

## **AGENDA**

### La Vergne Planning Commission August 27, 2024 at 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. **(DEFERRED)**
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. **(DEFERRED)**
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. **(DEFERRED)**
8. Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road. **(DEFERRED)**
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. **(DEFERRED)**

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.

**ADJOURN**

## **MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON JULY 30, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular meeting on July 30, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

### **Members Present**

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

### **ORDER OF BUSINESS**

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

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the minutes of the June 25, 2024 Regular Meeting and July 16, 2024 Workshop, was adopted with all voting AYE.

#### **2. Public Comment Period.**

No one spoke.

### **OLD BUSINESS**

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

Mr. Bo Logan stated that this item would be moved to the end of the meeting.

Chairman Garvin addressed this item.

Mr. Gary Lide explained the punch list. He suggested a deferral.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to deny the item, was adopted with all voting AYE.

### **NEW BUSINESS**

#### **4. Site Plan - Smyrna Ready Mix - New 2-Story Building Totaling Approx. 5,000**

**Square Feet on Approx. 8 Acres. Requested by Weihe Engineers. Property located at 371 Waldron Road (Tax Map 17G, Group A, Parcel 2). I-2 (Heavy Industrial) Zoning District. Property owned by SRM, LLC.**

Mr. Logan gave his report.

Mr. Lide explained some comments and stated that staff was pleased.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the site plan as submitted, was adopted with all voting AYE.

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

Mr. Logan gave his report. Mr. Lide stated that there would be a 32-foot entrance.

Training Chief Matt Frye, 283 Old Nashville Hwy, approached the podium. Mayor Cole asked about connecting the boxes. Mr. Frye explained.

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the site plan as submitted, was adopted with all voting AYE.

Chairman Garvin addressed item 3.

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

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

**ADJOURNMENT**

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:10 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Approved

**MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON AUGUST 13, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.**

The City of La Vergne Planning Commission met in a regular workshop on August 13, 2024, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

**Members Present**

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

A quorum was determined.

1. **Approve Minutes: July 30, 2024 Regular Meeting and August 13, 2024 Workshop.**

Minutes will be presented for approval at the regular meeting on August 27, 2024.

2. **Public Comment Period.**

No one spoke.

**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.**

Mr. Bo Logan gave his report.

City Engineer Gary Lide explained some of the outstanding comments. Mayor Cole asked about a deferral. A discussion ensued.

No action was taken.

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.**

Mr. Logan gave his report.

Secretary Coates asked about the 30-foot easement and who was taking care of that.

Mr. Josh Hamby, a representative of Woodhaven Development Group, approached the podium to field questions. He explained the road easement. A discussion ensued.

No action was taken.

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.**

Mr. Logan gave his report.

Mr. Lide explained the outstanding comments.

Mr. Josh Hamby, a representative of Woodhaven Development Group, approached the podium to field questions. He made comments about the outside building. He stated that a material board had been ordered. He spoke about the engineering comments from Mr. Lide.

Secretary Coates made comments about the sidewalks. Mr. Logan stated the sidewalks would be 6 feet wide. Mayor Cole asked if they could reduce parking and add more landscaping. Mr. Hamby stated that he would ask about that. A discussion ensued. Mr. Hamby stated that he would email staff.

No action was taken.

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.**

Mr. Logan stated this item was deferred. No action was taken.

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.**

This item was deferred. No action was taken.

8. **Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road.**

This item was deferred. No action was taken.

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) Page 2 of 2 Zoning District. Property owned by Shwan Sorani.**

Mr. Bo Logan gave his report.

Mr. Lide explained the outstanding engineering comments.

Mr. Chet Rhodes, 117 Weakley Dr, Columbia, approached the podium. He spoke about the outstanding comments and getting in compliance with the Codes Department. He made comments about the changes to the storage area on the site plan. A discussion ensued.

Chairman Garvin asked about the setbacks. A discussion ensued. He asked City Attorney Katie Driver about changing the building envelope. A discussion ensued about the updated setbacks and right of way.

Mr. Sorani approached the podium. He stated that he would make the building brick. Chairman Garvin reiterated that they would be getting rid of the second building, consolidating the storage building, and revising the setbacks. He asked Mr. Rhodes to revise the site plan. Mr. Rhodes agreed.

No action was taken.

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.**

Mr. Bo Logan gave his report.

Mr. Lide explained the outstanding comments.

Mr. Jon Minor, SEC, approached the podium. He asked about the landscaping. Mr. Logan explained that landscaping needs to be as close to the street as possible. Mr. Minor presented the landscaping plan. A discussion ensued.

Secretary Coates asked about the driveway and the dustless parking. Mr. Minor explained. A discussion ensued.

Mr. Jesse Ortiz, 497 Dick Buchanan St, approached the podium and presented the canopy options to the board. A discussion ensued.

No action was taken.

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

Ms. Williams will update the board on the status of bonds and letters of credit at the regular meeting.

No action was taken.

**12. Discussion – Draft Zoning Ordinance**

Mr. Logan spoke about the draft Zoning Ordinance. He asked the Commissioners to please review the draft document and email himself and Ms. Juliet Williams their comments for more review.

Assistant City Administrator Kyle Brown made comments about the draft maps and that staff would get the Commissioner's the maps if they don't have them. A discussion ensued

**ADJOURNMENT**

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:37 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
City Recorder

\_\_\_\_\_  
Approved





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

**Reviewed By:**  
Gary Lide, City Engineer

**Summary:**

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

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

**Staff Comments / Technical Items:**

**Planning** (Bo Logan - [blogan@lavergn.net](mailto:blogan@lavergn.net); and Jake Blair - [jblair@lavergn.net](mailto:jblair@lavergn.net))  
No comments.

**Engineering** (Gary Lide - [glide@lavergn.net](mailto:glide@lavergn.net))  
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@lavergneth.gov](mailto:statalovich@lavergneth.gov))

No comments.

**Codes** (Joe White - [jwhite@lavergneth.gov](mailto:jwhite@lavergneth.gov))

No comments.

**Fire** (Curtis Brinkley - [cbrinkley@lavergneth.gov](mailto:cbrinkley@lavergneth.gov))

No comments.

**Police** (John Eubank - [jeubank@lavergneth.gov](mailto: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.





A photograph of a stone pillar sign for a residential development. The sign is made of light-colored rectangular stones and features a dark rectangular panel 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 plants in a bed of light-colored gravel. Two tall, thin, dark green evergreen trees stand on either side of the sign. In the foreground, there is a patch of grass and dirt, with some litter visible, including a red and white can and a white bottle. The background shows a line of trees under a cloudy sky.

# HAMLET

AT CAROTHERS CROSSING





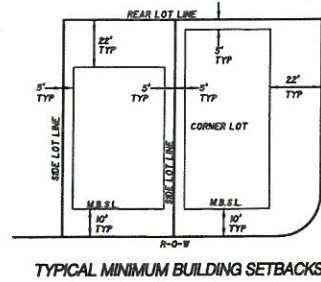
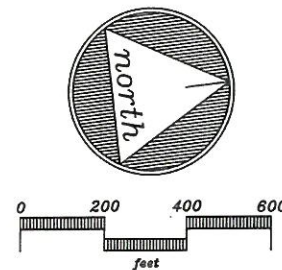












#### CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 6/4/22 NAME Kevin Martin Managing Member  
MAP 29, P/O PARCEL 29.00  
RECORD BOOK 1737, PAGE 3857  
BURKITT HILLS INVESTMENT GROUP, LLC

#### 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  
TENN. R.L.S. NO. 2381  
REGISTERED LAND SURVEYOR

#### 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 Brown  
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 Brown  
AUTHORIZED APPROVING AGENT

#### CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAVERGNE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE 6/28/22 NAME Kevin Martin  
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 Brown  
AUTHORIZED APPROVING AGENT

#### GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (DAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 4749C0005H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMIS AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED FOR LOW DENSITY RESIDENTIAL MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH STEEP SLOPES OR GREATER) ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.



#### LOT AREA TABLE

| LOT NO. | AREA (SQ. FT.) | AREA (SQ. YD.) |
|---------|----------------|----------------|
| 1       | 1,234.56       | 0.03           |
| 2       | 1,234.56       | 0.03           |
| 3       | 1,234.56       | 0.03           |
| 4       | 1,234.56       | 0.03           |
| 5       | 1,234.56       | 0.03           |
| 6       | 1,234.56       | 0.03           |
| 7       | 1,234.56       | 0.03           |
| 8       | 1,234.56       | 0.03           |
| 9       | 1,234.56       | 0.03           |
| 10      | 1,234.56       | 0.03           |
| 11      | 1,234.56       | 0.03           |
| 12      | 1,234.56       | 0.03           |
| 13      | 1,234.56       | 0.03           |
| 14      | 1,234.56       | 0.03           |
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| 93      | 1,234.56       | 0.03           |
| 94      | 1,234.56       | 0.03           |
| 95      | 1,234.56       | 0.03           |
| 96      | 1,234.56       | 0.03           |
| 97      | 1,234.56       | 0.03           |
| 98      | 1,234.56       | 0.03           |
| 99      | 1,234.56       | 0.03           |
| 100     | 1,234.56       | 0.03           |
| 101     | 1,234.56       | 0.03           |
| 102     | 1,234.56       | 0.03           |
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| 123     | 1,234.56       | 0.03           |
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| 125     | 1,234.56       | 0.03           |
| 126     | 1,234.56       | 0.03           |
| 127     | 1,234.56       | 0.03           |
| 128     | 1,234.56       | 0.03           |
| 129     | 1,234.56       | 0.03           |
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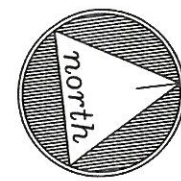
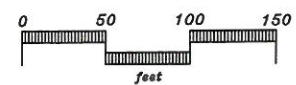
#### OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

| ITEM | AREA (SQ. FT.) | AREA (SQ. YD.) |
|------|----------------|----------------|
| 1    | 1,234.56       | 0.03           |
| 2    | 1,234.56       | 0.03           |
| 3    | 1,234.56       | 0.03           |
| 4    | 1,234.56       | 0.03           |
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| 10   | 1,234.56       | 0.03           |
| 11   | 1,234.56       | 0.03           |
| 12   | 1,234.56       | 0.03           |
| 13   | 1,234.56       | 0.03           |
| 14   | 1,234.56       | 0.03           |
| 15   | 1,234.56       | 0.03           |
| 16   | 1,234.56       | 0.03           |
| 17   | 1,234.56       | 0.03           |
| 18   | 1,234.56       | 0.03           |
| 19   | 1,234.56       | 0.03           |
| 20   | 1,234.56       | 0.03           |
| 21   | 1,234.56       | 0.03           |
| 22   | 1,234.56       | 0.03           |
| 23   | 1,234.56       | 0.03           |
| 24   | 1,234.56       | 0.03           |
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| 32   | 1,234.56       | 0.03           |
| 33   | 1,234.56       | 0.03           |
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| 73   | 1,234.56       | 0.03           |
| 74   | 1,234.56       | 0.03           |
| 75   | 1,234.56       | 0.03           |
| 76   | 1,234.56       | 0.03           |
| 77   | 1,234.56       | 0.03           |
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| 82   | 1,234.56       | 0.03           |
| 83   | 1,234.56       | 0.03           |
| 84   | 1,234.56       | 0.03           |
| 85   | 1,234.56       | 0.03           |
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| 112  | 1,234.56       | 0.03           |
| 113  | 1,234.56       | 0.03           |
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| 115  | 1,234.56       | 0.03           |
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| 118  | 1,234.56       | 0.03           |
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| 121  | 1,234.56       | 0.03           |
| 122  | 1,234.56       | 0.03           |
| 123  | 1,234.56       | 0.03           |
| 124  | 1,234.56       | 0.03           |
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| 127  | 1,234.56       | 0.03           |
| 128  | 1,234.56       | 0.03           |
| 129  | 1,234.56       | 0.03           |
| 130  | 1,234.56       | 0.03           |
| 131  | 1,234.56       | 0.03           |
| 132  | 1,234.56       | 0.03           |

#### LINE TABLE

| LINE | BEARING         | DISTANCE |
|------|-----------------|----------|
| 1.1  | S 20° 09' 23" W | 64.00'   |
| 1.2  | S 64° 47' 33" E | 64.00'   |
| 1.3  | N 84° 35' 00" E | 35.48'   |

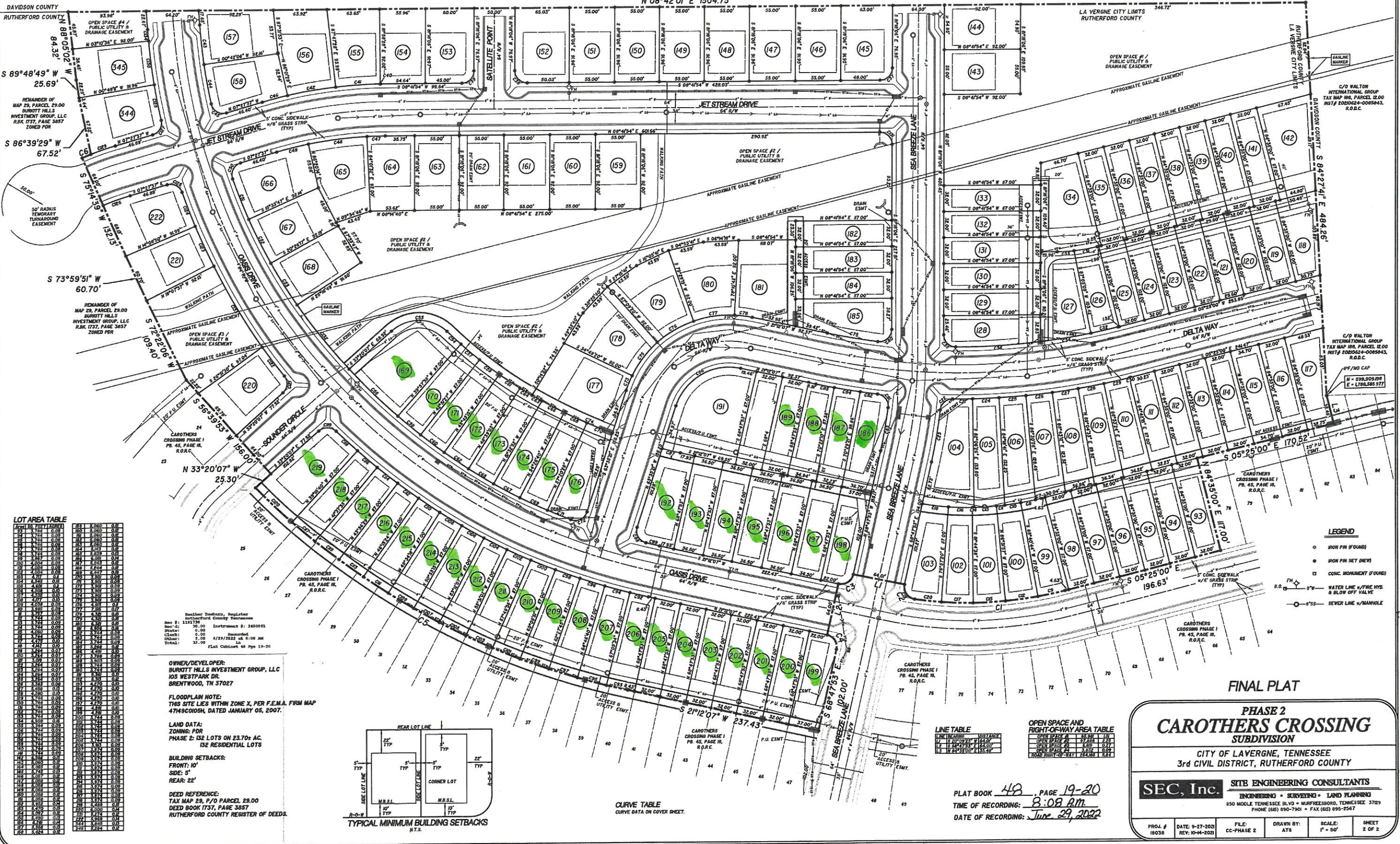




C/O WALTON INTERNATIONAL GROUP  
TAX MAP 188, PARCEL 12.00  
INST# 20200624-0085643, R.O.C.

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

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



**LOT AREA TABLE**

| Lot No. | Area (Ac.) | Lot No. | Area (Ac.) | Lot No. | Area (Ac.) |
|---------|------------|---------|------------|---------|------------|
| 121     | 0.10       | 151     | 0.10       | 181     | 0.10       |
| 122     | 0.10       | 152     | 0.10       | 182     | 0.10       |
| 123     | 0.10       | 153     | 0.10       | 183     | 0.10       |
| 124     | 0.10       | 154     | 0.10       | 184     | 0.10       |
| 125     | 0.10       | 155     | 0.10       | 185     | 0.10       |
| 126     | 0.10       | 156     | 0.10       | 186     | 0.10       |
| 127     | 0.10       | 157     | 0.10       | 187     | 0.10       |
| 128     | 0.10       | 158     | 0.10       | 188     | 0.10       |
| 129     | 0.10       | 159     | 0.10       | 189     | 0.10       |
| 130     | 0.10       | 160     | 0.10       | 190     | 0.10       |
| 131     | 0.10       | 161     | 0.10       | 191     | 0.10       |
| 132     | 0.10       | 162     | 0.10       | 192     | 0.10       |
| 133     | 0.10       | 163     | 0.10       | 193     | 0.10       |
| 134     | 0.10       | 164     | 0.10       | 194     | 0.10       |
| 135     | 0.10       | 165     | 0.10       | 195     | 0.10       |
| 136     | 0.10       | 166     | 0.10       | 196     | 0.10       |
| 137     | 0.10       | 167     | 0.10       | 197     | 0.10       |
| 138     | 0.10       | 168     | 0.10       | 198     | 0.10       |
| 139     | 0.10       | 169     | 0.10       | 199     | 0.10       |
| 140     | 0.10       | 170     | 0.10       | 200     | 0.10       |
| 141     | 0.10       | 171     | 0.10       | 201     | 0.10       |
| 142     | 0.10       | 172     | 0.10       | 202     | 0.10       |
| 143     | 0.10       | 173     | 0.10       | 203     | 0.10       |
| 144     | 0.10       | 174     | 0.10       | 204     | 0.10       |
| 145     | 0.10       | 175     | 0.10       | 205     | 0.10       |
| 146     | 0.10       | 176     | 0.10       | 206     | 0.10       |
| 147     | 0.10       | 177     | 0.10       | 207     | 0.10       |
| 148     | 0.10       | 178     | 0.10       | 208     | 0.10       |
| 149     | 0.10       | 179     | 0.10       | 209     | 0.10       |
| 150     | 0.10       | 180     | 0.10       | 210     | 0.10       |
| 151     | 0.10       | 181     | 0.10       | 211     | 0.10       |
| 152     | 0.10       | 182     | 0.10       | 212     | 0.10       |
| 153     | 0.10       | 183     | 0.10       | 213     | 0.10       |
| 154     | 0.10       | 184     | 0.10       | 214     | 0.10       |
| 155     | 0.10       | 185     | 0.10       | 215     | 0.10       |
| 156     | 0.10       | 186     | 0.10       | 216     | 0.10       |
| 157     | 0.10       | 187     | 0.10       | 217     | 0.10       |
| 158     | 0.10       | 188     | 0.10       | 218     | 0.10       |
| 159     | 0.10       | 189     | 0.10       | 219     | 0.10       |
| 160     | 0.10       | 190     | 0.10       | 220     | 0.10       |
| 161     | 0.10       | 191     | 0.10       | 221     | 0.10       |
| 162     | 0.10       | 192     | 0.10       | 222     | 0.10       |

Recorder: Southern Bell, Register  
Instrument: 24500021  
Date: 6/29/2022 at 8:08 AM  
Total: 31.30  
Plat Chained 48 Pgs 19-20

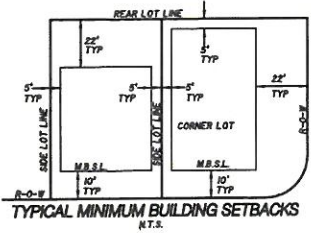
**OWNER/DEVELOPER:**  
BURKITT HILLS INVESTMENT GROUP, LLC  
105 WESTPARK DR.  
BRENTWOOD, TN 37027

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

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

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

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



**CURVE TABLE**  
CURVE DATA ON COVER SHEET.

**LINE TABLE**

| LINE NO. | BEARING       | DISTANCE | POINT |
|----------|---------------|----------|-------|
| 1        | N 08°42'01" E | 1504.75' | 1     |
| 2        | S 08°42'01" W | 1504.75' | 2     |
| 3        | N 08°42'01" E | 1504.75' | 3     |

**OPEN SPACE AND RIGHT-OF-WAY AREA TABLE**

| AREA NO. | AREA (Ac.) | AREA (Sq. Ft.) |
|----------|------------|----------------|
| 1        | 0.10       | 4356           |
| 2        | 0.10       | 4356           |
| 3        | 0.10       | 4356           |

**FINAL PLAT**

**PHASE 2**

**CAROTHERS CROSSING SUBDIVISION**

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

**SEC, Inc.** SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING  
650 MIDDLE TENNESSEE BLVD • HUNTERDON, TENNESSEE 37029  
PHONE (615) 890-7901 • FAX (615) 890-2547

PROJ. # 18038 DATE: 9-27-2021 REV: 10-14-2021 FILE: CC-PHASE 2 DRAWN BY: ATS SCALE: 1" = 50' SHEET 2 OF 2

PLAT BOOK 48, PAGE 19-20  
TIME OF RECORDING: 8:08 AM  
DATE OF RECORDING: June 29, 2022





**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@lavernetn.gov](mailto:blogan@lavernetn.gov); and Jake Blair - [jblair@lavernetn.gov](mailto:jblair@lavernetn.gov))

No comments

**Engineering** (Gary Lide - [glide@lavernetn.gov](mailto:glide@lavernetn.gov))

Engineering comments addressed.

**Utilities** (Scott Tatalovich - [statalovich@lavernetn.gov](mailto:statalovich@lavernetn.gov))

No comments

**Codes** (Joe White - [jwhite@lavernetn.gov](mailto:jwhite@lavernetn.gov))

No comments

**Fire** (Curtis Brinkley - [cbrinkley@lavernetn.gov](mailto:cbrinkley@lavernetn.gov))

No comments

**Police** (John Eubank - [jeubank@lavernetn.gov](mailto:jeubank@lavernetn.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



FLOYD MAYFIELD DR

VETERANS MEMORIAL PARK DR

GEORGE BUCHANAN DR

LILLIAN BUCHANAN DR

VETERANS MEMORIAL PKWY

MURFREESBORO RD

EASY ST

DICK BUCHANAN ST

NUVIEW ST

PEARCY ST

HARRELL ST

FORTY ONE CT

PARRISH ST

VAUGHN ST

APPLE ST

TAYLOR DR

DEER DR

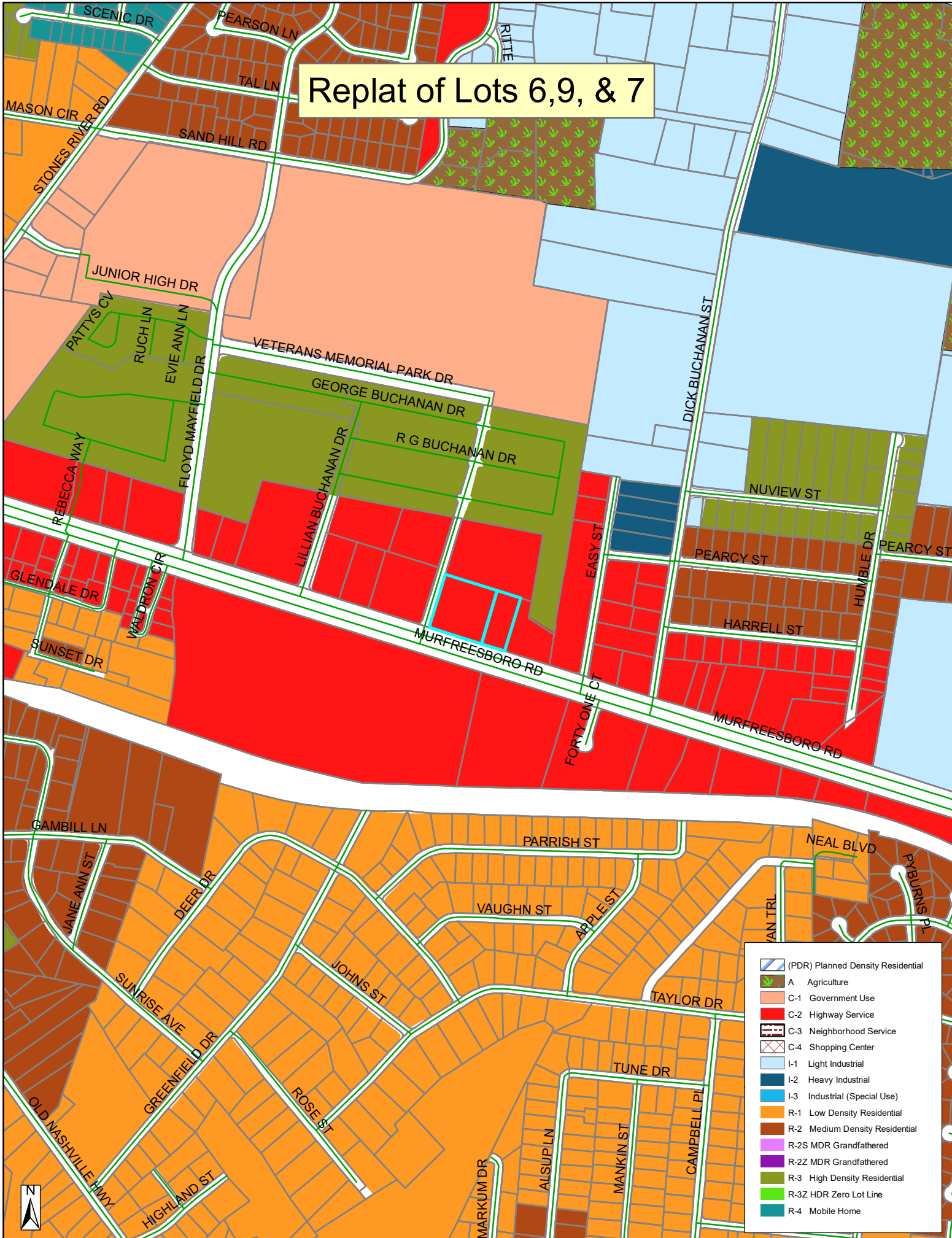
GREENFIELD DR

JOHNS ST





# Replat of Lots 6,9, & 7



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home





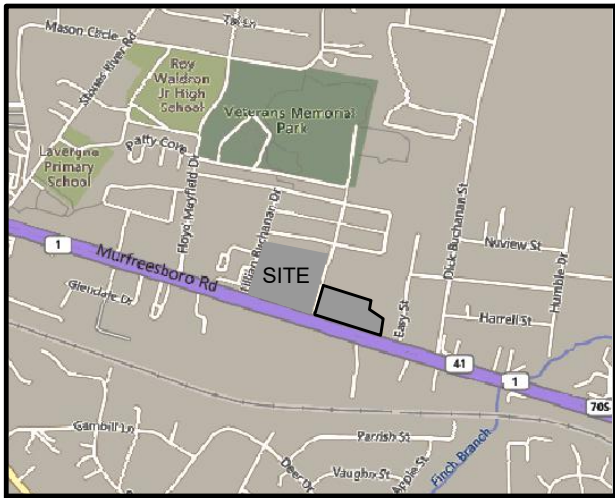












VICINITY MAP  
(NOT TO SCALE)

LEGEND

- BOUNDARY LINE  
CENTERLINE  
PROPOSED STORMWATER, UTILITY, AND ACCESS EASEMENT  
ADJOINING BOUNDARY LINE  
MBSL  
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.

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

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 INTENT ESTABLISHING THE  
MINIMUM BUILDING RESTRICTION LINES AND DEDICATE  
ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND  
OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS  
SHOWN.  
RECORD BOOK: 1346, PAGE 3700

OWNER(S) DATE

CERTIFICATE OF ACCURACY

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. DATE

CERTIFICATE OF APPROVAL  
OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED  
OR INDICATED ON THE FINAL SUBDIVISION PLAT  
ENTITLED FINAL PLAT OF THE RICHLAND SOUTH, LLC  
PROPERTY HAVE BEEN INSTALLED IN ACCORDANCE  
WITH CURRENT LOCAL AND STATE GOVERNMENT  
REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS  
BEEN FILED WHICH WILL GUARANTEE SAID  
INSTALLATION.

NAME TITLE AND AGENCY OR  
AUTHORIZED APPROVAL AGENT DATE

CERTIFICATE OF APPROVAL  
OF WATER SYSTEM

I HEREBY CERTIFY THAT ALL WATER SYSTEM(S)  
OUTLINED OR INDICATED ON THE FINAL SUBDIVISION  
PLAT ENTITLED FINAL PLAT OF THE RICHLAND SOUTH,  
LLC PROPERTY HAVE BEEN INSTALLED IN  
ACCORDANCE WITH CURRENT LOCAL AND STATE  
GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND  
OR OTHER SURETY HAS BEEN FILED TO GUARANTEE  
SAID INSTALLATION.

NAME TITLE AND AGENCY OR  
AUTHORIZED APPROVAL AGENT DATE

CERTIFICATE OF APPROVAL OF DRAINAGE  
OUTSIDE RIGHT OF WAY

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

CITY OF LA VERGNE  
BUILDINGS & CODES DEPT. DATE

CERTIFICATE OF APPROVAL  
FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN  
HEREON COMPLIES WITH ALL SUBDIVISION STANDARDS FOR LA  
VERGNE, TENNESSEE WITH THE EXCEPTION OF SUCH  
VARIANCES IF ANY AS NOTED IN MINUTES OF THE  
COMMISSION AND THAT IT HAS BEEN APPROVED FOR  
RECORDING IN THE OFFICE OF THE RUTHERFORD COUNTY  
REGISTER.

SECRETARY, PLANNING COMMISSION DATE



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

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

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

|                                 |                                                                      |
|---------------------------------|----------------------------------------------------------------------|
| FINAL PLAT<br>4-19-24<br>DATE   | DEED REFERENCE: MAP 014, PARCEL 072.00<br>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<br>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@lavergnethn.gov](mailto:blogan@lavergnethn.gov); and Jake Blair - [jblair@lavergnethn.gov](mailto:jblair@lavergnethn.gov))  
No comments.

**Engineering** (Gary Lide - [glide@lavergnethn.gov](mailto:glide@lavergnethn.gov))  
All engineering comments addressed.

**Utilities** (Scott Tatalovich - [statalovich@lavergnethn.gov](mailto:statalovich@lavergnethn.gov))  
No comments.

**Codes** (Joe White - [jwhite@lavergnethn.gov](mailto:jwhite@lavergnethn.gov))  
No comments.

**Fire** (Curtis Brinkley - [cbrinkley@lavergnethn.gov](mailto:cbrinkley@lavergnethn.gov))  
No comments.

**Police** (John Eubank - [jeubank@lavergnethn.gov](mailto: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



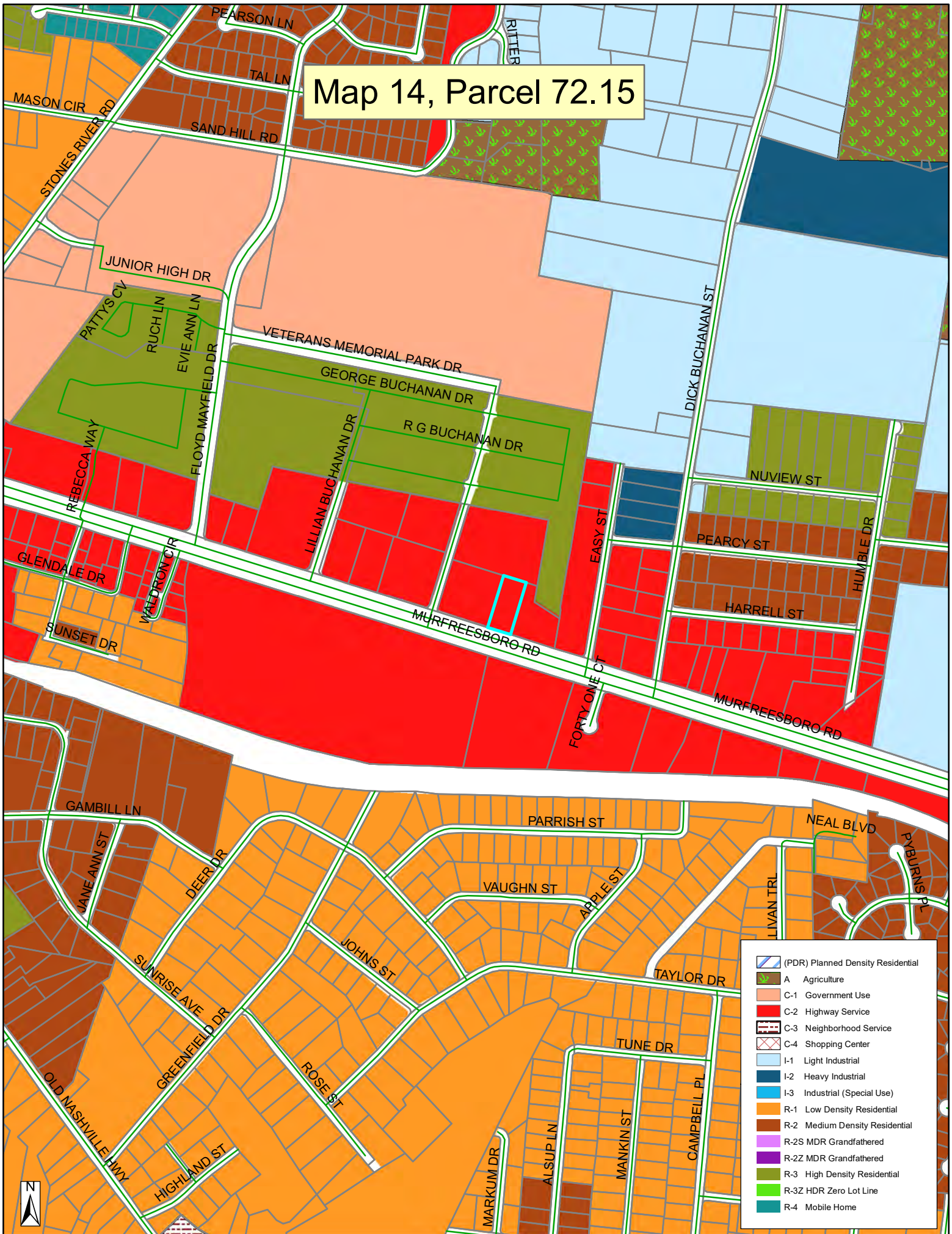


# Map 14, Parcel 72.15





# Map 14, Parcel 72.15



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home















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



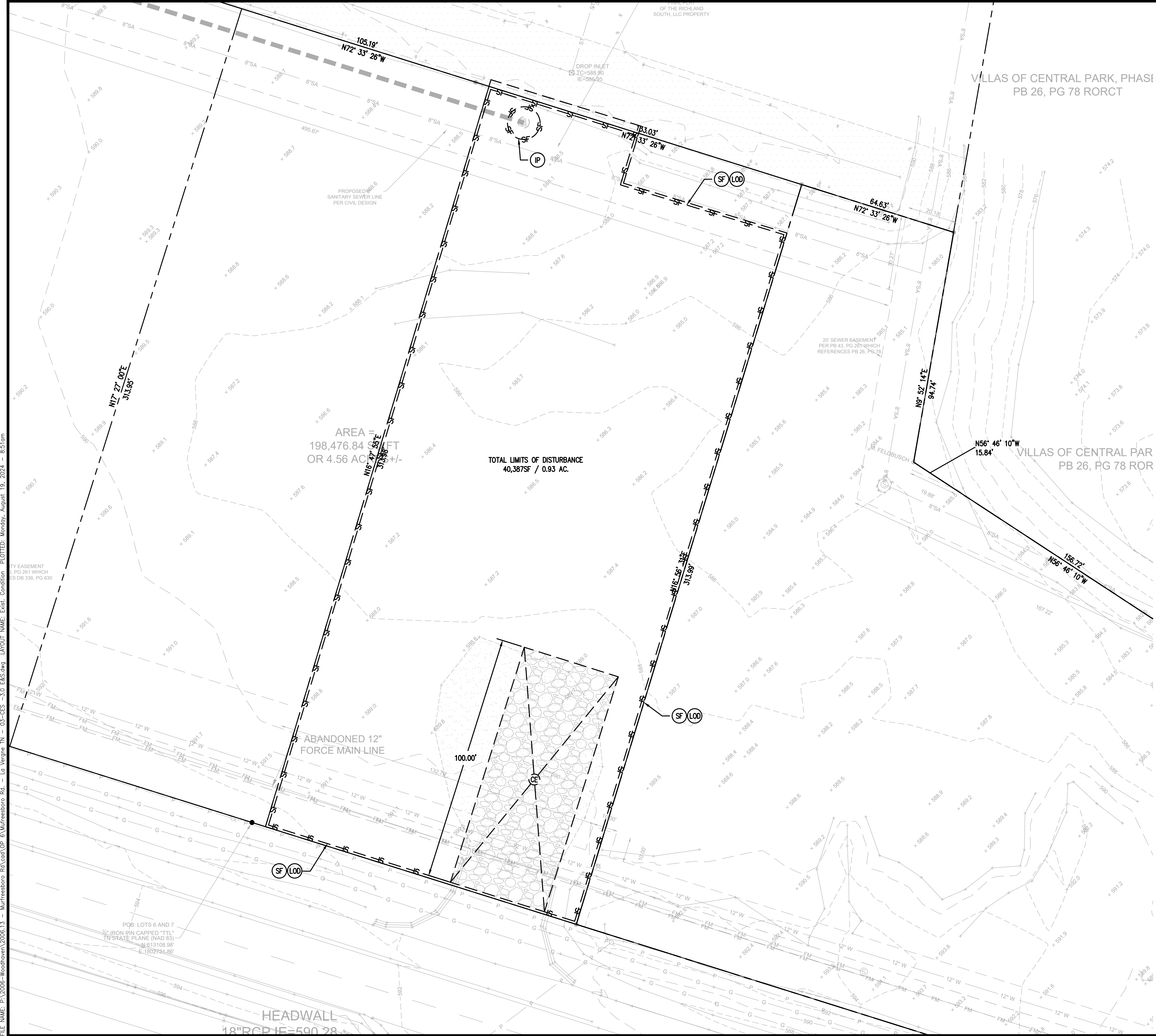
## Page 34 of 209







FILE NAME: P:\2006-Woodhewer\2006.13 - Murfreesboro Rd\cadd\GP 6\Murfreesboro Rd\cadd\GP 6\2006-08-13-03-CES-3.0 E&S.dwg LAYOUT NAME: Extat. Condition PLOTTED: Monday, August 19, 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

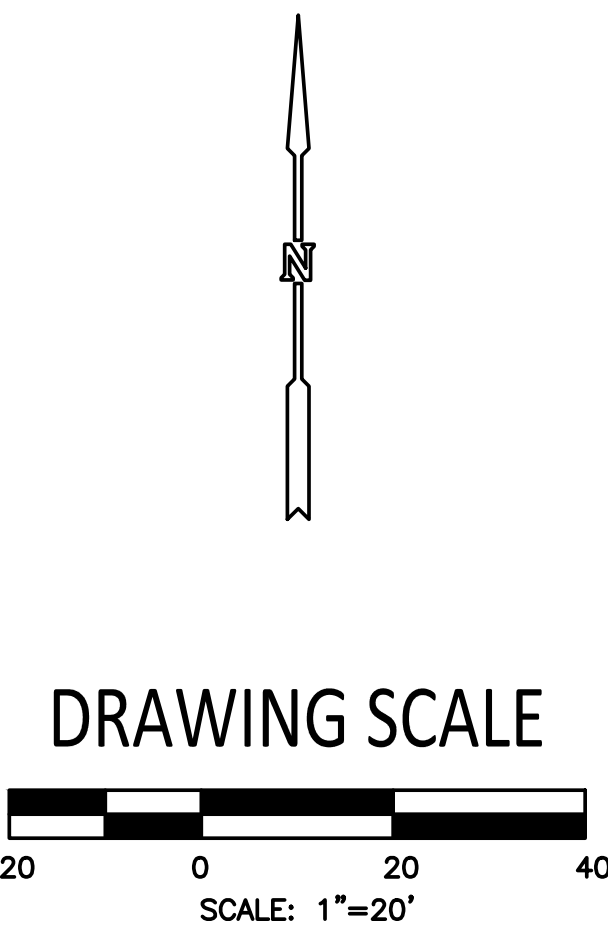
FOR CONSTRUCTION DETAILS AND SPECIFICATIONS REFER TO THE "TENNESSEE EROSION PREVENTION AND SEDIMENT CONTROL HANDBOOK 4TH EDITION"

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 BMP'S 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

SHEET TITLE  
INITIAL E&S CONTROL PLAN

PROJECT LOCATION  
OUT PARCEL 5  
LA VERGNE, TN

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

CES-3.0

CONCEPT PLAN

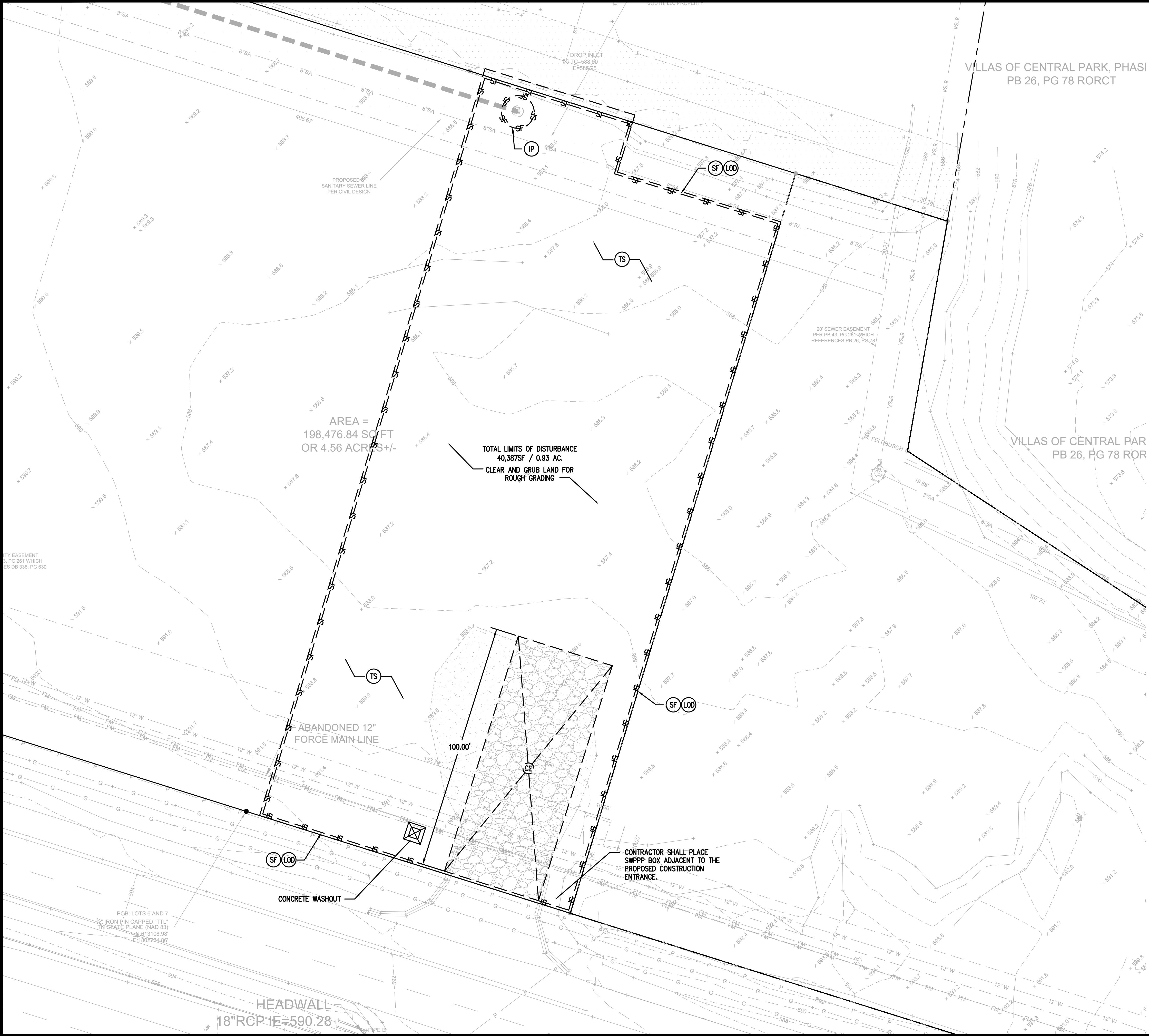
DATE  
08/19/24

DESCRIPTION  
REVISED PER CITY COMMENTS

|      |   |   |   |   |   |   |   |   |   |    |    |
|------|---|---|---|---|---|---|---|---|---|----|----|
| REV. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|      |   |   |   |   |   |   |   |   |   |    |    |



FILE NAME: P:\2008-Woodhewer\2008.13 - Murfreesboro Rd\cadd\GP 6\Murfreesboro Rd.dwg PLOTTED: Monday, August 19, 2024 - 8:51am



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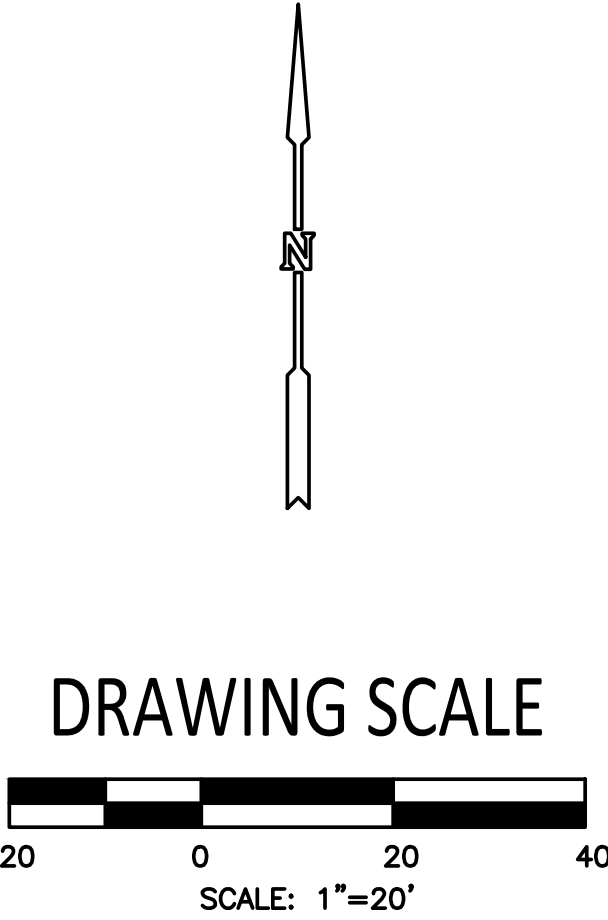
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|                  |   |                                          |   |   |   |   |   |   |   |    |    |
|------------------|---|------------------------------------------|---|---|---|---|---|---|---|----|----|
| DATE<br>08/19/24 |   | DESCRIPTION<br>REVISED PER CITY COMMENTS |   |   |   |   |   |   |   |    |    |
| REV.             | 1 | 2                                        | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 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

PROJECT NAME/LOCATION ID  
LAVERGNE CHIPOTLE

SHEET TITLE  
INTERMEDIATE E&S CONTROL  
AND DEMOLITION PLAN

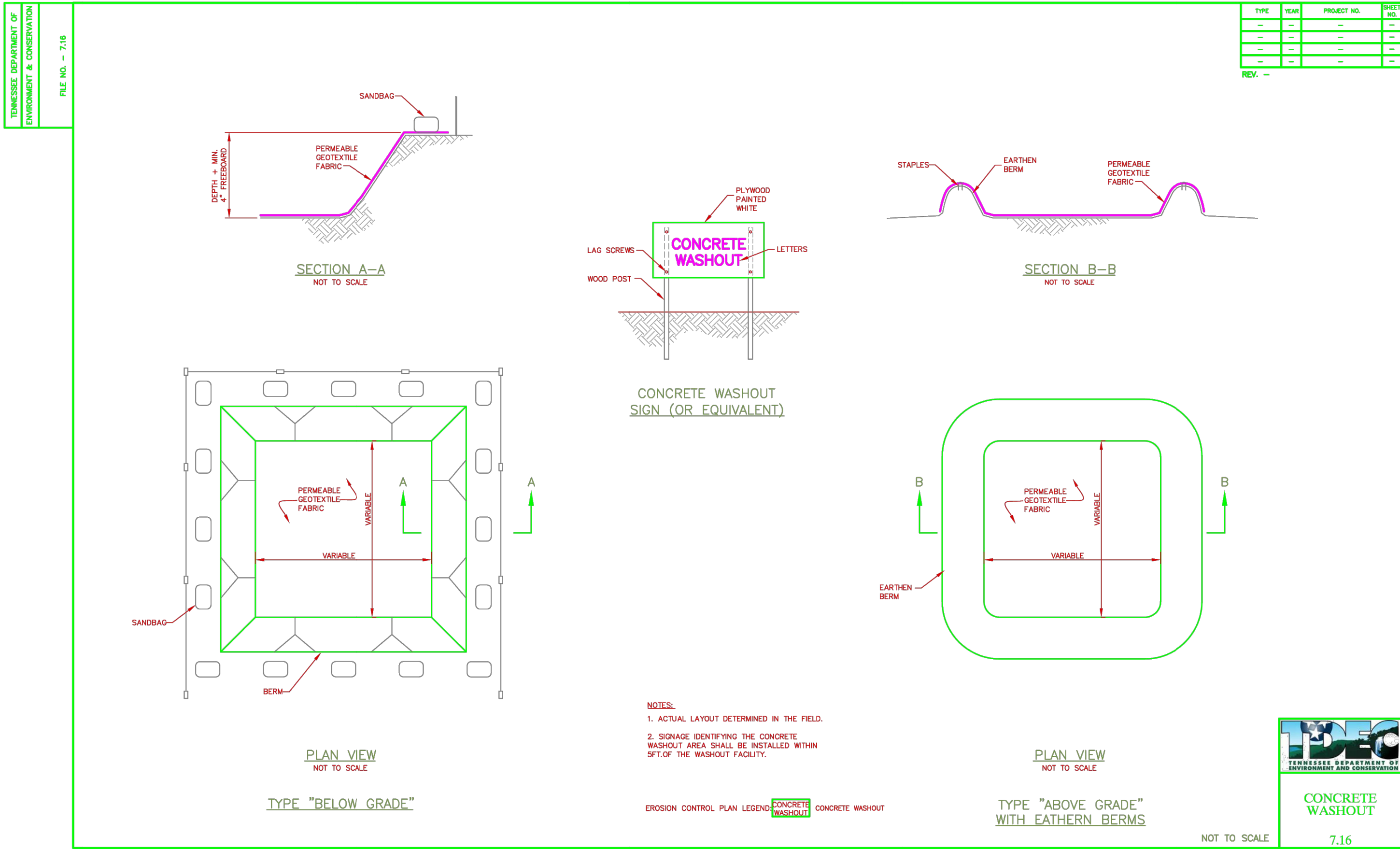
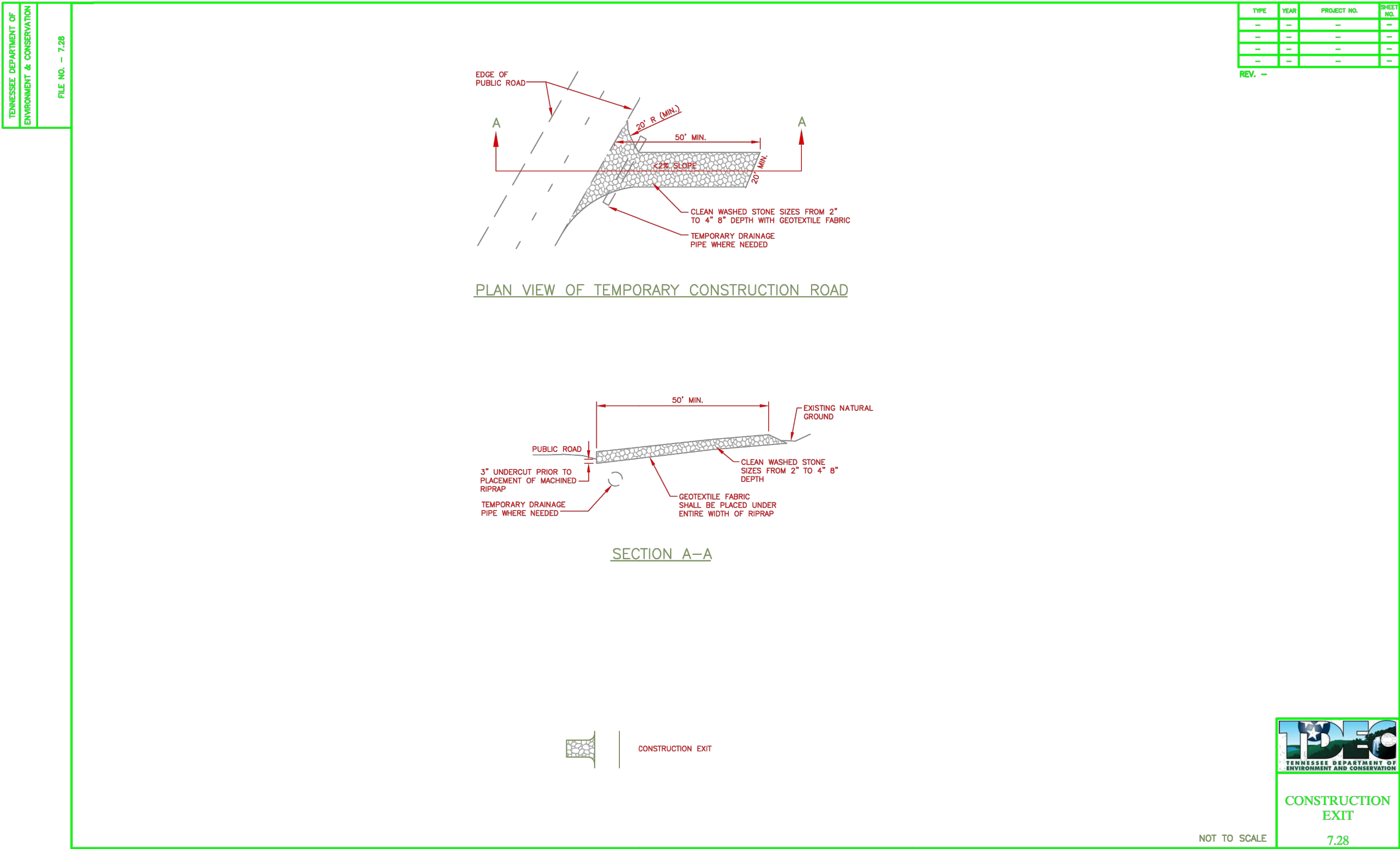
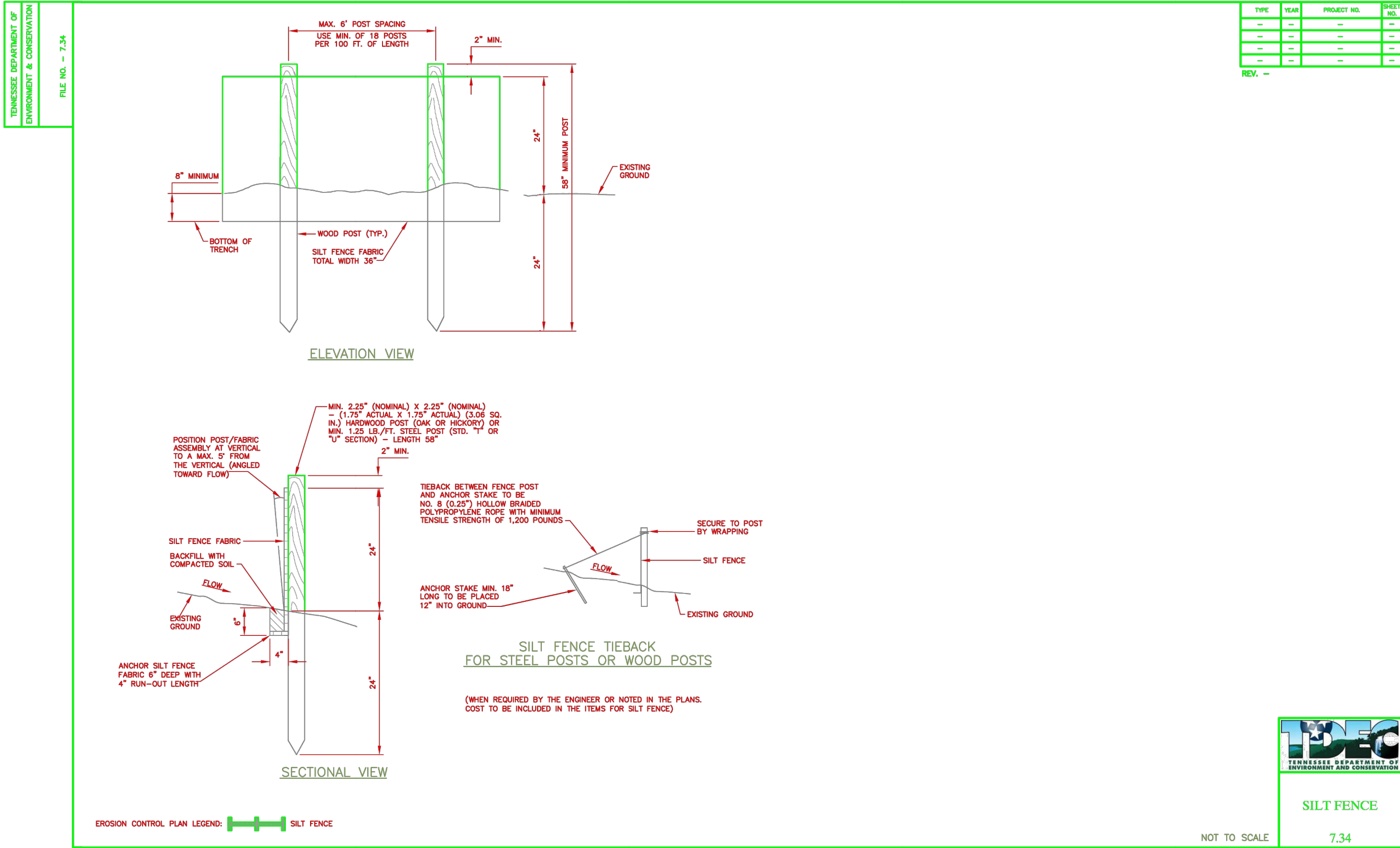
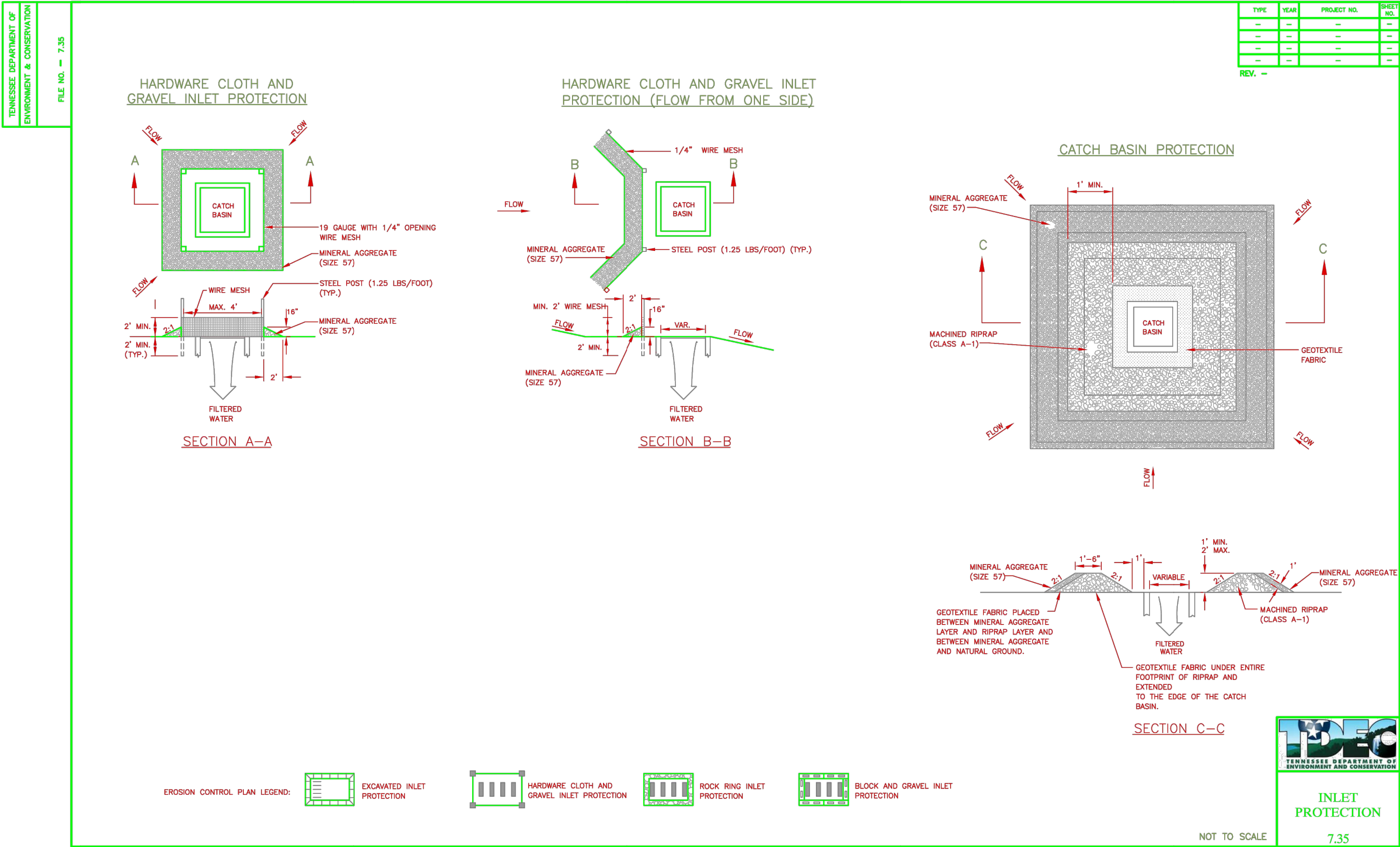
PROJECT LOCATION  
OUT PARCEL 5  
LA VERGNE, TN

PARCEL #

CES-3.1

CONCEPT PLAN





DATE: 08/19/24

DESCRIPTION: REVISED PER CITY COMMENTS

REV. 1 2 3 4 5 6 7 8 9 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

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

In 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 | III cont'd | Poorly drained soils                            | Feb 1 - Mar 20<br>Sept 1 - Sept 30  | Mar 20 - Apr 30<br>Sept 30 - Oct 31 | 80 Pensacola bahiagrass<br>40 Bermudagrass (bulldo)<br>20 Korean lespedeza**<br>10 Kobe lespedeza**  |
|----------|------------|-------------------------------------------------|-------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------|
|          |            | Well drained soils                              | Apr 1 - July 15                     |                                     | 50 Pensacola bahiagrass<br>15 Bermudagrass (bulldo)<br>30 Korean lespedeza**<br>15 Foxtail millet**  |
|          | II         | Low maintenance; Slopes and Poor, shallow soils | Aug 25 - Sept 15<br>Feb 15 - Mar 21 | Sept 15 - Oct 25<br>Mar 21 - Apr 15 | 100 Pensacola bahiagrass<br>40 Bermudagrass (bulldo)<br>20 Korean lespedeza**<br>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 0-10-10 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.

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

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 seed 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 rice 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 standard 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)

Rye 120

Seeding dates

East \_\_\_\_\_ Above 2500 feet: Feb. 15 - May 15  
Below 2500 feet: Feb. 1 - Mar. 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, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Refer to the following if growth is not fully adequate. Reseed, refertilize 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)

Oats 60  
Brown top millet 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, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Refer to the following if growth is not fully adequate. Reseed, refertilize and mulch immediately following erosion or other damage.

Figure 7.8-2 Temporary Seeding Recommendation for Summer

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Chapter 7

Management Practices

Native species are low maintenance plants and are preferred to ensure long-lasting erosion control.

Wildlife plantings of native species should be included when applicable.

Wildlife Plantings:

Commercially available plants beneficial to wildlife species include the following:

- Most Bearing Trees: Beech, Black Cherry, Blackgum, Chestnut, Oak, Hackberry, Hickory, Honey Locust, Black Locust, and Persimmon.
- Shrubs and Small Trees: Serviceberry, Crabapple, Pawpaw, Spicebush, Hazelnut, Dogwood, Highbush and Lowbush Blueberries, native Holly, Red Cedar, Red Mulberry, Sumac, Wild Plum, Blackhaw and Blackberries. Plant shrubs in patches without tall trees to develop stable shrub communities. All produce fruit used by many kinds of wildlife.

Design Criteria

The state is divided into three planting regions designated I, II and III as shown in the figure below. Native seed mixes are preferred and the recommendations are shown in Table 7.9-1. Note that the rates are based upon Pure Live Seed (PLS).

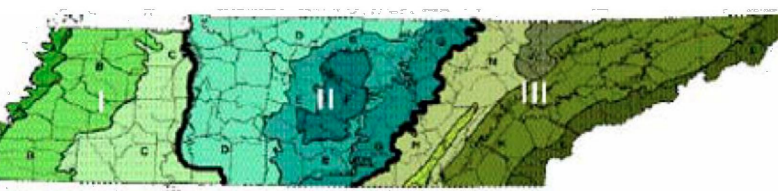


Figure 7.9-1: TN Planting Regions

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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

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

Inoculants:

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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Management Practices

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

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, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

Maintenance

Refer to the following 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 30 lb/acre crimson clover in late February or early March.

Figure 7.8-3 Temporary Seeding Recommendations for Fall

Maintenance and Inspection Points

Reseed 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

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

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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.  
  
Reseeding: 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

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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.



PROBLEM:



Failed Inlet Protection

SOLUTION:



Gutterbuddy® Curb Inlet Drain Filter





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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

- Type A: Original Siltsack
- Type B: Siltsack with curb deflector
- Type C: Siltsack with adjustable frame

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 B TYPE C

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



DATE 08/19/24

DESCRIPTION REVISED PER CITY COMMENTS

REV. 1 2 3 4 5 6 7 8 9 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

PROJECT NAME/LOCATION ID LAVERGNE CHIPOTLE  
SHEET TITLE E&S CONTROL DETAILS  
PROJECT LOCATION OUT PARCEL 5 LA VERGNE, TN

PARCEL #

CES-3.3

CONCEPT PLAN

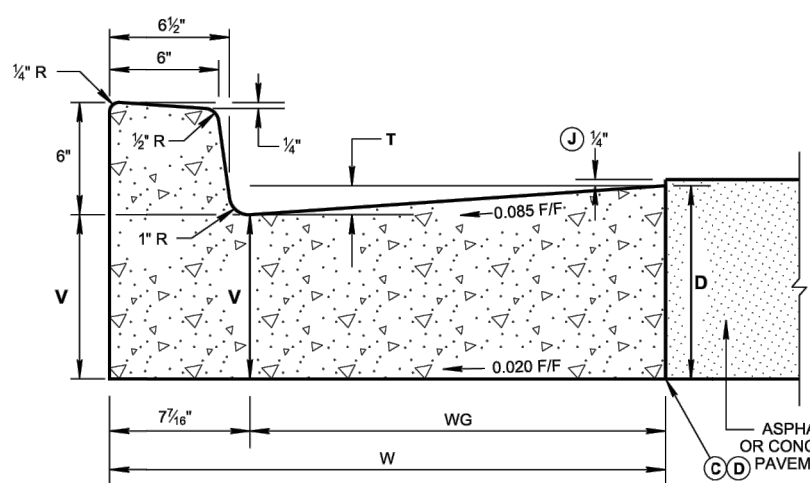
Page 39 of 209



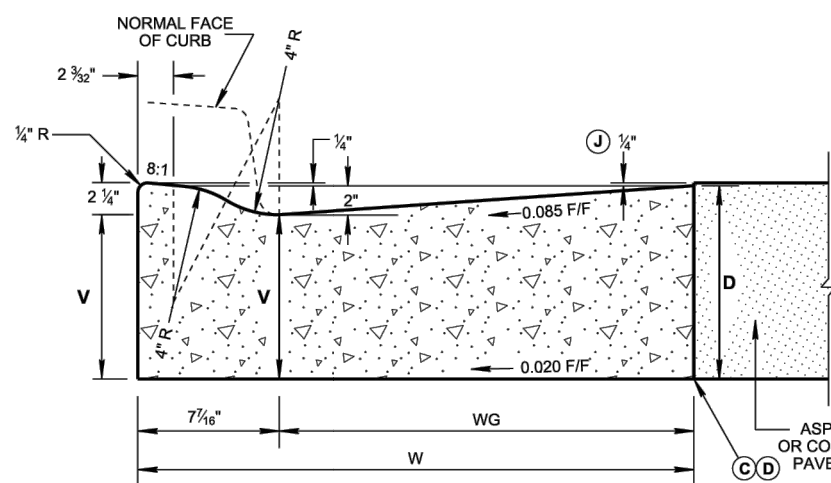




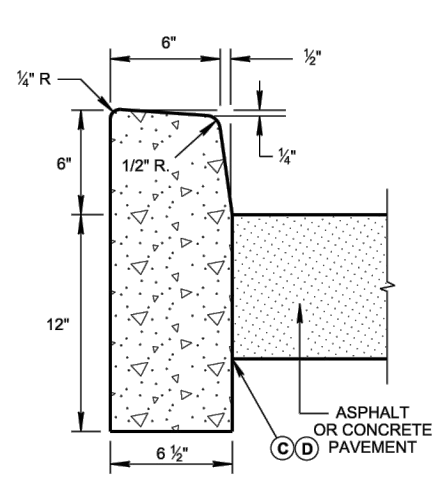
FILE NAME: P:\2008-Woodhewer\2008.13 - Murfreesboro Rd\cadd\GP 6\Murfreesboro Rd.dwg (P 6)Murfreesboro Rd. - La Vergne TN - 08-CL-5.1 Layout Notes & Details.dwg LAYOUT NAME: Layout PLOTTED: Monday, August 19, 2024 - 8:52am  
3/10/2021 1:37:32 AM P:\StandDraw\DESIGN STANDARDS\Standards Drawings Library\Standard Roadway Drawings - CURRENT\Tin Progress\10-104.00 Roadway, Payment Appearances and Fence (P)6PVC10-20210



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 (V) 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                             | 0.08234                                  |
| 11                             | 30                        | 0.08724                             | 0.08026                                  |
|                                | 36                        | 0.10558                             | 0.08860                                  |
| 12                             | 30                        | 0.09496                             | 0.08799                                  |
|                                | 36                        | 0.11484                             | 0.10786                                  |

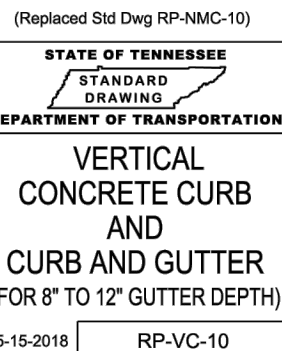
| LEGEND |                                                           |
|--------|-----------------------------------------------------------|
| D      | = VERTICAL DEPTH OF GUTTER (IS BASED ON PAVEMENT DESIGN)  |
| T      | = VERTICAL DROP IN GUTTER FROM FRONT EDGE TO FACE OF CURB |
| V      | = VERTICAL 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                    |

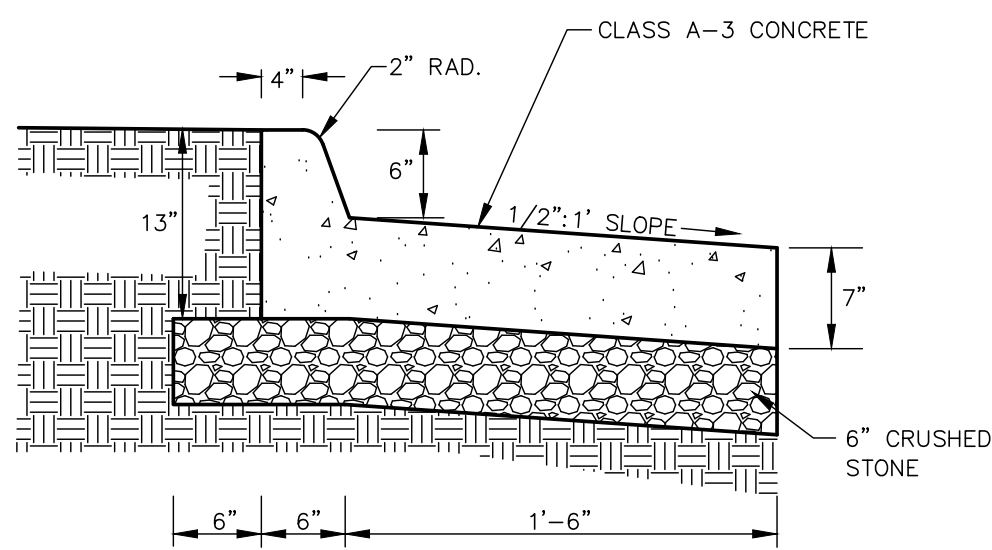
#### GENERAL NOTES

- 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:

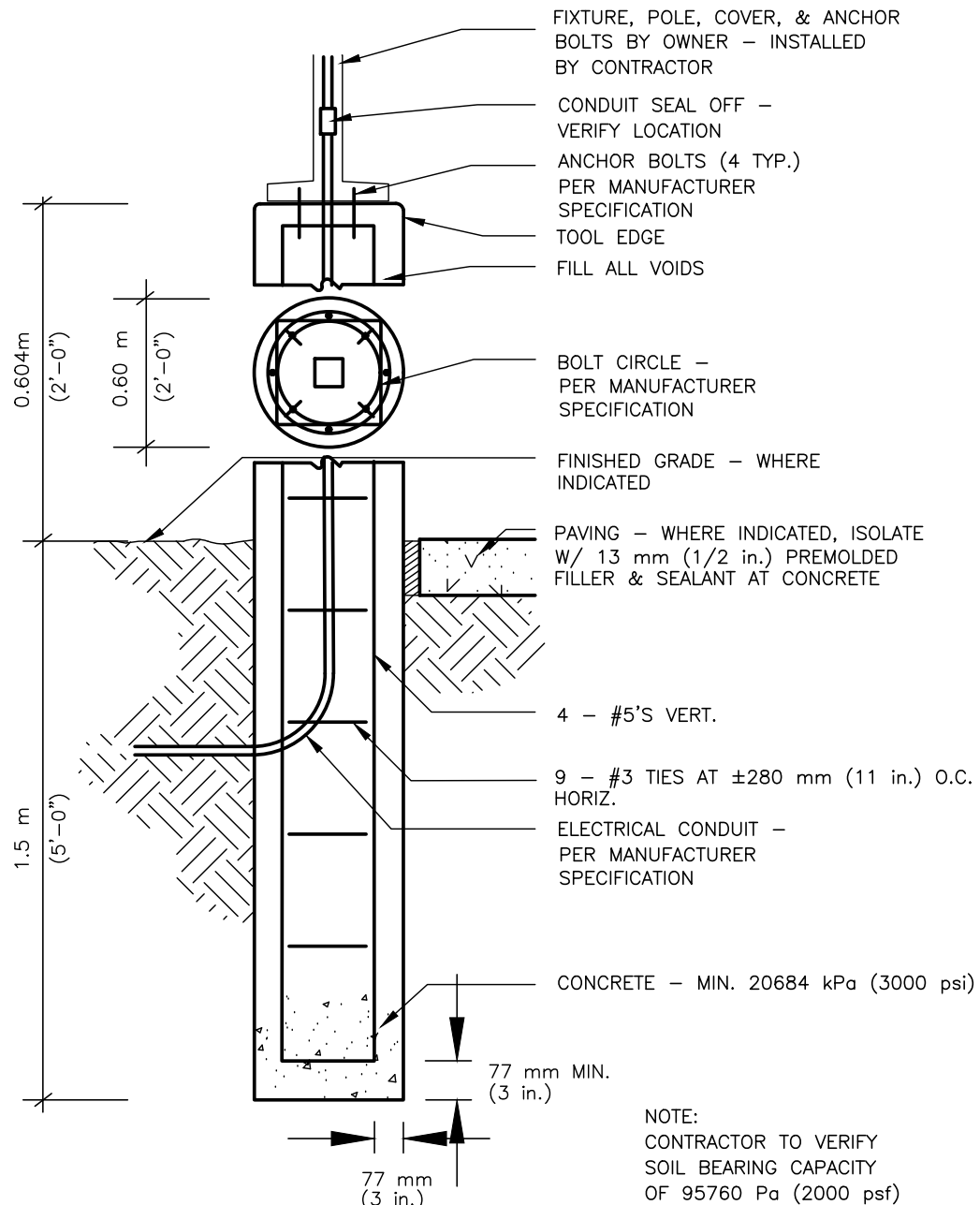
|                                                     |          |
|-----------------------------------------------------|----------|
| ITEM NO. 702-01, CONCRETE CURB,                     | PER C.Y. |
| ITEM NO. 702-03, CONCRETE COMBINED CURB AND GUTTER, | PER C.Y. |
- THE 1/4" HEIGHT IS FOR WHEN ASPHALT 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.



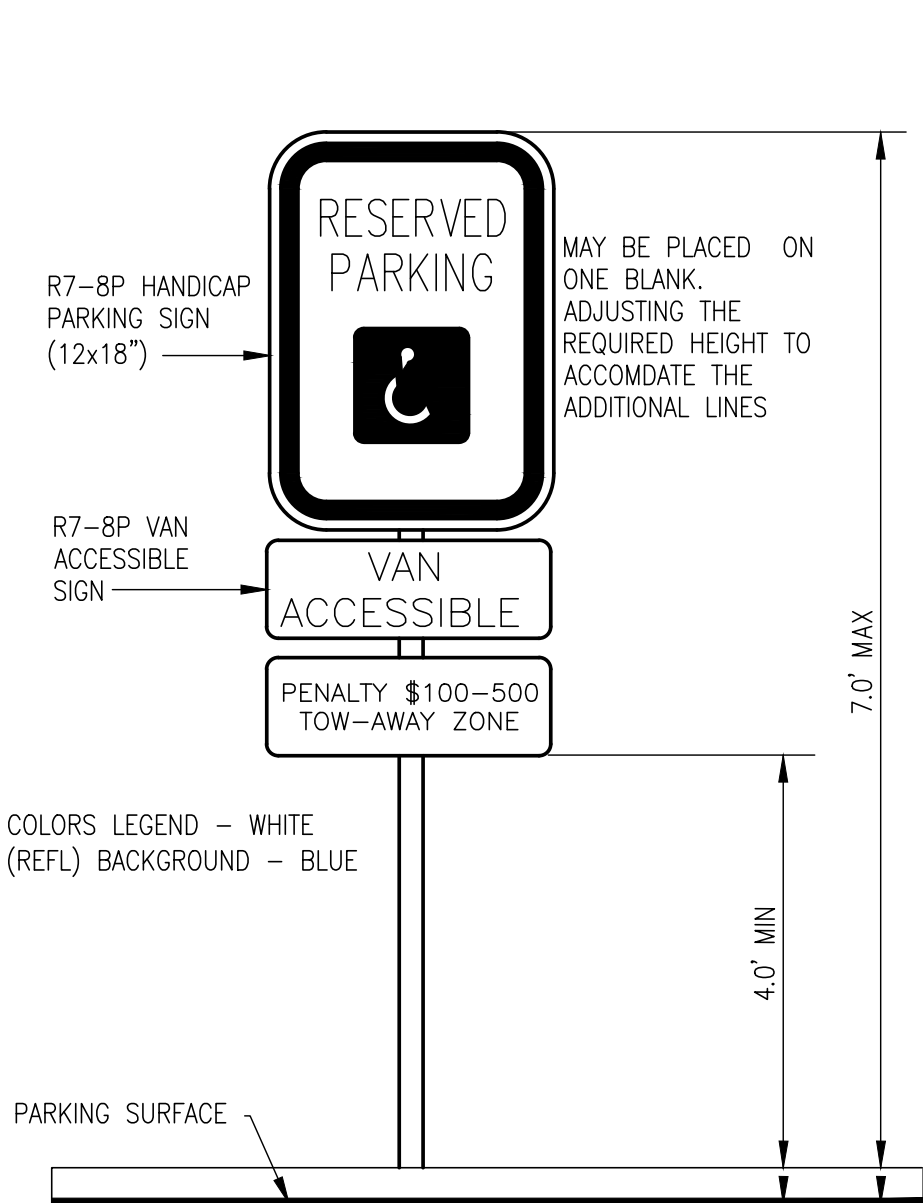
VERTICAL CONCRETE CURB AND GUTTER (FOR 8" TO 12" GUTTER DEPTH)



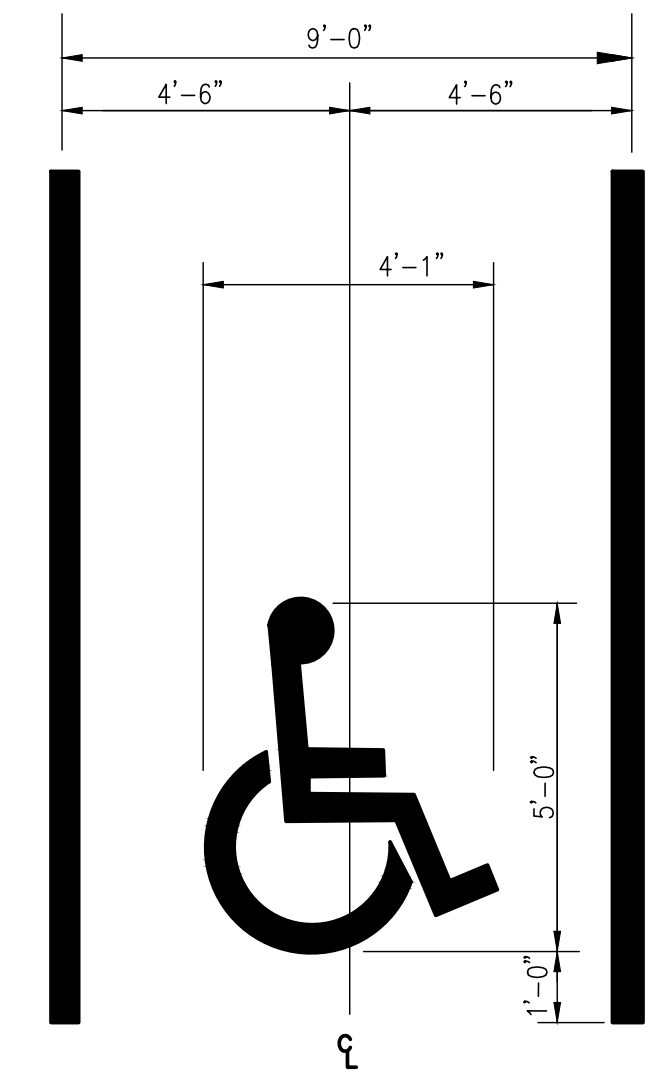
REVERSED 24" CURB & GUTTER  
NOT TO SCALE



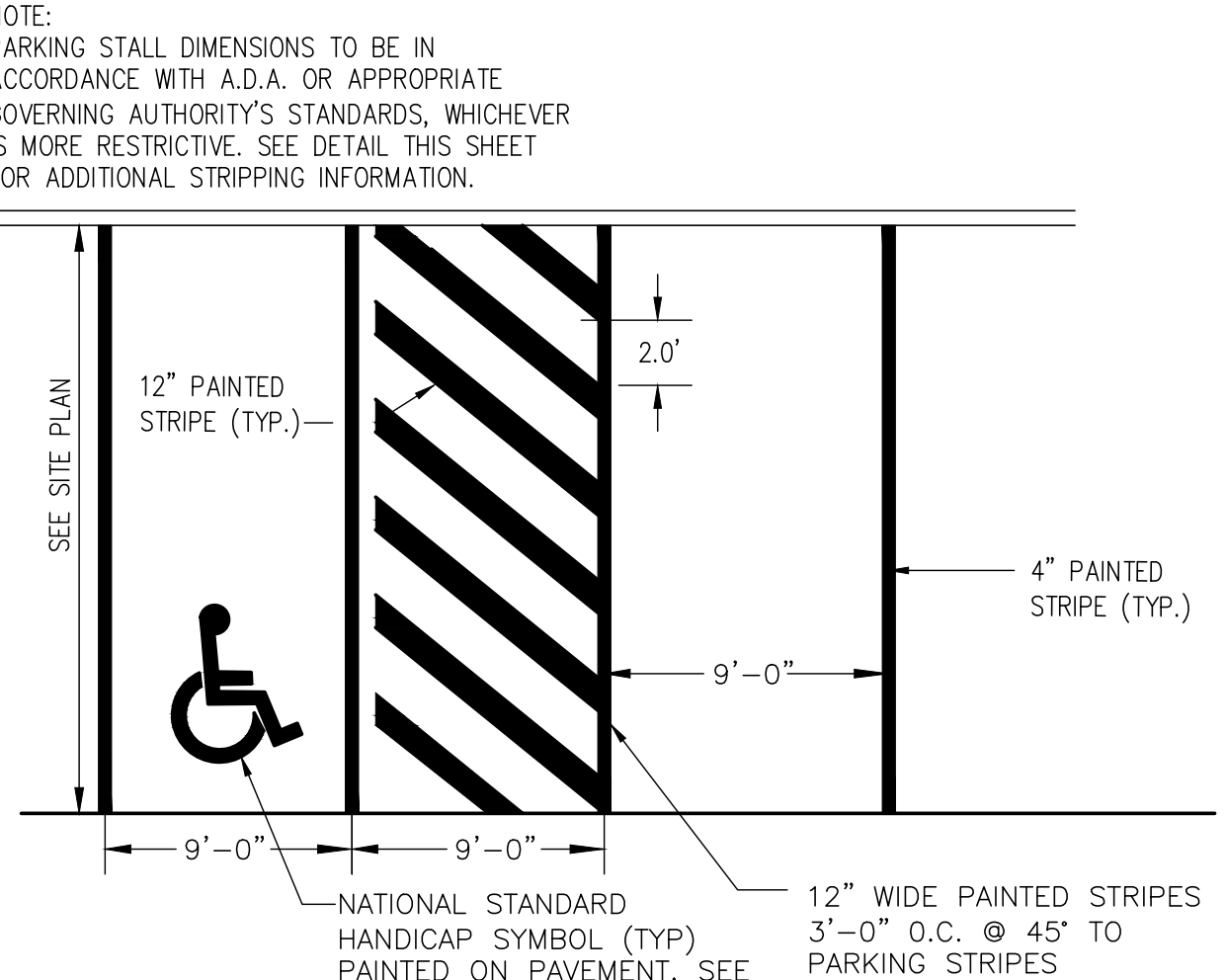
LIGHT POLE FOUNDATION  
NOT TO SCALE



VAN ACCESSIBLE HANDICAP SIGN DETAIL



SYMBOL STRIPING DETAIL  
ACCESSIBLE PARKING SYMBOL

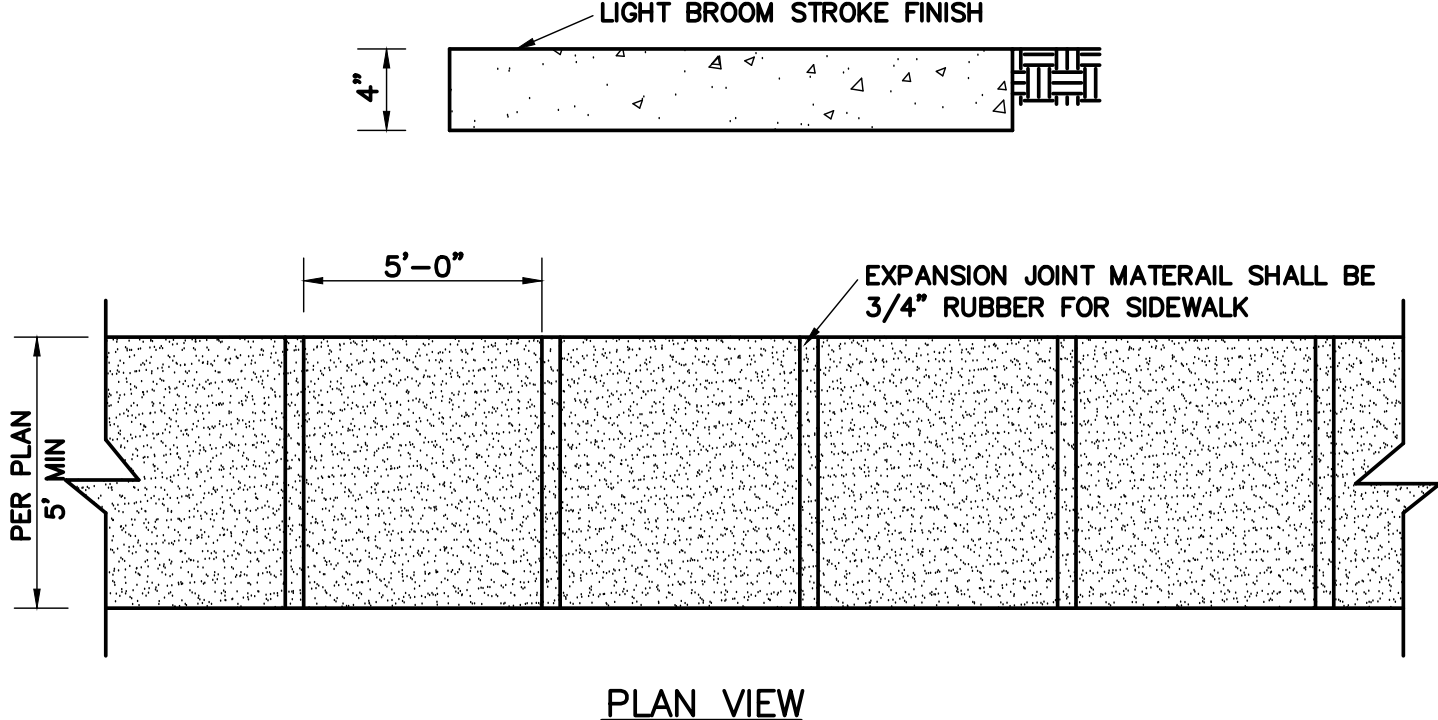


ACCESSIBLE PARKING

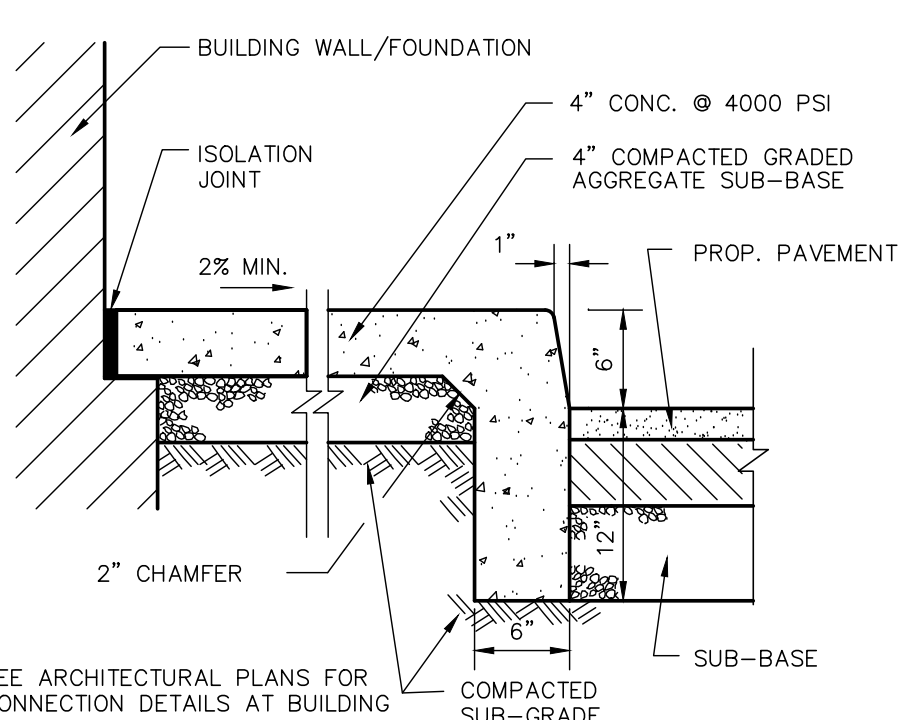
TYPICAL 7" PLAIN CONCRETE PAVEMENT SECTION  
DRIVE-THRU LANE

TYPICAL 7" CONCRETE PAVEMENT SECTION  
FOR DUMPSTER APPROACH PAD

TYPICAL BITUMINOUS PAVEMENT SECTION  
DRIVE ISLE AND PARKING

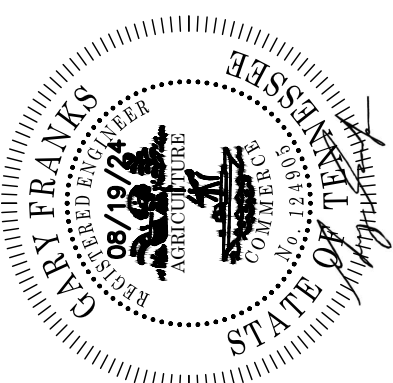


TYPICAL CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



TYPICAL SIDEWALK AT BUILDING DETAIL  
NOT TO SCALE

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| 1    | 08/19/24    |      |
| 2    |             |      |
| 3    |             |      |
| 4    |             |      |
| 5    |             |      |
| 6    |             |      |
| 7    |             |      |
| 8    |             |      |
| 9    |             |      |
| 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

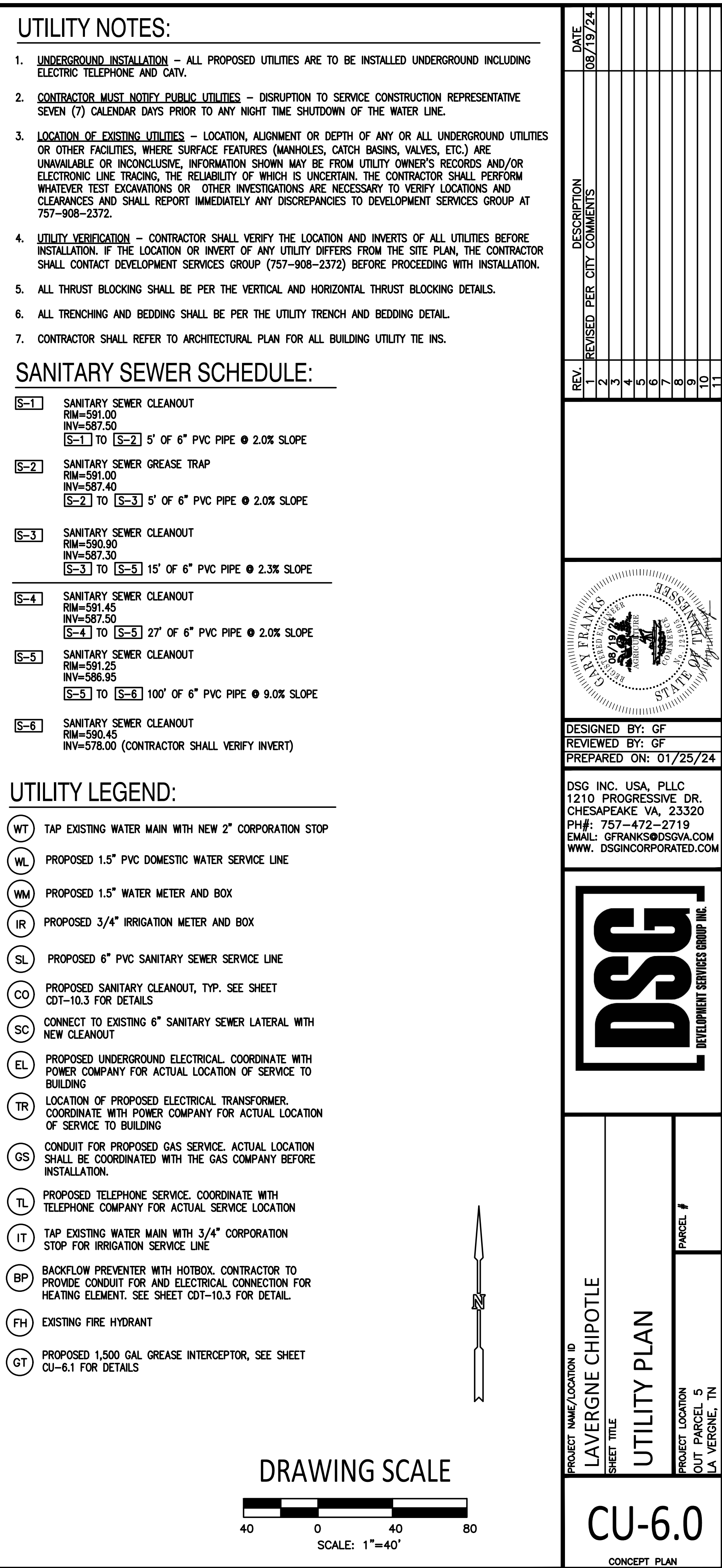


| PROJECT NAME/LOCATION ID | PARCEL #                      |
|--------------------------|-------------------------------|
| LAVERGNE CHIPOTLE        |                               |
| SHEET TITLE              | PROJECT LOCATION              |
| LAYOUT NOTES AND DETAILS | OUT PARCEL 5<br>LA VERGNE, TN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

CL-5.1

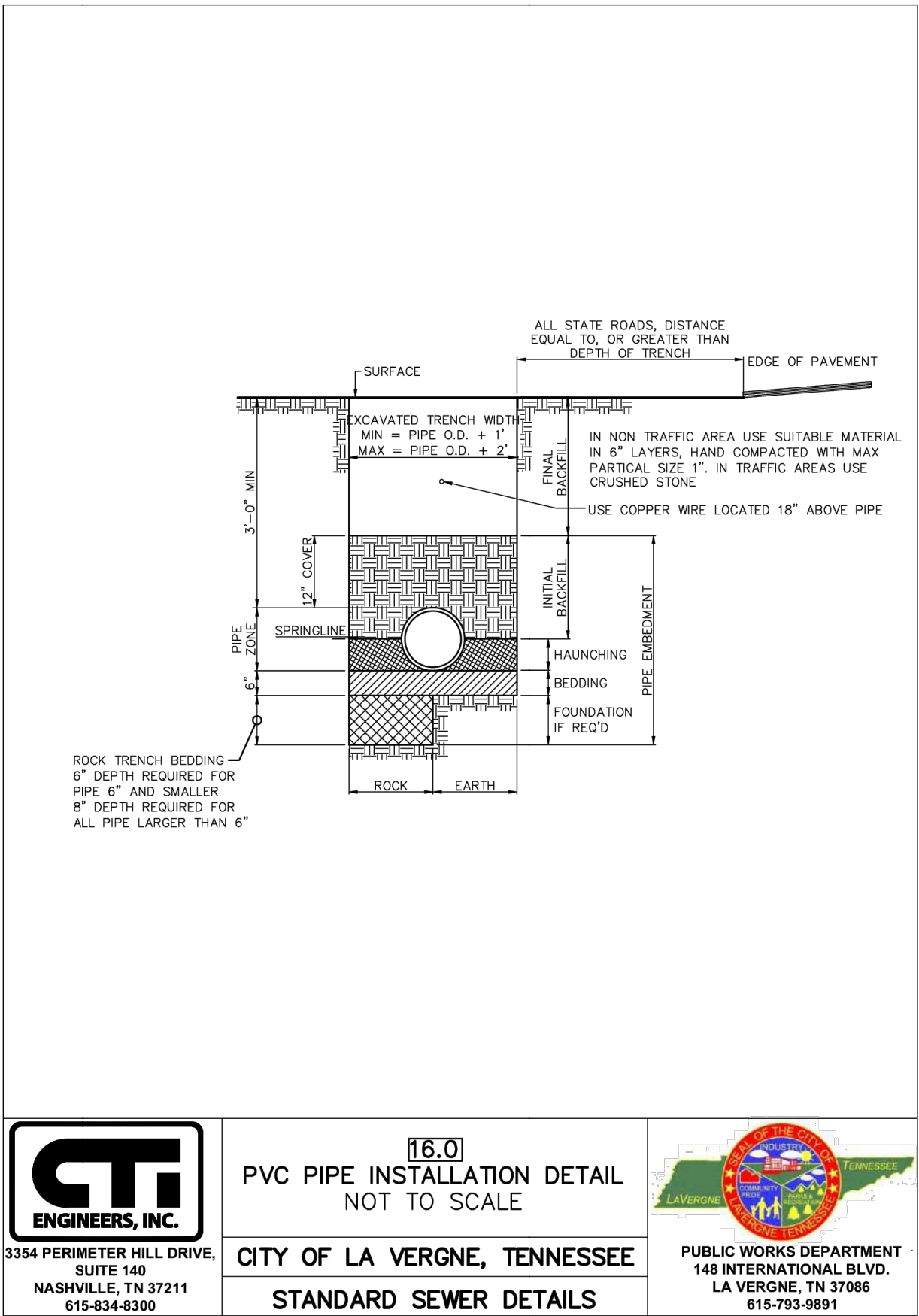
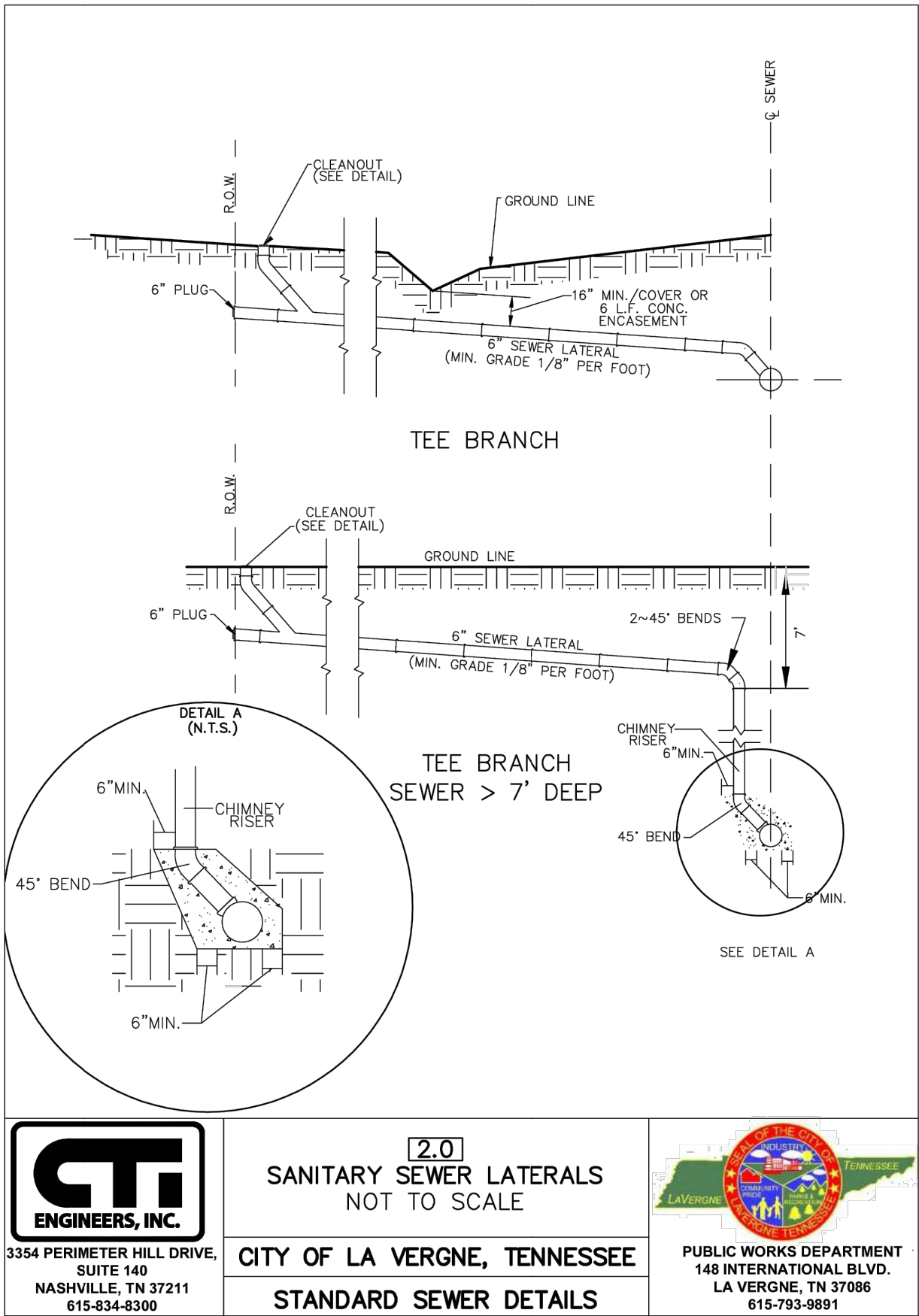
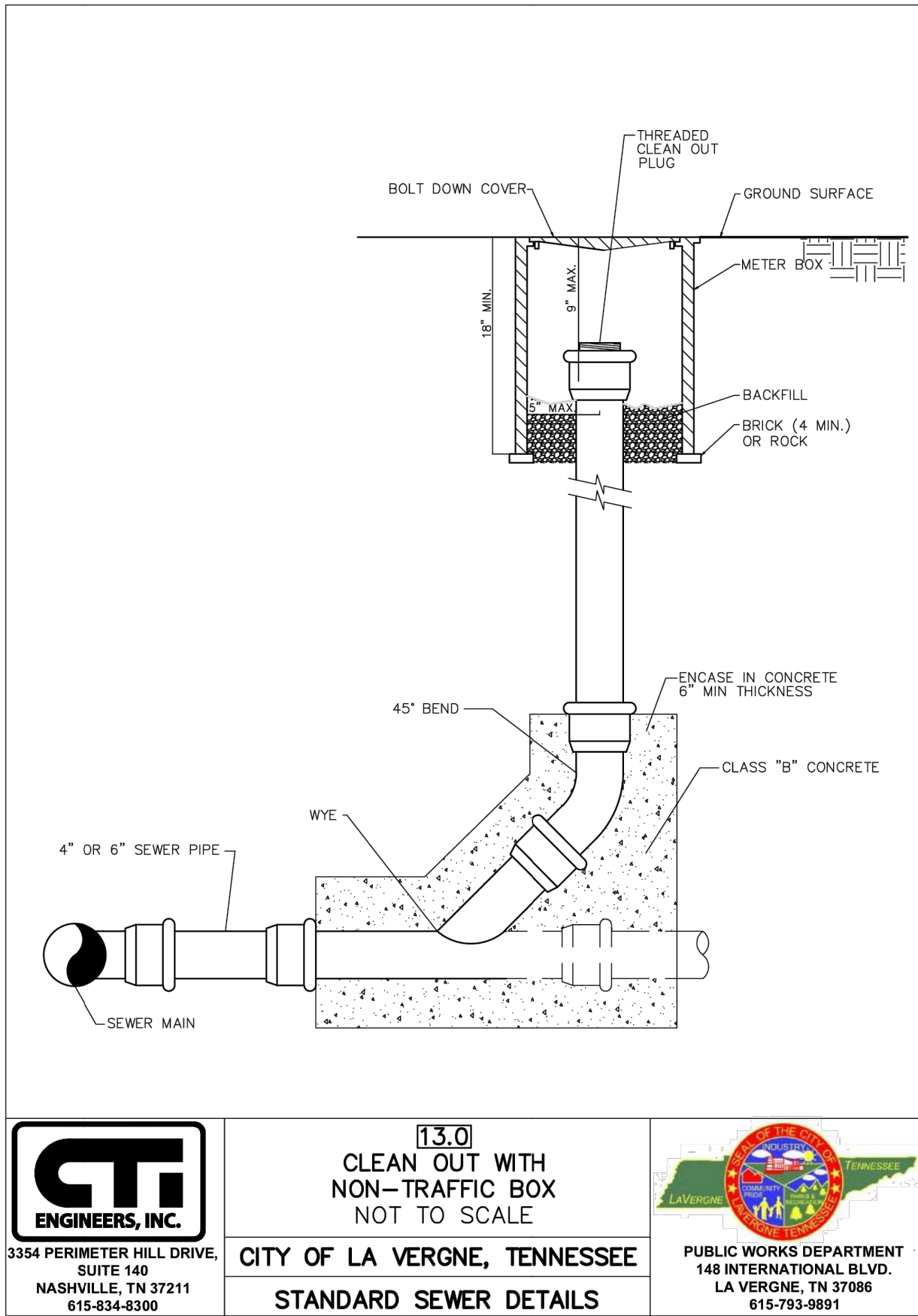
CONCEPT PLAN



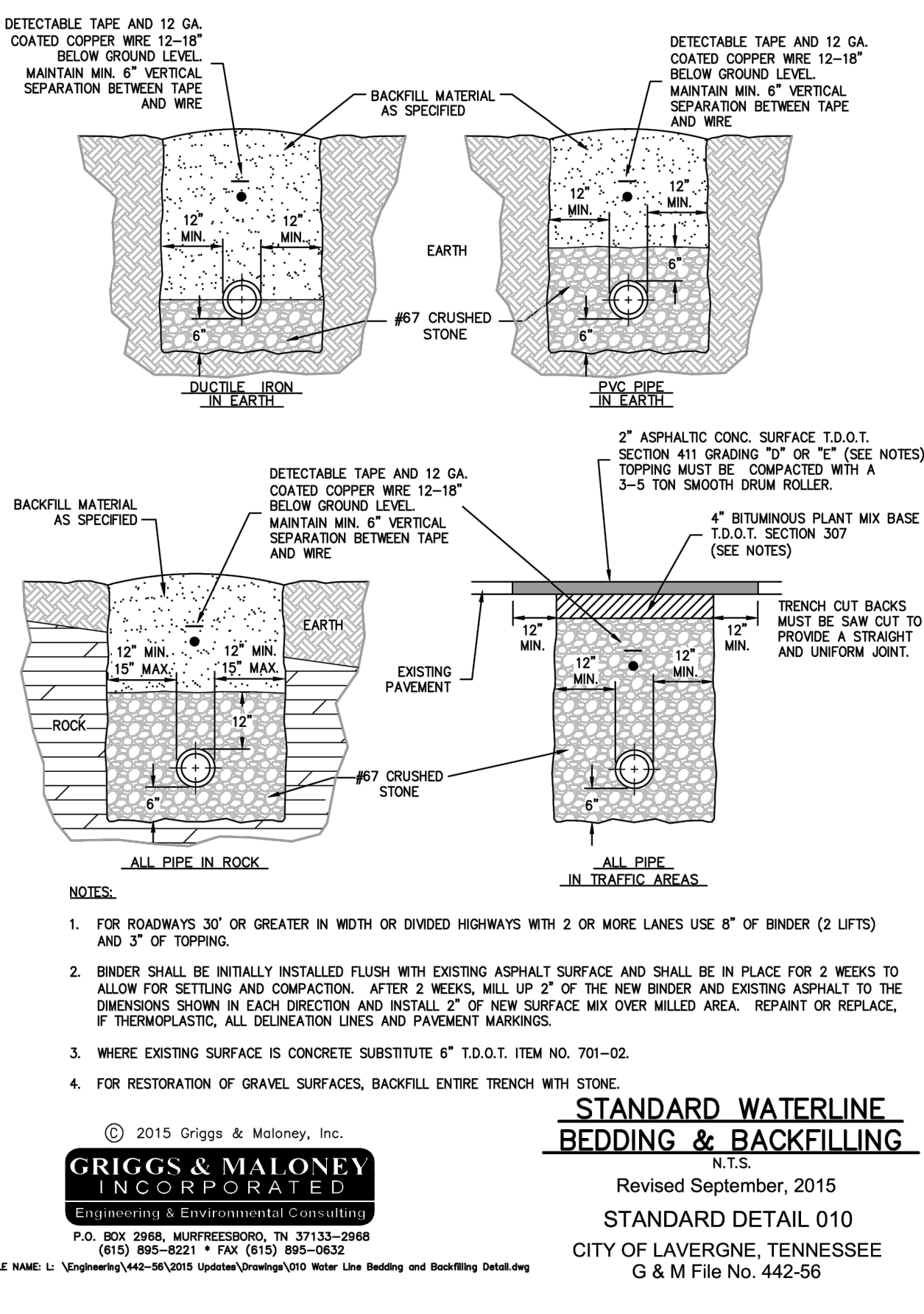
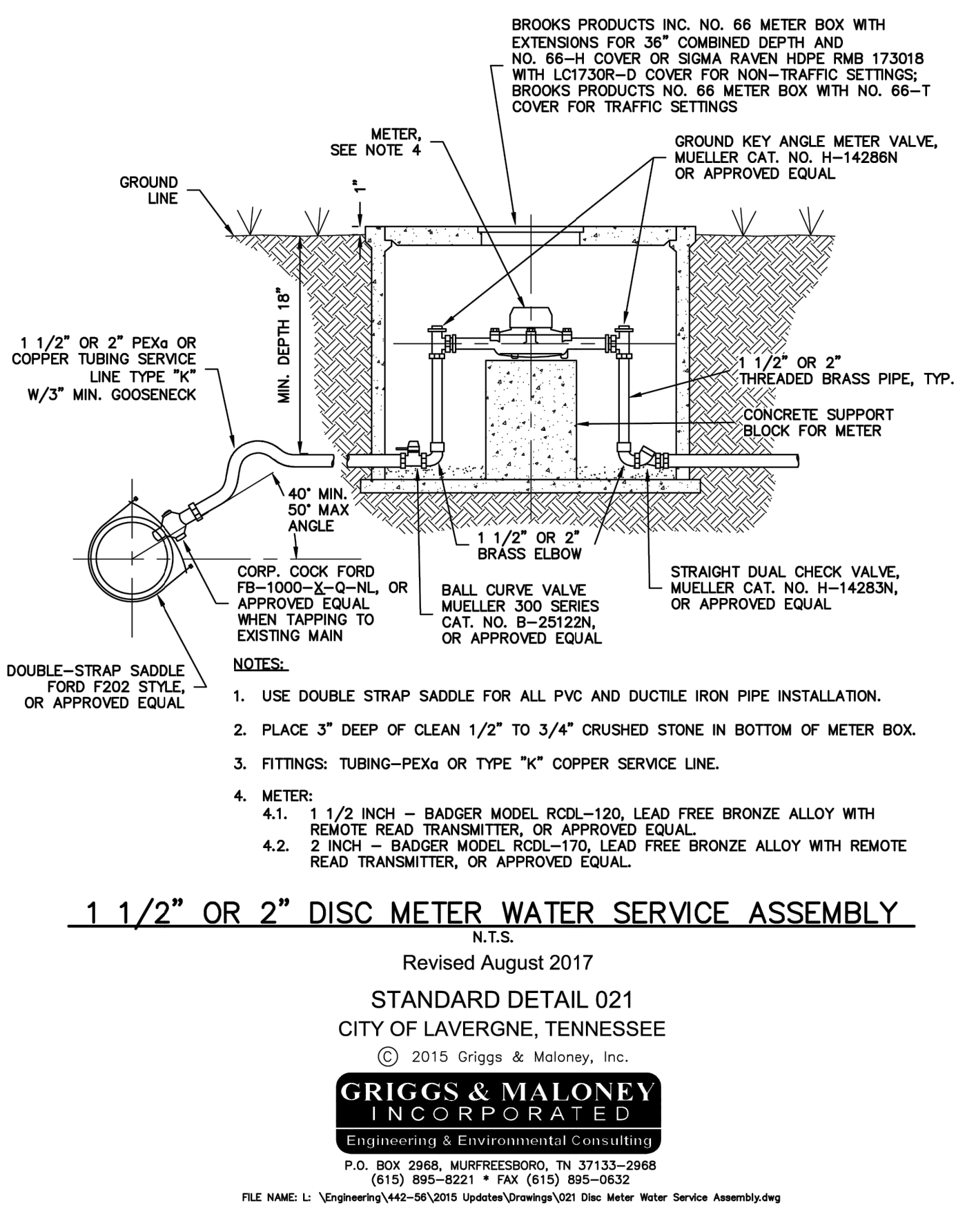
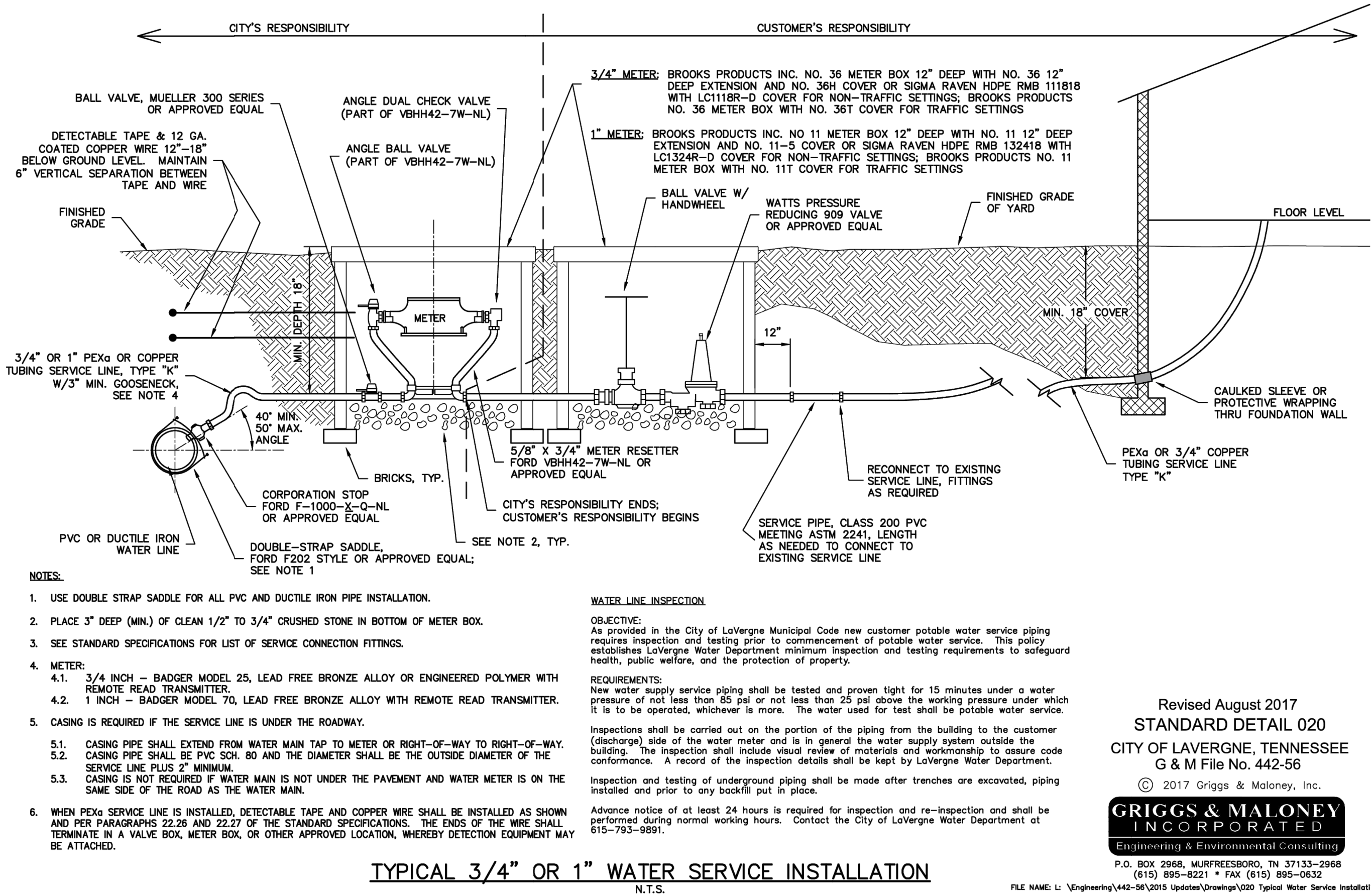




FILE NAME: P:\2009-Woodhouse\2009.13 - Murfreesboro Rd\cad\GP 6\Murfreesboro Rd.dwg (P 6)Murfreesboro Rd.dwg 10-CU-6-1 Utility Notes and Details.dwg LAYOUT NAME: Utilities - Monday, August 19, 2024 - 8:53am



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



| DATE        | 08/19/24                  |
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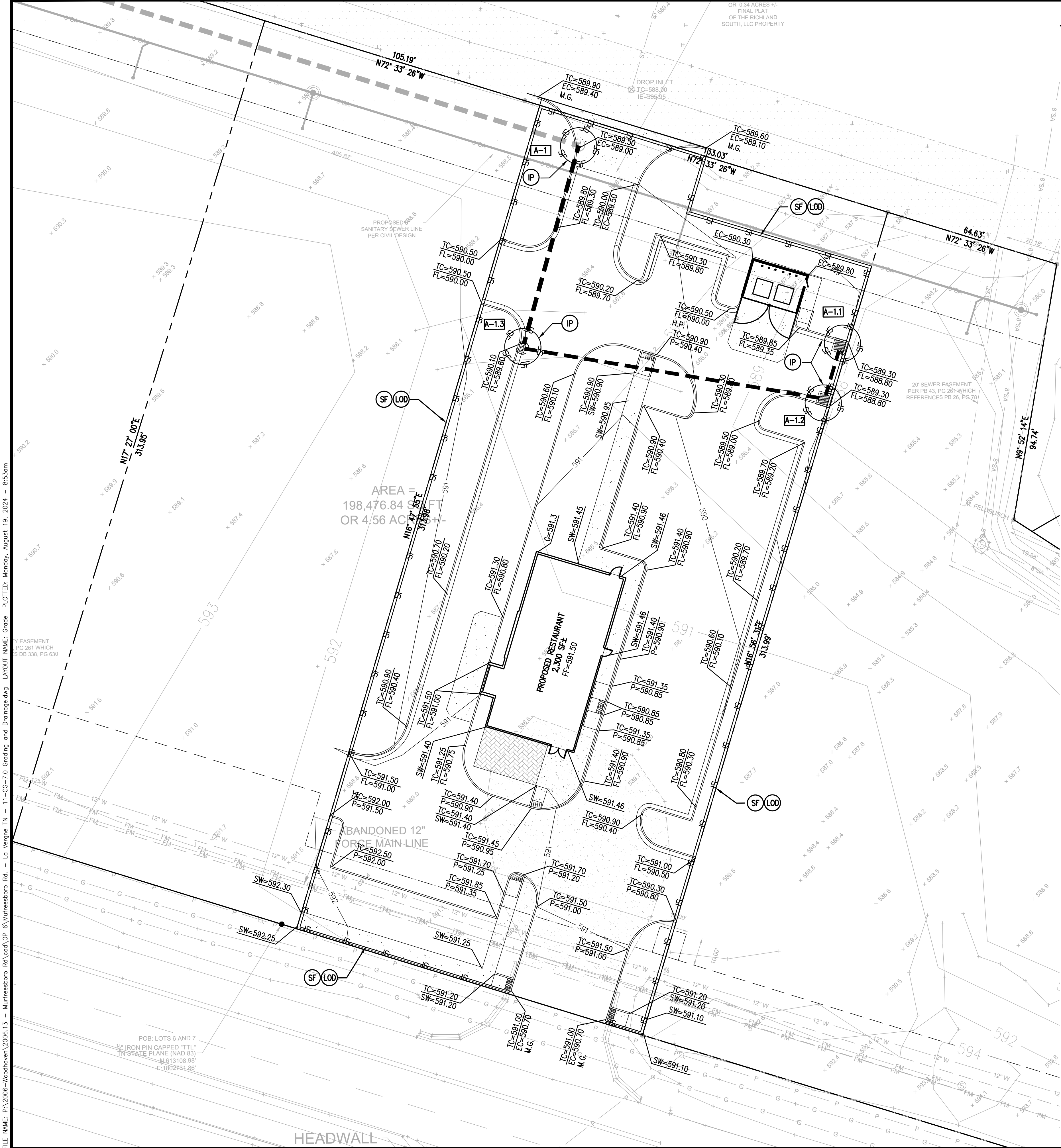
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| DESIGNED BY: GF       |
| REVIEWED BY: GF       |
| PREPARED ON: 01/25/24 |

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| 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              | UTILITY NOTES AND DETAILS  |
| PROJECT LOCATION         | OUT PARCEL 5 LA VERGNE, TN |
| PARCEL #                 |                            |

|              |
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| CU-6.1       |
| CONCEPT PLAN |





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"

LEGEND OF GRADE NOTATIONS:

- TC = TOP OF CURB
- FL = FLOW LINE OF GUTTER
- P = ASPHALT OR CONCRETE PAVEMENT SURFACE
- SW = SIDEWALK SURFACE
- G = GROUND SURFACE
- M.G. = MATCH EXISTING GRADE
- H.P. = HIGH POINT OF GRADED SURFACE
- W.D. = WIPE TOP OF CURB DOWN TO MATCH EXISTING

STORM SEWER LEGEND DA-A

- A-1.1 PROPOSED DROP INLET  
RIM=588.80  
INV=586.15
- A-1.1 TO A-1.2 28 OF 15" RCP @ 0.3%
- A-1.2 PROPOSED DROP INLET  
RIM=588.80  
INV=586.06
- A-1.2 TO A-1.3 109 OF 15" RCP @ 0.3%
- A-1.3 PROPOSED CURB INLET  
RIM=589.60  
INV=585.73
- A-1.3 TO A-1 76 OF 15" RCP @ 0.3%
- A-1 EXISTING CURB INLET  
RIM=589.00  
INV=585.50

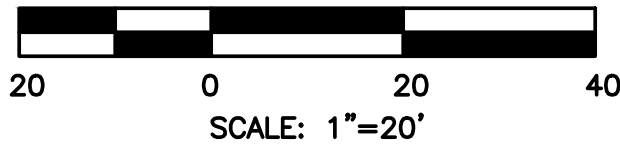
DRAINAGE NOTES:

- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS.
- CURB AND GUTTER SHOWN ON PLANS ALONG PUBLIC STREETS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATION BASED UPON FIELD CONDITIONS.
- SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
- ALL STORM PIPE MATERIAL SHALL COMPLY WITH LOCAL REGULATIONS.
- CONTRACTOR SHALL INSURE THAT ALL STORM PIPE CONNECTIONS ARE WATER TIGHT.
- ALL STORM SEWER STRUCTURES PLACED IN A PAVED AREA SHALL BE FLUSH WITH FINISH GRADE AND SHALL HAVE A TRAFFIC BEARING FRAME AND LID. ALL STORM SEWER STRUCTURES PLACED IN UNPAVED AREAS SHALL BE 6 INCHES ABOVE FINISH GRADE, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR PAVED AND UNPAVED AREAS.
- ALL STORM STRUCTURES SHALL HAVE A UNIFORM SMOOTH POURED MORTAR SLOPE FROM INVERT IN TO INVERT OUT.
- ALL STORM TRENCHING AND BEDDING SHALL BE PER THE STORM SEWER TRENCH AND BEDDING DETAIL.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED GRADES SHOWN. IF EXISTING GRADE ELEVATIONS ON-SITE DIFFER FROM THOSE SHOWN ON THESE PLANS AND IF ELEVATIONS AND GRADES PROPOSED ARE NOT ACHIEVABLE, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS ARE TO BE COORDINATED WITH THE CITY OF ROCKY MOUNT ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CITY ON CITY STREETS, ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CHARLOTTE DEPARTMENT OF TRANSPORTATION.
- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAPPED PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS, ETC.). NO RAMP SHALL EXCEED 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE R/W OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAYS AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE BUILT CORRECTLY.
- ANY REQUIREMENT LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER AND OWNERS ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WITHOUT THE OWNERS APPROVAL WILL REQUIRE REMOVAL AND REPLACEMENT IMMEDIATELY.

