

WORKSHOP AGENDA

Planning Commission

September 10, 2024 @ 5:30 PM

For the September 24, 2024 Regular Meeting @ 6:00 PM

- Call meeting to order.
- Determine quorum.

ORDER OF BUSINESS

1. Approve Minutes: August 27, 2024 Regular Meeting and September 10, 2024 Workshop.
2. Public Comment Period.

OLD BUSINESS

3. Recommendation to the Board of Mayor and Aldermen for Subdivision Acceptance – Carothers Crossing Phase 2. Property located off Carothers Road. Requested by SEC Inc. PDR (Planned Density Residential) Zoning District.
4. 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)**
5. 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)**
6. Off-Site Roadway Improvements - La Vergne Business Center - Off-Site Roadway Improvements Proposed for Minerva Drive and Murfreesboro Road. **(DEFERRED)**
7. 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)**

NEW BUSINESS

8. Site Plan – Take 5 Oil Change – New Building Consisting of 1,750 Square Feet on 1.28 Acres. Requested by Sambatek. Property located at 5265 Murfreesboro Road and Rebecca Way (Tax Map 15M, Group F, Parcel 1.01). C-2 (Highway Service) Zoning District. Property owned by Jarman Development, LLC.

9. Site Plan – Panda Express – New Building Consisting of 2,697 Square Feet on 1.32 Acres. Requested by CESO, Inc. Property located at Murfreesboro Road near Veterans Memorial Parkway (Tax Map 14, Parcel 72.12). C-2 (Highway Service) Zoning District. Property owned by Woodhaven La Vergne, LLC.
10. Bonds/Letters of Credit Update.
11. Discussion - Zoning Ordinance.

ADJOURN



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

Reviewed By:
Gary Lide, City Engineer

Summary:

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

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

Staff Comments / Technical Items:

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

Engineering (Gary Lide - glide@lavergnethn.gov)

Developer has been working with staff on outstanding issues but the punchlist remains as follows:

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.
- Valve 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)

No comments.

Codes (Joe White - jwhite@lavergneth.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police (John Eubank - jeubank@lavergneth.gov)

No comments.

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



A photograph of a stone pillar sign for a residential development. The sign is made of light-colored rectangular stones and has a dark rectangular plaque in the center with the text 'HAMLET' in large, bold, white capital letters, and 'AT CAROTHERS CROSSING' in smaller, white capital letters below it. The sign is surrounded by landscaping, including several small, dark green shrubs and spiky-leafed plants in a bed of light-colored gravel. Two tall, thin, dark green evergreen trees stand on either side of the sign. In the foreground, there is a patch of grass and dirt, with some litter including a red and white can and a white bottle lying on the ground. The background shows a line of trees under a cloudy sky.

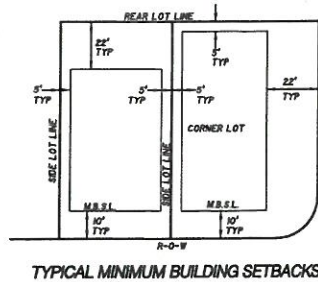
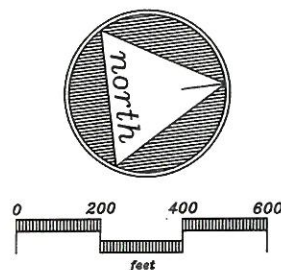
HAMLET

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

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF AN URBAN LAND SURVEY, CATEGORY "T", AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, AND THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE SUBDIVISION FINAL PLAT ENTITLED "CAROTHERS CROSSING, PHASE 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CAROTHERS CROSSING, PHASE 2" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 5/31/22 NAME Kyle Braun
AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE 6/28/22 NAME Kyle Braun

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/31/22 NAME Kyle Braun

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

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP
4749C0005H, 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 29, P/O PARCEL 29.00
DEED BOOK 1737, PAGE 3857
RUTHERFORD COUNTY REGISTER OF DEEDS.



LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
15	10,000	0.23
16	10,000	0.23
17	10,000	0.23
18	10,000	0.23
19	10,000	0.23
20	10,000	0.23
21	10,000	0.23
22	10,000	0.23
23	10,000	0.23
24	10,000	0.23
25	10,000	0.23
26	10,000	0.23
27	10,000	0.23
28	10,000	0.23
29	10,000	0.23
30	10,000	0.23
31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23
41	10,000	0.23
42	10,000	0.23
43	10,000	0.23
44	10,000	0.23
45	10,000	0.23
46	10,000	0.23
47	10,000	0.23
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85	10,000	0.23
86	10,000	0.23
87	10,000	0.23
88	10,000	0.23
89	10,000	0.23
90	10,000	0.23
91	10,000	0.23
92	10,000	0.23
93	10,000	0.23
94	10,000	0.23
95	10,000	0.23
96	10,000	0.23
97	10,000	0.23
98	10,000	0.23
99	10,000	0.23
100	10,000	0.23

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

TYPE	AREA (SQ. FT.)	AREA (AC.)
OPEN SPACE	10,000	0.23
RIGHT-OF-WAY	10,000	0.23

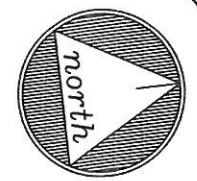
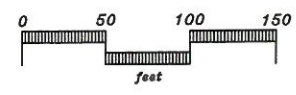
LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 54' 30" E	121.00
2	S 89° 54' 30" E	121.00
3	N 89° 54' 30" E	121.00

CURVE TABLE

CURVE NO.	BEARING	DISTANCE	CHORD	AREA
1	N 89° 54' 30" E	121.00	121.00	15,121.00
2	S 89° 54' 30" E	121.00	121.00	15,121.00
3	N 89° 54' 30" E	121.00	121.00	15,121.00
4	S 89° 54' 30" E	121.00	121.00	15,121.00
5	N 89° 54' 30" E	121.00	121.00	15,121.00
6	S 89° 54' 30" E	121.00	121.00	15,121.00
7	N 89° 54' 30" E	121.00	121.00	15,121.00
8	S 89° 54' 30" E	121.00	121.00	15,121.00
9	N 89° 54' 30" E	121.00	121.00	15,121.00
10	S 89° 54' 30" E	121.00	121.00	15,121.00
11	N 89° 54' 30" E	121.00	121.00	15,121.00
12	S 89° 54' 30" E	121.00	121.00	15,121.00
13	N 89° 54' 30" E	121.00	121.00	15,121.00
14	S 89° 54' 30" E	121.00	121.00	15,121.00
15	N 89° 54' 30" E	121.00	121.00	15,121.00
16	S 89° 54' 30" E	121.00	121.00	15,121.00
17	N 89° 54' 30" E	121.00	121.00	15,121.00
18	S 89° 54' 30" E	121.00	121.00	15,121.00
19	N 89° 54' 30" E	121.00	121.00	15,121.00
20	S 89° 54' 30" E	121.00	121.00	15,121.00
21	N 89° 54' 30" E	121.00	121.00	15,121.00
22	S 89° 54' 30" E	121.00	121.00	15,121.00
23	N 89° 54' 30" E	121.00	121.00	15,121.00
24	S 89° 54' 30" E	121.00	121.00	15,121.00
25	N 89° 54' 30" E	121.00	121.00	15,121.00
26	S 89° 54' 30" E	121.00	121.00	15,121.00
27	N 89° 54' 30" E	121.00	121.00	15,121.00
28	S 89° 54' 30" E	121.00	121.00	15,121.00
29	N 89° 54' 30" E	121.00	121.00	15,121.00
30	S 89° 54' 30" E	121.00	121.00	15,121.00
31	N 89° 54' 30" E	121.00	121.00	15,121.00
32	S 89° 54' 30" E	121.00	121.00	15,121.00
33	N 89° 54' 30" E	121.00	121.00	15,121.00
34	S 89° 54' 30" E	121.00	121.00	15,121.00
35	N 89° 54' 30" E	121.00	121.00	15,121.00
36	S 89° 54' 30" E	121.00	121.00	15,121.00
37	N 89° 54' 30" E	121.00	121.00	15,121.00
38	S 89° 54' 30" E	121.00	121.00	15,121.00
39	N 89° 54' 30" E	121.00	121.00	15,121.00
40	S 89° 54' 30" E	121.00	121.00	15,121.00
41	N 89° 54' 30" E	121.00	121.00	15,121.00
42	S 89° 54' 30" E	121.00	121.00	15,121.00
43	N 89° 54' 30" E	121.00	121.00	15,121.00
44	S 89° 54' 30" E	121.00	121.00	15,121.00
45	N 89° 54' 30" E	121.00	121.00	15,121.00
46	S 89° 54' 30" E	121.00	121.00	15,121.00
47	N 89° 54' 30" E	121.00	121.00	15,121.00
48	S 89° 54' 30" E	121.00	121.00	15,121.00
49	N 89° 54' 30" E	121.00	121.00	15,121.00
50	S 89° 54' 30" E	121.00	121.00	15,121.00
51	N 89° 54' 30" E	121.00	121.00	15,121.00
52	S 89° 54' 30" E	121.00	121.00	15,121.00
53	N 89° 54' 30" E	121.00	121.00	15,121.00
54	S 89° 54' 30" E	121.00	121.00	15,121.00
55	N 89° 54' 30" E	121.00	121.00	15,121.00
56	S 89° 54' 30" E	121.00	121.00	15,121.00
57	N 89° 54' 30" E	121.00	121.00	15,121.00
58	S 89° 54' 30" E	121.00	121.00	15,121.00
59	N 89° 54' 30" E	121.00	121.00	15,121.00
60	S 89° 54' 30" E	121.00	121.00	15,121.00
61	N 89° 54' 30" E	121.00	121.00	15,121.00
62	S 89° 54' 30" E	121.00	121.00	15,121.00
63	N 89° 54' 30" E	121.00	121.00	15,121.00
64	S 89° 54' 30" E	121.00	121.00	15,121.00
65	N 89° 54' 30" E	121.00	121.00	15,121.00
66	S 89° 54' 30" E	121.00	121.00	15,121.00
67	N 89° 54' 30" E	121.00	121.00	15,121.00
68	S 89° 54' 30" E	121.00	121.00	15,121.00
69	N 89° 54' 30" E	121.00	121.00	15,121.00
70	S 89° 54' 30" E	121.00	121.00	15,121.00
71	N 89° 54' 30" E	121.00	121.00	15,121.00
72	S 89° 54' 30" E	121.00	121.00	15,121.00
73	N 89° 54' 30" E	121.00	121.00	15,121.00
74	S 89° 54' 30" E	121.00	121.00	15,121.00
75	N 89° 54' 30" E	121.00	121.00	15,121.00
76	S 89° 54' 30" E	121.00	121.00	15,121.00
77	N 89° 54' 30" E	121.00	121.00	15,121.00
78	S 89° 54' 30" E	121.00	121.00	15,121.00
79	N 89° 54' 30" E	121.00	121.00	15,121.00
80	S 89° 54' 30" E	121.00	121.00	15,121.00
81	N 89° 54' 30" E	121.00	121.00	15,121.00
82	S 89° 54' 30" E	121.00	121.00	15,121.00
83	N 89° 54' 30" E	121.00	121.00	15,121.00
84	S 89° 54' 30" E	121.00	121.00	15,121.00
85	N 89° 54' 30" E	121.00	121.00	15,121.00
86	S 89° 54' 30" E	121.00	121.00	15,121.00
87	N 89° 54' 30" E	121.00	121.00	15,121.00
88	S 89° 54' 30" E	121.00	121.00	15,121.00
89	N 89° 54' 30" E	121.00	121.00	15,121.00
90	S 89° 54' 30" E	121.00	121.00	15,121.00
91	N 89° 54' 30" E	121.00	121.00	15,121.00
92	S 89° 54' 30" E	121.00	121.00	15,121.00
93	N 89° 54' 30" E	121.00	121.00	15,121.00
94	S 89° 54' 30" E	121.00	121.00	15,121.00
95	N 89° 54' 30" E	121.00	121.00	15,121.00
96	S 89° 54' 30" E	121.00	121.00	15,121.00
97	N 89° 54' 30" E	121.00	121.00	15,121.00
98	S 89° 54' 30" E	121.00	121.00	15,121.00
99	N 89° 54' 30" E	121.00	121.00	15,121.00
100	S 89° 54' 30" E	121.00	121.00	15,121.00

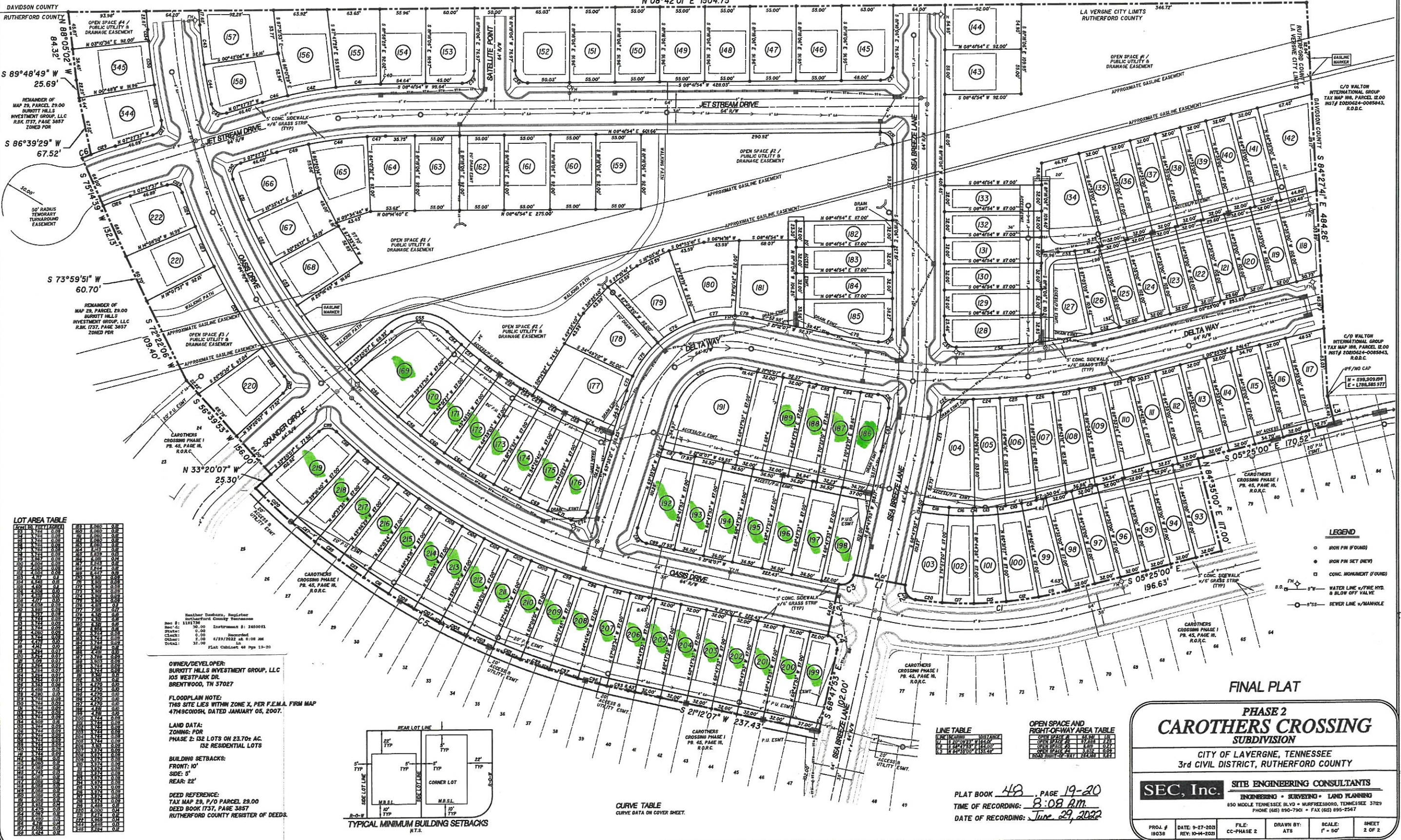
CURVE NO.	BEARING	DISTANCE	CHORD	AREA
1	N 89° 54' 30" E	121.00	121.00	15,121.00



C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020064-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020064-0085643, R.O.C.

C/O WALTON INTERNATIONAL GROUP
TAX MAP 188, PARCEL 12.00
INST# 2020064-0085643, R.O.C.



LOT AREA TABLE

Lot	Area (sq. ft.)	Area (ac.)
121	1,234.56	0.028
122	1,234.56	0.028
123	1,234.56	0.028
124	1,234.56	0.028
125	1,234.56	0.028
126	1,234.56	0.028
127	1,234.56	0.028
128	1,234.56	0.028
129	1,234.56	0.028
130	1,234.56	0.028
131	1,234.56	0.028
132	1,234.56	0.028
133	1,234.56	0.028
134	1,234.56	0.028
135	1,234.56	0.028
136	1,234.56	0.028
137	1,234.56	0.028
138	1,234.56	0.028
139	1,234.56	0.028
140	1,234.56	0.028
141	1,234.56	0.028
142	1,234.56	0.028
143	1,234.56	0.028
144	1,234.56	0.028
145	1,234.56	0.028
146	1,234.56	0.028
147	1,234.56	0.028
148	1,234.56	0.028
149	1,234.56	0.028
150	1,234.56	0.028
151	1,234.56	0.028
152	1,234.56	0.028
153	1,234.56	0.028
154	1,234.56	0.028
155	1,234.56	0.028
156	1,234.56	0.028
157	1,234.56	0.028
158	1,234.56	0.028
159	1,234.56	0.028
160	1,234.56	0.028
161	1,234.56	0.028
162	1,234.56	0.028
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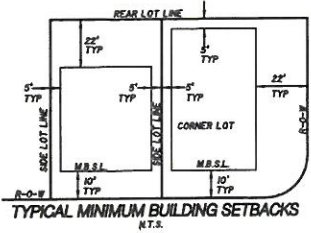
Owner/Developer:
BURKITT HILLS INVESTMENT GROUP, LLC
105 WESTPARK DR.
BRENTWOOD, TN 37027

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP
4749C0008, DATED JANUARY 05, 2007.

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

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

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



CURVE TABLE
CURVE DATA ON COVER SHEET.

Stationing	Curve Length	Radius	Delta
1+00.00	100.00	100.00	90.00
2+00.00	100.00	100.00	90.00
3+00.00	100.00	100.00	90.00
4+00.00	100.00	100.00	90.00
5+00.00	100.00	100.00	90.00
6+00.00	100.00	100.00	90.00
7+00.00	100.00	100.00	90.00
8+00.00	100.00	100.00	90.00
9+00.00	100.00	100.00	90.00
10+00.00	100.00	100.00	90.00

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

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 • MURFREESBORO, TENNESSEE 37229
PHONE (661) 890-7901 • FAX (661) 890-2347

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



Item #: 4. **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; and Jake Blair - jblair@lavergnethn.gov)
Project will be deferred.

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

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

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

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

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

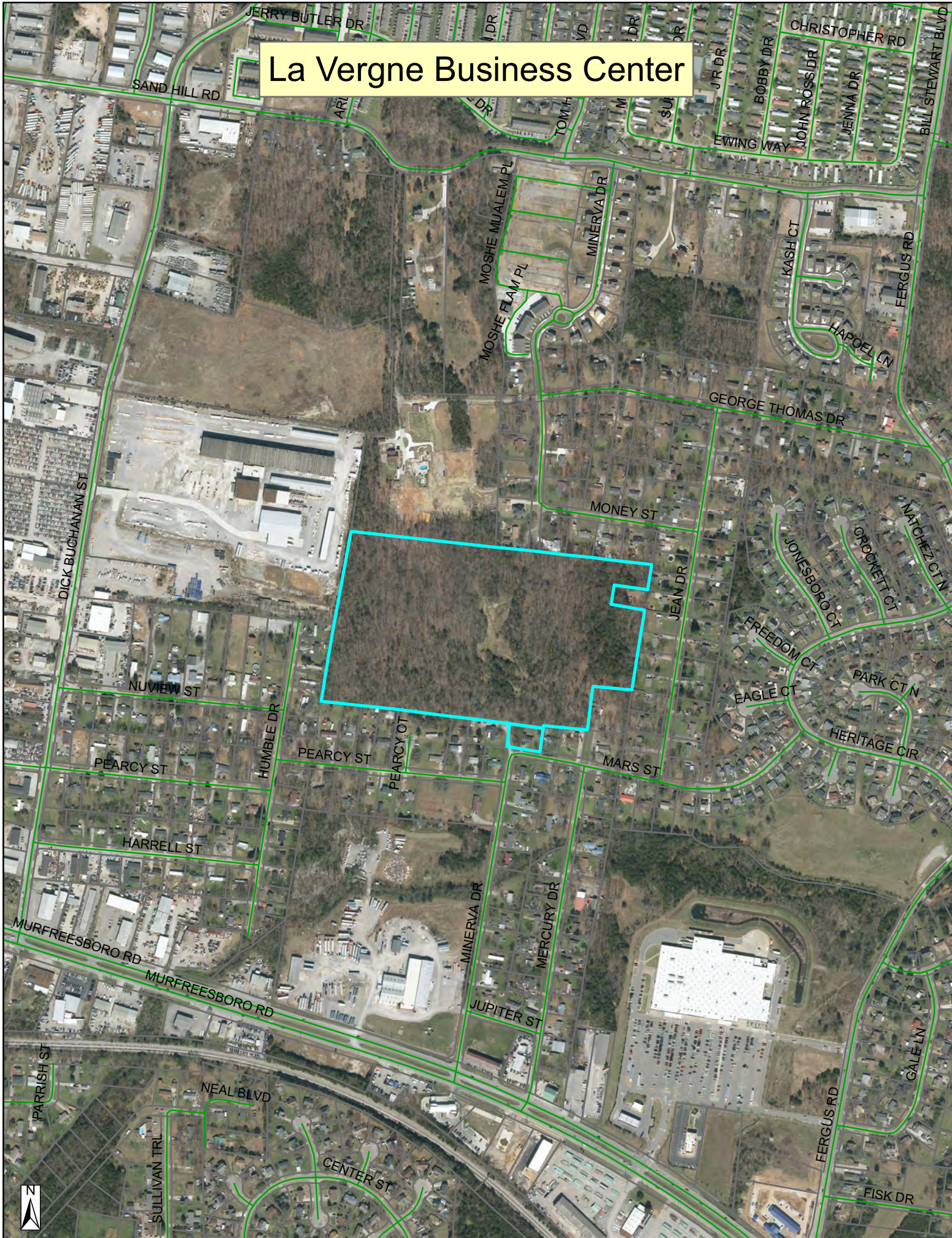
Police (John Eubank - jeubank@lavergnethn.gov)
No comments.

