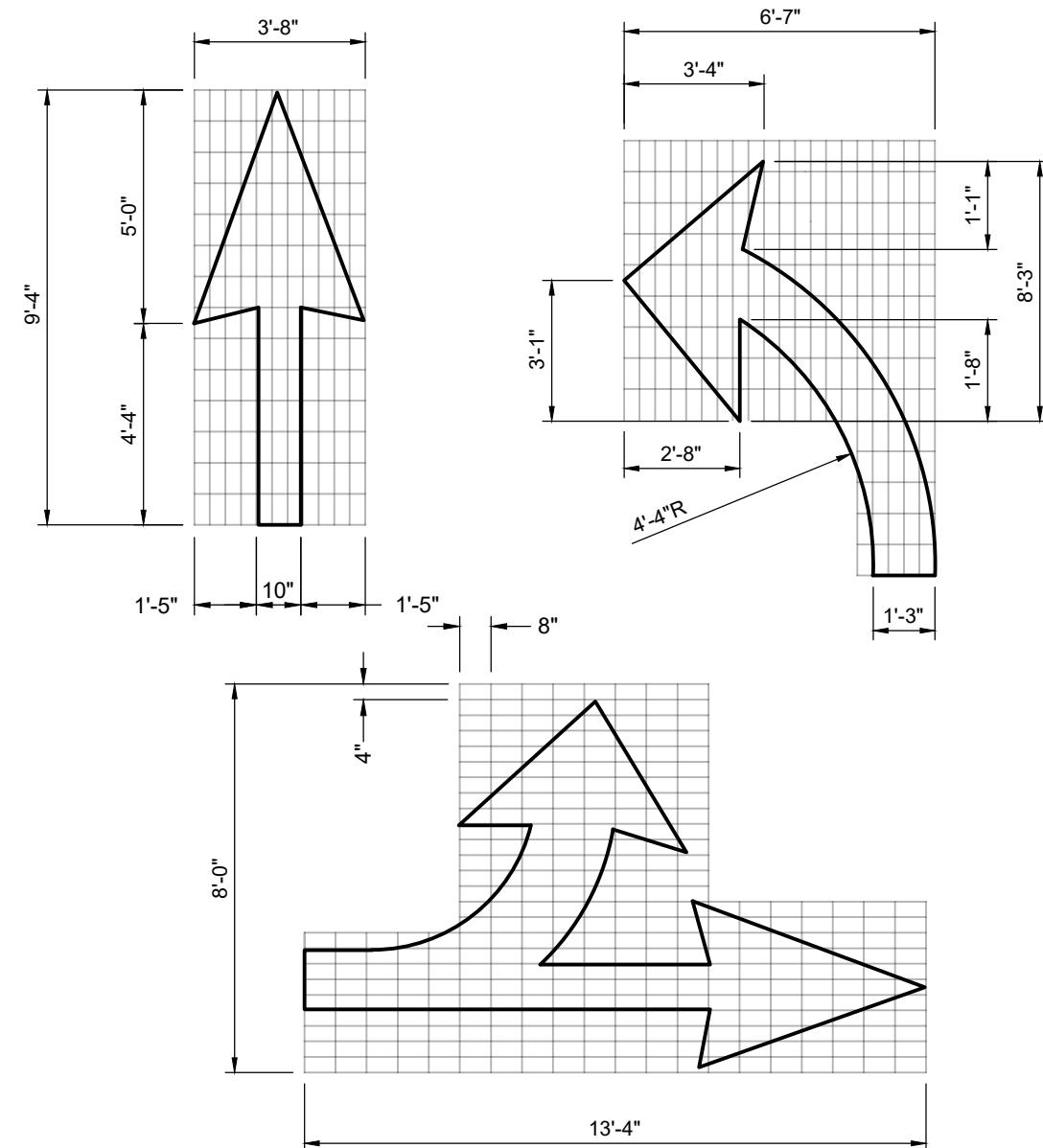
21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



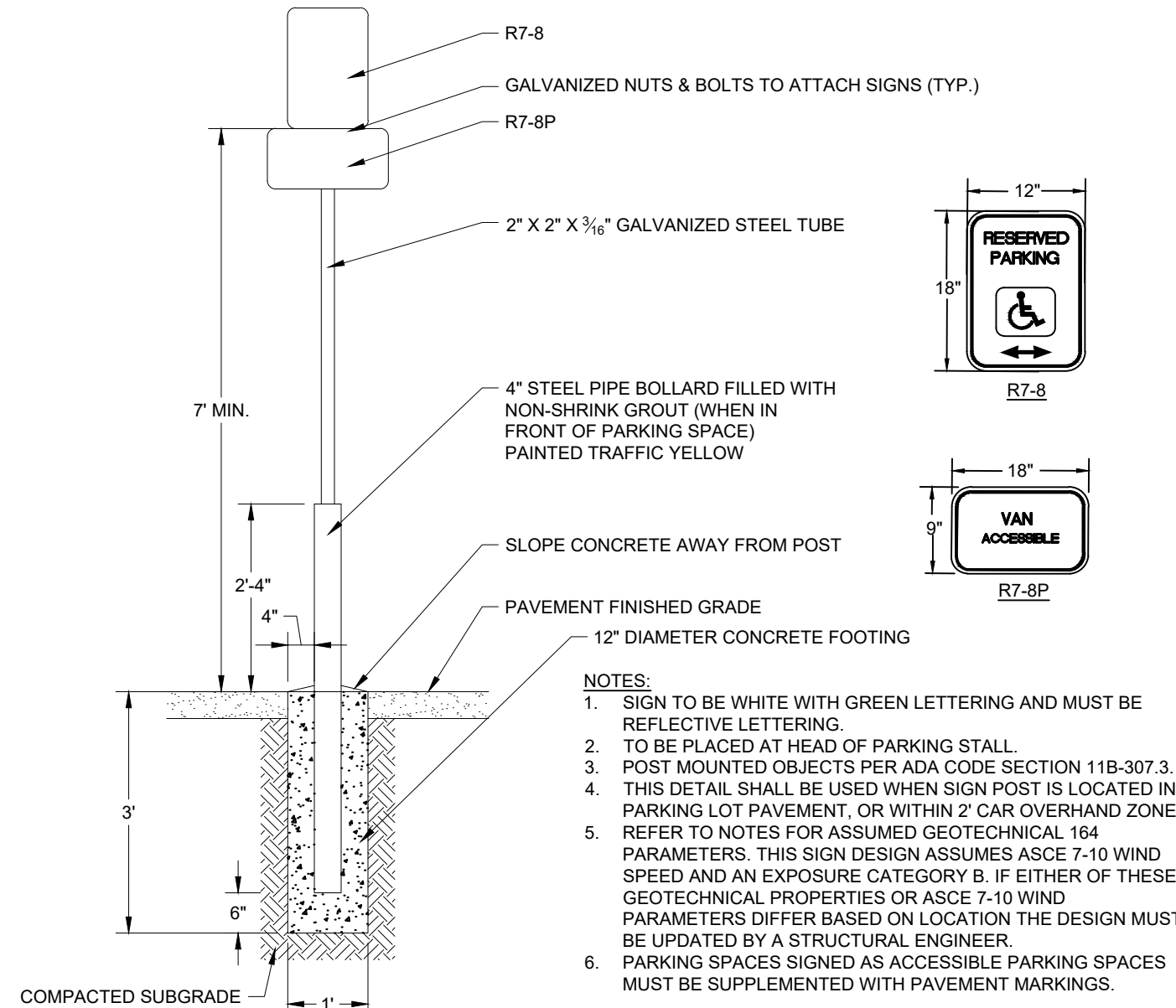
14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE



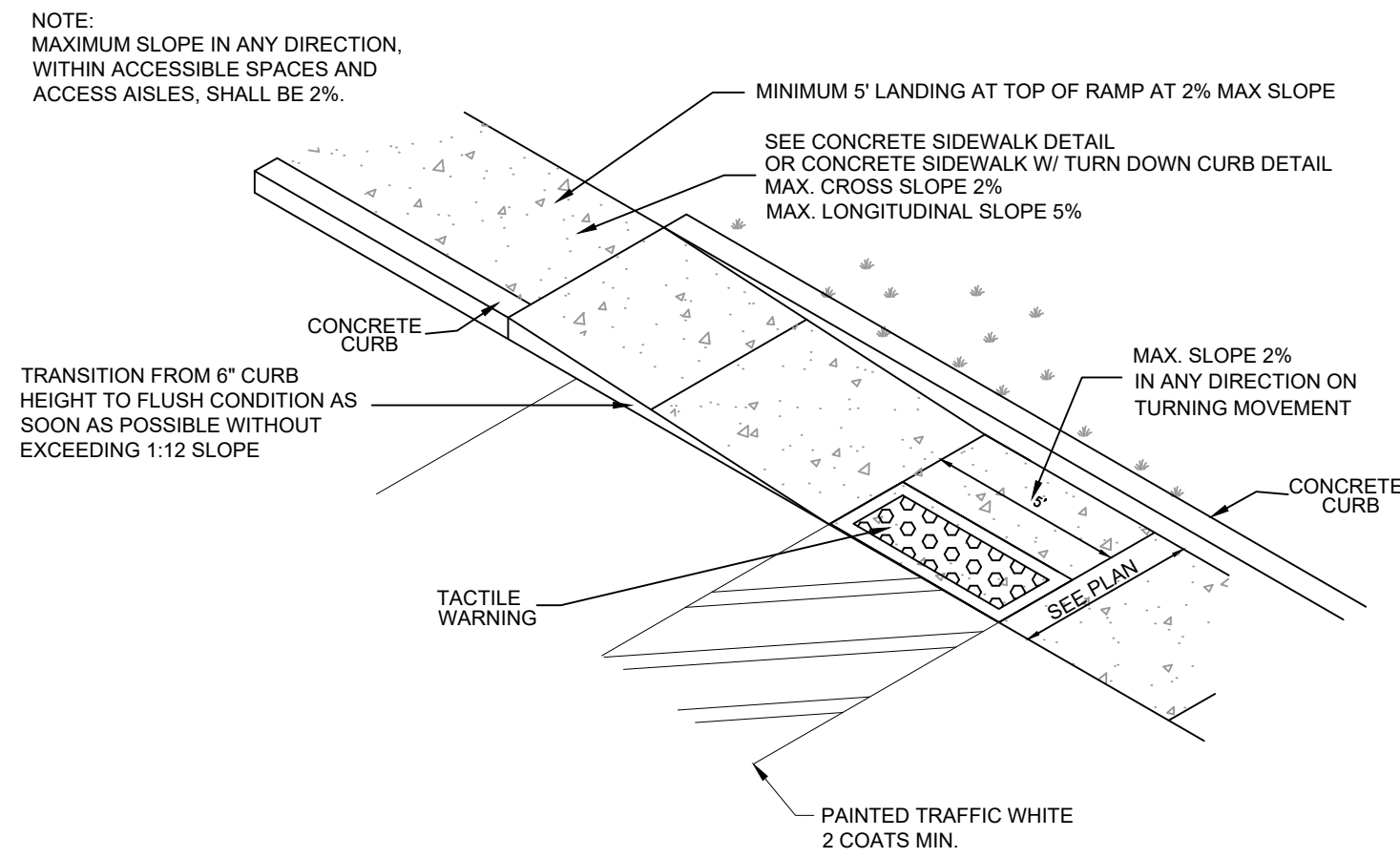
18 ADA PARKING STALL LAYOUT
NOT TO SCALE



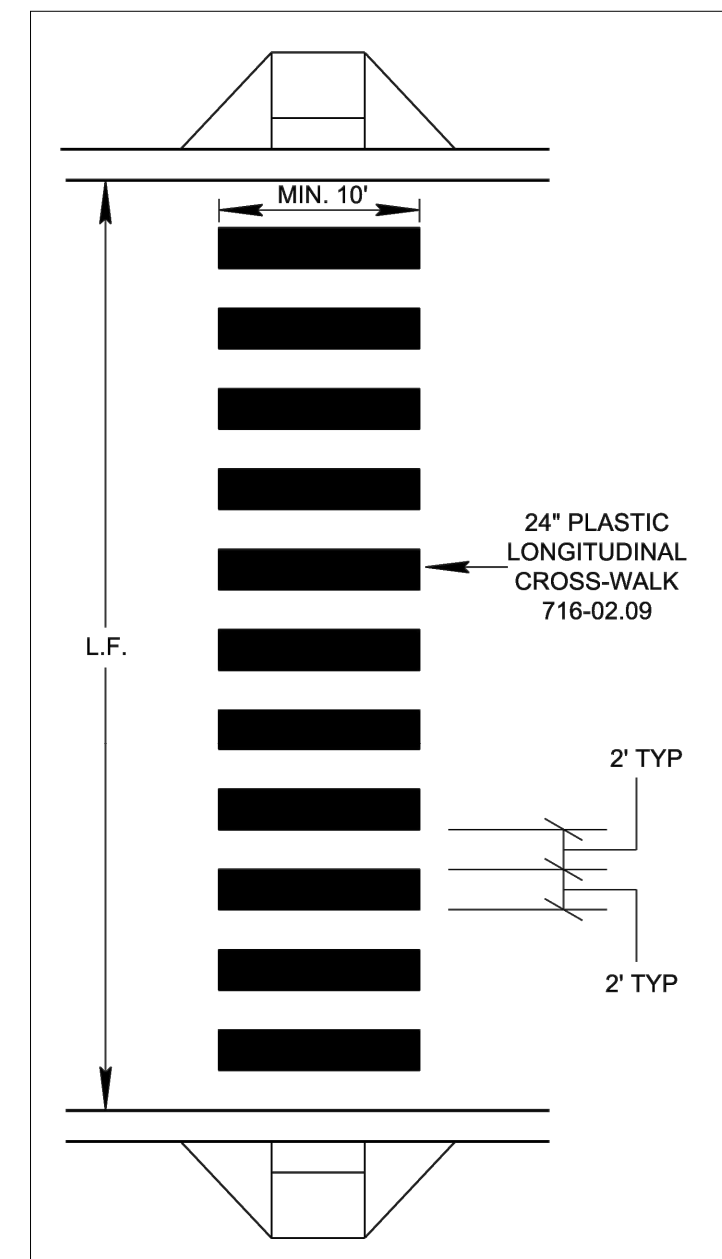
22 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



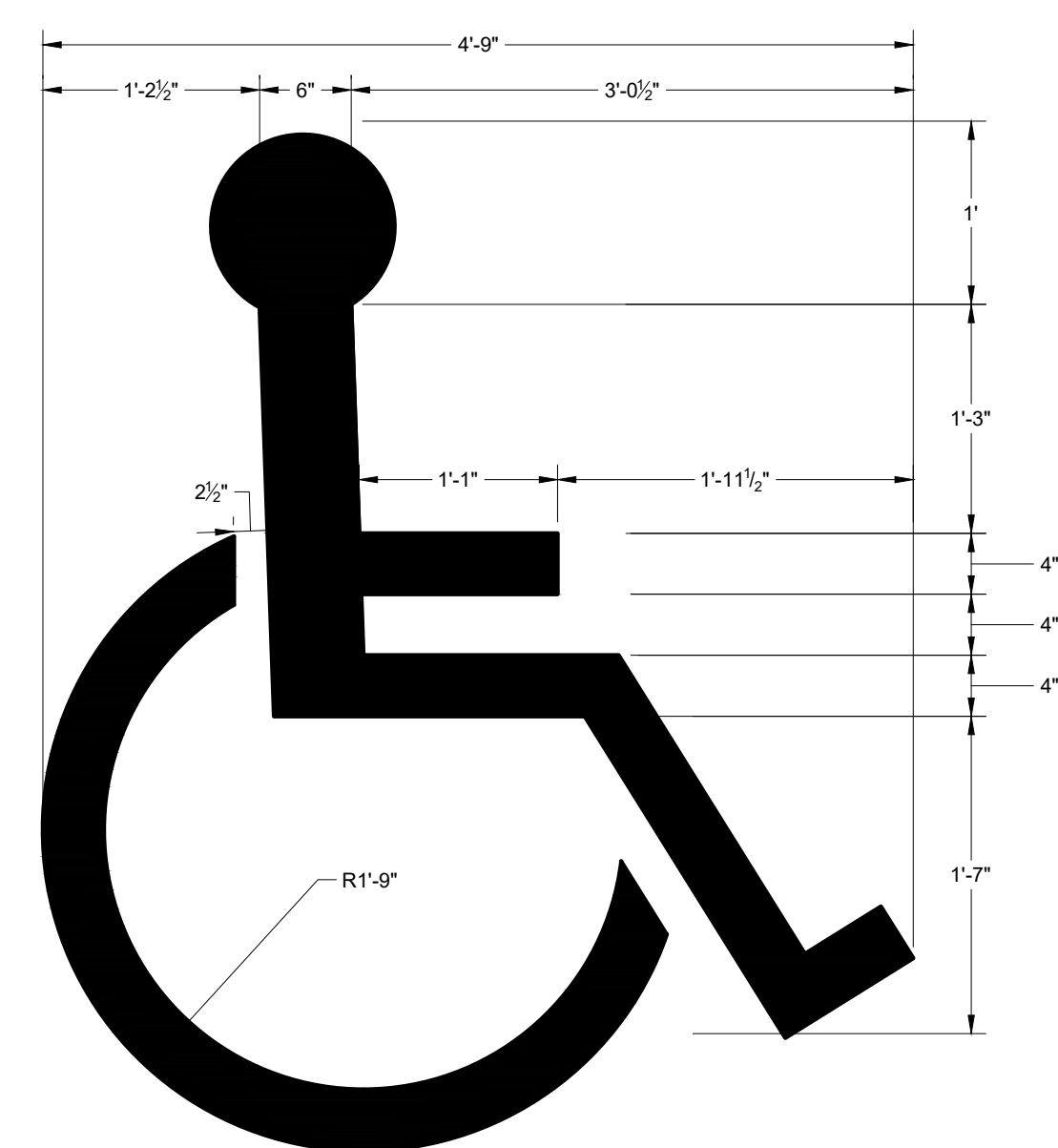
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



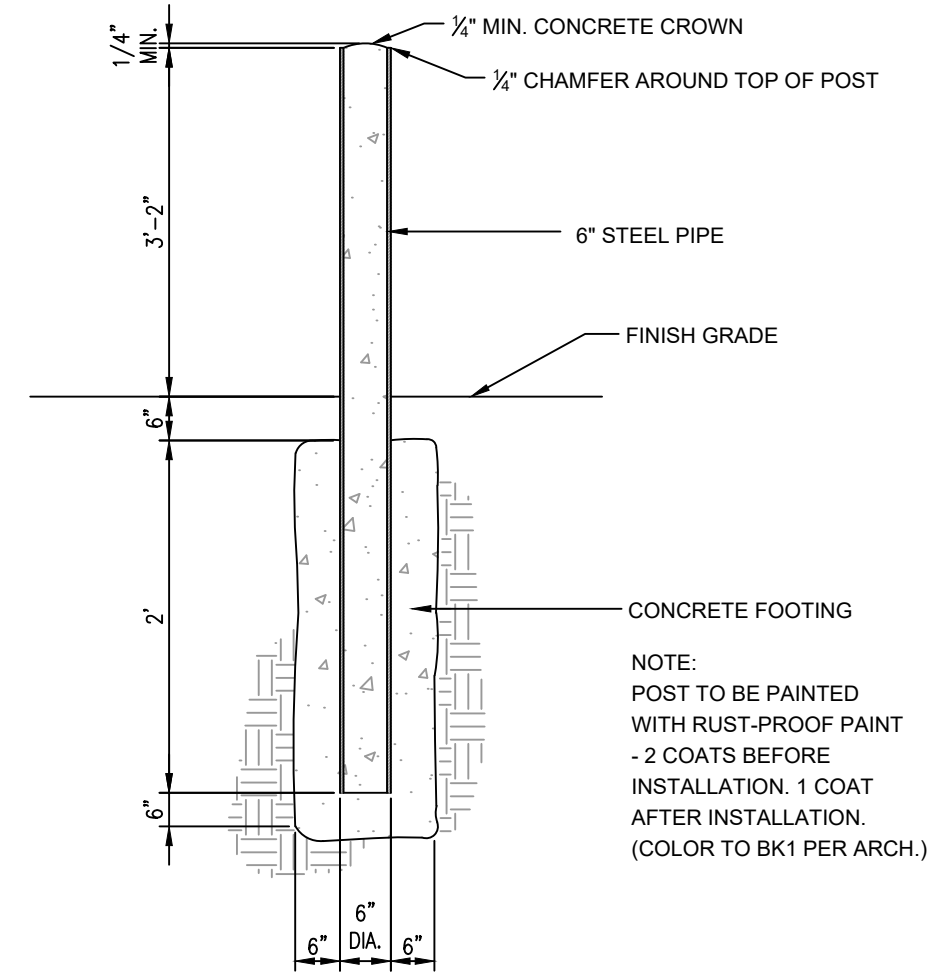
19 ADA CURB RAMP
NOT TO SCALE



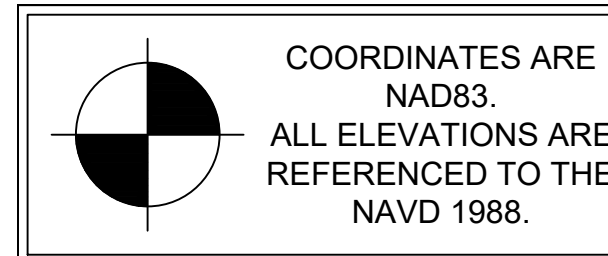
23 CROSS-WALK (TDOT T-M-4)
NOT TO SCALE



16 ADA PARKING SPACE SYMBOL
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE



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REVIEWS		DATE	BY
No			
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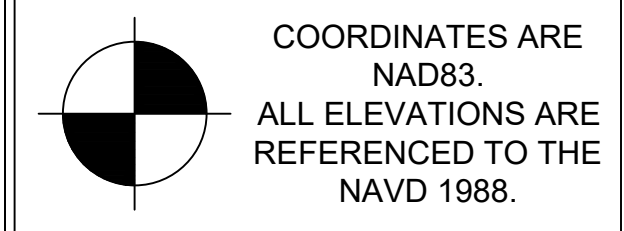
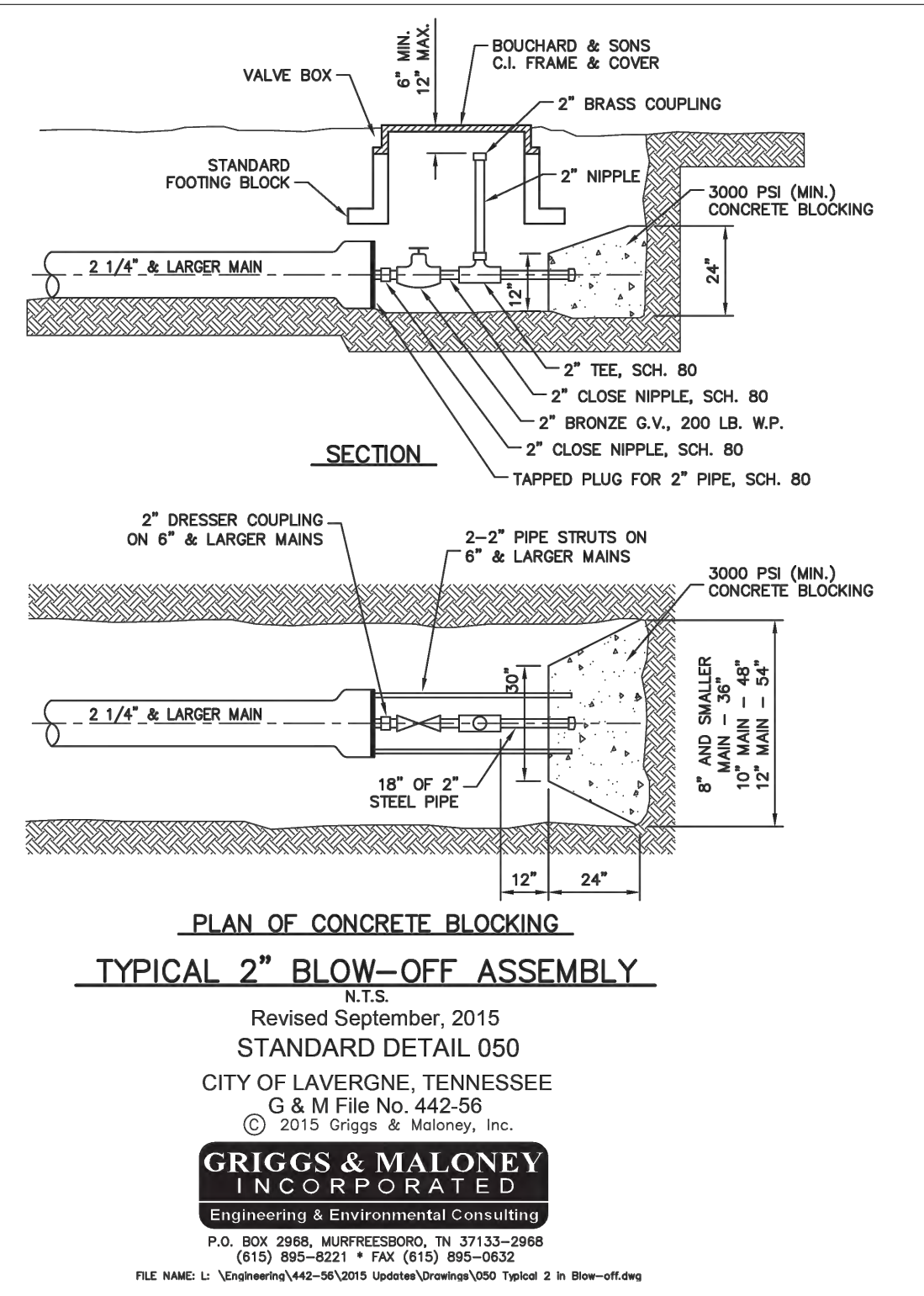
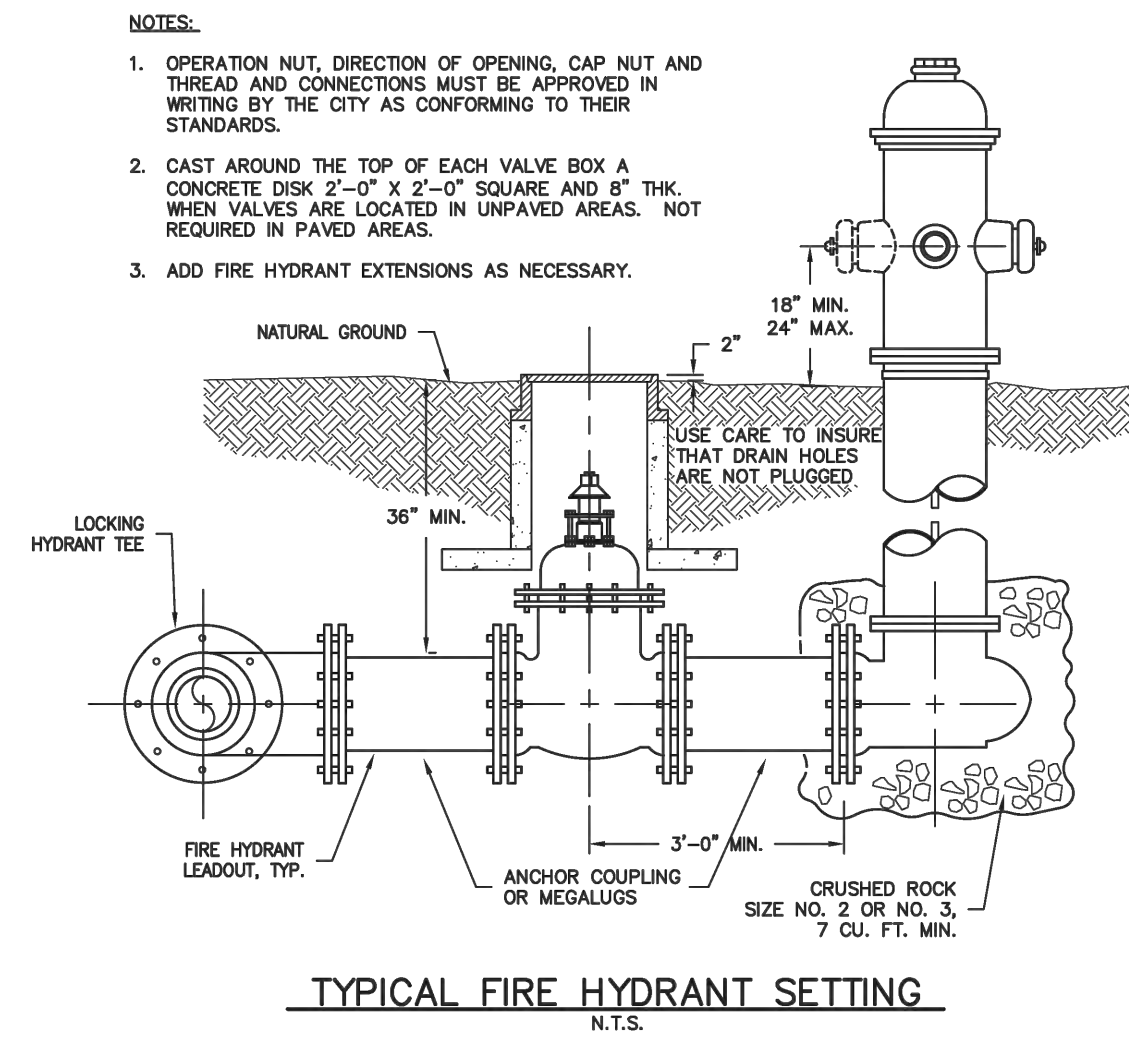
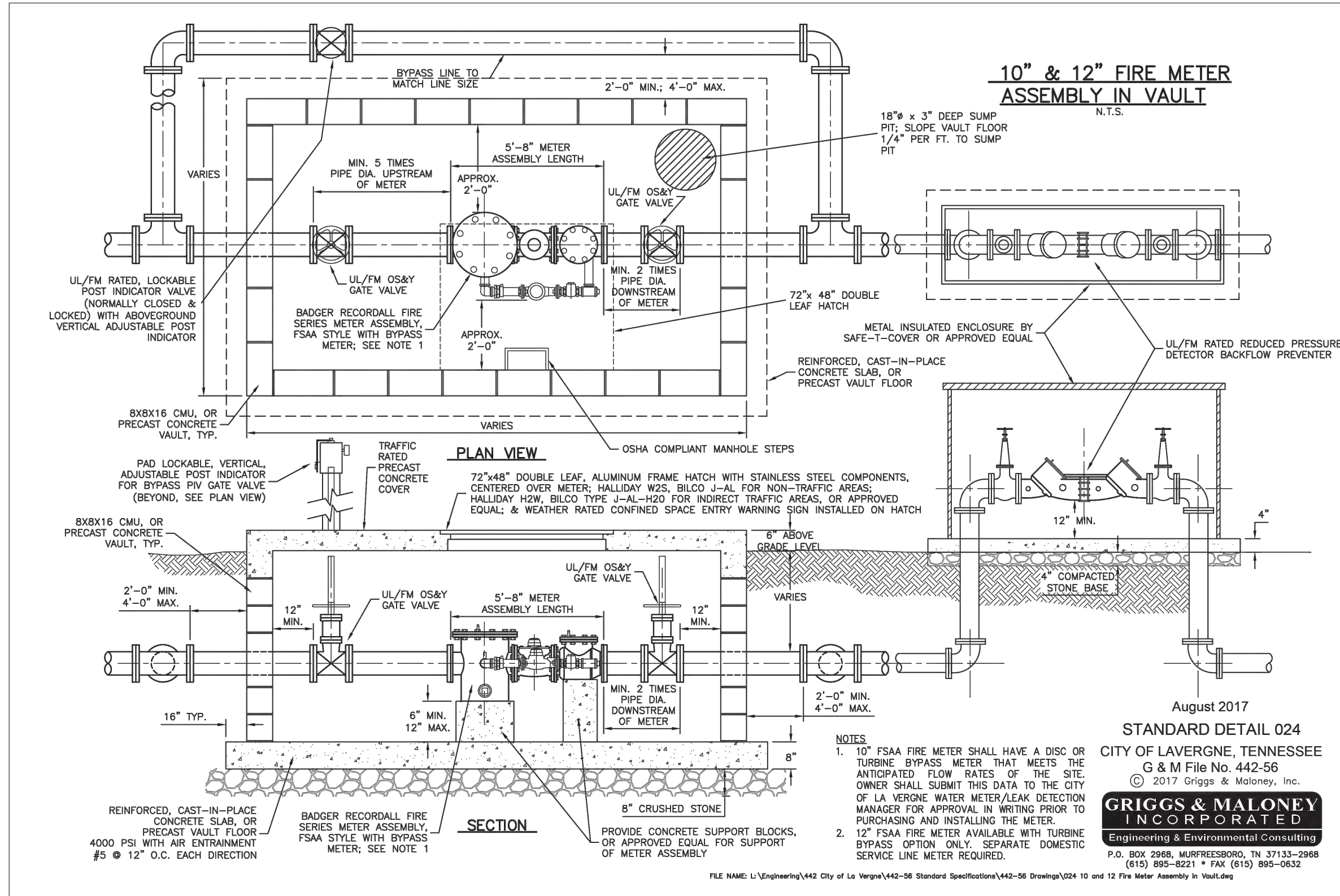
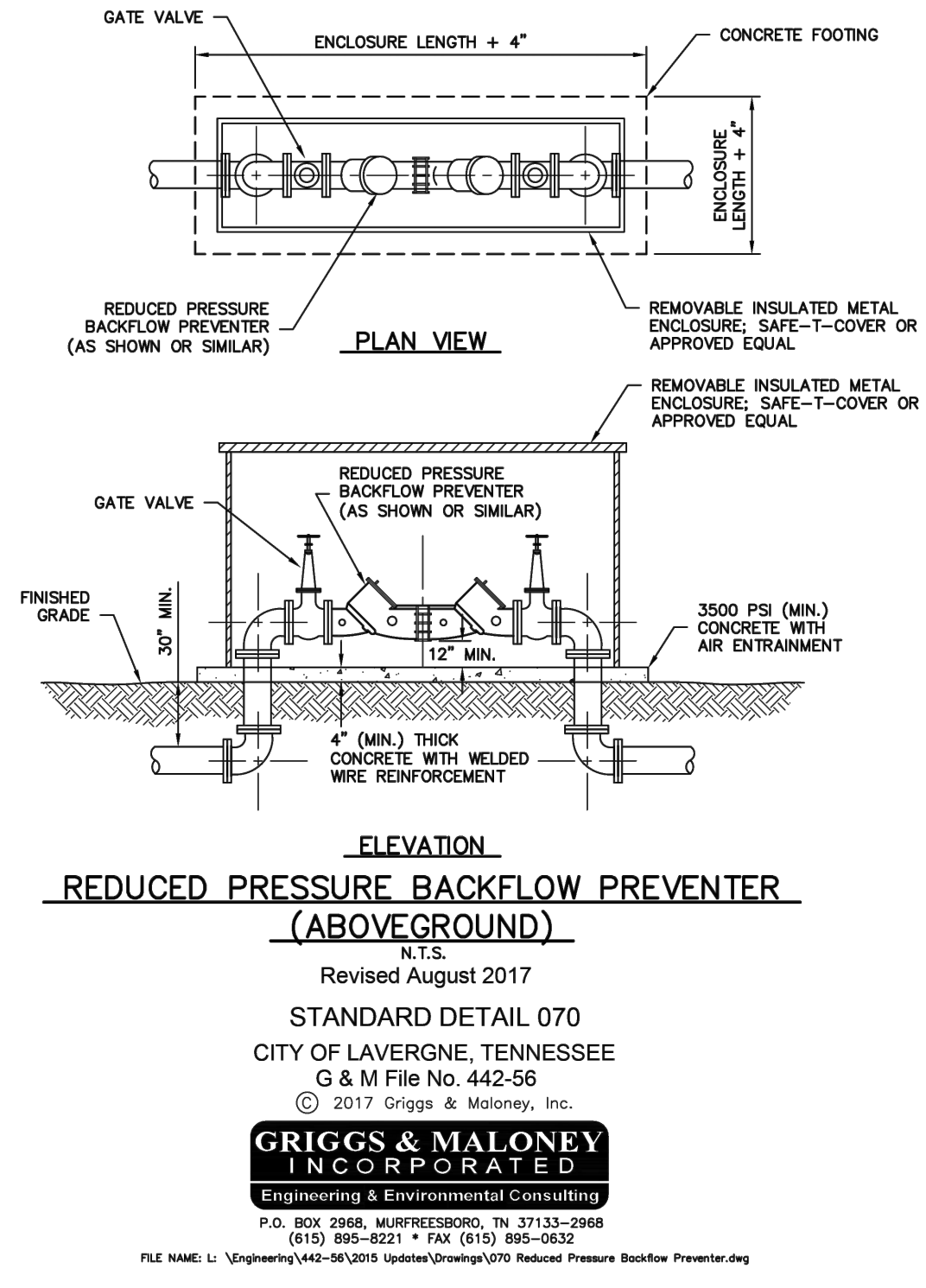
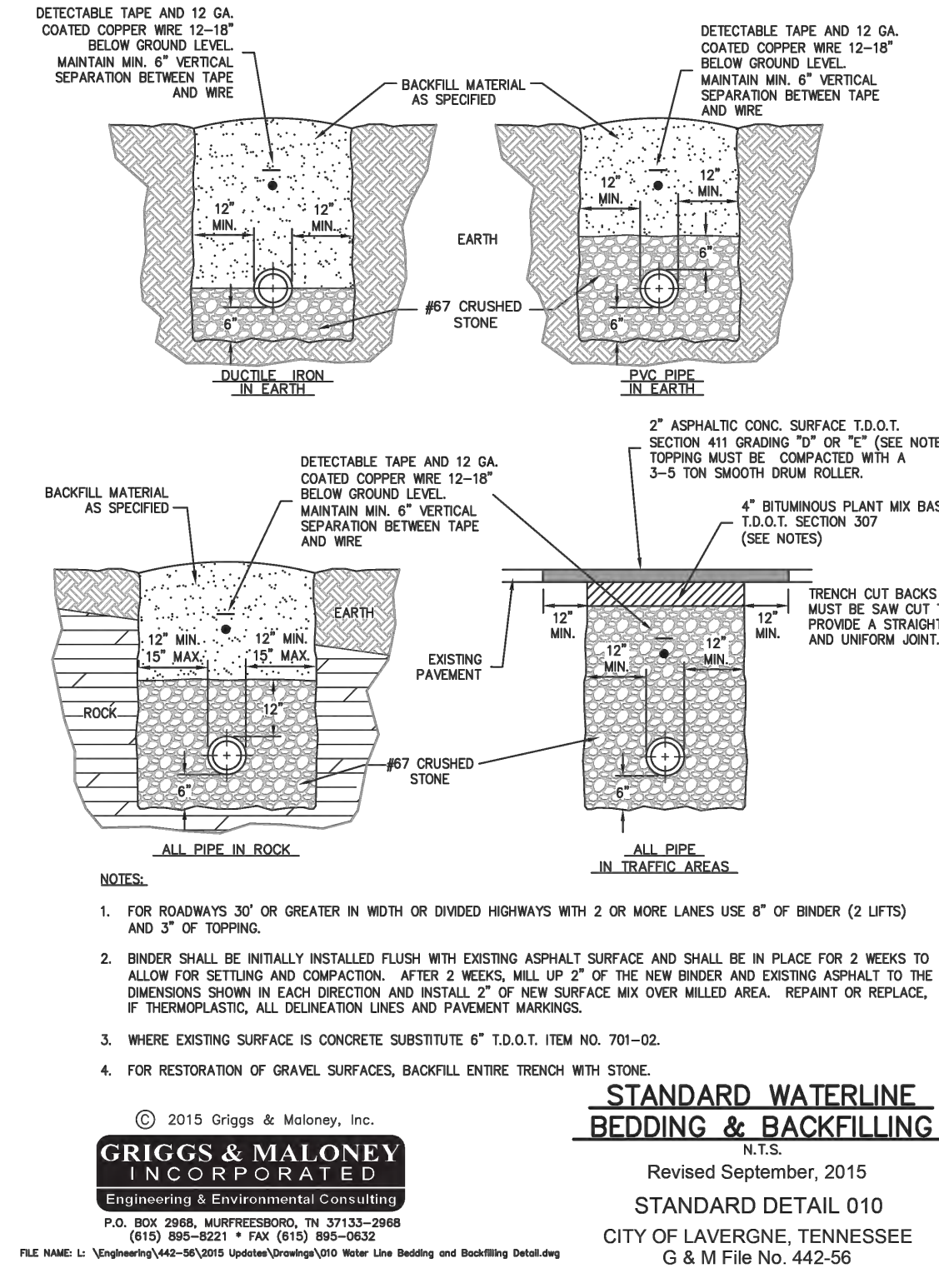
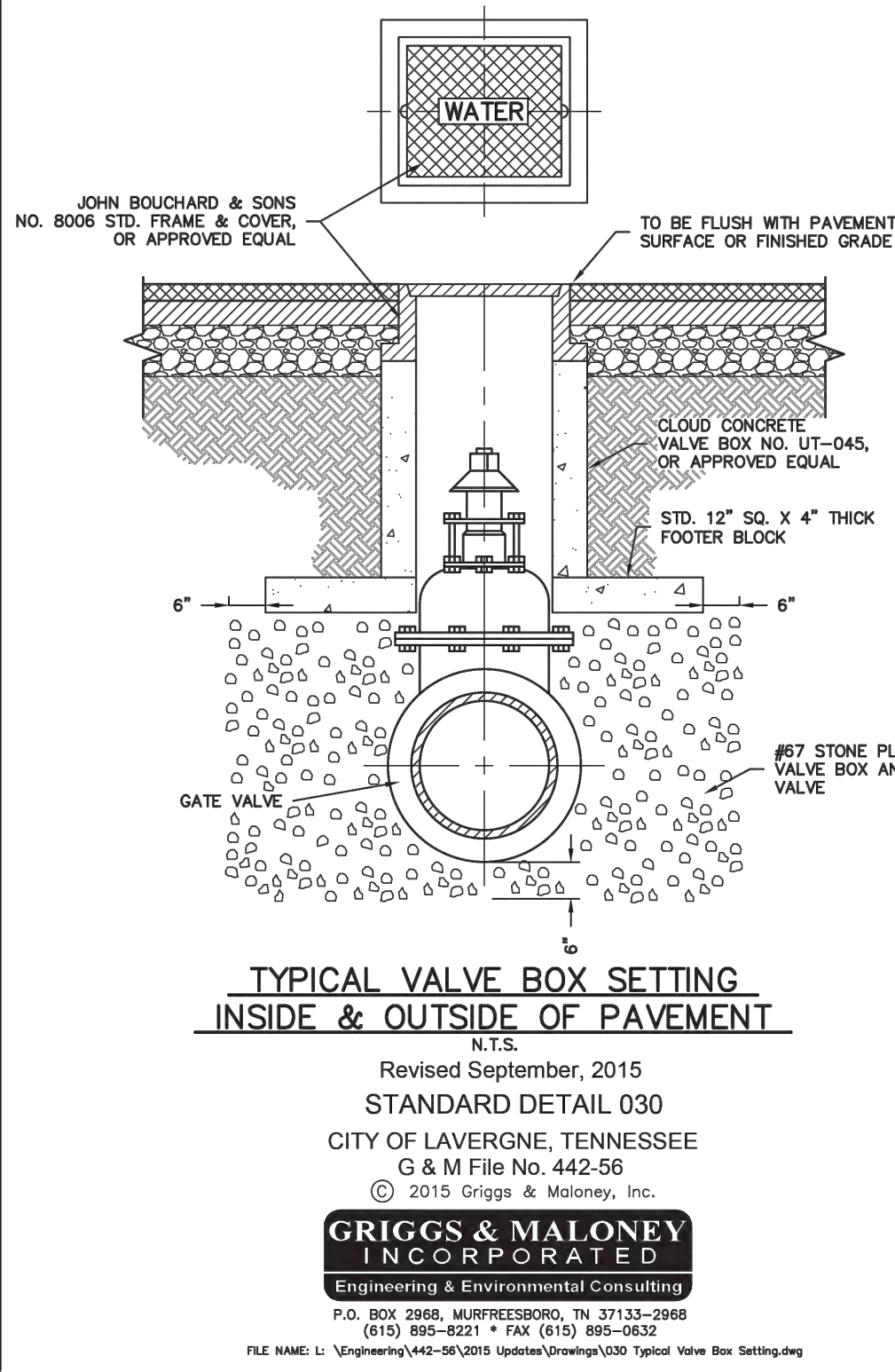
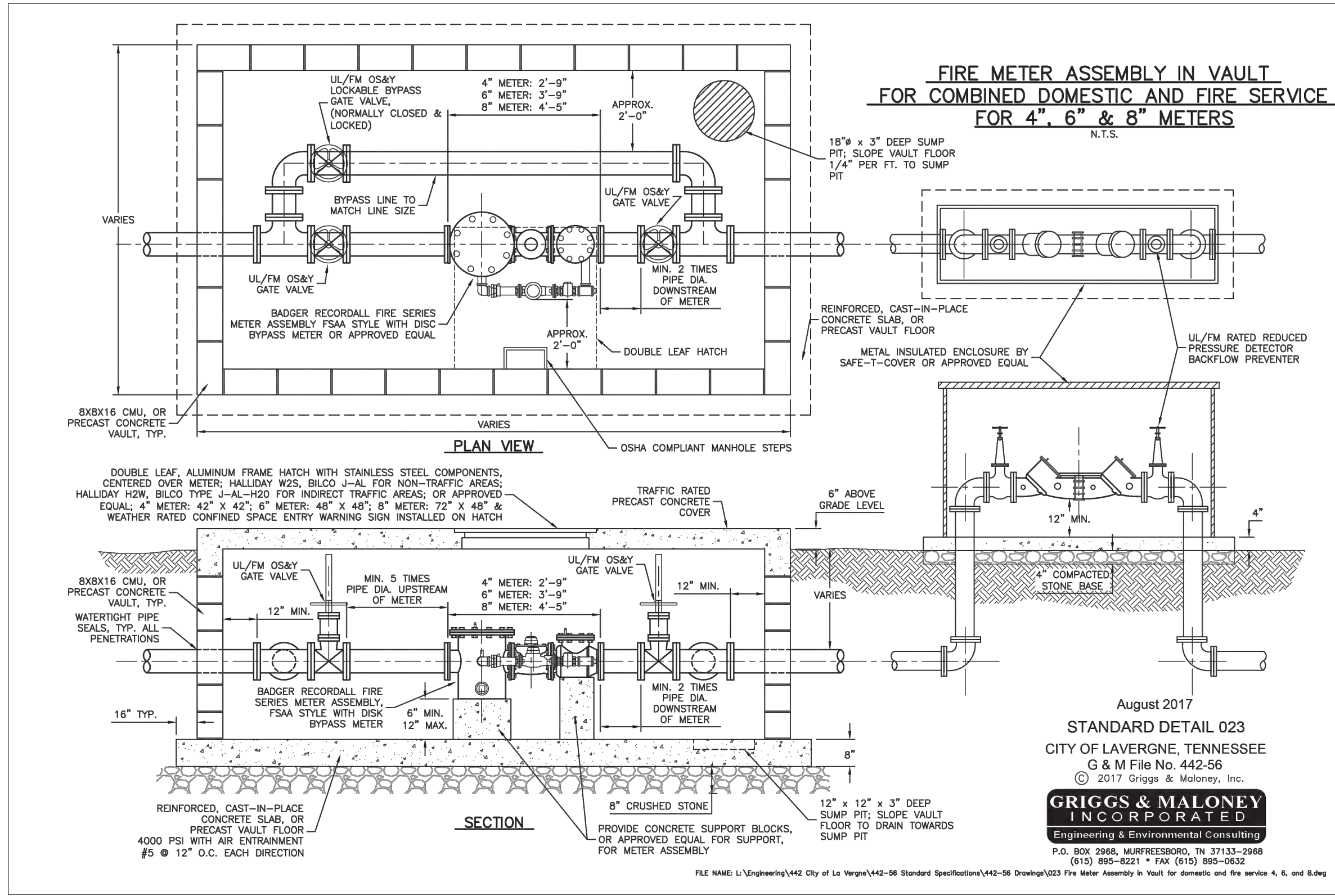
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

SITE DETAILS

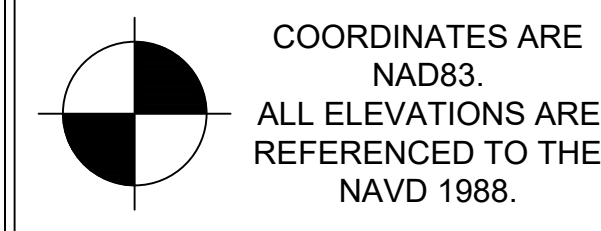
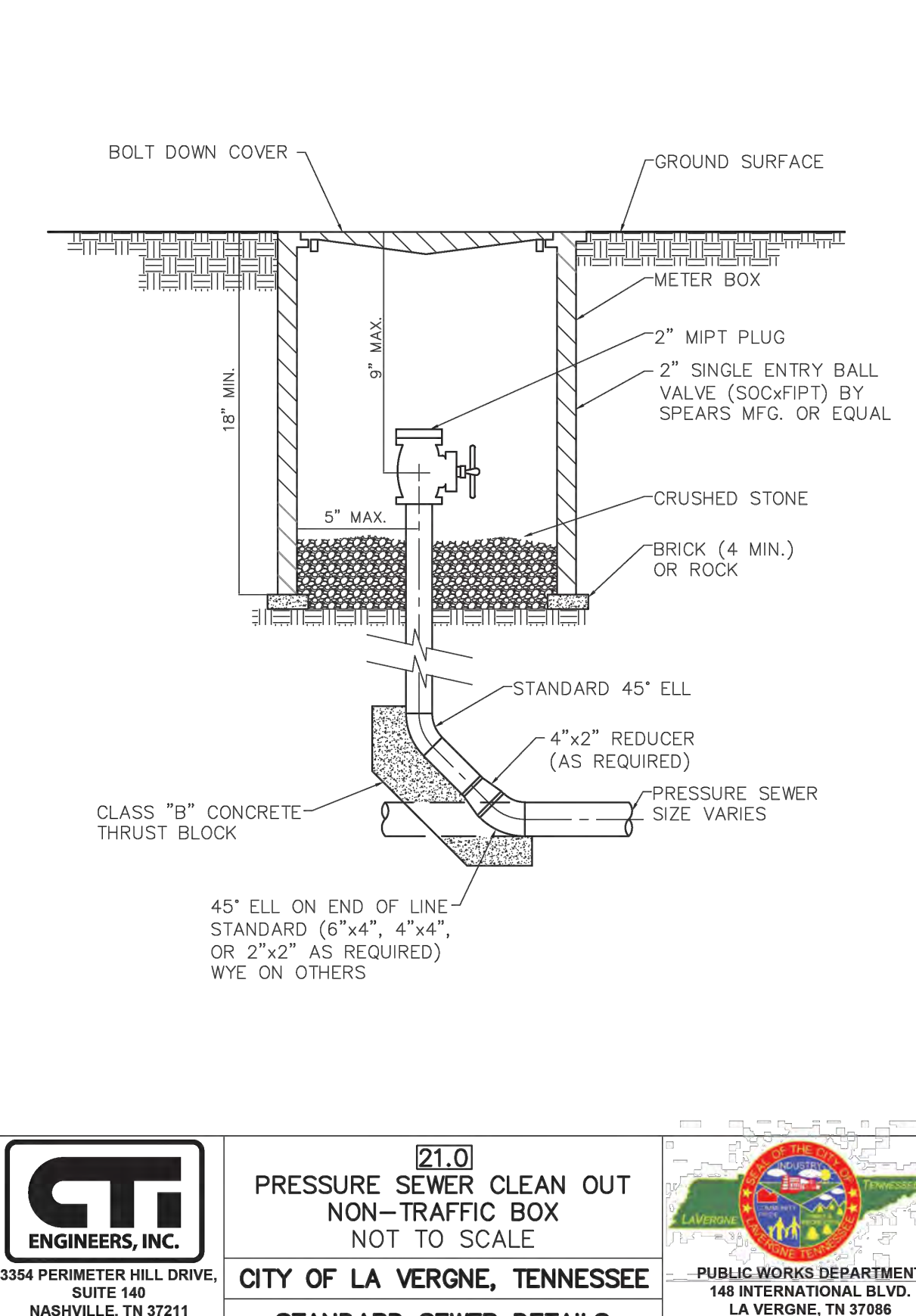
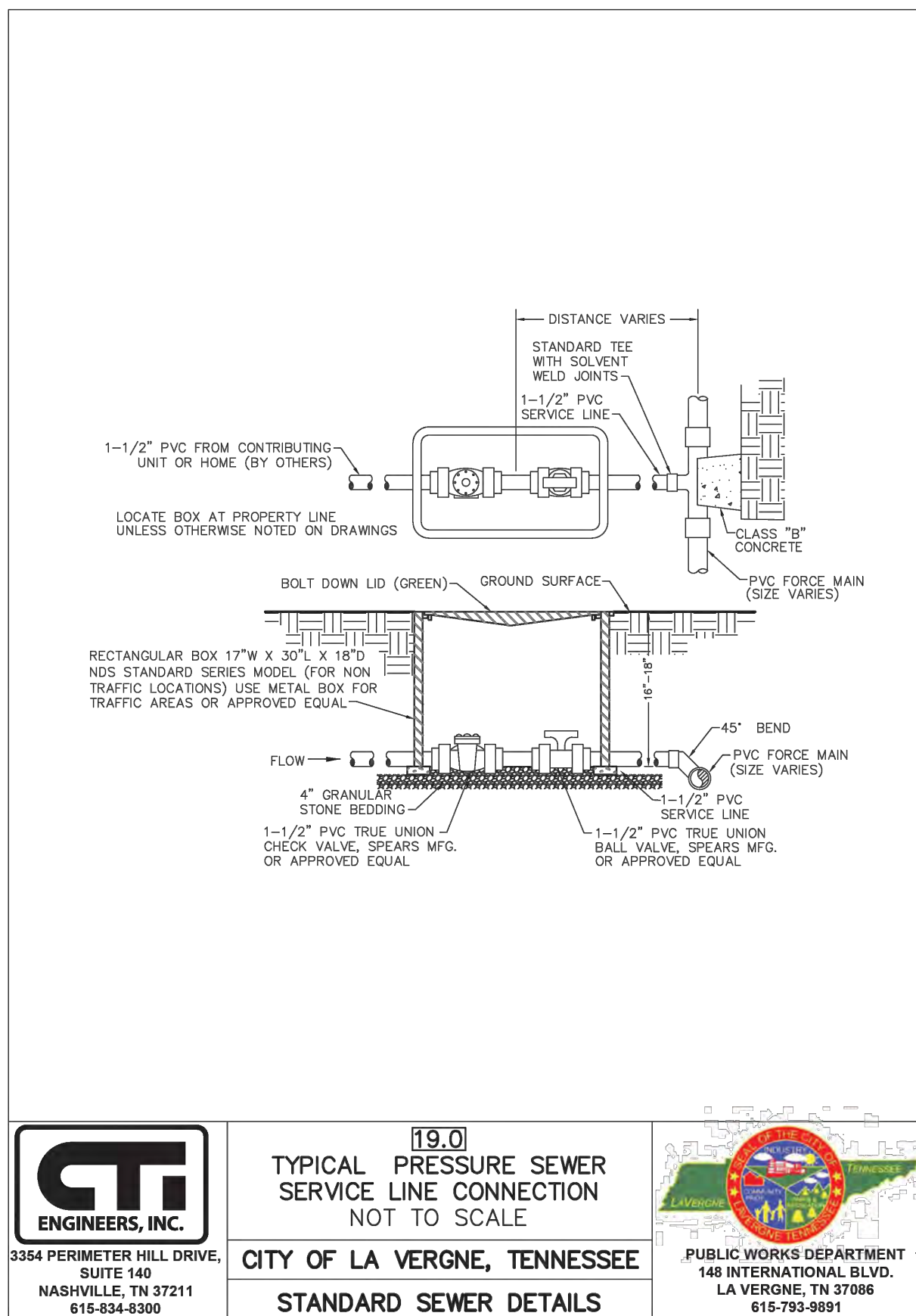
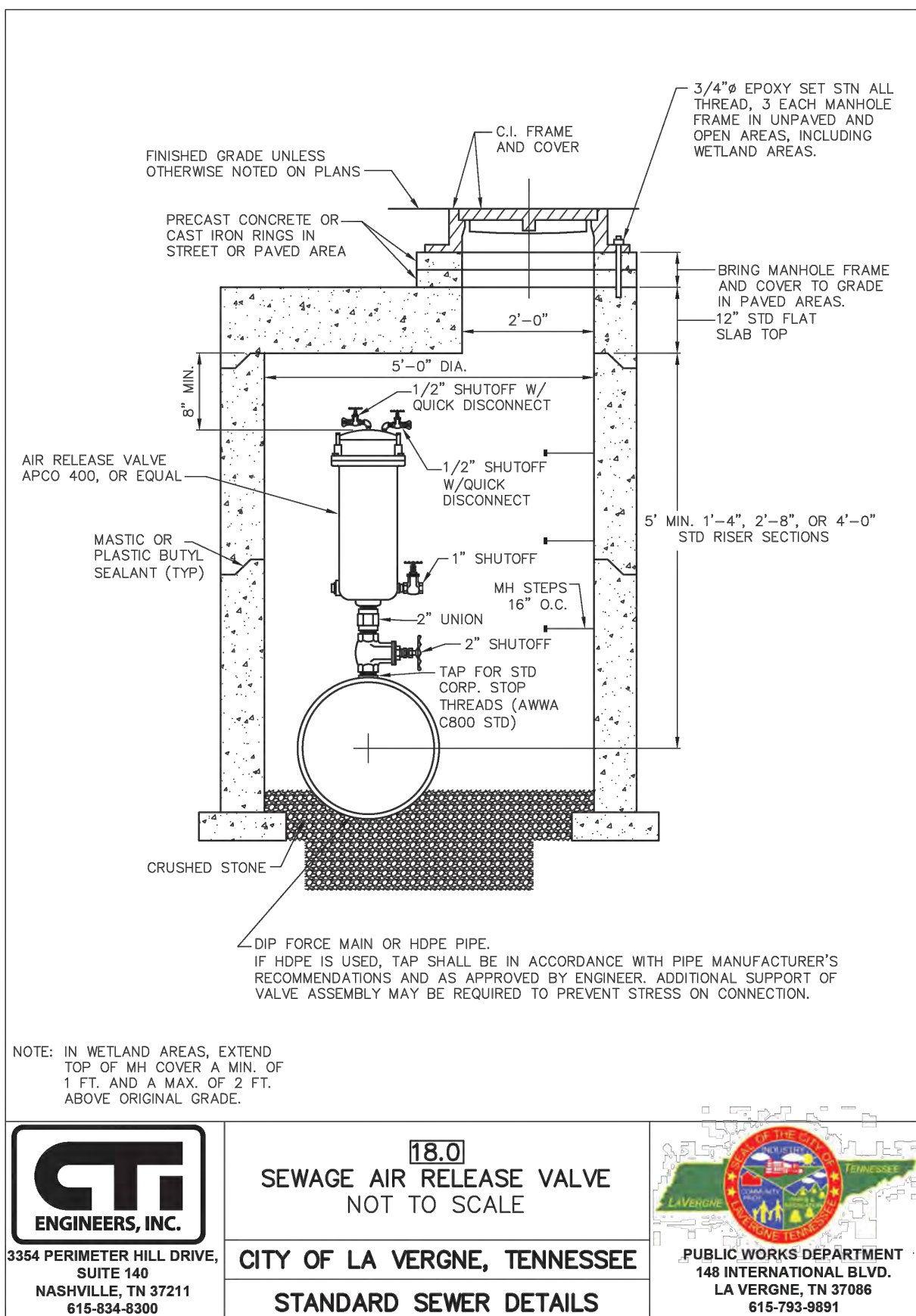
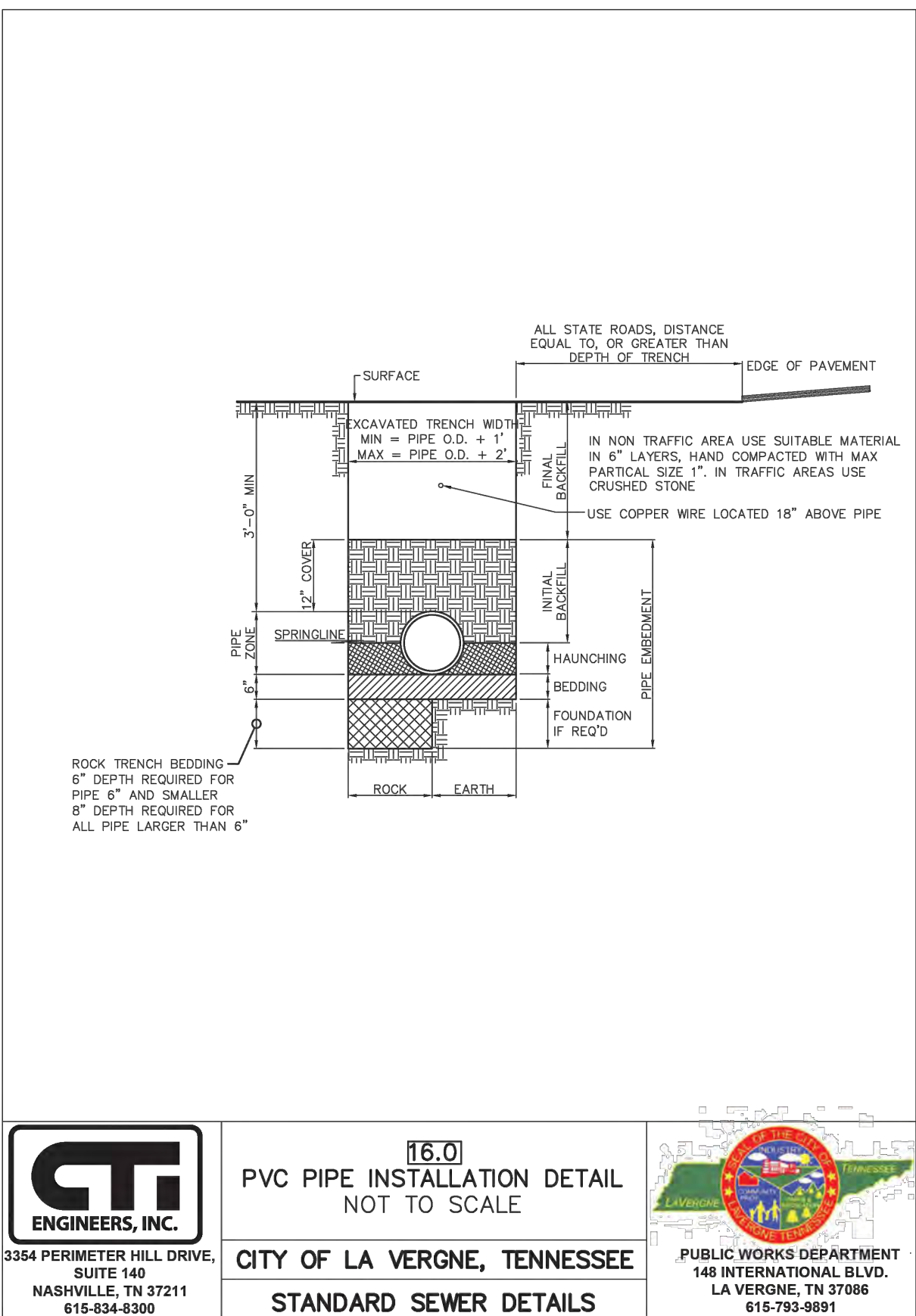
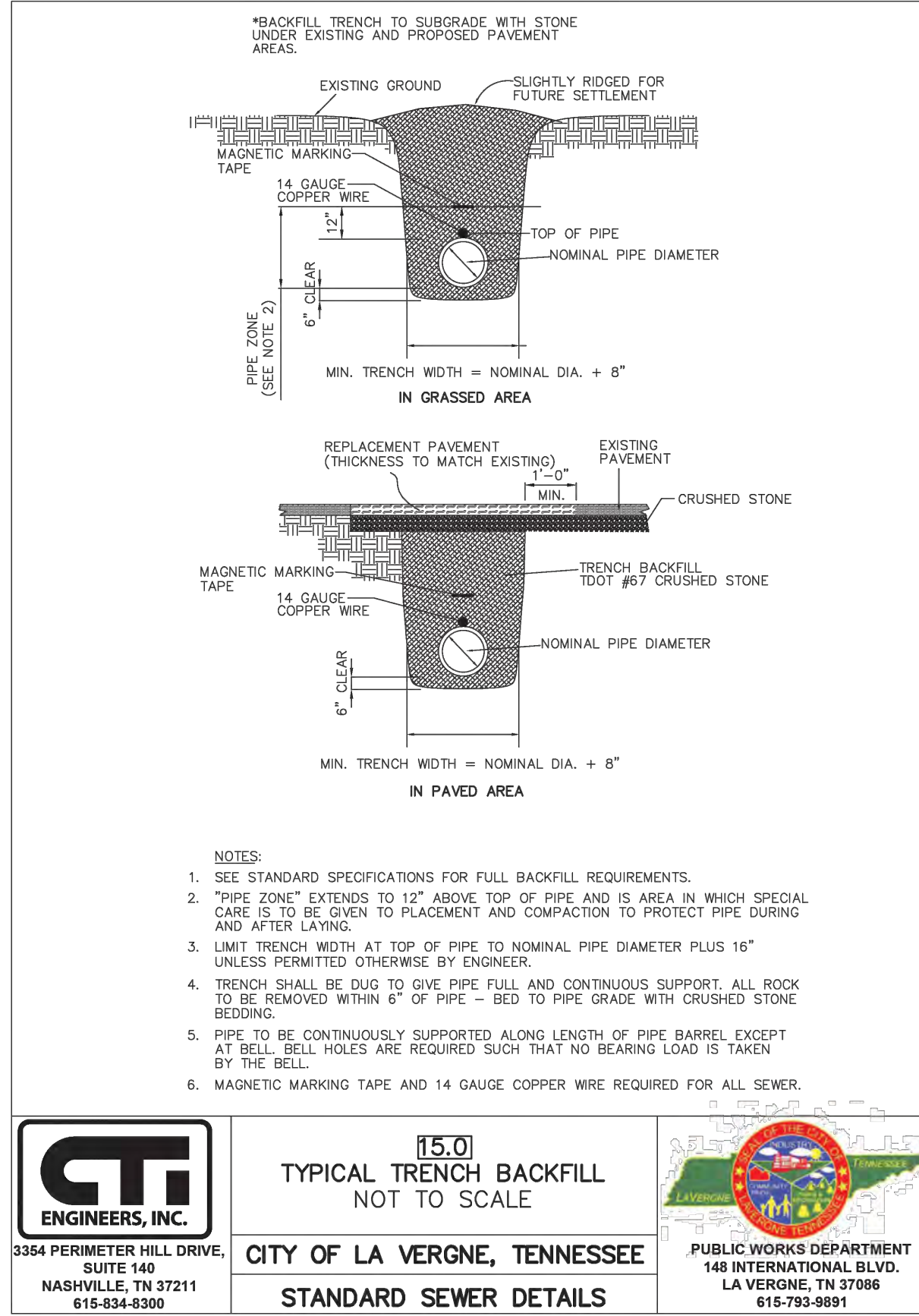
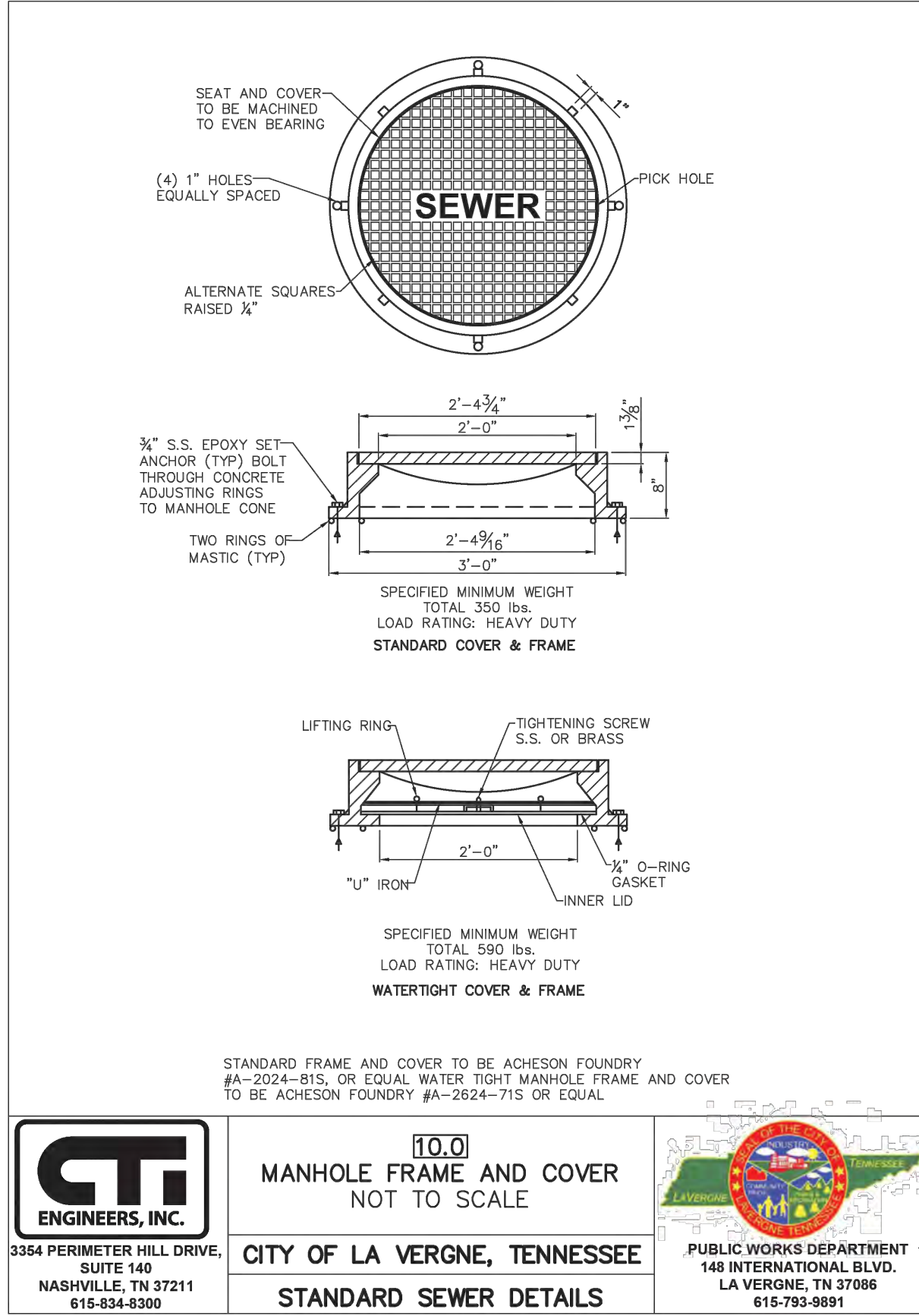
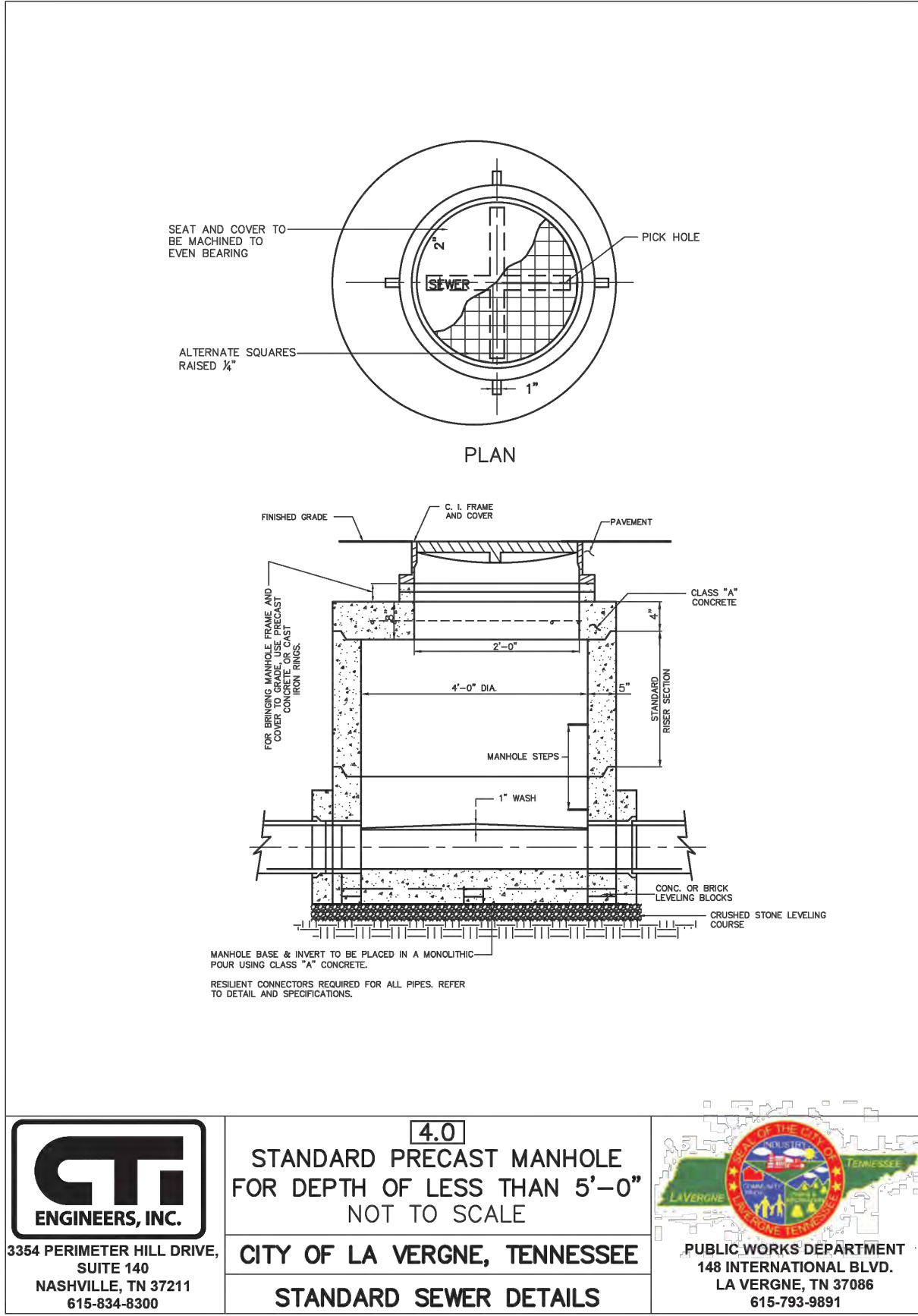
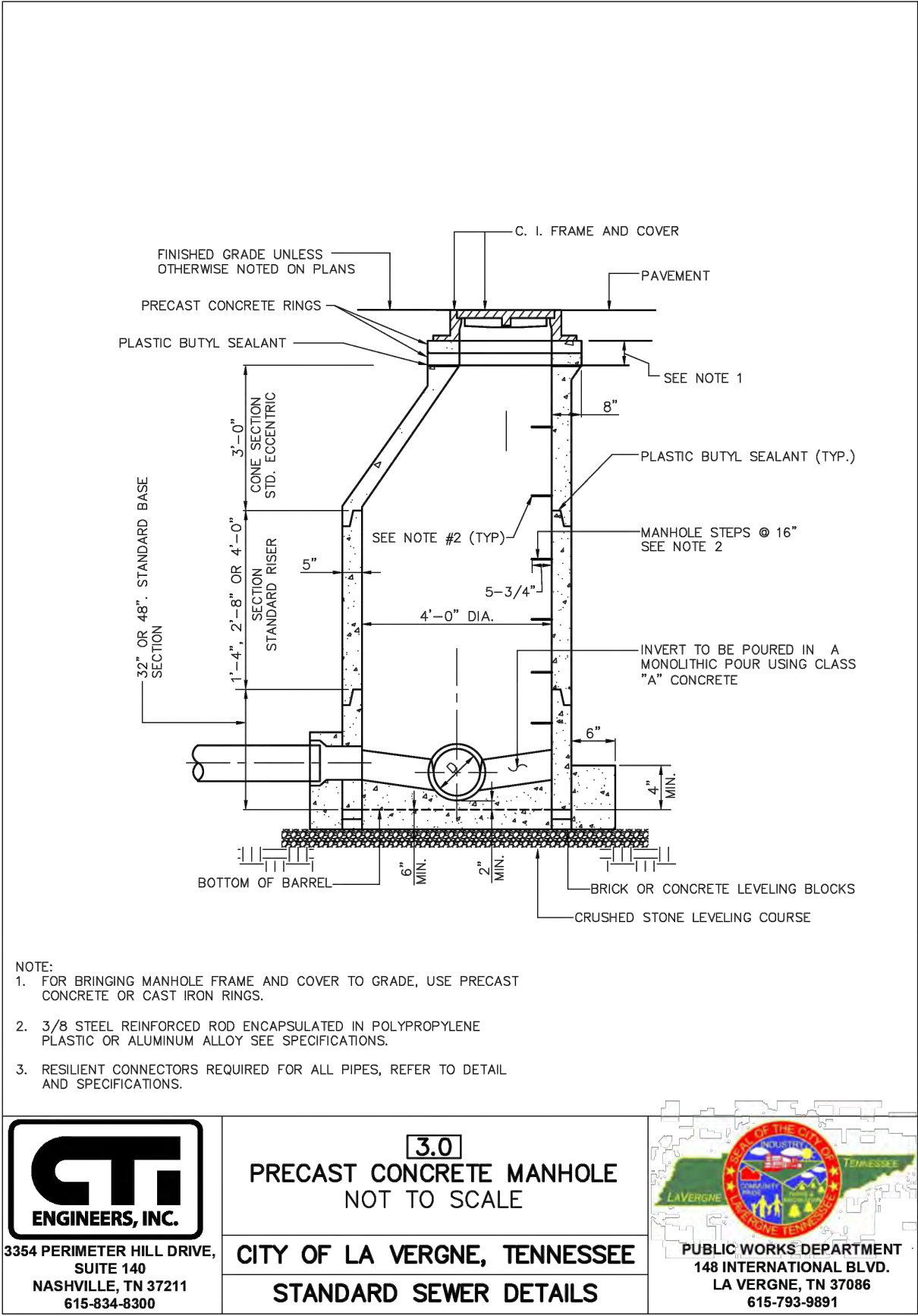
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C8-11