NOTE: NO MORE THAN 500 FEET OF OPEN UTILITY OR STORMWATER TRENCH WILL BE ALLOWED AT ANY TIME.



DRAWING SCALE



DATE  
08/19/24

DESCRIPTION  
REVISED PER CITY COMMENTS

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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

DSG

DEVELOPMENT SERVICES GROUP INC.

PROJECT NAME/LOCATION ID  
LAVERGNE CHIPOTLE

SHEET TITLE  
GRADING AND PHASE II E&S PLAN

PROJECT LOCATION  
OUT PARCEL 5  
LA VERGNE, TN

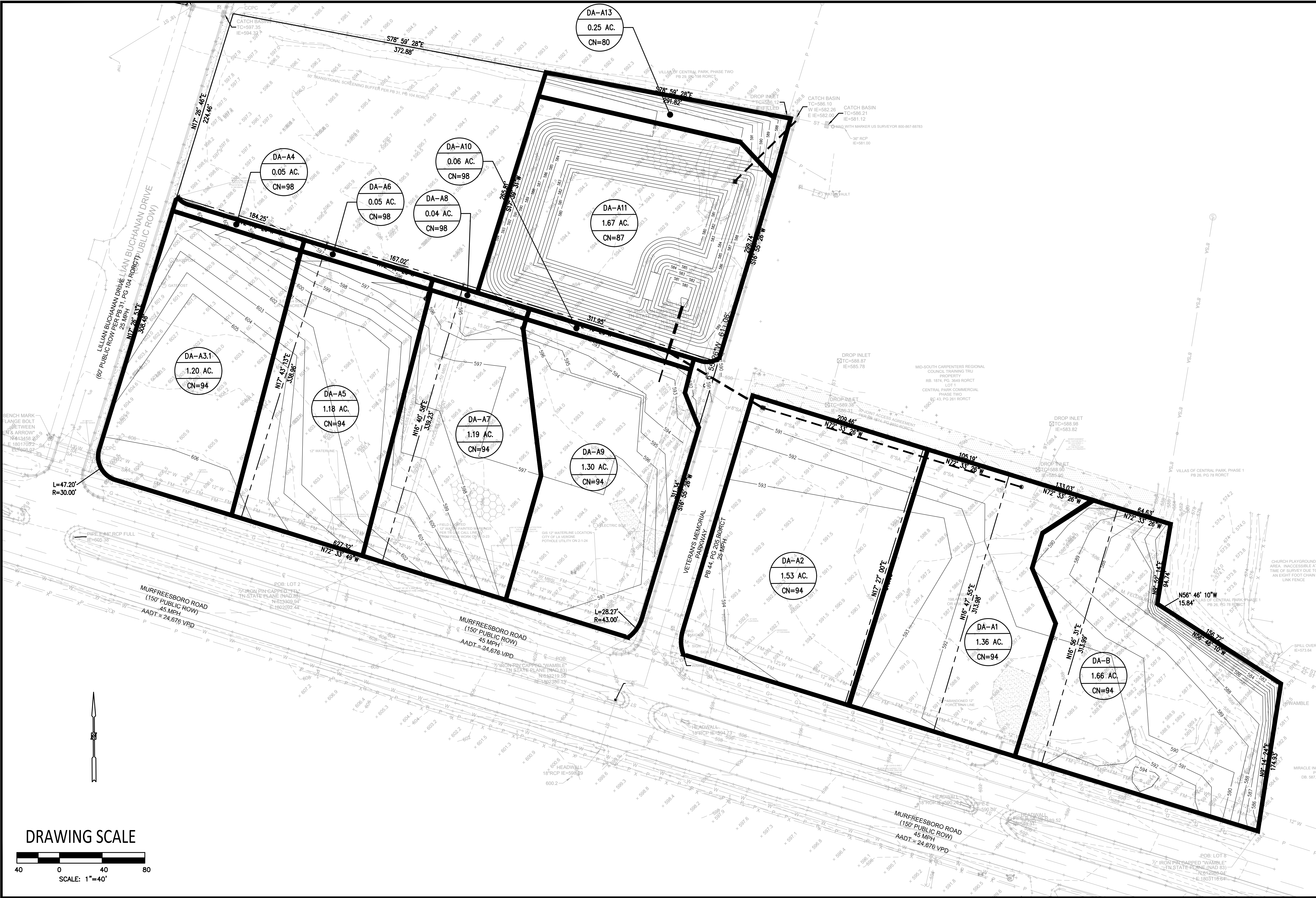
PARCEL #

CG-7.0

CONCEPT PLAN



FILE NAME: P:\2008-Woodhewer\2008.13 - Murfreesboro Rd\cadd\GP 6\Murfreesboro Rd - La Vergne TN - 12 CG-7.1 Existing Drainage Areas.dwg LAYOUT NAME: Exst. Condition PLOTTED: Monday, August 19, 2024 - 6:53am



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

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| PROJECT NAME/LOCATION ID | PROJECT LOCATION | PARCEL # |
|--------------------------|------------------|----------|
| LAVERGNE CHIPOTLE        | OUT PARCEL 5     |          |

CG-7.1  
CONCEPT PLAN









DESIGNED BY: GF  
REVIEWED BY: GF



|                                           |                                                                              |                                         |                        |
|-------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------|------------------------|
| <div>CG-7.3</div> <div>CONCEPT PLAN</div> | <div>PROJECT NAME/LOCATION ID</div> <div>LAVERGNE CHIPOTLE</div>             | <div>GRADING AND DRAINAGE DETAILS</div> | <div>SHEET TITLE</div> |
|                                           | <div>PROJECT LOCATION</div> <div>OUT PARCEL 5</div> <div>LA VERGNE, TN</div> |                                         | <div>PARCEL #</div>    |



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 RIVER ROCK MULCH AREA: AGGREGATE MULCH, 3/4"-2" IN SIZE, WASHED AND ROUNDED, SHALL BE INSTALLED WITHIN THE RIVER ROCK MULCH AREA PER THE PLAN. RIVER ROCK MULCH SHALL BE INSTALLED AT 3" INCHES DEPTH.  
2.2 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           |

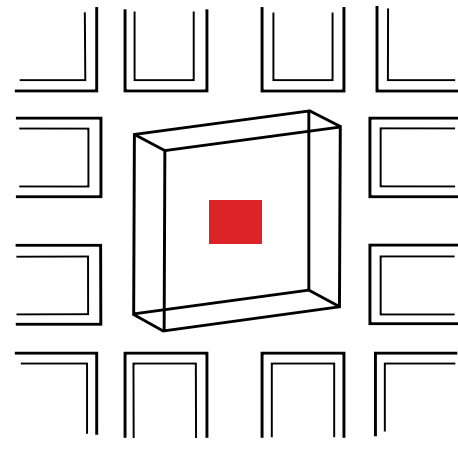
PLANTING SCHEDULE

1. ALL PLANTING IS RECOMMENDED TO BE DONE WITHIN THE FOLLOWING DATES. WHEN PLANTIN 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<br>ALL TREES AND SHRUBS<br>EVERGREENS<br>GROUND COVERS<br>SEED AND MULCH | SPRING<br>MARCH 1-APRIL 21<br>MARCH 1-APRIL 21<br>MARCH 15-JUNE 15<br>MARCH 15-MAY 30 | FALL MAX%<br>OCTOBER 10-DECEMBER 15<br>OCTOBER 10-DECEMBER 15<br>WHEN GROUND IS WORKABLE<br>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  
www.farmermorgan.com

BENJAMIN FARMER  
501 Union Street, Suite 600H  
Nashville, Tennessee 37219  
256.777.6225  
bfarmer@farmermorgan.com



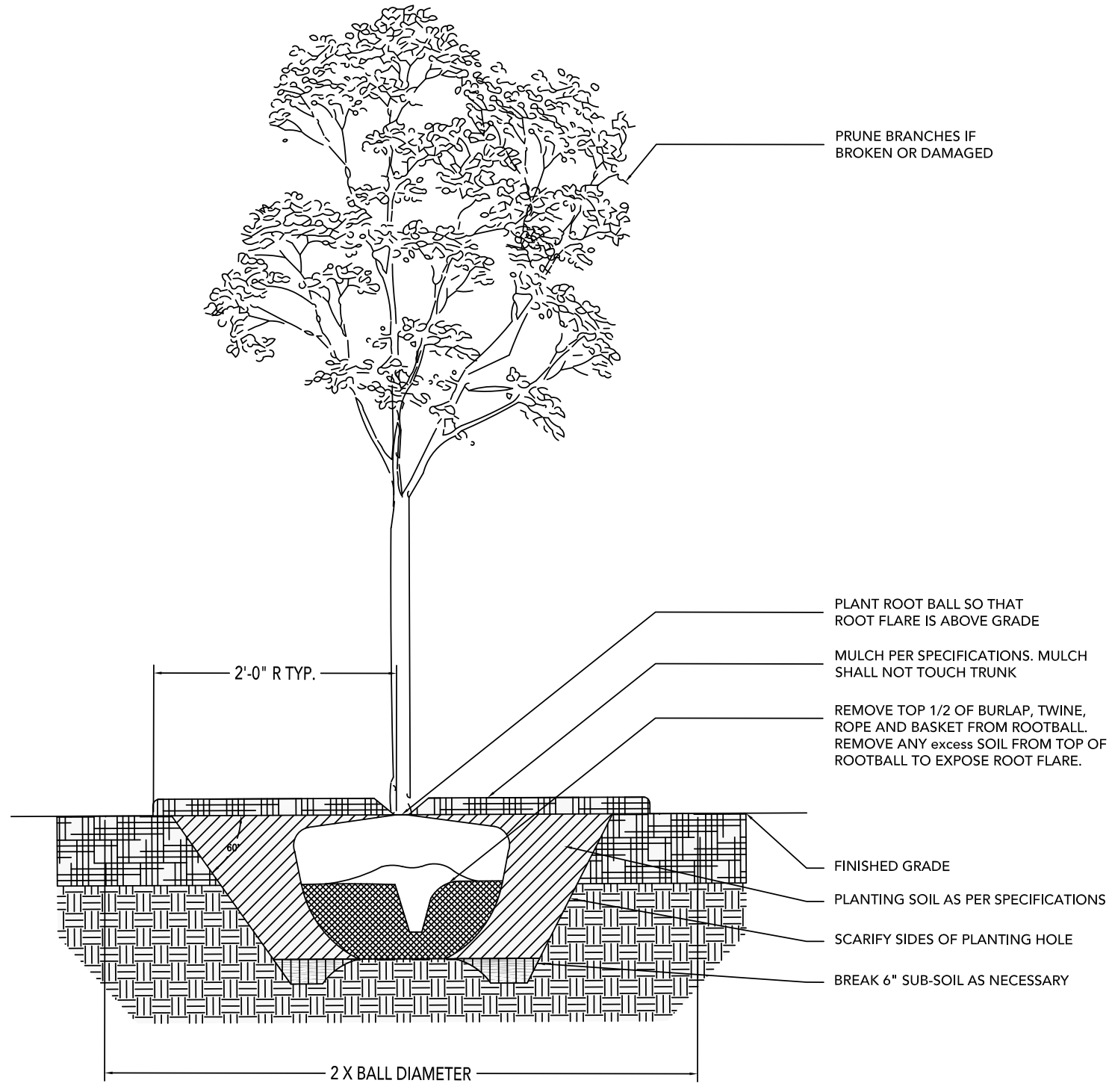
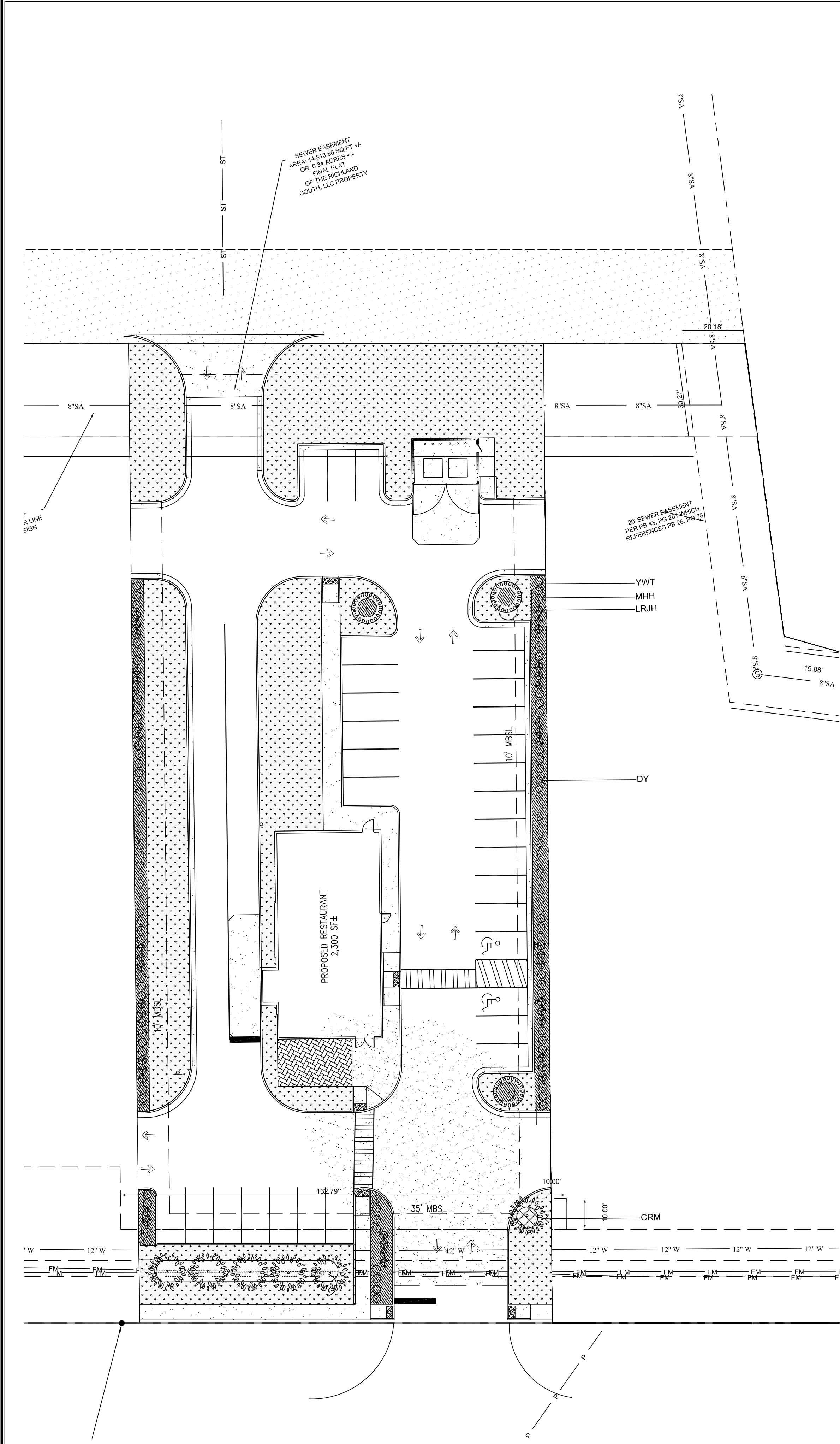
CHIPOTLE  
LA VERGNE, TENNESSEE  
PLANTING PLAN

|            |                                     |
|------------|-------------------------------------|
| Date:      | 07/08/2024                          |
| Drawn By:  | JK                                  |
| Project:   | 248601                              |
| Revisions: | (1) _____<br>(2) _____<br>(3) _____ |

SCALE: VARIES  
STANDARD DRAWINGS

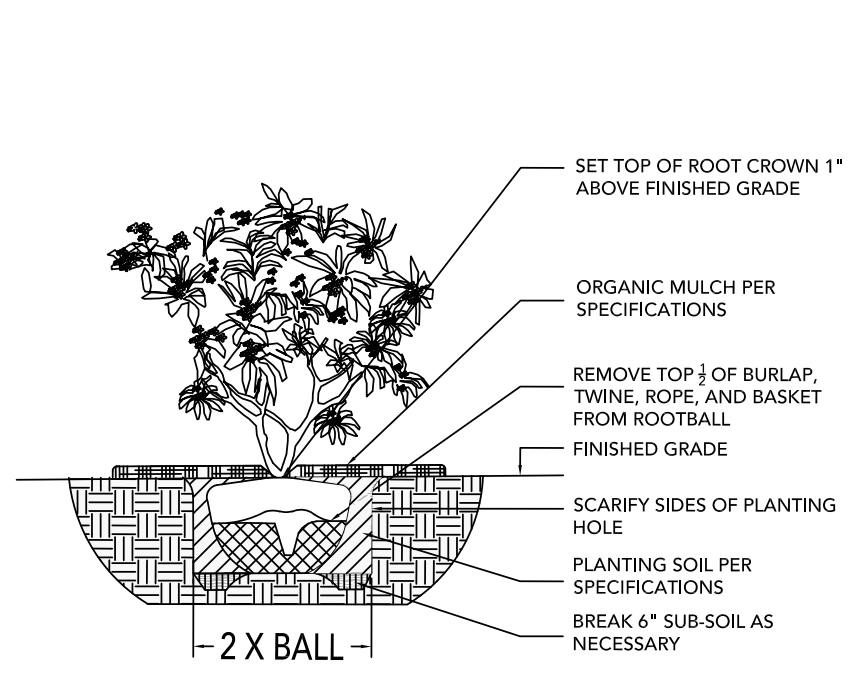
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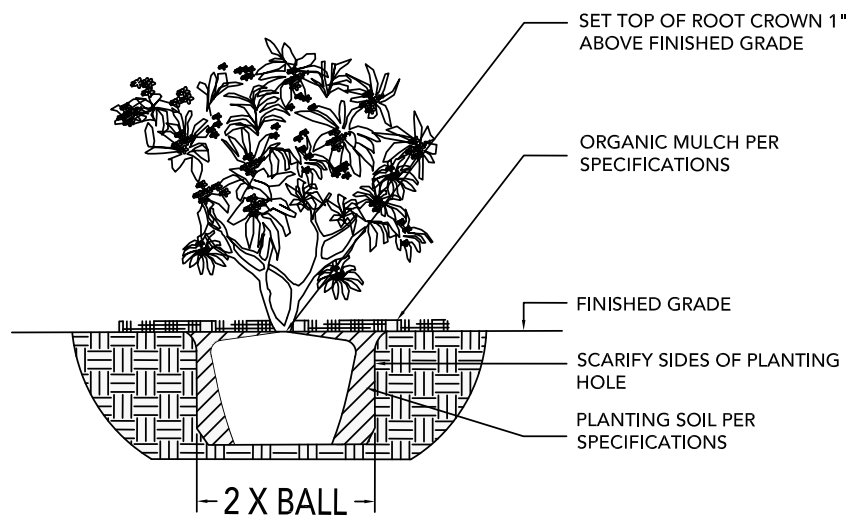


GENERAL NOTES:  
1. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.  
2. WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND CONTINUE TO PUDDLE AND FILL AS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

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



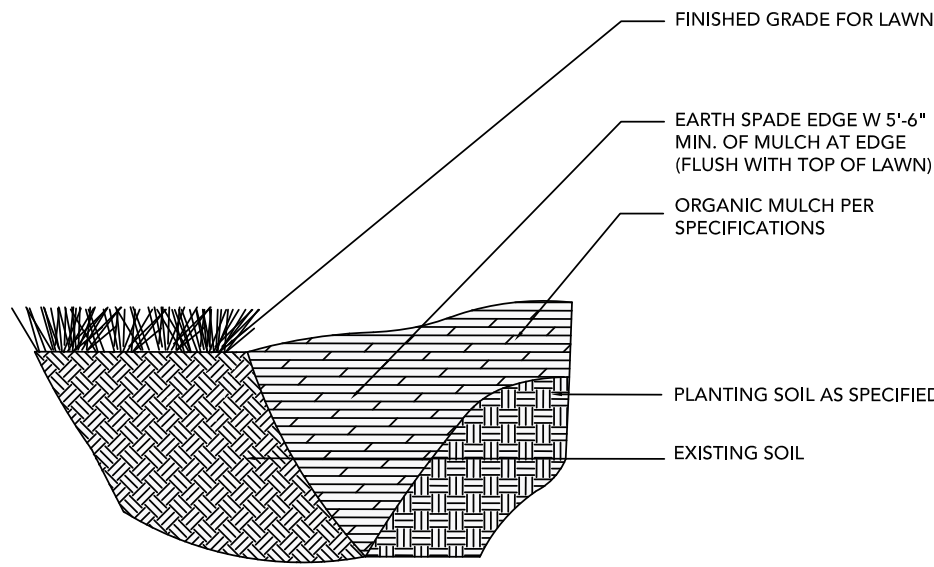
BALL & BURLAP SECTION



CONTAINER 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

| LEGEND |      |                                |
|--------|------|--------------------------------|
| SYMBOL | CODE | NAME                           |
|        | CRM  | Celebration Red Maple          |
|        | YWT  | Yellowwood Tree                |
|        | LRJH | Japanese Holly                 |
|        | MHH  | Meserve Hybrid Holly           |
|        | DY   | Dense Yew                      |
|        |      | Proposed Seeded Lawn           |
|        |      | Proposed River Rock Mulch Area |

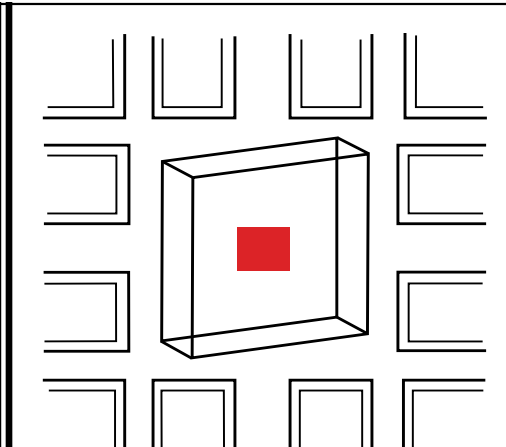
LANDSCAPE NOTES:

- MULCH LANDSCAPE SPECIFICATIONS, LANDSCAPE TO BE MULCHED WITH HARDWOOD DOUBLE-SHREDDED MULCH UNLESS NOTED DIFFERENTLY ON THE PLAN.
- ALL DISTURBED AREAS NOT TO BE PAVED OR MULCHED SHALL BE SEEDED PER SPECIFICATIONS.
- ALL DISTURBED AREA 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                                                                                                                                                                                                                                          |                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Development sites and lots shall have a minimum 20% Landscaped Surface Area (LSA). Total Site Area = 41,644 sq.ft., 20% of which equals 8,328 sq.ft.                                                                                                                                 | LSA provided: 12,684 sq.ft.                                                                               |
| Non Residential Per Acre requires minimum number of 3 canopy trees - 2.5" caliper, 3 understory trees - 1.5" caliper, and 15 shrubs - 18" high.                                                                                                                                      | The site is less than one acre, and 6 canopy trees, 3 under story trees, and 65 shrubs have been provided |
| The minimum landscape area must include 1 canopy tree or 2 understory trees (1.5" Caliper) per each 25 feet of road frontage of the lot. Trees may be clustered to provide visibility but must be located within the front setback area of each district.<br>132 feet/25 = 5.2 trees | 6 canopy trees of 2.5" caliper provided                                                                   |
| All Commercial Developments shall have a minimum of 15 shrubs (minimum 18" high).                                                                                                                                                                                                    | 65 shrubs of 18-30" highn provided                                                                        |
| All parking lots shall be screened from the road and from adjacent properties using a 3-foot tall screen in the form of an evergreen hedge, a berm, or a masonary wall. This screen must be loacated within a 5-foot wide landscape buffer area on the perimeter of the parking lot. | 5 foot landscape buffer has been provided with an evergreen edge                                          |

| PLANTING SCHEDULE |        |                          |                       |     |             |           |
|-------------------|--------|--------------------------|-----------------------|-----|-------------|-----------|
| Type              | Symbol | Botanicla Name           | Common name           | Qty | Min Size    | Condition |
| SHADE TREES       | CRM    | Acer x freemanii "Celzam | Celebration red maple | 6   | 2.5"-3" Cal | B&B       |
| UNDERSTORY TREES  | YWT    | Cladrastis kentukea      | Yellowwood Tree       | 3   | 1.5"-2" Cal | B & B     |
| EVERGREEN SHRUBS  | LRJH   | Ilex Crenata             | Japanese Holly        | 42  | 24-30"      | B+B       |
|                   | MHH    | Ilex x Meserveae         | Meserve Hybrid Holly  | 60  | 24-30"      | B+B       |
|                   | DY     | Juniperus Chinensis      | Dense Yew             | 30  | 18-24"      | B+B       |

A PLANTING PLAN  
N.T.S



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501 Union Street, Suite 600H  
Nashville, Tennessee 37219  
256.777.6225  
bfarmer@farmermorgan.com



CHIPOTLE  
LA VERGNE, TENNESSEE  
PLANTING PLAN

Date: 07/08/2024  
Drawn By: JK  
Project: 248601  
Revisions: (1) 08/16/2024, JK  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_

SCALE: VARIES  
STANDARD DRAWINGS

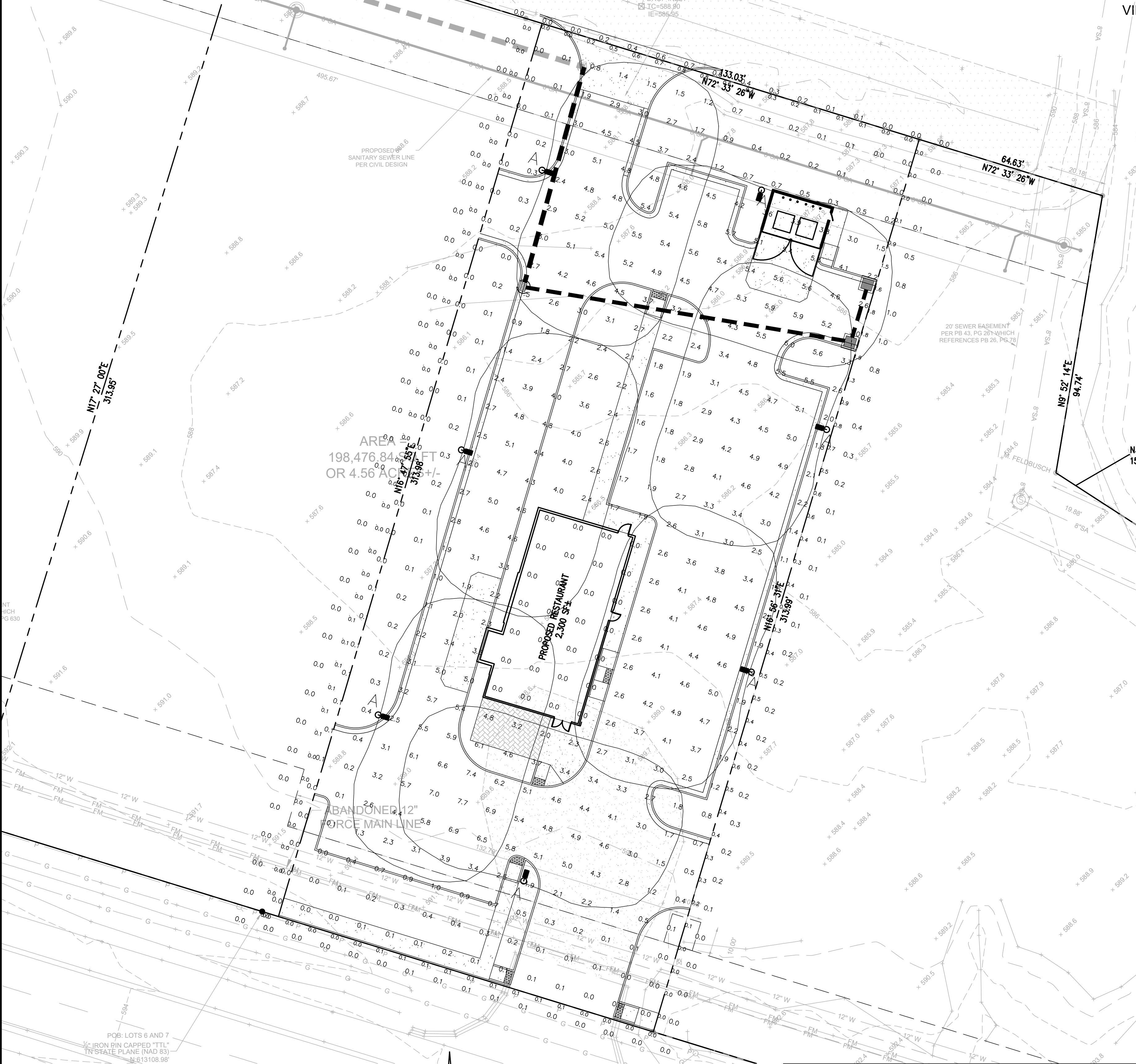
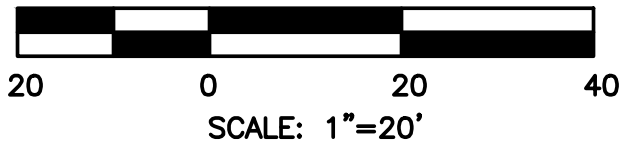
1.2



FILE NAME: P:\2006-Woodhewer\2006.13 - Murfreesboro Rd\cadd\GP 6\Lighting.dwg LAYOUT NAME: Grade PLOTTED: Monday, August 13, 2024 - 8:54am NT  
CHG 15 630



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 L/C/R/C.
- 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.

#### 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.lsicorp.com/resources/terms-conditions-warranty/> for more information.

#### Listings

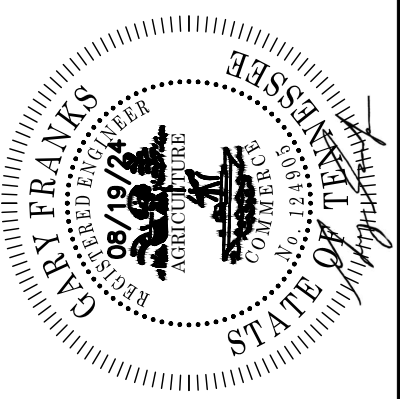
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsare 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/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • [www.lsicorp.com](http://www.lsicorp.com)  
©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Page 1/11 Rev. 01/16/24  
SPEC.1110.B.1122

| REV. | DESCRIPTION               | DATE     |
|------|---------------------------|----------|
| 1    | REVISED PER CITY COMMENTS | 08/19/24 |
| 2    |                           |          |
| 3    |                           |          |
| 4    |                           |          |
| 5    |                           |          |
| 6    |                           |          |
| 7    |                           |          |
| 8    |                           |          |
| 9    |                           |          |
| 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](mailto:GFRANKS@DSGVA.COM)  
[WWW.DSGINCORPORATED.COM](http://WWW.DSGINCORPORATED.COM)



PROJECT NAME/LOCATION ID  
LAVERGNE CHIPOTLE  
SHEET TITLE  
LIGHTING PLAN  
PROJECT LOCATION  
OUT PARCEL 5  
LA VERGNE, TN  
PARCEL #

LT-9.0

CONCEPT PLAN



GENERAL NOTES

1. REFER TO EXTERIOR ELEVATIONS THIS SHEET FOR EXTERIOR SIGNAGE LOCATIONS, SIZES & DESCRIPTIONS.
2. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
3. GC IS RESPONSIBLE FOR ALL SHELL BUILDING SCOPES PER LANDLORD CONTRACT, UNLESS NOTED OTHERWISE.

Consultant:



PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION,  
BID, RELIANCE,  
RECORDING PURPOSES  
OR IMPLEMENTATION.

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PO BOX 182566  
COLUMBUS, OH 43218-2566  
TELEPHONE: (614) 318-2400  
INTERNET: WWW.CHIPOTLE.COM

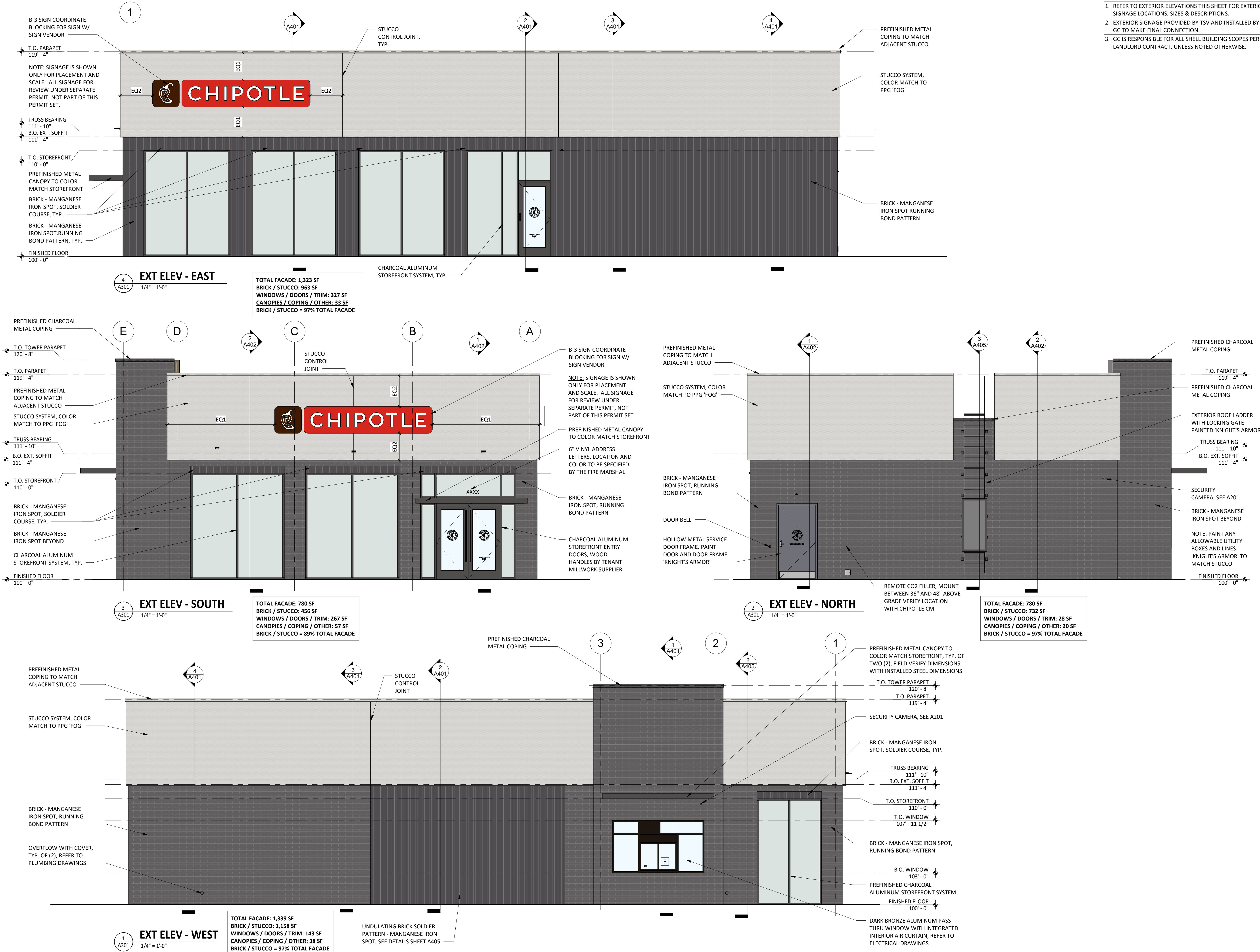
STORE NO.: 5302  
LaVergne  
5343 MURFREESBORO ROAD  
LA VERGNE, TN 37086

|               |                  |
|---------------|------------------|
| Issue Record: |                  |
| 09/09/2024    | PERMIT SET       |
|               |                  |
|               |                  |
|               |                  |
|               |                  |
| Revisions:    |                  |
| #             | Date Description |

|                                    |         |
|------------------------------------|---------|
| Drawn:      Checked:               |         |
| AUTHOR                             | CHECKER |
| GPD Project No.      CMG Store No. |         |
| 2023201.62                         | 5302    |
| Contents:                          |         |

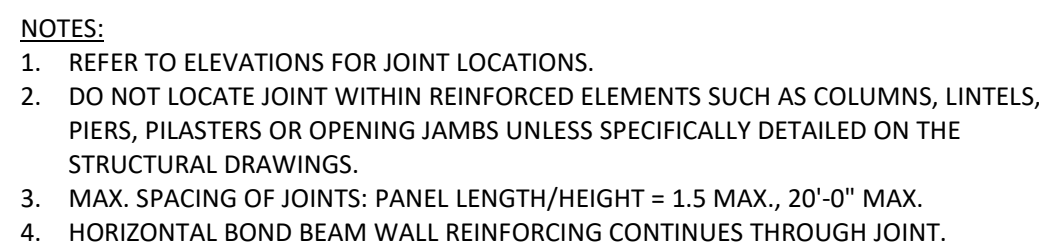
EXTERIOR ELEVATIONS

A301

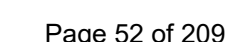
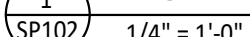
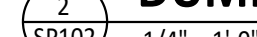
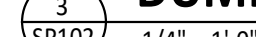
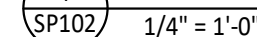
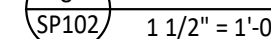
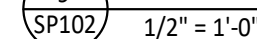
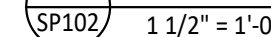
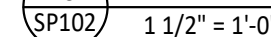
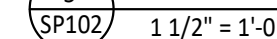
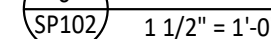
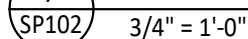
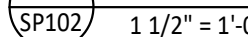




| MATERIAL                       | COLOR/FINISH                                 |
|--------------------------------|----------------------------------------------|
| CMU - PRIMER                   | REFER TO PAINT SPECIFICATIONS, COLOR 'WHITE' |
| CMU                            | REFER TO PAINT SPECIFICATIONS                |
| METAL COPING                   | PREFINISHED TO MATCH CMU                     |
| CORRUGATED METAL & DOOR FRAMES | PAINTED 'KNIGHTS ARMOR' PPG 1001-6           |



14  
SP102







**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. (DEFERRED)**

**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](mailto:blogan@lavergnethn.gov); and Jake Blair - [jblair@lavergnethn.gov](mailto:jblair@lavergnethn.gov))  
Project will be deferred.

**Engineering** (Gary Lide - [glide@lavergnethn.gov](mailto:glide@lavergnethn.gov))  
Item to be deferred. Awaiting final plat approval.

**Utilities** (Scott Tatalovich - [statalovich@lavergnethn.gov](mailto: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](mailto:jwhite@lavergnethn.gov))  
No comments.

**Fire** (Curtis Brinkley - [cbrinkley@lavergnethn.gov](mailto:cbrinkley@lavergnethn.gov))  
No comments.

**Police** (John Eubank - [jeubank@lavergnethn.gov](mailto: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.

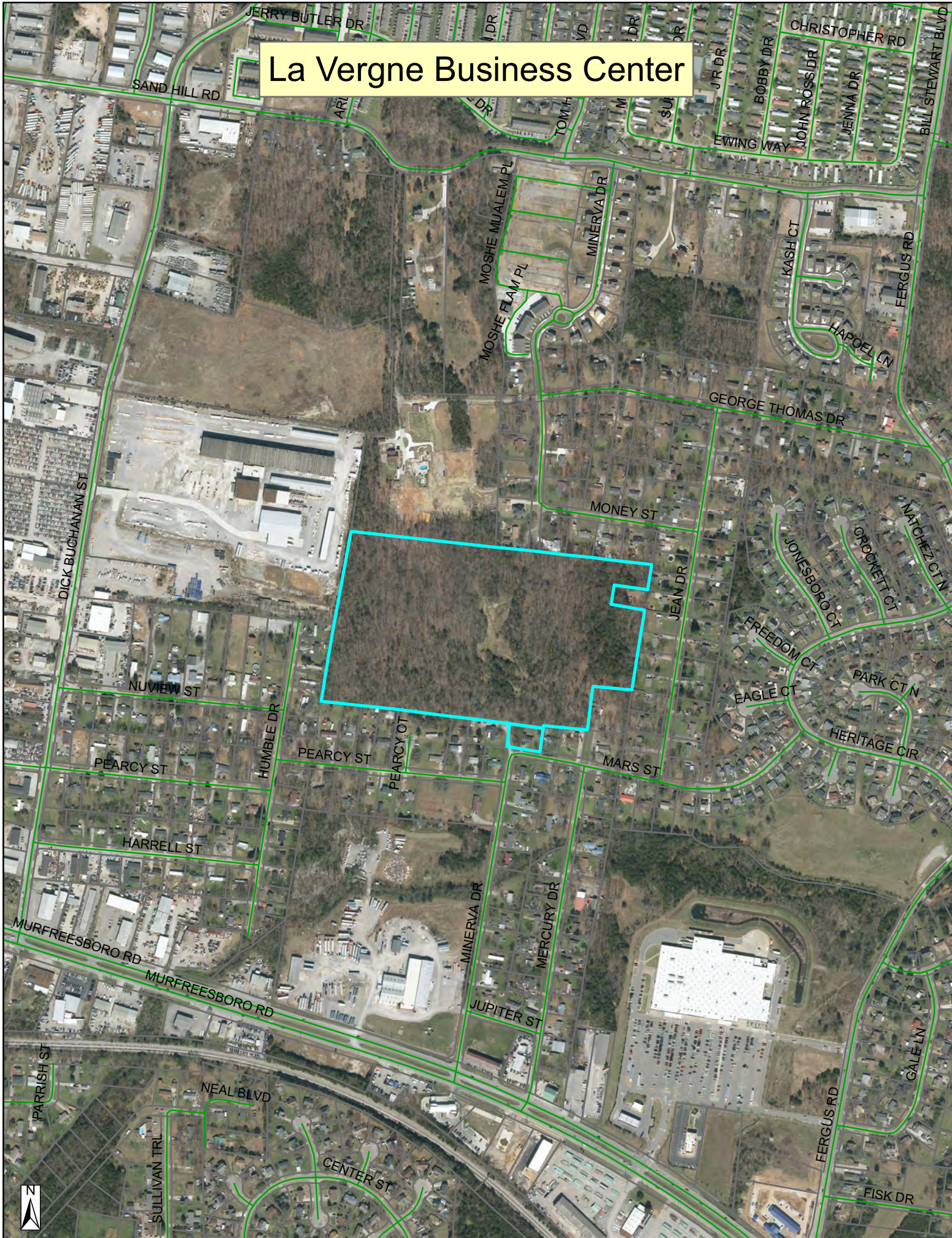


# La Vergne Business Center



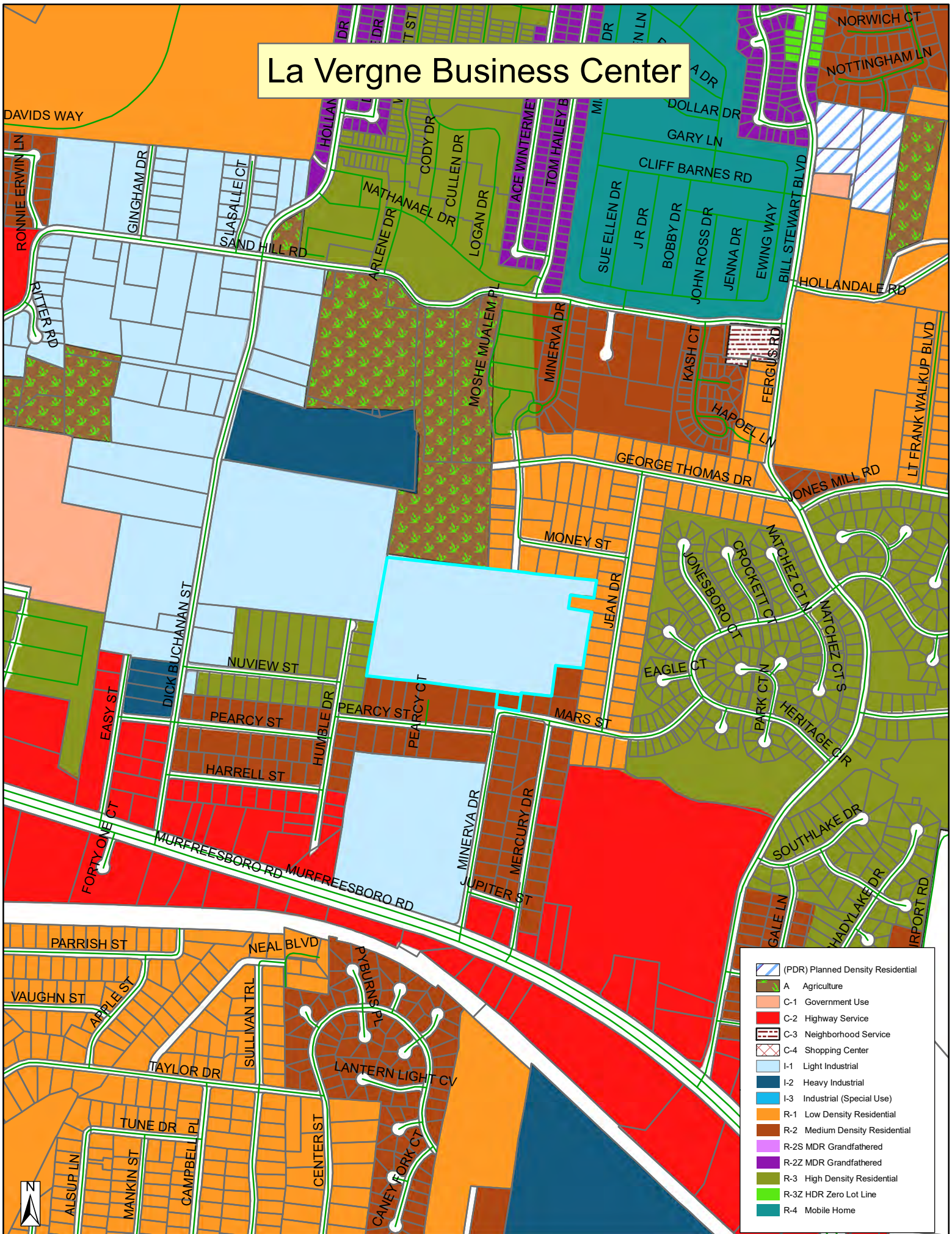


# La Vergne Business Center





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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 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.

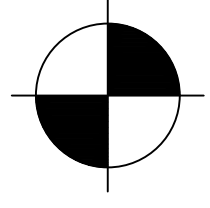
M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

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.

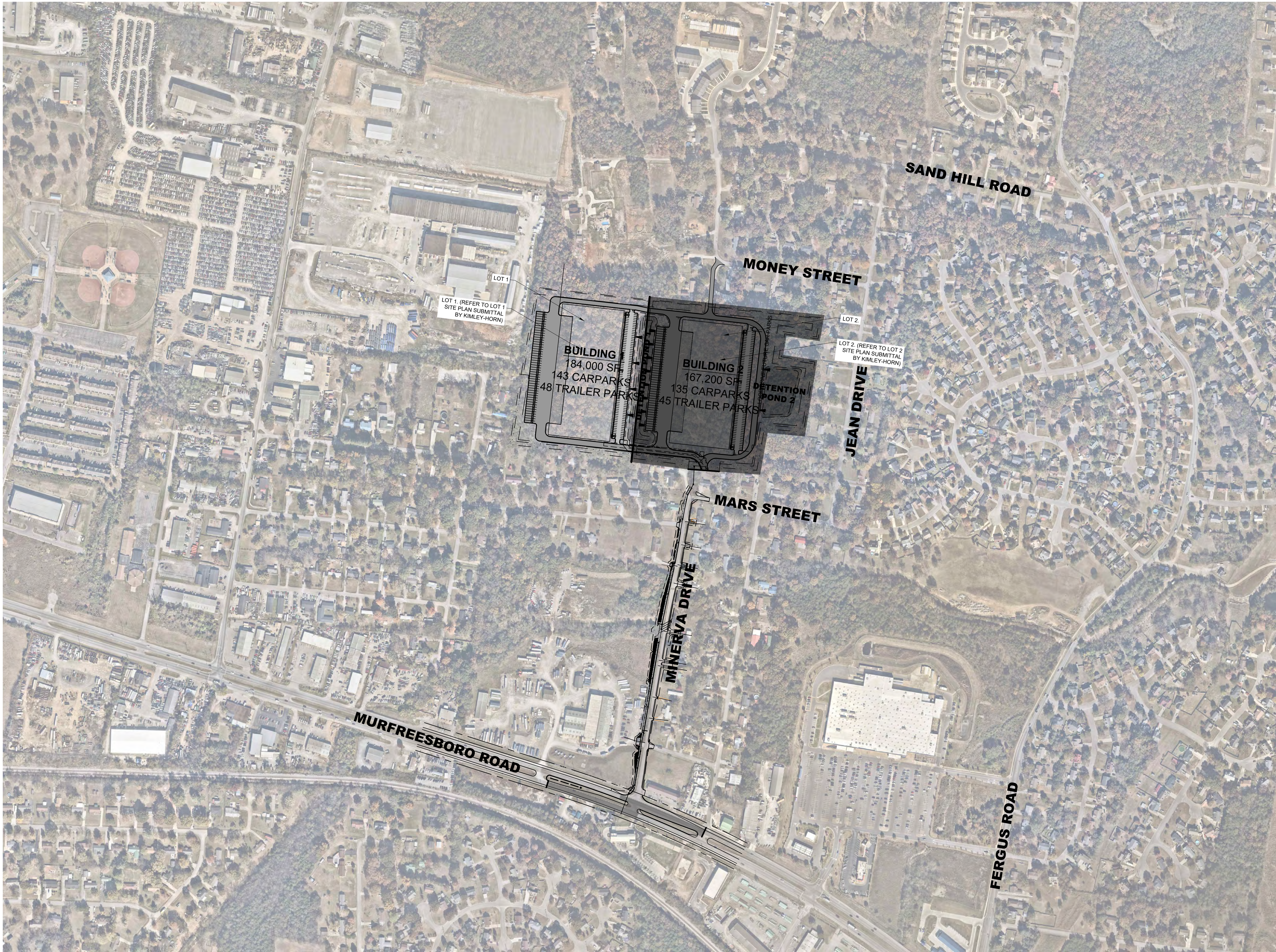


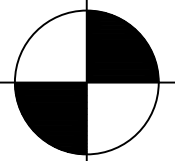
COORDINATES ARE  
NAD83.  
ALL ELEVATIONS ARE  
REFERENCED TO THE  
NAVD 1988.



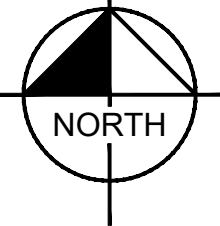
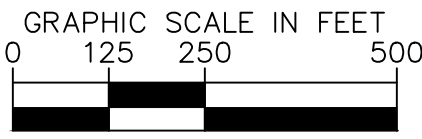


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LA VERGNE  
BUSINESS CENTER  
LOT 1  
BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE



| No.                     | REVISIONS  |   |   |   |   |   |   |   |   |    | DATE | BY |
|-------------------------|------------|---|---|---|---|---|---|---|---|----|------|----|
|                         | 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 VICINITY MAP  
SHEET NUMBER  
**C0-10**

**Kimley»Horn**

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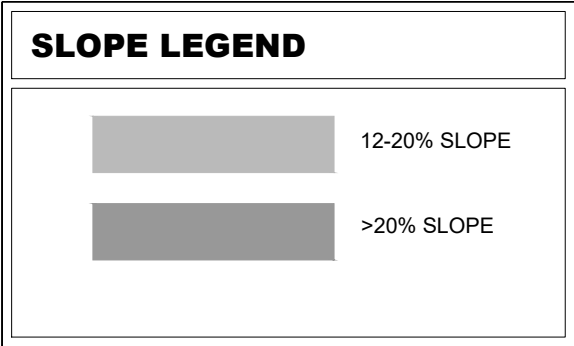


**SURVEY DISCLAIMER**

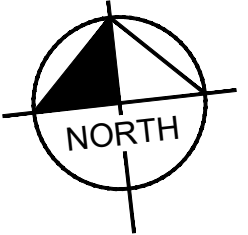
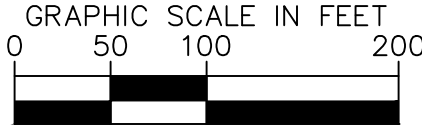
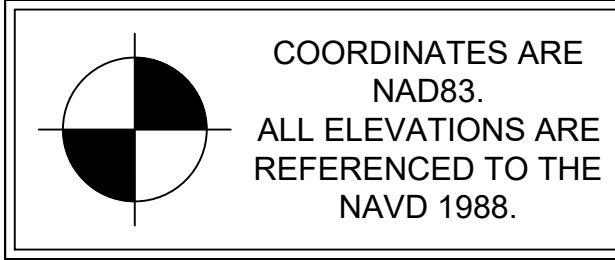
EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED MAY 10, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

**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    |    |
|           | 2    |    |
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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      |





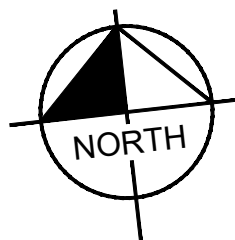
**811**  
 Now what's below.  
 Call before you dig.



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

GRAPHIC SCALE IN FEET

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| BY                                   |    | DATE       |  | REVISIONS |  |
|--------------------------------------|----|------------|--|-----------|--|
| No                                   | 1  |            |  |           |  |
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| DESIGNED BY:                         |    | DJH        |  |           |  |
| DRAWN BY:                            |    | ZTB        |  |           |  |
| CHECKED BY:                          |    | RJA        |  |           |  |
| DATE:                                |    | 07/26/2024 |  |           |  |
| KIMLEY-HORN PROJECT NO.<br>118574000 |    |            |  |           |  |
| DEMOLITION PLAN                      |    |            |  |           |  |
| SHEET NUMBER<br><b>C1-10</b>         |    |            |  |           |  |

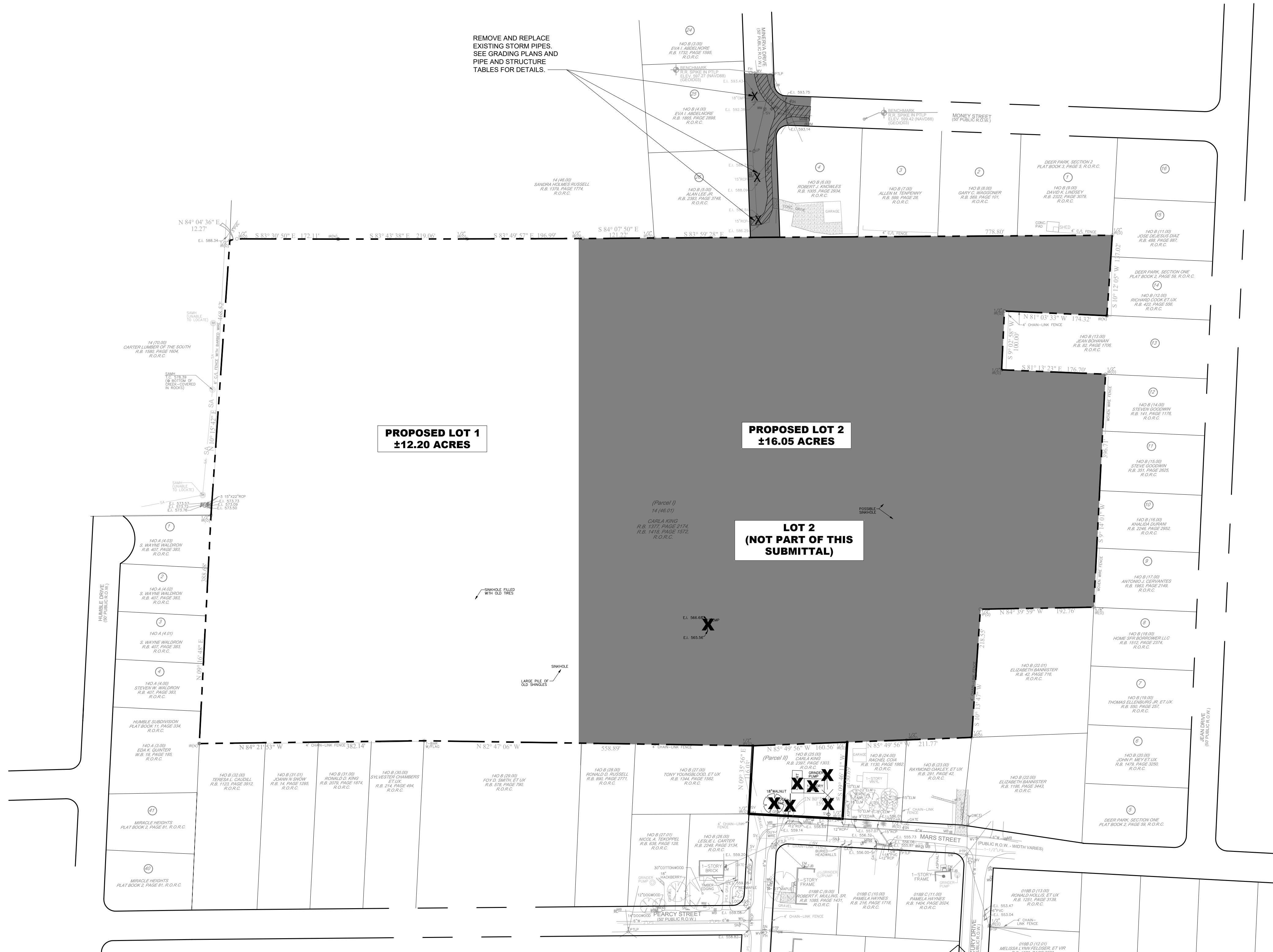
**LA VERGNE  
BUSINESS CENTER  
LOT 1**

**BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE**

# Kimley»»Horn

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e 65 of 209



**SEE DEMOLITION NOTES,  
SHEET C0-01.**

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

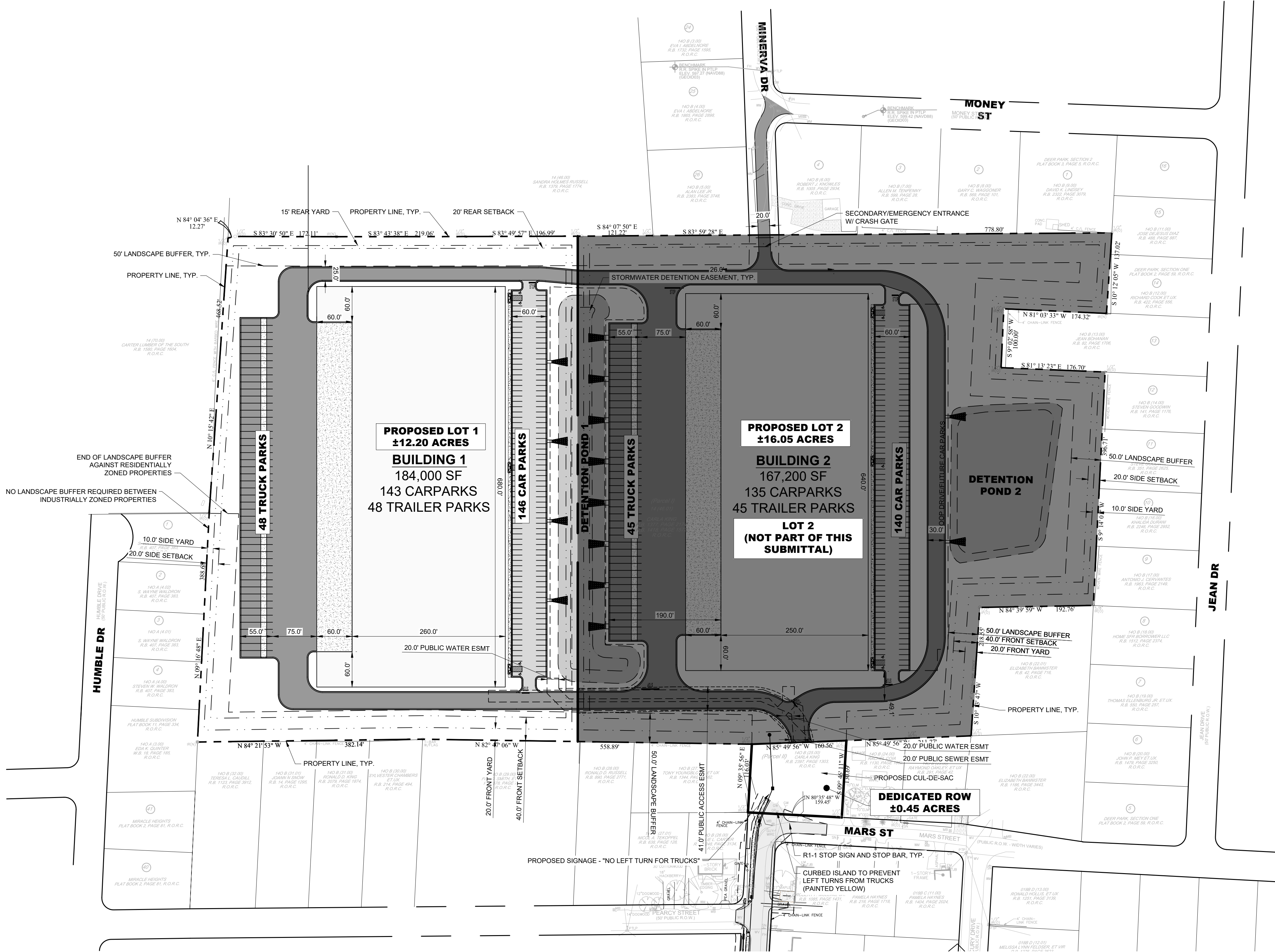
DEMOLITION PLAN

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.

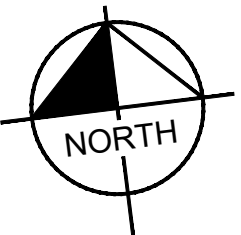
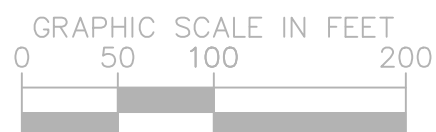
#### RETAINING WALL NOTES

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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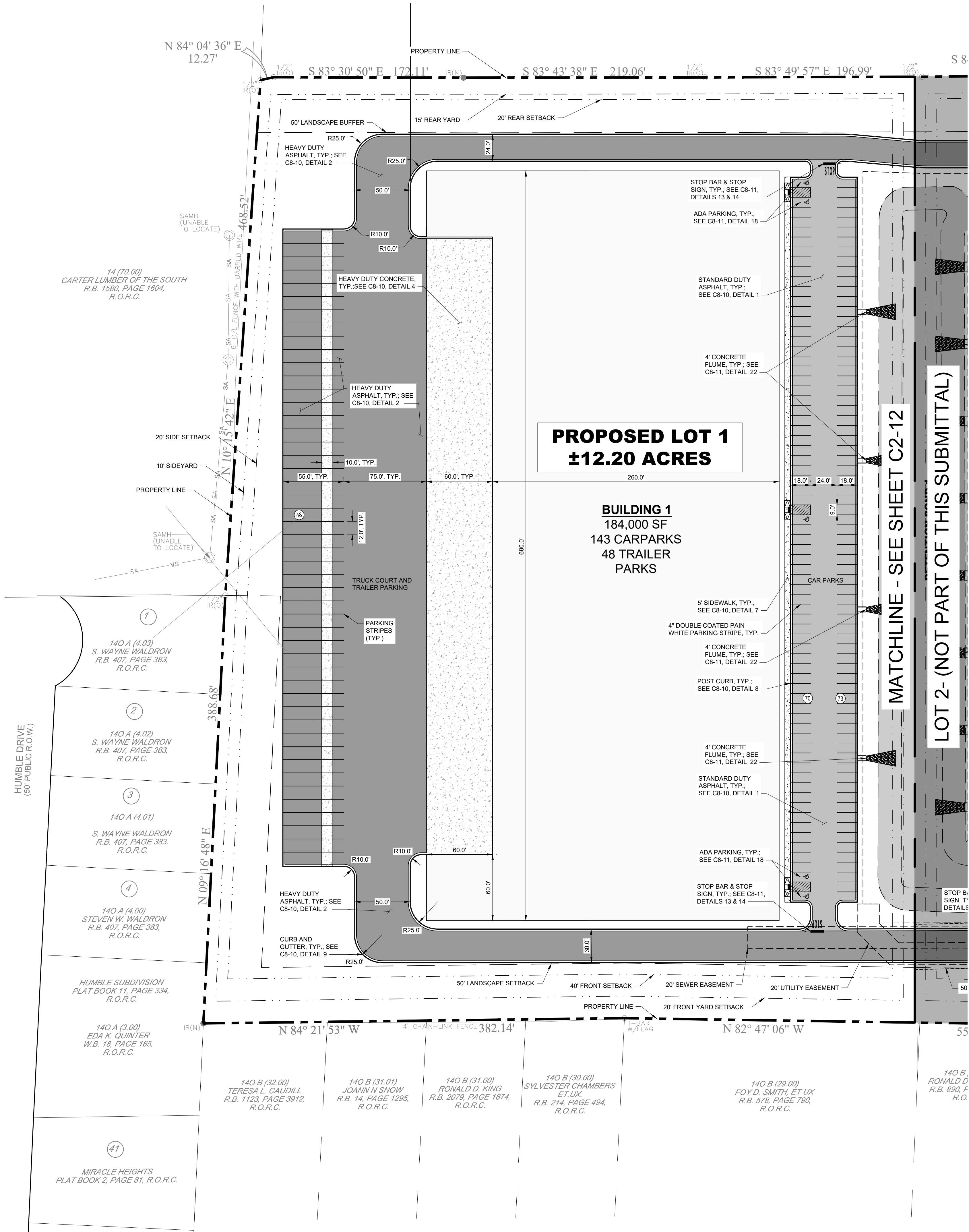
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| DESIGNED BY:            | DJH        |   |   |   |   |   |   |   |   |    |
| DRAWN BY:               | ZTB        |   |   |   |   |   |   |   |   |    |
| CHECKED BY:             | RJA        |   |   |   |   |   |   |   |   |    |
| DATE:                   | 07/26/2024 |   |   |   |   |   |   |   |   |    |
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SITE LAYOUT - OVERALL

SHEET NUMBER  
**C2-10**



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#### RETAINING WALL NOTES

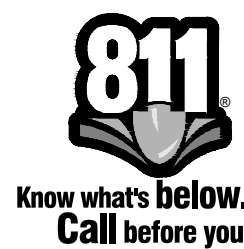
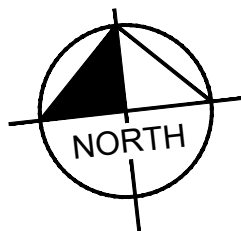
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#### PAVEMENT LEGEND

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

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

GRAPHIC SCALE IN FEET  
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LA VERGNE  
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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  |   |   |   |   |   |   |   |   |    |      |    |

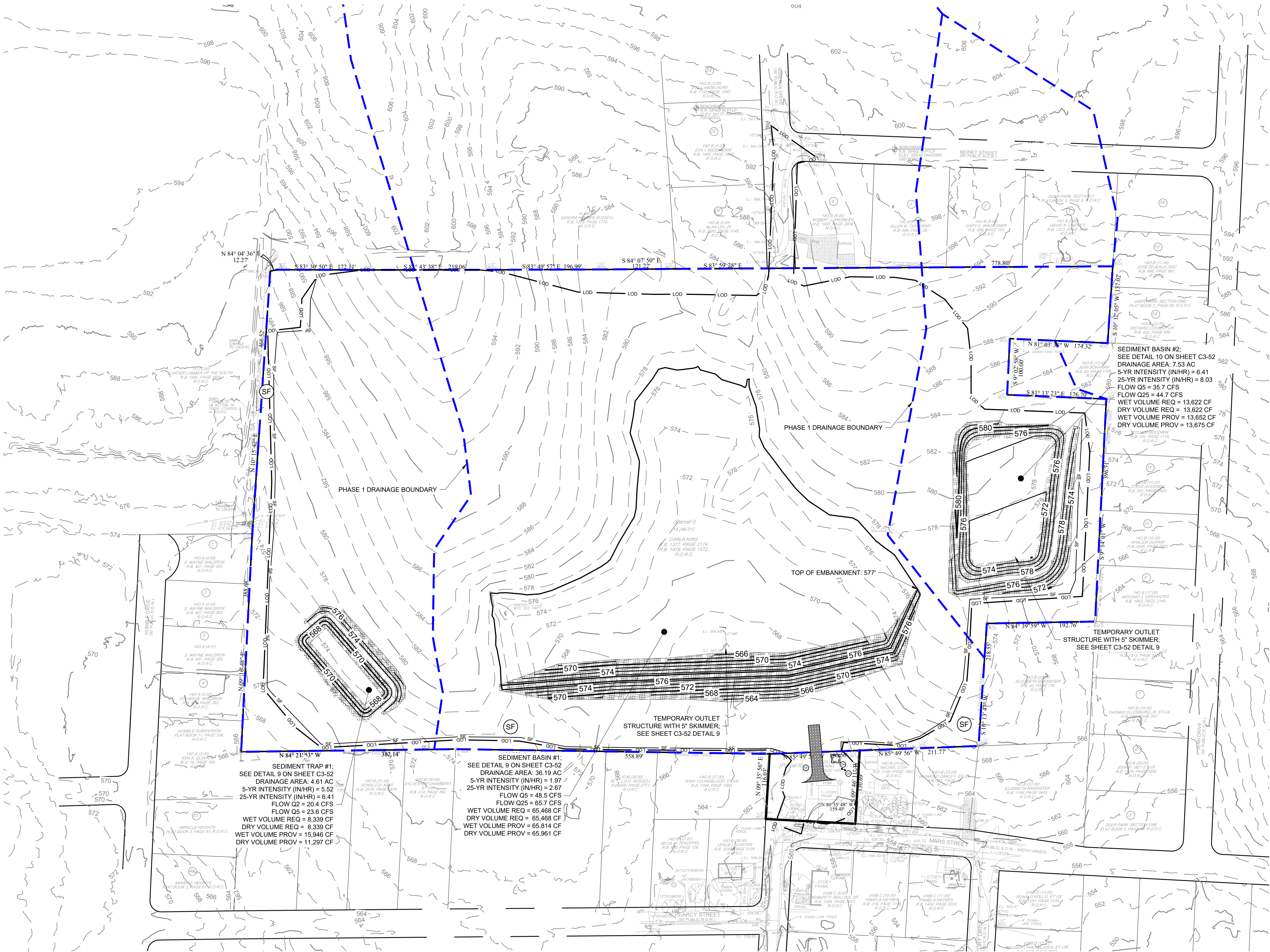
SITE LAYOUT -  
ENLARGEMENT  
SHEET NUMBER  
**C2-11**

**Kimley»Horn**

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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.
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  - 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

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

TRACKING NO. TBD  
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.

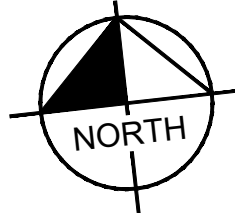
#### EROSION CONTROL LEGEND

- 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
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- 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.



GRAPHIC SCALE IN FEET  
0 50 100 200



LA VERGNE  
BUSINESS CENTER  
LOT 1  
BIG ACQUISITIONS, LLC  
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DESIGNED BY: **QJH**  
DRAWN BY: **ZTB**  
CHECKED BY: **RJA**  
DATE: 05/28/2024  
KIMLEY-HORN PROJECT NO. 118574000

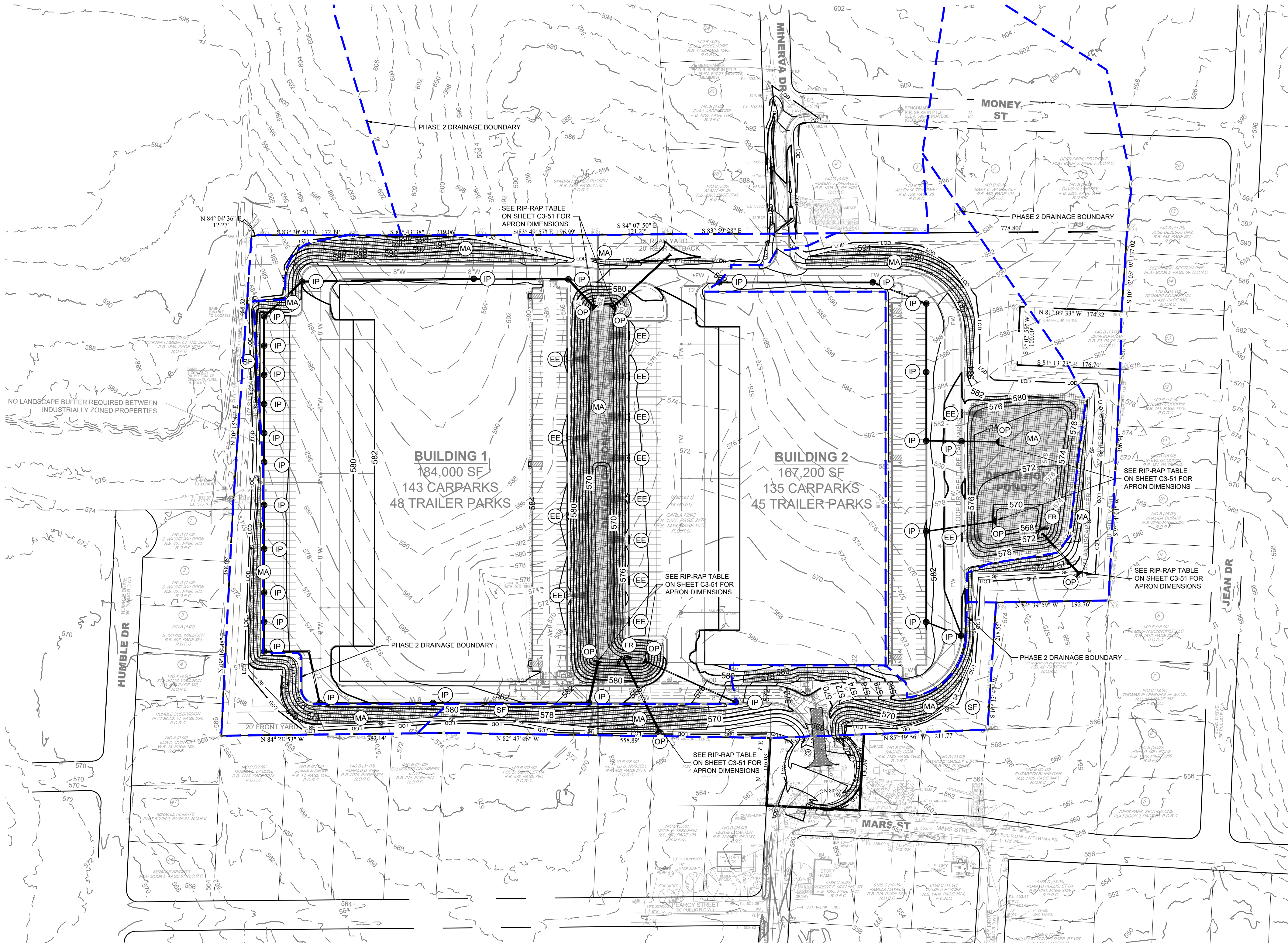
EROSION CONTROL  
PLAN - PHASE 1  
SHEET NUMBER  
**C3-10**

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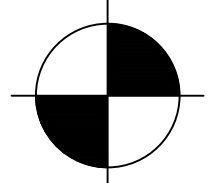
TRACKING NO. TBD  
EFFECTIVE DATE: TBD  
EXPIRATION DATE: TBD

#### 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

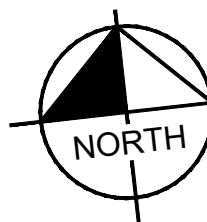
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- LOD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN



COORDINATES ARE  
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GRAPHIC SCALE IN FEET  
0 50 100 200



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DESIGNED BY: **QJH**

DRAWN BY: **ZTB**

CHECKED BY: **RJA**

DATE: 05/28/2024

KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL  
PLAN - PHASE 2

SHEET NUMBER

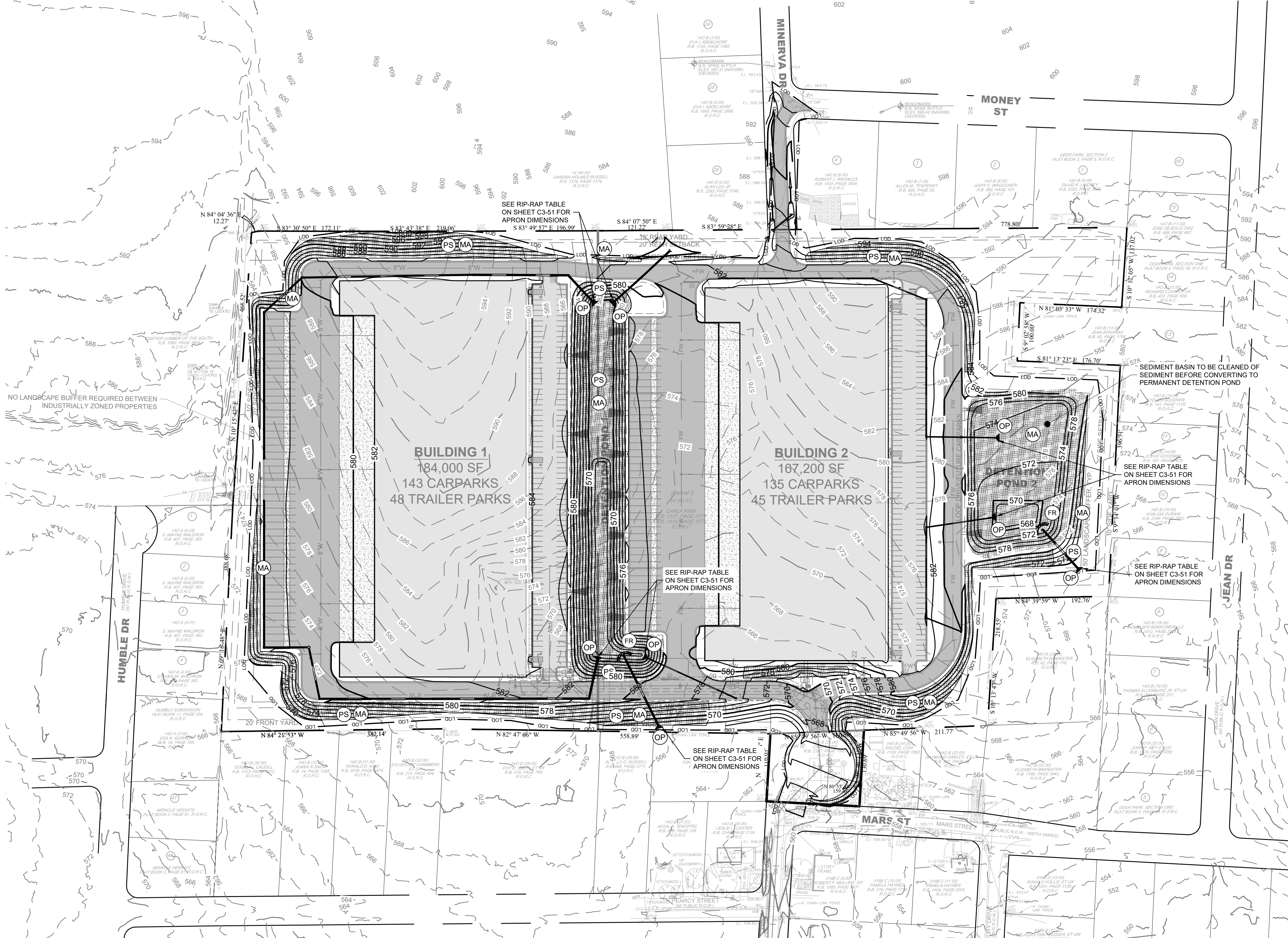
**C3-20**

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

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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                                                                                                           |
|  | 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 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.

Know what's below.  
Call before you dig.

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**LA VERGNE  
BUSINESS CENTER  
LOT 1**

**BIG ACQUISITIONS, LLC**  
LA VERGNE, TENNESSEE

|                                |              |
|--------------------------------|--------------|
| DESIGNED BY:                   | <b>DJH</b>   |
| DRAWN BY:                      | <b>ZTB</b>   |
| CHECKED BY:                    | <b>RJA</b>   |
| DATE:                          | 05/28/2024   |
| KIMLEY-HORN PROJECT NO.        | 118574000    |
| EROSION CONTROL PLAN - PHASE 3 |              |
| SHEET NUMBER                   | <b>C3-30</b> |



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## 1 EROSION EEL

NOT TO SCALE

### LATE WINTER/EARLY SPRING PLANTING

| SPECIES              | RATE (LB/ACRE)                    |
|----------------------|-----------------------------------|
| RYE                  | 120                               |
| <b>SEEDING DATES</b> |                                   |
| 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                |
| <b>SEEDING DATES</b> |                   |
| 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

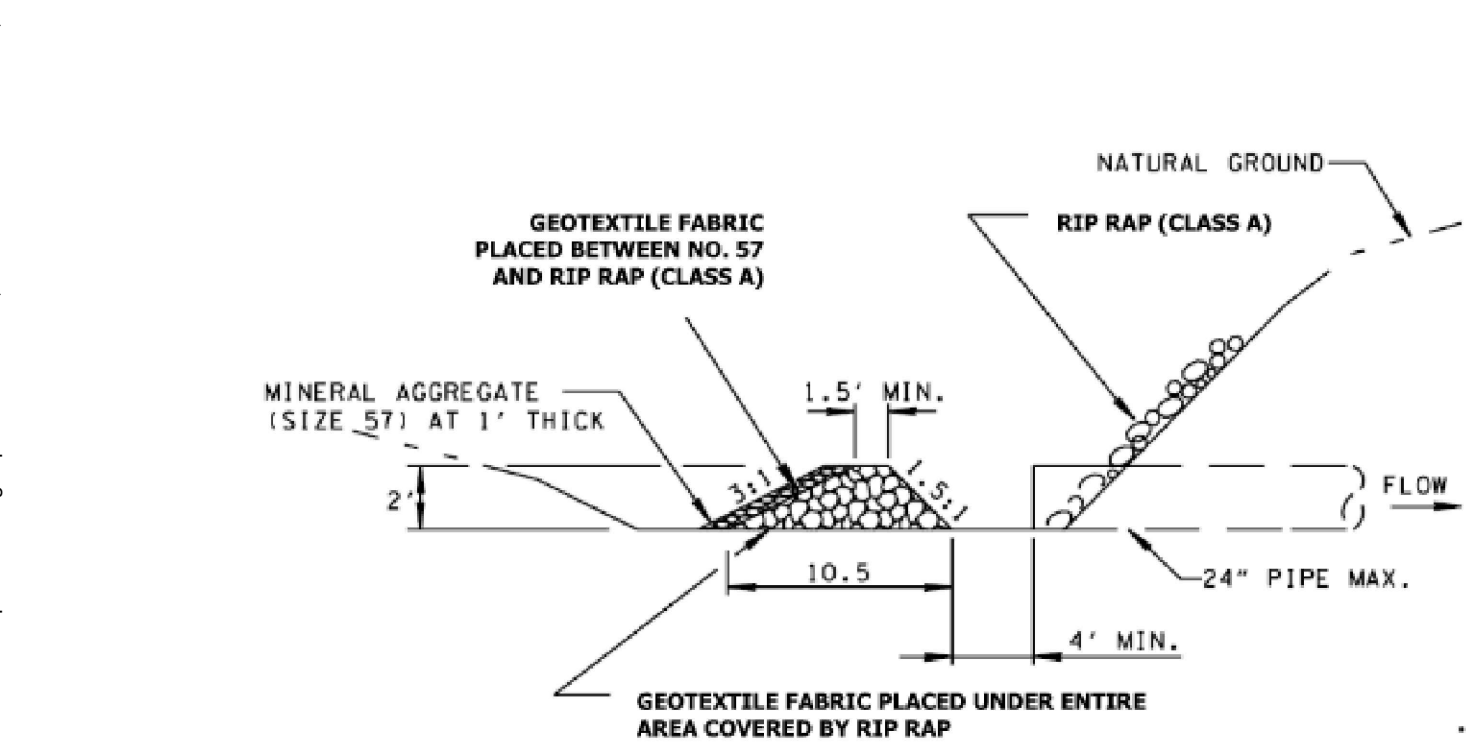


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

## 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             | MARGINAL          |
|---------------------------------|---------------------------|-------------------|
| 15 BROWNTOP MILLET (NURSE CROP) | BEST<br>AUG. 25 - SEP. 15 | SEP. 15 - OCT. 25 |
| 5 LITTLE BLUESTEM               | FEB. 15 - MAY 30          | MAR. 21 - MAY 30  |
| 2 SWITCH GRASS                  |                           |                   |
| 2 TALL DROPSEED                 |                           |                   |
| 5 SIDEOATS 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             | MARGINAL          |
|---------------------------------|---------------------------|-------------------|
| 15 BROWNTOP MILLET (NURSE CROP) | BEST<br>AUG. 25 - SEP. 15 | SEP. 15 - OCT. 25 |
| 5 PURPLETOP                     | FEB. 15 - MAY 30          | MAR. 21 - APR. 15 |
| 5 LITTLE BLUESTEM               |                           |                   |
| 5 VIRGINIA WILD RYE             |                           |                   |
| 2 BLACK-EYED SUSAN              |                           |                   |
| 2 PARTRIDGE PEA                 |                           |                   |
| 1 GREYHEADED CONEFLOWER         |                           |                   |

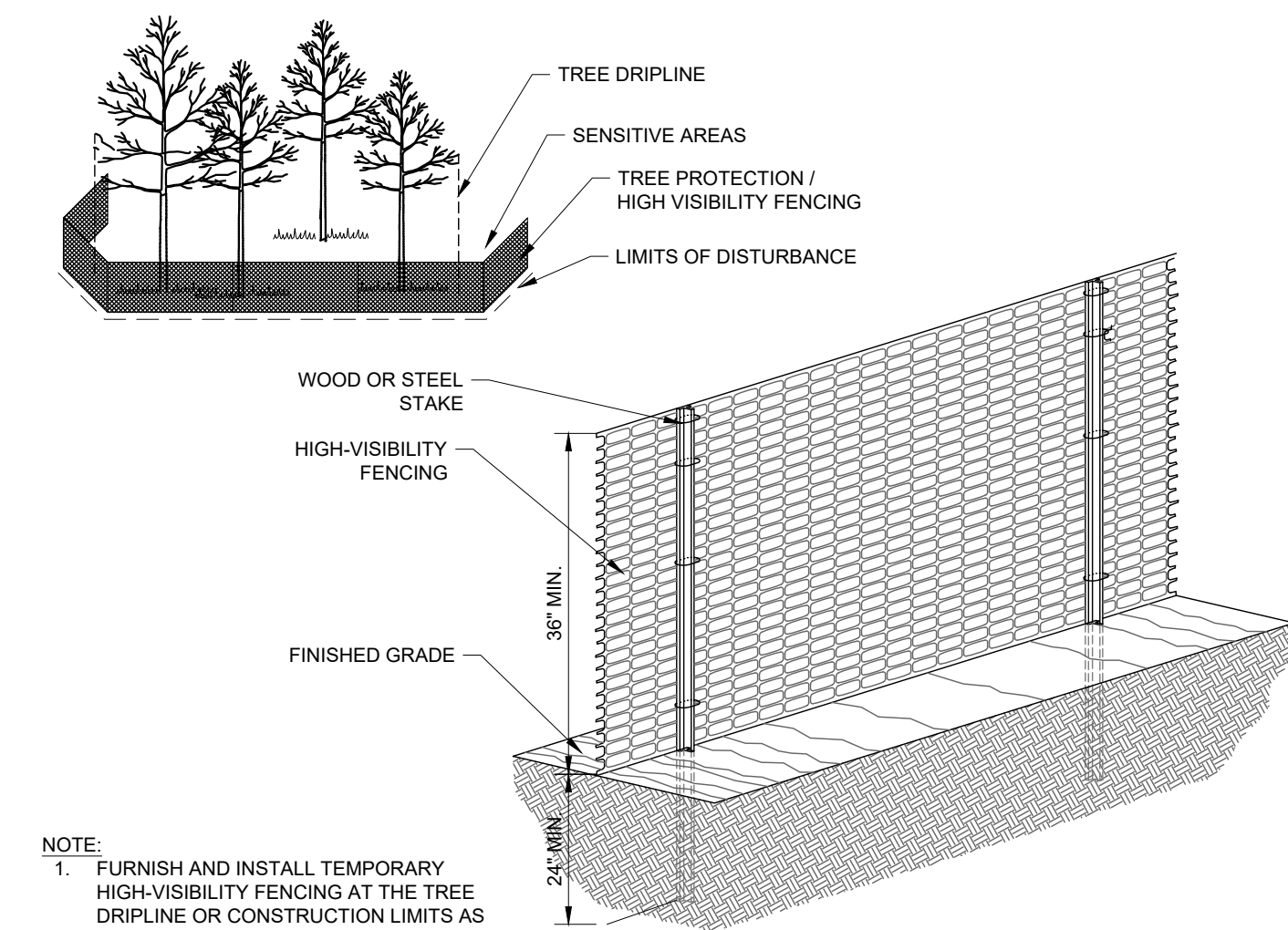
### HIGH MAINTENANCE AREAS - LAWNS, ETC.

| PREFERRED RATE/MIX (LB/AC PLS)  | SEEDING DATES             | MARGINAL          |
|---------------------------------|---------------------------|-------------------|
| 15 BROWNTOP MILLET (NURSE CROP) | BEST<br>AUG. 30 - OCT. 15 | FEB. 15 - APR. 15 |
| 2 PARTRIDGE PEA                 |                           |                   |
| 45 RED FESCUE                   |                           |                   |
| 45 HARD FESCUE                  |                           |                   |
| 25 CHEWING FESCUE               |                           |                   |

- 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



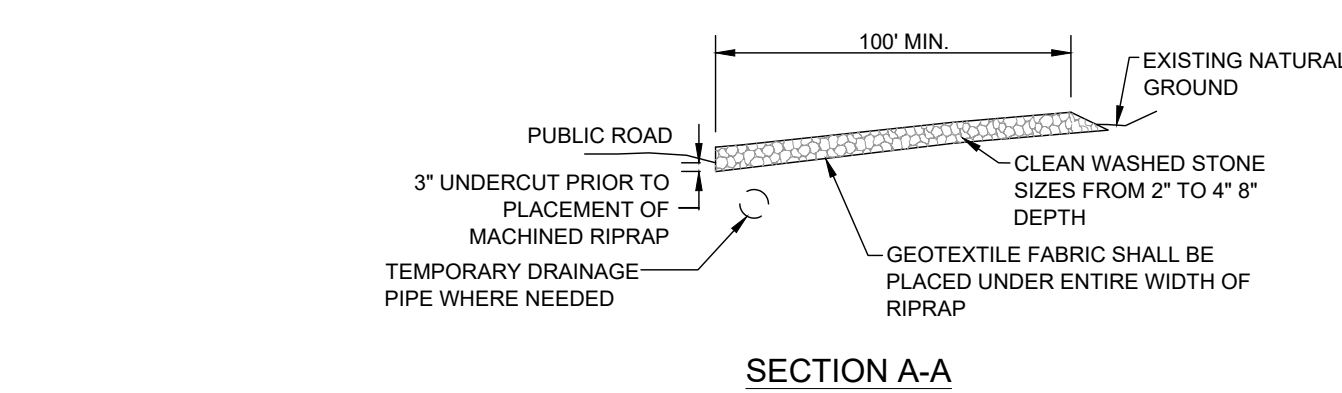
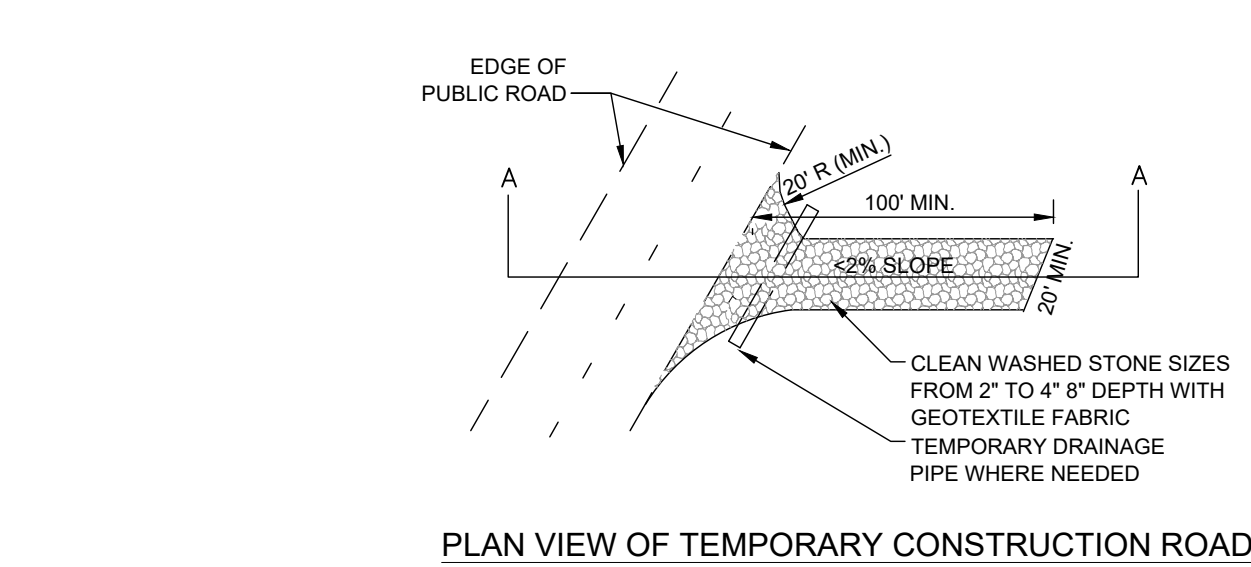
- NOTE:
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
  - WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

## 10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE

NOT TO SCALE

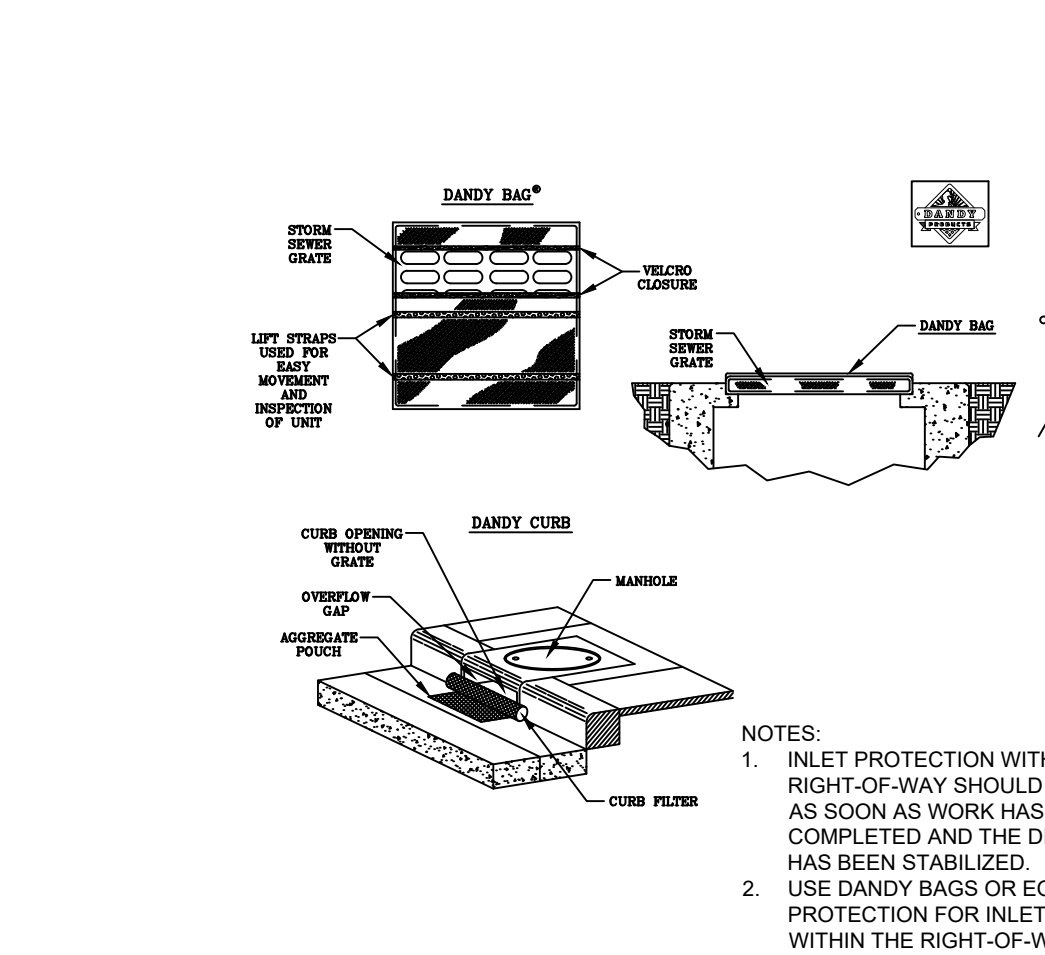
## 3 CONCRETE WASHOUT AREA

NOT TO SCALE



## 7 CONSTRUCTION EXIT

NOT TO SCALE

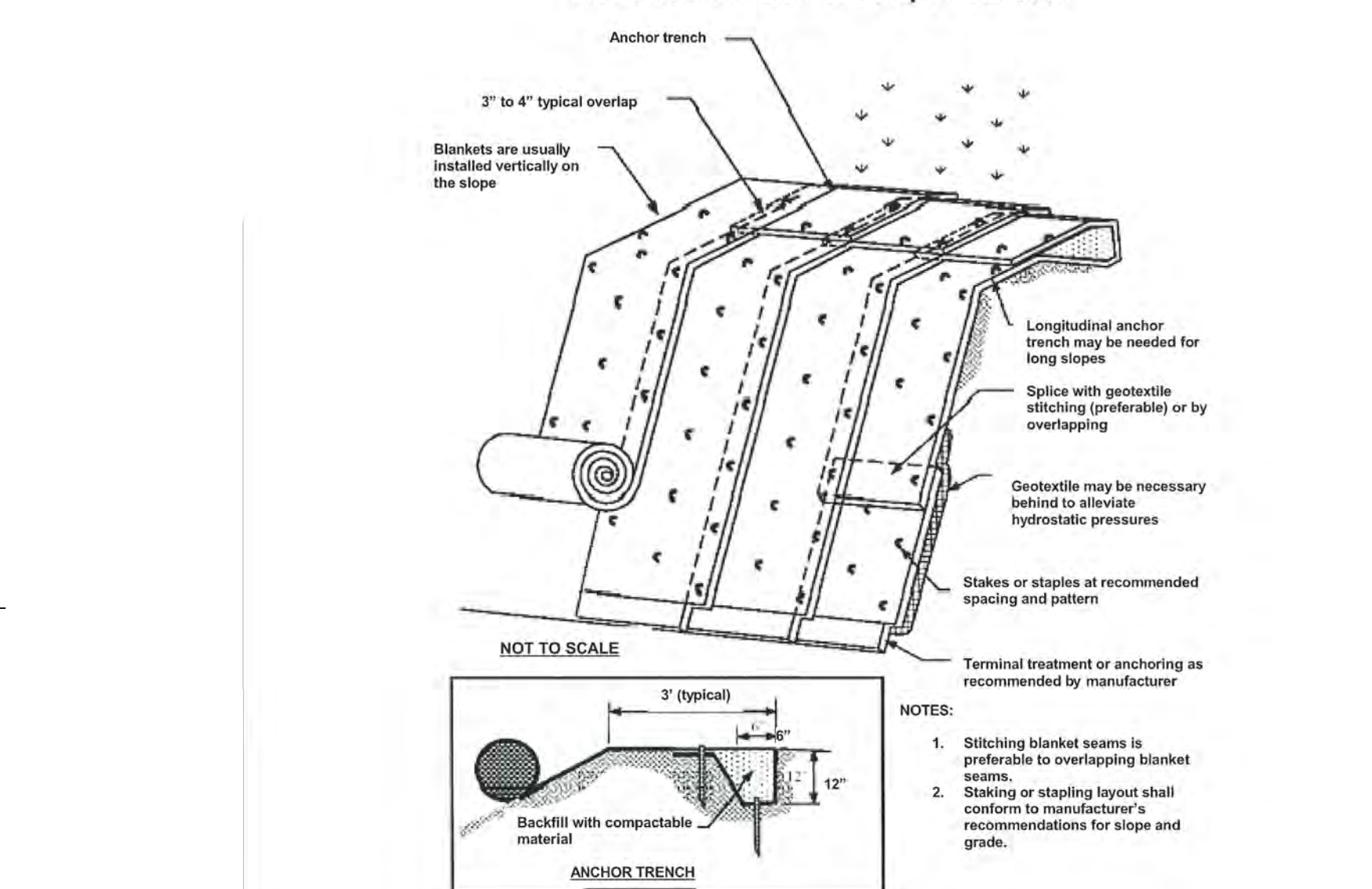


## 11 INLET PROTECTION

NOT TO SCALE

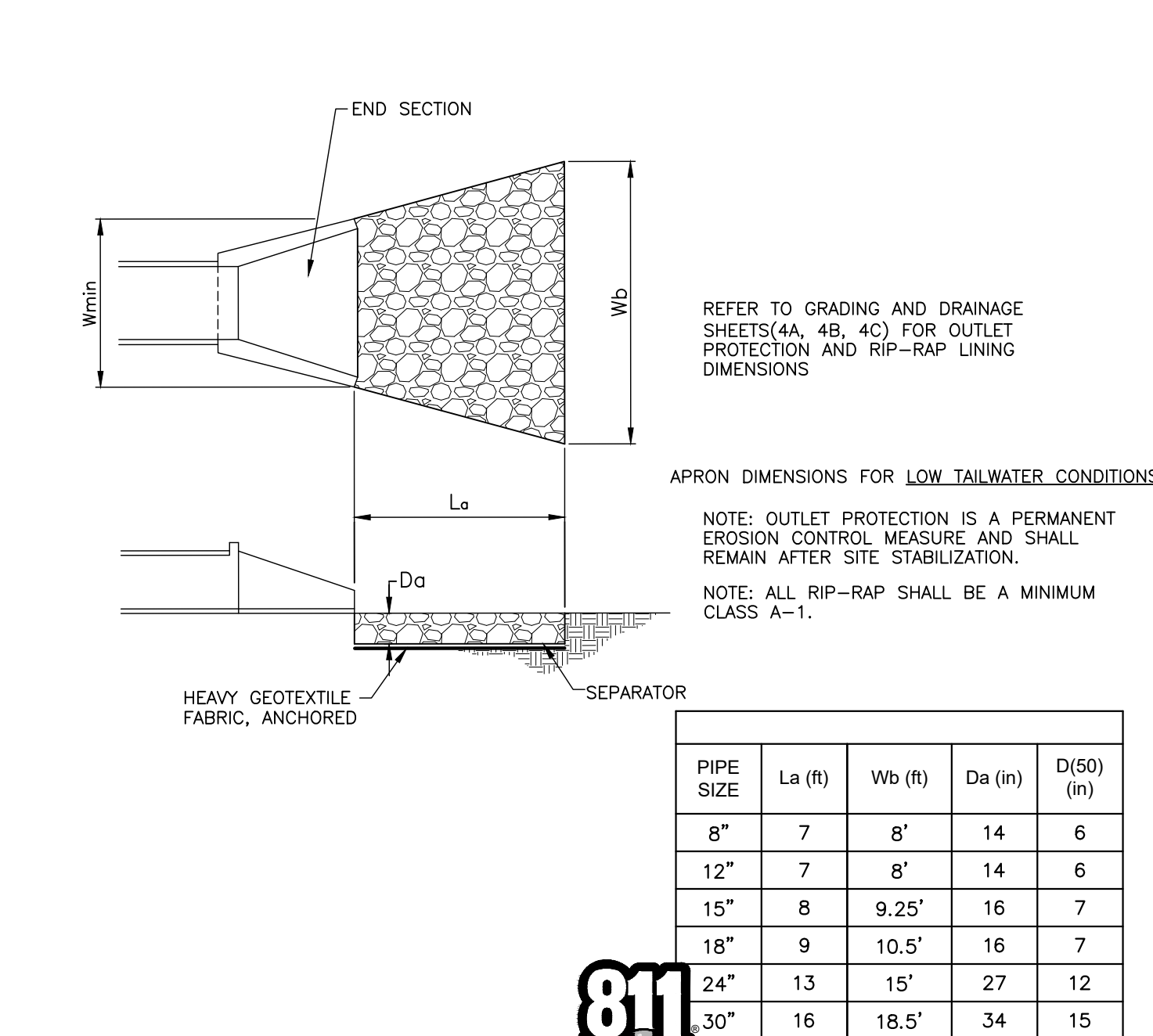
## 4 WIRE-BACKED SILT FENCE

NOT TO SCALE



## 8 EROSION CONTROL MATTING

NOT TO SCALE



## 12 OUTLET PROTECTION

NOT TO SCALE

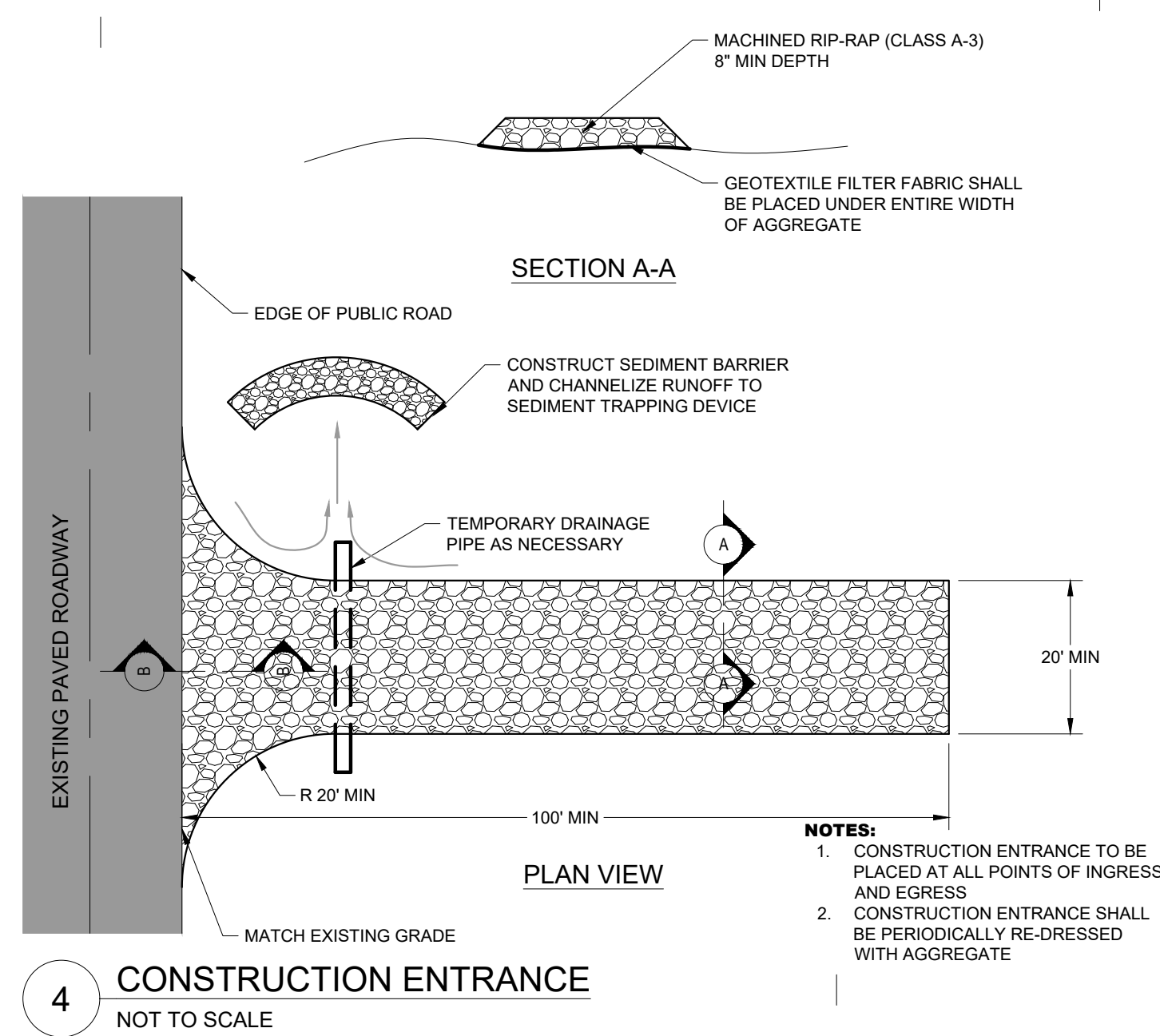
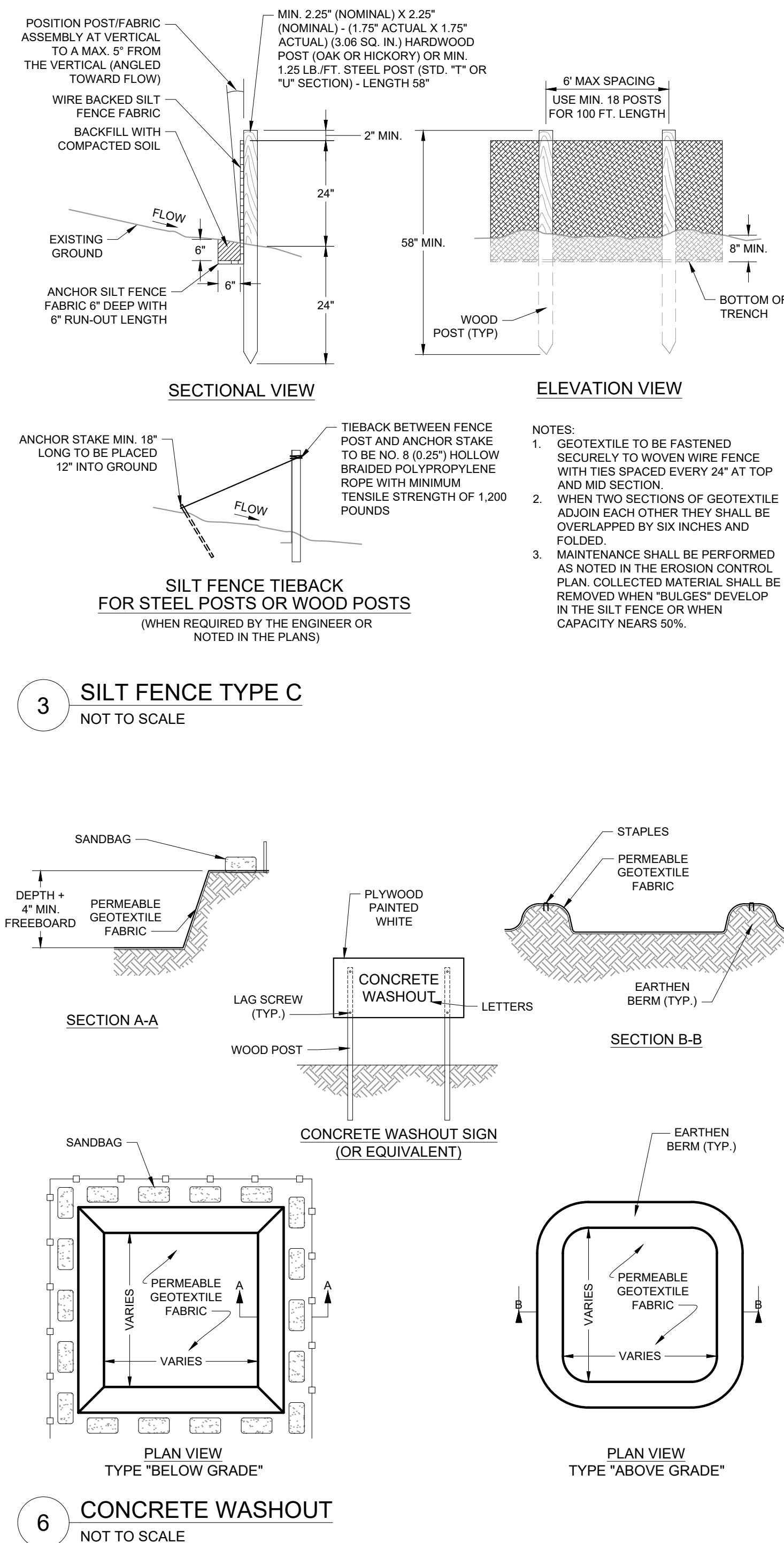
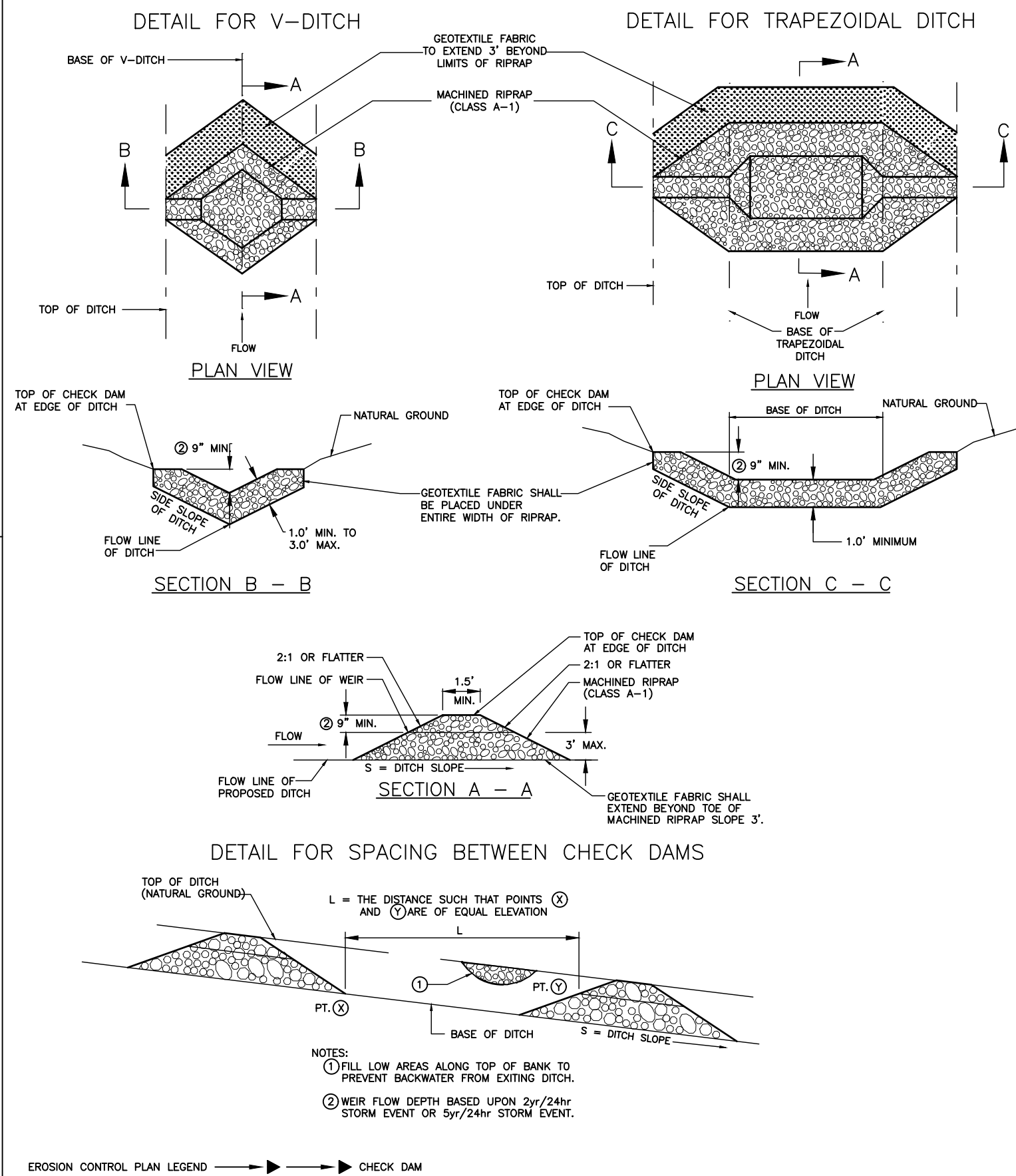
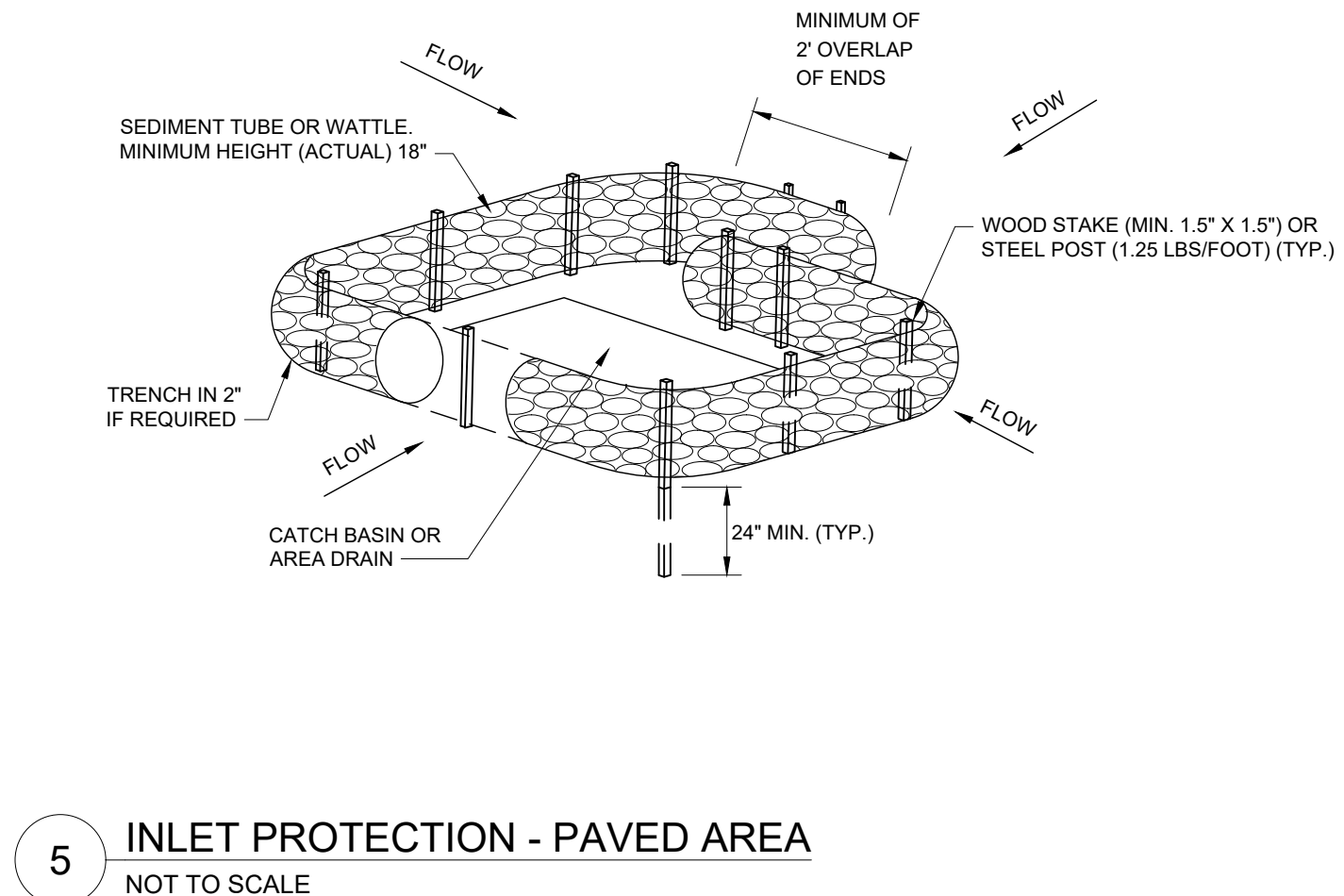
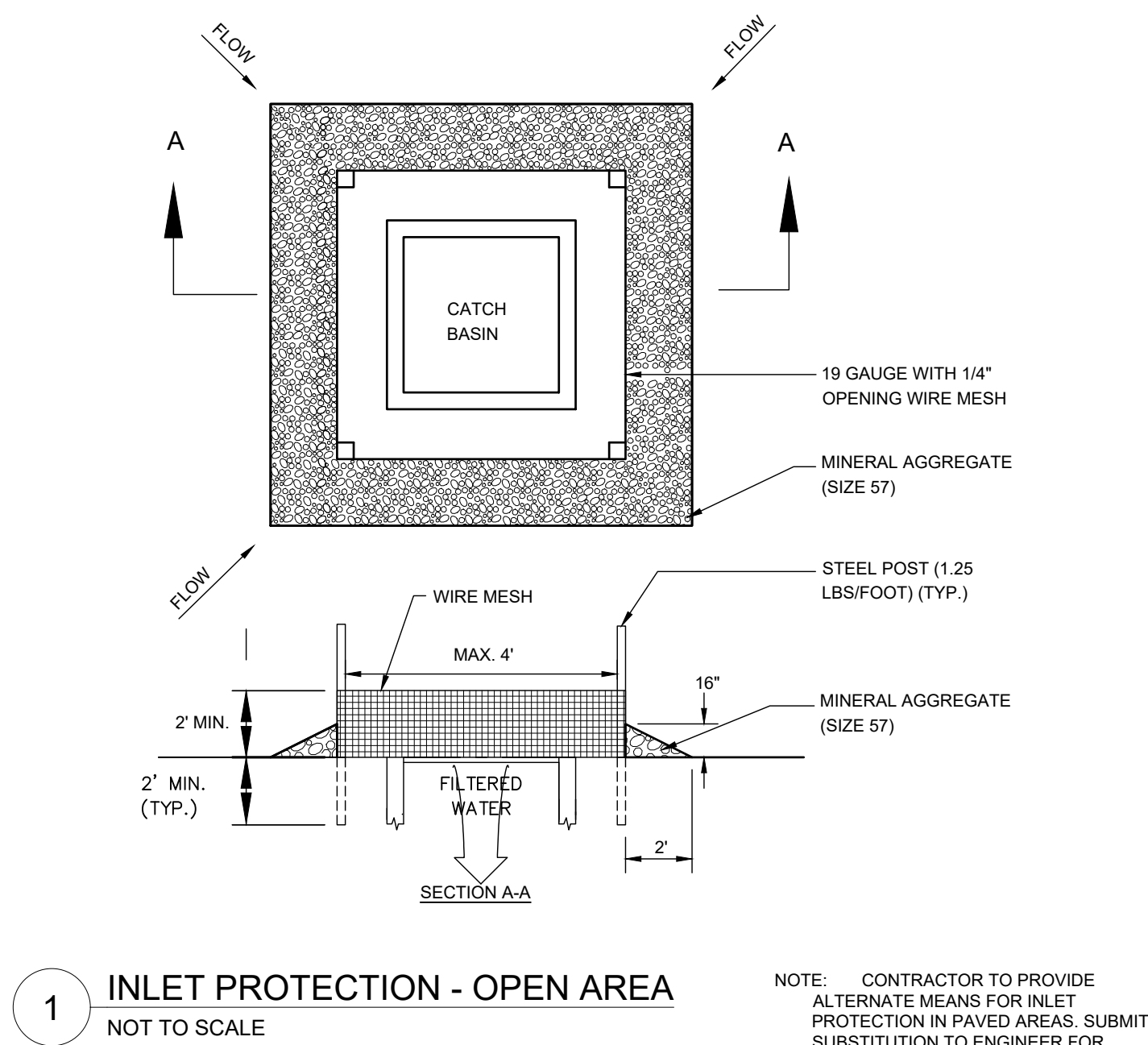
Know what's below. Call before you dig.