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

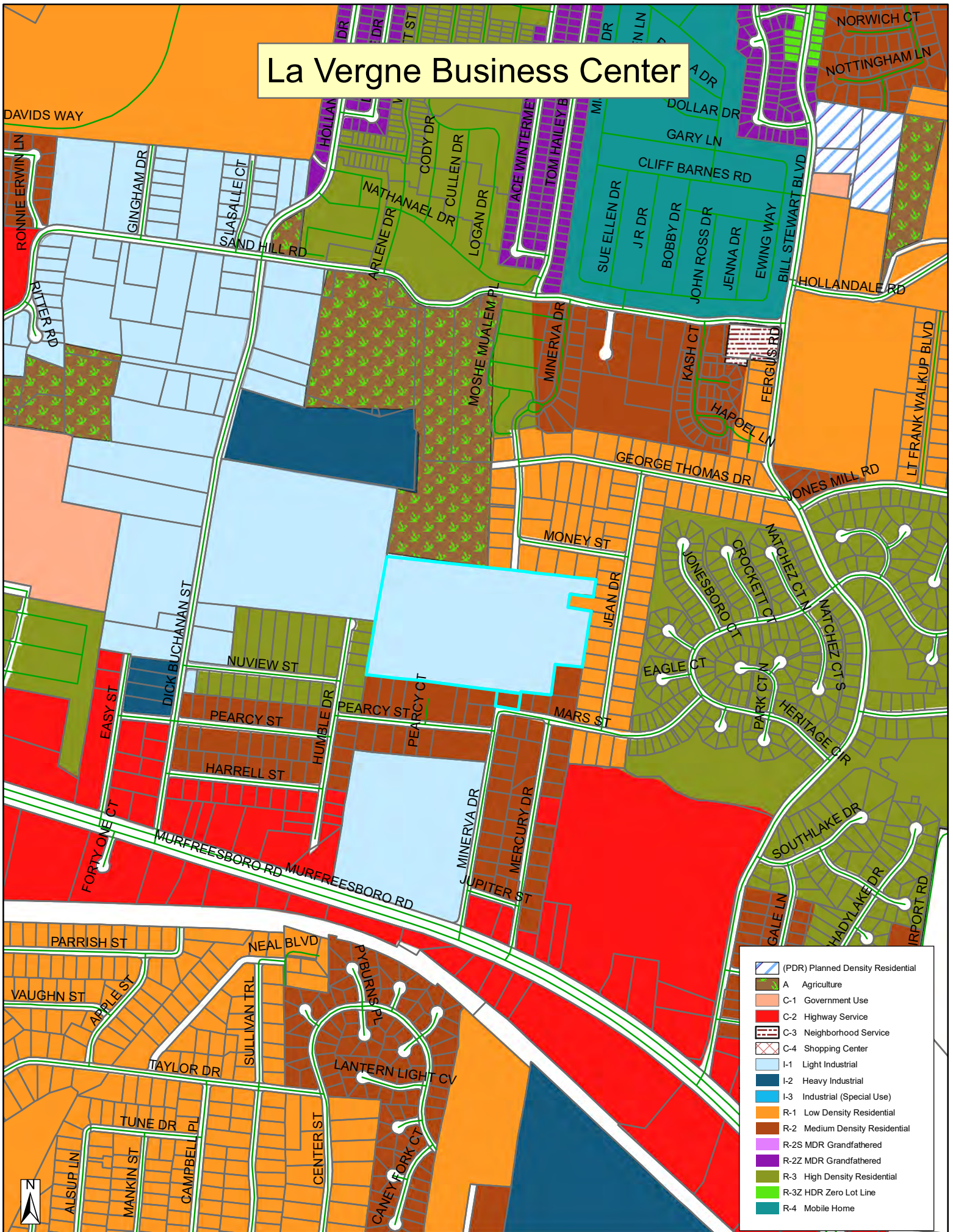
La Vergne Business Center



La Vergne Business Center



La Vergne Business Center









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

CONTRACTOR RESPONSIBILITIES:

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

B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.

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

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

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

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

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

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

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

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

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

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

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

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

L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION INFORMATION:

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

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

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

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

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

SITE INFORMATION:

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

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

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

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

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

EROSION AND SEDIMENT CONTROL INFORMATION:

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

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

C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION 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 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.

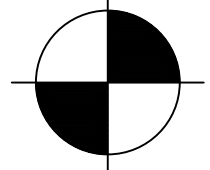
M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.

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.



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

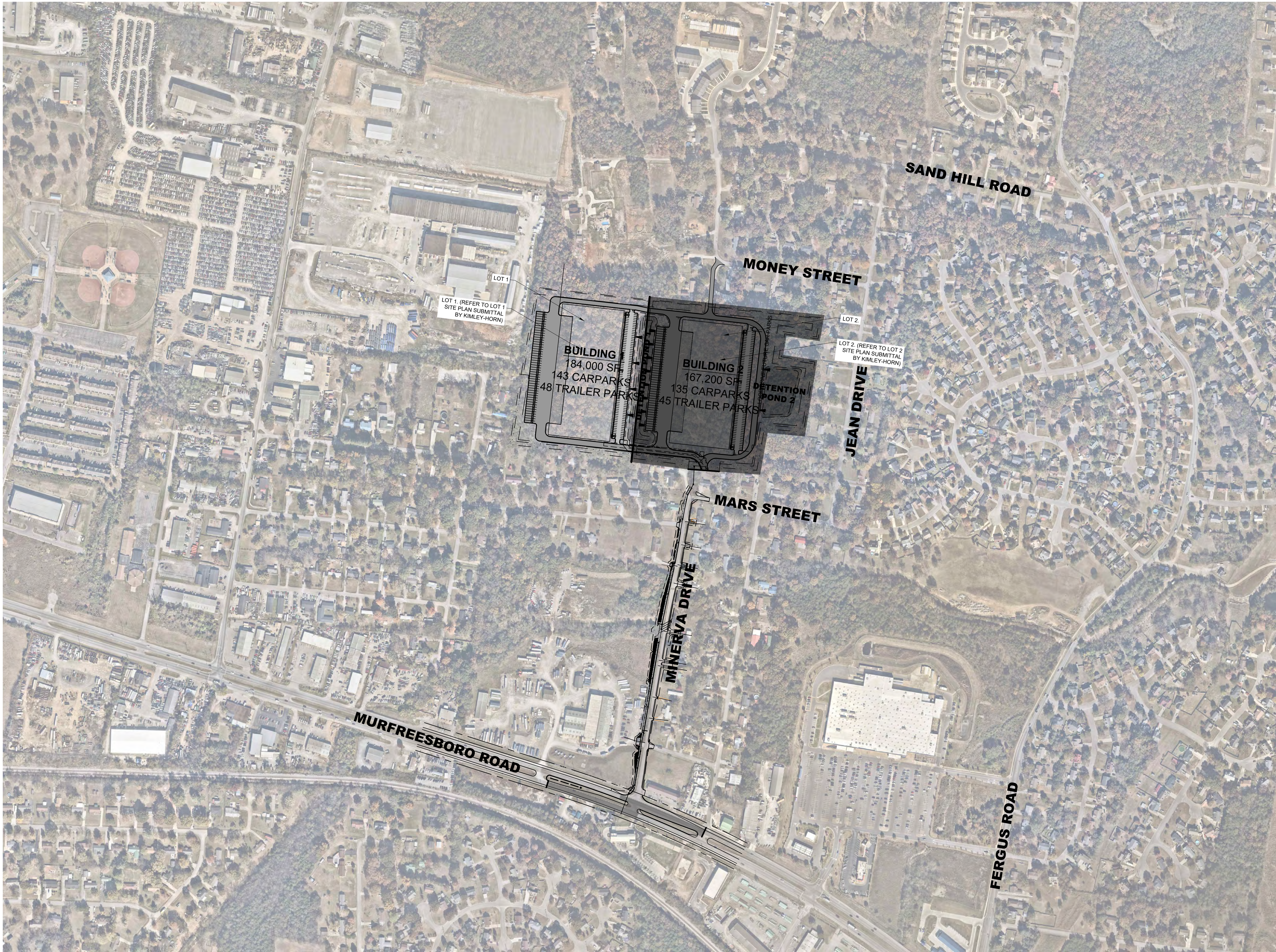
GENERAL NOTES

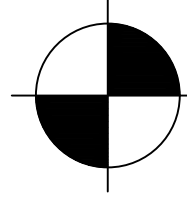
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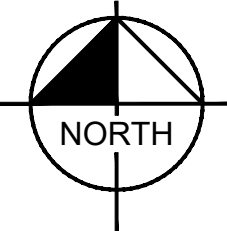
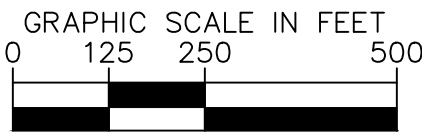
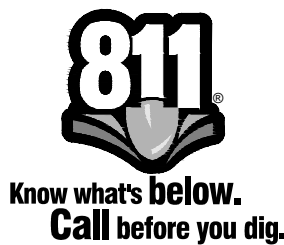
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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ALL ELEVATIONS ARE
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DRAWN BY:		ZTB	
CHECKED BY:		RJA	
DATE:		07/26/2024	
KIMLEY-HORN PROJECT NO.		118574000	

SITE VICINITY MAP
SHEET NUMBER
C0-10

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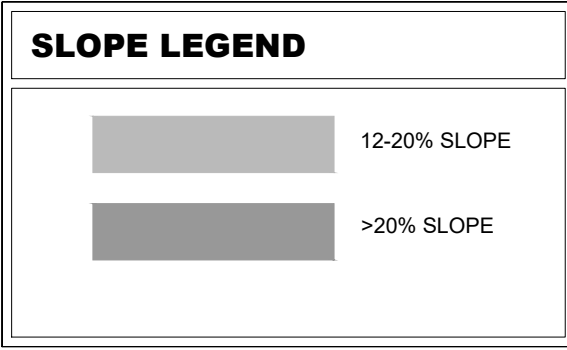


SURVEY DISCLAIMER

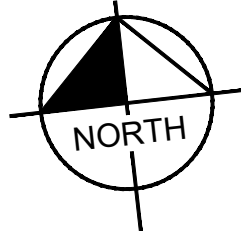
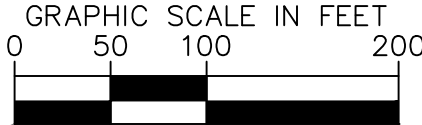
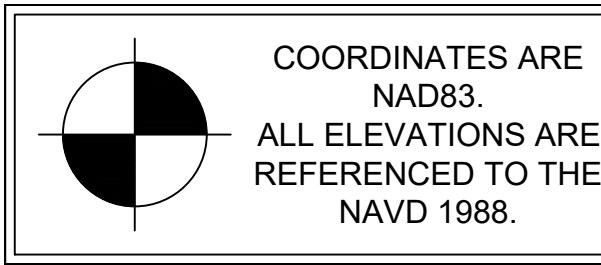
EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED MAY 10, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

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



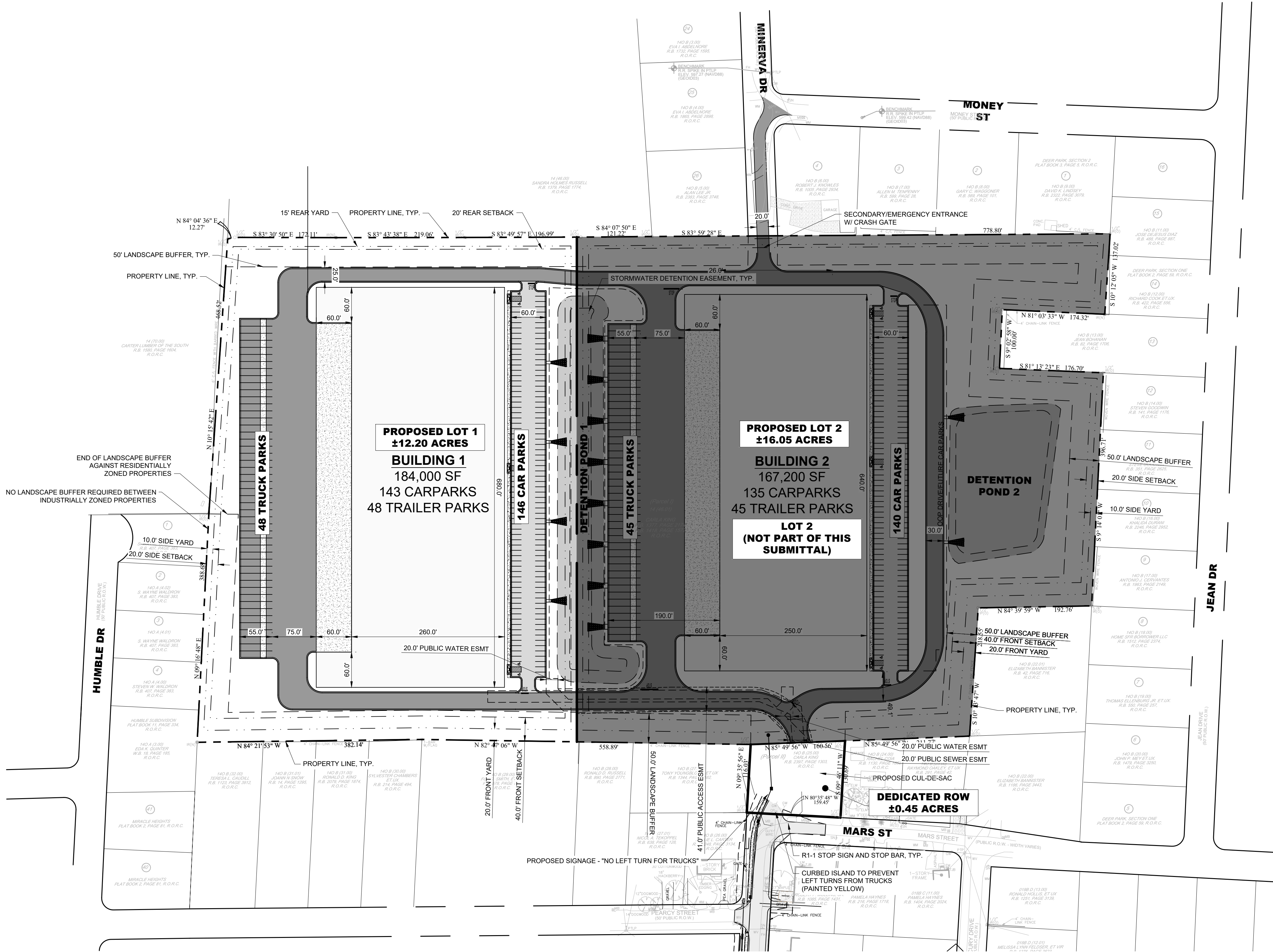
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LOT 1
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LA VERGNE, TENNESSEE



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

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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 |

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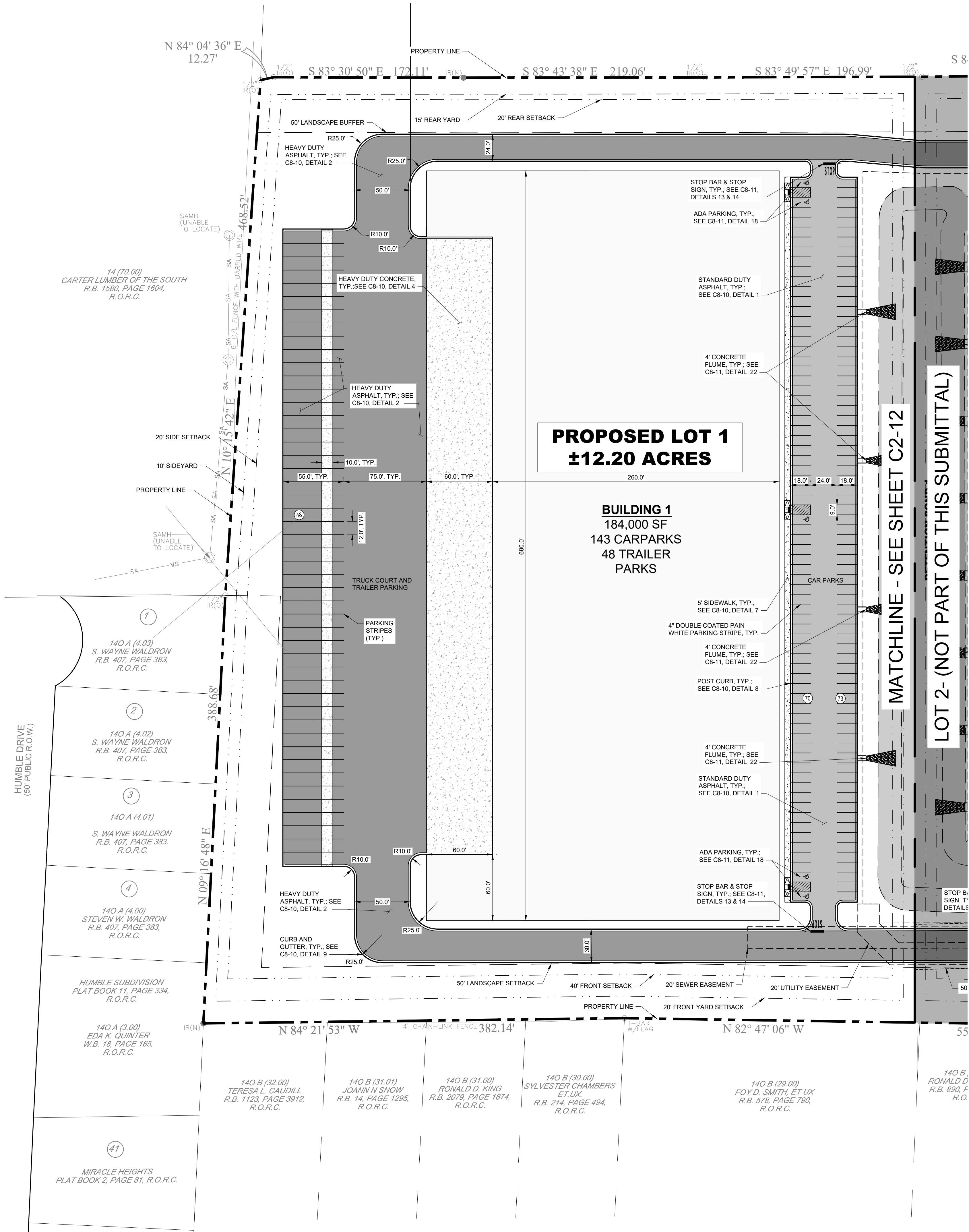


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DRAWN BY:	ZTB									
CHECKED BY:	RJA									
DATE:	07/26/2024									
KIMLEY-HORN PROJECT NO.	118574000									

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-10

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SITE LAYOUT NOTES

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2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
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5. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE BEGINNING ANY CONSTRUCTION.
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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.
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RETAINING WALL NOTES

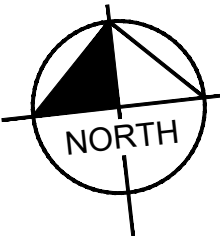
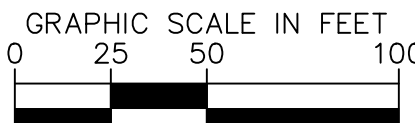
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PAVEMENT LEGEND

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

SITE LAYOUT -
ENLARGEMENT

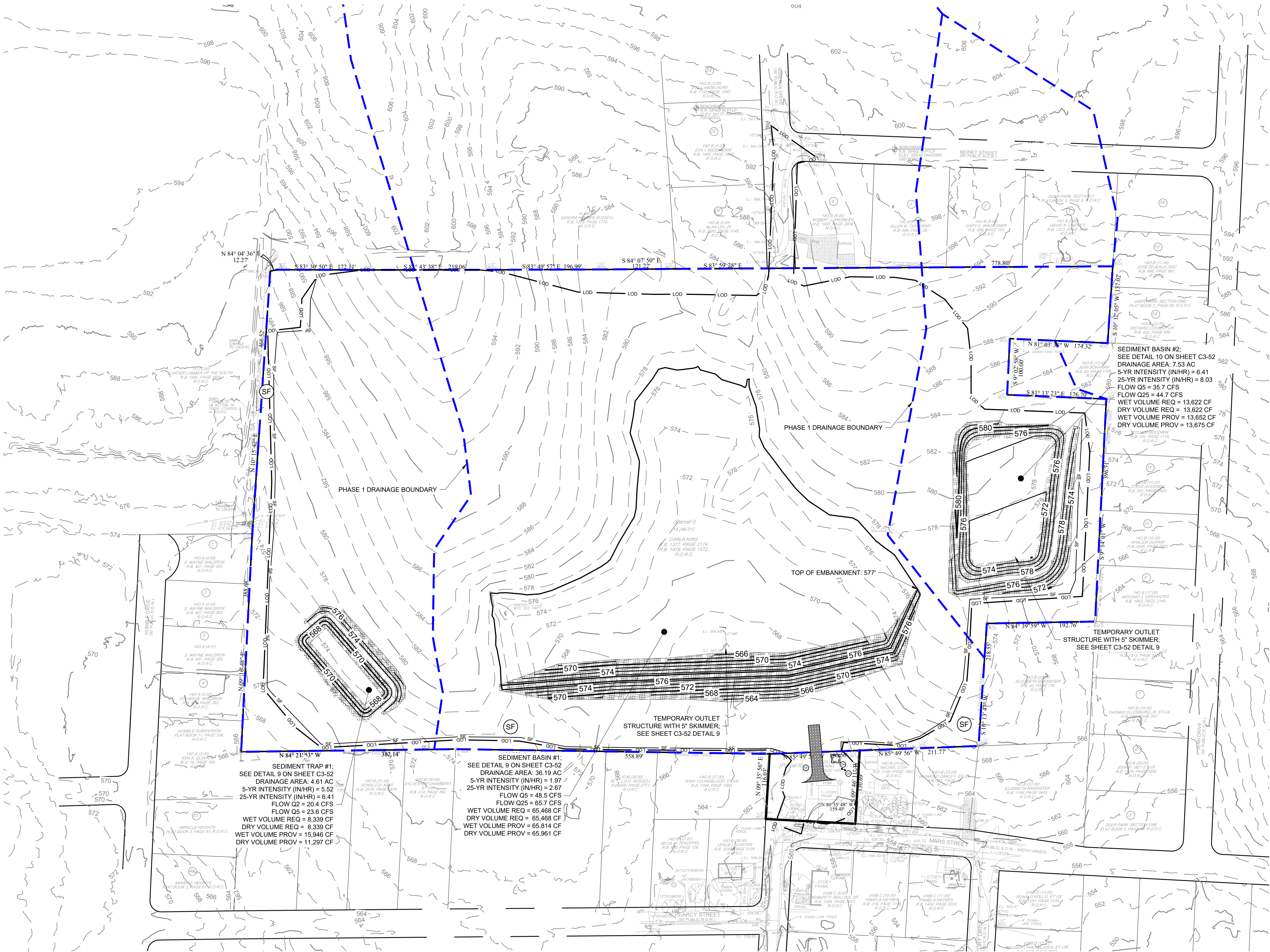
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C2-11

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EPSC NOTE

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

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

EROSION CONTROL NOTES

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

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

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

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.

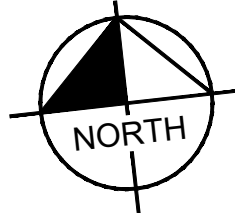
EROSION CONTROL LEGEND

- | | | |
|--|-----|--|
| | 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 |
| | 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:1V 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.