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COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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PRELIMINARY
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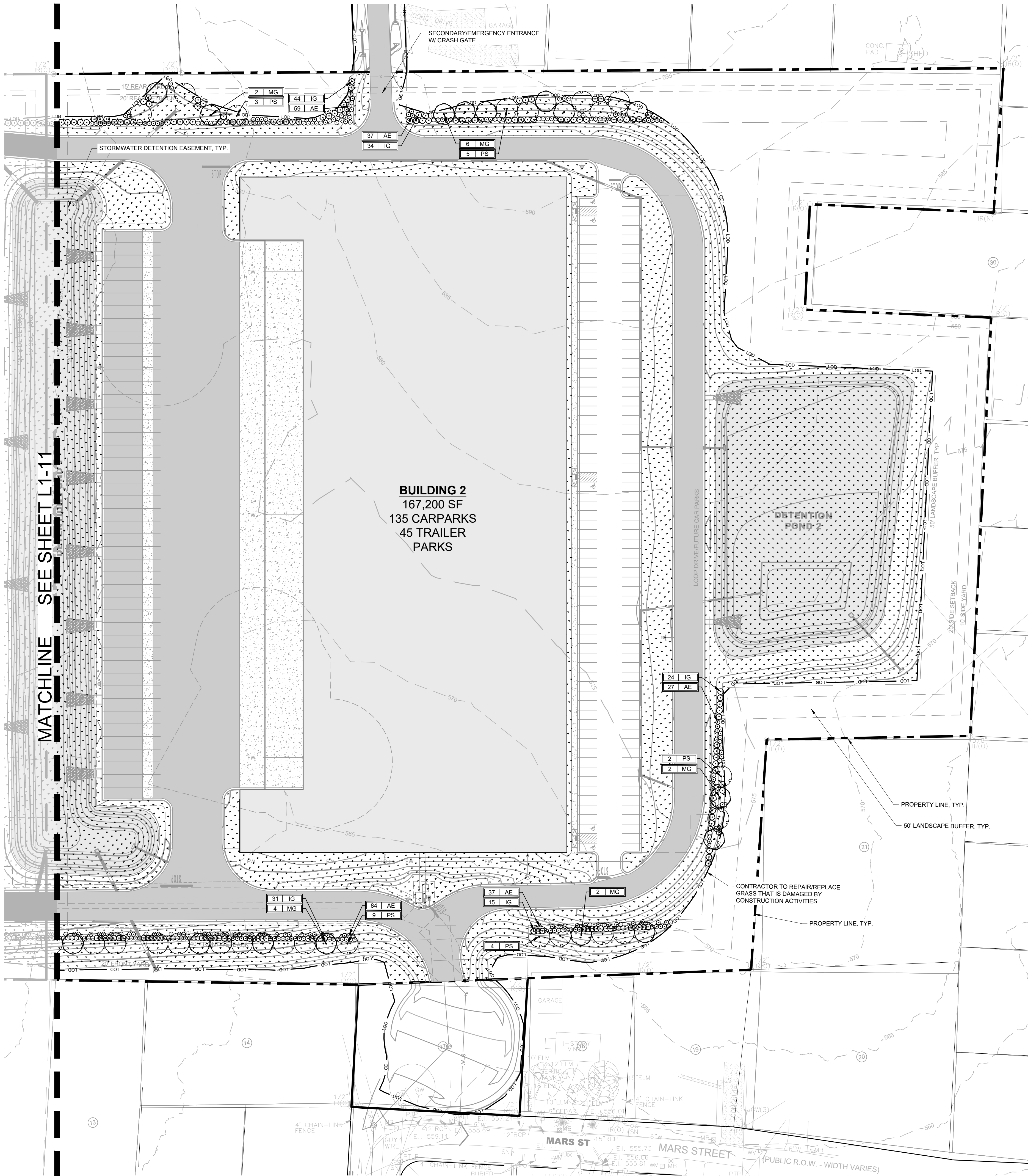
NO.	BY	DATE	REVISIONS
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

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C8-21

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LANDSCAPE DATA TABLE	
PROJECT NAME:	LA VERGNE BUSINESS CENTER
PROPERTY ADDRESS:	1701 MARS STREET LA VERGNE, TN 37086
MAP AND PARCEL ID:	MAP 014 PARCEL 046.01, 025.00
EXISTING ZONING:	I-1, LIGHT INDUSTRIAL
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	INDUSTRIAL
SITE AREA (AC):	29.0
BUILDING AREA (SF):	346,800 SF
BUILDING PERMIT:	TBD
GRADING PERMIT:	TBD

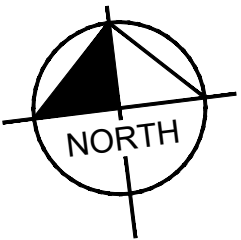
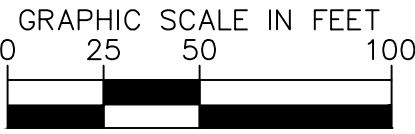
LANDSCAPE REQUIREMENTS	
REQUIRED BUFFERS:	
•	LANDSCAPE BUFFERS ARE REQUIRED ALONG MARS ST.
••	MINIMUM WIDTH: FOR A LANDSCAPE SCREEN, A MINIMUM 15-FOOT-WIDE PERVIOUS SPACE SHALL BE PROVIDED, UNLESS BASED ON SITE CONDITIONS ANOTHER WIDTH IS DEEMED APPROPRIATE BY THE PLANNING DIRECTOR.
•••	MINIMUM REQUIRED LANDSCAPING: A MINIMUM OF SIX LARGE MATURING TREES AND 40 SHRUBS SHALL BE PLANTED FOR EACH 100 LINEAR FEET OF LANDSCAPE SCREEN AREA TO PROVIDE CONTINUOUS COVERAGE.
••••	TREES SHALL BE A MINIMUM 50 PERCENT EVERGREEN.
•••••	SHRUBS SHALL BE A MINIMUM 75 PERCENT EVERGREEN.
••••••	EXISTING VEGETATION: EXISTING VEGETATION LOCATED IN THE REQUIRED LANDSCAPE SCREEN AREA MAY BE COUNTED TOWARD THE MINIMUM REQUIRED LANDSCAPING FOR LANDSCAPE SCREENS PROVIDED IT IS APPROVED BY THE PLANNING DIRECTOR.
REQUIRED SITE PLANTINGS:	
•	LANDSCAPE SURFACE AREA REQUIREMENT FOR RESIDENTIAL (I-1) DISTRICT: REQUIRED: 20% PROVIDED: 57.52% (16.68 AC LANDSCAPE/29 AC SITE)

BERMUDA SEED NOTES & SCHEDULE	
GENERAL NOTES:	
1.	ALL AREAS THAT HAVE BEEN DISTURBED NOT COVERED BY PLANTINGS OR HARDSCAPE SHALL BE SEEDED IN ORDER TO ACHIEVE A WELL-ESTABLISHED LAWN.
2.	SEE SEED SPECIFICATIONS ON SHEET L1-51.
3.	CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING AND SOIL MOISTURE DURING THE GERMINATION PERIOD, AS RECOMMENDED BY THE SEEDING SUPPLIER.
4.	CONTRACTOR IS RESPONSIBLE FOR MOWING THE PERENNIAL RYEGRASS WHEN IT BEGINS TO GO DORMANT AND SHALL WATER THE AREA AS RECOMMENDED BY THE SEEDING SUPPLIER, IF NEEDED IN THE SPRING, TO ENSURE THE BERMUDA GERMINATES.
PERMANENT SEED ESTABLISHMENT SCHEDULE:	
•	OCTOBER 1 - MARCH 31 75% COMMON BERMUDAGRASS (UNHULLED COATED) 25% PERENNIAL RYEGRASS
•	APRIL 1 - SEPTEMBER 30 90% COMMON BERMUDAGRASS (HULLED COATED) 10% PERENNIAL BROWN TOP MILLET
SEED RATE PER ACRE:	
•	COMMON BERMUDAGRASS: 12 LBS.
•	PERENNIAL RYEGRASS: 4 LBS.
•	PERENNIAL BROWN TOP MILLET: 8 LBS.

PLANT SCHEDULE BUILDING 2

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
TREES							
	MG 16	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	PS 24	PINUS STROBUS	WHITE PINE	AS SHOWN	2" CAL.; 8-10' HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
EVERGREEN SHRUBS							
	AE 244	ABELIA X EDWARD GOUCHER	EDWARD GOUCHER ABELIA	4' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	IG 149	ILEX GLABRA	INKBERRY HOLLY	6' O.C.	24" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
SOD/SEED							
	BS 208,770 SF	SEED	BERMUDA SEED MIX	-	-	SEED	-

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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	DATE	BY								
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DESIGNED BY: GR

DRAWN BY: GR

CHECKED BY: SJS

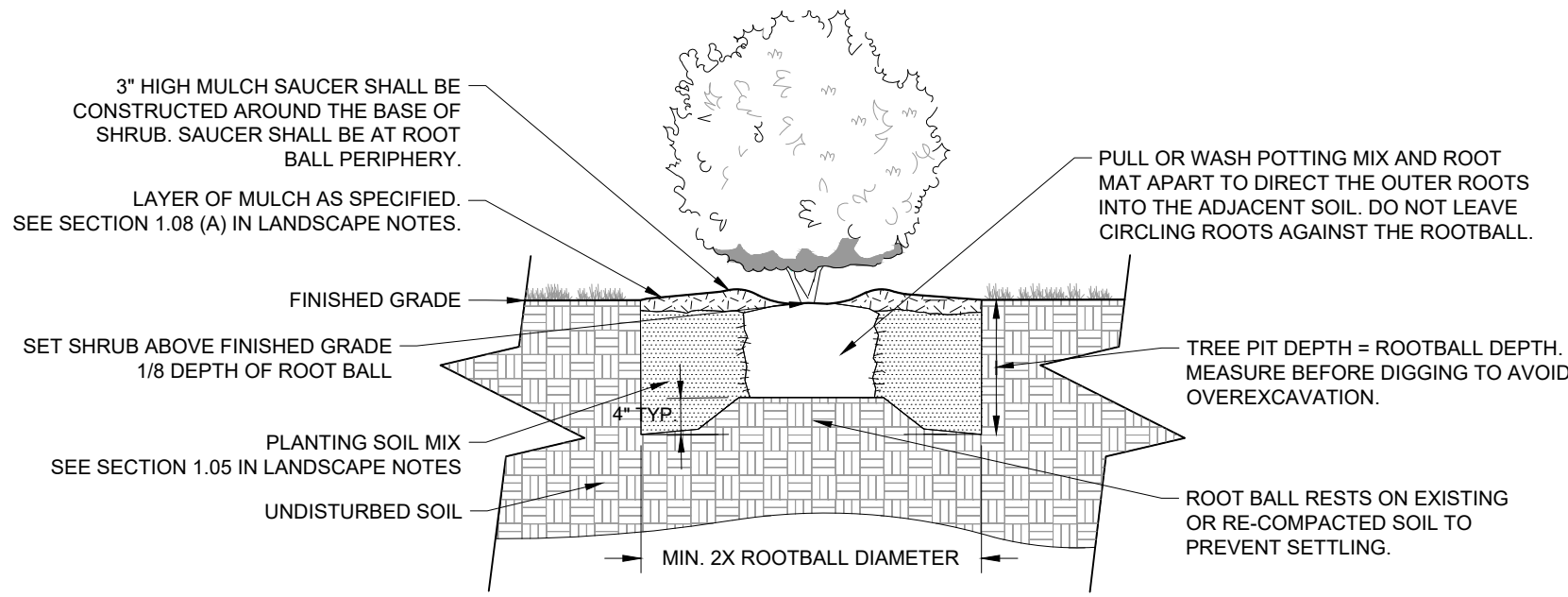
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KIMLEY-HORN PROJECT NO.
118574000

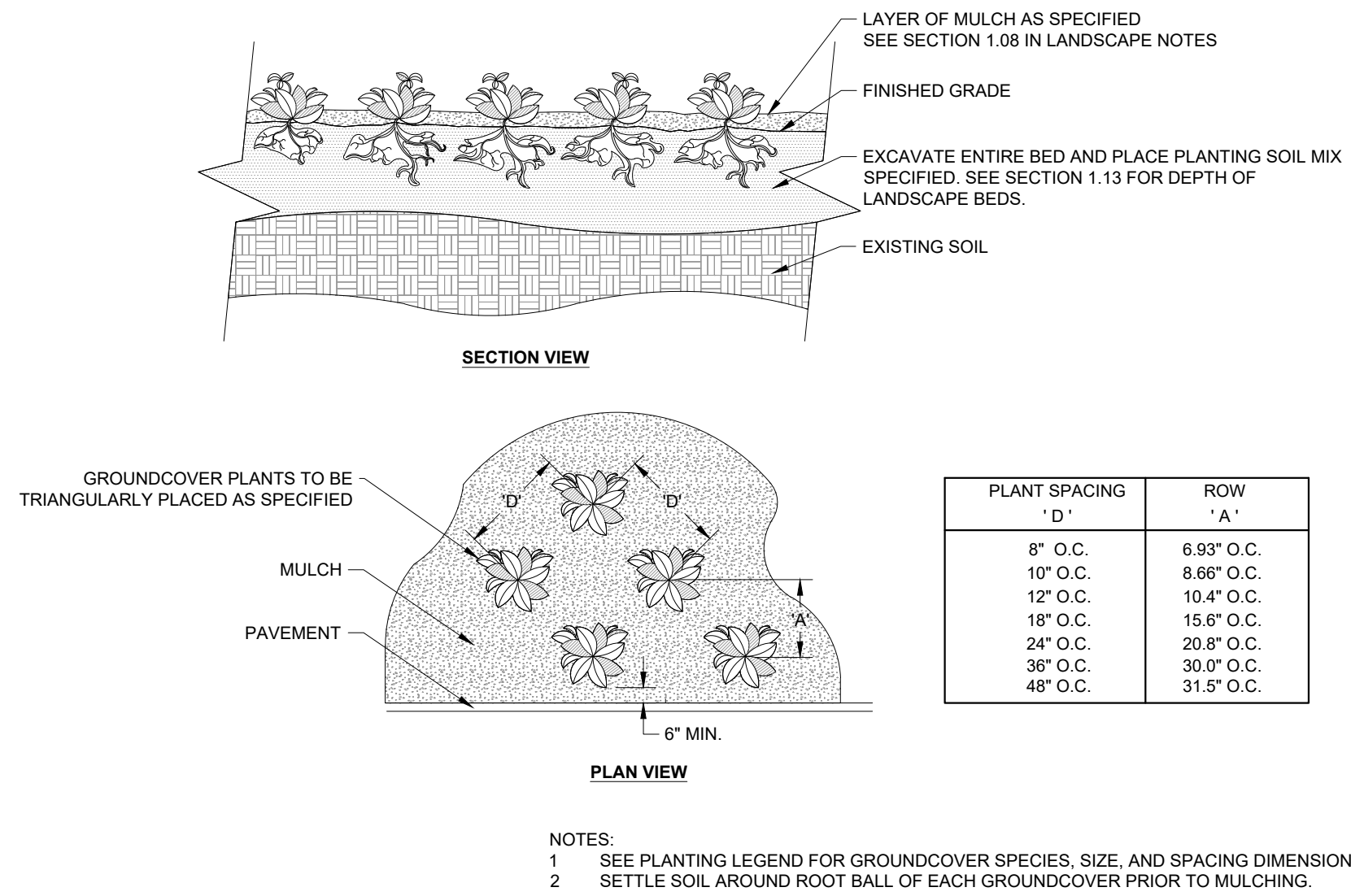
LANDSCAPE PLAN -
ENLARGEMENT

SHEET NUMBER
L1-12

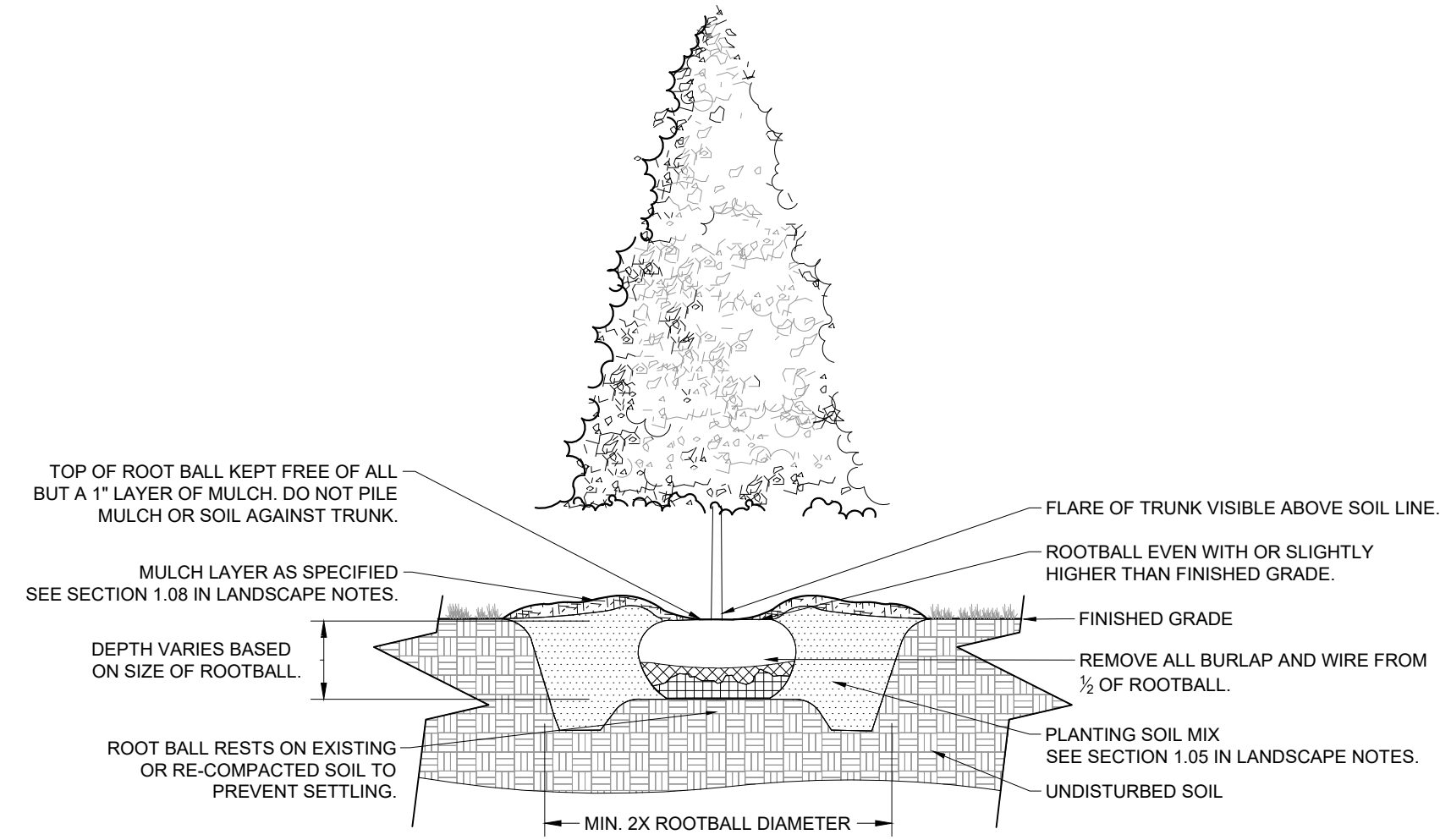
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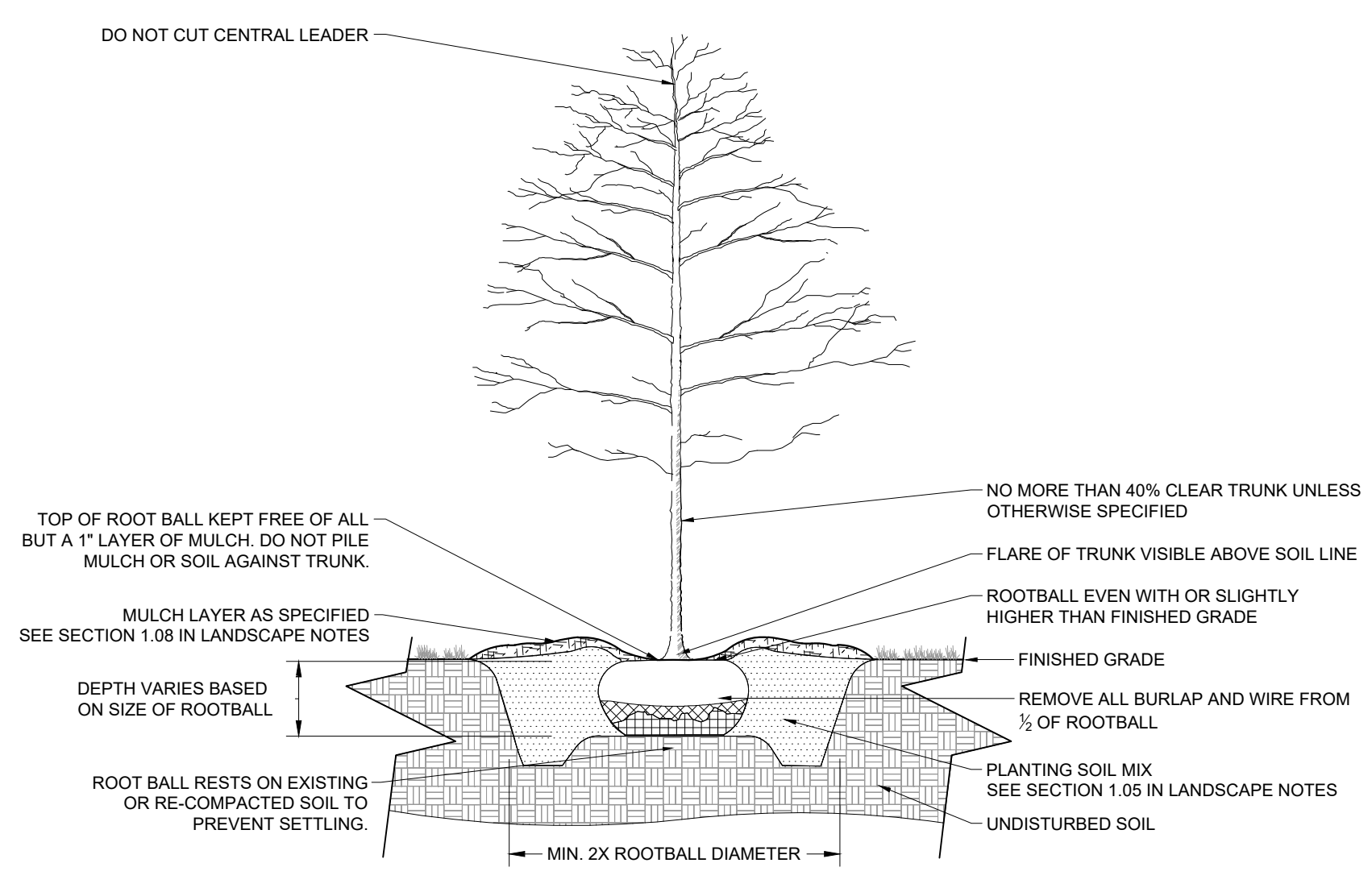
4 CONTAINER SHRUB PLANTING
NOT TO SCALE



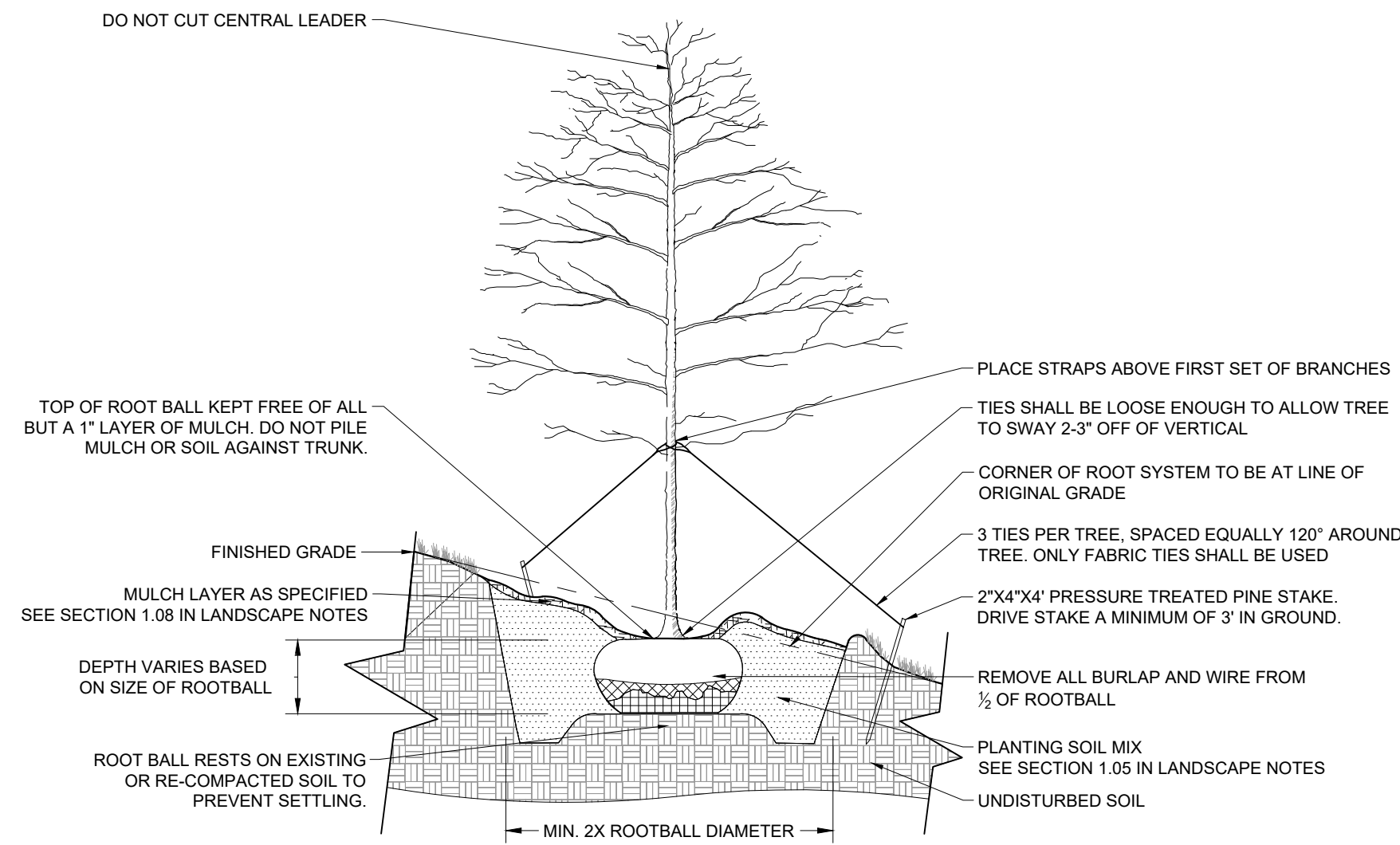
5 GROUNDCOVER PLANTING
NOT TO SCALE



1 EVERGREEN TREE PLANTING
NOT TO SCALE



2 B&B TREE PLANTING
NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE
NOT TO SCALE

PERMIT REVIEW
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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

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BY	DATE	REVISIONS									
		No.	1	2	3	4	5	6	7	8	9
		DESIGNED BY: GR									
		DRAWN BY: GR									
		CHECKED BY: SJS									
		DATE: 07/26/2024									
		KIMLEY-HORN PROJECT NO. 118574000									

LANDSCAPE DETAILS
(LOT 2)

SHEET NUMBER
L1-50

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- 1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.
- 1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL

SAMPLE SIZE

MULCH

ONE (1) CUBIC FOOT

TOPSOIL MIX

ONE (1) CUBIC FOOT

PLANTS

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ¾ LOOSE COMPOST (NO GREATER THAN 1" SIV), ¼ PEAT AND ¼ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0. SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL, COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
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Item #: 8. **Item Title: Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

This item is to give the planning commission a chance to review the proposed roadway improvements to Minerva Drive and Murfreesboro Road, especially the improvements to the intersection of Minerva & Murfreesboro Rd.

Staff Comments / Technical Items:

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

Please see notes below from Engineering Department.

Engineering (Gary Lide - glide@lavergnen.net)

These are Construction Drawings and will be reviewed as part of the final plat process. This review will be at staff level and will be a predecessor to Planning Commission Action on the final plat.

Utilities (Scott Tatalovich - statalovich@lavergnen.net)

No comments.

Codes (Joe White - jwhite@lavergnen.net)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnen.net)

No comments.

Police (John Eubank - jeubank@lavergnen.net)

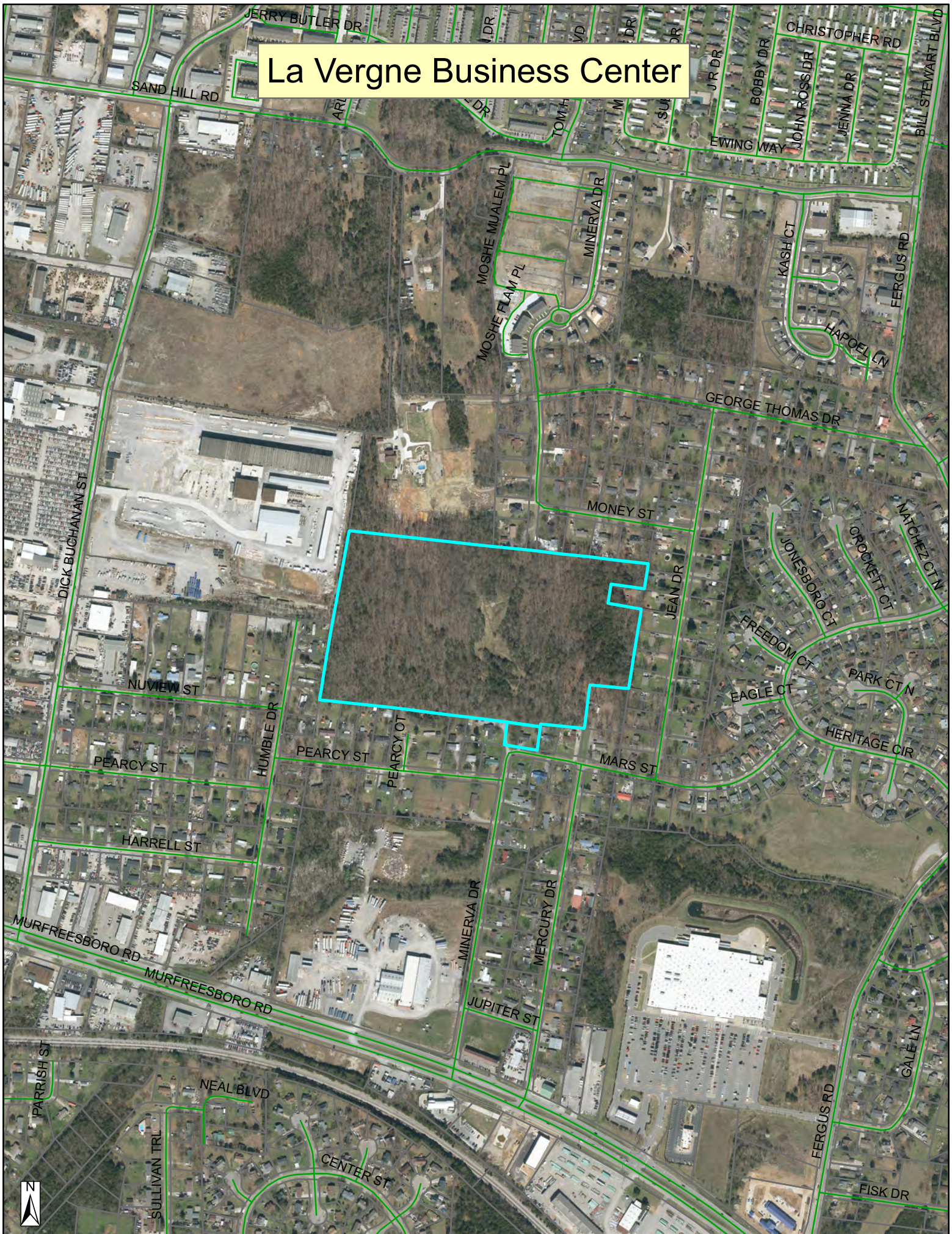
No comments.

***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.

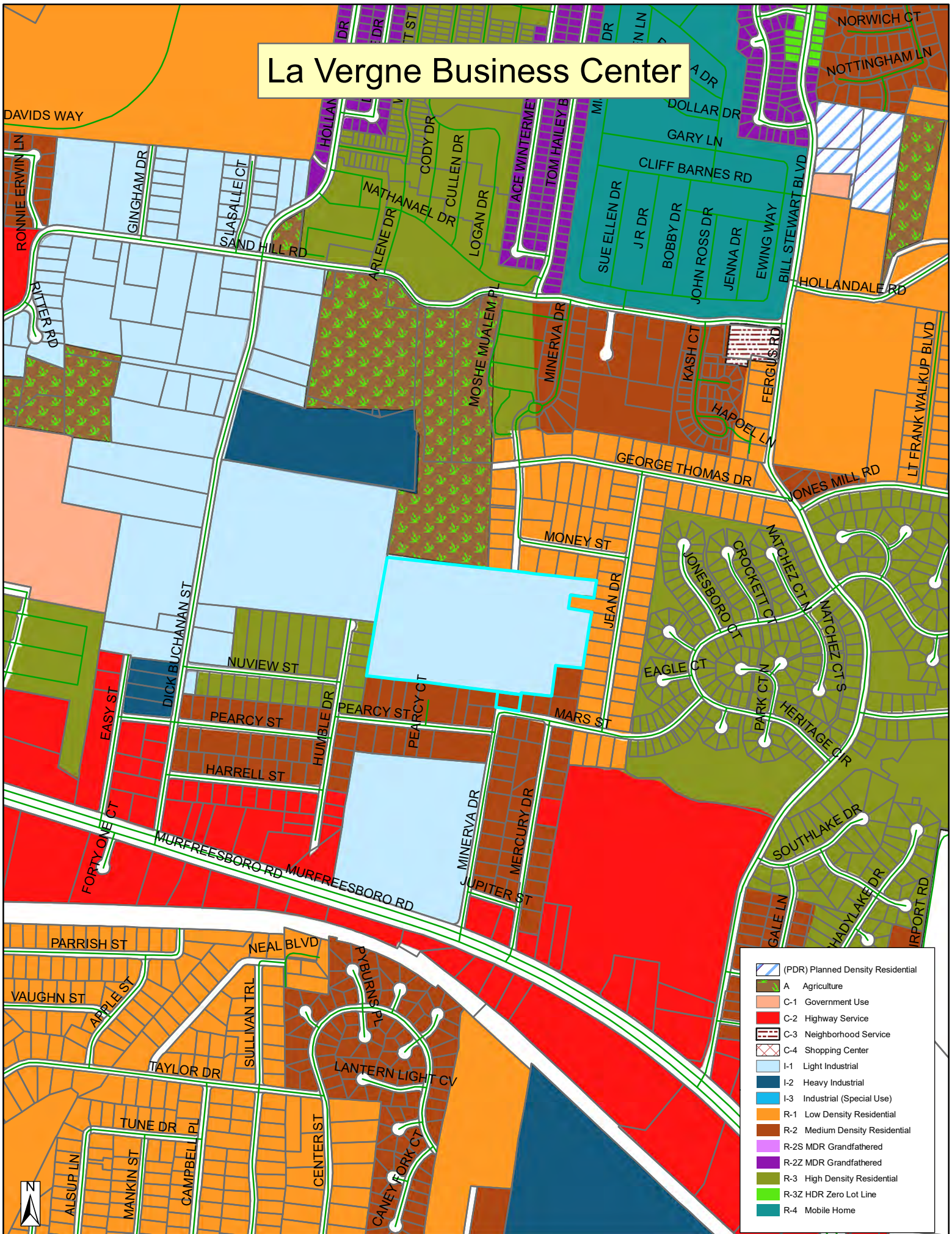
La Vergne Business Center



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ROADWAY INDEX

STANDARD ROADWAY DRAWINGS

SHEET NAME			SHEET NO.	DWG.	REV.	DESCRIPTION	DWG.	REV.	DESCRIPTION
TITLE SHEET			1	STANDARD ROADWAY TITLE SHEET, ABBREVIATIONS, AND LEGENDS			CATCH BASINS AND MANHOLES		
SHEET INDEX AND STANDARD ROADWAY DRAWINGS			1A				D-CB-12P	02-20-20	STANDARD PRECAST RECTANGULAR CONCRETE NO.12 CATCH BASIN
TYPICAL SECTIONS			2B – 2B2	RD-TP-1	09-26-16	STANDARD ROADWAY DRAWINGS TITLE SHEET			
GENERAL NOTES			2C – 2C1	RD-A-1	02-20-20	STANDARD ABBREVIATIONS A THROUGH L	D-CB-99	02-20-20	MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES
SPECIAL NOTES			2D	RD-A-2		STANDARD ABBREVIATIONS M THROUGH Z	D-CB-99R	01-28-22	MISCELLANEOUS DETAILS FOR ROUND STRUCTURES
ENVIRONMENTAL NOTES			2E	RD-L-1	02-20-20	STANDARD LEGEND	D-CB-99RA	10-29-21	BILL OF STEEL FOR ROUND CATCH BASIN LIDS
TABULATED QUANTITIES			2F	RD-L-1A		STANDARD LEGEND	D-CBB-12A	06-28-19	TYPE 'B' CAST IRON FRAME, GRATE & VERTICAL INLET DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS
DETAIL SHEETS			2G	RD-L-2	02-20-20	STANDARD LEGEND FOR UTILITY INSTALLATIONS			
RIGHT OF WAY NOTES AND ACQUISITION TABLE			3 - 3A	RD-L-3	02-20-20	STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING	D-CBB-12D		TYPE "B" CAST IRON FRAME, GRATE & CURB HOOD DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS
PROPERTY MAP			3B - 3D	RD-L-4	02-20-20	STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING	ROADWAY, PAVEMENT APPURTENANCES, AND FENCES		
PRESENT LAYOUT			4 - 6	RD-L-5	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL	RP-D-15	06-15-21	DETAILS OF STANDARD CONCRETE DRIVEWAYS
PROPOSED LAYOUT			4A - 6A	RD-L-6	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL	RP-SC-1	05-04-22	SLOPING CONCRETE CURB AND CURB AND GUTTER
PROPOSED PROFILE			4B				RP-VC-10	03-04-21	VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)
GRADING LAYOUT			4C - 6C	RD-L-7	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL	S-RP-2	06-28-19	STANDARD CONCRETE RIGHT-OF-WAY MARKERS
SIDEROAD PROFILES			7 - 8	ROADWAY DESIGN STANDARDS			MULTIMODAL		
DRIVEWAY PROFILES			9 – 10	RD11-SE-1		TRANSITION AND CROSS SLOPE DETAILS	MM-CR-1	06-28-19	DETECTABLE WARNING SURFACE PLACEMENT ON CURB RAMPS
SIGNING AND MARKING			11 - 14	RD11-SE-2		SUPERELEVATION TRANSITION DETAILS FOR UNDIVIDED ROADWAYS	MM-CR-5	06-28-19	SINGLE CROSSING CURB RAMP IN CURVE
CROSS SECTIONS MURFREESBORO RD			15 - 19	RD11-SE-2A		SUPERELEVATION TRANSITION SECTIONS FOR UNDIVIDED ROADWAYS	MM-PM-1		SIGNING AND PAVEMENT MARKINGS AT INTERSECTION CROSSINGS FOR SHARED-USE PATHS
CROSS SECTIONS MINERVA DR			20 - 27				MM-SW-1	06-28-19	DETAILS FOR CONCRETE SIDEWALKS
PAVEMENT DROP OFF NOTES			T-1	RD11-TS-2		DESIGN STANDARDS FOR COLLECTORS, 2-LANE ROADS AND STREETS	MM-SW-2		ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)
TRAFFIC CONTROL PHASING NOTES			T-2				SAFETY DESIGN AND GUARDRAILS		
TRAFFIC CONTROL DETOUR PLAN PHASE 1			T-3	RD11-TS-6		TYPICAL CURB & GUTTER SECTIONS WITH SHOULDERS AND WITH GRASS STRIPS	S-CZ-1	06-28-19	CLEAR ZONE CRITERIA
TRAFFIC CONTROL DETOUR PLAN PHASE 2			T-4	RD11-TS-6A		TYPICAL CURB & GUTTER SECTIONS WITHOUT SHOULDERS AND WITH GRASS STRIPS	DESIGN - TRAFFIC CONTROL		
NOTE: THE ALPHABETICAL LETTERS "I", "O" & "Q" ARE NOT USED IN THE NUMBERING OF SHEETS.				RD11-LR-1		MINIMUM RUNOFF LENGTHS (LR) FOR URBAN HIGHWAYS	T-M-1	06-28-19	DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS
							T-M-2	06-28-19	DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS
				RD11-S-11		DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT	T-M-3	06-28-19	MARKING STANDARDS FOR TRAFFIC ISLANDS, PAVED SHOULDERS AND MEDIANS FOR CONVENTIONAL ROADS
				RD11-S-11A		ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION	T-M-4	07-17-20	STANDARD INTERSECTION PAVEMENT MARKINGS
				RD11-SD-1		INTERSECTION SIGHT DISTANCE DESIGN AND GENERAL NOTES	T-WZ-10	04-02-12	ADVANCE ROAD WORK SIGNING ON HIGHWAYS AND FREEWAYS
				RD11-SD-2		INTERSECTION SIGHT DISTANCE LANDSCAPE AND OBSTRUCTION	T-WZ-55	10-29-21	SIDEWALK TRAFFIC CONTROL
				RD11-SD-3		INTERSECTION SIGHT DISTANCE 2-LANE ROADWAYS	EROSION PREVENTION AND SEDIMENT CONTROL		
				RD01-S-11	04-04-03	DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT	EC-STR-3B	06-15-21	SILT FENCE
				RD01-S-11A	10-15-02	ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION	EC-STR-6	11-30-20	ROCK CHECK DAM
				PIPE CULVERTS AND ENDWALLS			EC-STR-6A	05-06-16	ENHANCED ROCK CHECK DAM
				D-PB-1	03-04-21	STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION	EC-STR-11	03-16-17	CULVERT PROTECTION TYPE 1
				D-PB-2	01-28-22	STANDARD DETAILS FOR FLEXIBLE PIPE INSTALLATION	EC-STR-19	04-01-08	CATCH BASIN PROTECTION
				D-PB-3	11-30-20	INDUCED TRENCH SOIL EMBANKMENT FOR PIPE CULVERT INSTALLATION	EC-STR-39A	08-01-12	CURB INLET PROTECTION TYPE 3 & 4
				D-PE-18A	06-28-19	TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES)	EC-STR-46		CATCH BASIN FILTER ASSEMBLY (TYPE 6)
				D-PE-18B	06-28-19	TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE, BILL OF STEEL AND PRECAST NOTES	EC-STR-46A		CATCH BASIN FILTER ASSEMBLY (TYPE 6) SLIPCOVER DETAILS

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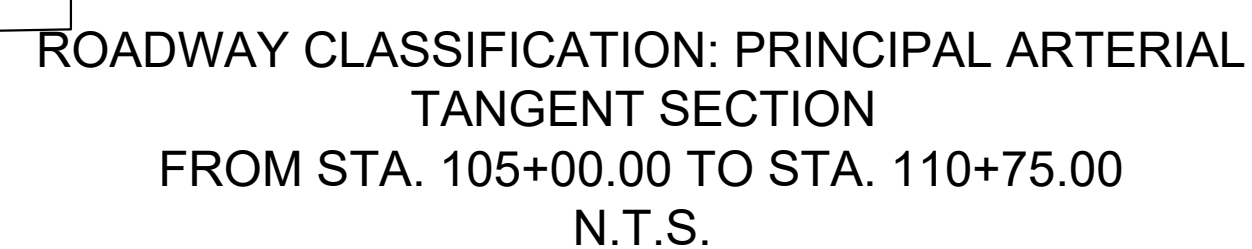
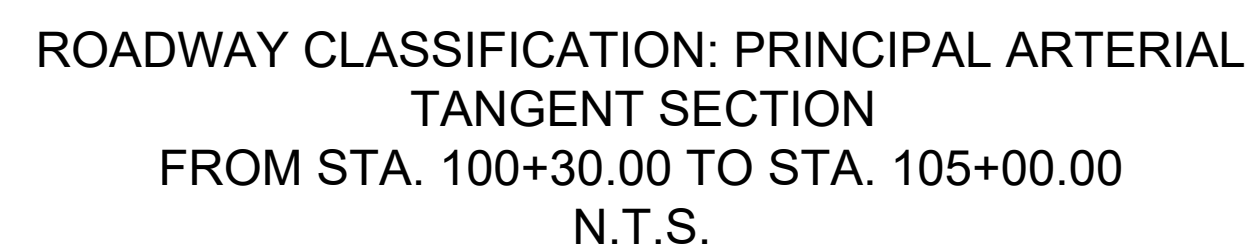
REVISIONS	DATE	BY

DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024

KIMLEY-HORN PROJECT NO.

DRAFT

Drawing name: K:\NSH LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\002B - TYPICAL SECTIONS.dwg 2B - TYPICAL SECTIONS Jul 28, 2024 5:04pm by: Ben.Vondenbrink



DRAFT

11701 MARS STREET
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REVISIONS		DATE	BY
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DESIGNED BY:			B
DRAWN BY:			EJ
CHECKED BY:			H
DATE:		7/29/20	
KIMLEY-HORN PROJECT NO. 118574000			

TYPICAL SECTIONS

SHEET NUMBER
2B

10' CONSTRUCTION EASEMENT

SLOPE EASEMENT (VARIES)

22' PROPOSED RIGHT-OF-WAY

17' EXISTING RIGHT-OF-WAY

33' EXISTING RIGHT-OF-WAY

5' SIDEWALK

2.5' C&G

12' LANE

12' LANE

12' LANE

4' SHOULDER

FINISHED GRADE

0.015

0.02

0.02

0.04

3:1 MAX. (TYP.)

SLOPES TO BE SODDED

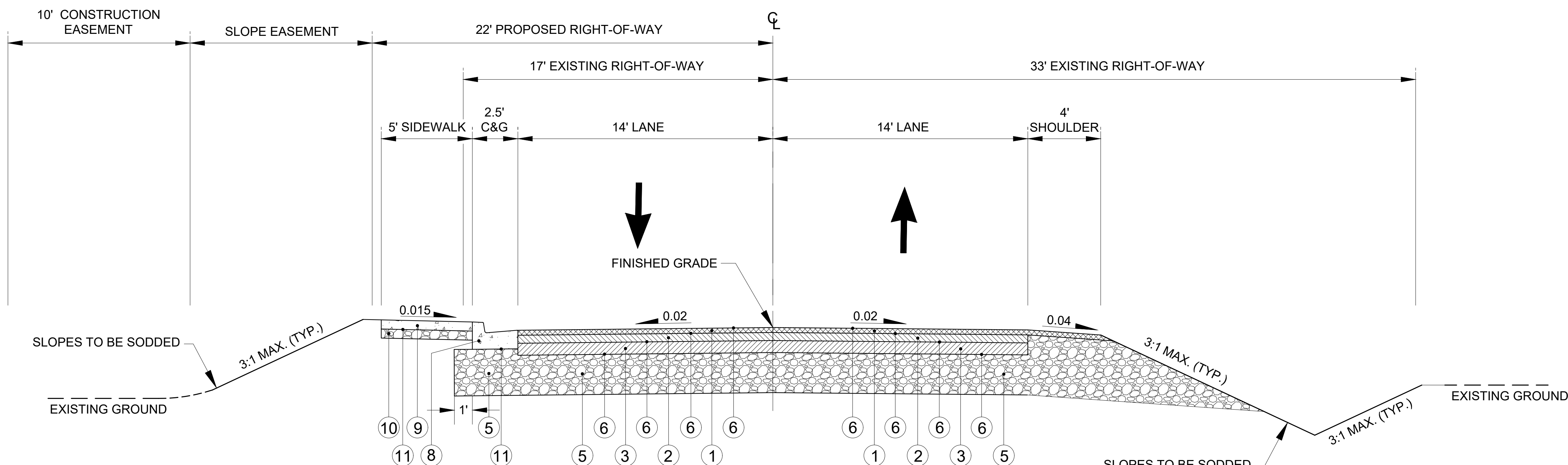
EXISTING GROUND

1'

10 9 5 6 6 6 6 6 6 6 6 6 5

11 8 11 5 3 2 1 1 2 3 5

ROADWAY CLASSIFICATION: LOCAL
TANGENT SECTION
FROM STA. 200+75.00 TO STA. 203+50.00
N.T.S.



ROADWAY CLASSIFICATION: LOCAL
TANGENT SECTION
FROM STA. 203+50.00 TO STA. 216+54.00
N.T.S.