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



| BY                                | DATE | REVISIONS |
|-----------------------------------|------|-----------|
| 1                                 |      |           |
| 2                                 |      |           |
| 3                                 |      |           |
| 4                                 |      |           |
| 5                                 |      |           |
| 6                                 |      |           |
| 7                                 |      |           |
| 8                                 |      |           |
| 9                                 |      |           |
| 10                                |      |           |
| DESIGNED BY: QJH                  |      |           |
| DRAWN BY: ZTB                     |      |           |
| CHECKED BY: RJA                   |      |           |
| DATE: 05/28/2024                  |      |           |
| KIMLEY-HORN PROJECT NO. 118574000 |      |           |
| EROSION CONTROL DETAILS           |      |           |
| SHEET NUMBER C3-50                |      |           |





7

| 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<br>FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.                                           |                   |
| OAT/WINTER WHEAT                                                                                                                                                                                                                                        | 30                                |                                                                                                                                                                                             |                   |
|                                                                                                                                                                                                                                                         | 30                                |                                                                                                                                                                                             |                   |
| SEEDING DATES                                                                                                                                                                                                                                           |                                   | MULCH<br>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:<br>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. |                                   |                                                                                                                                                                                             |                   |
|                                                                                                                                                                                                                                                         |                                   |                                                                                                                                                                                             |                   |
| TEMPORARY STABILIZATION                                                                                                                                                                                                                                 |                                   |                                                                                                                                                                                             |                   |

| LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS |                      |                   |
|--------------------------------------------------------|----------------------|-------------------|
| <b>PREFERRED RATE/MIX (LB/AC PLS)</b>                  | <b>SEEDING DATES</b> |                   |
| 15 BROWN/TOP MILLET (NURSE CROP)                       | <u>BEST</u>          | <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 DROPSEED                                        |                      |                   |
| 5 SIDEGAT'S GRAMMA                                     |                      |                   |
| 2 BLACK-EYED SUSAN                                     |                      |                   |
| 2 PARTRIDGE PEA                                        |                      |                   |
| 1 GREYHEADED CONEFLOWER                                |                      |                   |
| LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP        |                      |                   |
| <b>PREFERRED RATE/MIX (LB/AC PLS)</b>                  | <b>SEEDING DATES</b> |                   |
| 15 BROWN/TOP MILLET (NURSE CROP)                       | <u>BEST</u>          | <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.                   |                      |                   |
| <b>PREFERRED RATE/MIX (LB/AC PLS)</b>                  | <b>SEEDING DATES</b> |                   |
| 15 BROWN/TOP MILLET (NURSE CROP)                       | <u>BEST</u>          | <i>MARGINAL</i>   |
| 2 PARTRIDGE PEA                                        | AUG. 30 - OCT. 15    | FEB. 15 - APR. 15 |
| 45 RED FESCUE                                          |                      |                   |
| 45 RED FESCUE                                          |                      |                   |
| 25 CHEWING FESCUE                                      |                      |                   |

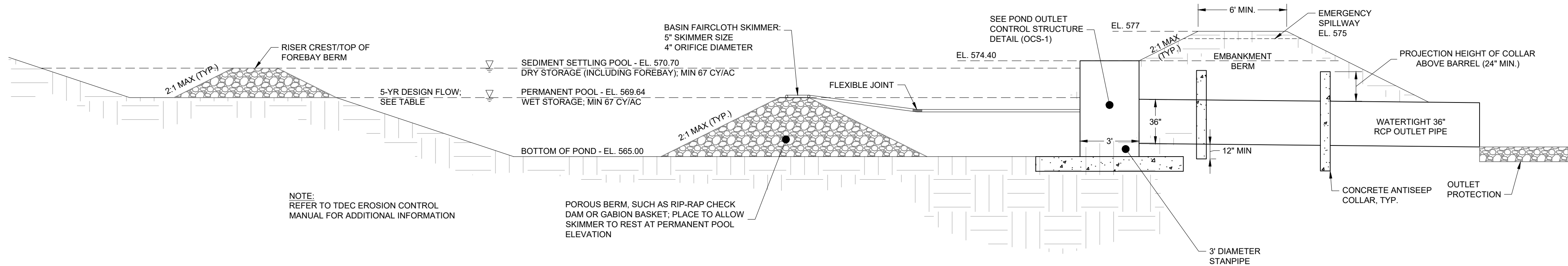




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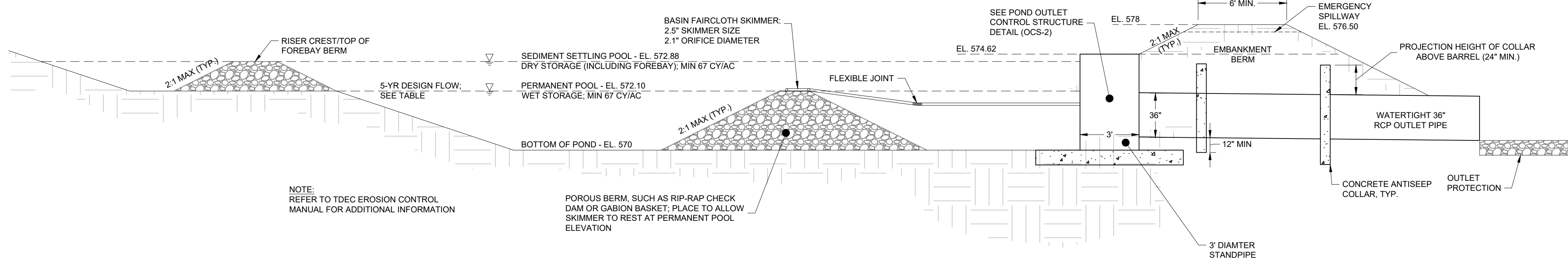
## 9 SEDIMENT BASIN #1

SCALE:



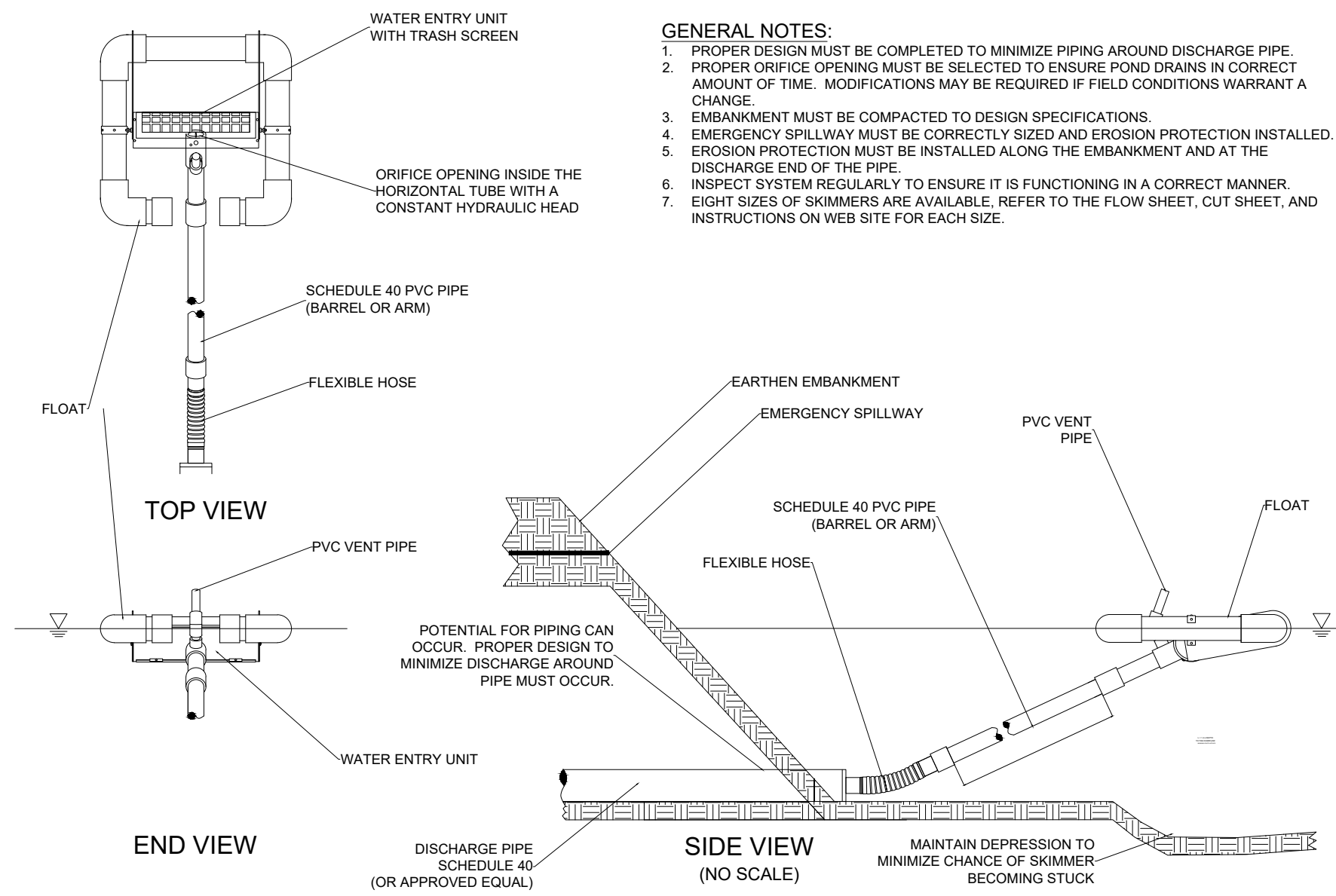
## 10 SEDIMENT BASIN #2

SCALE:



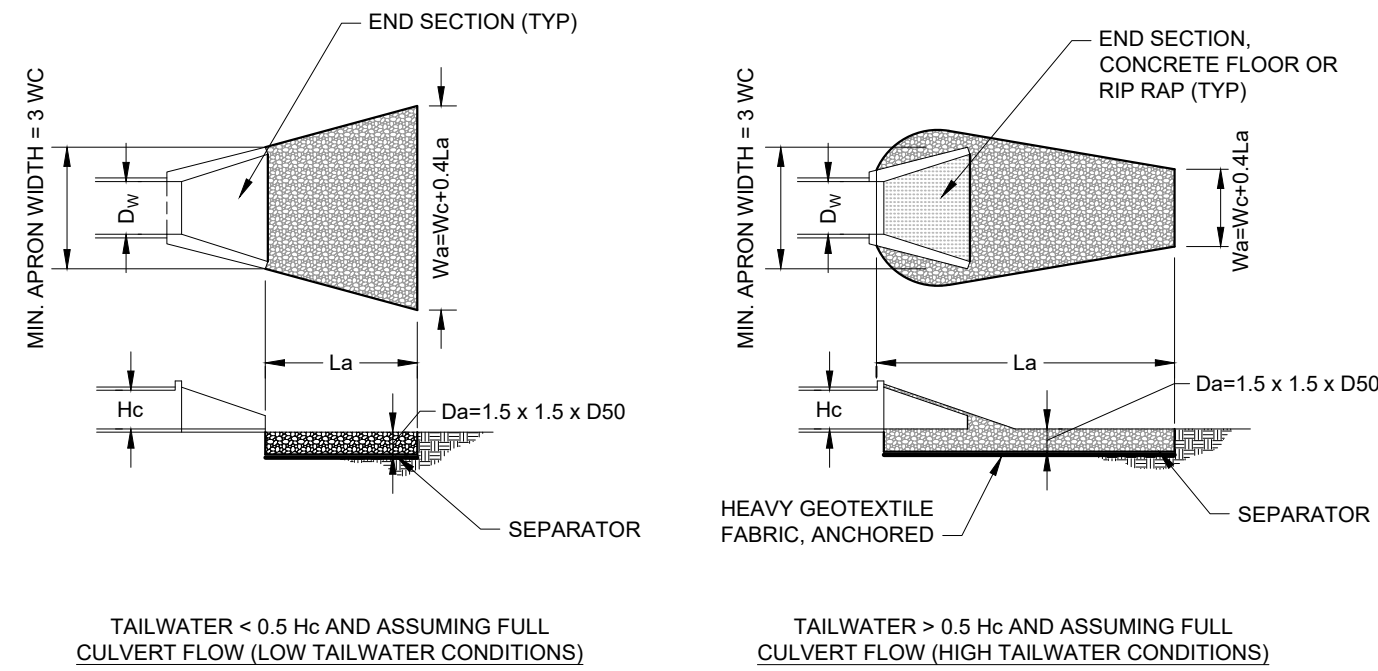
## 11 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER

NOT TO SCALE



## 12 OUTLET PROTECTION

NOT TO SCALE



| Project Information                      |                          | Sediment Basin #1 DESIGN CALCULATIONS |                                |
|------------------------------------------|--------------------------|---------------------------------------|--------------------------------|
| Project Name: 1701 Main Street           | Kim Project #: 118574000 | Date: 7/23/2024                       |                                |
| Designed by: ZTB                         | Checked by:              | Date:                                 |                                |
| Revised by:                              |                          | Date:                                 |                                |
| <b>Sediment Basin #1</b>                 |                          |                                       |                                |
| Basin Drainage Area (A) (ac)             | 36.18                    |                                       |                                |
| Rational Coefficient (C)                 | 0.65                     |                                       |                                |
| SQ3 Curve Number (CN)                    | 78.58                    |                                       |                                |
| Time of Concentration (min)              | 72.60                    |                                       |                                |
| Rational Intensity (2-yr Storm) (in/hr)  | 1.80                     |                                       |                                |
| Rational Intensity (5-yr Storm) (in/hr)  | 1.97                     |                                       |                                |
| Rational Intensity (25-yr Storm) (in/hr) | 2.87                     |                                       |                                |
| Flow (Q <sub>2</sub> ) (cfs)             | 38.4                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>5</sub> ) (cfs)             | 48.5                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>25</sub> ) (cfs)            | 65.7                     | (Q=CIYA)                              |                                |
| WET Storage Volume (cf)                  | 65.68                    |                                       |                                |
| DRY Storage Volume (cf)                  | 65.68                    |                                       |                                |
| Required Total Volume (cf)               | 130.35                   | (WET + DRY Volumes)                   |                                |
| Freeboard Volume (cf)                    | 16.287                   |                                       |                                |
| Required Surface Area (sf)               | 21.18                    |                                       |                                |
| Storage Depth (ft) (H)                   | 12.00                    |                                       |                                |
| Embankment Downstream Side Slope         | 2:1                      |                                       |                                |
| Embankment Upstream Side Slope           | 3:1                      |                                       |                                |
| Embankment Total Height                  | 12.00                    |                                       |                                |
| Minimum Embankment Width                 | 12.00                    |                                       |                                |
| <b>Bottom Elevation</b>                  |                          |                                       |                                |
| Elev (ft)                                | Area (SF)                | Cumulative                            | Volume (CF)                    |
| 565.00                                   | 0                        | 0                                     | 0                              |
| 566.00                                   | 506                      | 254                                   |                                |
| 567.00                                   | 4,968                    | 2,769                                 |                                |
| 568.00                                   | 13,841                   | 11,894                                |                                |
| 569.00                                   | 24,675                   | 36,252                                |                                |
| 570.00                                   | 67,707                   | 82,462                                |                                |
| 571.00                                   | 83,243                   | 152,818                               |                                |
| 572.00                                   | 103,854                  | 244,486                               |                                |
| 573.00                                   | 125,379                  | 361,063                               |                                |
| 574.00                                   | 146,322                  | 499,413                               |                                |
| 575.00                                   | 175,542                  | 665,855                               |                                |
| 576.00                                   | 223,729                  | 892,591                               |                                |
| 577.00                                   | 232,007                  | 1,068,389                             |                                |
| <b>Total Basin Volume</b>                |                          |                                       |                                |
|                                          |                          | 1,068,389 CF                          |                                |
|                                          |                          | 38,889 CY                             |                                |
|                                          |                          | 24.53 Ac-Ft                           |                                |
| <b>Design Data</b>                       |                          |                                       |                                |
| Designed WET Storage Elev                | =                        | 569.64                                |                                |
| Designed WET Storage Volume (cf)         | =                        | 65,814                                |                                |
| Designed DRY Storage Elev                | =                        | 570.70                                |                                |
| Designed DRY Storage Volume (cf)         | =                        | 65,961                                |                                |
| Designed Total Volume (cf)               | =                        | 1,269,359                             | O.K. > Minimum Required Volume |

| Project Information                      |                          | Sediment Basin #2 DESIGN CALCULATIONS |                                |
|------------------------------------------|--------------------------|---------------------------------------|--------------------------------|
| Project Name: 1701 Main Street           | Kim Project #: 118574000 | Date: 7/23/2024                       |                                |
| Designed by: ZTB                         | Checked by:              | Date:                                 |                                |
| Revised by:                              |                          | Date:                                 |                                |
| <b>Sediment Basin #2</b>                 |                          |                                       |                                |
| Basin Drainage Area (A) (ac)             | 7.53                     |                                       |                                |
| Rational Coefficient (C)                 | 0.74                     |                                       |                                |
| SQ3 Curve Number (CN)                    | 78.58                    |                                       |                                |
| Time of Concentration (min)              | 23.00                    |                                       |                                |
| Rational Intensity (2-yr Storm) (in/hr)  | 5.52                     |                                       |                                |
| Rational Intensity (5-yr Storm) (in/hr)  | 6.41                     |                                       |                                |
| Rational Intensity (25-yr Storm) (in/hr) | 8.68                     |                                       |                                |
| Flow (Q <sub>2</sub> ) (cfs)             | 30.8                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>5</sub> ) (cfs)             | 36.7                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>25</sub> ) (cfs)            | 44.7                     | (Q=CIYA)                              |                                |
| WET Storage Volume (cf)                  | 13.622                   |                                       |                                |
| DRY Storage Volume (cf)                  | 13.622                   |                                       |                                |
| Required Total Volume (cf)               | 27.244                   | (WET + DRY Volumes)                   |                                |
| Freeboard Volume (cf)                    | 3.465                    |                                       |                                |
| Required Surface Area (sf)               | 15.599                   |                                       |                                |
| Storage Depth (ft) (H)                   | 8.00                     |                                       |                                |
| Embankment Downstream Side Slope         | 3:1                      |                                       |                                |
| Embankment Upstream Side Slope           | 3:1                      |                                       |                                |
| Embankment Total Height                  | 7.00                     |                                       |                                |
| Minimum Embankment Width                 | 12.00                    |                                       |                                |
| <b>Bottom Elevation</b>                  |                          |                                       |                                |
| Elev (ft)                                | Area (SF)                | Cumulative                            | Volume (CF)                    |
| 573.00                                   | 0                        | 0                                     | 0                              |
| 574.00                                   | 5,331                    | 2,668                                 |                                |
| 575.00                                   | 13,135                   | 11,499                                |                                |
| 576.00                                   | 21,629                   | 29,439                                |                                |
| 577.00                                   | 31,445                   | 56,117                                |                                |
| 578.00                                   | 35,964                   | 89,771                                |                                |
| 579.00                                   | 38,954                   | 129,726                               |                                |
| 580.00                                   | 40,368                   | 165,861                               |                                |
| 581.00                                   | 42,816                   | 207,543                               |                                |
| <b>Total Basin Volume</b>                |                          |                                       |                                |
|                                          |                          | 207,543 CF                            |                                |
|                                          |                          | 7,887 CY                              |                                |
|                                          |                          | 4.76 Ac-Ft                            |                                |
| <b>Design Data</b>                       |                          |                                       |                                |
| Designed WET Storage Elev                | =                        | 572.10                                |                                |
| Designed WET Storage Volume (cf)         | =                        | 13,652                                |                                |
| Designed DRY Storage Elev                | =                        | 572.88                                |                                |
| Designed DRY Storage Volume (cf)         | =                        | 13,675                                |                                |
| Designed Total Volume (cf)               | =                        | 27,327                                | O.K. > Minimum Required Volume |

| Project Information                      |                          | Sediment Basin #1 DESIGN CALCULATIONS |                                |
|------------------------------------------|--------------------------|---------------------------------------|--------------------------------|
| Project Name: 1701 Main Street           | Kim Project #: 118574000 | Date: 7/23/2024                       |                                |
| Designed by: ZTB                         | Checked by:              | Date:                                 |                                |
| Revised by:                              |                          | Date:                                 |                                |
| <b>Sediment Basin #1</b>                 |                          |                                       |                                |
| Basin Drainage Area (A) (ac)             | 36.18                    |                                       |                                |
| Rational Coefficient (C)                 | 0.65                     |                                       |                                |
| SQ3 Curve Number (CN)                    | 78.58                    |                                       |                                |
| Time of Concentration (min)              | 72.60                    |                                       |                                |
| Rational Intensity (2-yr Storm) (in/hr)  | 1.80                     |                                       |                                |
| Rational Intensity (5-yr Storm) (in/hr)  | 1.97                     |                                       |                                |
| Rational Intensity (25-yr Storm) (in/hr) | 2.87                     |                                       |                                |
| Flow (Q <sub>2</sub> ) (cfs)             | 38.4                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>5</sub> ) (cfs)             | 48.5                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>25</sub> ) (cfs)            | 65.7                     | (Q=CIYA)                              |                                |
| WET Storage Volume (cf)                  | 65.68                    |                                       |                                |
| DRY Storage Volume (cf)                  | 65.68                    |                                       |                                |
| Required Total Volume (cf)               | 130.35                   | (WET + DRY Volumes)                   |                                |
| Freeboard Volume (cf)                    | 16.287                   |                                       |                                |
| Required Surface Area (sf)               | 21.18                    |                                       |                                |
| Storage Depth (ft) (H)                   | 12.00                    |                                       |                                |
| Embankment Downstream Side Slope         | 2:1                      |                                       |                                |
| Embankment Upstream Side Slope           | 3:1                      |                                       |                                |
| Embankment Total Height                  | 12.00                    |                                       |                                |
| Minimum Embankment Width                 | 12.00                    |                                       |                                |
| <b>Bottom Elevation</b>                  |                          |                                       |                                |
| Elev (ft)                                | Area (SF)                | Cumulative                            | Volume (CF)                    |
| 565.00                                   | 0                        | 0                                     | 0                              |
| 566.00                                   | 506                      | 254                                   |                                |
| 567.00                                   | 4,968                    | 2,769                                 |                                |
| 568.00                                   | 13,841                   | 11,894                                |                                |
| 569.00                                   | 24,675                   | 36,252                                |                                |
| 570.00                                   | 67,707                   | 82,462                                |                                |
| 571.00                                   | 83,243                   | 152,818                               |                                |
| 572.00                                   | 103,854                  | 244,486                               |                                |
| 573.00                                   | 125,379                  | 361,063                               |                                |
| 574.00                                   | 146,322                  | 499,413                               |                                |
| 575.00                                   | 175,542                  | 665,855                               |                                |
| 576.00                                   | 223,729                  | 892,591                               |                                |
| 577.00                                   | 232,007                  | 1,068,389                             |                                |
| <b>Total Basin Volume</b>                |                          |                                       |                                |
|                                          |                          | 1,068,389 CF                          |                                |
|                                          |                          | 38,889 CY                             |                                |
|                                          |                          | 24.53 Ac-Ft                           |                                |
| <b>Design Data</b>                       |                          |                                       |                                |
| Designed WET Storage Elev                | =                        | 569.64                                |                                |
| Designed WET Storage Volume (cf)         | =                        | 65,814                                |                                |
| Designed DRY Storage Elev                | =                        | 570.70                                |                                |
| Designed DRY Storage Volume (cf)         | =                        | 65,961                                |                                |
| Designed Total Volume (cf)               | =                        | 1,269,359                             | O.K. > Minimum Required Volume |

| Project Information                      |                          | Sediment Basin #2 DESIGN CALCULATIONS |                                |
|------------------------------------------|--------------------------|---------------------------------------|--------------------------------|
| Project Name: 1701 Main Street           | Kim Project #: 118574000 | Date: 7/23/2024                       |                                |
| Designed by: ZTB                         | Checked by:              | Date:                                 |                                |
| Revised by:                              |                          | Date:                                 |                                |
| <b>Sediment Basin #2</b>                 |                          |                                       |                                |
| Basin Drainage Area (A) (ac)             | 7.53                     |                                       |                                |
| Rational Coefficient (C)                 | 0.74                     |                                       |                                |
| SQ3 Curve Number (CN)                    | 78.58                    |                                       |                                |
| Time of Concentration (min)              | 23.00                    |                                       |                                |
| Rational Intensity (2-yr Storm) (in/hr)  | 5.52                     |                                       |                                |
| Rational Intensity (5-yr Storm) (in/hr)  | 6.41                     |                                       |                                |
| Rational Intensity (25-yr Storm) (in/hr) | 8.68                     |                                       |                                |
| Flow (Q <sub>2</sub> ) (cfs)             | 30.8                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>5</sub> ) (cfs)             | 36.7                     | (Q=CIYA)                              |                                |
| Flow (Q <sub>25</sub> ) (cfs)            | 44.7                     | (Q=CIYA)                              |                                |
| WET Storage Volume (cf)                  | 13.622                   |                                       |                                |
| DRY Storage Volume (cf)                  | 13.622                   |                                       |                                |
| Required Total Volume (cf)               | 27.244                   | (WET + DRY Volumes)                   |                                |
| Freeboard Volume (cf)                    | 3.465                    |                                       |                                |
| Required Surface Area (sf)               | 15.599                   |                                       |                                |
| Storage Depth (ft) (H)                   | 8.00                     |                                       |                                |
| Embankment Downstream Side Slope         | 3:1                      |                                       |                                |
| Embankment Upstream Side Slope           | 3:1                      |                                       |                                |
| Embankment Total Height                  | 7.00                     |                                       |                                |
| Minimum Embankment Width                 | 12.00                    |                                       |                                |
| <b>Bottom Elevation</b>                  |                          |                                       |                                |
| Elev (ft)                                | Area (SF)                | Cumulative                            | Volume (CF)                    |
| 573.00                                   | 0                        | 0                                     | 0                              |
| 574.00                                   | 5,331                    | 2,668                                 |                                |
| 575.00                                   | 13,135                   | 11,499                                |                                |
| 576.00                                   | 21,629                   | 29,439                                |                                |
| 577.00                                   | 31,445                   | 56,117                                |                                |
| 578.00                                   | 35,964                   | 89,771                                |                                |
| 579.00                                   | 38,954                   | 129,726                               |                                |
| 580.00                                   | 40,368                   | 165,861                               |                                |
| 581.00                                   | 42,816                   | 207,543                               |                                |
| <b>Total Basin Volume</b>                |                          |                                       |                                |
|                                          |                          | 207,543 CF                            |                                |
|                                          |                          | 7,887 CY                              |                                |
|                                          |                          | 4.76 Ac-Ft                            |                                |
| <b>Design Data</b>                       |                          |                                       |                                |
| Designed WET Storage Elev                | =                        | 572.10                                |                                |
| Designed WET Storage Volume (cf)         | =                        | 13,652                                |                                |
| Designed DRY Storage Elev                | =                        | 572.88                                |                                |
| Designed DRY Storage Volume (cf)         | =                        | 13,675                                |                                |
| Designed Total Volume (cf)               | =                        | 27,327                                | O.K. > Minimum Required Volume |

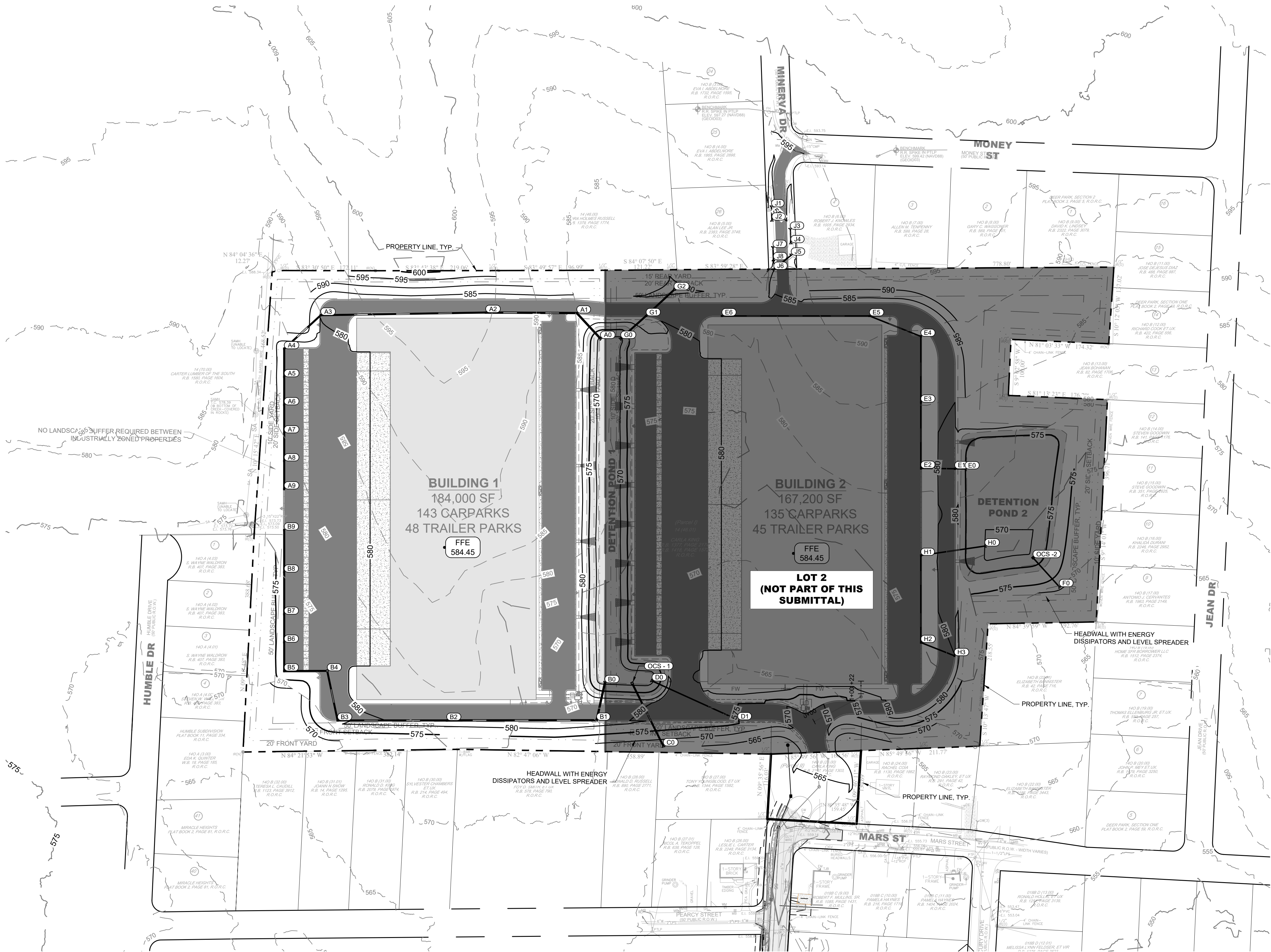
LA VERGNE  
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BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE



| BY  |   | DATE |   | REVISIONS |   |   |   |   |   |    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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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 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.

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

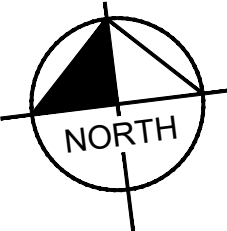
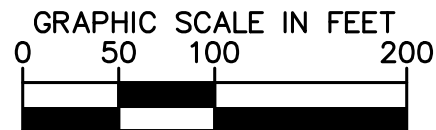
LA VERGNE  
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LOT 1

BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE



| BY | DATE | REVISIONS |   |   |   |   |   |   |   |   |    | No. |
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COORDINATES ARE  
NAD83.  
ALL ELEVATIONS ARE  
REFERENCED TO THE  
NAVD 1988.



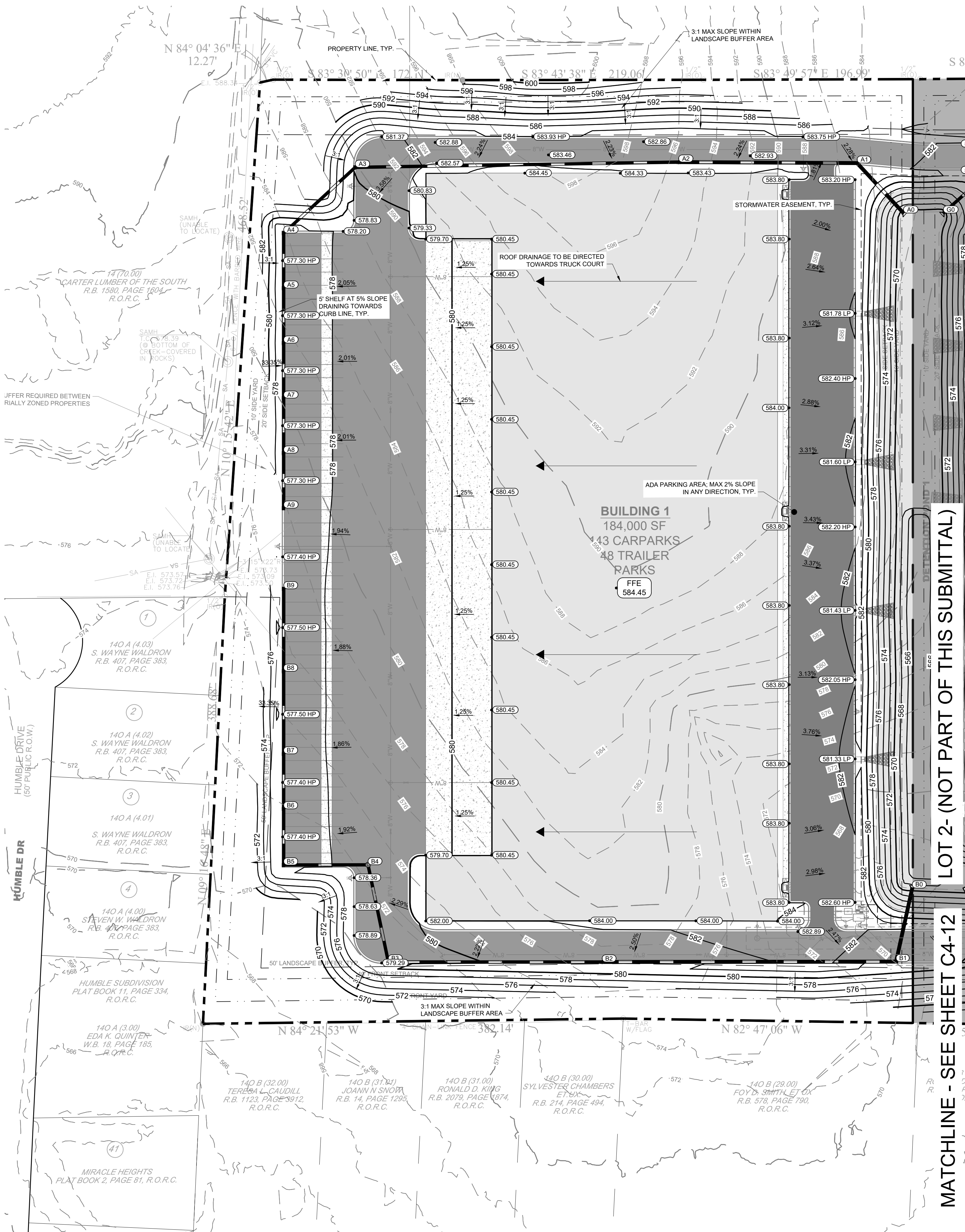
GRADING AND  
DRAINAGE PLAN -  
OVERALL (LOT1)

SHEET NUMBER

C4-00



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- ### 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 2:1 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.

### GRADING PLAN LEGEND

|                |             |            |                              |           |
|----------------|-------------|------------|------------------------------|-----------|
| SPOT ELEVATION | HP          | HIGH POINT | LP                           | LOW POINT |
| TC             | TOP OF CURB | BC         | BOTTOM OF CURB / GUTTER LINE |           |
| TW             | TOP OF WALL | BW         | BOTTOM OF EXPOSED WALL       |           |
| INV            | INVERT      |            |                              |           |

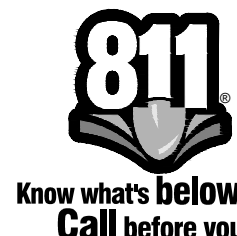
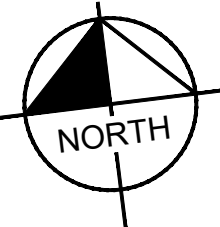
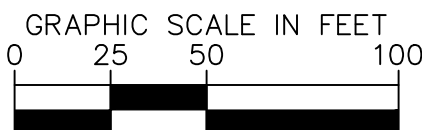
FINISH FLOOR ELEVATION

EXISTING CONTOUR

PROPOSED CONTOUR

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

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



# Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067  
Main: 615.564.2701 | www.kimley-horn.com  
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## LA VERGNE BUSINESS CENTER LOT 1

BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

DESIGNED BY: DJH

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<br>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<br>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<br>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      |

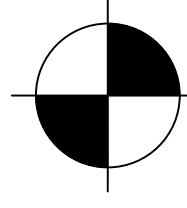
LA VERGNE  
BUSINESS CENTER  
LOT 1  
BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE



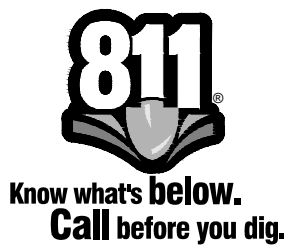
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| DESIGNED BY: | DJH       |   |   |   |   |   |   |   |   |    |      |    |

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

|                              |
|------------------------------|
| PIPE AND STRUCTURE<br>TABLES |
| SHEET NUMBER<br>C4-50        |

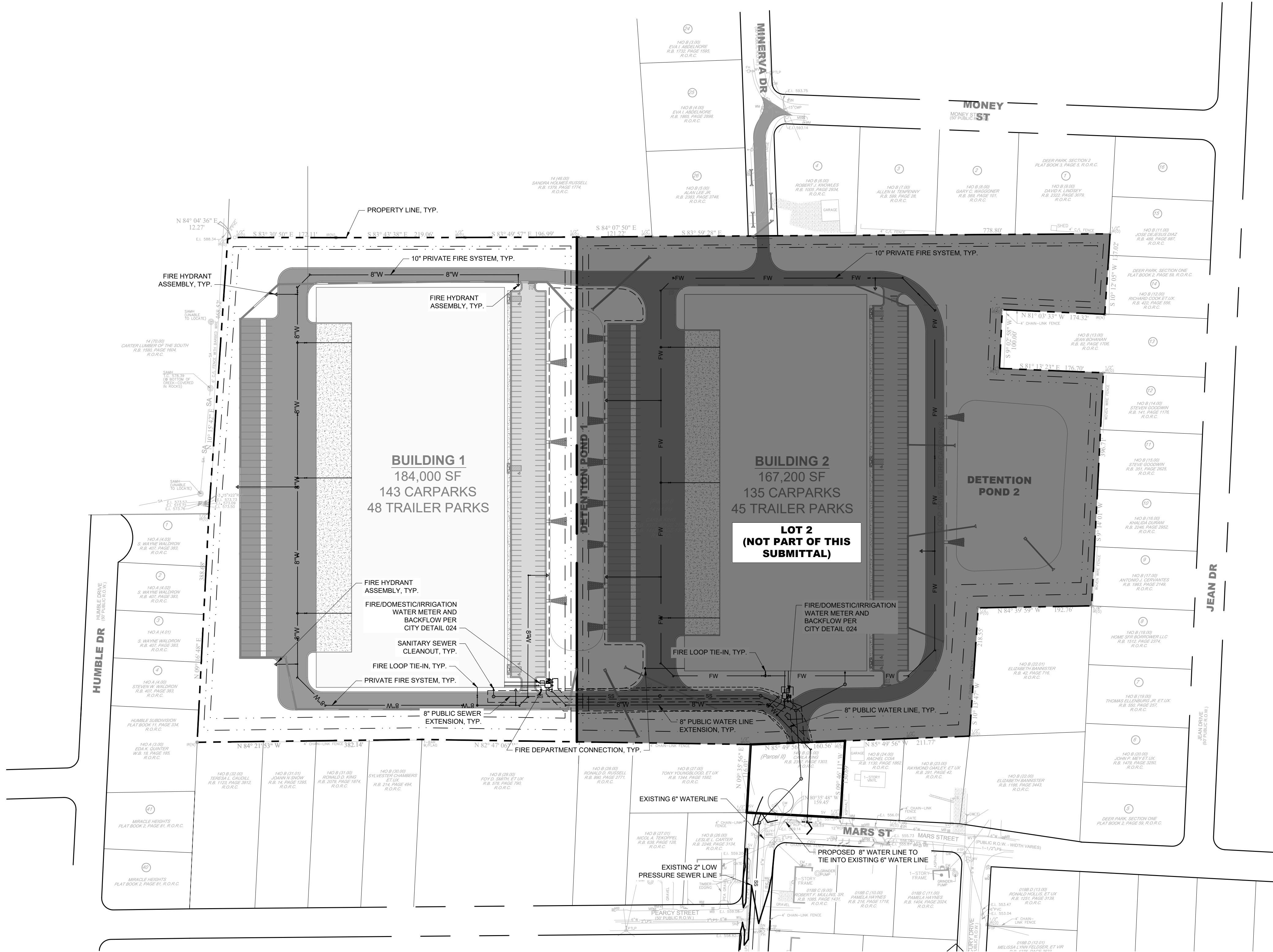


COORDINATES ARE  
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NAVD 1988.





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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.
- 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 |

## LA VERGNE BUSINESS CENTER LOT 1

# Kimley»Horn

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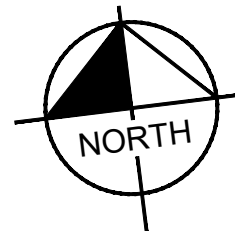


| No. | REVISIONS |    |      |    |      |    |      |    |      |    |
|-----|-----------|----|------|----|------|----|------|----|------|----|
|     | DATE      | BY | DATE | BY | DATE | BY | DATE | BY | DATE | BY |
| 1   |           |    |      |    |      |    |      |    |      |    |
| 2   |           |    |      |    |      |    |      |    |      |    |
| 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 - OVERALL (LOT 1) |            |
| SHEET NUMBER                   | C6-00      |

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

GRAPHIC SCALE IN FEET  
0 50 100 200



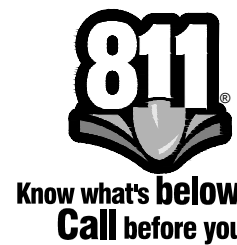
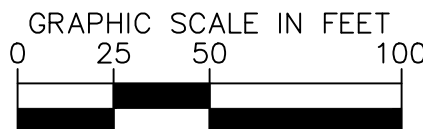


Drawing name: K:\NSH\_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C6-11 UTILITY PLAN (2) Jul 26, 2024 5:34pm by: deaton.hildabrand



1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. ALL TAPPING 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 NOTIFY 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 KNOXVILLE AND/OR ASSOCIATED ENGINEERS, 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 UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
5. THE CONTRACTOR SHALL 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.
6. ALL MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
7. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH CRUSHED GRANITE.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. THE CONTRACTOR SHALL CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. THE FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE CONFORMANCE TO THE CITY OF KNOXVILLE AND/OR ASSOCIATED ENGINEERS, INC.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LINE KIND AND ALL PAVEMENT AREAS REMOVED OR DAMAGED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY LICENSES CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS REQUIRED BY THE CITY OF KNOXVILLE.
18. NON-METALLIC DETECTION TAP SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH.
20. ALL JOINTS AND CONNECTIONS SHALL BE PERMITTED.
21. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C651. ALL WATERLINES SHALL BE DISINFECTED.
22. ALL MATERIALS AND JOINTS ARE TO BE APPROVED BY THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
23. FRICTION LOSS LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
24. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
25. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR ACCESS TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
26. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3000 psi.
27. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE TO THE FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND REMOVE 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 FOR TAPPING. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
28. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS SPECIFIED 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 |

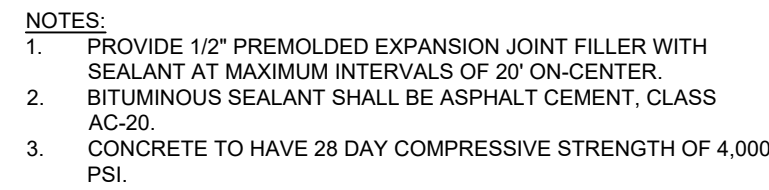
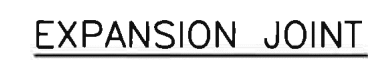
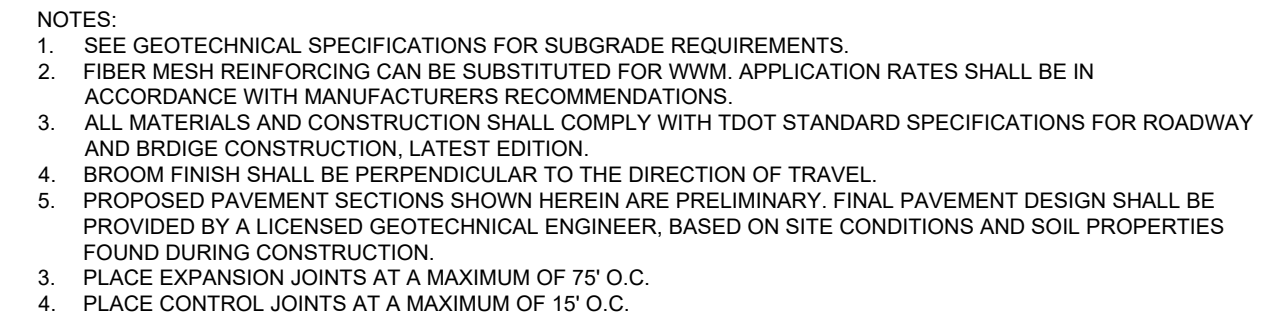
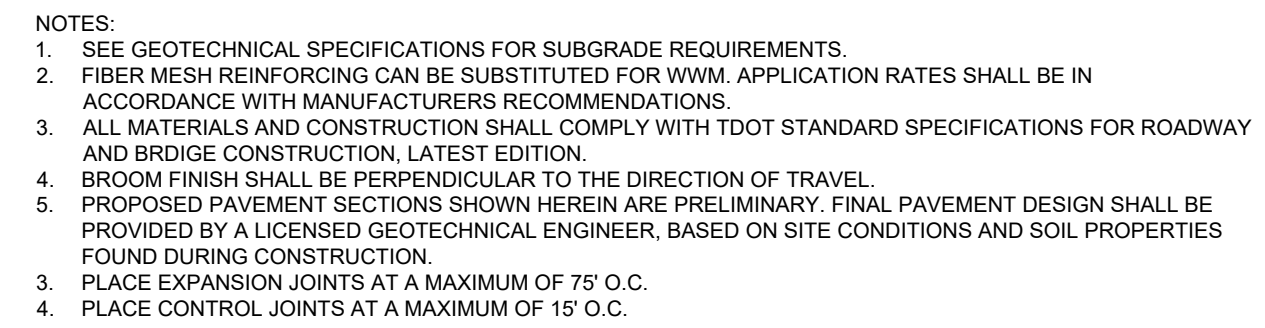
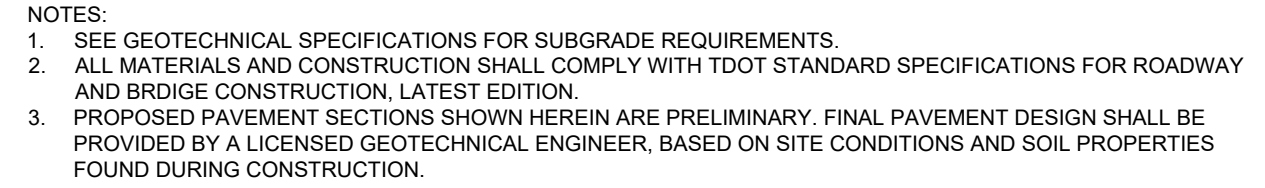
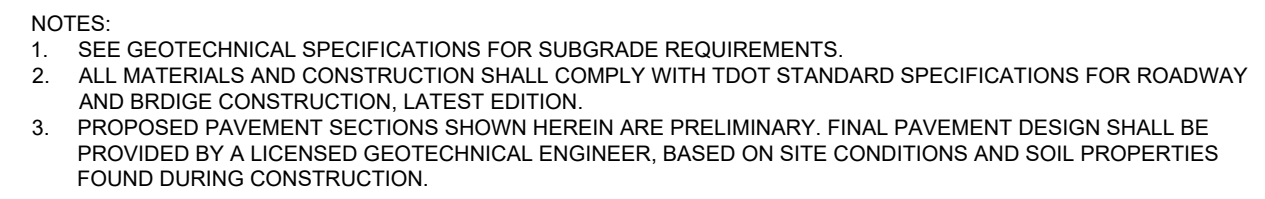


|                                      |            |
|--------------------------------------|------------|
| DESIGNED BY:                         | <u>DJH</u> |
| DRAWN BY:                            | <u>ZTB</u> |
| CHECKED BY:                          | <u>RJA</u> |
| DATE:                       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

SHEET NUMBER

Page 78 of 209

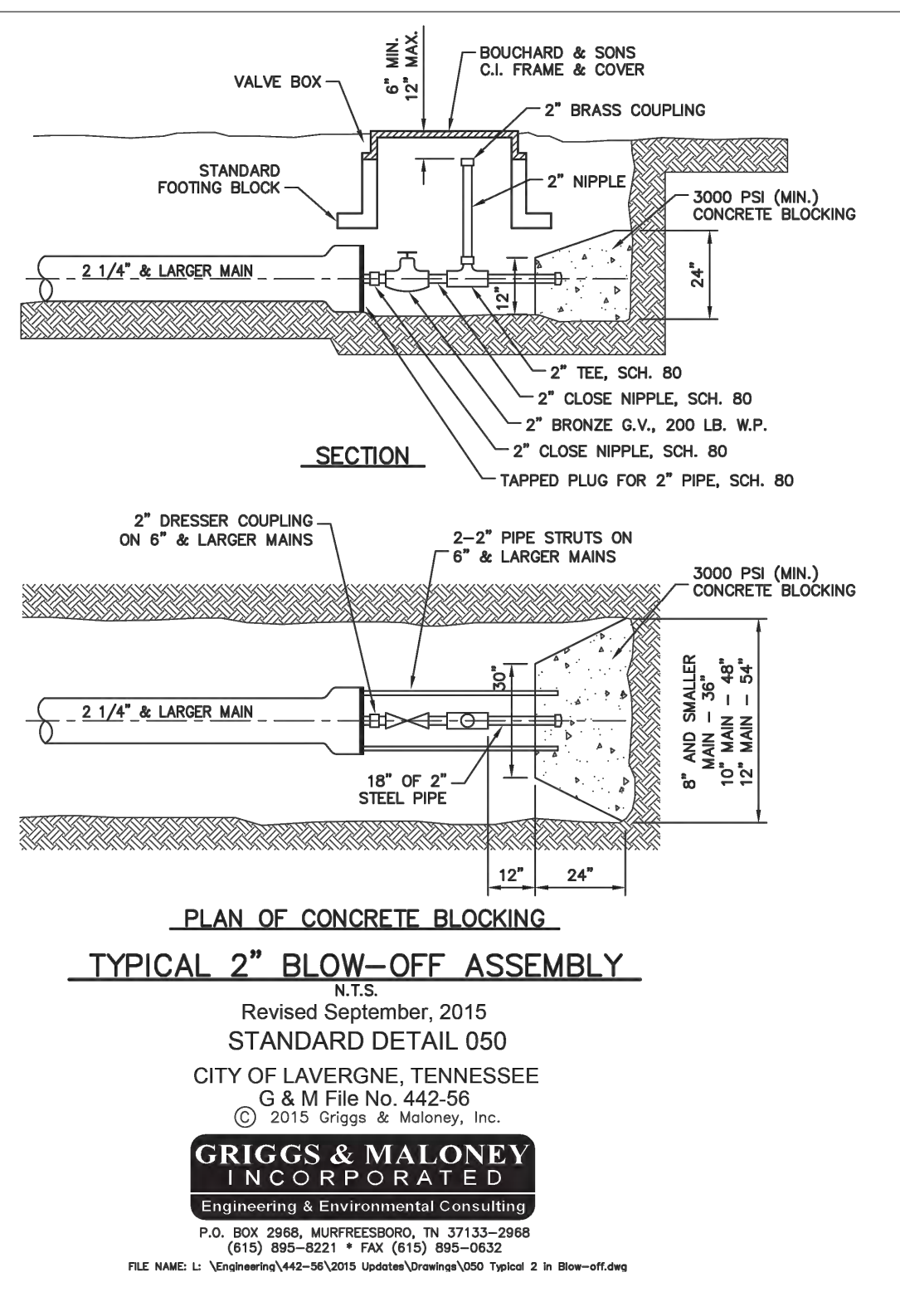
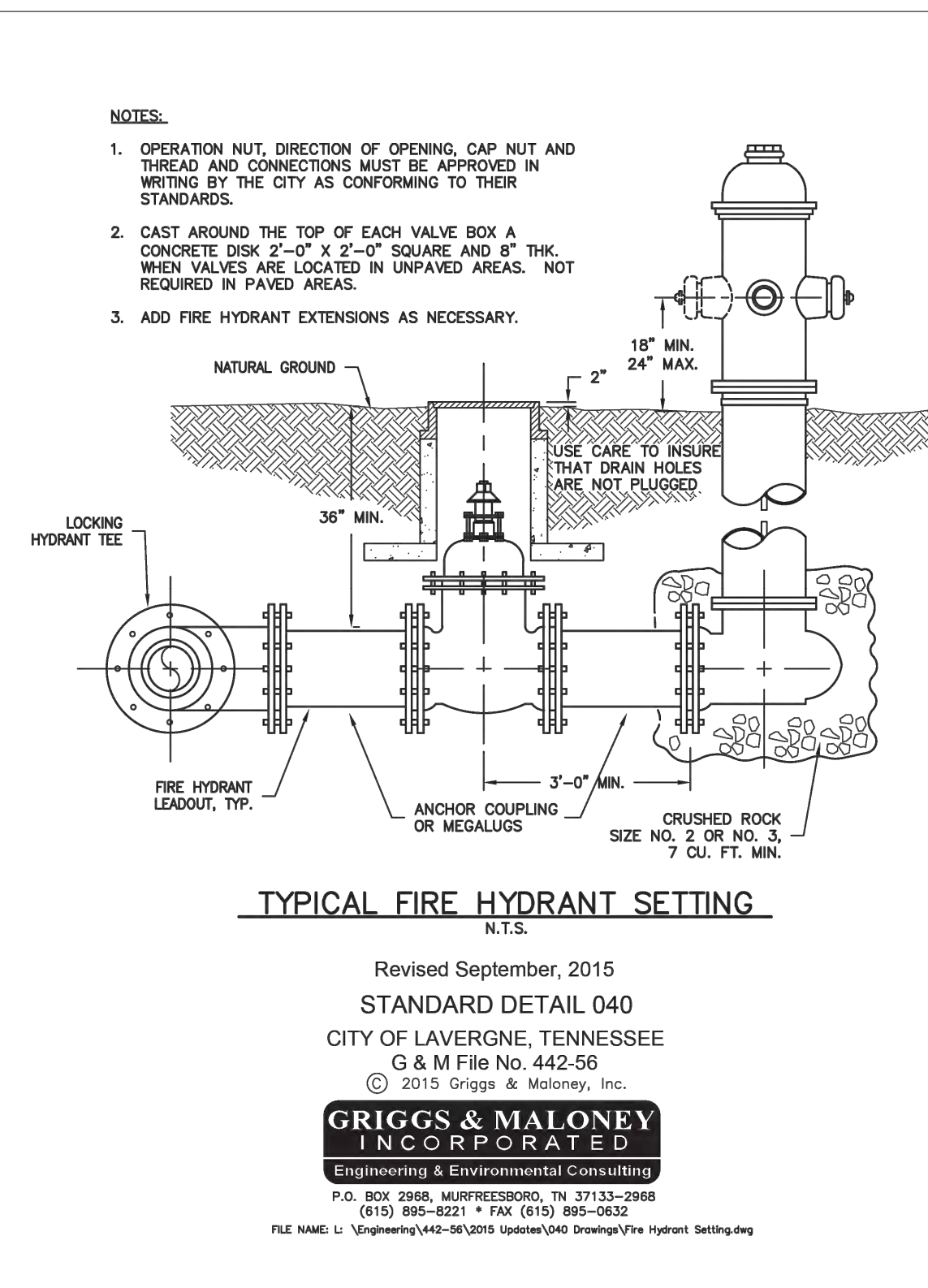
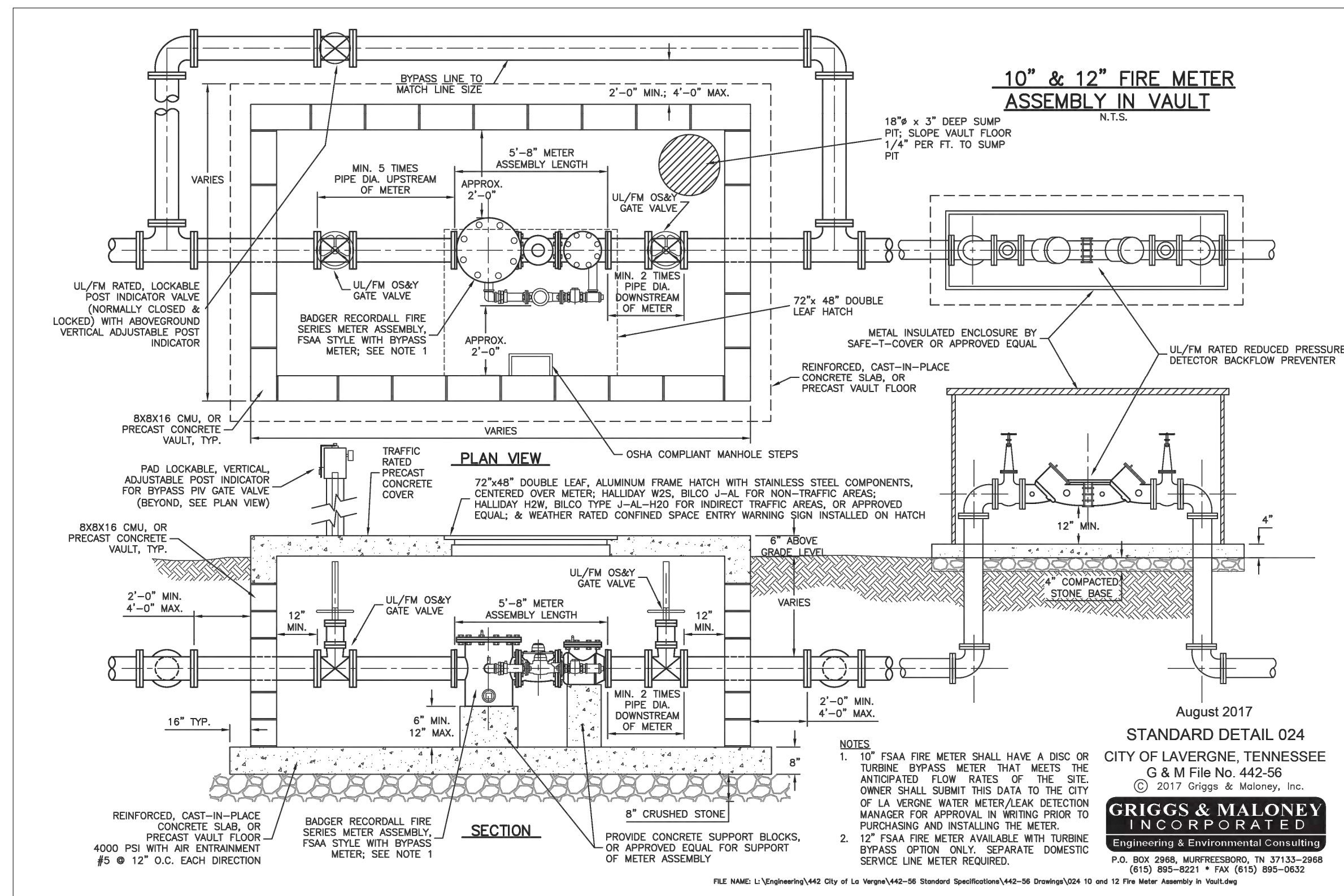
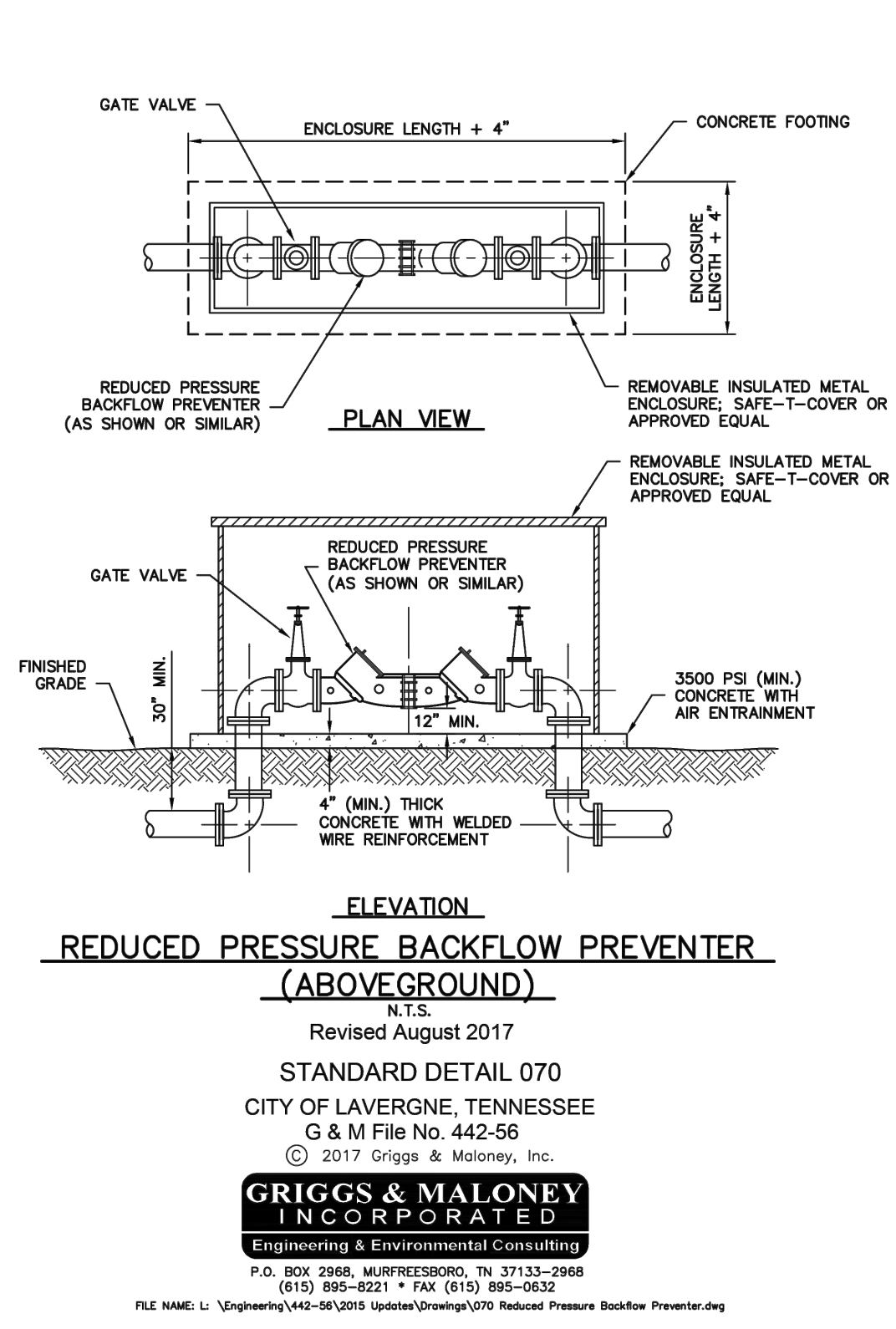
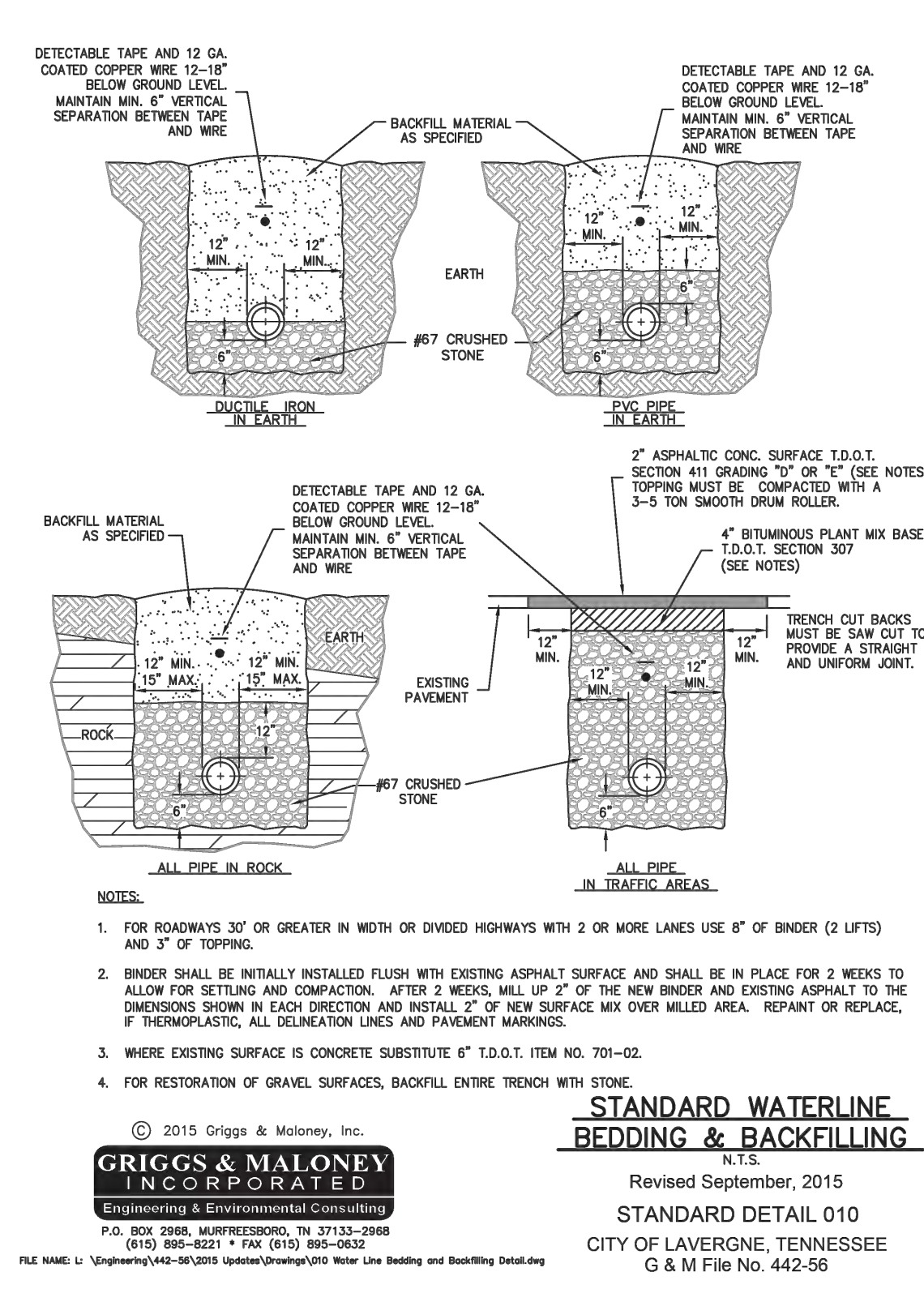
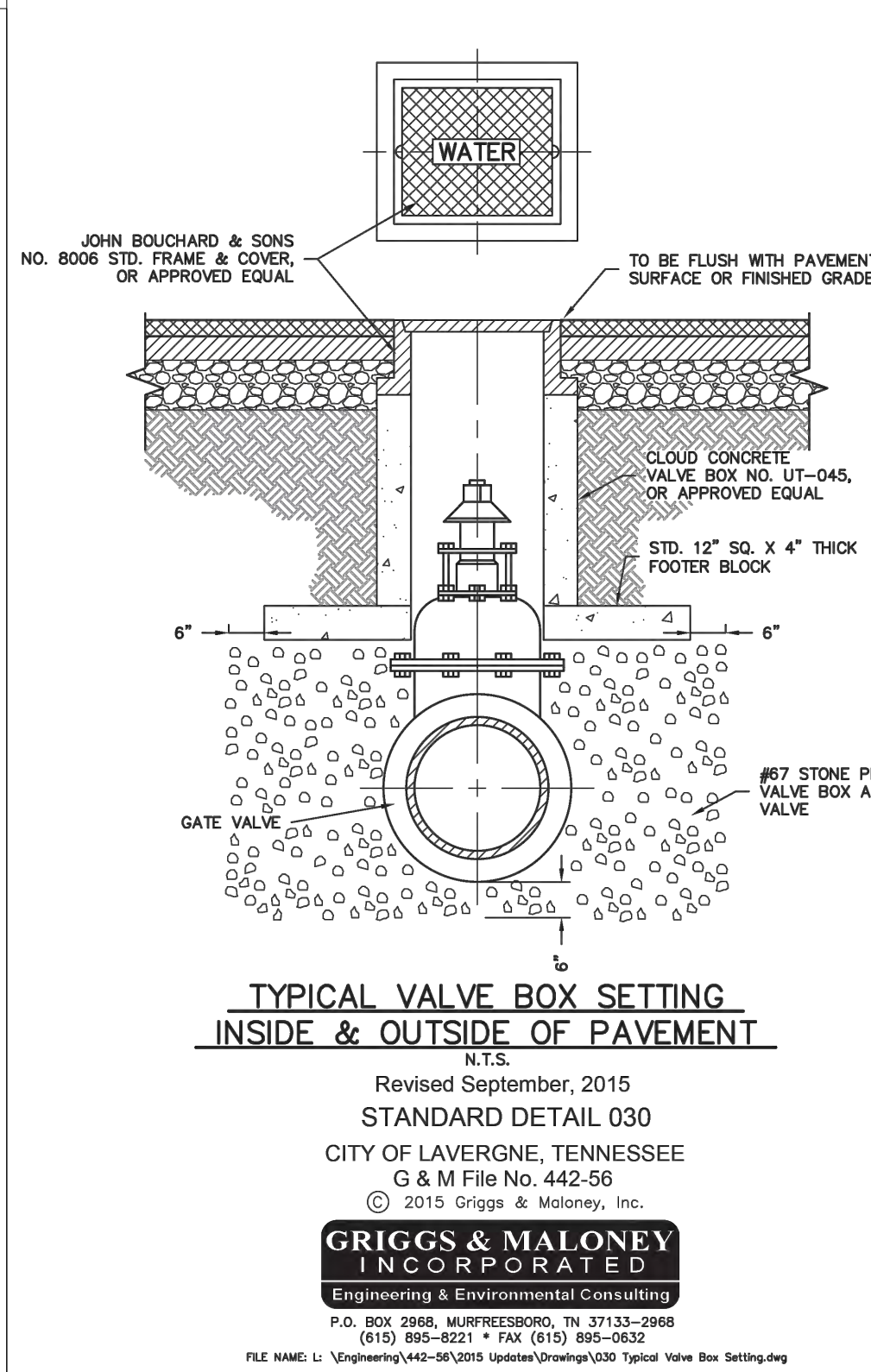
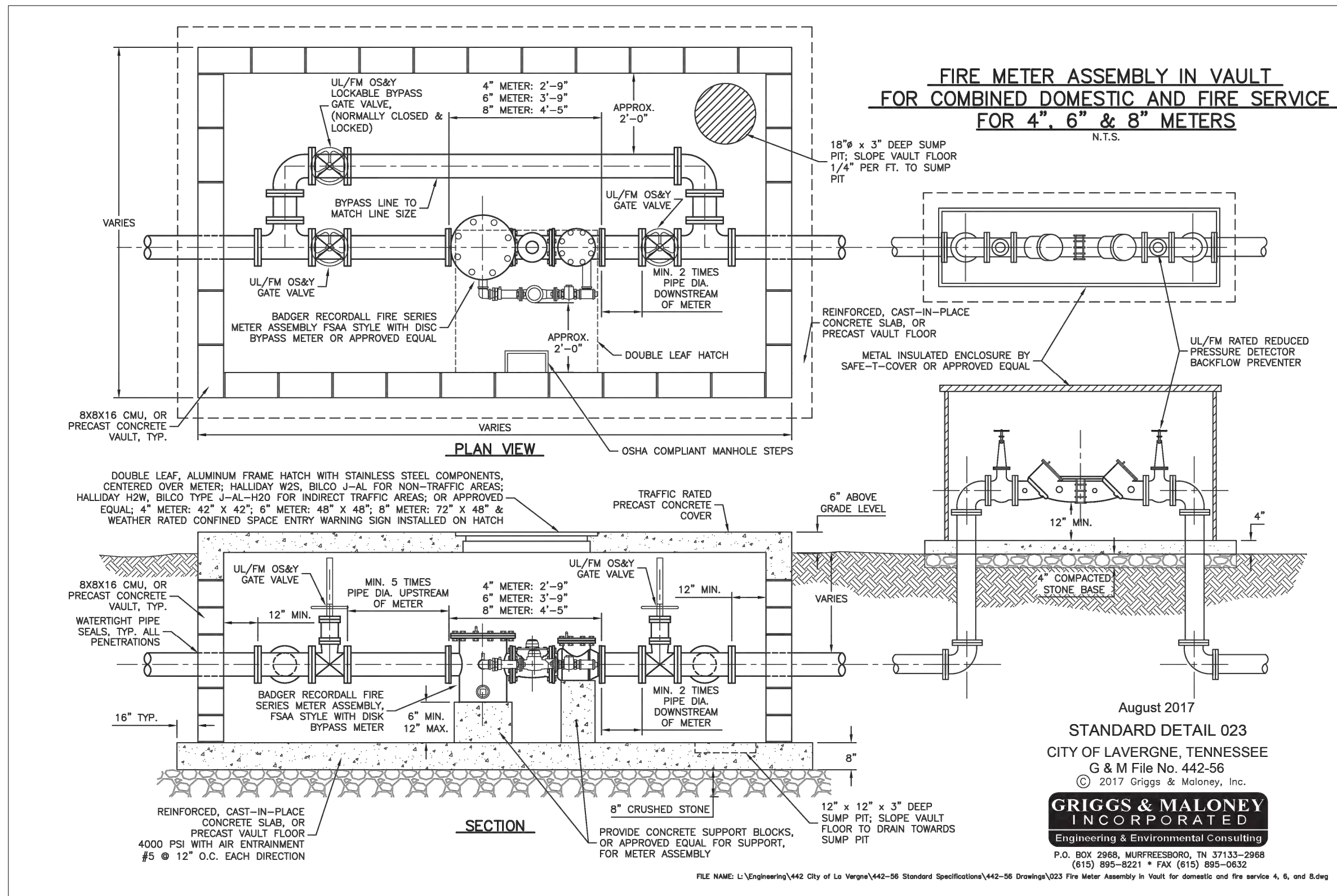




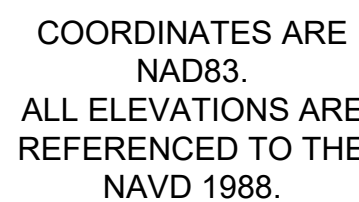
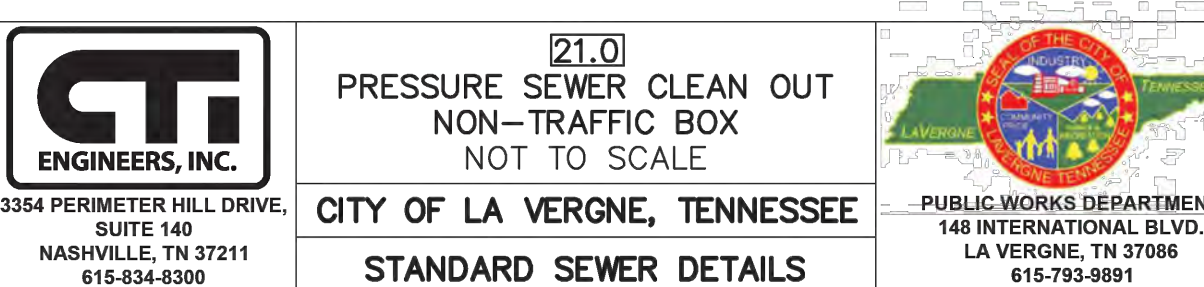
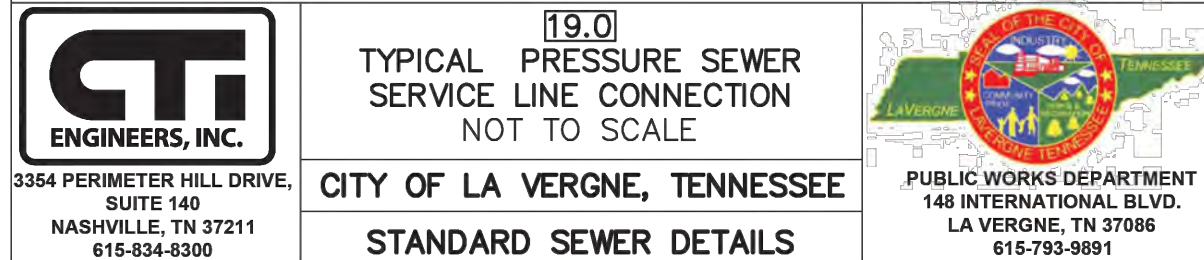
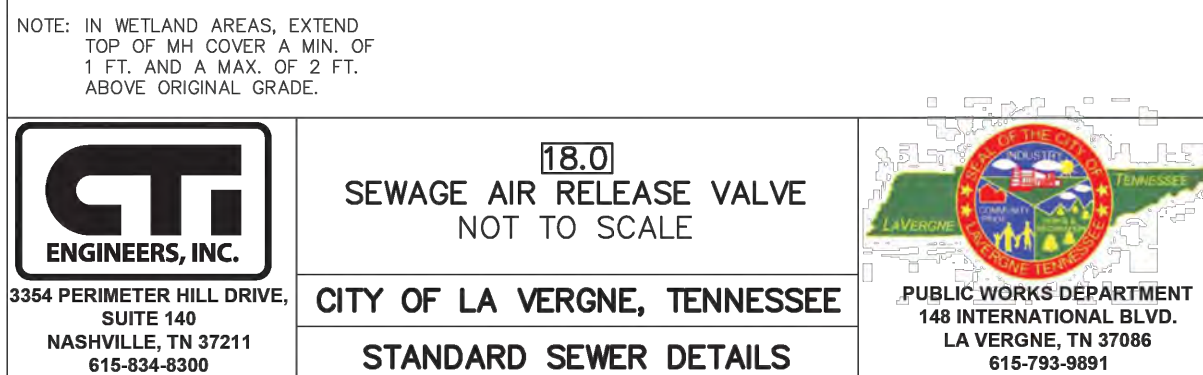
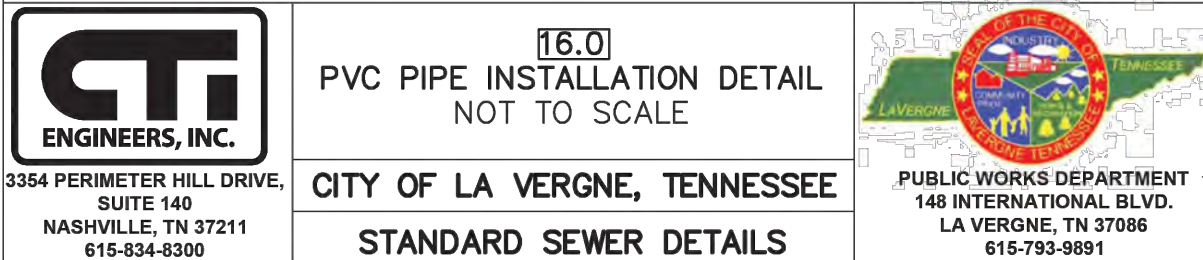
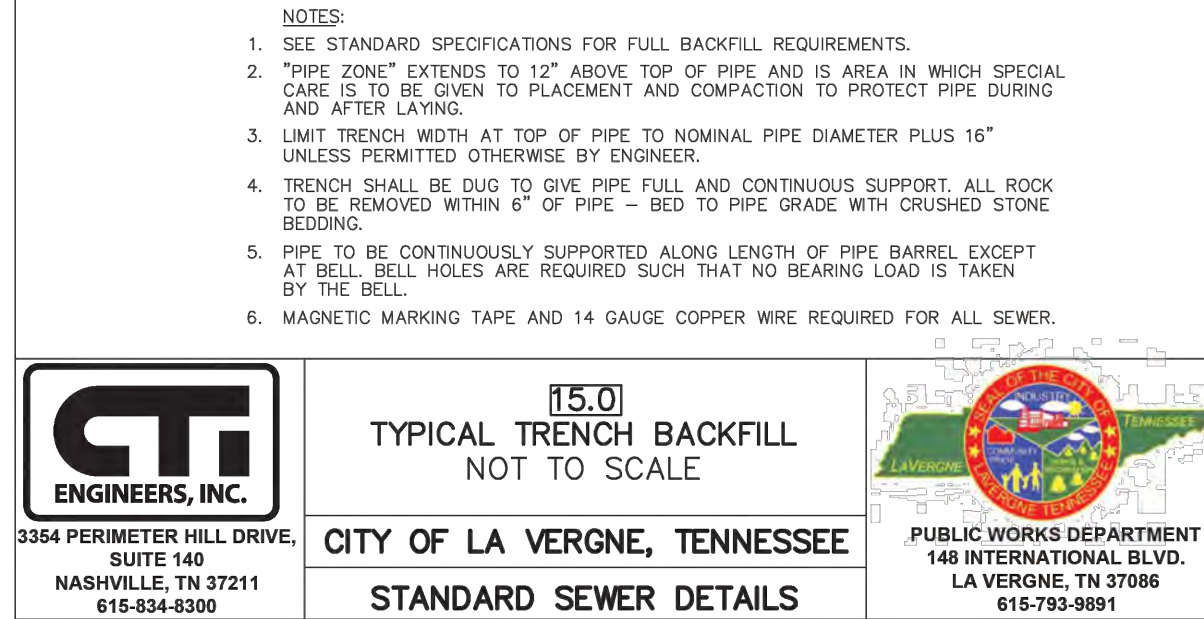
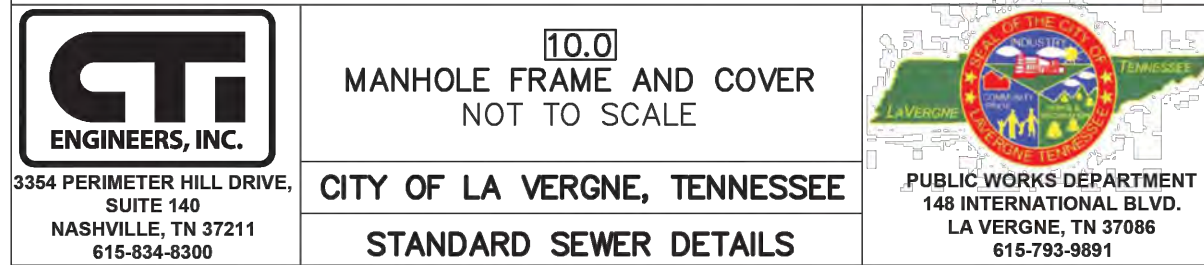
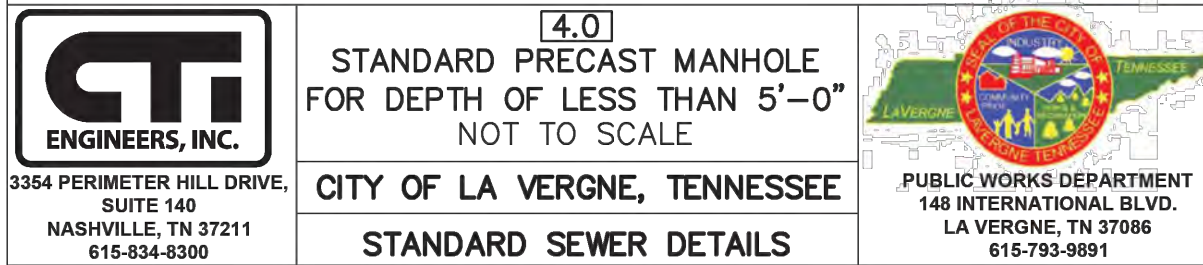
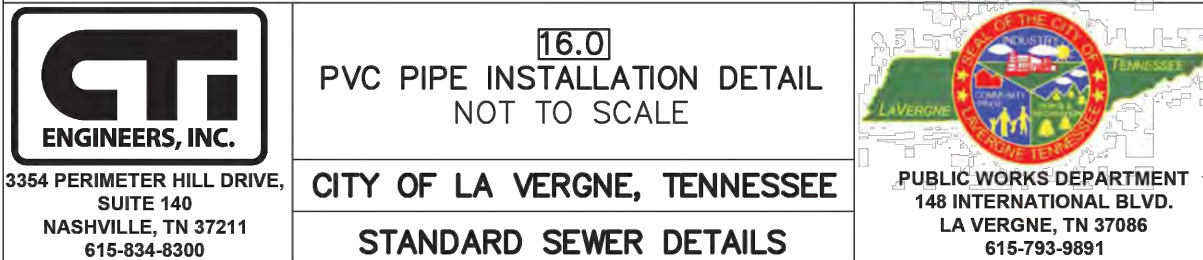


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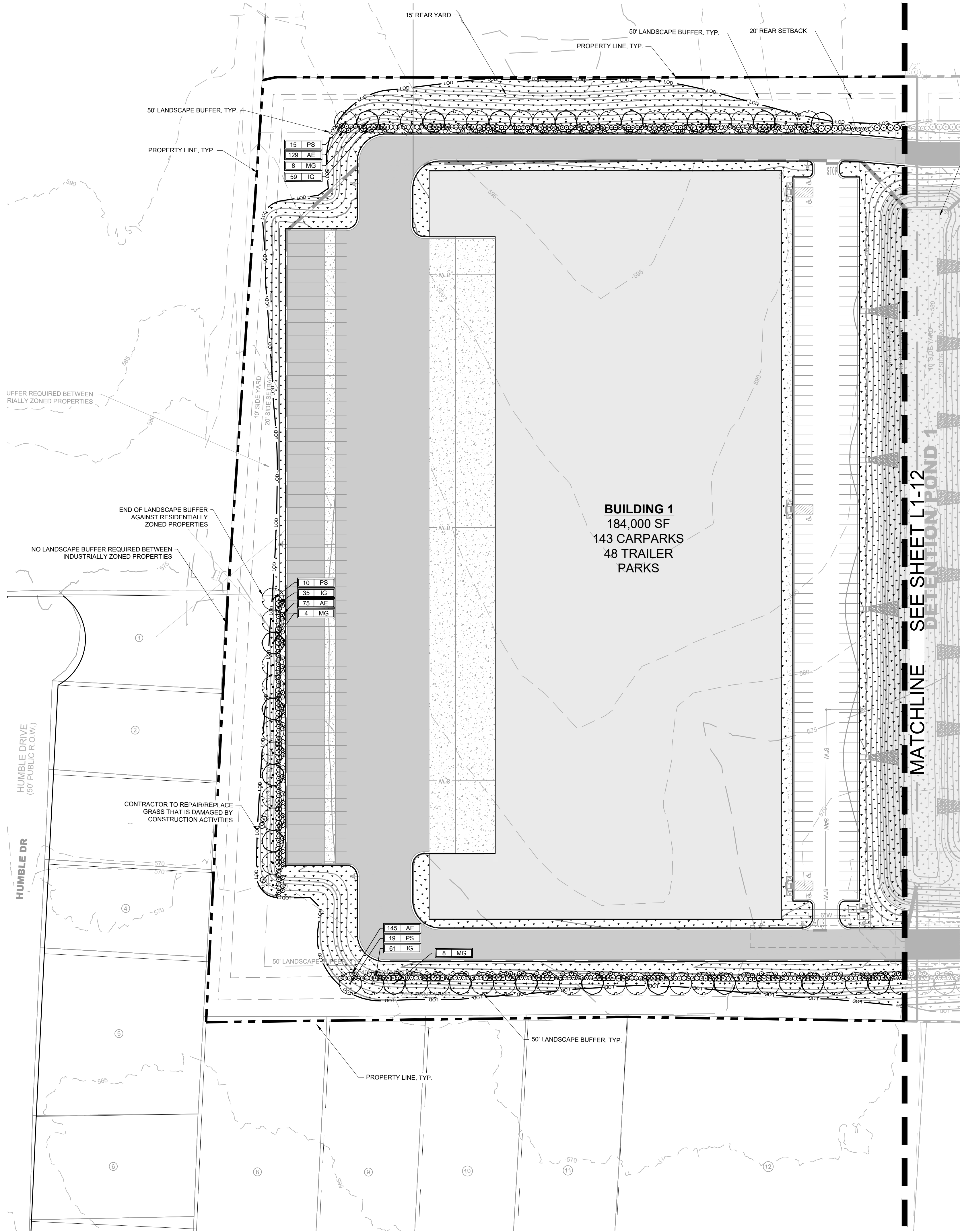








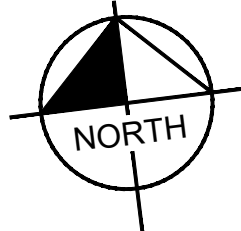
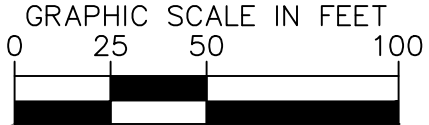
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates,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



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.  
ALL ELEVATIONS ARE  
REFERENCED TO THE  
NAVD 1988.



LANDSCAPE DATA TABLE

PROJECT NAME:  
PROPERTY ADDRESS:  
MAP AND PARCEL ID:  
  
EXISTING ZONING:  
EXISTING LAND USE:  
PROPOSED LAND USE:

LA VERGNE BUSINESS CENTER  
1701 MARS STREET  
LA VERGNE, TN 37086  
MAP 014 PARCEL 046.01, 025.00  
  
I-1, LIGHT INDUSTRIAL  
VACANT  
INDUSTRIAL

SITE AREA (AC):  
BUILDING AREA (SF):  
BUILDING PERMIT:  
GRADING PERMIT:

29.0  
346,800 SF  
TBD  
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:

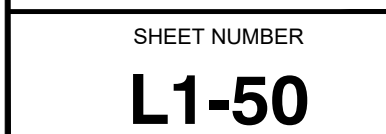
- OCTOBER 1 - MARCH 31
  - 75% COMMON BERMUDAGRASS (UNHULLED COATED)
  - 25% PERENNIAL RYEGRASS
- APRIL 1 - SEPTEMBER 30
  - 90% COMMON BERMUDAGRASS (HULLED COATED)
  - 10% PERENNIAL BROWN TOP MILLET

SEED RATE PER ACRE:

- COMMON BERMUDAGRASS: 12 LBS.
- PERENNIAL RYEGRASS: 4 LBS.
- PERENNIAL BROWN TOP MILLET: 8 LBS.



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**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. (DEFERRED)**

**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@lavergneth.gov](mailto:blogan@lavergneth.gov); and Jake Blair - [jblair@lavergneth.gov](mailto:jblair@lavergneth.gov))  
Project will be deferred.

**Engineering** (Gary Lide - [glide@lavergneth.gov](mailto:glide@lavergneth.gov))  
Item to be deferred. Awaiting final plat approval.

**Utilities** (Scott Tatalovich - [statalovich@lavergneth.gov](mailto:statalovich@lavergneth.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@lavergneth.gov](mailto:jwhite@lavergneth.gov))  
No comments.

**Fire** (Curtis Brinkley - [cbrinkley@lavergneth.gov](mailto:cbrinkley@lavergneth.gov))  
No comments.

**Police** (John Eubank - [jeubank@lavergneth.gov](mailto: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.

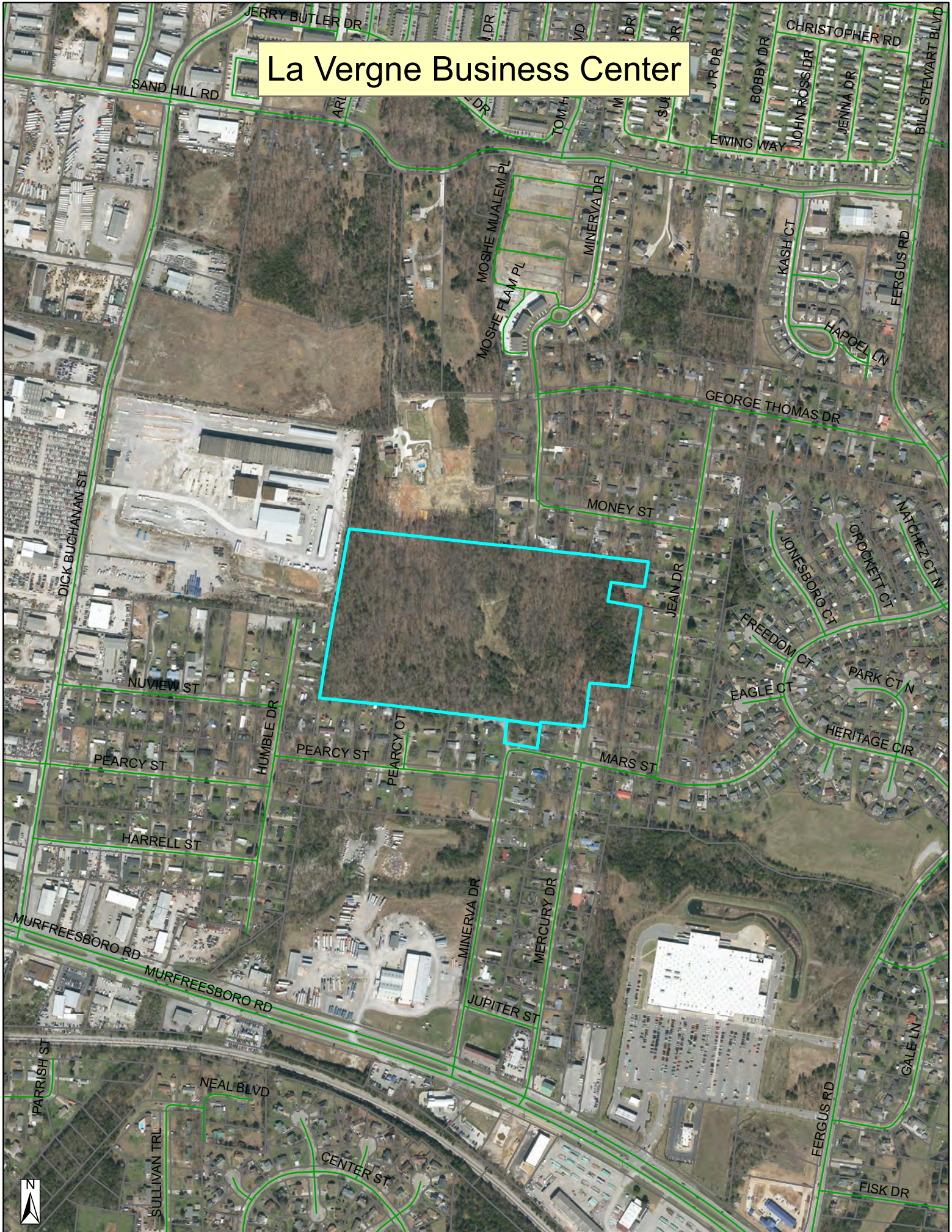


# La Vergne Business Center



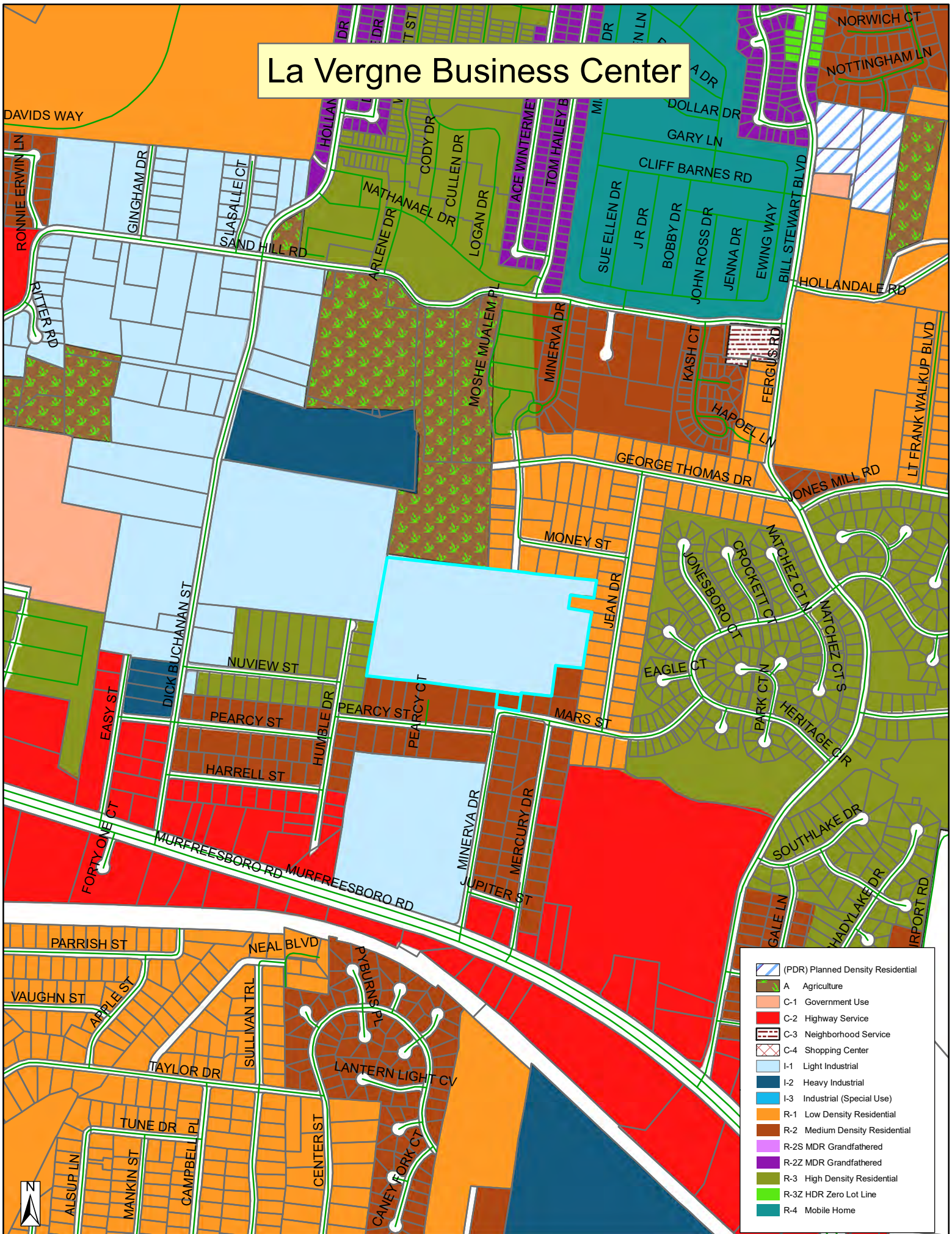


# La Vergne Business Center





# La Vergne Business Center





















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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.

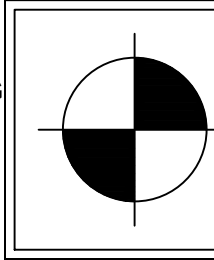
M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

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.

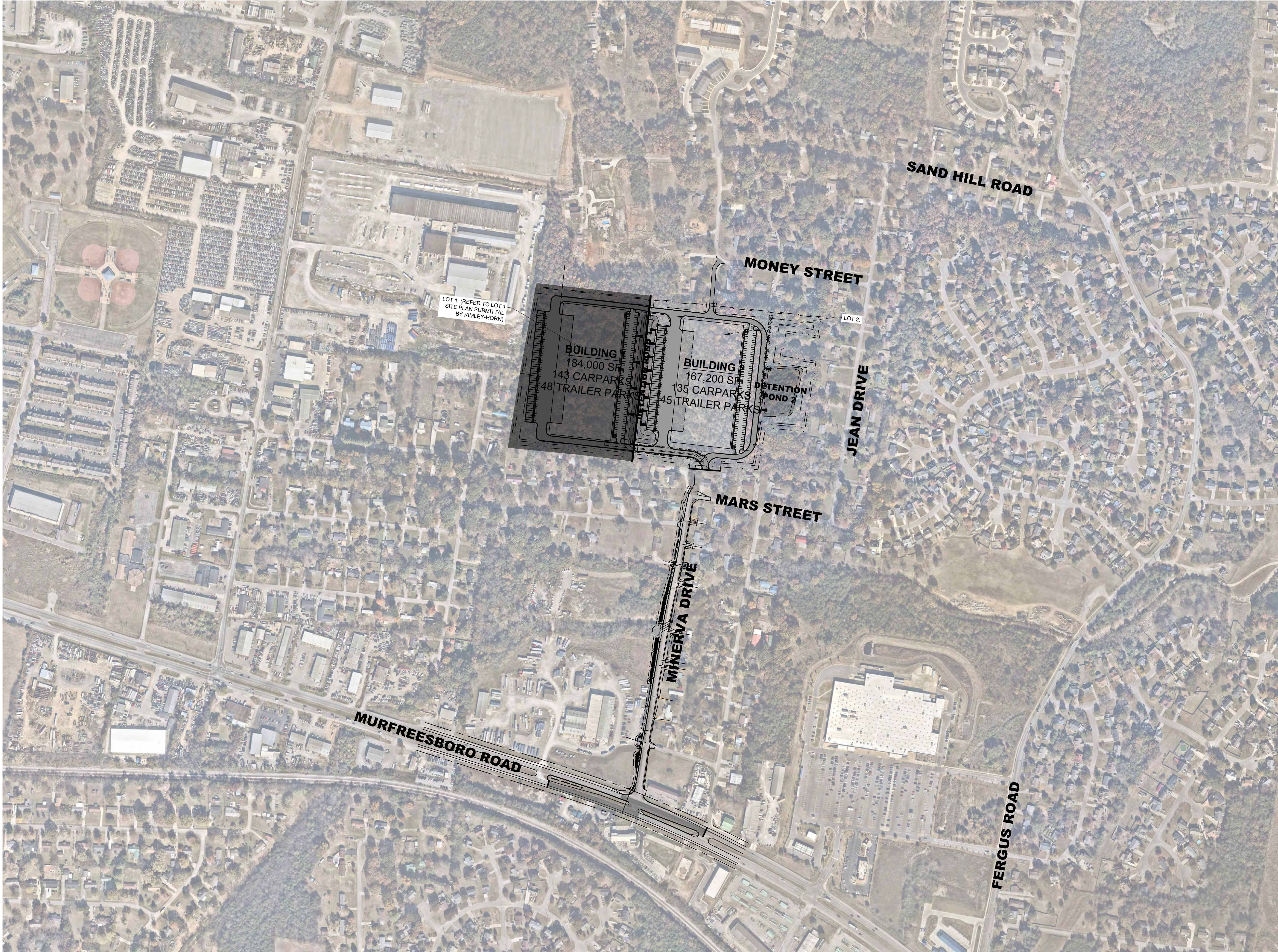


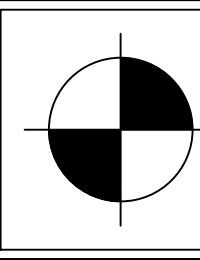
COORDINATES ARE  
NAD83.  
ALL ELEVATIONS ARE  
REFERENCED TO THE  
NAVD 1988.



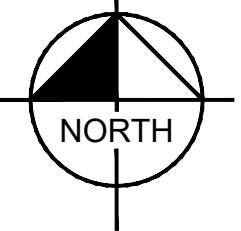
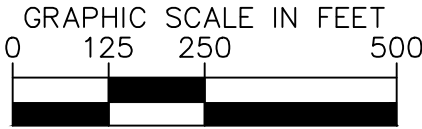


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LOT 2

BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

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| NO.                     | 1          | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
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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

Kimley»Horn

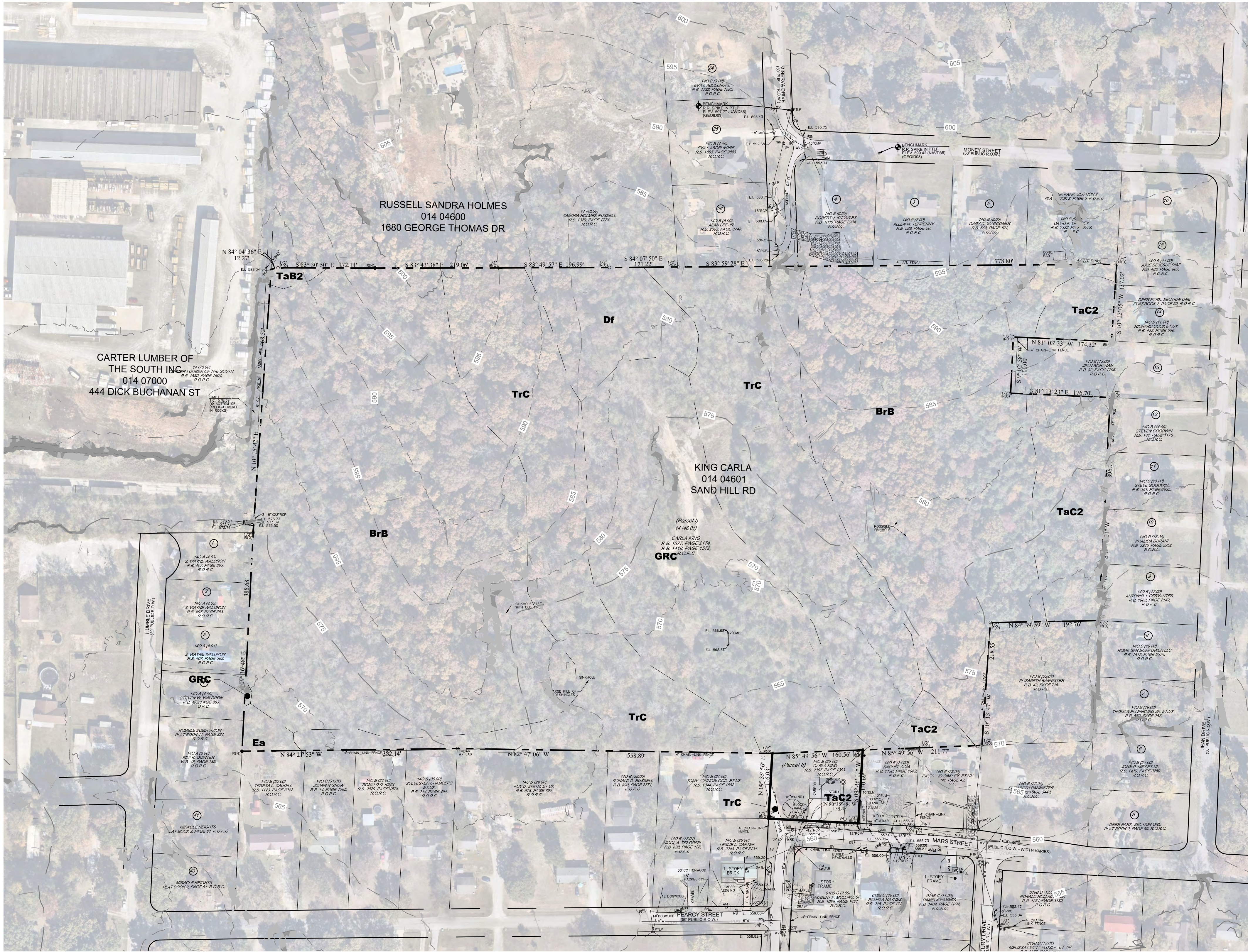
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067  
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Drawing name: K:\NSH\_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\CO-01 GENERAL NOTES.dwg CO-10 SITE VICINITY MAP (3) Jul 26, 2024 5:39pm by: deaton.hildabrand

Page 96 of 209



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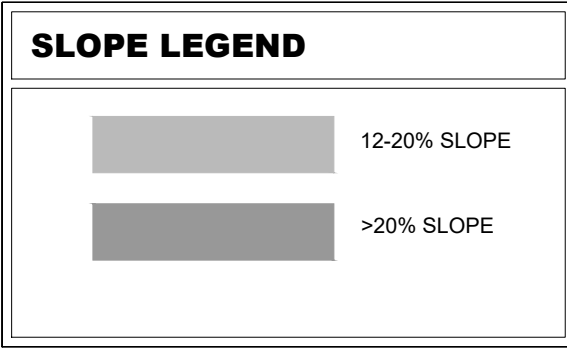


**SURVEY DISCLAIMER**

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**

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| 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 |

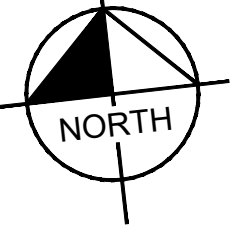
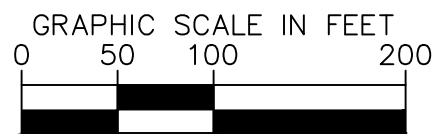
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| REVISIONS | DATE | BY |
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| DESIGNED BY:            | DJH        |
| DRAWN BY:               | ZTB        |
| CHECKED BY:             | RJA        |
| DATE:                   | 07/26/2024 |
| KIMLEY-HORN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

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

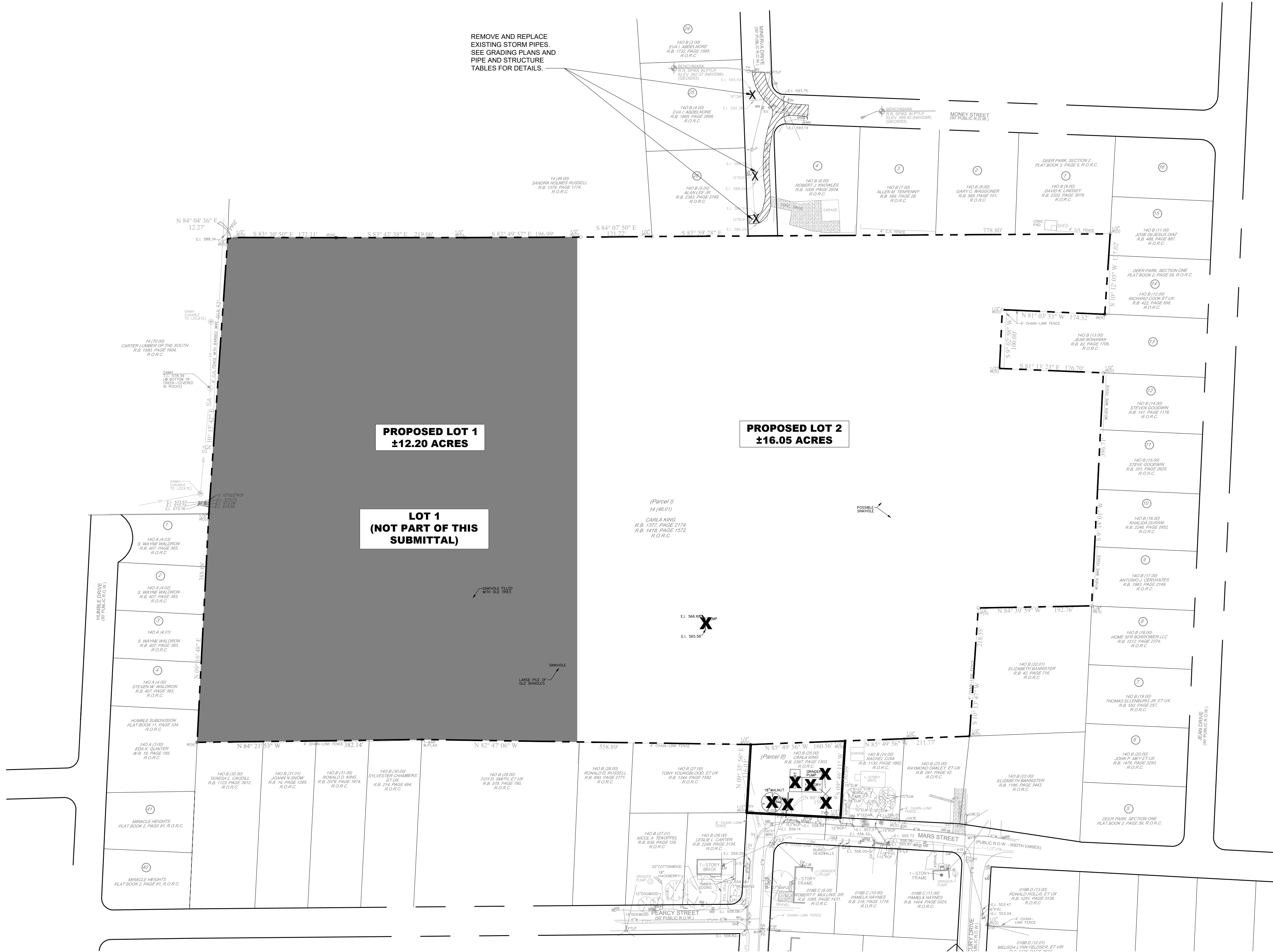




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**DEMOLITION LEGEND**

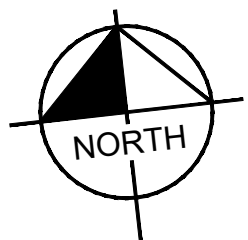
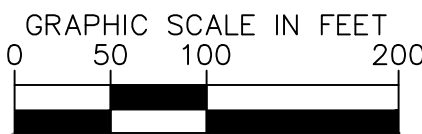
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|  | REMOVE GRAVEL                          |
|  | DEMOLISH AND REMOVE STRUCTURE          |
|  | REMOVE CONCRETE / RIGID PAVEMENT       |
|  | REMOVE LINEAR OBJECT (FENCE/UTILITIES) |
|  | REMOVE OBJECT                          |

**EXISTING UTILITIES NOTE**

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SEE DEMOLITION NOTES,  
SHEET C0-01.