GRAPHIC SCALE IN FEET
0 50 100 200



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



REVISIONS	DATE	BY

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	05/28/2024
KIMLEY-HORN PROJECT NO.	118574000
EROSION CONTROL PLAN - PHASE 1	
SHEET NUMBER	C3-10

Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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Drawing name: C:\Users\IAN~1\WILL\AppData\Local\Temp\AcPublish_17940\C3-10 EROSION CONTROL PLAN.dwg C3-20 EROSION CONTROL PLAN - PHASE 2 Jul 23, 2024 8:45pm by: Ian.Willmar



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

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

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
2. PILES OF STOCKPILED MATERIAL SHALL BE COVERED WITH A 6" MINIMUM DEPTH OF
3. ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO
4. STOCKPILE OPERATIONS.
5. 2. FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL, SHALL BE
6. PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE
7. CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY
8. UTILIZATION. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR
9. PRIOR TO BEGINNING OF SUCH ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
10. RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN
11. EXPENSE.
12. 3. CONTACT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS
13. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS
14. COMPLETED. (WITHIN 16 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE
15. SPECIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH
16. PERMANENT SOIL STABILIZATION, STEEP SLOPES (GREATER THAN 3:1) SHALL BE
17. STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
18. 4. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL
19. GOVERNMENT AGENCY OR THE OWNER'S REPRESENTATIVE.
20. 5. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR
21. AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED
22. WHEN NECESSITY IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S
23. REPRESENTATIVE.
24. 6. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY
25. AFTER THE SITE HAS BEEN STABILIZED AND THE CONTRACTOR HAS BEEN NOTIFIED
26. IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
27. 7. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE
28. CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS
29. AND NEIGHBORHOODS FREE OF OBSTRUCTIONS.
30. 8. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR
31. GRADING PURPOSES.
32. 9. CONSTRUCTION MEASURES (SEED & MULCH TRIM WHERE INDICATED) SHALL BE INITIATED
33. AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES
34. HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES
35. 10. a. WHERE CONSTRUCTION ACTIVITIES ARE TEMPORARILY CEASED, SOIL STABILIZATION
36. MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE
37. CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND
38. EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY
39. STABILIZATION MEASURES SHALL BE INITIATED WITHIN 15 DAYS OF PORTION OF SITE, ALL
40. EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING
41. PROLONGED RAINFALL. DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS
42. AND CORRECTIVE ACTION SHALL BE MAINTAINED. A RECORD OF EROSION CONTROL
43. MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT
44. CONTROL HANDBOOK.
45. 11. b. IN ORDER TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT
46. REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS, CONTRACTOR TO COORDINATE
47. EXACT LOCATION WITH NPDES DEPARTMENT DURING PRECONSTRUCTION MEETING.
48. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER
49. QUALITY IS ALSO REQUIRED.
50. 12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C-0-01.

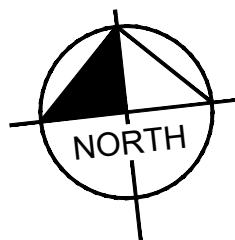
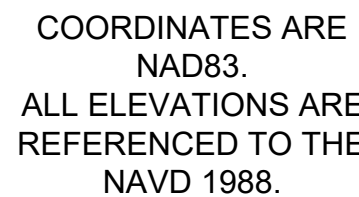
TREE PROTECTION FENCING IS TO REMAIN IN PLACE UNTIL FINAL INSPECTION AND SIGN-OFF ON THE MASTER BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY BY THE CODES DEPARTMENT. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

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NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM
TDEC.

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

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

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



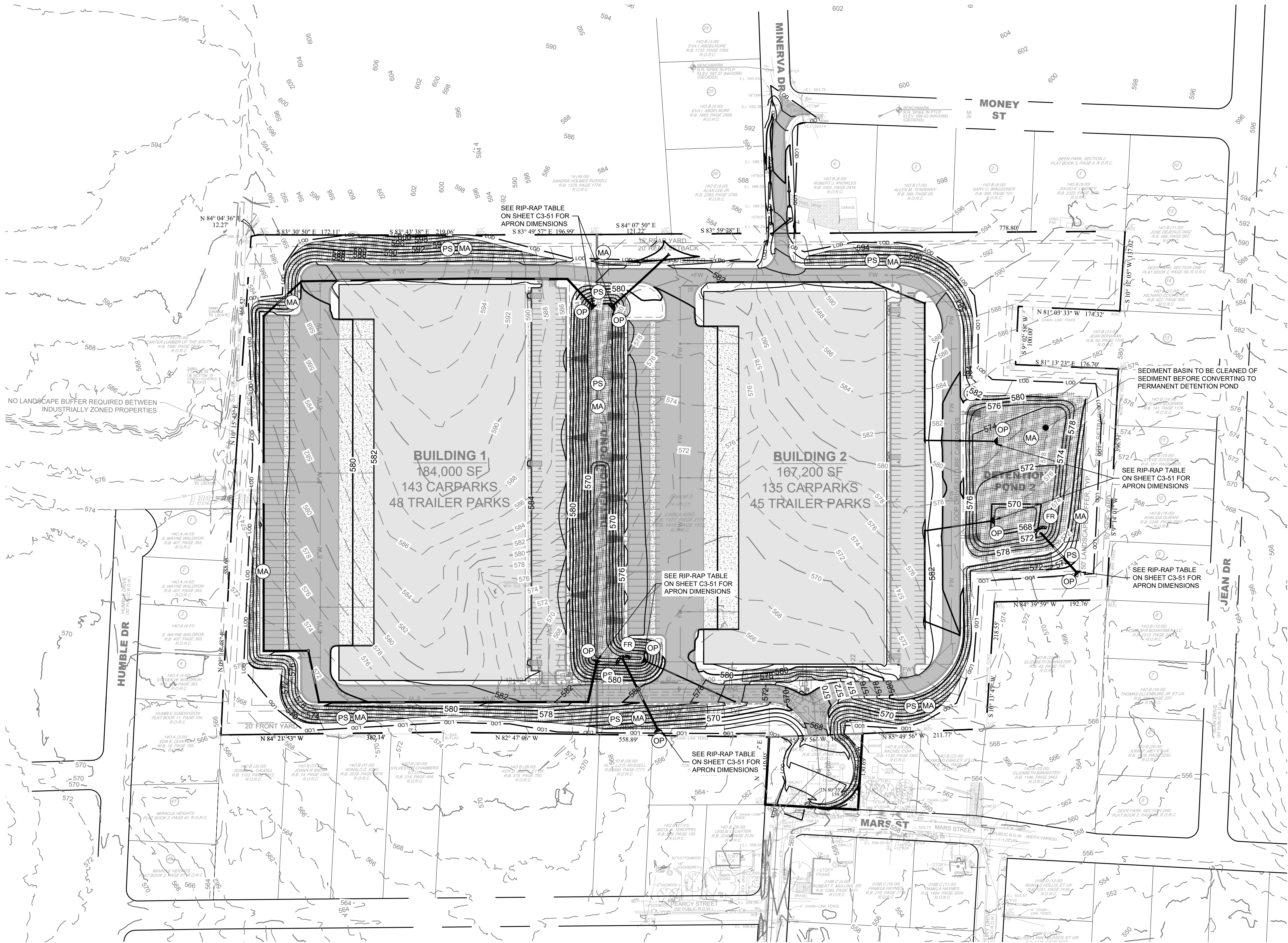
NO.	REVISIONS	DATE	BY
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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	05/28/2024
KIMLEY-HORN PROJECT NO. 118574000	
EROSION CONTROL PLAN - PHASE 2	
SHEET NUMBER C3-20	

Kimley»»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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EPSC NOTE

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

EROSION CONTROL NOTES

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

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

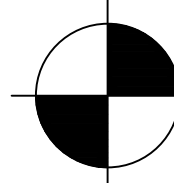
TRACKING NO. TBD
EFFECTIVE DATE: TBD
EXPIRATION DATE: TBD

EPSC PHASE 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

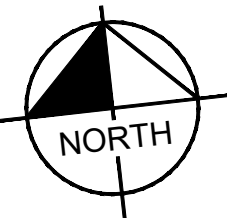
- FR STONE FILTER RING - CLASS A RIP-RAP, 2" THICK
- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
- DD DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
- IP INLET PROTECTION - REFER TO DETAIL SHEET C3-50
- SF SILT FENCE - REFER TO DETAIL SHEET C3-50
- EE EROSION EELS - REFER TO DETAIL SHEET C3-50
- 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
- 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
LA VERGNE, TENNESSEE

Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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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 3	
SHEET NUMBER	C3-30

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1 EROSION EEL

NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

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

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

FALL PLANTING

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

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

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

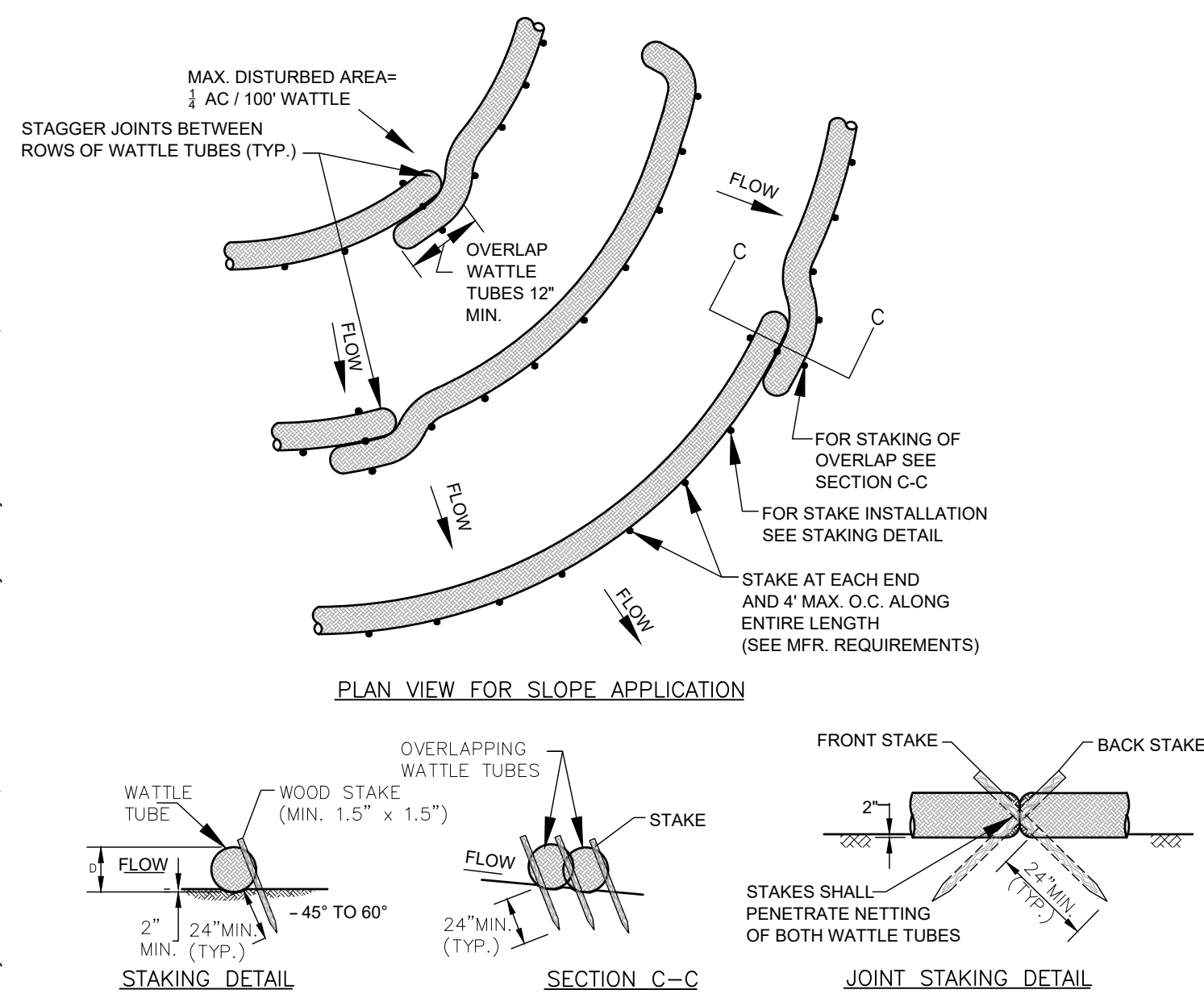
- NOTES:
- TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.

5 TEMPORARY STABILIZATION

NOT TO SCALE

9 FILTER RING

NOT TO SCALE



2 CATCH BASIN PROTECTION

NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

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

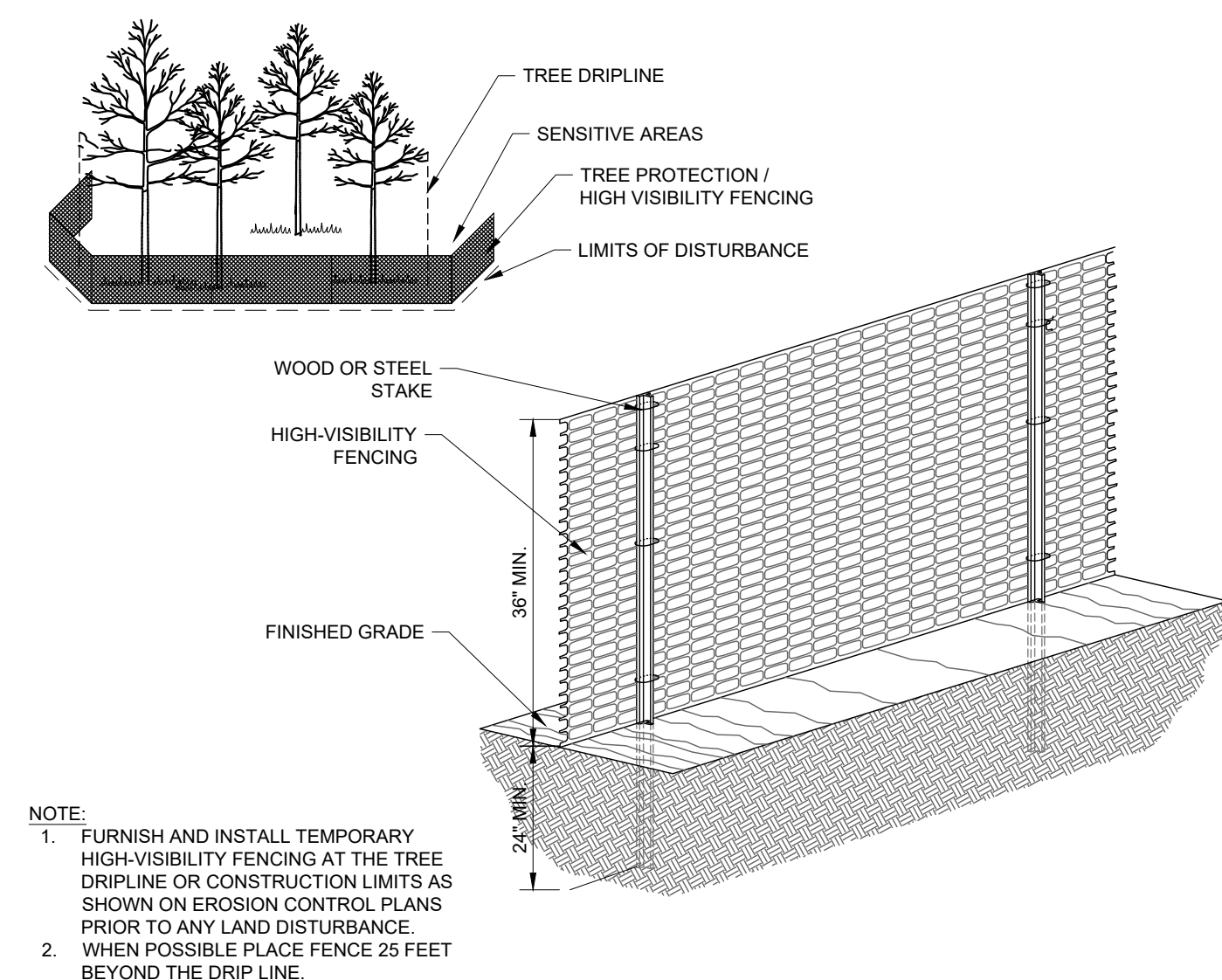
HIGH MAINTENANCE AREAS - LAWNS, ETC.

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
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



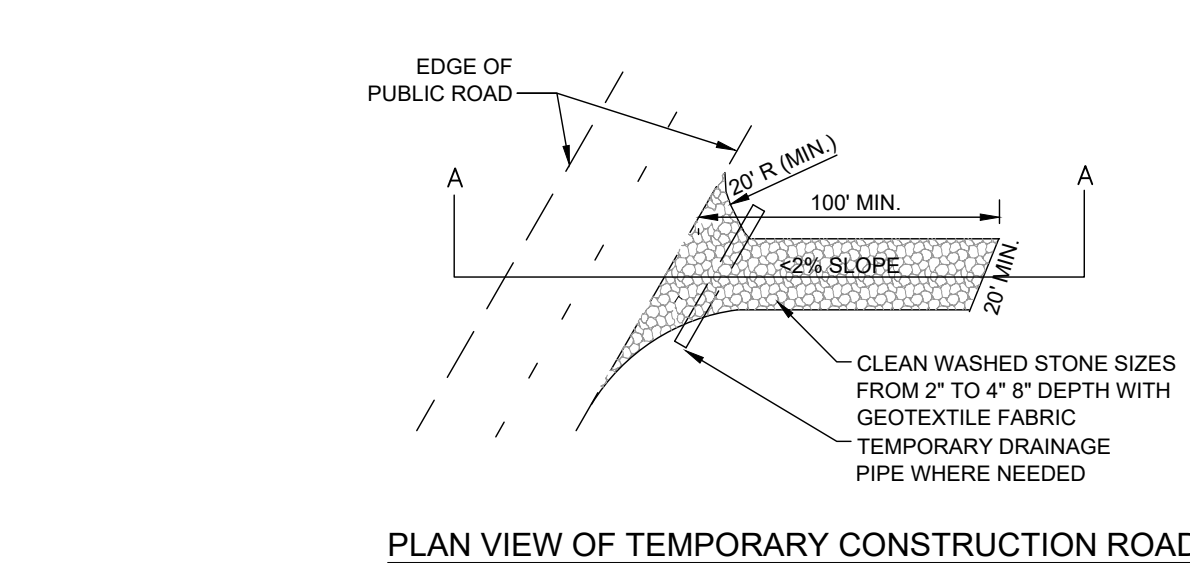
- NOTE:
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
 - WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE

NOT TO SCALE

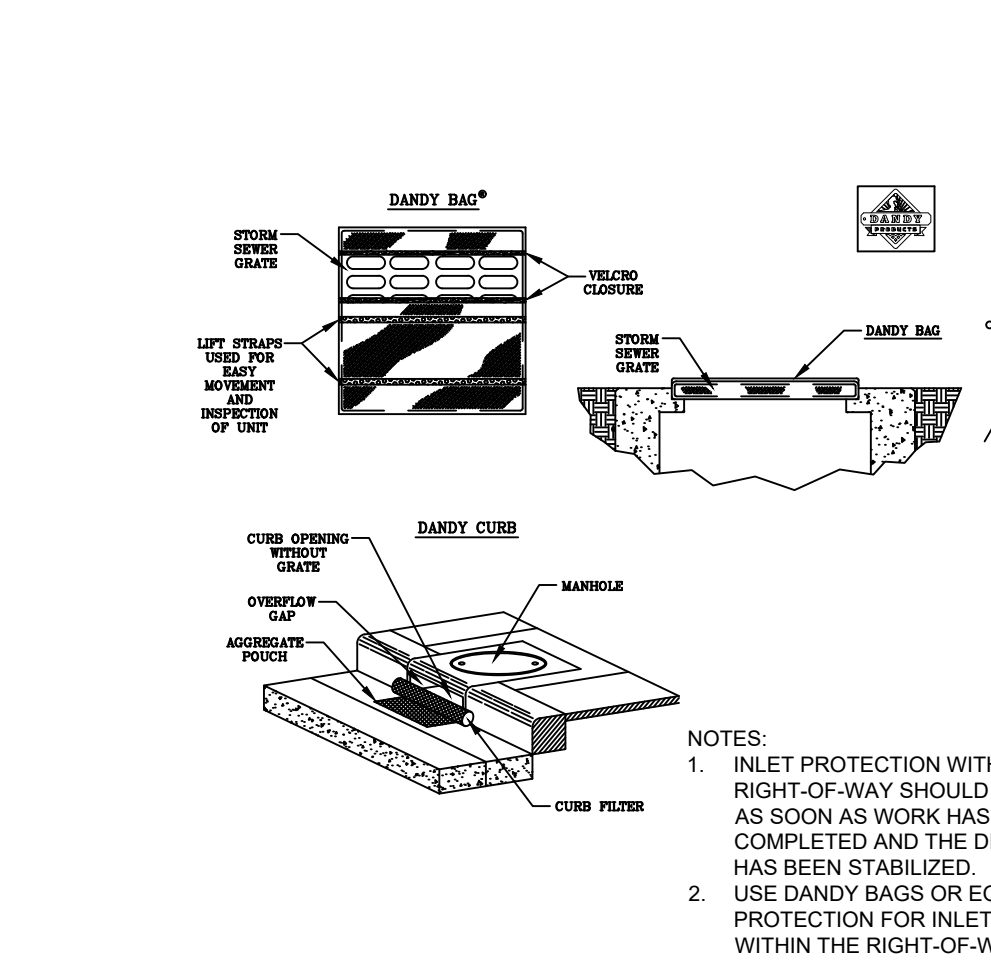
3 CONCRETE WASHOUT AREA

NOT TO SCALE



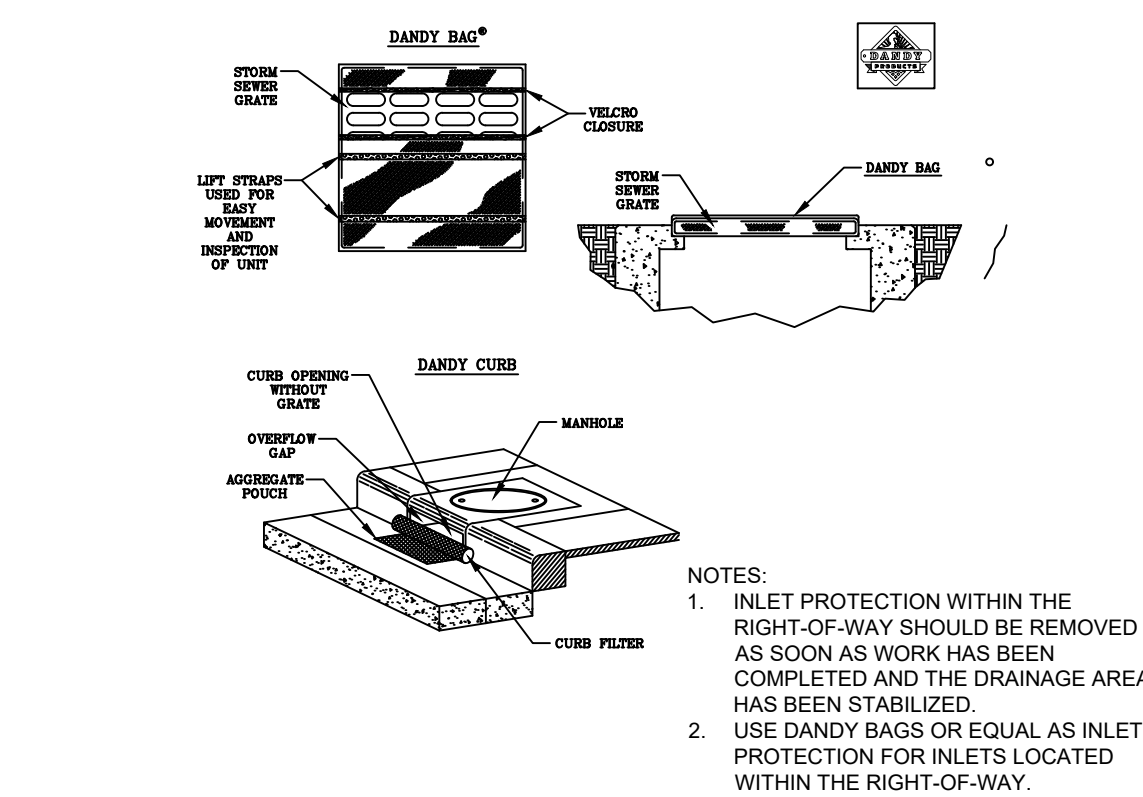
7 CONSTRUCTION EXIT

NOT TO SCALE



11 INLET PROTECTION

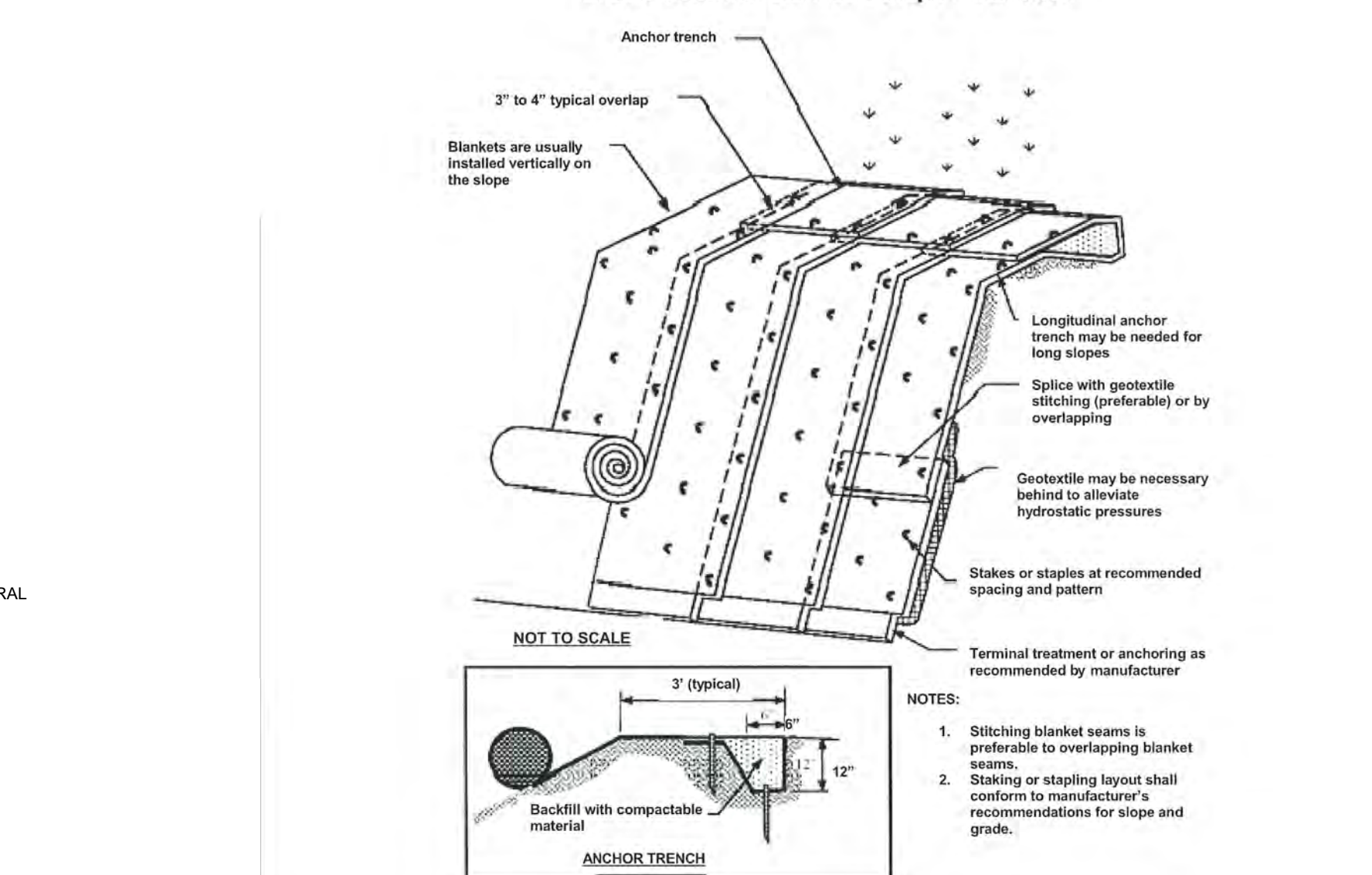
NOT TO SCALE



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

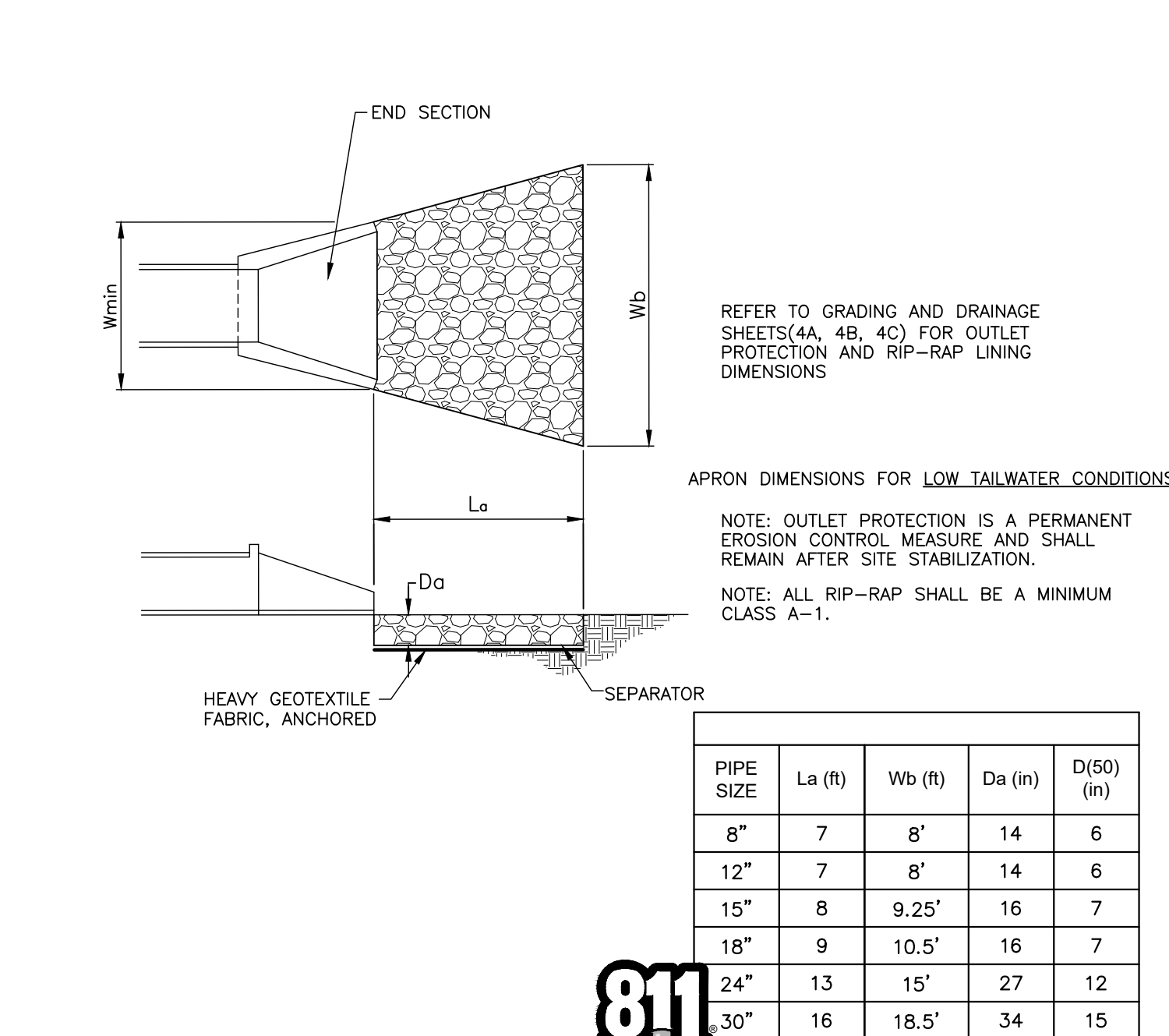
4 WIRE-BACKED SILT FENCE

NOT TO SCALE



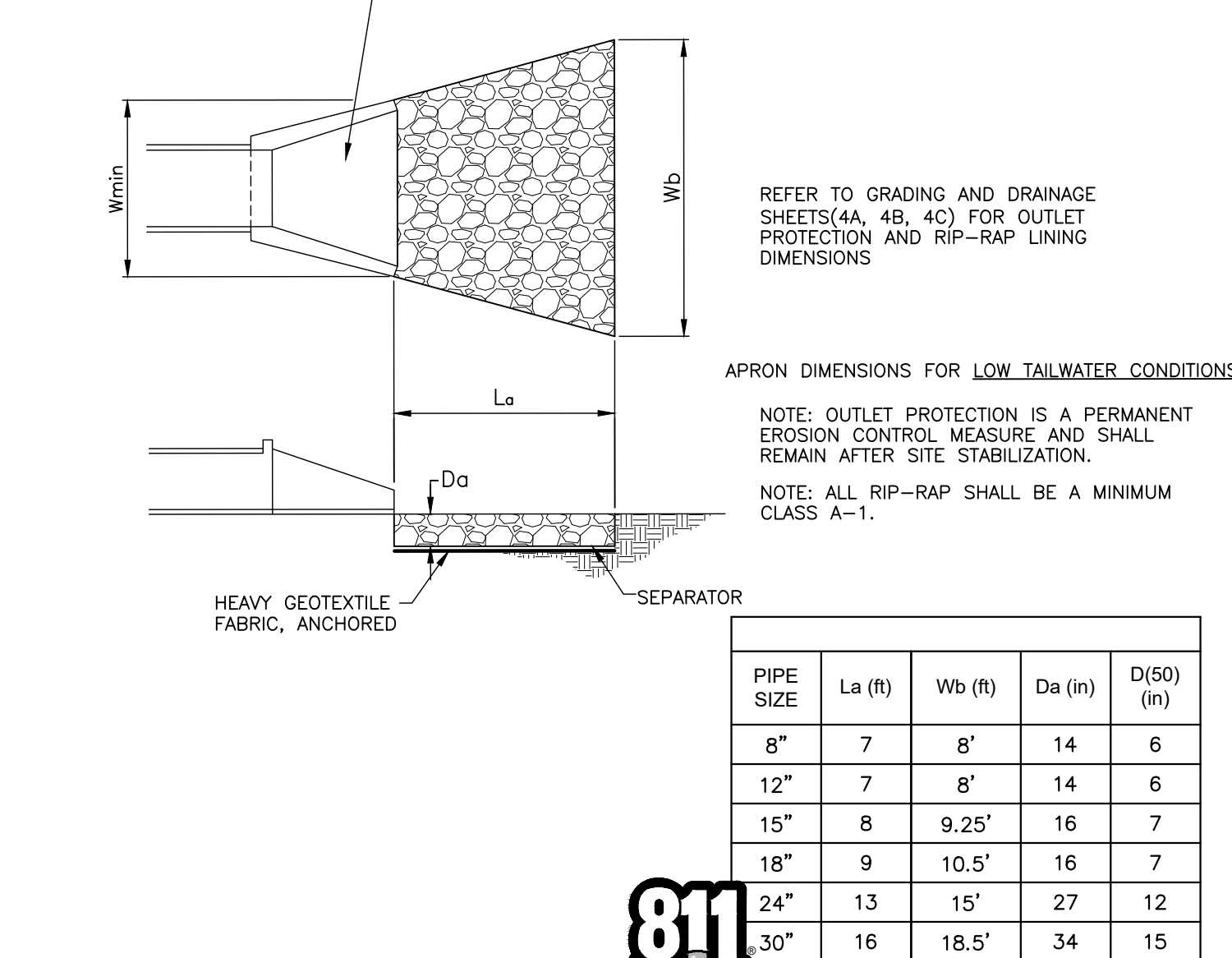
8 EROSION CONTROL MATTING

NOT TO SCALE



12 OUTLET PROTECTION

NOT TO SCALE



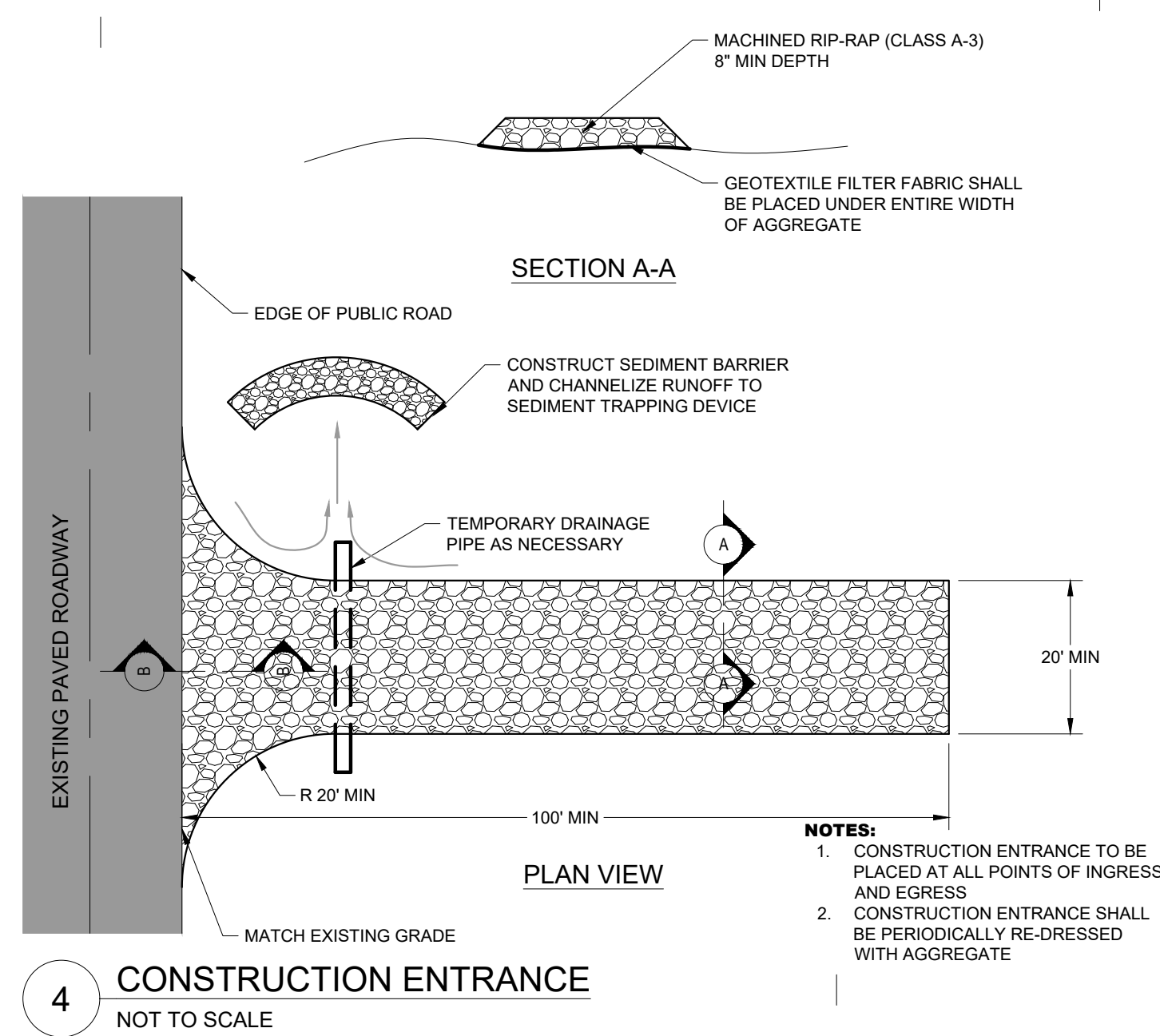
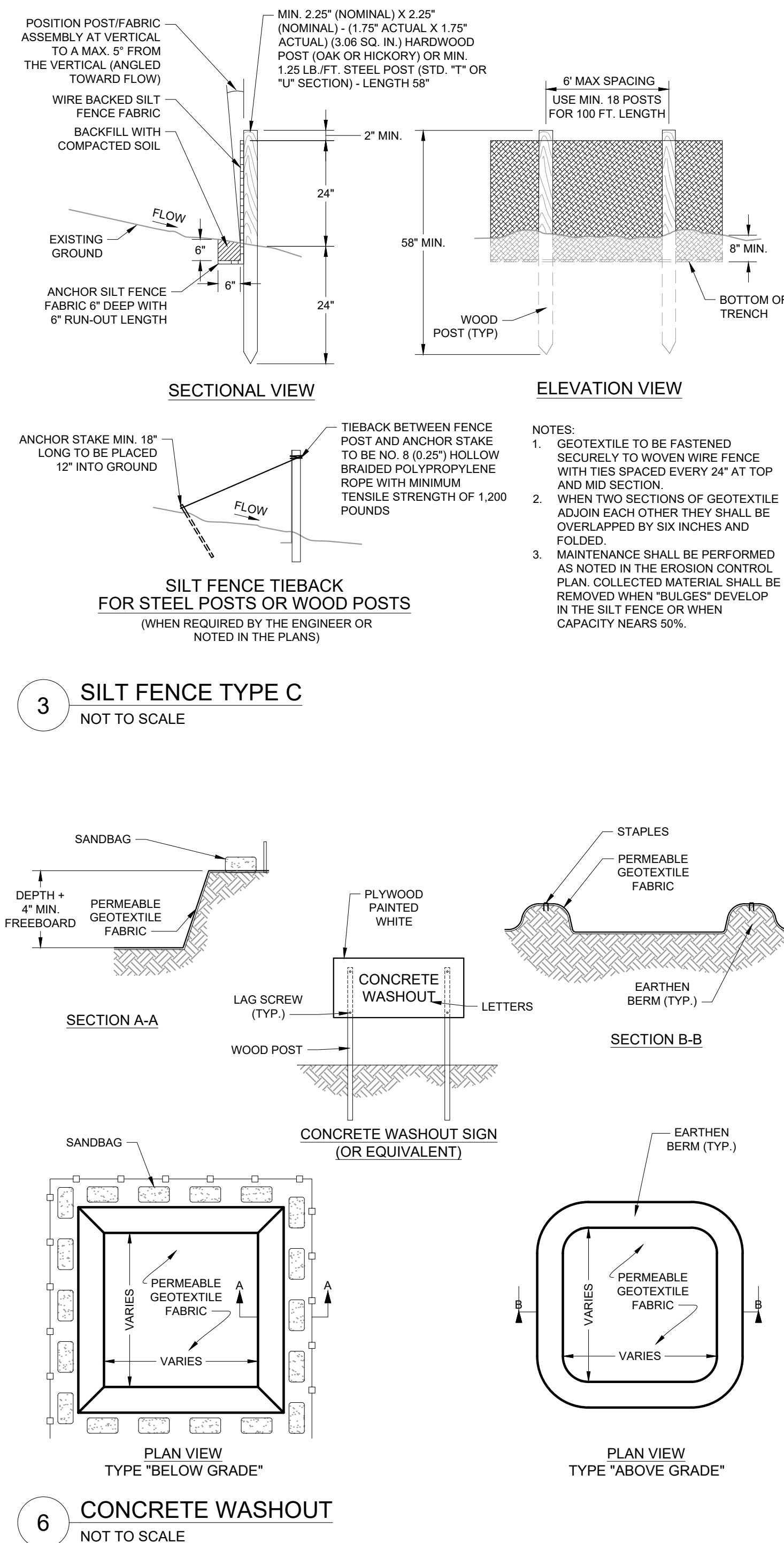
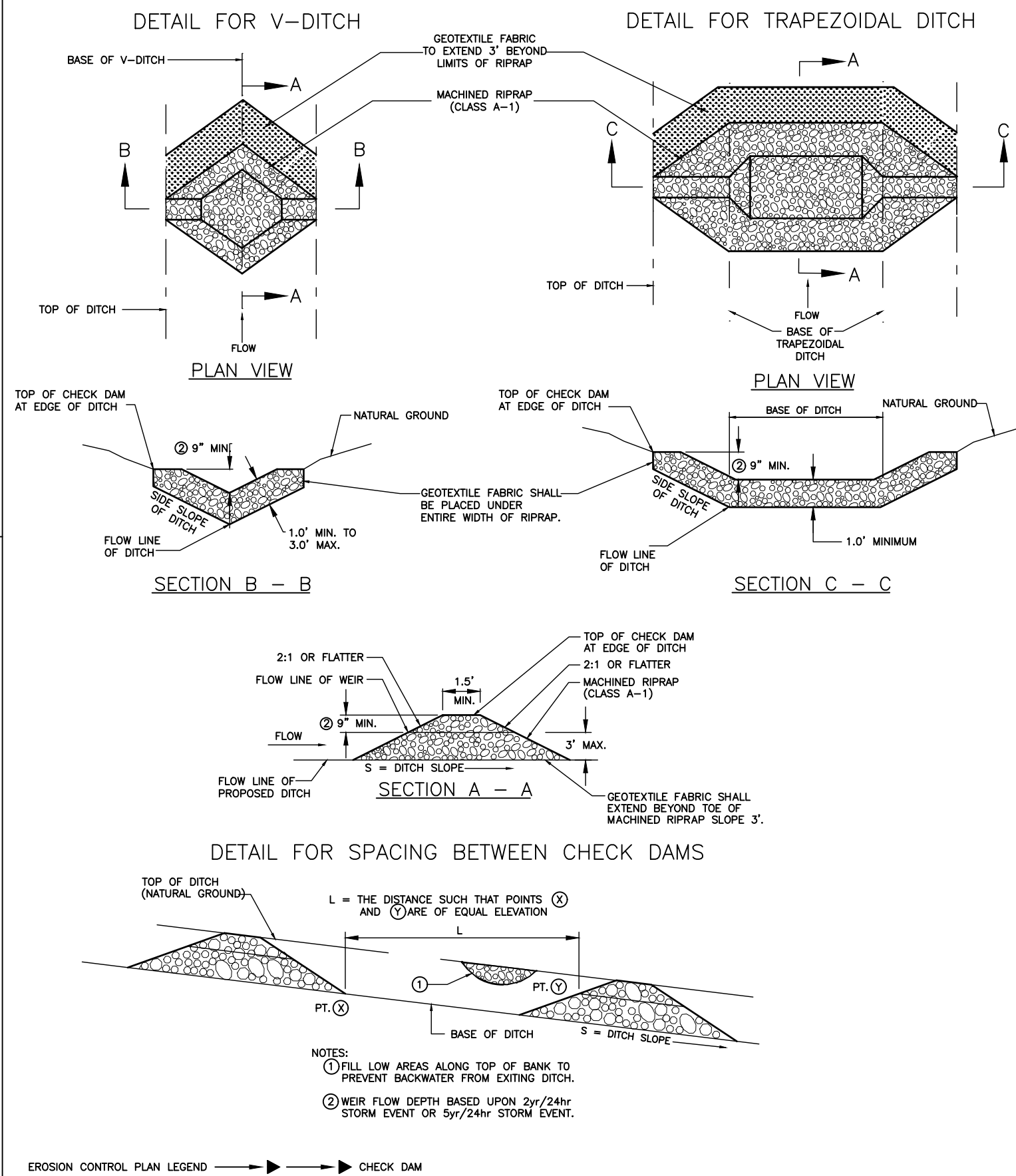
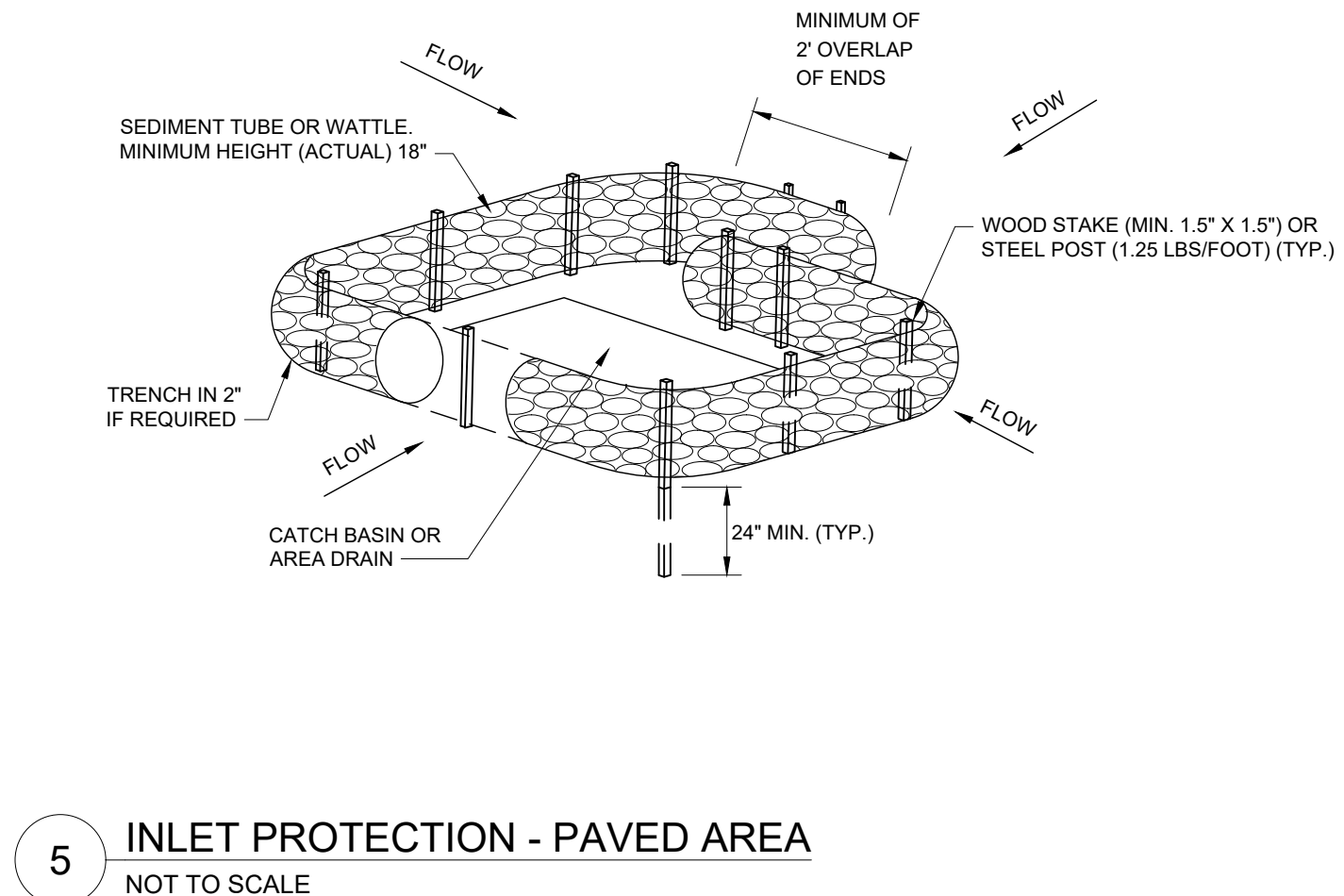
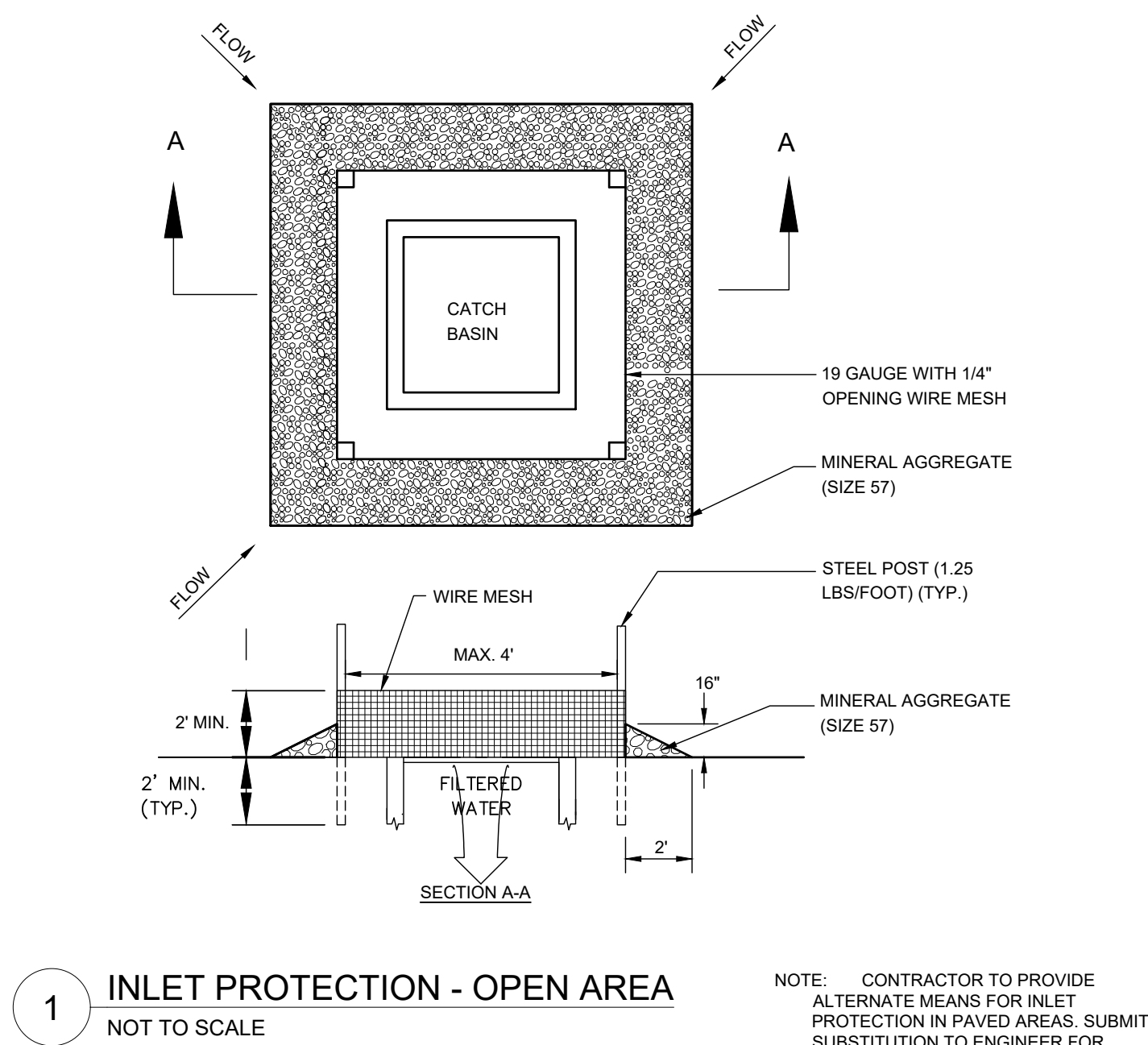
- NOTES:
- OUTLET PROTECTION IS A PERMANENT EROSION CONTROL MEASURE AND SHALL REMAIN AFTER SITE STABILIZATION.
 - NOTE: ALL RIP-RAP SHALL BE A MINIMUM CLASS A-1.