DRAFT

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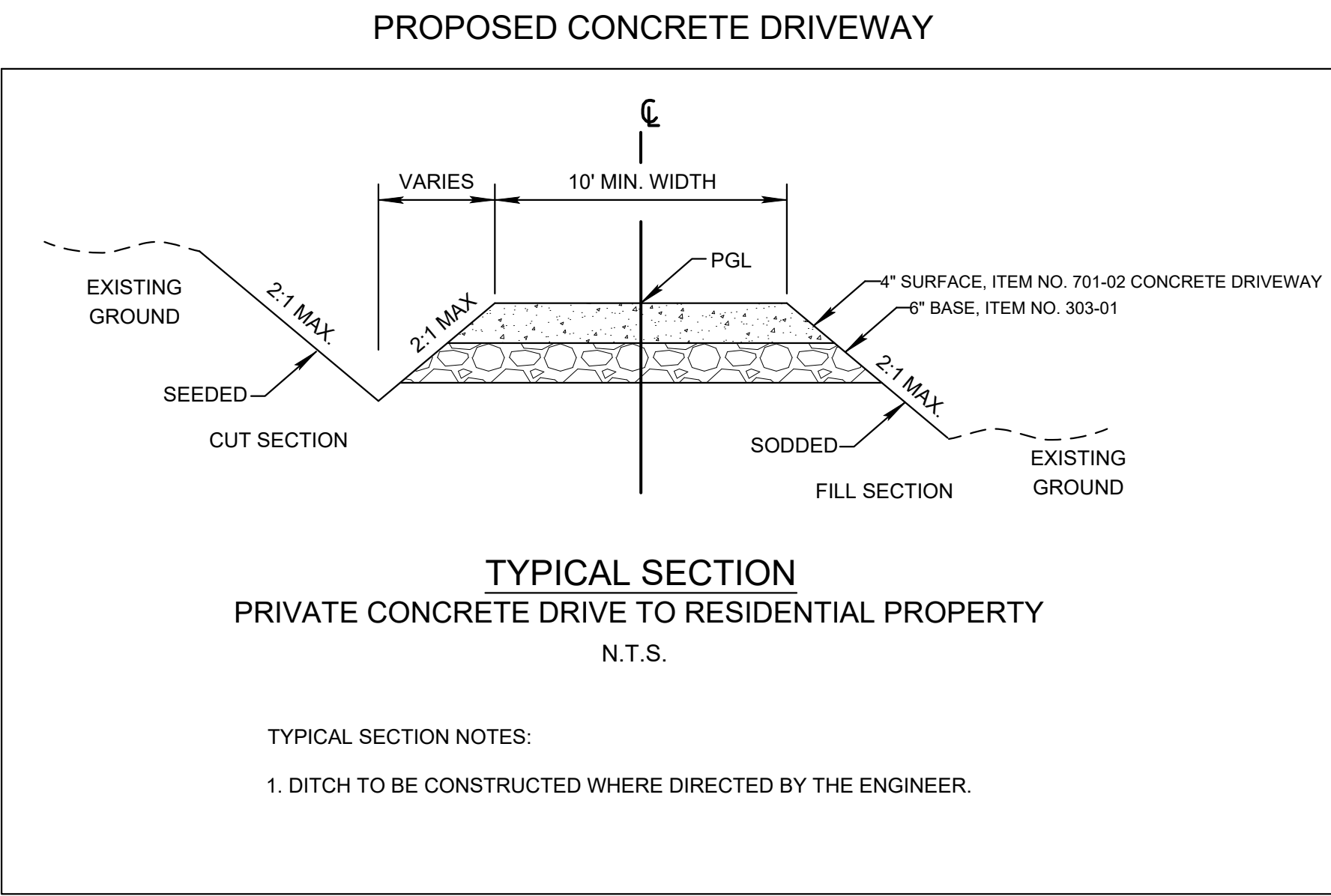
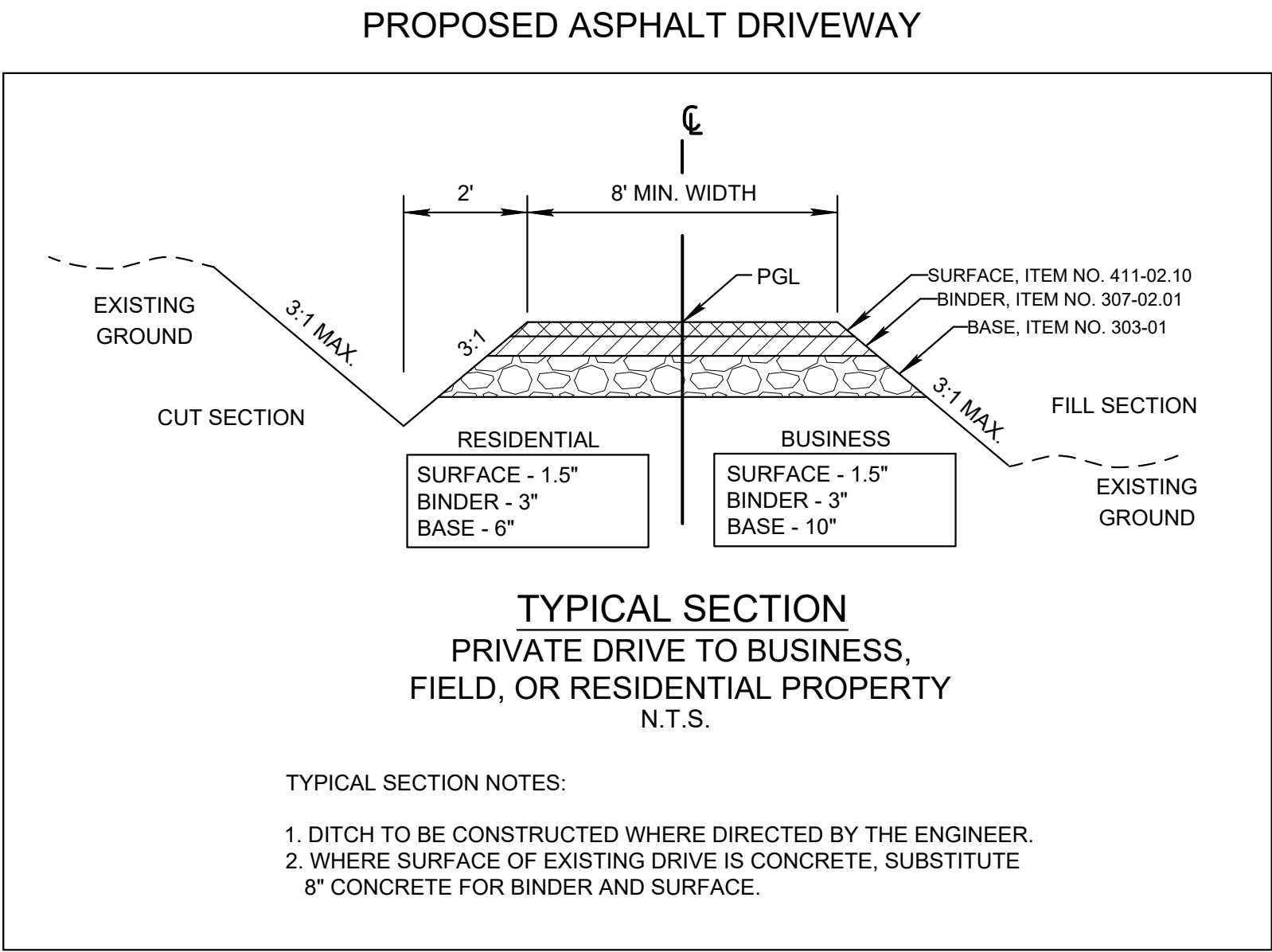
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DRAWN BY:			E/J
CHECKED BY:			H
DATE:		7/29/20	
KIMLEY-HORN PROJECT NO. 116574000			

TYPICAL SECTIONS

SHEET NUMBER
2B1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROPOSED PAVEMENT SCHEDULE - ALL ROADWAYS	
① ASPHALTIC CONCRETE SURFACES (HM) AT 1.5 IN. THICK (APPROX. 159 LBS/SY) ITEM NO. 411-02.10 ACS MIX (PG70-22) GRADING D	⑦ 1.5" ASPHALT MILLING ITEM NO. 415-01.01 COLD PLANTING BITUMINOUS PAVEMENT
② BITUMINOUS PLANT MIX BASE (HM) AT 2 IN. THICK (APPROX. 226 LBS/SY) ITEM NO. 307-02.08 ASPHALT CONCRETE MIX (PG70-22) (BPMP-HM) GRADING B-M2	⑧ 6-30 CURB AND GUTTER ITEM NO. 702-03 CONCRETE COMBINED CURB & GUTTER
③ BITUMINOUS PLANT MIX BASE (HM) AT 3 IN. THICK (APPROX. 296 LBS/SY) ITEM NO. 307-02.01 ASPHALT CONCRETE MIX (PG70-22) (BPMP-HM) GRADING A	⑨ 4" MIN. THICK A CONCRETE (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
④ BITUMINOUS PLANT MIX BASE (HM) AT 3 IN. THICK (APPROX. 318 LBS/SY) ITEM NO. 307-01.21 ASPHALT CONCRETE MIX (PG70-22) (BPMP-HM) GRADING A-S	⑩ MINERAL AGGREGATE BASE AT 4 IN. THICK ITEM NO. 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
⑤ MINERAL AGGREGATE BASE AT 10 IN. THICK ITEM NO. 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D	⑪ PRIME COAT ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC)(0.30-0.035 GAL/SY) ITEM NO. 402-02 AGGREGATE FOR COVER MATERIAL (PC)(8-12 LB/SY)
⑥ TACK COAT ITEM NO. 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (SEE 403.05 FOR DETERMINING APPLICATION RATE IN THE FIELD	Ⓐ EXISTING PAVEMENT TO BE SAW-CUT AND TRIMMED TO STRAIGHT VERTICAL LINE. ANY LOOSE OR DISTURBED PAVEMENT MUST BE REMOVED AND REPLACED.



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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024
KIMLEY-HORN PROJECT NO.	118574000

TYPICAL SECTIONS

SHEET NUMBER
2B2

GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

GRADING

- (1) ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- (2) CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH SUBSECTION 107.06 OF THE STANDARD SPECIFICATIONS.
- (3) THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF STATE-OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITHOUT APPROVAL BY FEMA. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY.

SEEDING AND SODDING

- (1) ALL EXISTING ROADS WITHIN THE RIGHT-OF-WAY AND NOT IN THE GRADED AREA THAT ARE TO BE ABANDONED SHALL BE SCARIFIED, OBLITERATED, TOPSOILED AND SEEDED. SCARIFYING AND OBLITERATING THE PAVEMENT WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF OTHER ITEMS. TOPSOIL, IN ACCORDANCE WITH SECTION 203 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEMS 203-04 AND/OR 203-07. SEEDING, IN ACCORDANCE WITH SECTION 801 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEM 801-01.
- (2) SOD SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS TO PREVENT DAMAGE TO ADJACENT FACILITIES AND PROPERTY DUE TO EROSION ON ALL NEWLY GRADED CUT AND FILL SLOPES AS WORK PROGRESSES.
- (3) ITEM NO. 801-01.02, CROWN VETCH MIXTURE (WITH MULCH), SHALL BE USED ON SLOPES 3:1 OR STEEPER AND OTHER AREAS AS INDICATED IN THE PLANS THAT ARE INACCESSIBLE FOR MOWING.
- (4) ITEM NO. 801-01, SEEDING (WITH MULCH), SHALL BE USED WHERE EROSION CONTROL BLANKET OR SOD ARE NOT APPLIED.
- (5) ITEM NO. 801-02, SEEDING (WITHOUT MULCH) AND EROSION CONTROL BLANKET, SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AS WELL AS LOCATIONS DIRECTED BY THE ENGINEER.

GUARDRAIL

- (1) THE PROPOSED GUARDRAIL, INCLUDING ANY ANCHOR SYSTEM, SHALL BE INSTALLED QUICKLY TO MINIMIZE TRAFFIC EXPOSURE TO ANY HAZARD. NO PAYMENT WILL BE MADE FOR A SECTION OF PROPOSED GUARDRAIL, INCLUDING ANCHORS, UNTIL IT IS COMPLETE IN PLACE.
- (2) GUARDRAIL IS TO BE COMPLETE IN PLACE BEFORE THE MAINLINE ROADWAY IS OPENED TO TRAFFIC.

DRAINAGE

- (1) THE CONTRACTOR SHALL SHAPE DITCHES TO THE SPECIFIED DESIGN. THIS WORK WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF ITEM NO. 208-01 SHOULDERS AND DITCHES AND ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).
- (2) EXCAVATION FOR PIPE CULVERTS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT WILL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF PIPE (CHOOSE THE APPLICABLE ITEM(S) FROM THE FOLLOWING: PIPE CULVERTS, STORM SEWERS, CONDUITS, ALL OTHER CULVERTS AND MINOR STRUCTURES).
- (3) CULVERT EXCAVATION FOR CONCRETE BOX OR SLAB TYPE CULVERTS OR BRIDGES WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF TDOT ITEM NUMBER 204-01 CULVERT EXCAVATION (UNCLASSIFIED).
- (4) THE CUTTING OF INLET AND OUTLET DITCHES WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER WILL BE MEASURED AND PAID FOR AS ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).

- (5) WHERE A CULVERT (PIPE, SLAB OR BOX) IS MOVED TO A NEW LOCATION OTHER THAN THAT SHOWN ON THE PLANS, INCREASING OR DECREASING THE AMOUNT OF CULVERT EXCAVATION, WILL NOT RESULT IN AN INCREASE OR DECREASE IN THE AMOUNT OF PAYMENT THAT WILL BE MADE DUE TO SUCH CHANGE.
- (6) DURING CONSTRUCTION OF DRAINAGE STRUCTURES ALL COST ASSOCIATED WITH MAINTAINING THE FLOW OF WATER AND TRAFFIC, AT THESE STRUCTURES, DURING THE PHASED CONSTRUCTION OF THIS PROJECT ARE TO BE INCLUDED IN THE UNIT PRICE OF THE DRAINAGE STRUCTURES AND TRAFFIC CONTROL ITEMS.
- (7) ALL EXISTING PIPES AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER THAT ARE TO BE LEFT IN PLACE AND ABANDONED MUST BE BACKFILLED AND PLUGGED. ALL COST FOR THIS WORK SHALL BE INCLUDED IN ITEM NO. 204-08.01, BACKFILL MATERIAL (FLOWABLE FILL), C.Y.

FENCING

- (1) LOCATION OF THE FENCE SHALL BE ONE FOOT INSIDE THE RIGHT-OF-WAY EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS.
- (2) FENCES SHALL BE TURNED IN AT DRAINAGE STRUCTURES, STOCK PASSES AND BRIDGES WHERE DIRECTED BY THE ENGINEER SO AS TO ABUT WINGWALLS AND/OR ABUTMENTS.
- (3) THE CONTRACTOR SHALL GIVE THE AFFECTED PROPERTY OWNERS A TWO-WEEK NOTICE PRIOR TO CUTTING FENCES.
- (4) THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ACCESS CONTROL FENCES PRIOR TO CUTTING EXISTING STOCK FENCES IN AREAS UTILIZED BY DOMESTIC LIVESTOCK OR OTHER AREAS AS DIRECTED BY THE ENGINEER.

MISCELLANEOUS

- (1) ALL DETOUR, ACCESS, SERVICE AND FRONTAGE ROADS SHALL BE CONSTRUCTED WITH A MINIMUM OF ONE (1) COURSE OF BASE MATERIAL BEFORE TRAFFIC IS INTERRUPTED ON EXISTING ROADS.
- (2) THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RESET MAILBOXES AND POSTS WHERE AND AS DIRECTED BY THE ENGINEER. COST TO BE INCLUDED IN PRICE BID FOR OTHER CONSTRUCTION ITEMS.
- (3) NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.

ROAD CLOSURE

- (1) NO LESS THAN SEVEN (7) DAYS PRIOR TO THE CLOSURE OF THE ROAD, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING INDIVIDUALS OR AGENCIES COMPLETELY DESCRIBING THE AFFECTED ROADS AND THE APPROXIMATE DURATION OF THE CONSTRUCTION: THESE PARTIES INCLUDE, BUT ARE NOT LIMITED TO: LA VERGNE, SYMRNA, METRO NASHVILLE (1) LOCAL LAW ENFORCEMENT OFFICE, (2) LOCAL FIRE DEPARTMENT, (3) AMBULANCE SERVICE, (4) LOCAL SCHOOL SUPERINTENDENT, (5) UNITED STATES POSTAL SERVICE, AND (6) LOCAL ROAD SUPERINTENDENT.

PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

- (1) TEMPORARY PAVEMENT LINE MARKINGS ON INTERMEDIATE LAYERS OF PAVEMENT SHALL BE REFLECTIVE TAPE OR REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT, UNMARKED SECTIONS SHALL NOT BE ALLOWED. THESE MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-05.01, PAINTED PAVEMENT MARKING (4" LINE), L.M.

FINAL PAVEMENT MARKING

- (2) IN AREAS WITH OPEN-GRADED FRICTION COURSE PAVEMENT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE FOLLOWING WORK:
 - a. SHOULDERS SHALL BE BROOMED AND DE-GRASSED IN A MANNER WHICH PERMITS PROPER DRAINAGE OF PAVEMENT STRUCTURE. MATERIAL SHALL BE PICKED UP AND REMOVED. THIS WILL BE PAID FOR UNDER ITEM NO. 208-01.05.

- b. REMOVE ALL GARBAGE AND CONSTRUCTION DEBRIS FROM PROJECT. THE COST FOR THIS WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
- (3) PERMANENT PAVEMENT LINE MARKINGS SHALL BE 4" ENHANCED FLATLINE THERMOPLASTIC INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT UNMARKED SECTIONS SHALL NOT BE ALLOWED. PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-12.01, ENHANCED FLATLINE THERMO PVMT MRKNG (4IN LINE), L.M. THE CONTRACTOR SHALL HAVE THE OPTION OF USING REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK AND THEN INSTALLING THE PERMANENT MARKINGS AFTER THE PAVING OPERATION IS COMPLETED. THE TEMPORARY MARKINGS FOR THE FINAL SURFACE WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR THE PERMANENT MARKINGS.
- (4) PERMANENT PAVEMENT LINE MARKINGS SHALL BE 6" ENHANCED FLATLINE THERMOPLASTIC INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK. SHORT UNMARKED SECTIONS SHALL NOT BE ALLOWED. PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-12.02, ENHANCED FLATLINE THERMO PVMT MRKNG (6IN LINE), L.M. THE CONTRACTOR SHALL HAVE THE OPTION OF USING REFLECTORIZED PAINT INSTALLED TO PERMANENT STANDARDS AT THE END OF EACH DAY'S WORK AND THEN INSTALLING THE PERMANENT MARKINGS AFTER THE PAVING OPERATION IS COMPLETED. THE TEMPORARY MARKINGS FOR THE FINAL SURFACE WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COSTS ARE TO BE INCLUDED IN THE PRICE BID FOR THE PERMANENT MARKINGS.

DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

- (5) THE PAVEMENT MARKING ON THE DETOUR AND LANE SHIFTS FOR CENTERLINE, EDGELINES, AND LANE LINES WILL BE INSTALLED AND MAINTAINED TO THE SAME STANDARDS AS FOR PERMANENT MARKINGS ON THE MAIN ROADWAY. THESE MARKINGS SHALL BE IN PLACE PRIOR TO ALLOWING TRAFFIC ONTO THE PAVEMENT. THESE PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-05.01 L.M.
- (6) BEFORE OPENING THE DETOUR AND LANE SHIFT TO TRAFFIC, THE TRANSITIONAL MARKINGS ON THE EXISTING ROADWAY MUST BE IN PLACE. THESE MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 712-09.01 REMOVABLE PAVEMENT MARKING LINE PER L.F. ALL EXISTING MARKINGS IN THE AREA OF THESE TRANSITIONAL MARKINGS SHALL BE OBLITERATED AND ALL EXISTING RAISED PAVEMENT MARKERS SHALL BE REMOVED TO ELIMINATE CONFLICTING MARKINGS. REMOVAL OF THE EXISTING CONFLICTING MARKINGS AND RAISED PAVEMENT MARKERS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN ITEM NO. 712-01, TRAFFIC CONTROL, LUMP SUM.
- (7) BEFORE OPENING THE DETOUR AND LANE SHIFTS TO TRAFFIC, THE TRANSITIONAL MARKINGS ON THE EXISTING ROADWAY MUST BE IN PLACE. ALL EXISTING MARKINGS IN THE AREA OF THESE TRANSITIONAL MARKINGS SHALL BE OBLITERATED AND ALL EXISTING RAISED PAVEMENT MARKERS SHALL BE REMOVED TO ELIMINATE CONFLICTING MARKINGS. REMOVAL OF THE EXISTING CONFLICTING MARKINGS AND RAISED PAVEMENT MARKERS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN ITEM NO. 712-01, TRAFFIC CONTROL, LUMP SUM.

SNOWPLOWABLE REFLECTIVE PAVEMENT MARKERS

- (8) REMOVE EXISTING SNOWPLOWABLE MARKERS PRIOR TO PAVING AND/OR COLD PLANING. REMOVE ALL ADHESIVES PRIOR TO PAVING. PATCH ANY HOLES OR DIVOTS RESULTING FROM THE REMOVAL OF A MARKER IN A MANNER WHICH ENSURES A UNIFORM PAVED SURFACE. PATCH WORK SHALL BE INCLUDED WITH COST OF OTHER ITEMS OF CONSTRUCTION.

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No.	1	2	3	4	5	6	7	8	9	10	DATE	BY	REVISIONS	
DESIGNED BY: BJV														
DRAWN BY: E.JBF														
CHECKED BY: HML														
DATE: 7/29/2024														
KIMLEY-HORN PROJECT NO. 118574000														

GENERAL NOTES

SHEET NUMBER
2C

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PAVEMENT

PAVING

- (1)

THE CONTRACTOR SHALL BE REQUIRED TO PAVE IN THE DIRECTION OF TRAFFIC.
- (2)

THE CONTRACTOR SHALL BE REQUIRED TO COLD PLANE AND PAVE IN THE DIRECTION OF TRAFFIC.
- (3)

THE CONTRACTOR SHALL ATTACH A DEVICE TO THE SCREED OF THE PAVER SUCH THAT MATERIAL IS CONFINED AT THE END GATE AND EXTRUDES THE ASPHALT MATERIAL IN SUCH A WAY THAT RESULTS IN A CONSOLIDATED WEDGE-SHAPE PAVEMENT EDGE OF APPROXIMATELY 25 TO 30 DEGREES AS IT LEAVES THE PAVER (MEASURED FROM A LINE PARALLEL TO THE PAVEMENT SURFACE.) THE DEVICE SHALL MEET THE REQUIREMENTS THAT ARE CURRENTLY SET FORTH IN SPECIAL PROVISION 407SE.

RIPRAP

- (1)

MACHINED RIPRAP SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THIS NOTE. MACHINED RIPRAP SHALL BE CLEAN SHOT ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIALS AND SHALL VARY IN SIZE FROM 3" TO 2'-4". THE STONE SIZES SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT THE SIZE RANGE WITH NO MORE THAN 20% OF THE MATERIAL (BY WEIGHT) LESS THAN 6". THE THICKNESS OF THE STONE LAYER SHALL BE 2'-6" (+/- 4") AND THE SIZE GRADATION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE LAYER THICKNESS AND FROM TOP TO BOTTOM OF THE SLOPE.

UPON COMPLETION OF THE PROJECT, A VISUAL INSPECTION SHALL REVEAL THAT APPROXIMATELY 50% OF THE SURFACE AREA CONSISTS OF STONES 12" OR LARGER. PAYMENT WILL BE MADE UNDER ITEM 709-05.10 MACHINED RIPRAP (CLASS B), C.Y., AND QUANTITIES WILL BE BASED ON THE AVERAGE THICKNESS OF 1'.

- (2)

RIPRAP SHALL CONSIST OF FURNISHING AND PLACING EITHER RUBBLE STONES BY HAND OR MACHINED. RUBBLE STONE SHALL MEET THE REQUIREMENTS OF SECTION 709 OF THE STANDARD SPECIFICATIONS AND SHALL BE CLEAN (FREE FROM ORGANIC MATTER), DURABLE, ANGULAR WITH FRACTURED FACES, NEARLY RECTANGULAR IN SHAPE WITH A BREADTH OR THICKNESS AT LEAST ONE-THIRD ITS LENGTH.

IF THE CONTRACTOR ELECTS TO USE MACHINED RIPRAP, IT SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THIS NOTE. MACHINED RIPRAP SHALL BE IN ACCORDANCE WITH SECTION 709 OF THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED BY THIS NOTE. MACHINED RIPRAP SHALL BE CLEAN SHOT ROCK CONTAINING NO SAND, DUST, OR ORGANIC MATERIALS AND SHALL VARY IN SIZE FROM 3" TO 2'-4". THE STONE SIZES SHALL BE DISTRIBUTED UNIFORMLY THROUGHOUT THE SIZE RANGE WITH NO MORE THAN 20% OF THE MATERIAL (BY WEIGHT) LESS THAN 6". THE THICKNESS OF THE STONE LAYER SHALL BE 2'-6" (+/-4") AND THE SIZE GRADATION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE LAYER THICKNESS AND FROM TOP TO BOTTOM OF THE SLOPE. UPON COMPLETION OF THE PROJECT, A VISUAL INSPECTION SHALL REVEAL THAT APPROXIMATELY 50% OF THE SURFACE AREA CONSISTS OF STONES 12" OR LARGER. PAYMENT WILL BE MADE UNDER ITEM 709-05.10 MACHINED RIPRAP (CLASS B), C.Y., AND QUANTITIES WILL BE BASED ON THE AVERAGE THICKNESS OF 1'.

SIGNING

- (1)

THE LETTERS, DIGITS, ARROWS, BORDERS, AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE APPLIED BY SILK SCREENING PROCESS, EXCEPT THAT CUT-OUT DIRECT APPLIED COPY SHALL BE USED ON ALL FLAT SHEET SIGNS WITH A GREEN BACKGROUND. THE LETTERS, DIGITS, ARROWS, BORDERS, AND ALPHABET ACCESSORIES ON ALL EXTRUDED PANEL SIGNS SHALL BE DEMOUNTABLE AND ATTACHED TO THE SIGN FACE, AS OUTLINED IN THE STANDARD SPECIFICATIONS. ALL SHIELDS ON GUIDE SIGNS SHALL BE DEMOUNTABLE AND ATTACHED TO THE SIGN FACE AS OUTLINED IN THE STANDARD SPECIFICATIONS.
- (2)

THE LENGTHS OF ALL SIGN SUPPORTS SHOWN ON THE SIGN SCHEDULE ARE APPROXIMATE AND ARE FOR ESTIMATING PURPOSES ONLY. THE LENGTHS WERE COMPUTED FROM THE CROSS-SECTIONS CONTAINED IN THE CONSTRUCTION PLANS. IN THE EVENT THE SUPPORT LENGTHS ARE 2 FEET SHORTER OR LONGER THAN SHOWN ON THE PLANS, THE ENGINEER SHALL VERIFY THE SUPPORT TYPE WITH THE CITY ENGINEER. THE CONTRACTOR SHALL VERIFY ALL SUPPORT LENGTHS AT THE SITE PRIOR TO ORDERING MATERIAL.

- (3)

THE TOP OF THE SIGN FOOTINGS SHALL BE PLACED LEVEL WITH THE GROUND LINE.
- (4)

AFTER THE SIGN LOCATIONS HAVE BEEN STAKED, BUT PRIOR TO ORDERING ANY MATERIAL FOR THE SUPPORTS, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE CITY ENGINEER.
- (5)

THE CONTRACTOR SHALL BE REQUIRED TO FURNISH LAYOUT DRAWINGS OF ALL EXTRUDED PANEL SIGNS WITH SPACING OF ALL LETTERS, NUMERALS, SHIELDS, AND ARROWS. ONE PDF SET OF THE LAYOUT DRAWINGS SHALL BE SENT TO THE CITY ENGINEER.
- (6)

ALL SIGNS MARKED "TO BE REMOVED" ARE TO BE REMOVED BY THE CONTRACTOR AND PAID FOR UNDER ITEM NO. 713-15 AND BECOME THE PROPERTY OF THE CONTRACTOR.
- (7)

THE EXISTING FOOTINGS ARE TO BE REMOVED 6 INCHES BELOW GROUND LINE.
- (8)

THE LETTERS, DIGITS, ARROWS, BORDERS, AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE APPLIED BY SILK SCREENING PROCESS, EXCEPT THAT CUT-OUT DIRECT APPLIED COPY SHALL BE USED ON ALL FLAT SHEET SIGNS WITH A GREEN BACKGROUND, OR BROWN BACKGROUND.
- (9)

THE LENGTHS OF ALL SIGN SUPPORTS SHOWN ON THE SIGN SCHEDULE ARE APPROXIMATE AND ARE FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL SUPPORT LENGTHS AT THE SITE PRIOR TO ERECTION.
- (10)

THE LETTERS, DIGITS, ARROWS, BORDERS, AND ALPHABET ACCESSORIES ON ALL FLAT SHEET SIGNS SHALL BE APPLIED BY SILK SCREENING PROCESS.
- (11)

ALL SIGNS WHICH INTERFERE WITH CONSTRUCTION WILL BE RELOCATED OUTSIDE LIMITS OF CONSTRUCTION BY THE CONTRACTOR. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR WILL RESTORE THE SIGNS TO ORIGINAL LOCATION. THE CONTRACTOR SHALL CHECK WITH THE CITY ENGINEER PRIOR TO MOVING ANY PERMANENT SIGNS.
- (12)

AFTER THE PERMANENT SIGN LOCATIONS HAVE BEEN STAKED, THERE SHALL BE A FIELD INSPECTION AND APPROVAL BY THE CITY ENGINEER. PAYMENT FOR LOCATION AND STAKING SHOULD BE INCLUDED IN THE BID PRICE FOR OTHER ITEMS OF CONSTRUCTION. ANY RELOCATION REQUIRED, DUE TO THE SIGN NOT BEING INSTALLED IN THE CORRECT LOCATION, WILL BE DONE AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION WORK ZONE & TRAFFIC CONTROL

- (1)

ADVANCED WARNING SIGNS SHALL NOT BE DISPLAYED MORE THAN FORTY-EIGHT (48) HOURS BEFORE PHYSICAL CONSTRUCTION BEGINS. SIGNS MAY BE ERECTED UP TO ONE WEEK BEFORE NEEDED, IF THE SIGN FACE IS FULLY COVERED.
- (2)

IF THE CONTRACTOR MOVES OFF THE PROJECT, HE SHALL COVER OR REMOVE ALL UNNEEDED SIGNS AS DIRECTED BY THE ENGINEER. COSTS OF REMOVAL, COVERING, AND REINSTALLING SIGNS SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT ALL COSTS SHALL BE INCLUDED IN THE ORIGINAL UNIT PRICE BID FOR ITEM NO 712-06, SIGNS (CONSTRUCTION) PER SQUARE FOOT.
- (3)

A LONG TERM BUT SPORADIC USE WARNING SIGN, SUCH AS A FLAGGER SIGN, MAY REMAIN IN PLACE WHEN NOT REQUIRED PROVIDED THE SIGN FACE IS FULLY COVERED.
- (4)

TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
- (5)

USE OF BARRICADES, PORTABLE BARRIER RAILS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL INCREASE TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

- (6)

THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
- (7)

ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- (8)

ALL DETOURS SHALL BE PAVED, STRIPED, SIGNED, AND FLEXIBLE DRUMS ARE TO BE IN PLACE BEFORE IT IS OPENED TO TRAFFIC.
- (9)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING CONSTRUCTION SIGNS. THE COST OF THIS WORK SHALL BE INCLUDED IN ITEM NO. 712-06, SIGNS (CONSTRUCTION), S.F.

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	No.	1	2	3	4	5	6	7	8	9	
	DESIGNED BY:										BJV
	DRAWN BY:										EJBF
	CHECKED BY:										HML
	DATE:										7/29/2024
	KIMLEY-HORN PROJECT NO. 118574000										

GENERAL NOTES

SHEET NUMBER
2C1

SPECIAL NOTES

GRADING

- (1) THE GRADING TABULATIONS AND RESULTING EARTHWORK ASSOCIATED BID QUANTITIES WERE PREPARED UTILIZING AVAILABLE GEOTECHNICAL INFORMATION AND/OR REPORTS PREPARED FOR THIS PROJECT. THIS INFORMATION IS PROVIDED FOR GENERAL INFORMATION AND ESTIMATION GUIDANCE ONLY.
- (2) BORING DEPICTIONS SHOWN ON THE FOUNDATION DATA SHEETS, SOILS SHEETS, PLANS, AND CROSS-SECTIONS INDICATE SOIL AND ROCK CONDITIONS AT THE SPECIFIC BORING LOCATIONS. ANY SOIL PROFILE AND/OR ROCK LINE IS INTERPRETIVE BASED ON THE JUDGMENT OF THE GEOTECHNICAL ENGINEER/GEOLOGIST. THE TRANSITION BETWEEN BORINGS AND LAYERS MAY VARY SIGNIFICANTLY DEPENDING ON THE GEOLOGIC FORMATIONS ENCOUNTERED.
- (3) THE CONTRACTOR SHALL UTILIZE ALL INFORMATION PROVIDED IN THE PLANS, CROSS-SECTIONS AND CONTRACT DOCUMENTS INCLUDING ANY SPECIAL PROVISIONS AS WELL AS UTILIZING HIS PAST EXPERIENCE WITH PROJECTS OF SIMILAR NATURE, SCOPE AND LOCATION IN PREPARATION OF HIS BID FOR EARTHWORK ITEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE EQUIPMENT AND MEANS NECESSARY TO CONDUCT THE EXCAVATION ACTIVITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- (4) EARTHWORK IS PAID FOR UNDER ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED). NO ADDITIONAL PAYMENT WILL BE MADE FOR EARTHWORK QUANTITIES BASED SOLELY ON A CLAIM THAT THE QUANTITIES SHOWN IN THE GRADING TABULATION OR ELSEWHERE IN THE PLANS ARE INACCURATE WITH RESPECT TO THE TYPE OF MATERIALS ENCOUNTERED DURING CONSTRUCTION EXCEPT AS PROVIDED FOR BY SECTION 104.02 IN THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR AS AMENDED IN SUPPLEMENTAL SPECIFICATIONS.

RETAINING WALLS

- (1) ALL COST OF BUILDING, INSTALLING AND BACKFILLING THE RETAINING WALL, INCLUDING GRANULAR BACKFILL, GEOTEXTILE FABRIC (TYPE IV), LEVELING PAD, AMD MOMENT SLAB, SHALL BE INCLUDED IN THE COST OF THE RETAINING WALL. COSTS FOR EXCAVATION OF THE WALL SHALL BE INCLUDED IN ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION PER CUBIC YARD. END AREAS FOR EXCAVATION FOR THE WALL SHALL BE INCLUDED IN END AREA TOTALS ON CROSS-SECTIONS.

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DESIGNED BY:											BJV	
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SPECIAL NOTES

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ENVIRONMENTAL NOTES

ENVIRONMENTAL GENERAL NOTES

NATURAL RESOURCES

- (1)

SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. EPSC MEASURES TO PROTECT NATURAL RESOURCES AND WATER QUALITY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. APPROPRIATE EPSC MEASURES MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG NATURAL RESOURCES IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION INTO STREAMS, WETLANDS OR OTHER NATURAL FEATURES IN ACCORDANCE WITH TDOT STANDARDS. EPSC MEASURES SHALL BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.
- (2)

NEW CHANNEL CONSTRUCTION SHALL BE COMPLETED IN THE DRY AND STABILIZED FOR AT LEAST 72 HOURS PRIOR TO DIVERTING WATER FROM THE EXISTING AND/OR TEMPORARY CHANNEL.
- (3)

INSTREAM EPSC DEVICES REQUIRE A REVIEW BY THE CITY ENGINEER TO DETERMINE IF WATER QUALITY PERMITS SHOULD BE OBTAINED.
- (4)

THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE/U.S., INCLUDING WETLANDS AND EPHEMERAL, INTERMITTENT, AND PERENNIAL STREAMS, IS NOT ALLOWED.
- (5)

THE WIDTH OF THE FILL ASSOCIATED WITH TEMPORARY CROSSINGS SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR THE ACTUAL CROSSING, NOT TO EXCEED THE WIDTH SPECIFIED IN THE STANDARD DRAWING.
- (6)

STREAM BEDS SHALL NOT BE USED AS TRANSPORTATION ROUTES FOR CONSTRUCTION EQUIPMENT. TEMPORARY CULVERT CROSSINGS SHALL BE LIMITED TO ONE POINT PER STREAM AND EPSC MEASURES SHALL BE USED WHERE THE STREAM BANKS ARE DISTURBED. WHERE THE STREAMBED IS NOT COMPOSED OF BEDROCK, A PAD OF CLEAN ROCK SHALL BE USED AT THE CROSSING POINT AND CULVERTED TO PREVENT THE IMPOUNDMENT OF WATER FLOW. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, WHICH CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS. OTHER MATERIALS USED FOR ALL TEMPORARY FILLS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED AND THE AFFECTED AREAS RETURNED TO PREEXISTING ELEVATIONS. ALL TEMPORARY CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DWG. EC-STR-25 UNLESS SPECIFICALLY ADDRESSED IN THE EPSC PLANS. ALTERNATIVELY, PLACING A TEMPORARY BRIDGE (E.G. BAILEY BRIDGE OR EQUIVALENT, TIMBERS, ETC.) FROM TOP OF BANK TO TOP OF BANK OR THE APPROPRIATE USE OF BARGES AT THE CROSSING TO AVOID DISTURBANCE OF THE STREAMBED IS AN ACCEPTABLE OPTION.
- (7)

HEAVY EQUIPMENT WORKING IN WETLANDS WITH PERMITTED TEMPORARY IMPACTS SHALL BE PLACED ON MATS, OR OTHER MEASURES MUST BE TAKEN TO MINIMIZE SOIL DISTURBANCE AND COMPACTION UNLESS SPECIFICALLY ADDRESSED IN THE CONSTRUCTION PLANS. ANY MATS AND OTHER MEASURES USED FOR HEAVY EQUIPMENT SHALL BE REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED. ALL AFFECTED AREAS SHOULD BE RETURNED TO PRE-EXISTING CONDITIONS.
- (8)

WETLANDS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION PLANS AND PERMITS.
- (9)

THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS PRIOR TO ANY CONSTRUCTION AND MAINTENANCE ACTIVITIES TO ENSURE THAT ENVIRONMENTAL FEATURES (E.G., STREAMS, WETLANDS, SPRINGS, ETC.) ARE NOT IMPACTED BEYOND PERMITTED LOCATIONS. IF THE CONTRACTOR OR PROJECT INSPECTOR IS UNSURE OF THE IDENTITY OF AN ENVIRONMENTAL FEATURE, THE INSPECTOR SHALL CONTACT THE CITY ENGINEER IMMEDIATELY.

SPECIES

- (10)

NO ACTIVITY MAY SUBSTANTIALLY DISRUPT THE MOVEMENT OF THOSE SPECIES OF AQUATIC LIFE INDIGENOUS TO THE WATER BODY, INCLUDING THOSE SPECIES THAT NORMALLY MIGRATE THROUGH THE AREA.

- (11)

SHOULD CLIFF SWALLOW OR BARN SWALLOW NESTS, EGGS, OR BIRDS (YOUNG AND ADULTS) BE PRESENT, THE CONTRACTOR SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERVICE OFFICE TO DETERMINE IF SEASONAL RESTRICTIONS WILL BE NECESSARY. GENERALLY, BIRDS, NESTS, AND EGGS MAY NOT BE DISTURBED BETWEEN APRIL 15 AND JULY 31. FROM AUGUST 1 TO APRIL 14, NESTS CAN BE REMOVED OR DESTROYED SO LONG AS BIRDS OR EGGS ARE NOT PRESENT, AND MEASURES IMPLEMENTED TO PREVENT FUTURE NEST BUILDING AT THE SITE (I.E., CLOSING OFF AREA USING NETTING).
- (12)

IF THE REMOVAL OF ANY TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 3 INCHES IS DEEMED NECESSARY THE ENGINEER SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERICE OFFICE IMMEDIATELY.

PERMITS, PLANS & RECORDS

- (13)

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND OBTAIN ANY NECESSARY ENVIRONMENTAL PERMITS OR APPROVALS, INCLUDING BUT NOT LIMITED TO ARCHAEOLOGY, ECOLOGY, HISTORICAL, HAZARDOUS MATERIALS, AIR AND NOISE, TDEC ARAP/401, USACE SECTION 404, TVA SECTION 26A, AND TDEC NPDES PERMITS, FROM FEDERAL, STATE AND/OR LOCAL AGENCIES REGARDING ANY MATERIAL AND STAGING AREAS AND THE OPERATION OF ANY PROJECT-DEDICATED ASPHALT AND/OR CONCRETE PLANTS TO BE USED. ANY SUCH PERMITS SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO THE USE OF THE PERMITTED AREA(S).
- (14)

ANY DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, THE PROJECT AS CONSTRUCTED, AND THE PERMIT(S) ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CITY ENGINEER SHALL BE CONTACTED IN THESE INSTANCES AND DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.
- (15)

IF A CHANGE IN PROJECT SCOPE OCCURS DURING CONSTRUCTION, INCLUDING VALUE ENGINEERING, THE CITY ENGINEER SHALL BE CONTACTED TO DETERMINE WHETHER PERMIT REVISIONS ARE NEEDED. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF ANY PLAN REVISIONS ARE NEEDED.
- (16)

THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATE. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.
- (17)

ALL WATER QUALITY PERMITS SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE ACCESSIBLE TO THE PUBLIC. THE NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER, OPERATOR, OR A LOCAL CONTACT PERSON WITH A BRIEF DESCRIPTION OF THE PROJECT SHALL ALSO BE POSTED. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE, THE INFORMATION SHALL BE PLACED IN A PUBLICLY ACCESSIBLE LOCATION NEAR WHERE THE CONSTRUCTION IS ACTIVELY UNDERWAY AND MOVED AS NECESSARY. THIS LOCATION SHALL BE POSTED AT THE CONSTRUCTION SITE. ALL POSTINGS SHALL BE MAINTAINED IN LEGIBLE CONDITION.

SUPPORT ACTIVITIES

- (18)

MATERIALS AND STAGING AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE/U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY ENVIRONMENTAL PERMITS, OBTAINED SOLELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATES. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

ENVIRONMENTAL

- (20)

EXCEPT AS OTHERWISE SPECIFIED, THERE ARE NO KNOWN SPECIAL ENVIRONMENTAL FACTORS PRESENT ON THIS PROJECT THAT INDICATE A NEED FOR SEASONAL LIMITATIONS ON THE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OPERATIONS OR ON THE TOTAL AREA OF EXPOSED SOIL.

ENVIRONMENTAL

- (21)

THE CITY ENGINEER SHALL BE INVITED TO ALL PRE-CONSTRUCTION MEETINGS.

ECOLOGY

- (22)

THE CITY ENGINEER OR A DESIGNEE SHALL ADVISE THE CONTRACTOR DURING THE PRE-CONSTRUCTION MEETING WHEN THE CITY ENGINEER OR A DESIGNATED CONSULTANT WILL NEED TO BE ONSITE FOR WORK BEING DONE WHICH COULD AFFECT WATERS OF THE STATE/U.S. OR SPECIES.
- (23)

THE CITY ENGINEER OR A DESIGNEE SHALL ATTEND THE PRE-CONSTRUCTION MEETING FOR ALL PROJECTS WHICH HAVE THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITAT PROXIMAL TO SCHEDULED WORK. THIS WILL PROVIDE THE OPPORTUNITY TO ENSURE THAT PERSONNEL INCLUDING THE CONTRACTOR'S PERSONNEL AND SUBCONTRACTORS ARE MADE AWARE OF THE NECESSARY PRECAUTIONS THAT MUST BE FOLLOWED.
- (24)

ALL PROJECTS WITH LEGALLY PROTECTED SPECIES OR CRITICAL HABITAT IDENTIFIED SHALL HAVE MEASURES IN PLACE TO CONTAIN CONCRETE DUST, CEMENT DUST AND ALL OTHER MATERIALS. THESE MATERIALS ARE NOT ALLOWED TO ENTER WATERS OF THE STATE/U.S.

SCOPE OF WORK

- (25)

WORK INCLUDES SIDEWALK, CURB AND BUTTER, GRADING, ROADSIDE DITCHES, TRAFFIC SIGNAL IMPROVEMENTS AND DRAINAGE IMPROVEMENTS ALONG MURFREESBORO ROAD AND MINERVA DRIVE.

Kimley»Horn

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

REVISIONS										DATE	BY	
No.	1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:										BJV		
DRAWN BY:										EJBF		
CHECKED BY:										HML		
DATE:										7/29/2024		
KIMLEY-HORN PROJECT NO.												
118574000												

ENVIRONMENTAL
NOTES

SHEET NUMBER

2E

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CATCH BASINS AND MANHOLES														
SHEET NO.	LOCATION	STATION	OFFSET (FT.)	DRAINAGE CODE	GRATE/TOP ELEV.	STRUCTURE TYPE	INSIDE DIMENSION	DEPTH (FT.)	STANDARD DRAWINGS	TYPE 3 M.H.	TYPE 12 C.B.	TYPE 14 C.B.	TYPE 42 C.B.	REMARKS
										611-01.02 4' - 8'	611-12.02 4' - 8'	611-14.01 0' - 4'	611-42.02 4'-8'	
4B	MURFREESBORO	104+41.25	-58.85	MH-01	572.66	#3	5' DIA.	4.00	D-MH-2	1				
4B	MURFREESBORO	104+40.00	-12.00	CB-00	576.06	#12	4X3	5.45	D-CB-12P		1			
4B	MINERVA	201+10.00	-16.00	CB-16	571.02	#12	5' DIA	4.66	D-CB-12RB		1			
4B	MINERVA	202+03.00	-16.19	CB-01	566.92	#12	4X3	4.92	D-CB-12P		1			
4B	MINERVA	202+90.00	-16.12	CB-02	563.81	#12	4X3	5.08	D-CB-12P		1			
4B	MINERVA	203+90.00	-16.08	CB-03	561.65	#12	4X3	5.50	D-CB-12P		1			
5B	MINERVA	205+24.13	-16.08	CB-04	558.08	#12	4X3	6.51	D-CB-12P		1			
5B	MINERVA	206+73.57	-16.19	CB-05	556.62	#12	4X3	5.91	D-CB-12P		1			
5B	MINERVA	208+60.41	-16.00	CB-06	555.07	#12	4X3	5.39	D-CB-12P		1			
5B	MINERVA	209+30.48	-15.51	CB-07	554.28	#14	8X3	3.94	D-CB-14P			1		
5B	MINERVA	209+55.35	-16.00	CB-08	554.73	#12	4X3	5.32	D-CB-12P		1			
6B	MINERVA	211+15.11	-16.18	CB-09	555.15	#12	4X3	4.83	D-CB-12P		1			
6B	MINERVA	212+82.32	-16.07	CB-10	557.09	#12	4X3	5.84	D-CB-12P		1			
6B	MINERVA	213+86.47	-16.08	CB-11	559.34	#12	4X3	6.85	D-CB-12P		1			
6B	MINERVA	215+09.32	-16.07	CB-12	560.4	#12	4X3	6.45	D-CB-12P		1			
6B	MINERVA	216+35.23	-15.89	CB-13	562.13	#12	4X3	5.45	D-CB-12P		1			
6B	MINERVA	216+88.20	-22.16	CB-14	562.9	#12	4X3	5.83	D-CB-12P		1			
6B	MINERVA	217+31.09	-92.07	CB-15	562.57	#42	5' DIA	4.78	D-CB-42RB				1	
TOTALS										1	15	1	1	

STORM DRAINAGE ENDWALLS									
SHEET NO.	LOCATION	STATION	OFFSE T (FT.)	DRAINAGE CODE	STRUCTURE TYPE	TDOT STANDARD DRAWING	CLASS "A" CONC. 611-07.01 (C.Y.)	REINF. STEEL 611-07.02 (LB.)	REMARKS
4B	MINERVA	202+95.00	23.50	EW-01	U	D-PE-18A	1.49	137	
4B	MINERVA	203+05.00	-26.20	EW-02	U	D-PE-18A	1.49	137	
4B	MINERVA	203+55.00	21.25	EW-03	U	D-PE-18A	1.49	137	
4B	MINERVA	203+75.00	-26.20	EW-04	U	D-PE-18A	1.49	137	
5B	MINERVA	208+60.00	-37.50	O-1	U	D-PE-24A	1.28	124	
5B	MINERVA	209+55.00	-36.80	O-2	U	D-PE-24A	1.28	124	
6B	MINERVA	214+35.00	-26.50	EW-05	U	D-PE-18A	1.49	137	
6B	MINERVA	215+05.00	-26.50	EW-06	U	D-PE-18A	1.49	137	
TOTALS							11.50	1070	

SIDE DRAIN TABULATION																
STATION	LOCATION		DESCRIPTION	DRIVEWAY WIDTH FT.	SKEW	RCP CLASS III OR CMP 16 GA OR PVC OR SRTRP OR HDPE OR PP (L.F.) FILL HEIGHT ≤ 10 FT.						END TREATMENT				REMARKS
												INLET		OUTLET		
	LT.	RT.				12"	18"	24"	30"	36"	42"	TYPE	DRAWING NO.	TYPE	DRAWING NO.	
204+67.41		X	MINERVA	13	90°	20						OEP		OEP		
205+77.74		X	MINERVA	8	90°	14						OEP		OEP		
207+41.90		X	MINERVA	12	90°		18					OEP		OEP		
207+69.92		X	MINERVA	15	90°		20					OEP		OEP		
209+21.95		X	MINERVA	15	90°		24					OEP		OEP		
211+75.89		X	MINERVA	24	90°		32					OEP		OEP		
212+64.70	X		MINERVA	14	90°		30					OEP		OEP		
212+72.88		X	MINERVA	12	90°	24						OEP		OEP		
213+77.70		X	MINERVA	15	90°	28						OEP		OEP		
214+99.46		X	MINERVA	10	90°	26						OEP		OEP		
TOTALS						112	124						Pipe Tabulation For Private Drives, Business & Field Entrances			

STORM DRAINAGE PIPES						
SHEET NO.	FROM		TO		% GRADE	607-05.02 24" (L.F.)
	CODE	OUTLET ELEV.	CODE	INLET ELEV.		
4B	EX-01	572.14	CB-00	570.61	3.16	69
4B	CB-00	570.61	MH-01	568.66	7.73	44
4B	MH-01	568.66	CB-16	566.36	4.43	52
4B	CB-16	566.36	CB-01	562.50	4.43	87
4B	CB-01	562.50	CB-02	559.33	3.16	100
4B	CB-02	559.23	CB-03	556.75	3.16	78
4B	EW-01	563.00	EW-02	561.50	2.72	55
4B	EW-03	562.30	EW-04	560.75	3.69	42
5B	CB-03	556.65	CB-04	552.16	3.16	133
5B	CB-04	552.06	CB-05	551.31	0.50	150
5B	CB-05	551.21	CB-06	550.27	0.50	187
5B	CB-06	550.18	O-01	550.09	0.55	17
5B	CB-07	550.34	CB-08	550.09	1.00	25
5B	CB-08	549.91	O-02	549.81	1.50	19
6B	CB-15	558.12	CB-14	557.67	0.50	91
6B	CB-14	557.57	CB-13	557.27	0.50	59
6B	CB-13	557.17	CB-12	554.54	2.01	131
6B	CB-12	554.44	CB-11	553.08	1.11	123
6B	CB-11	552.98	CB-10	551.84	1.11	103
6B	CB-10	551.74	CB-09	550.91	0.50	167
6B	CB-09	550.81	CB-08	550.09	0.45	160
6B	EW-06	559.60	EW-05	559.15	0.87	52
TOTALS						1944

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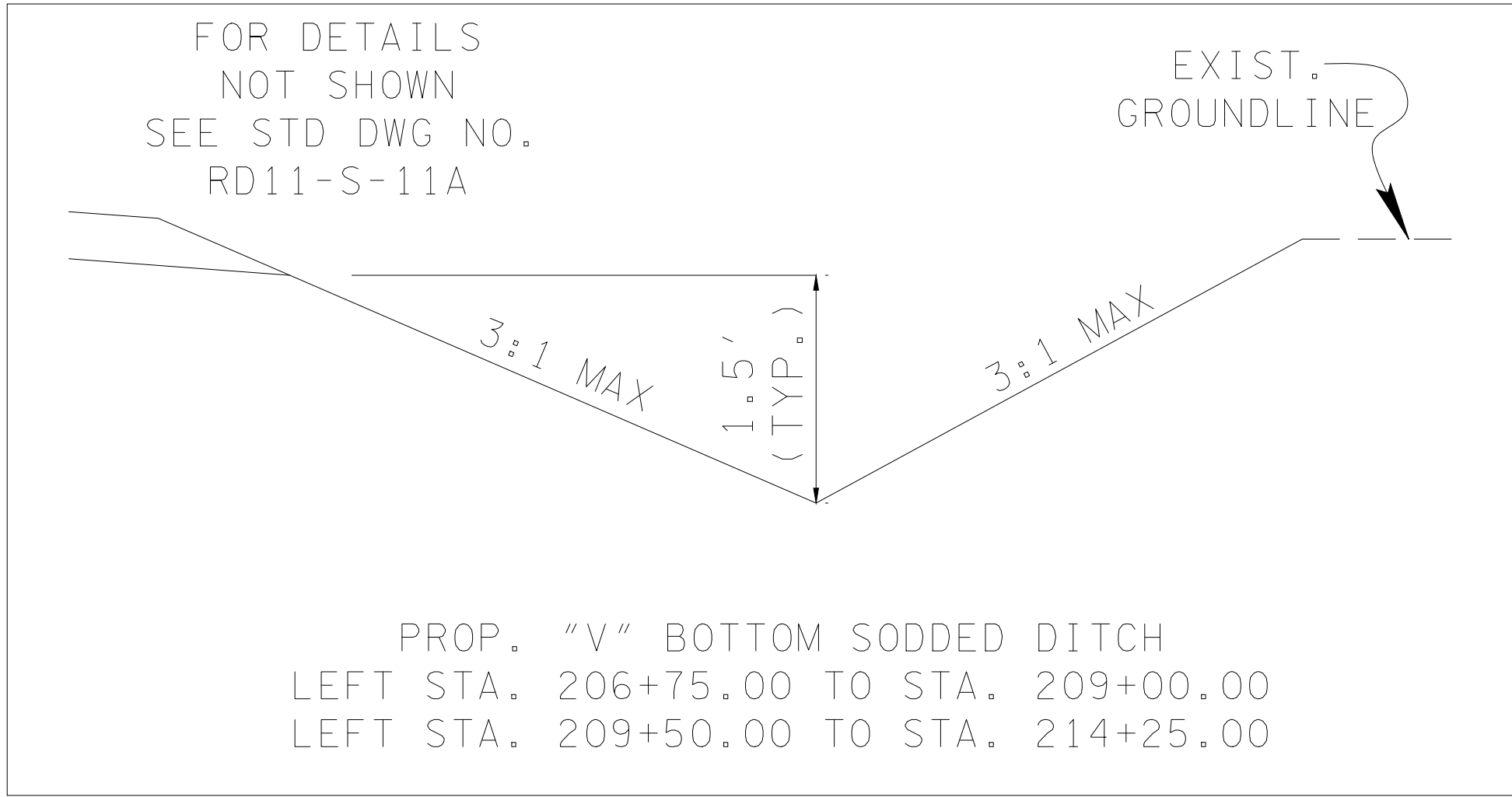
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DRAWN BY:										EJBF		
CHECKED BY:										HML		
DATE:										7/29/2024		
KIMLEY-HORN PROJECT NO. 118574000												
TABULATED QUANTITIES												
SHEET NUMBER												
2F												

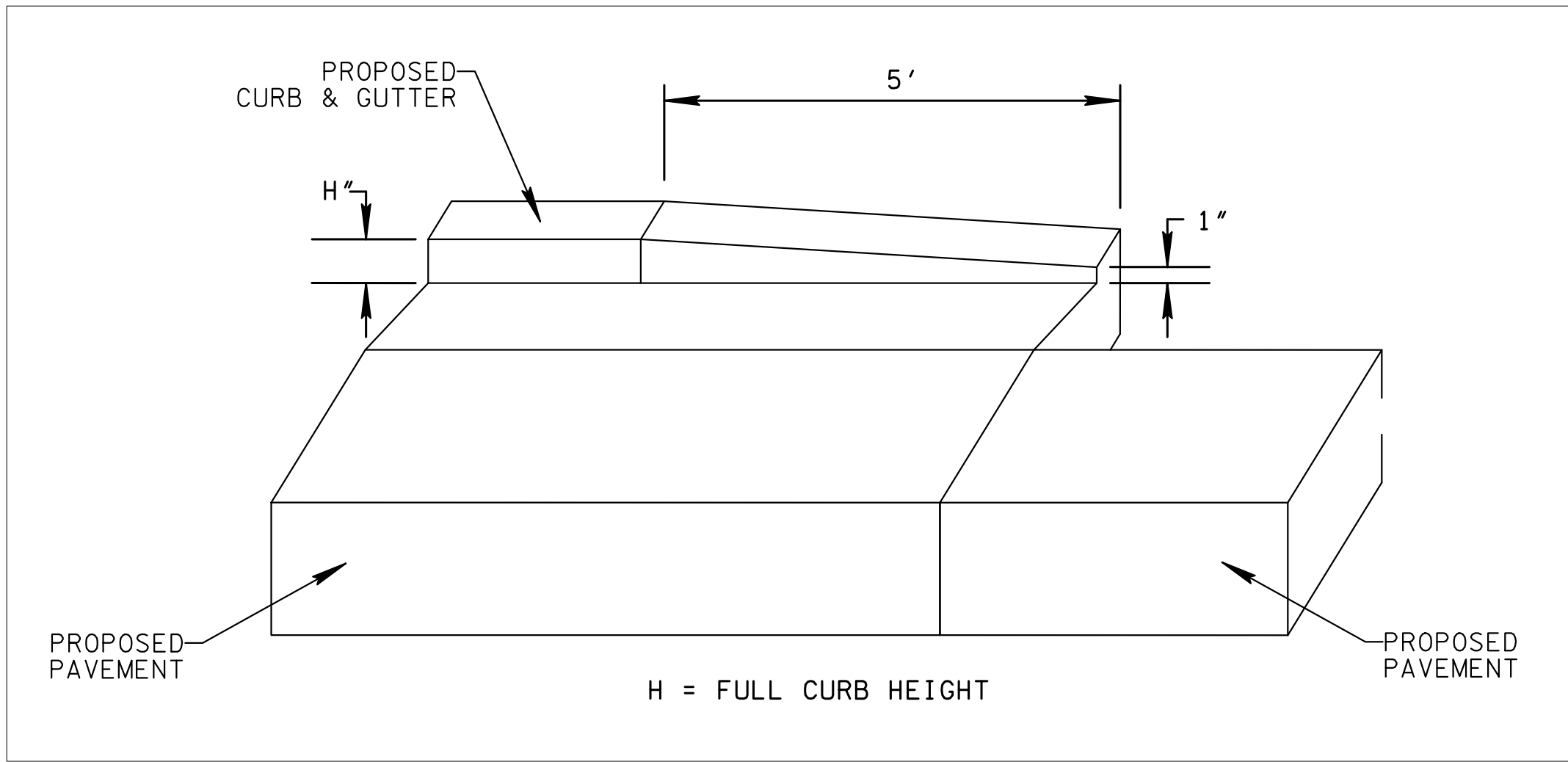
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1 DITCH DETAILS
SCALE: NOT TO SCALE

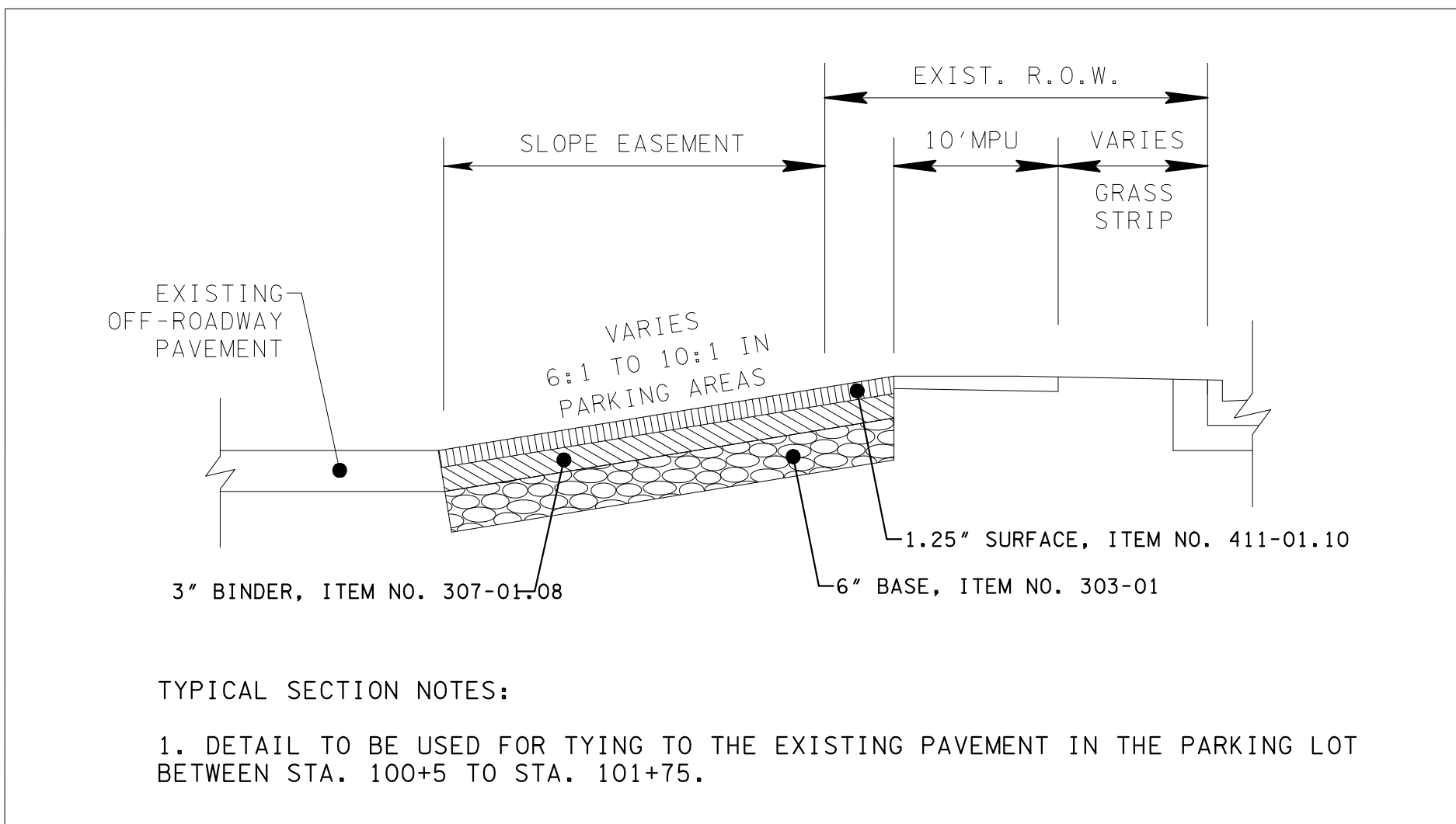
SPECIAL DITCH #1
BENDERS FERRY ROAD



2 CURB TURN DOWN DETAIL
SCALE: NOT TO SCALE



3 SLOPE TREATMENT IN PAVED AREAS
SCALE: NOT TO SCALE



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KIMLEY-HORN PROJECT NO. 118574000												
DETAIL SHEETS												
SHEET NUMBER 2G												

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RIGHT-OF-WAY

- (1) EXISTING PAVED DRIVEWAY PER TRACT REMAINDER WILL BE REPLACED IN KIND TO A TOUCHDOWN POINT.
- (2) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY EXCEEDS 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED TO A TOUCHDOWN POINT OR UNTIL THE GRADE IS LESS THAN 7 PERCENT.
- (3) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY IS LESS THAN 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED A SHOULDER WIDTH FROM THE EDGE OF PAVEMENT AND THE REMAINDER OF THAT DRIVEWAY REPLACED IN KIND TO A TOUCHDOWN POINT.
- (4) ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.
- (5) NEW DRIVEWAYS PROVIDED IN THE PLANS WILL BE PAVED BASED ON THE 7 PERCENT CRITERIA. THOSE 7 PERCENT OR STEEPER IN GRADE WILL BE PAVED AND THOSE FLATTER THAN 7 PERCENT WILL BE COVERED WITH BASE STONE.
- (6) ADDITIONAL DRIVEWAYS AND FIELD ENTRANCES OTHER THAN THOSE SHOWN IN THE PLANS OR REQUESTED IN WRITING BY THE CITY OF LA VERGNE WILL REQUIRE A LAND DISTURBANCE PERMIT FROM THE CITY OF LA VERGNE.

UTILITY

- (1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.
- (2) UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES, AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER.
- (3) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.
- (4) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.
- (5) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC AT 1-800-351-1111 WILL BE REQUIRED.