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LA VERGNE, TENNESSEE

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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

DATE: 07/26/2024

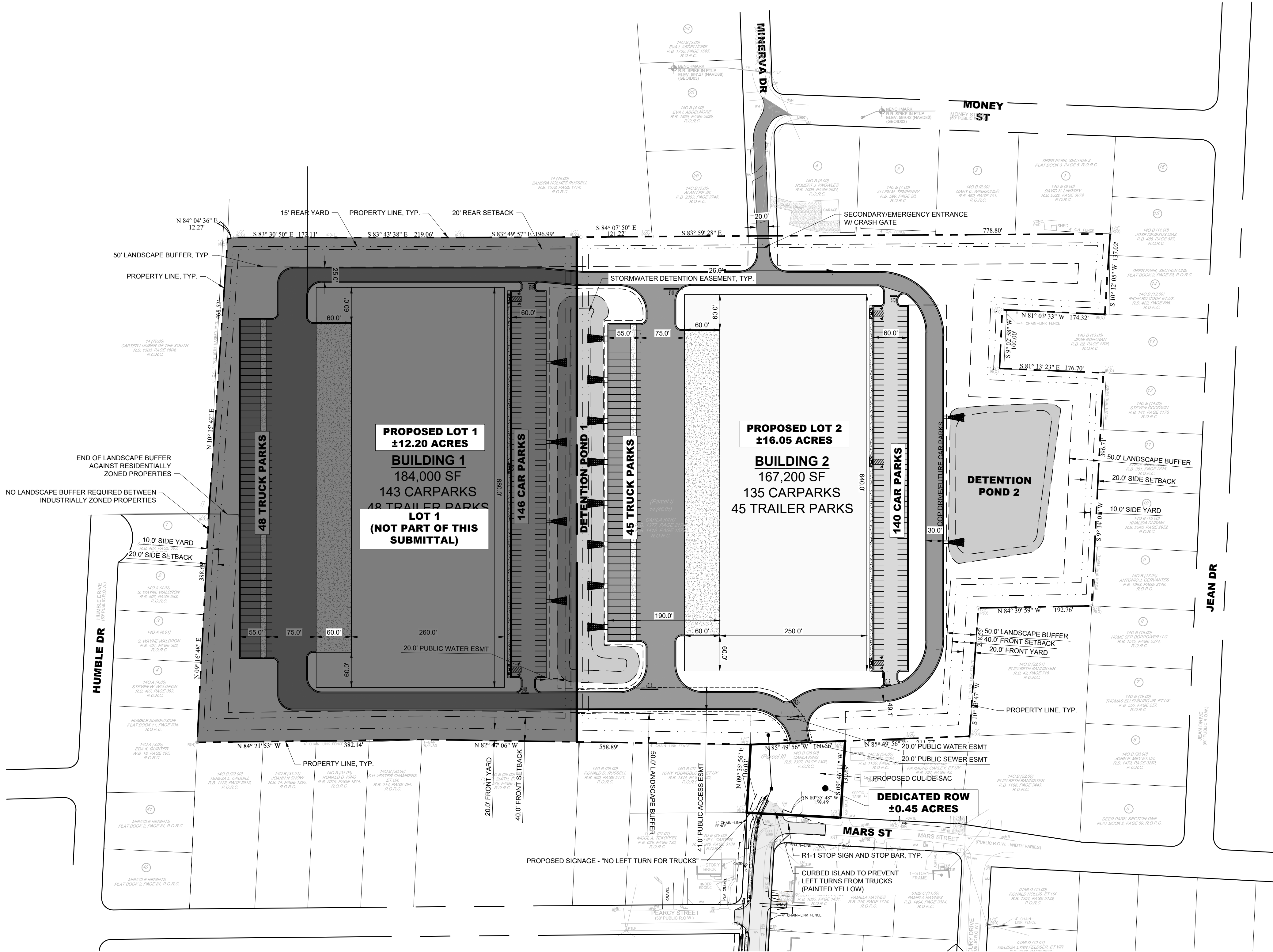
KIMLEY-HORN PROJECT NO. 118574000

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.
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12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

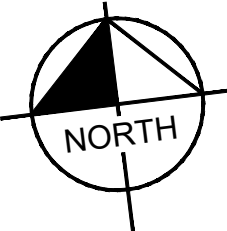
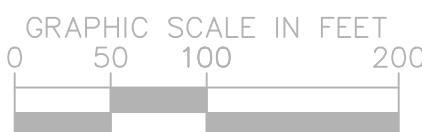
RETAINING WALL NOTES

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.
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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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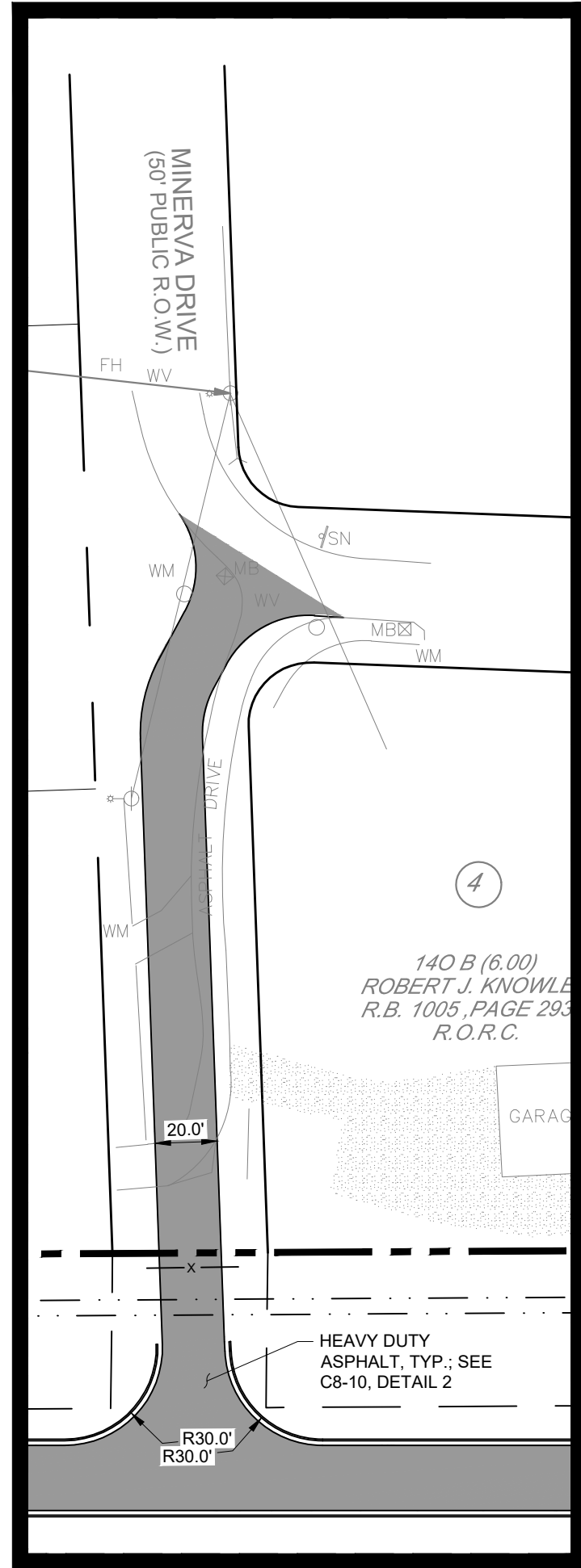
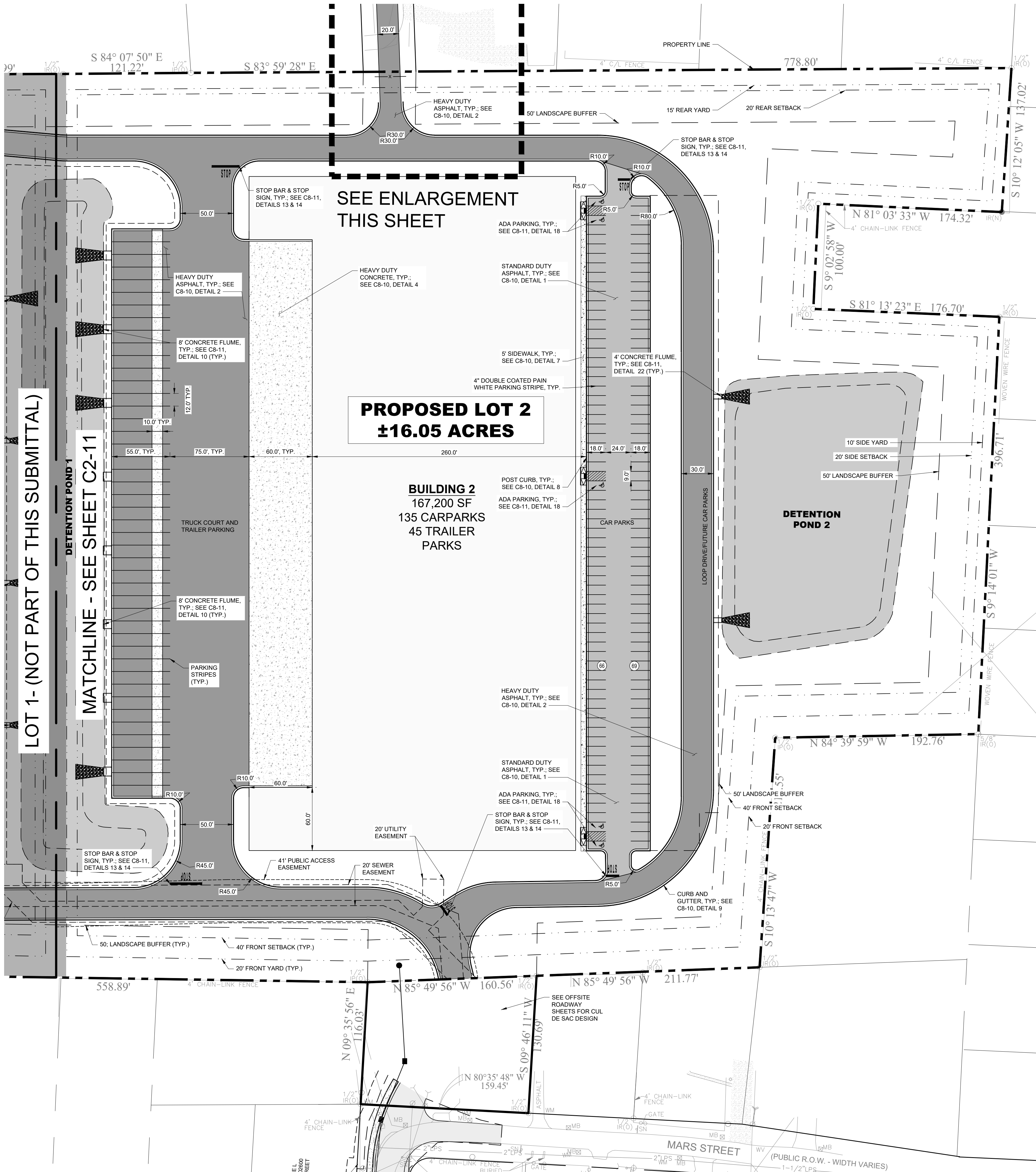
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| DESIGNED BY:            | DJH        |
| DRAWN BY:               | ZTB        |
| CHECKED BY:             | RJA        |
| DATE:                   | 07/26/2024 |
| KIMLEY-HORN PROJECT NO. | 118574000  |
| SITE LAYOUT - OVERALL   |            |
| SHEET NUMBER            | C2-12      |



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12. REFER TO ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

#### RETAINING WALL NOTES

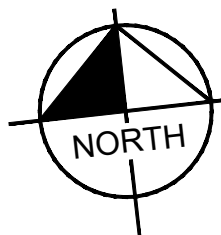
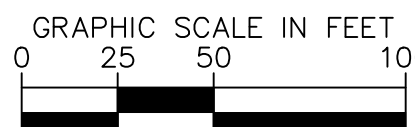
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#### PAVEMENT LEGEND

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

#### FIRE ACCESS ENLARGEMENT

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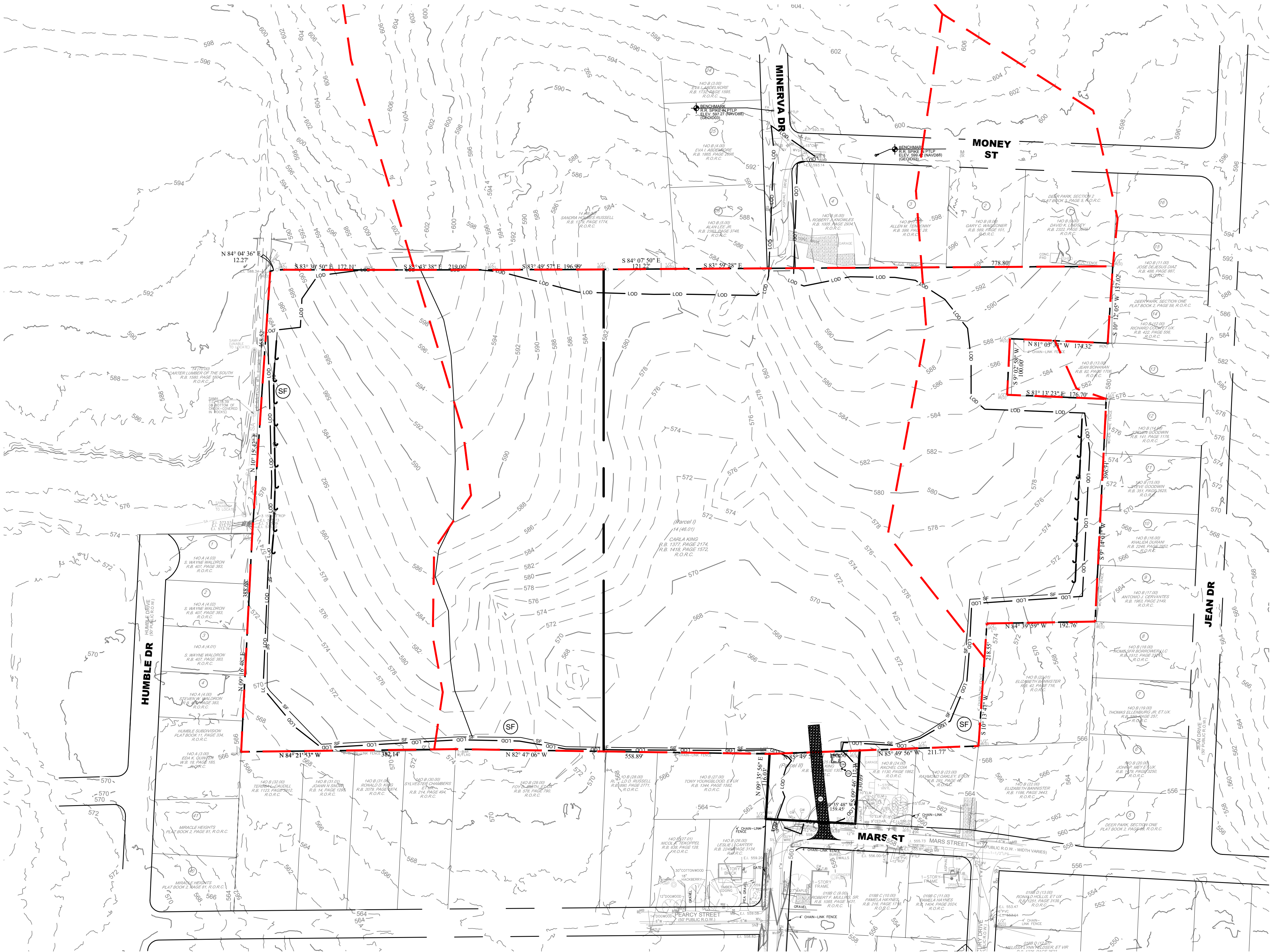
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| DESIGNED BY:              |      |    | DJH        |
| DRAWN BY:                 |      |    | ZTB        |
| CHECKED BY:               |      |    | RJA        |
| DATE:                     |      |    | 07/26/2024 |
| KIMLEY-HORN PROJECT NO.  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

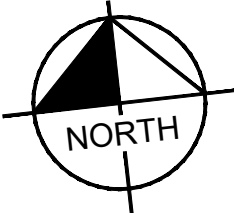
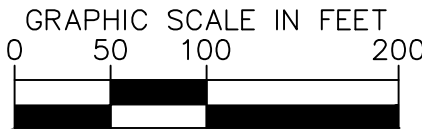
EPSC PHASE 3 CONSTRUCTION SEQUENCE

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

DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY

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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

DATE: 07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

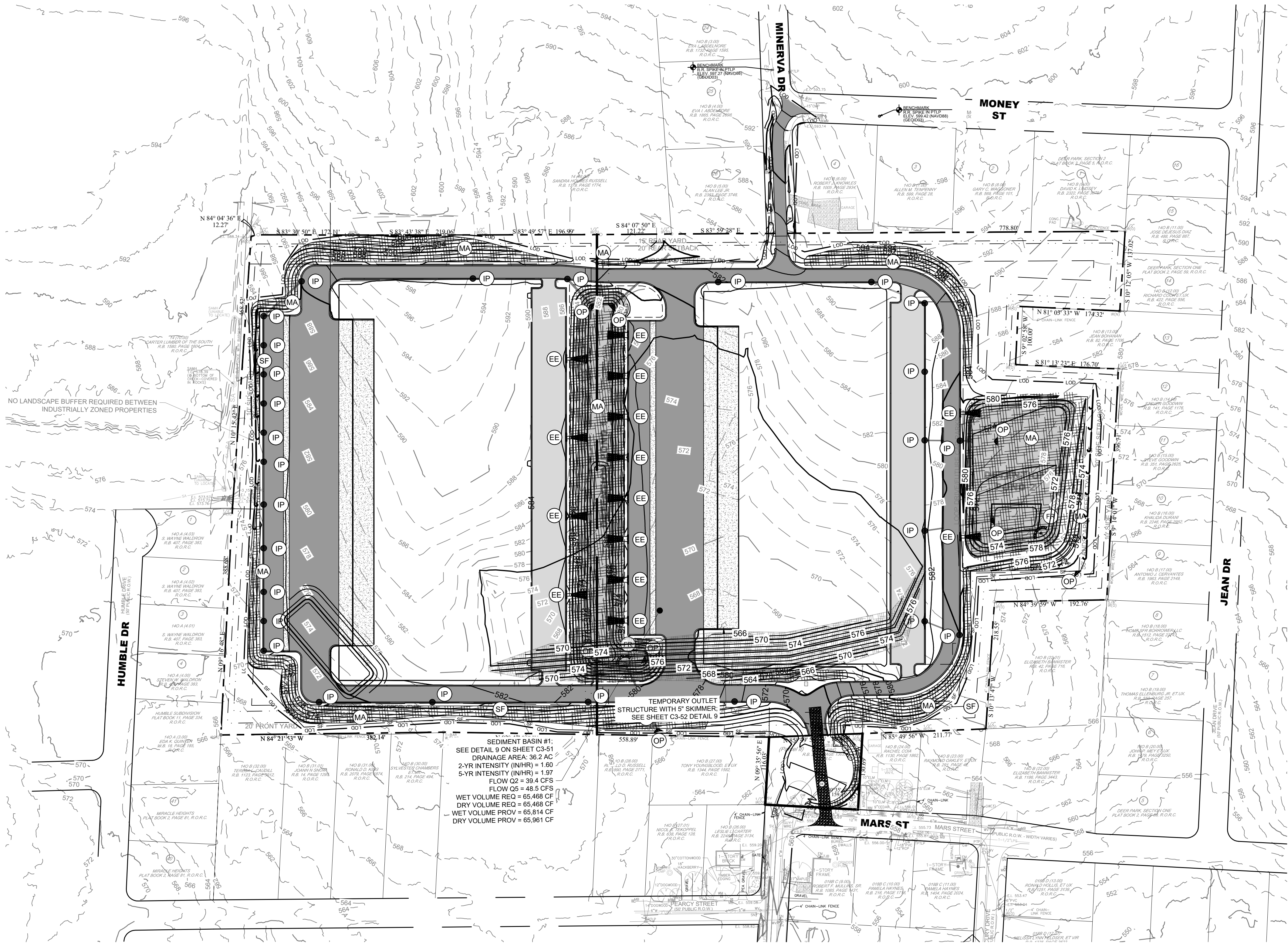
EROSION CONTROL  
PLAN - PHASE 1 (LOT 2)

SHEET NUMBER

C3-10



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

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THE TOTAL DISTURBED AREA IS 389.2 ACRES

TRACKING NO. TNR247259  
EFFECTIVE DATE: 01/03/2024  
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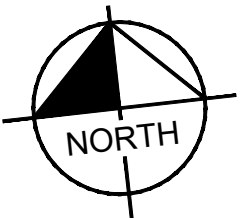
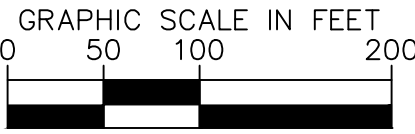
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- FINISH INSTALLING PERMANENT STORMWATER BMP'S SHOWN ON PHASE 3 EROSION CONTROL PLANS.

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



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

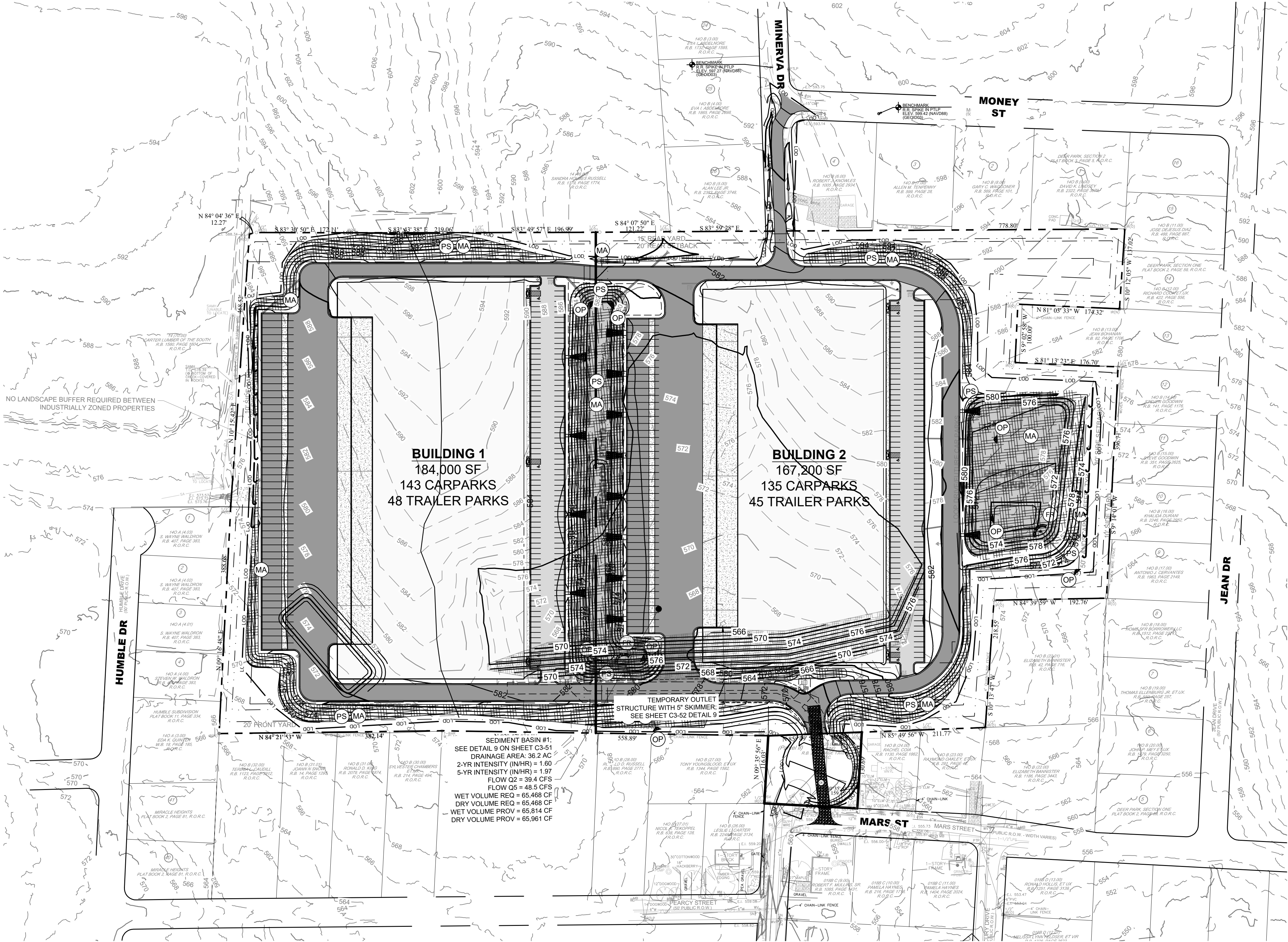
DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY

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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  
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#### EPSC PHASE 3 CONSTRUCTION SEQUENCE

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- 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.

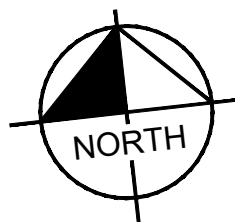
#### EROSION CONTROL LEGEND

- FR STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
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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
- LOD LIMITS OF DISTURBANCE
- CONSTRUCTION SIGN

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



GRAPHIC SCALE IN FEET  
0 50 100 200



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

Kimley»Horn

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



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4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067  
Main: 615.564.2701 | www.kimley-horn.com  
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## 1 EROSION EEL

NOT TO SCALE

| LATE WINTER/EARLY SPRING PLANTING                                                                                                                                                                                                                                             |                                   | SUMMER PLANTING                                                                                                                                                                                    |                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>SPECIES</b><br>RYE                                                                                                                                                                                                                                                         | <b>RATE (LB/ACRE)</b><br>120      | <b>SPECIES</b><br>OATS<br>BROWN TOP MILLET                                                                                                                                                         | <b>RATE (LB/ACRE)</b><br>60<br>30 |
| <b>SEEDING DATES</b><br>EAST ABOVE 2500 FEET: FEB. 15 - MAY 15<br>MIDDLE BELOW 2500 FEET: FEB. 1 - MAY 1<br>WEST JAN. 1 - MAY 1<br>DEC. 1 - APR. 15                                                                                                                           |                                   | <b>SEEDING DATES</b><br>EAST MAY 15 - AUG. 15<br>MIDDLE MAY 1 - AUG. 15<br>WEST APR. 15 - AUG. 15                                                                                                  |                                   |
| <b>MAINTENANCE</b><br>REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.                                                                                                                               |                                   | <b>MAINTENANCE</b><br>REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.                                                    |                                   |
| FALL PLANTING                                                                                                                                                                                                                                                                 |                                   | ALL SEASON NOTES                                                                                                                                                                                   |                                   |
| <b>SPECIES</b><br>OATS<br>WINTER WHEAT                                                                                                                                                                                                                                        | <b>RATE (LB/ACRE)</b><br>30<br>30 | <b>SOIL AMENDMENTS</b><br>FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.                                           |                                   |
| <b>SEEDING DATES</b><br>EAST AUG. 15 - DEC. 15<br>MIDDLE AUG. 15 - DEC. 30<br>WEST AUG. 15 - DEC. 30                                                                                                                                                                          |                                   | <b>MULCH</b><br>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. |                                   |
| <b>MAINTENANCE</b><br>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

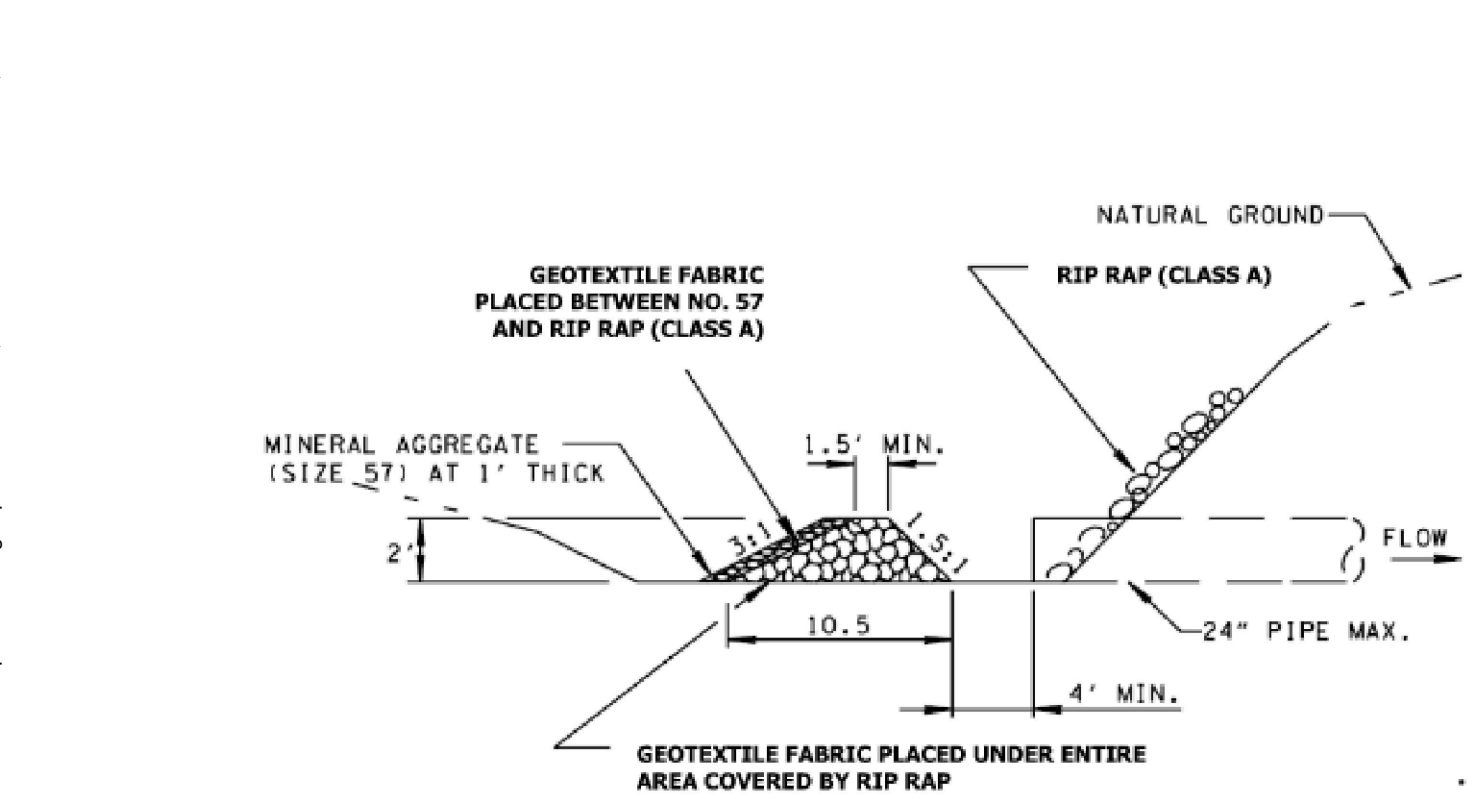


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

## 9 FILTER RING

NOT TO SCALE

## 2 CATCH BASIN PROTECTION

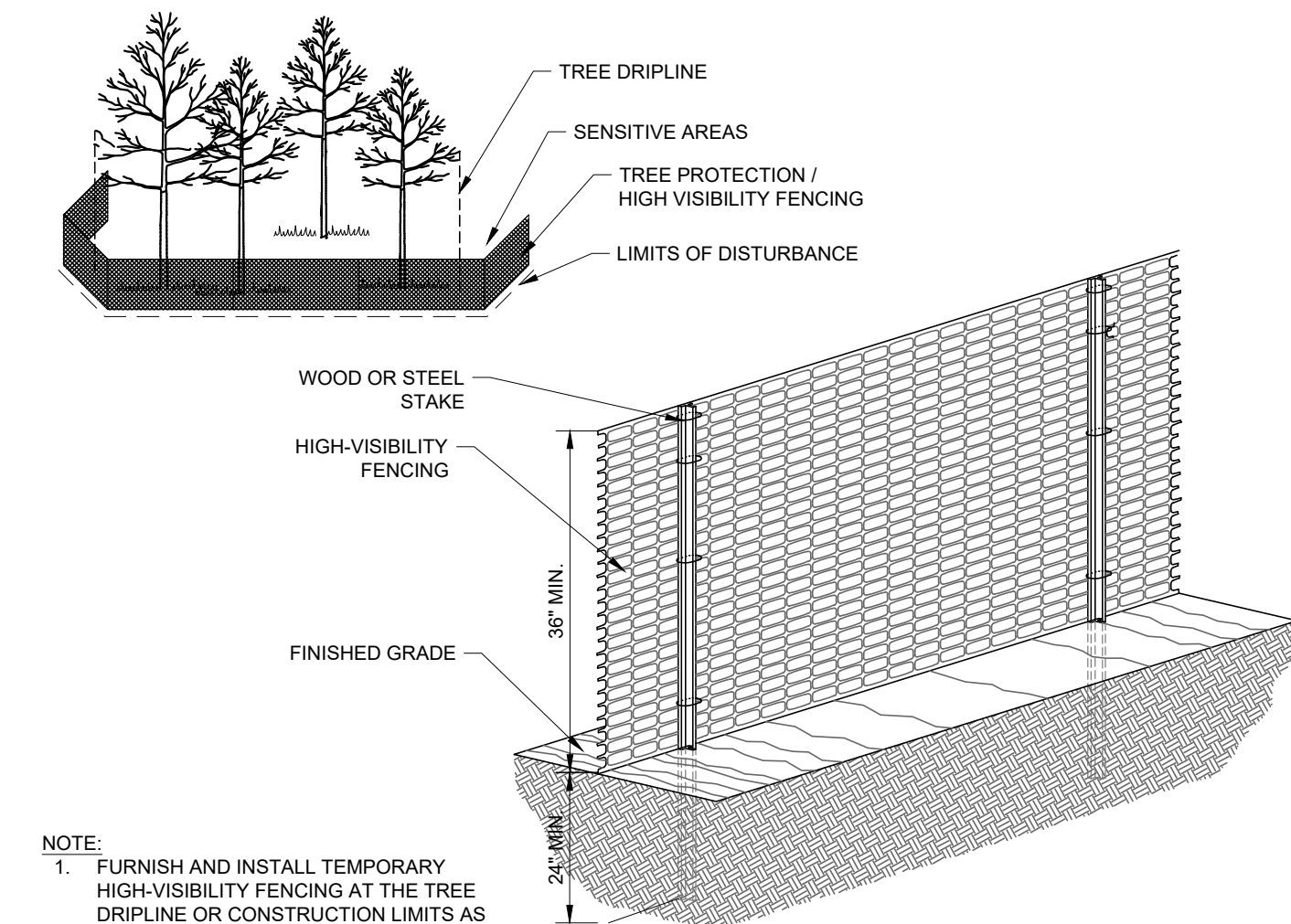
NOT TO SCALE

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

- 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



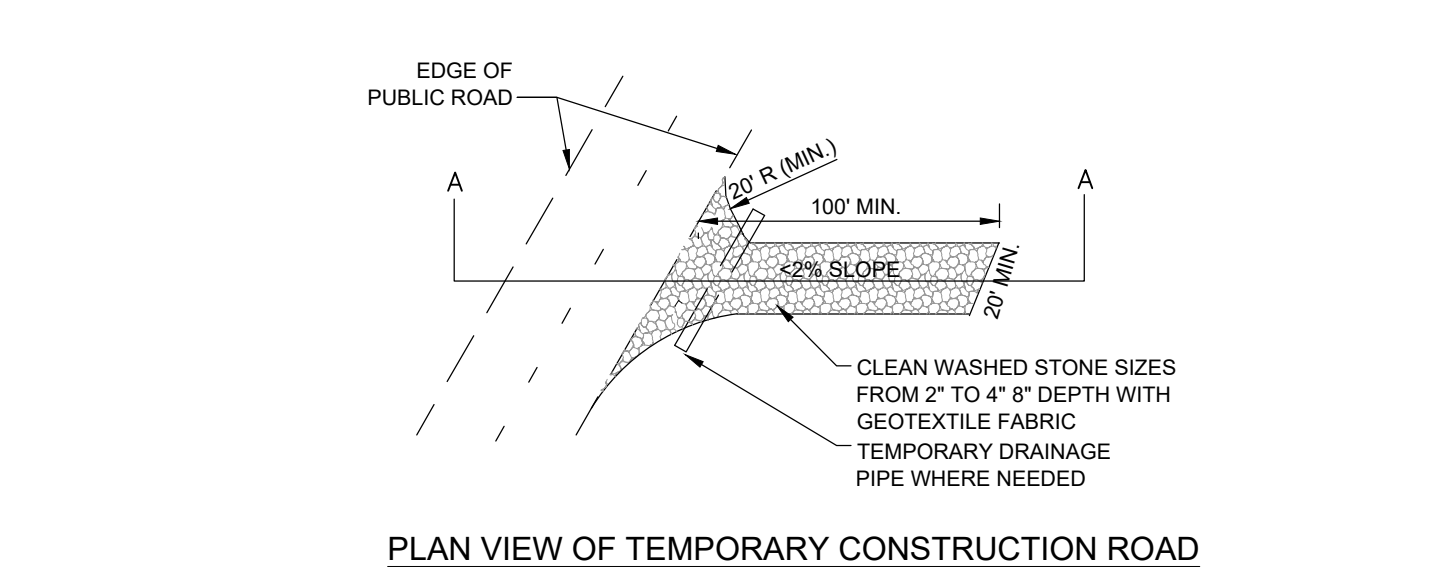
- NOTE:
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
  - WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

## 10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE

NOT TO SCALE

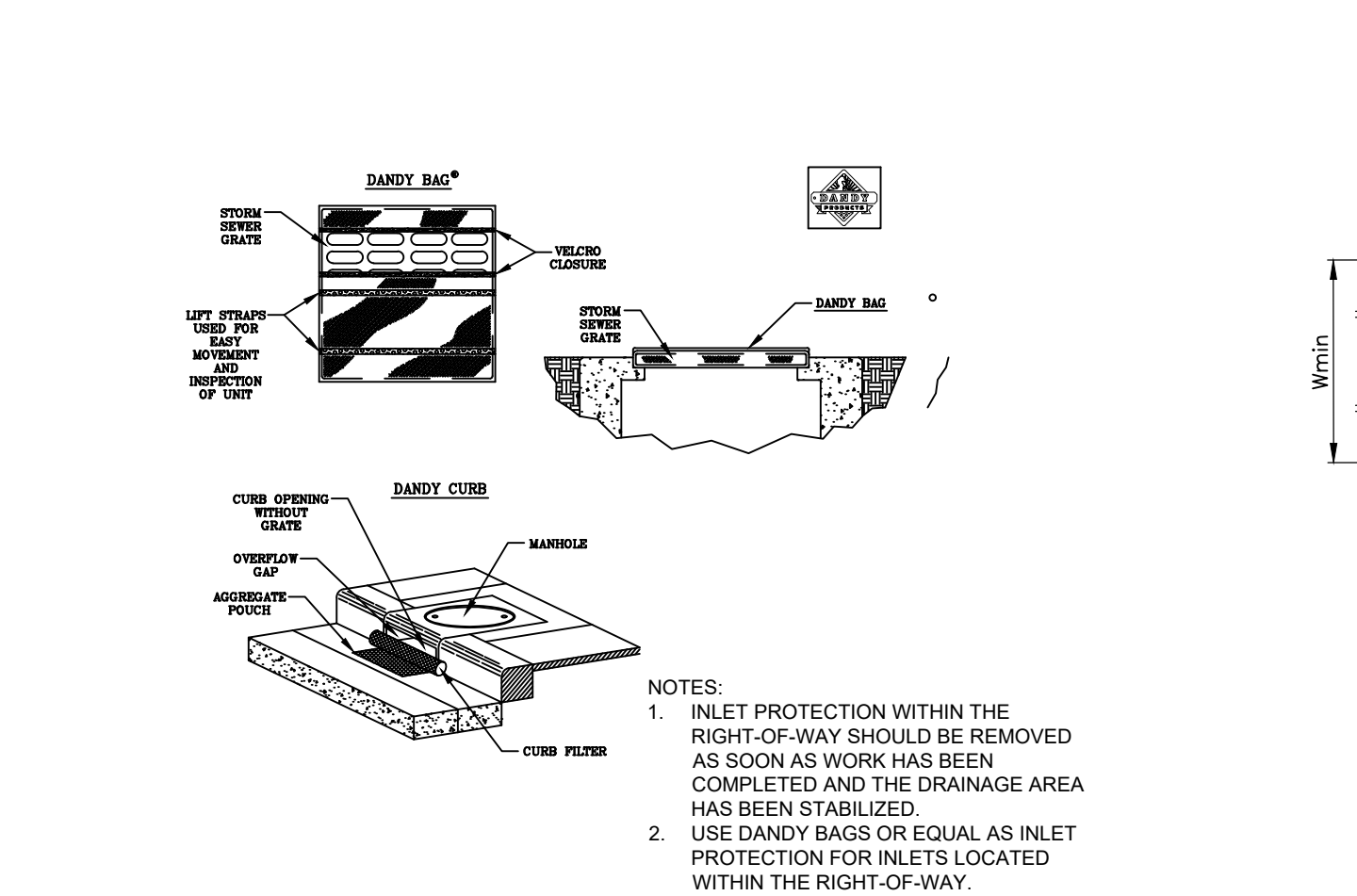
## 3 CONCRETE WASHOUT AREA

NOT TO SCALE



## 7 CONSTRUCTION EXIT

NOT TO SCALE



## 11 INLET PROTECTION

NOT TO SCALE



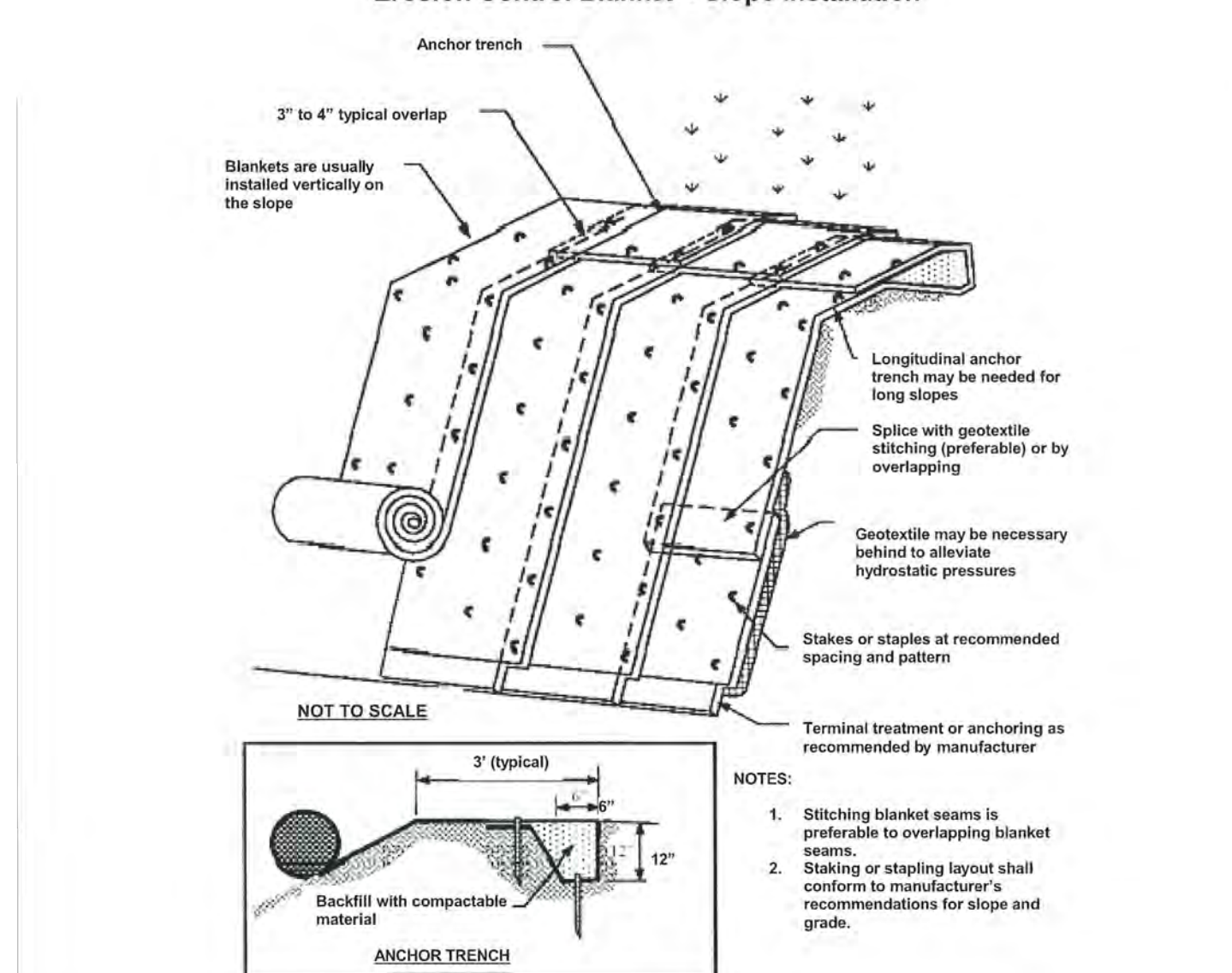
## 12 OUTLET PROTECTION

NOT TO SCALE

Know what's below. Call before you dig.

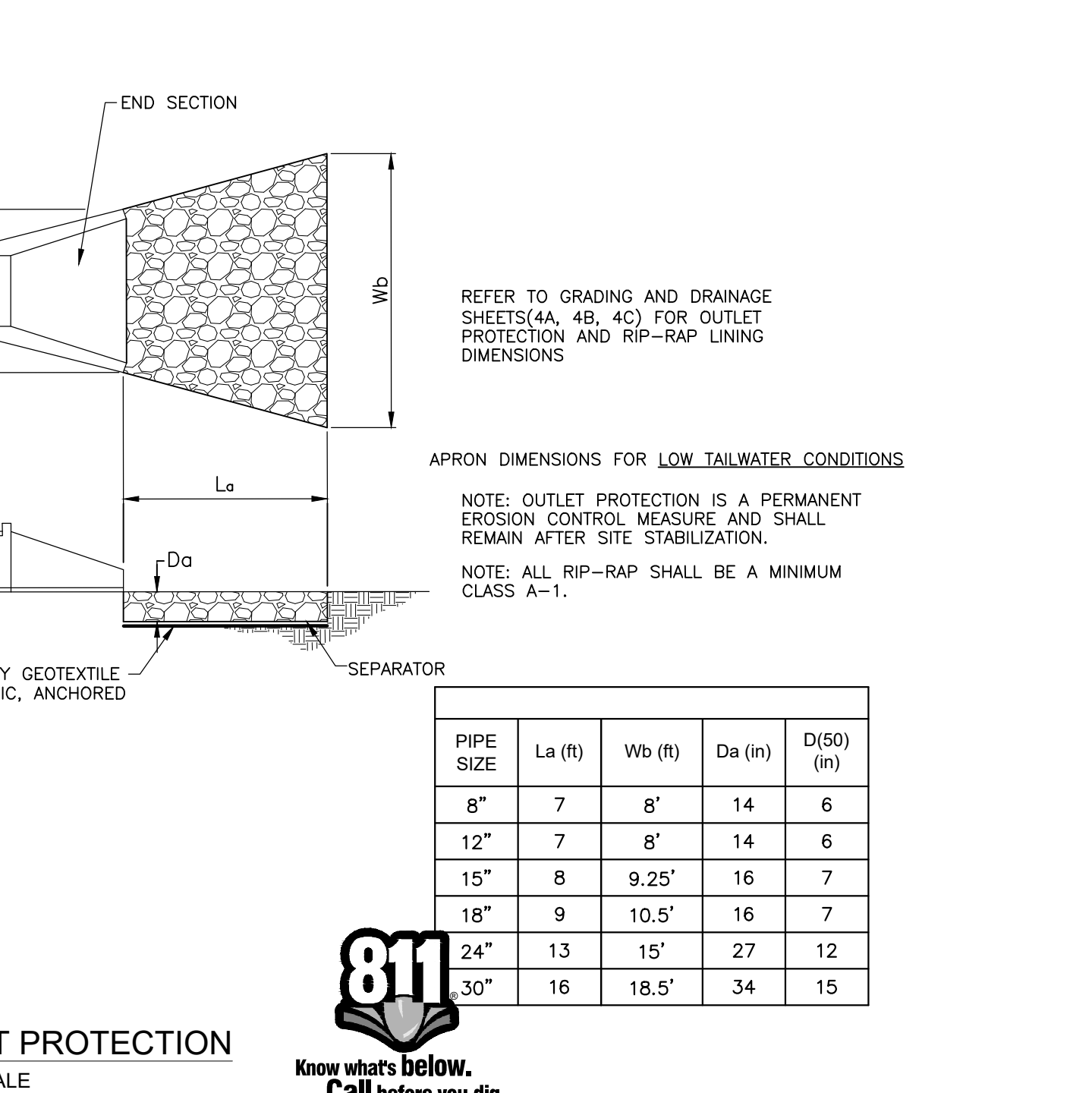
## 4 WIRE-BACKED SILT FENCE

NOT TO SCALE



## 8 EROSION CONTROL MATTING

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         |

# LA VERGNE BUSINESS CENTER LOT 2

## BIG ACQUISITIONS, LLC

### LA VERGNE, TENNESSEE

## DRAFT PRELIMINARY PLANS

### FOR REVIEW ONLY

| BY                                | DATE | REVISIONS |
|-----------------------------------|------|-----------|
| 1                                 |      |           |
| 2                                 |      |           |
| 3                                 |      |           |
| 4                                 |      |           |
| 5                                 |      |           |
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| 7                                 |      |           |
| 8                                 |      |           |
| 9                                 |      |           |
| 10                                |      |           |
| 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                |      |           |



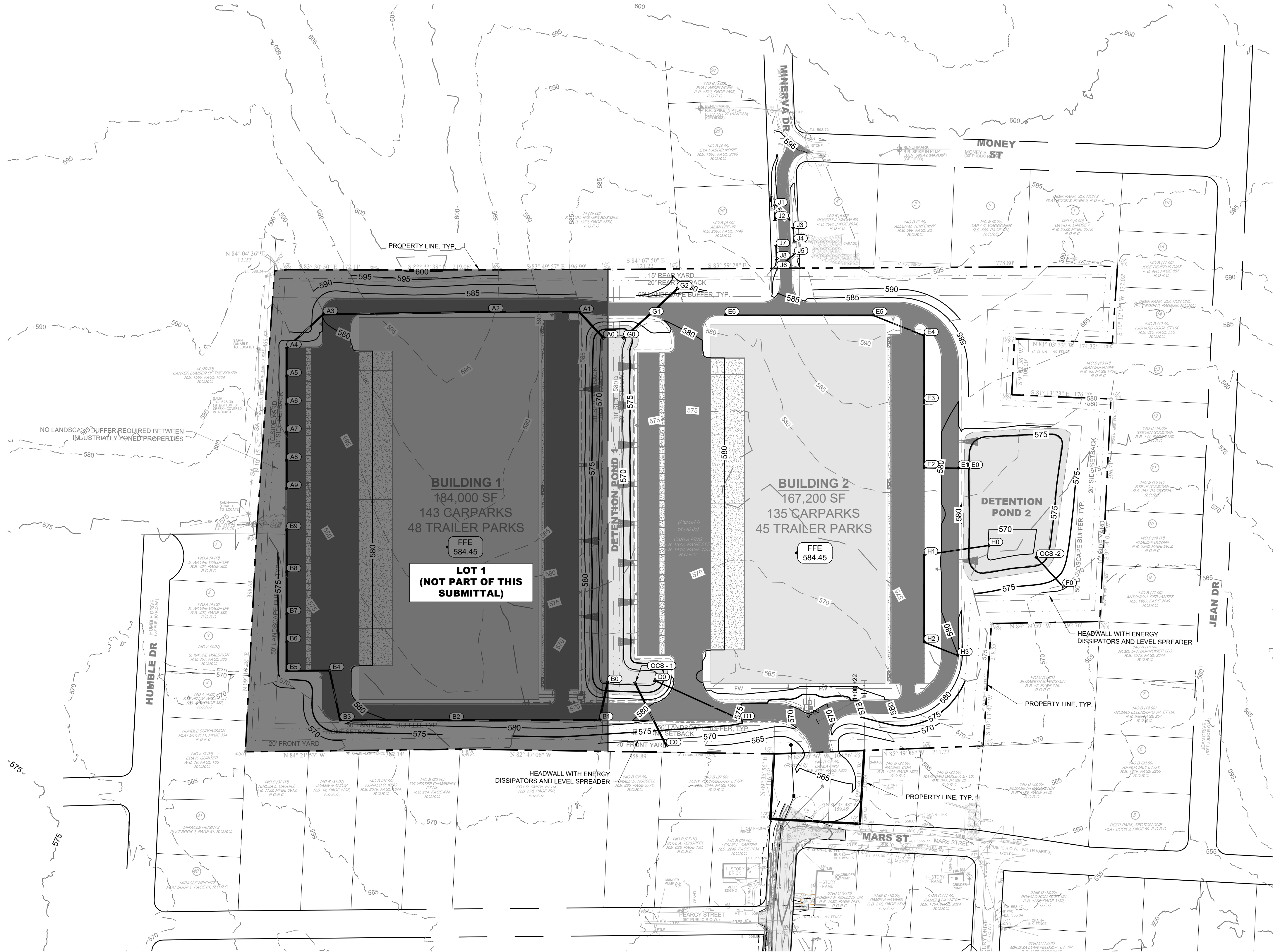








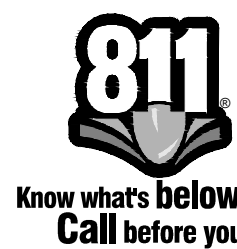
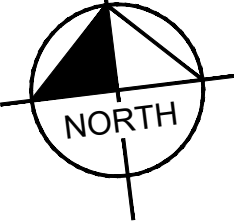
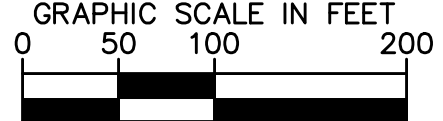
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| GRADING PLAN LEGEND |                        |    |                              |
|---------------------|------------------------|----|------------------------------|
|                     | SPOT ELEVATION         | LP | LOW POINT                    |
|                     | HIGH POINT             | BC | BOTTOM OF CURB / GUTTER LINE |
|                     | TOP OF WALL            | 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.

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



**Kimley»Horn**

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067  
Main: 615.564.2701 | www.kimley-horn.com  
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LA VERGNE  
BUSINESS CENTER  
LOT 2  
BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

| No. | DESIGNED BY: | DATE | BY | REVISIONS |
|-----|--------------|------|----|-----------|
|     |              |      |    |           |
| 1   | DJH          |      |    |           |
| 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      |



MATCHLINE - SEE SHEET C4-11



1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO BEGINNING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. PLAN 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 AND AN EROSION CONTROL PLAN.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. EROSION CONTROL MAT SHALL BE LEFT IDE 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 DISTURBED AREAS WITHIN 14 DAYS OF THE DATE OF THE FINAL GRADE. THE FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND SEEDING MULCH (OR PITH OR HAW) SHOULD BE UNIFORMLY SPREAD AT A RATE OF 200 LBS PER 1000 SQ YD. SEEDING IF INADEQUATE CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:5:1 AND DISTURBED AREAS OF TOP SOILS SHALL BE COVERED WITH 2" PLASTIC (RETAIN WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE EROSION CONTROL PERMITTING AGENCY SHALL AVOID ALL ACTIVITIES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION PRIOR TO ANY GRADING. THE CONTRACTOR MUST WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENTATION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS.
9. THE EROSION CONTROL DEVICES MUST BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED TO ITSELF A CAPACITY TO BE MAINTAINED OR REPLACED AS 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 ACTIVITIES 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. EROSION CONTROL DEVICES SHALL BE OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOIL, INSTALL SOIL OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND TO THE EROSION CONTROL PLAN.
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION ON SITE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU CALL ONE (800) 488-6800, 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 UNDERTAKING OF ANY WORK IN ANY LOCATION AND RESERVE ANY UNDERGROUND UTILITIES TO REMAIN.



|                                                                                       |                       |    |                              |
|---------------------------------------------------------------------------------------|-----------------------|----|------------------------------|
|  | <b>SPOT ELEVATION</b> | LP | LOW POINT                    |
| HP                                                                                    | HIGH POINT            | BC | BOTTOM OF CURB / GUTTER LINE |
| TC                                                                                    | TOP OF CURB           | BW | BOTTOM OF EXPOSED WALL       |
| TW                                                                                    | TOP OF WALL           | RM | TOP OF GRATE / COVER         |
| INV                                                                                   | INVERT                |    |                              |



**FINISH FLOOR ELEVATION**



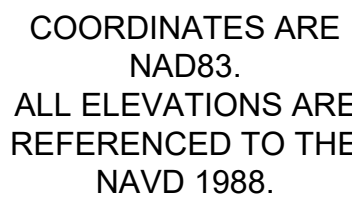
**EXISTING CONTOUR**

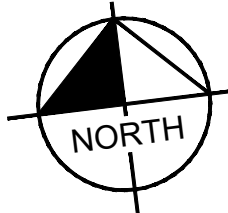
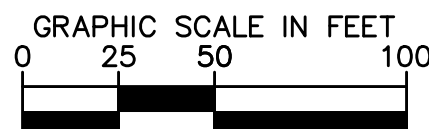


**PROPOSED CONTOUR**

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



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



|                                      |      |            |  |
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| BY                                   | DATE | REVISED    |  |
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| 10                                   |      |            |  |
| DESIGNED BY:                         |      | DJH        |  |
| DRAWN BY:                            |      | ZTB        |  |
| CHECKED BY:                          |      | RJA        |  |
| DATE:                                |      | 07/26/2024 |  |
| KIMLEY-HORN PROJECT NO.<br>118574000 |      |            |  |
| SITE GRADING PLAN<br>(LOT 2)         |      |            |  |
| SHEET NUMBER                         |      |            |  |
| C4-12                                |      |            |  |

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

**Kimley»»Horn**

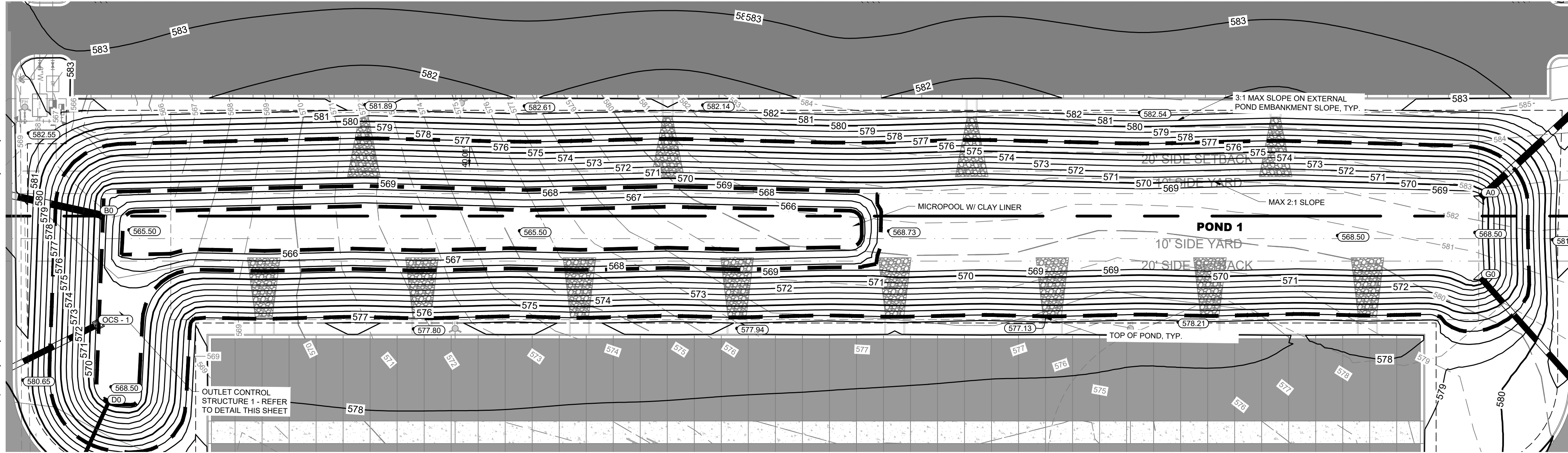
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LA VERGNE, TENNESSEE

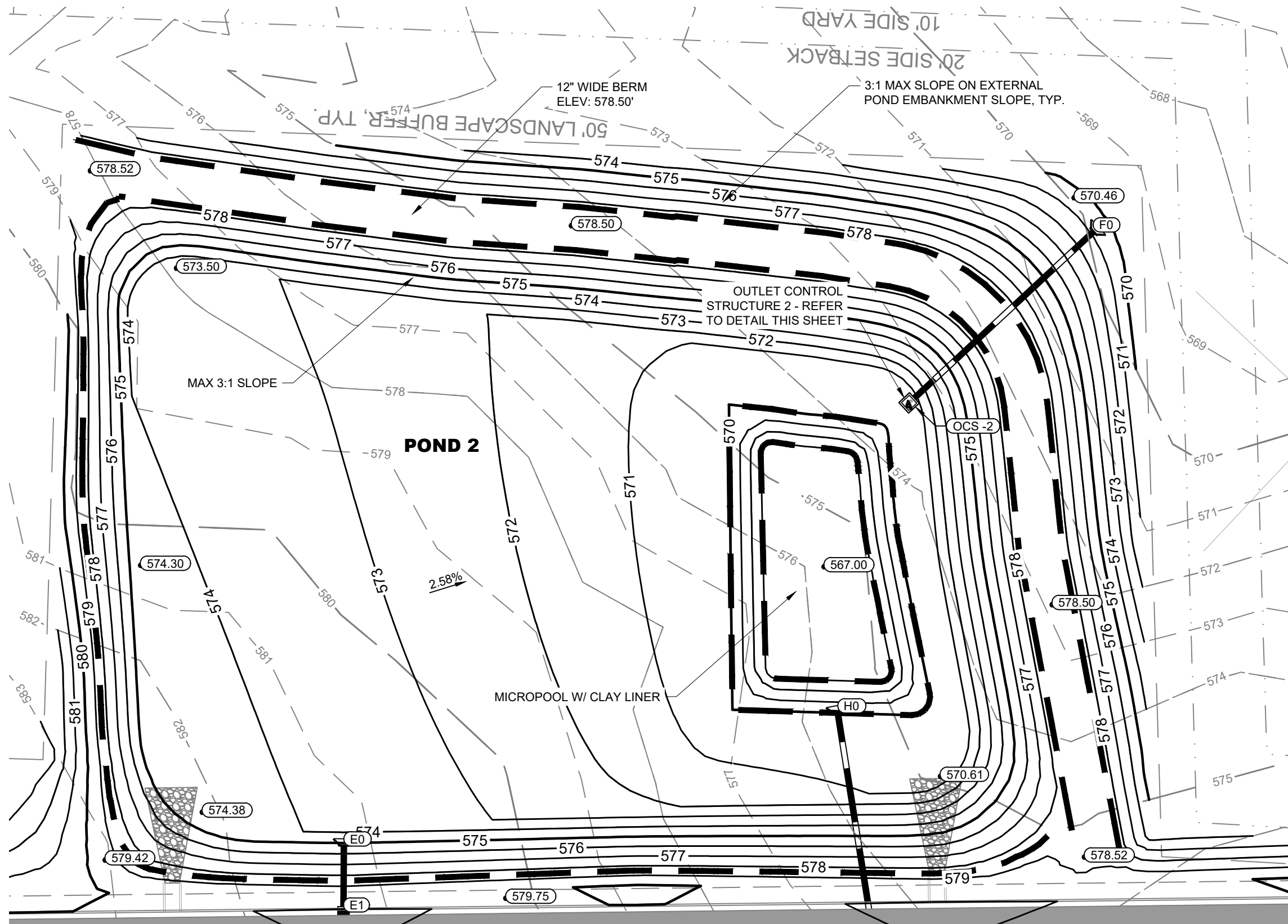
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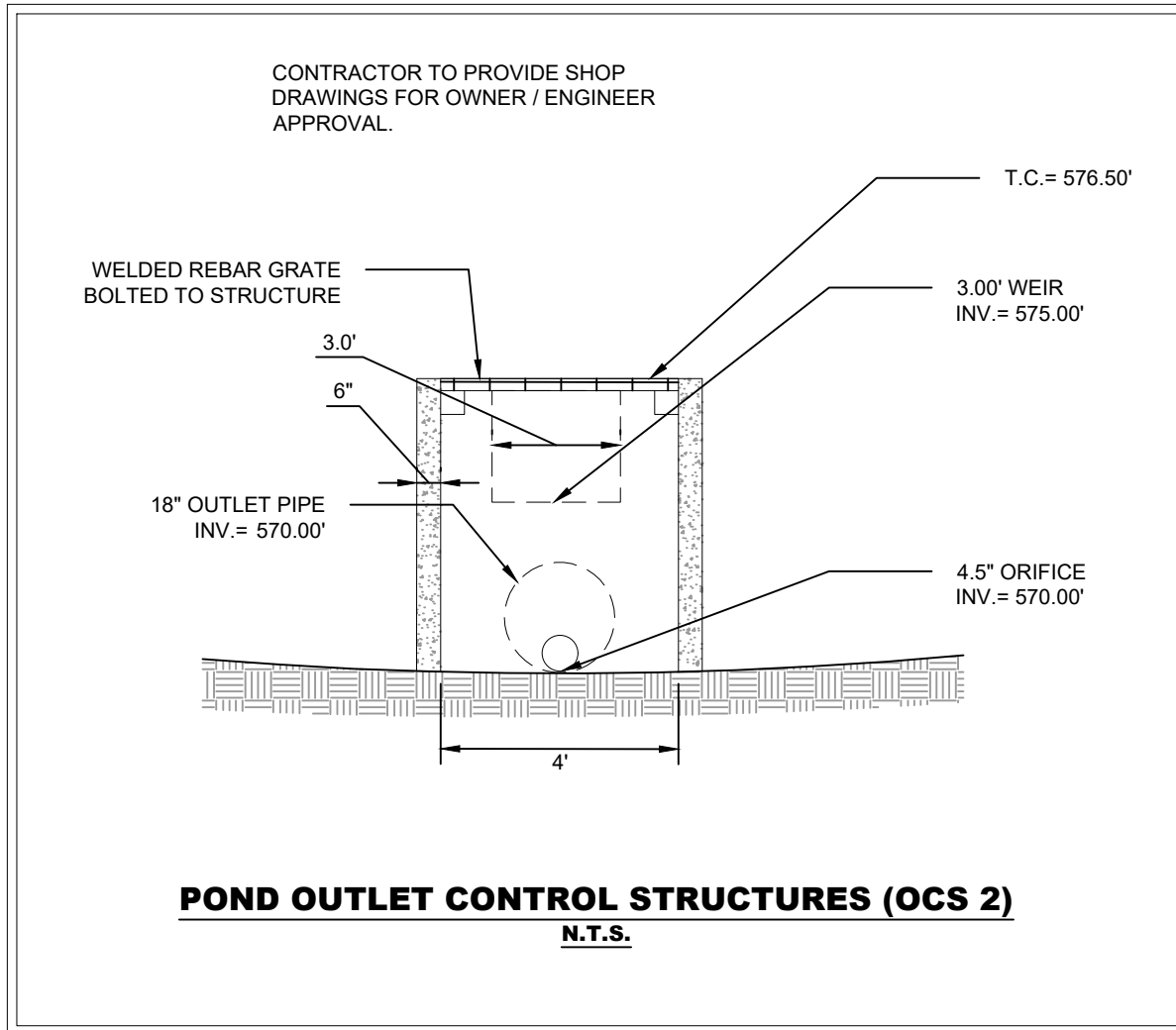
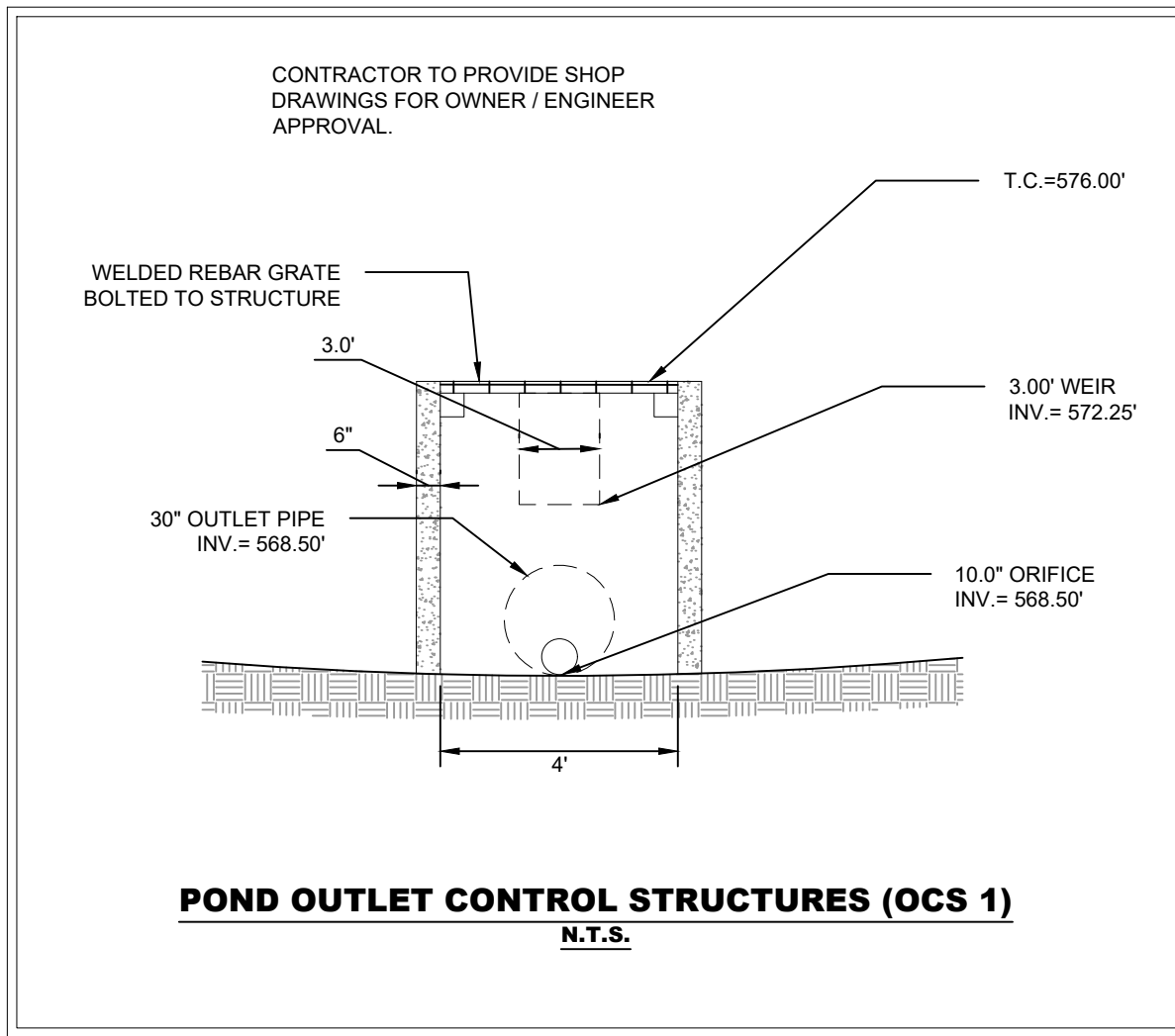
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POND 1 ENLARGEMENT



POND 2 ENLARGEMENT



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



| NO. | DATE | REVISIONS | BY |
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| 2   |      |           |    |
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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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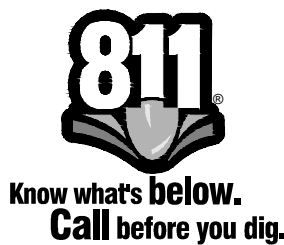
| STRUCTURE TABLE |                                     |           |
|-----------------|-------------------------------------|-----------|
| NAME            | DESCRIPTION                         | TOP GRATE |
| A0              | HEADWALL                            | 571.61    |
| A1              | COMBINATION 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    |

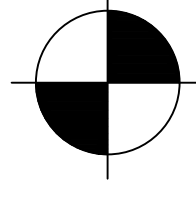
| STRUCTURE TABLE |                                     |           |
|-----------------|-------------------------------------|-----------|
| NAME            | DESCRIPTION                         | TOP GRATE |
| C0              | HEADWALL                            | 569.92    |
| D0              | HEADWALL                            | 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  
NAD83.  
ALL ELEVATIONS ARE  
REFERENCED TO THE  
NAVD 1988.

LA VERGNE  
BUSINESS CENTER  
LOT 2

BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY

| REVISIONS | DATE | BY |
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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



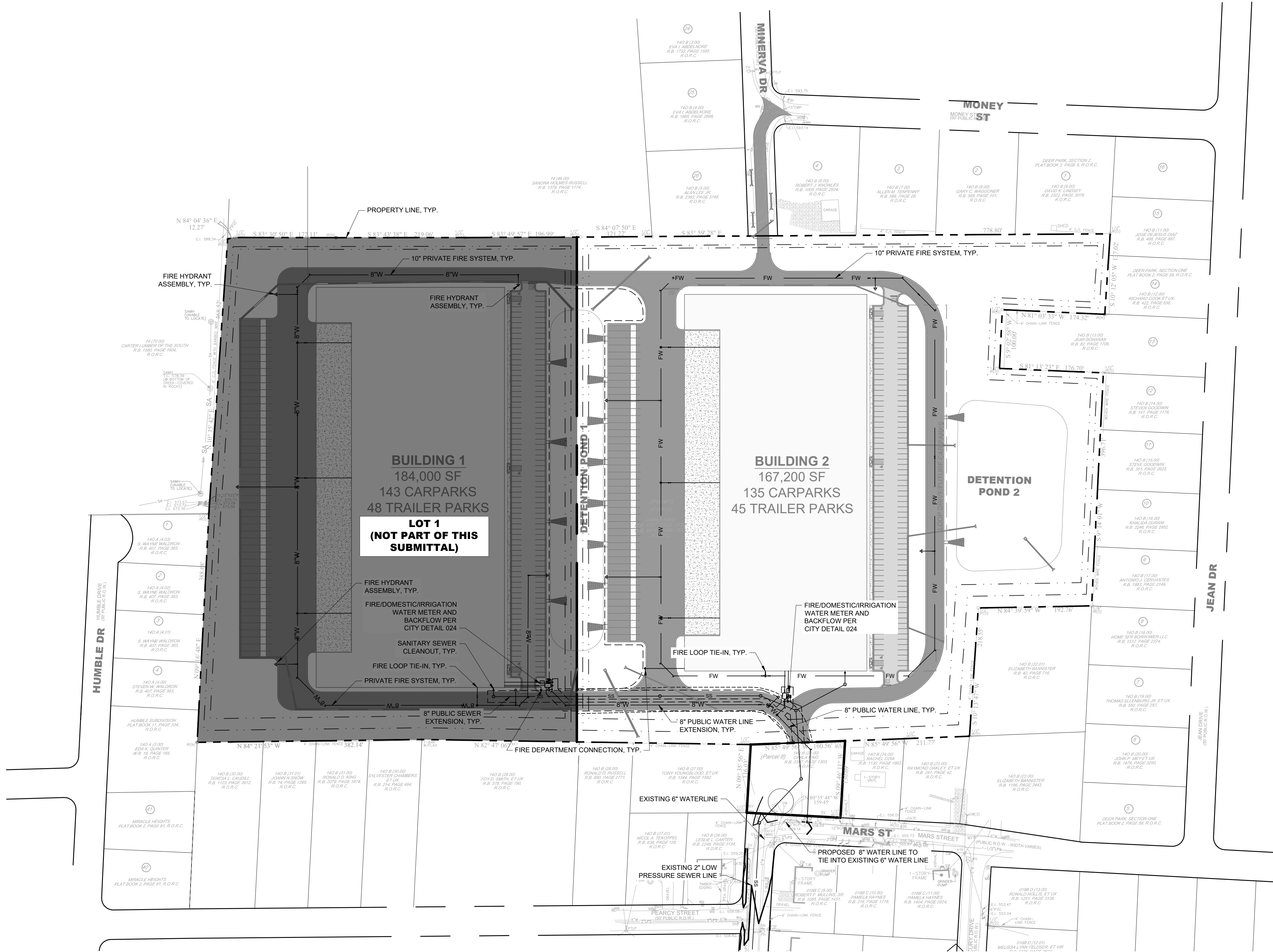
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Main: 615.564.2701 | www.kimley-horn.com  
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Drawing name: K:\NSH\_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\IC4-10 SITE GRADING PLAN - ENLARGEMENT.dwg IC4-50 PIPE AND STRUCTURE TABLES (LOT 2) Jul 26, 2024 5:45pm by: deaton.hildabrand

Page 110 of 209



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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 |

**Kimley»Horn**

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Main: 615.564.2701 | www.kimley-horn.com  
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LA VERGNE  
BUSINESS CENTER  
LOT 2  
BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

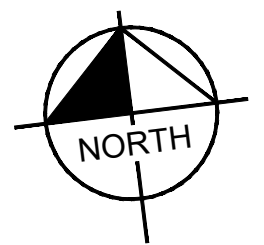
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| DESIGNED BY:                   | DJH        |
| DRAWN BY:                      | ZTB        |
| CHECKED BY:                    | RJA        |
| DATE:                          | 07/26/2024 |
| KIMLEY-HORN PROJECT NO.        | 118574000  |
| UTILITY 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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LOT 1- (NOT PART OF THIS SUBMITTAL)

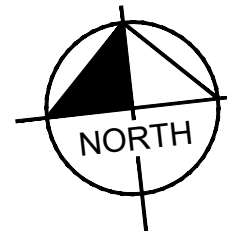


1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. ALL TAPPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. 24 HOURS BEFORE THE START OF THE WORK THE INSPECTOR SHALL 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 CONTRACTOR OR KIRKPATRICK 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 UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
5. THE CONTRACTOR SHALL 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.
6. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF LA VERGNE AND O.H.S.A. STANDARDS.
7. ALL PIPES UNDER STREETS OR PAVED AREAS IN R.O.W. SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
8. ALL AREAS BACKFILLED SHALL BE COMPACTED TO 95% STANDARD PROCTOR IN R.O.W.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
10. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
11. THE CONTRACTOR SHALL CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. THE FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE APPROVED BY THE CITY OF LA VERGNE.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LINE KIND AND ALL PAVEMENT AREAS REMOVED OR DAMAGED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LICENSES AND PERMITS FROM THE CITY OF LA VERGNE TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS REQUIRED BY THE CITY OF LA VERGNE.
18. NON-METALLIC DETECTION TAP SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE CAP WIRE TAPED TO THE WATERLINE.
19. LUBRICANTS SHALL BE NON-TOXIC AND SHALL NOT PROMOTE BIOLOGICAL GROWTH.
20. ALL JOINTS AND FITTINGS SHALL BE NON PERMITTED.
21. PROCEDURES FOR DISINFECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF A.W.W.A. C681. ALL WATERLINES SHALL BE DISINFECTED.
22. ALL MATERIALS AND METHODS OF INSTALLATION SHALL BE APPROVED BY THE CITY OF LA VERGNE'S SPECIFICATIONS PRIOR TO LINE ACCEPTANCE AND THE WATERLINE BEING PLACED INTO SERVICE.
23. ALL CONCRETE LEGS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A. STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
24. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A. STANDARDS.
25. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY ENTITY FOR ACCESS TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATERLINE TO AVOID CONFLICTS WITH OTHER UTILITIES.
26. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 3000 psi.
27. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE TO THE HOUSE LINES AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND REMOVE 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.
28. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
29. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD 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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**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

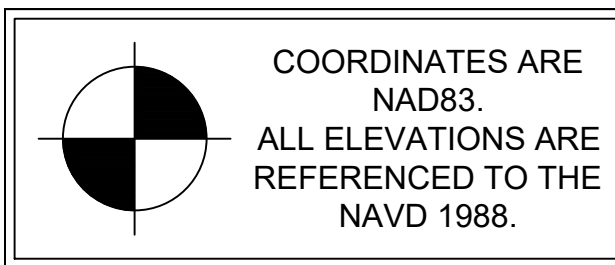
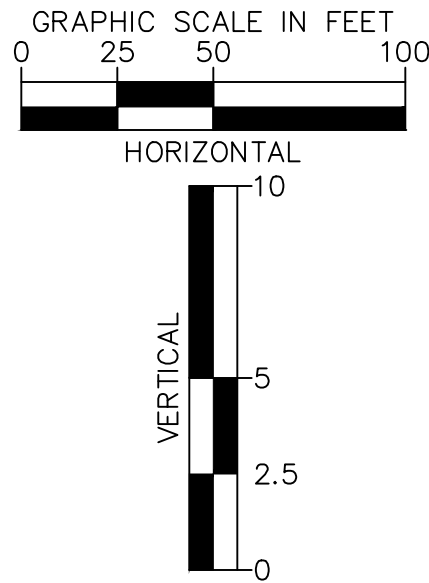
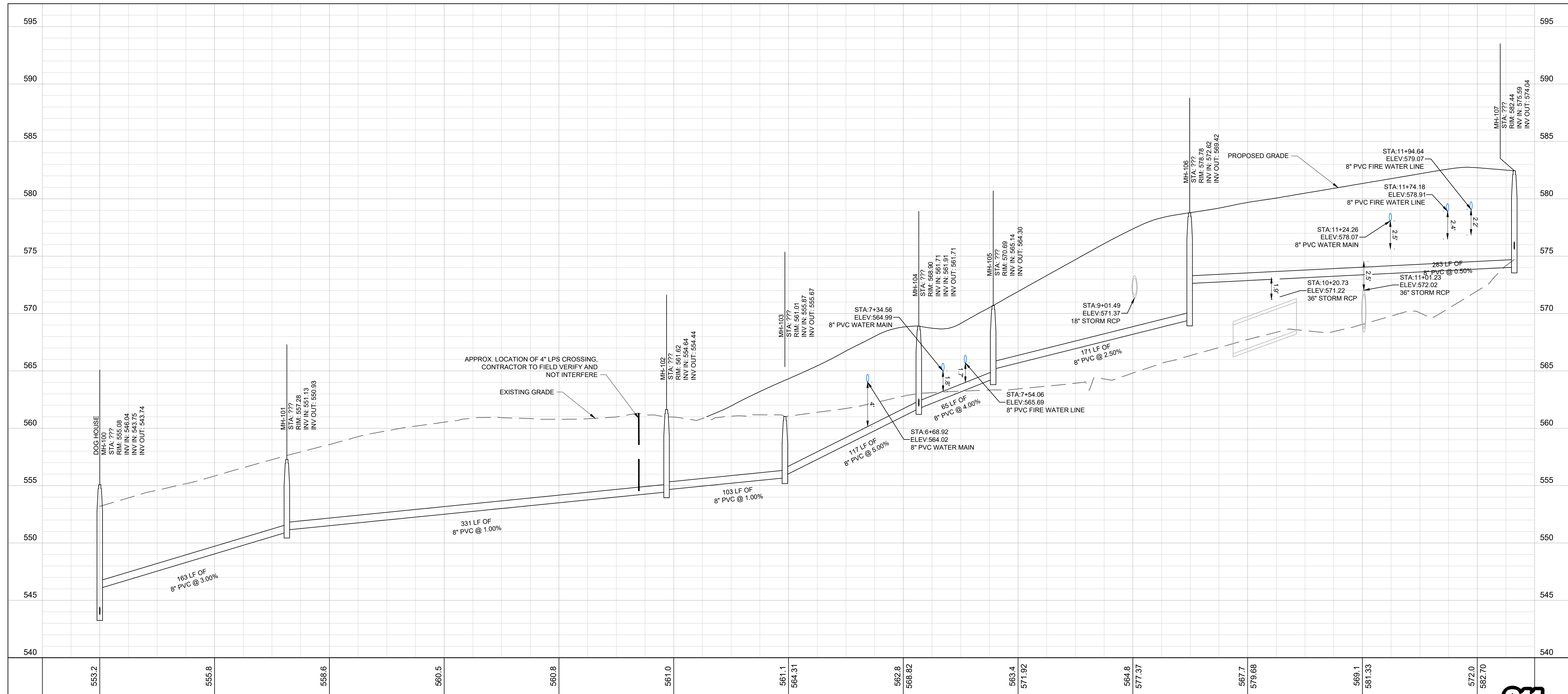
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| CHECKED BY:                          | RJA        |
| DATE:                                | 07/26/2024 |
| KIMLEY-HORN PROJECT NO.<br>118574000 |            |
| UTILITY PLAN -<br>ENLARGEMENT        |            |
| SHEET NUMBER<br><b>C6-12</b>         |            |

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Drawing name: K:\NSH LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C7-00 SANITARY SEWER PLAN - OVERALL.dwg C7-00 SANITARY SEWER PLAN - OVERALL (LOT 2) Jul 26, 2024 5:46pm by: deaton.hildabrand



**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

| REVISIONS |    | DATE | BY |
|-----------|----|------|----|
| No.       | 1  |      |    |
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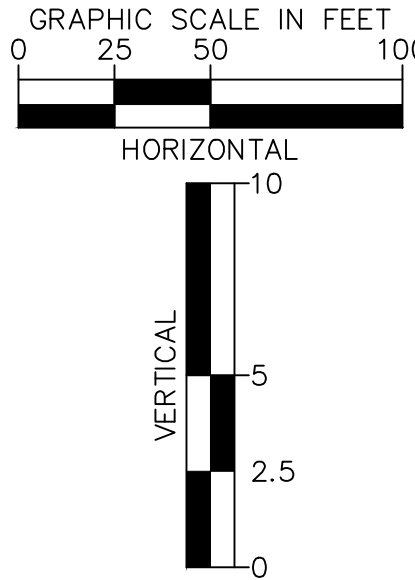
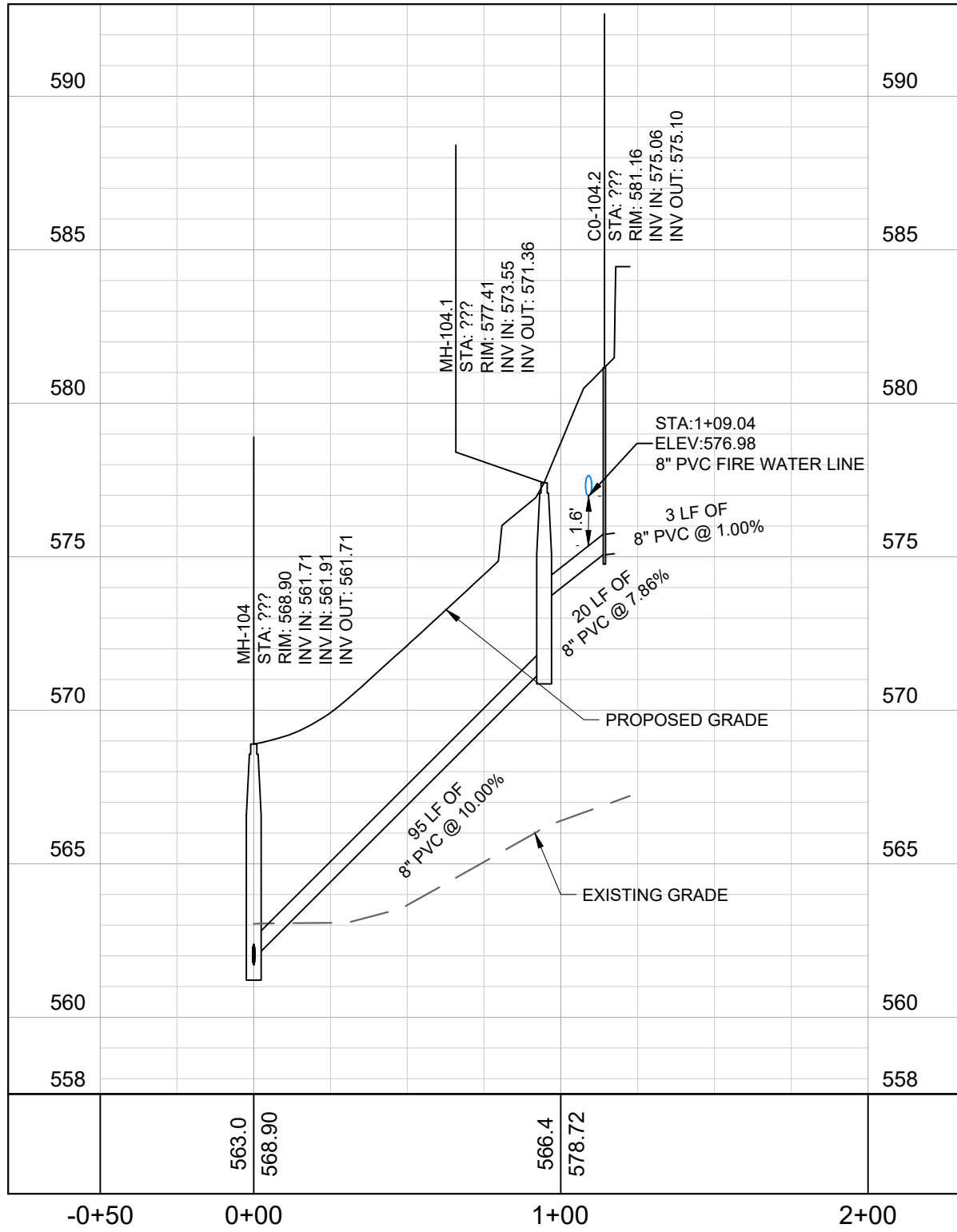
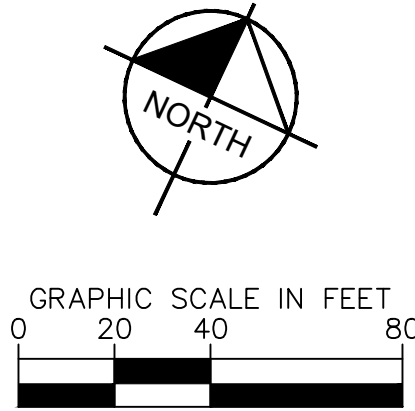
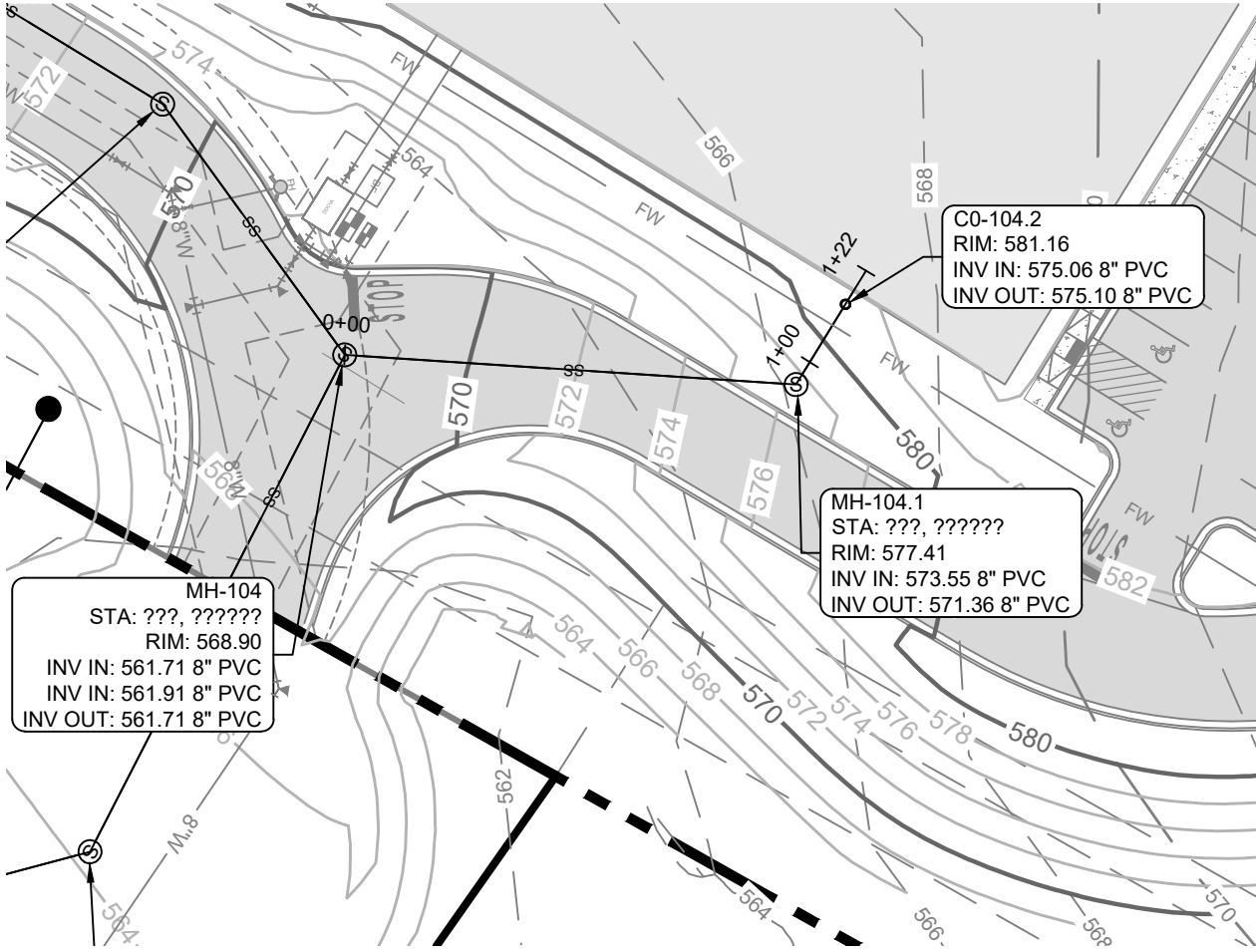
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|--------------------------------------|------------|
| DESIGNED BY:                         | DJH        |
| DRAWN BY:                            | ZTB        |
| CHECKED BY:                          | RJA        |
| DATE:                                | 07/26/2024 |
| KIMLEY-HORN PROJECT NO.<br>118574000 |            |

SANITARY SEWER PLAN  
- OVERALL (LOT 2)

SHEET NUMBER  
**C7-00**



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## PRIVATE SEWER LINE 1

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



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

**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

| REVISIONS | DATE | BY |
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| No.       | 1    | 2  |
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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  |

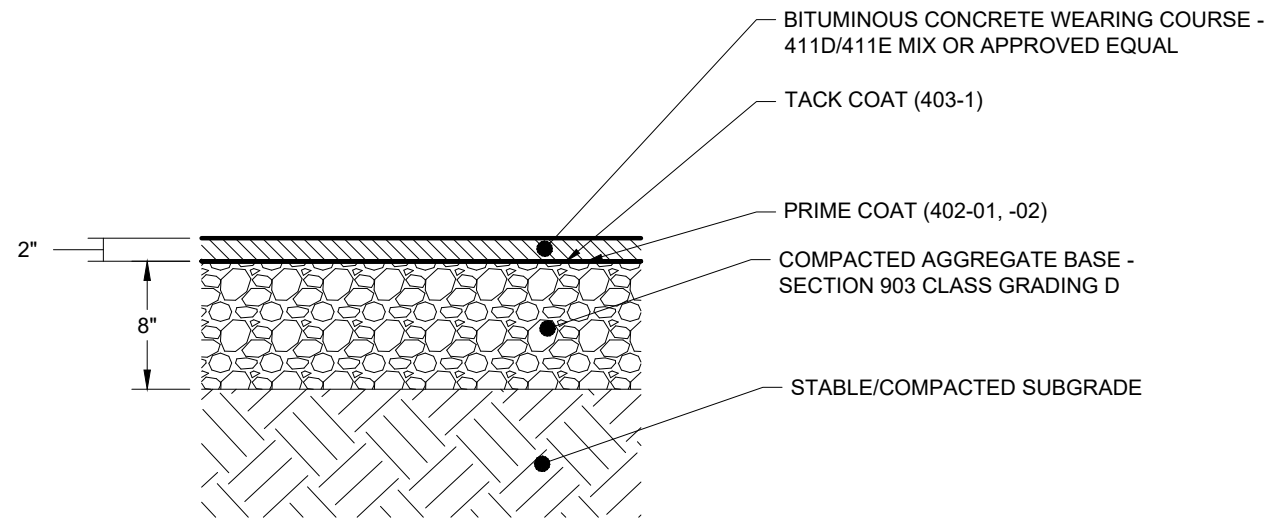
SANITARY SEWER  
PROFILE (LOT 2)

SHEET NUMBER  
**C7-10**

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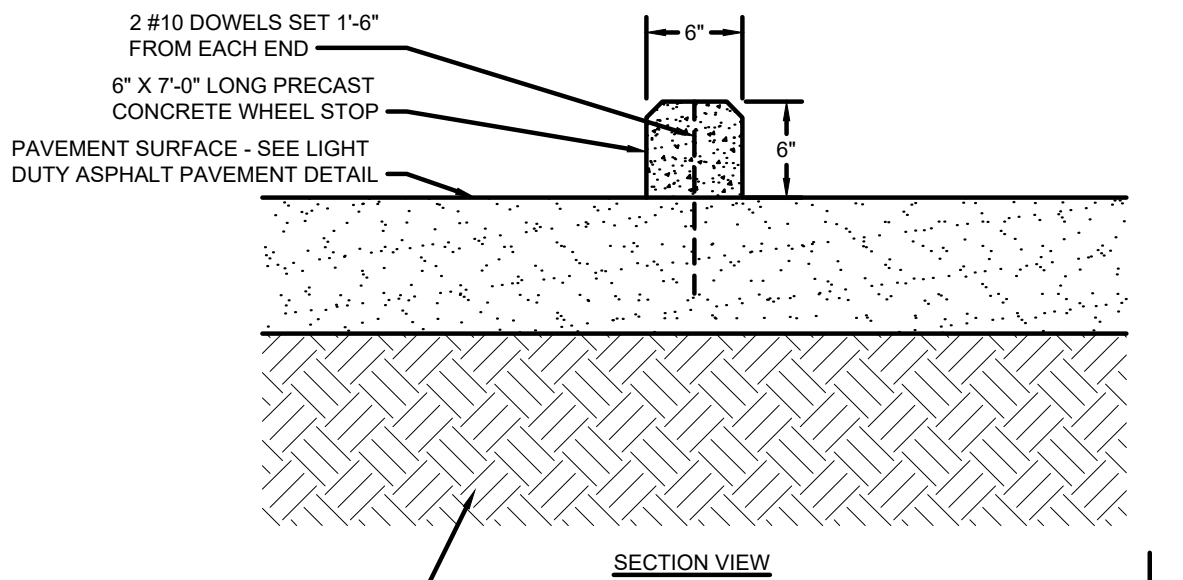


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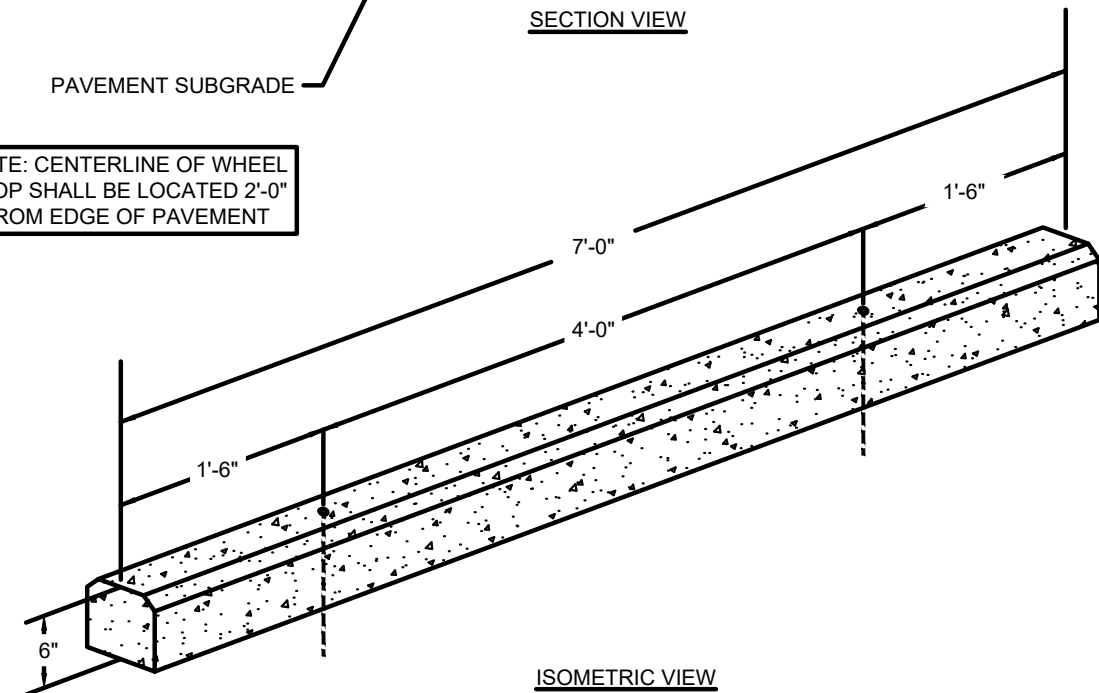


- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
  - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
  - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

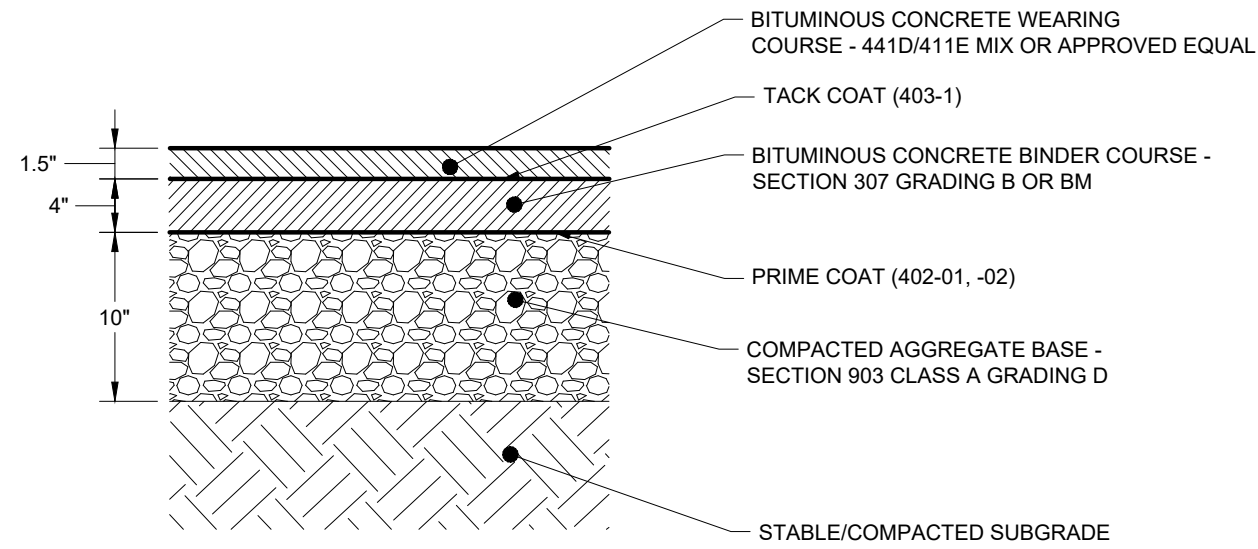
1 TYPICAL PAVEMENT SECTION - STANDARD DUTY  
SCALE:



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

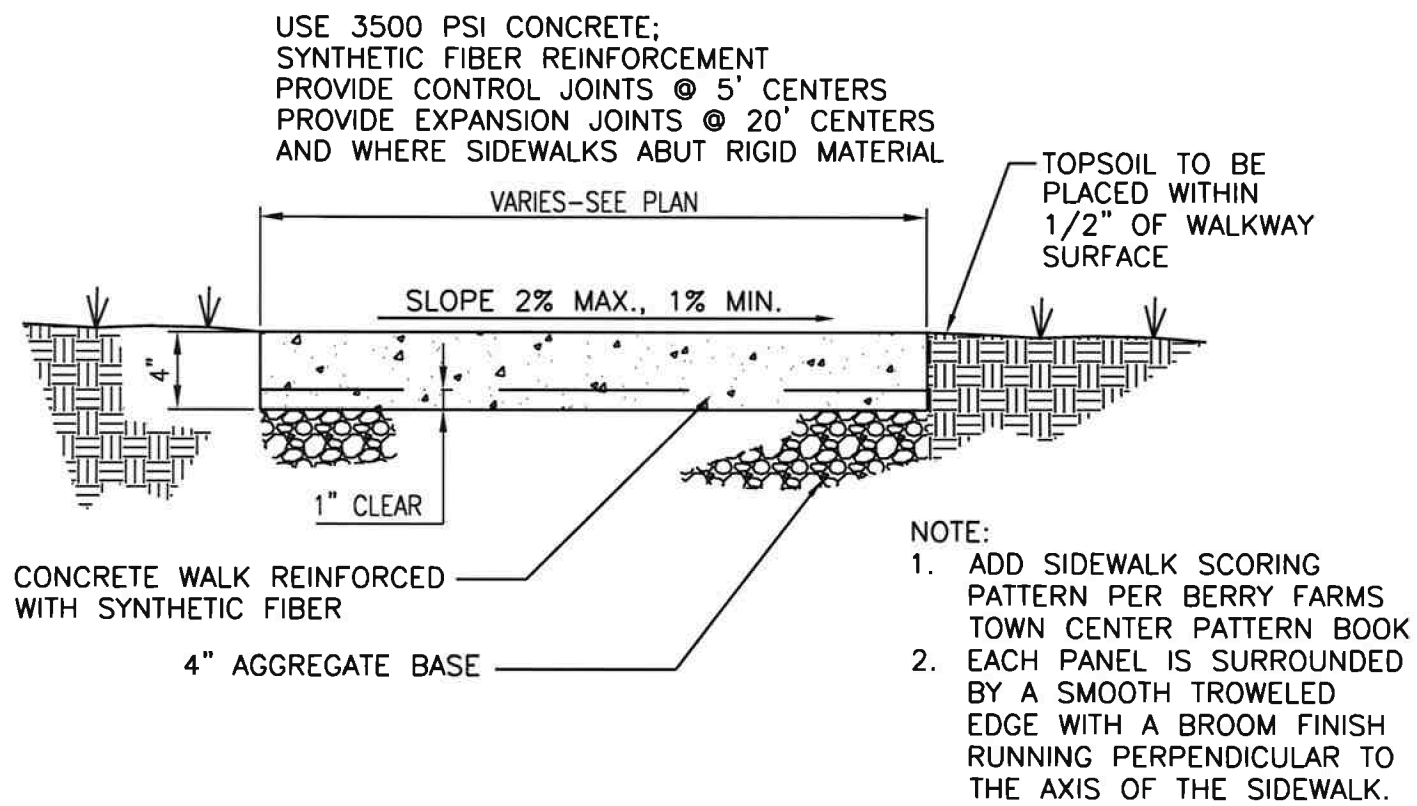


5 CONCRETE WHEEL STOP  
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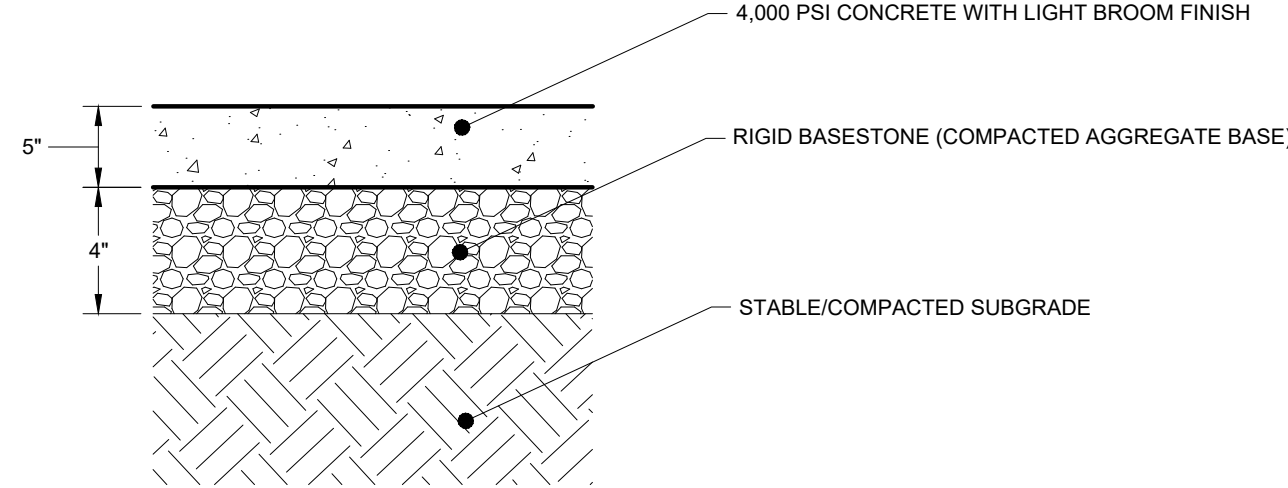


- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
  - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY  
SCALE:

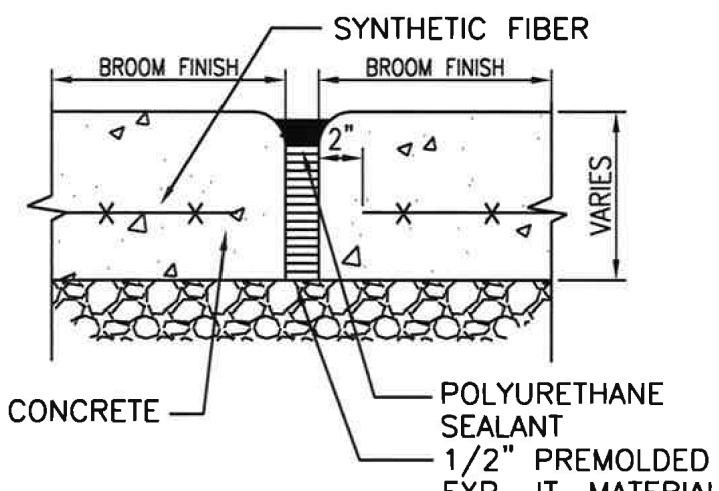


6 CONCRETE SIDEWALK DETAIL  
NOT TO SCALE

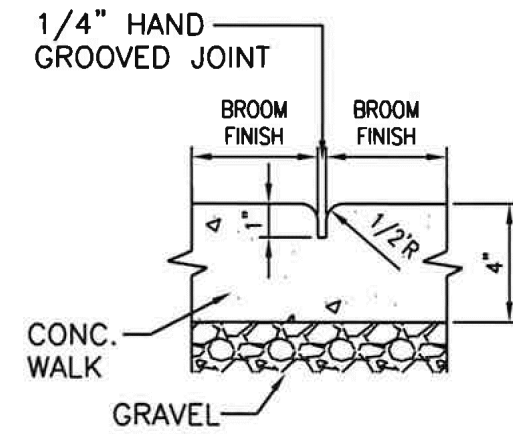


- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
  - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE 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.

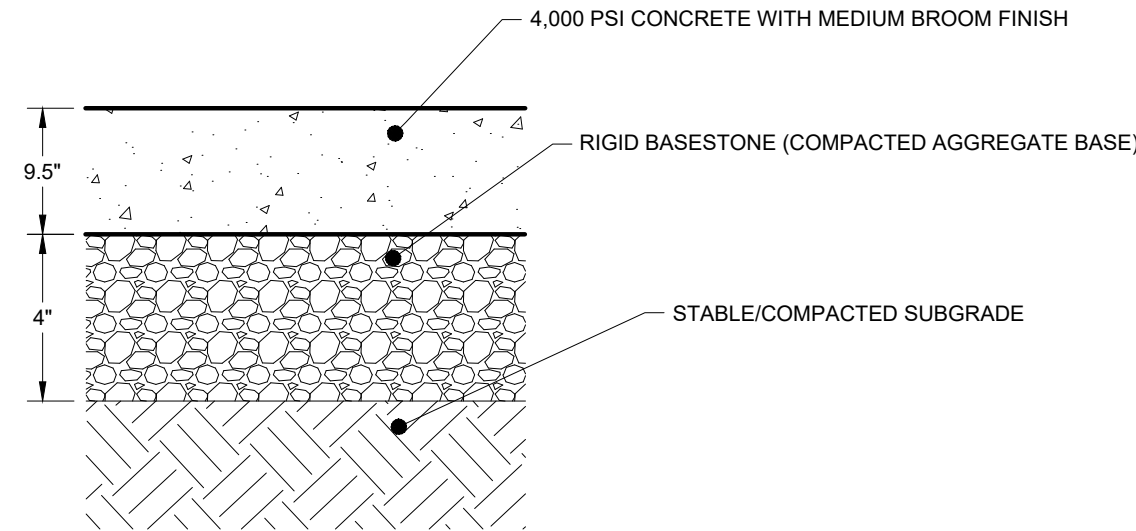
3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY  
SCALE:



EXPANSION JOINT

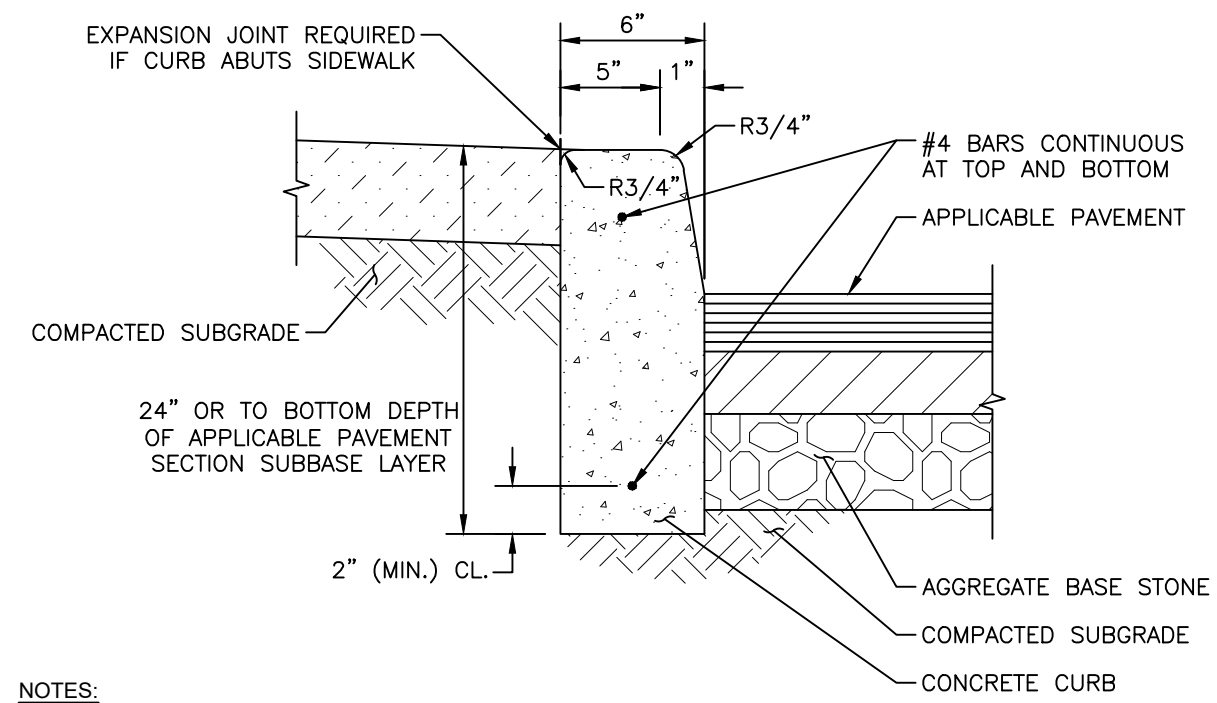


CONTROL JOINT



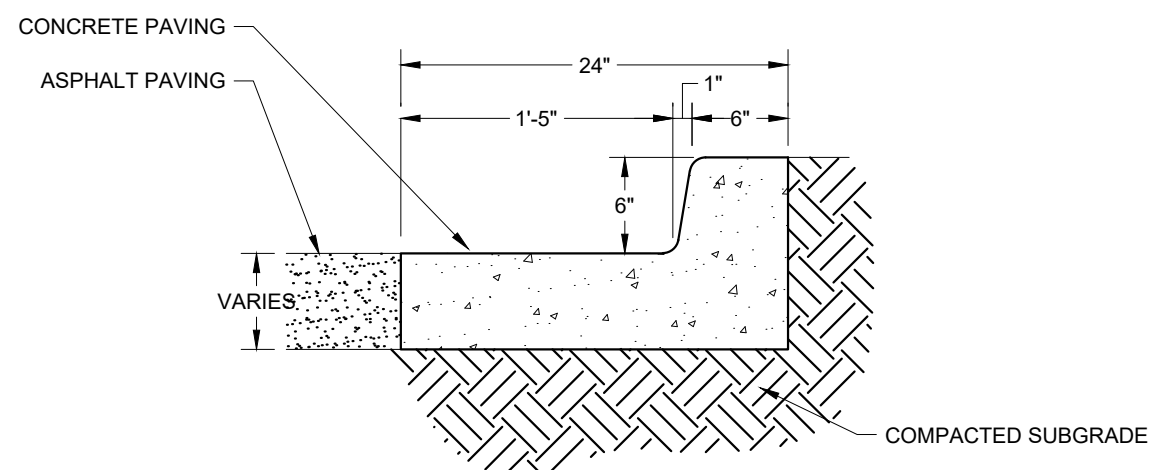
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
  - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
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  - PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
  - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY  
SCALE:

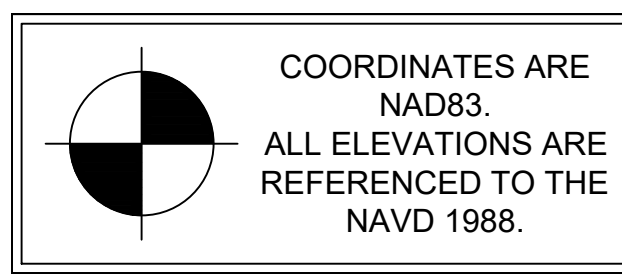


- NOTES:
- PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
  - BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
  - CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB  
NOT TO SCALE



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



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LA VERGNE, TENNESSEE

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**FOR REVIEW ONLY**

| REVISIONS | DATE | BY |
|-----------|------|----|
| No.       | 1    | 2  |
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|           | 9    | 10 |

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

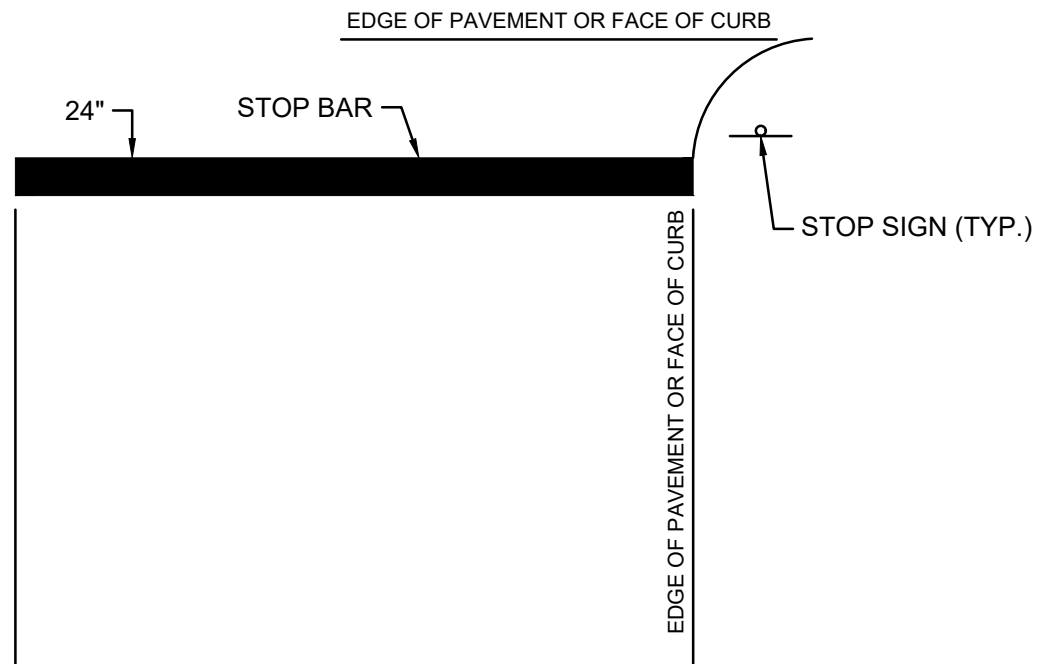
SITE DETAILS

SHEET NUMBER  
**C8-10**

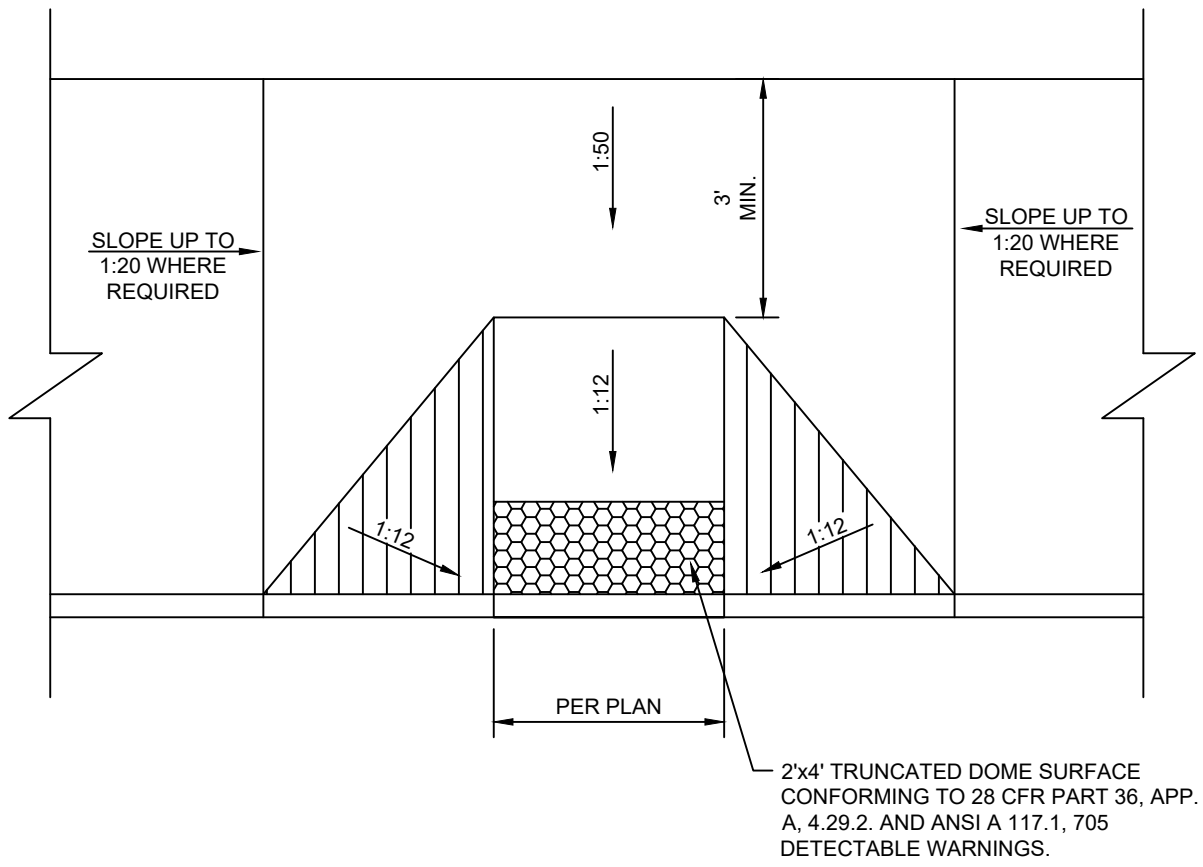


**NOTES:**

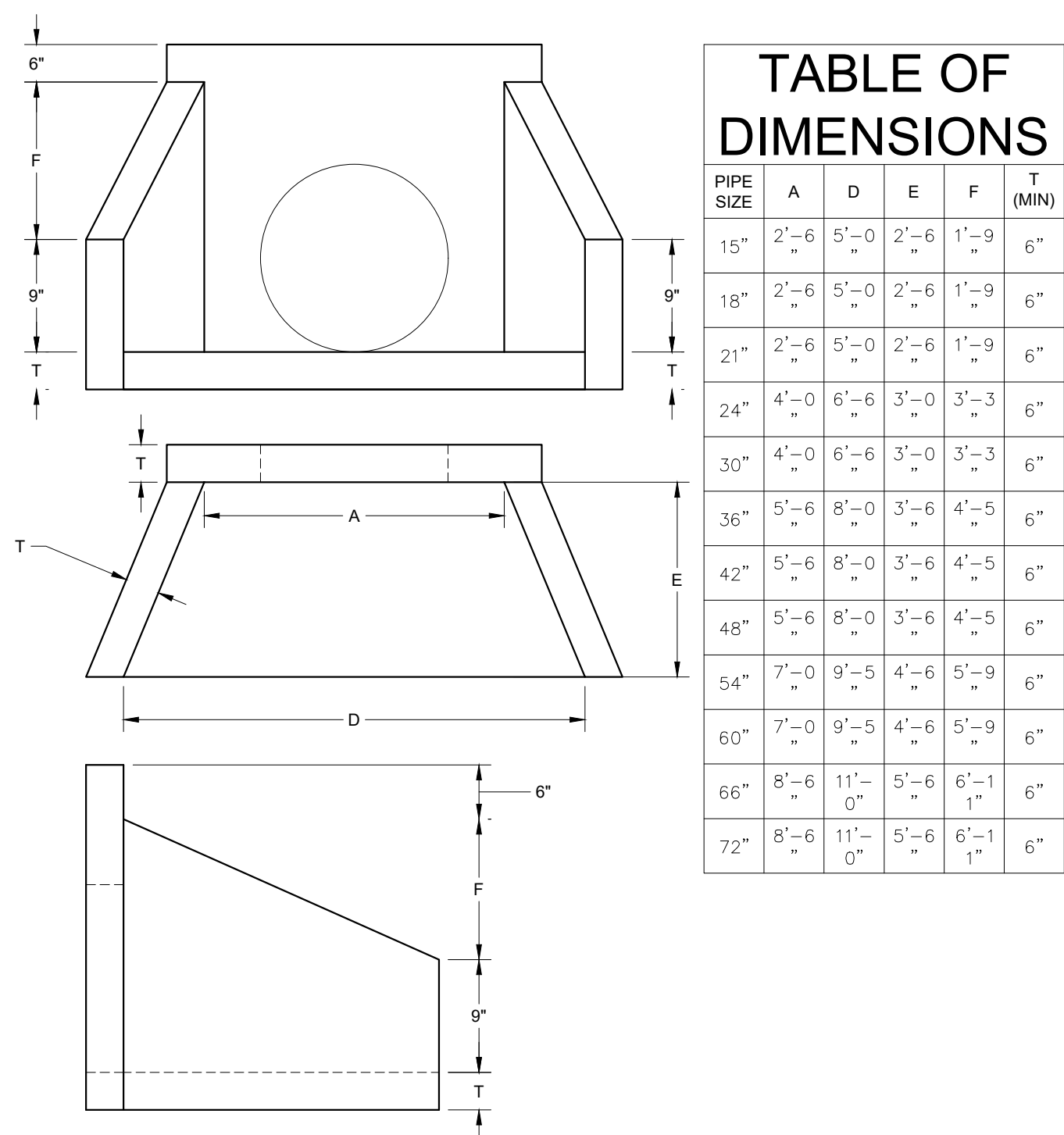
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.