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 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		



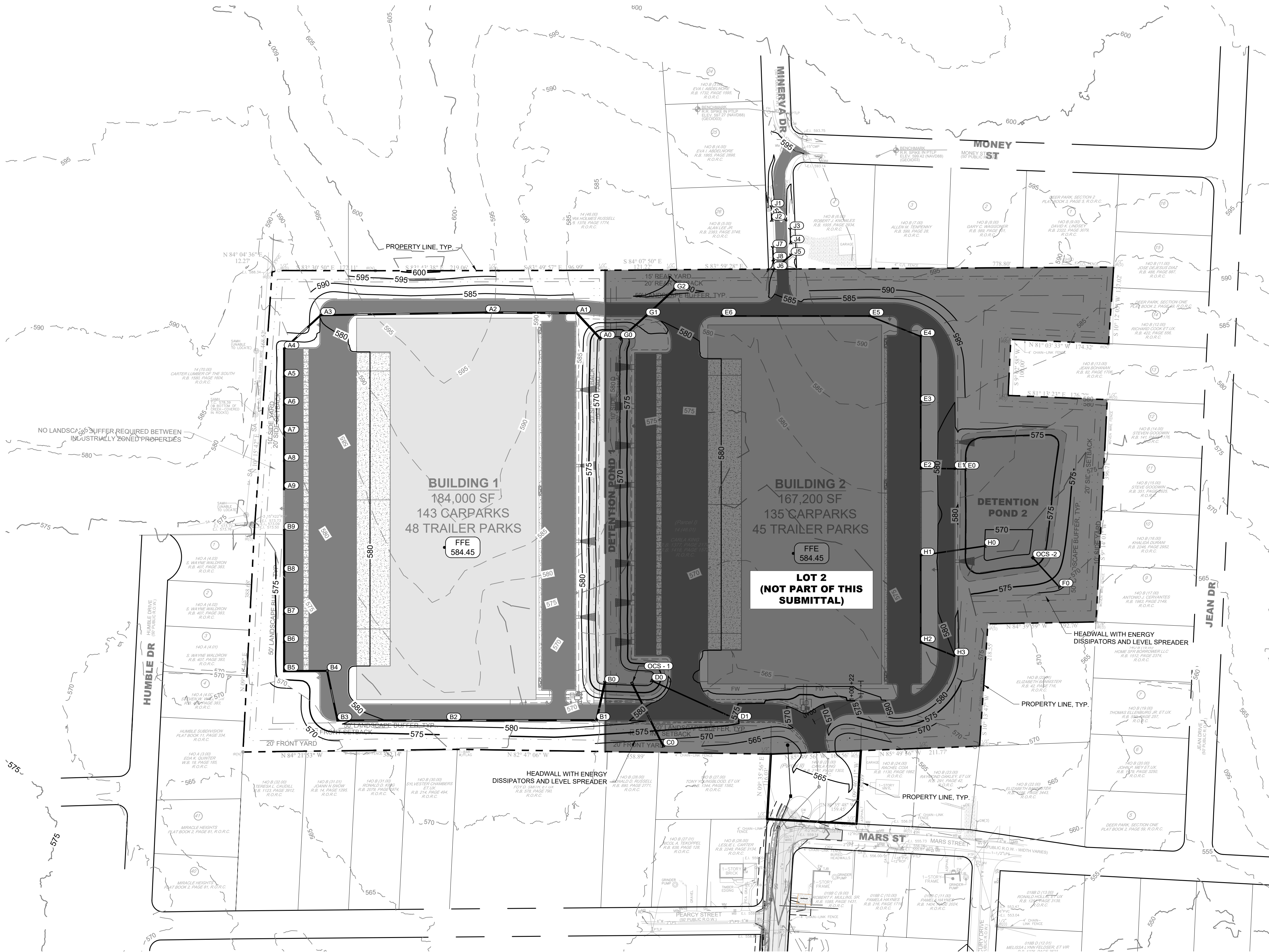
7

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 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 APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	
EAST	AUG. 15 - DEC. 15		
MIDDLE	AUG. 15 - DEC. 30		
WEST	AUG. 15 - DEC. 30		
MAINTENANCE		NOTES: 1. TEMPORARY STABILIZATION MEASURES SHALL BE DONE IN ACCORDANCE WITH TDEC EROSION AND SEDIMENT CONTROL HANDBOOK, FOURTH EDITION OR NEWER.	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE. IF NECESSARY TO EXTEND TEMPORARY COVER BEYOND JUNE 15, OVERSEED WITH 50 LB/AC CRIMSON CLOVER IN LATE FEBRUARY OR EARLY MARCH.			
TEMPORARY STABILIZATION			

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

- SPOT ELEVATION
HP HIGH POINT
TC TOP OF CURB
TW TOP OF WALL
INV INVERT
- FINISH FLOOR ELEVATION
—500— EXISTING CONTOUR
—500— PROPOSED CONTOUR
- LP LOW POINT
BC BOTTOM OF CURB / GUTTER LINE
BW BOTTOM OF EXPOSED WALL
RM TOP OF GRATE / COVER

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.

ADA COMPLIANCE NOTES

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

LA VERGNE
BUSINESS CENTER
LOT 1



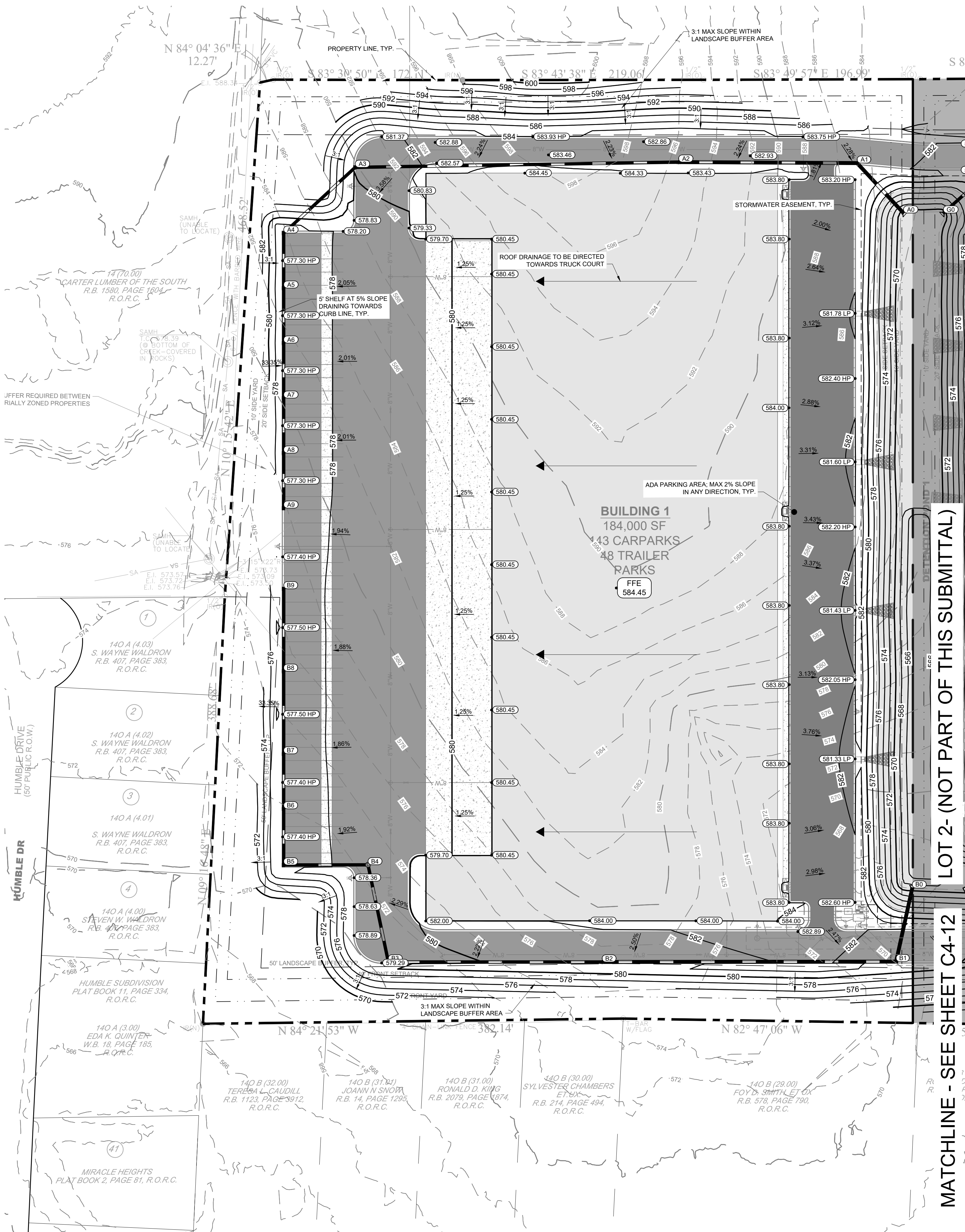
BY	DATE	REVISIONS									
		No.	1	2	3	4	5	6	7	8	9

GRADING AND
DRAINAGE PLAN -
OVERALL (LOT1)

SHEET NUMBER

C4-00

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- ### GRADING NOTES
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 - 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.
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 - THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
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 - 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.
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GRADING PLAN LEGEND

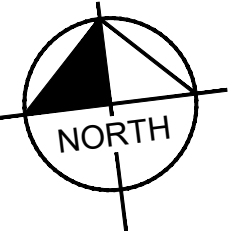
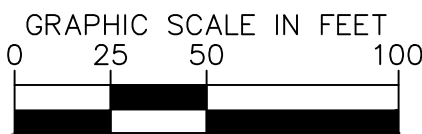
478.17	SPOT ELEVATION	LP	LOW POINT
HP	HIGH POINT	BC	BOTTOM OF CURB / GUTTER LINE
TC	TOP OF CURB	BW	BOTTOM OF EXPOSED WALL
TW	TOP OF WALL	RI	TOP OF GRATE / COVER
INV	INVERT		

FINISH FLOOR ELEVATION

FFE 472.50	EXISTING CONTOUR
500	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 GRATE
A0	HEADWALL	571.61
A1	COMBINATION INLET W/ JBS 3101 GRATE	582.75
A2	COMBINATION INLET W/ JBS 3101 GRATE	582.18
A3	COMBINATION INLET W/ JBS 3101 GRATE	580.07
A4	COMBINATION INLET W/ JBS 3101 GRATE	576.98
A5	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A6	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A7	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A8	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A9	COMBINATION INLET W/ JBS 3101 GRATE	577.02
B0	HEADWALL	571.37
B1	COMBINATION INLET W/ JBS 3101 GRATE	581.03
B2	COMBINATION INLET W/ JBS 3101 GRATE	580.82
B3	COMBINATION INLET W/ JBS 3101 GRATE	579.34
B4	MANHOLE	578.64
B5	COMBINATION INLET W/ JBS 3101 GRATE	577.14
B6	COMBINATION INLET W/ JBS 3101 GRATE	577.17
B7	COMBINATION INLET W/ JBS 3101 GRATE	577.13
B8	COMBINATION INLET W/ JBS 3101 GRATE	577.11
B9	COMBINATION INLET W/ JBS 3101 GRATE	577.15

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

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

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

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

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

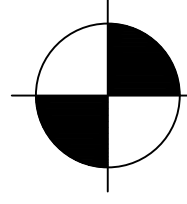


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	1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:	DJH											

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

PIPE AND STRUCTURE
TABLES

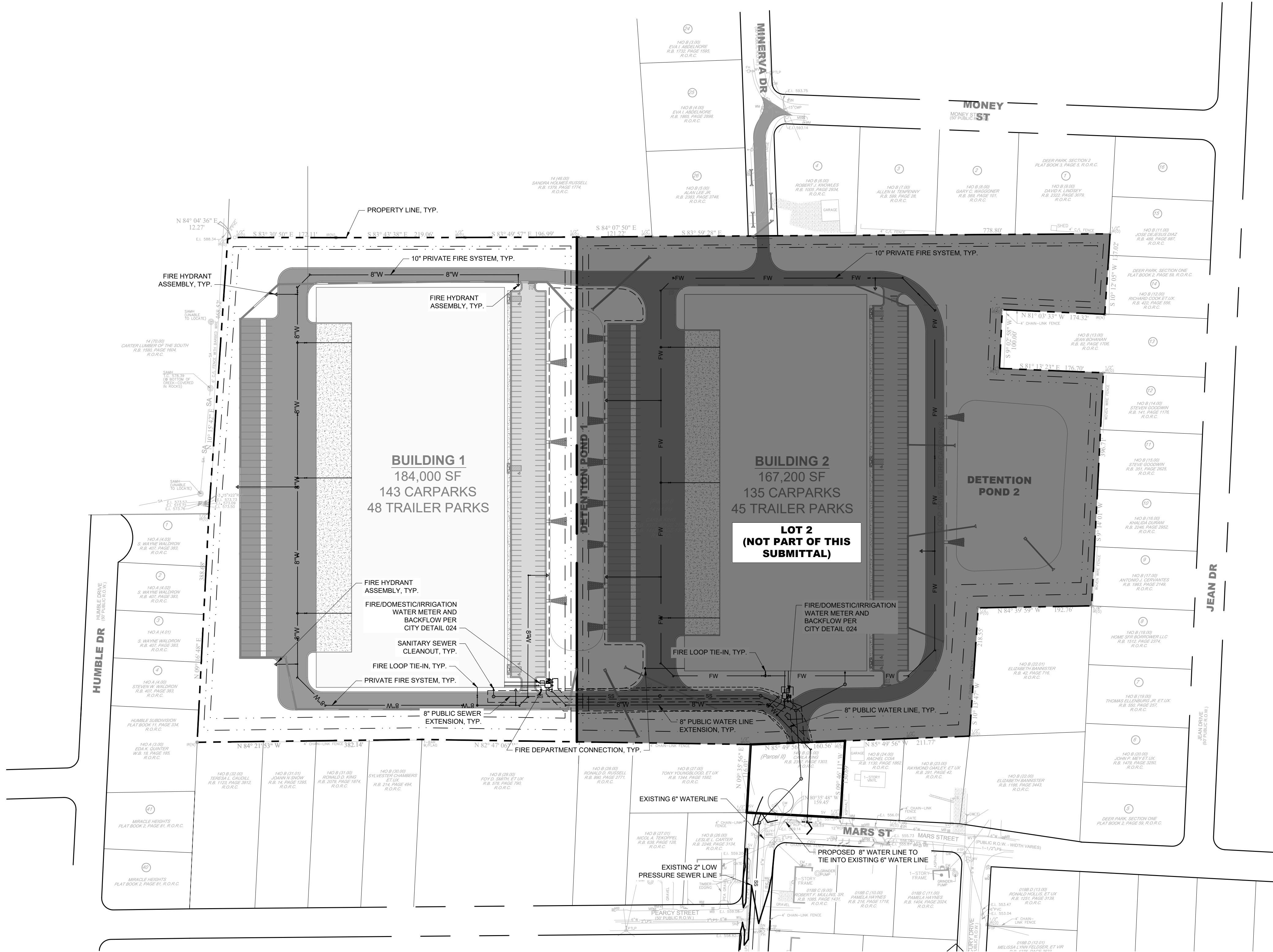
SHEET NUMBER
C4-50



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



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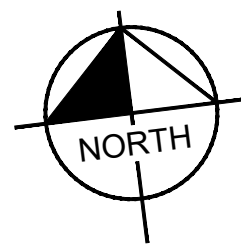
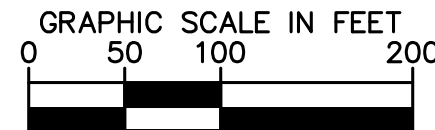
SITE UTILITY NOTES