UTILITY OWNERS

STORMWATER

CITY OF LA VERGNE
STORMWATER DEPARTMENT
5175 MURFREESBORO RD
LA VERGNE, TENNESSEE 37086
PHONE: (615) 287-8703

NATURAL GAS

SMYRNA GAS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TENNESSEE 37167
PHONE: (615) 355-5740

TELEPHONE

TDS TELECOM
5265 MURFREESBORO RD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

WATER

LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TENNESSEE 37086
PHONE: (615) 793 9891

SANITARY SEWER

LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TENNESSEE 37086
PHONE: (615) 793 9891

ELECTRIC

MTEMC
JOSH HOWLAND
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
PHONE: (615) 453-3074

CABLE

TDS TELECOM
5265 MURFREESBORO RD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

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	DRAWN BY:										EJBF
	CHECKED BY:										HML
	DATE:										7/29/2024
	KIMLEY-HORN PROJECT NO. 118574000										

RIGHT-OF-WAY NOTES,
UTILITY NOTES, AND
UTILITY OWNERS

SHEET NUMBER
3

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R.O.W. ACQUISITION TABLE											
TRACT NO.	PROPERTY OWNERS	TOTAL AREA (ACRES)			AREA TO BE ACQUIRED (ACRES)			EASEMENT (ACRES)			
		LEFT	RIGHT	TOTAL	LEFT	RIGHT	TOTAL	PERMANENT DRAINAGE	PERMANENT SLOPE	TEMPORARY CONSTRUCTION	PERMANENT UTILITY
1	POWER3 LLC	23.770		23.770	0.117		0.117	1776 S.F.	0.239	0.272	
2	SCALINI LLC		1.181	1.181							
3	ALTAMIMI AZIZ AND ALABADY QUESMA		0.717	0.717							
4	TANDARA THONGPHANH		0.402	0.402							
5	STEVEN P. DARLING & ROBERT E DARLING ET. AL		0.360	0.360							
6	OCTAVIO GARCIA & MATRINEZ MA LOURDES GARCIA		0.360	0.360							
7	PHANSANOUVONG SAYKHAM ETUX & SISOUPHANH		0.367	0.367						1485 S.F.	
8	FUGATE LLOYD S ETAL & ASHLEY M SUTER		0.367	0.367						1673 S.F.	
9	ECCLES CHRISTOPHER RAY		0.735	0.735				1100 S.F.		2272 S.F.	
10	JAMES O BOONE		0.740	0.740							
11	CARLA KING		0.367	0.367						1710 S.F.	
12	JOSEPH NEIL ROGERS		0.367	0.367						884 S.F.	
13	ANTHONY WAIN ROGERS		0.367	0.367						1266 S.F.	
14	FRANCES M PEARCY	1.850		1.850					247 S.F.	1895 S.F.	
15	ROBERT F MULLINS SR & DOROTHY S		0.377	0.377						1112 S.F.	
16	PAMELA ANNA HAYNES		0.360	0.360							
17	RONALD DALE RUSSEL		0.540	0.540							
18	NICOLA TEKOPPEL		0.352	0.352							
19	LESLIE L CARTER	0.350		0.350						1071 S.F.	
20	TONY ETUX YOUNGBLOOD		0.530	0.530							
21	CARLA KING		0.450	0.450							
22	RACHEL COIA		0.310	0.310							
23	RAYMOND ETUX OAKLEY		0.380	0.380							
24	STEVE HEATH		0.370	0.370							
25	JASON GROVES		0.400	0.400							
26	NISLA J MENDOZA		1.800	1.800							
27	PAMELA HAYNES		0.420	0.420							
ACQUISITION TOTALS (ACRES)		12.561			0.117			2876 S.F.	0.245	0.579	

DISTURBED AREA		
IN BETWEEN SLOPE LINES	4.424	(AC)
10 FOOT WIDE STRIP (OUT SIDE SLOPE LINES)	0.770	(AC)
TOTAL DISTURBED AREA	5.194	(AC)
TOTAL PROJECT AREA	8.710	(AC)

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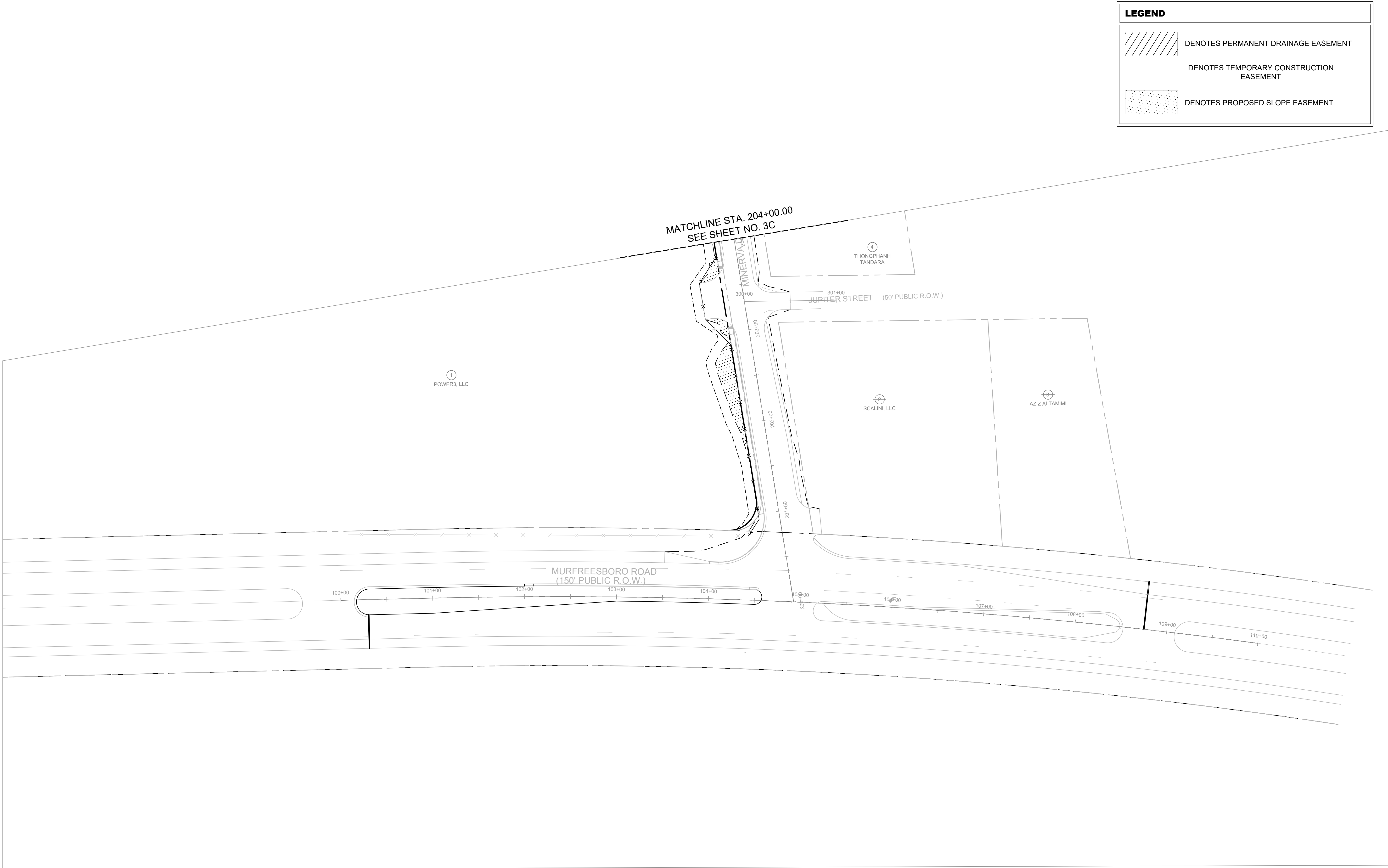
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			CHECKED BY: HML								
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			KIMLEY-HORN PROJECT NO. 118574000								

RIGHT-OF-WAY
AQUSITION TABLE

SHEET NUMBER
3A

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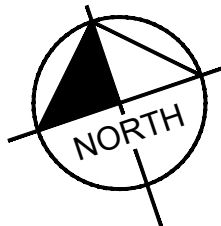
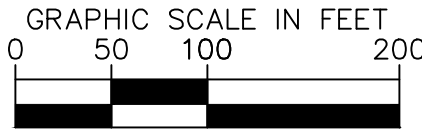
LEGEND

DENOTES PERMANENT DRAINAGE EASEMENT

DENOTES TEMPORARY CONSTRUCTION EASEMENT

DENOTES PROPOSED SLOPE EASEMENT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

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REVISIONS		DATE	BY
No.	1		
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000			

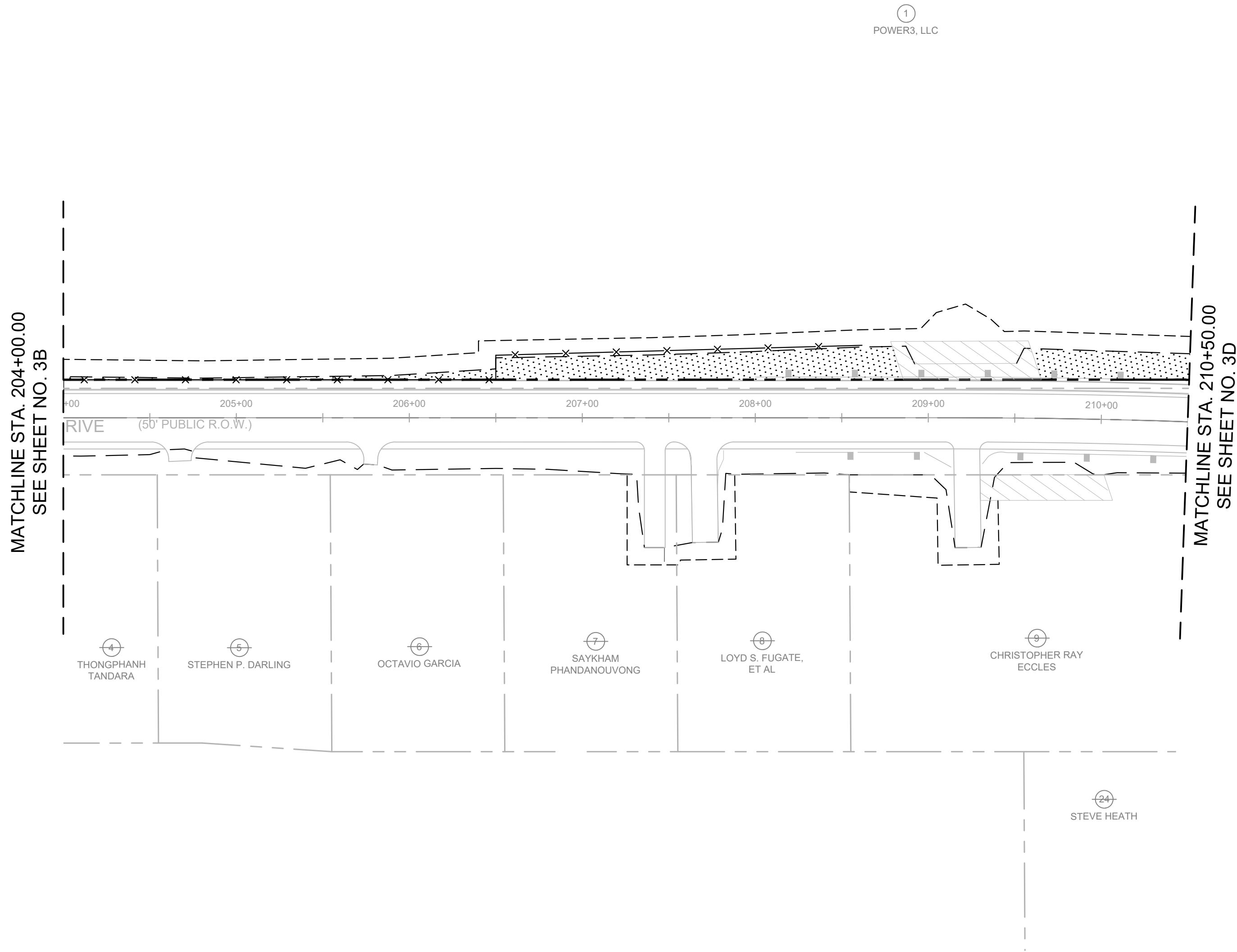
PROPERTY MAP

SHEET NUMBER
3B

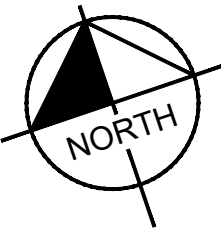
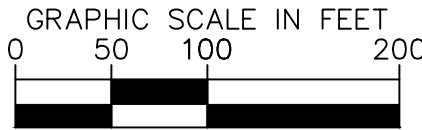
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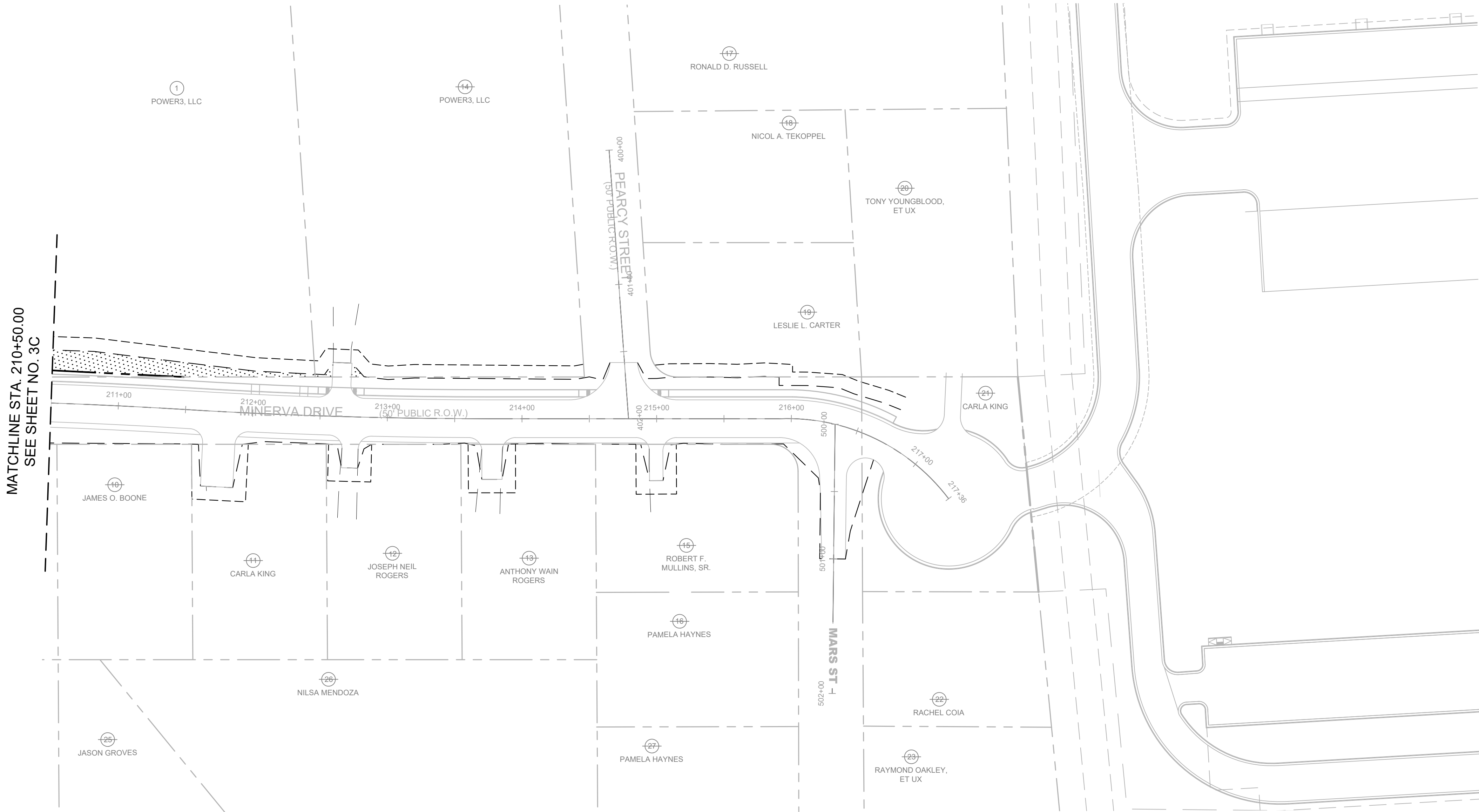
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DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	

PROPERTY MAP

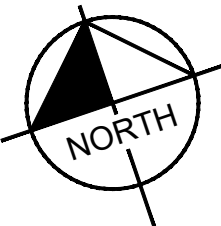
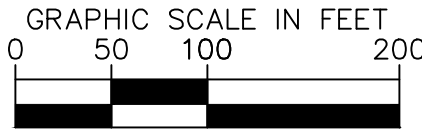
SHEET NUMBER
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LEGEND	
	DENOTES PERMANENT DRAINAGE EASEMENT
	DENOTES TEMPORARY CONSTRUCTION EASEMENT
	DENOTES PROPOSED SLOPE EASEMENT

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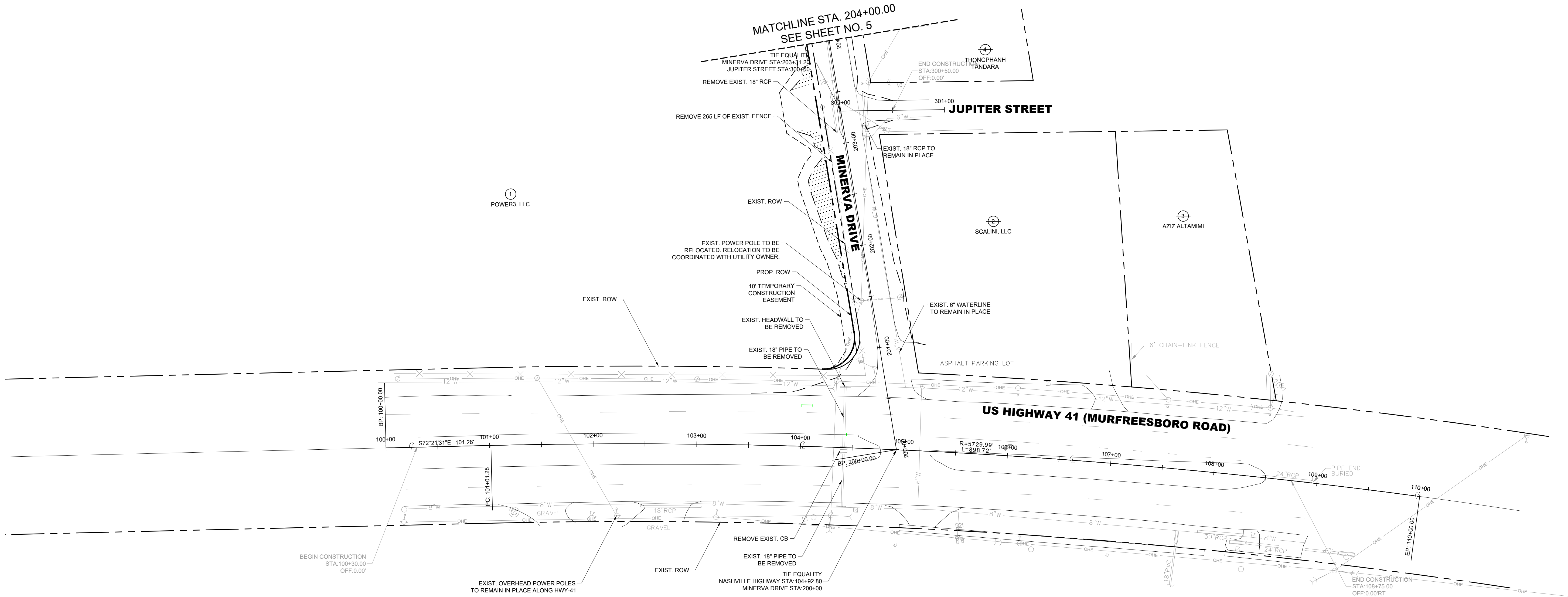
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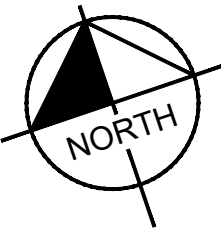
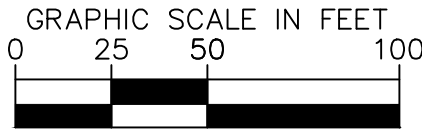
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KIMLEY-HORN PROJECT NO.													118574000	
PRESENT LAYOUT														
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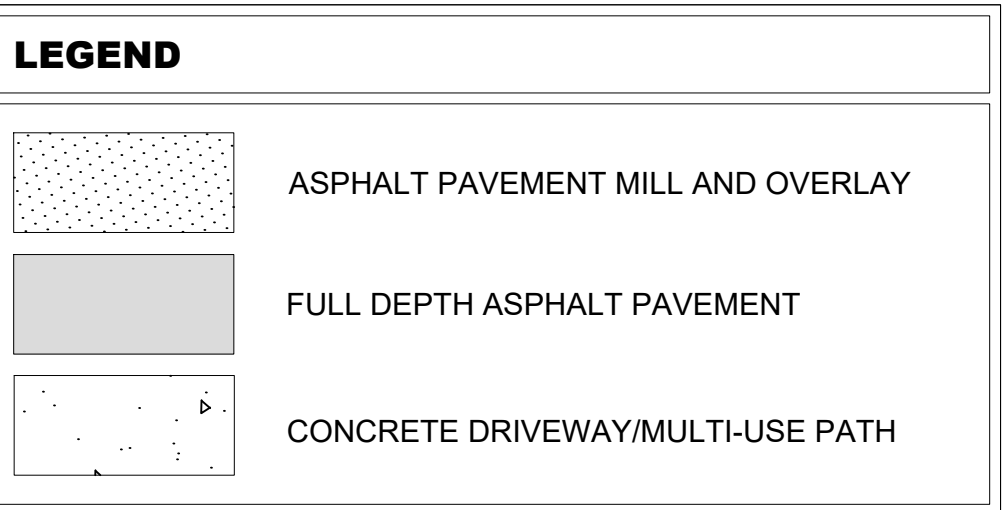
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11701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

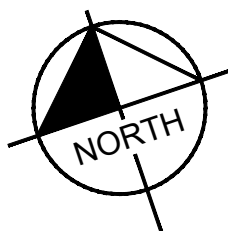
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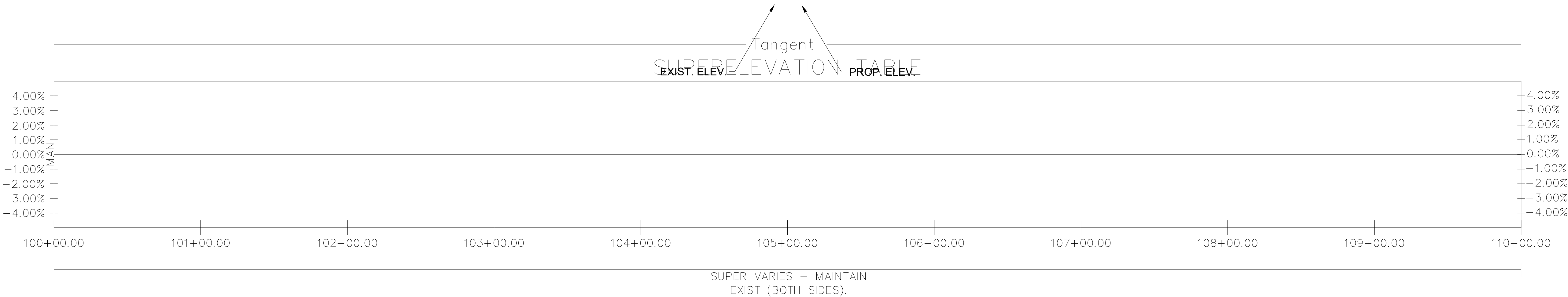
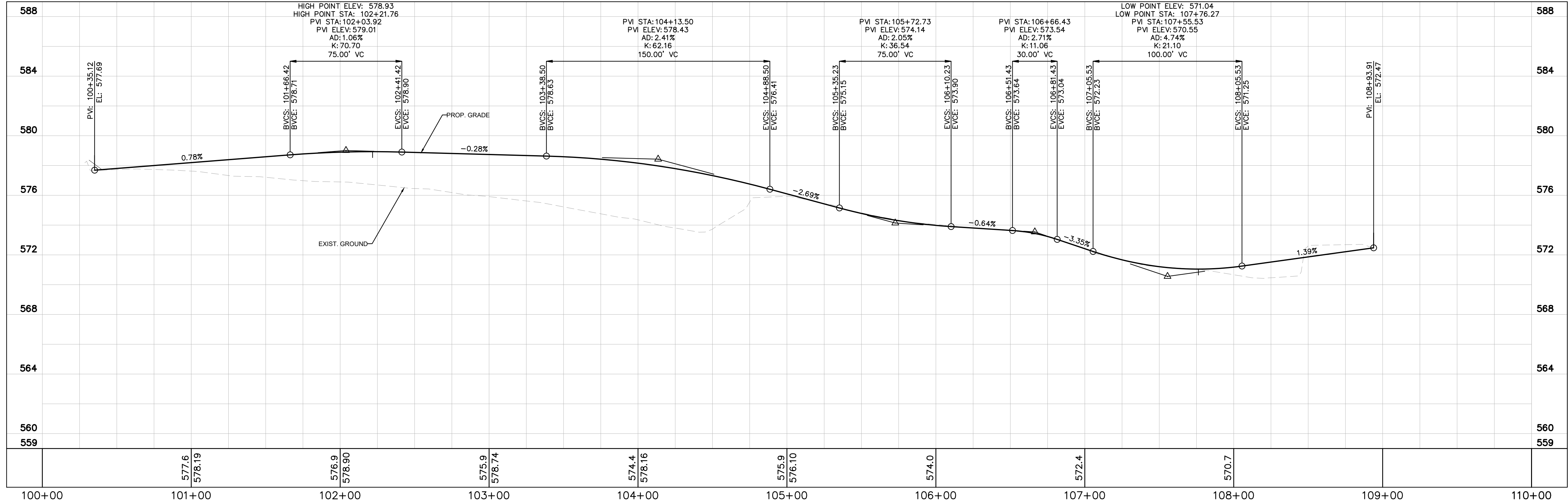
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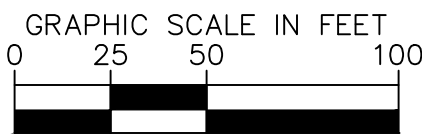


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US HIGHWAY 41 (MURFREESBORO ROAD)

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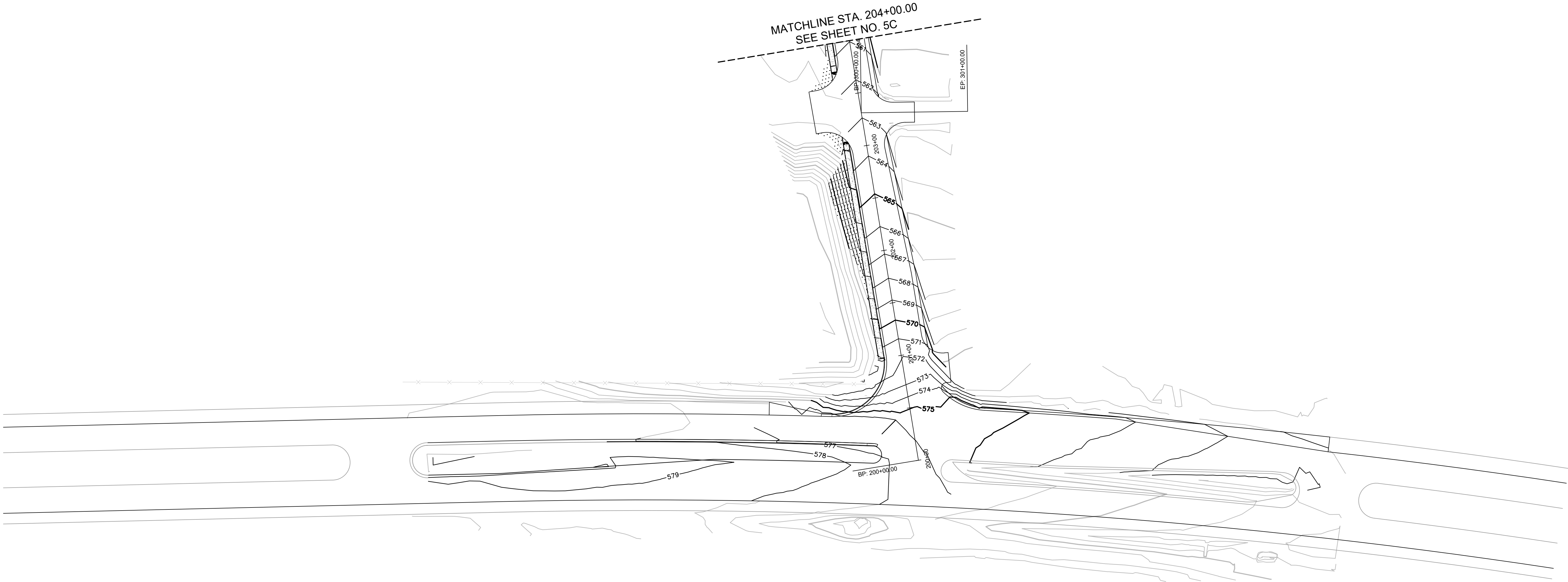
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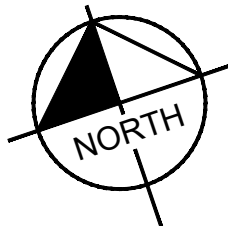
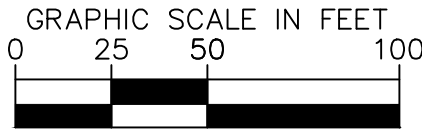
PROPOSED PROFILE

SHEET NUMBER
4B

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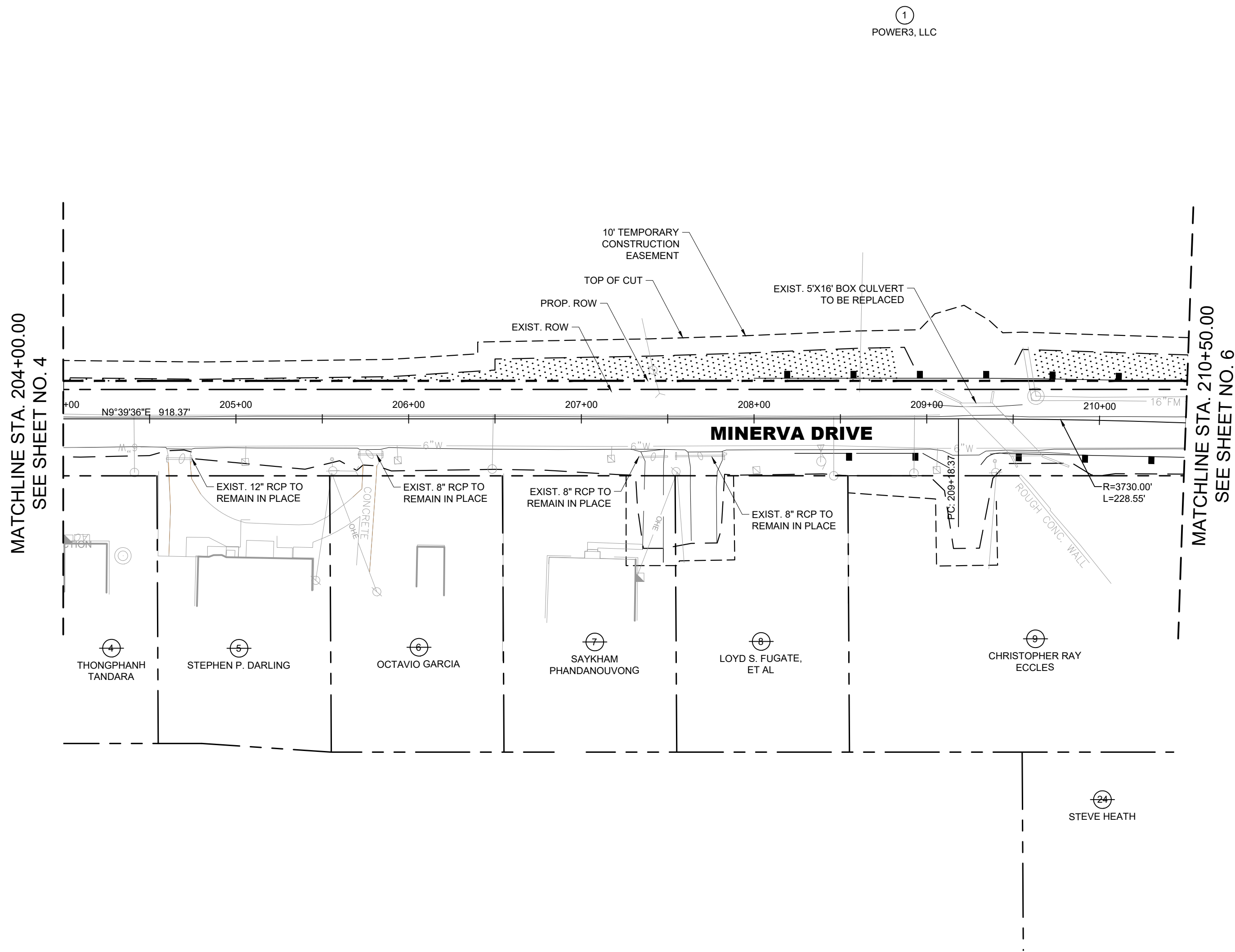
GRADING LAYOUT

SHEET NUMBER
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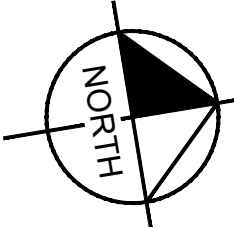
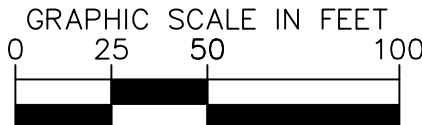
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PRESENT LAYOUT

SHEET NUMBER

5

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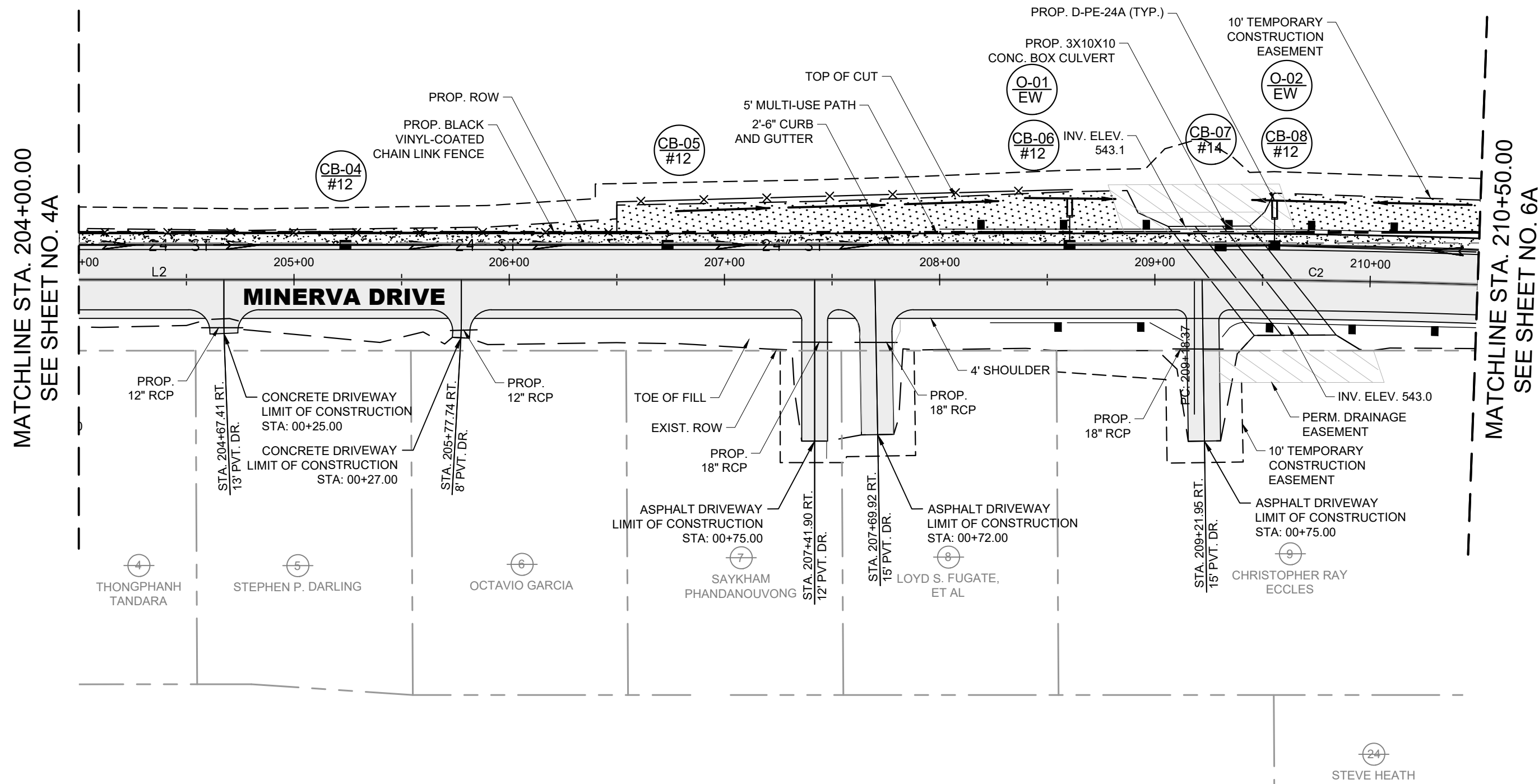
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LEGEND

ASPHALT PAVEMENT MILL AND OVERLAY

FULL DEPTH ASPHALT PAVEMENT

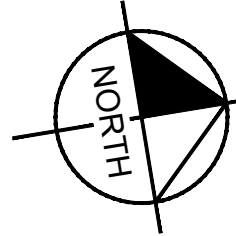
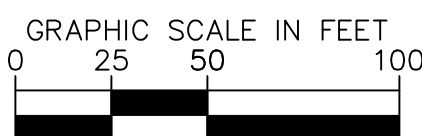
CONCRETE DRIVEWAY/MULTI-USE PATH



1
POWERS, LLC

BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C2	$\Delta=3^{\circ} 30' 39''$	3730.00'	228.55'	
L2	N $9^{\circ}39'35''$ E		918.37'	

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IMPROVEMENTS
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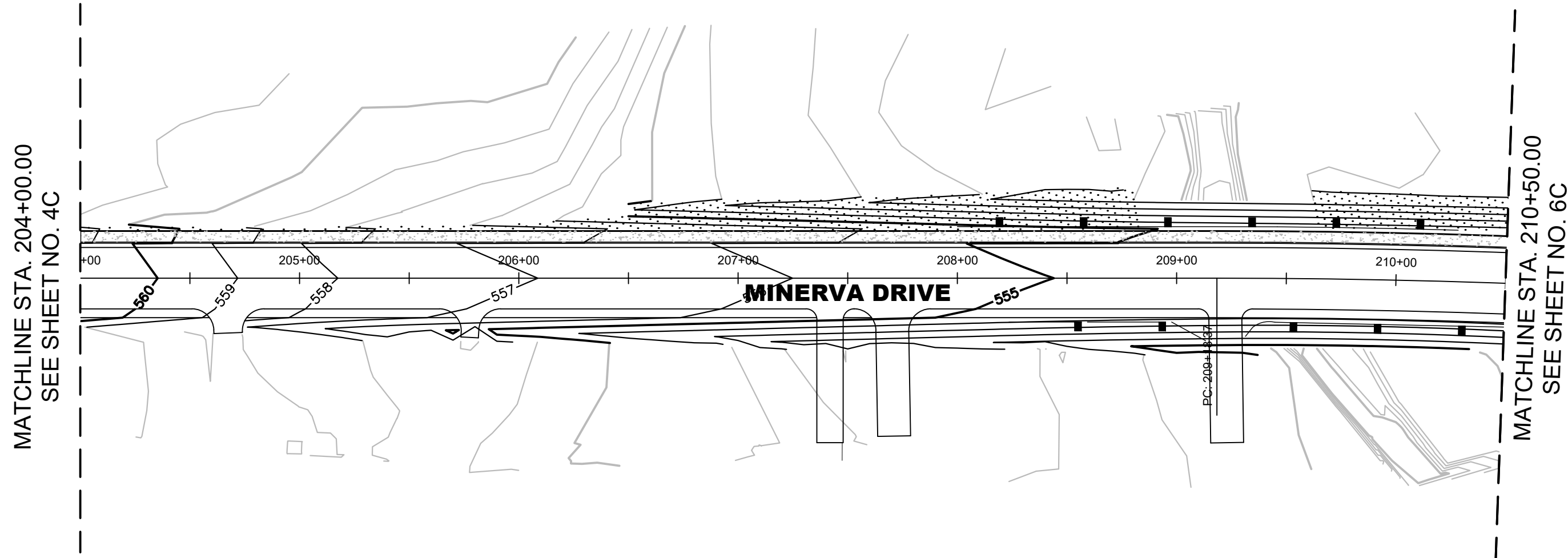
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DESIGNED BY:										BJV	
DRAWN BY:										EJBF	
CHECKED BY:										HML	
DATE:										7/29/2024	
KIMLEY-HORN PROJECT NO.										118574000	
PROPOSED LAYOUT											
SHEET NUMBER										5A	

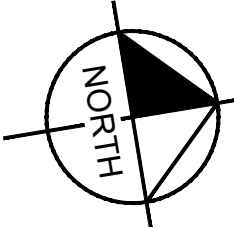
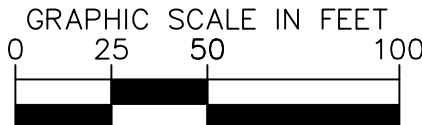
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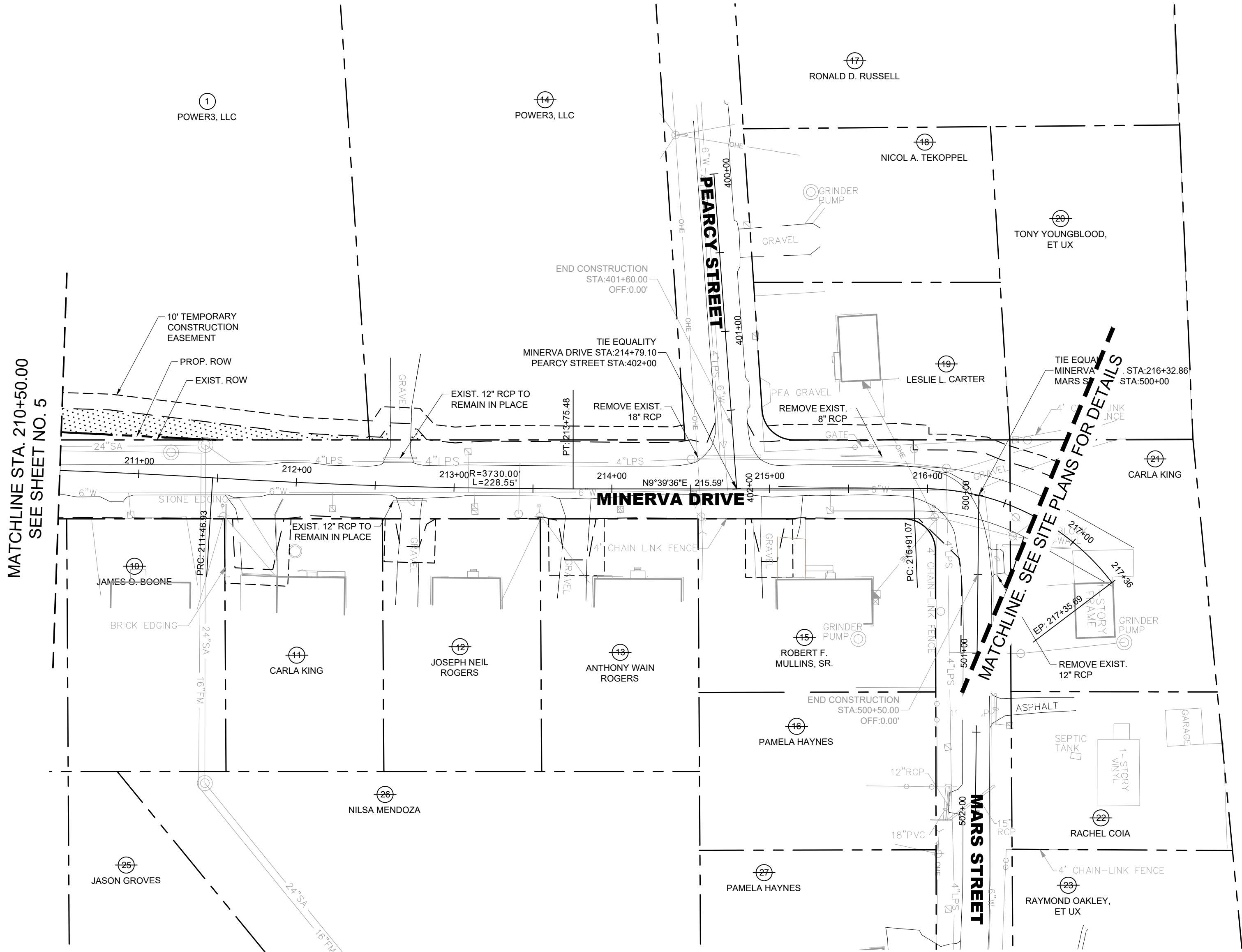
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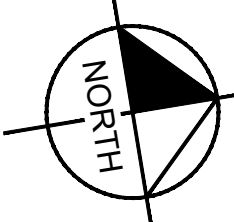
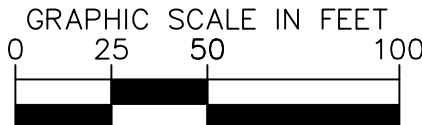
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PRESENT LAYOUT

SHEET NUMBER

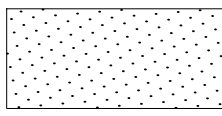
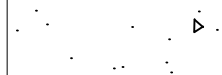
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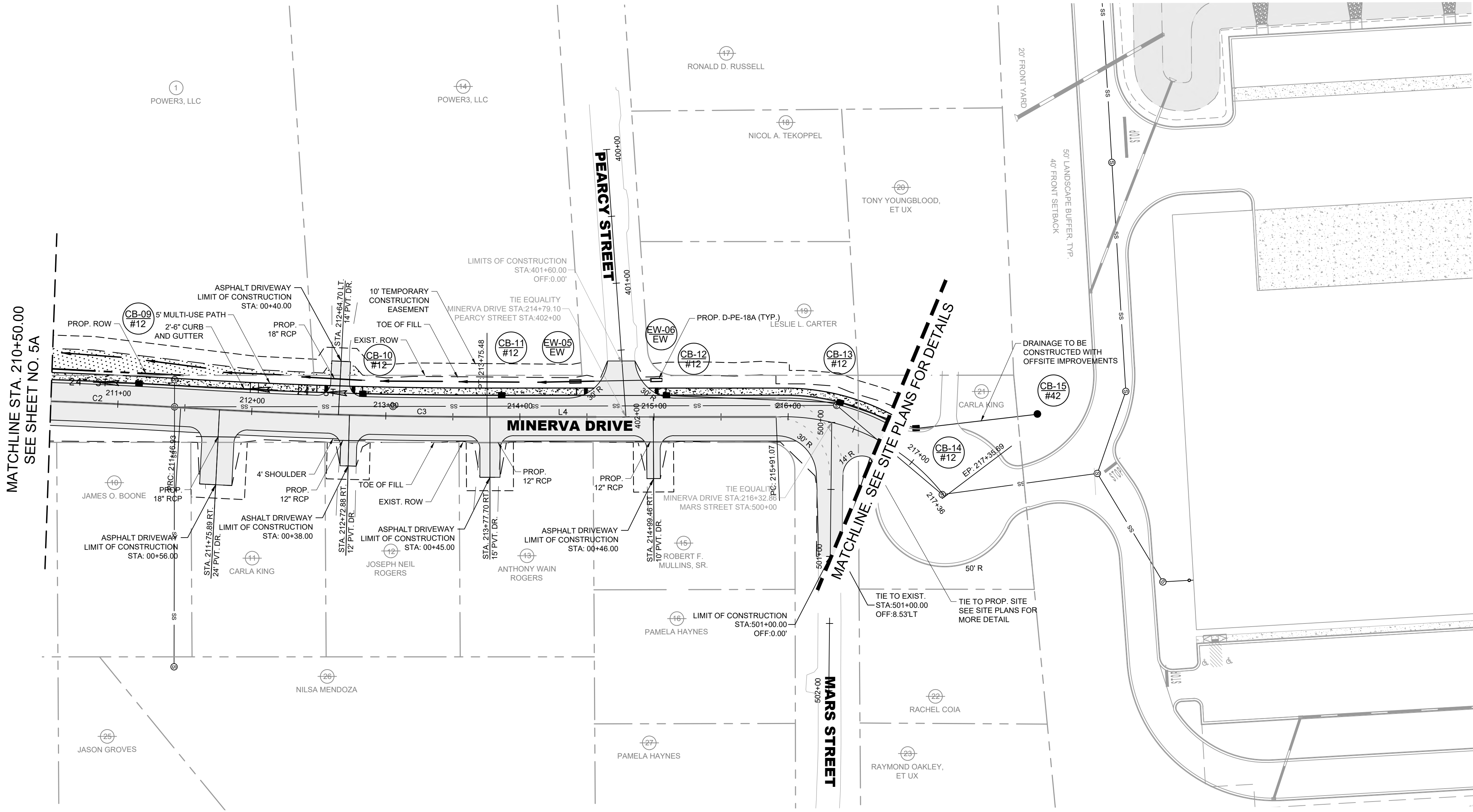
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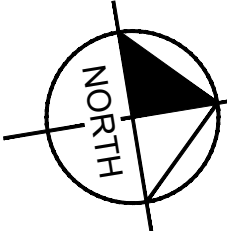
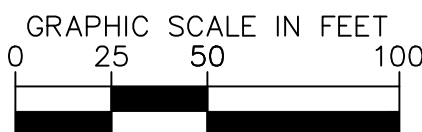
LEGEND

-  ASPHALT PAVEMENT MILL AND OVERLAY
-  FULL DEPTH ASPHALT PAVEMENT
-  CONCRETE DRIVEWAY/MULTI-USE PATH



BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C2	$\Delta=3^{\circ} 30' 39''$	3730.00'	228.55'	
C3	$\Delta=3^{\circ} 30' 39''$	3730.00'	228.55'	
C4	$\Delta=55^{\circ} 14' 21''$	150.00'	144.62'	
L4	N 9°39'35" E		215.59'	

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IMPROVEMENTS
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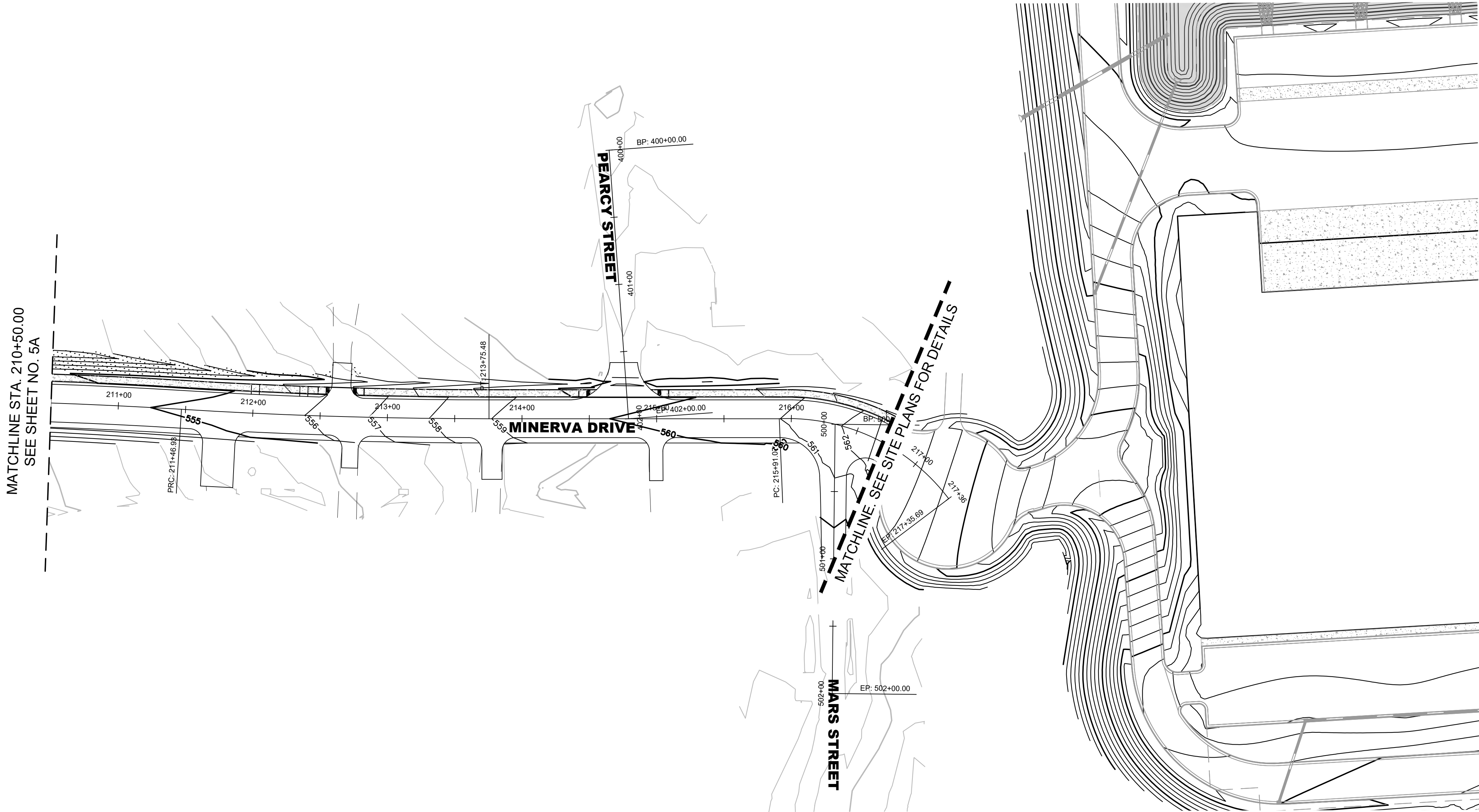
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KIMLEY-HORN PROJECT NO.										118574000	
PROPOSED LAYOUT											
SHEET NUMBER											6A

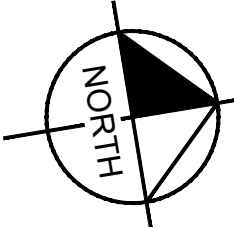
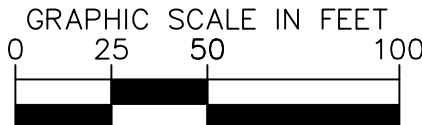
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GRADING LAYOUT

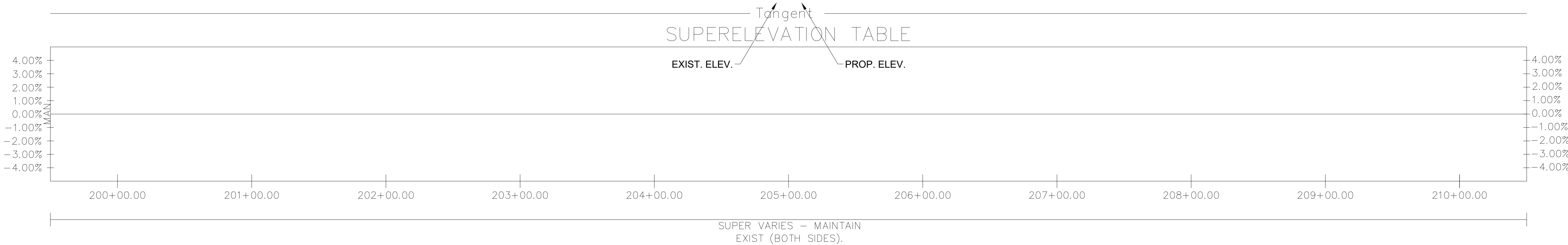
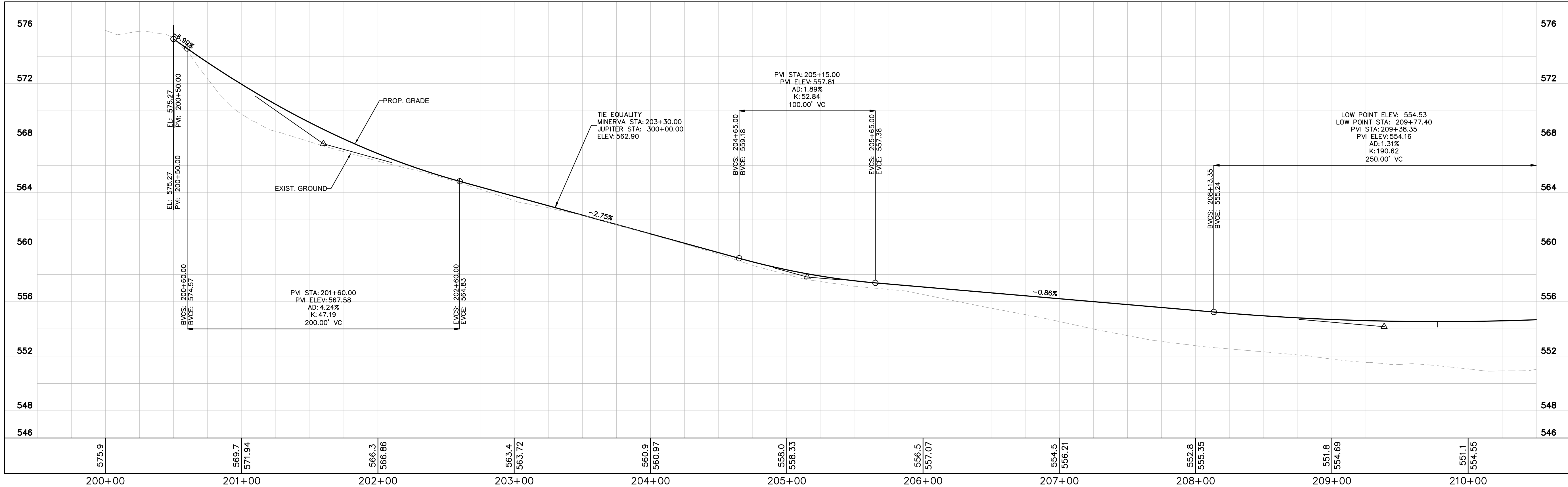
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Kimley»Horn

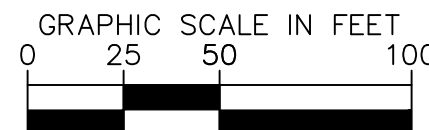
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MINERVA ROAD

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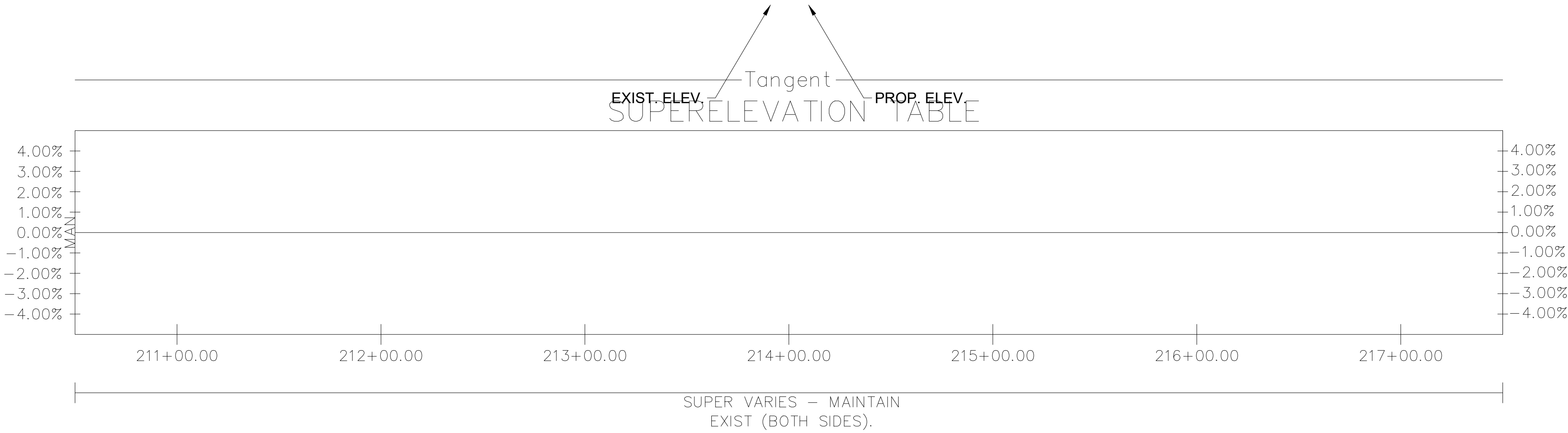
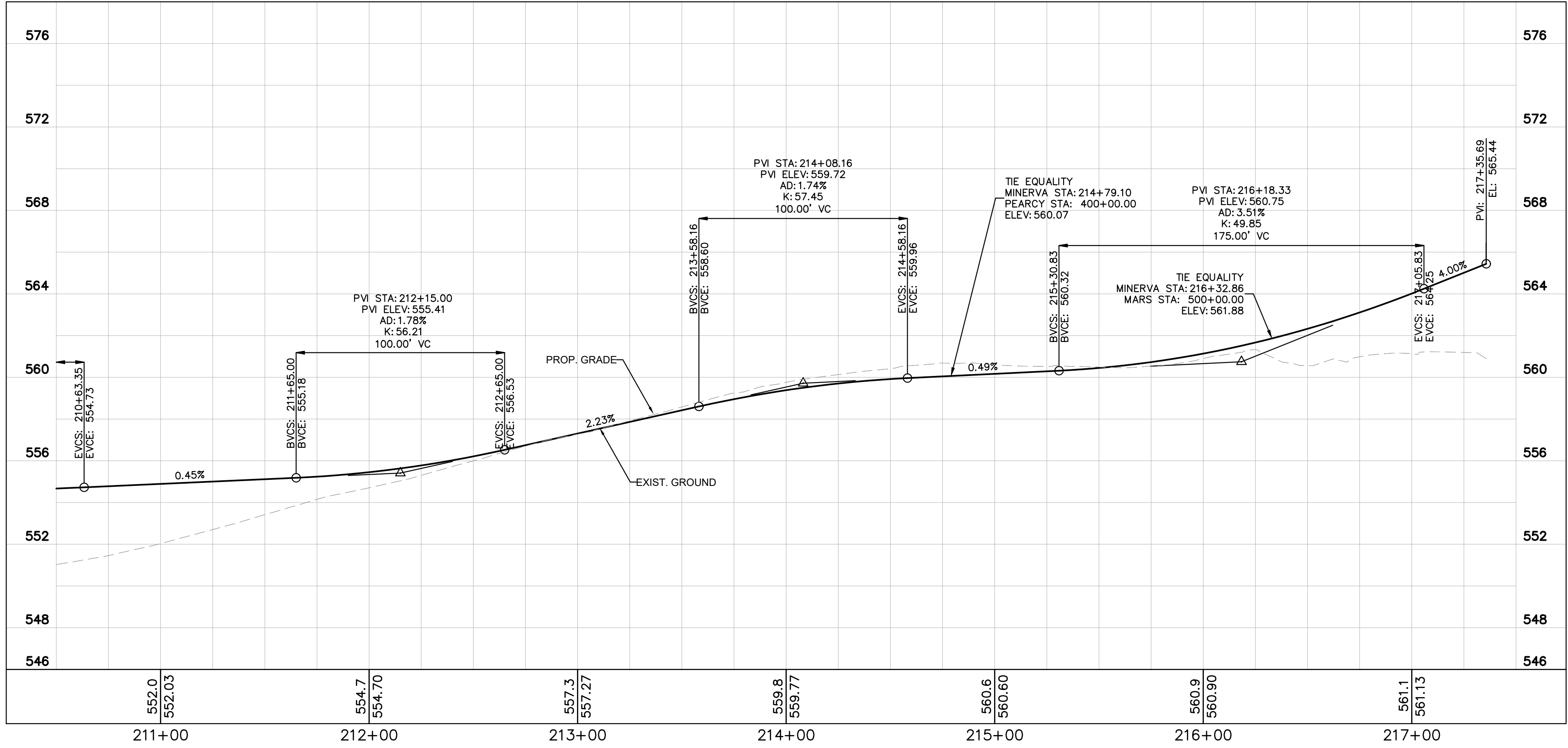
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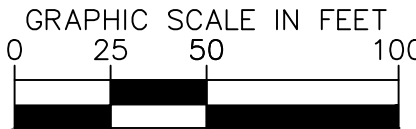
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DESIGNED BY:										BJV	
DRAWN BY:										EJBF	
CHECKED BY:										HML	
DATE:										7/29/2024	
KIMLEY-HORN PROJECT NO.										118574000	
SIDEROAD PROFILE											
SHEET NUMBER										7	

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MINERVA ROAD

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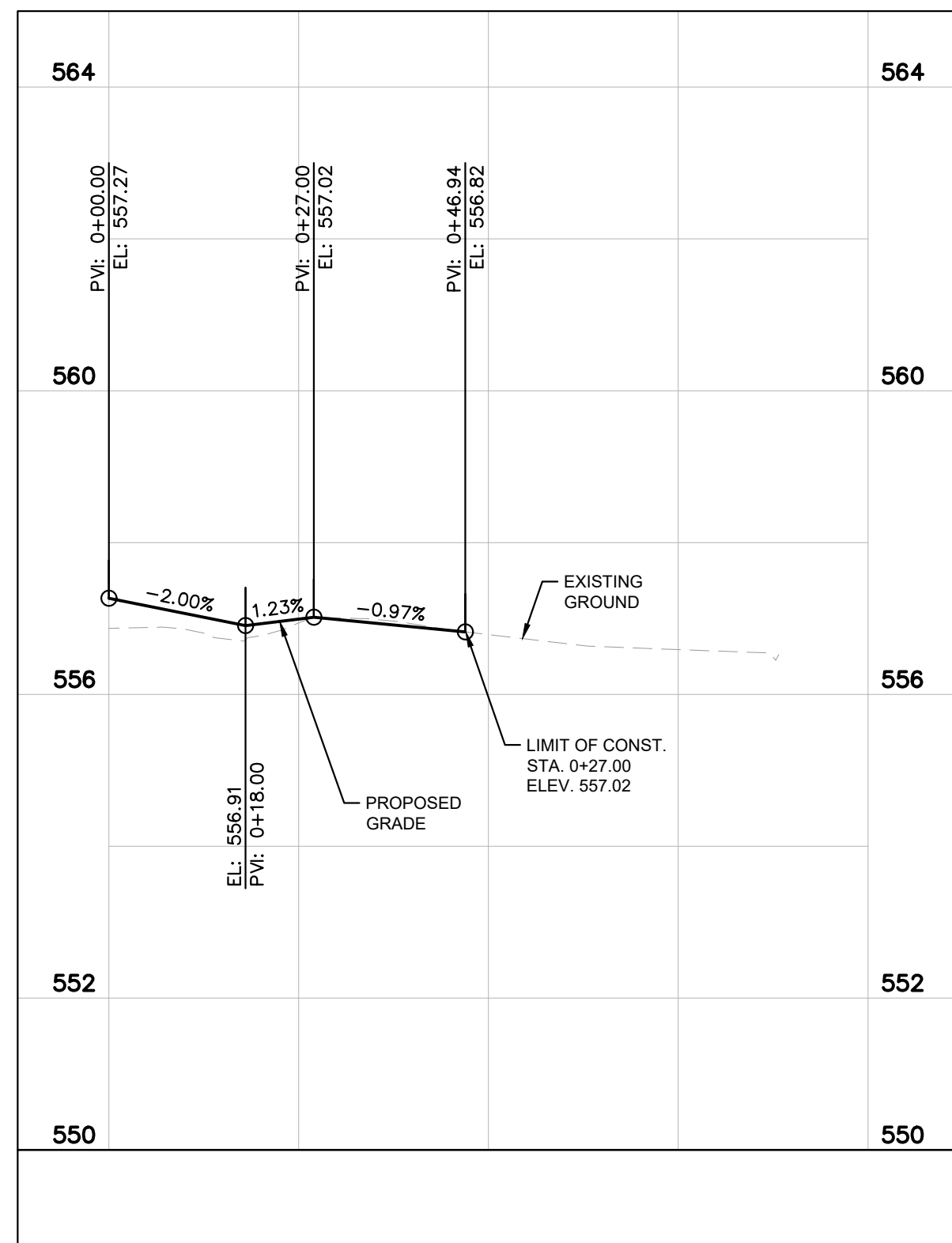
1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

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KIMLEY-HORN PROJECT NO.		118574000	
SIDEROAD PROFILE		SHEET NUMBER	
8			

The profile view graph shows the ground elevation along a horizontal axis representing stationing. The vertical axis (elevation) ranges from 565 to 580. The horizontal axis (stationing) ranges from 1+00 to 1+00.9. A dashed line represents the ground profile, which starts at approximately 570.5 at station 1+00, dips to a minimum of about 569.5, and then rises to approximately 570.5 at station 1+00.9. A vertical line at station 1+00.9 indicates a specific point of interest.