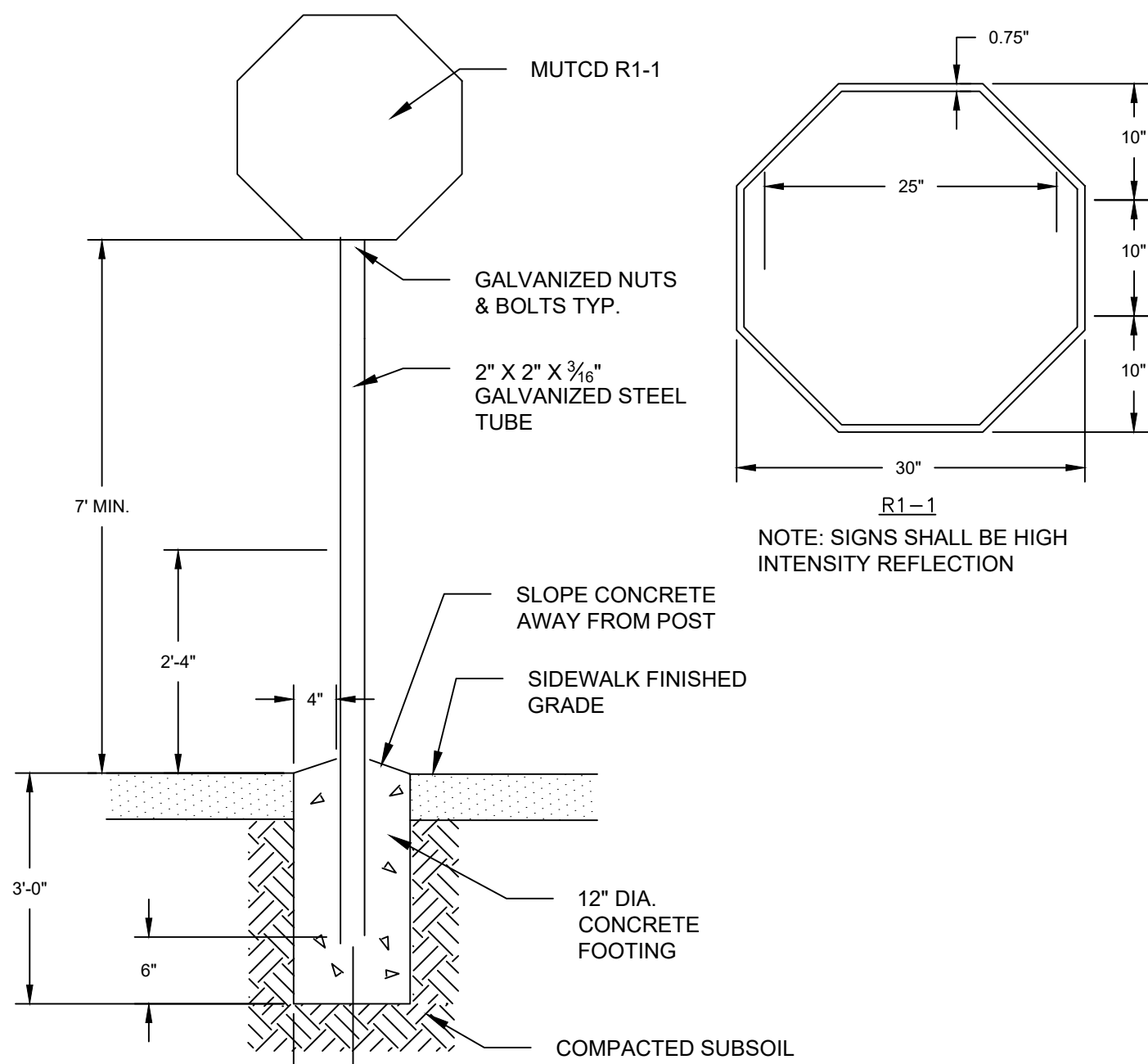
13 TYPICAL STOP BAR DETAIL  
NOT TO SCALE



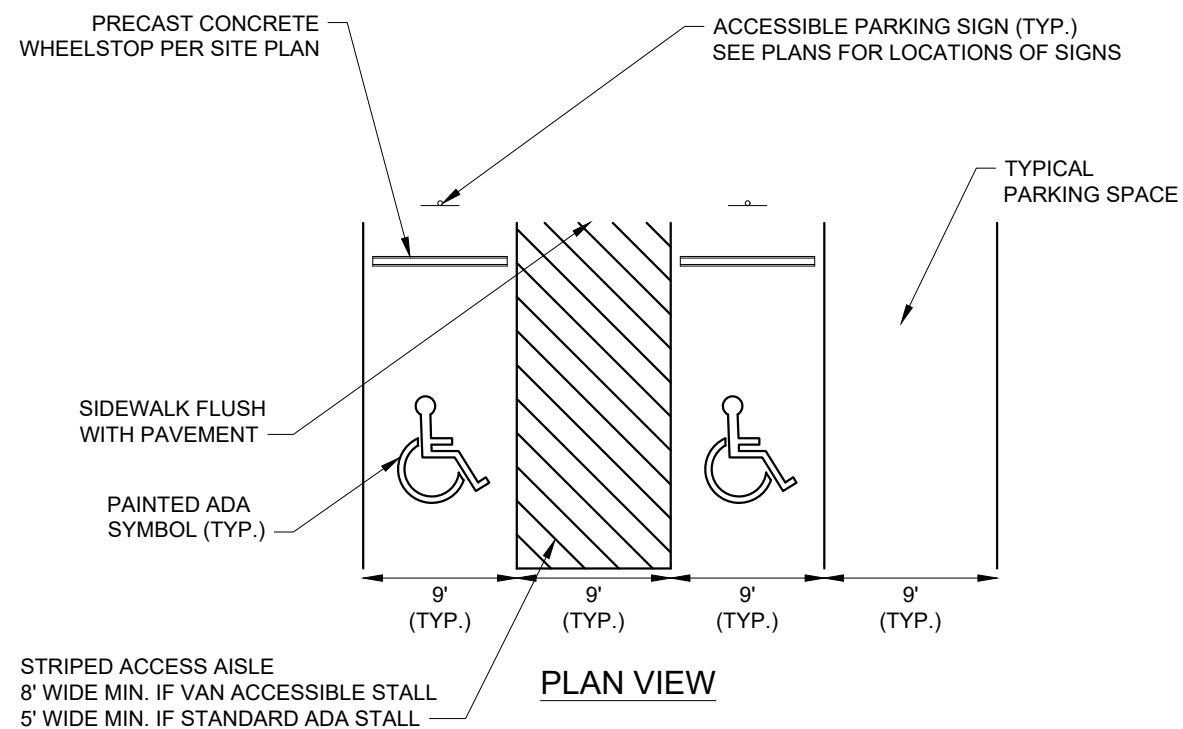
17 TYPICAL ADA RAMP  
NOT TO SCALE



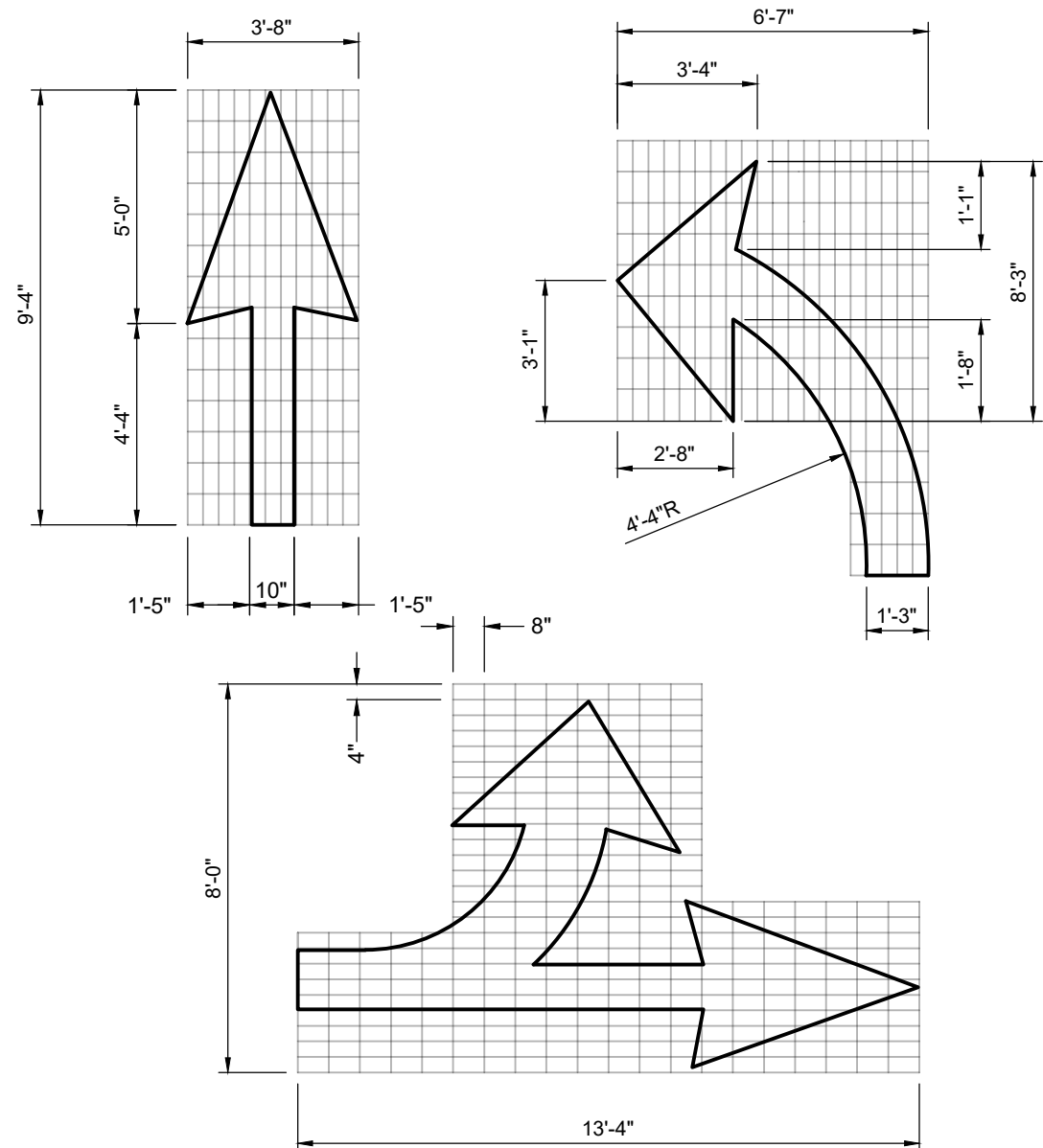
21 PRECAST CONCRETE HEADWALL  
NOT TO SCALE



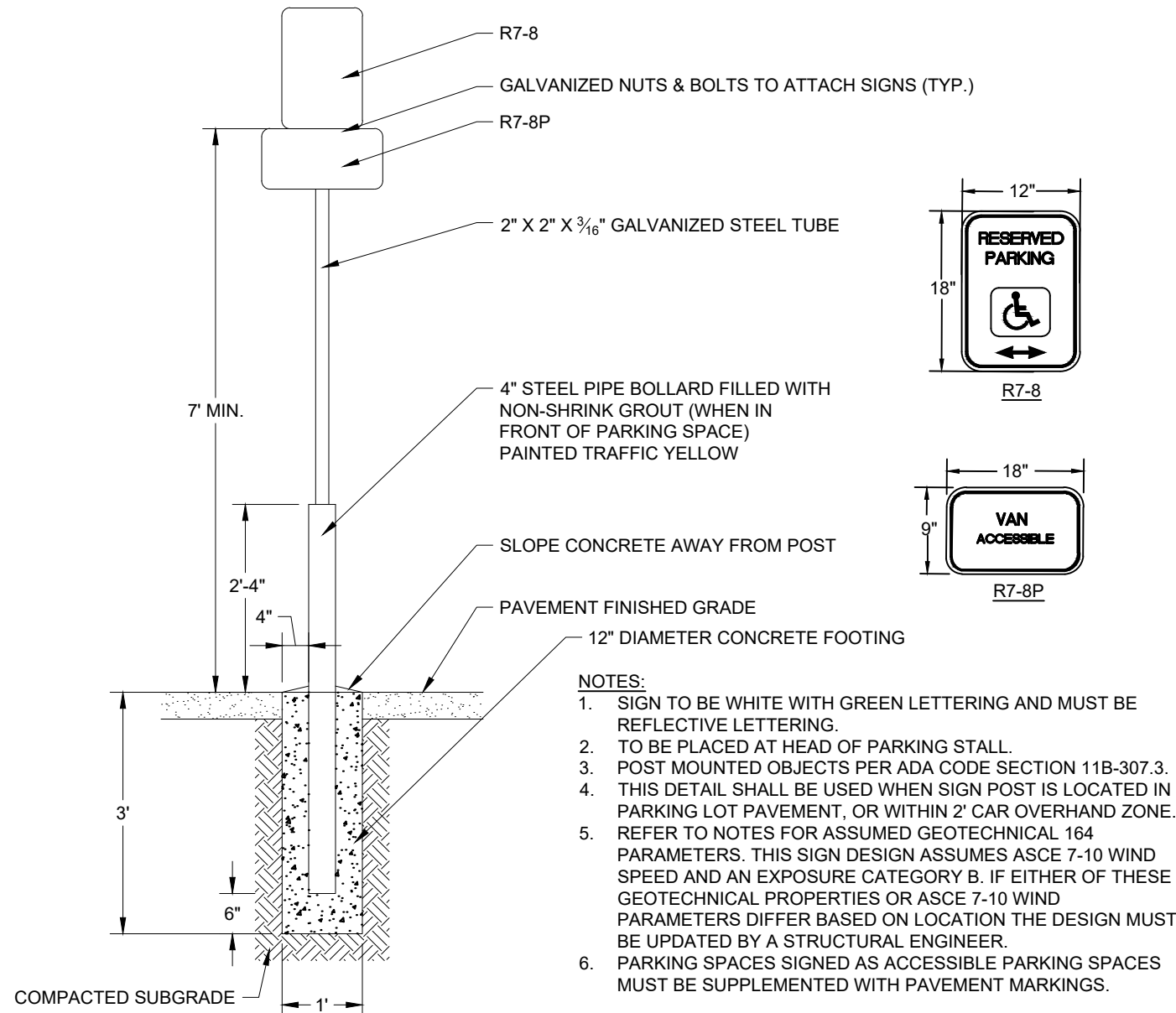
14 TYPICAL STOP SIGN DETAIL  
NOT TO SCALE



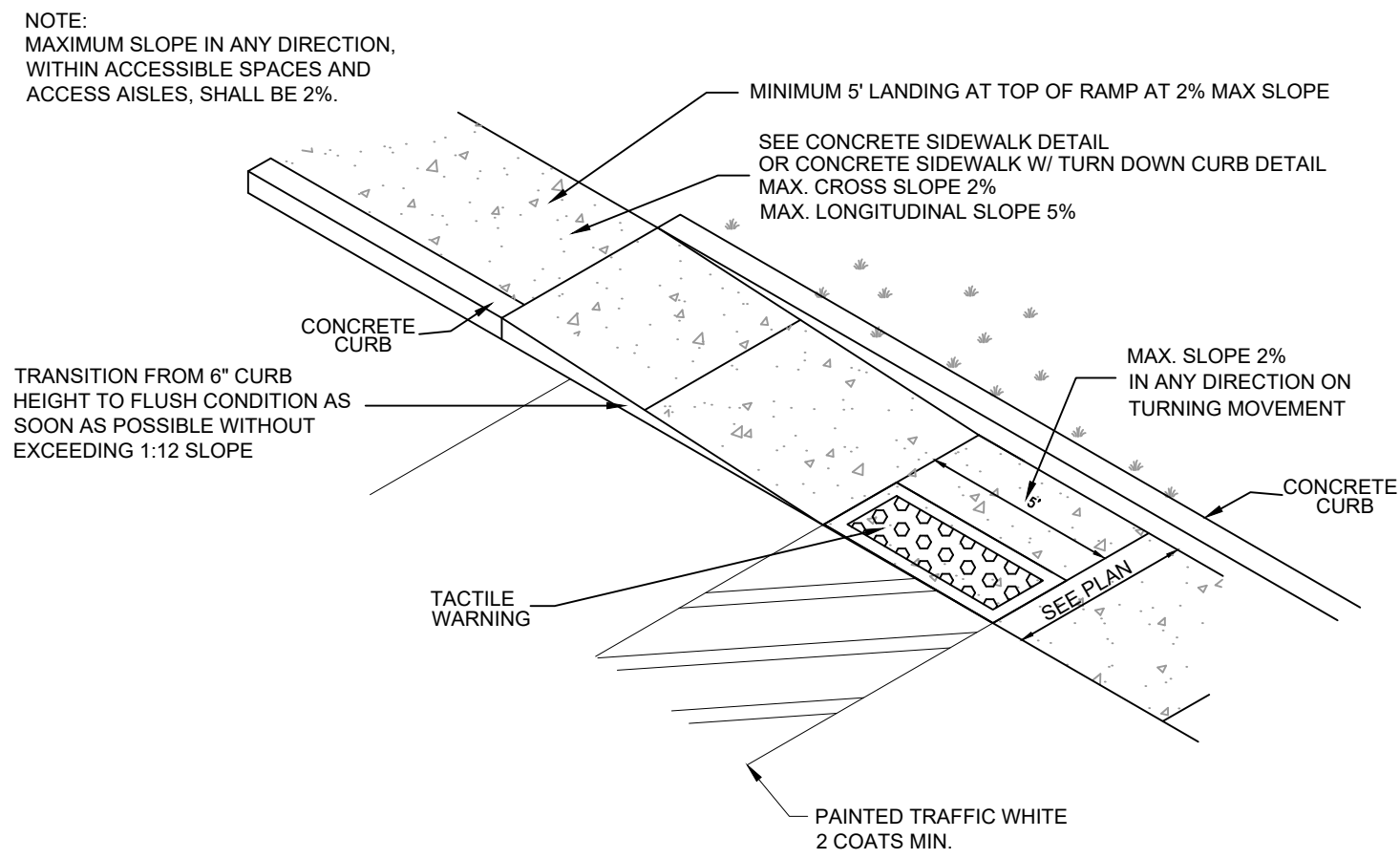
18 ADA PARKING STALL LAYOUT  
NOT TO SCALE



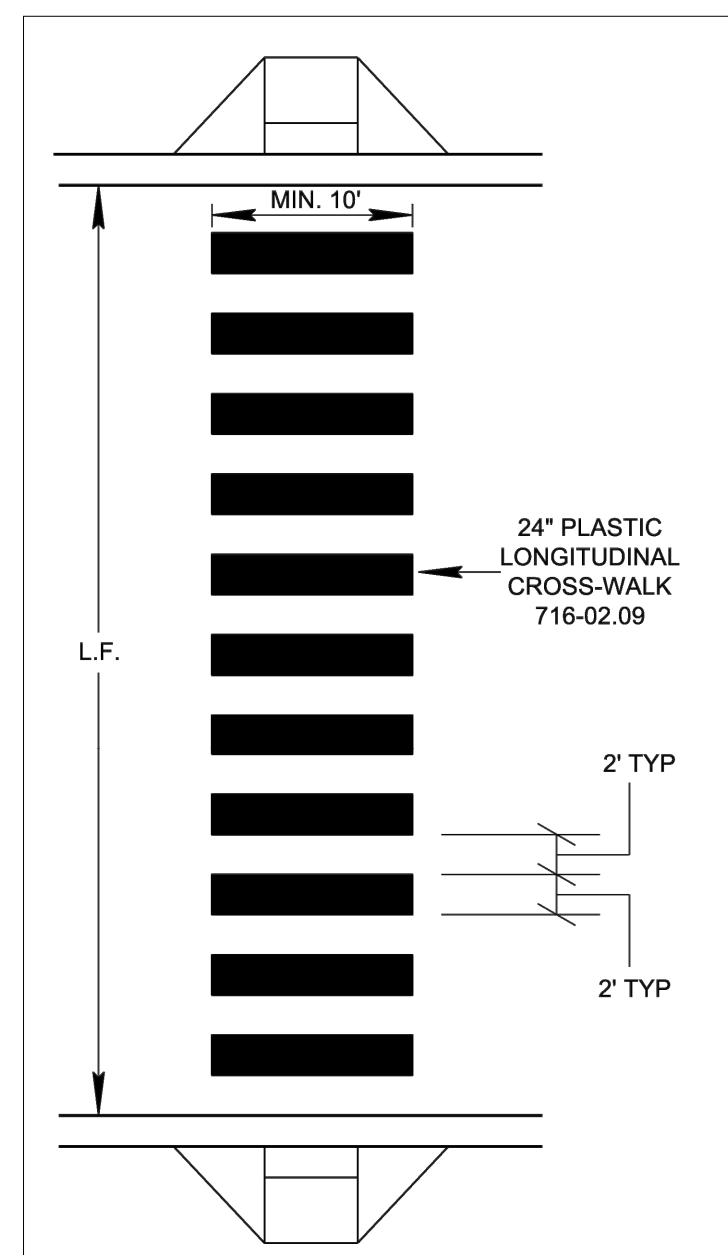
22 ROADWAY DIRECTIONAL ARROWS  
NOT TO SCALE



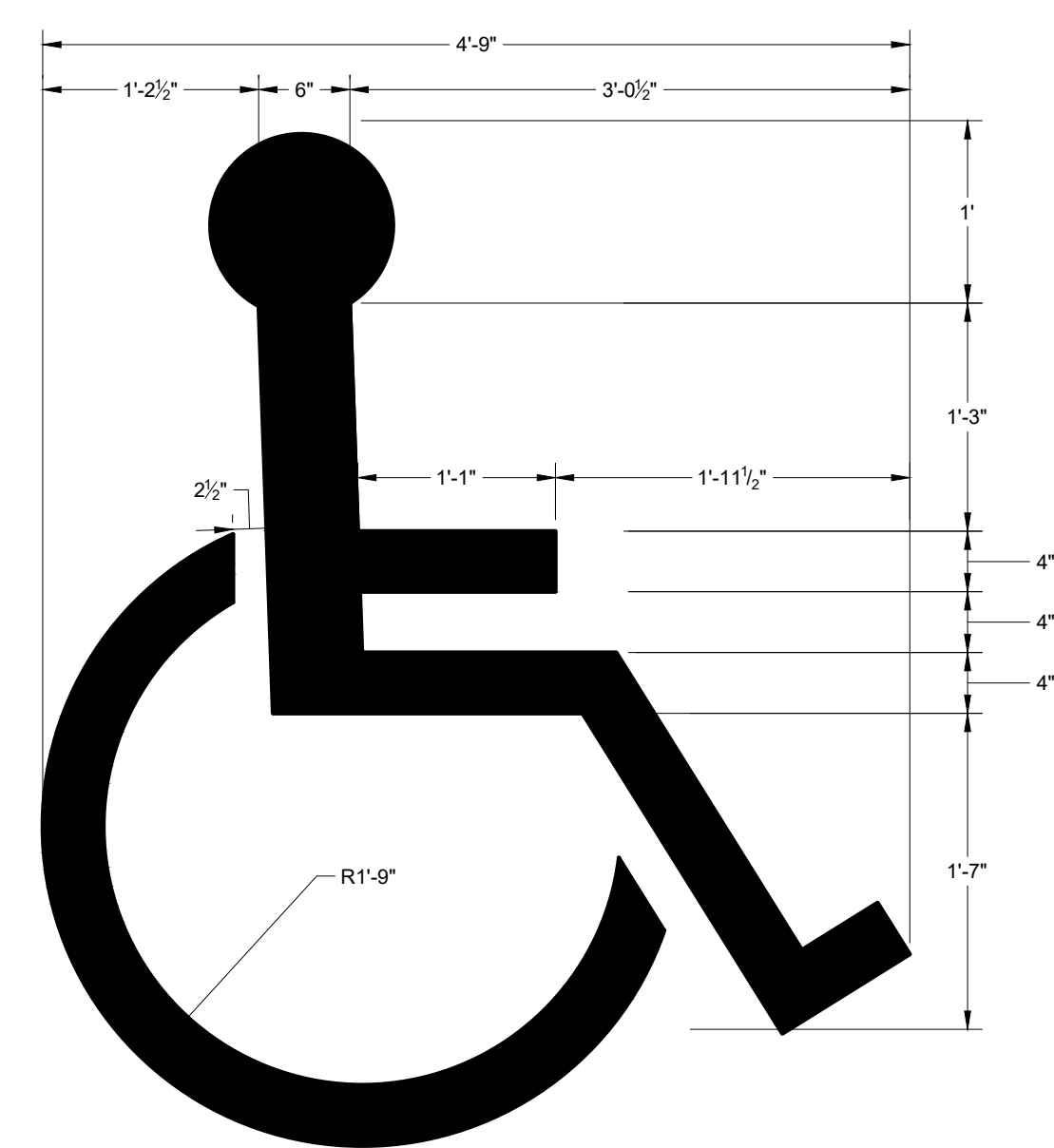
15 ADA PARKING SIGN DETAIL  
NOT TO SCALE



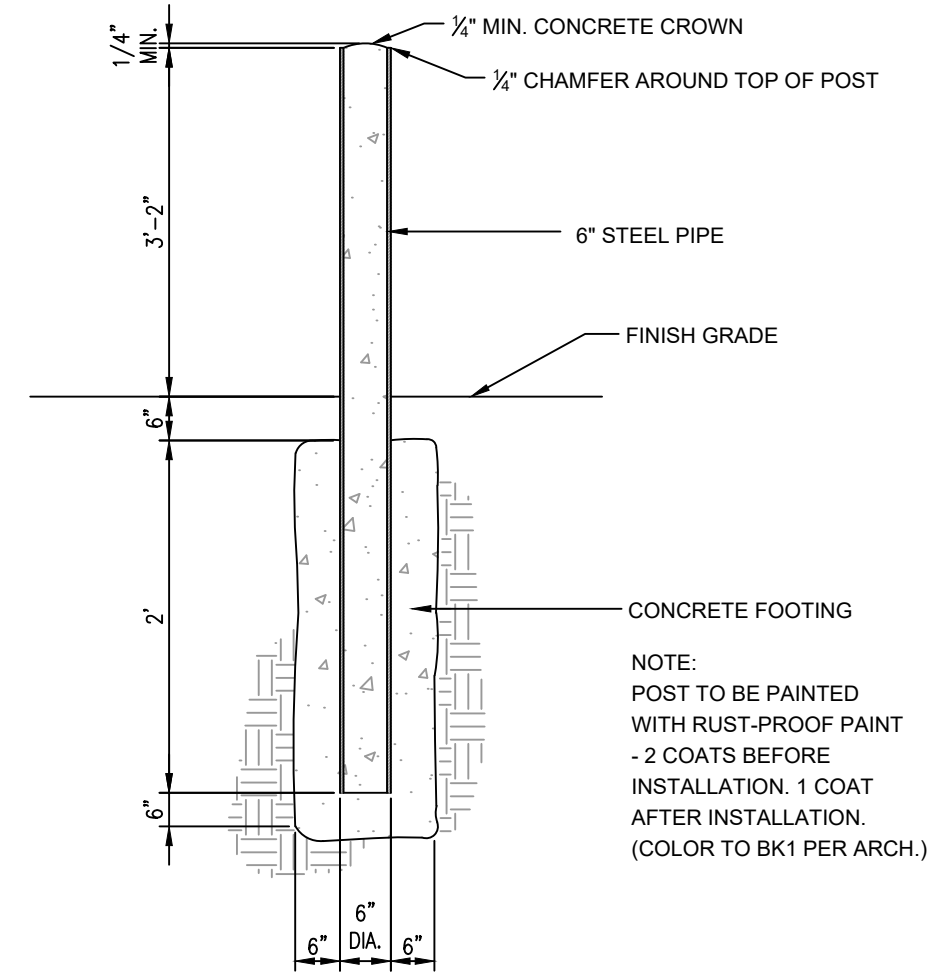
19 ADA CURB RAMP  
NOT TO SCALE



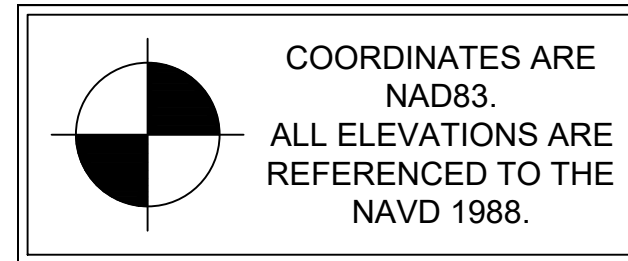
23 CROSS-WALK (TDOT T-M-4)  
NOT TO SCALE



16 ADA PARKING SPACE SYMBOL  
NOT TO SCALE



20 6" STEEL BOLLARD  
NOT TO SCALE



# Kimley»»Horn

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**LA VERGNE  
BUSINESS CENTER  
LOT 2**

**BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE**

**DRAFT**  
**PRELIMINARY**  
**PLANS**  
**FOR REVIEW ONLY**

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| 1   |           |      |    |
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|--------------------------------------|------------|
| DESIGNED BY:                         | DJH        |
| DRAWN BY:                            | ZTB        |
| CHECKED BY:                          | RJA        |
| DATE:                                | 07/26/2024 |
| KIMLEY-HORN PROJECT NO.<br>118574000 |            |

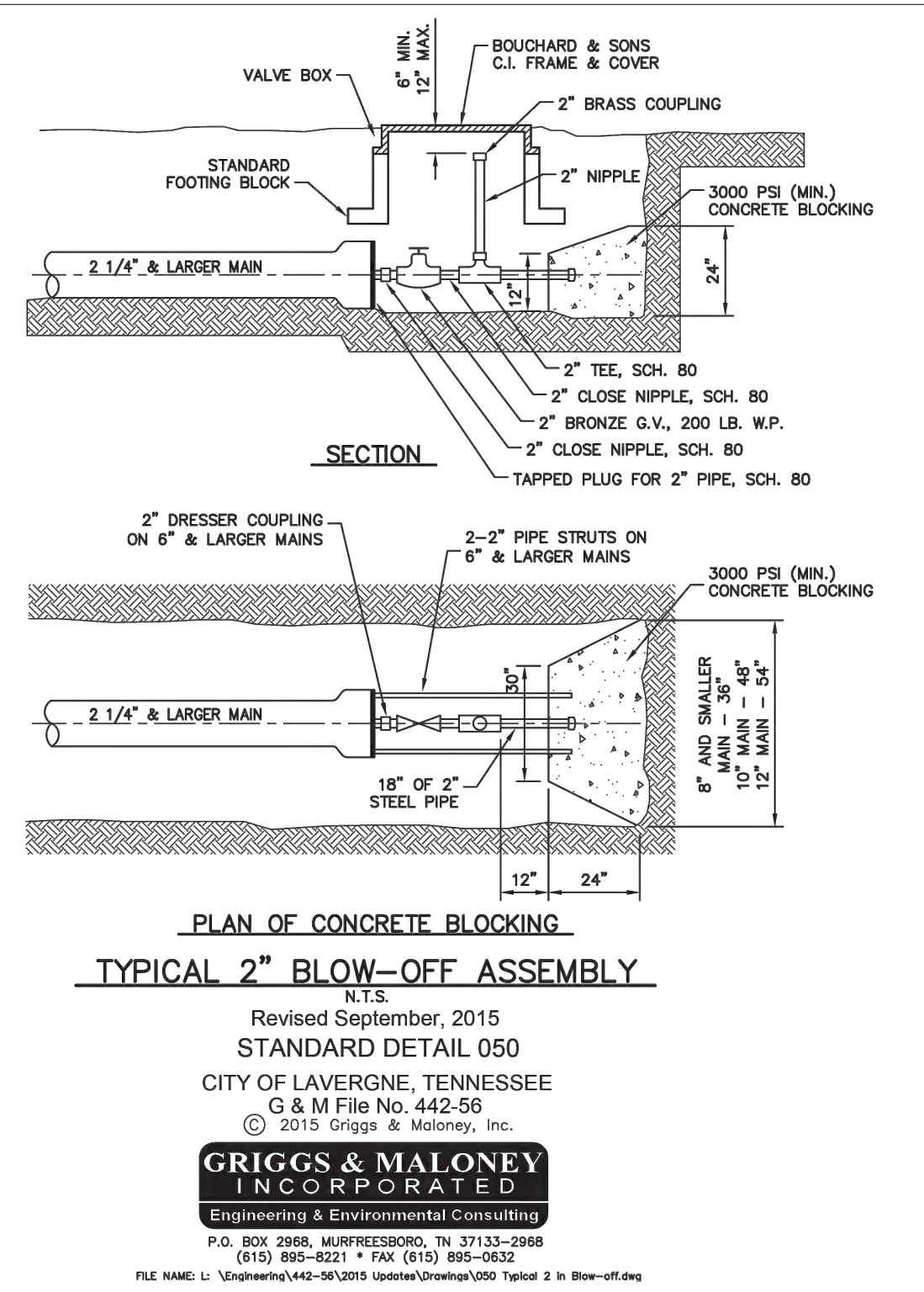
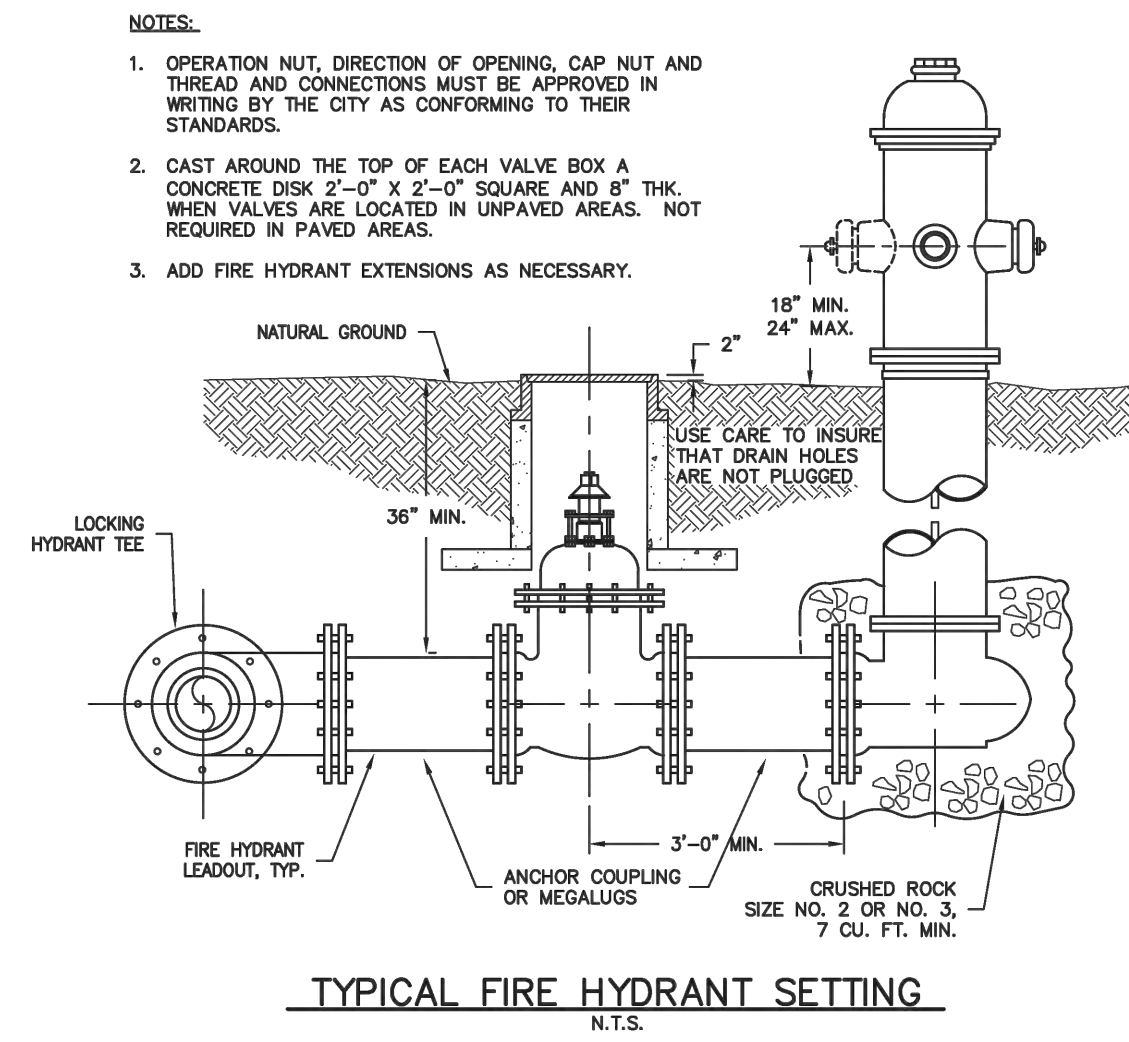
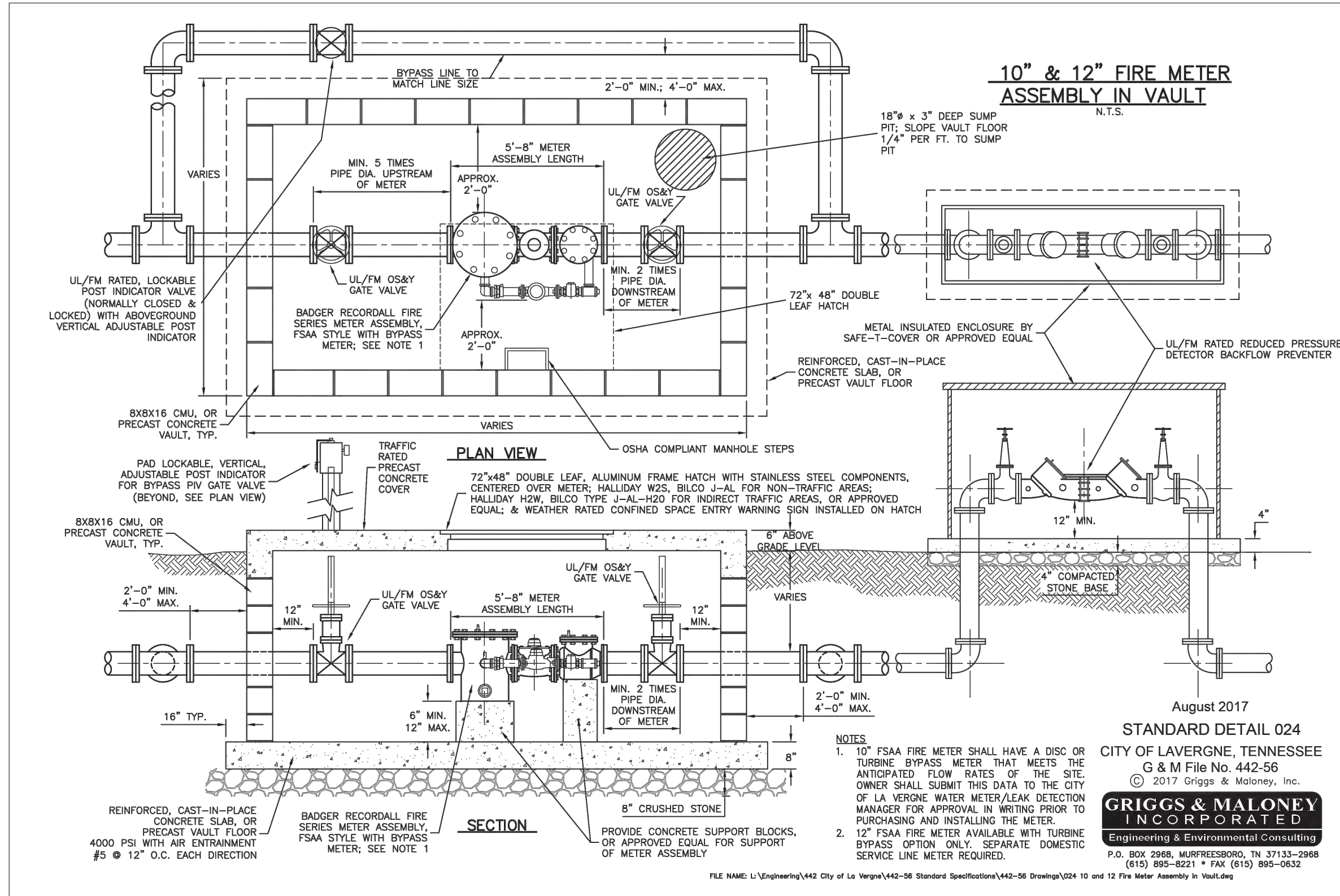
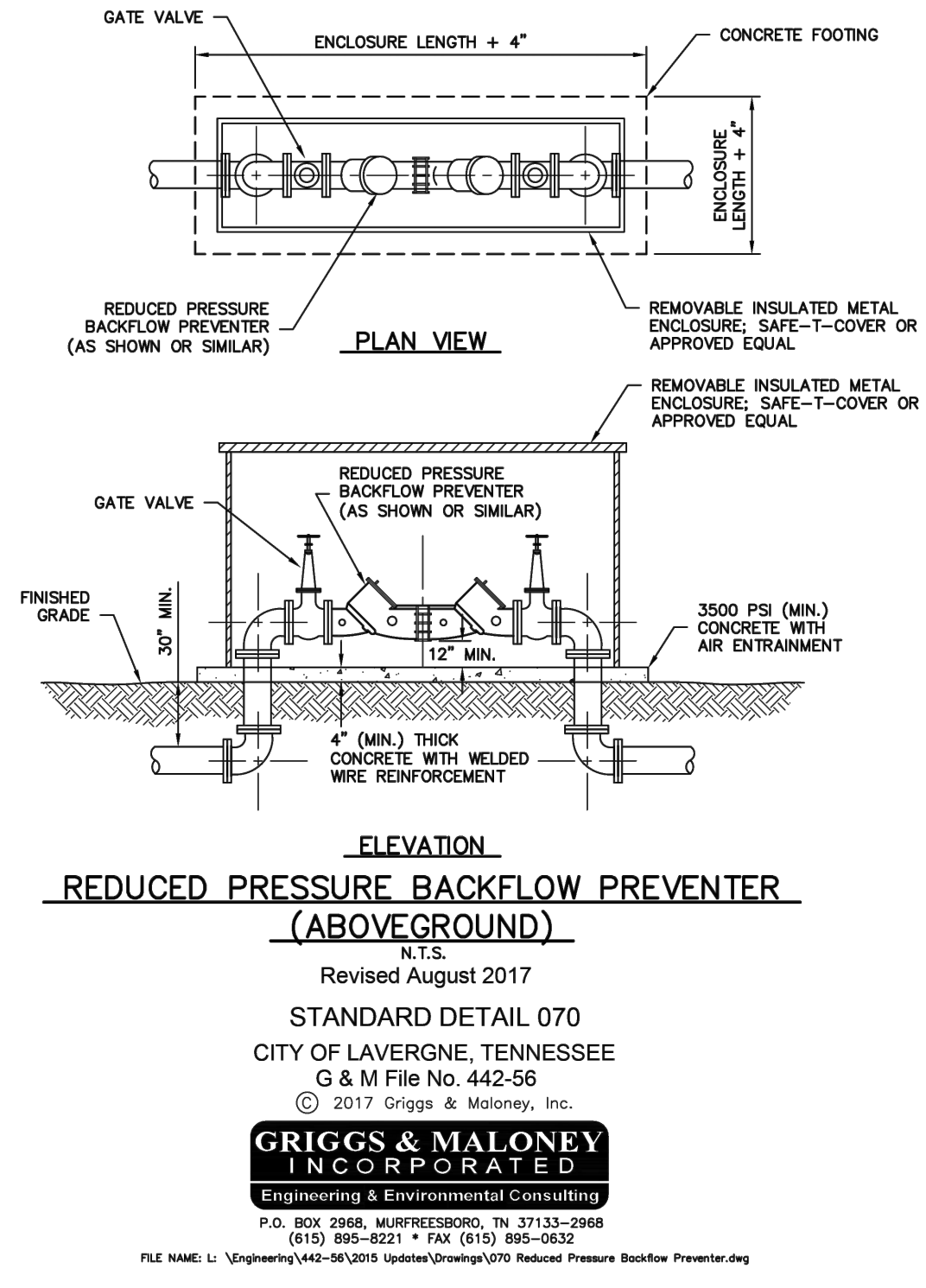
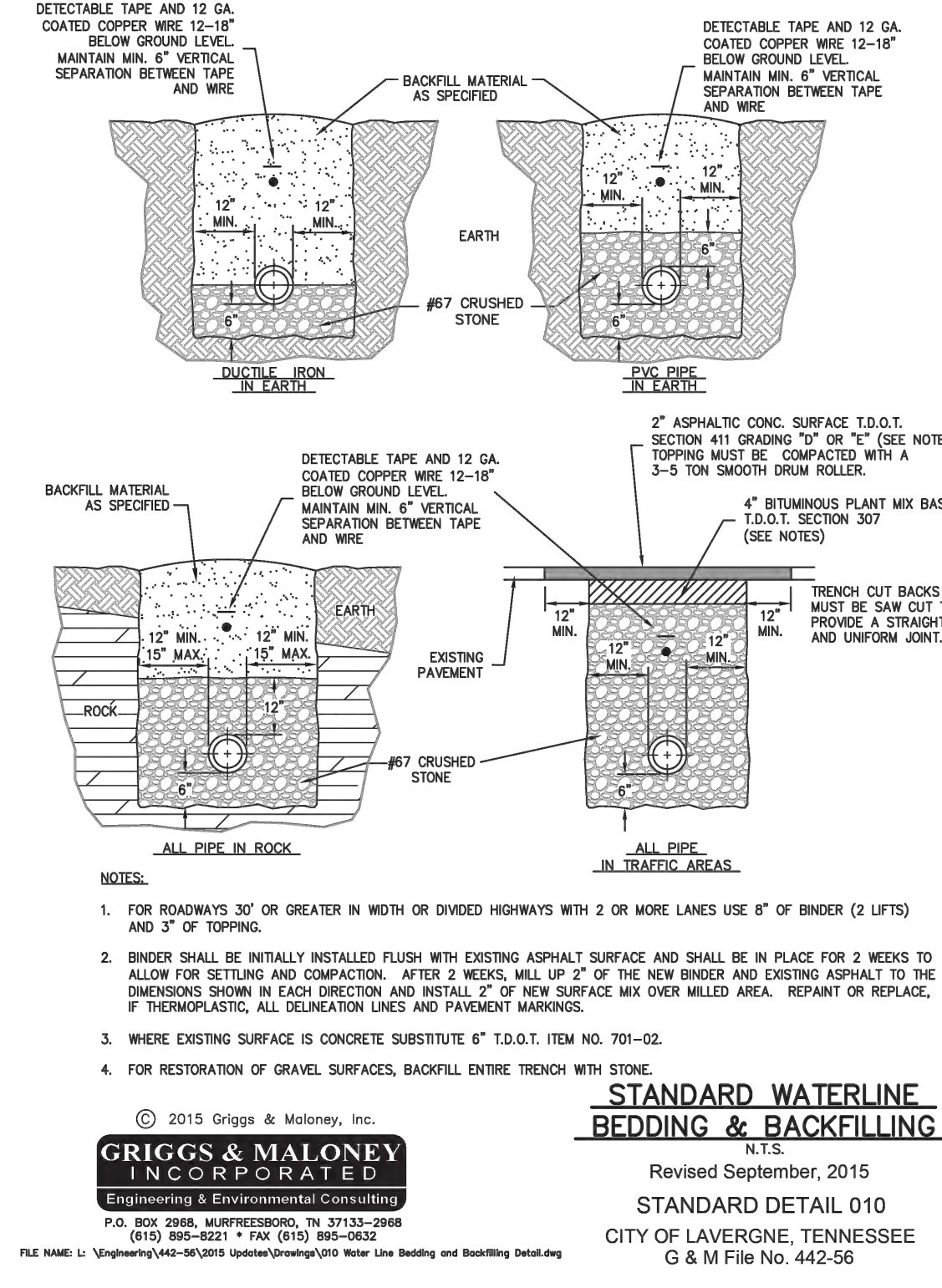
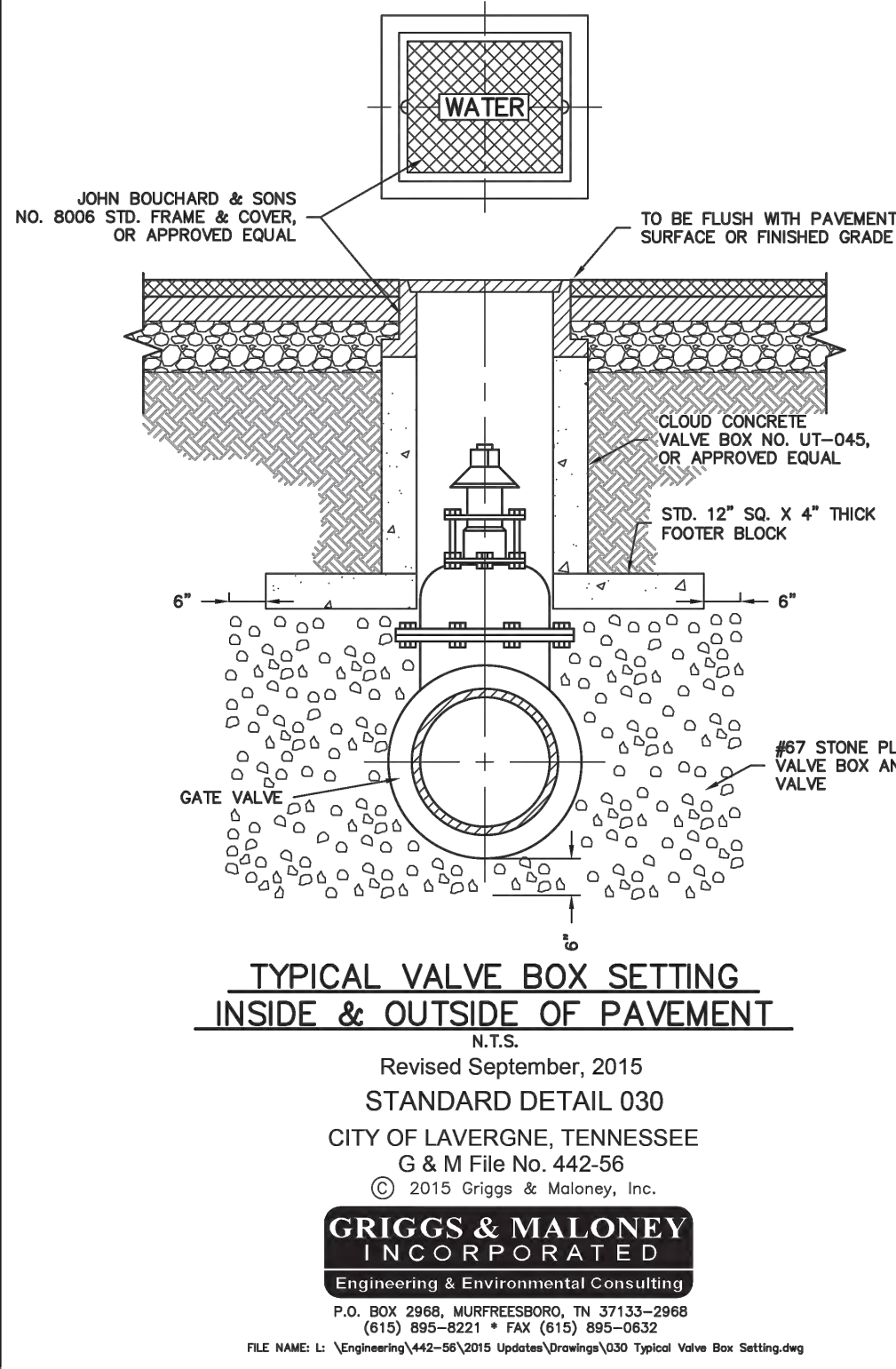
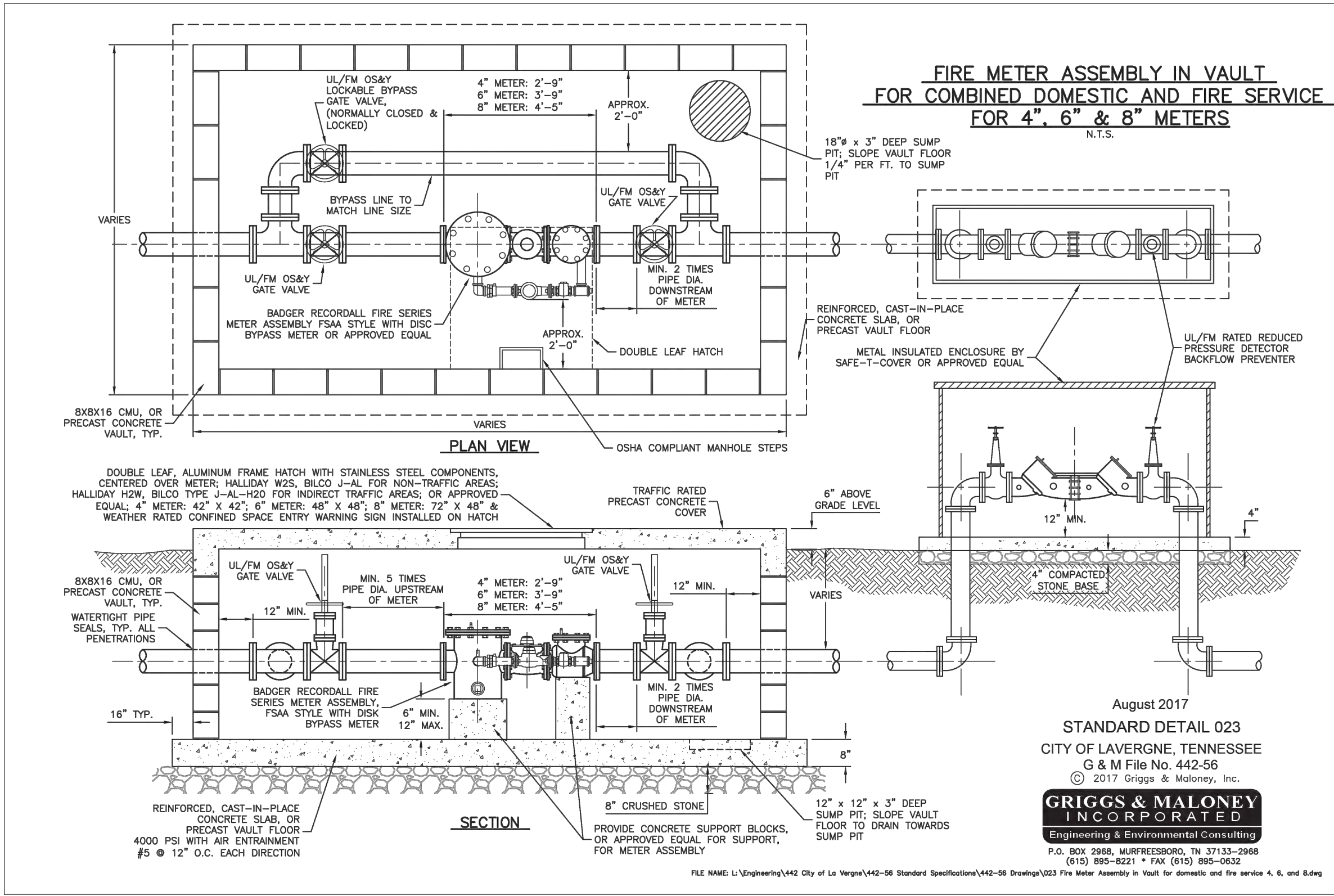
## SITE DETAILS

SHEET NUMBER

**C8-11**

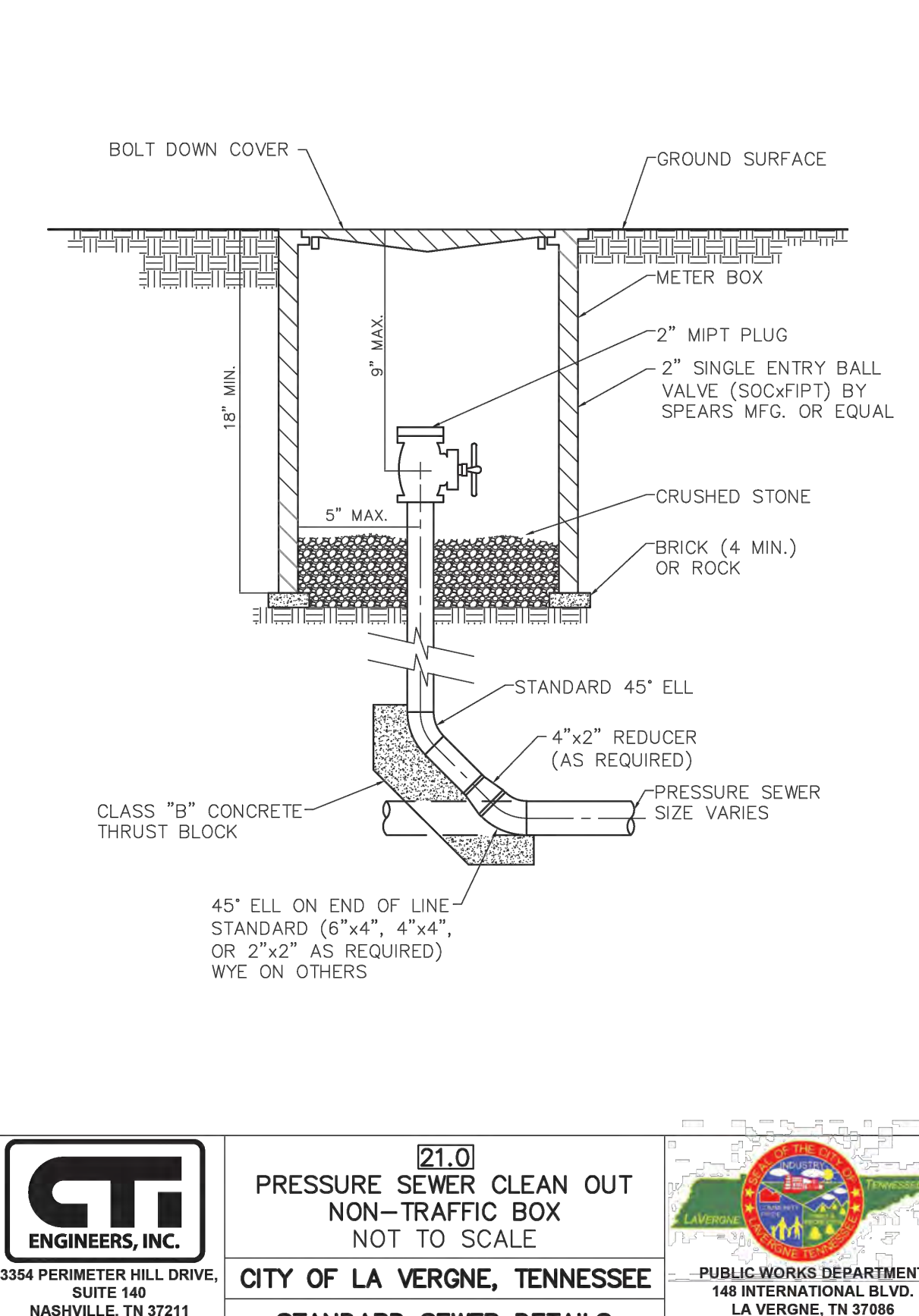
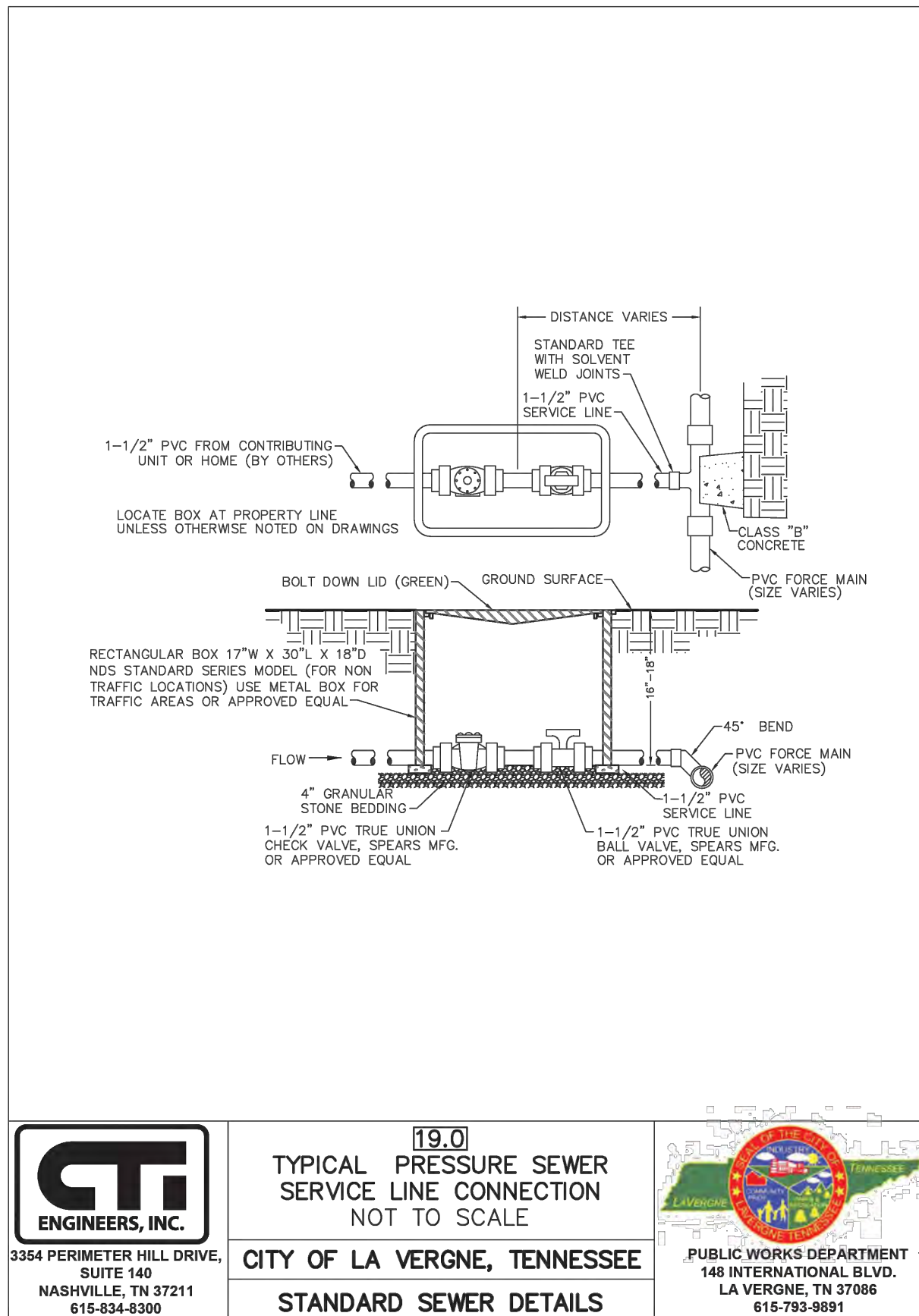
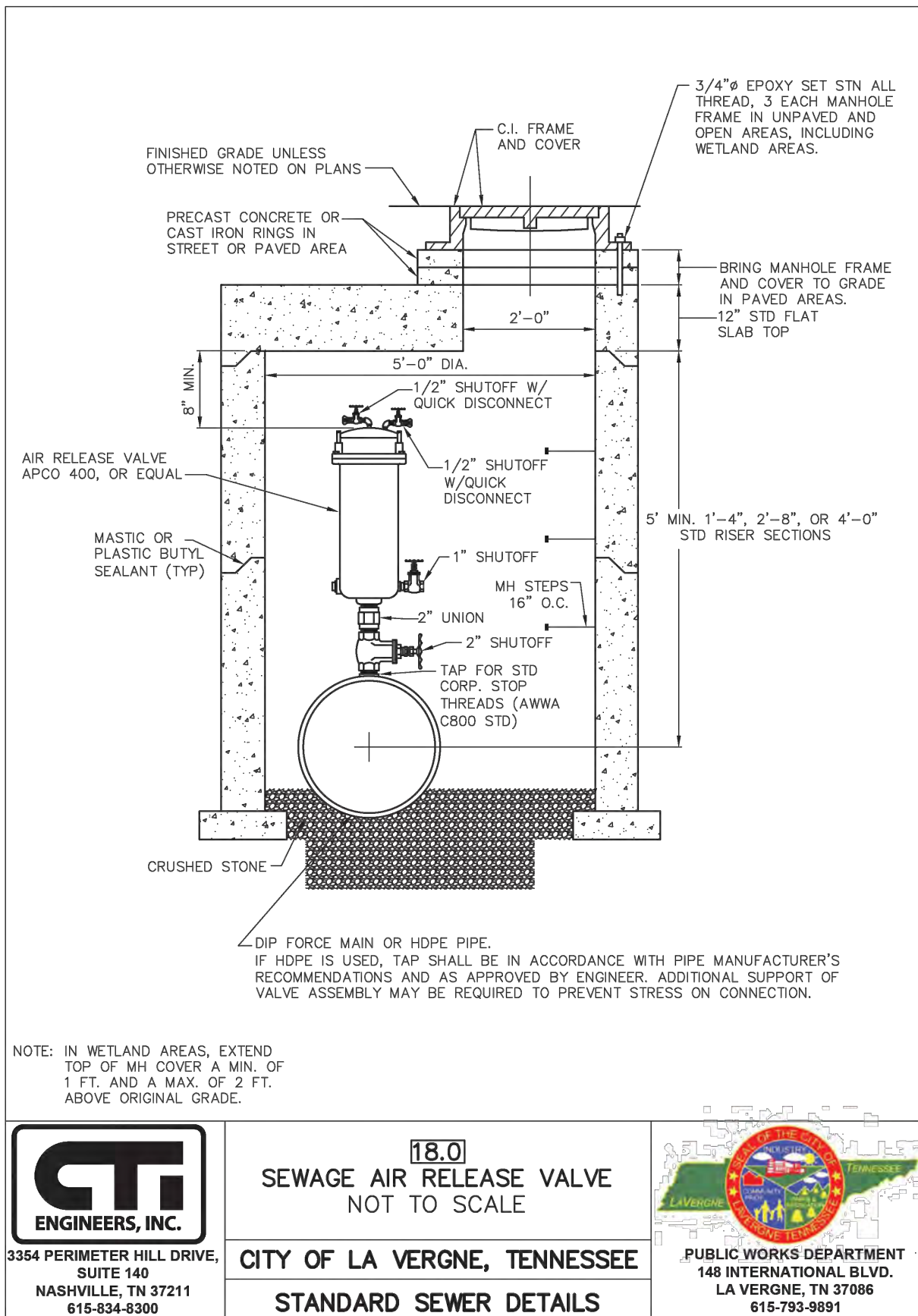
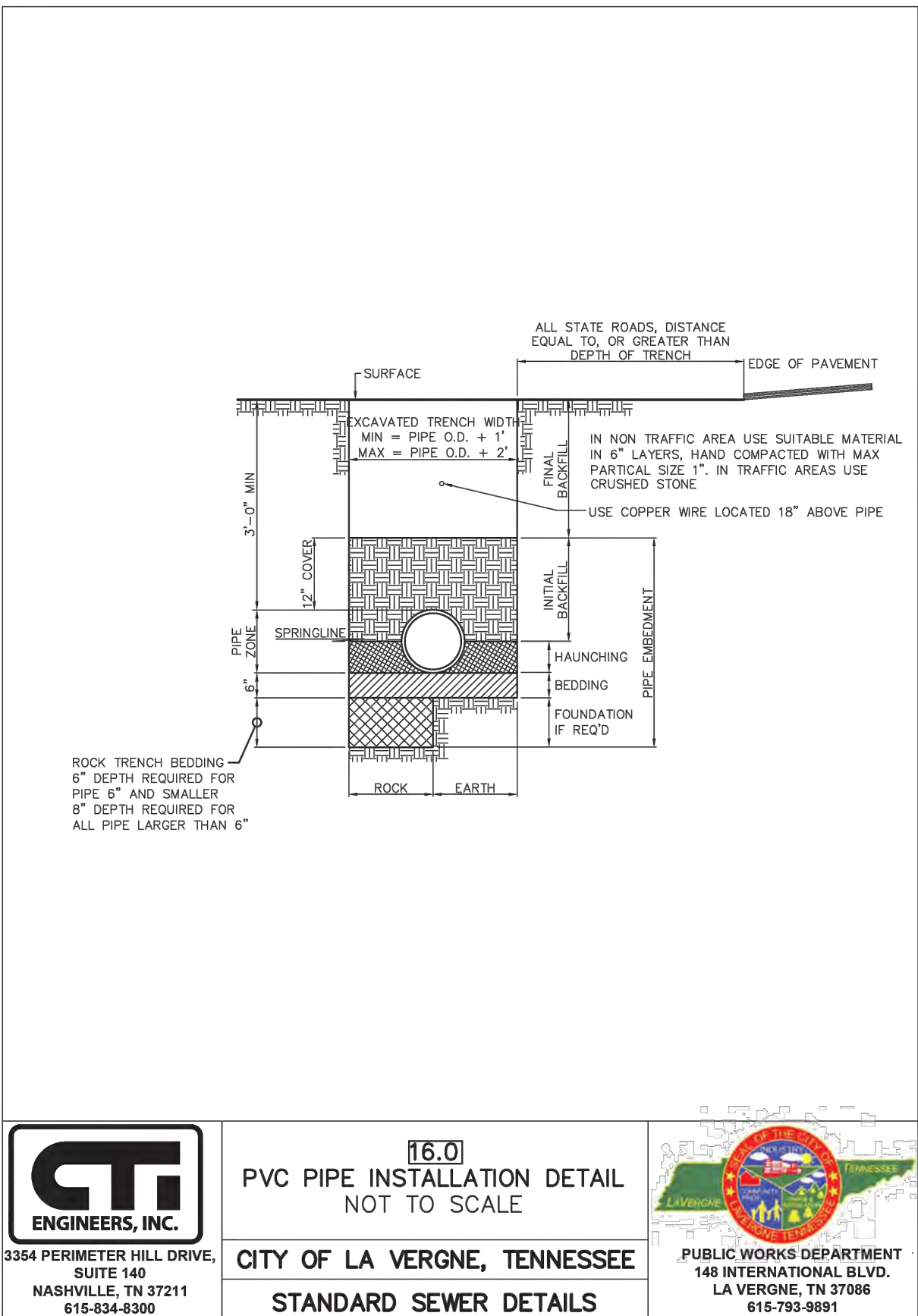
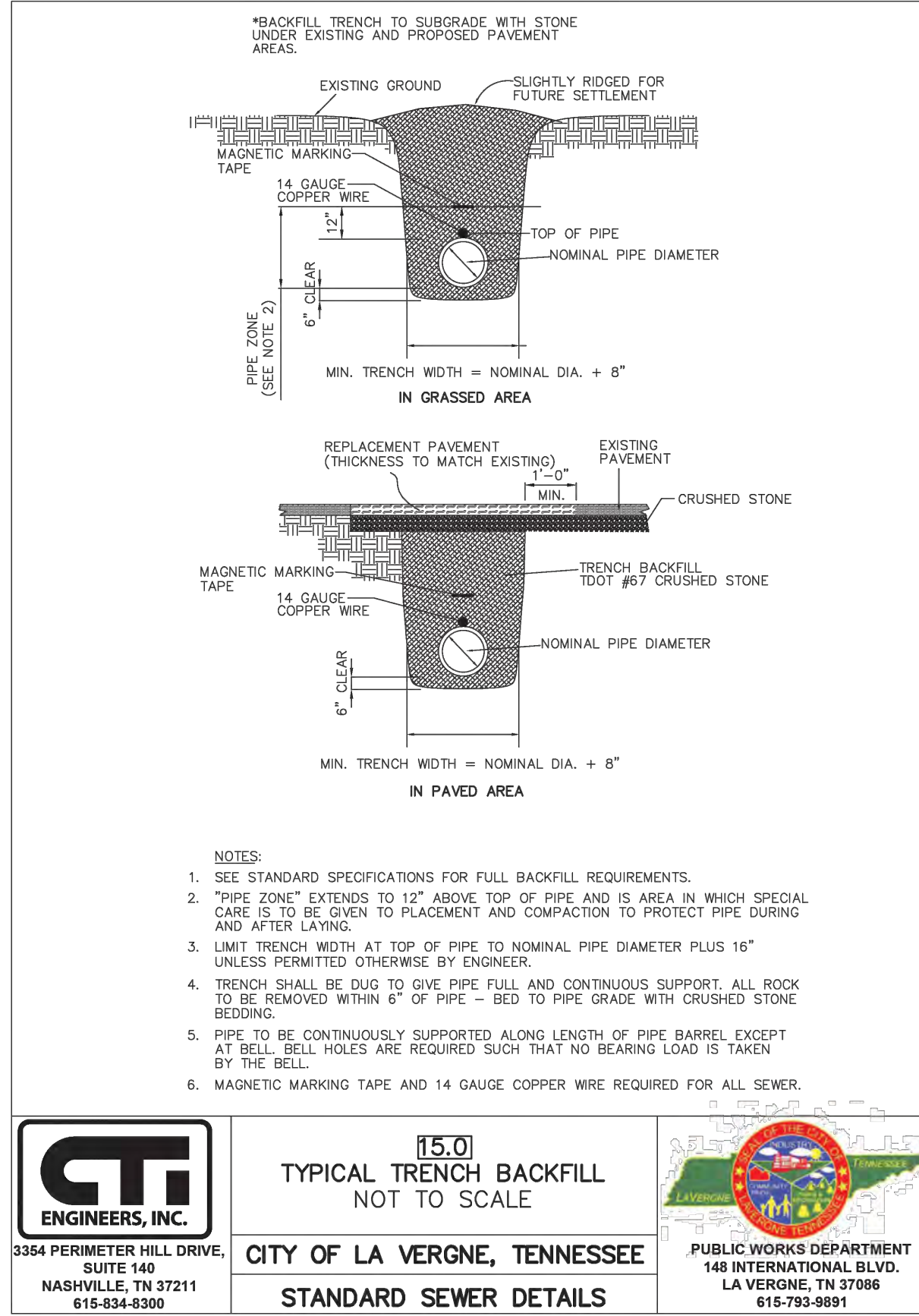
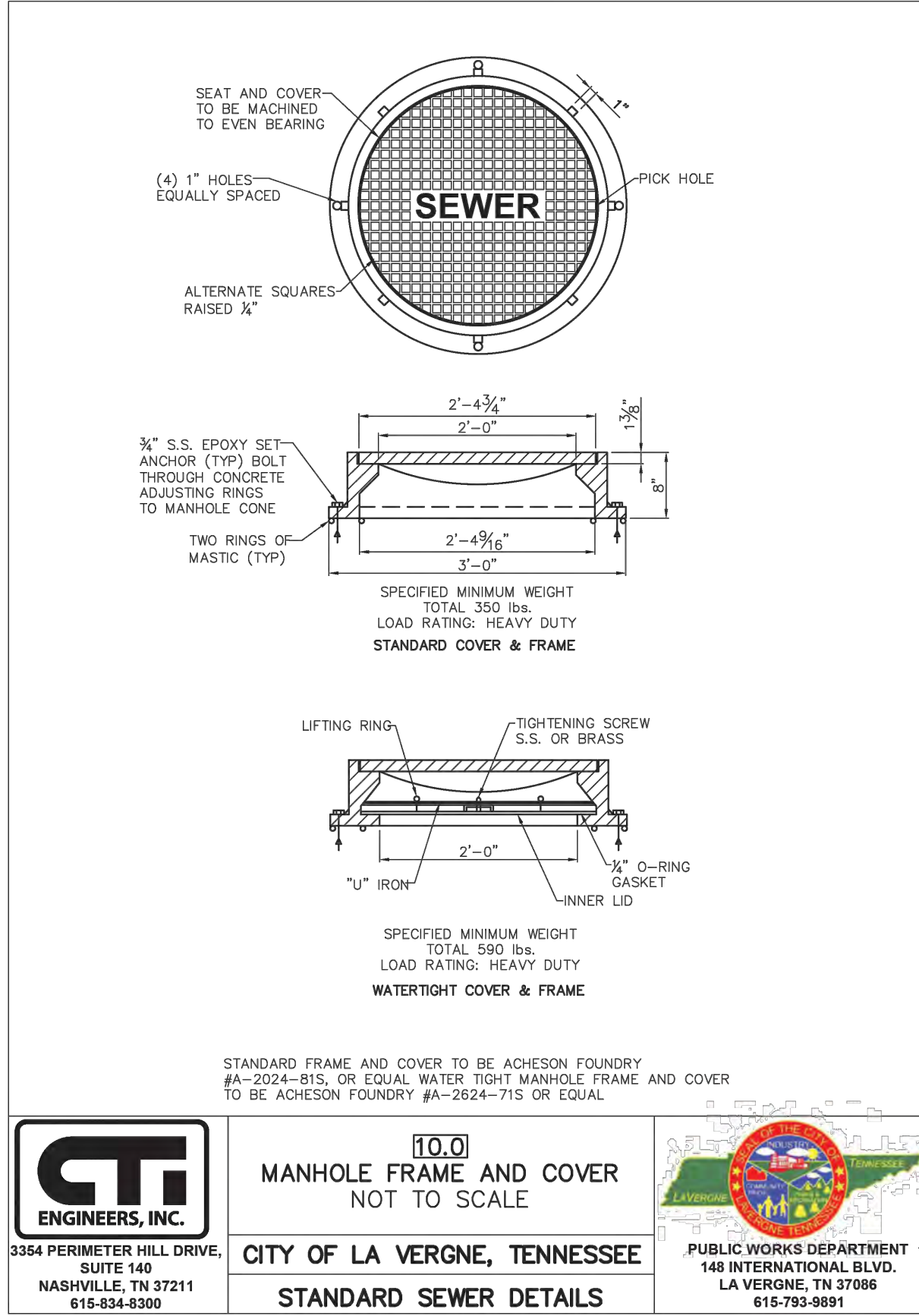
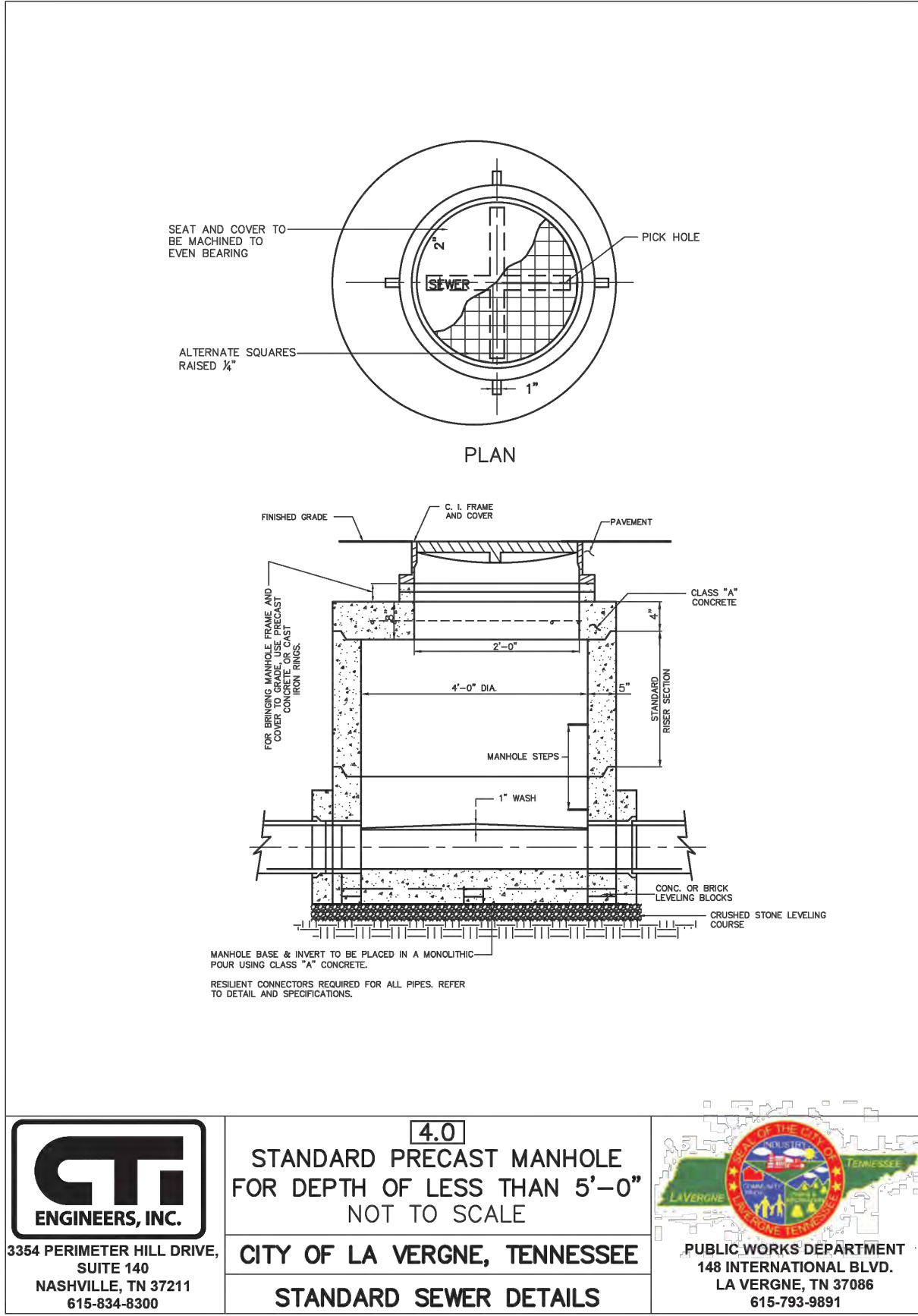
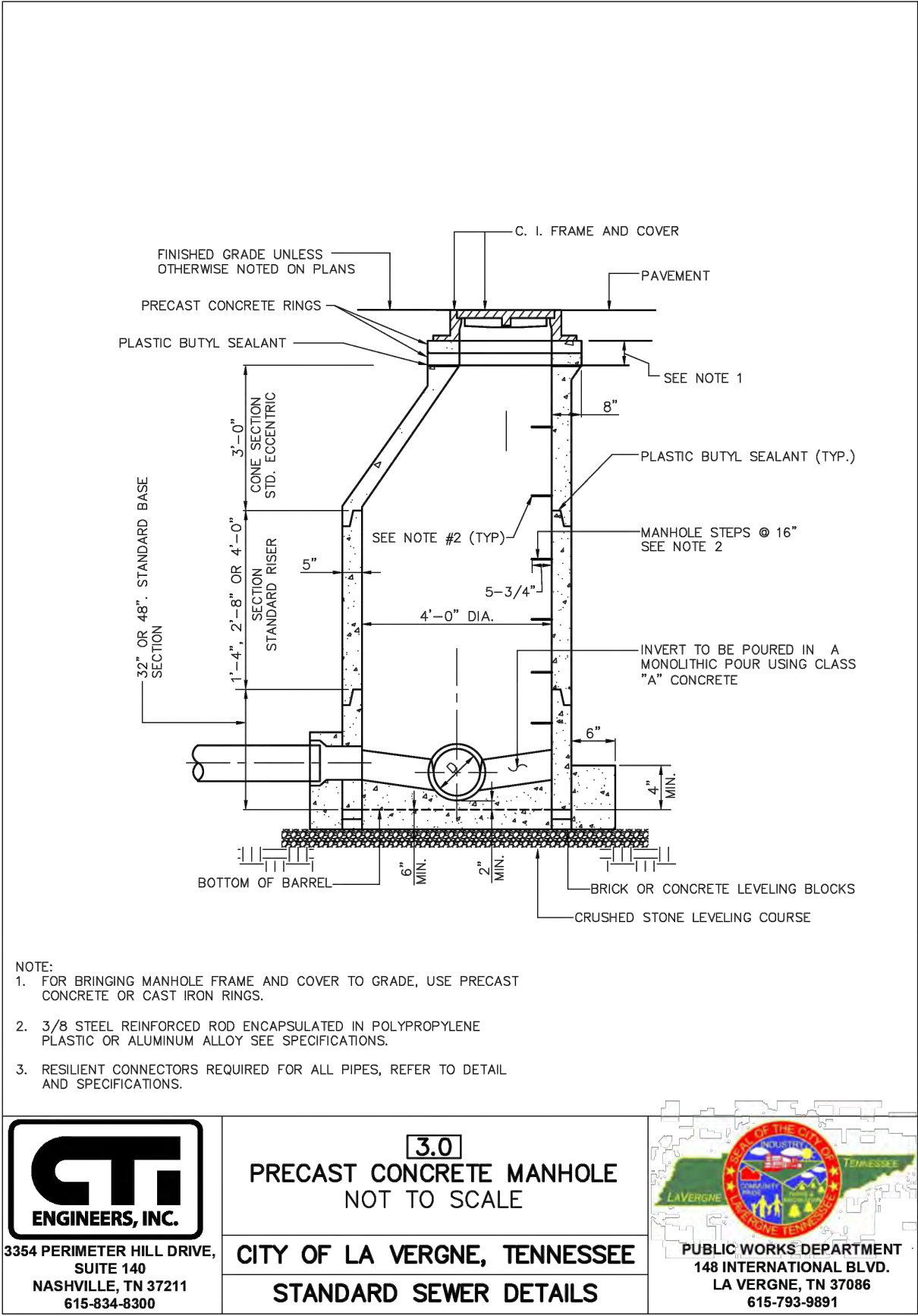


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**LA VERGNE  
BUSINESS CENTER  
LOT 2  
BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE**

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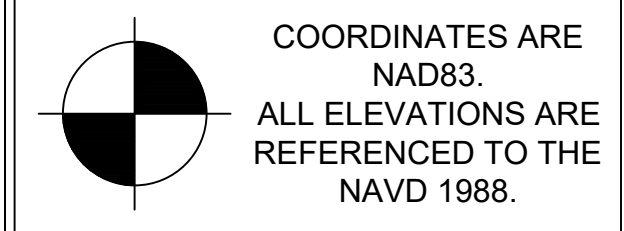
| NO. | BY | DATE | REVISIONS |
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|-------------------------|------------|
| DESIGNED BY:            | DJH        |
| DRAWN BY:               | ZTB        |
| CHECKED BY:             | RJA        |
| DATE:                   | 07/26/2024 |
| KIMLEY-HORN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

UTILITY DETAILS

SHEET NUMBER

**C8-21**

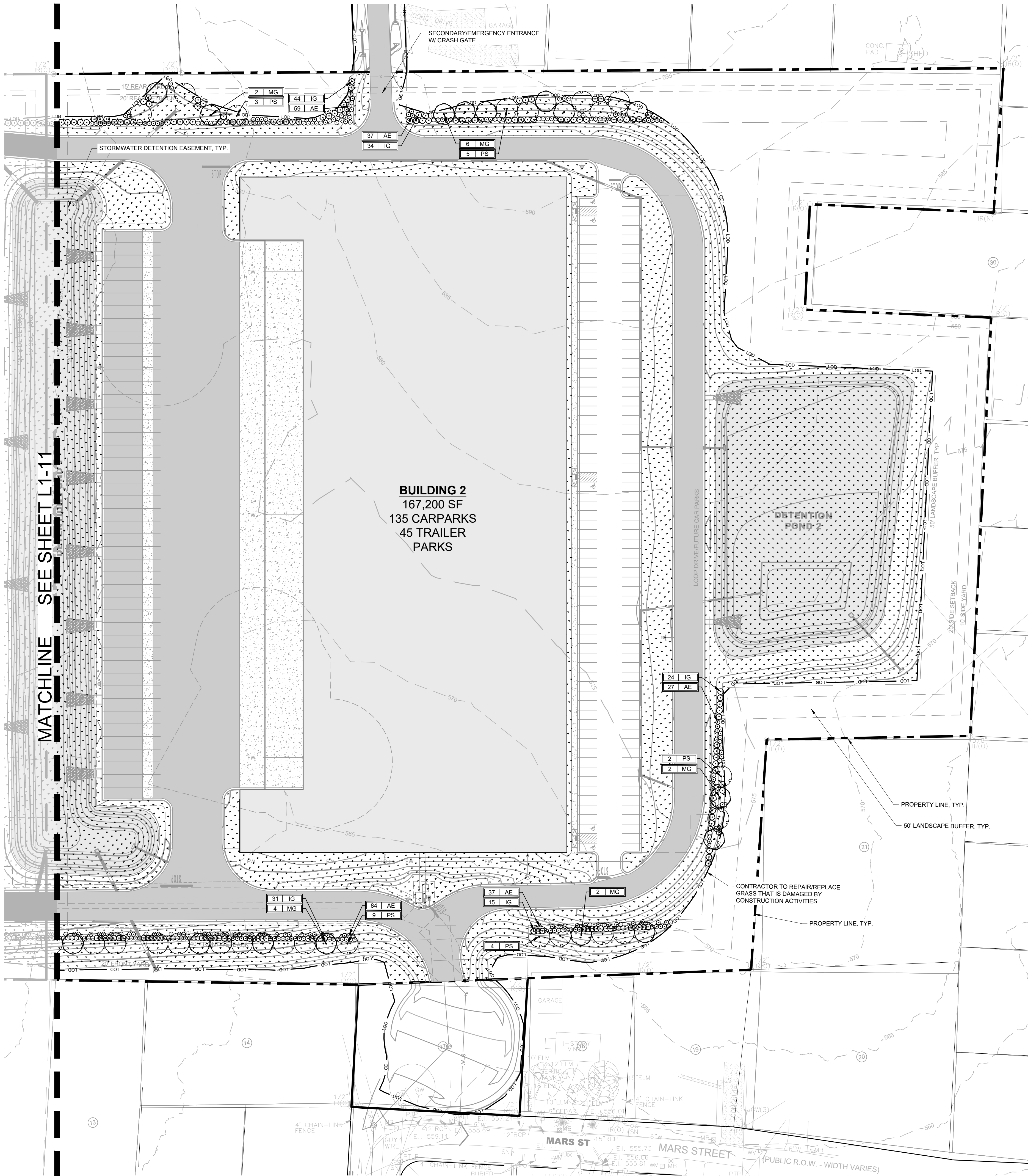


COORDINATES ARE  
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| LANDSCAPE DATA TABLE |                                         |
|----------------------|-----------------------------------------|
| PROJECT NAME:        | LA VERGNE BUSINESS CENTER               |
| PROPERTY ADDRESS:    | 1701 MARS STREET<br>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                                     |

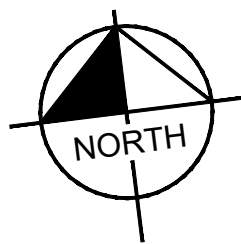
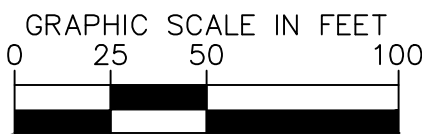
| LANDSCAPE REQUIREMENTS          |                                                                                                                                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REQUIRED BUFFERS:</b>        |                                                                                                                                                                                                                       |
| •                               | 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:<br>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. |
| <b>REQUIRED SITE PLANTINGS:</b> |                                                                                                                                                                                                                       |
| •                               | LANDSCAPE SURFACE AREA REQUIREMENT FOR RESIDENTIAL (I-1) DISTRICT:<br>REQUIRED: 20%<br>PROVIDED: 57.52% (16.68 AC LANDSCAPE/29 AC SITE)                                                                               |

| BERMUDA SEED NOTES & SCHEDULE                 |                                                                                                                                                                                                                      |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GENERAL NOTES:</b>                         |                                                                                                                                                                                                                      |
| 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. |
| <b>PERMANENT SEED ESTABLISHMENT SCHEDULE:</b> |                                                                                                                                                                                                                      |
| •                                             | OCTOBER 1 - MARCH 31<br>75% COMMON BERMUDAGRASS (UNHULLED COATED)<br>25% PERENNIAL RYEGRASS                                                                                                                          |
| •                                             | APRIL 1 - SEPTEMBER 30<br>90% COMMON BERMUDAGRASS (HULLED COATED)<br>10% PERENNIAL BROWN TOP MILLET                                                                                                                  |
| <b>SEED RATE PER ACRE:</b>                    |                                                                                                                                                                                                                      |
| •                                             | 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                                     |
|-------------------------|---------------|-------------------------|-----------------------|----------|--------------------|--------|-----------------------------------------------|
| <b>TREES</b>            |               |                         |                       |          |                    |        |                                               |
|                         | 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 |
| <b>EVERGREEN SHRUBS</b> |               |                         |                       |          |                    |        |                                               |
|                         | 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                  |
|                         | BS 208,770 SF | SEED                    | BERMUDA SEED MIX      | -        | -                  | SEED   | -                                             |

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



Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067  
Main: 615.564.2701 | www.kimley-horn.com  
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LA VERGNE  
BUSINESS CENTER

BIG ACQUISITIONS, LLC  
LA VERGNE, TENNESSEE

DRAFT  
PRELIMINARY  
PLANS

FOR REVIEW ONLY

|      |   |   |   |   |   |   |   |   |   |    |
|------|---|---|---|---|---|---|---|---|---|----|
| NO.  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| DATE |   |   |   |   |   |   |   |   |   |    |
| BY   |   |   |   |   |   |   |   |   |   |    |

DESIGNED BY:

GR

DRAWN BY:

GR

CHECKED BY:

SJS

DATE:

07/26/2024

KIMLEY-HORN PROJECT NO.

118574000

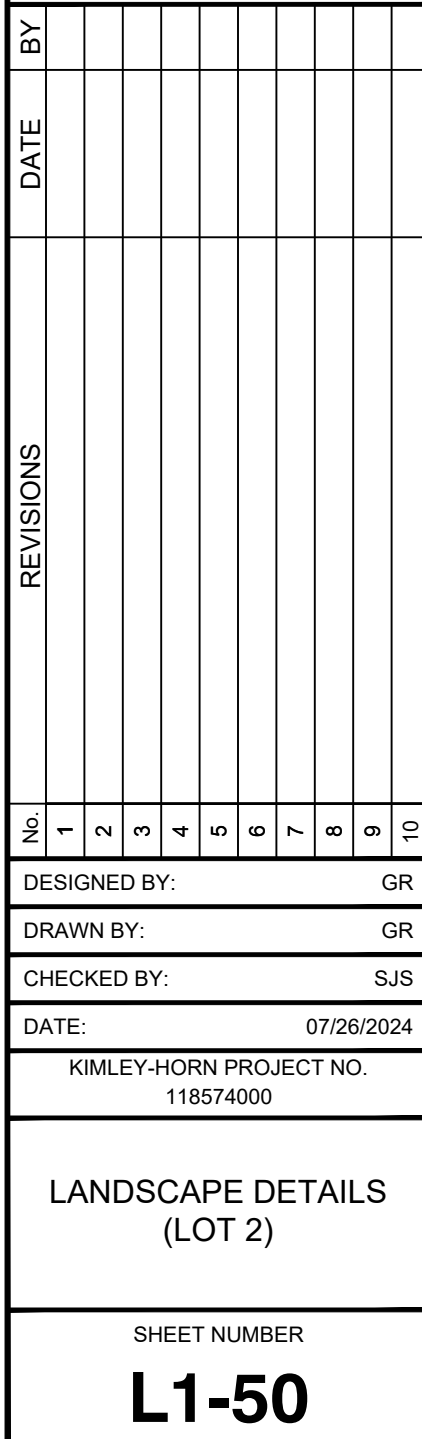
LANDSCAPE PLAN -  
ENLARGEMENT

SHEET NUMBER

L1-12



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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 DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. 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

MULCH

TOPSOIL MIX

PLANTS

SAMPLE SIZE

ONE (1) CUBIC FOOT

ONE (1) CUBIC FOOT

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.

Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210  
Main: 615.564.2701 | www.kimley-horn.com  
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BARKEAST FAIRVIEW  
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FAIRVIEW, TENNESSEE

DRAFT  
PRELIMINARY  
PLANS  
FOR REVIEW ONLY

| BY | DATE | REVISIONS |                                      |   |            |   |   |   |   |   |   |   |    |  |
|----|------|-----------|--------------------------------------|---|------------|---|---|---|---|---|---|---|----|--|
|    |      |           | No.                                  | 1 | 2          | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |  |
|    |      |           | DESIGNED BY:                         |   | GR         |   |   |   |   |   |   |   |    |  |
|    |      |           | DRAWN BY:                            |   | GR         |   |   |   |   |   |   |   |    |  |
|    |      |           | CHECKED BY:                          |   | SJS        |   |   |   |   |   |   |   |    |  |
|    |      |           | DATE:                                |   | 07/26/2024 |   |   |   |   |   |   |   |    |  |
|    |      |           | KIMLEY-HORN PROJECT NO.<br>118574000 |   |            |   |   |   |   |   |   |   |    |  |
|    |      |           | LANDSCAPE NOTES<br>(LOT 2)           |   |            |   |   |   |   |   |   |   |    |  |
|    |      |           | SHEET NUMBER<br><b>L1-51</b>         |   |            |   |   |   |   |   |   |   |    |  |

PERMIT REVIEW  
ONLY





**Item #: 8.**      **Item Title: Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road. (DEFERRED)**

**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.gov](mailto:blogan@lavergnen.gov); and Jake Blair - [jblair@lavergnen.gov](mailto:jblair@lavergnen.gov))

Please see notes below from Engineering Department.

**Engineering** (Gary Lide - [glide@lavergnen.gov](mailto:glide@lavergnen.gov))

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.gov](mailto:statalovich@lavergnen.gov))

No comments.

**Codes** (Joe White - [jwhite@lavergnen.gov](mailto:jwhite@lavergnen.gov))

No comments.

**Fire** (Curtis Brinkley - [cbrinkley@lavergnen.gov](mailto:cbrinkley@lavergnen.gov))

No comments.

**Police** (John Eubank - [jeubank@lavergnen.gov](mailto:jeubank@lavergnen.gov))

No comments.

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





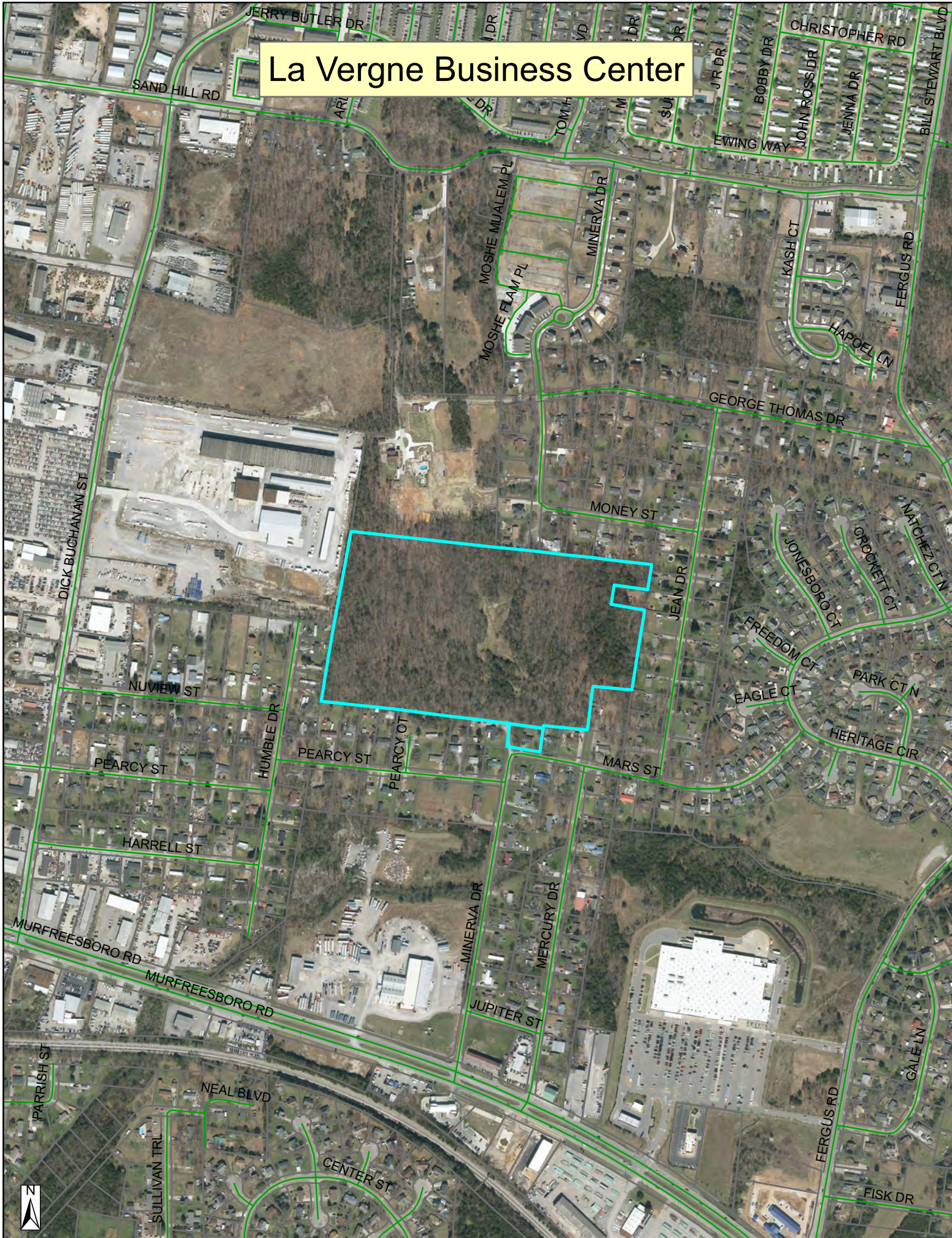


# La Vergne Business Center



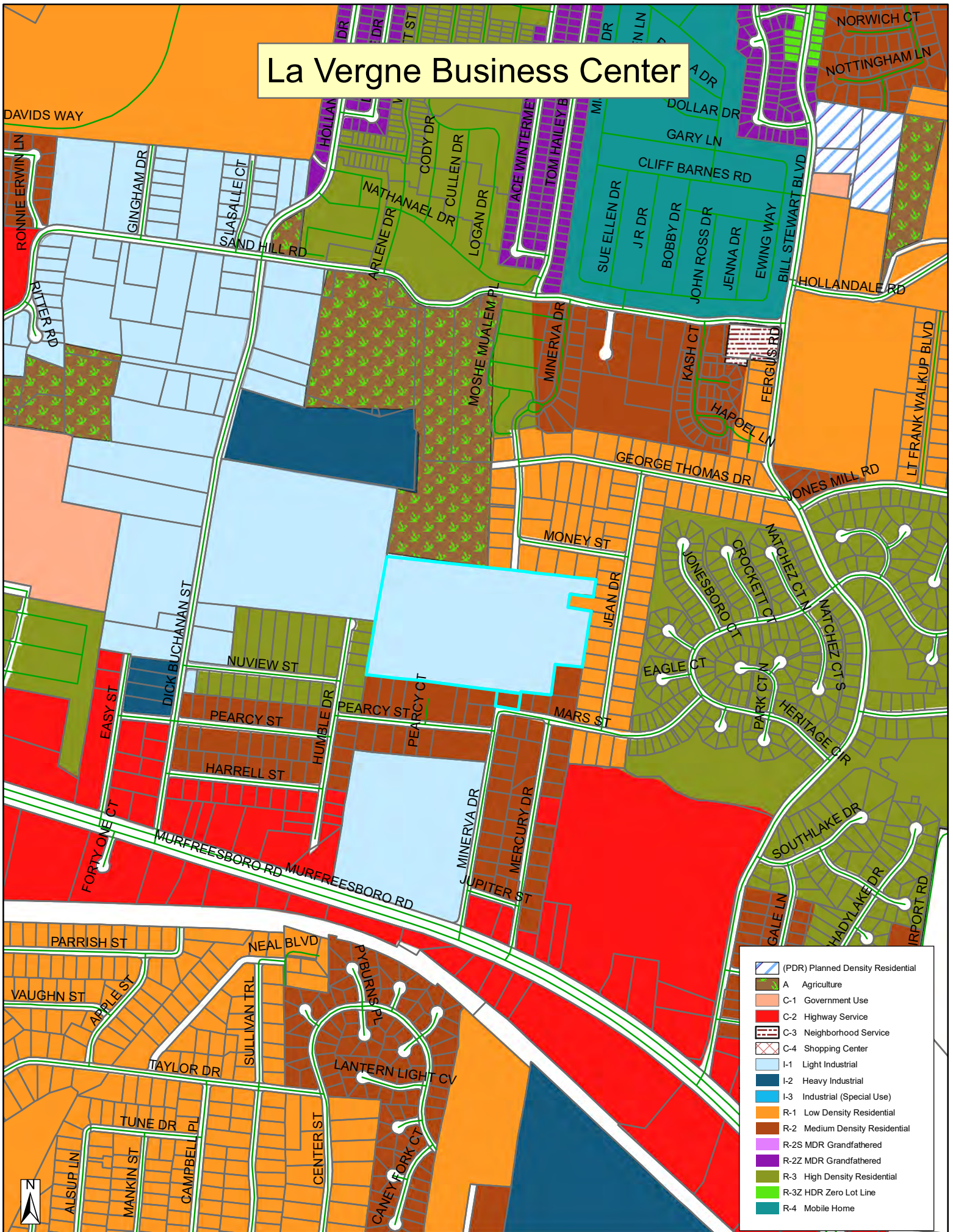


# La Vergne Business Center





# La Vergne Business Center





















## 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-12P02-20-20STANDARD PRECAST RECTANGULAR CONCRETE NO.12 CATCH BASIN                                                  |  |  |  |  |  |  |  |  |  |  |  |
| TYPICAL SECTIONS                                                                       |  |  |  |           |  |  |  |      |  |  |  | 2B – 2B2 |  |  |  | RD-TP-109-26-16STANDARD ROADWAY DRAWINGS TITLE SHEET                                       |  |  |  |      |  |  |  |      |  |  |  | D-CB-9902-20-20MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES                                                          |  |  |  |  |  |  |  |  |  |  |  |
| GENERAL NOTES                                                                          |  |  |  |           |  |  |  |      |  |  |  | 2C – 2C1 |  |  |  | RD-A-102-20-20STANDARD ABBREVIATIONS A THROUGH L                                           |  |  |  |      |  |  |  |      |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
| SPECIAL NOTES                                                                          |  |  |  |           |  |  |  |      |  |  |  | 2D       |  |  |  | RD-A-2STANDARD ABBREVIATIONS M THROUGH Z                                                   |  |  |  |      |  |  |  |      |  |  |  | D-CB-99R01-28-22MISCELLANEOUS DETAILS FOR ROUND STRUCTURES                                                               |  |  |  |  |  |  |  |  |  |  |  |
| ENVIRONMENTAL NOTES                                                                    |  |  |  |           |  |  |  |      |  |  |  | 2E       |  |  |  | RD-L-102-20-20STANDARD LEGEND                                                              |  |  |  |      |  |  |  |      |  |  |  | D-CB-99RA10-29-21BILL OF STEEL FOR ROUND CATCH BASIN LIDS                                                                |  |  |  |  |  |  |  |  |  |  |  |
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| DETAIL SHEETS                                                                          |  |  |  |           |  |  |  |      |  |  |  | 2G       |  |  |  | RD-L-202-20-20STANDARD LEGEND FOR UTILITY INSTALLATIONS                                    |  |  |  |      |  |  |  |      |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
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| NOTE: THE ALPHABETICAL LETTERS "I", "O" & "Q" ARE NOT USED IN THE NUMBERING OF SHEETS. |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  |                                                                                            |  |  |  |      |  |  |  |      |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | RD11-S-11DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT                    |  |  |  |      |  |  |  |      |  |  |  | T-M-106-28-19DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS                               |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | RD01-S-1104-04-03DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT            |  |  |  |      |  |  |  |      |  |  |  | T-WZ-5510-29-21SIDEWALK TRAFFIC CONTROL                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | RD01-S-11A10-15-02ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION                       |  |  |  |      |  |  |  |      |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | PIPE CULVERTS AND ENDWALLS                                                                 |  |  |  |      |  |  |  |      |  |  |  | EROSION PREVENTION AND SEDIMENT CONTROL                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | D-PB-103-04-21STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION                              |  |  |  |      |  |  |  |      |  |  |  | EC-STR-3B06-15-21SILT FENCE                                                                                              |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | D-PB-201-28-22STANDARD DETAILS FOR FLEXIBLE PIPE INSTALLATION                              |  |  |  |      |  |  |  |      |  |  |  | EC-STR-611-30-20ROCK CHECK DAM                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | D-PB-311-30-20INDUCED TRENCH SOIL EMBANKMENT FOR PIPE CULVERT INSTALLATION                 |  |  |  |      |  |  |  |      |  |  |  | EC-STR-6A05-06-16ENHANCED ROCK CHECK DAM                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | D-PE-18A06-28-19TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES)      |  |  |  |      |  |  |  |      |  |  |  | EC-STR-1103-16-17CULVERT PROTECTION TYPE 1                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  | D-PE-18B06-28-19TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE, BILL OF STEEL AND PRECAST NOTES |  |  |  |      |  |  |  |      |  |  |  | EC-STR-1904-01-08CATCH BASIN PROTECTION                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  |                                                                                            |  |  |  |      |  |  |  |      |  |  |  | EC-STR-39A08-01-12CURB INLET PROTECTION TYPE 3 & 4                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  |                                                                                            |  |  |  |      |  |  |  |      |  |  |  | EC-STR-46CATCH BASIN FILTER ASSEMBLY (TYPE 6)                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                        |  |  |  |           |  |  |  |      |  |  |  |          |  |  |  |                                                                                            |  |  |  |      |  |  |  |      |  |  |  | EC-STR-46ACATCH BASIN FILTER ASSEMBLY (TYPE 6) SLIPCOVER DETAILS                                                         |  |  |  |  |  |  |  |  |  |  |  |

1701 MARS STREET  
OFFSITE ROADWAY  
IMPROVEMENTS  
LA VERGNE, TN

Kimley»Horn

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DESIGNED BY:BJV

DRAWN BY:EJBF

CHECKED BY:HML

DATE:7/29/2024

KIMLEY-HORN PROJECT NO. 2407001

**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



EXISTING 75' RIGHT-OF-WAY

SHOULDER VARIES 0'-14'

LANE VARIES 0'-12'

12' LANE

12' LANE

LANE VARIES 0'-12'

2' SHOULDER

EXIST. GRASS MEDIAN VARIES

2' SHOULDER

EXISTING 75' RIGHT-OF-WAY

12' LANE

12' LANE

10' SHOULDER

FINISHED GRADE

EXIST.

EXIST.

EXIST.

EXIST.

EXISTING GROUND

EXISTING GROUND

0.015

3:1 MAX (TYP.)

0.02

5

4

3

2

A

6

6

6

6

6

1

7

SLOPES TO BE SODDED

ROADWAY CLASSIFICATION: PRINCIPAL ARTERIAL  
TANGENT SECTION  
FROM STA. 105+00.00 TO STA. 110+75.00  
N.T.S.