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
- WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
- THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- 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.
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- 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.
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- CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
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- 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.
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LEGEND

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

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



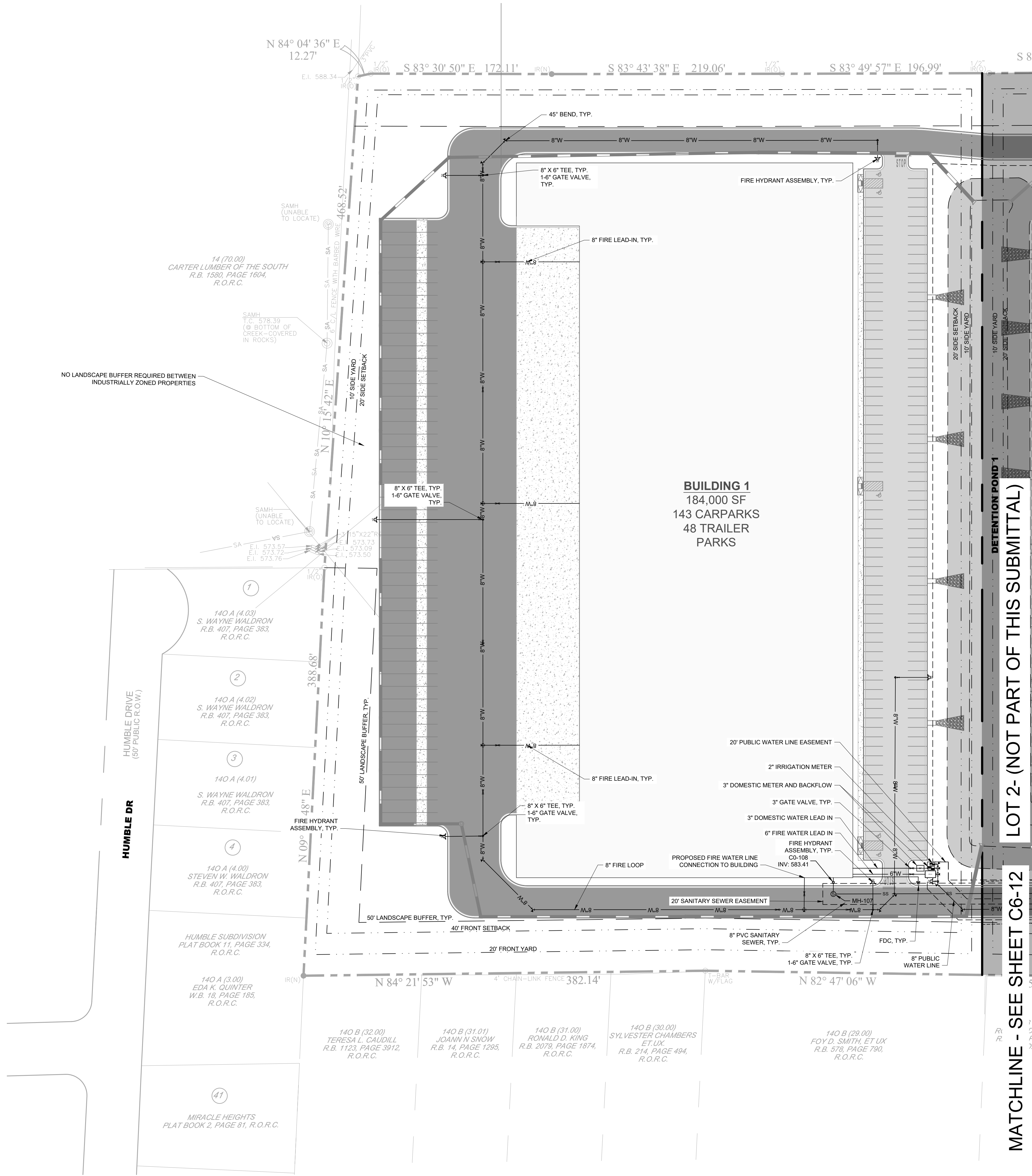
LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



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

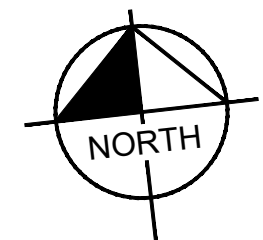
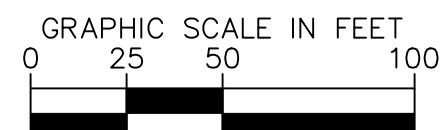
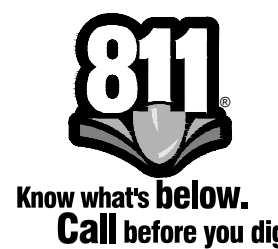
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LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER LINE
	FIRE WATER LINE
	WATER METER
	BACKFLOW PREVENTER
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION

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



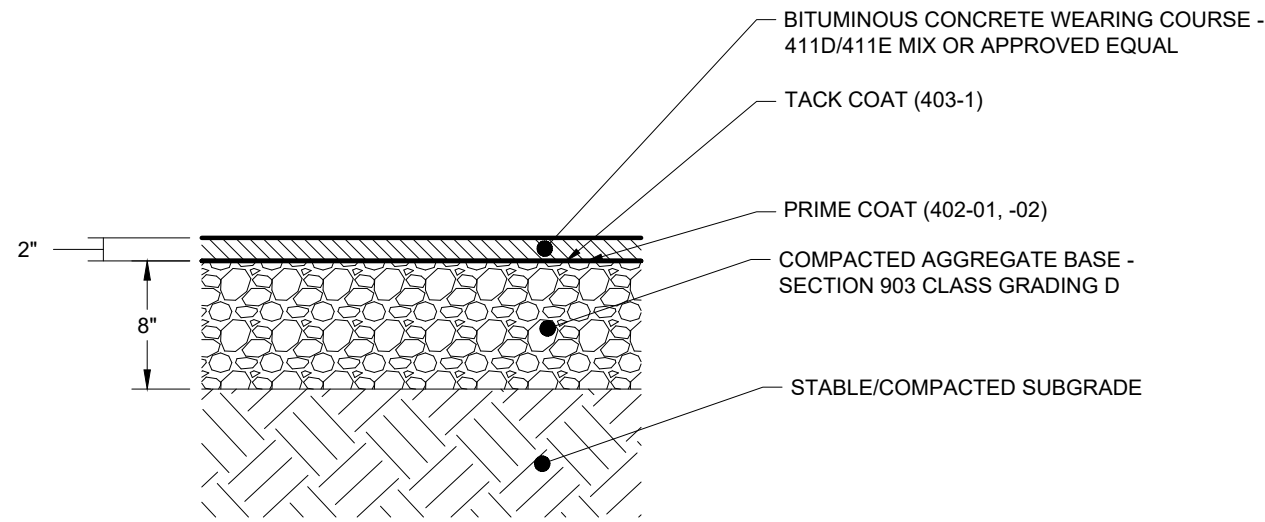
LA VERGNE
BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



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

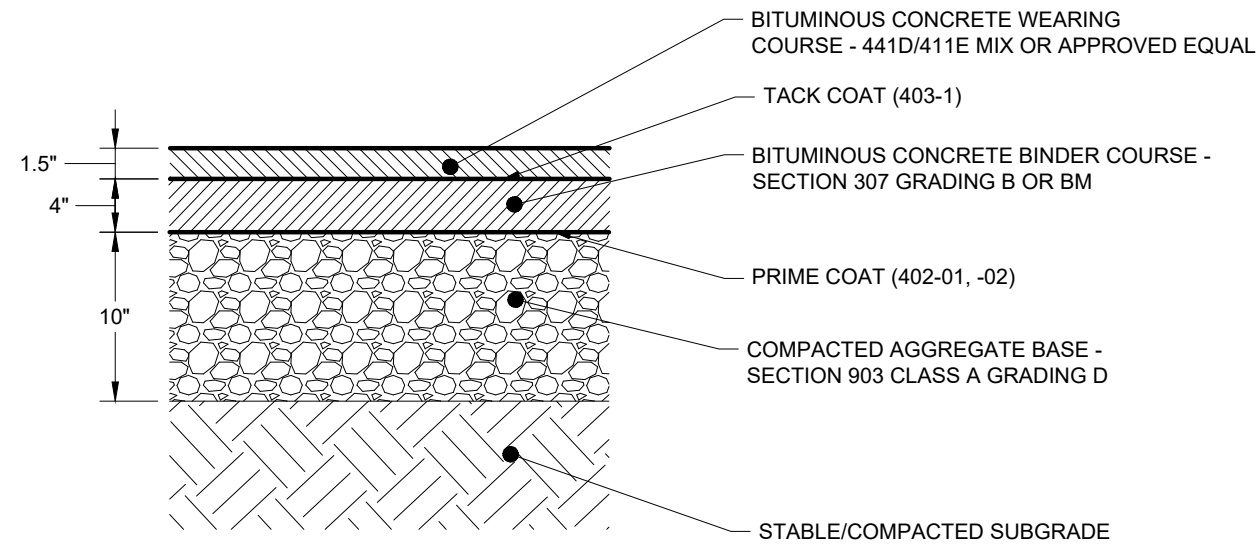
Kimley»Horn
4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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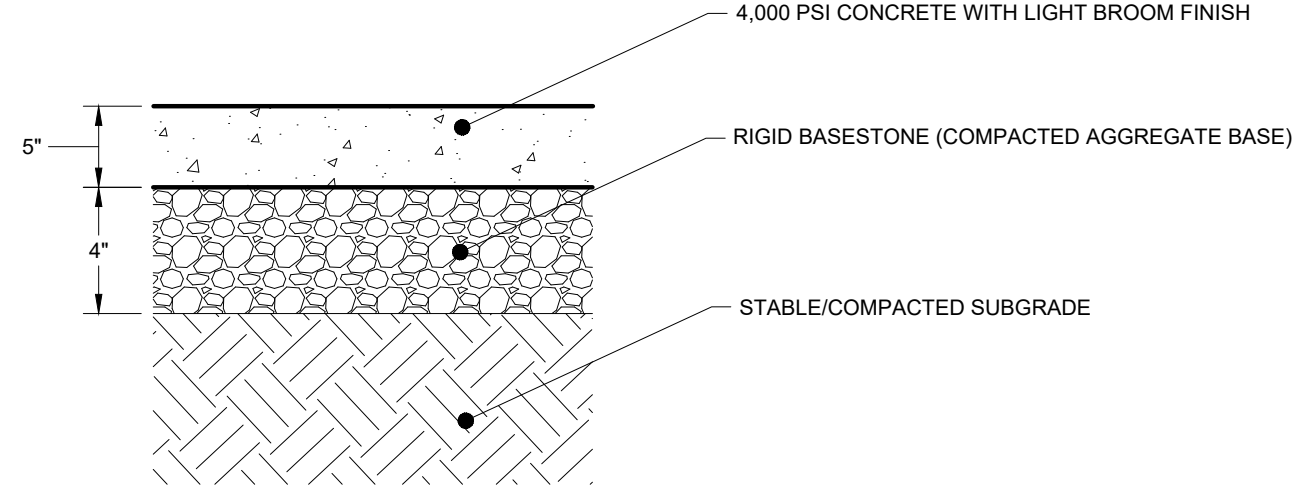
- NOTES:
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 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



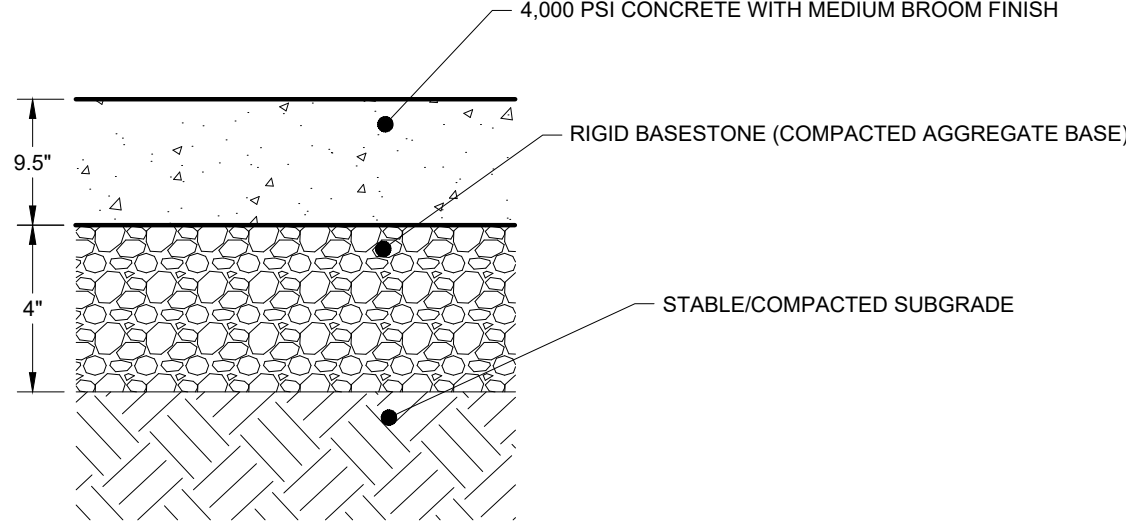
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2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



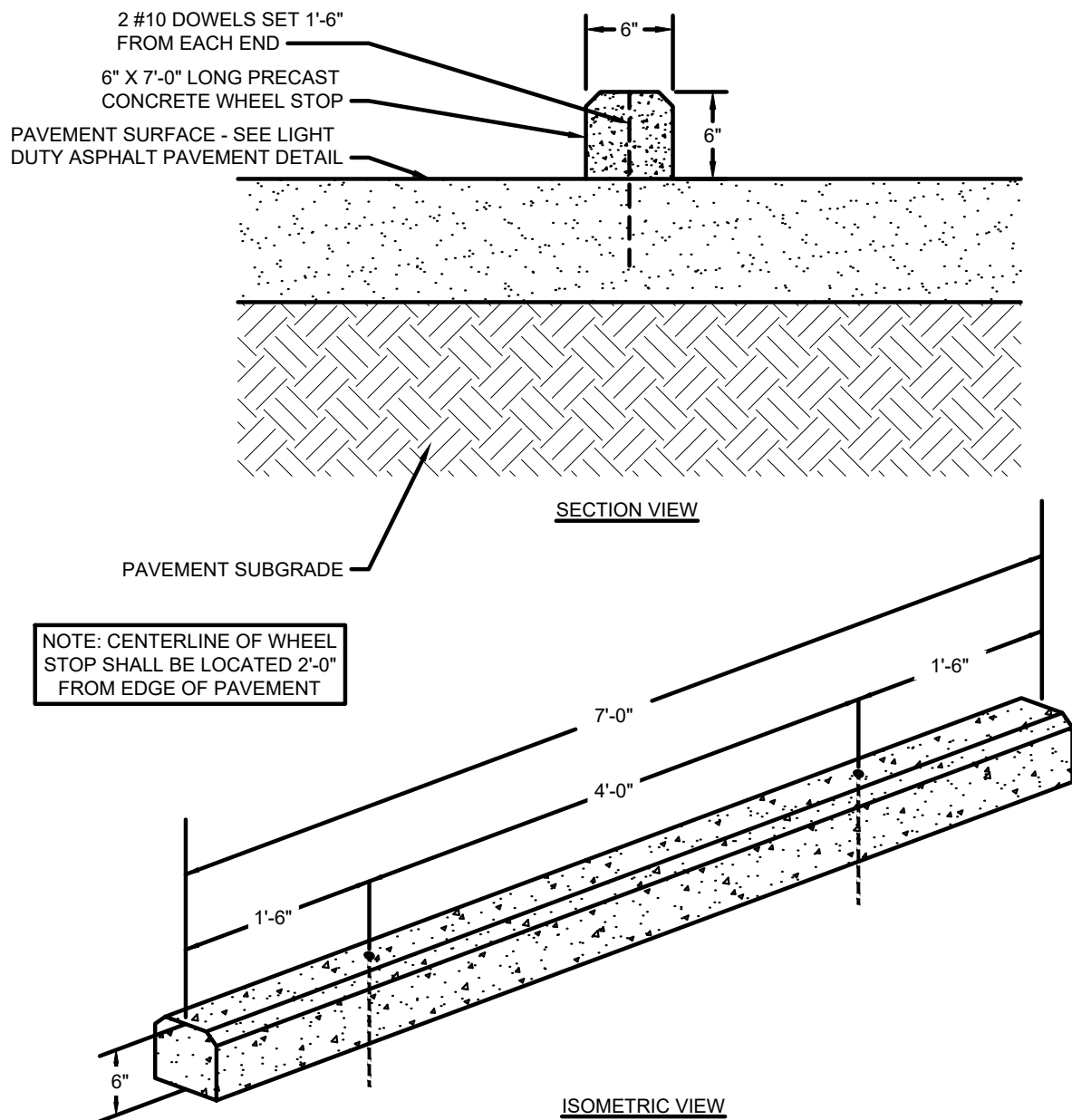
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

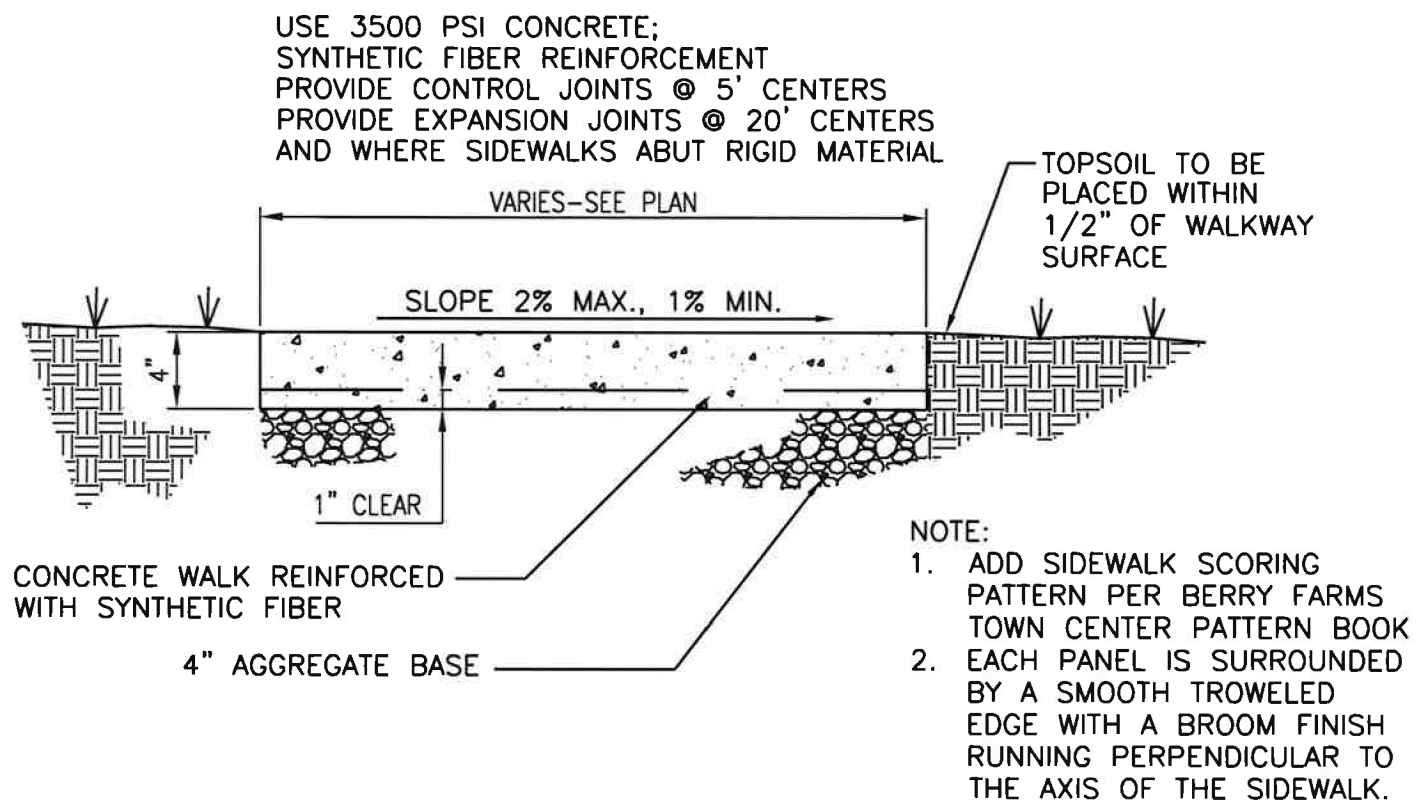


- NOTES:
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 - PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

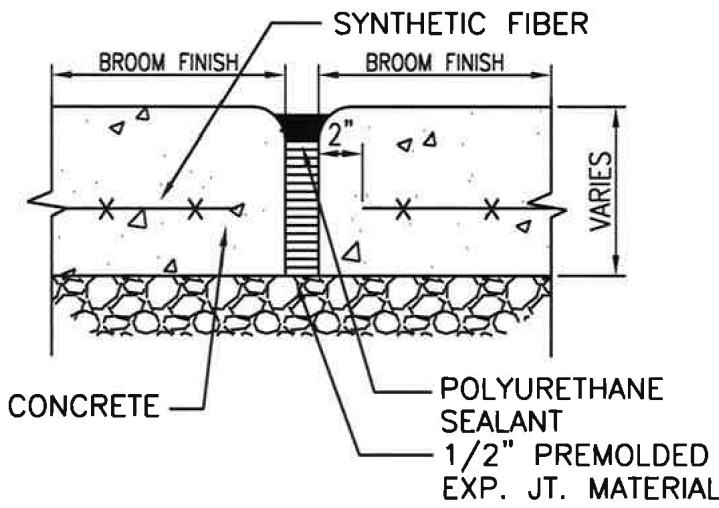
4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:



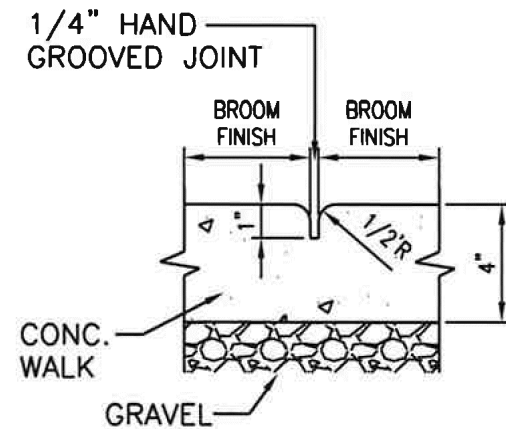
5 CONCRETE WHEEL STOP
NOT TO SCALE



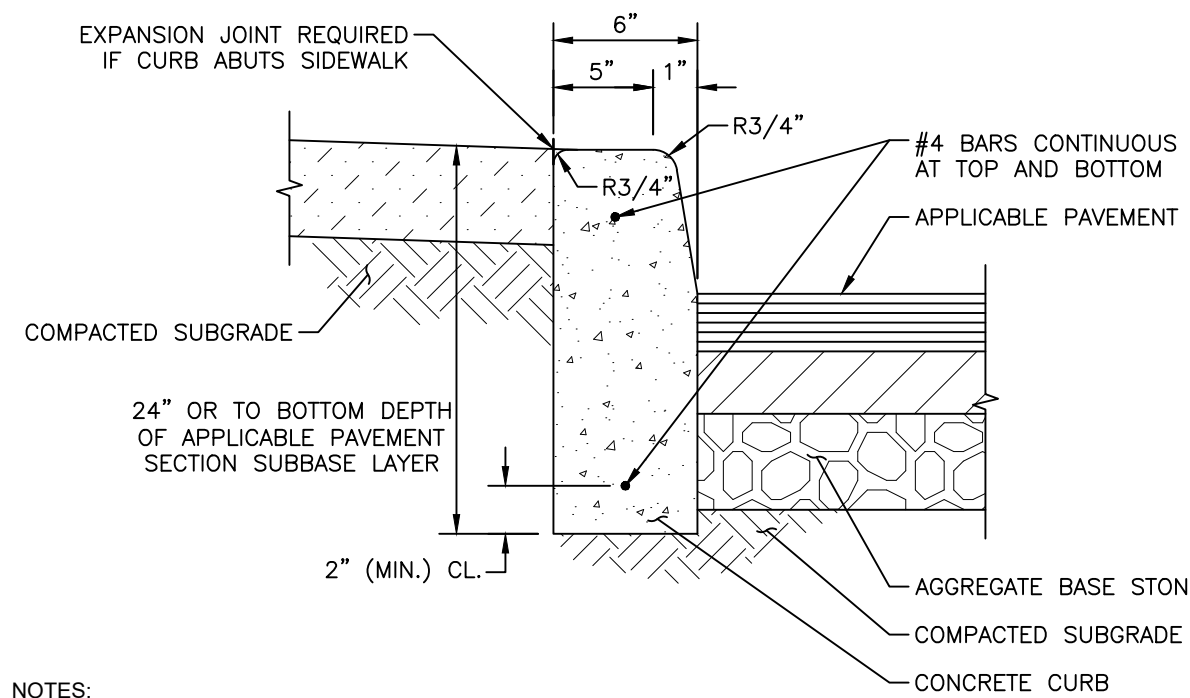
6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



EXPANSION JOINT

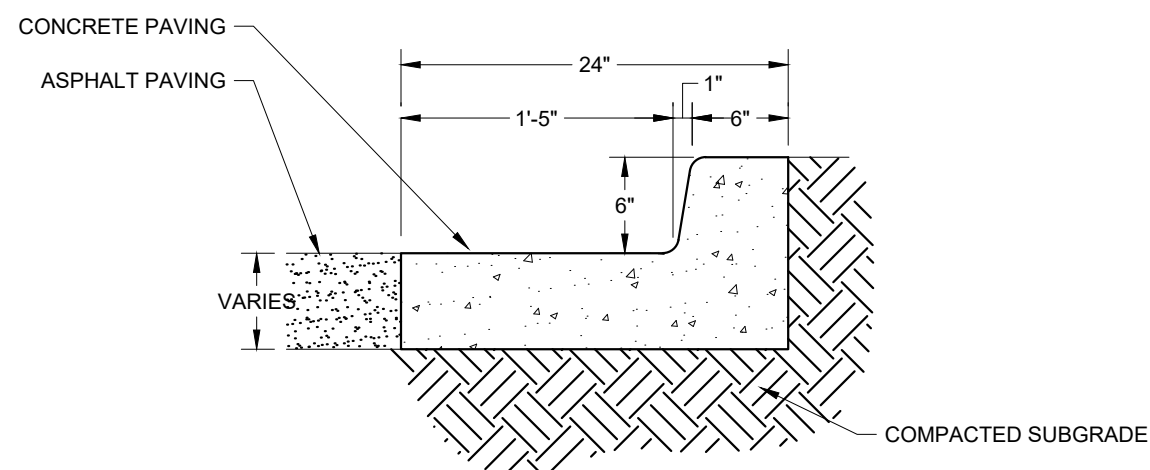


CONTROL JOINT

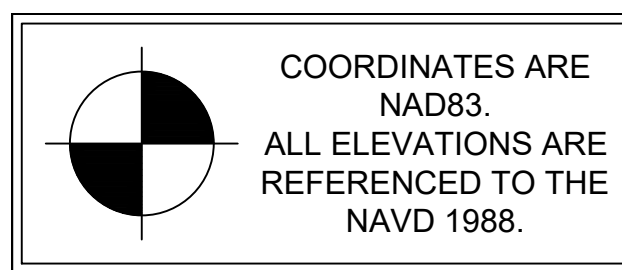


- NOTES:
- PROVIDE 1/2" PREMOLDED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
 - BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
 - CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



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



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



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

SITE DETAILS

SHEET NUMBER

C8-10

NOTES:

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

Technical drawing of a truncated dome surface. The drawing shows a cross-section of the dome with a central rectangular area filled with a pattern of circles, representing the dome's surface. The dome is flanked by sloped areas. Dimensions and labels include:

- SLOPE UP TO 1:20 WHERE REQUIRED** (on the left and right sides)
- 1:50** (vertical dimension on the left side)
- 3" MIN.** (vertical dimension on the right side)
- 1:12** (slope dimension on the left side)
- 1:12** (slope dimension on the right side)
- PER PLAN** (horizontal dimension at the base)
- 2x4' TRUNCATED DOME SURFACE CONFORMING TO 28 CFR PART 36, APP. A, 4.29.2, AND ANSI A 117.1, 705 DETECTABLE WARNINGS.** (text at the bottom right)

TABLE OF DIMENSIONS

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

The diagram illustrates the construction details for a MUTCD R1-1 octagonal sign. It includes two main views: a side elevation view on the left and a top-down plan view on the right.

Side Elevation View:

- A vertical post labeled "GALVANIZED NUTS & BOLTS TYP." supports an octagonal sign labeled "MUTCD R1-1".
- The post is made of "2\" X 2\" X 3/16\" GALVANIZED STEEL TUBE".
- The base of the post is embedded in a "12\" DIA. CONCRETE FOOTING".
- Below the footing is the "COMPACTED SUBSOIL".
- The ground surface is labeled "SIDEWALK FINISHED GRADE".
- Dimensions shown include:
 - 7' MIN. height from finished grade to the bottom of the sign.
 - 2'-4\" height from finished grade to the center of the post.
 - 4\" offset from the post to the edge of the sidewalk.
 - 3'-0\" total depth of the concrete footing below the finished grade.
 - 6\" depth of the compacted subsoil below the footing.

Top Down Plan View:

- The octagonal sign has an outer diameter of 30\" and an inner opening of 25\".
- The thickness of the sign face is 0.75\".
- The mounting holes are spaced at 10\" intervals around the perimeter.

Additional Information:

- The reflector type is specified as $R1=1$.
- A note states: "NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION".

PRECAST CONCRETE WHEELSTOP PER SITE PLAN

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

TYPICAL PARKING SPACE

SIDEWALK FLUSH WITH PAVEMENT

PAINTED ADA SYMBOL (TYP.)

8' (TYP.) 9' (TYP.) 9' (TYP.) 9' (TYP.)

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

PLAN VIEW

[illegible]

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

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

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

CONCRETE CURB

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

MAX. SLOPE 2% IN ANY DIRECTION ON TURNING MOVEMENT

CONCRETE CURB

TACTILE WARNING

SEE PLAN

PAINTED TRAFFIC WHITE
2 COATS MIN.

The image displays three geometric shapes on a grid, each with its dimensions labeled:

- Top Left Shape (T-shape):**
 - Overall height: $9'-4"$
 - Top triangle height: $5'-0"$
 - Stem height: $4'-4"$
 - Stem width: $1'-5"$
 - Top triangle base width: $3'-8"$
 - Stem base width: $1'-5"$
- Top Right Shape (Complex Arrow-like):**
 - Overall width: $6'-7"$
 - Top width: $3'-4"$
 - Left height: $3'-1"$
 - Bottom left width: $2'-8"$
 - Right side segments: $1'-1"$, $1'-6"$, and $8'-3"$
 - Bottom right width: $1'-3"$
 - Angle: $4'-4"$ R
- Bottom Shape (Large Arrow-like):**
 - Overall height: $8'-0"$
 - Top width: $4'$
 - Overall width: $13'-4"$

[illegible]

Diagram illustrating the layout of a crosswalk. The crosswalk is defined by two parallel lines, with a minimum width of 10' indicated. The crosswalk is composed of 24 plastic longitudinal crosswalks, labeled 716-02.09. The length of the crosswalk is labeled L.F. (Length of Footing). The crosswalk is shown with a 2' TYP (Typical) spacing between the crosswalks.



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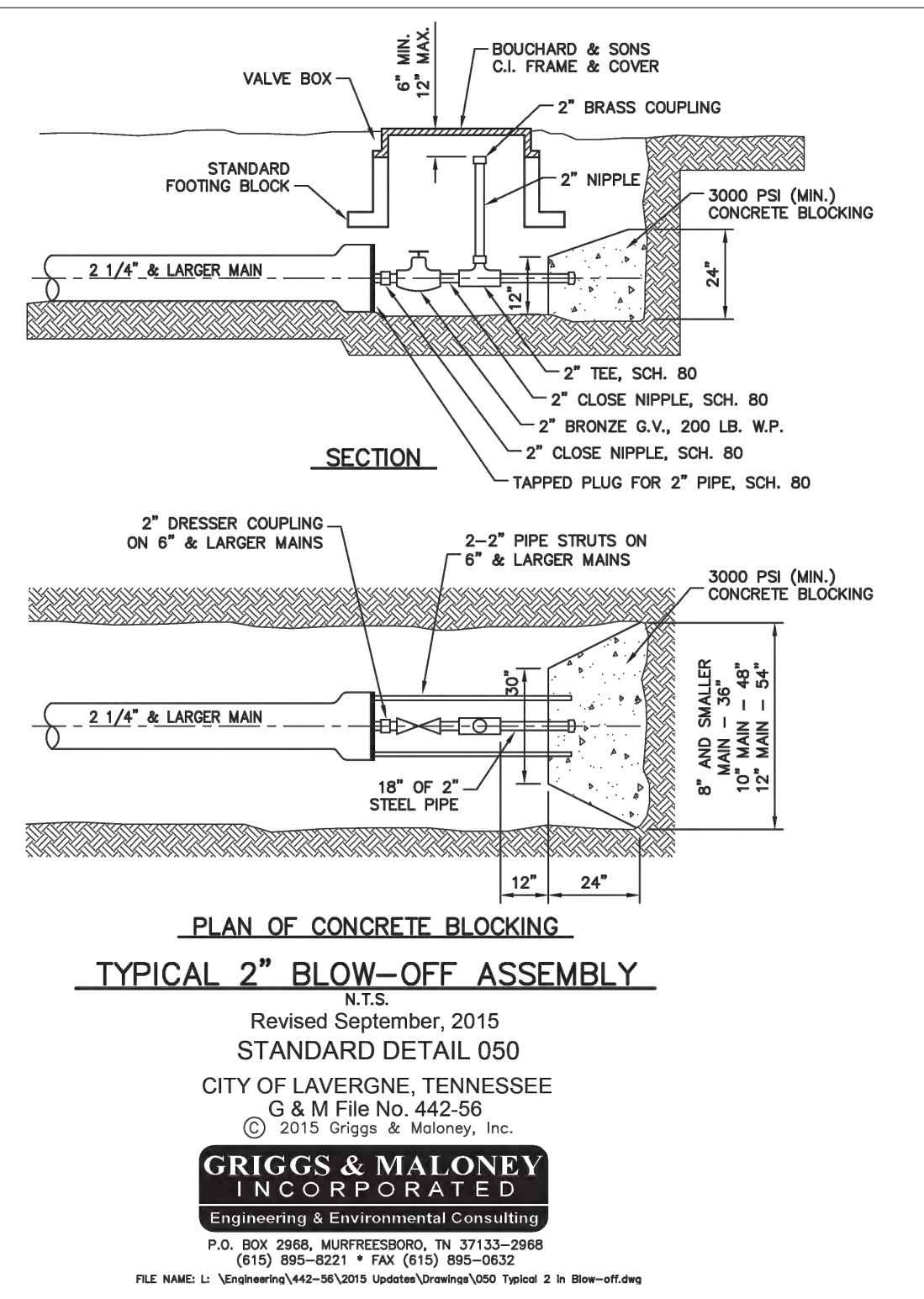
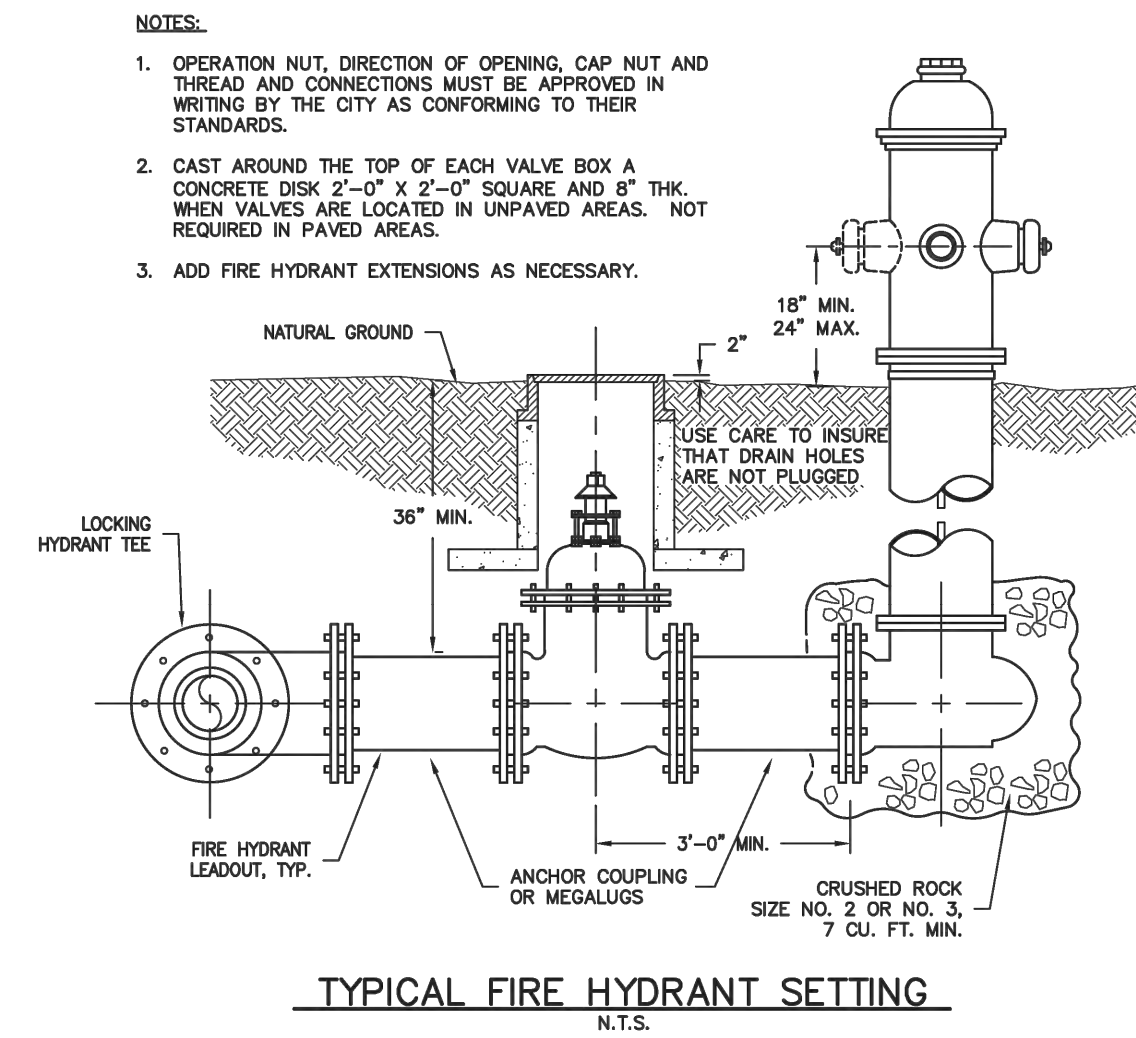
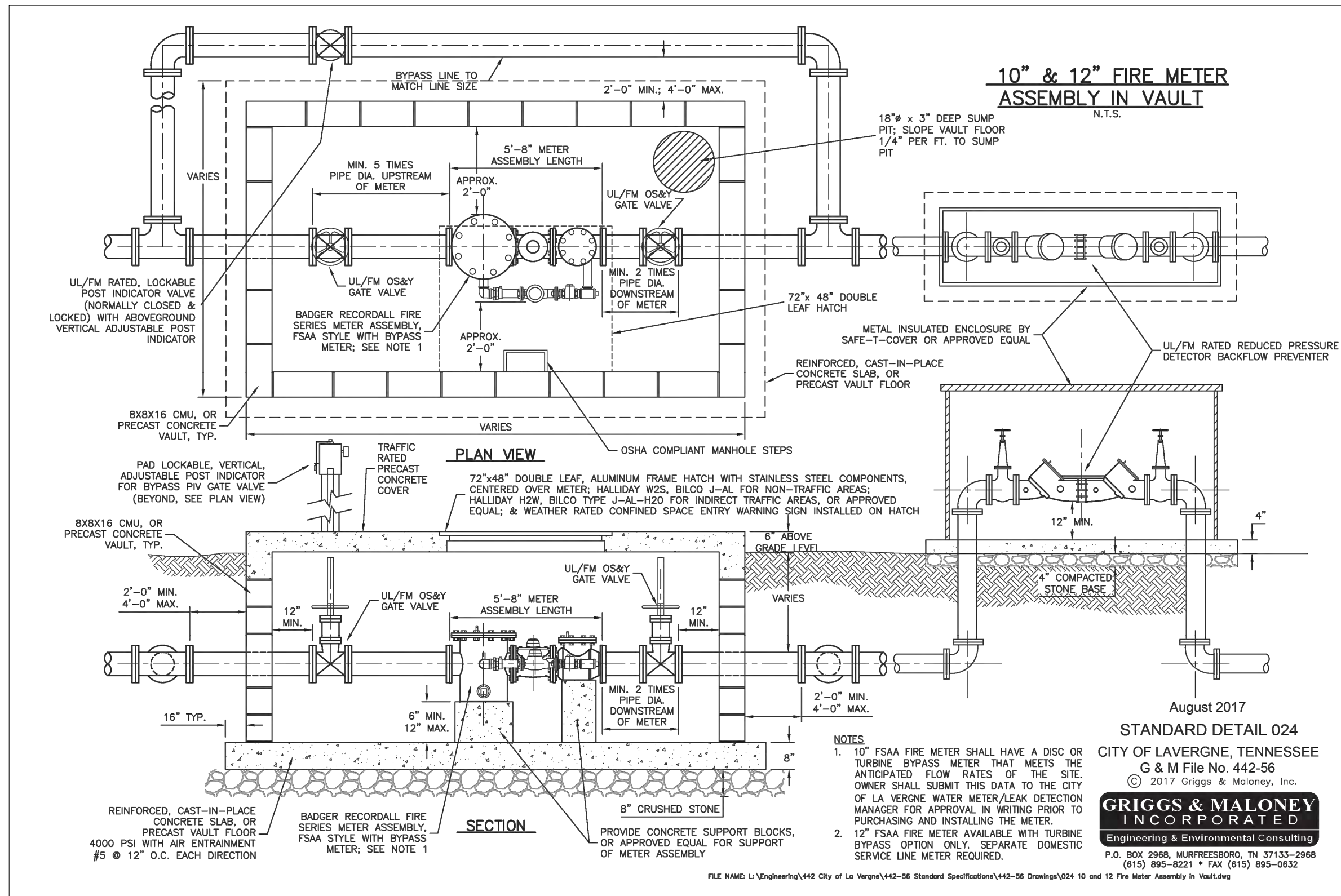
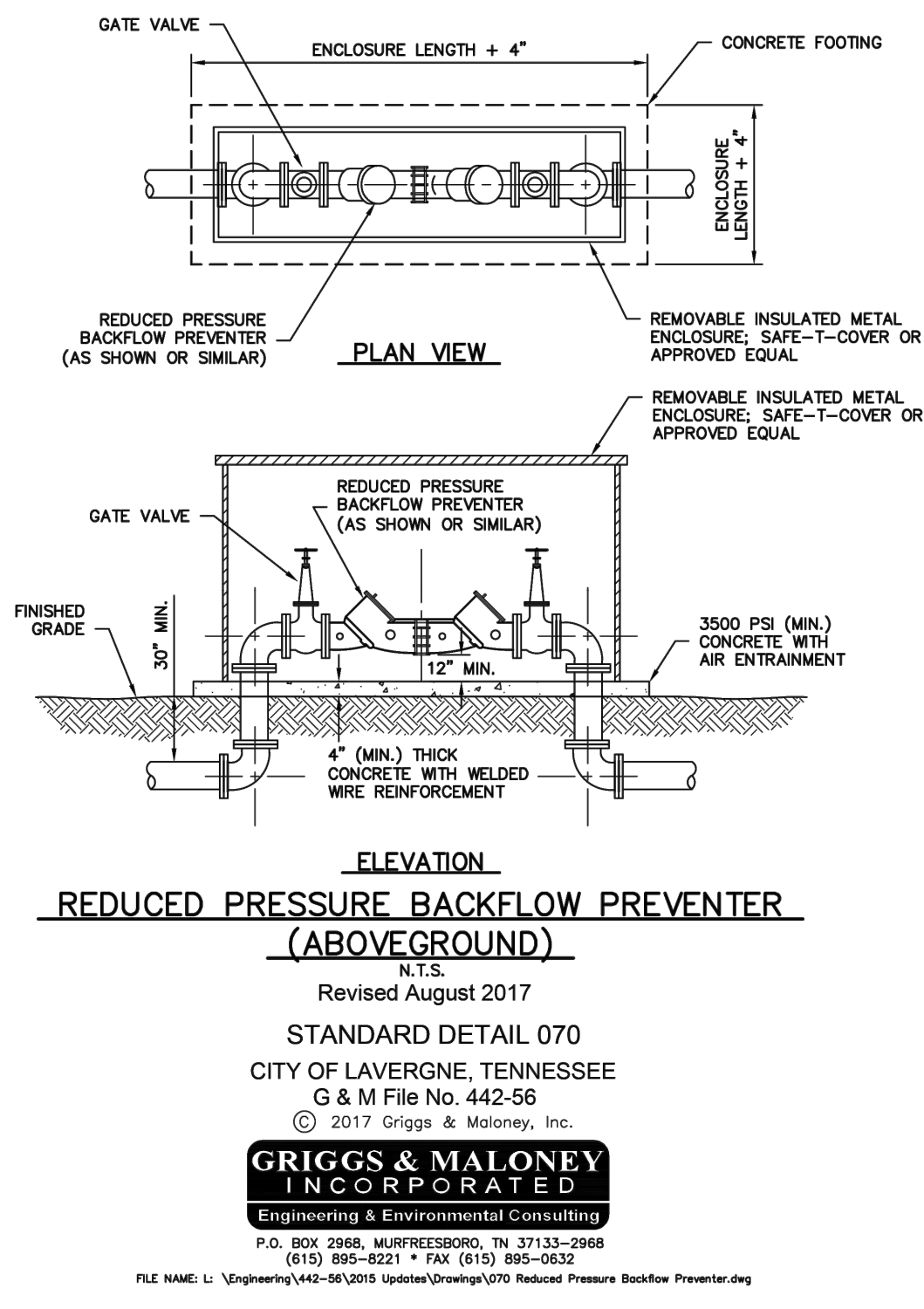
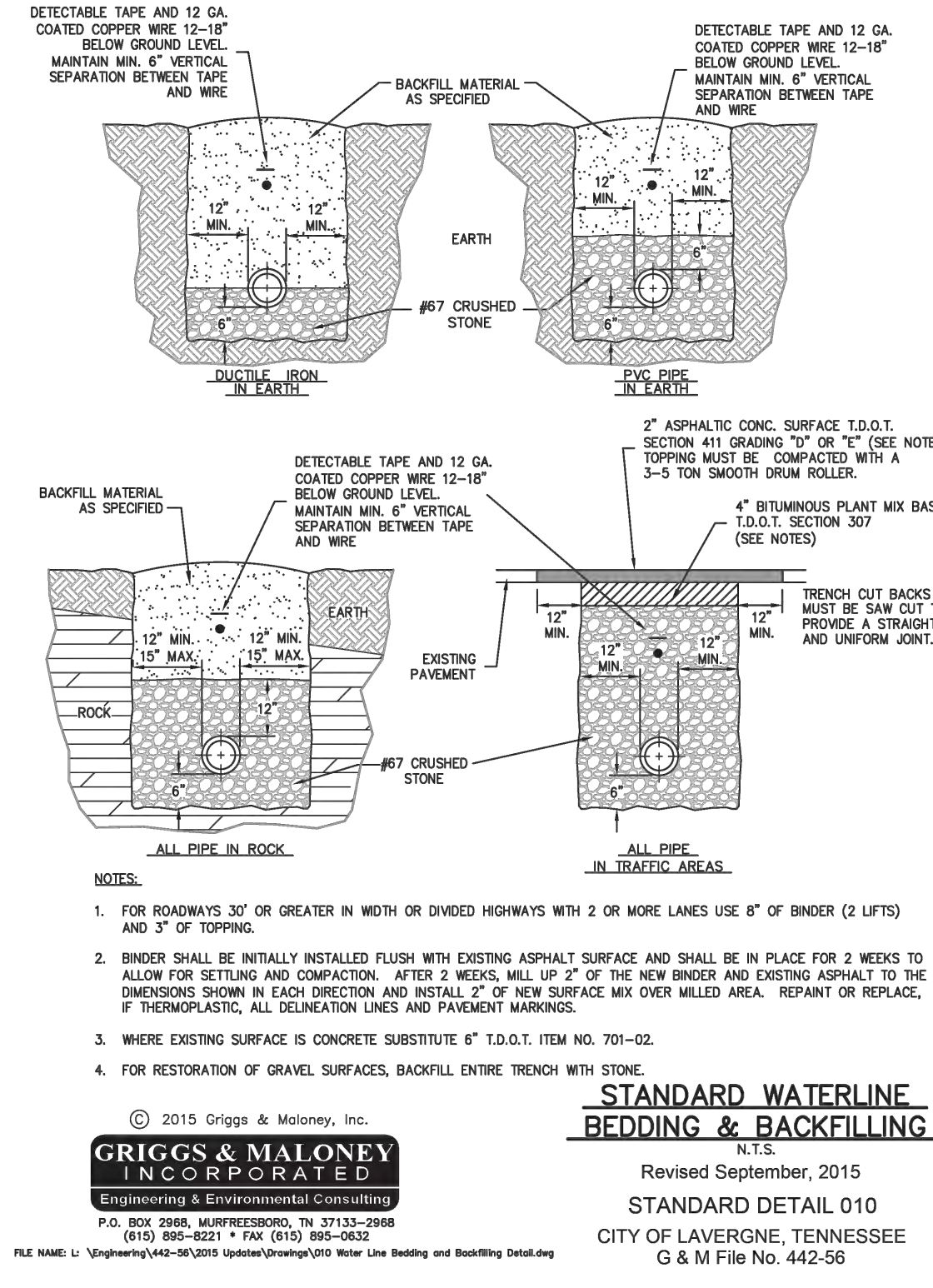
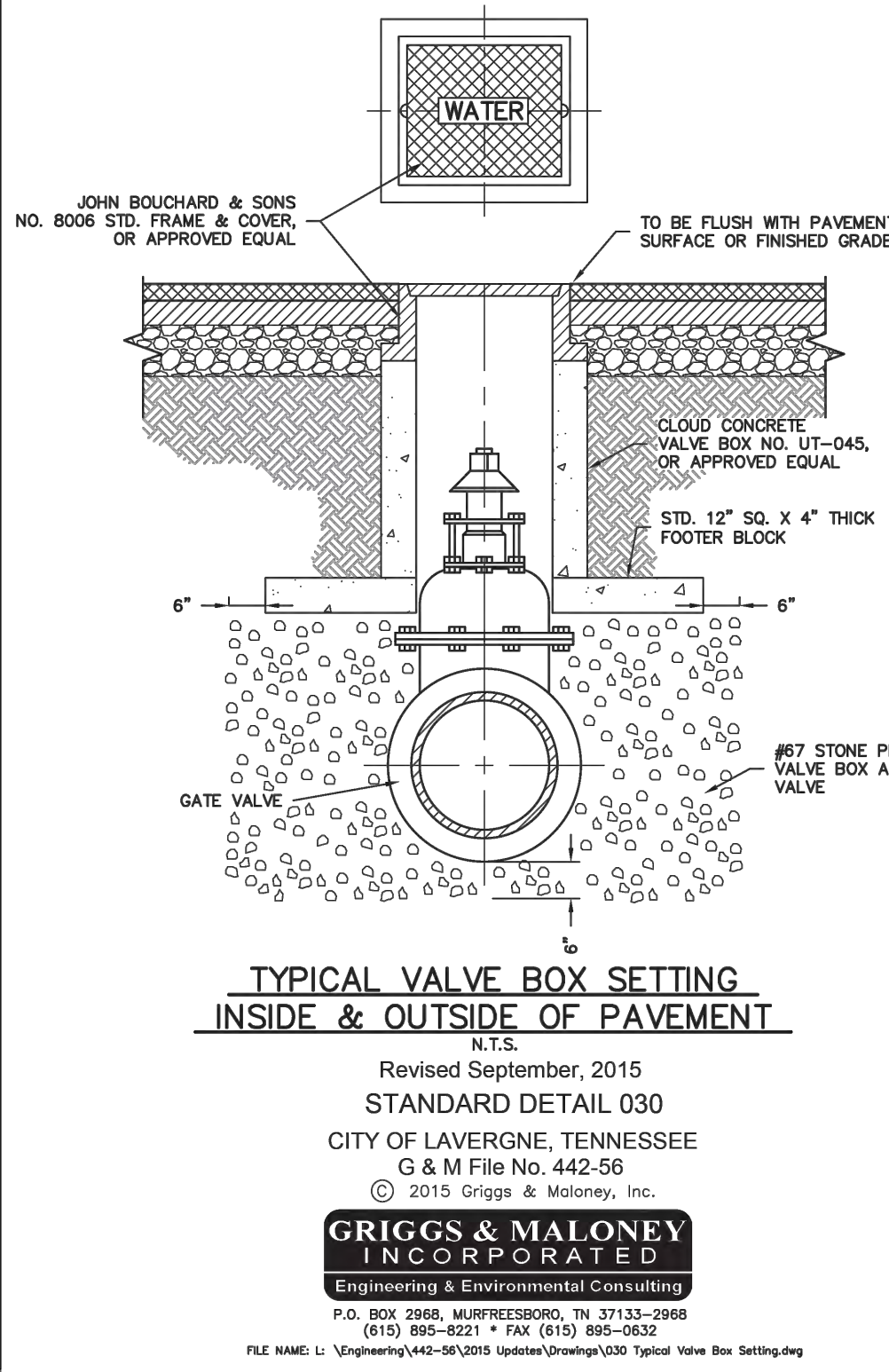
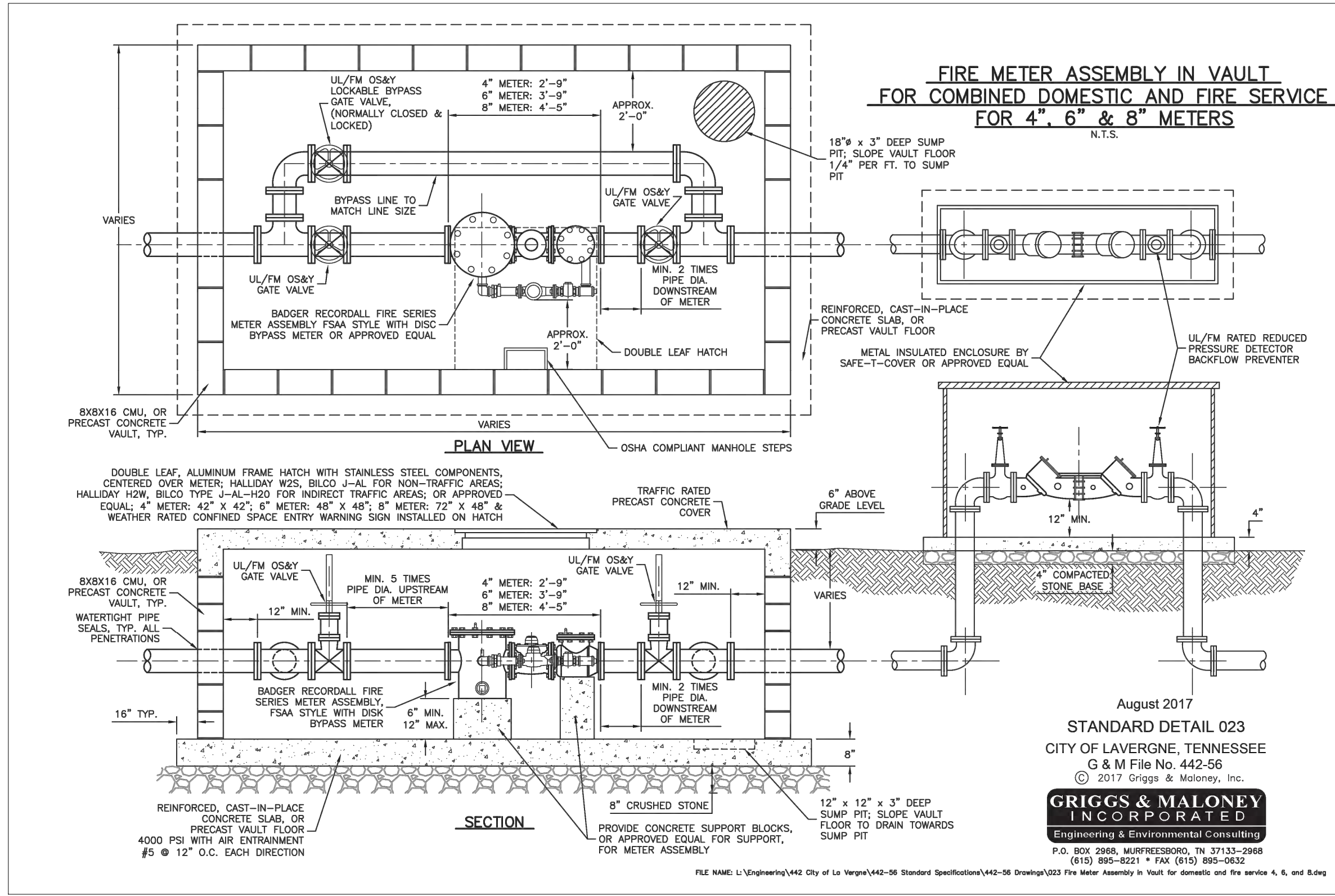
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SITE DETAILS