Stationing	Elevation (Approximate)
1+00	570.5
1+00.1	569.5
1+00.2	569.5
1+00.3	569.5
1+00.4	569.5
1+00.5	569.5
1+00.6	569.5
1+00.7	569.5
1+00.8	569.5
1+00.9	570.5



568

564

560

555

PVI: 0+40.00
EL: 562.66

PROPOSED GRADE

~2.00%

2.25%

LIMIT OF CONST. STA. 0+45.00
ELEV. 562.66

EXISTING GROUND

BVC: 0+16.50
ELEV: 562.33

EVC: 0+33.50
ELEV: 562.35

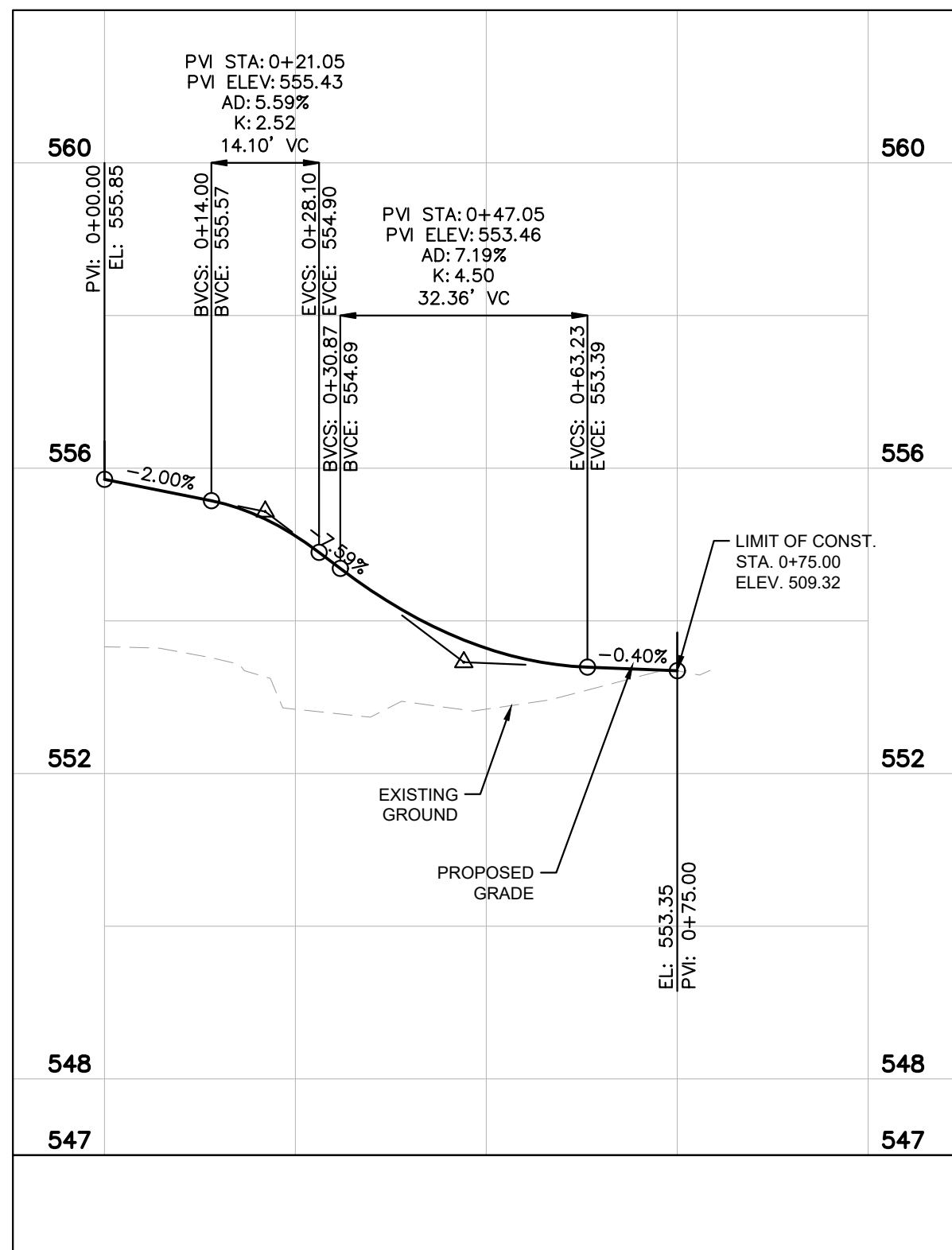
LOW POINT ELEV: 562.26
LOW POINT STA: 0+23.56
PVI STA: 0+24.00
PVI ELEV: 562.18
AD: 4.25%
K: 3.53
15.00' VC

555

560

564

STA. 203+38.59 LT
40' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



Profile view of a proposed road grade. The vertical axis represents elevation (EL) and the horizontal axis represents stationing (STA).

Vertical Curve Data:

- Station 0+00.00:** EL: 558.12
- Station 0+25.00:** EL: 558.32
- Station 0+76.00:** EL: 558.76
- Station 0+16.00:** EL: 558.76

Proposed Grade: A solid line showing the proposed road grade. It starts at a grade of -2.00% and changes to +3.46% at station 0+25.00.

Existing Ground: A dashed line showing the existing ground profile.

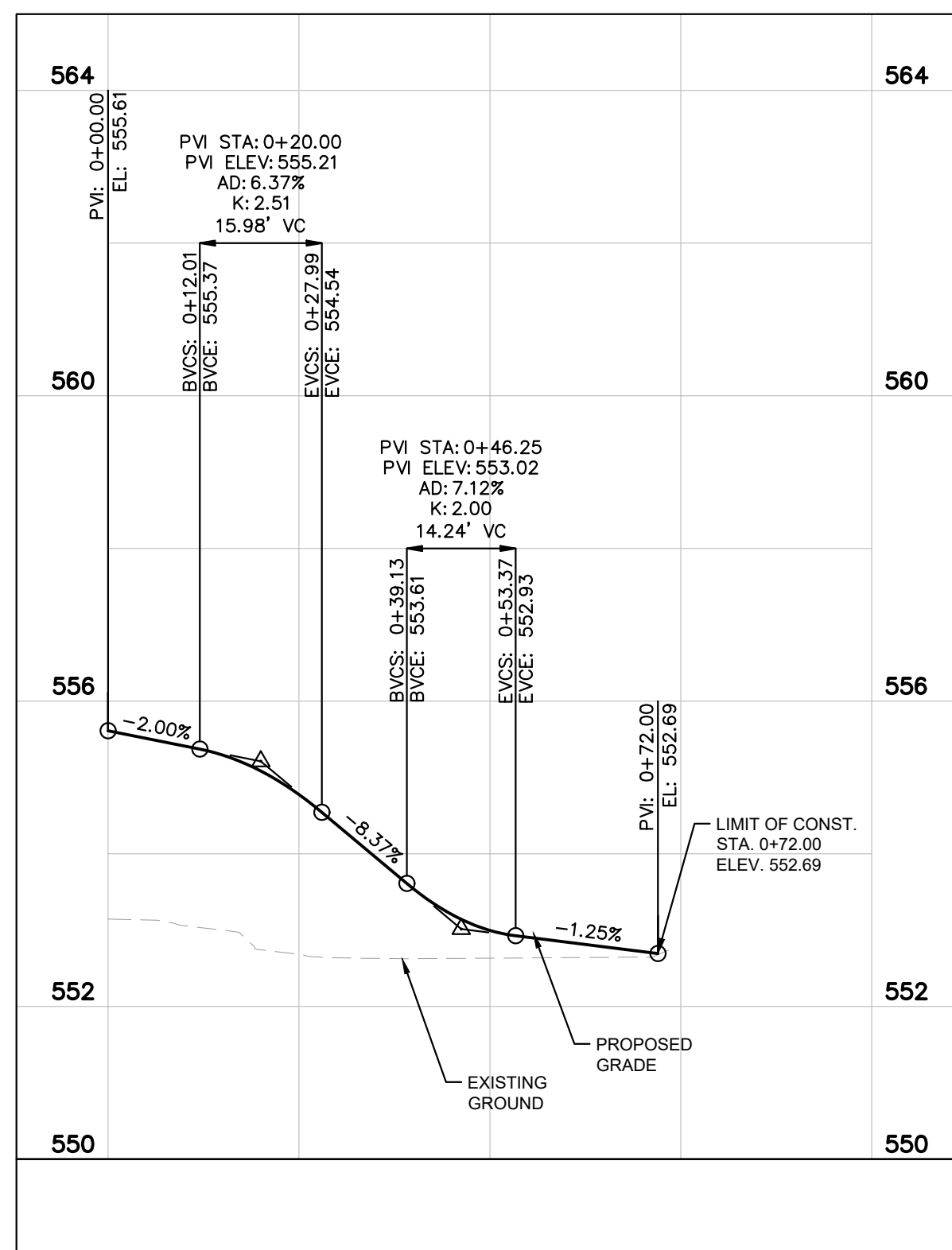
Limit of Construction: Indicated by a vertical line at station 0+25.00, ELEV. 558.52.

Proposed Grade: Indicated by a vertical line at station 0+16.00, ELEV. 558.76.

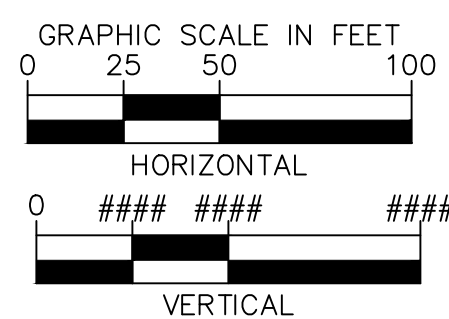
Stationing and Elevation Markers:

- Station 564:** EL: 558.12
- Station 560:** EL: 558.32
- Station 556:** EL: 558.76
- Station 552:** EL: 558.76

STA. 204+67.41 RT
13' PVT. DR.
MINERVA DRIVE
CONCRETE DRIVEWAY



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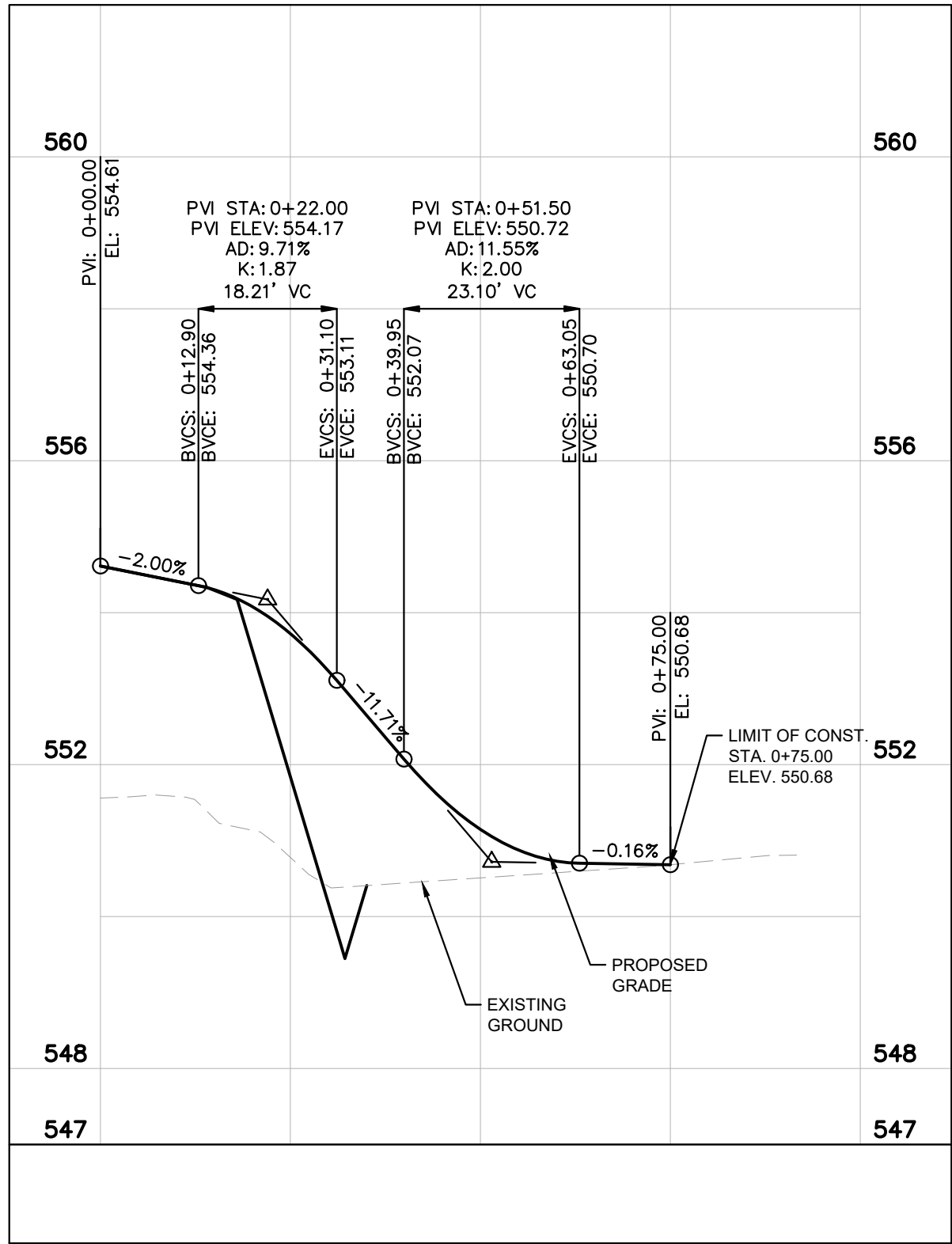
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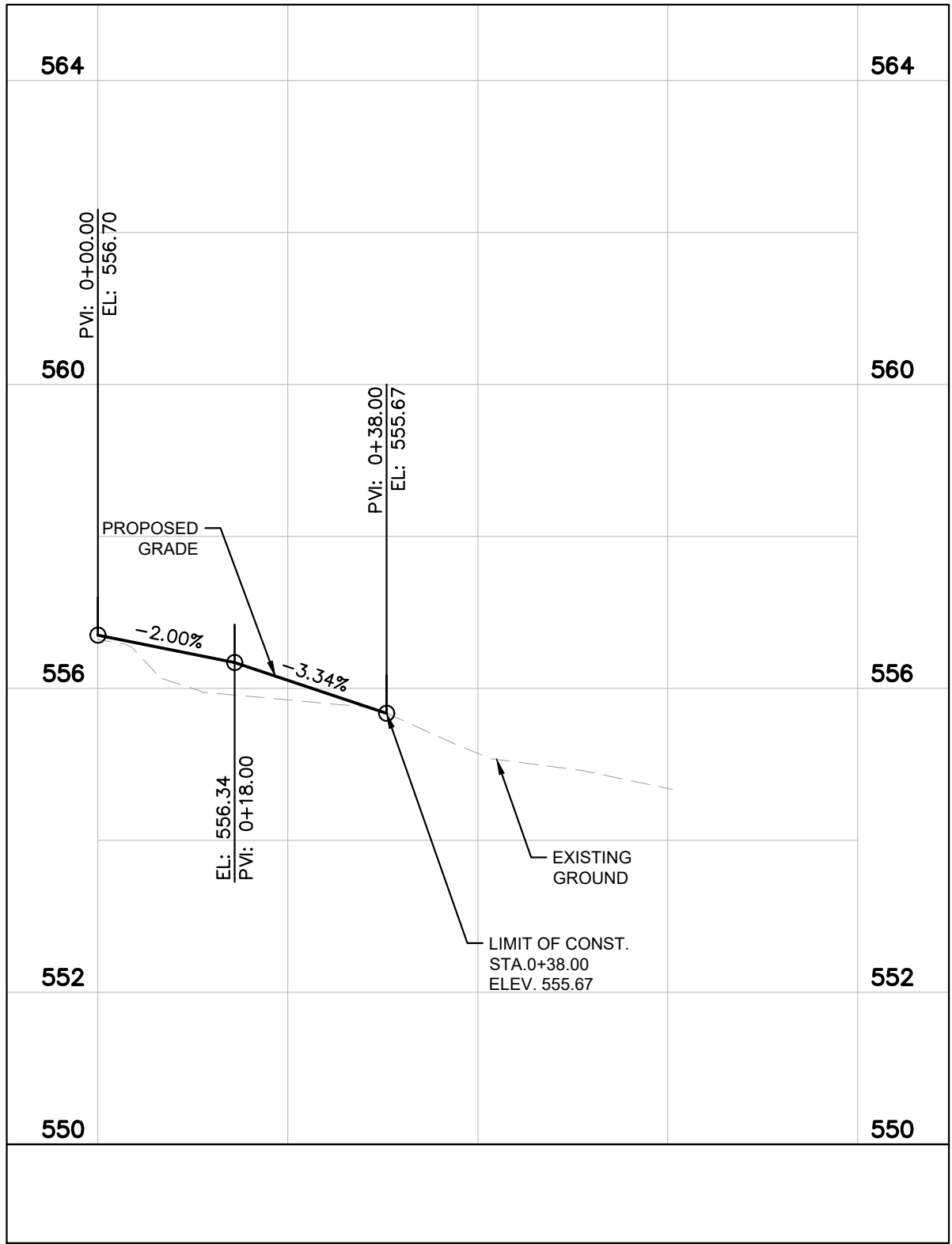
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DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000			
DRIVEWAY PROFILES			
SHEET NUMBER			
9			

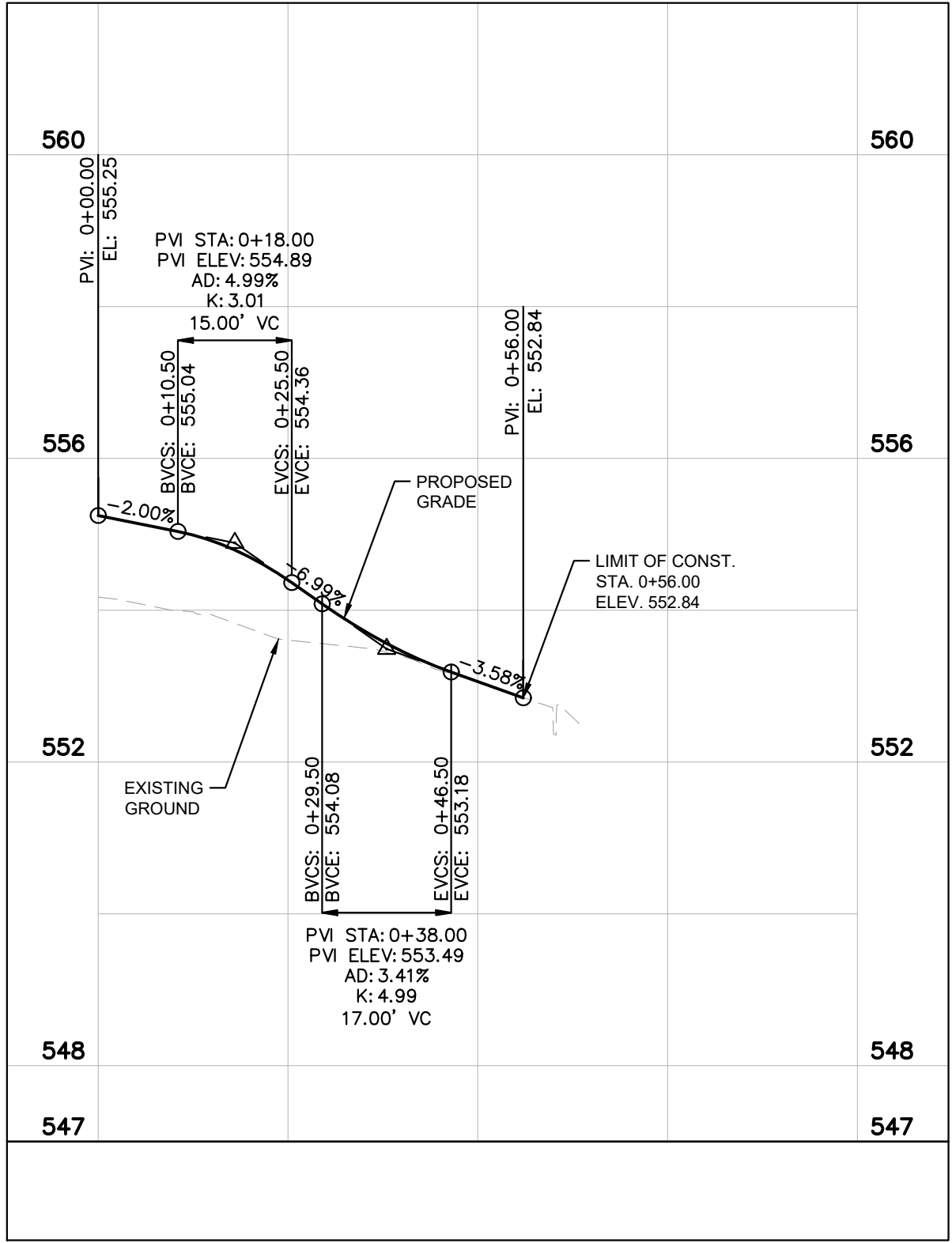
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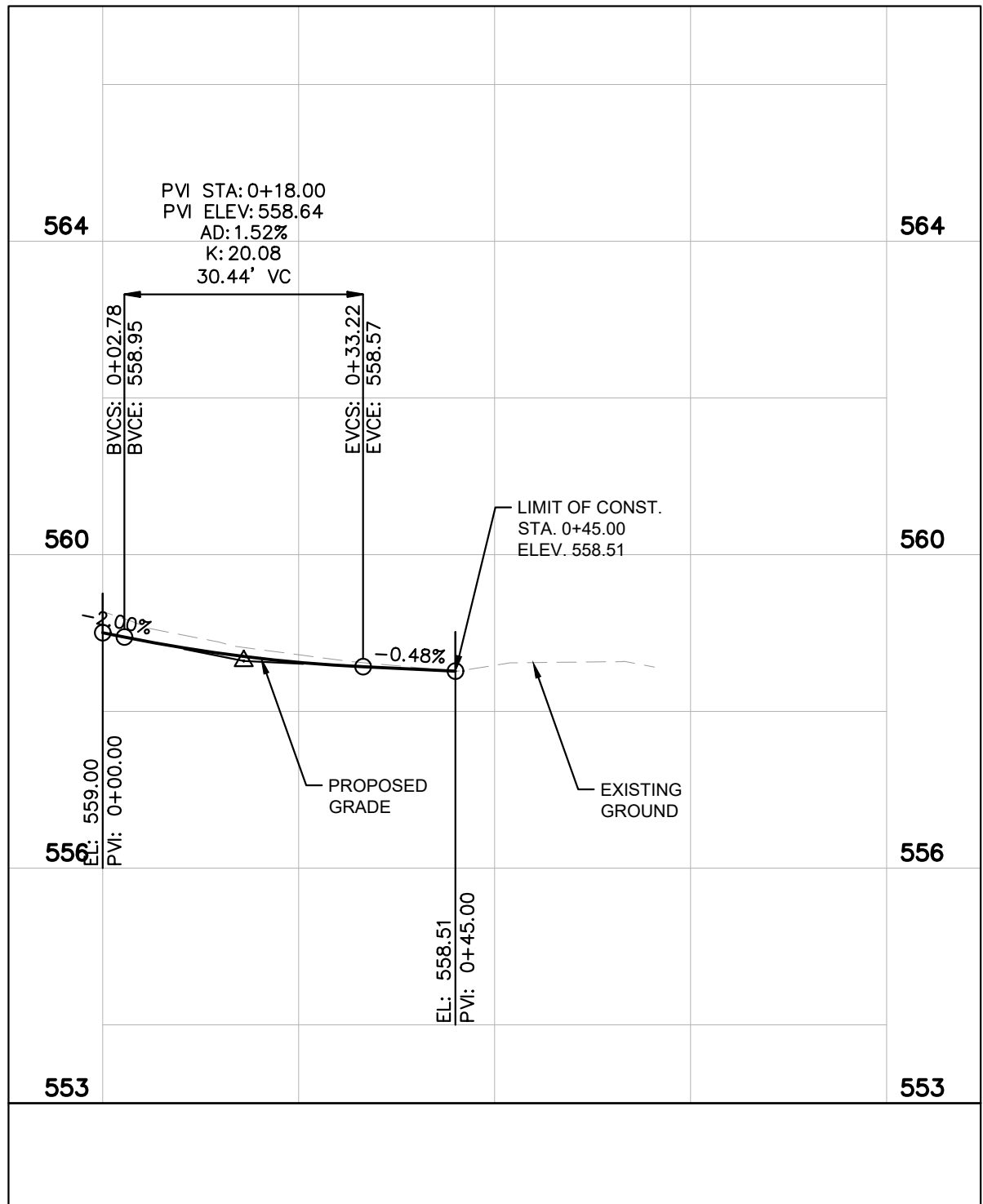
STA. 209+21.95 RT.
15' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



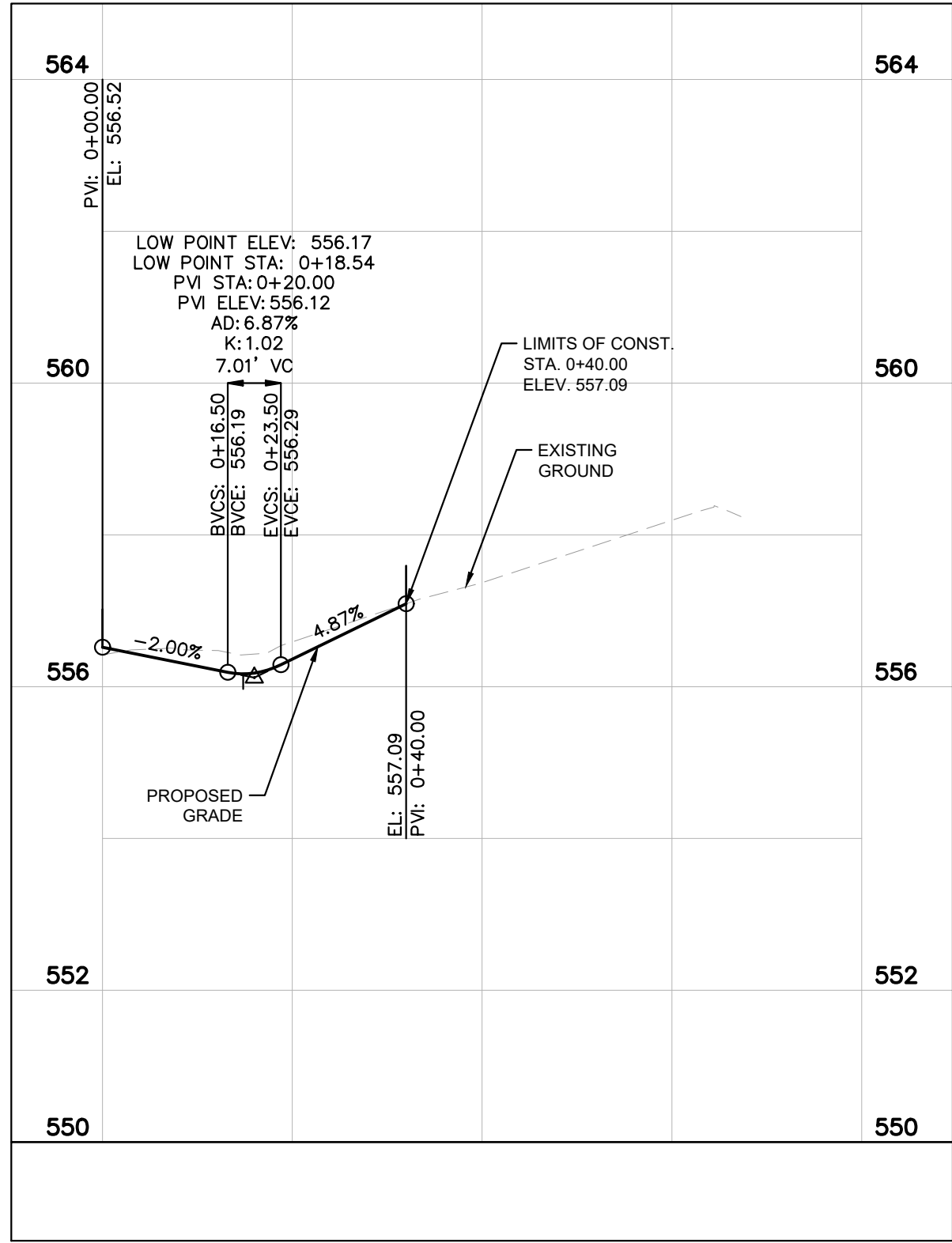
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12' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



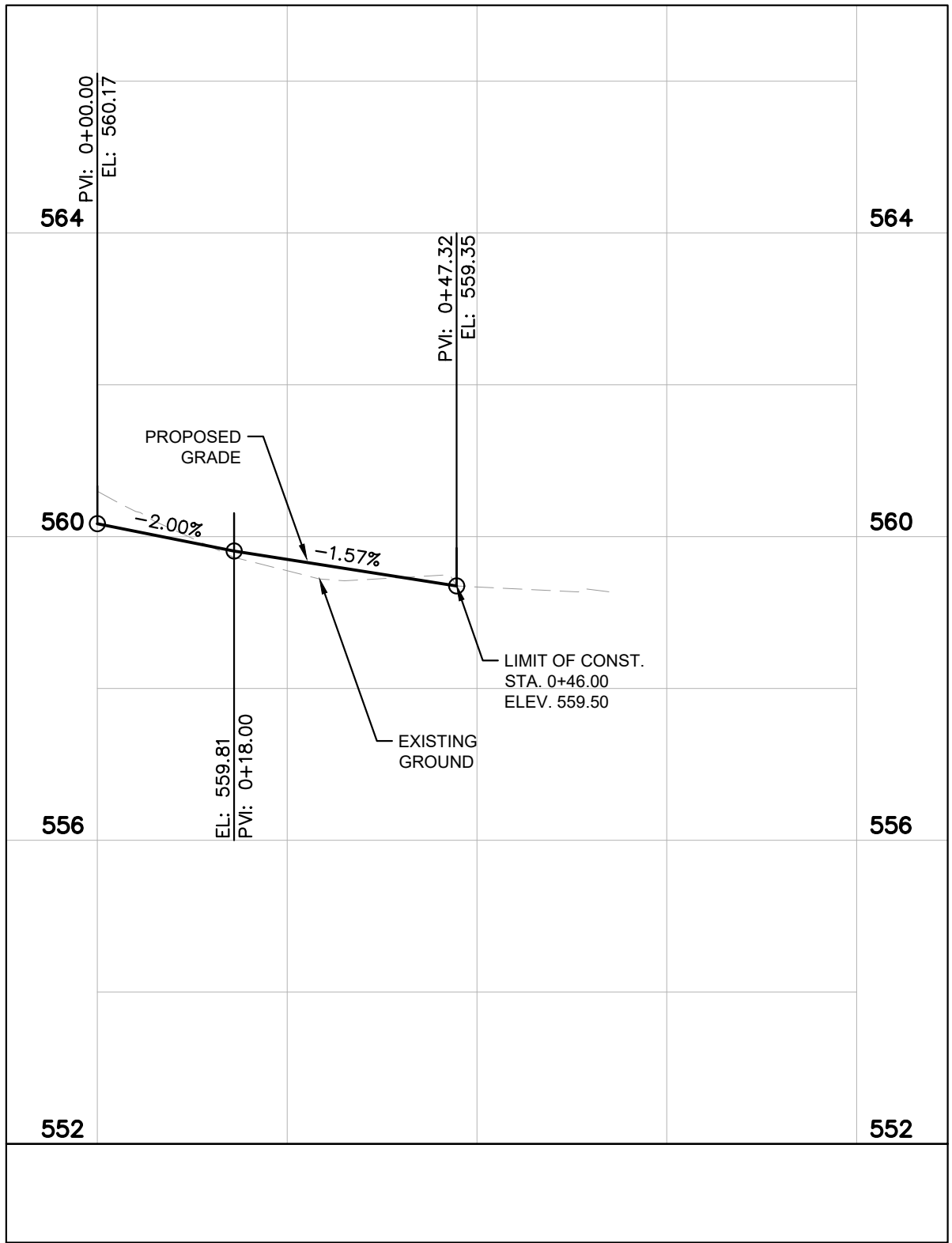
STA. 211+75.89 RT.
24' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



STA. 213+77.70 RT.
15' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY

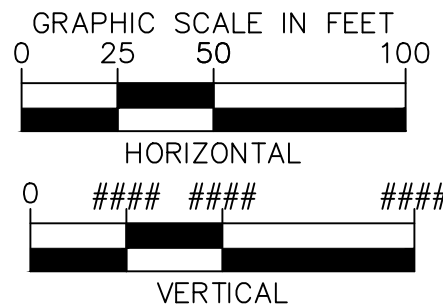


STA. 212+64.70 LT.
14' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



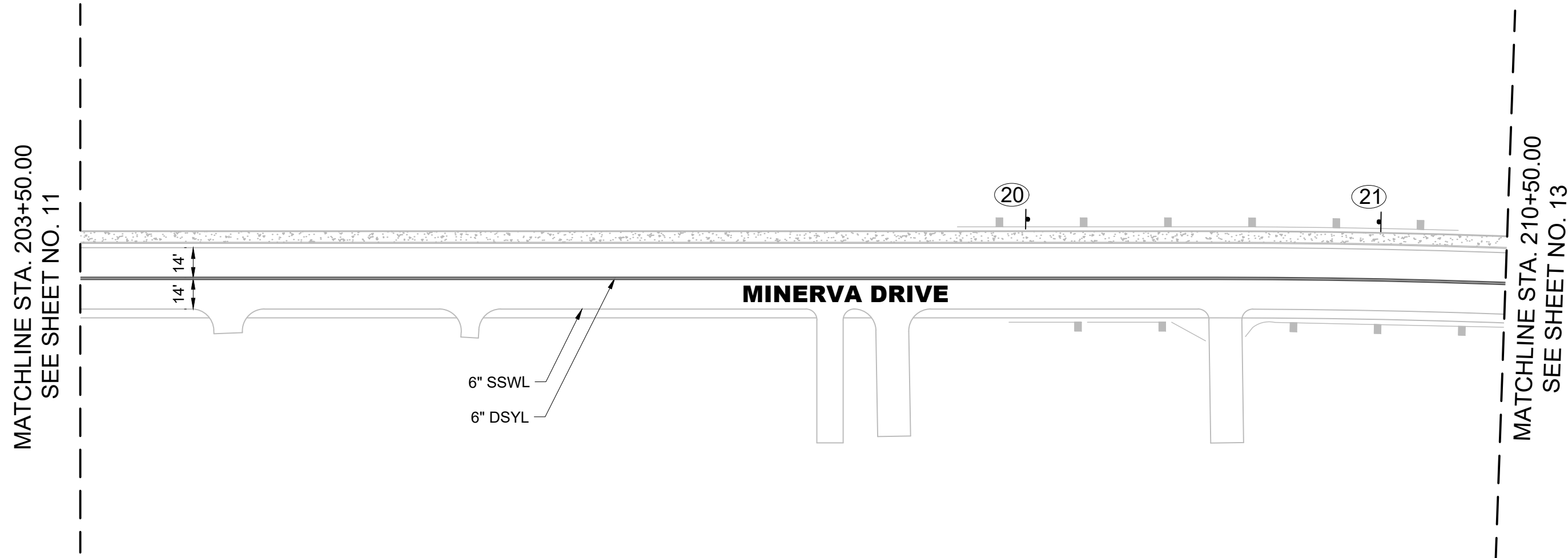
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10' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY

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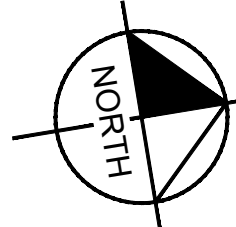
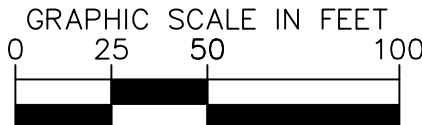


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No.	1	2
DESIGNED BY:	BJV	
DRAWN BY:	EJBF	
CHECKED BY:	HML	
DATE:	7/29/2024	
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CHECKED BY: HML

DATE: 7/29/2024

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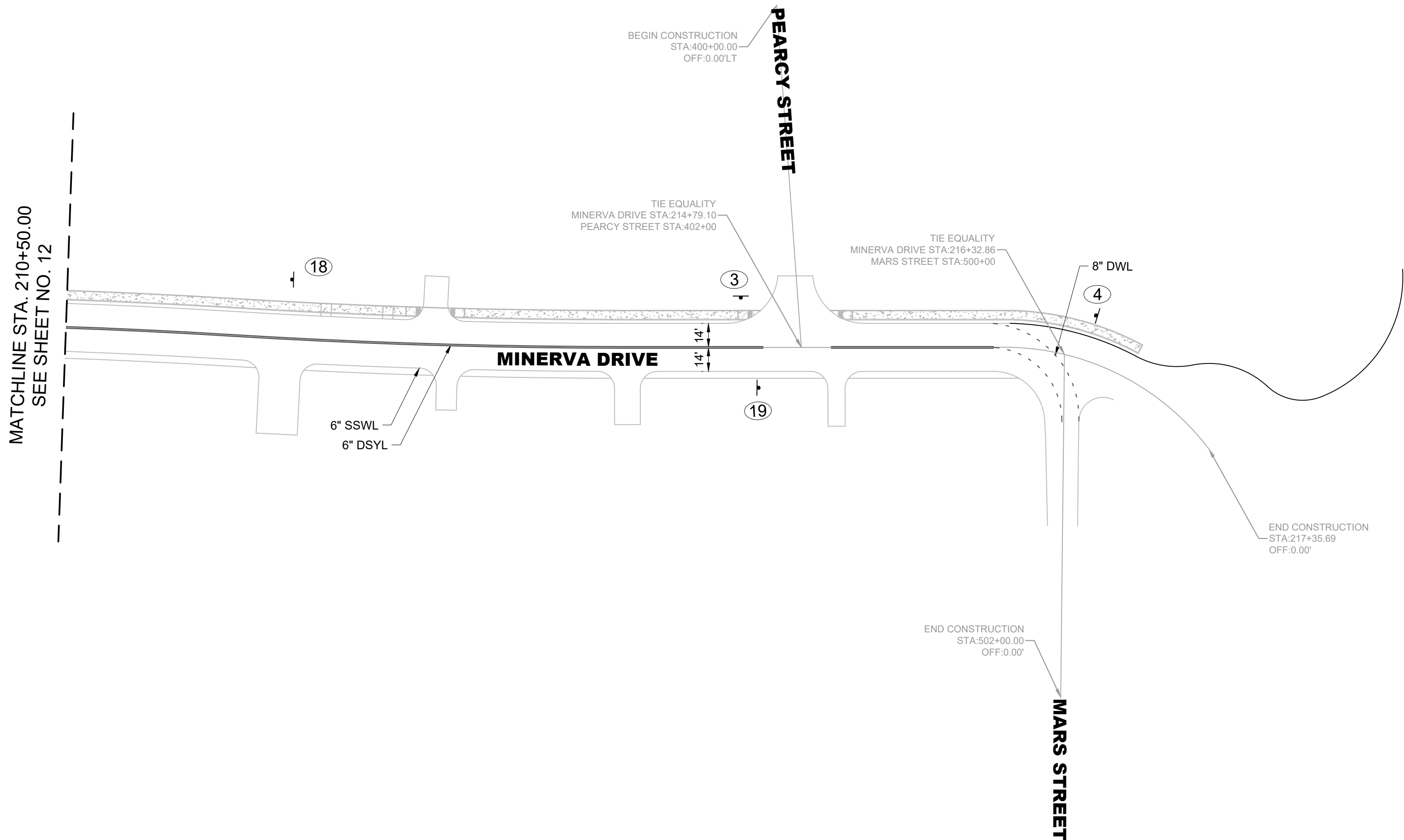
SIGNING AND MARKING

SHEET NUMBER
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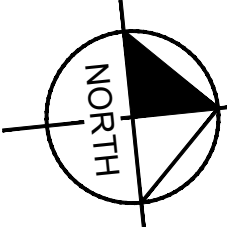
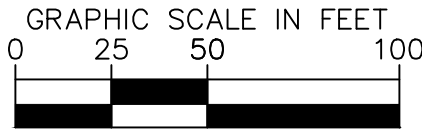
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DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	

SIGNING AND MARKING

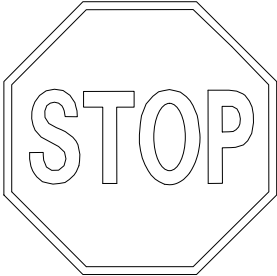
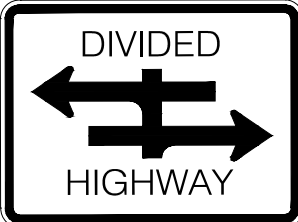
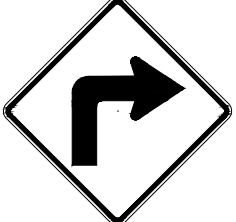
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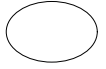
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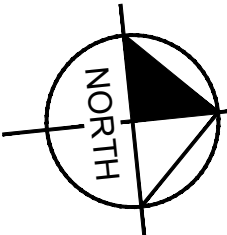
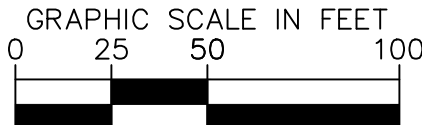
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			LENGTH	HEIGHT	COPY	BACKGROUND	MATERIAL	SUPPORT TYPE	SUPPORT LENGTH	MINIMUM VERTICAL CLEARANCE	
12 13 14	 R1-1	9,10,11	30"	30"	WHITE (REFL.)	RED (REFL.)	0.100 SHEET ALUMINUM	P8	H=13'-0"	7'-0"	
5 6 7	 R5-1	9,10,11	36"	36"	RED (REFL.)	WHITE (REFL.)	0.080 SHEET ALUMINUM	P2	H=12'-0"	7'-0"	
8 9 10	 R5-1A	9,10,11	36"	24"	WHITE (REFL.)	RED (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
11	 R6-1R	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
12 13 14	 R6-1L	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
15 16	 R6-3	9,10,11	30"	24"	BLACK	WHITE (REFL.)	0.100 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	
17 18	 R2-1	9,10,11	24"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P2	H=12'-6"	7'-0"	
19	 W1-1R	9,10,11	36"	36"	BLACK	YELLOW (REFL.)	0.080 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	
20 21	 W16-5	9,10,11	24"	24"	BLACK	YELLOW (REFL.)	0.080 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	



EXIST. SIGN TO REMAIN IN PLACE



NEW PROPOSED SIGN



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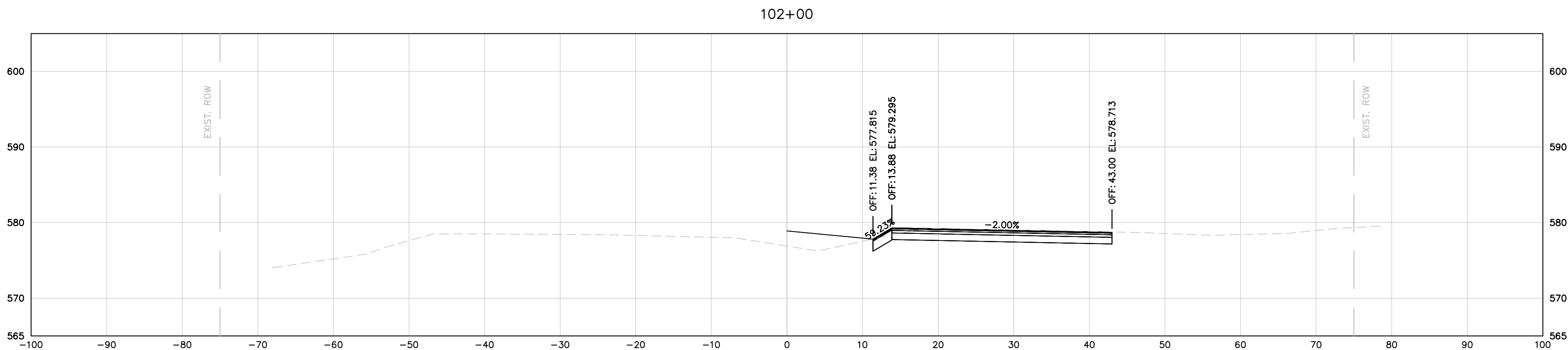
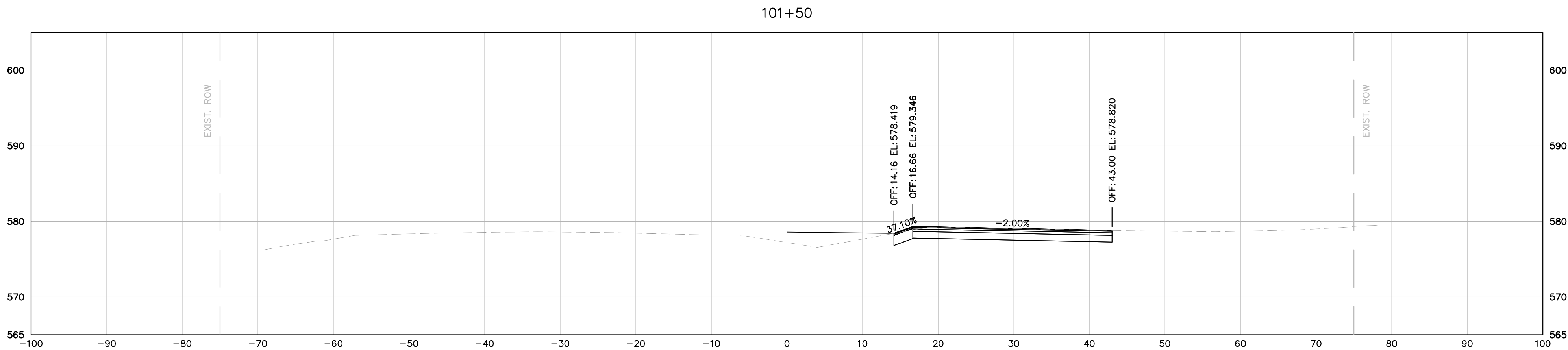
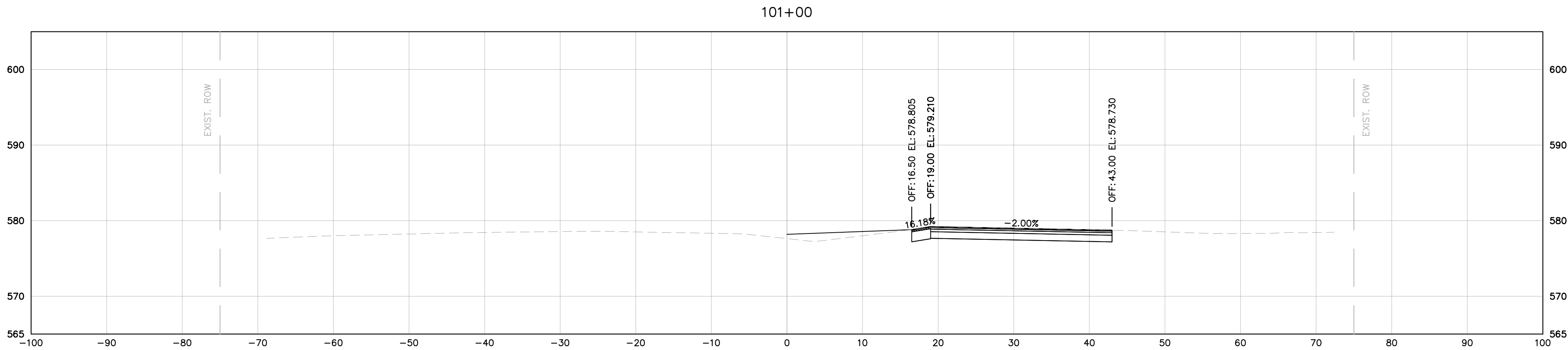
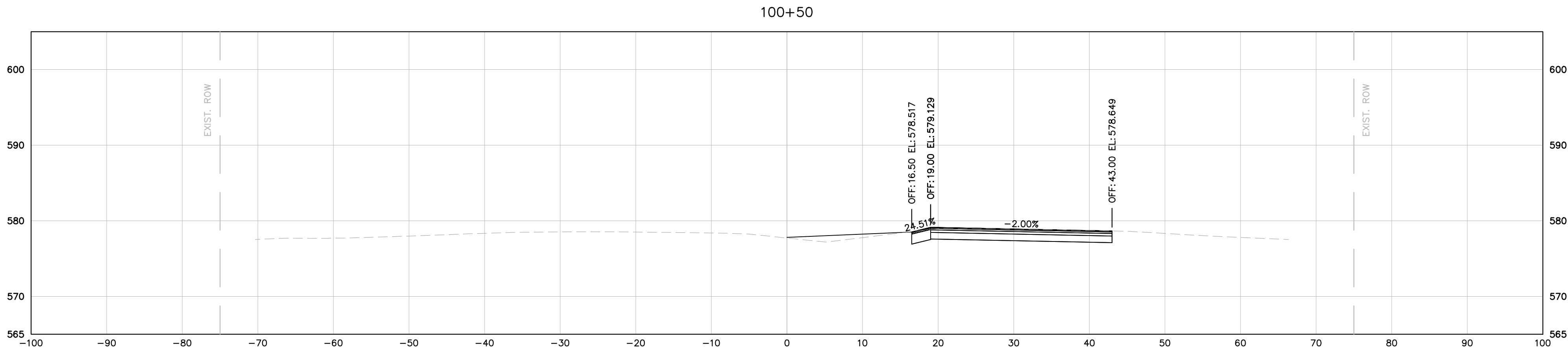
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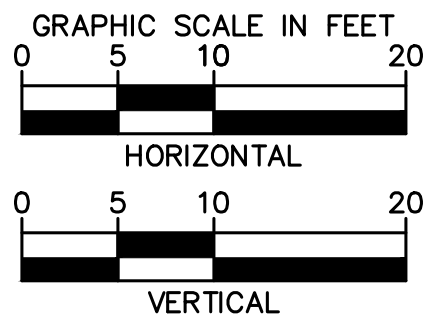
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MURFREESBORO ROAD

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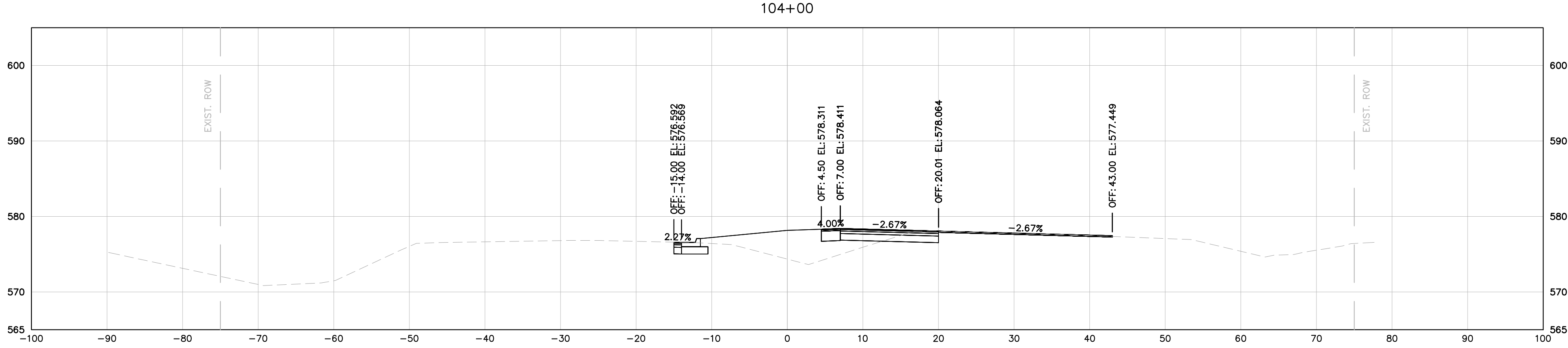
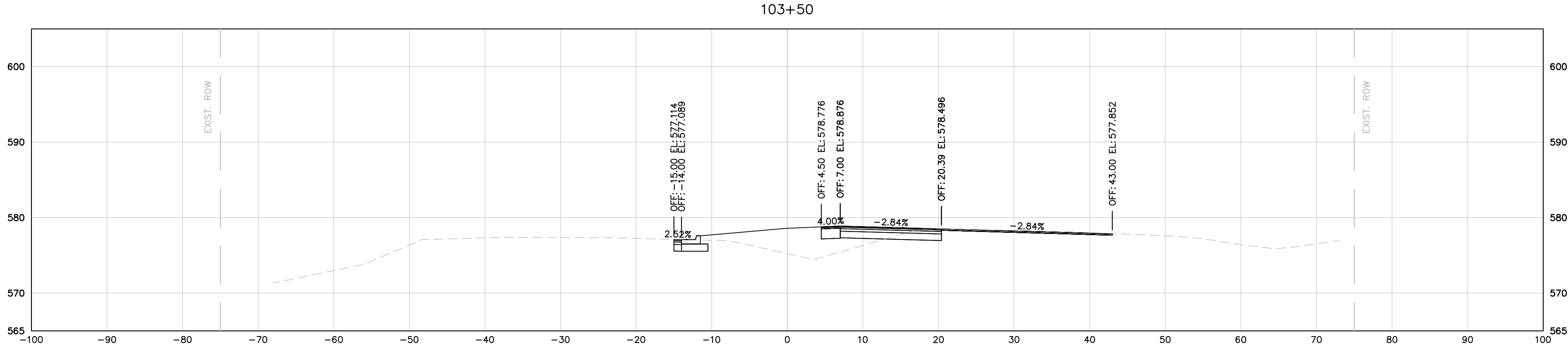
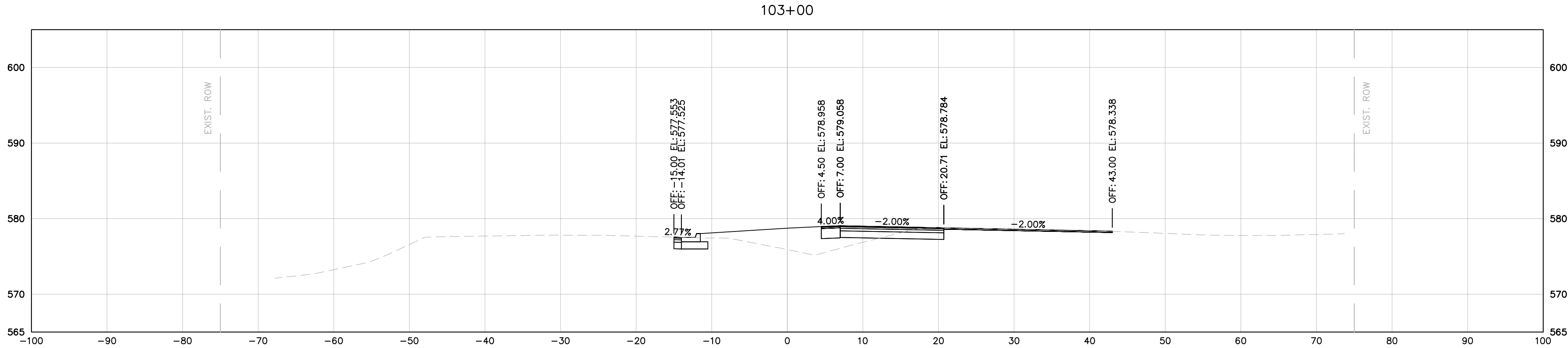
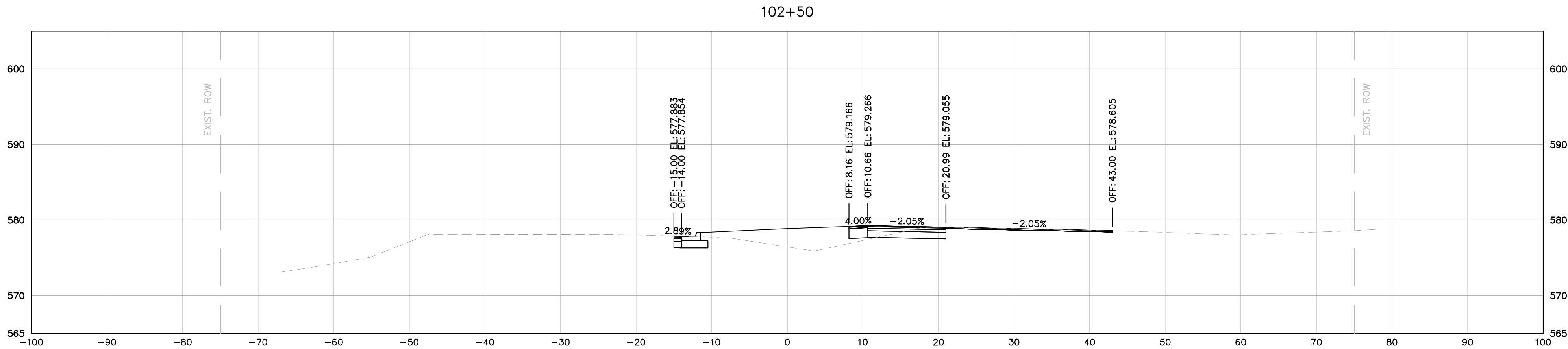
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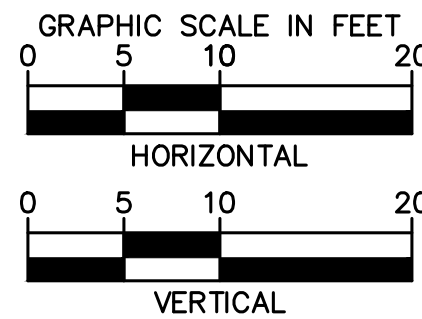
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DRAWN BY:	EJBF		
CHECKED BY:	HML		
DATE:	7/29/2024		
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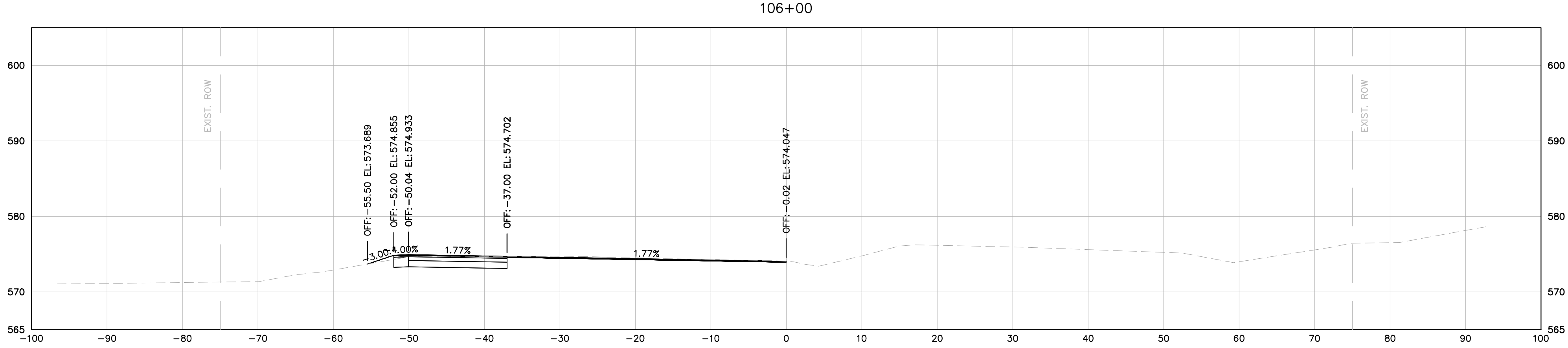
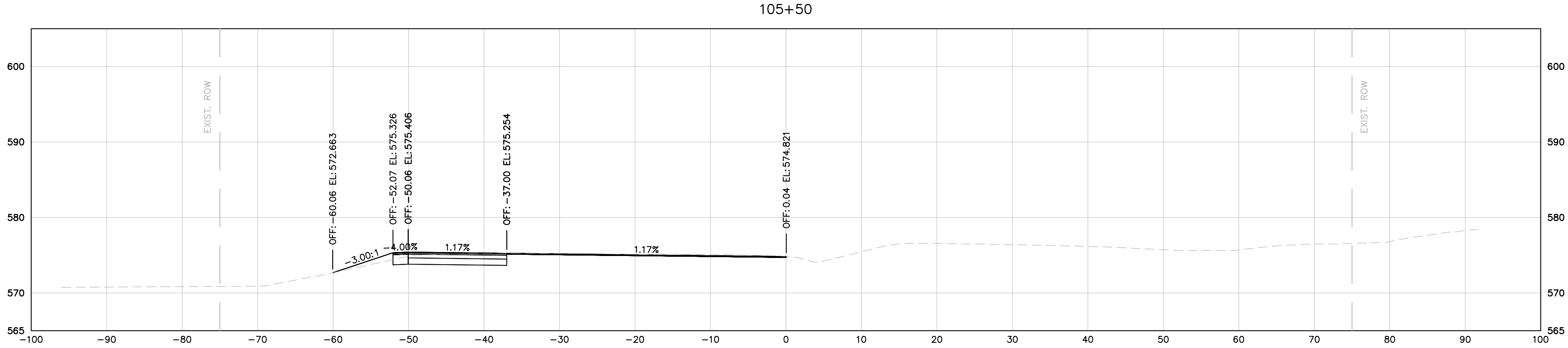
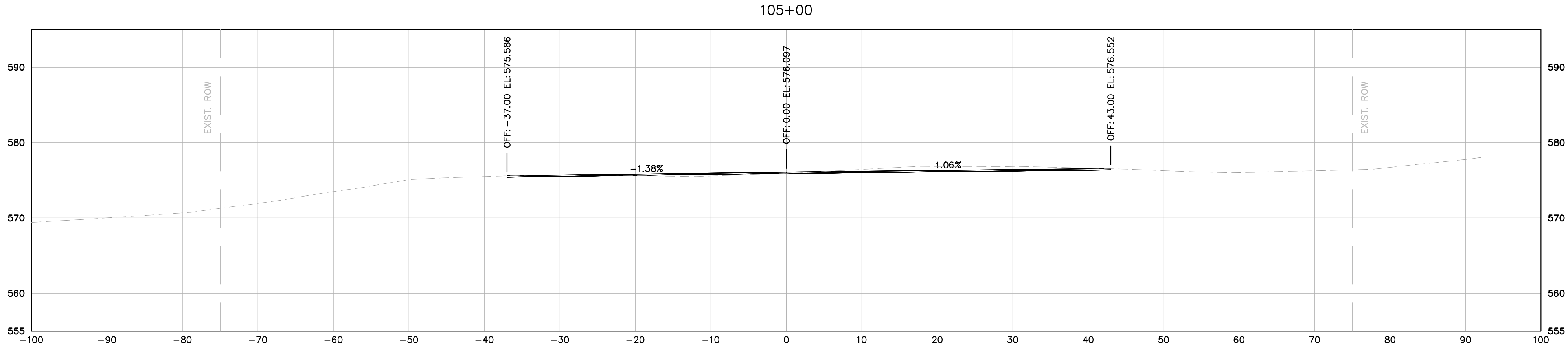
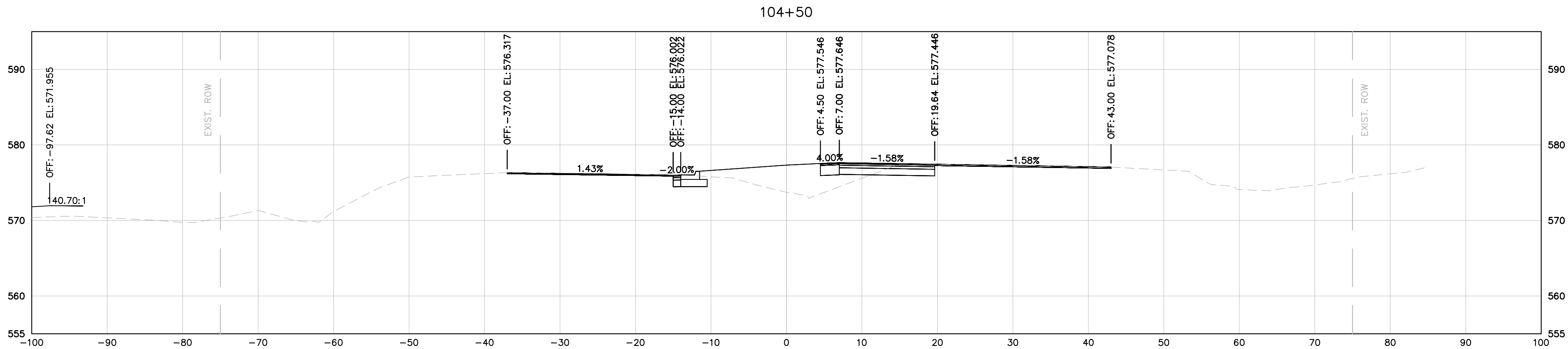
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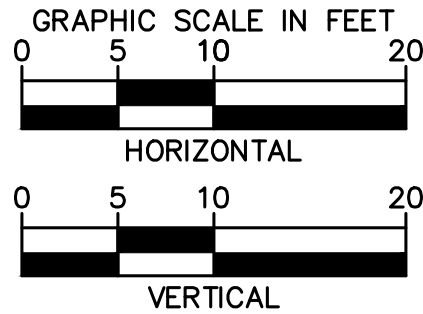
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MURFREESBORO ROAD