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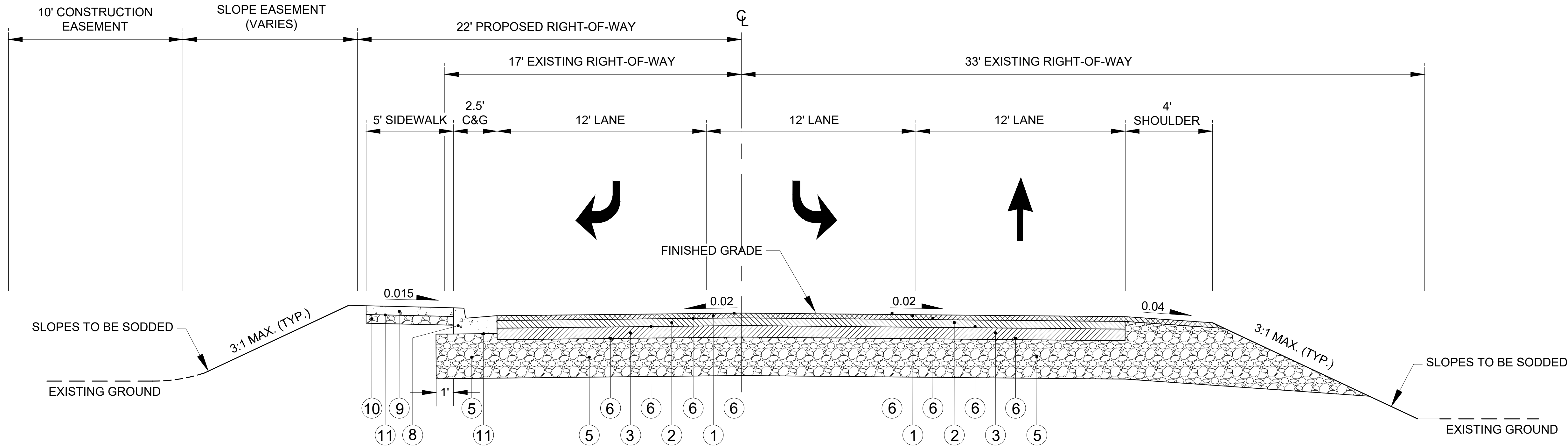
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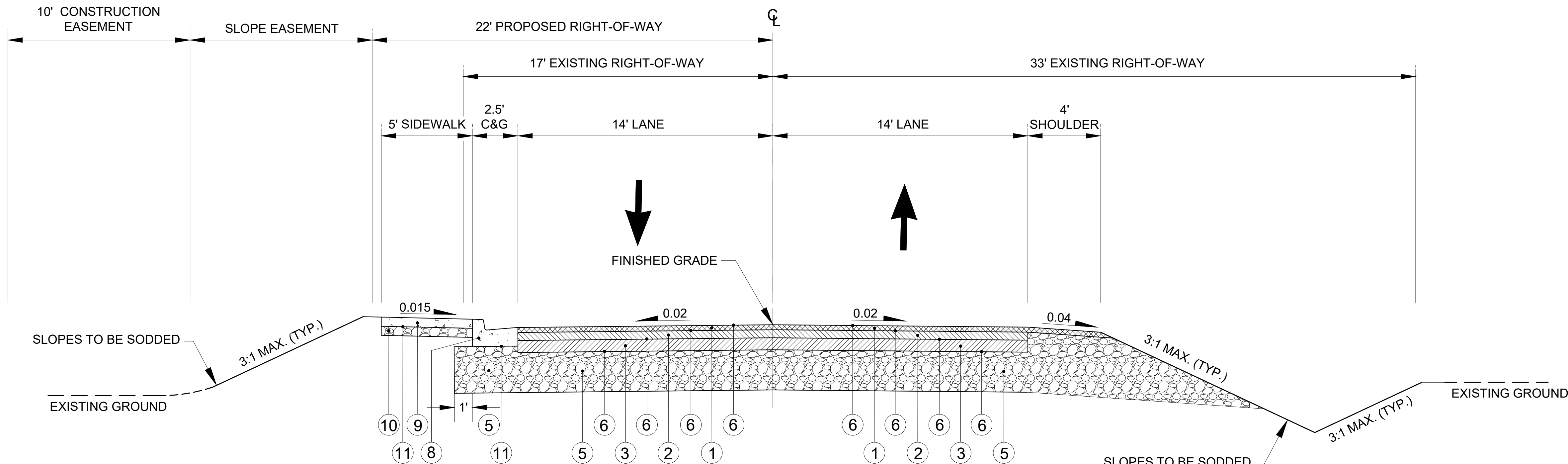


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## MINERVA DRIVE

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



## MINERVA DRIVE

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

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

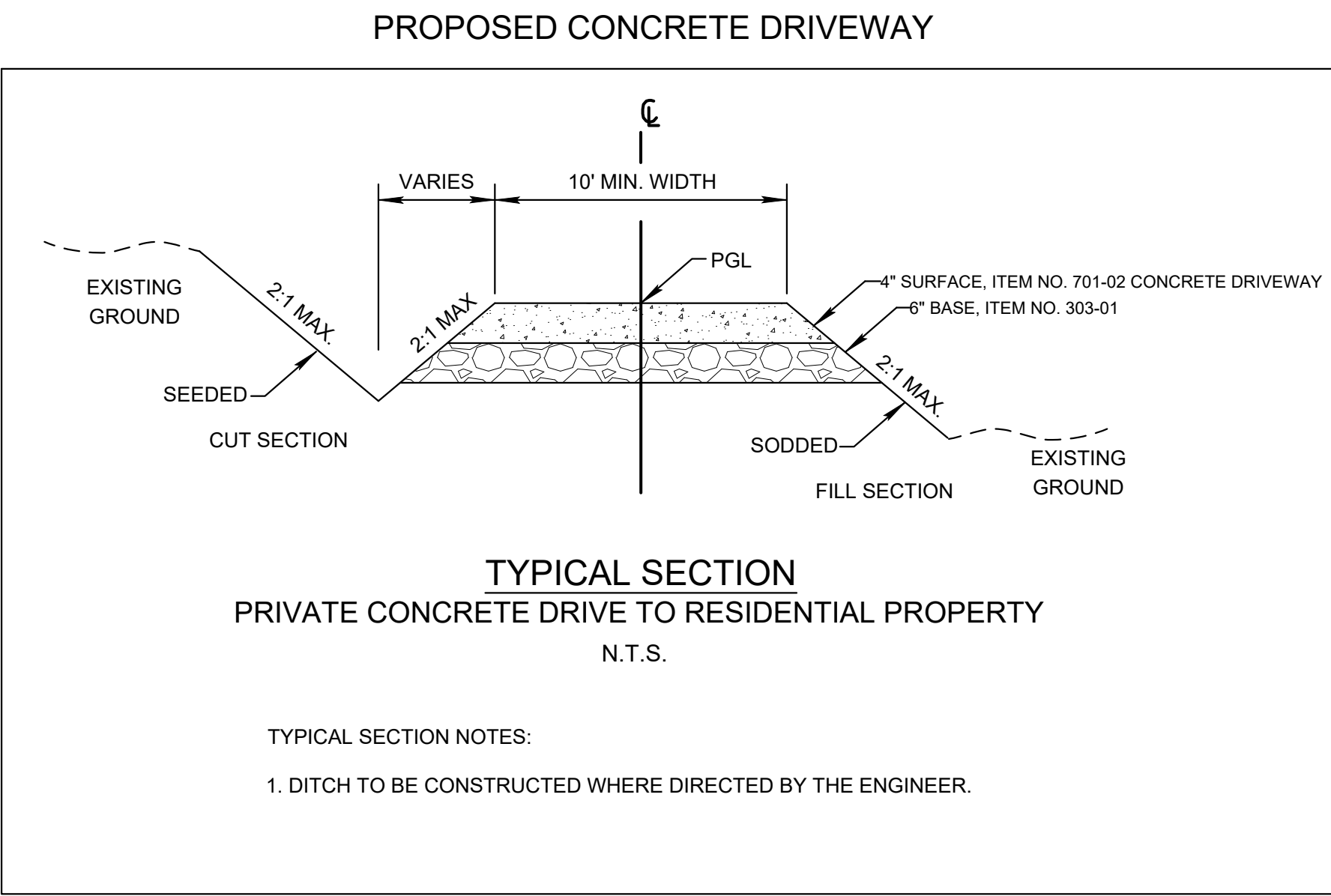
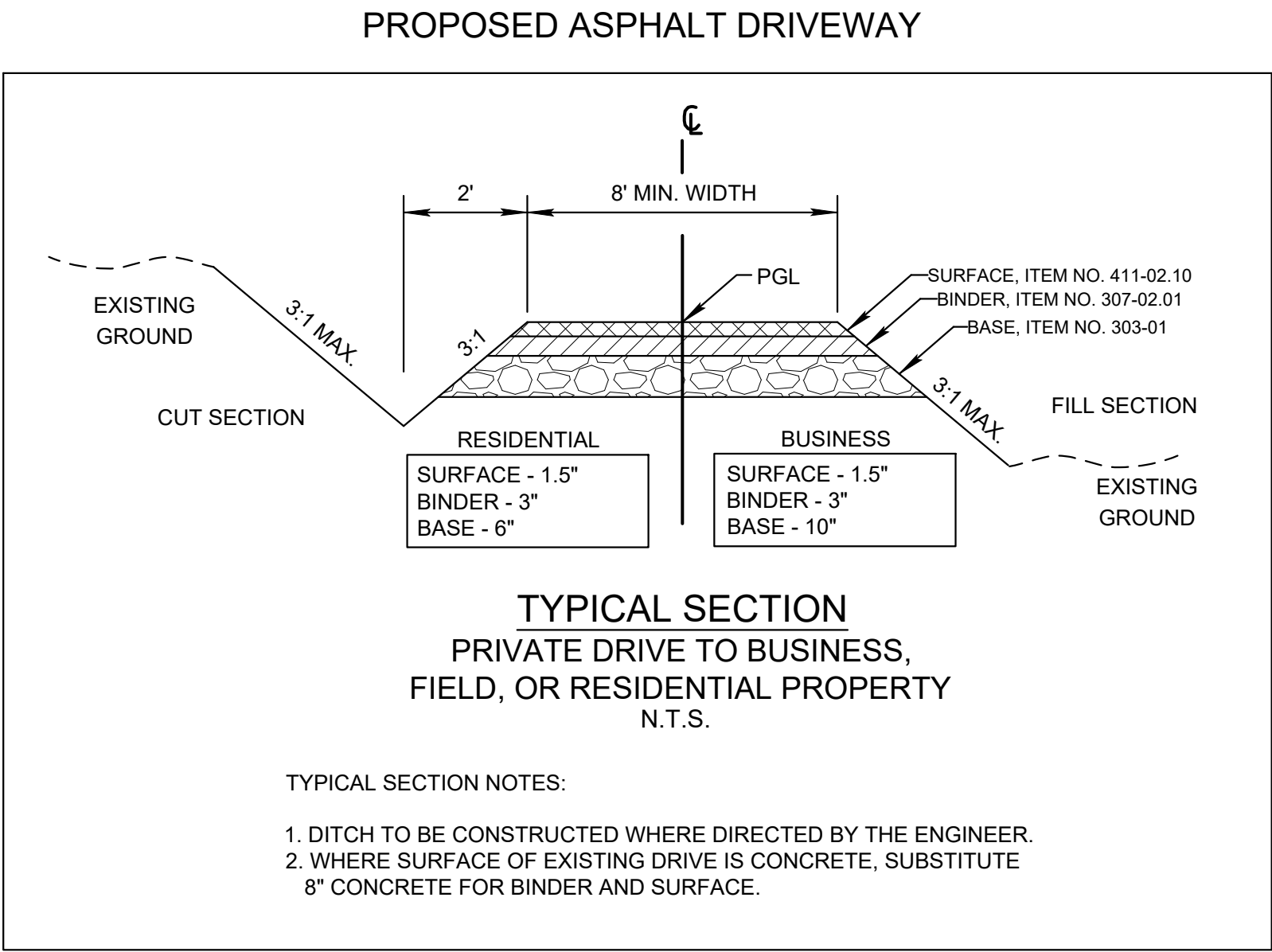
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| PROPOSED PAVEMENT SCHEDULE - ALL ROADWAYS                                                                                                        |                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① ASPHALTIC CONCRETE SURFACES (HM) AT 1.5 IN. THICK (APPROX. 159 LBS/SY)<br>ITEM NO. 411-02.10 ACS MIX (PG70-22) GRADING D                       | ⑦ 1.5" ASPHALT MILLING<br>ITEM NO. 415-01.01 COLD PLANTING BITUMINOUS PAVEMENT                                                                              |
| ② BITUMINOUS PLANT MIX BASE (HM) AT 2 IN. THICK (APPROX. 226 LBS/SY)<br>ITEM NO. 307-02.08 ASPHALT CONCRETE MIX (PG70-22) (BPMP-HM) GRADING B-M2 | ⑧ 6-30 CURB AND GUTTER<br>ITEM NO. 702-03 CONCRETE COMBINED CURB & GUTTER                                                                                   |
| ③ BITUMINOUS PLANT MIX BASE (HM) AT 3 IN. THICK (APPROX. 296 LBS/SY)<br>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)<br>WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH                                                          |
| ④ BITUMINOUS PLANT MIX BASE (HM) AT 3 IN. THICK (APPROX. 318 LBS/SY)<br>ITEM NO. 307-01.21 ASPHALT CONCRETE MIX (PG70-22) (BPMP-HM) GRADING A-S  | ⑩ MINERAL AGGREGATE BASE AT 4 IN. THICK<br>ITEM NO. 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D                                                        |
| ⑤ MINERAL AGGREGATE BASE AT 10 IN. THICK<br>ITEM NO. 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D                                            | ⑪ PRIME COAT<br>ITEM NO. 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC)(0.30-0.035 GAL/SY)<br>ITEM NO. 402-02 AGGREGATE FOR COVER MATERIAL (PC)(8-12 LB/SY) |
| ⑥ TACK COAT<br>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

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## 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.

**DRAFT**

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# 1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

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| DRAWN BY:                            |   |   |   |   |   |   |   | EJBF      |   |    |
| CHECKED BY:                          |   |   |   |   |   |   |   | HML       |   |    |
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| KIMLEY-HORN PROJECT NO.<br>118574000 |   |   |   |   |   |   |   |           |   |    |

GENERAL NOTES

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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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LA VERGNE, TN

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PRELIMINARY  
PLANS  
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| BY | REVISIONS                            |   |   |   |   |   |   |   |   |   | DATE      |
|----|--------------------------------------|---|---|---|---|---|---|---|---|---|-----------|
|    | No.                                  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |           |
|    | DESIGNED BY:                         |   |   |   |   |   |   |   |   |   | BJV       |
|    | DRAWN BY:                            |   |   |   |   |   |   |   |   |   | EJBF      |
|    | CHECKED BY:                          |   |   |   |   |   |   |   |   |   | HML       |
|    | DATE:                                |   |   |   |   |   |   |   |   |   | 7/29/2024 |
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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       |    |
| DRAWN BY:                            |   |   |   |   |   |   |   |   |   | EJBF      |    |
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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.

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| 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<br>WIDTH<br>FT. | SKEW | RCP CLASS III OR CMP 16 GA<br>OR PVC OR SRTRP OR HDPE OR PP<br>(L.F.)<br><br>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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1701 MARS STREET  
OFFSITE ROADWAY  
IMPROVEMENTS

LA VERGNE, TN

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: EJB                     |           |   |   |   |   |   |   |   |   |    |      |    |
| CHECKED BY: HML                   |           |   |   |   |   |   |   |   |   |    |      |    |
| DATE: 7/29/2024                   |           |   |   |   |   |   |   |   |   |    |      |    |
| KIMLEY-HORN PROJECT NO. 118574000 |           |   |   |   |   |   |   |   |   |    |      |    |

TABULATED  
QUANTITIES

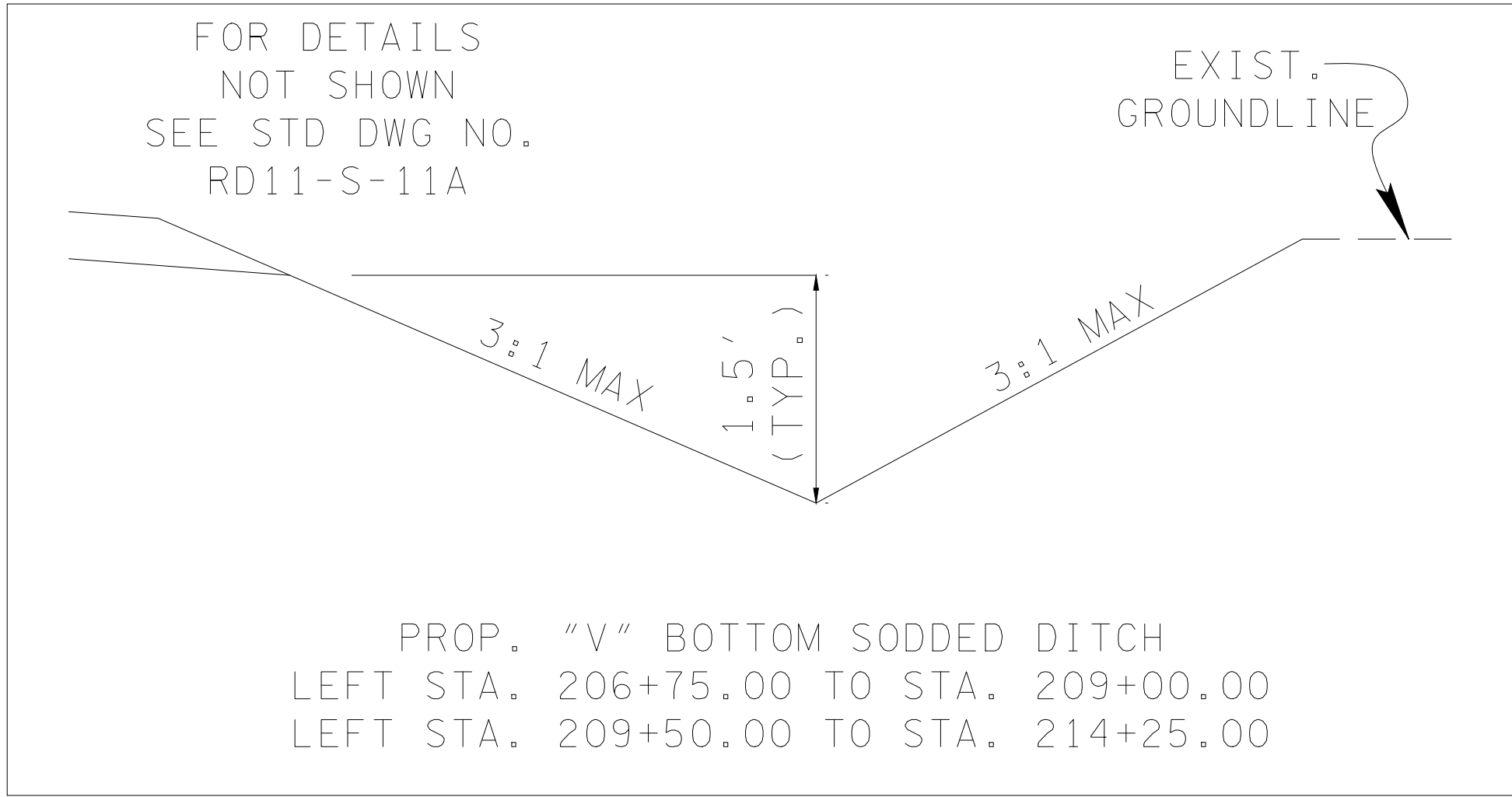
SHEET NUMBER  
2F



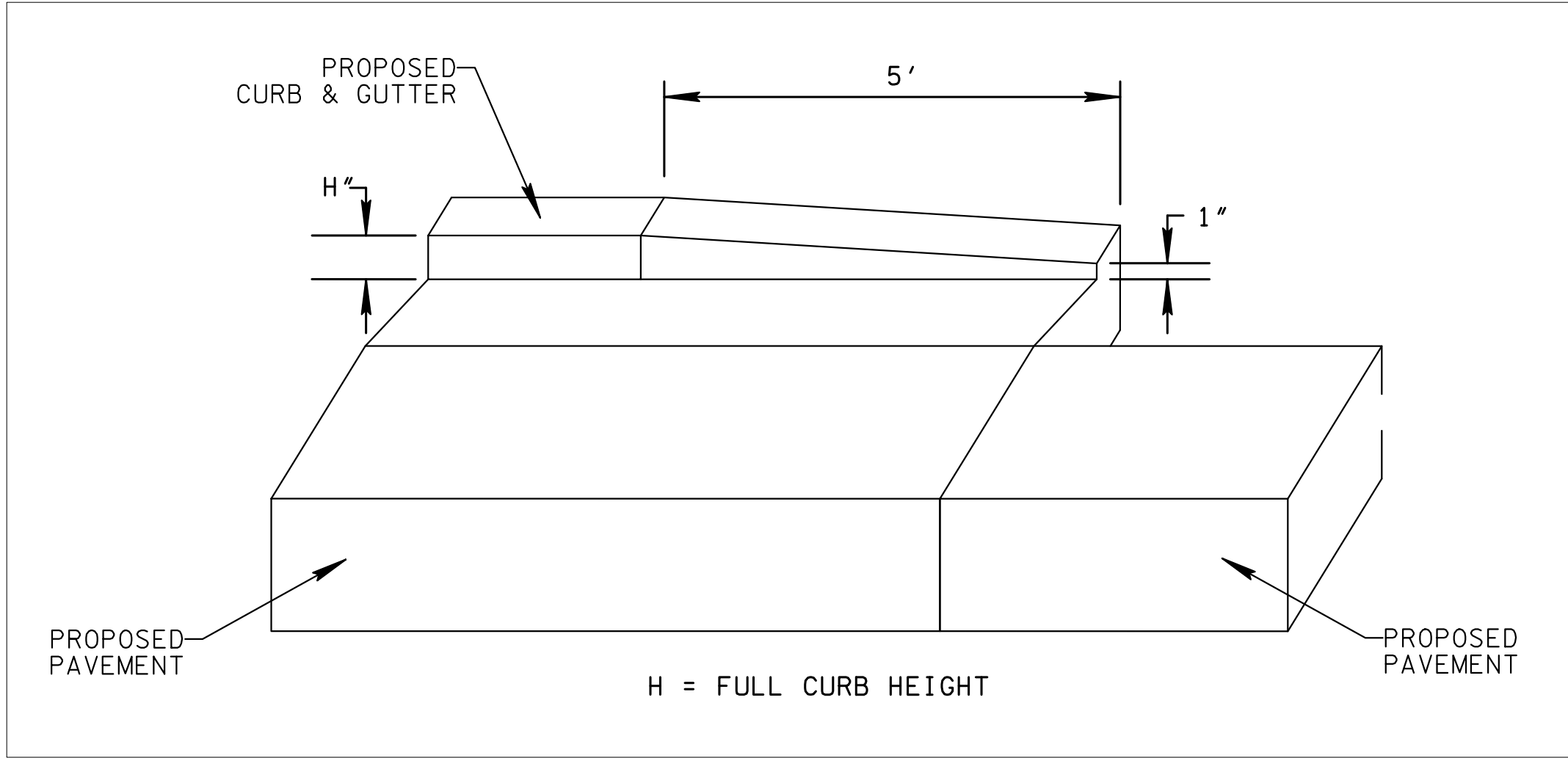
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1 DITCH DETAILS  
SCALE: NOT TO SCALE

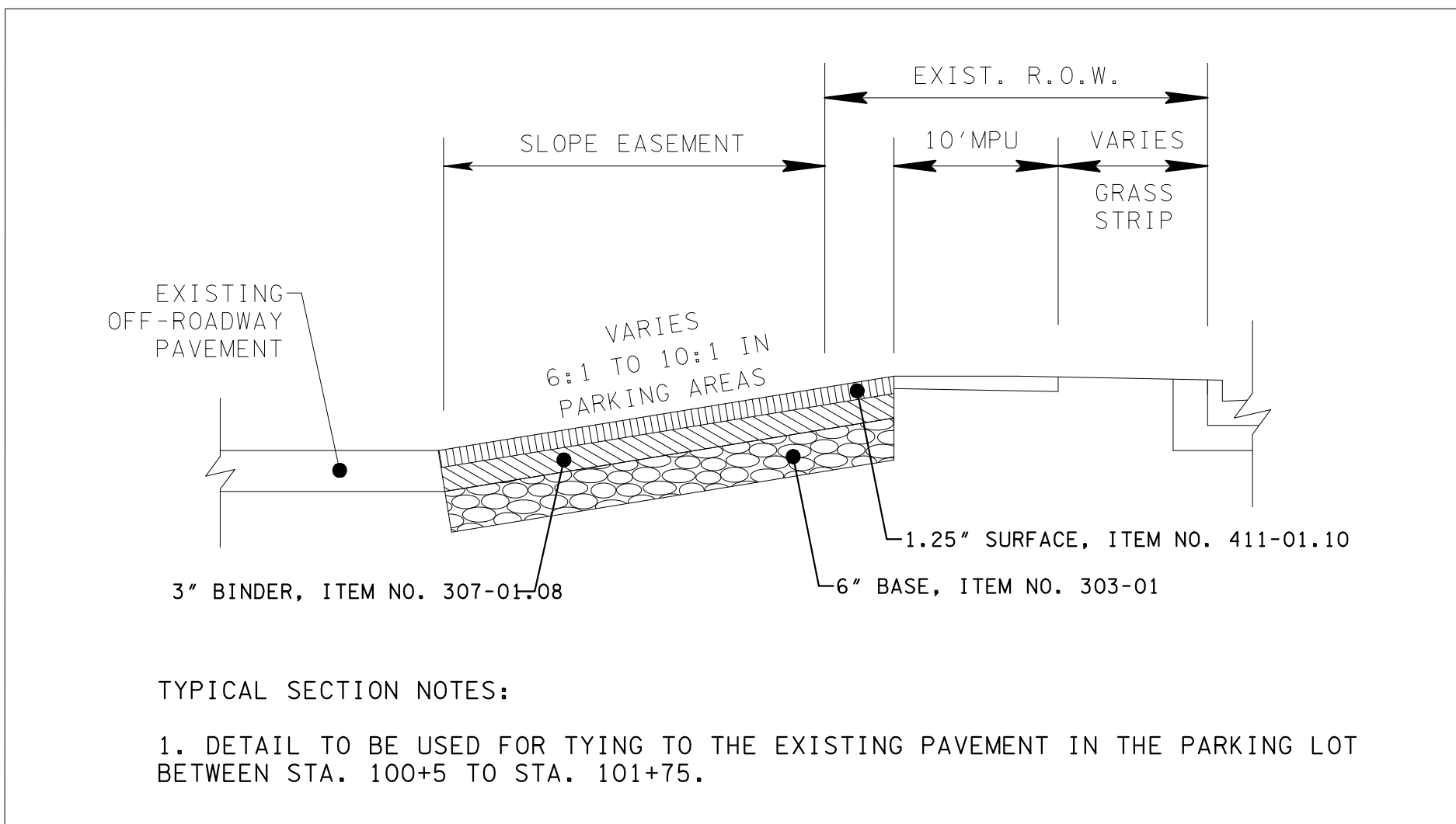
SPECIAL DITCH #1  
BENDERS FERRY ROAD



2 CURB TURN DOWN DETAIL  
SCALE: NOT TO SCALE



3 SLOPE TREATMENT IN PAVED AREAS  
SCALE: NOT TO SCALE



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|-------------------------|-----------|----|
| No.                     | 1         | 2  |
| DESIGNED BY:            | BJV       |    |
| DRAWN BY:               | EJBF      |    |
| CHECKED BY:             | HML       |    |
| DATE:                   | 7/29/2024 |    |
| 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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LA VERGNE, TN

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| REVISIONS                            |    | DATE      | BY |
|--------------------------------------|----|-----------|----|
| No.                                  | 1  |           |    |
|                                      | 2  |           |    |
|                                      | 3  |           |    |
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|                                      | 7  |           |    |
|                                      | 8  |           |    |
|                                      | 9  |           |    |
|                                      | 10 |           |    |
| DESIGNED BY:                         |    | BJV       |    |
| DRAWN BY:                            |    | EJBF      |    |
| CHECKED BY:                          |    | HML       |    |
| DATE:                                |    | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO.<br>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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No. 1 2 3 4 5 6 7 8 9 10

DESIGNED BY: BJV

DRAWN BY: EJB

CHECKED BY: HML

DATE: 7/29/2024

KIMLEY-HORN PROJECT NO. 118574000

RIGHT-OF-WAY  
AQUSITION TABLE

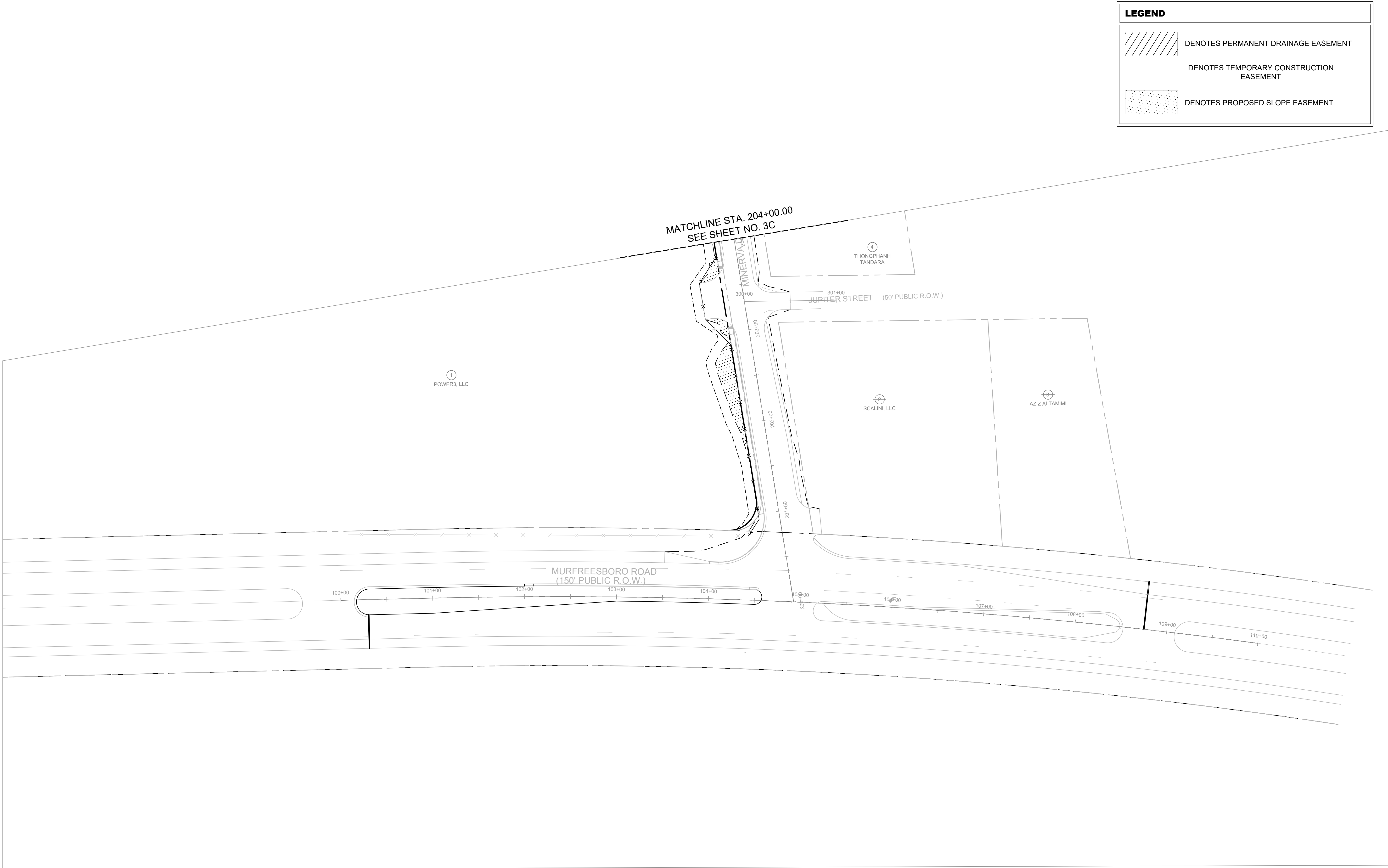
SHEET NUMBER  
3A

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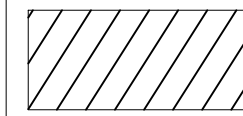
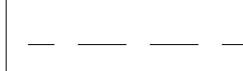
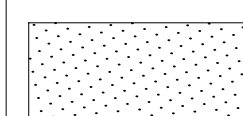
Page 142 of 209



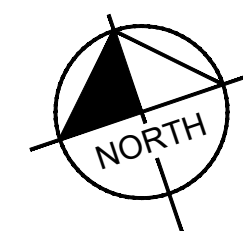
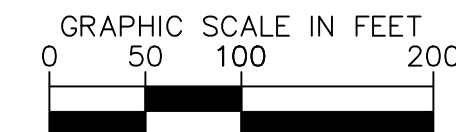
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LEGEND

-  DENOTES PERMANENT DRAINAGE EASEMENT
-  DENOTES TEMPORARY CONSTRUCTION EASEMENT
-  DENOTES PROPOSED SLOPE EASEMENT

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KIMLEY-HORN PROJECT NO.  
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PROPERTY MAP

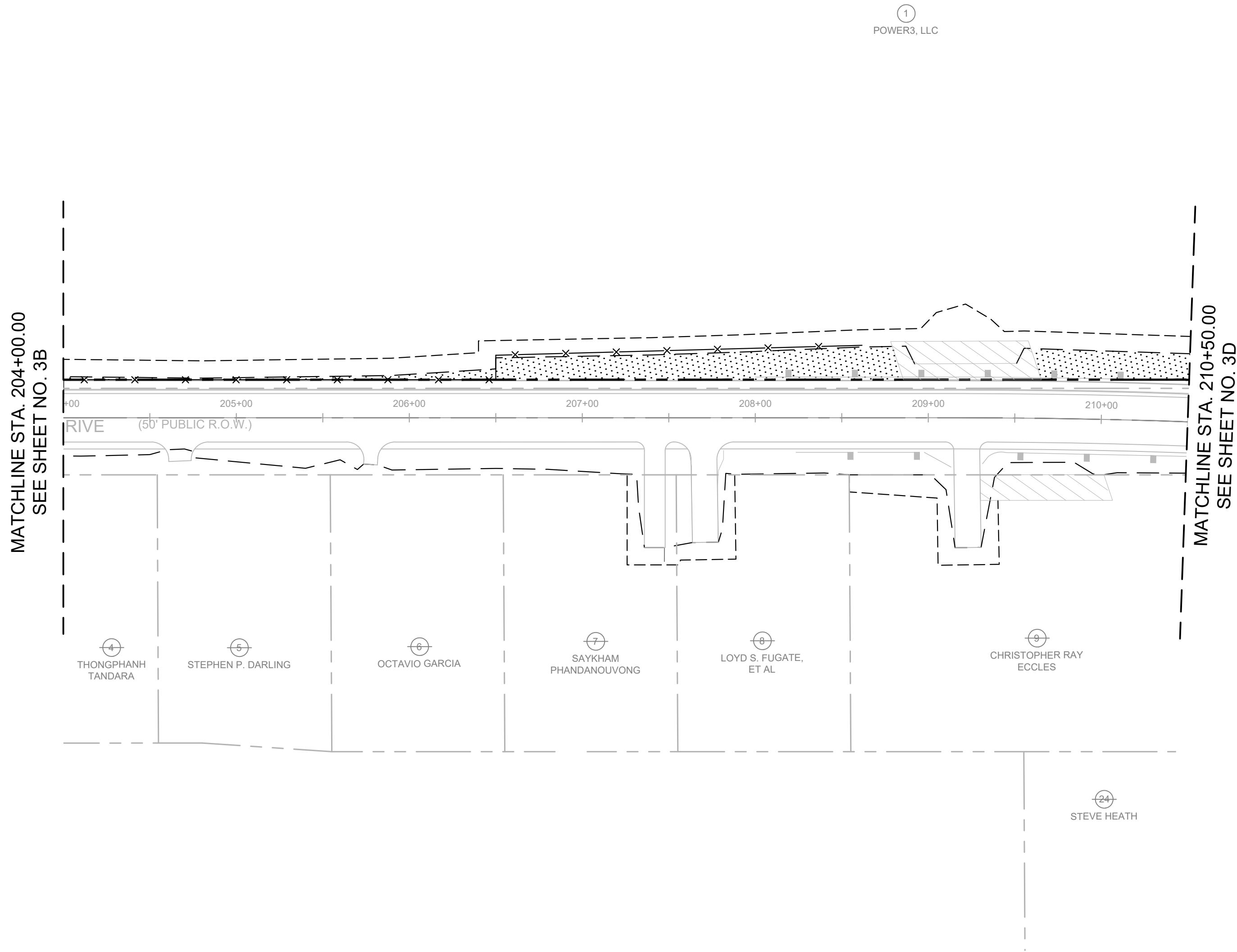
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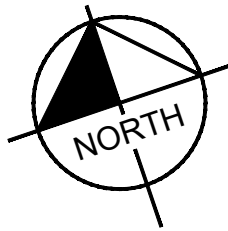
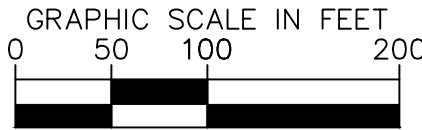
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DESIGNED BY: BJV

DRAWN BY: E.JBF

CHECKED BY: HML

DATE: 7/29/2024

KIMLEY-HORN PROJECT NO.  
118574000

PROPERTY MAP

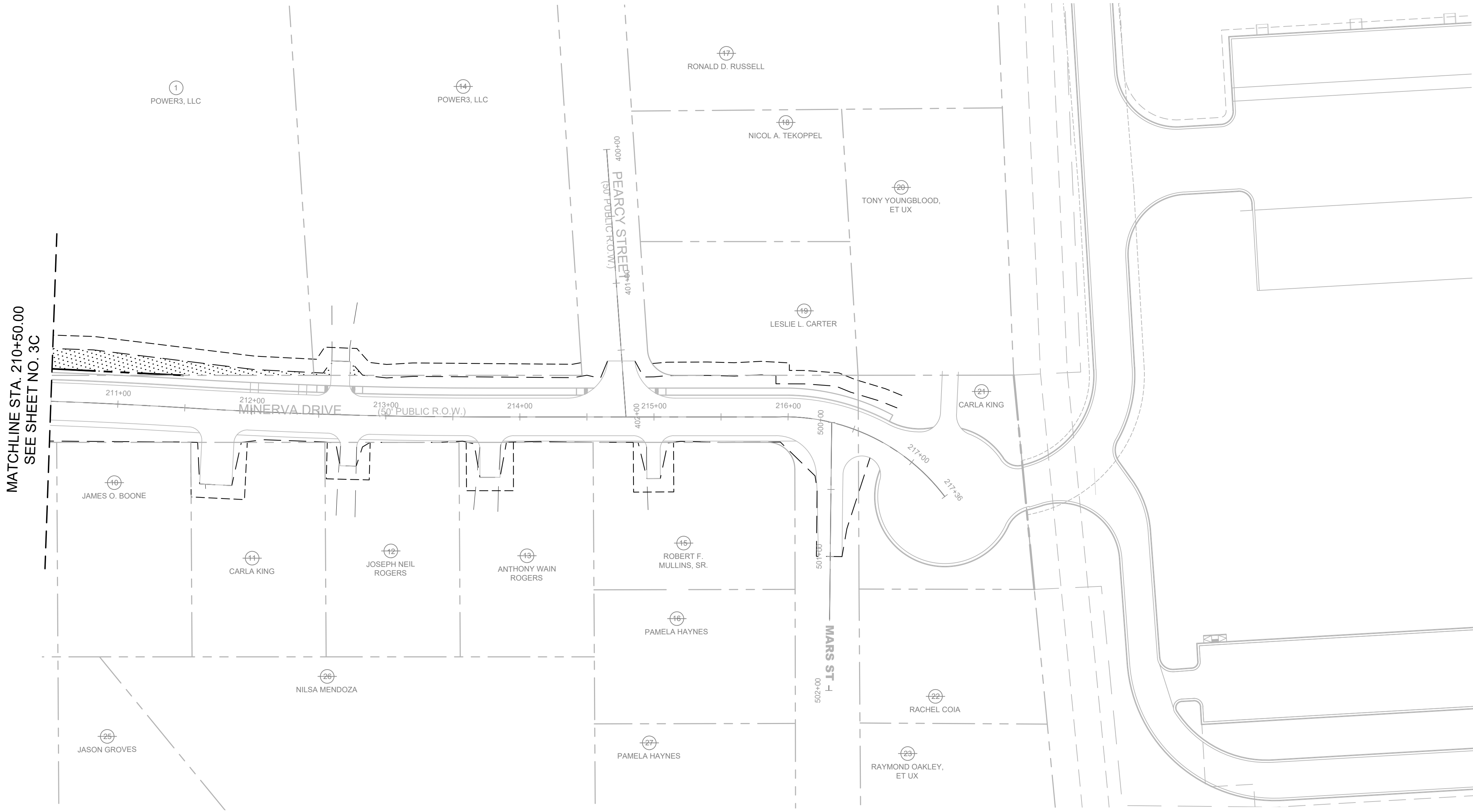
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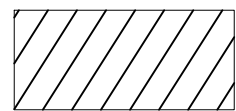
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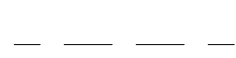
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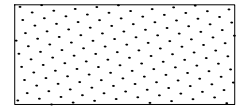
LEGEND



DENOTES PERMANENT DRAINAGE EASEMENT

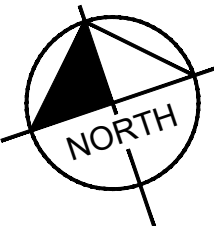
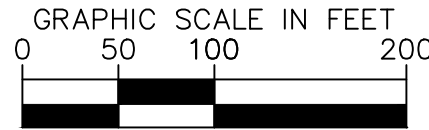


DENOTES TEMPORARY CONSTRUCTION EASEMENT



DENOTES PROPOSED SLOPE EASEMENT

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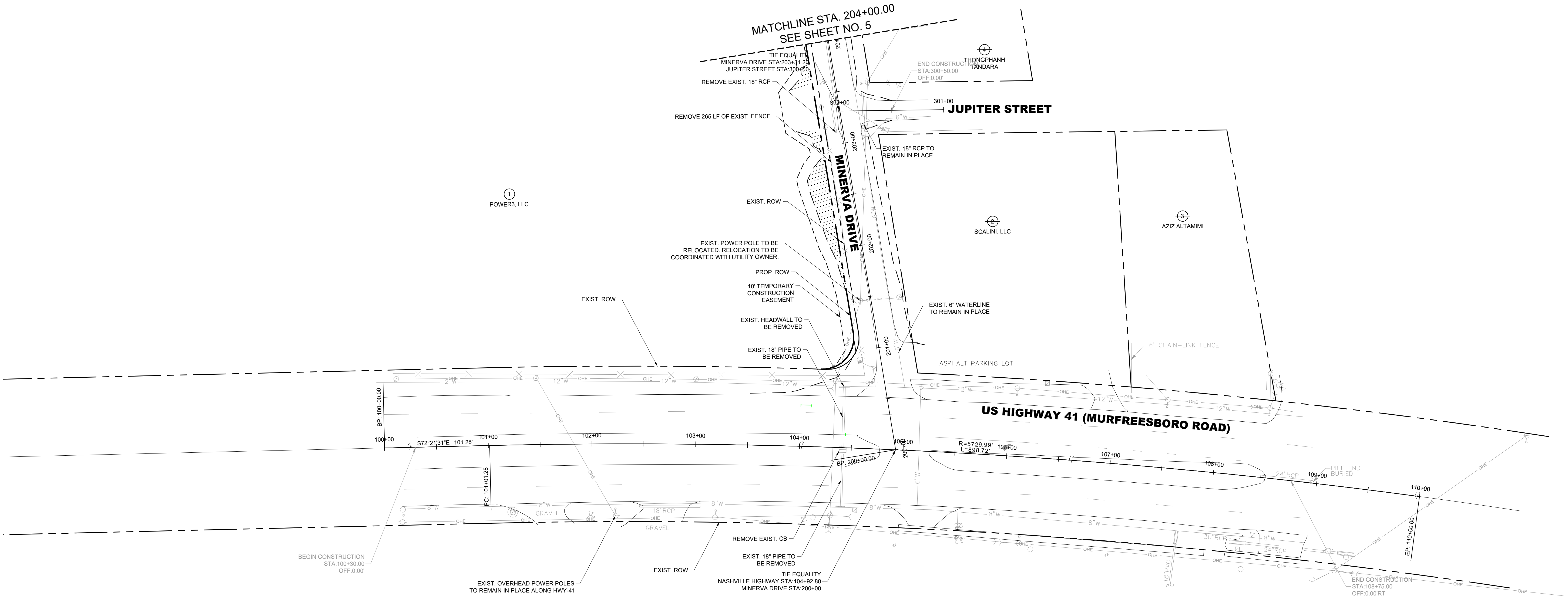
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| DRAWN BY:                            |   |   |   |   |   |   |   |   |   | EJBF      |    |
| CHECKED BY:                          |   |   |   |   |   |   |   |   |   | HML       |    |
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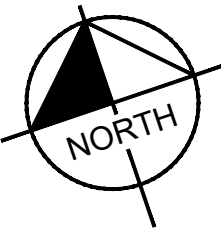
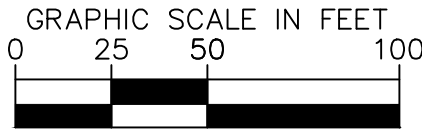
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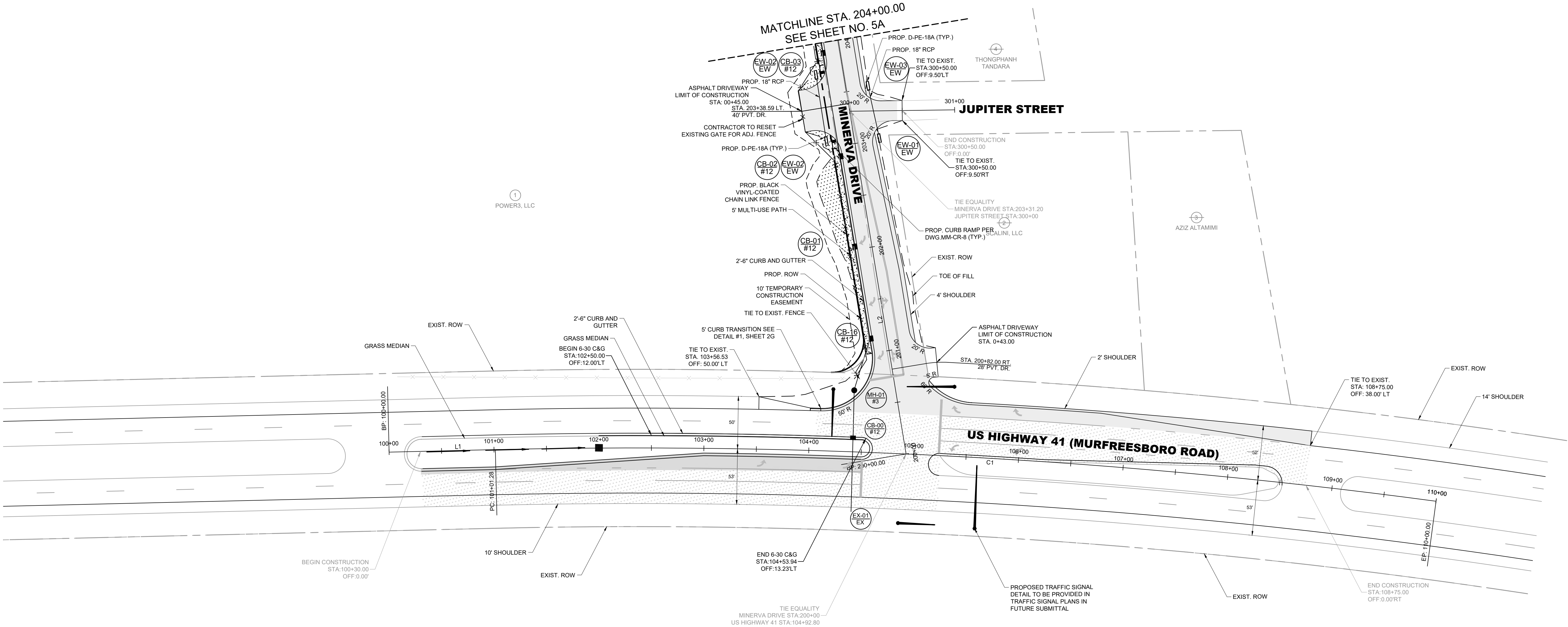
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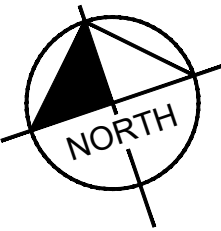
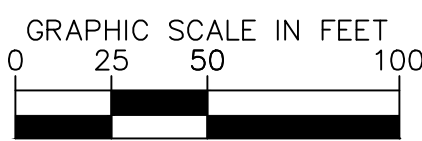
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| LEGEND |                                   |
|--------|-----------------------------------|
|        | ASPHALT PAVEMENT MILL AND OVERLAY |
|        | FULL DEPTH ASPHALT PAVEMENT       |
|        | CONCRETE DRIVEWAY/MULTI-USE PATH  |



| BENDERS FERRY |                             |          |         |         |
|---------------|-----------------------------|----------|---------|---------|
| NO.           | DELTA OR BRG                | RADIUS   | LENGTH  | REMARKS |
| C1            | $\Delta=8^{\circ} 59' 12''$ | 5729.99' | 898.72' |         |
| L1            | S $72^{\circ}21'31''$ E     |          | 101.28' |         |
| L2            | N $9^{\circ}39'35''$ E      |          | 918.37' |         |

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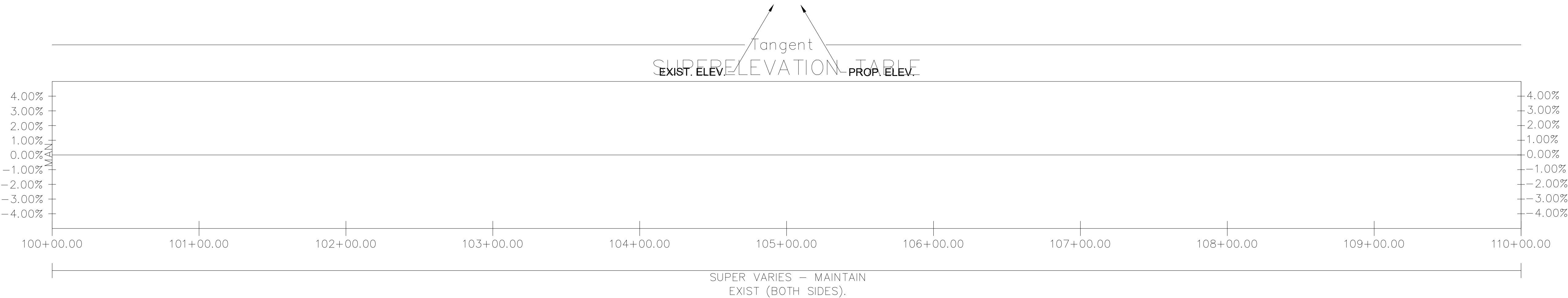
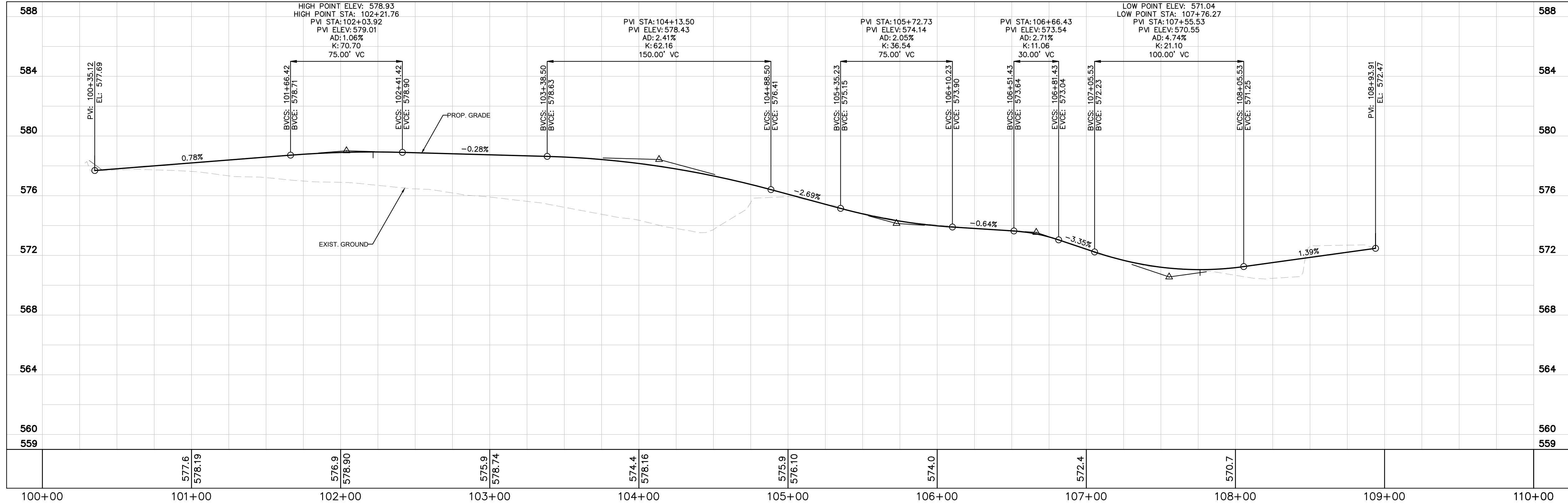
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| PROPOSED LAYOUT                      |    |           |    |
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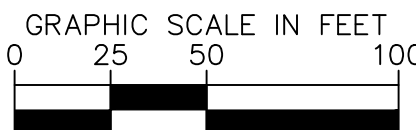


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US HIGHWAY 41 (MURFREESBORO ROAD)

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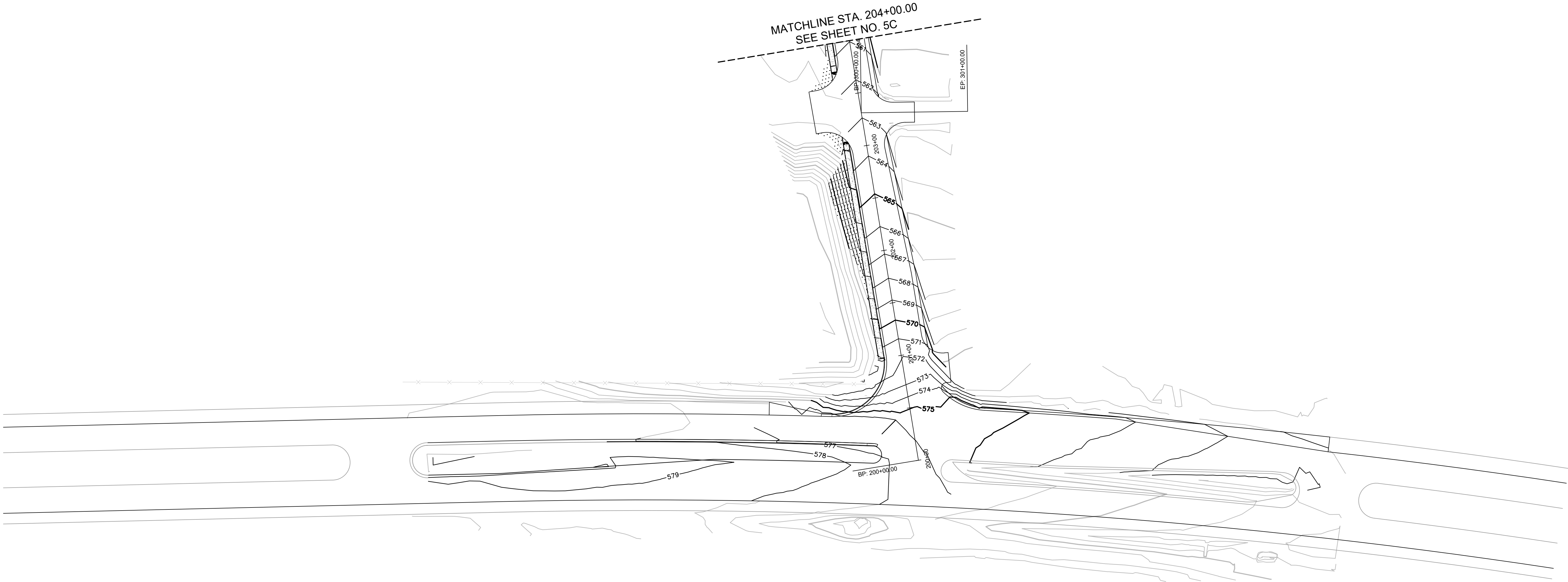
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PROPOSED PROFILE

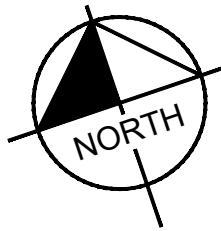
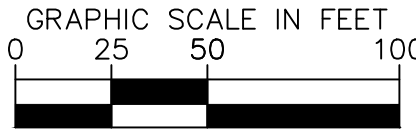
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GRADING LAYOUT

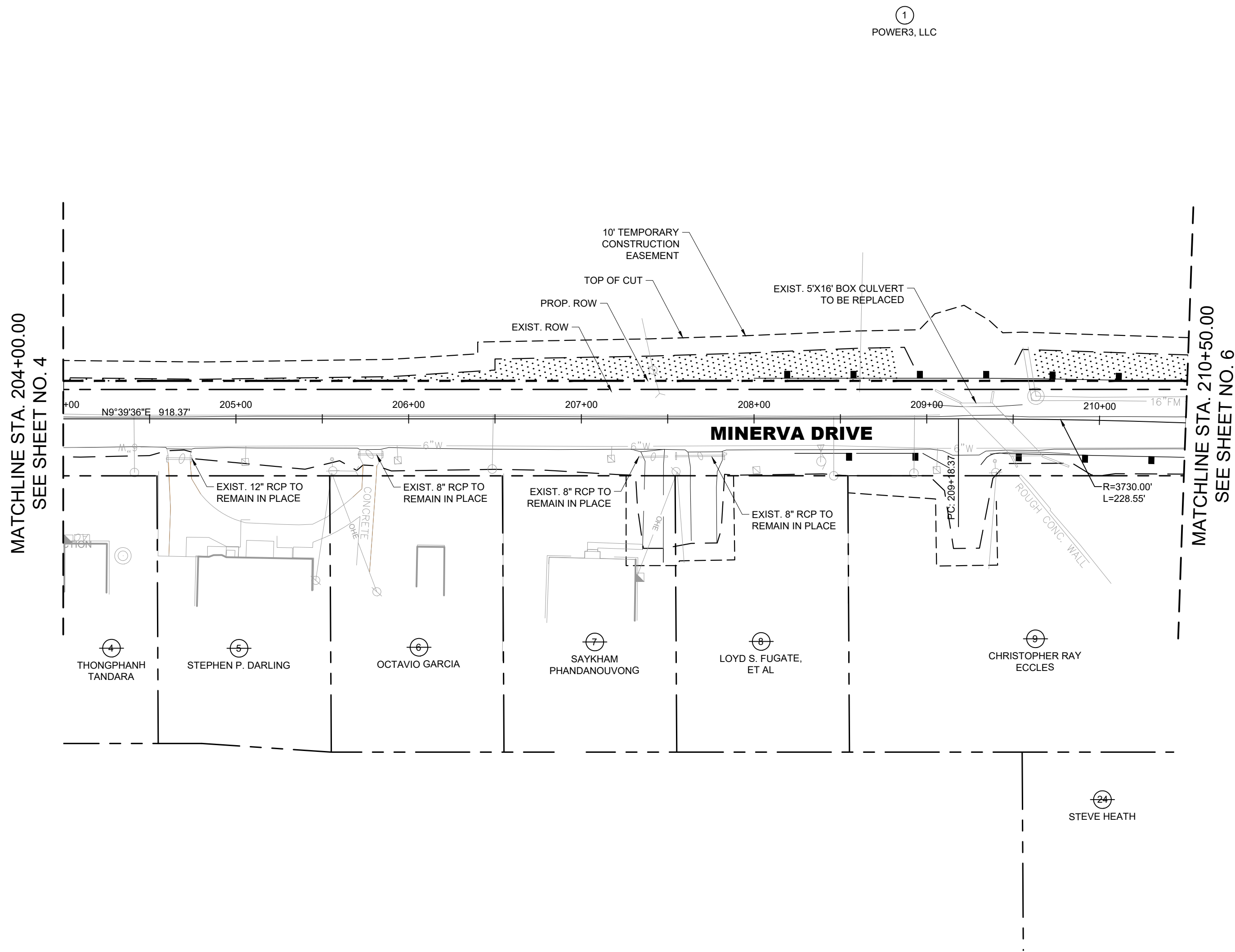
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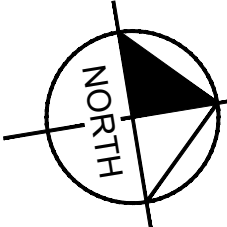
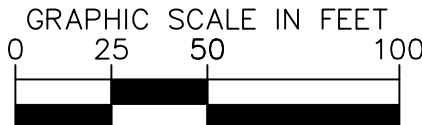
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| CHECKED BY:                          |    | HML       |    |
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PRESENT LAYOUT

SHEET NUMBER

**5**

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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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1701 MARS STREET  
OFFSITE ROADWAY  
IMPROVEMENTS  
LA VERGNE, TN

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| REVISIONS                         |           | DATE | BY |  |  |  |
|-----------------------------------|-----------|------|----|--|--|--|
| No.                               | 1         | 2    | 3  |  |  |  |
| 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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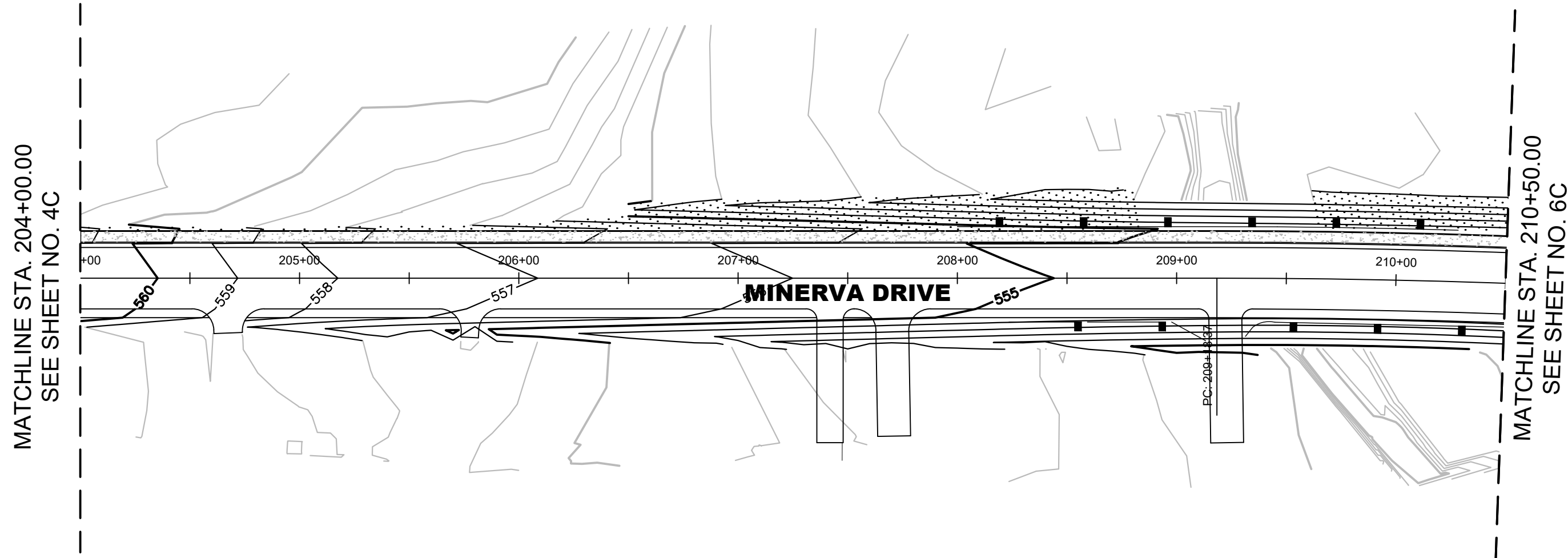
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Drawing name: K:\NSH\_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\004A-006A - PROPOSED LAYOUT.dwg 5A - PROPOSED LAYOUT Jul 28, 2024 5:08pm by: Ben.Vondenbrink

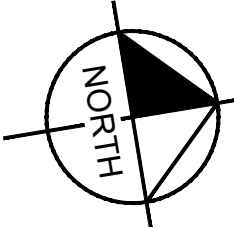
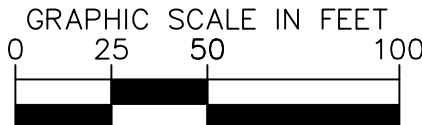
Page 151 of 209



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

GRADING LAYOUT

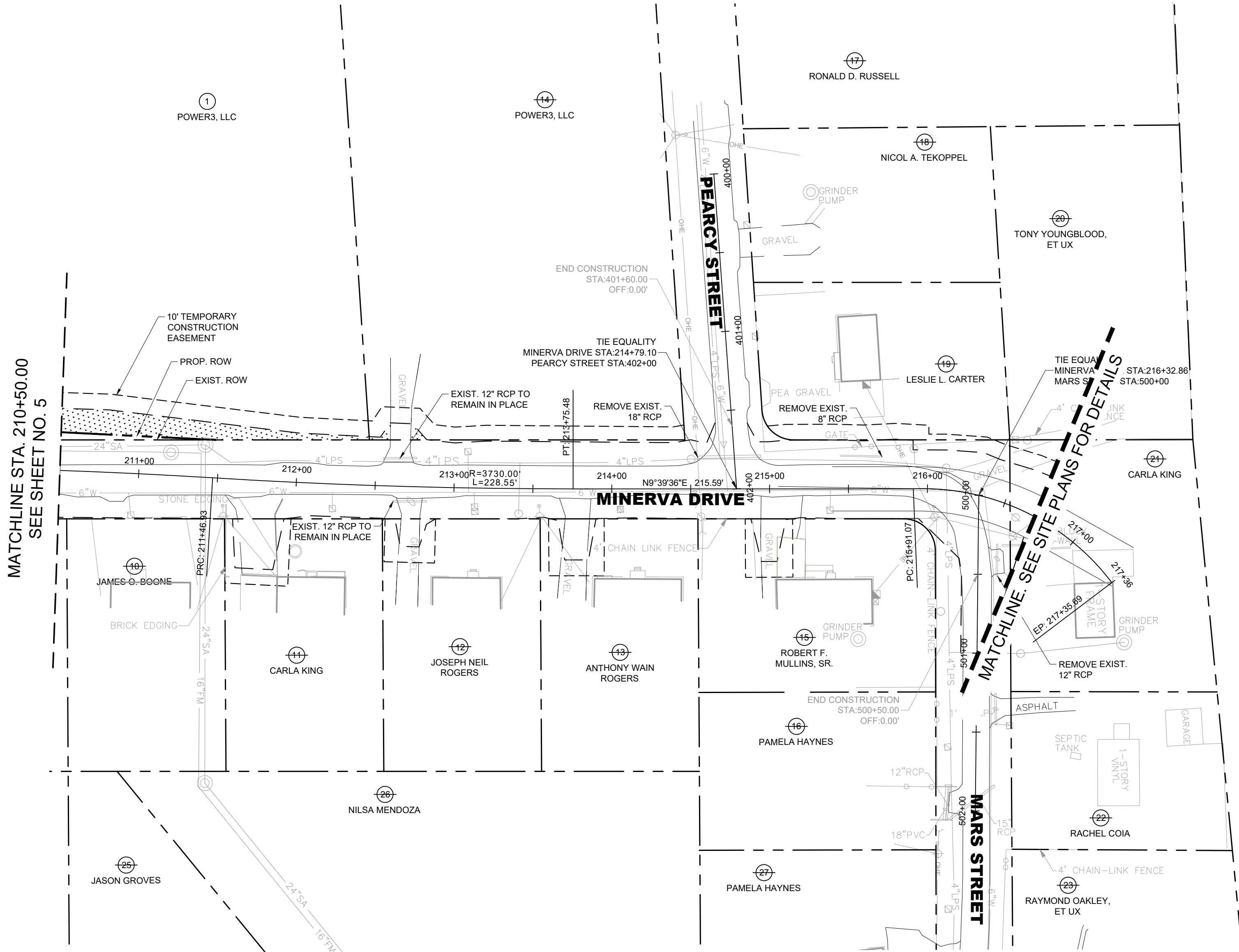
SHEET NUMBER  
**5C**

**Kimley»Horn**

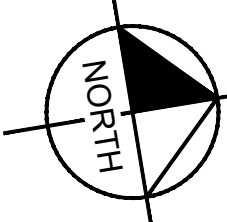
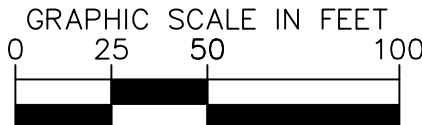
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| DRAWN BY:                            |    | EJBF      |    |
| CHECKED BY:                          |    | HML       |    |
| DATE:                                |    | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO.<br>118574000 |    |           |    |
| PRESENT LAYOUT                       |    |           |    |
| SHEET NUMBER                         |    |           |    |
| 6                                    |    |           |    |

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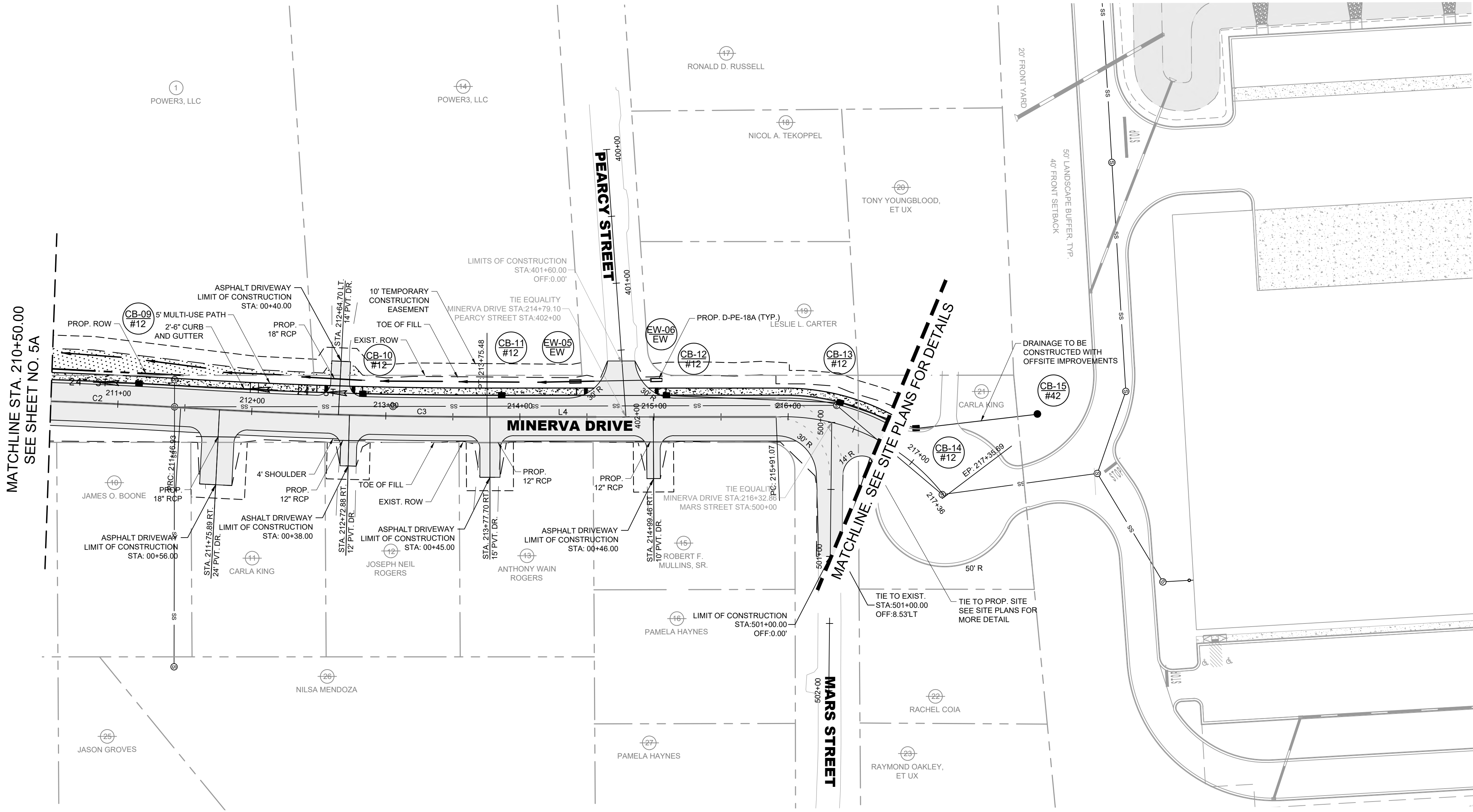
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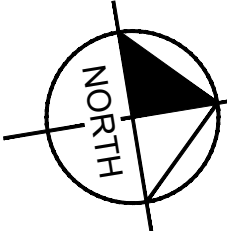
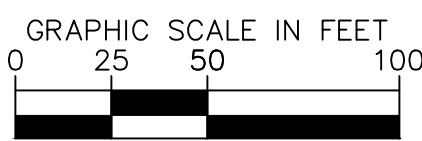
LEGEND

- 
- 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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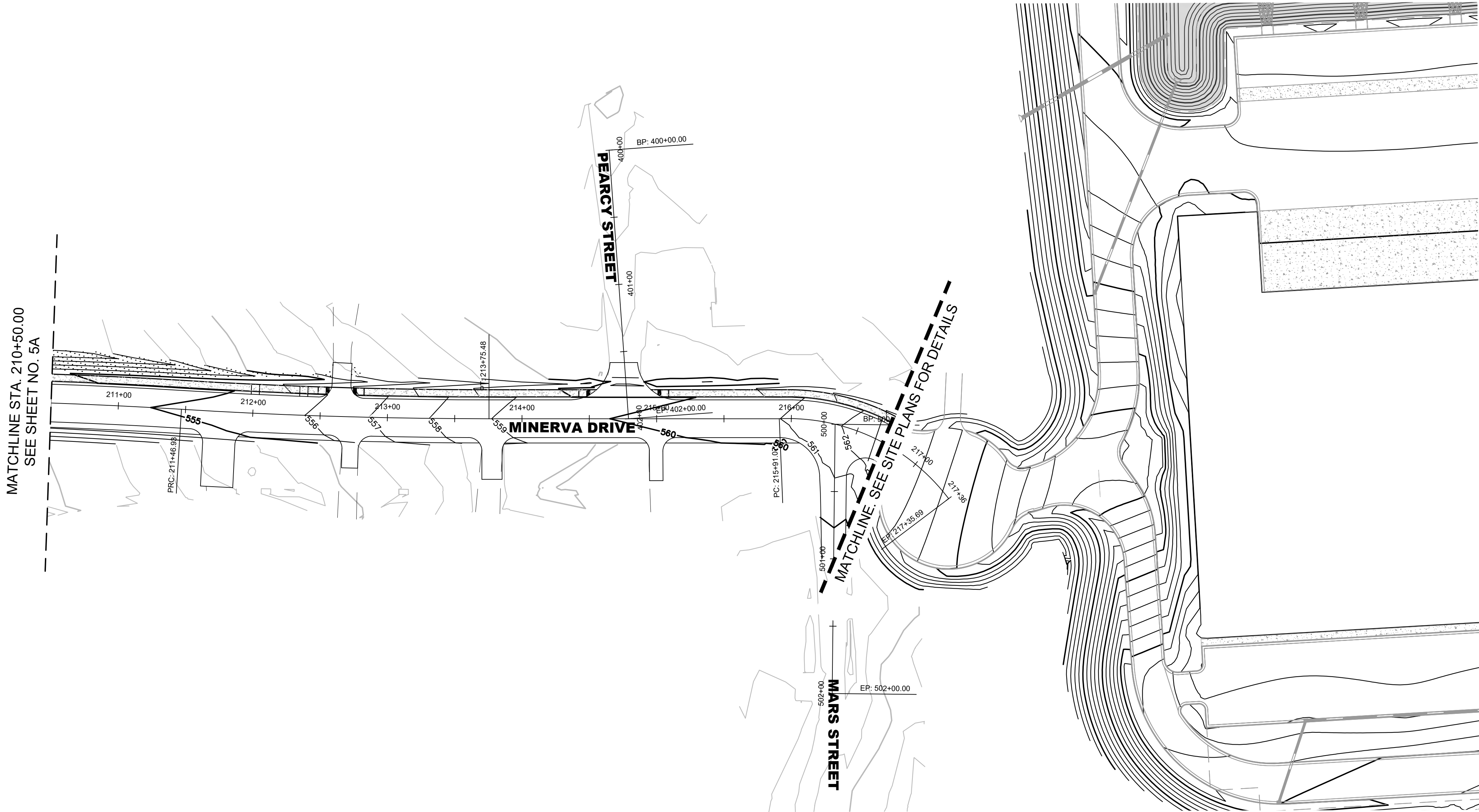
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| DRAWN BY:               |   |   |   |   |   |   |   |   |   | EJBF         |    |
| CHECKED BY:             |   |   |   |   |   |   |   |   |   | HML          |    |
| DATE:                   |   |   |   |   |   |   |   |   |   | 7/29/2024    |    |
| KIMLEY-HORN PROJECT NO. |   |   |   |   |   |   |   |   |   | 118574000    |    |
| PROPOSED LAYOUT         |   |   |   |   |   |   |   |   |   | SHEET NUMBER |    |
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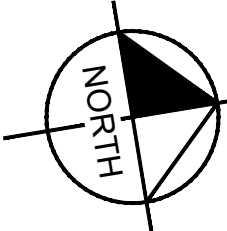
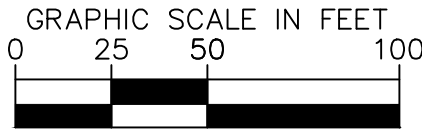
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| DRAWN BY:               |    | EJBF      |    |
| CHECKED BY:             |    | HML       |    |
| DATE:                   |    | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO. |    | 118574000 |    |

GRADING LAYOUT

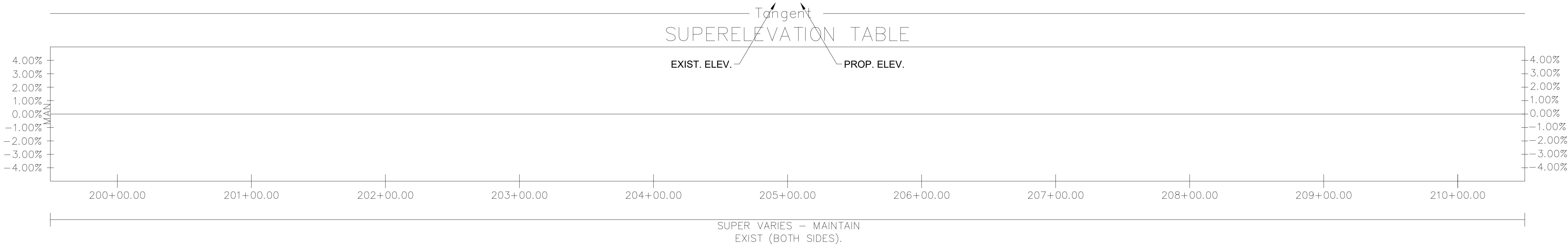
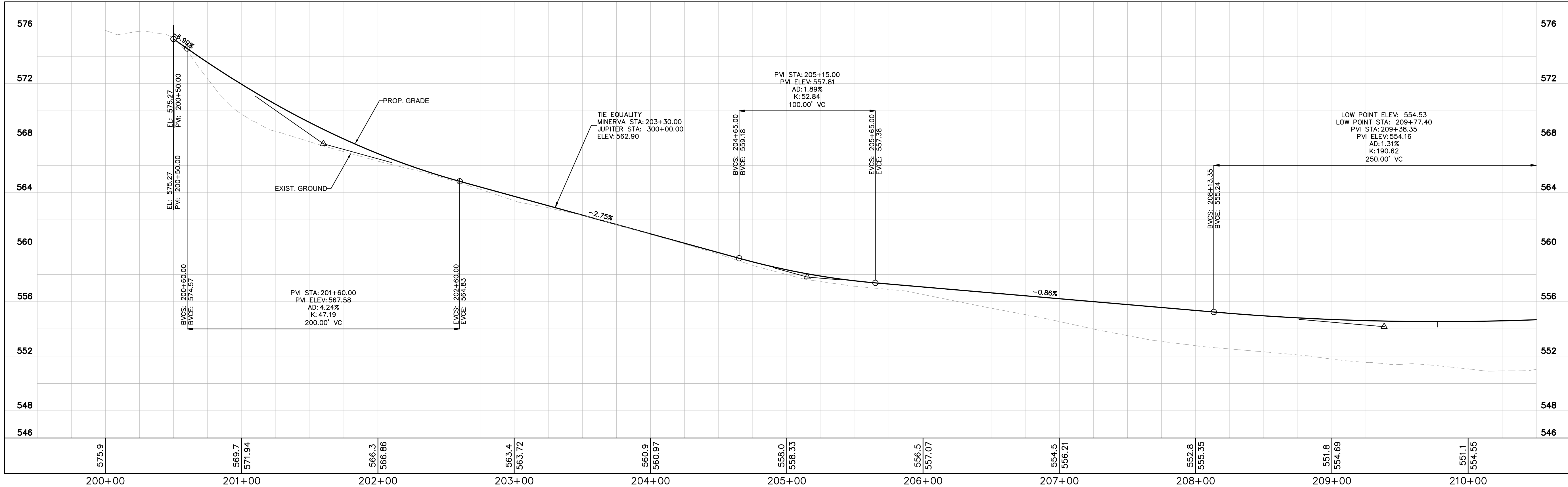
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**6C**

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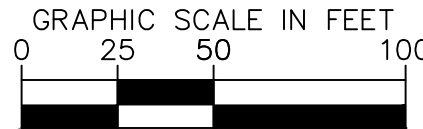


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MINERVA ROAD

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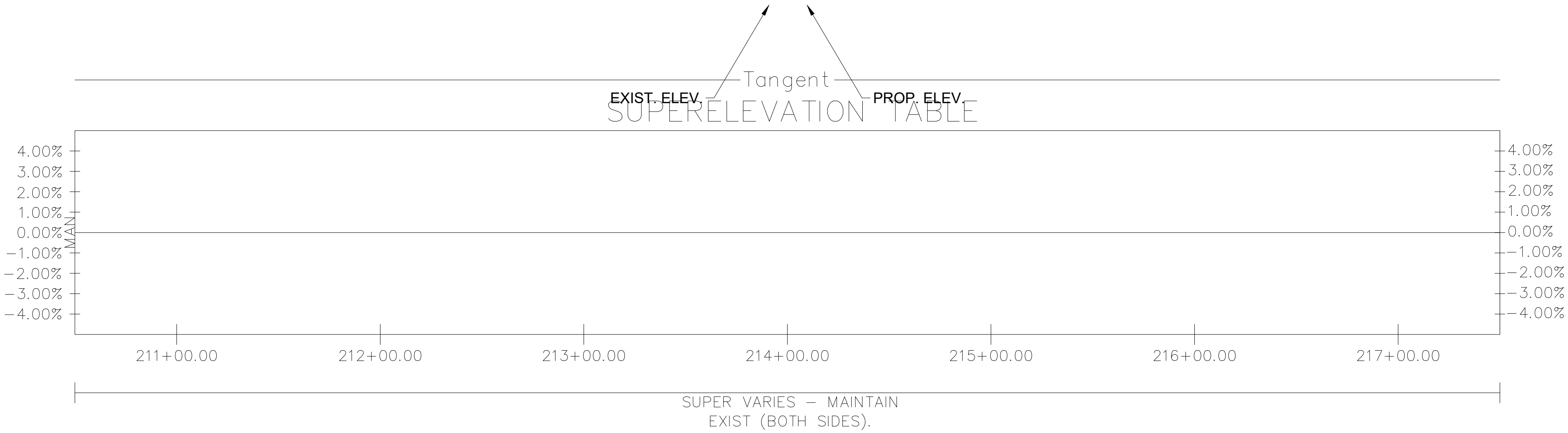
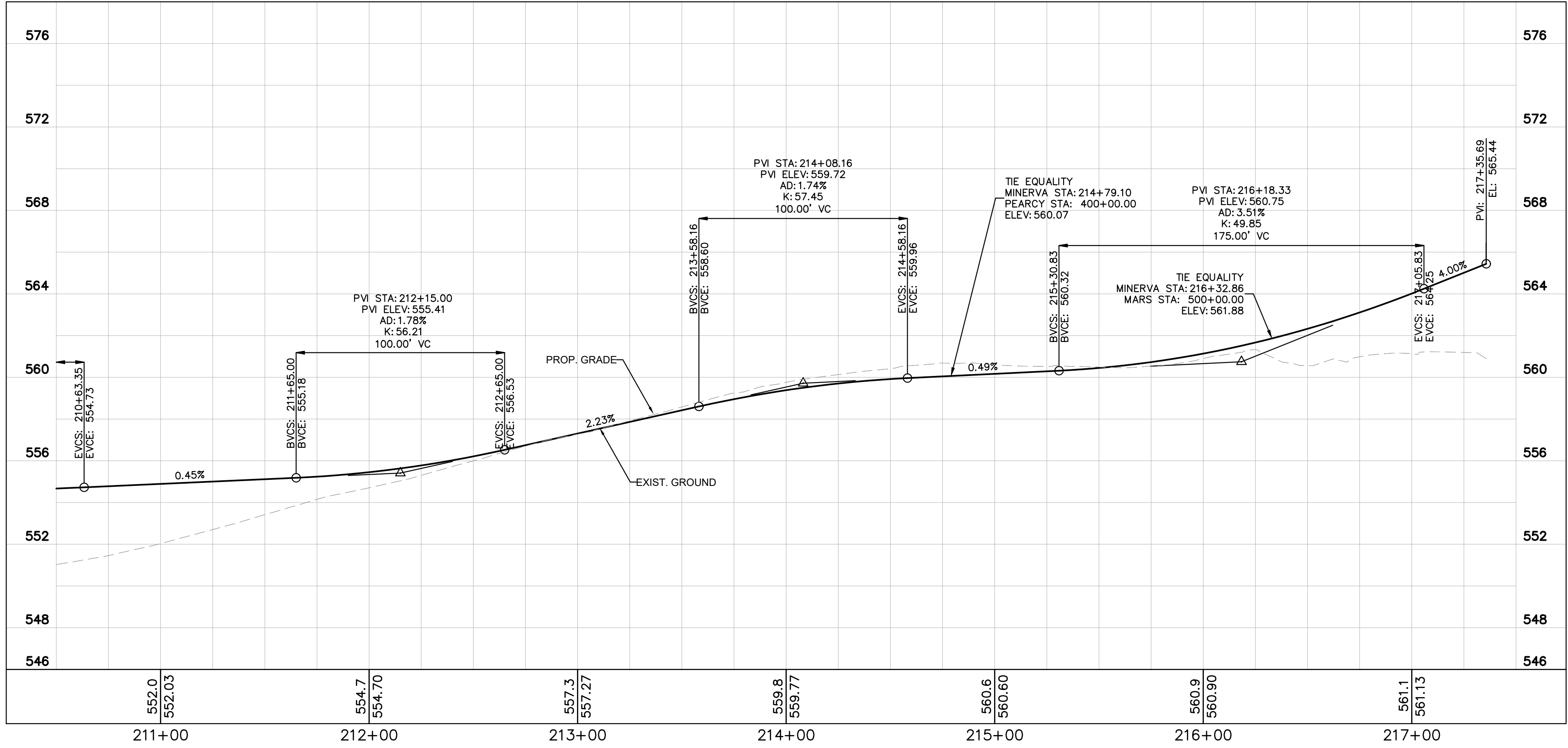
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| No.                     | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10        |    |
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| DRAWN BY:               |   |   |   |   |   |   |   |   |   | EJBF      |    |
| CHECKED BY:             |   |   |   |   |   |   |   |   |   | HML       |    |
| DATE:                   |   |   |   |   |   |   |   |   |   | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO. |   |   |   |   |   |   |   |   |   | 118574000 |    |
| SIDEROAD PROFILE        |   |   |   |   |   |   |   |   |   |           |    |
| SHEET NUMBER            |   |   |   |   |   |   |   |   |   | 7         |    |

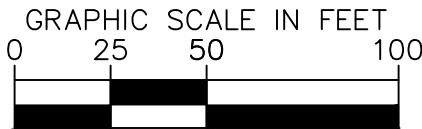


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MINERVA ROAD

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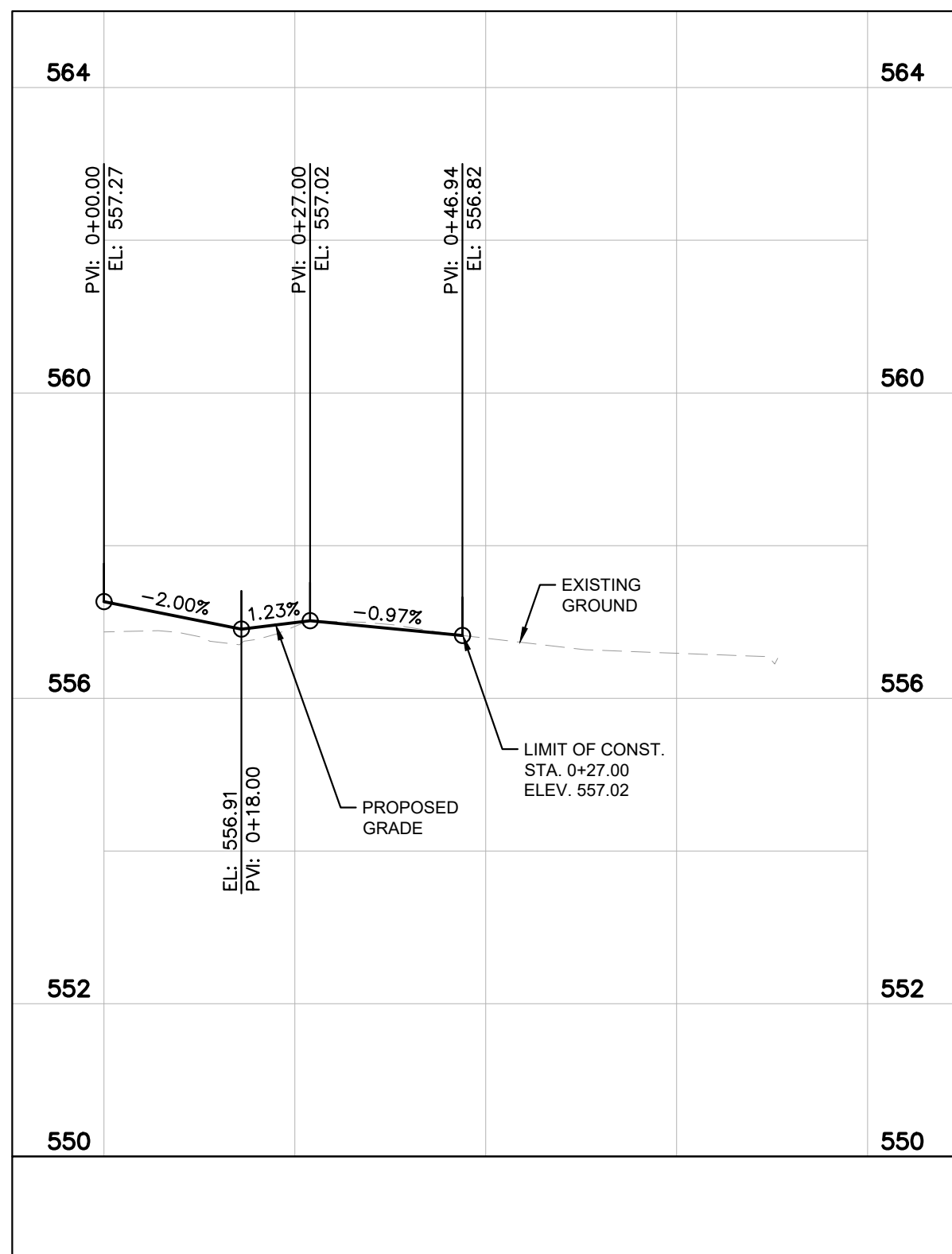
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| CHECKED BY:                          |    | HML       |    |
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| SIDEROAD PROFILE                     |    |           |    |
| SHEET NUMBER                         |    |           |    |
| 8                                    |    |           |    |



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. The profile starts at an elevation of 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     | 570.5                   |
| 1+00.2     | 570.0                   |
| 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     | 570.0                   |
| 1+00.9     | 570.5                   |



The diagram illustrates a vertical curve design. The horizontal axis represents stationing, with labels at 558, 564, 560, 556, and 555. The vertical axis represents elevation, with labels at 568, 564, 560, and 555. A dashed line represents the 'EXISTING GROUND', and a solid line represents the 'PROPOSED GRADE'. The proposed grade consists of two segments: a -2.00% grade starting at station 0+16.50 (BVC) and a 2.25% grade starting at station 0+31.50 (EVC). The vertical curve is defined by a parabolic segment with a PVI at station 0+24.00 and elevation 562.18. The low point of the curve is at station 0+23.56 and elevation 562.26. The limit of constant grade is at station 0+45.00 and elevation 562.66. The diagram also shows the PVI at station 0+40.00 and elevation 562.66, and the EVC at station 0+45.00 and elevation 562.66.

PROPOSED GRADE

LIMIT OF CONST. STA. 0+45.00 ELEV. 562.66

EXISTING GROUND

PVI: 0+40.00 EL: 562.66

PVI: 0+45.00 EL: 562.66

BVC: 0+16.50 ELEV: 562.33

EVC: 0+31.50 ELEV: 562.35

LOW POINT ELEV: 562.26

LOW POINT STA: 0+23.56

PVI STA: 0+24.00

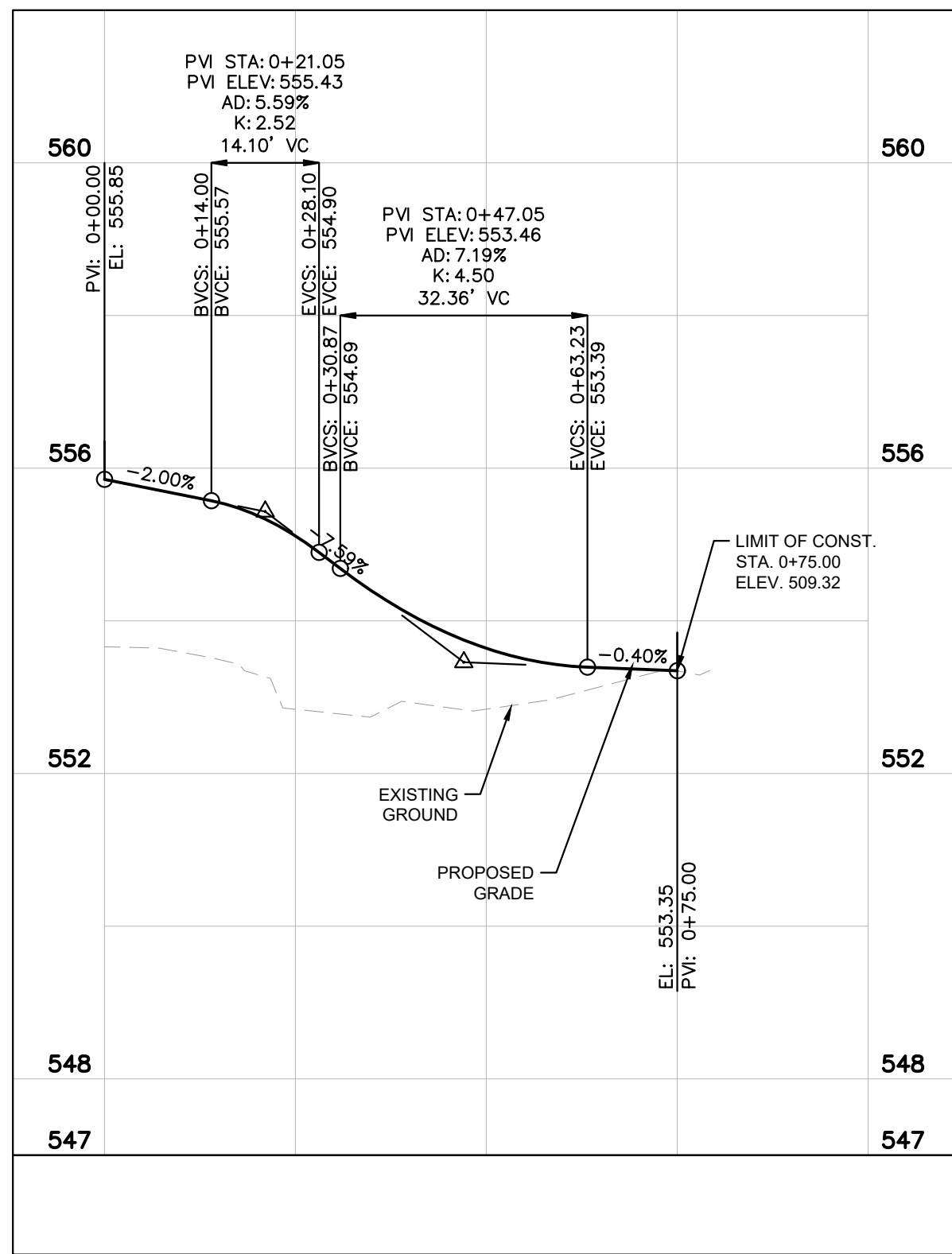
PVI ELEV: 562.18

AD: 4.25%

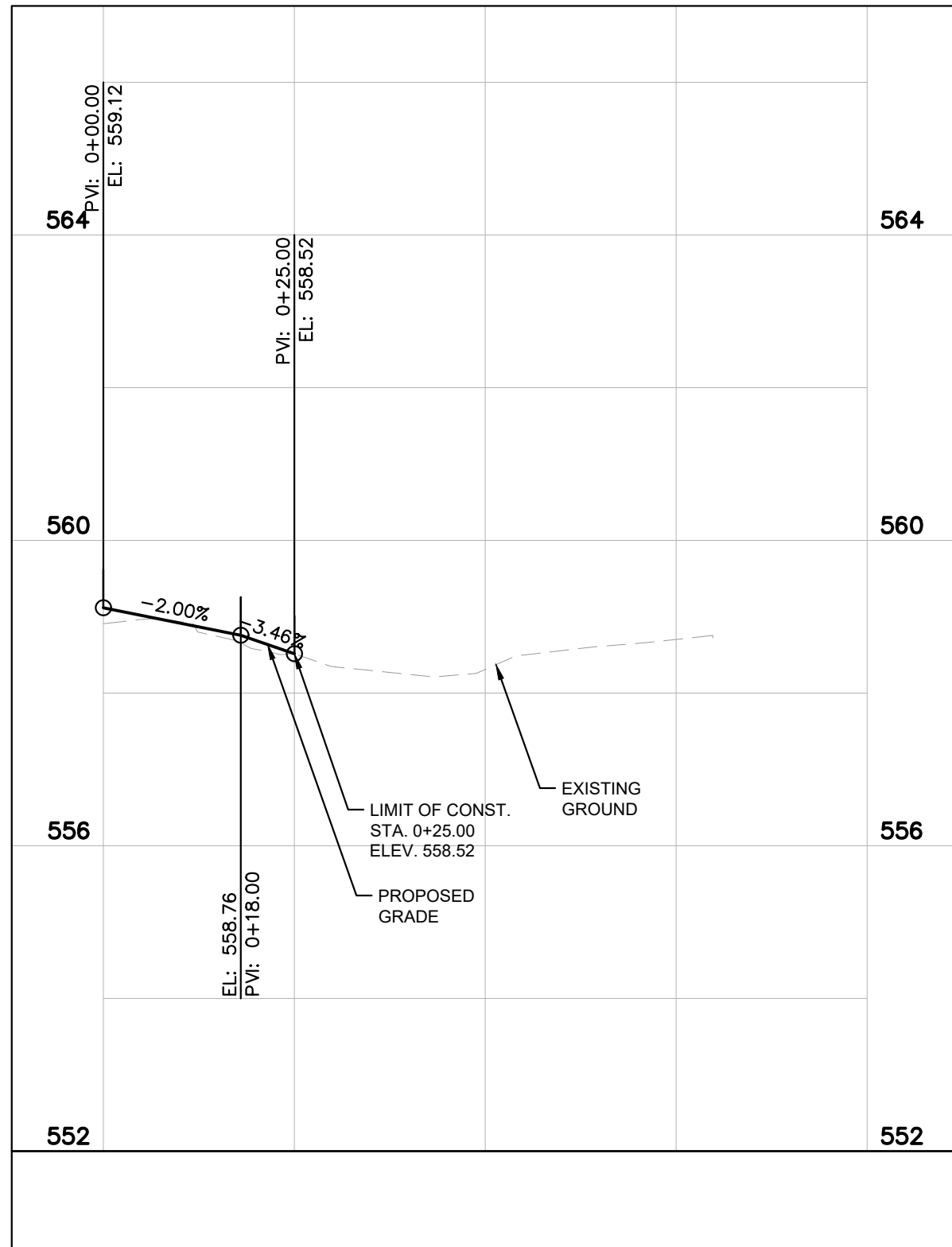
K: 3.53

15.00' VC

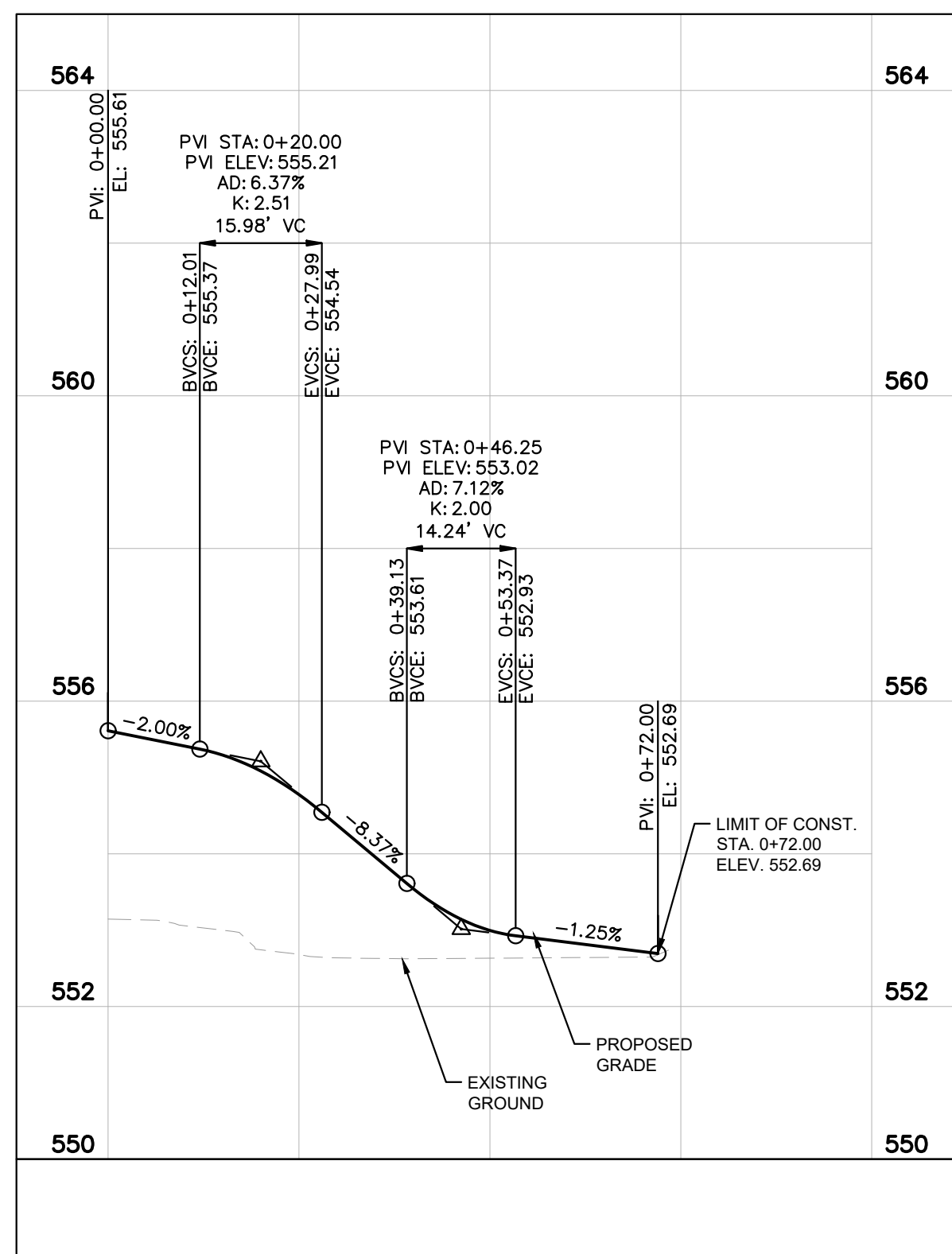
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40' PVT. DR.  
MINERVA DRIVE  
ASPHALT DRIVEWAY



STA. 207+41.90 RT  
12' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY

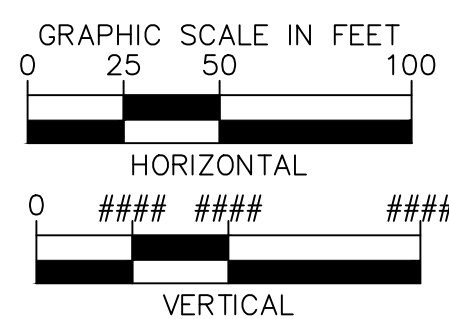


STA. 204+67.41 RT.  
13' PVT. DR.  
MINERVA DRIVE  
CONCRETE DRIVEWAY



STA. 207+69.92 RT.  
12' PVT. DR.  
MINERVA DRIVE  
ASPHALT DRIVEWAY

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| No.          | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10   |
| DESIGNED BY: |   |   |   |   |   |   |   |   |   | B.IV |

|             |      |
|-------------|------|
| DRAWN BY:   | EJBF |
| CHECKED BY: | HML  |

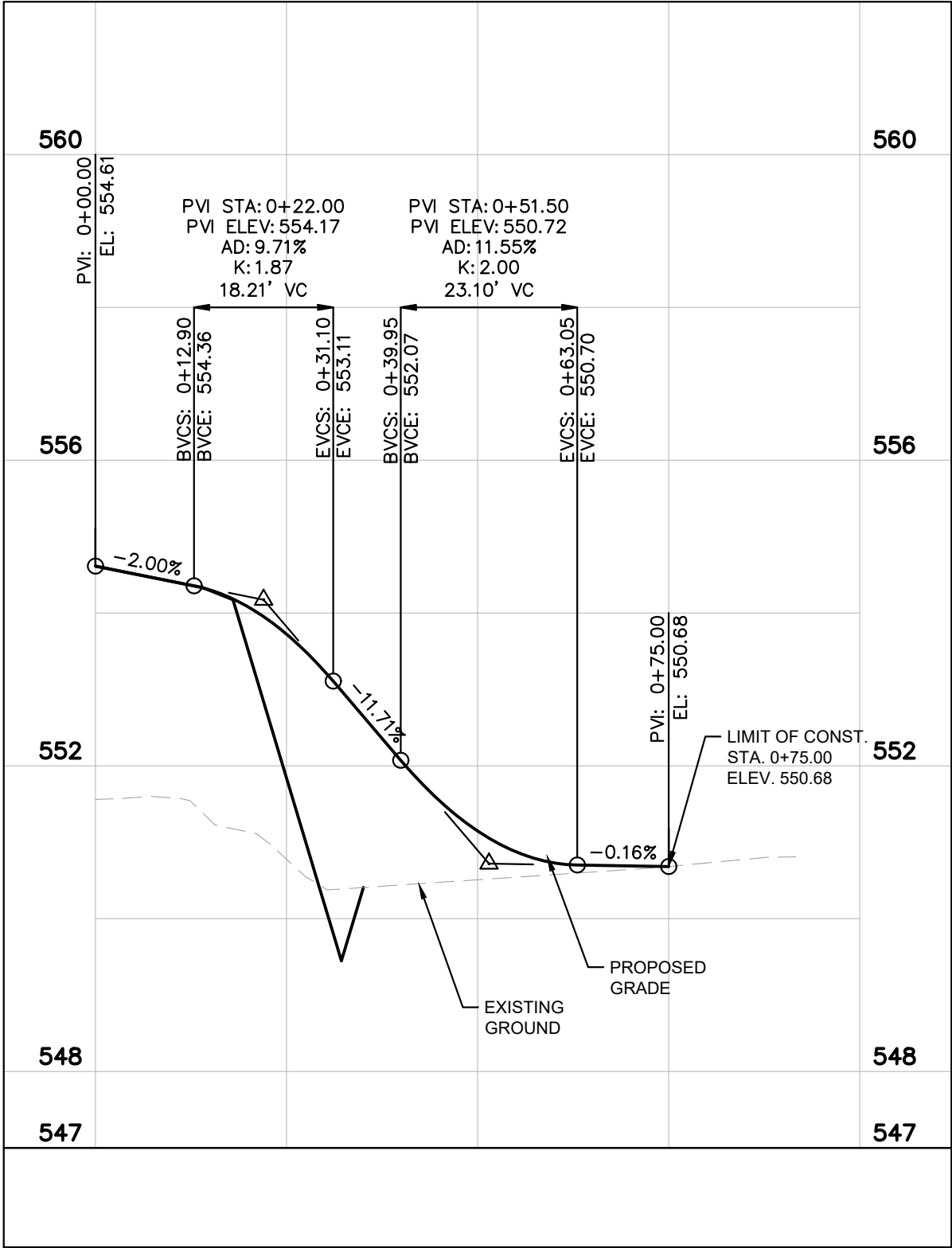
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| KIMLEY-HORN PROJECT NO.<br>118574000 |           |

## DRIVEWAY PROFILES

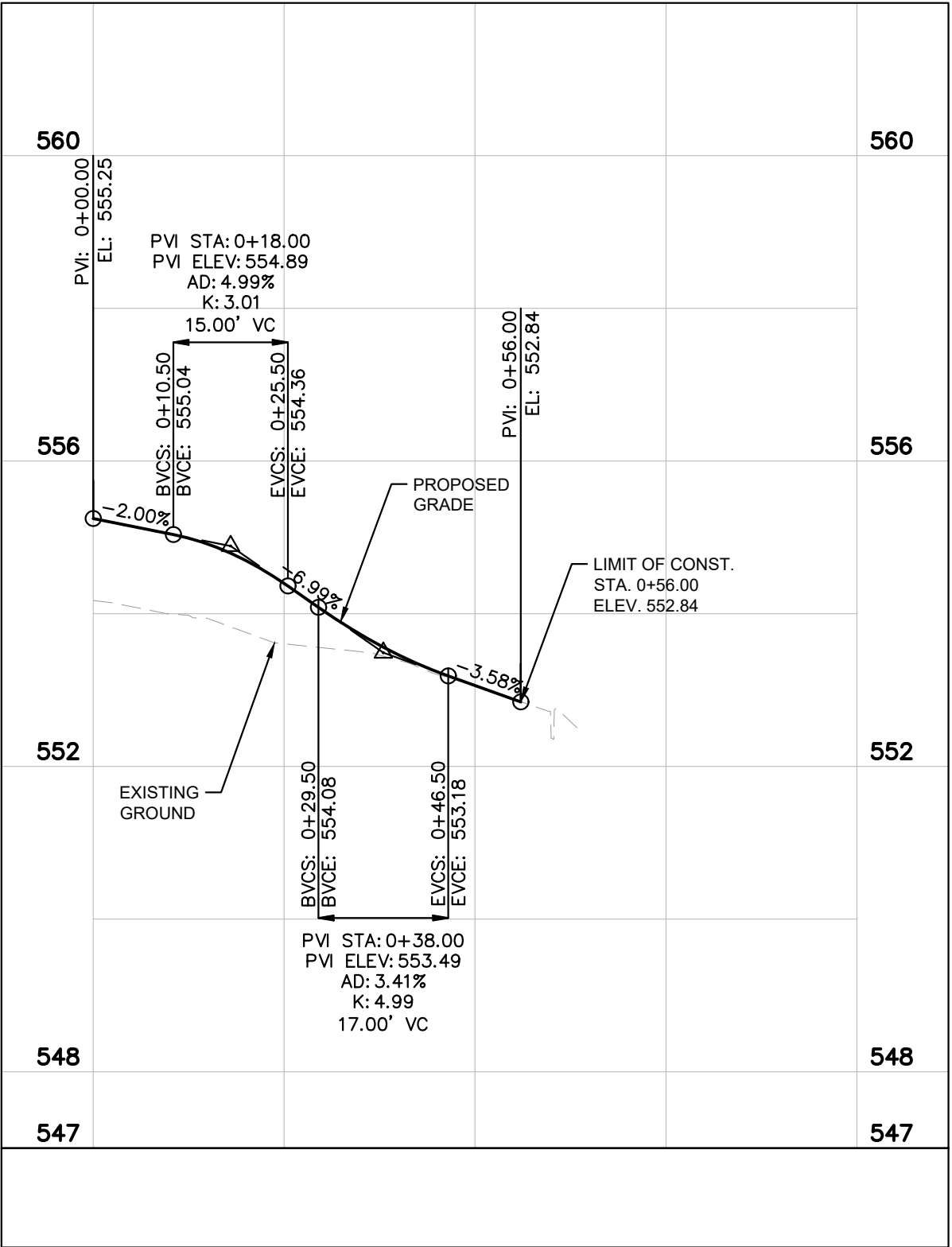
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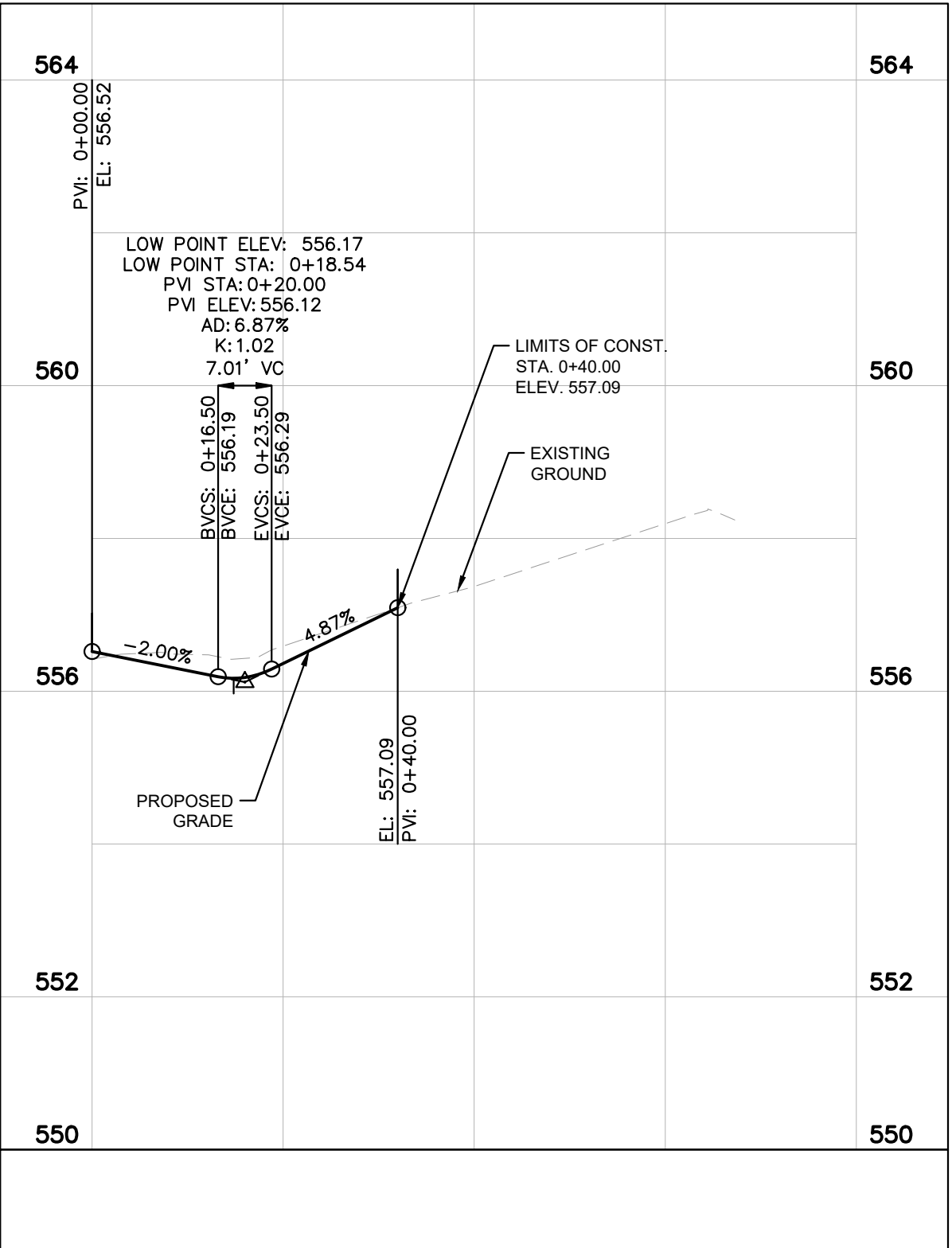
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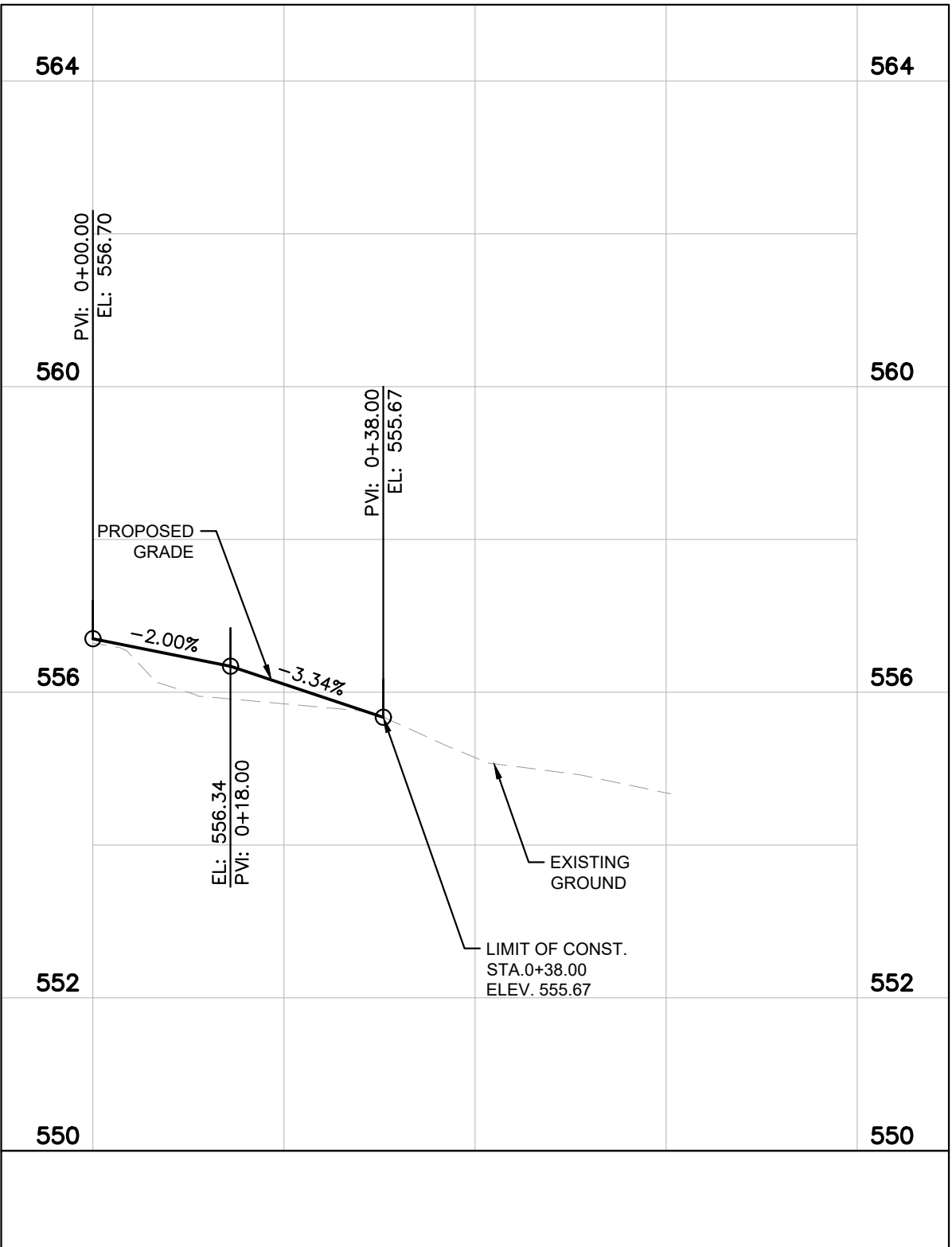
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15' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY



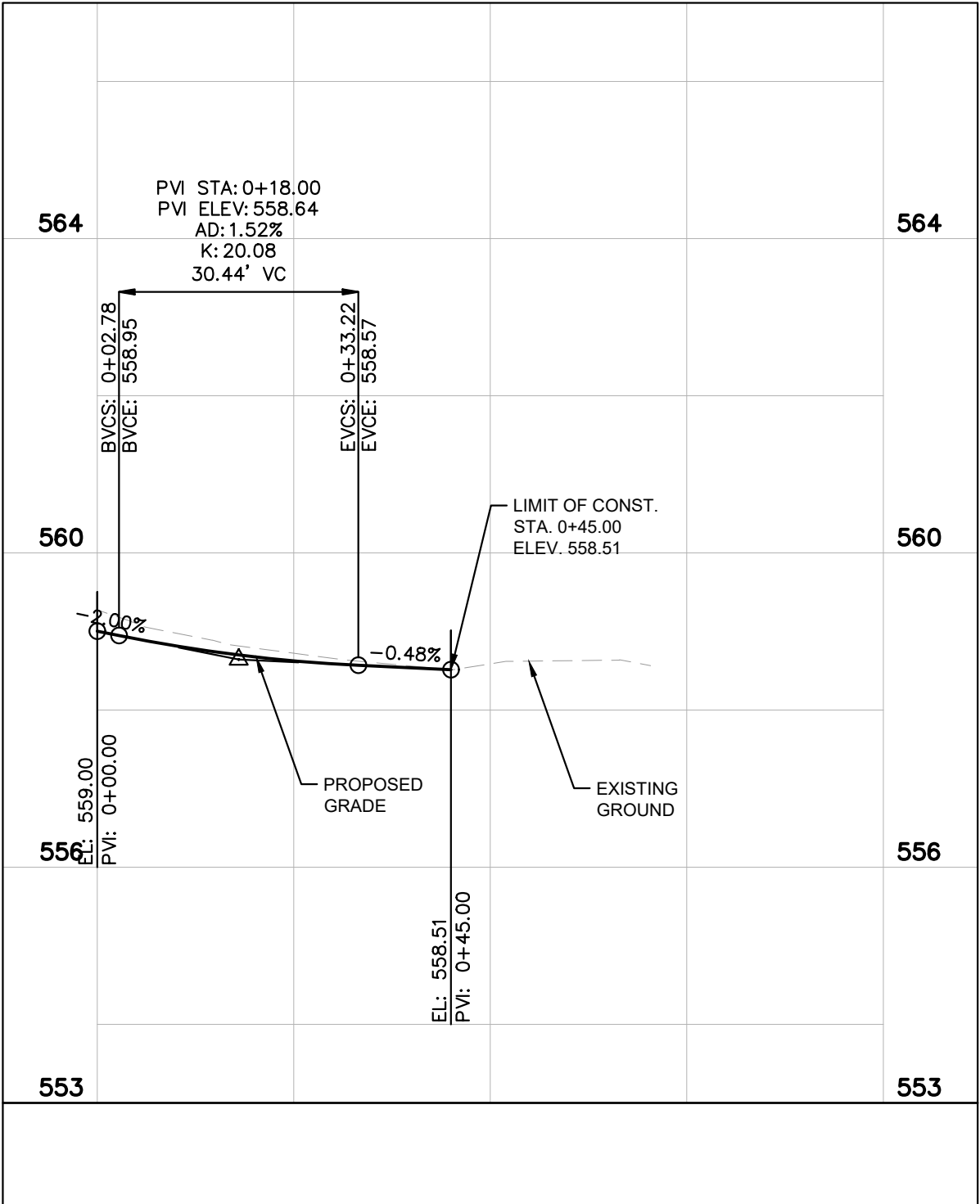
STA. 211+75.89 RT.  
24' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY