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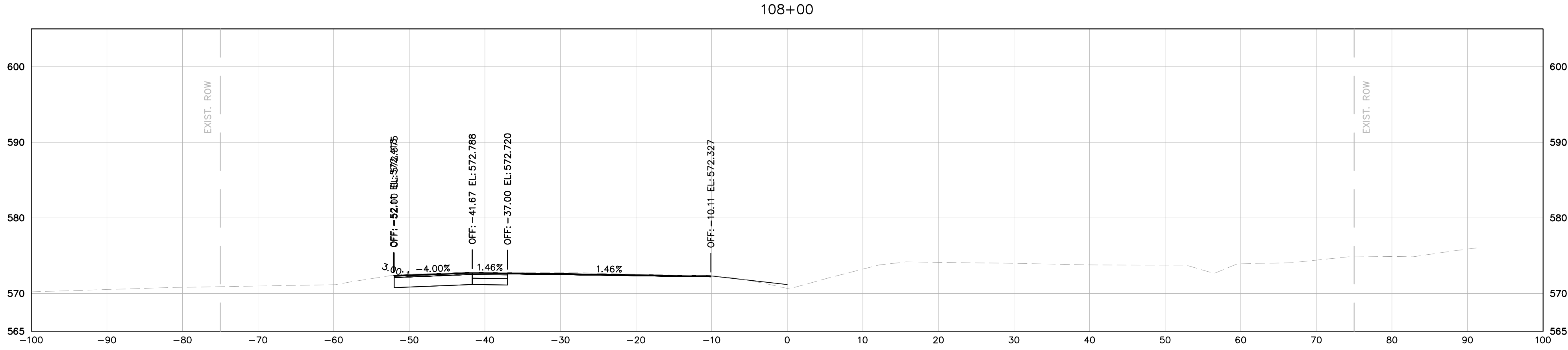
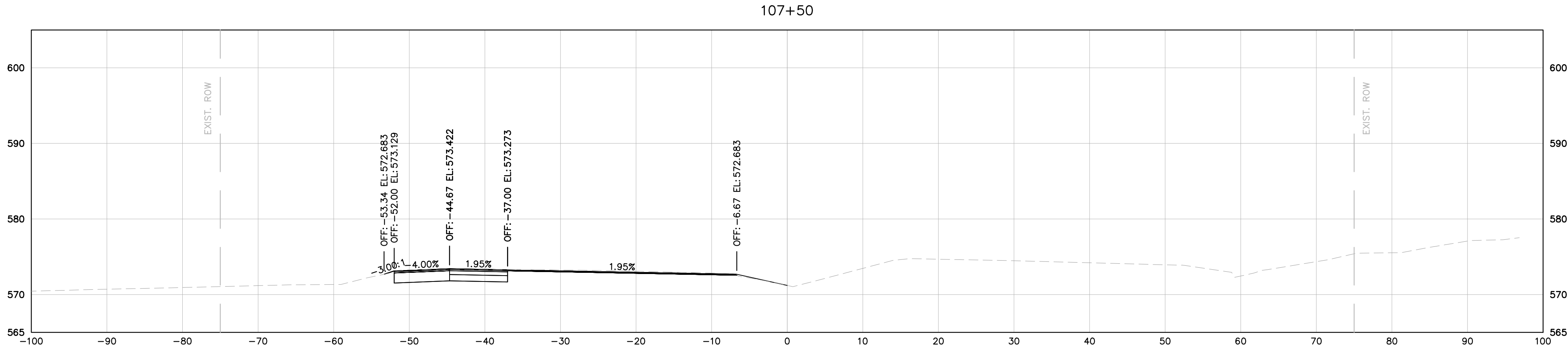
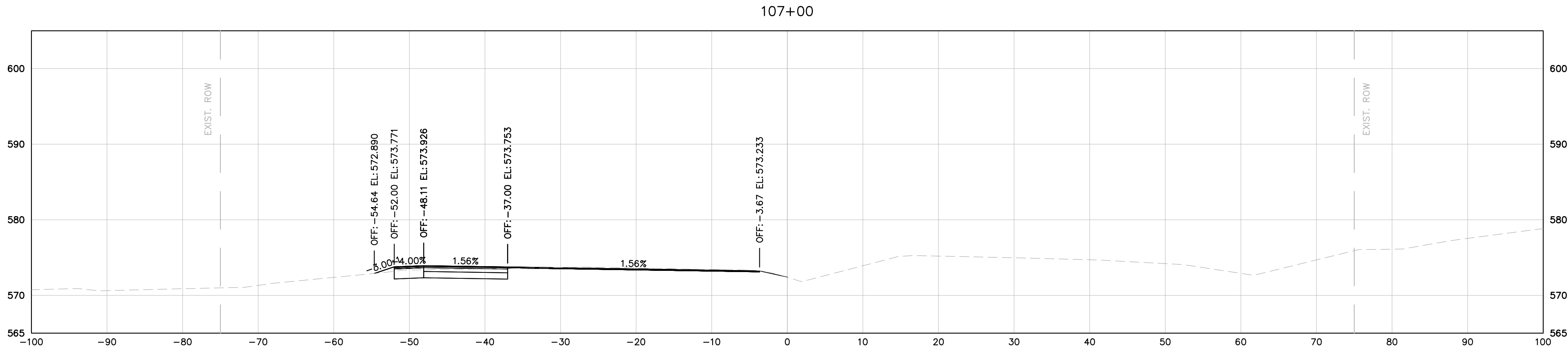
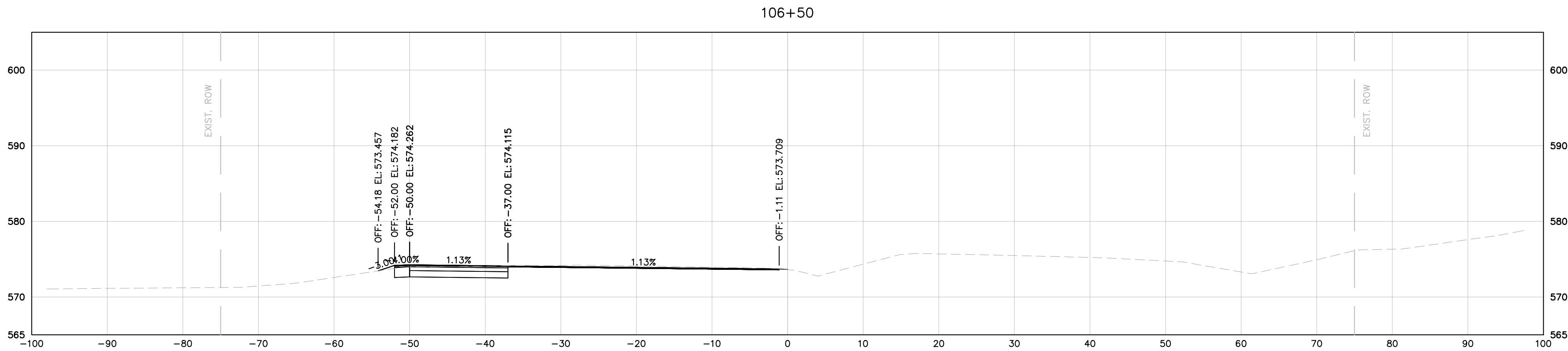
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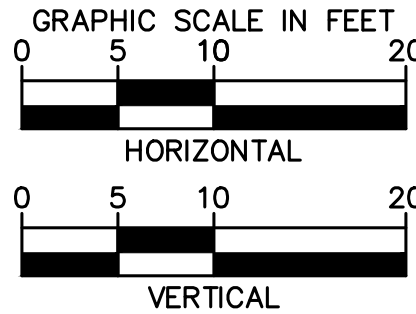
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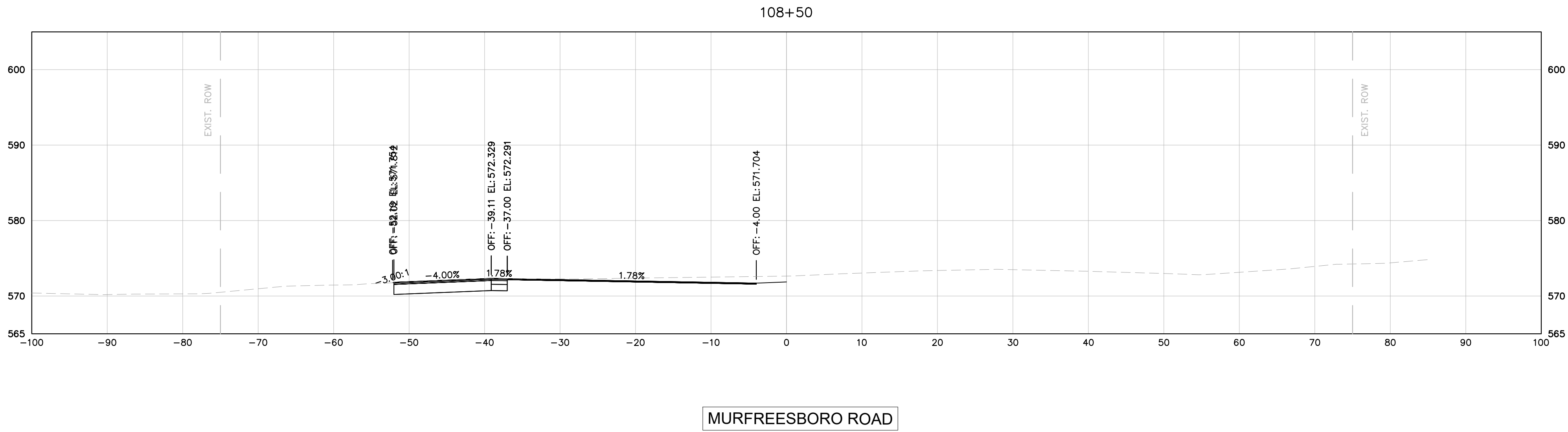
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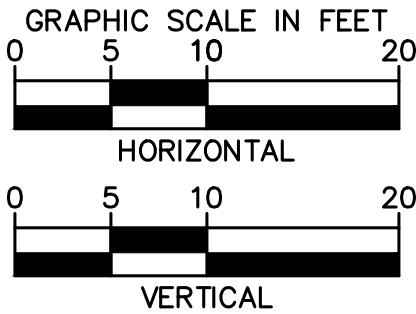
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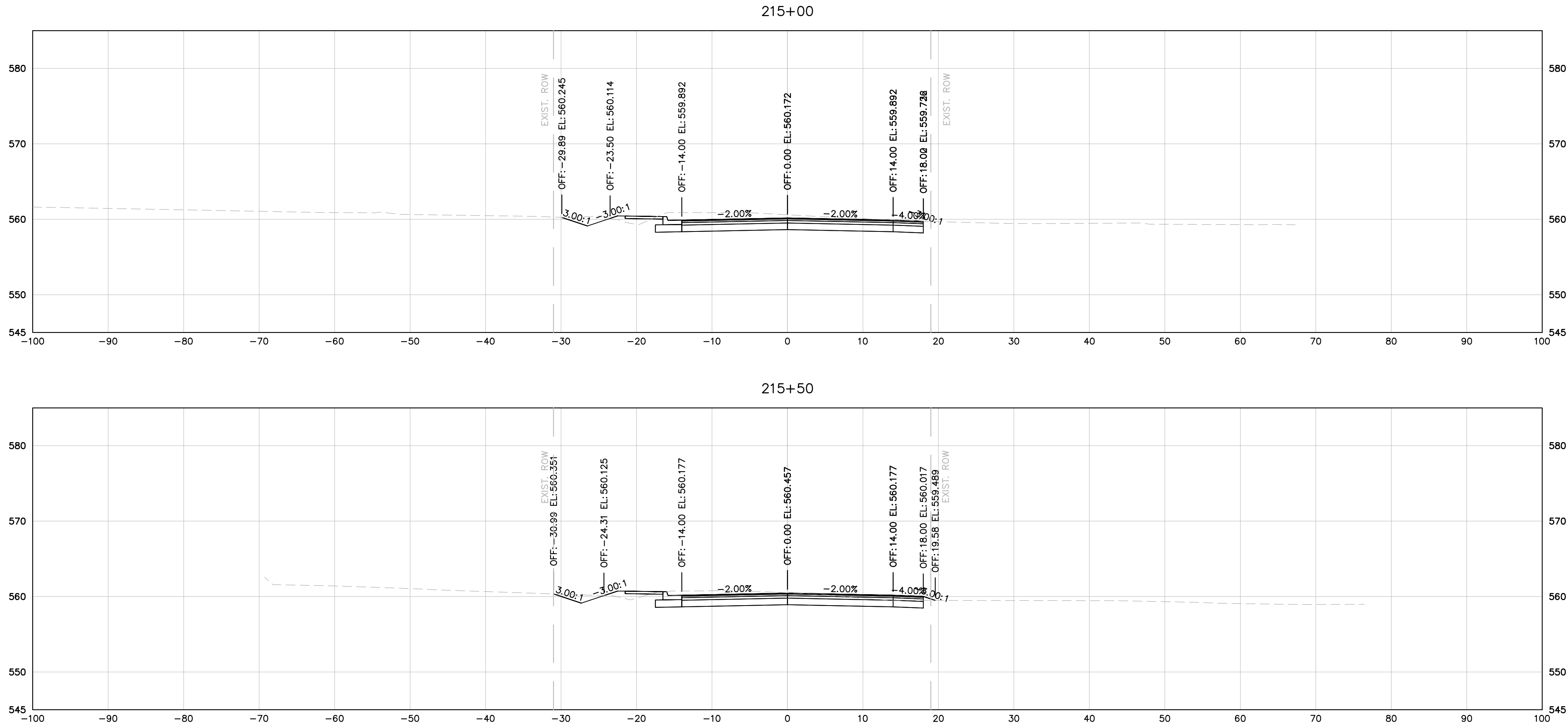
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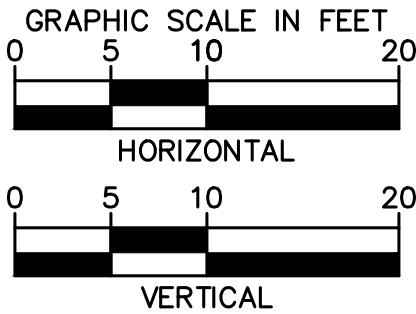
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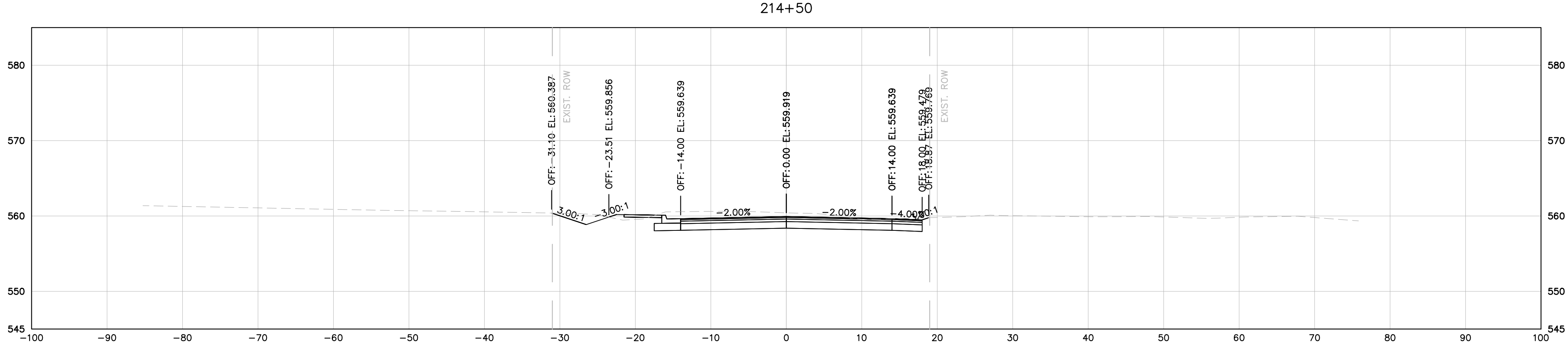
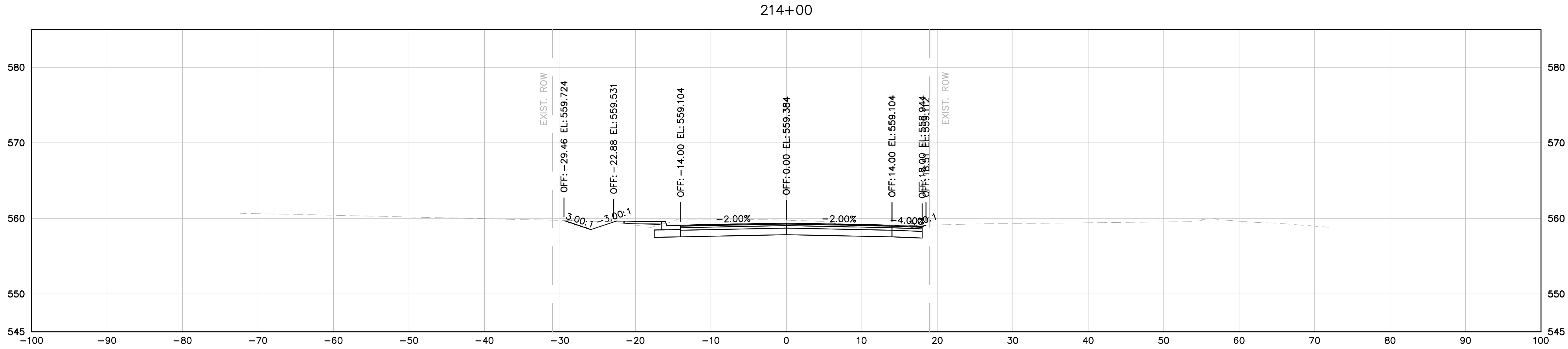
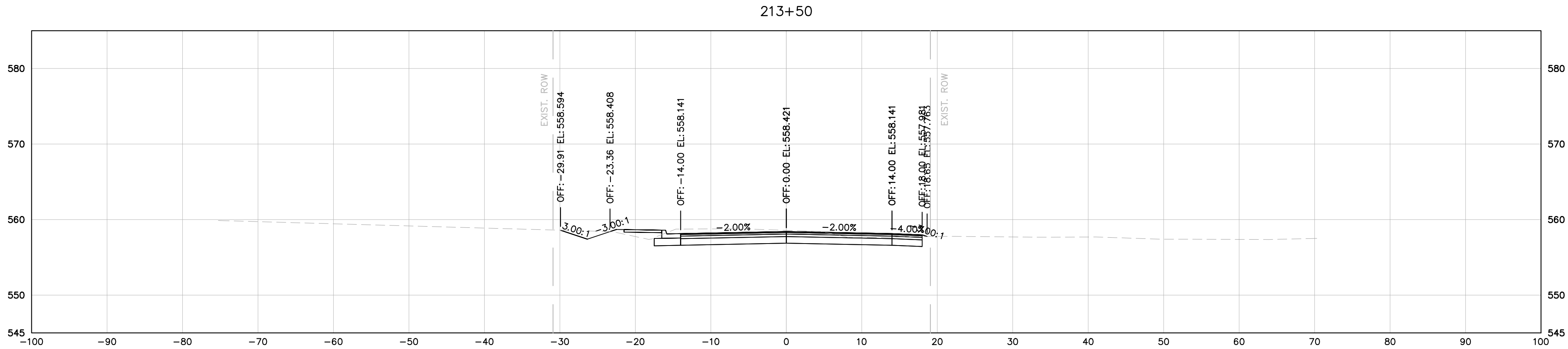
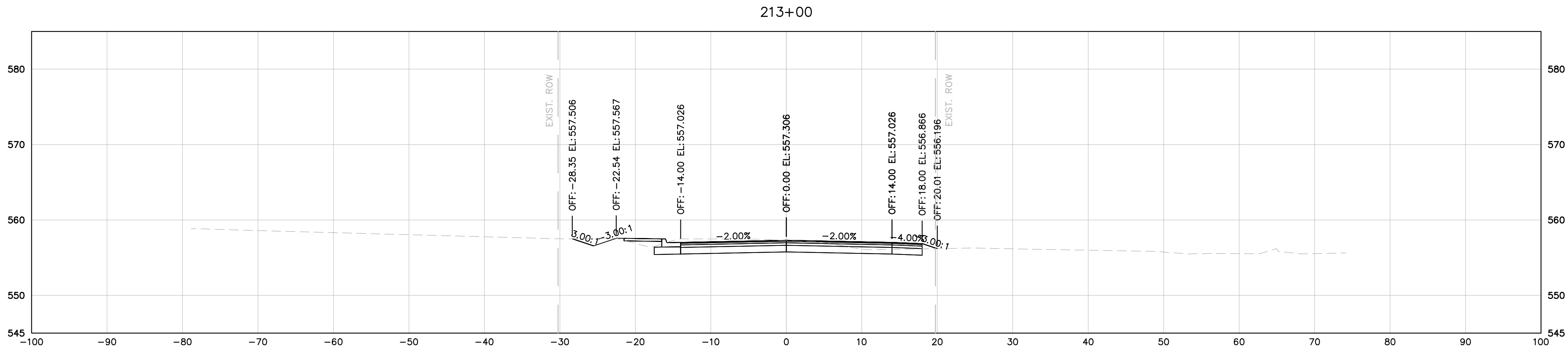
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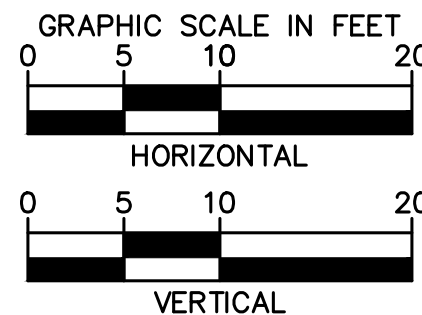
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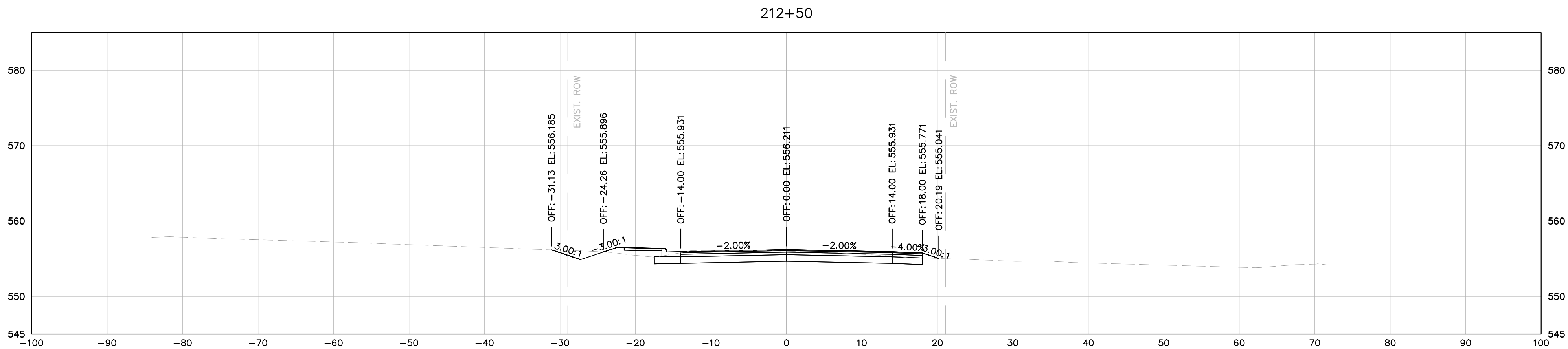
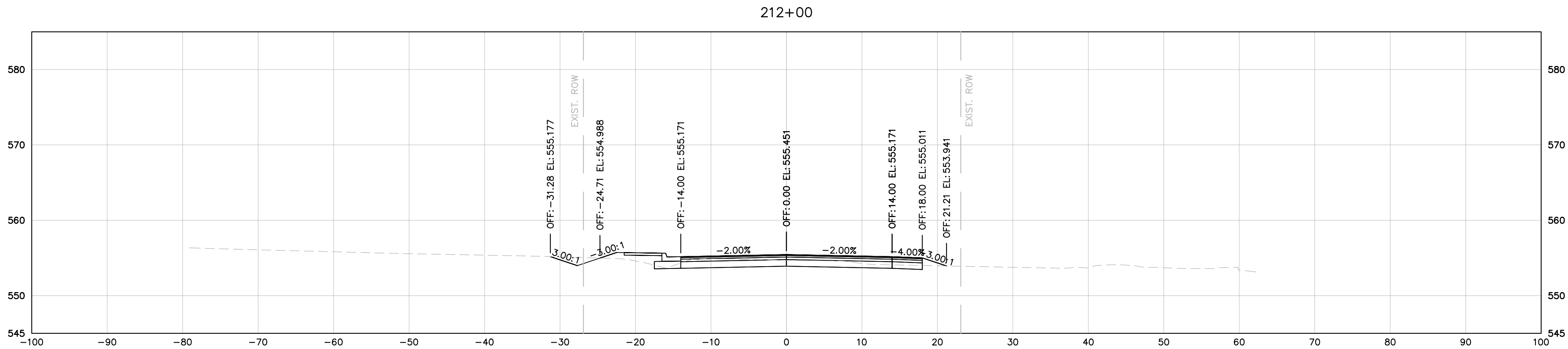
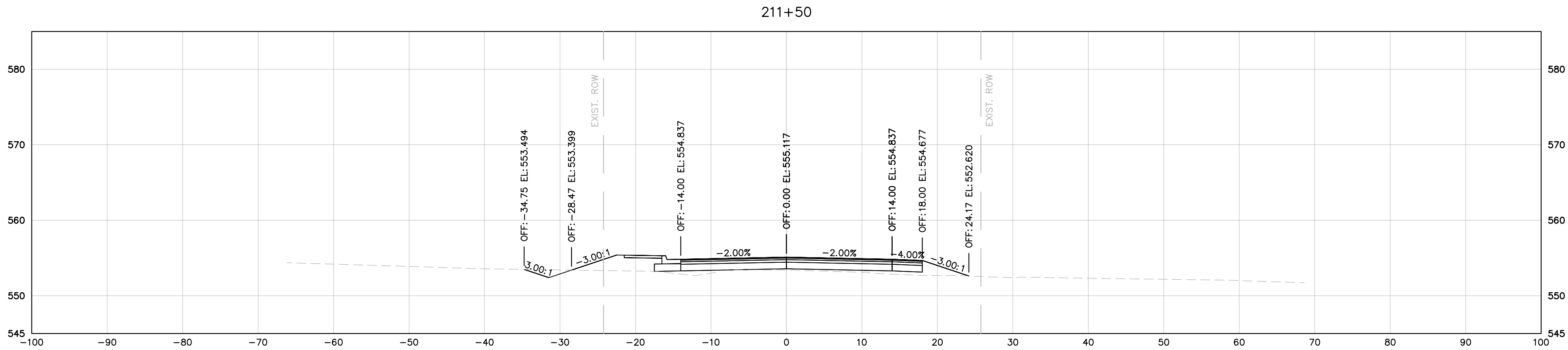
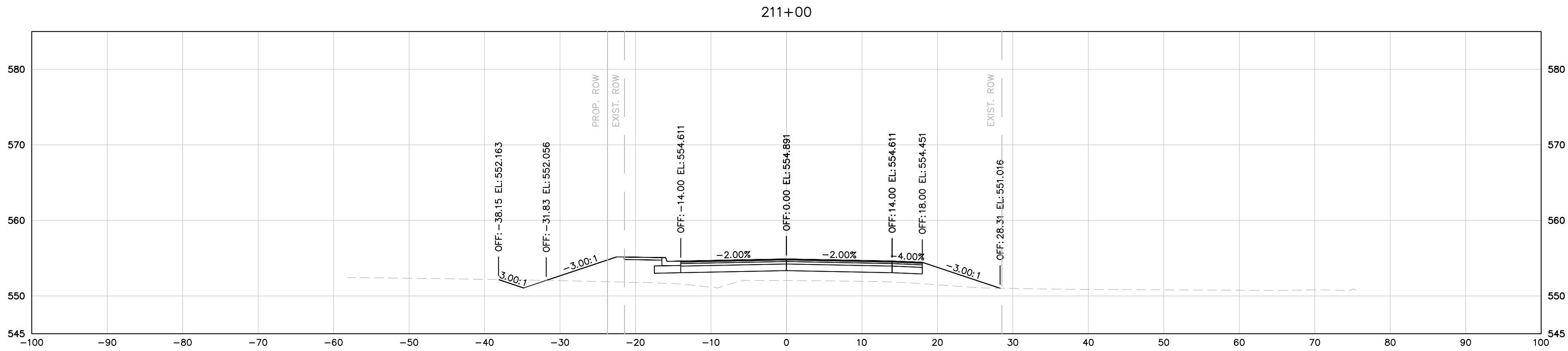
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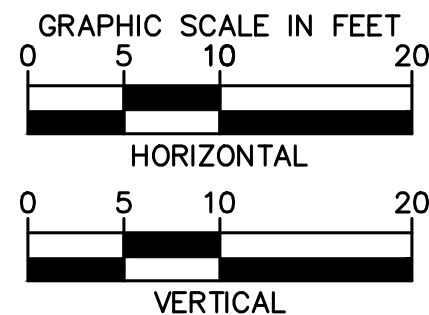
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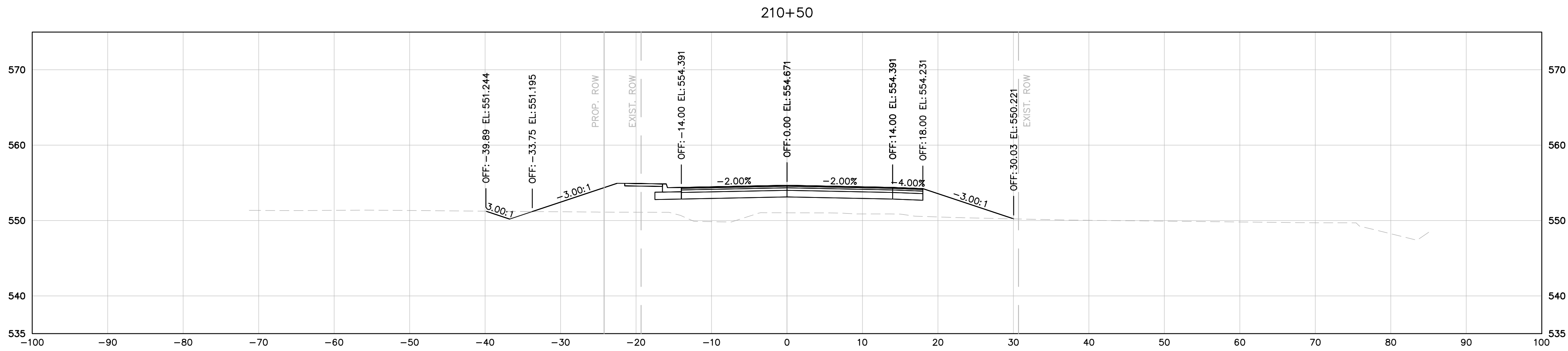
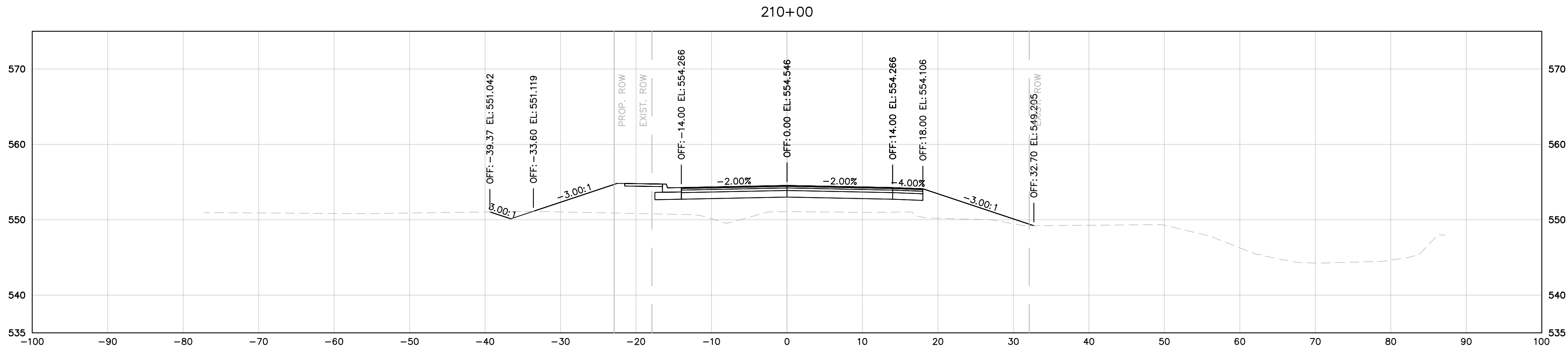
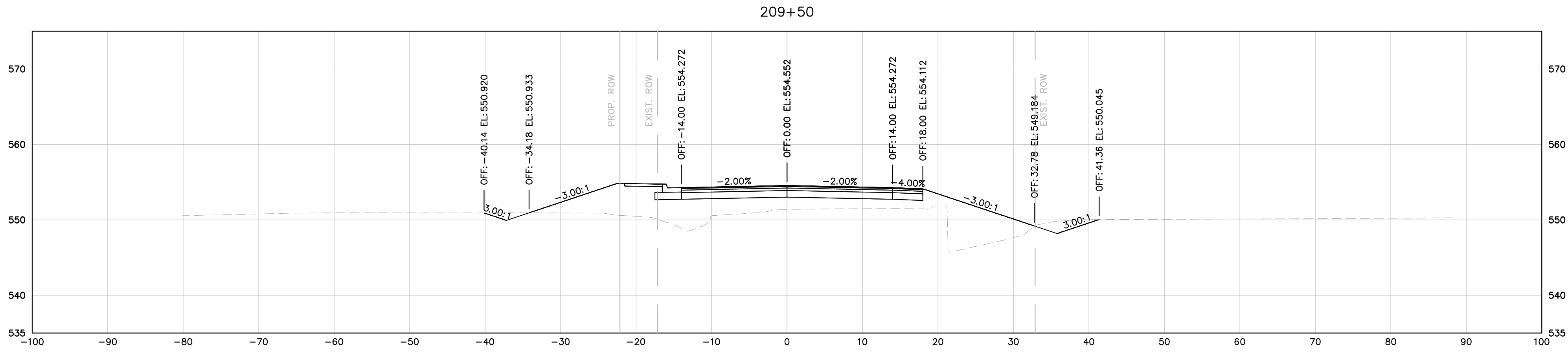
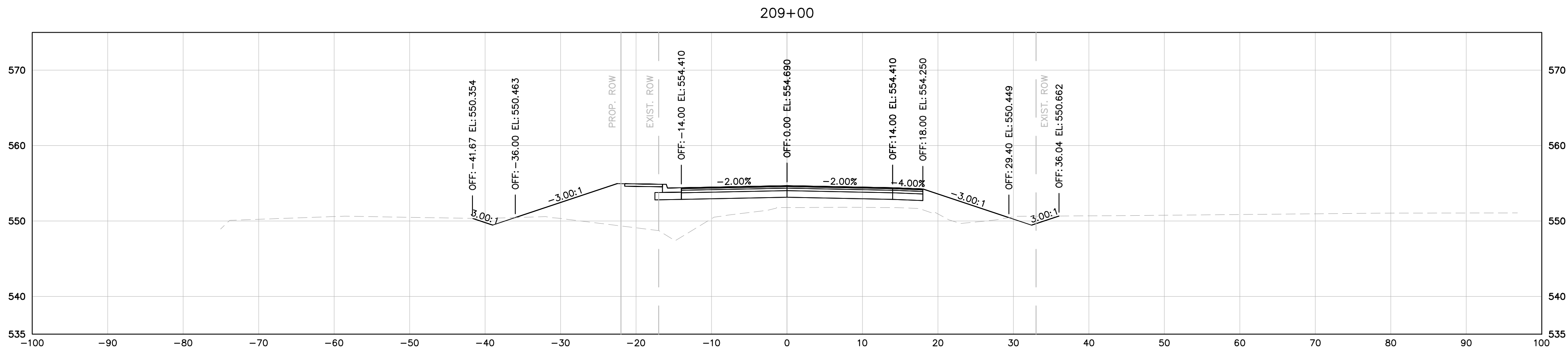
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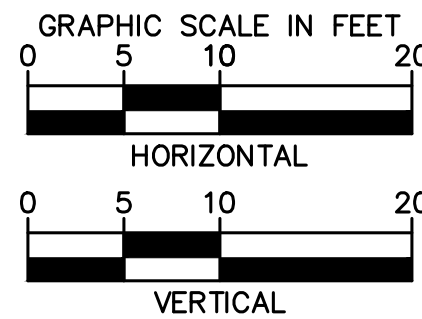
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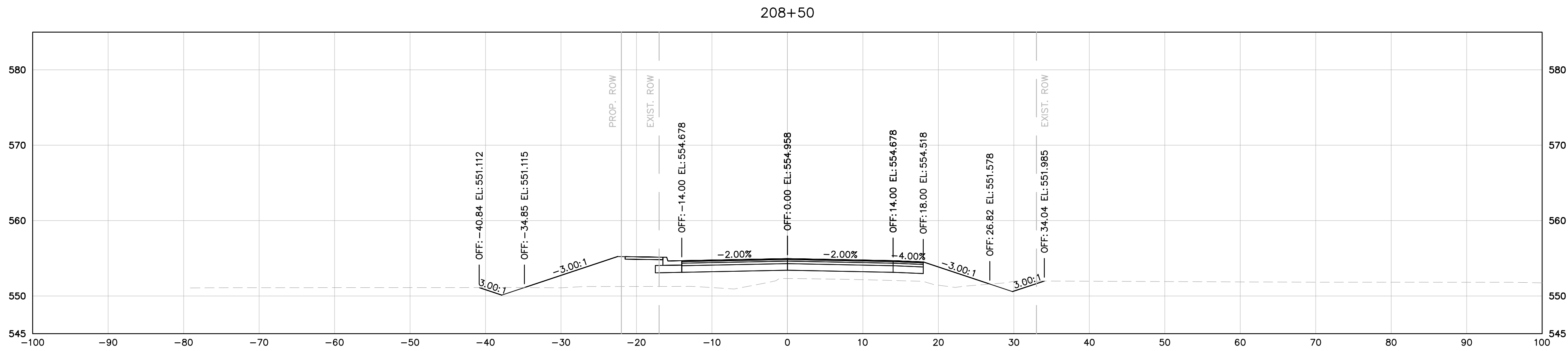
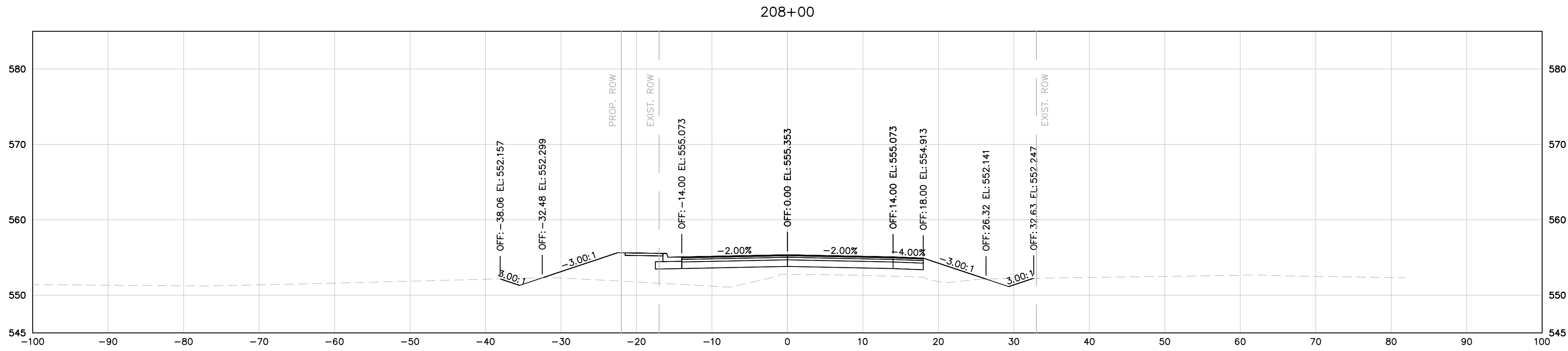
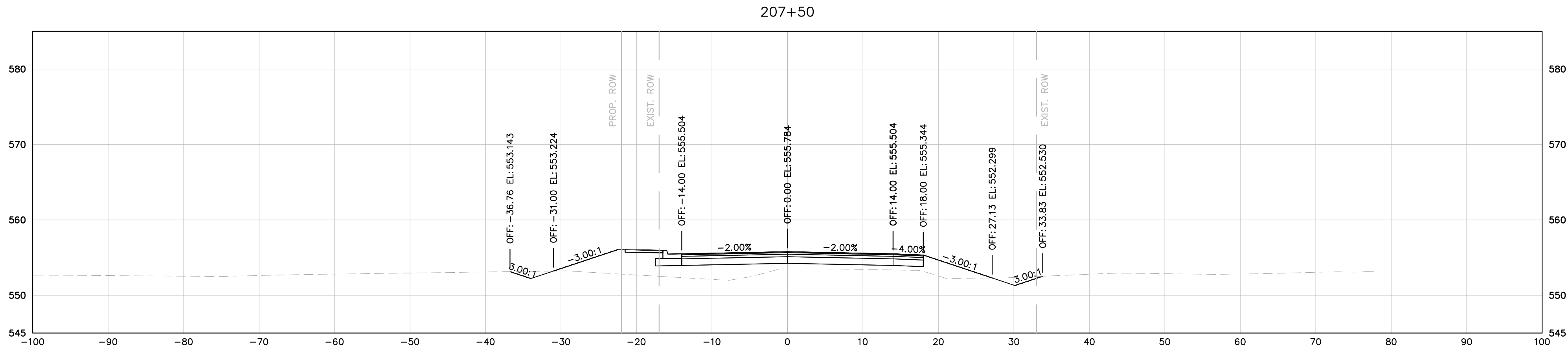
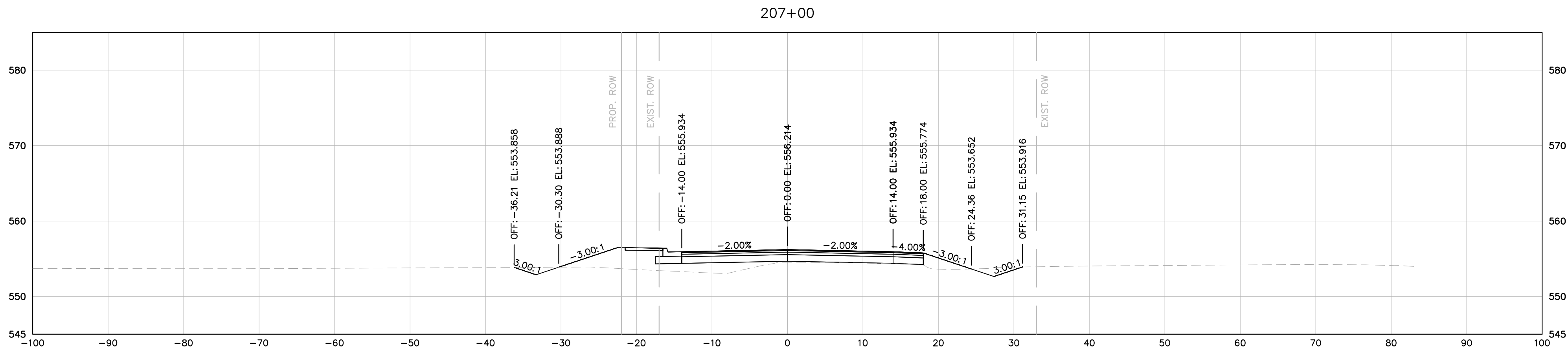
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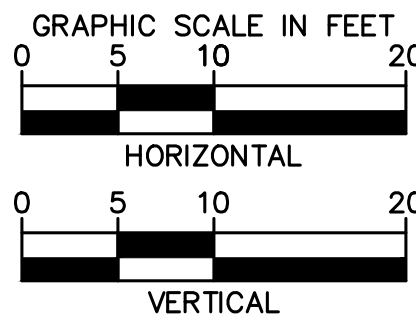
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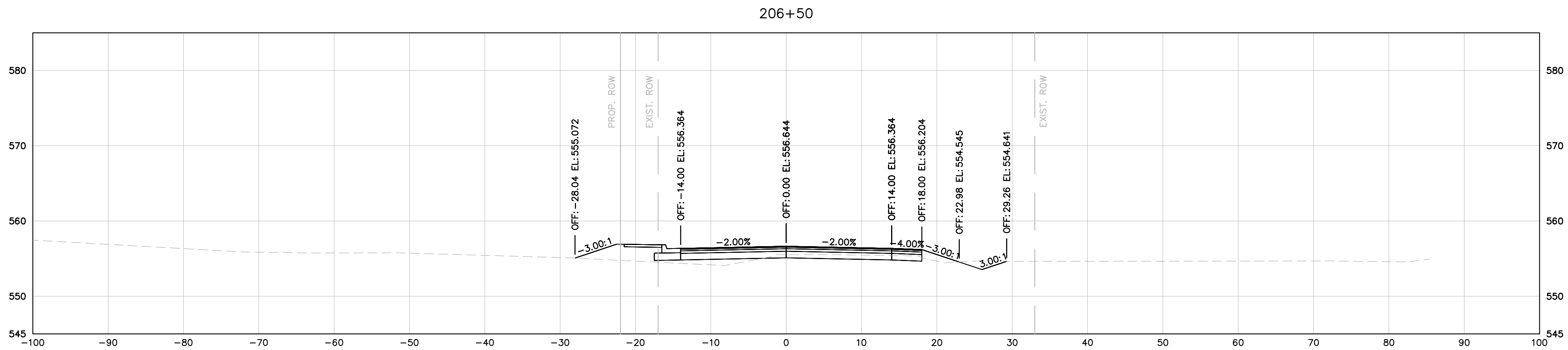
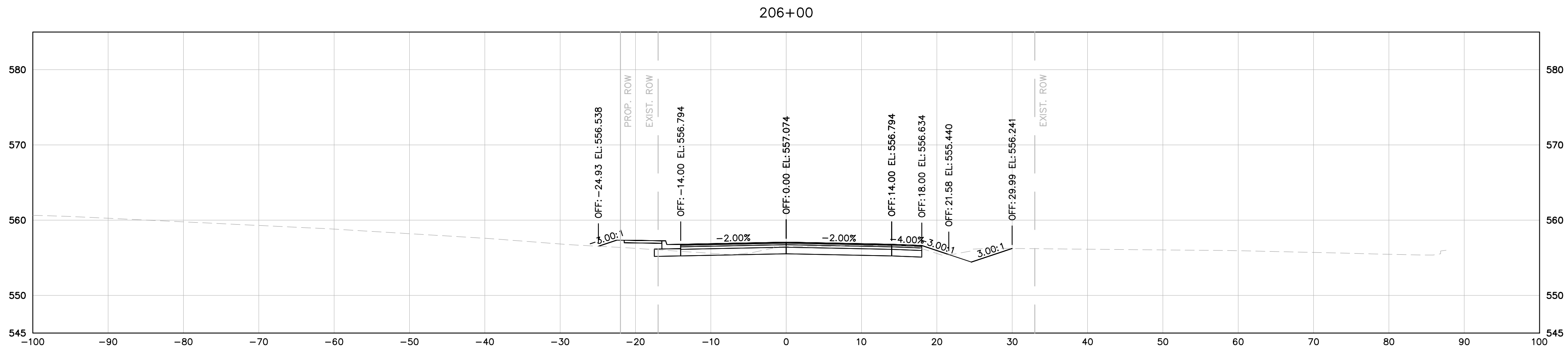
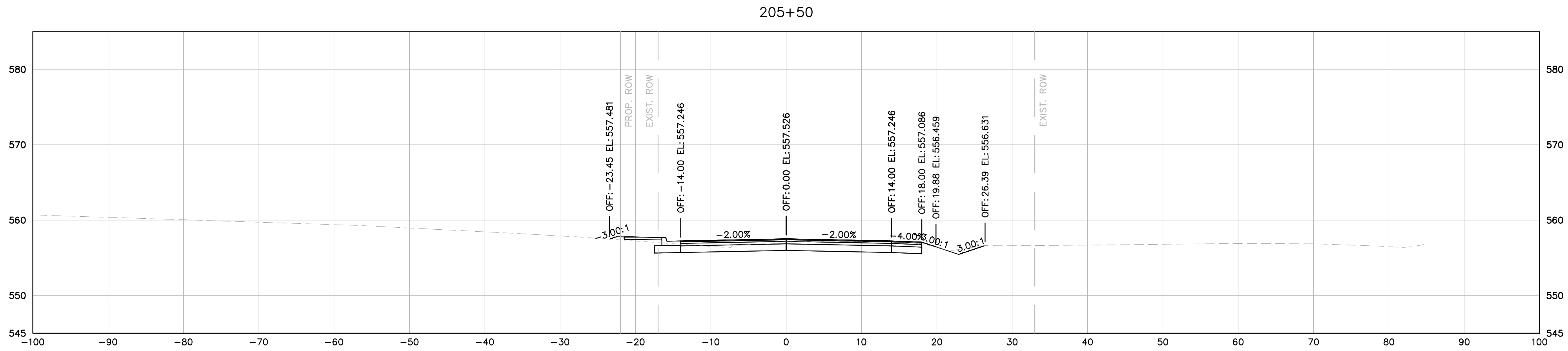
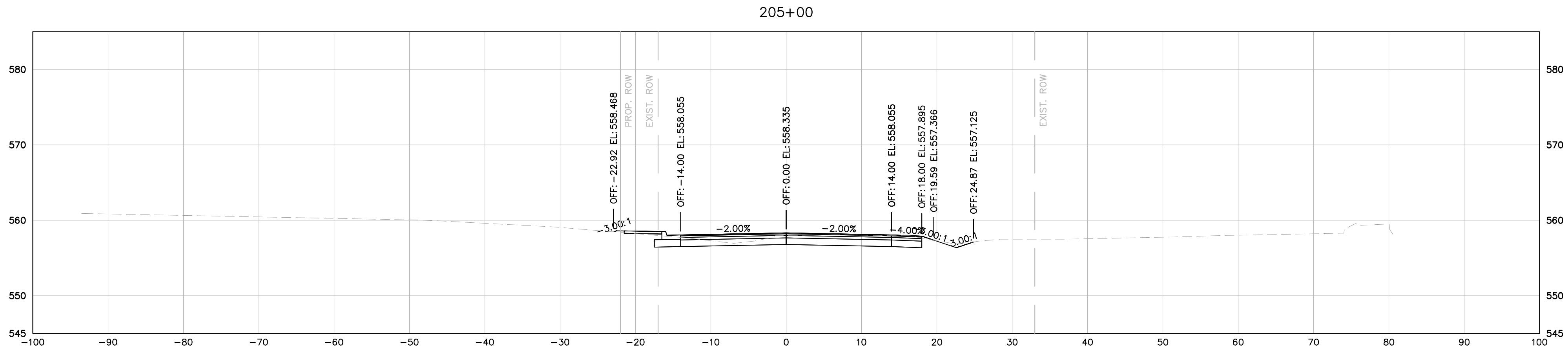
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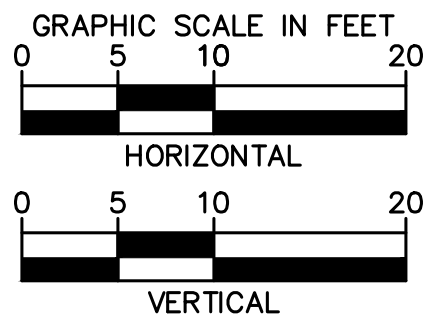
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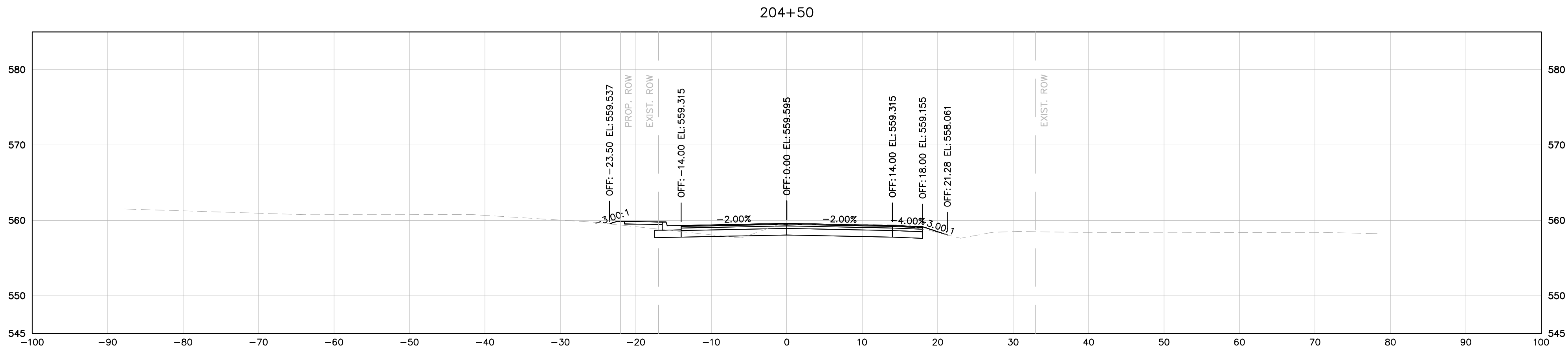
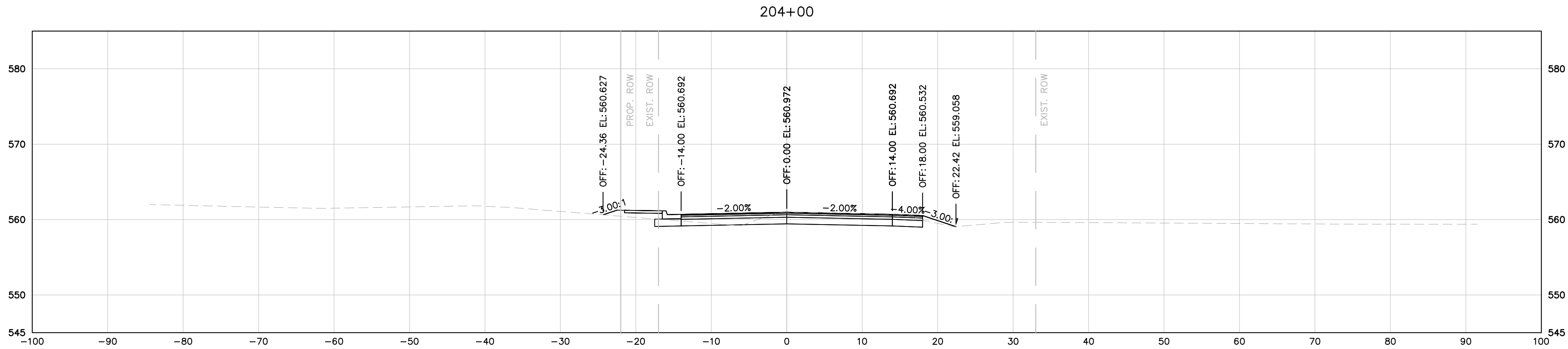
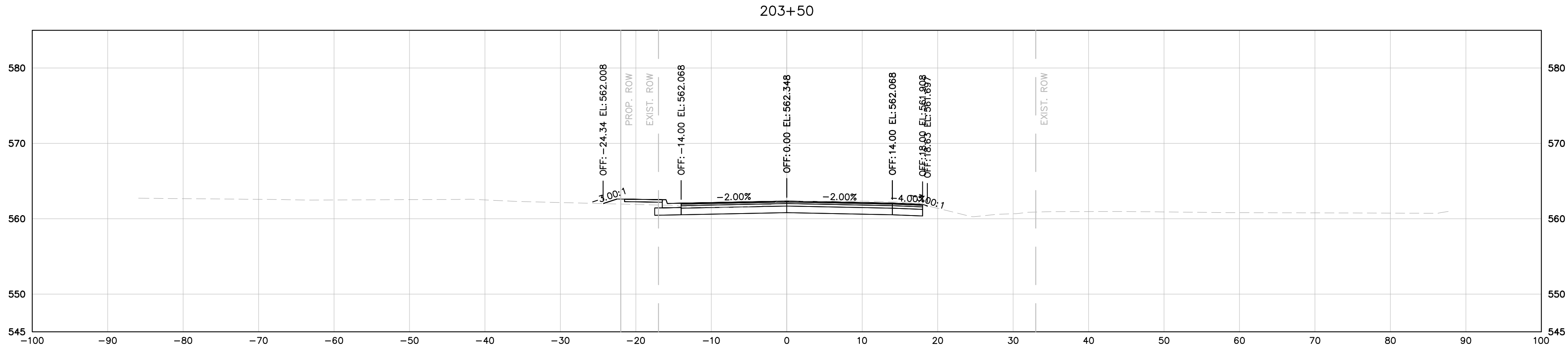
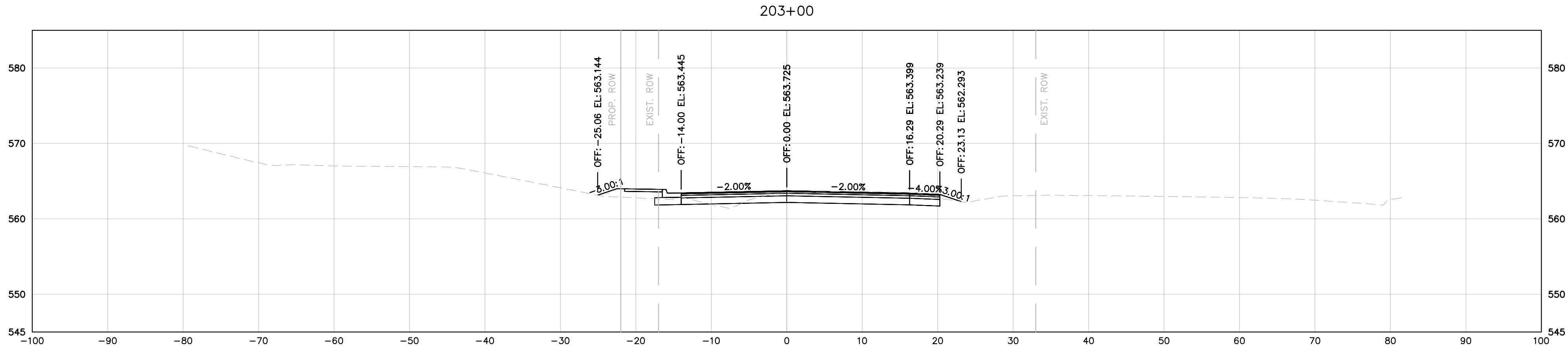
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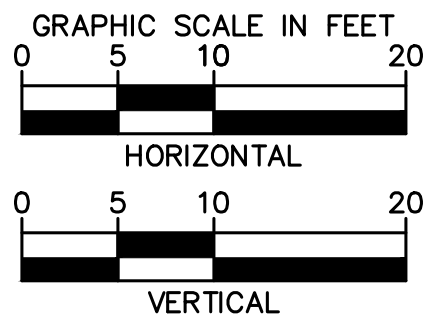
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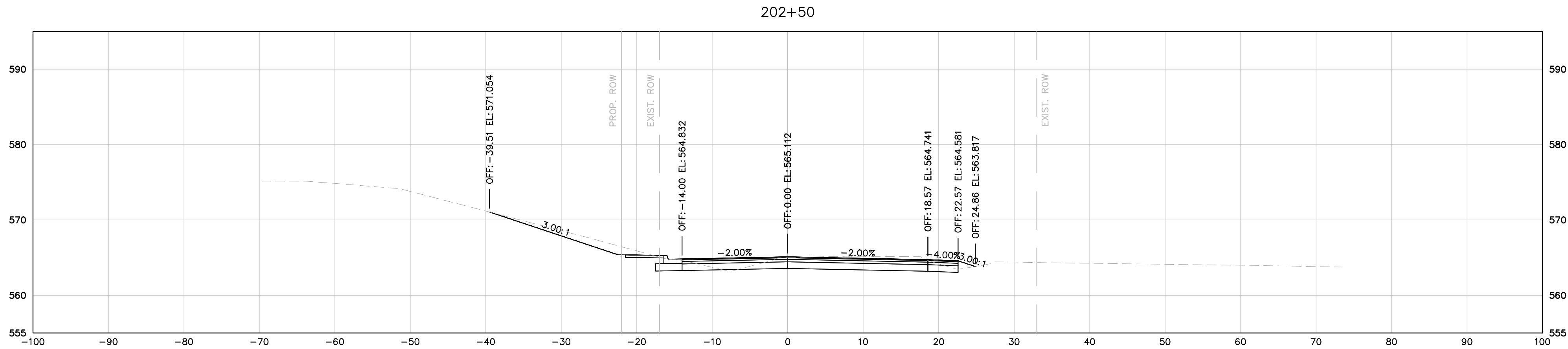
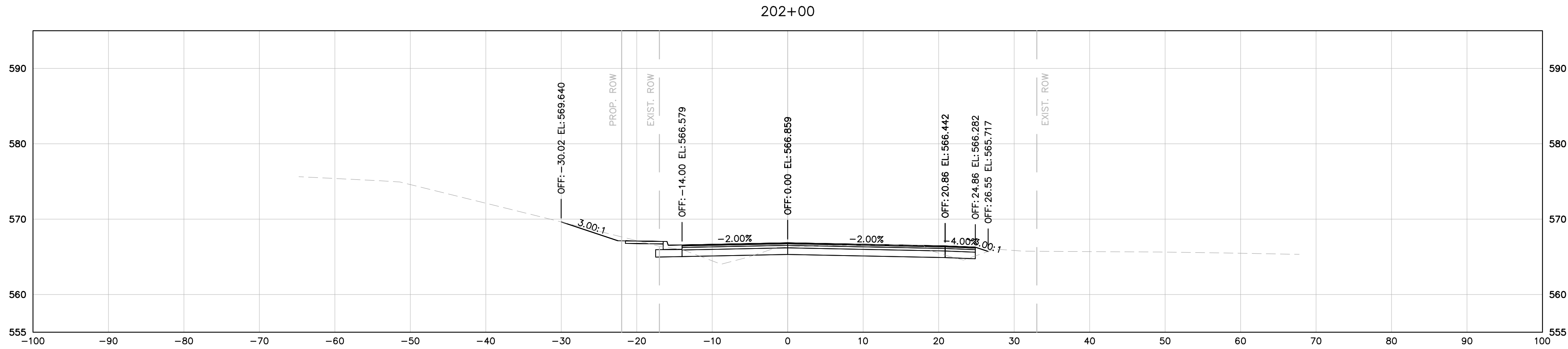
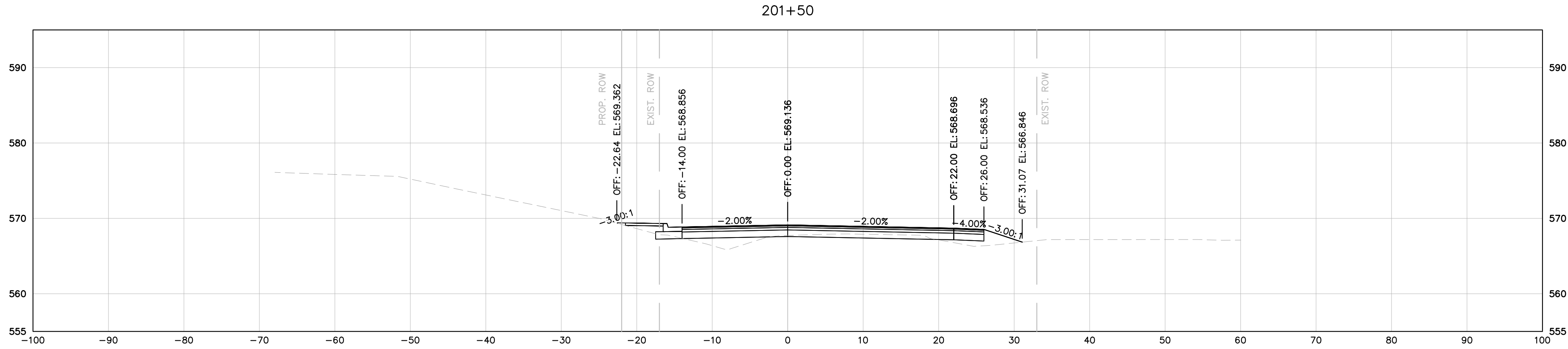
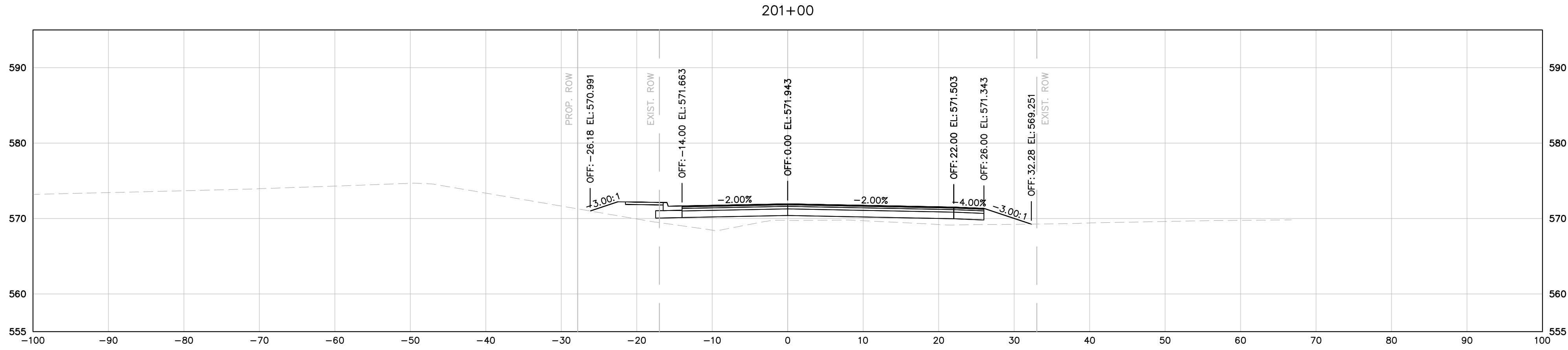
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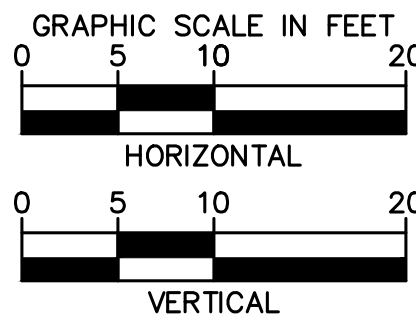
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A. DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES OR TRAFFIC LANE AND SHOULDER WHERE THE TRAFFIC LANE IS BEING USED BY TRAFFIC, CAUSED BY BASE, PAVING OR RESURFACING:

- IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 2 MILES IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

- IN ORDER TO USE THIS METHOD, THE CONTRACTOR MUST REDUCE THE DIFFERENCE IN ELEVATION TO 6 INCHES OR LESS BY THE END OF THE WORKDAY THAT THE CONDITION IS CREATED.

- FOR PRECEDING CONDITIONS a, b, AND c, THE CONTRACTOR SHALL USE THE SHOULDER DROP-OFF WARNING SIGN WITH PLAQUE (W8-17 AND W8-17P). IT SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN THE SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. IN THESE SITUATIONS, THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

- SEPARATION WILL BE PROVIDED BY USE OF PORTABLE BARRIER RAIL.

IN THIS SITUATION THE CONTRACTOR SHALL LIMIT HIS OPERATIONS TO ONE WORK ZONE NOT EXCEEDING 1 MILE IN LENGTH UNLESS OTHERWISE NOTED ON THE PLANS OR APPROVED BY THE ENGINEER. ONCE THE CONTRACTOR BEGINS WORK IN A WORK ZONE, A CONTINUOUS OPERATION SHALL BE MAINTAINED UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED. SIMULTANEOUS WORK ON SEPARATE ROADWAYS OF DIVIDED HIGHWAYS WILL BE CONSIDERED INDEPENDENTLY IN REGARD TO RESTRICTION OF WORK ZONE ACTIVITY.

- THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE WITHIN 8 FEET OF A TRAFFIC LANE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

- THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO MINIMIZE THE TIME TRAFFIC IS EXPOSED TO AN ELEVATION DIFFERENCE. ONCE THE CONTRACTOR BEGINS AN ACTIVITY THAT CREATES AN ELEVATION DIFFERENCE, THE ACTIVITY SHALL BE PURSUED AS A CONTINUOUS OPERATION UNTIL THE ELEVATION DIFFERENCE IS ELIMINATED.

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TRAFFIC CONTROL NOTES

- SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
- NOTHING IN THIS PLAN IS INTENDED TO SUPERSEDE OR RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF INSTALLING THE APPROPRIATE TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- WORK WITHIN THE ROADWAY DURING DIFFERENT PHASES OF CONSTRUCTION SHALL NOT BE ACTIVE AT THE SAME TIME.
- ONLY ONE PHASE OF THE TRAFFIC CONTROL PLAN SHALL BE ACTIVE AT ANY ONE TIME.
- ALL TEMPORARY OR PERMANENT TRAVELED SURFACES SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR REFINISHING PERFORMED.
- MARKINGS SHALL BE MAINTAINED IN LONG-TERM STATIONARY WORK AREAS AND SHALL MATCH AND MEET THE MARKINGS IN PLACE AT BOTH ENDS OF THE WORK AREA.
- CENTERLINE/LANE LINES SHOULD BE PLACED REPLACED OR DELINEATED WHERE APPROPRIATE BEFORE THE ROADWAY IS OPENED TO TRAFFIC.
- THE APPROPRIATE TRAFFIC CONTROL SHALL BE INSTALLED AT THE INCEPTION OF EACH STAGE OF CONSTRUCTION AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. THEY SHALL REMAIN IN PLACE ONLY AS LONG AS THEY ARE NEEDED AND SHALL BE IMMEDIATELY REMOVED THEREAFTER.
- OBLITERATED MARKINGS SHALL BE UNIDENTIFIABLE AS PAVEMENT MARKINGS UNDER DAY OR NIGHT, WET OR DRY CONDITIONS. OVERLAYING EXISTING STRIPS WITH BLACK PAINT OR ASPHALT DOES NOT MEET THE REQUIREMENTS OF COVERING, REMOVAL, OR OBLITERATION; HOWEVER, THE USE OF REMOVABLE, NONREFLECTIVE, PREFORMED TAPE IS PERMITTED WHERE MARKINGS NEED TO BE COVERED TEMPORARILY.
- AT NO TIME SHALL ONE LANE SECTIONS BE LEFT OPEN UNATTENDED. WHERE TWO FLAGGERS ARE REQUIRED AND IN CIRCUMSTANCES WHERE ONLY ONE LANE OF TRAFFIC IS OPEN AND THERE IS NO CLEAR LINE OF SIGHT FROM ONE END OF THE CONSTRUCTION AREA TO THE OTHER, THE CONTRACTOR SHALL PROVIDE RADIO COMMUNICATION OR OTHER APPROPRIATE MEANS OF ESTABLISHING CONTROL OF TRAFFIC.
- ANY TIME A FLAGGER IS NOT PRESENT TO CONTROL TRAFFIC, TWO TRAFFIC LANES MUST BE OPEN TO MAINTAIN TWO-WAY TRAFFIC AND ALL INAPPROPRIATE SIGNS SHALL BE COVERED OR REMOVED.
- ALL FLAGGERS SHALL BE EQUIPPED WITH A STOP/SLOW PADDLE.
- REMOVE EXISTING PAVEMENT MARKINGS IN CONFLICT WITH TRAFFIC CONTROL PHASING.
- CONTRACTOR TO MAINTAIN EXISITING PAVEMENT WITHIN CONTRACT LIMITS DURING ALL PHASES OF CONSTRUCTION.

TRAFFIC CONTROL PHASING NOTES

PHASE 1:

- MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-3.
 - MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
 - CONSTRUCTION OF THE NEW ROAD, THE TIE TO THE IMPROVEMENTS SHOWN IN THE SITE PLANS, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
 - THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 214+75 TO STA. 216+50. (SEE HATCHED AREA).
 - CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
 - AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES AND PLACE TRAFFIC INTO NEW PATTERN ON MINERVA DRIVE FOR THE PHASE 2 DETOUR UTILIZING THE NEWLY CONSTRUCTED PAVEMENT.

PHASE 2:

- MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-4.
 - MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
 - CONSTRUCTION OF THE NEW ROAD, THE NEW CULVERT, GUARDRAIL, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
 - THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 201+00 TO STA. 214+75. (SEE HATCHED AREA).
 - CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
 - CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
 - CONTRACTOR SHALL CONSTRUCT THE PROPOSED CULVERT AS ILLUSTRATED ON THE CULVERT SEQUENCING SHEET IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
 - AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES ALONG MURFREESBORO ROAD AND PLACE TRAFFIC INTO NEW PATTERN ON MURFREESBORO ROAD FOR THE PHASE 3 CONSTRUCTION. THE NEWLY CONSTRUCTED MINERVA DRIVE SHALL BE OPEN FOR TRAFFIC AFTER PHASE 2.

PHASE 3 (TO BE SHOWN IN FUTURE SUBMITTAL):

- MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE OUTSIDE LANES OF MURFREESBORO ROAD.
 - MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
 - CONSTRUCTON OF THE NEW EAST BOUND LEFT-TURN LANE AT INTERSECTION OF MURFREESBORO ROAD AND MINERVA DRIVE, DRAINAGE, AND PERFORM PAVING UP TO BUT NOT INCLUDING THE FINAL SURFACE COURSE.
 - THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
 - CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
 - CONTRACTOR MAY BEGIN CONSTRUCTION OF THE PROPSD TRAFFIC SIGNAL AT THE INTERSECTION IN PHASE 3, BUT THE SIGNAL SHALL NOT BE OPERATIONAL UNTIL ALL ROADWAY IMPROVEMENTS ARE COMPLETED AT THE INTERSECITON.
 - AFTER CONSTRUCTION IS COMPLETED, INSTALL NEW TRAFFIC CONTROL DEVICES AND PLACE TRAFFIC INTO NEW PATTERN ON MURFREESBORO ROAD FOR PHASE 4 ON NEWLY CONSTRUCTED PAVEMENT.

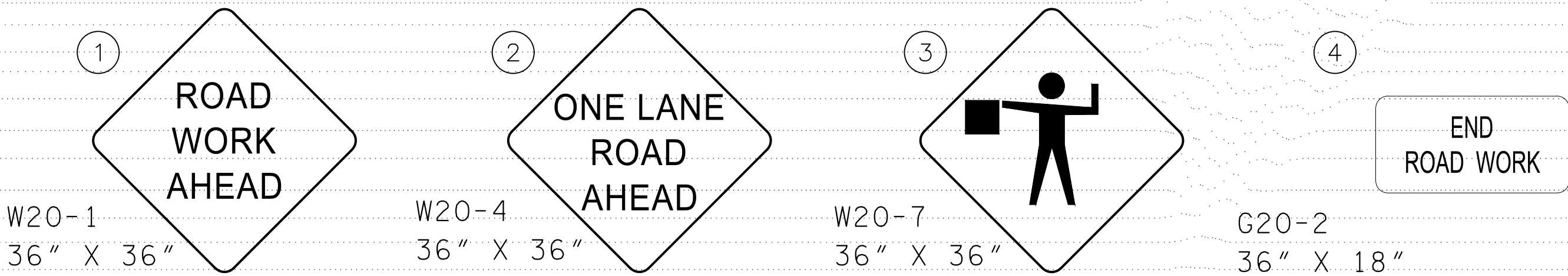
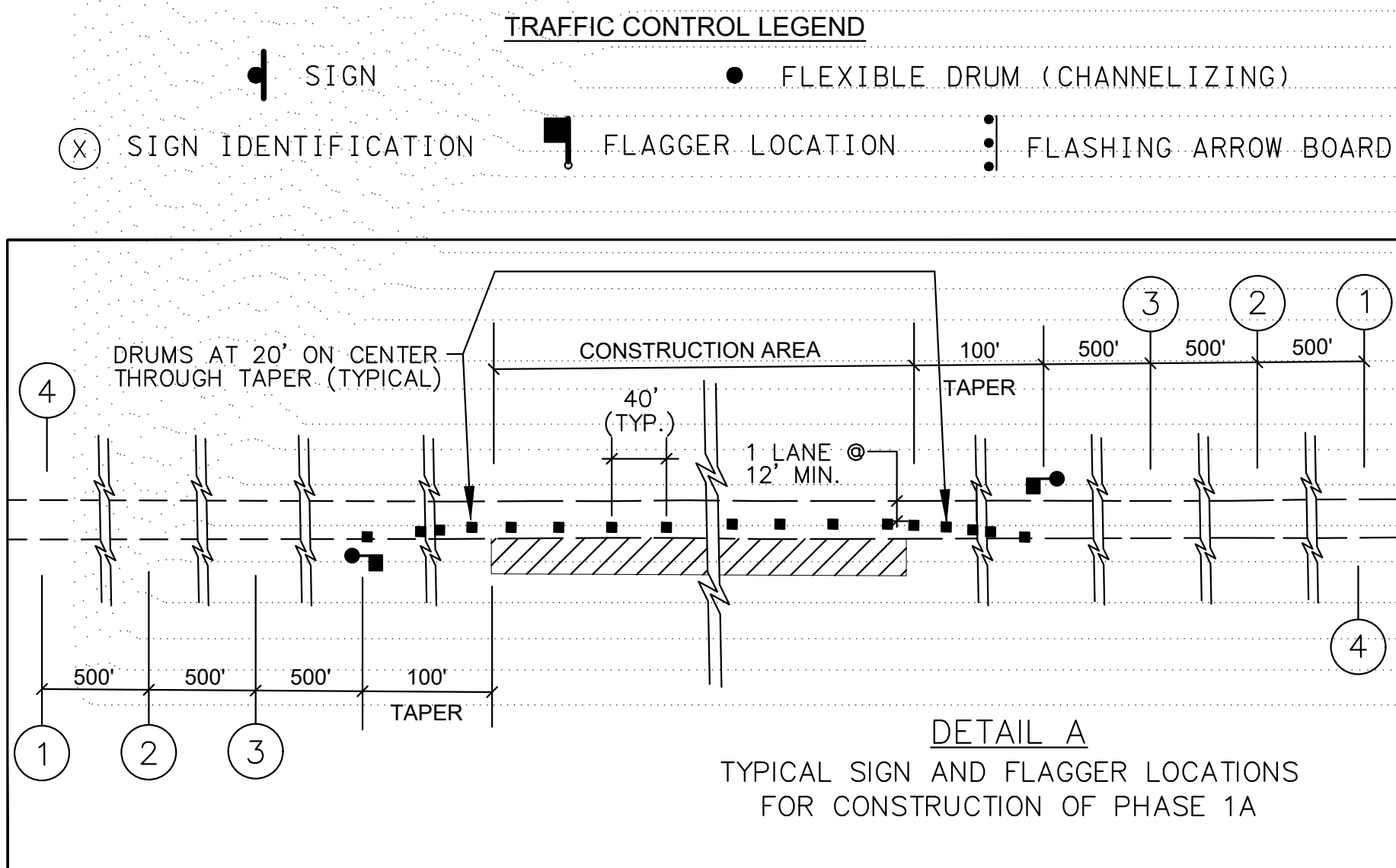
PHASE 4 (TO BE SHOWN IN FUTURE SUBMITTAL):

- MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE INSIDE WEST BOUND LANE OF MURFREESBORO ROAD.
 - MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
 - CONSTRUCTON OF THE NEW WEST BOUND RIGHT-TURN LANE AT INTERSECTION OF MURFREESBORO ROAD AND MINERVA DRIVE, DRAINAGE, AND PERFORM PAVING UP TO BUT NOT INCLUDING THE FINAL SURFACE COURSE.
 - THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
 - CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
 - AFTER CONSTRUCTION IS COMPLETED, PLACE TRAFFIC INTO THE FINAL PATTERN ON MURFREESBORO ROAD AND OPEN THE TRAFFIC SIGNAL FOR OPERATION.

PHASE 5:

- CONTRACTOR TO PUT DOWN FINAL SURFACE COURSE ON MURFREESBORO ROAD.
- AFTER CONSTRUCTION, TRAFFIC TO BE PLACED INTO ITS FINAL PATTERN.

TRAFFIC CONTROL LEGEND	
SYMBOL	ITEM
	WORK ZONE
	FLEXIBLE DRUMS (CHANNELIZING)
	SIGN (CONSTRUCTION)
	PORTABLE BARRIER RAIL
	TEMPORARY ATTENUATOR



DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

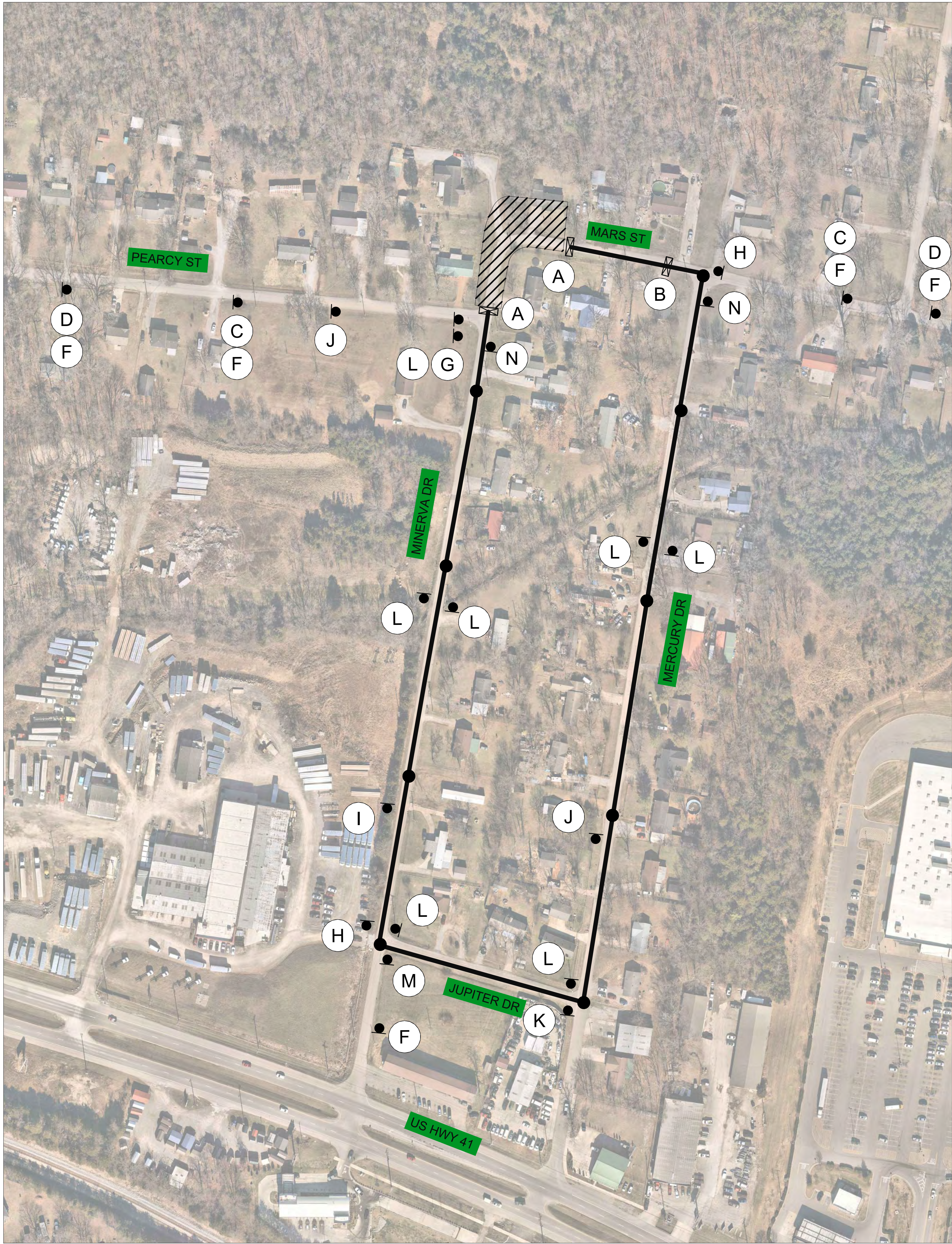
BY		DATE	REVISIONS
No.	1		
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	8		
	9		
DESIGNED BY:			
DRAWN BY:			
CHECKED BY:			
DATE:			
KIMLEY-HORN PROJECT NO. 118574000			

TRAFFIC CONTROL
PHASING NOTES

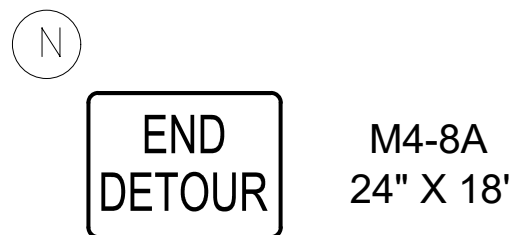
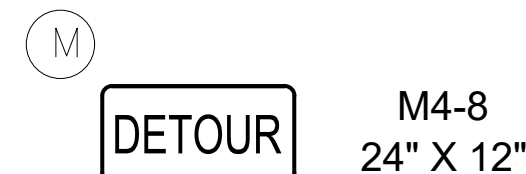
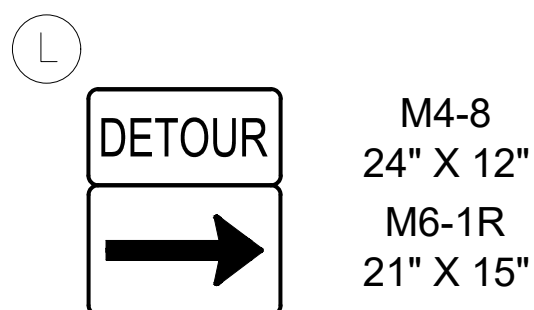
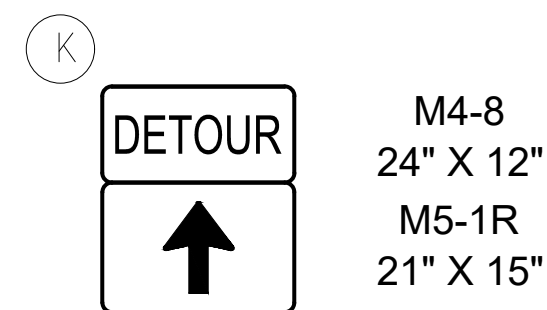
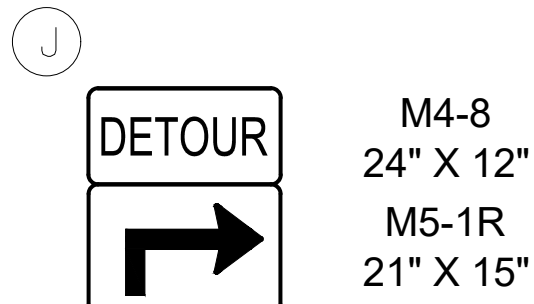
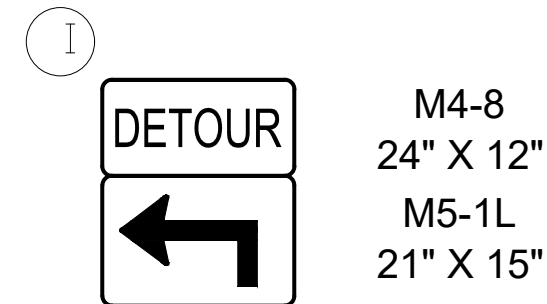
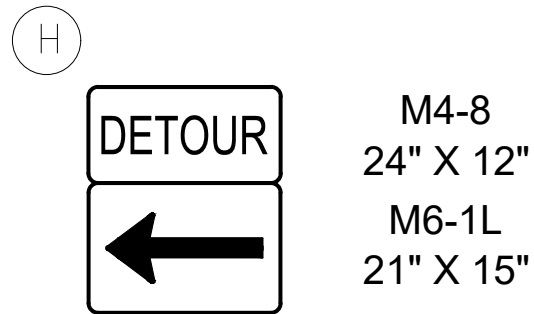
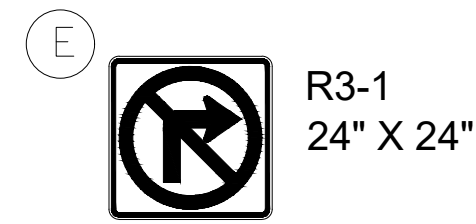
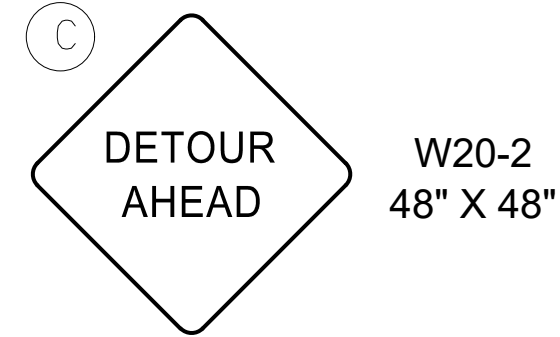
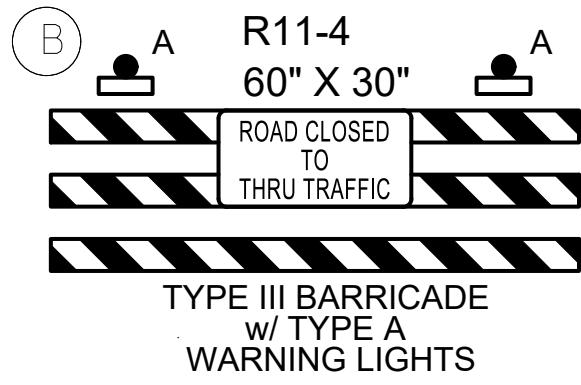
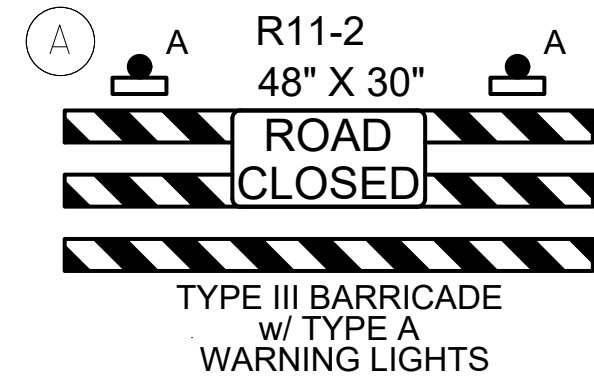
SHEET NUMBER

T-2

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SIGN LEGEND

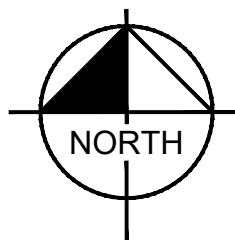


● — ● PROPOSED
DETOUR ROUTE

▨ WORK ZONE

DRAFT

GRAPHIC SCALE IN FEET
0 50 100 200



PHASE II

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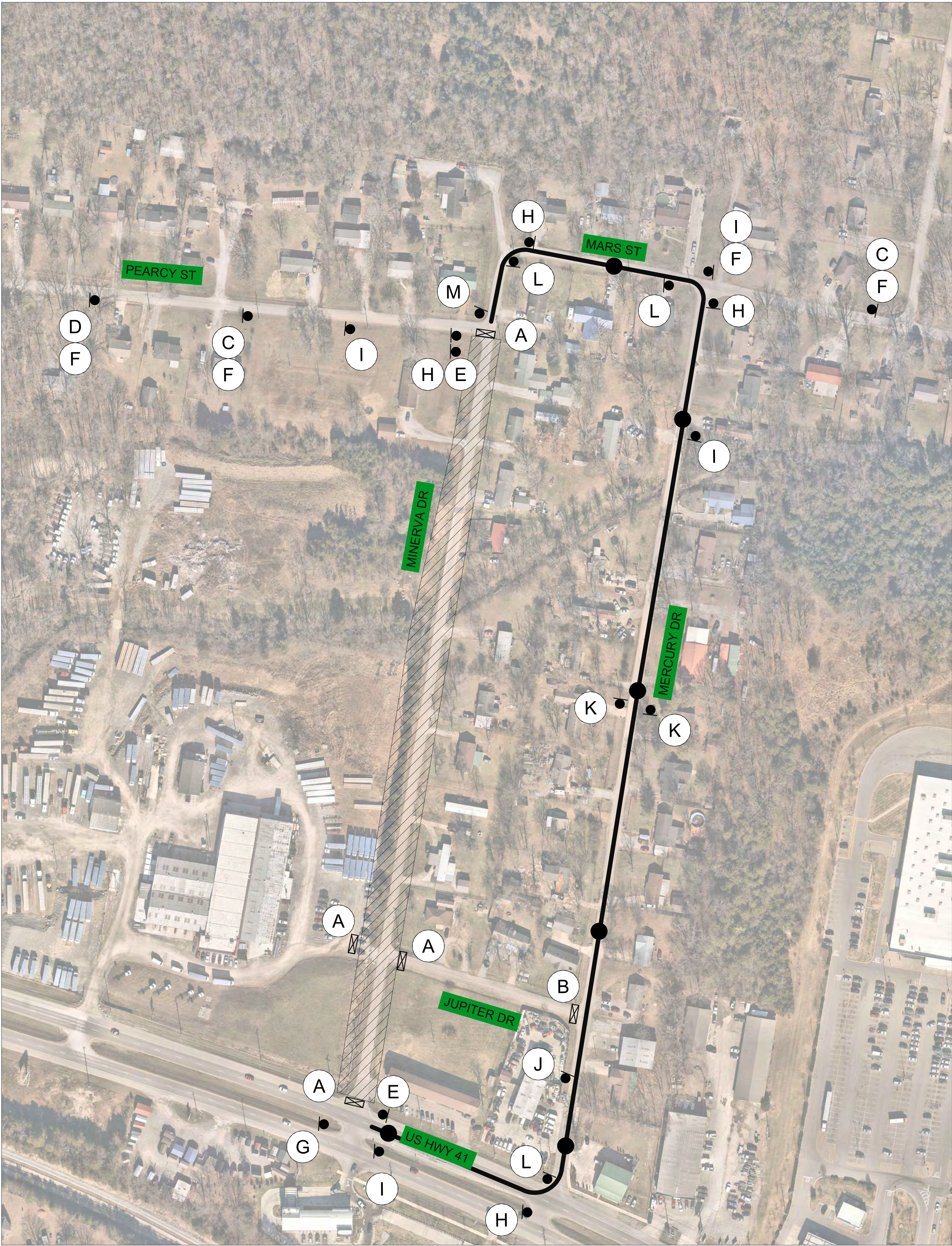
DRAFT PRELIMINARY PLANS FOR REVIEW ONLY

No.	REVISIONS										DATE	BY
	1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:											BJV	
DRAWN BY:											EJBF	
CHECKED BY:											HML	
DATE:											7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000												

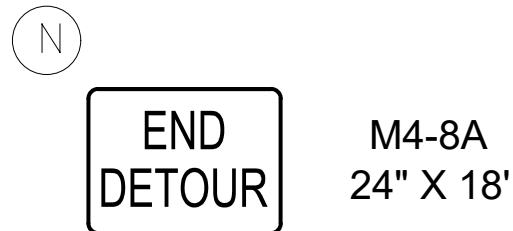
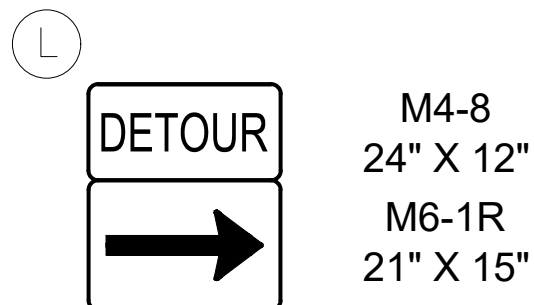
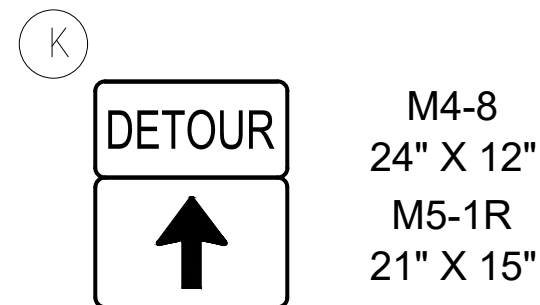
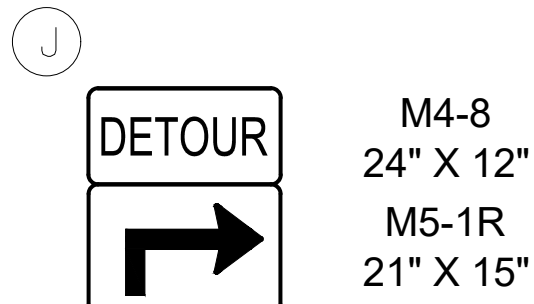
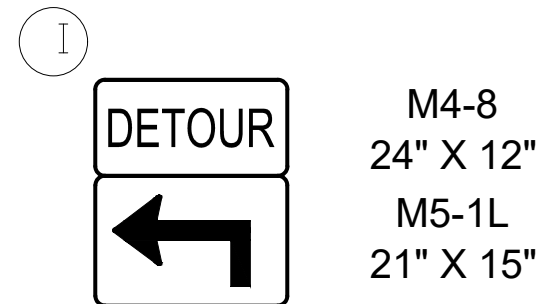
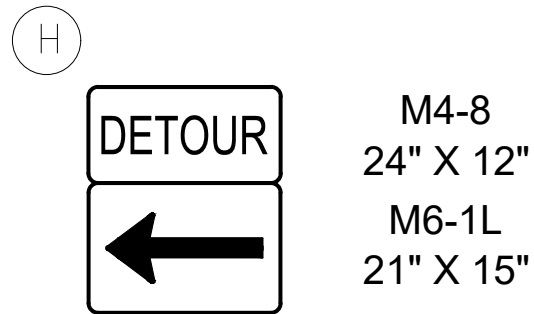
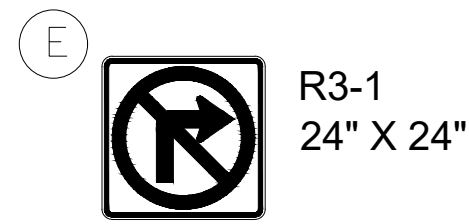
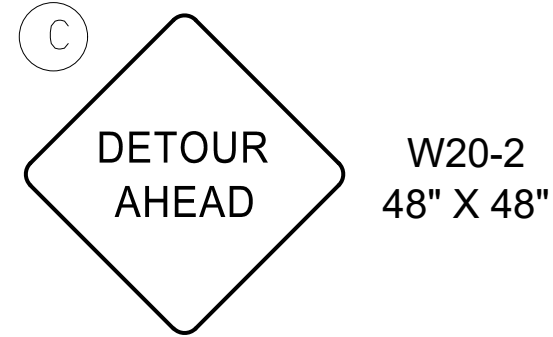
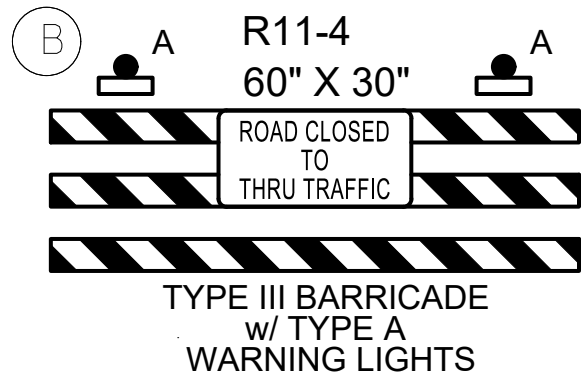
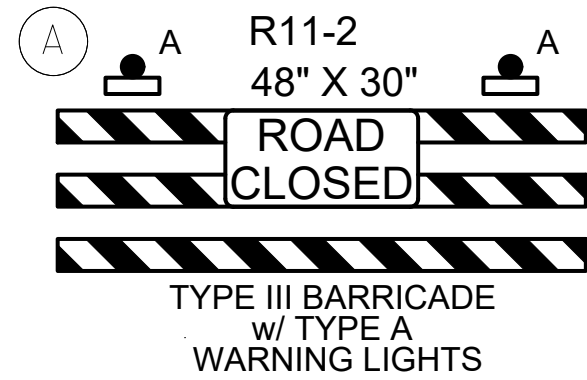
TRAFFIC CONTROL
PHASE I DETOUR

SHEET NUMBER
T-3

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SIGN LEGEND



● — ● PROPOSED
DETOUR ROUTE

▨ WORK ZONE

DRAFT

PHASE II

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS LA VERGNE, TN

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BY	DATE	REVISIONS									
		No.	1	2	3	4	5	6	7	8	9
		DESIGNED BY: BJV									
		DRAWN BY: EJB									
		CHECKED BY: HML									
		DATE: 7/29/2024									
		KIMLEY-HORN PROJECT NO. 118574000									

TRAFFIC CONTROL
PHASE II DETOUR

SHEET NUMBER
T-4



Item #: 9. **Item Title: Site Plan – Sorani Tire Shop – Two (2) Storage Facilities of 690 and 304 Square Feet on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Highway (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Zoning District. Property owned by Shwan Sorani.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, CRE is requesting site plan approval for two proposed tire storage facilities on Old Nashville. The applicant is proposing to continue using the existing buildings that are comprised of 1,205 and 588 square feet. The existing buildings are 1-story.

This particular site is contained in an overlay district. The existing building currently contains five (5) bays and two (2) pedestrian doors that face the front of the building. The existing buildings are comprised of typical concrete block construction with a metal and a shingle roof.

With regard to the building(s) setbacks and location, the La Vergne Planning Commission may allow a reduction of setbacks and yards in the Overlay District if structures will conform to surrounding structures or if parking will be located behind and/or in the rear of structures.

This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions. Color elevations need to be provided, as well as a materials board.

A new 6-foot wide sidewalk is being proposed along the entire frontage of both ONH and George Chaney Street. Seven parking spaces are shown which meets the City's requirements.

Staff Comments / Technical Items:

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

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. **Rules of the Overlay District - With regard to the building(s) setbacks and location, the La Vergne Planning Commission may allow a reduction of setbacks and yards if the structures will conform to surrounding structures or if parking will be located behind and/or in the rear of structures.**
3. All utilities must be underground;
4. A materials board is required with actual samples;
5. Landscape Plan is required;
6. Photometric Plan is missing;
7. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
8. Add note on appropriate sheets to indicate van-accessible handicap space with provided van-accessible loading zone;
9. All utilities must be underground;

10. Building setback lines must be indicated for all sides of all buildings;

Engineering (Gary Lide - glide@lavergneth.gov)

1. Provide a grading and drainage plan showing how water quantity and water quality requirements are being met.
2. Provide stormwater calculations meeting the Stormwater Management Ordinance along with the means for complying with the stormwater quantity and quality requirements for the ordinance.
3. Provide erosion prevention and sediment control (EPSC) plans meeting the requirements of the Stormwater Management Ordinance.
4. Provide sufficient information to locate the new building on the site. 6 feet from the existing building provides one direction, provide information regarding the other direction.
5. Show radius returns for driveway from Old Nashville
6. Show detail for proposed sidewalk.
7. Note that the area where the proposed public sidewalk runs off of the public right-of-way will require the dedication of a maintenance easement to the city.
8. If new asphalt is being placed, provide a section. If not, state that existing asphalt will remain.
9. No landscape plan provided.
10. Show utilities serving new building.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Show and label existing waterline and meter assemblies including sizes. There is an 8-inch waterline in Murfreesboro Rd and a 6-inch waterline in Old Nashville Hwy.
2. Show distance to nearest FH, which is located at the intersection of Old Nashville Hwy and Goodman Circle.
3. Show and label existing public sewers and public utility easements through the property. There is an 18" Trunk sewer through the property. There is an existing 2-inch low pressure sewer line in Old Nashville Hwy that discharges to the Gravity sewer MH within the property.
4. Show and label building sewer services laterals.
5. Contact Jim Owens, GIS Utilities Mapper at Public Works with any questions.

Codes (Joe White - jwhite@lavergneth.gov)

1. Show outline of existing building on sheet A-1.1 for clarity.
2. Provide information regarding construction methods for proposed building (i.e. is the existing building going to be demolished, gutted, or is this an addition?)

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.

Sorani Tire Shop

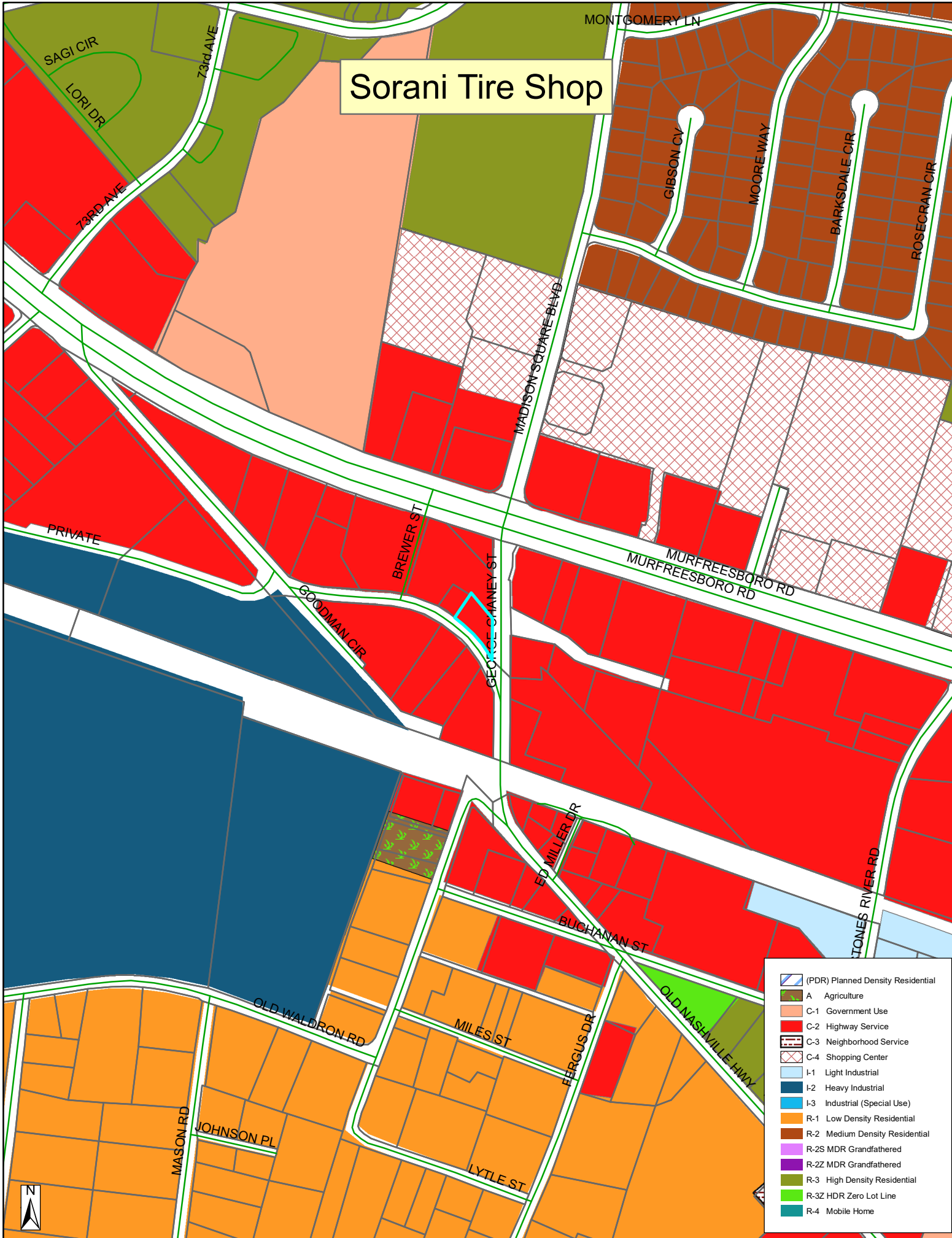
GEORGE CHANEY ST

OLD NASHVILLE HWY



Sorani Tire Shop











SITE LOCATION



AERIAL VIEW

SITE DATA CHART	
ZONING DISTRICT:	C-2
EXISTING USE:	AUTOMOBILE SERVICE
PROPOSED USE:	AUTOMOBILE SERVICE
BUILDING SQ FT:	
EXISTING 1:	1,204.9 SQ FT
EXISTING 2:	588.3 SQ FT
NEW 1:	690.0 SQ FT
NEW 2:	303.6 SQ FT
<u>TOTAL:</u>	<u>2,786.8 SQ FT</u>
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,786.8 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
NEW 1:	2 STORIES (24 FT)
NEW 2:	2 STORIES (24 FT)
LOT AREA: 0.33 AC (13,738.5 SQ FT)	
LOT COVERAGE: 8,594.5 SQ FT	
OPEN SPACE: 5144.0 SQ FT	
PARKING SUMMARY	
TOTAL REQUIRED: 7 SPACES	
AUTO SERVICE (1/150):	1000.0 SQ FT (7)
STORAGE (0/0):	1786.8 SQ FT (0)
TOTAL PROVIDED: 6 SPACES + 1 ACCESSIBLE	

[illegible]

APPROVAL		
DRAWN	_____	_____
DESIGN	_____	_____
CHECKED	_____	_____
APPROVED	_____	_____
SAVED DATE: 7/29/2024 7:02:01 AM		jbrad

SAVED DATE: 7/29/2024 7:02:01 AM jbrad

SORANI SHWAN
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

COVER SHEET

<u>SHEET INDEX</u>	
C-0.0	COVER SHEET
C-1.0	EXISTING SITE LAYOUT
C-2.0	SITE PLAN
C-3.0	CIVIL DETAILS
A-1.0	ELEVATIONS

DWG. No.

C-0.0

SCALE: NOTED

JOB No.	REV.
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REV.



ENGINEER: 

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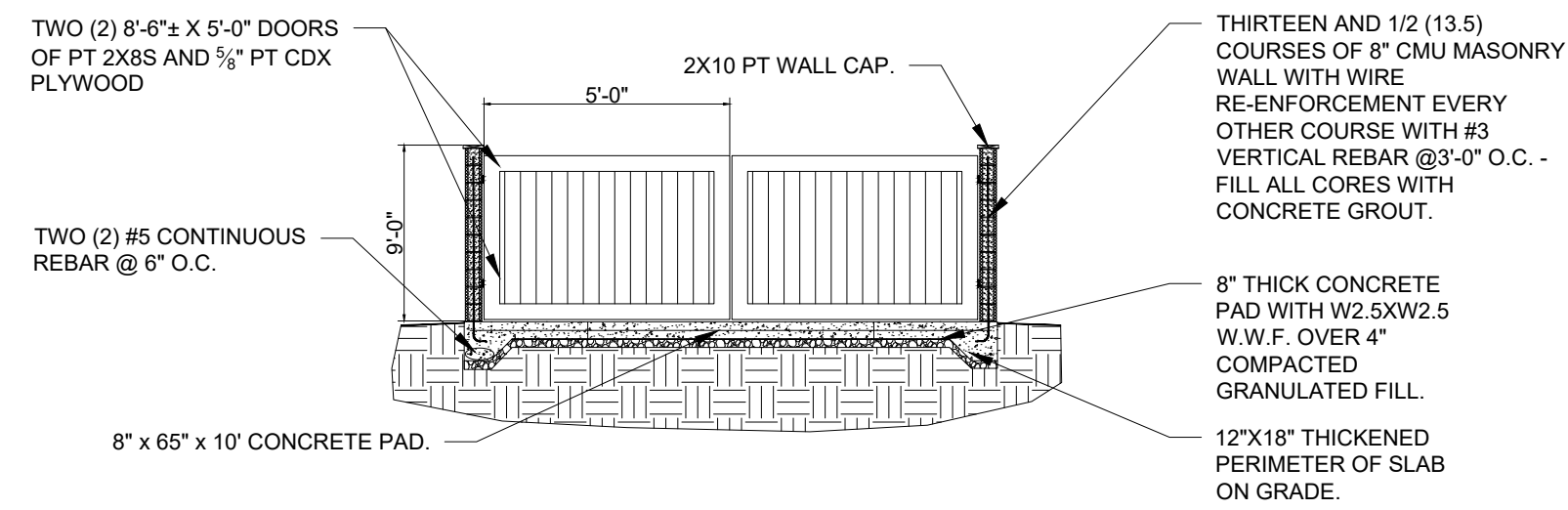
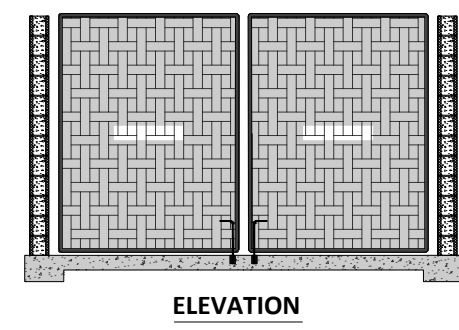
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SITE PLAN

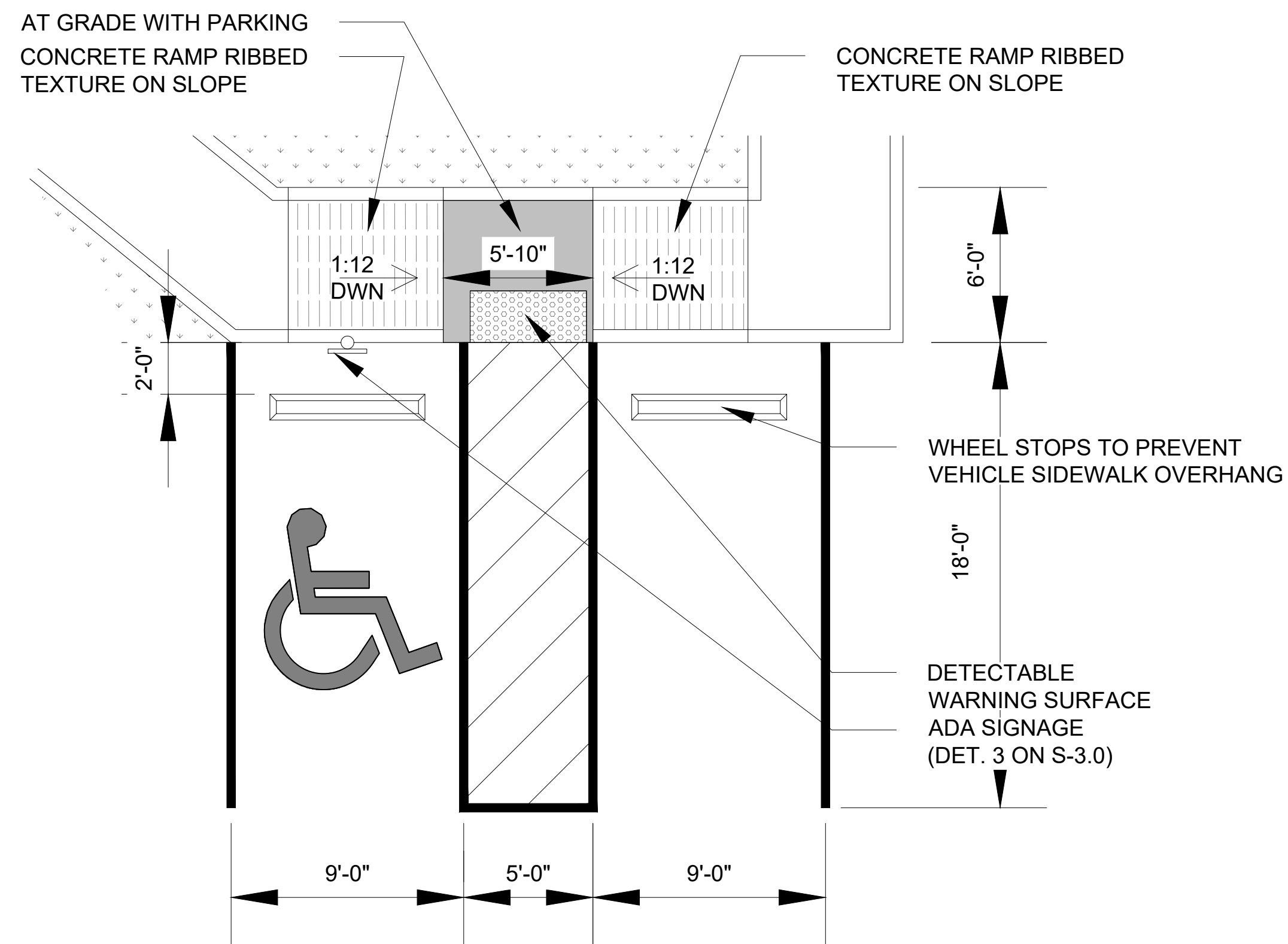
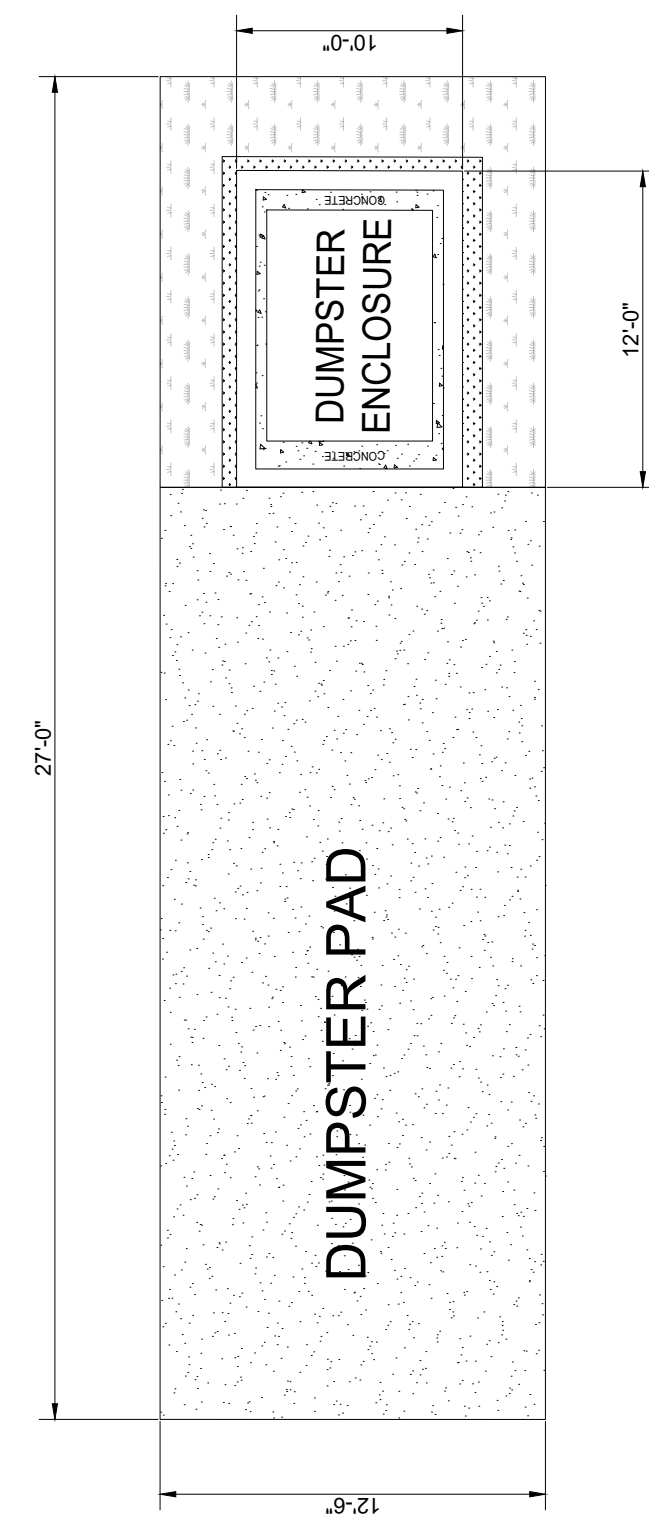
C-2.0

JOB No. _____

REV



NOTE:
DUMPSTER ENCLOSURE TO BE CONSTRUCTED WITH BRICK VENEER.



2 ADA CURB RAMP
SCALE: N.T.S.



3 ADA SIGN
SCALE: N.T.S.

SHWAN SORANI
87 OLD NASHVILLE HIGHWAY
LAVERGNE TN 37086
Ph # 615-609-6407
EMAIL: a1mechanic31@yahoo.com



7/26/2024



ENGINEER:

**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**

PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
07 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401

CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

By Rhodes Engineering & Environmental Services, LLC.

[illegible]

APPROVAL		
RAWN	_____	_____
ESIGN	_____	_____
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APPROVED	_____	_____
SAVED DATE: 7/29/2024 7:02:01 AM lbrd		

SORANI SHWAN
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

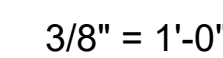
U/G. No.	
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C-3.0

SCALE: NOTED

B No.	REV. ▲
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Item #: 10. Item Title: Site Plan – Ortiz Auto Service – Building Totaling 900 Square Feet on 1.15 Acres. Requested by SEC, Inc. Property located at 497 Dick Buchanan Street (Tax Map 14, Parcel 66.01). I-1 (Light Industrial) Zoning District. Property owned by Wendy and Jimenez Ortiz.

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

On behalf of their client, SEC, Inc. is requesting site plan approval for an existing auto service facility on Dick Buchanan. The applicant has proposed to add a new metal building to be comprised of 900 square feet with this plan. The new building will measure 30' x 30'. The existing building is 1-story.

The building currently contains two (2) bays and one (1) pedestrian door that face Dick Buchanan. The building itself is comprised of metal with a red metal roof.

The applicant has shown 13 parking spaces, and that matches the number required by the City. However, the parking spaces are not shown on the Site Plan and need to be drawn and shown correctly.

Staff Comments / Technical Items:

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

1. The applicant has shown 13 parking spaces in the table; however, the parking spaces are not shown on the Site Plan and need to be drawn and shown correctly;
2. Landscape Plan is required;
3. Applicant shall show a Site Data Table;
4. Parking requirements must be included in the Site Data Table;
5. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
6. Add note on appropriate sheet to indicate van-accessible handicap space with provided van-accessible loading zone;
7. Show all details of ADA signage and ADA pavement markings that will be utilized on the site;
8. Include parking detail for handicap spaces;
9. Show all utilities;
10. Building setback lines must be indicated for all sides of all buildings.

Engineering (Gary Lide - glide@laveragnetn.gov)

1. (General for Planning Commission Information) Plan proposes to replace the majority of the gravel surfaces on the site with concrete or asphalt paving. This includes all of the area in front of the existing and proposed building. A small area immediately behind the building and hidden from the street by the building (about 10% of the total paved area) is shown to remain as the existing gravel. Staff believes that paving operations in that area might have a detrimental impact on the existing gravity retaining wall which surrounds it.

2. (Sheet C2.0) Show width and lane layout of concrete entrance ramp off of Dick Buchanan
3. (Sheet C2.0) Show distance from edge of concrete entrance ramp to north property line.
4. (Sheet C2.0) Show parking layout per Planning Department requirements
5. (Sheet C3.0) Show FFE for addition.
6. (Sheet C1.0) Layout of retaining wall in existing condition does not match actual conditions.
7. (Sheet C3.0) Add riprap spreader in addition to riprap apron at outfall to avoid negative impacts on downstream properties due to newly-concentrated flows
8. (Sheet C3.0) Please label the silt fence along the western property line as "To be removed after final site stabilization".
9. (Sheet C2.0) Provide detail for "Safety Barricade".
10. (Sheet C1.0) Run silt fence up both north and south property lines roughly 40 feet.
11. (Sheet C1.0) There is an unidentified dashed line in the northeast corner. Please identify it.
12. (Sheet C2.0) Hatch designating Heavy Duty Pavement appears to be outside of the limits of that area. Correct.
13. (Sheet C3.0) Designate groundcover in unpaved areas along north, west, and south boundaries.
14. (Sheet C0.1) Grading and Drainage Plan Note 16 references L.A. plans. Landscape Architecture Plans are not provided in this set.
15. (Sheet C2.0) Designate off-street loading area, if applicable.
16. (Sheet C3.0) Provide sufficient access to Water Quality Unit (WQU) to allow for required maintenance.
17. (Sheet C2.0) Add note that proposed public walk will meet ADA and PROWAG standards.
18. (Sheet C2.0) Be ready to explain how solid wadset is being handled. If they use a dumpster, then provide a detail for the dumpster enclosure.
19. (Sheet C2.0) Provide best available location and notes for underground water and sewer service lines to building with a note for the contractor to be aware they exist.
20. (Stormwater Calculations) Correct project name on WQ Flow Worksheet
21. (Stormwater Calculations) Provide calculations from which C (Run-off Coefficient) = 0.82 was derived. It appears to be low for the drainage going into the WQU.
22. (Sheet C3.0) Call out the Aqua-Swirl Model Number on the drawing.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Label existing waterlines with sizes in Dick Buchannan St: 18" and 10".
2. Show nearest FHs and/or label distance to nearest FH.
3. Label existing 2.5" low pressure sewer in Dick Buchannan St.
4. Show and label existing pressure sewer connection box.
5. Show and label existing grinder pump tank location.
6. Show and label existing water and sewer services to existing building.
7. Contact Jim Owens, GIS Utilities Mapper at Public Works with any questions.

Codes (Joe White - jwhite@lavergneth.gov)

1. Show outline of existing building on sheet A-1.1 for clarity.
2. Provide information regarding construction methods for proposed building (i.e. is the existing building going to be demolished, gutted, or is this an addition?)

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 14, Parcel 66.01



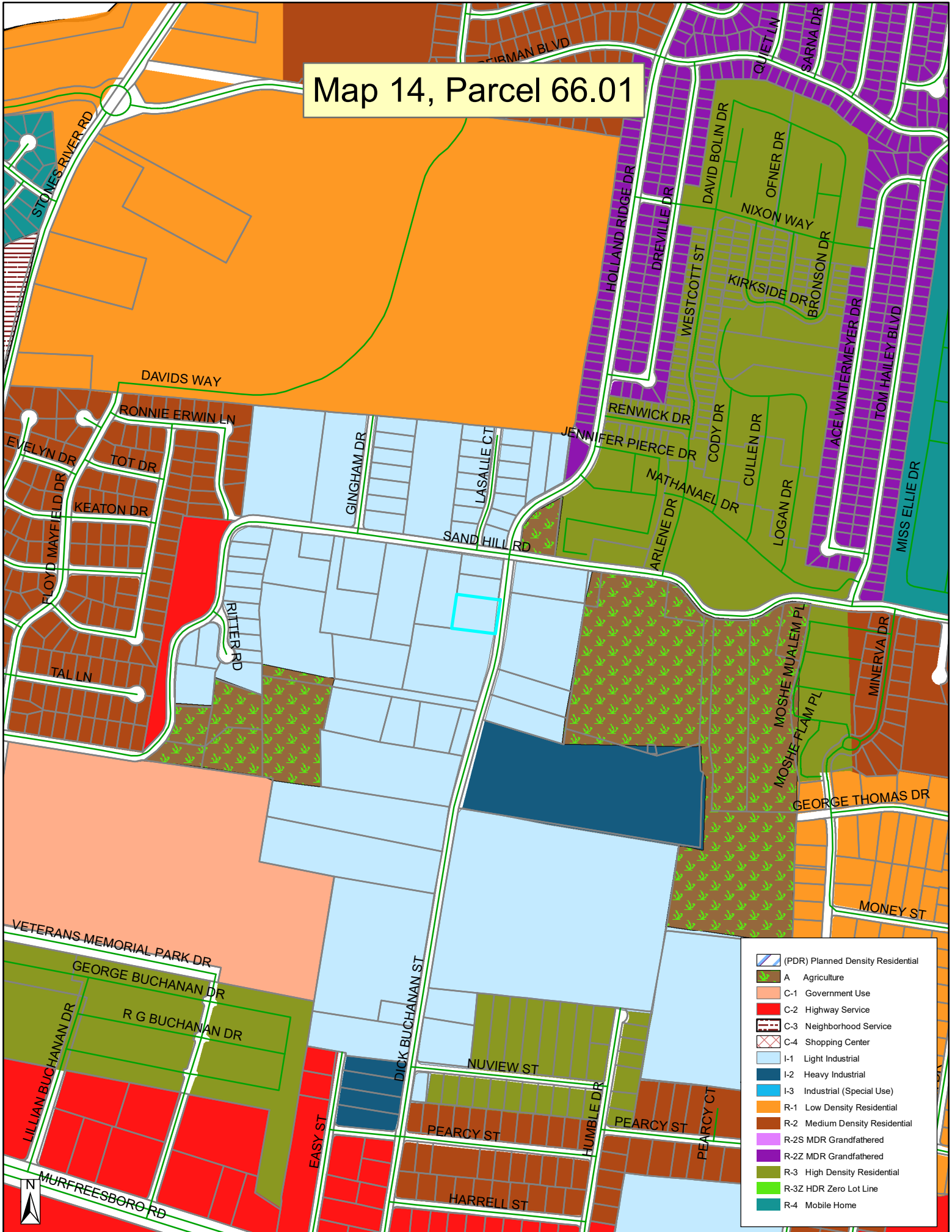
DICK BUCHANAN ST



Map 14, Parcel 66.01



Map 14, Parcel 66.01







Ortiz Complete Auto Service

La Vergne, Tennessee

Site Plan & Construction Drawings

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	General Notes
C1.0	Existing Conditions & Initial EPSC Plan
C2.0	Site & Utility Plan
C3.0	Grading, Drainage & Final EPSC Plan
C4.0	Details



Site Location Map
Not To Scale

Owner/Developer:
Ortiz Wendy
Jimenez Hermenegildo Ortiz
497 Dick Buchanan St.
LaVergne, TN 37086-2408

Deed Reference:
Map 14, Parcel 66.01
R.Bk 2284, Pg. 1544

Yard Requirements:
Front: 40'
Side: 20'
Rear: 20'

Intended Use:
Auto Repair Service

Land Use Data:
Zoned: L-1 (Light Industrial)
1-Story Canopy
Total Floor Area: 4,928 Sq.Ft.
Ex. Bldg: 4,028 Sq.Ft.
Prop Bldg: 900 Sq.Ft.
1 Lot on: 1.15± Acres

Parking Requirement:
 $\frac{1}{400 \text{ Sq.Ft. Building}} \times 4928 \text{ Sq.Ft.} = 13 \text{ Spaces Required}$

Flood Map No.:
This site lies within Zone X, not in the
100 Year Floodplain, per Community Panel
47149C0020K dated May 9, 2023.

Purpose Note:"
Build Canopy and Pave Rear
Area For Additional Parking.

SEC, Inc. SITE ENGINEERING CONSULTANTS
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LANDSCAPE ARCHITECTURE
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By: _____ Date: _____
John F. Miner, P.E. TN. Reg. #122194

Watershed:
Disturbed Area: 0.603 ± Ac.
Impervious Area: 1.03 ± Ac.

Sheet C0.0
Ortiz Complete Auto Service
S.E.C. Project #23730
Submitted: 7-29-2024
Revised:

Site Clearing & Demolition Notes:

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

2. Demolition includes the following within the property lines:

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

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

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

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

6. Removal includes digging out stumps and roots. Remove all stumps, roots over 4-inches in diameter and matted roots within the limits of grubbing to depths as follows:

- 1) Footings: 18 inches
- 2) Walks: 12 inches
- 3) Roads: 18 inches
- 4) Parking Areas: 12 inches
- 5) Lawn Areas: 18 inches
- 6) Fills: 12 inches

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

8. Provide protection necessary to prevent damage to existing improvements indicated to remain in place. Protect benchmarks, existing structures, roads, sidewalks, paving and curbs against damage from vehicular or foot traffic.

- 1) Protect improvements on adjoining properties and on the Owner's property.
- 2) Restore damaged improvements to their original condition, as acceptable to parties having jurisdiction.

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

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

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

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

13. Maintain existing utilities indicated to remain in service and protect them against damage throughout construction operations.

- 1) Do not interrupt exist utilities serving occupied or operating facilities, except when authorized in writing by engineer and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to owner and to governing authorities.
- 2) Contractor shall coordinate with appropriate utility owner when disconnecting, removing, or relocating existing utility services.

14. Conduct demolition operations to prevent injury to people and damage to adjacent buildings and facilities to remain. Ensure safe passage of people around demolition area.

- 1) Erect temporary protection, barricades as per local governing authorities.
- 2) Protect existing site improvements and appurtenances to remain.

15. Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark, smothering of trees by stockpiling construction materials or excavated material, or damage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.

- 1) Protect tree root systems from damage due to deleterious materials caused by run-off or spillage during mixing, use or discarding of construction materials or drainage from stored materials. Protect root systems from compaction, flooding, erosion or excessive wetting.
- 2) Engage a qualified tree surgeon to remove branches from trees, if required, to clear for new construction. Where cutting is required, tree surgeon shall cut branches and roots with sharp pruning instruments; do not break or chop.