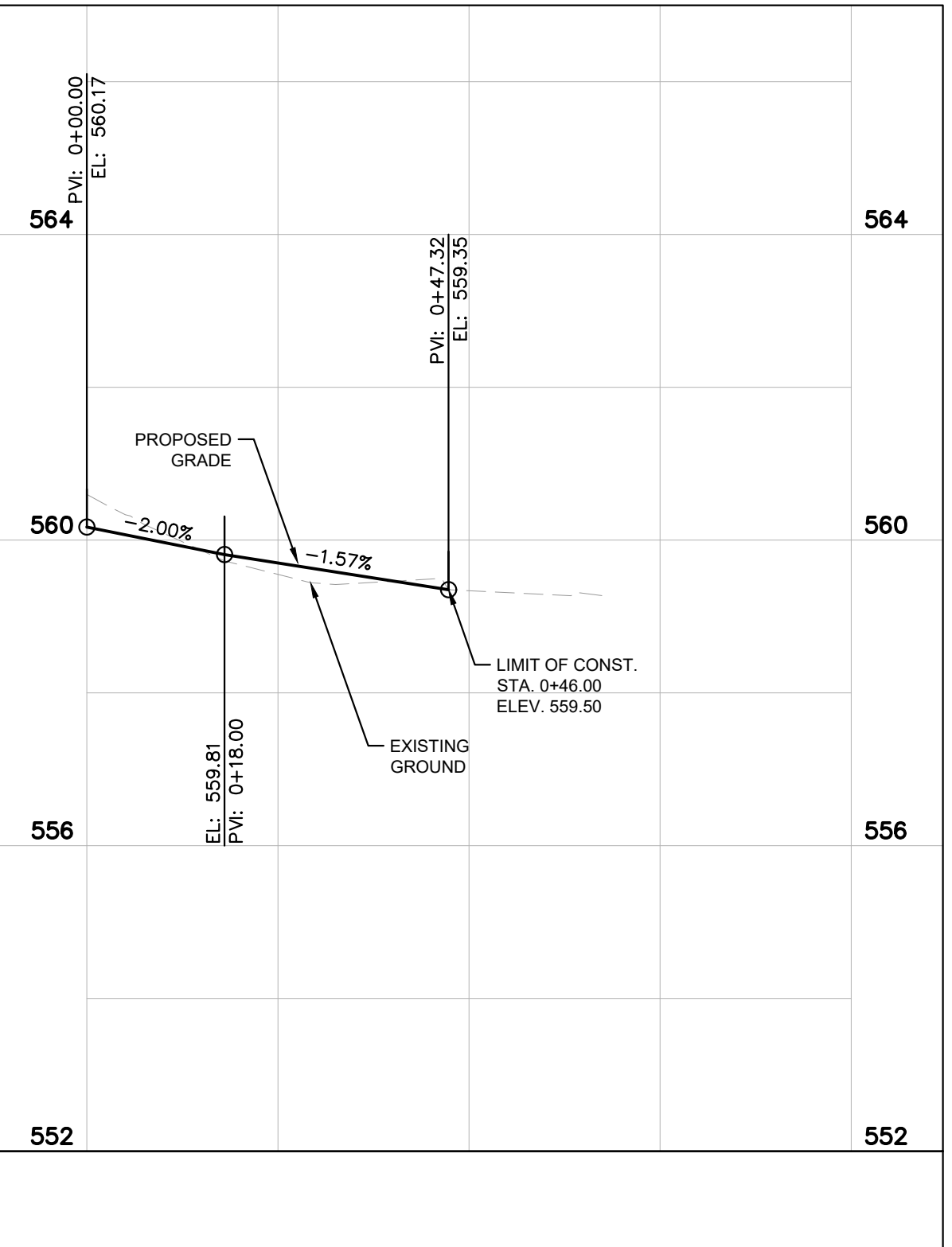
STA. 212+64.70 LT.  
14' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY



STA. 212+72.88 RT.  
12' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY

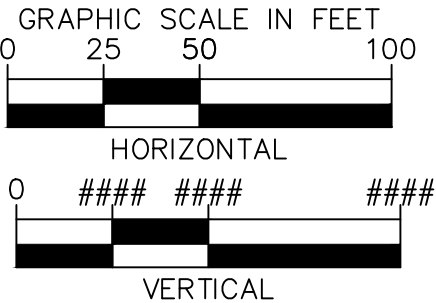


STA. 213+77.70 RT.  
15' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY



STA. 214+99.46 RT.  
10' PVT. DR.  
MINERVA DRIVE  
GRAVEL DRIVEWAY

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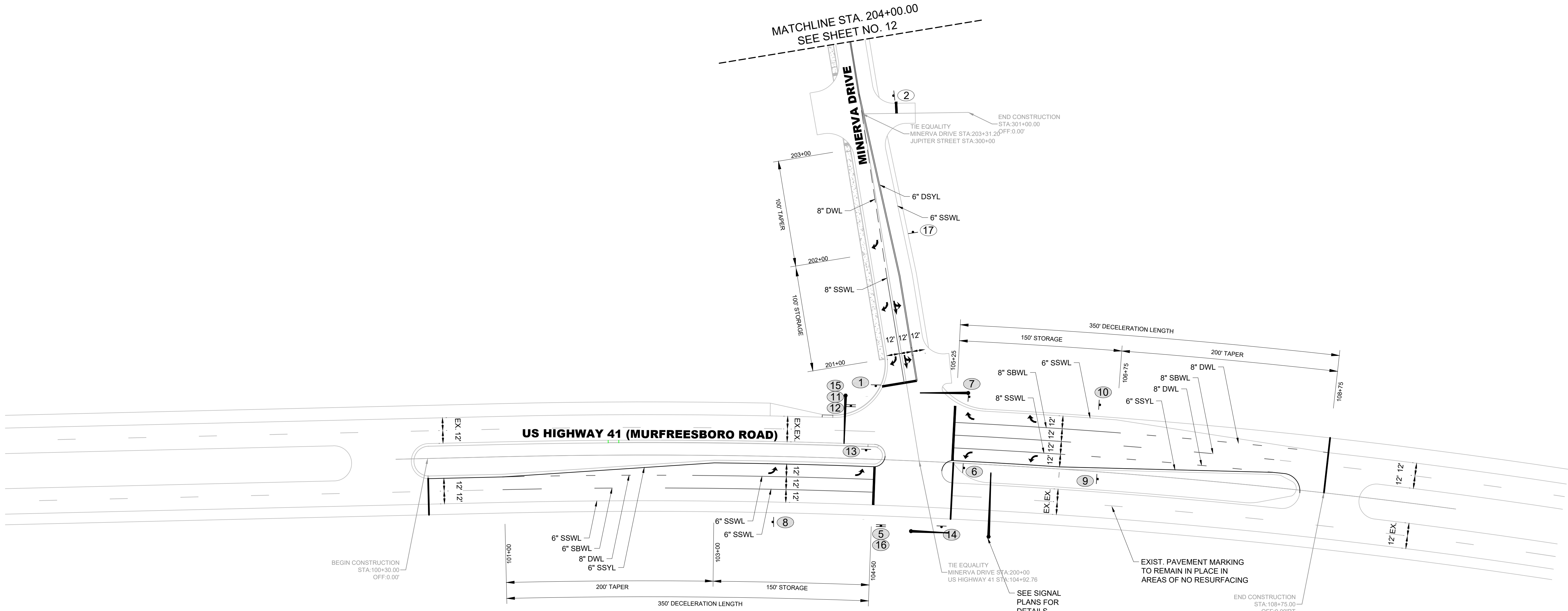
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| DRAWN BY:                         | EJBF      |    |
| CHECKED BY:                       | HML       |    |
| DATE:                             | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO. 118574000 |           |    |

DRIVEWAY PROFILES

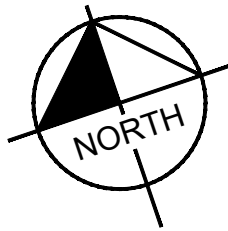
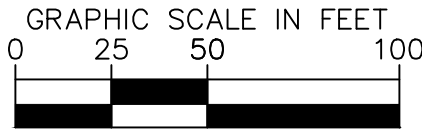
SHEET NUMBER  
**10**



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

SIGNING AND MARKING

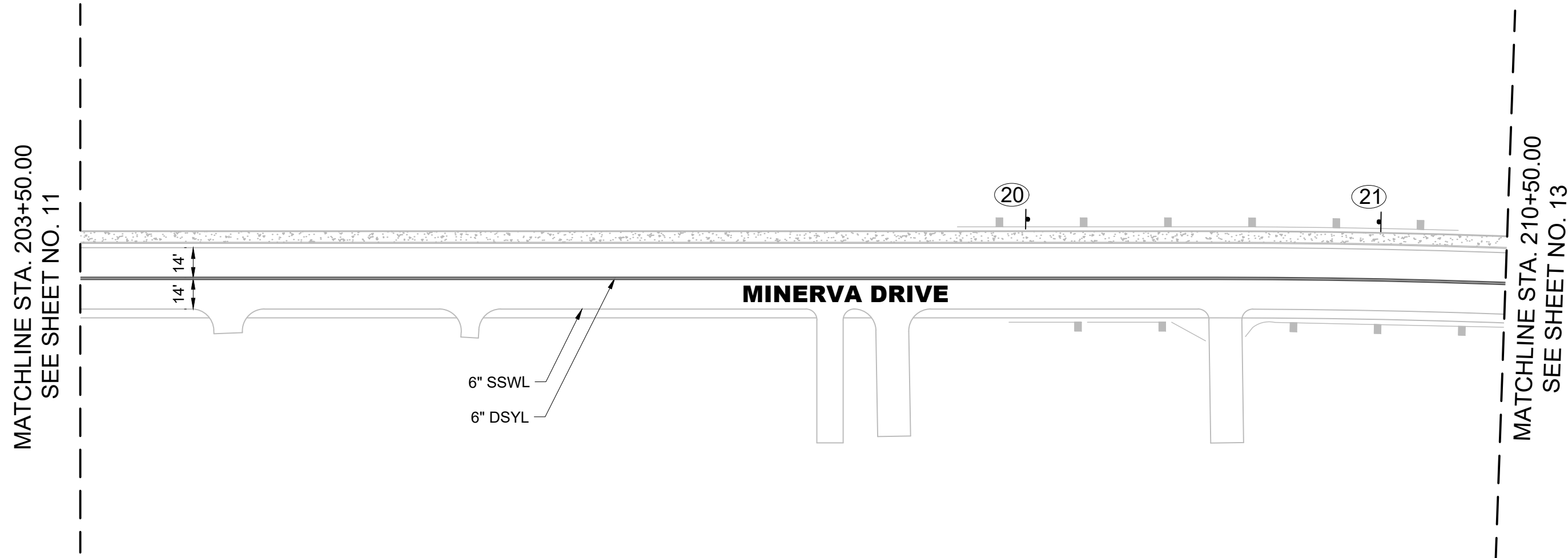
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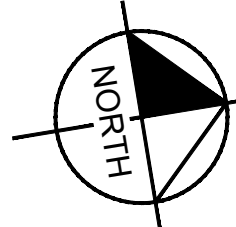
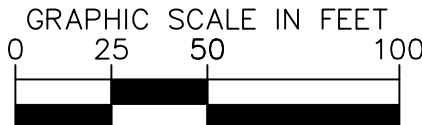
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| DRAWN BY:               | EJBF      |
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| DATE:                   | 7/29/2024 |
| KIMLEY-HORN PROJECT NO. | 118574000 |

SIGNING AND MARKING

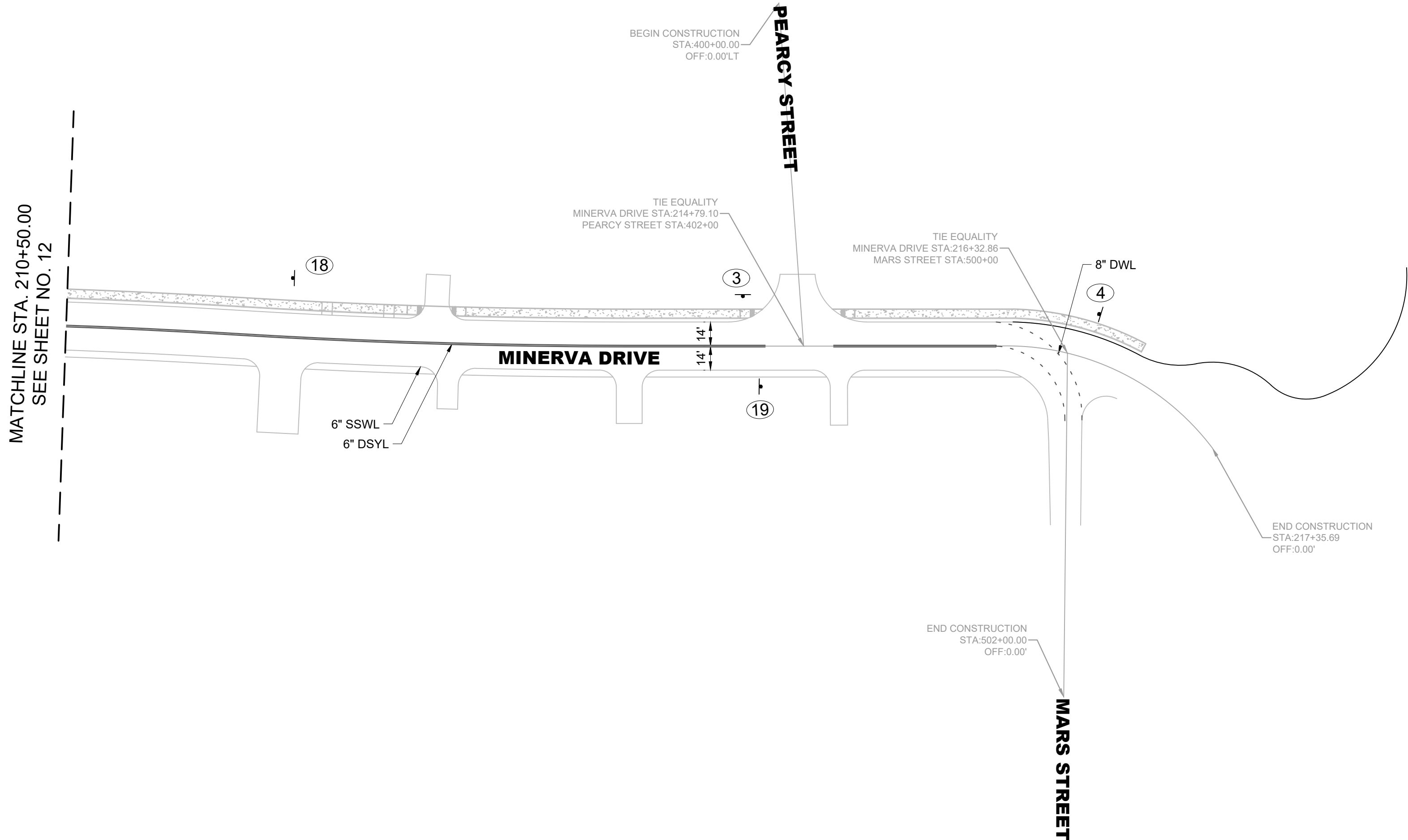
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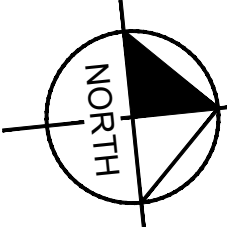
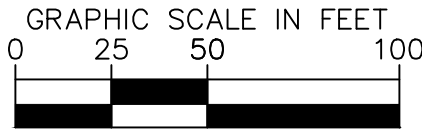
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| CHECKED BY:                          |    | HML       |    |
| DATE:                                |    | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO.<br>118574000 |    |           |    |

SIGNING AND MARKING

SHEET NUMBER  
**13**

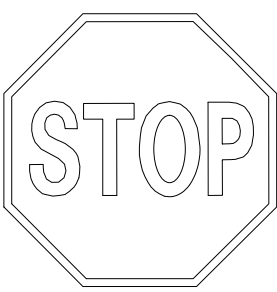
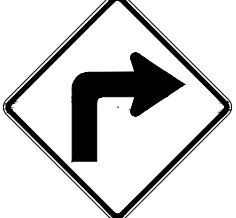


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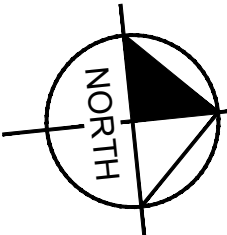
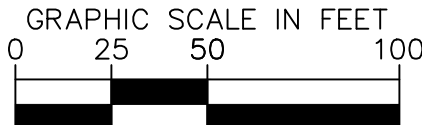
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ALL SIGNS SHOWN WITH DESIGNATIONS ARE TO BE FABRICATED AS DETAILED IN THE  
"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (CURRENT EDITION) AND  
"TENNESSEE SUPPLEMENT TO THE STANDARD HIGHWAY SIGNS BOOK" (CURRENT EDITION)

| SIGN NO.                                  | LEGEND                                                                                                          | SHEET NO. | SIZE   |        | SIGN FACE     |                |                      | STEEL DESIGN (BREAK-AWAY) |                |                            | REMARKS |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------|--------|--------|---------------|----------------|----------------------|---------------------------|----------------|----------------------------|---------|
|                                           |                                                                                                                 |           | LENGTH | HEIGHT | COPY          | BACKGROUND     | MATERIAL             | SUPPORT TYPE              | SUPPORT LENGTH | MINIMUM VERTICAL CLEARANCE |         |
| <div>12</div> <div>13</div> <div>14</div> | <div></div> <div>R1-1</div>    | 9,10,11   | 30"    | 30"    | WHITE (REFL.) | RED (REFL.)    | 0.100 SHEET ALUMINUM | P8                        | H=13'-0"       | 7'-0"                      |         |
| <div>5</div> <div>6</div> <div>7</div>    | <div></div> <div>R5-1</div>    | 9,10,11   | 36"    | 36"    | RED (REFL.)   | WHITE (REFL.)  | 0.080 SHEET ALUMINUM | P2                        | H=12'-0"       | 7'-0"                      |         |
| <div>8</div> <div>9</div> <div>10</div>   | <div></div> <div>R5-1A</div>   | 9,10,11   | 36"    | 24"    | WHITE (REFL.) | RED (REFL.)    | 0.080 SHEET ALUMINUM | P1                        | H=12'-0"       | 7'-0"                      |         |
| <div>11</div>                             | <div></div> <div>R6-1R</div>   | 9,10,11   | 30"    | 30"    | BLACK         | WHITE (REFL.)  | 0.080 SHEET ALUMINUM | P1                        | H=12'-0"       | 7'-0"                      |         |
| <div>12</div> <div>13</div> <div>14</div> | <div></div> <div>R6-1L</div>  | 9,10,11   | 30"    | 30"    | BLACK         | WHITE (REFL.)  | 0.080 SHEET ALUMINUM | P1                        | H=12'-0"       | 7'-0"                      |         |
| <div>15</div> <div>16</div>               | <div></div> <div>R6-3</div>  | 9,10,11   | 30"    | 24"    | BLACK         | WHITE (REFL.)  | 0.100 SHEET ALUMINUM | P2                        | H=13'-0"       | 7'-0"                      |         |
| <div>17</div> <div>18</div>               | <div></div> <div>R2-1</div>  | 9,10,11   | 24"    | 30"    | BLACK         | WHITE (REFL.)  | 0.080 SHEET ALUMINUM | P2                        | H=12'-6"       | 7'-0"                      |         |
| <div>19</div>                             | <div></div> <div>W1-1R</div> | 9,10,11   | 36"    | 36"    | BLACK         | YELLOW (REFL.) | 0.080 SHEET ALUMINUM | P2                        | H=13'-0"       | 7'-0"                      |         |
| <div>20</div> <div>21</div>               | <div></div> <div>W16-5</div> | 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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DESIGNED BY: BJV

DRAWN BY: E.JBF

CHECKED BY: HML

DATE: 7/29/2024

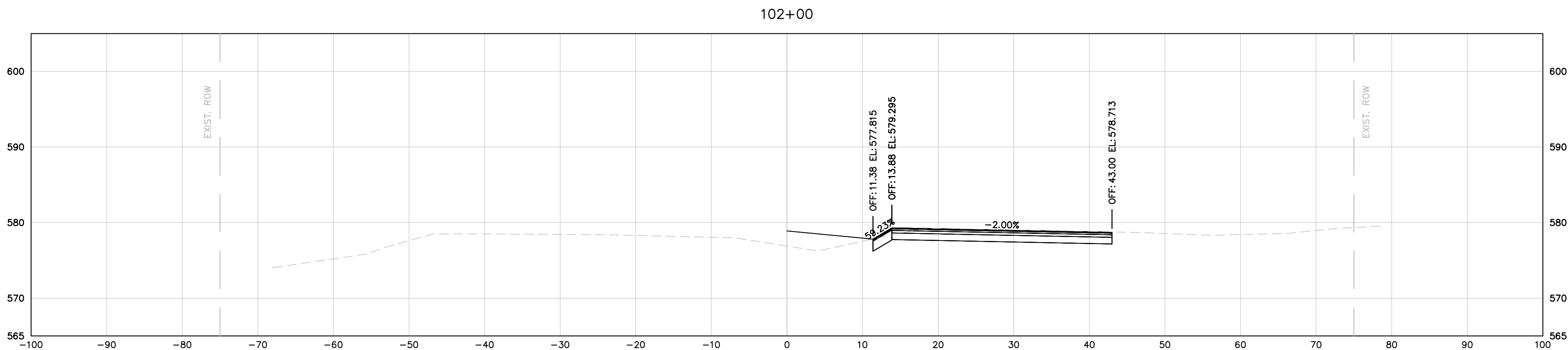
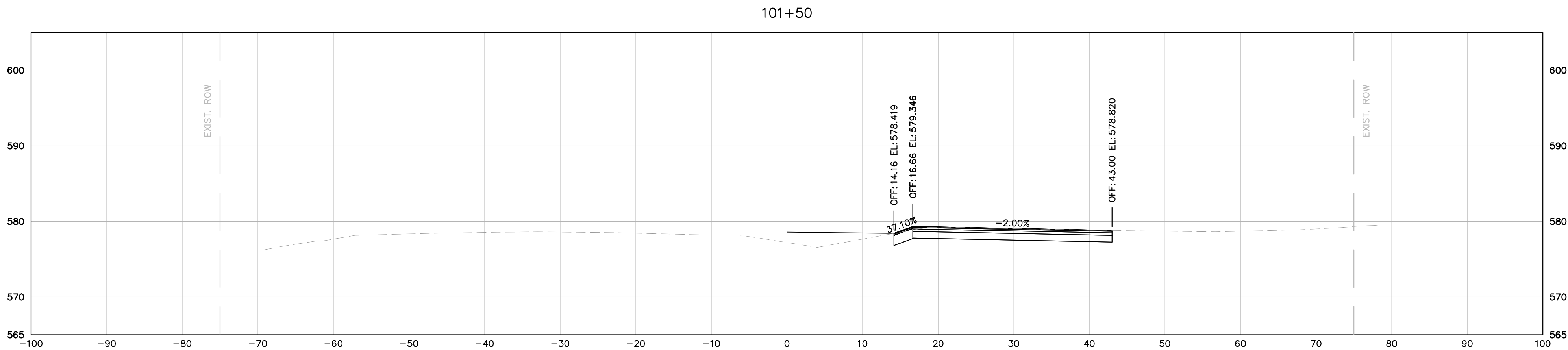
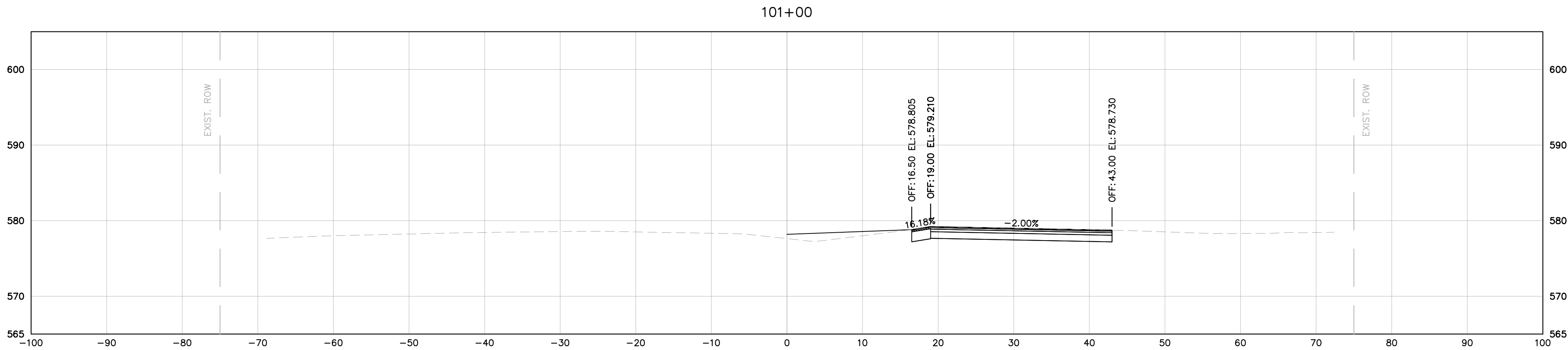
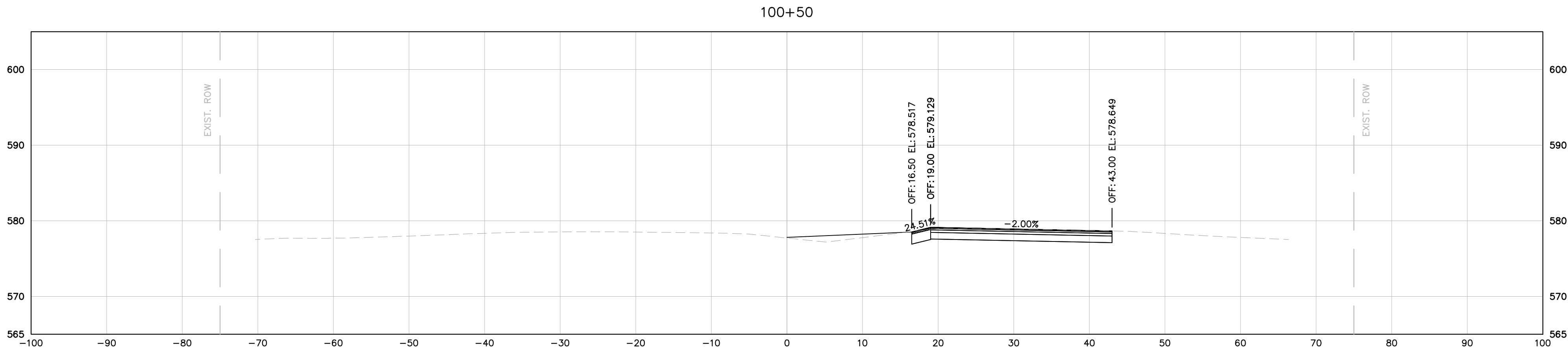
KIMLEY-HORN PROJECT NO. 118574000

SIGN SCHEDULE

SHEET NUMBER 14

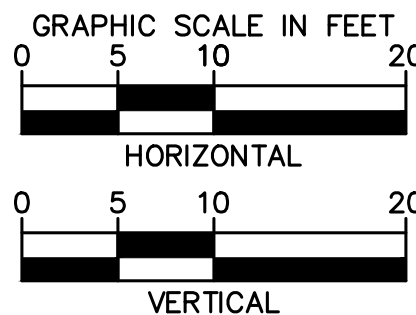


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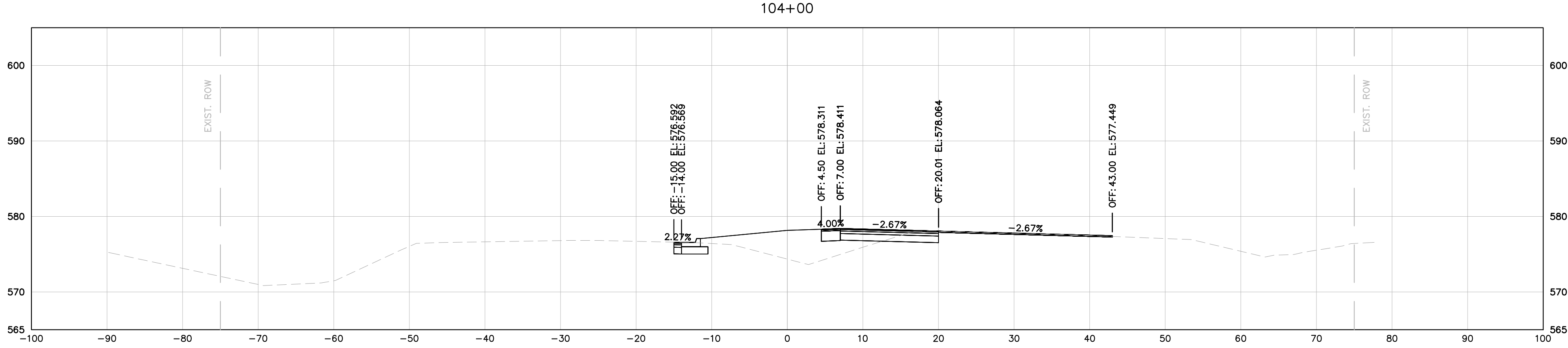
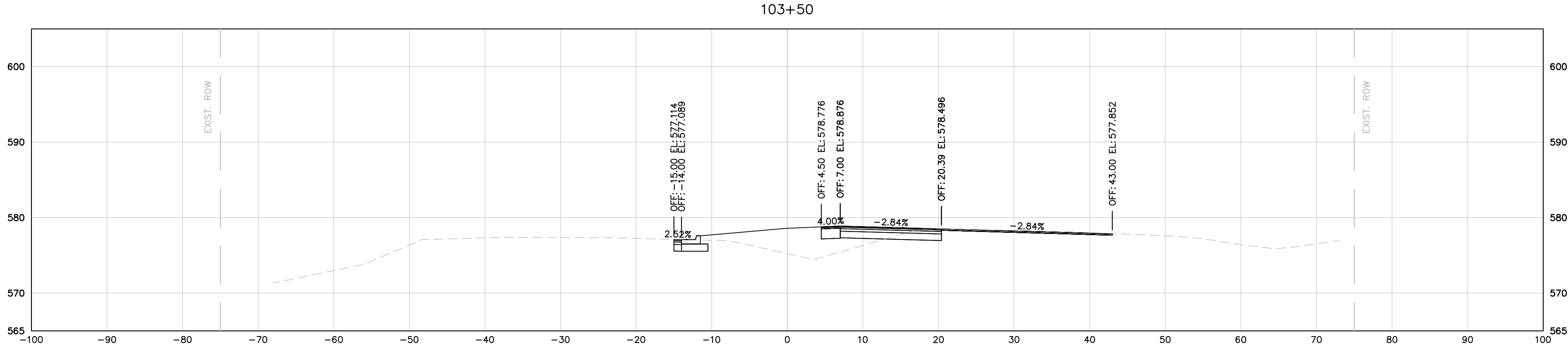
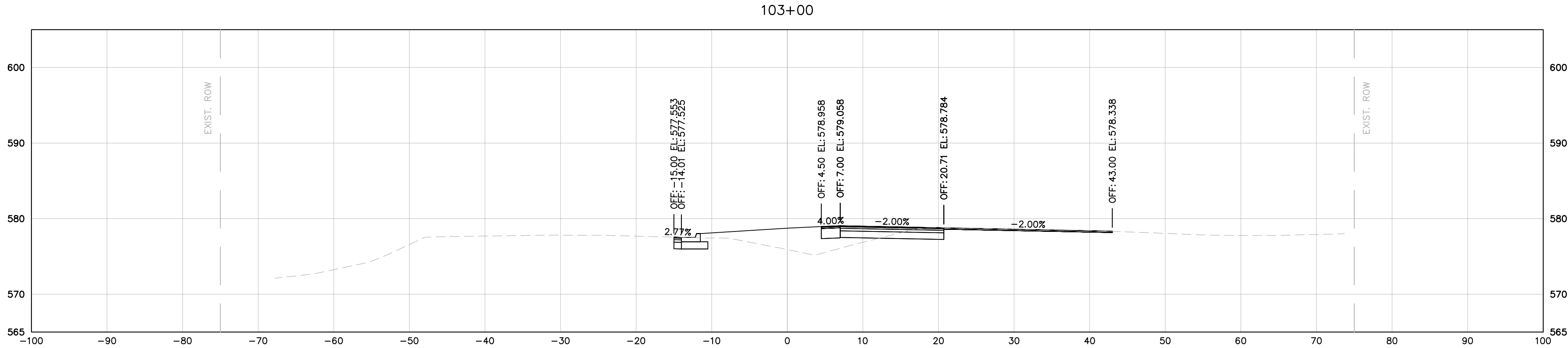
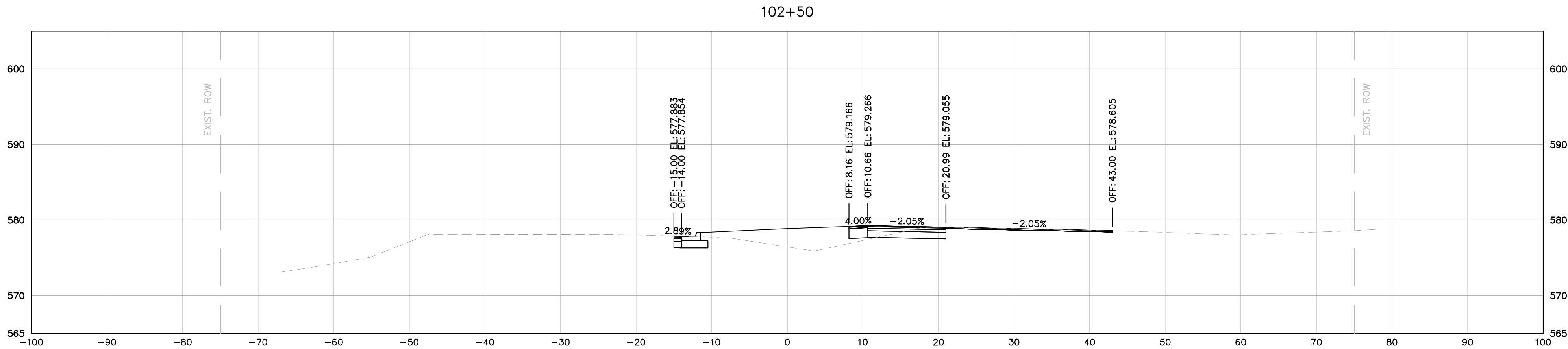
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| DRAWN BY:                            |           |   |   |   |   |   |   |   |   |    | EJBF      |    |
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| KIMLEY-HORN PROJECT NO.<br>118574000 |           |   |   |   |   |   |   |   |   |    |           |    |
| MURFREESBORO ROAD<br>CROSS SECTIONS  |           |   |   |   |   |   |   |   |   |    |           |    |
| SHEET NUMBER                         |           |   |   |   |   |   |   |   |   |    |           |    |
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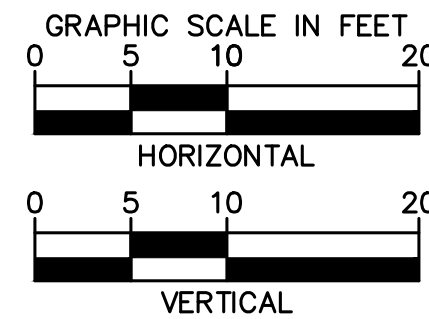


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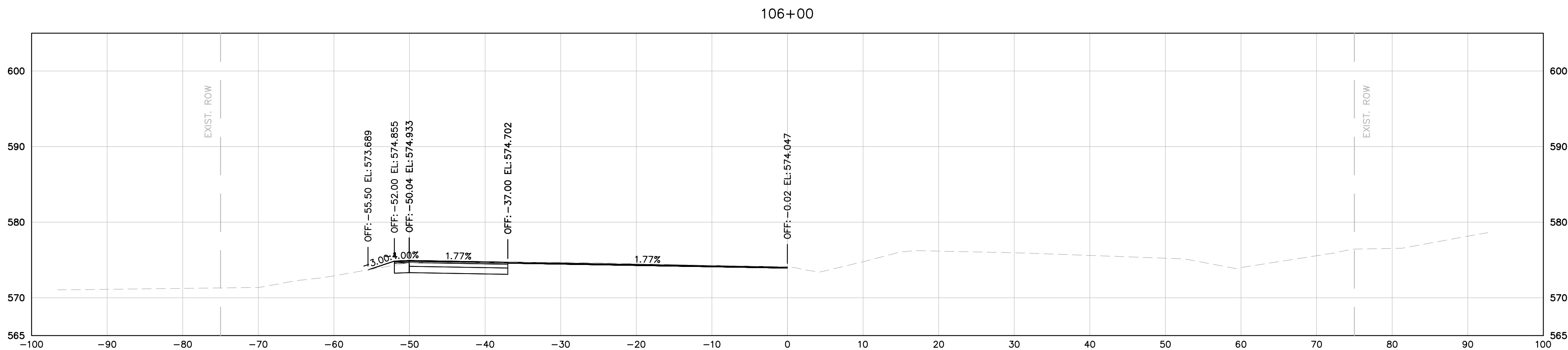
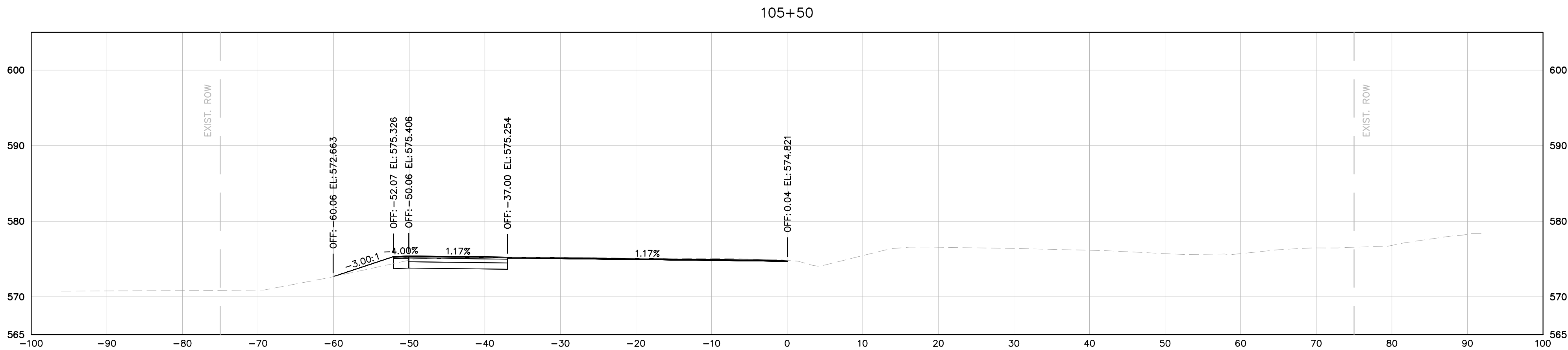
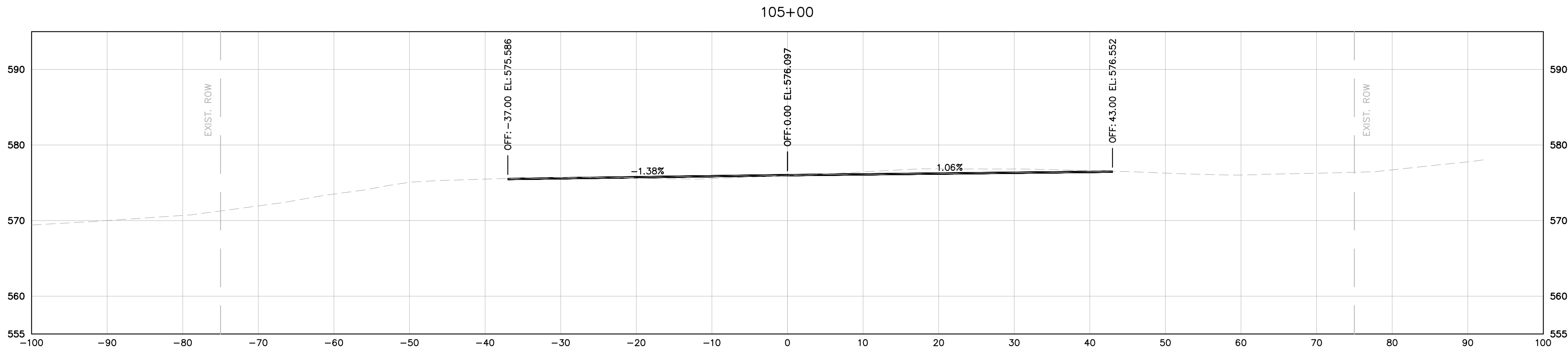
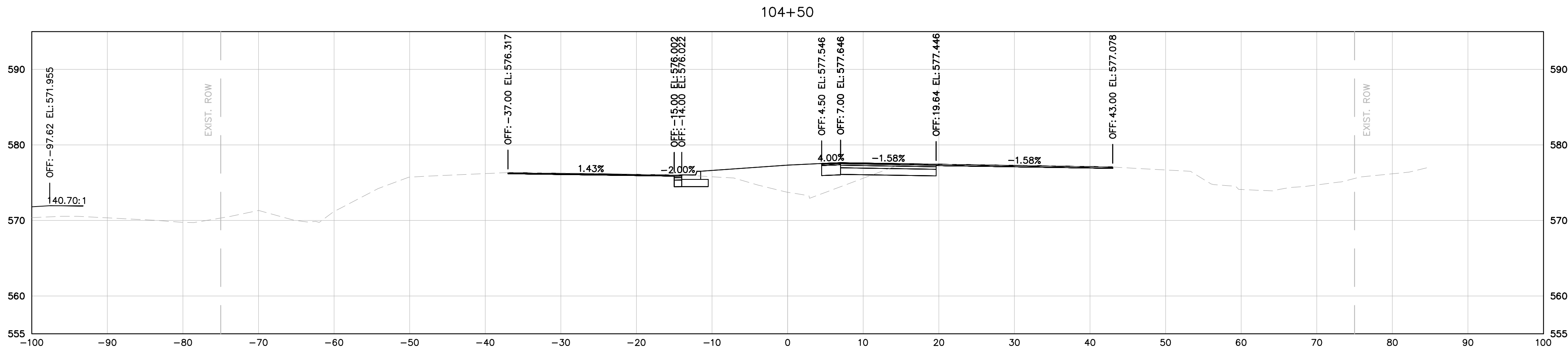
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LA VERGNE, TN

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| DRAWN BY:                            |           |   |   |   |   |   |   |   |   |    | EJBF      |    |
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| KIMLEY-HORN PROJECT NO.<br>118574000 |           |   |   |   |   |   |   |   |   |    |           |    |
| MURFREESBORO ROAD<br>CROSS SECTIONS  |           |   |   |   |   |   |   |   |   |    |           |    |
| SHEET NUMBER                         |           |   |   |   |   |   |   |   |   |    |           |    |
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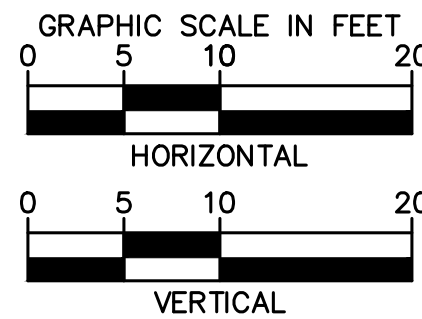


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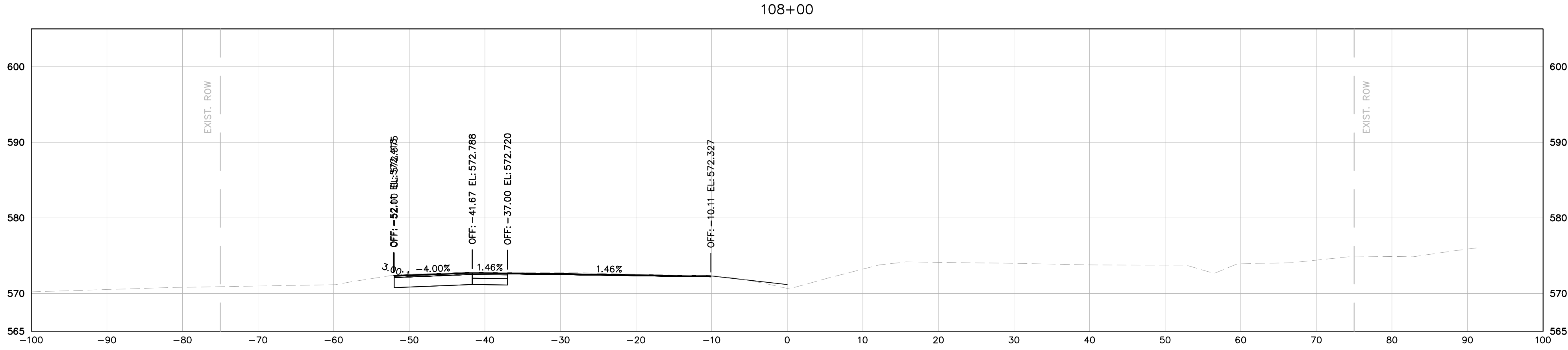
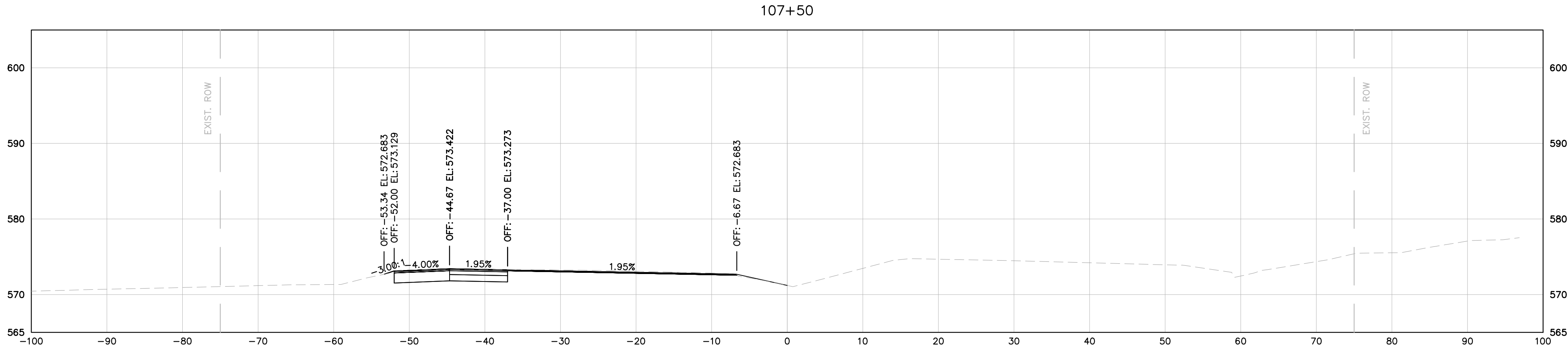
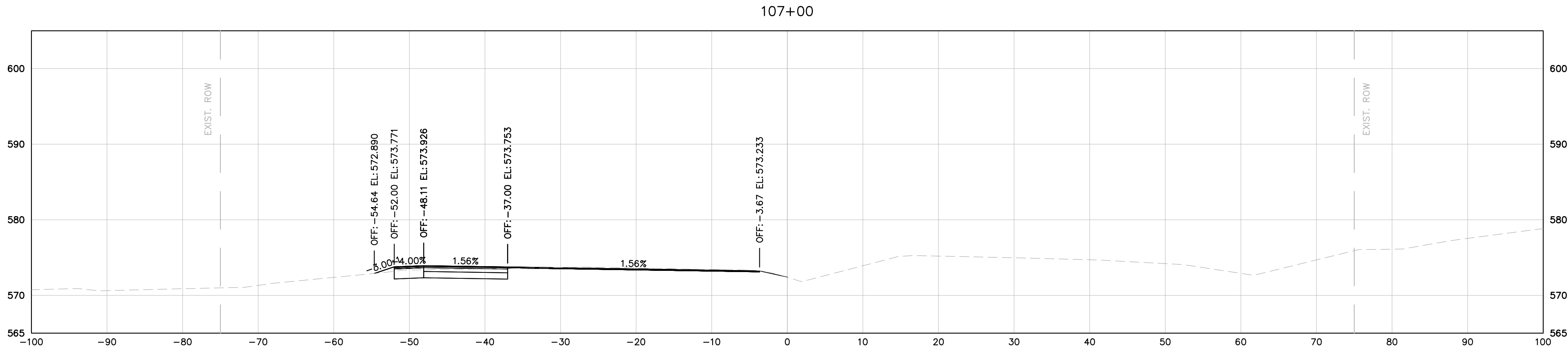
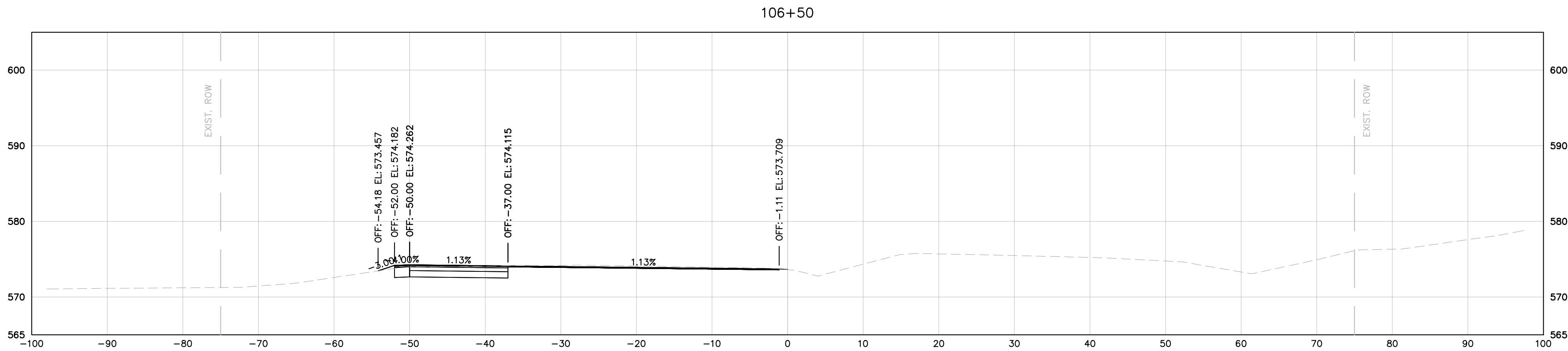
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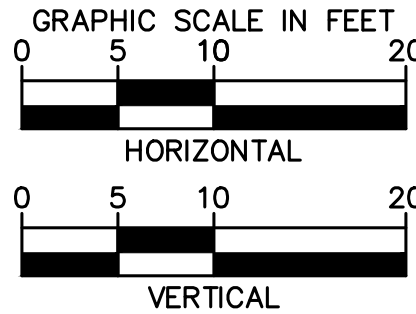


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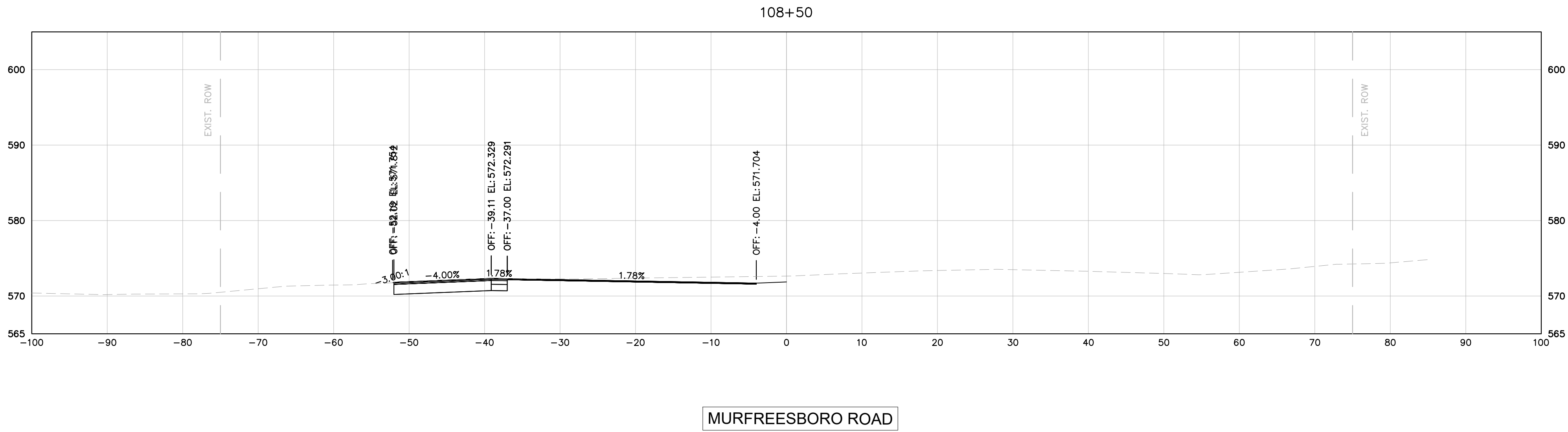
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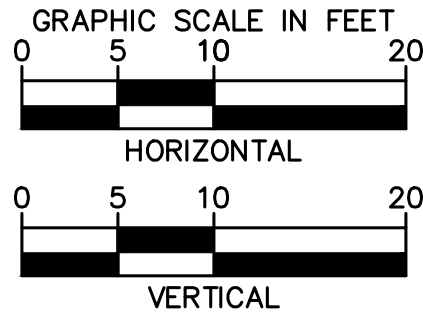
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|                                      |      |           | DESIGNED BY: | BJV       |
|                                      |      |           | DRAWN BY:    | EJBF      |
|                                      |      |           | CHECKED BY:  | HML       |
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| MURFREESBORO ROAD<br>CROSS SECTIONS  |      |           |              |           |
| SHEET NUMBER<br><b>18</b>            |      |           |              |           |



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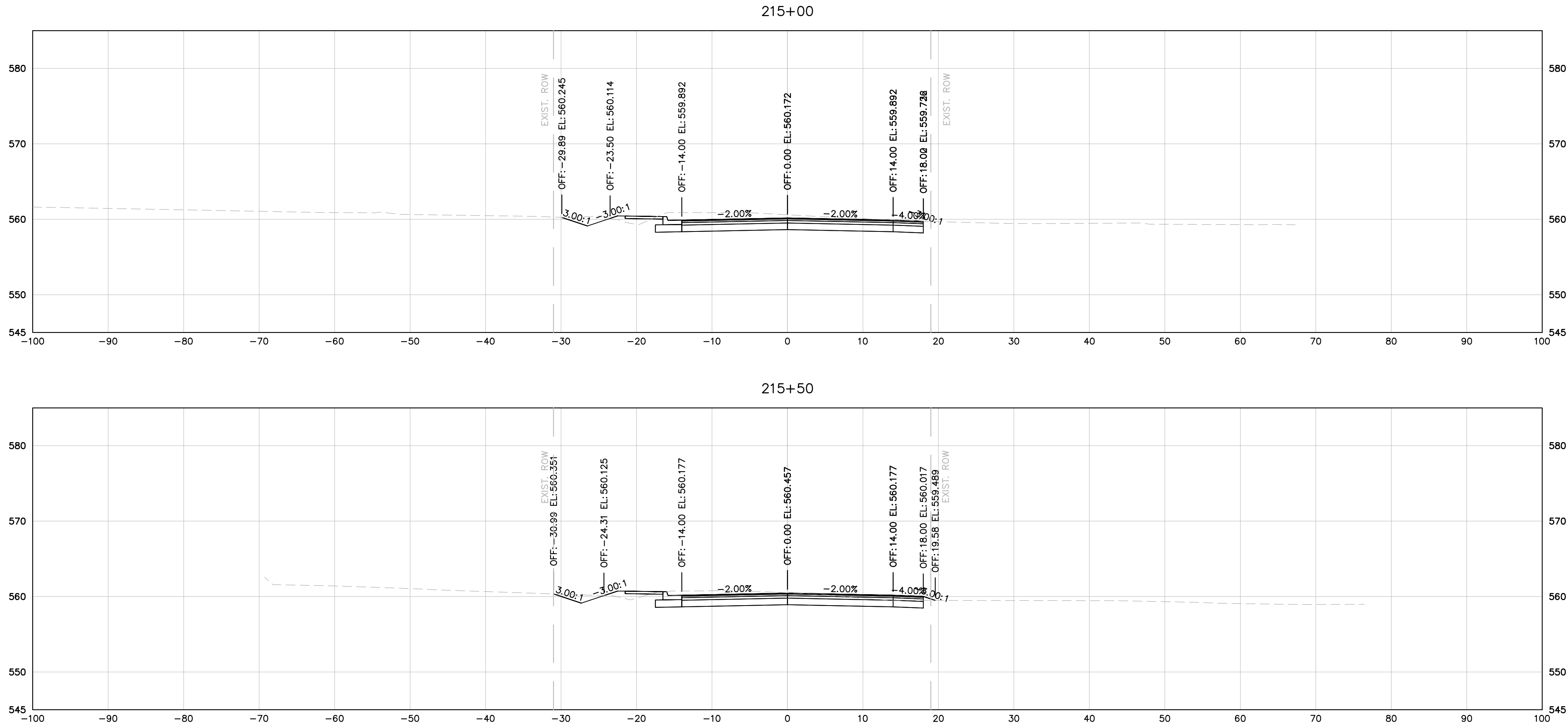
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| DRAWN BY:                           |    | EJBF      |    |
| CHECKED BY:                         |    | HML       |    |
| DATE:                               |    | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO.             |    | 118574000 |    |
| MURFREESBORO ROAD<br>CROSS SECTIONS |    |           |    |
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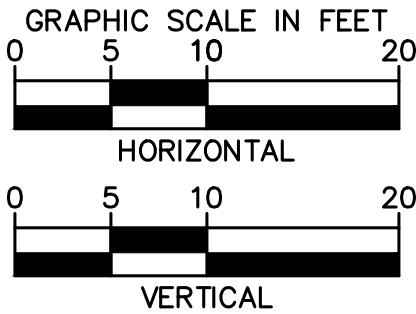
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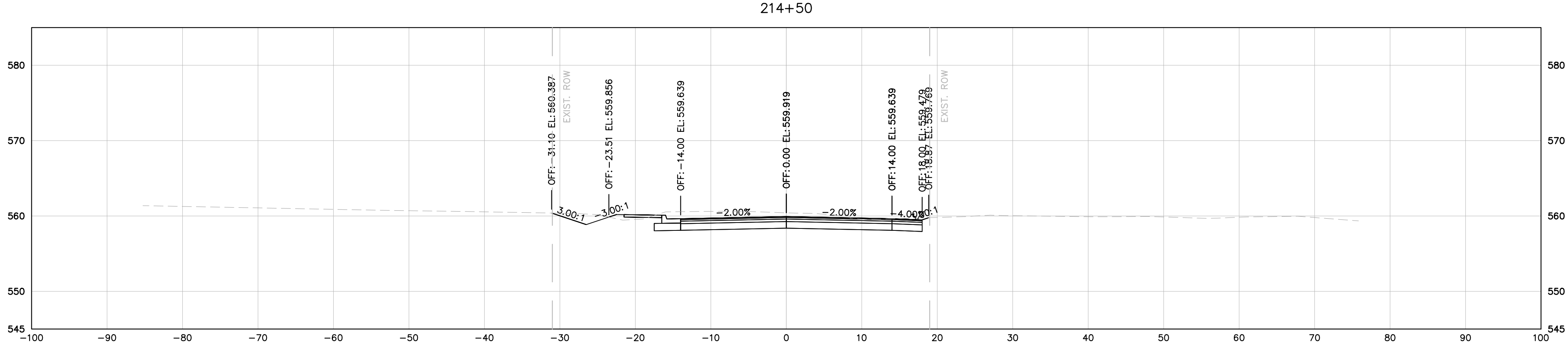
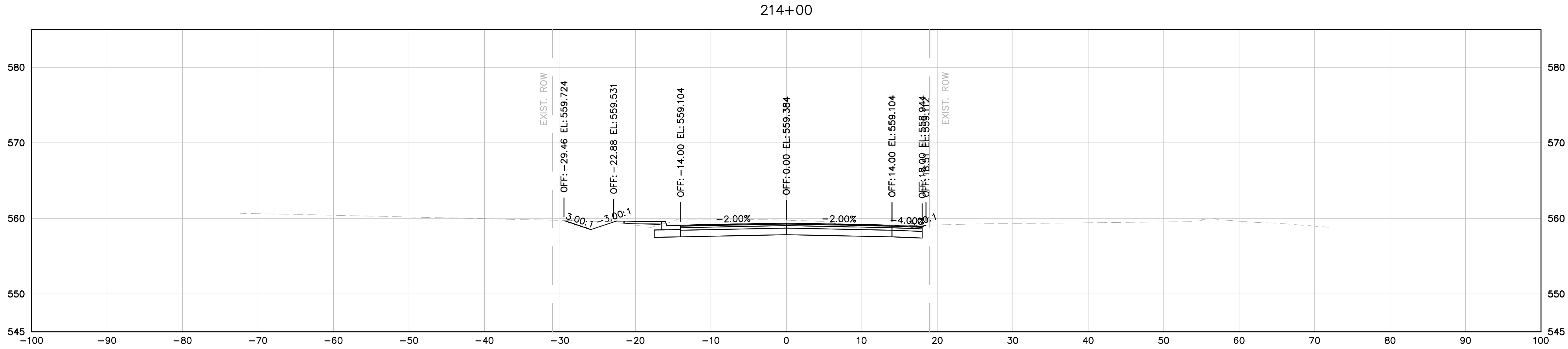
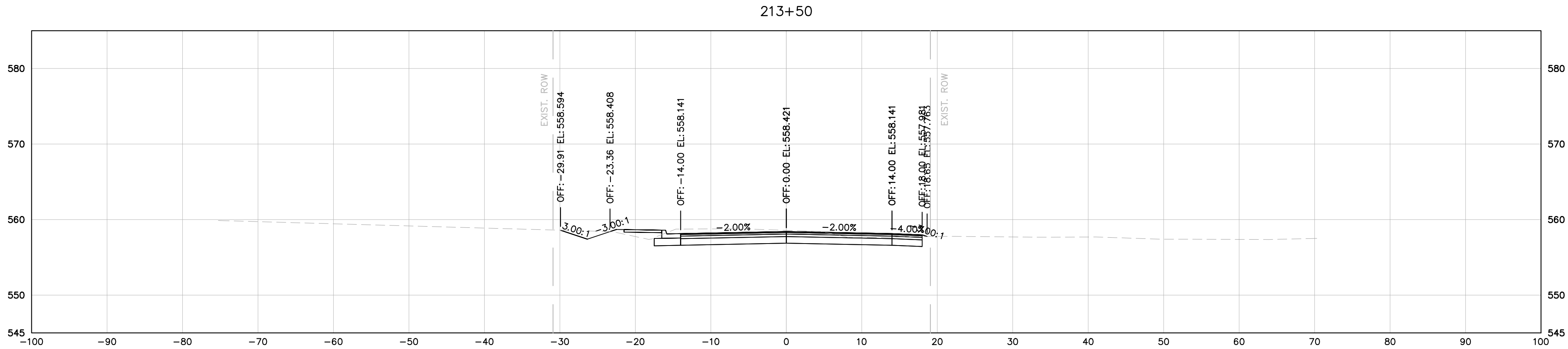
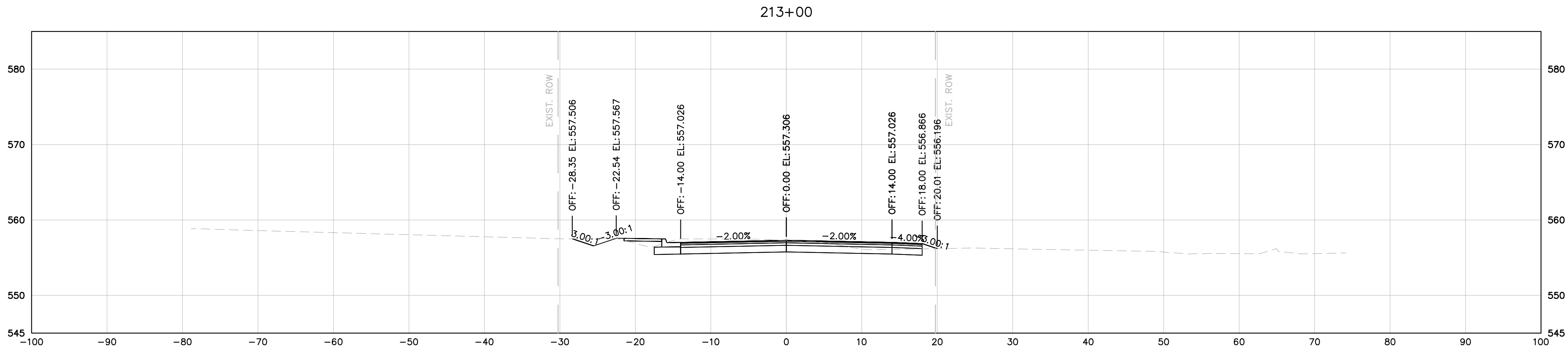
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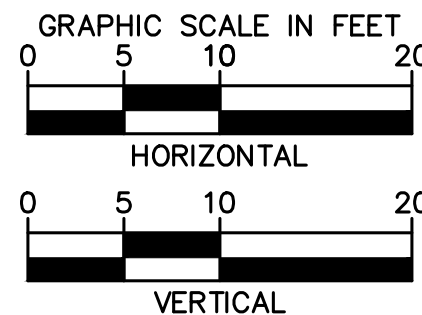


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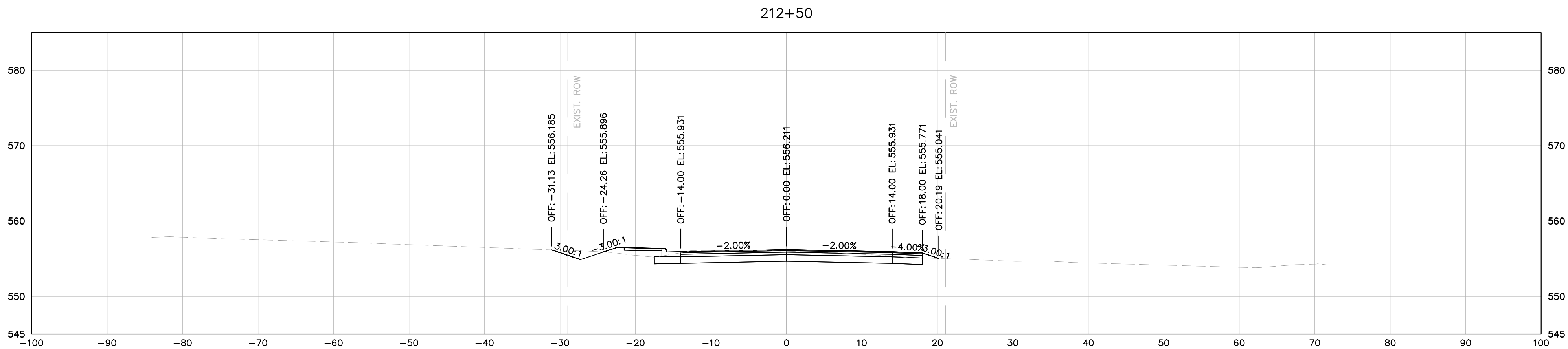
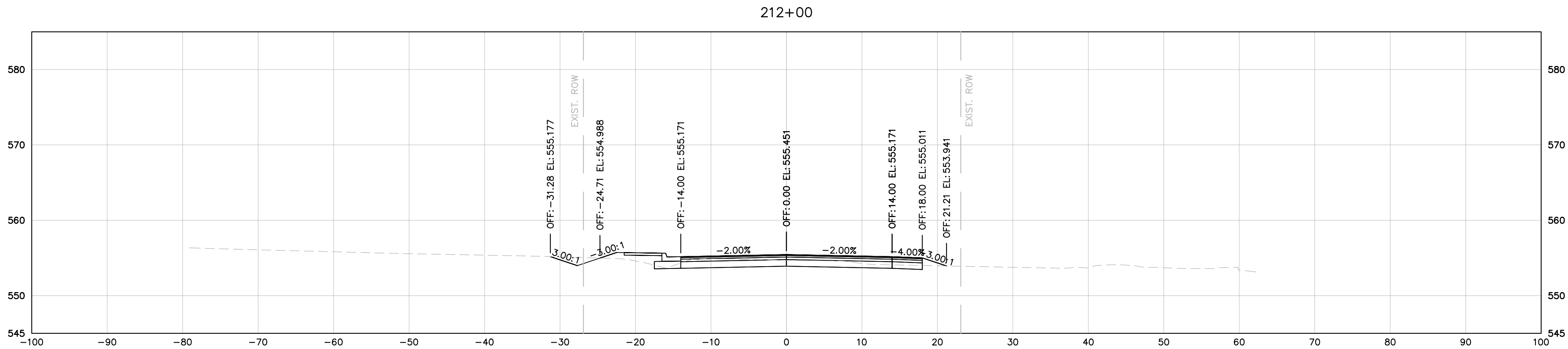
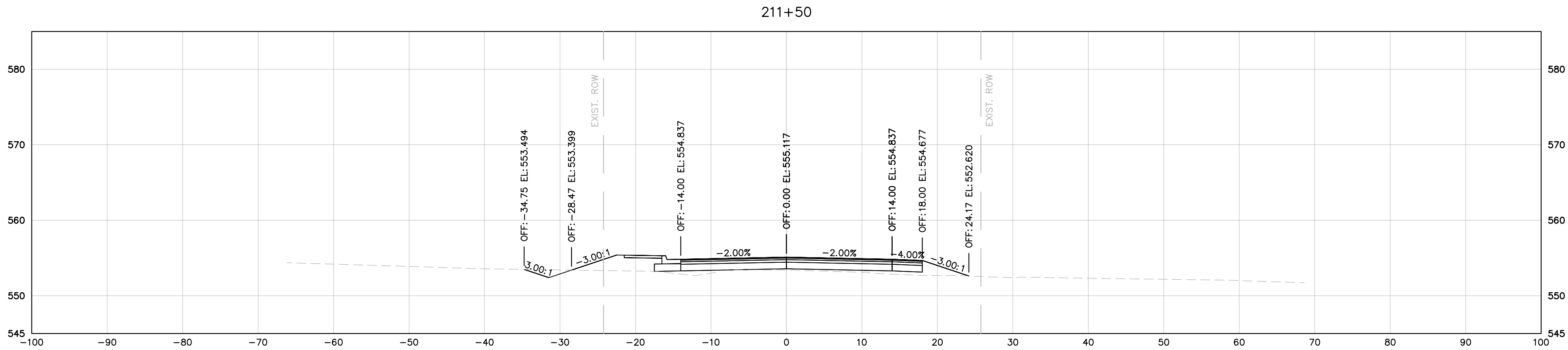
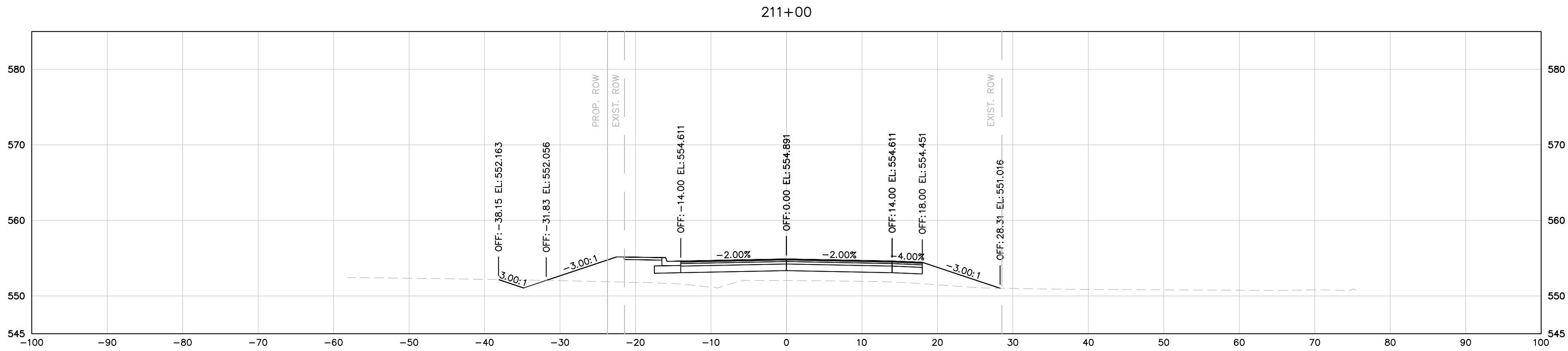
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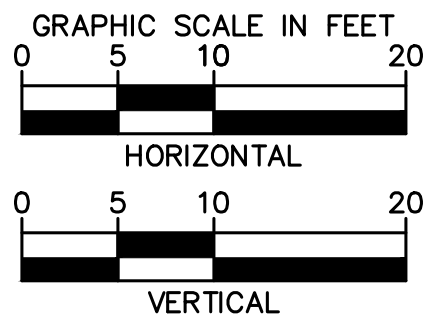


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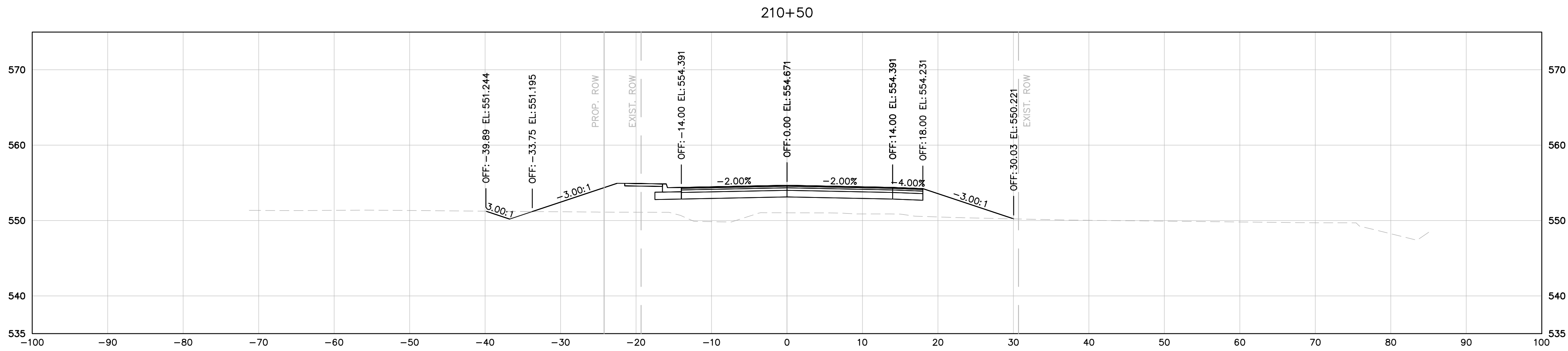
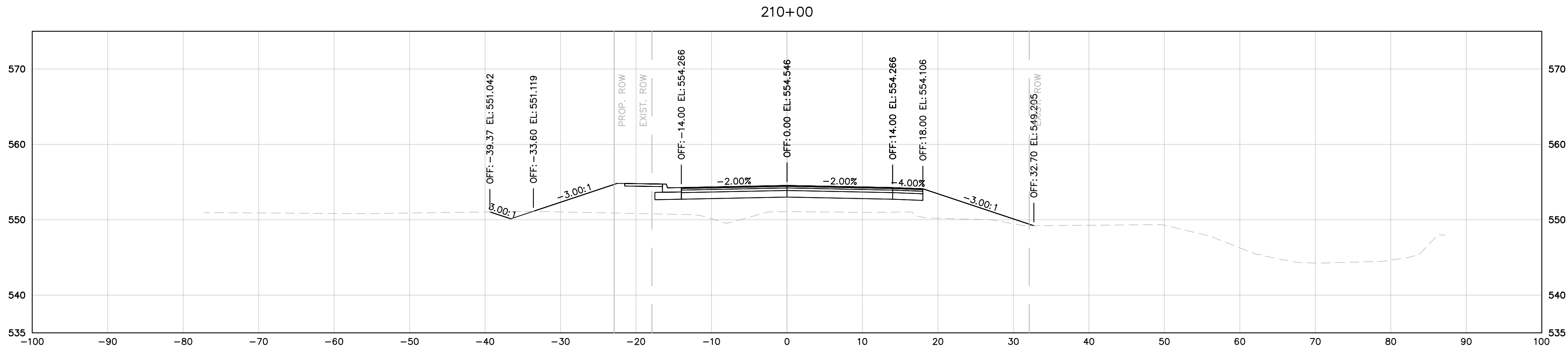
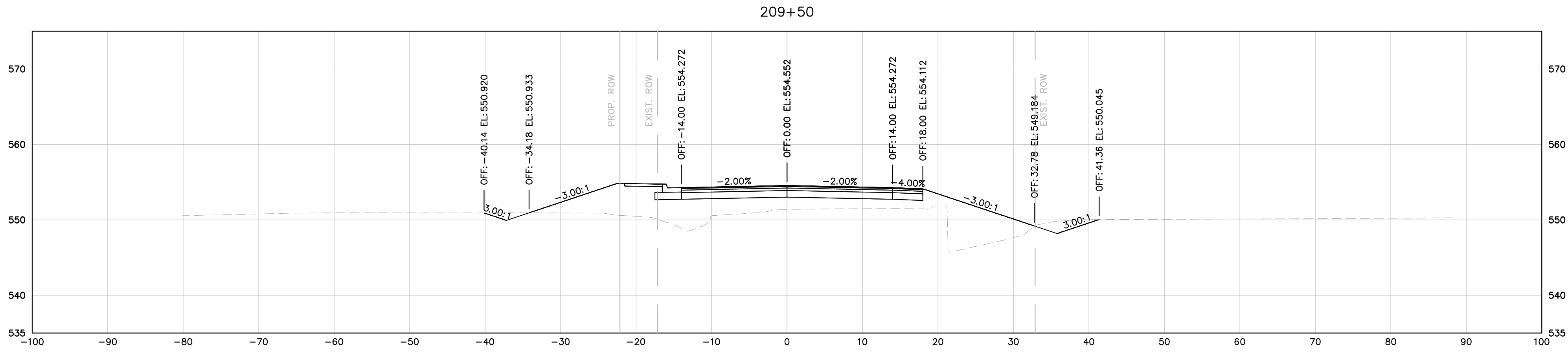
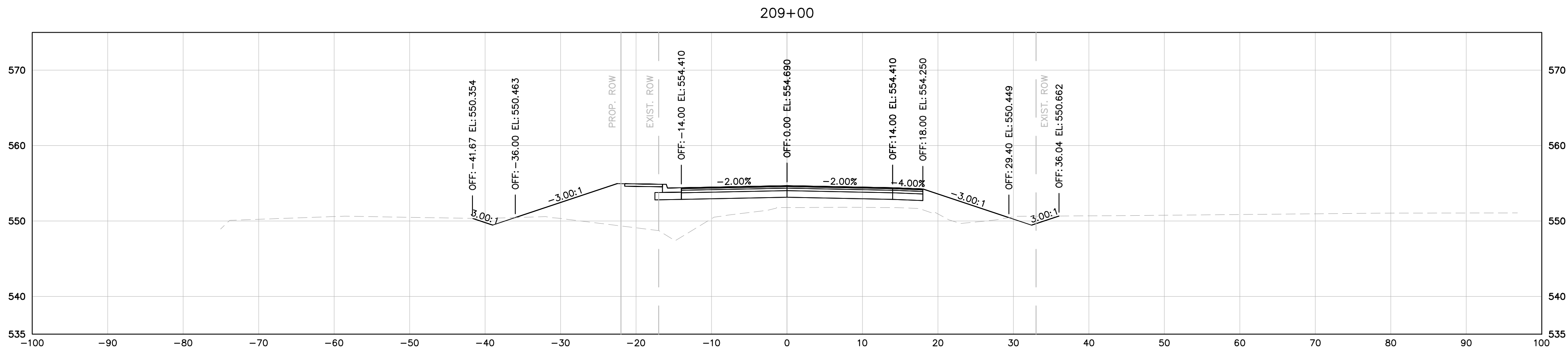
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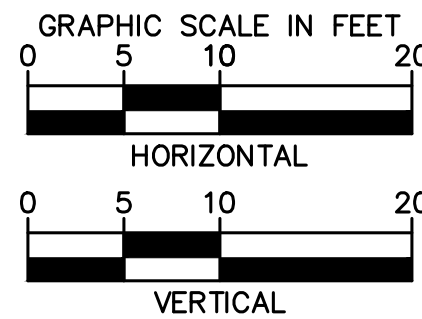


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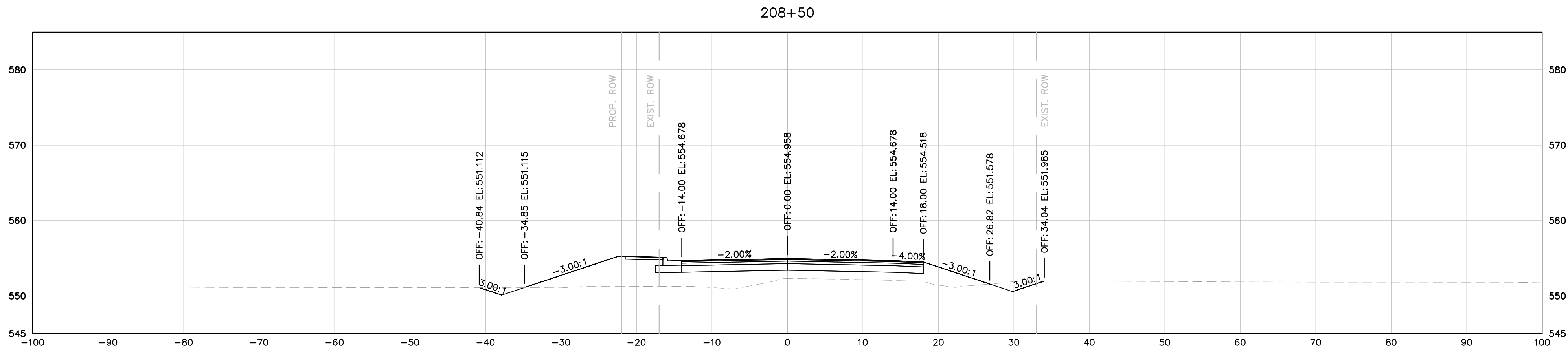
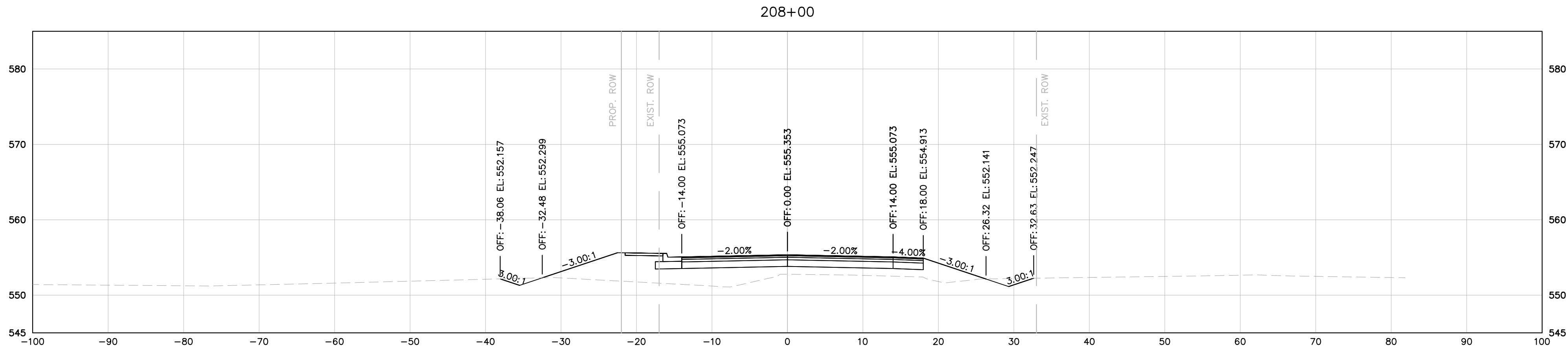
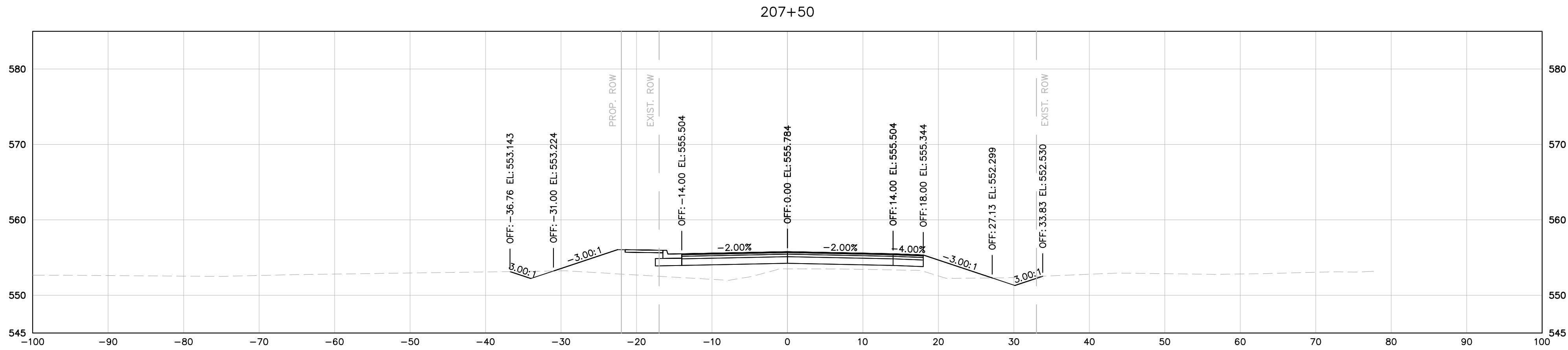
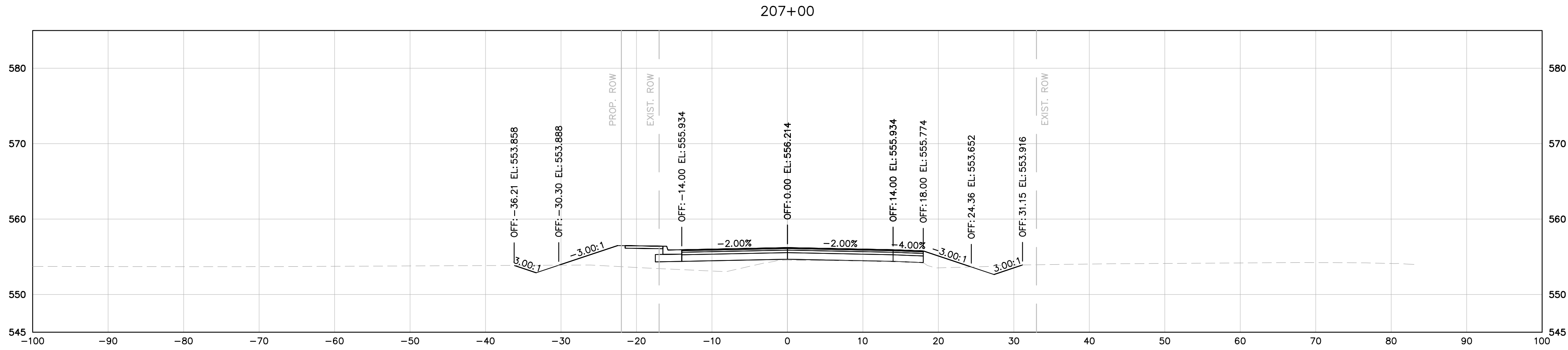
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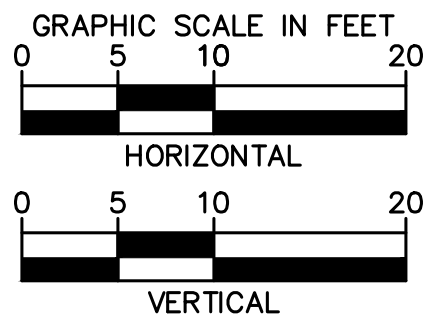


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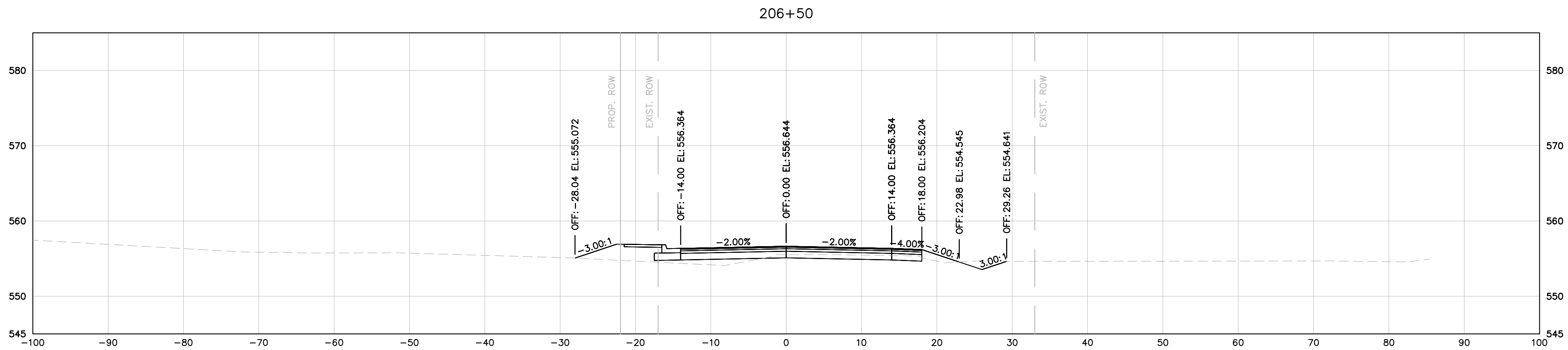
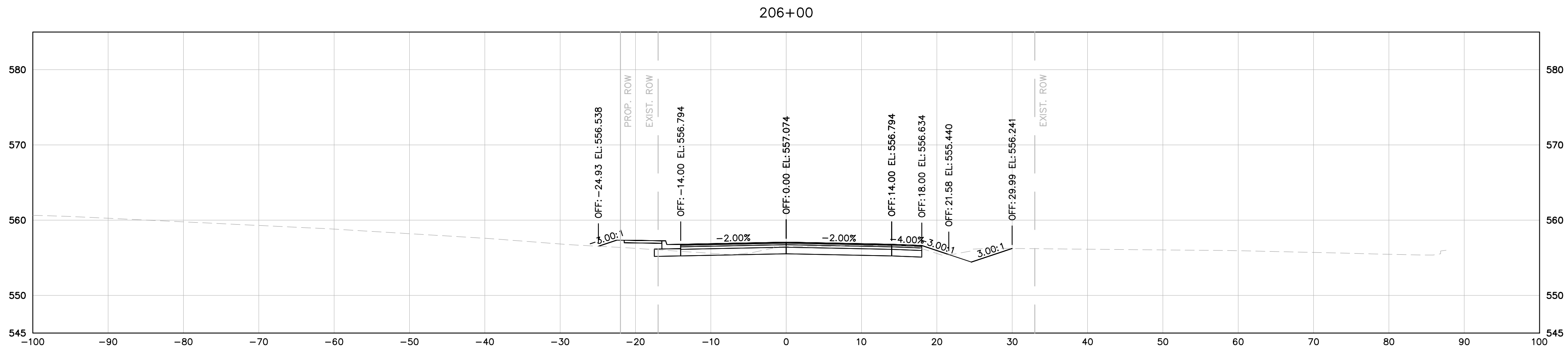
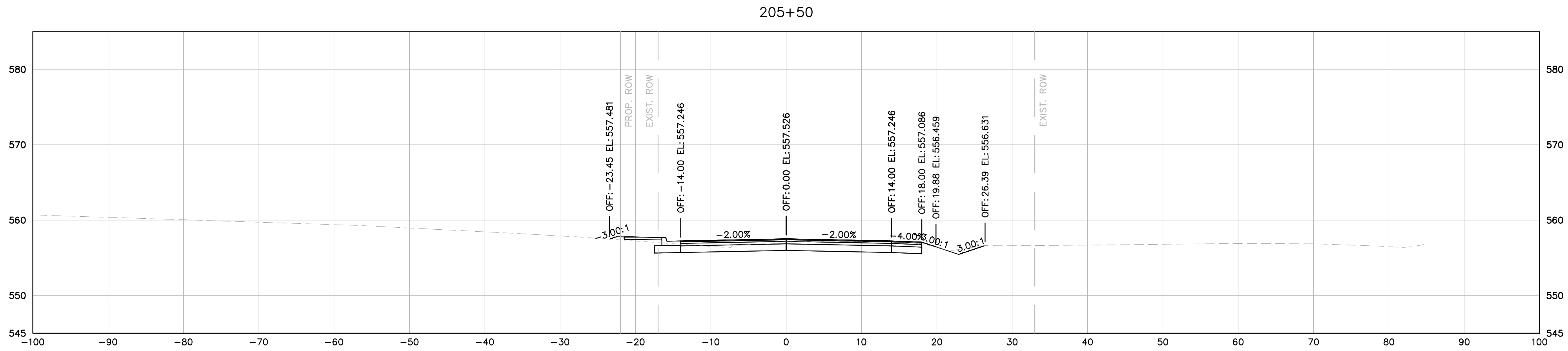
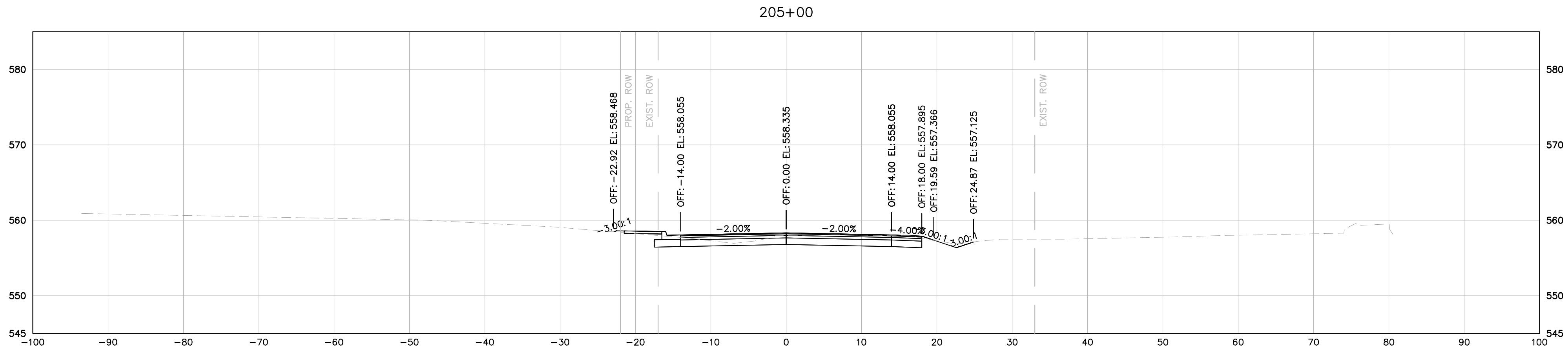
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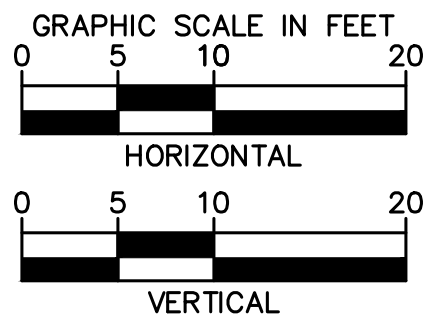


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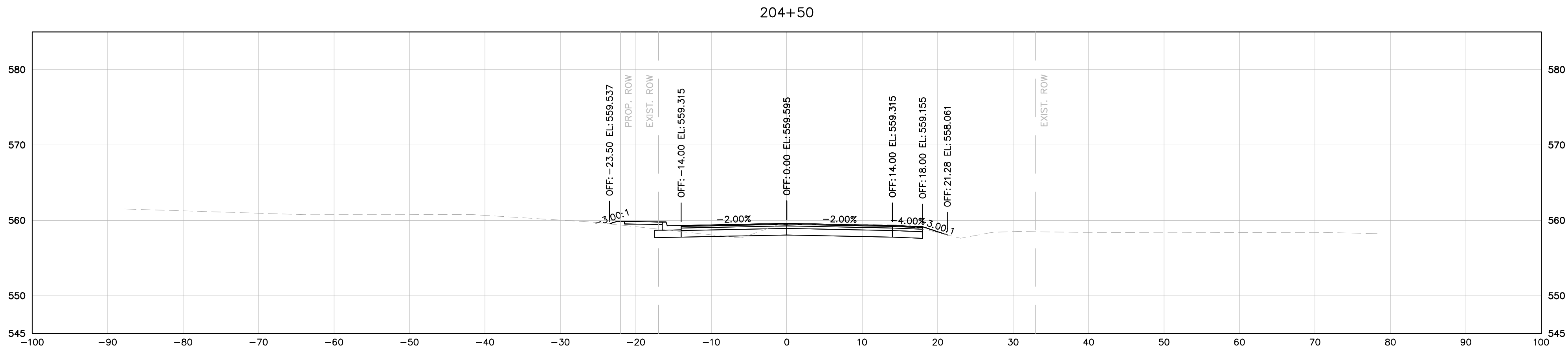
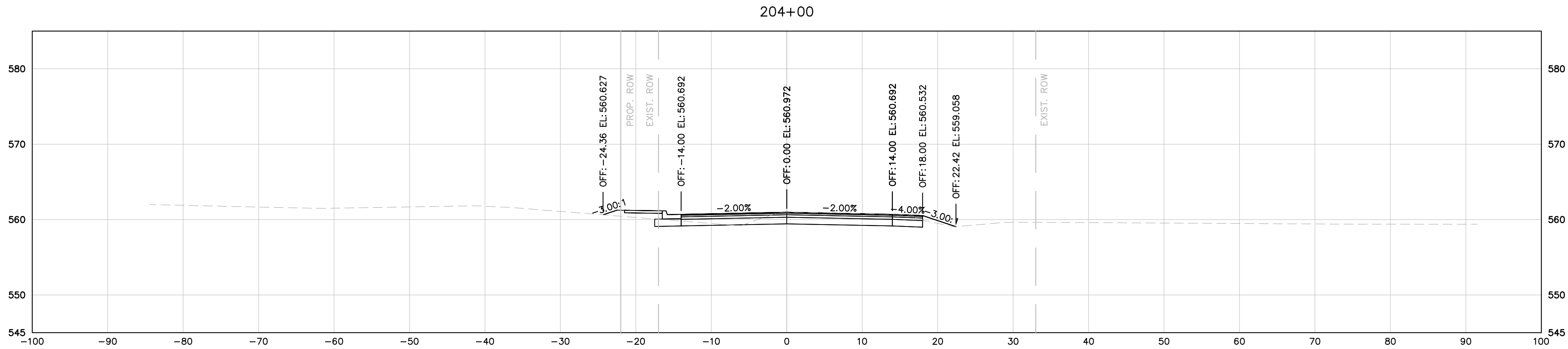
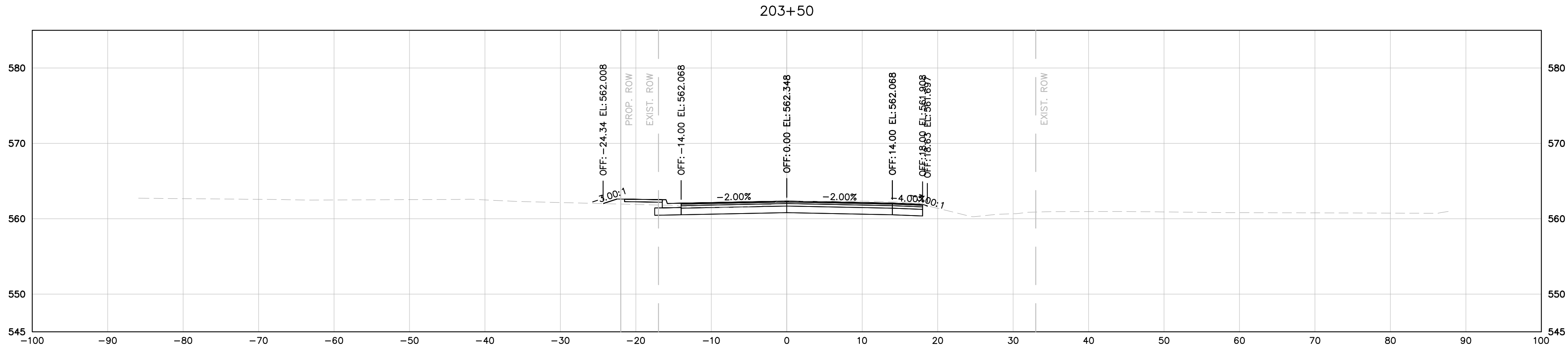
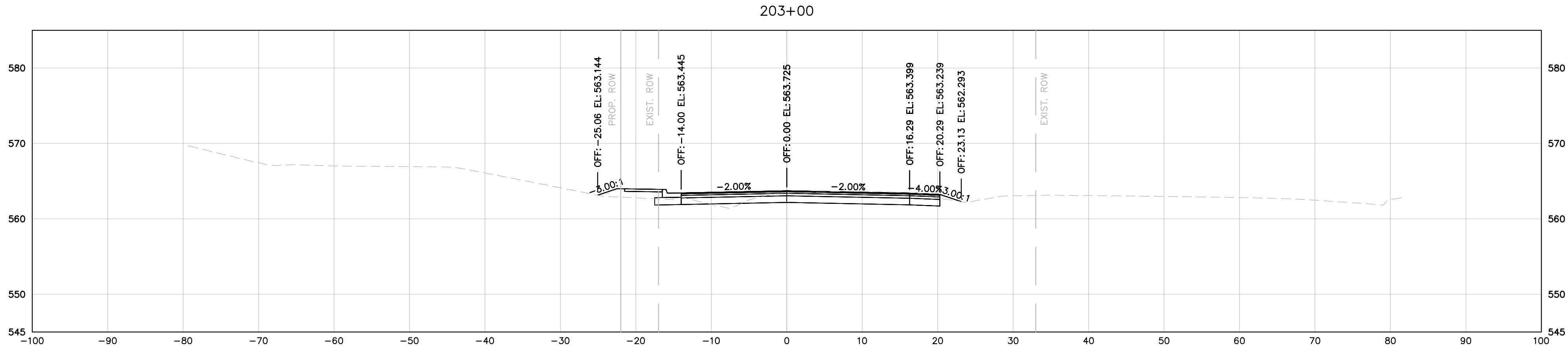
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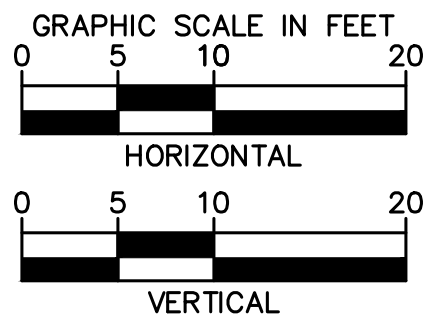


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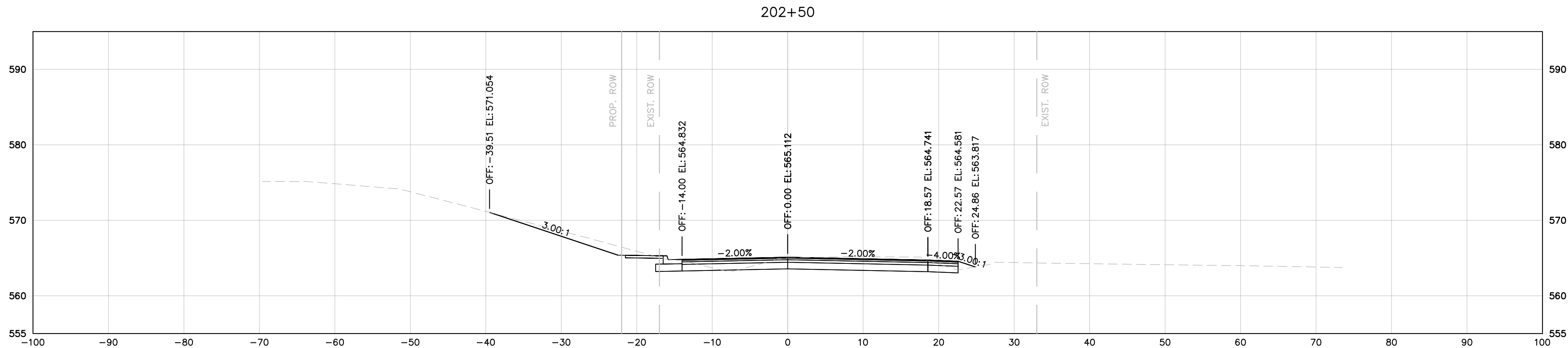
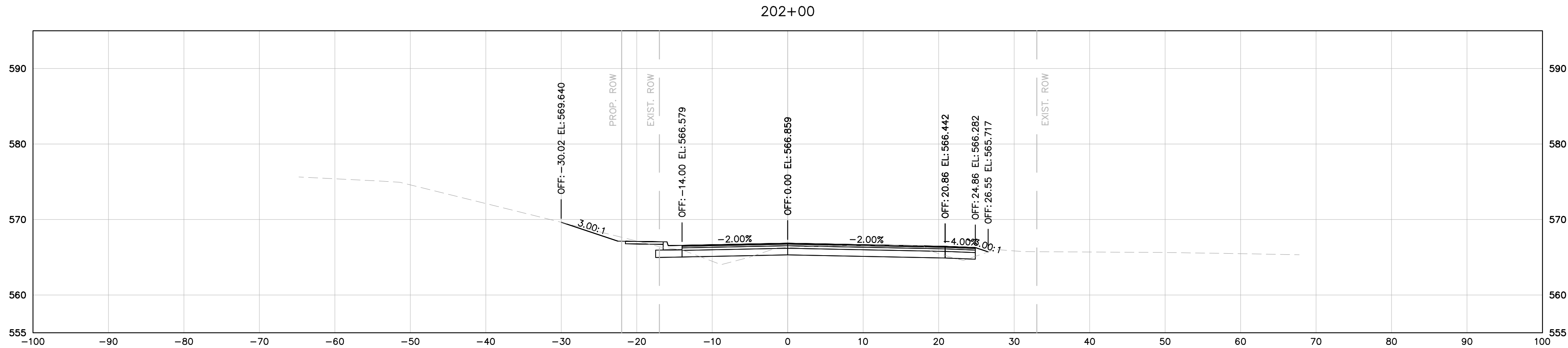
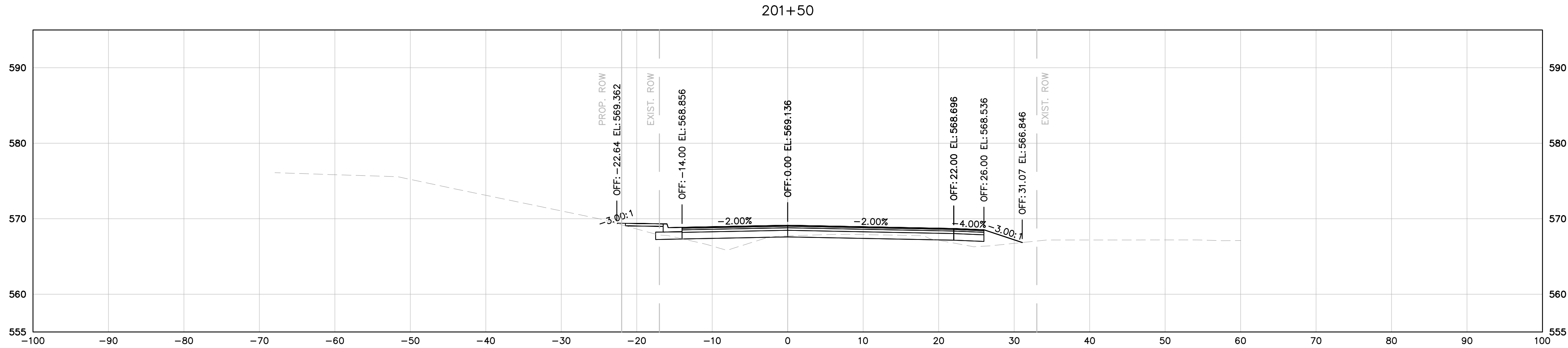
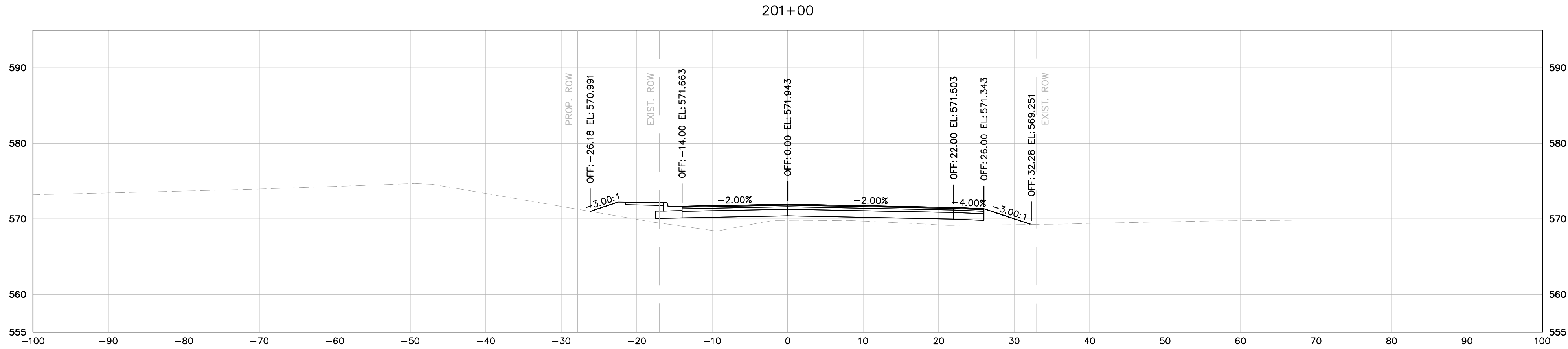
MINERVA DRIVE CROSS SECTIONS

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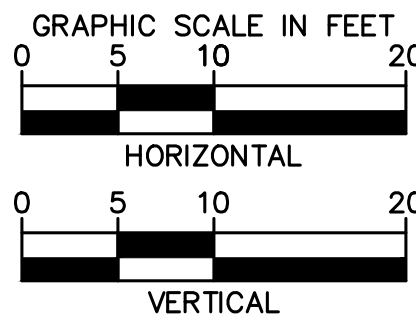


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SECTIONS

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PAVEMENT EDGE DROP-OFF TRAFFIC CONTROL NOTES

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:

1.

DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 0.75 INCH AND NOT EXCEEDING 1.75 INCHES:

a.

WARNING SIGNS, UNEVEN LANES (W8-11) AND/OR SHOULDER DROP-OFF WITH PLAQUE (W8-17 AND W8-17P), SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

b.

DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES BEING UTILIZED BY TRAFFIC CAUSED BY ADDED PAVEMENT SHALL BE ELIMINATED WITHIN THREE WORKDAYS.

c.

DIFFERENCES IN ELEVATION BETWEEN ADJACENT TRAFFIC LANES BEING UTILIZED BY TRAFFIC CAUSED BY COLD PLANING SHALL BE ELIMINATED WITHIN THREE WORKDAYS.

d.

WHEN THE DIFFERENCE IN ELEVATION IS BETWEEN THE TRAFFIC LANE BEING UTILIZED BY TRAFFIC AND SHOULDER THE DIFFERENCE IN ELEVATION SHALL BE ELIMINATED WITHIN SEVEN WORKDAYS AFTER THE CONDITION IS CREATED.
2.

DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 1.75 INCHES AND NOT EXCEEDING 6 INCHES, TRAFFIC IS NOT TO BE ALLOWED TO TRAVERSE THIS DIFFERENCE IN ELEVATION.

a.

SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1)

WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2)

WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

b.

IF THE DIFFERENCE IN ELEVATION IS ELIMINATED OR DECREASED TO 2 INCHES OR LESS BY THE END OF EACH WORKDAY, CONES MAY BE USED DURING DAYLIGHT HOURS IN LIEU OF DRUMS, BARRICADES OR OTHER APPROVED PROTECTIVE DEVICES MENTIONED IN PARAGRAPH a, PROVIDED WARNING SIGNS ARE ERECTED. WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

c.

WHEN THE DIFFERENCE IN ELEVATION IS BETWEEN THE THROUGH TRAFFIC LANE AND THE SHOULDER AND THE ELEVATION DIFFERENCE IS LESS THAN 3 INCHES, THE CONTRACTOR MAY USE WARNING SIGNS AND/OR PROTECTIVE DEVICES AS APPLICABLE AND APPROVED BY THE REGIONAL TRAFFIC ENGINEER. SEE PARAGRAPH a REGARDING USE OF DRUMS, BARRICADES OR OTHER APPROVED PROTECTIVE DEVICES. WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) WILL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

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.

3.

DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 6 INCHES BUT NOT EXCEEDING 18 INCHES, THE CONTRACTOR, WITH THE ENGINEER'S APPROVAL, MAY UTILIZE ONE OF THE FOLLOWING:

a.

THE CONTRACTOR SHALL ACCOMPLISH SEPARATION BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1)

WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2)

WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.
- 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.
- b.

THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a, AND CONSTRUCT A STONE WEDGE WITH A 4:1 SLOPE, OR FLATTER, TO ELIMINATE THE VERTICAL OFFSET IF THE LOWER ELEVATION IS AT OR BELOW SUBGRADE AT THE END OF EACH DAY.

c.

THE CONTRACTOR SHALL PROVIDE DRUMS, BARRICADES OR OTHER APPROVED SEPARATION DEVICES AS SPECIFIED IN PARAGRAPH a AND IF THE LOWER ELEVATION IS BASE STONE OR ASPHALT PAVEMENT, PLACEMENT OF SUBSEQUENT LAYERS OF PAVEMENT MUST BEGIN THE NEXT WORK DAY AND PROGRESS CONTINUOUSLY UNTIL THE DIFFERENCE IN ELEVATION IS ELIMINATED OR REDUCED TO SIX INCHES OR LESS.

d.

THE CONTRACTOR SHALL PROVIDE SEPARATION BY PORTABLE BARRIER RAIL.
- 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.
4.

FOR DIFFERENCES IN ELEVATION BETWEEN ADJACENT ROADWAY ELEMENTS GREATER THAN 18 INCHES.

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.
- B. IF THE DIFFERENCE IN ELEVATION IS WITHIN 30 FEET OF THE NEAREST TRAFFIC LANE BEING USED BY TRAFFIC CAUSED BY GRADING, EXCAVATION FOR UTILITIES, DRAINAGE STRUCTURES, UNDERCUTTING, ETC.:
1.

IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 3/4 INCH AND NOT EXCEEDING 2 INCHES.

a.

WARNING SIGNS (UNEVEN LANES AND/OR SHOULDER DROP-OFF) SHALL BE PLACED IN ADVANCE OF AND THROUGHOUT THE EXPOSED AREA. MAXIMUM SPACING BETWEEN SIGNS SHALL BE 2,000 FEET WITH A MINIMUM OF 2 SIGNS PER EXPOSED AREA. WHERE UNEVEN PAVEMENT IS ENCOUNTERED, SIGNS SHALL BE PLACED ON EACH SIDE OF THE ROADWAY.

2.

IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 2 INCHES AND NOT EXCEEDING 6 INCHES:

a.

SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1)

WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2)

WHERE POSTED SPEEDS ARE LESS THAN 50 MPH THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

3.

IF THE DIFFERENCE IN ELEVATION IS WITHIN 8 FEET OF THE NEAREST TRAFFIC LANE WITH DIFFERENCE IN ELEVATION GREATER THAN 6 INCHES:

a.

SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

(1)

WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

(2)

WHERE POSTED SPEEDS ARE LESS THAN 50 MPH THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

b.

ELIMINATE VERTICAL OFFSET BY CONSTRUCTING A STONE WEDGE OR GRADING TO A 4:1 SLOPE, OR FLATTER, OR USE PORTABLE BARRIER RAIL.

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.

C. IF THE DIFFERENCE IN ELEVATION IS FARTHER THAN 8 FEET FROM THE NEAREST TRAFFIC LANE BUT NOT MORE THAN 30 FEET FROM THE NEAREST TRAFFIC LANE:

SEPARATION SHALL BE ACCOMPLISHED BY DRUMS, BARRICADES OR OTHER APPROVED DEVICES IN ACCORDANCE WITH THE FOLLOWING:

1.

WHERE POSTED SPEEDS ARE 50 MPH OR GREATER, SPACING OF THE PROTECTIVE DEVICES SHALL NOT EXCEED 100 FEET.

2.

WHERE POSTED SPEEDS ARE LESS THAN 50 MPH, THE MAXIMUM SPACING OF THE PROTECTIVE DEVICES IN FEET SHALL NOT EXCEED TWICE THE POSTED SPEED IN MILES PER HOUR OR 50 FEET, WHICHEVER SPACING IS GREATER.

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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| DESIGNED BY:                         | B JV      |
| DRAWN BY:                            | E JBF     |
| CHECKED BY:                          | H ML      |
| DATE:                                | 7/29/2024 |
| KIMLEY-HORN PROJECT NO.<br>118574000 |           |

PAVEMENT DROP-OFF  
NOTES

SHEET NUMBER  
T-1

Drawing name: K:\NSH\_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\T-1 PAVEMENT DROP OFF.dwg PAVEMENT DROP-OFF NOTES Jul 28, 2024 5:12pm by: Ben.Vondenbrink

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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.