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

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

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

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

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

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

22. Do NOT Burn or bury materials on site.

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

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

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

General Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

12. Contractor to coordinate with the City of Murfreesboro Traffic Engineering Department prior to commencement of any work in the Public Right-of-Way in this area to avoid damage to traffic signal devices. Contact Ram Balachandran, City Traffic Engineer, at 615-893-6441.

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

Site Plan Notes:

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

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

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

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

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

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

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

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

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

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

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

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

13. Materials:

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

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

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

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

17. Concrete Materials:

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

18. Related Materials:

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

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

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

21. Weather Requirements:

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

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

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

24. All concrete shall have a medium transverse finish.

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

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

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

Grading And Drainage Plan Notes:

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

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

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

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

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

6. No portion of this site lies within a 100 year flood hazard area, as defined by F.E.M.A. Community Panel No. 4749X0020R dated May 9, 2023.

7. Before starting grading operations, see sheet C1.0 Existing Conditions & Initial EPSC plan notes and details.

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

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

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

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

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

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

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

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

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

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

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

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

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL
	IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT	#1	DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK	63.25 X	PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE	(63.25) X	EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE- X- HEADWALL
	PROPOSED LOT NUMBER		
EXISTING PHONE		_____ PH	
EXISTING ELECTRIC		_____ OH	
PROPERTY LINE		=====	
EASEMENTS		-----	
RIGHT OF WAY		===== ROW	
EROSION CONTROL SILT FENCE		_____ SF _____ SF	
EROSION EEL		_____ E _____ E _____ E	
EXISTING TREELINE		~~~~~	
EXISTING FENCELINE		_____ X _____ X _____ X _____ X	
MINIMUM BUILDING SETBACK LINE		_____ MBSL	
PHASE BOUNDARY		=====	
EXISTING GAS LINE		_____ GAS	
PROPOSED GAS LINE		===== GAS	
EXISTING STORM		_____ STM	
PROPOSED STORM		===== STM	
EXISTING CONTOUR LINES		----- -601-----	
PROPOSED CONTOUR LINES		===== -601=====	
EXISTING SANITARY SEWER		_____ SS	
PROPOSED SANITARY SEWER		===== SS	
EXISTING WATER		_____ W _____ W	
PROPOSED WATER		===== W _____ W	
LIMITS OF DISTURBANCE		=====	
FLOODWAY		_____ FW _____ FW	
100YR FLOOD ELEVATION		_____ 100YR	
BASE FLOOD ELEVATION		~~~~~	

SEC, Inc.

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

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F. MINER
REGISTERED PROFESSIONAL ENGINEER
No. 12345
STATE OF TENNESSEE

Ortiz Complete Auto Service REVIEW SET
(Not intended for construction)

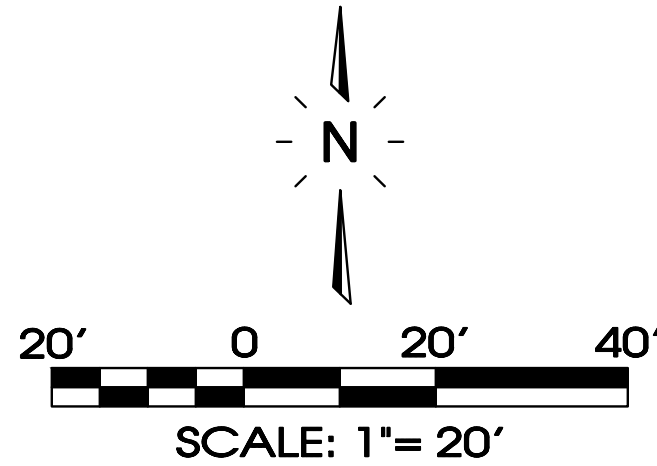
La Vergne, Tennessee

REVISIONS:

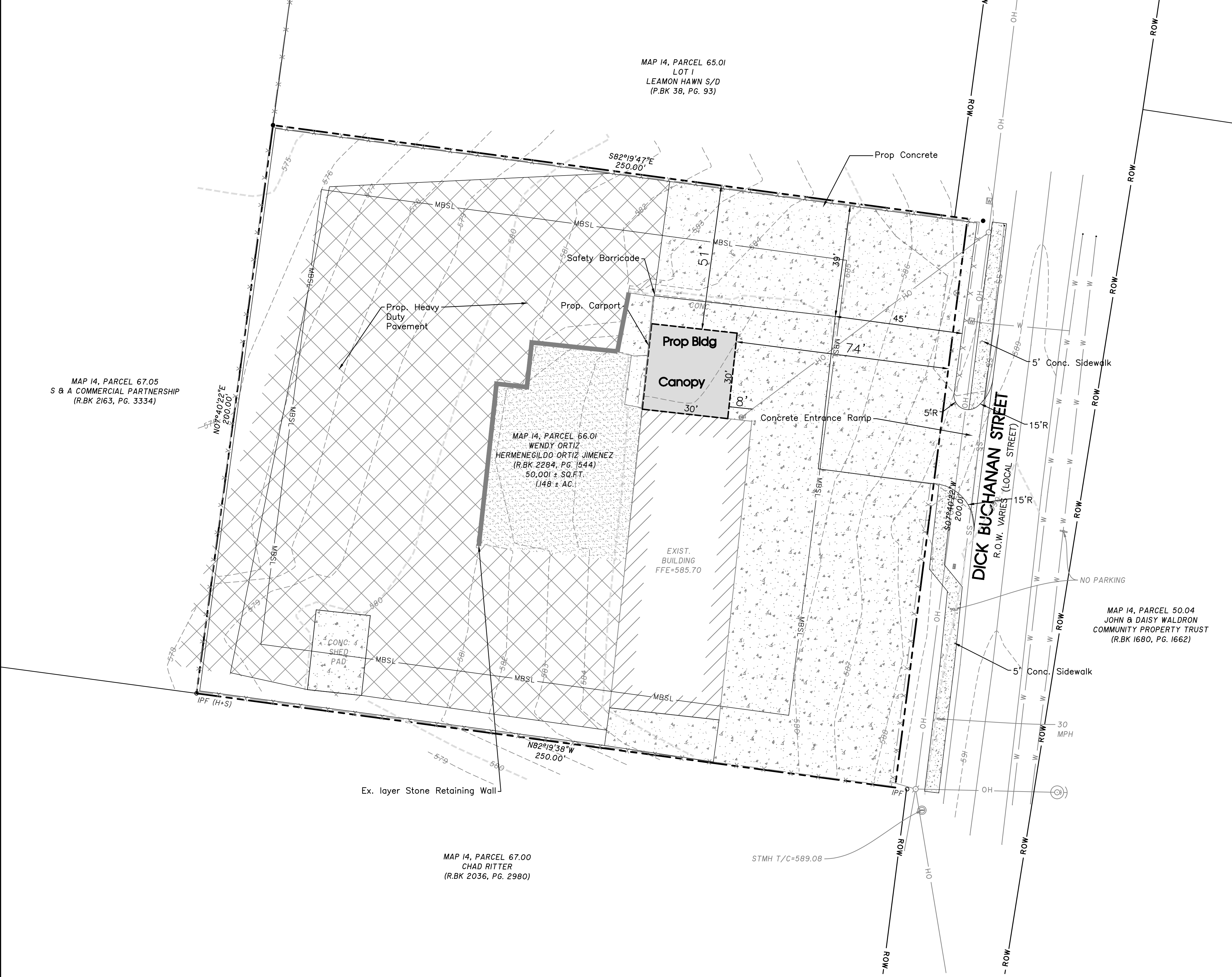
DRAWN: SJA/CFB3
DATE: 7-29-2024
CHECKED: MAT
FILE NAME: 23730project
SCALE: None
JOB NO. 23730
SHEET:

General Notes

C0.1



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



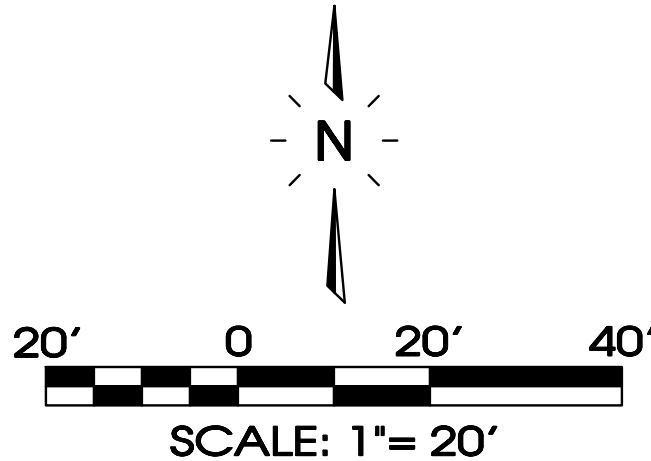
Electrical Legend:

- Commercial Vault
- Transformer

Pavement Hatch Legend

- Concrete Pavement
- Heavy Duty Asphalt Pavement
- Light Duty Asphalt Pavement

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



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SITE ENGINEERING CONSULTANTS

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LANDSCAPE ARCHITECTURE

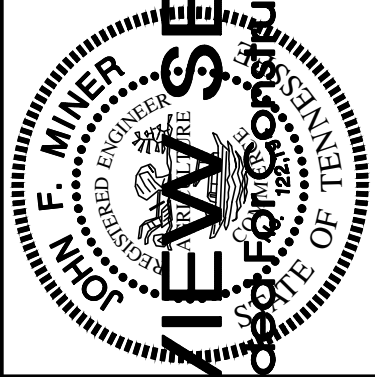
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129

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

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THE ENGINEER ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION OF THE SITE SHOWN ON THESE CONSTRUCTION DRAWINGS IS IN TOTAL ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED. THE ENGINEER ASSUMES NO ADMINISTRATIVE LIABILITY OR RESPONSIBILITY IN THE ASSURANCE THAT THE SITE IS CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION PLANS.



Ortiz Complete Auto Service

REVIEW SET

(Not Intended for Construction)

La Vergne, Tennessee

REVISIONS:

DRAWN: SJA/CFB3

DATE: 7-29-2024

CHECKED:

MAT

FILE NAME:

23730project

SCALE:

1"=20'

JOB NO.

23730

SHEET:

C2.0

Site & Utility Plan



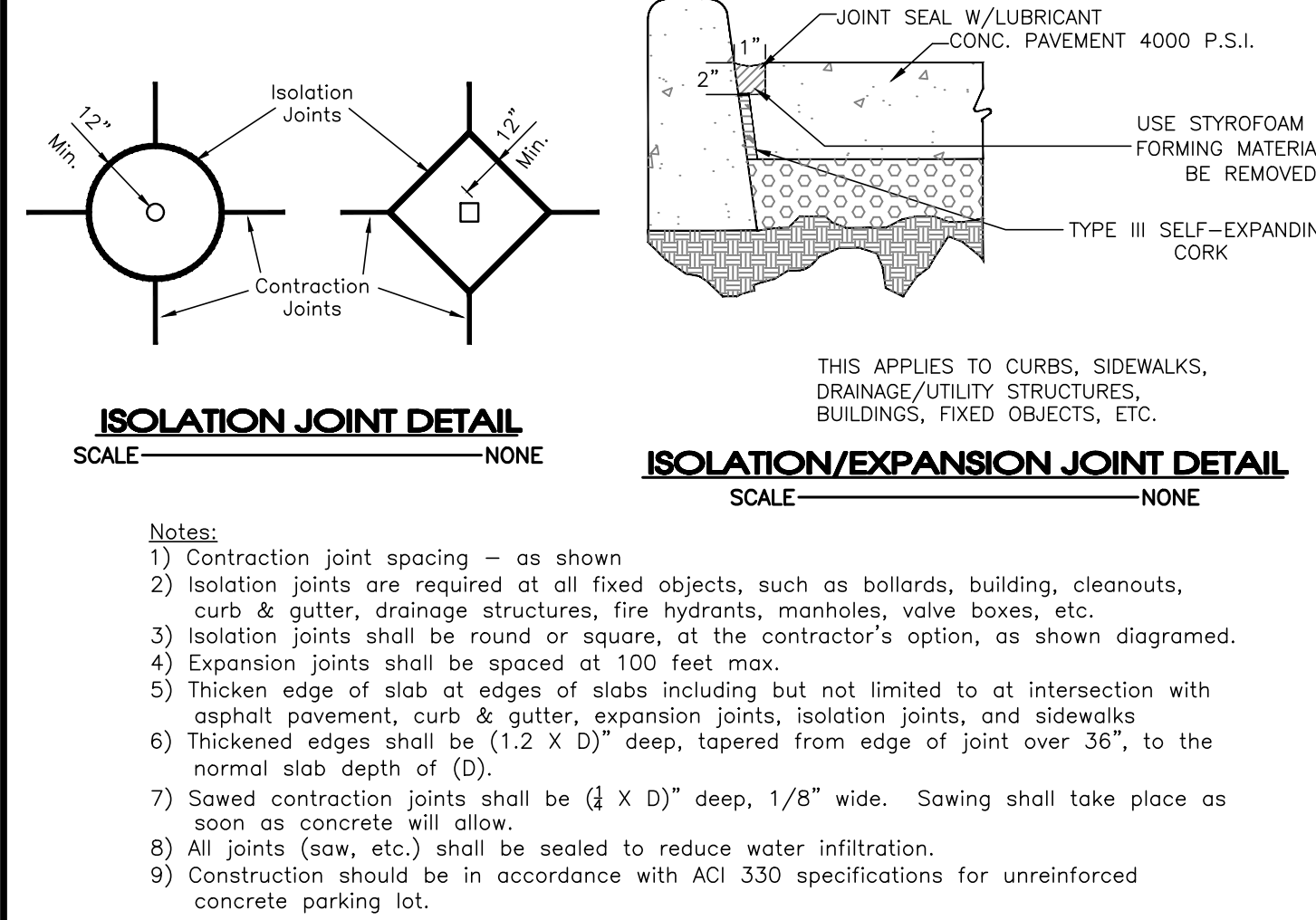
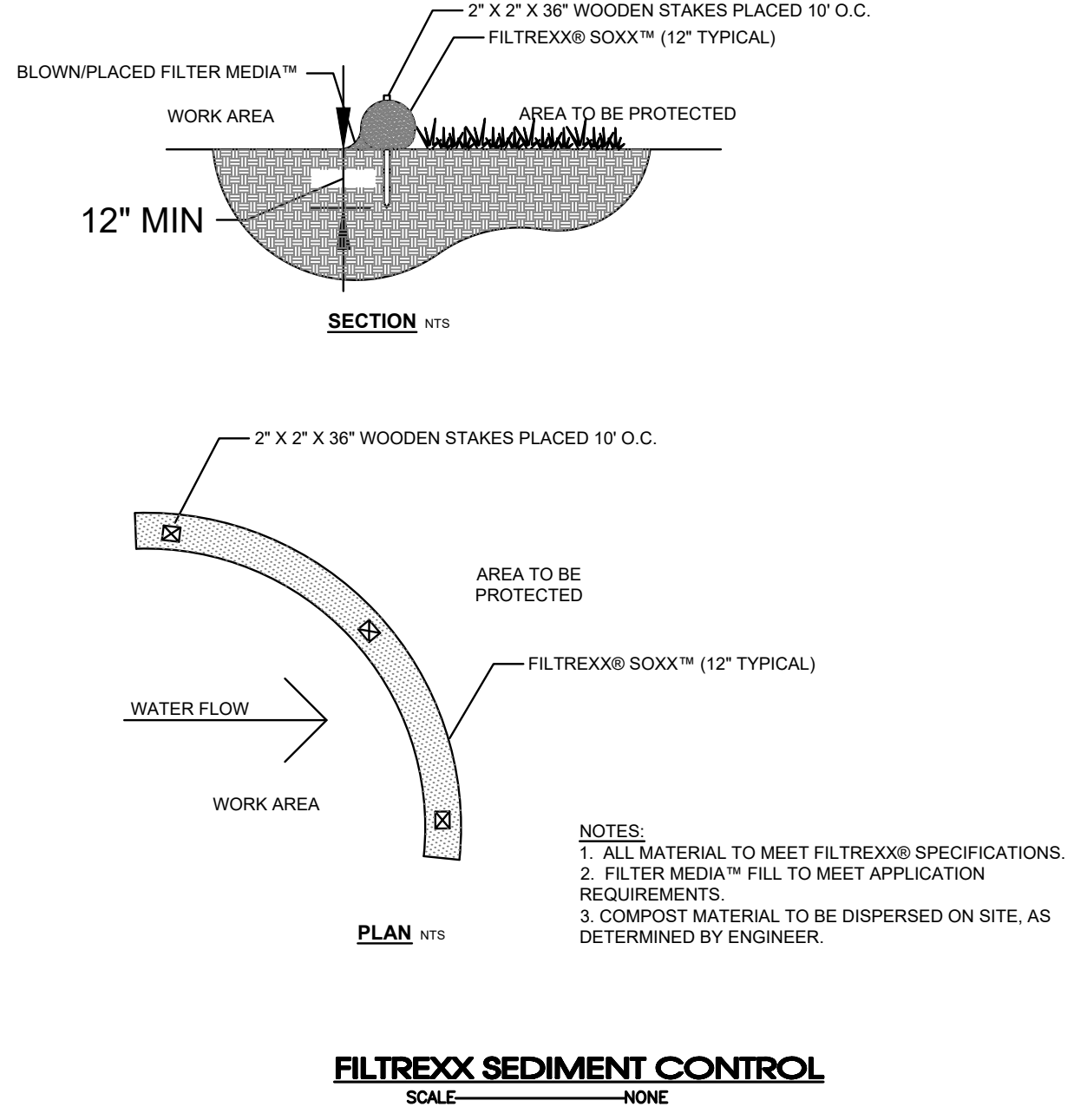
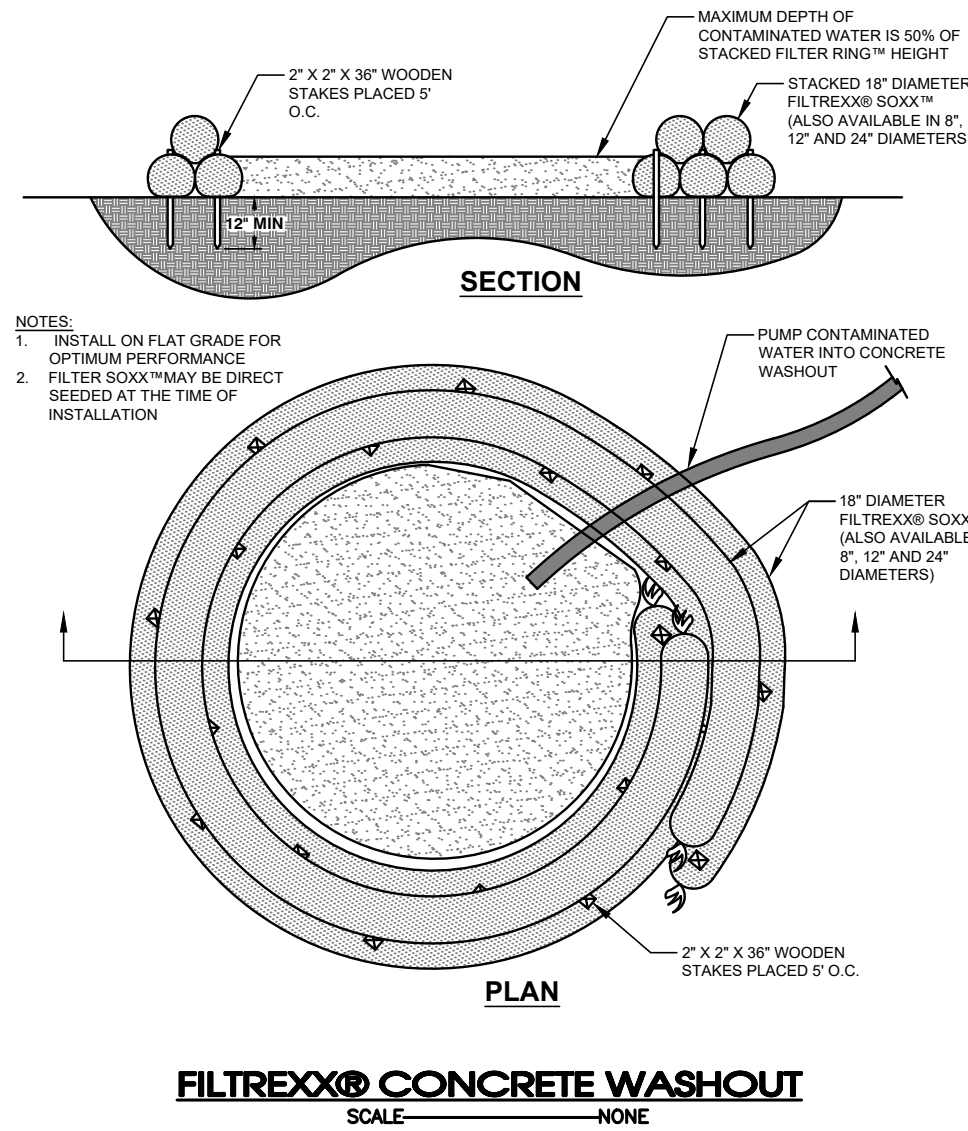
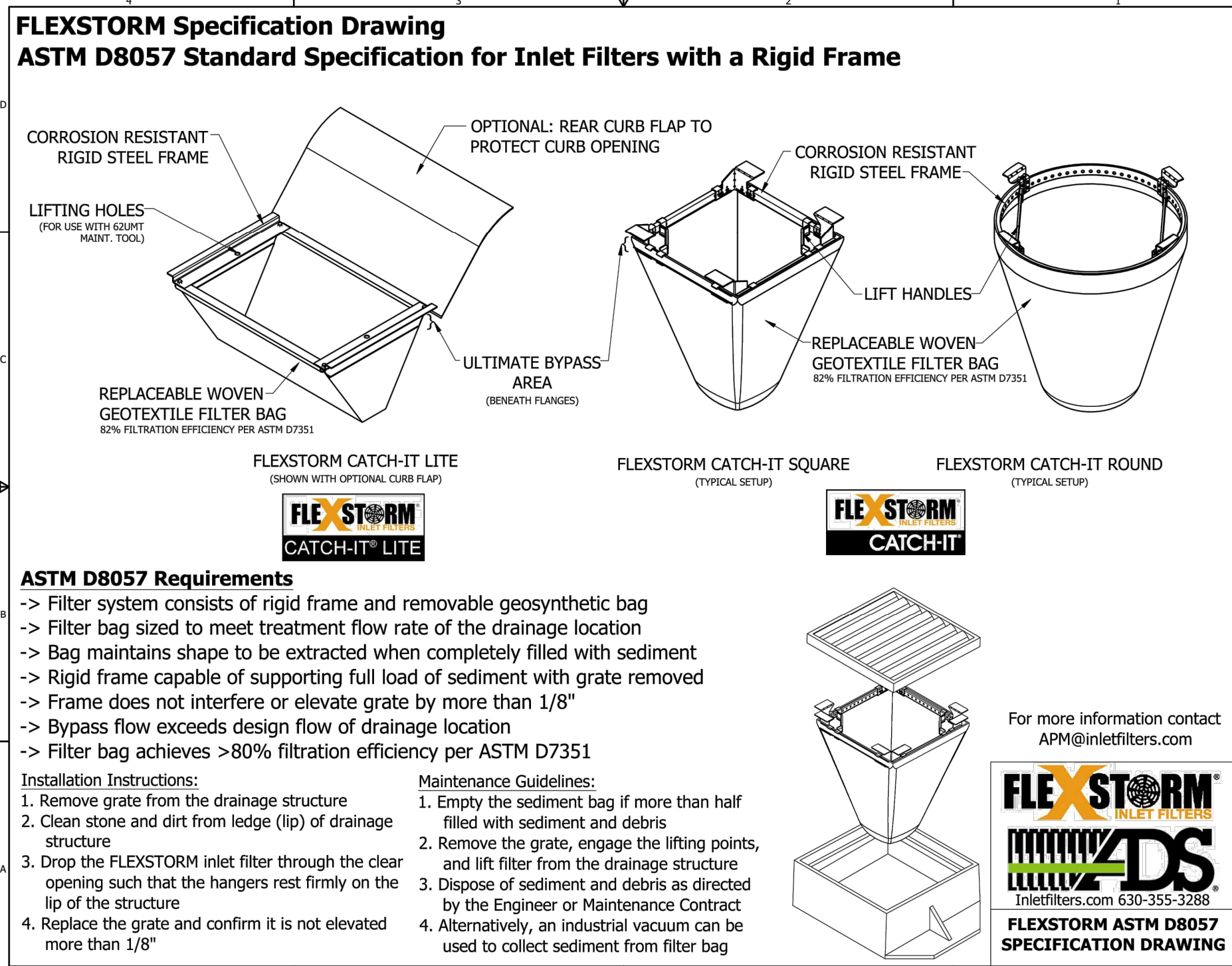
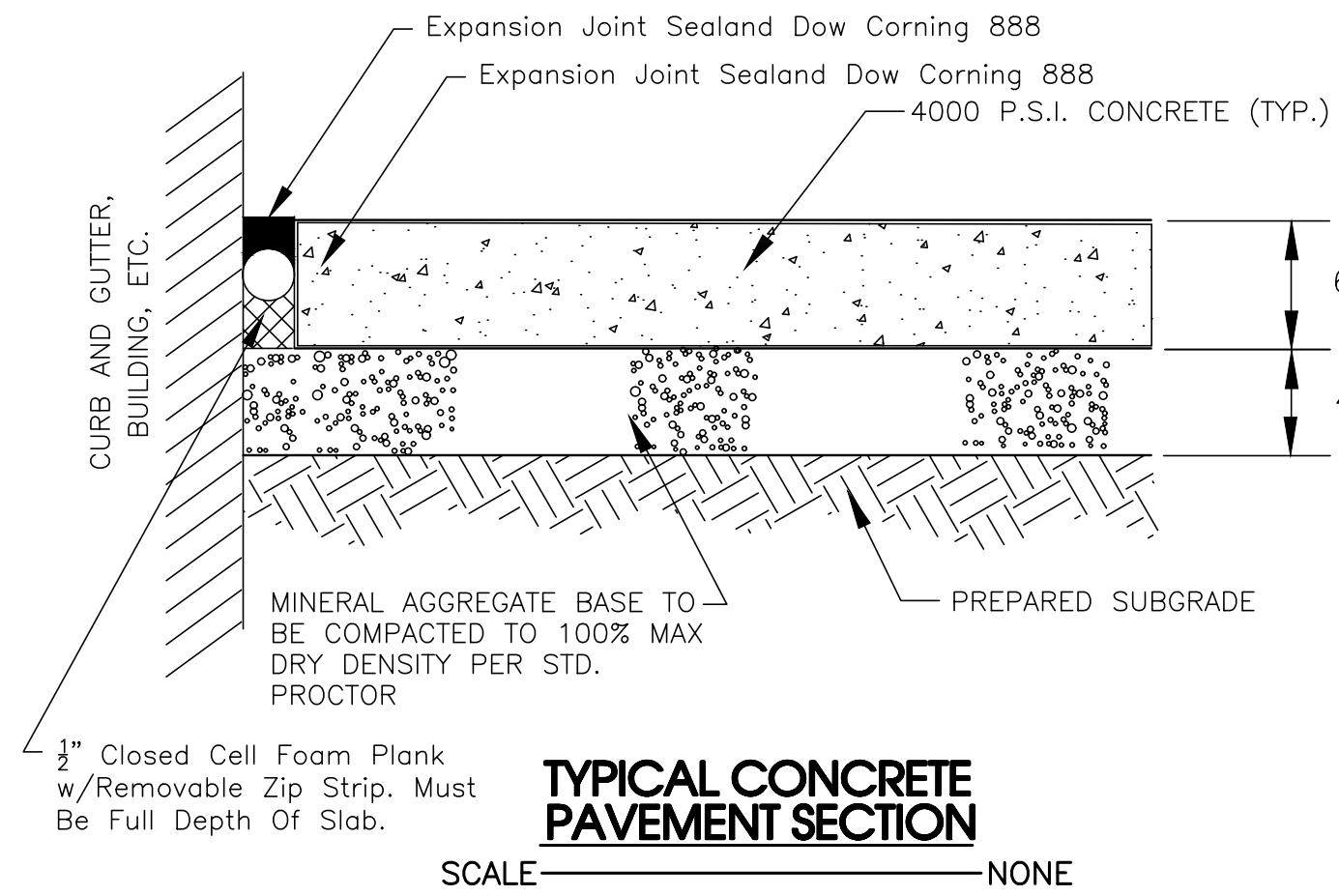
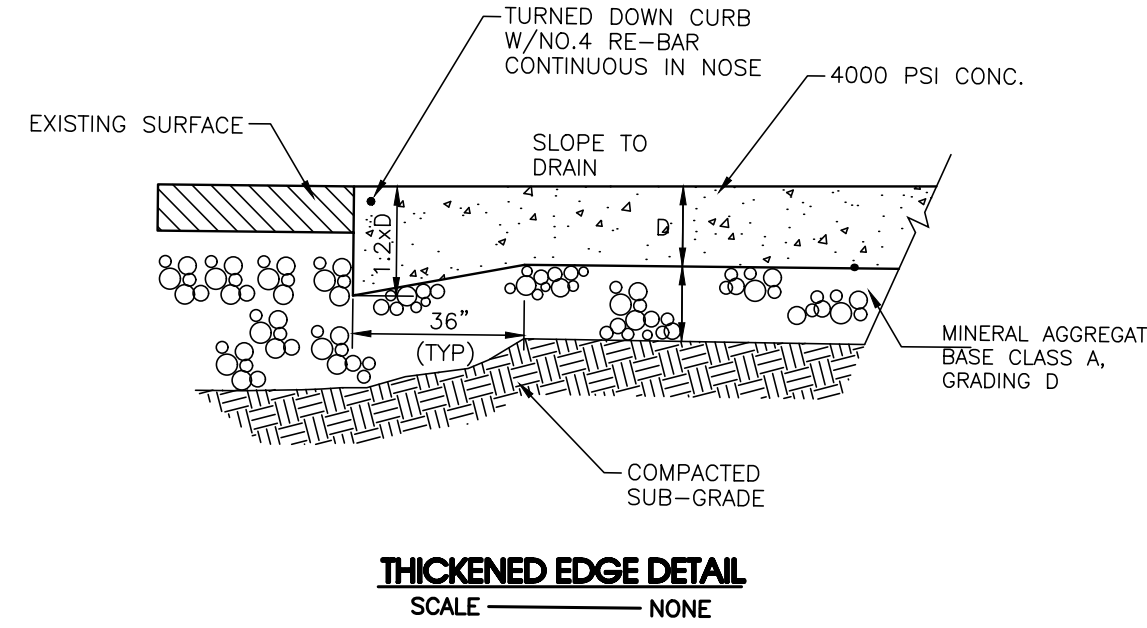
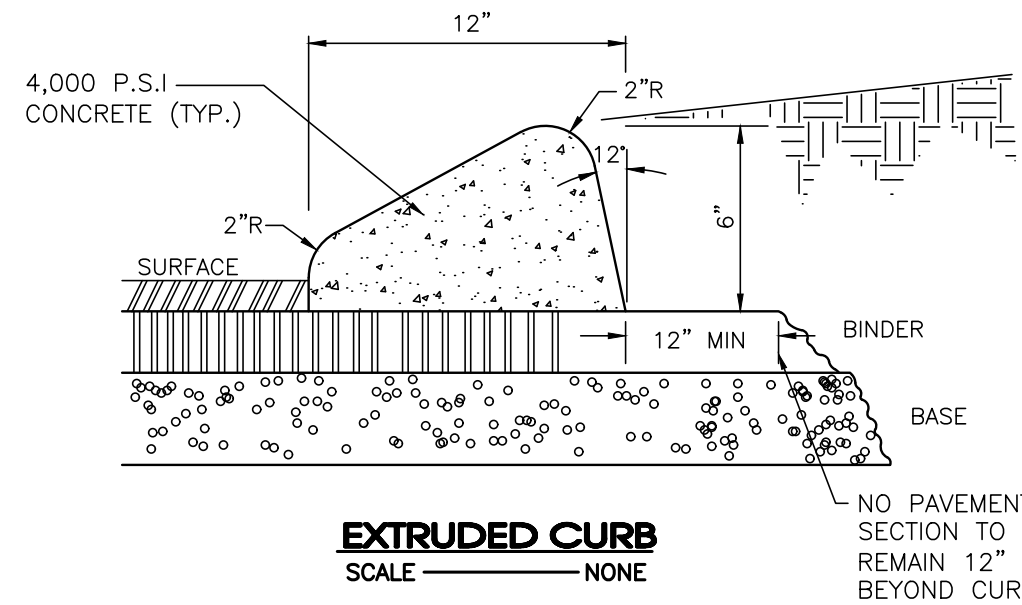
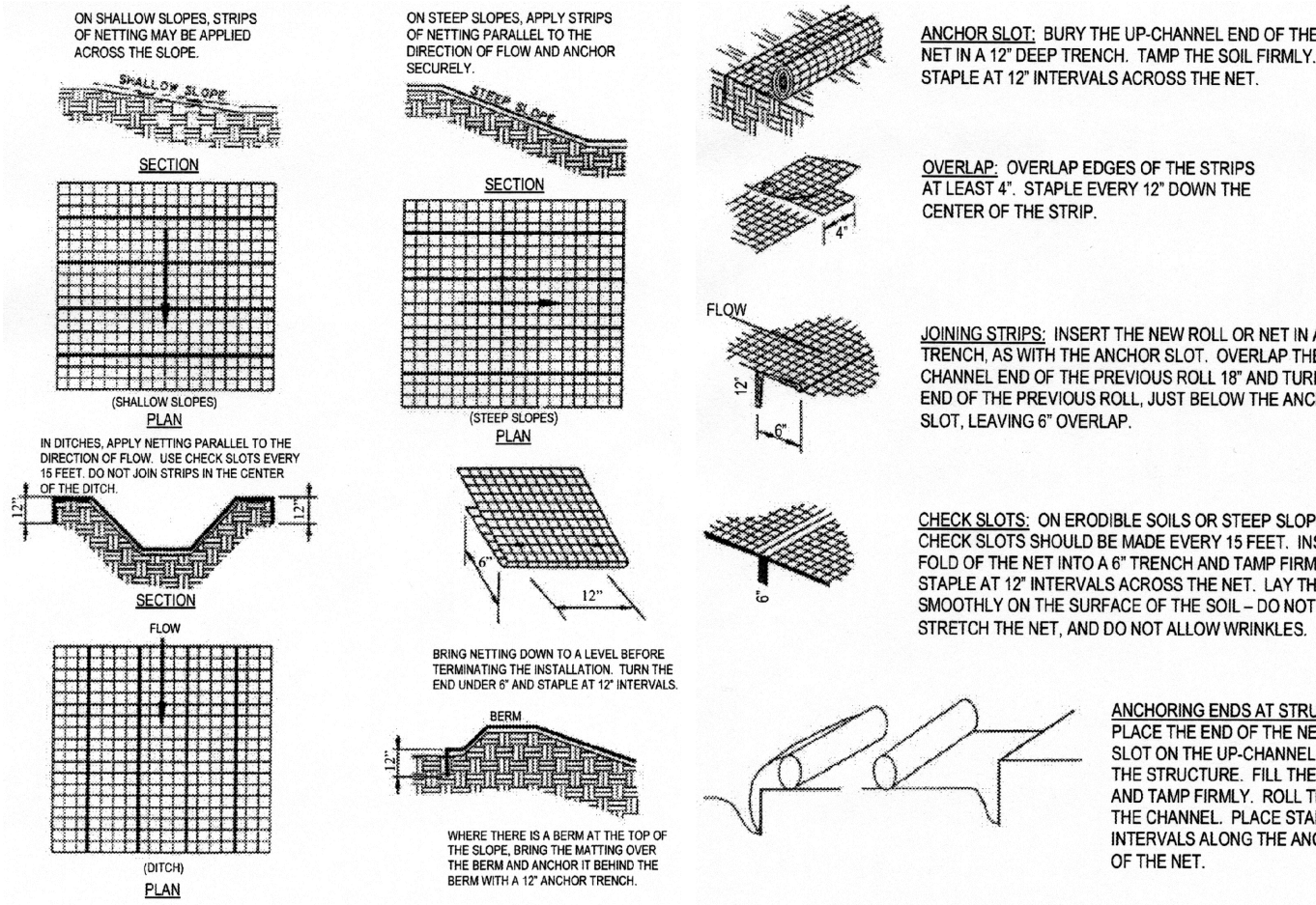
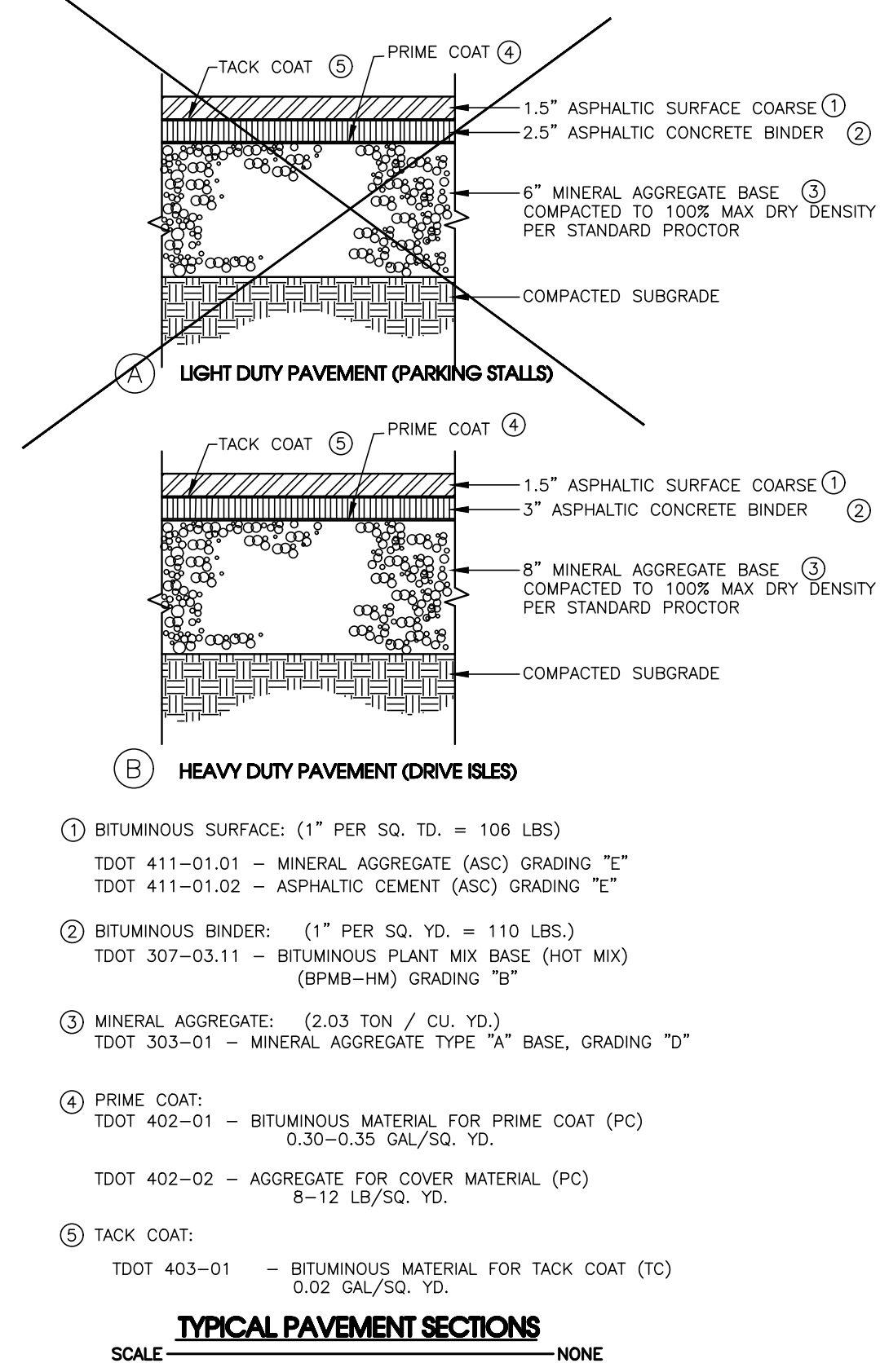
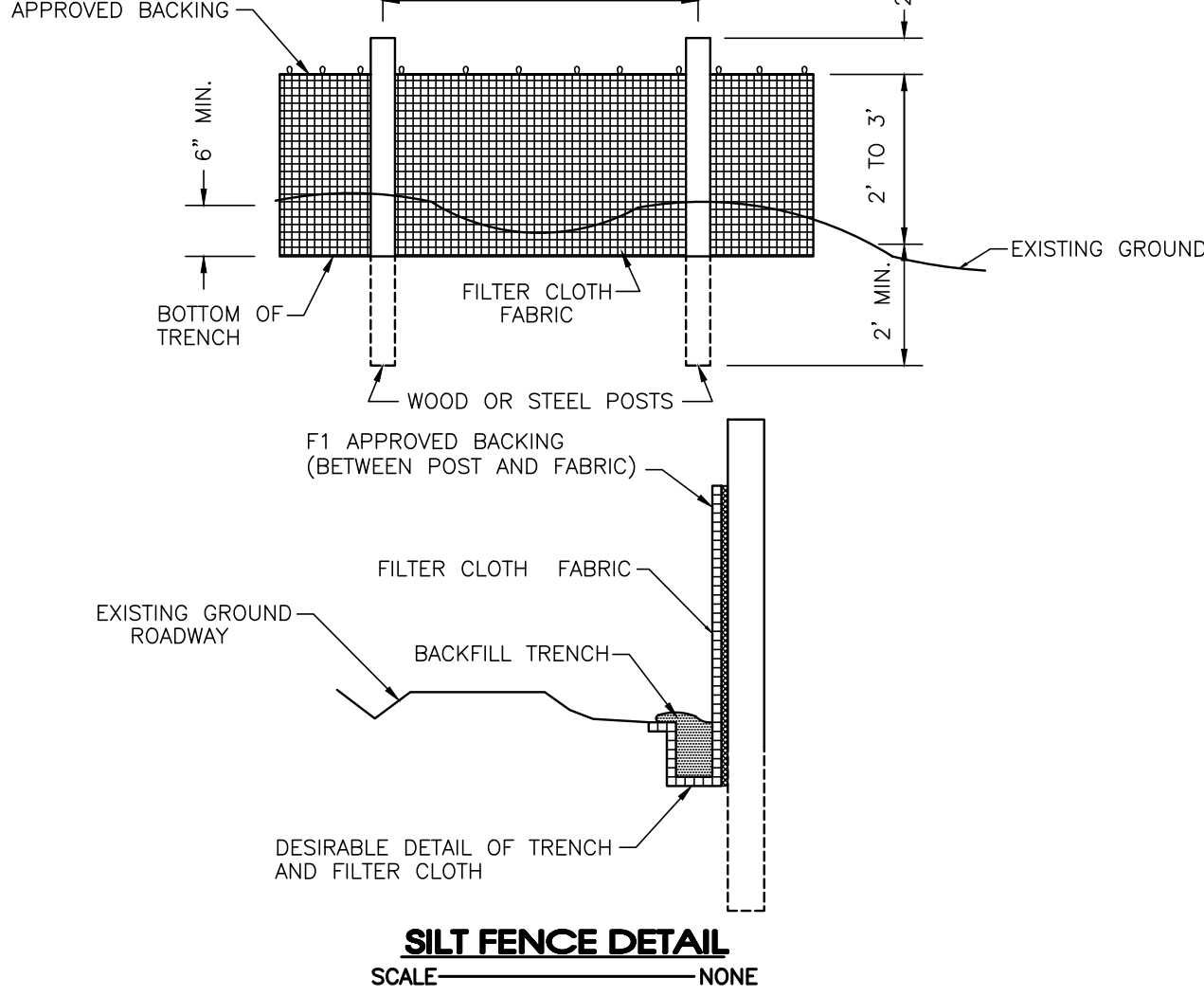
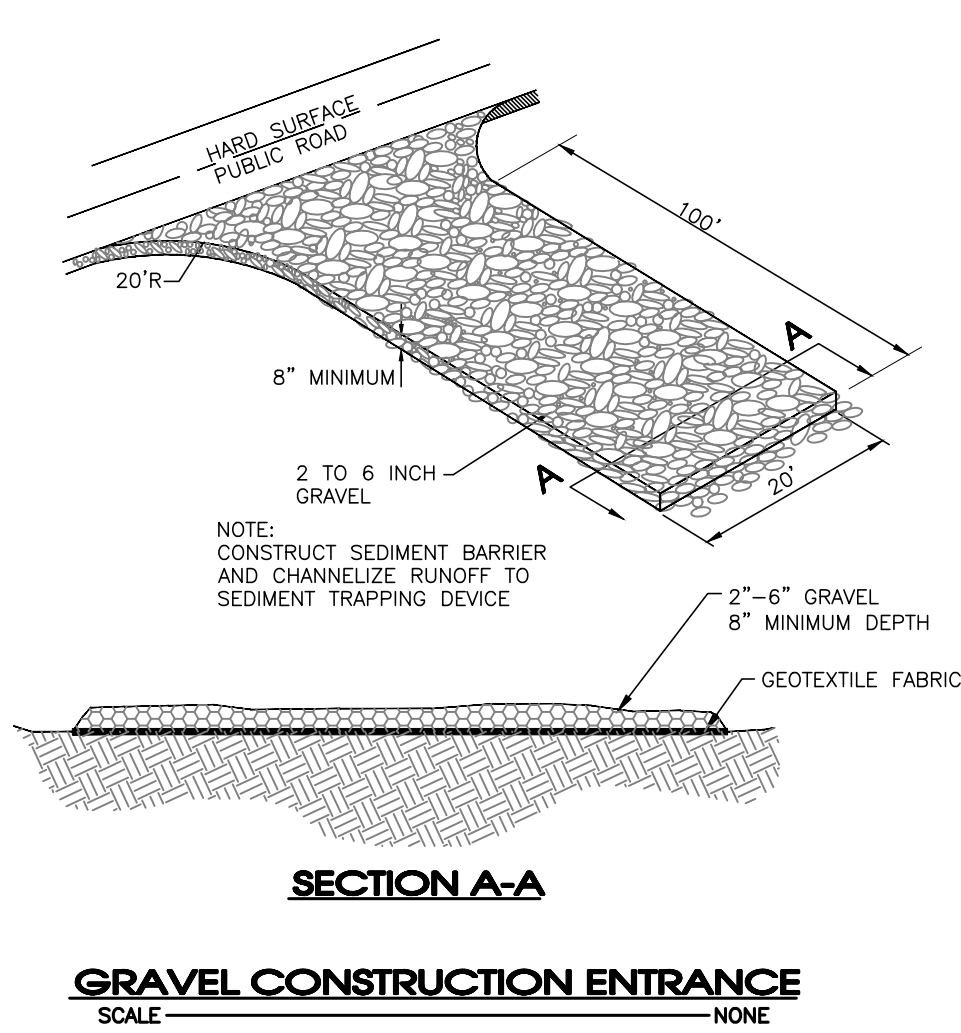
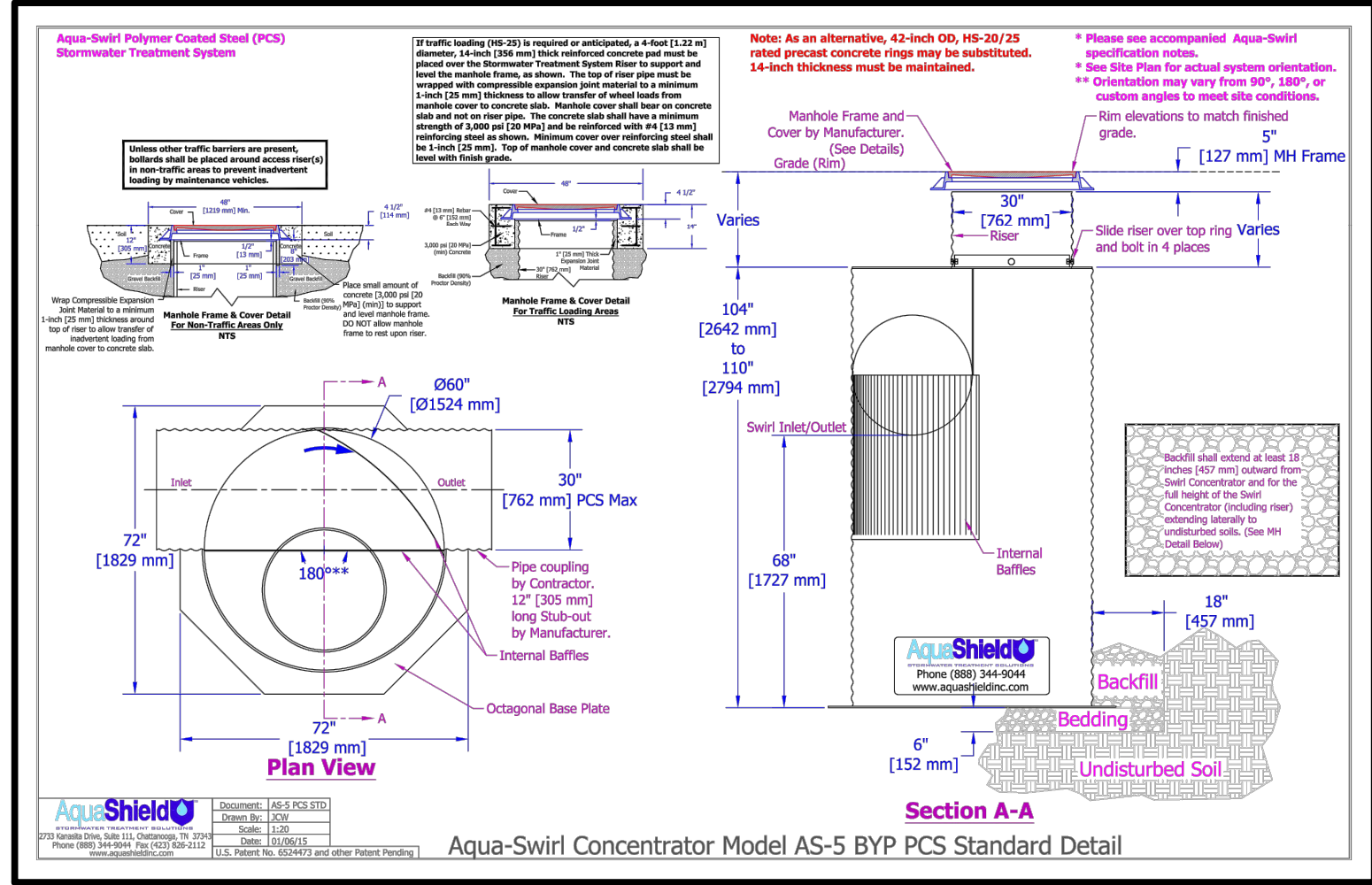
NOTES:

- 1) Final EPSC Measures Shown Here On Shall Be Enacted As Early As Practical During Construction. Stabilization Timing Criteria Has Been Established In The SWPPP and TNCGP.
- 2) Inlet Protection, Erosion Blanket & Temporary Stabilization (I.E. Seed & Mulch) Will Be Installed By General Contractor. Permanent Stabilization Measure (I.E. Sod, Landscape,Pavement) Will Be Installed By Owner.)
- 3) Contractor To Stabilize All Disturbed Areas After Construction.

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



COVER	SCS CLASSIFICATION	AREA (Ac)
URBAN	INDUSTRIAL DISTRICT C SOILS, CN=91	1.06
URBAN	INDUSTRIAL DISTRICT D SOILS, CN=93	0.09
		COMPOSITE CN=92



SEC, Inc.
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LANDSCAPE ARCHITECTURE
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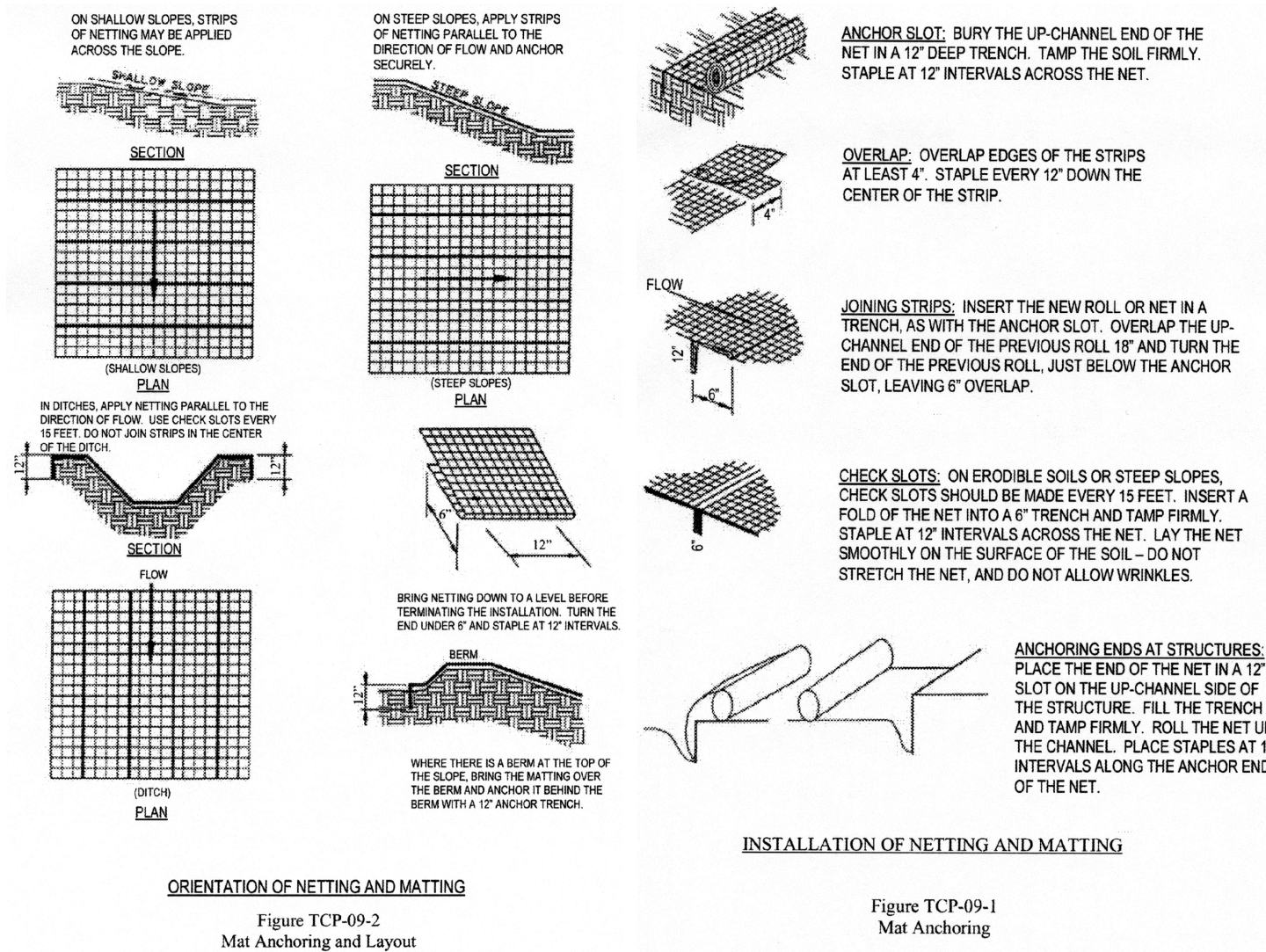
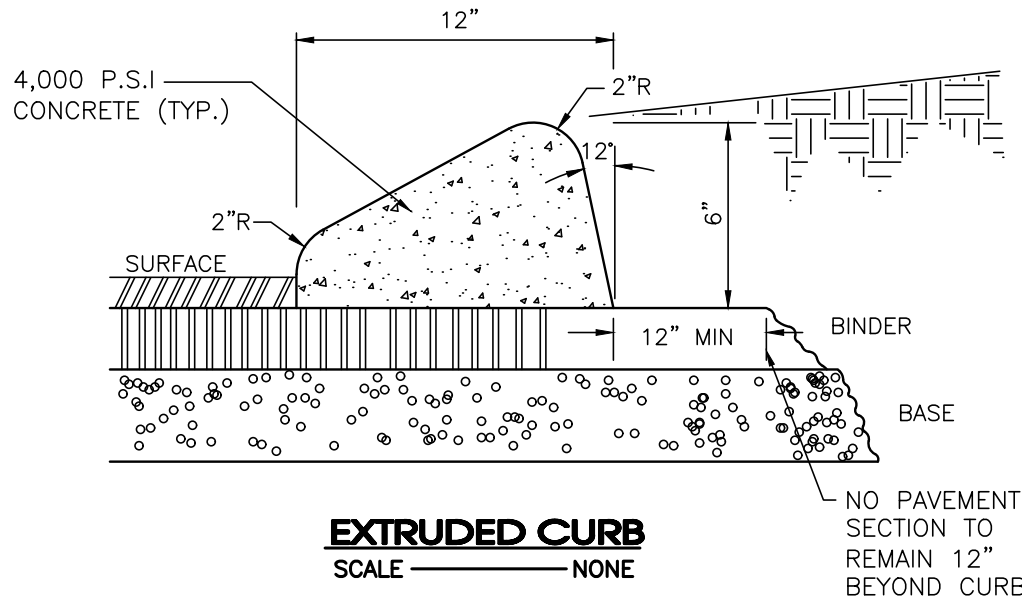
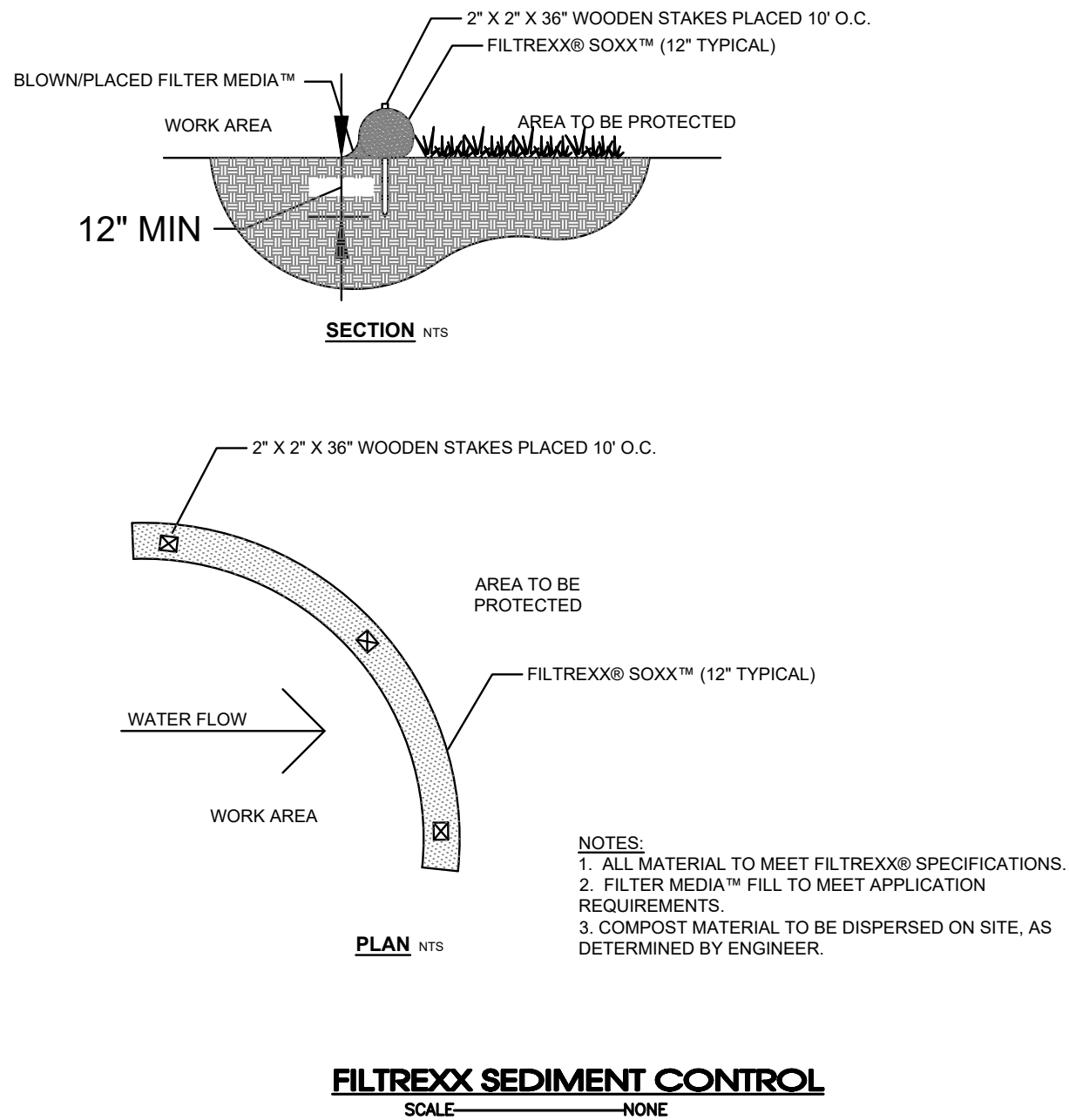
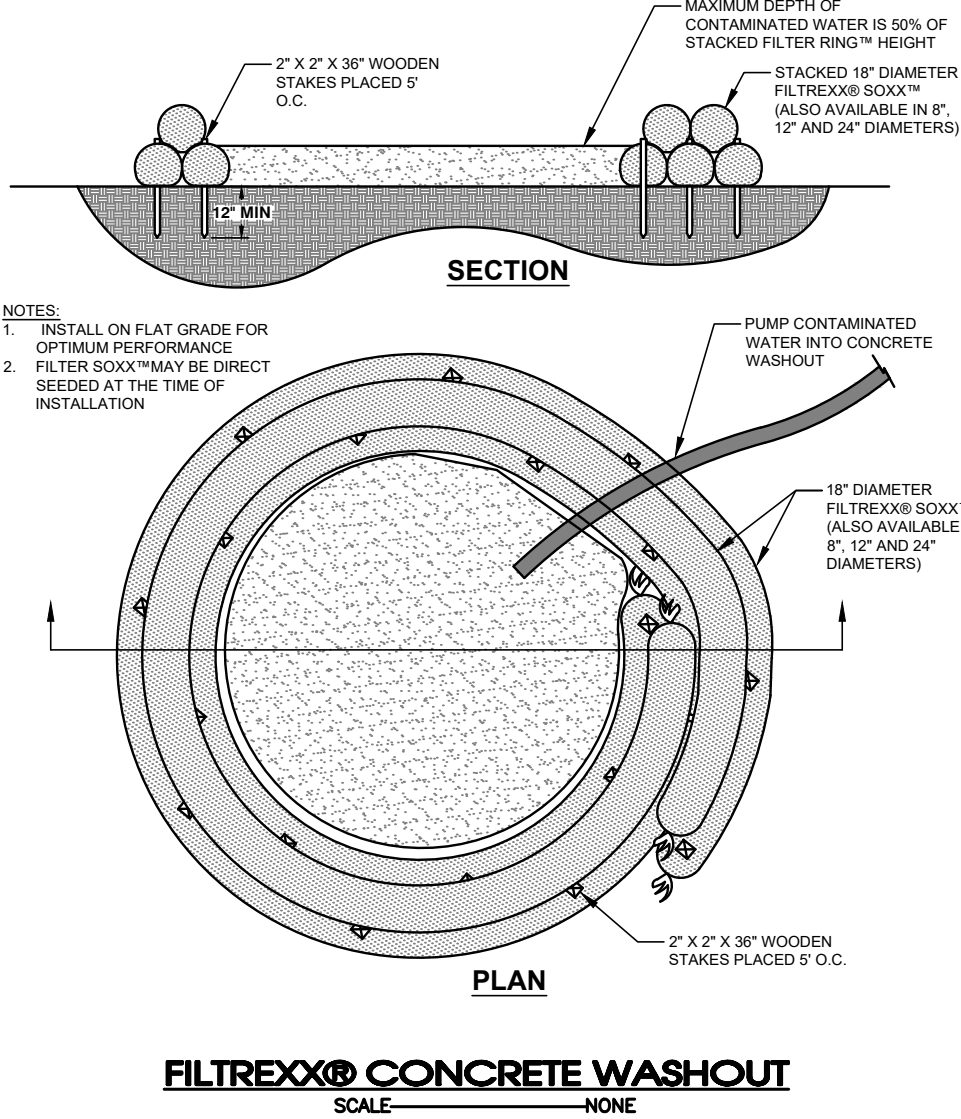
Details

REVISIONS:

NO.	DATE	DESCRIPTION
1	7-29-2024	DATE: 7-29-2024
2		CHECKED: MAT
3		FILE NAME: 23730project
4		SCALE: None
5		JOB NO. 23730
6		SHEET: C4.0

Ortiz Complete Auto Service REVIEW SET
(Not intended for construction)

La Vergne, Tennessee



Ortiz Complete Auto Service
La Vergne, Tennessee

REVIEW SET
(Not Intended for Construction)

SEC, Inc.

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

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It is the responsibility of the engineer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, and illustrated. The engineer assumes no administrative liability or responsibility in the assurance that the site is constructed in accordance with the construction plans.

REVISED:	
DRAWN: SJA/CFB3	
DATE: 7-29-2024	
CHECKED: MAT	
FILE NAME: 23730project	
SCALE: None	
JOB NO. 23730	
SHEET:	

Details

C4.1



Item #: 12. Item Title: Discussion - Draft Zoning Ordinance

Reviewed By:

Summary:

After several months review by legal the zoning ordinance is once again ready for discussion.

Staff Comments / Technical Items:

None. Discussion item.

***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.