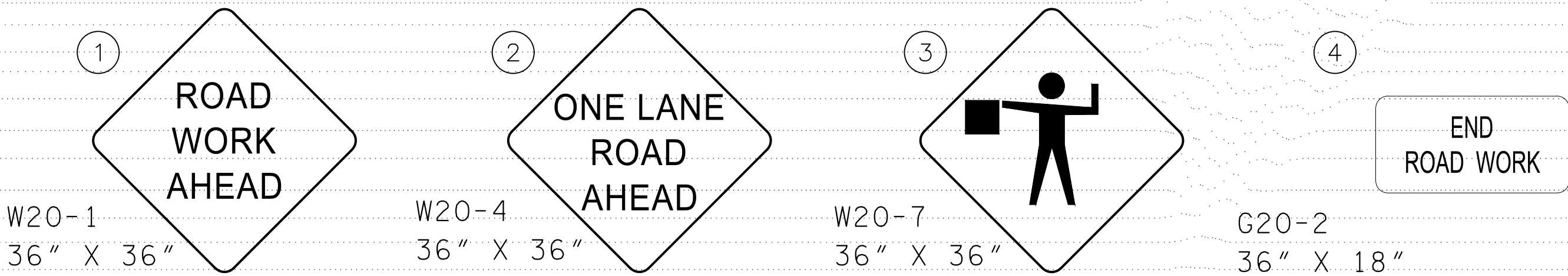
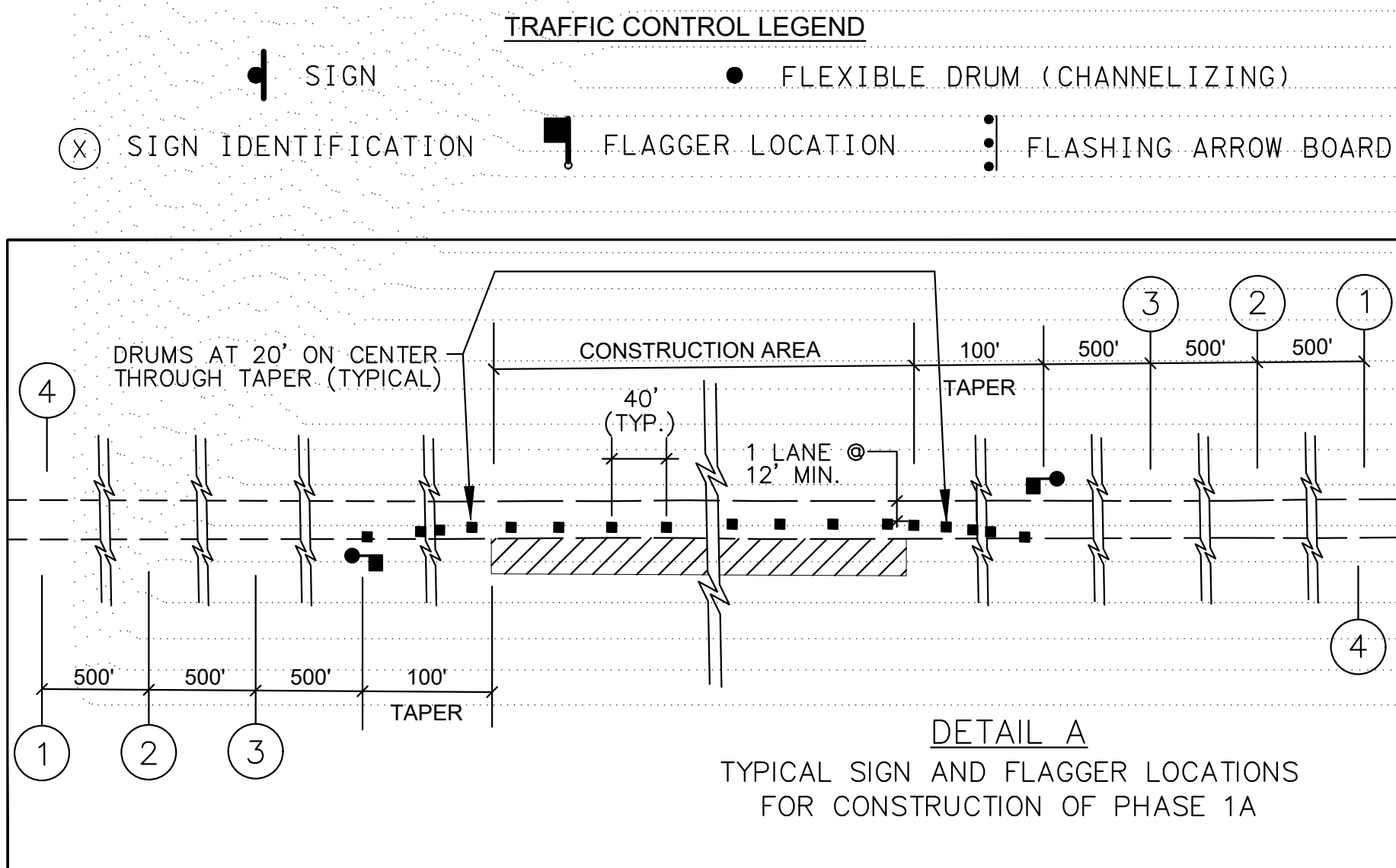
### PHASE 4 (TO BE SHOWN IN FUTURE SUBMITTAL):

- 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          |



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

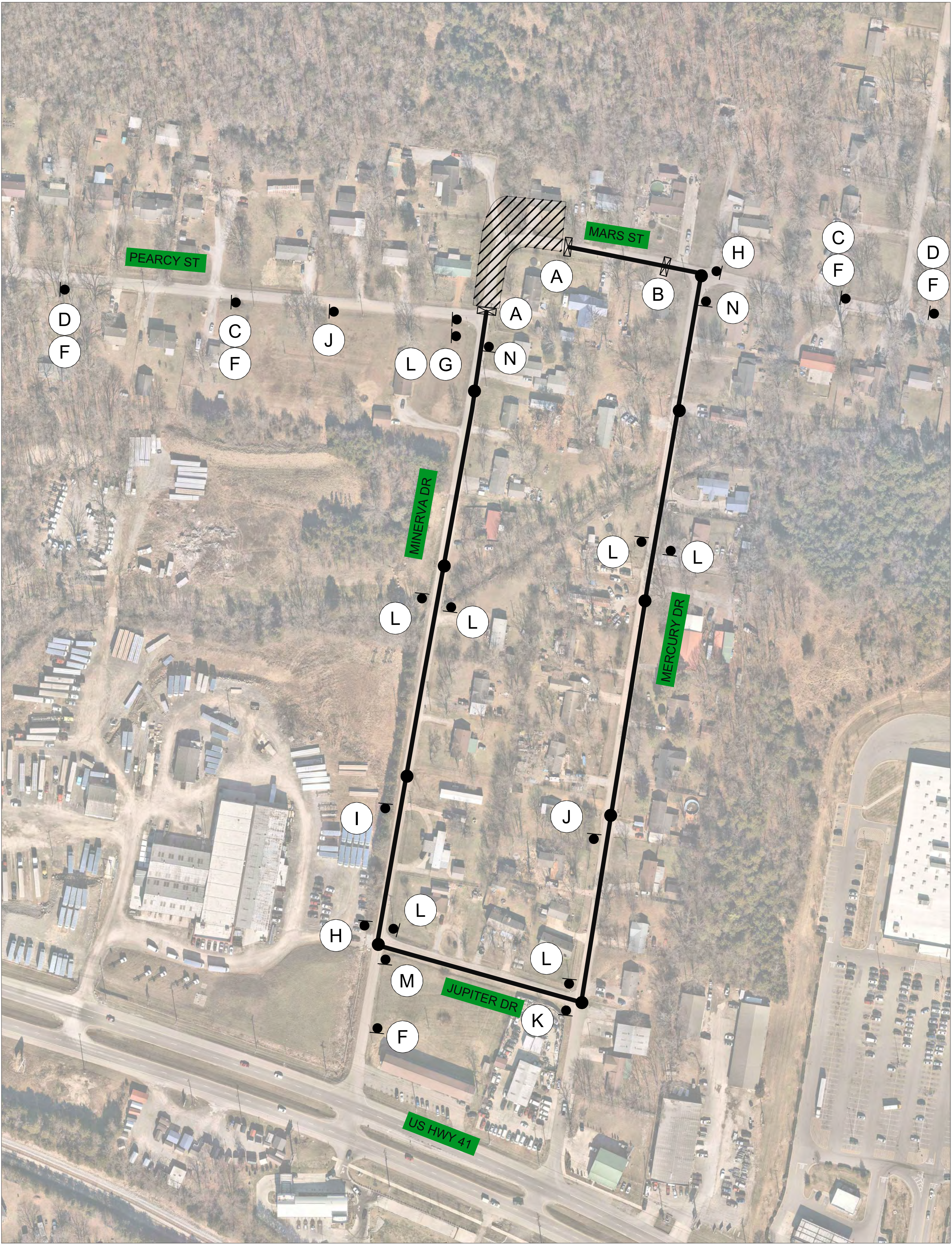
TRAFFIC CONTROL  
PHASING NOTES

SHEET NUMBER

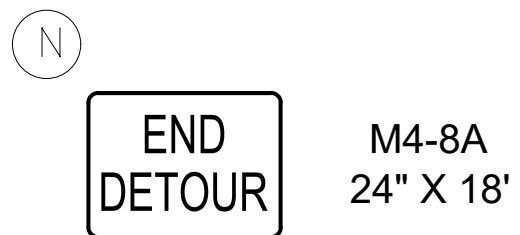
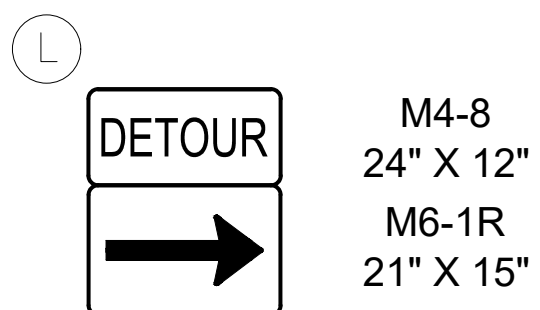
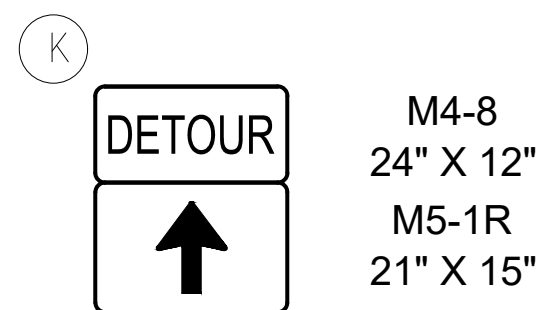
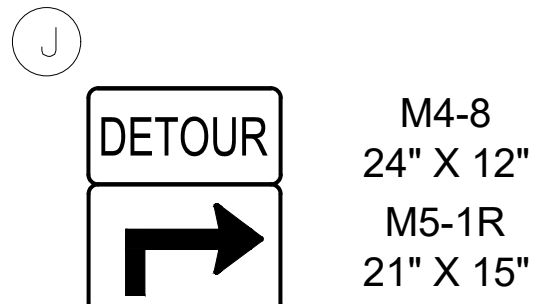
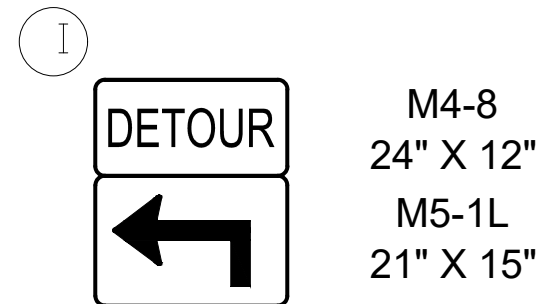
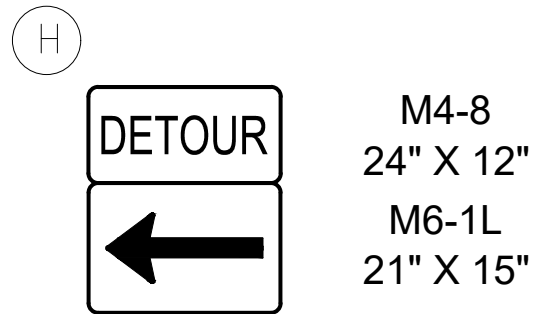
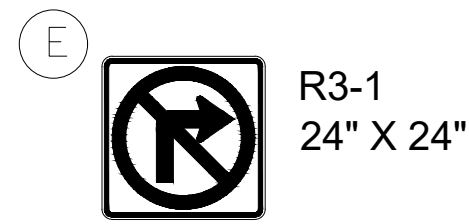
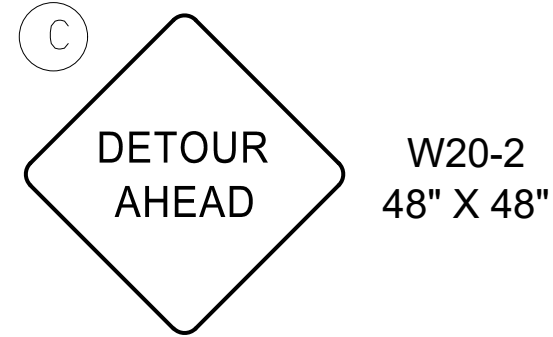
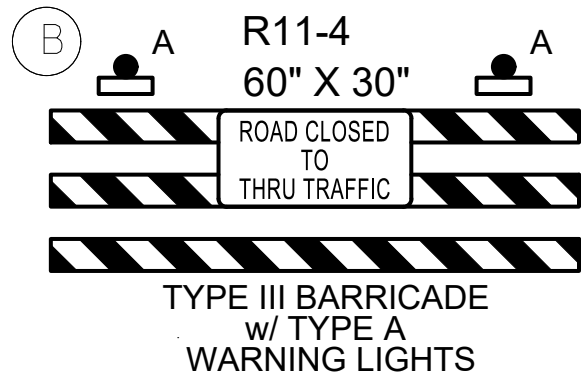
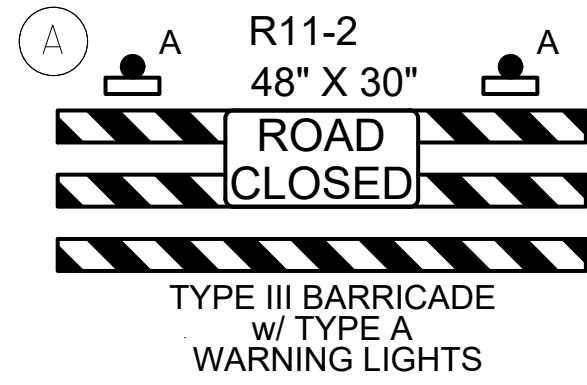
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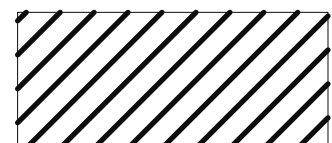
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## SIGN LEGEND



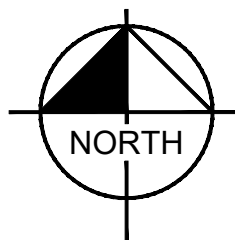
● — ● PROPOSED  
DETOUR ROUTE



WORK ZONE

# DRAFT

GRAPHIC SCALE IN FEET  
0 50 100 200



## PHASE II

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| REVISIONS               |   |   |   |   |   |   |   |   |   | DATE      | BY   |
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| DRAWN BY:               |   |   |   |   |   |   |   |   |   |           | EJBF |
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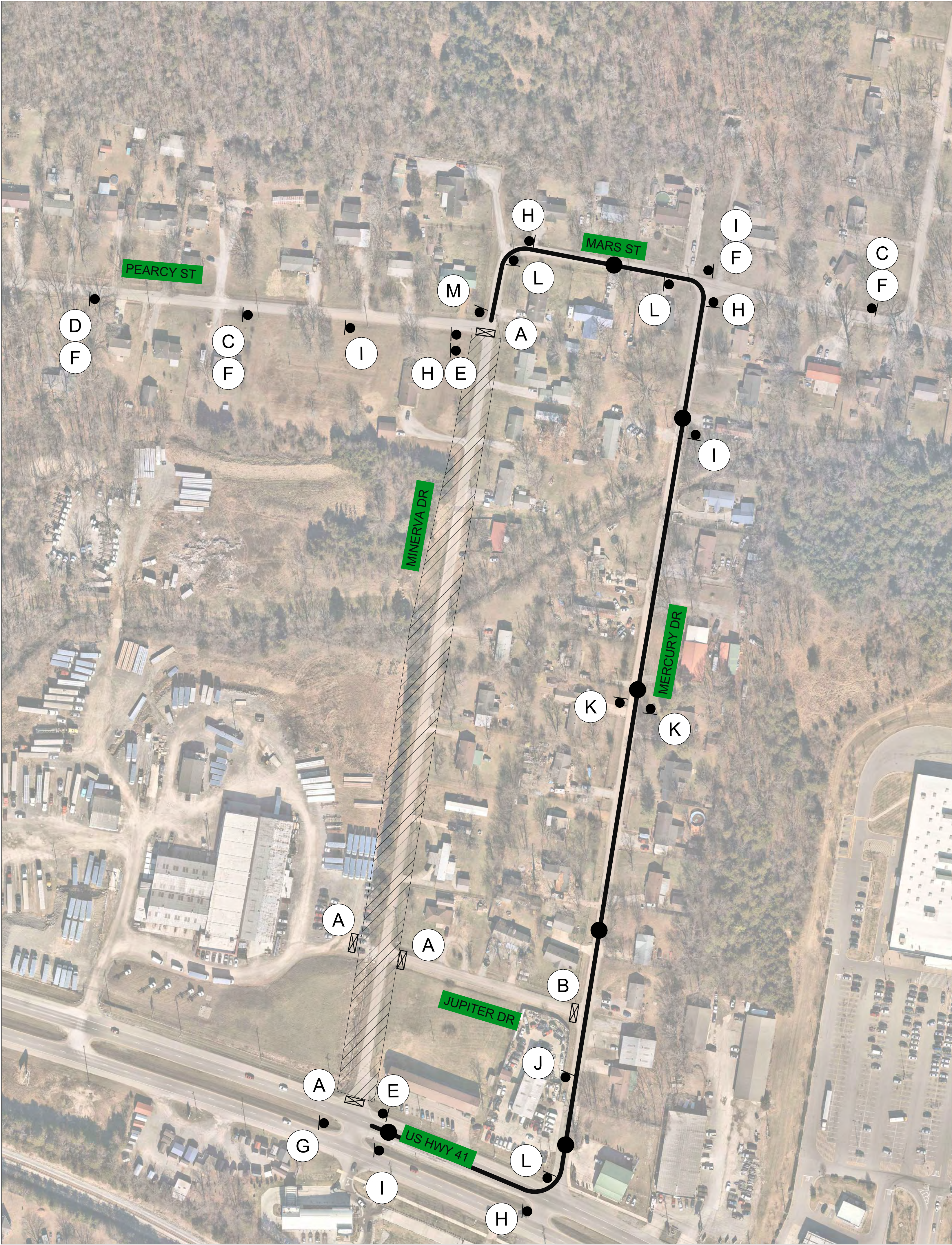
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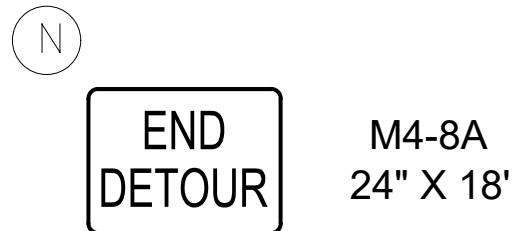
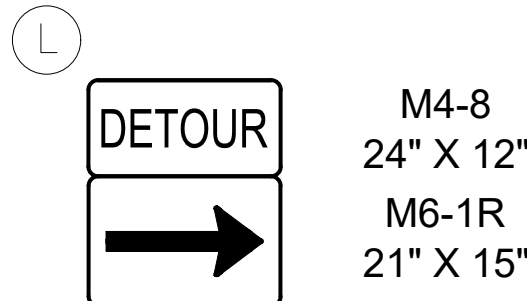
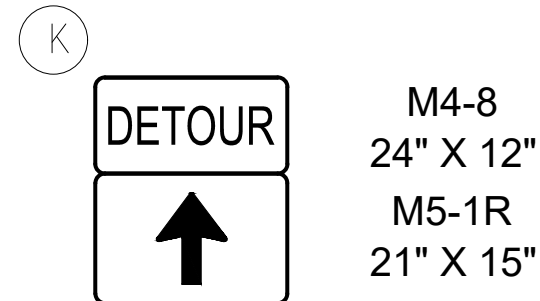
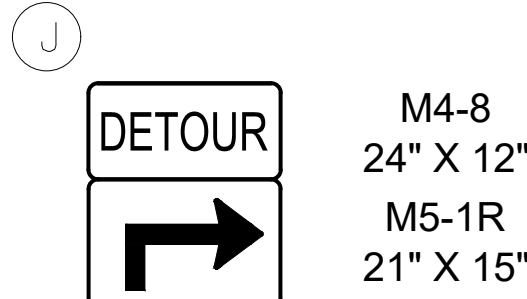
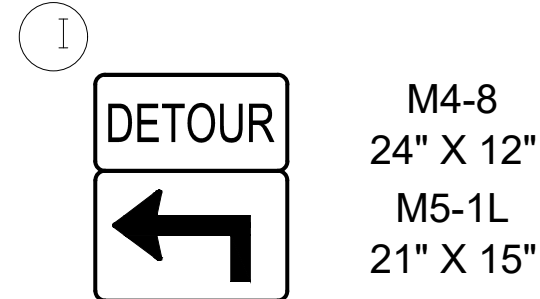
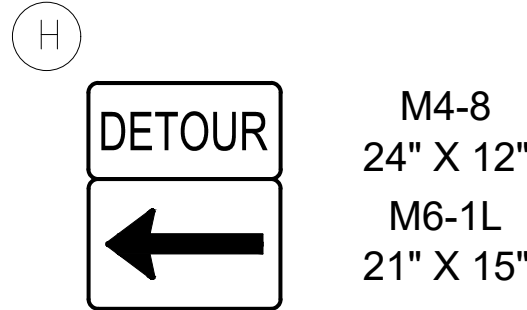
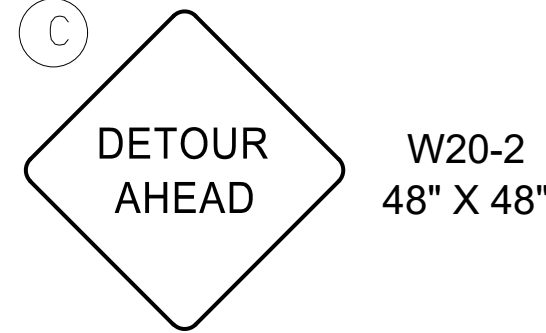
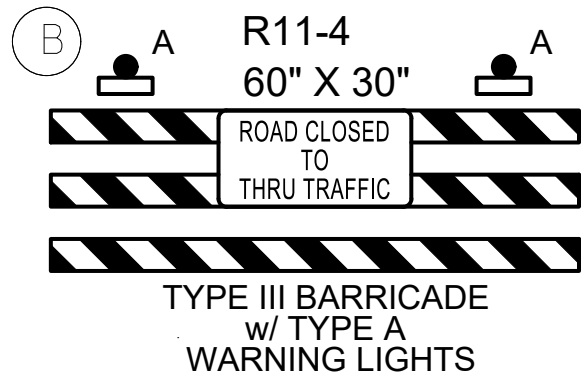
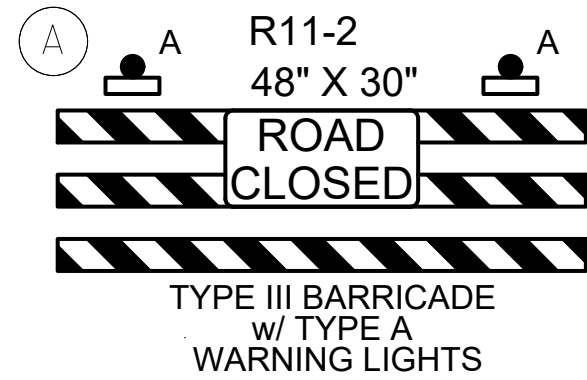
T-3



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.



SIGN LEGEND



PROPOSED  
DETOUR ROUTE

WORK ZONE

DRAFT

PHASE II

Kimley»Horn

10 Lea Avenue, Suite 400, Nashville, TN 37210  
Main: 615.564.2701 | www.kimley-horn.com  
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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 |           |    |
| DESIGNED BY:                         |   | BJV       |    |
| DRAWN BY:                            |   | EJBF      |    |
| CHECKED BY:                          |   | HML       |    |
| DATE:                                |   | 7/29/2024 |    |
| KIMLEY-HORN PROJECT NO.<br>118574000 |   |           |    |
| TRAFFIC CONTROL<br>PHASE II DETOUR   |   |           |    |
| SHEET NUMBER<br><b>T-4</b>           |   |           |    |





**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. (DEFERRED)**

**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](mailto:blogan@lavergnen.gov); and Jake Blair - [jblair@lavergnen.gov](mailto: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](mailto: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](mailto: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](mailto: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](mailto:cbrinkley@lavergneth.gov))

No comments.

**Police** (John Eubank - [jeubank@lavergneth.gov](mailto: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

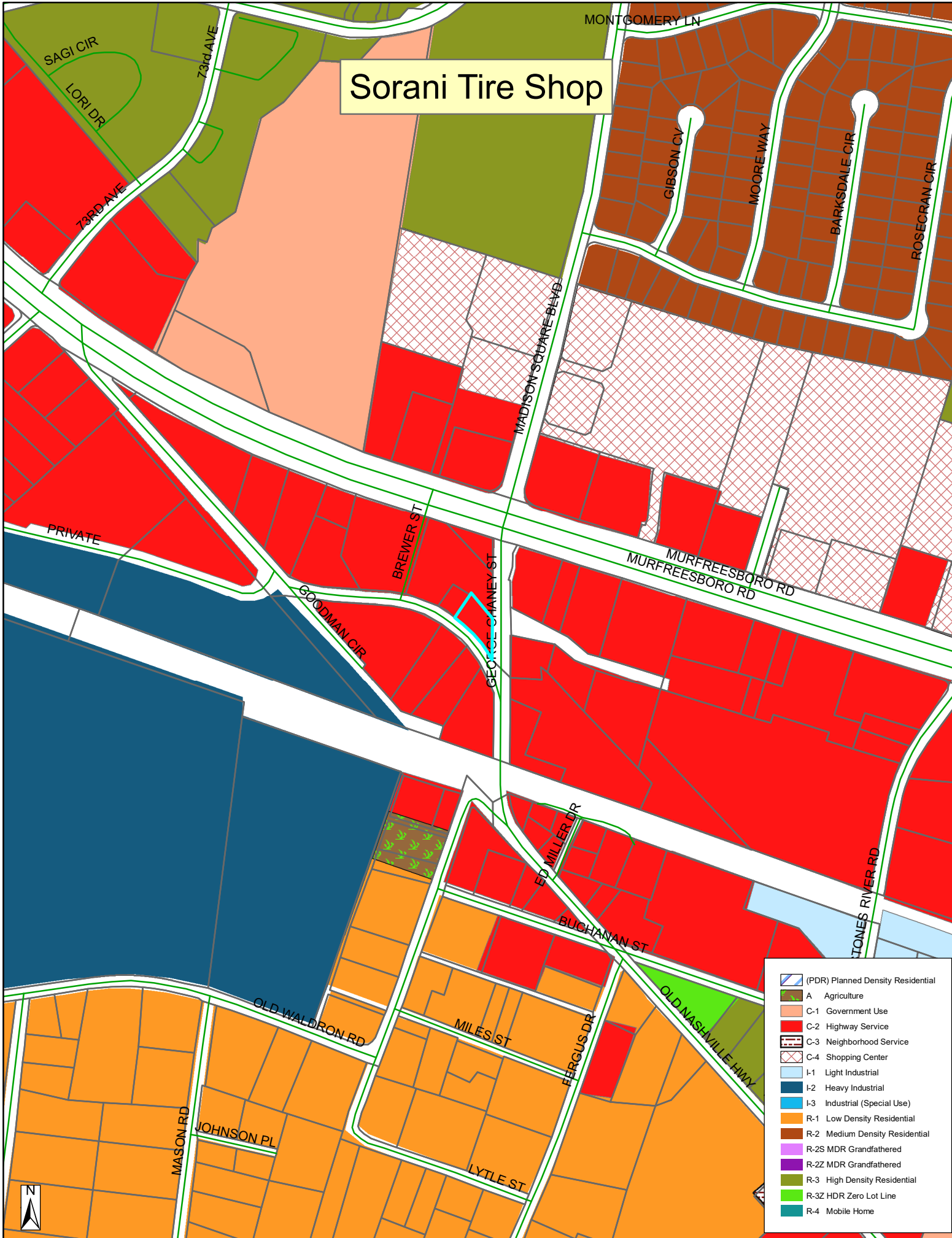




# Sorani Tire Shop





















## SITE LOCATION



**AERIAL VIEW**

**AERIAL VIEW**  
SCALE: N.T.S.

SHWAN SORANI  
187 OLD NASHVILLE HIGHWAY  
LAVERGNE TN 37086  
Ph # 615-609-6407  
EMAIL: a1mechanic31@yahoo.com



CALL BEFORE YOU DIG!



7/26/2024

ENGINEER:



**RHODES ENGINEERING  
AND ENVIRONMENTAL  
SERVICES, LLC**

PHONE: 615.480.7535  
EMAIL: [rhodesengineering@gmail.com](mailto:rhodesengineering@gmail.com)  
807 NASHVILLE HWY. SOUTH, SUITE #1  
COLUMBIA, TN 38401

CIVIL ENVIRONMENTAL  
SITE DEVELOPMENT WATER/WASTEWATER

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| APPROVAL                                                                  |       |       |
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| DRAWN                                                                     | _____ | _____ |
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SAVED DATE: 7/28/2024 7:02:01 AM jbrad

**SORANI SHWAN**  
**TIRE SHOP STORAGE FACILITIES**  
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

COVER SHEET

| <b><u>SHEET INDEX</u></b> |                      |
|---------------------------|----------------------|
| 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                                                     |                                                                                               |
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| JOB No.                                                   | REV.<br> |



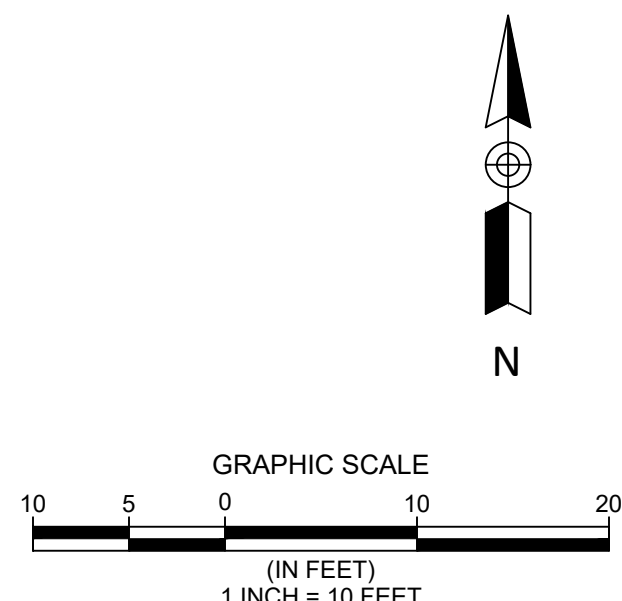
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| C-1.0                                           |      |
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| JOB No.                                         | REV. |

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SCALE: 1" = 10'



ENGINEER: 

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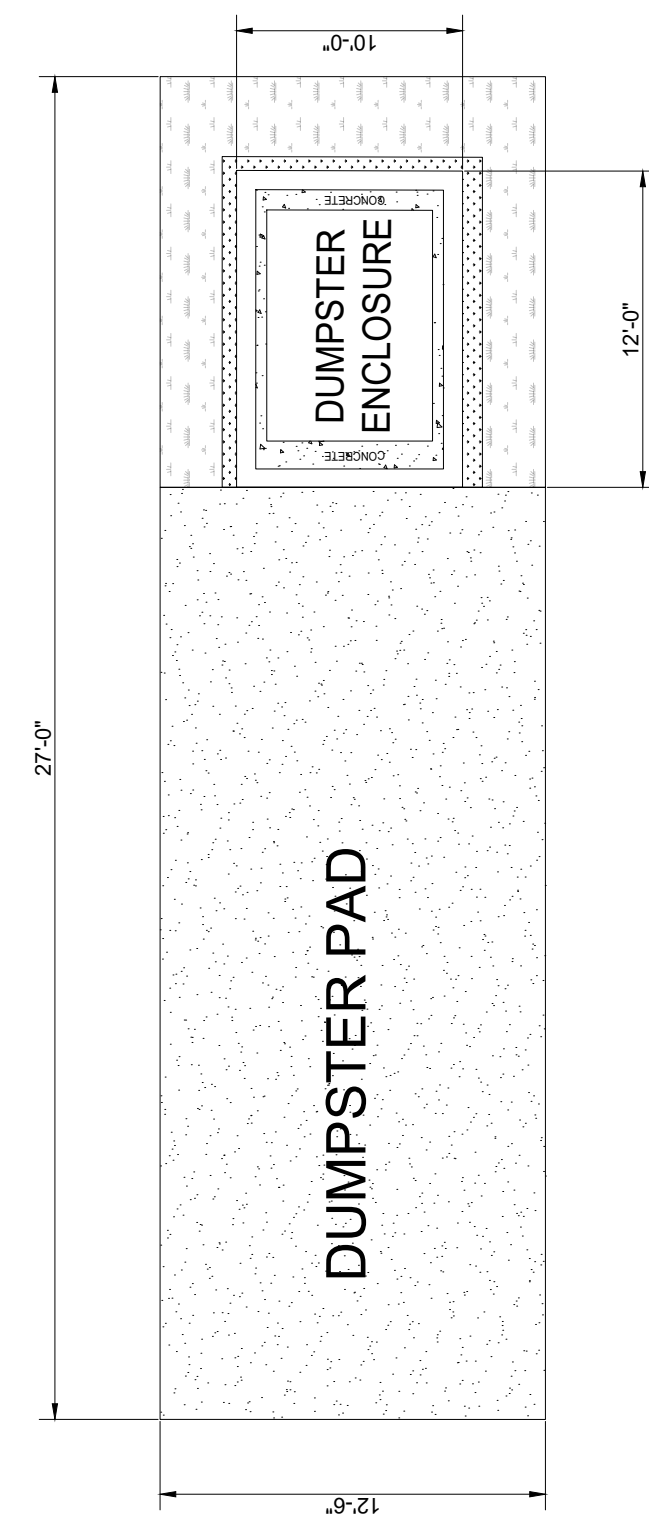
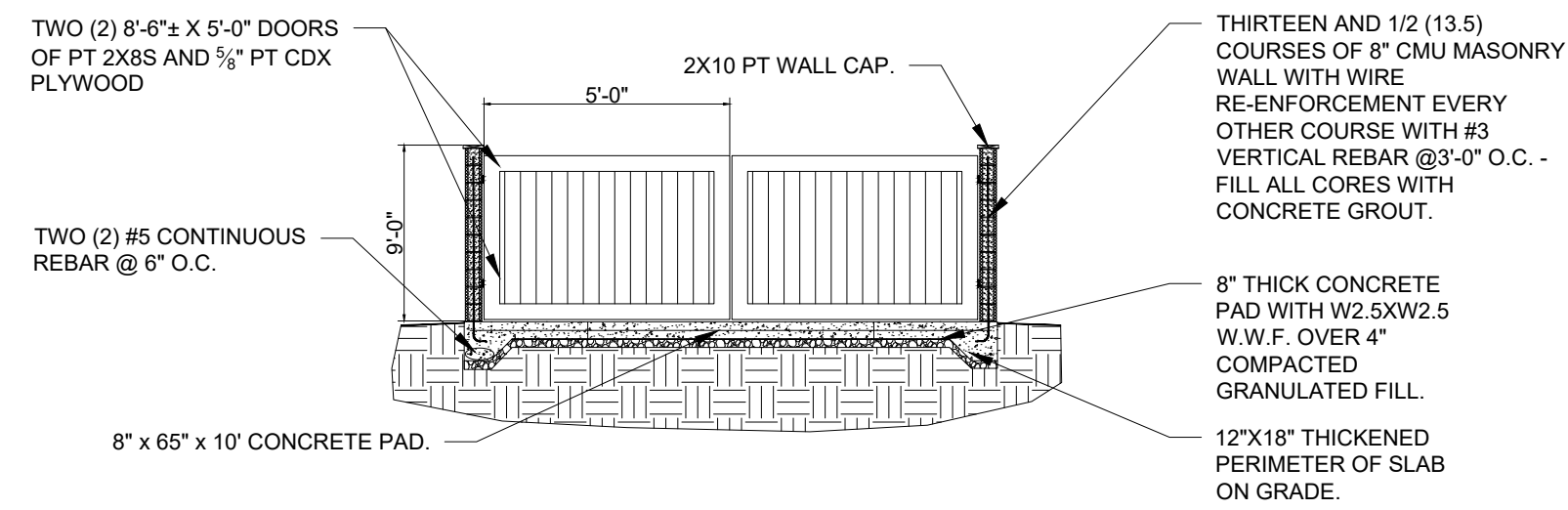
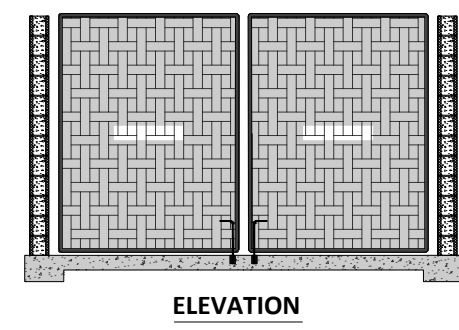
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C-2.0

**JOB No.**

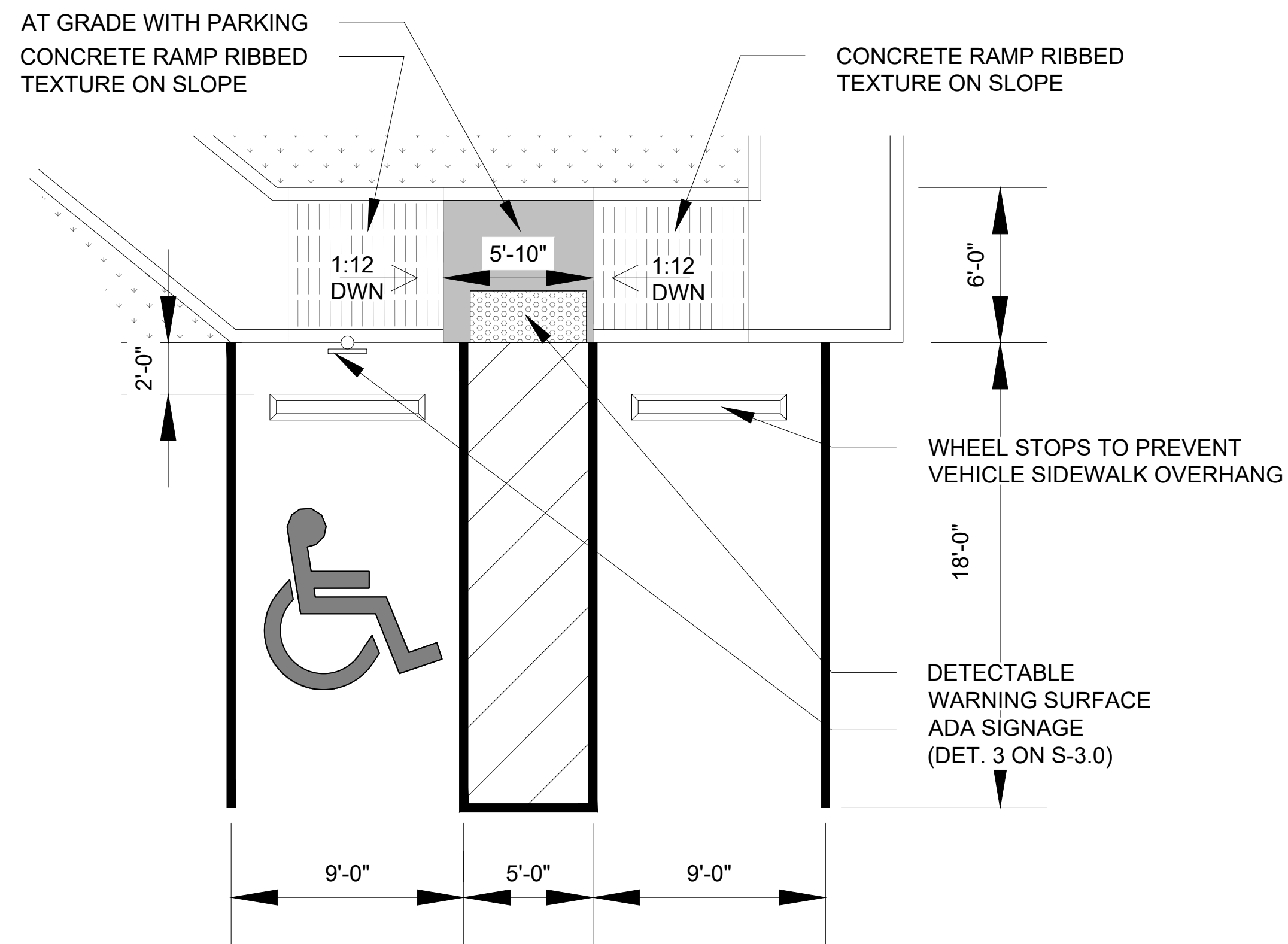
REV.





1 DUMPSTER ENCLOSURE  
SCALE: N.T.S.

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  
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PHONE: 615.480.7535  
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CIVIL ENVIRONMENTAL  
SITE DEVELOPMENT WATER/WASTEWATER

By Rhodes Engineering & Environmental Services, LLC.

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SORANI SHWAN  
TIRE SHOP STORAGE FACILITIES  
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

|          |  |
|----------|--|
| FIG. No. |  |
|----------|--|

C-3.0

SCALE: NOTED

PROFILE: 107 246 Nashville Hwy, Lathropes, TN, Brown County, 37-36-34

|       |           |
|-------|-----------|
| B No. | REV.<br>^ |
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|  |                                                                                       |
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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 15 parking spaces where 13 are required by the City.

**Staff Comments / Technical Items:**

**Planning** (Bo Logan - [blogan@lavergneth.gov](mailto:blogan@lavergneth.gov); and Jake Blair - [jblair@lavergneth.gov](mailto:jblair@lavergneth.gov))

No Comments

**Engineering** (Gary Lide - [glide@lavergneth.gov](mailto:glide@lavergneth.gov))

All Engineering comments addressed.

**Utilities** (Scott Tatalovich - [statalovich@lavergneth.gov](mailto:statalovich@lavergneth.gov))

1. Labels for 18"W and 10"W are reversed, please correct, 10"W is west of 18"W.
2. Existing pressure sewer connection box was shot by GIS in July of 2017 at the southern boundary of the property with Dick Buchannan St, City has not field verified that, as yet.

**Codes** (Joe White - [jwhite@lavergneth.gov](mailto:jwhite@lavergneth.gov))

No comments

**Fire** (Curtis Brinkley - [cbrinkley@lavergneth.gov](mailto:cbrinkley@lavergneth.gov))

No comments.

**Police** (John Eubank - [jeubank@lavergneth.gov](mailto: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



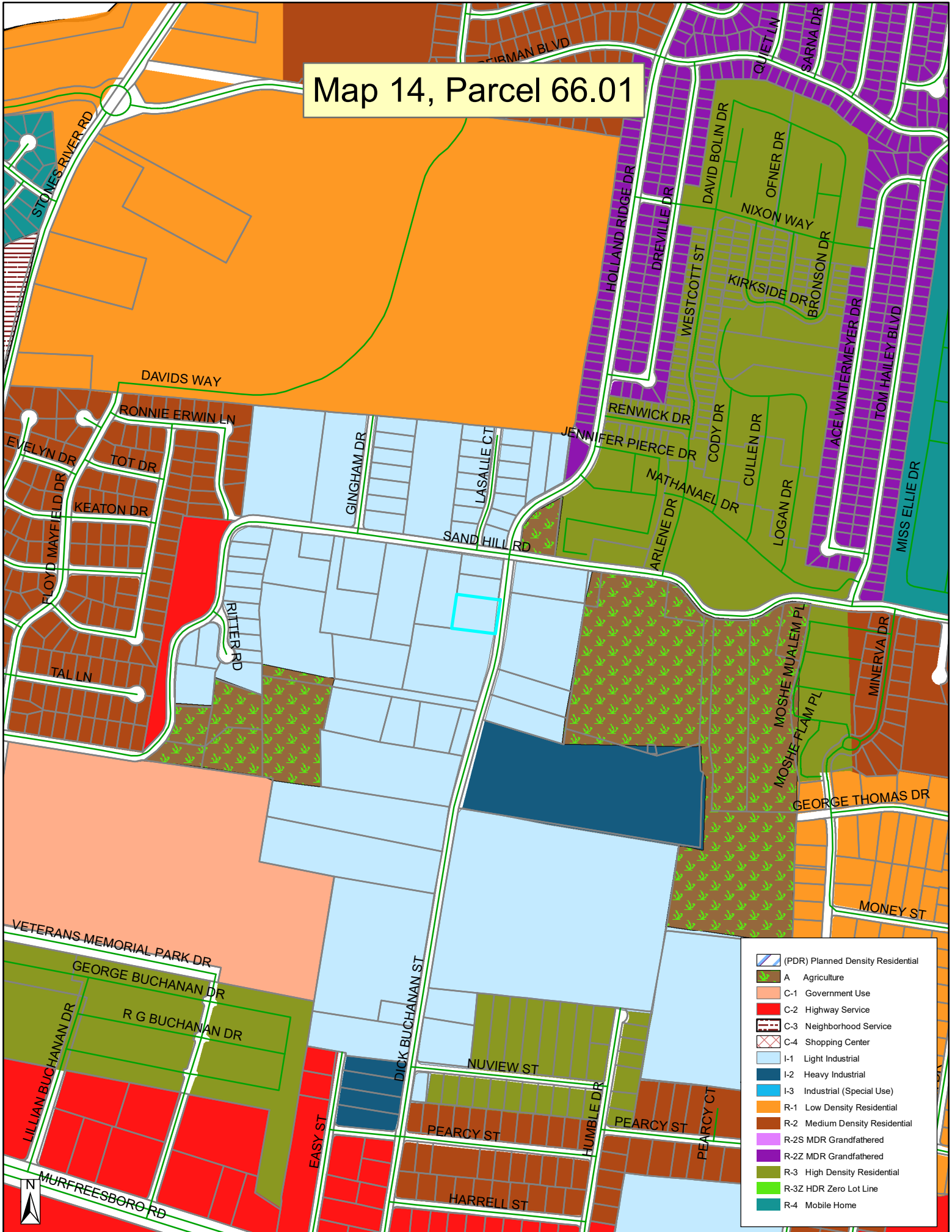


# Map 14, Parcel 66.01





# Map 14, Parcel 66.01



- (PDR) Planned Density Residential
- A Agriculture
- C-1 Government Use
- C-2 Highway Service
- C-3 Neighborhood Service
- C-4 Shopping Center
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Industrial (Special Use)
- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-2S MDR Grandfathered
- R-2Z MDR Grandfathered
- R-3 High Density Residential
- R-3Z HDR Zero Lot Line
- R-4 Mobile Home











# 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     |
| C4.0-4.1  | Details                                 |
| L1.0      | Landscape Plan                          |
| L2.0      | Landscape Details & Notes               |



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

**Site Data:**  
Zoned: L-1 (Light Industrial)  
1-Story Metal Building  
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:**  
 $\frac{1}{400 \text{ Sq.Ft. Building}} \times 4928 \text{ Sq.Ft.} = 13 \text{ Spaces Required}$   
Provided: 14 Regular + 1 HC = 15 Provided Spaces

**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 Metal Building and Pave  
Rear Area For Additional  
Storage.

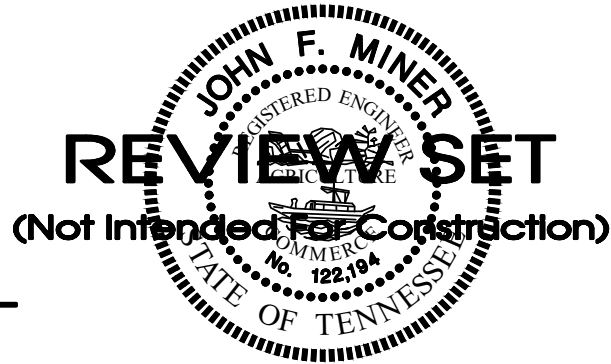
Sheet C0.0  
Ortiz Complete Auto Service  
S.E.C. Project #23730  
Submitted: 7-29-2024  
Revised:

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE

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

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COPYRIGHT SEC, INC. 2024

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



**Watershed:**  
Disturbed Area: 0.603 ± Ac.  
Impervious Area: 0.80 ± Ac.



**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 personal 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 appearances 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, within drip line, exclusion of traffic or parking of vehicles within drip line. Provide temporary guards to protect trees and vegetation to remain in place.

- 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 state 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. 47149X0020R 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 grades.

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

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

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DRAWN: SJA/CFB3  
DATE: 7-29-2024  
CHECKED: MAT  
FILE NAME: 23730project  
SCALE: None  
JOB NO. 23730  
SHEET:

General Notes

C0.1

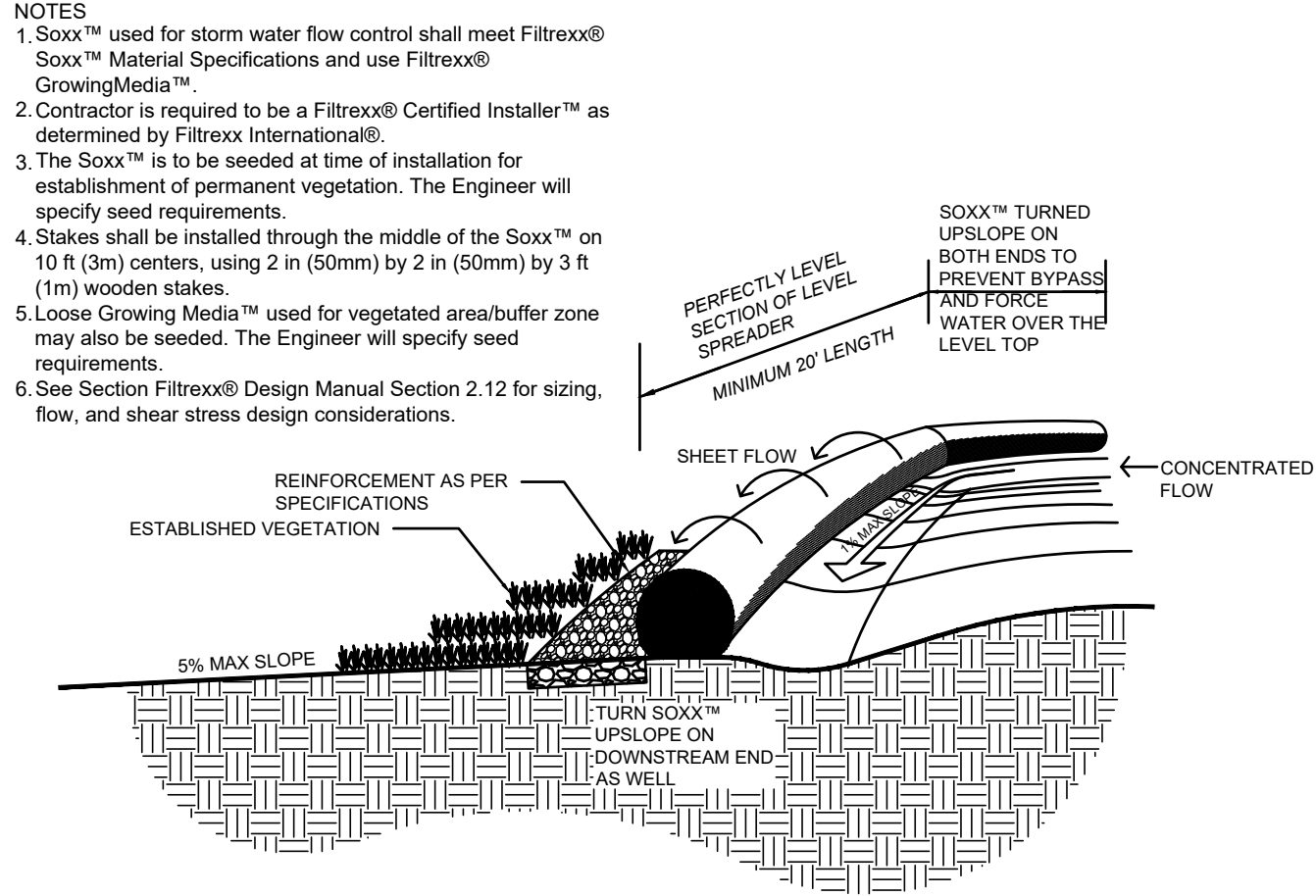
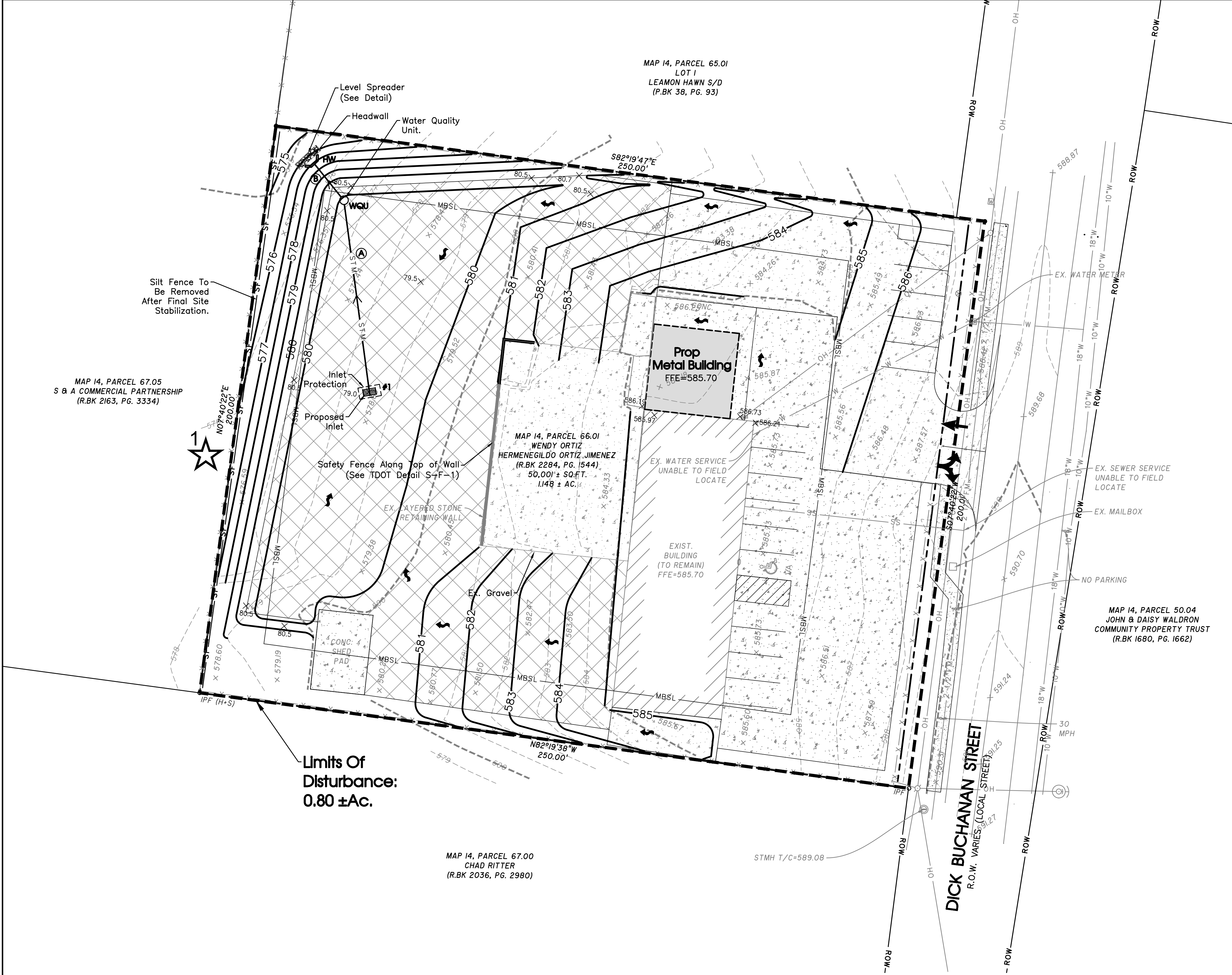






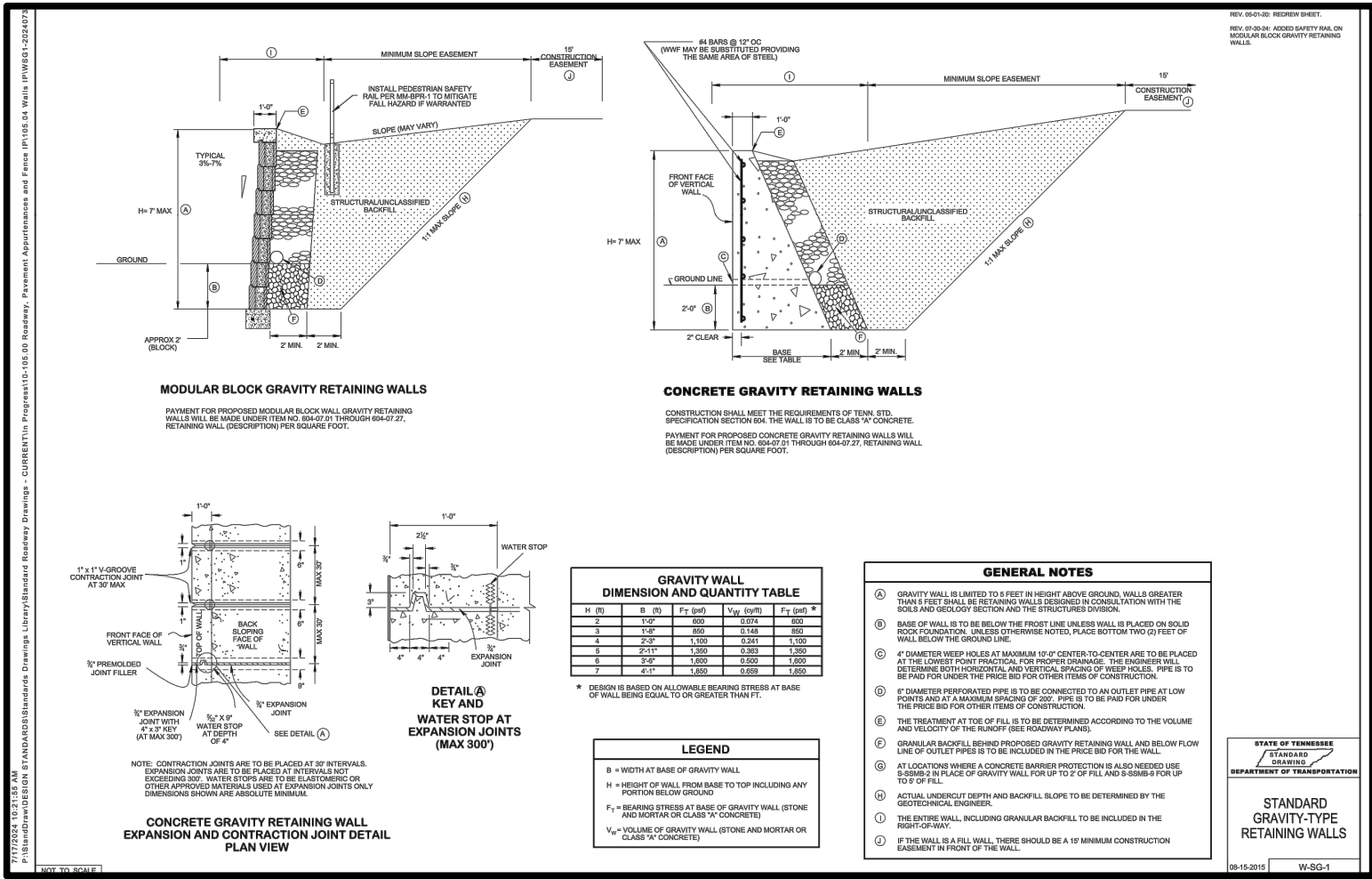






FILTREXX® LEVEL SPREADER

NTS



Pipe Table

| PIPE | INV. IN (FT) | INV. OUT (FT) | LENGTH (FT) | SLOPE (%) | MATERIAL | SIZE (IN) |
|------|--------------|---------------|-------------|-----------|----------|-----------|
| A    | 575.50       | 575.16        | 68          | 0.50      | RCP III  | 18        |
| B    | 575.16       | 575.08        | 17          | 0.50      | RCP III  | 18        |

Drainage Structures Table

| STR# | T.O.C | INV. IN (FT) | INV. OUT (FT) | CASTING  | TYPE                    |
|------|-------|--------------|---------------|----------|-------------------------|
| 1    | 579.0 | N/A          | 574.50 (A)    | JBS 4310 | Double Gate Inlet       |
| WQU  | 580.0 | 575.16 (A)   | 575.16 (B)    |          | Water Quality Unit AS-5 |
| HW   | N/A   |              | 575.08 (B)    |          | Outlet Headwall         |



FINAL OUTFALLS

| NUMBER | DESCRIPTION   | AREA | SLOPE | LAT.    | LONG.    |
|--------|---------------|------|-------|---------|----------|
| 1      | WESTERN FENCE | 1.15 | 1-4%  | 36.0259 | -86.5559 |

PROPOSED ON-SITE CONDITIONS

| 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 |

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.

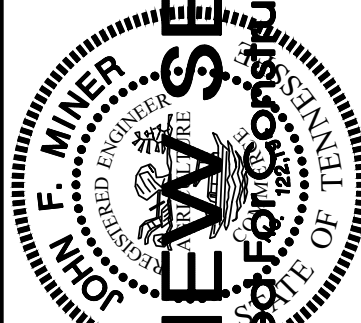


20' 0 20' 40'

SCALE: 1"= 20'

SITE ENGINEERING CONSULTANTS

SEC, Inc.



Ortiz Complete Auto Service REVIEW SET

La Vergne, Tennessee

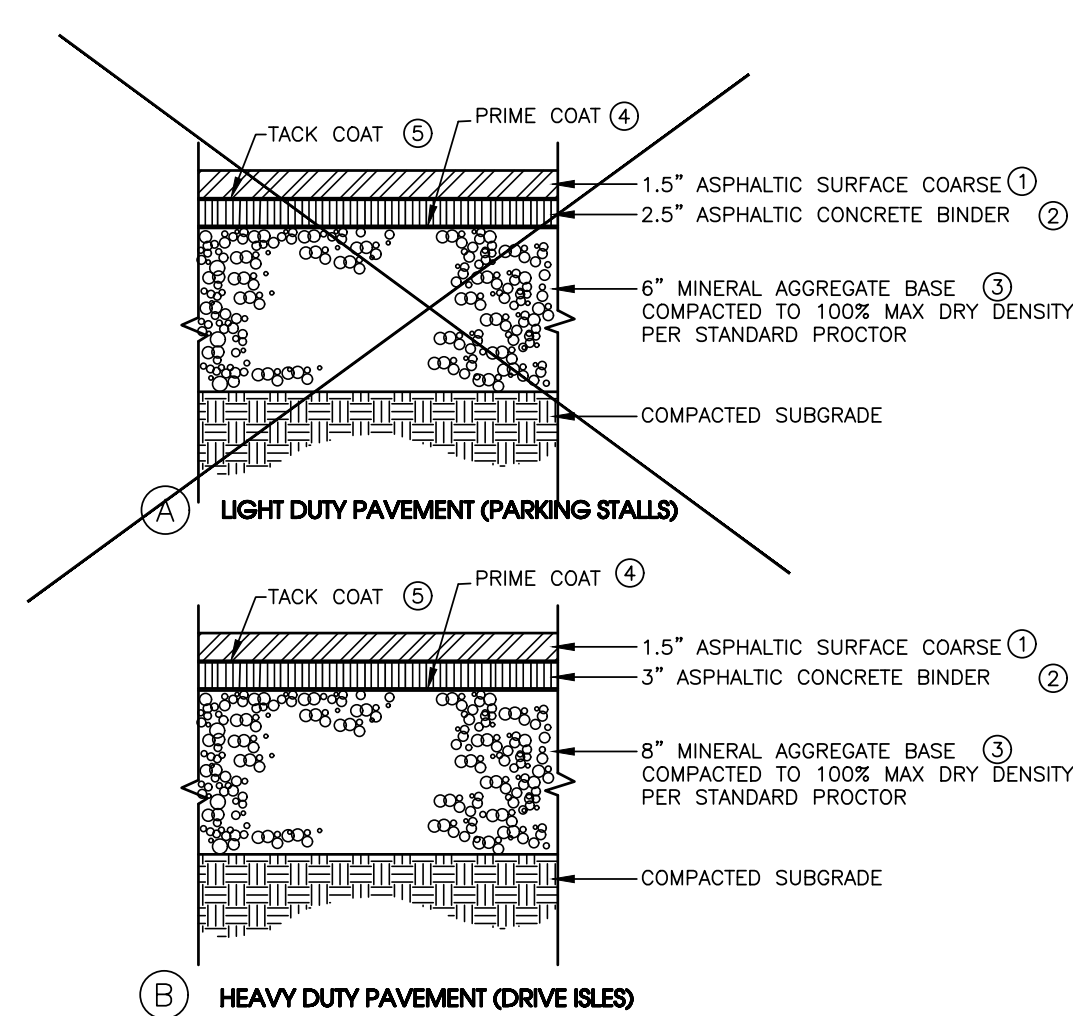
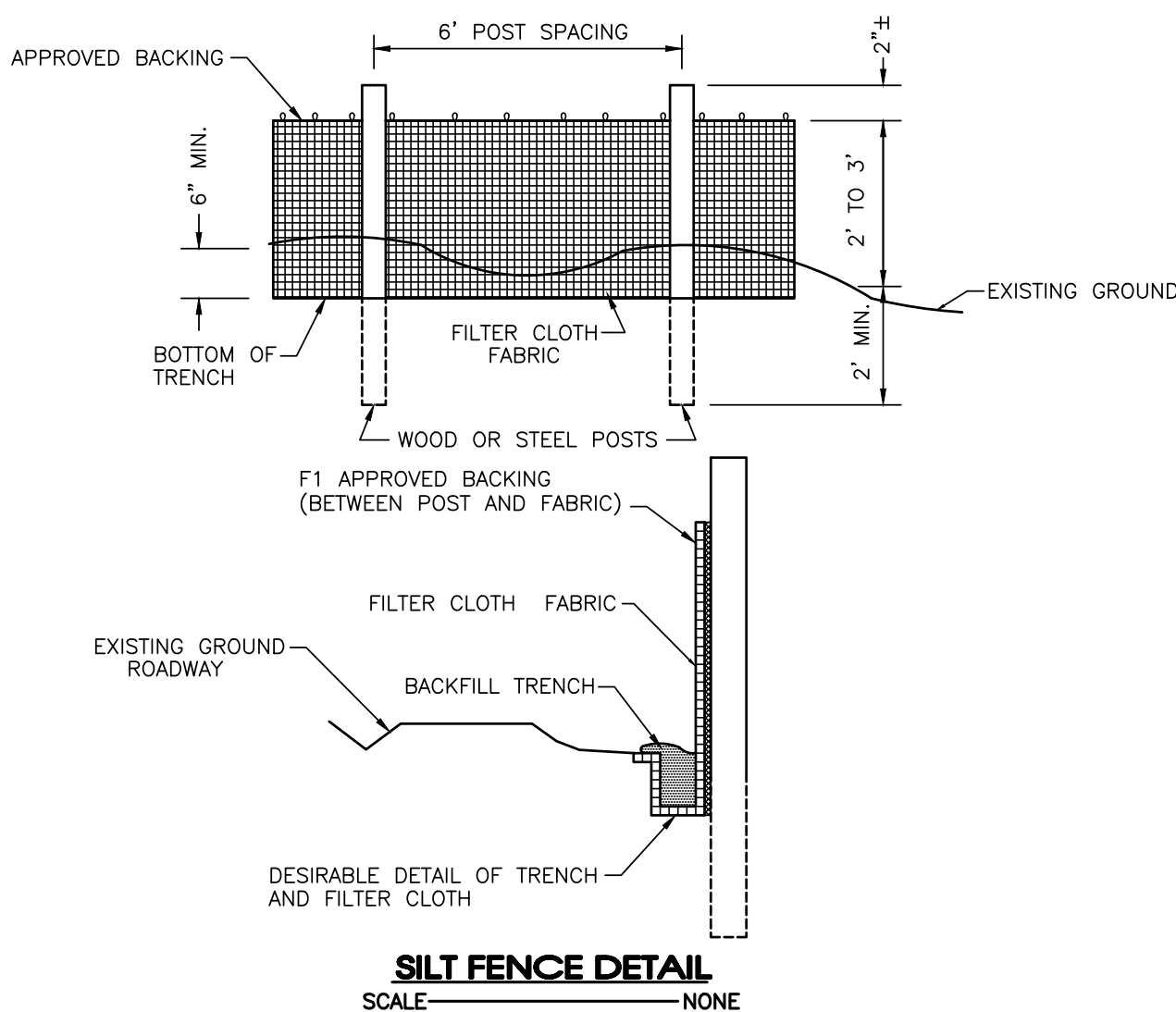
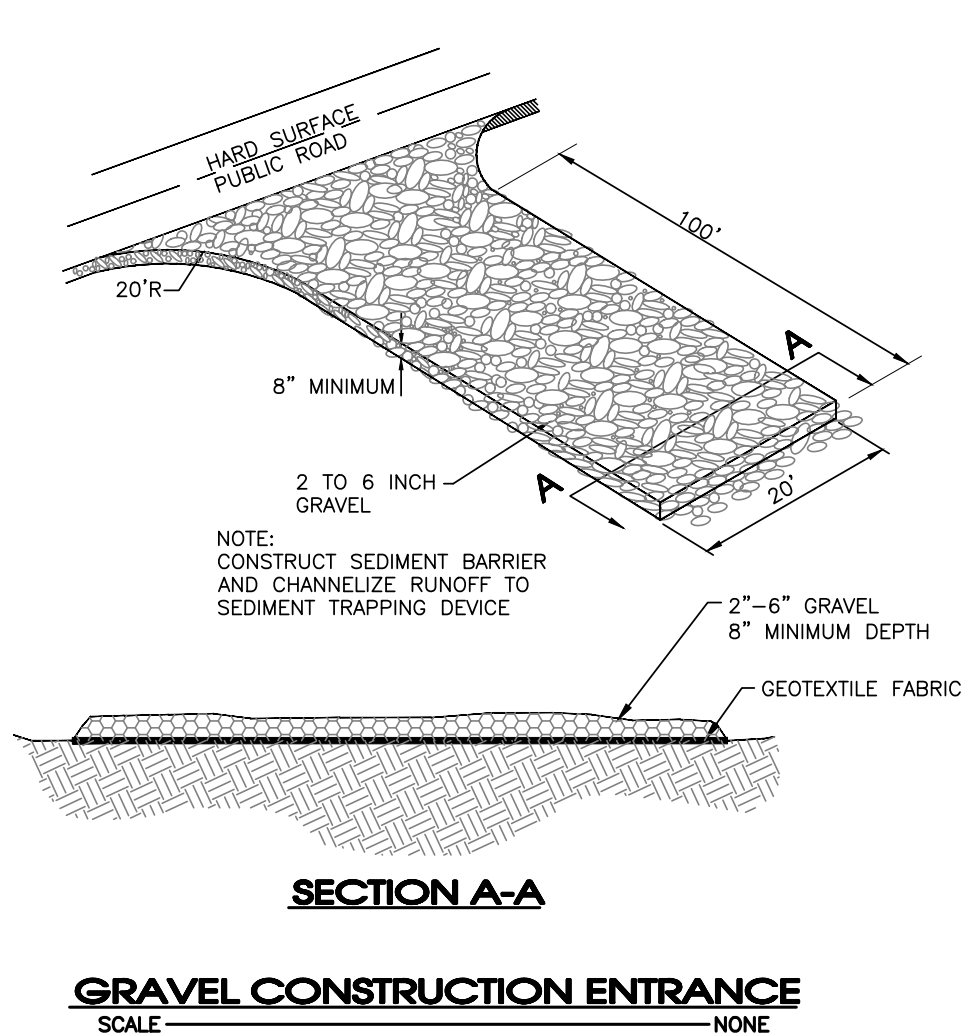
Grading, Drainage, & Final EPSC Plan

REVISED:

DRAWN: SJA/CFB3  
DATE: 7-29-2024  
CHECKED:  
MAT  
FILE NAME:  
23730project  
SCALE:  
1"=20'  
JOB NO.  
23730  
SHEET:

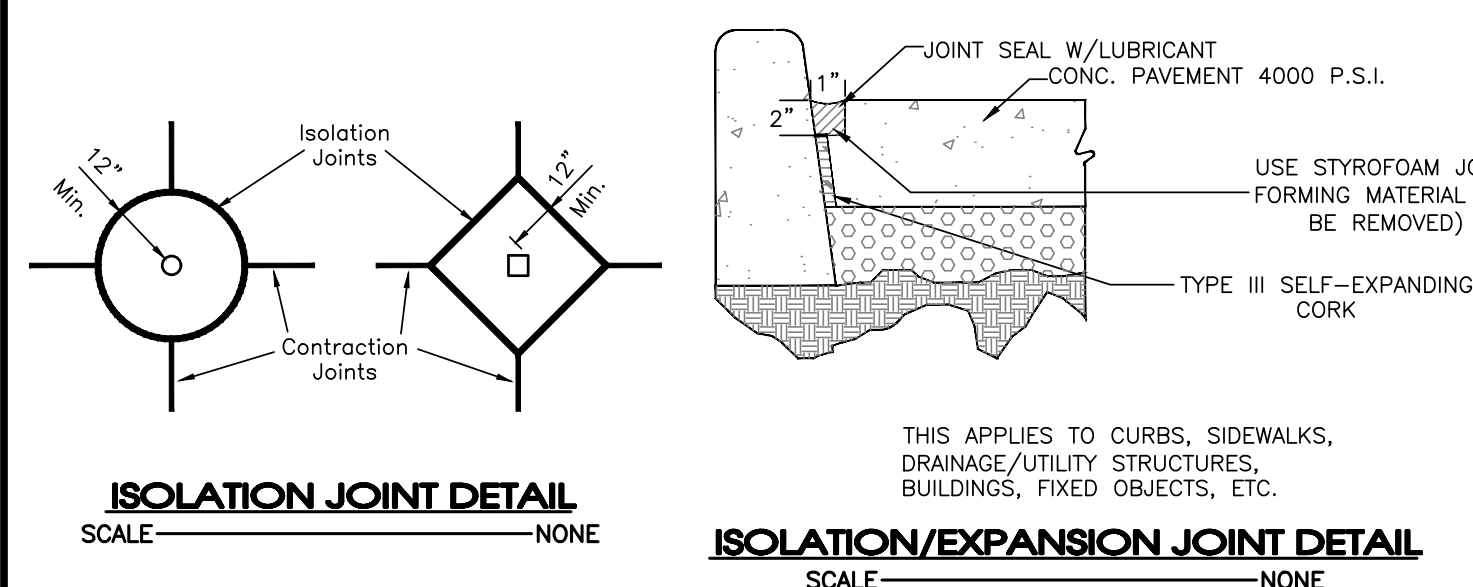
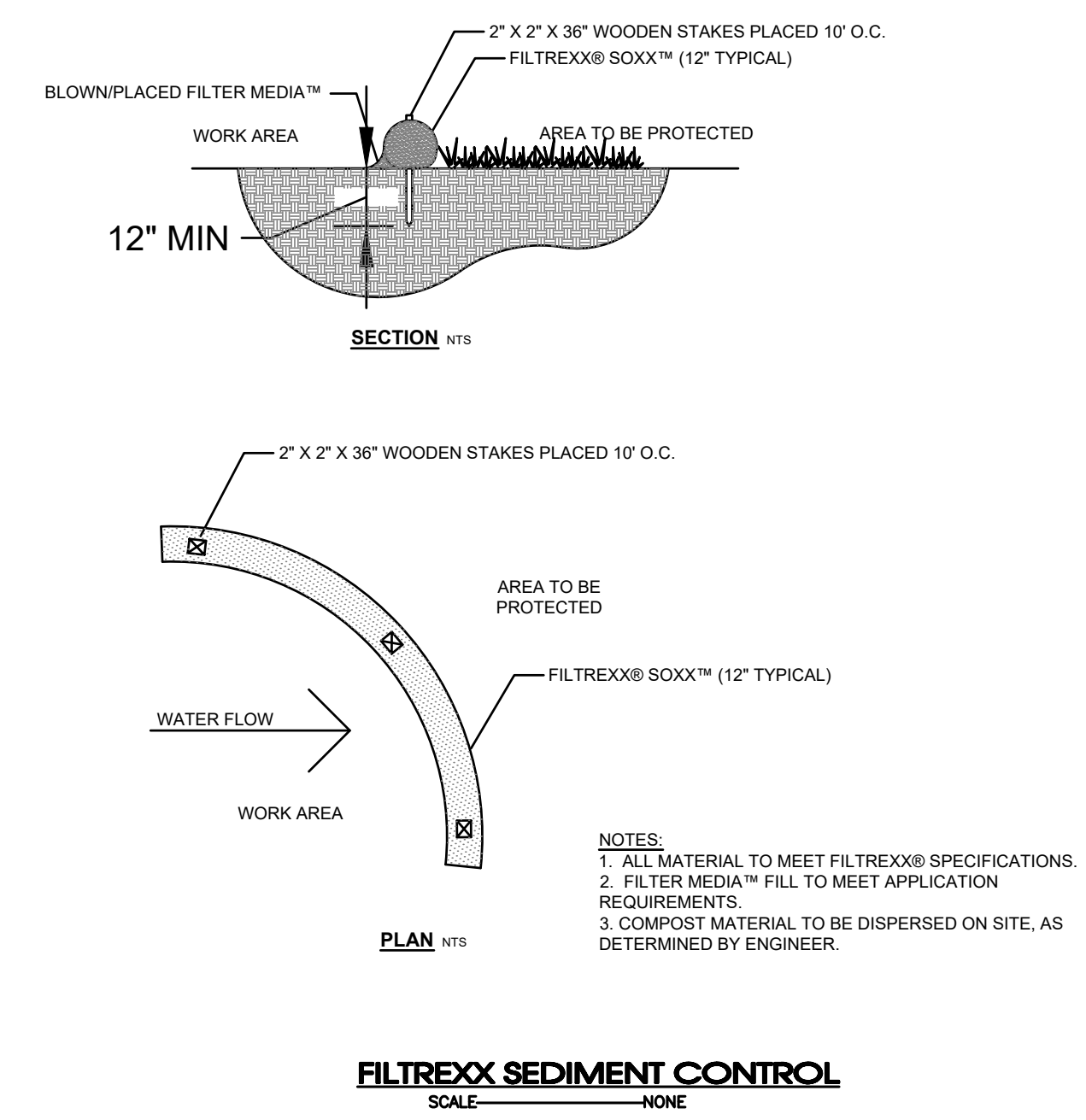
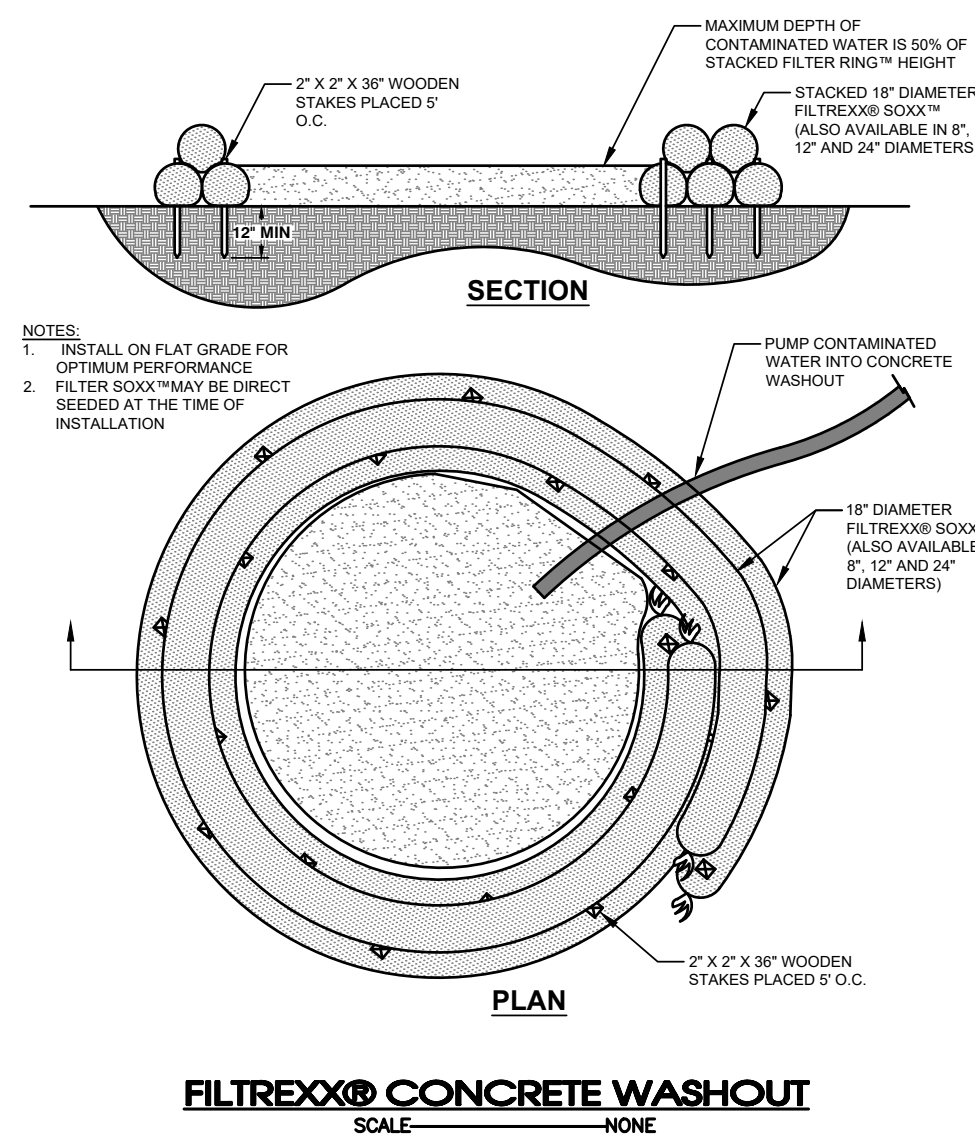
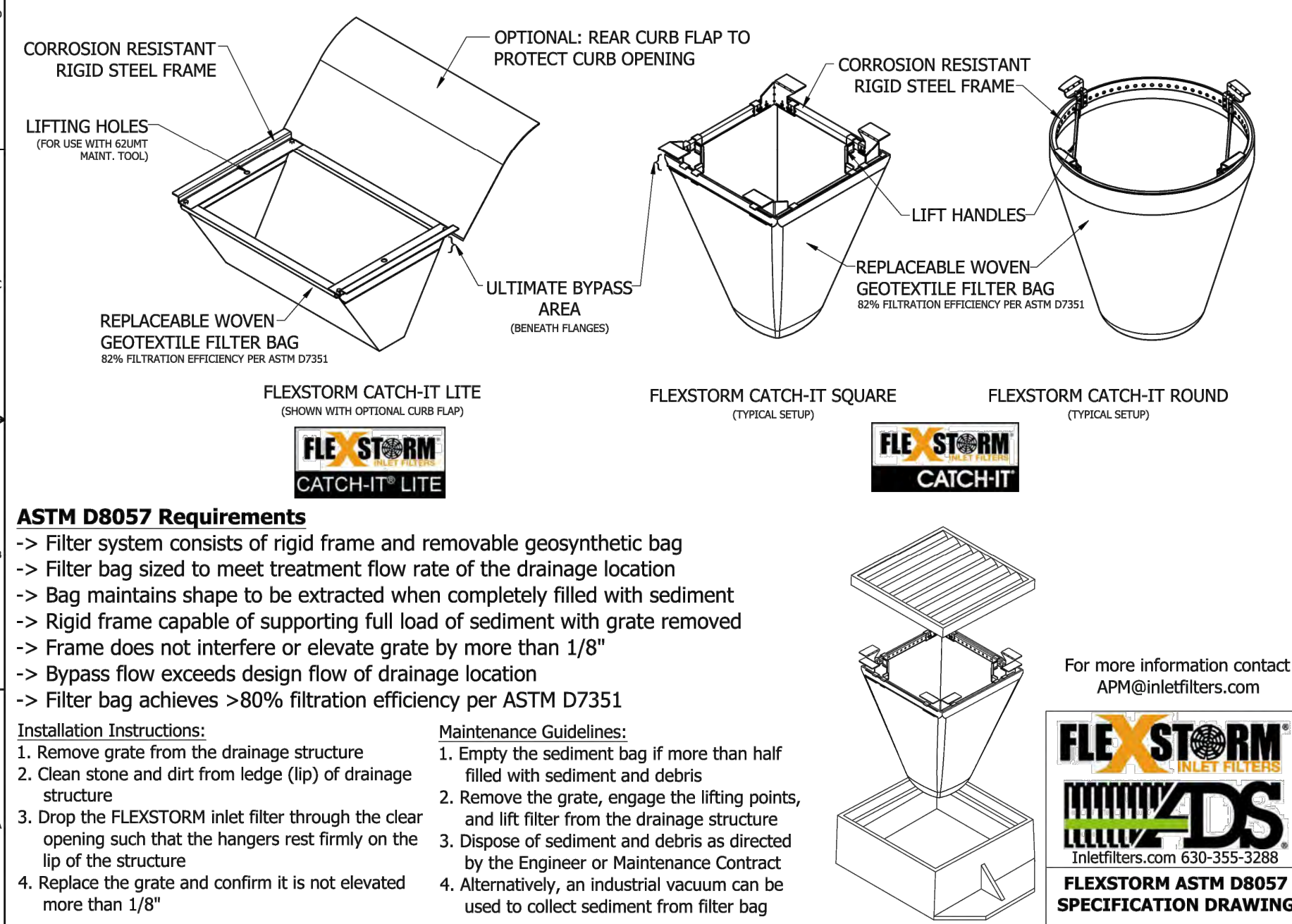
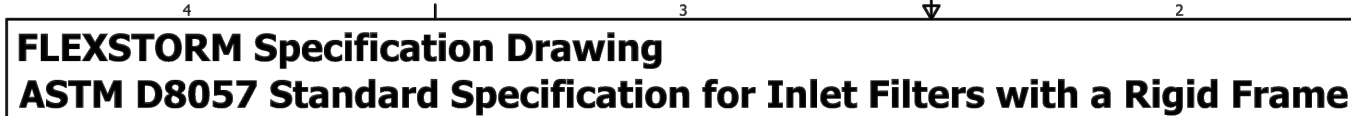
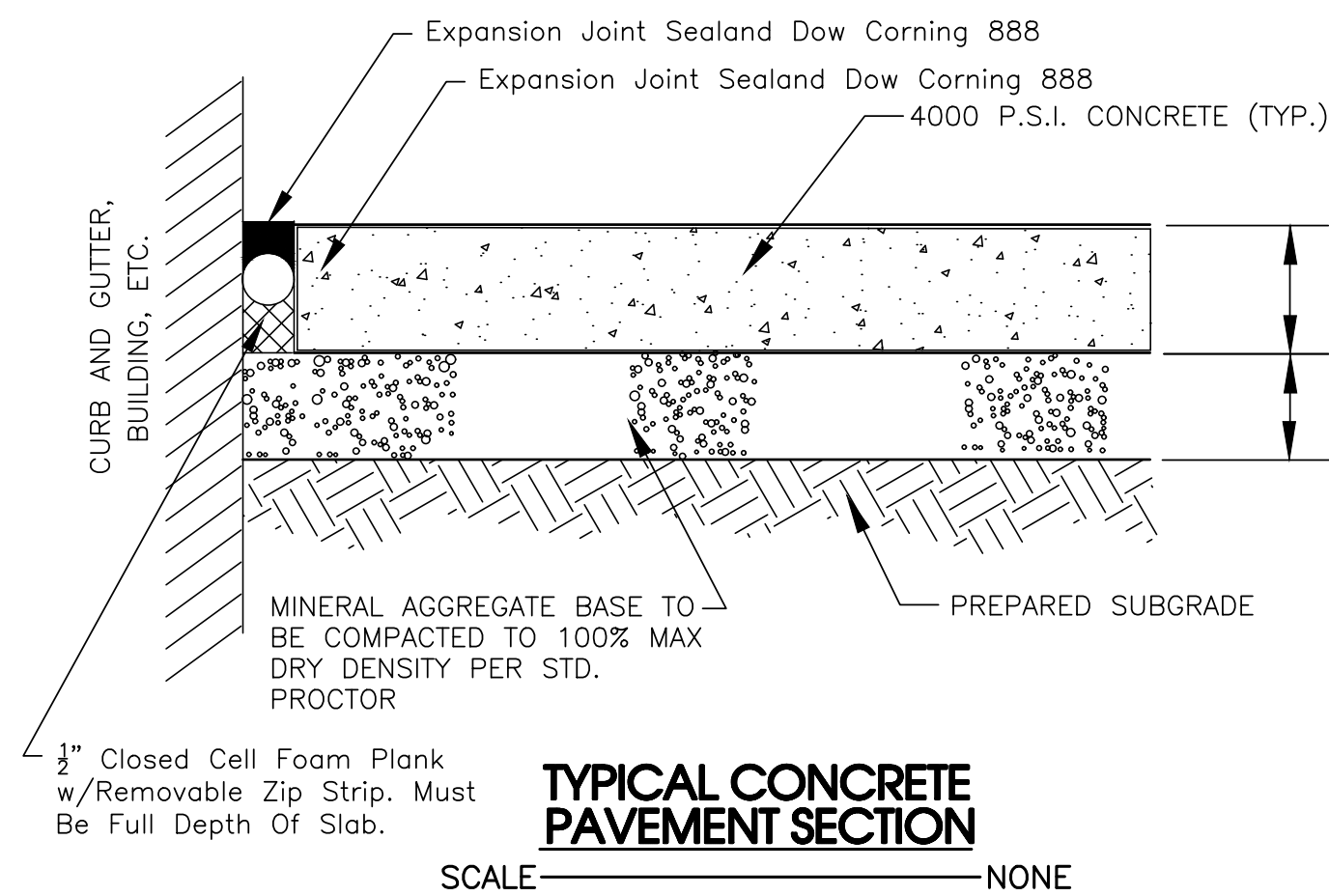
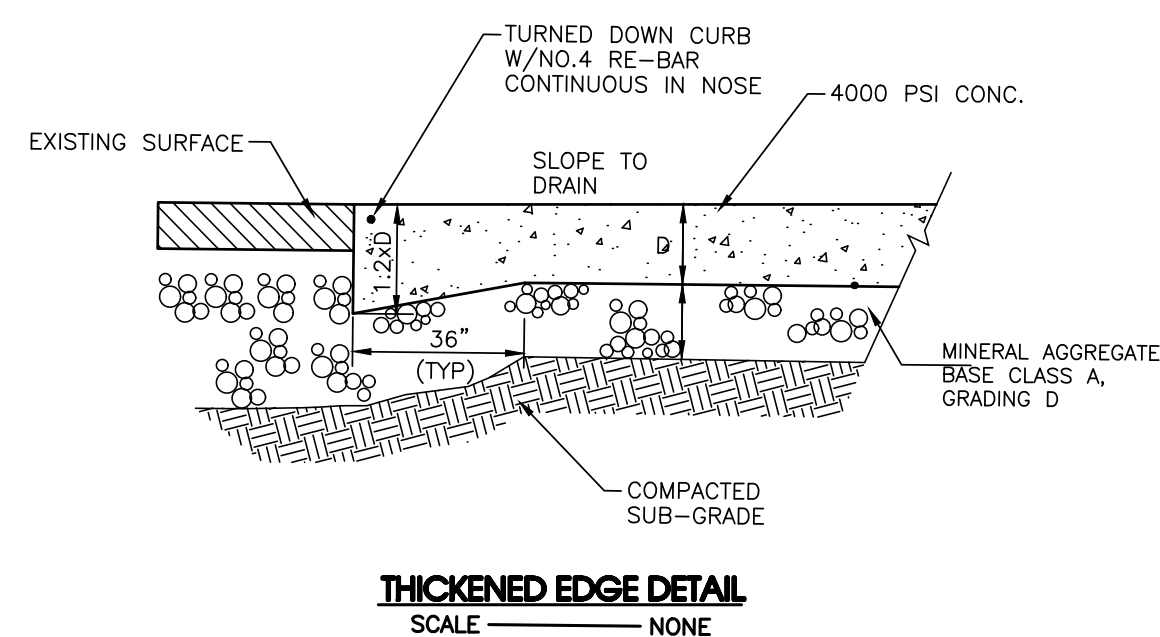
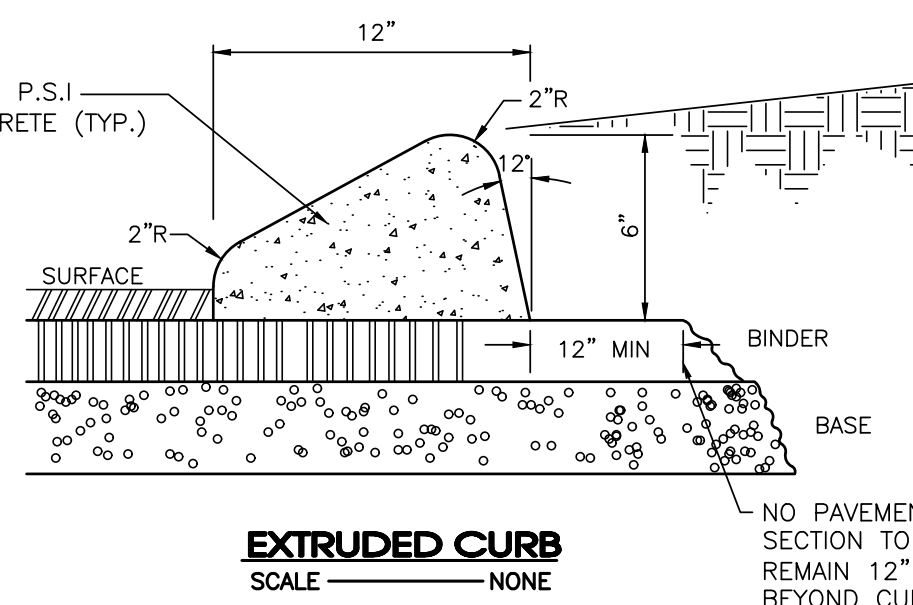
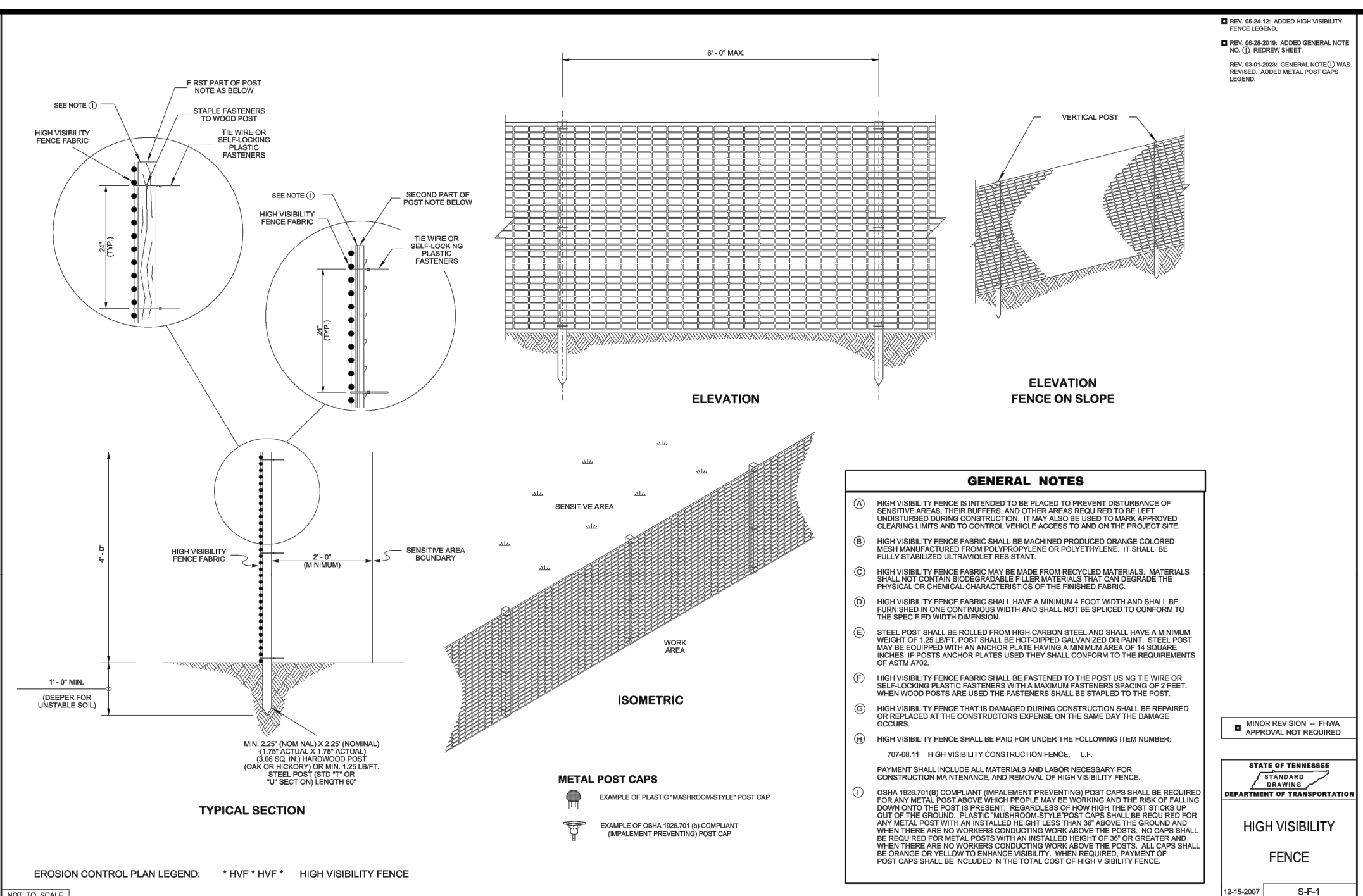
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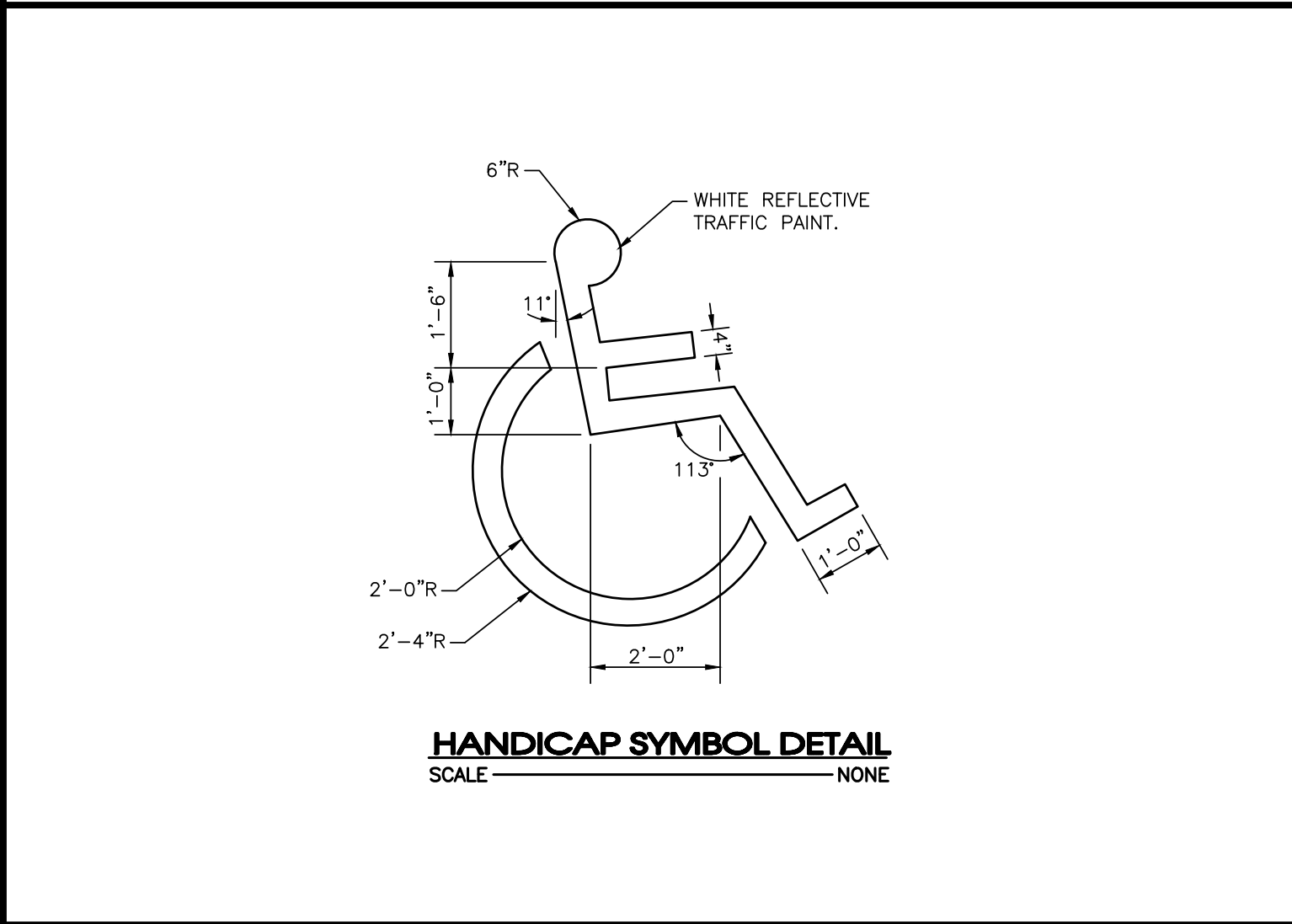
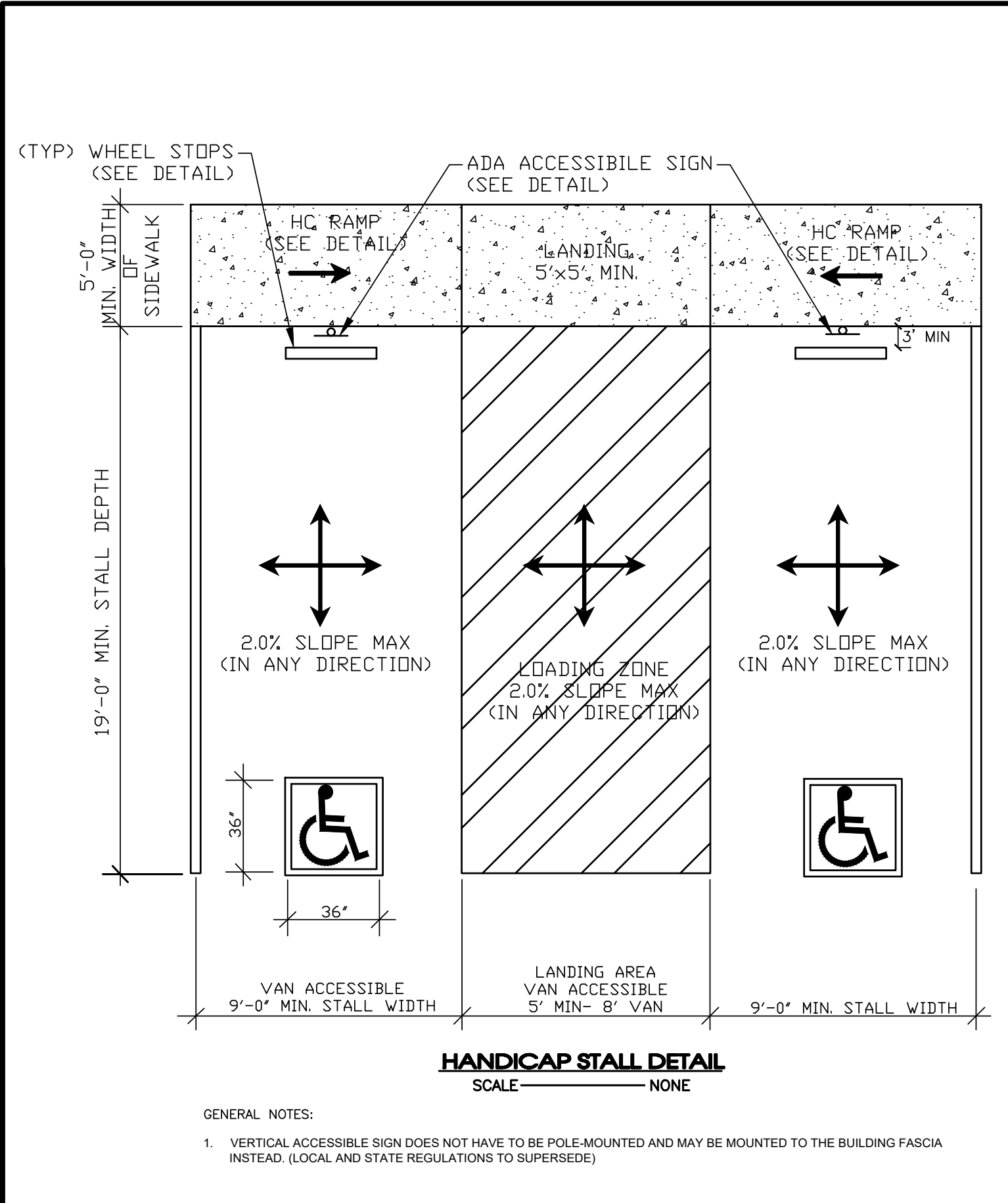
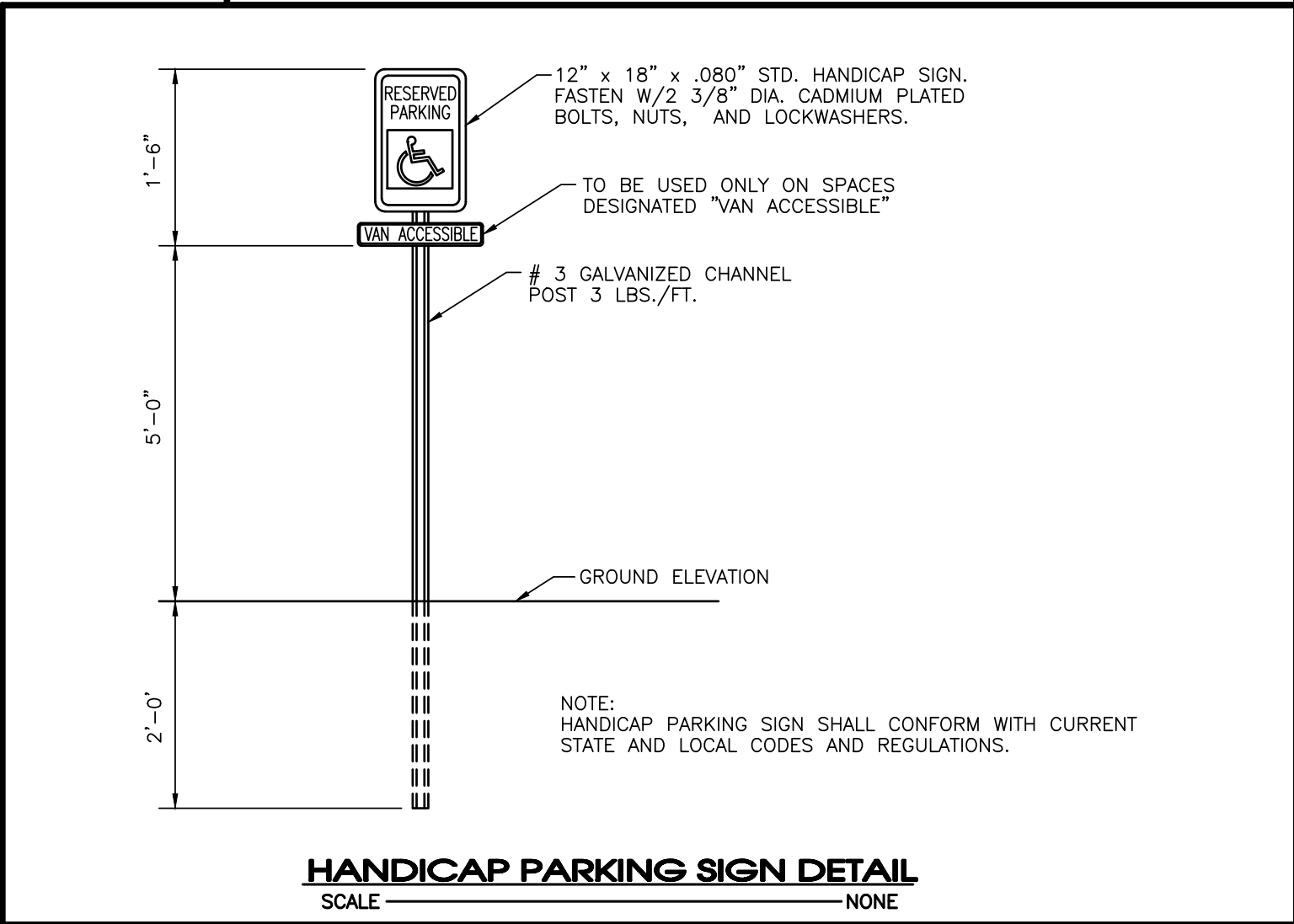
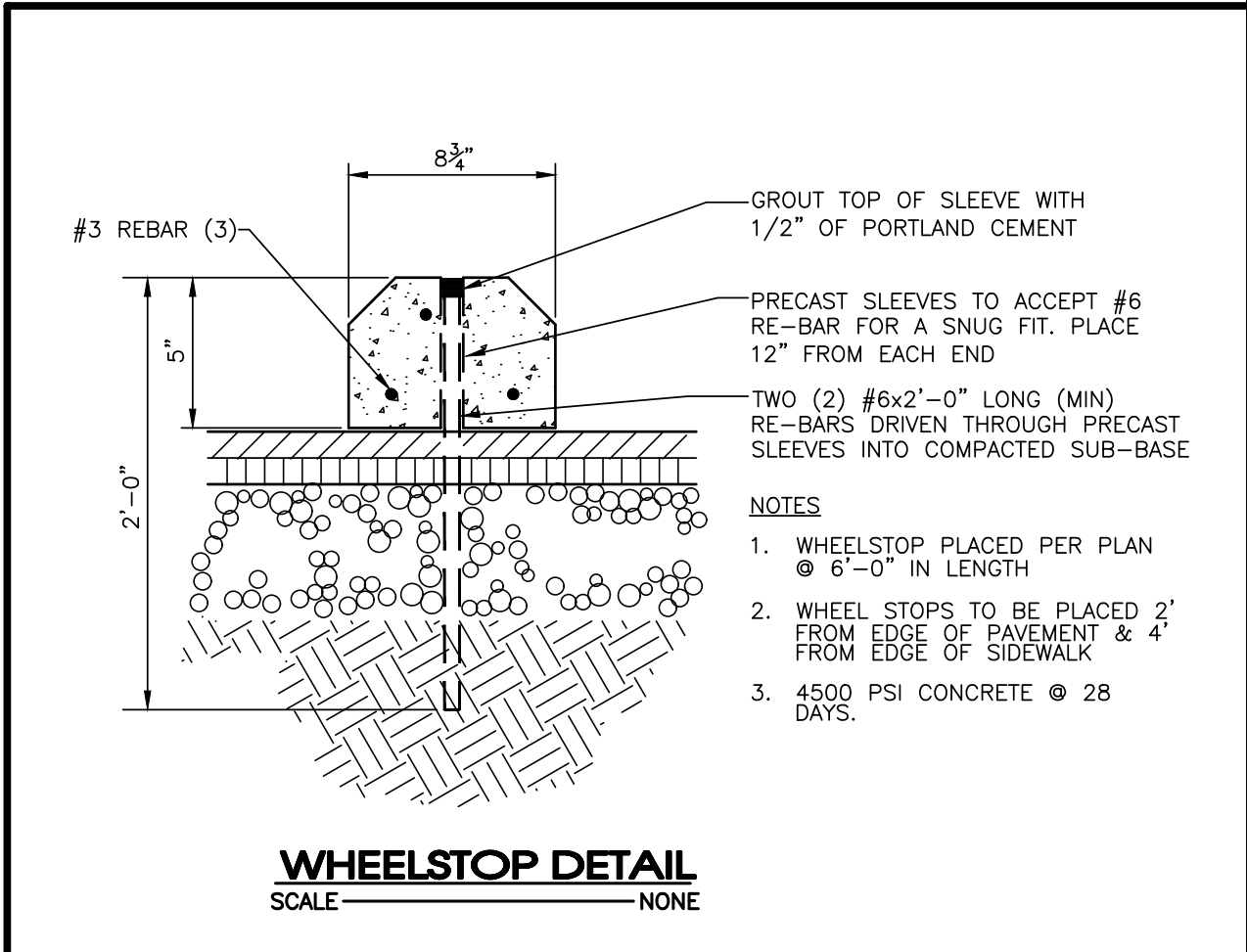
- ① BITUMINOUS SURFACE: (1" PER SQ. YD. = 106 LBS.)  
TDOT 411-01.01 – MINERAL AGGREGATE (ASC) GRADING "E"  
TDOT 411-01.02 – ASPHALTIC CEMENT (ASC) GRADING "E"
- ② BITUMINOUS BINDER: (1" PER SQ. YD. = 110 LBS.)  
TDOT 307-03.11 – BITUMINOUS PLANT MIX BASE (HOT MIX)  
(BPM-B-HM) GRADING "B"
- ③ MINERAL AGGREGATE: (2.03 TON / CU. YD.)  
TDOT 303-01 – MINERAL AGGREGATE TYPE "A" BASE, GRADING "D"
- ④ PRIME COAT:  
TDOT 402-01 – BITUMINOUS MATERIAL FOR PRIME COAT (PC)  
0.30-0.35 GAL/SQ. YD.  
TDOT 402-02 – AGGREGATE FOR COVER MATERIAL (PC)  
8-12 LB/SQ. YD.
- ⑤ TACK COAT:  
TDOT 403-01 – BITUMINOUS MATERIAL FOR TACK COAT (TC)  
0.02 GAL/SQ. YD.

**TYPICAL PAVEMENT SECTIONS**  
SCALE \_\_\_\_\_ NONE



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





**SEC, Inc.** 850 MIDDLE TENNESSEE BOULEVARD, MURFREESBORO, TENNESSEE 37129  
TEL. 615/845-1100 FAX 615/845-1101  
E-MAIL: [info@secinc.com](mailto:info@secinc.com) WWW: [www.secinc.com](http://www.secinc.com)  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE

**SITE ENGINEERING CONSULTANTS**  
INTEGRATED TO PROVIDE THE EXPRESSED WRITTEN CONSIST OF SEC, INC.  
CONSULTING S.E.C. INC. 2024

IT IS THE POLICY OF SEC, INC. TO PROVIDE THE EXPRESSED WRITTEN CONSIST OF SEC, INC. CONSULTING S.E.C. INC. 2024

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS INTENDED TO ACHIEVE SPECIFIC ENGINEERING DESIGN CRITERIA AND OBJECTIVES. IT IS THE RESPONSIBILITY OF THE ENGINEER TO PROVIDE THE EXPRESSED WRITTEN CONSIST OF SEC, INC. CONSULTING S.E.C. INC. 2024

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 PLAN.

**Ortiz Complete Auto Service**

La Vergne, Tennessee

(Not Intended for Release)

|                   |  |  |  |  |  |                |
|-------------------|--|--|--|--|--|----------------|
| REVISED:          |  |  |  |  |  | <b>Details</b> |
| DRAWN: SJA / CFB3 |  |  |  |  |  |                |
| DATE: 7-29-2024   |  |  |  |  |  |                |
| CHECKED:          |  |  |  |  |  |                |
| MAT               |  |  |  |  |  |                |
| FILE NAME:        |  |  |  |  |  |                |
| 23730project      |  |  |  |  |  |                |
| SCALE:            |  |  |  |  |  |                |
| None              |  |  |  |  |  |                |
| JOB NO.           |  |  |  |  |  |                |
| 23730             |  |  |  |  |  |                |
| SHEET:            |  |  |  |  |  |                |
| <b>C4.1</b>       |  |  |  |  |  |                |



MAP 14, PARCEL 67.05  
S & A COMMERCIAL PARTNERSHIP  
(R.BK 2163, PG. 3334)

MAP 14, PARCEL 65.01  
LOT 1  
LEAMON HAWN S/D  
(P.BK 38, PG. 93)

MAP 14, PARCEL 66.01  
WENDY ORTIZ  
HERMENEGILDO ORTIZ JIMENEZ  
(R.BK 2284, PG. 1544)  
50.00' ± 50 FT.  
1.148 ± AC.

MAP 14, PARCEL 67.00  
CHAD RITTER  
(R.BK 2036, PG. 2980)

MAP 14, PARCEL 50.04  
JOHN & DAISY WALDRON  
COMMUNITY PROPERTY TRUST  
(R.BK 1660, PG. 1662)

# Ortiz Complete Auto Service

## LANDSCAPE PLAN

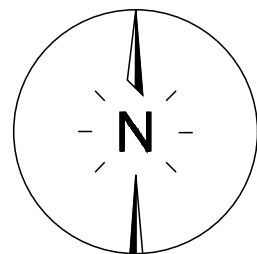
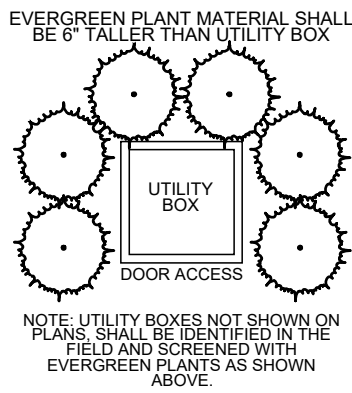
SITE DATA  
TOTAL SITE AREA: 1.13 ACRES  
SITE ZONING: I-1 (LIGHT INDUSTRIAL)

LANDSCAPE REQUIREMENTS (AS PER ARTICLE 3.130 SECTION C)

|                                                 | REQUIRED  | PROVIDED  |
|-------------------------------------------------|-----------|-----------|
| CANOPY TREES<br>1.13 ACRES x 3 TREES / ACRE     | 3 TREES   | 3 TREES   |
| UNDERSTORY TREES<br>1.13 ACRES x 3 TREES / ACRE | 3 TREES   | 3 TREES   |
| SHRUBS<br>1.13 ACRES x 15 SHRUBS / ACRE         | 17 SHRUBS | 26 SHRUBS |

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

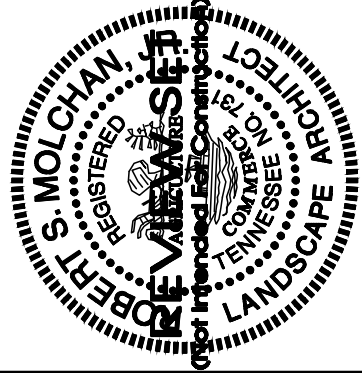
- PLANTING SCHEDULE NOTES
- SHRUBS AND TREES SHALL BE OF THE HIGHEST QUALITY.
  - NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
  - SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
  - REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED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



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

SITE ENGINEERING CONSULTANTS  
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LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BOULEVARD  
MURFREESBORO, TENNESSEE 37129  
PHONE: (615) 890-7901 WWW.SEC-CIVIL.COM FAX: (615) 895-2567  
NO PORTION OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF S.E.C. INC.  
The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described and indicated on these drawings. The engineer/consultant shall not be responsible for any failure of the site as constructed in accordance with the construction plans.

**SEC, Inc.**



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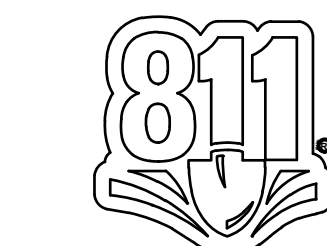
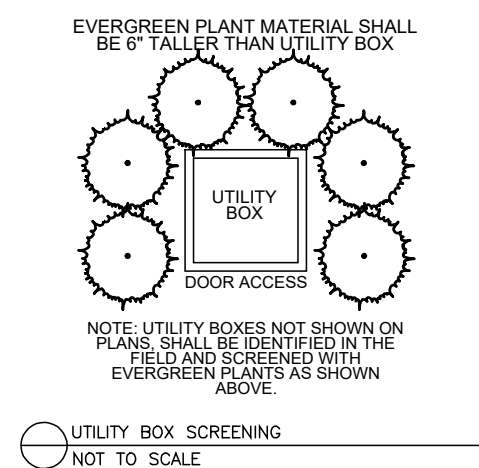
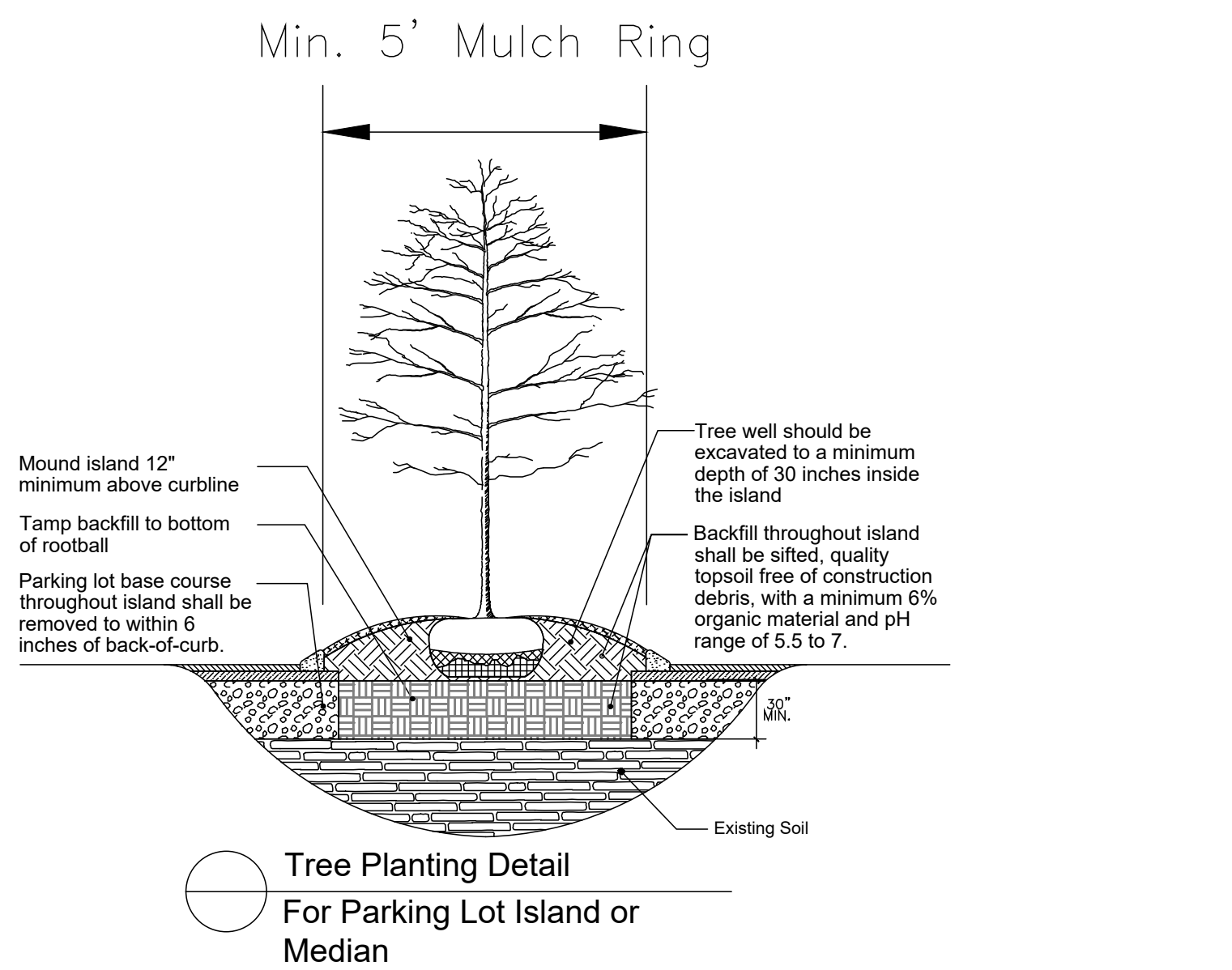
La Vergne, Tennessee

Landscape Plan

|                            |  |
|----------------------------|--|
| REVISED:                   |  |
| DRAWN: KMG                 |  |
| DATE: 08-13-2024           |  |
| CHECKED: RSM               |  |
| FILE NAME: 23730project_LA |  |
| SCALE: 1" = 20'            |  |
| JOB NO. 23730              |  |
| SHEET:                     |  |

L1.0





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

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

1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND TAKE NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.

2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY AND SHALL BE RESPONSIBLE FOR AND DAMAGE TO UTILITIES.

3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH TOPSOIL FREE OF ROOTS AND ROCKS.

4. CONDUCT WORK WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.

5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.

6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

7. PROVIDE TREES, SHRUBS, AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK: HEIGHT AND SPREAD SIZES".

8. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).

9. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.

10. THE QUANTITY OF PLANT MATERIALS INDICATED ON THE PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUOTATIONS. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.

11. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE. SELECTIVELY PRUNE DEAD WOOD.

12. SEED OR SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS PLANTING BEDS.

13. SHRUBS AND GROUNDCOVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.

14. UPON COMPLETION OF FINAL ACCEPTANCE OF THE LANDSCAPE, THE LANDSCAPE MAINTENANCE BOND WILL BE REQUIRED. THIS BOND SHOULD BE SUBMITTED IN THE NAME OF THE PROPERTY OWNER OR RECORD OWNER, OR A LEASE HOLDER WHO HAS TEN (10) YEARS OR MORE REMAINING ON A CURRENT LEASE. THE PROPERTY OWNER/LEASE HOLDER SHOULD ALLOW ADEQUATE TIME TO OBTAIN THE BOND AS THIS PROCESS MAY BE LENGTHY AND MAY DELAY THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

# Ortiz Complete Auto Service

# La Vergne, Tennessee

## Landscape Details & Notes

## L2.0