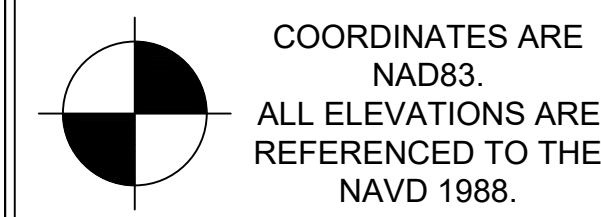
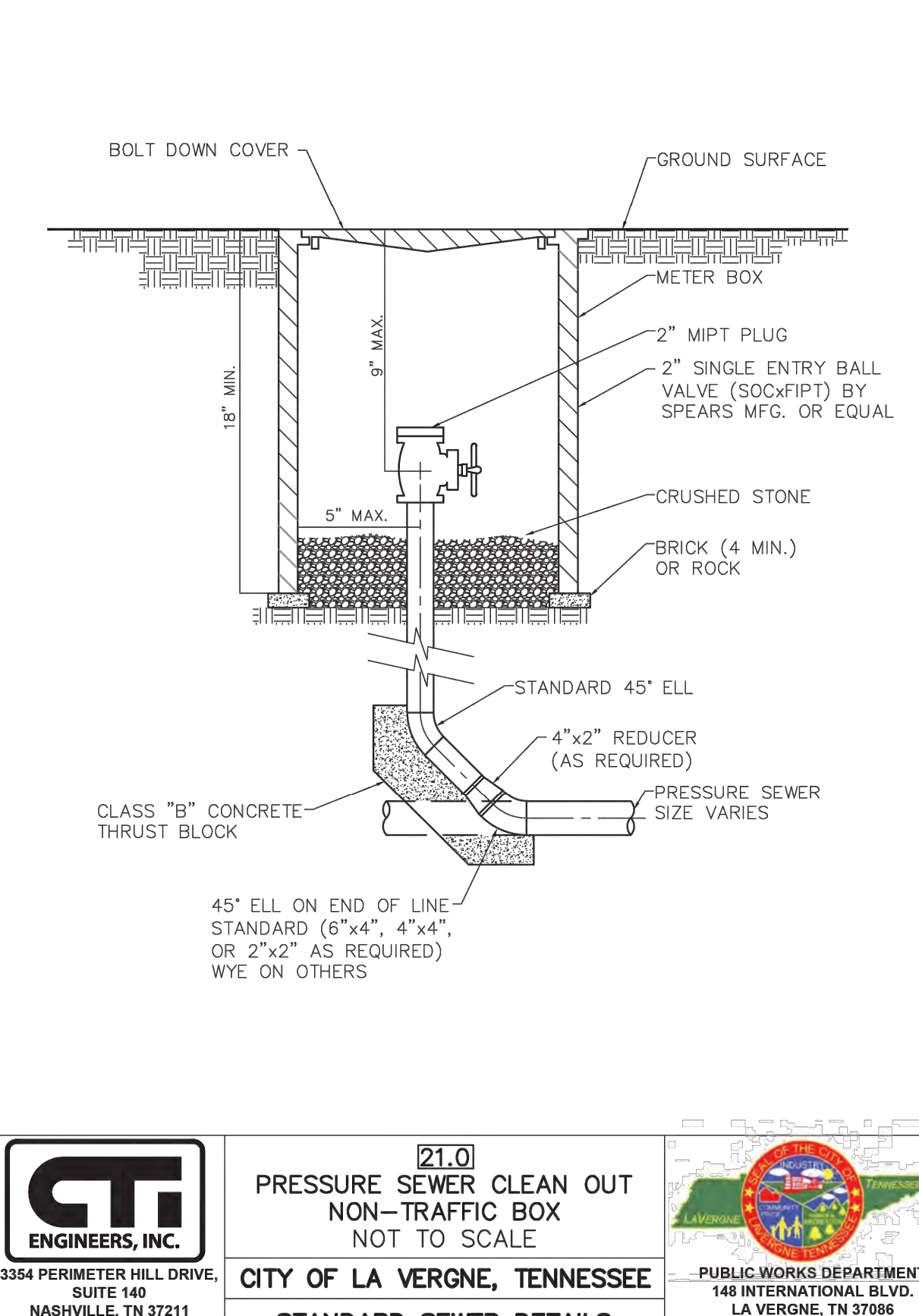
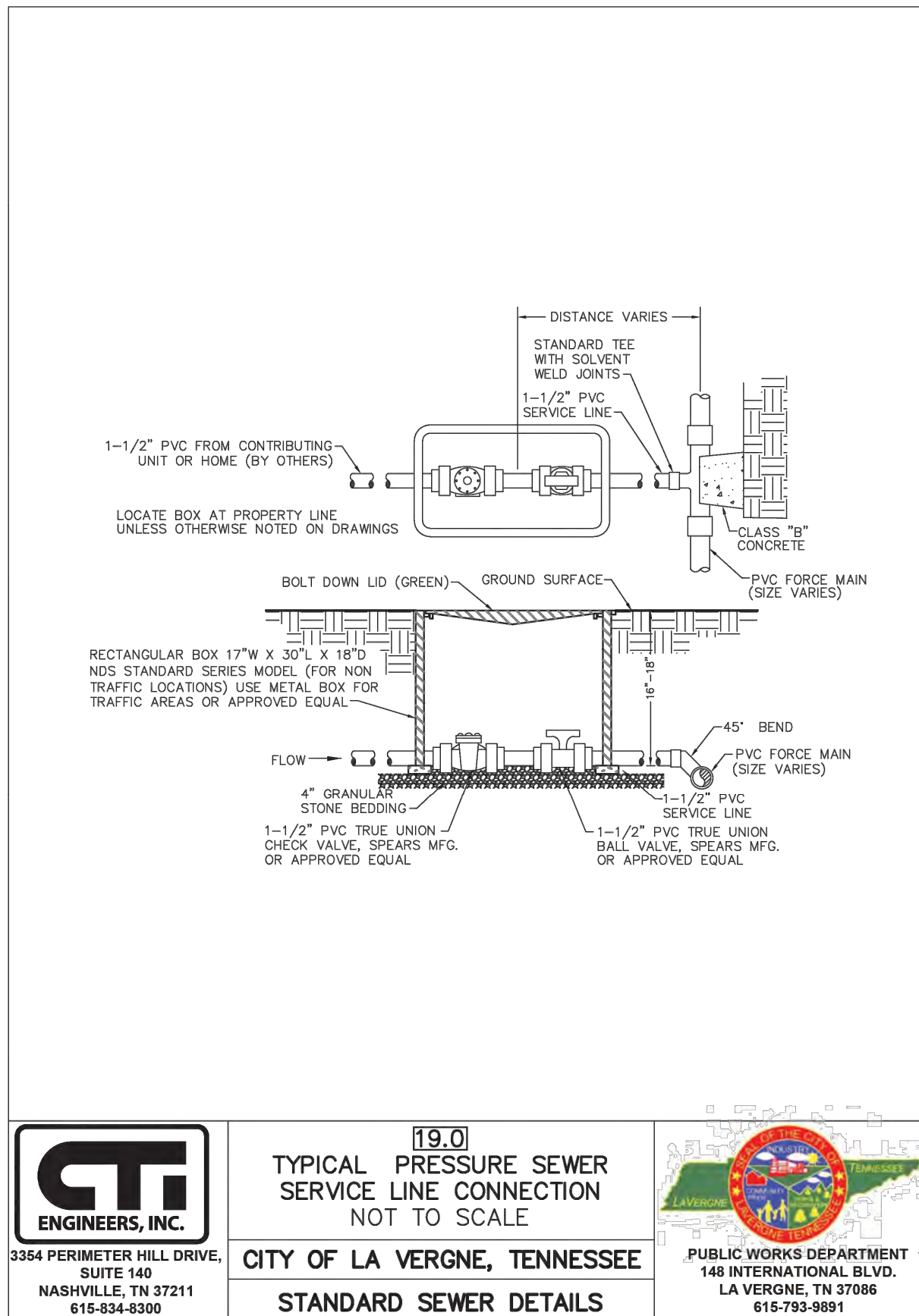
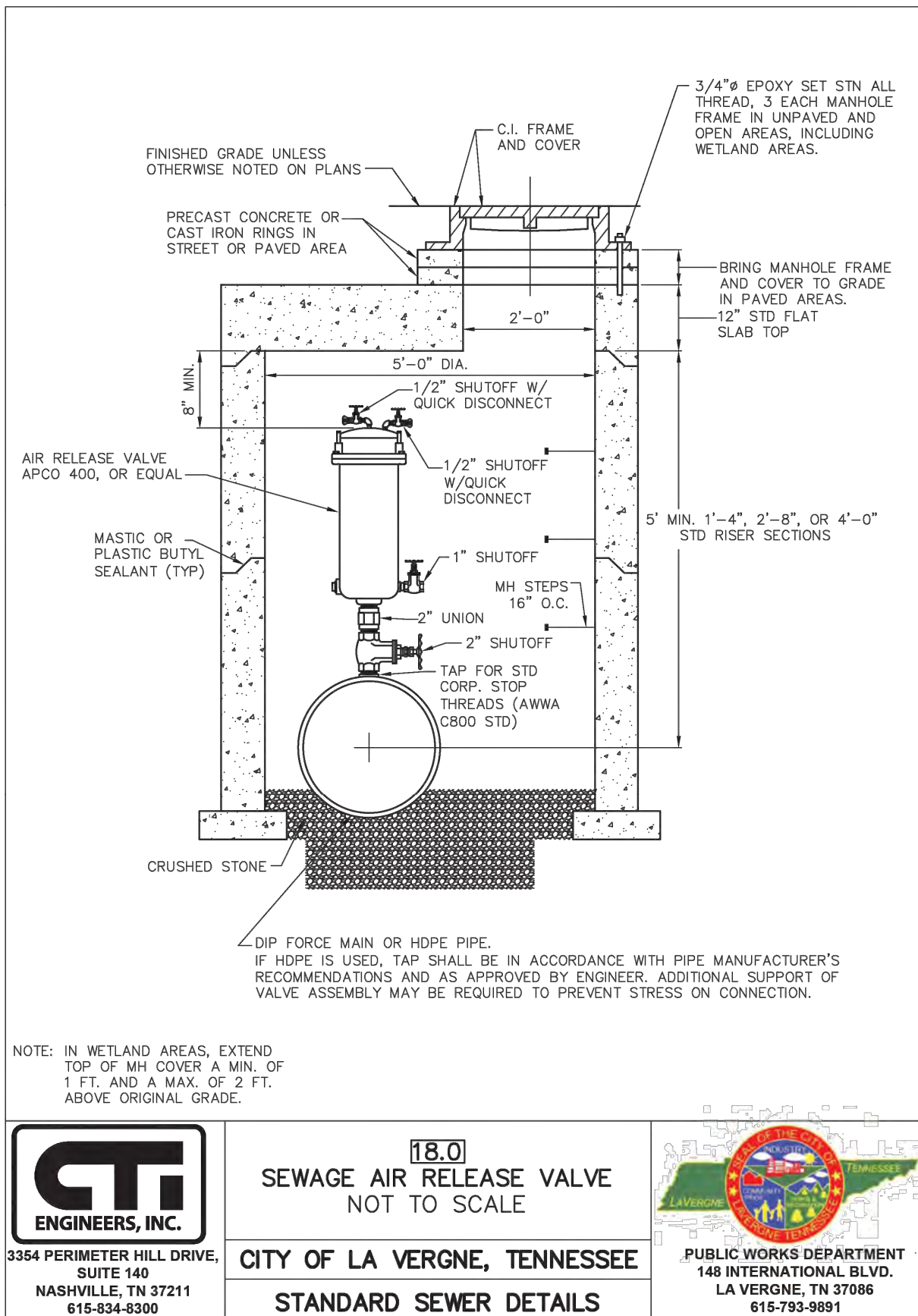
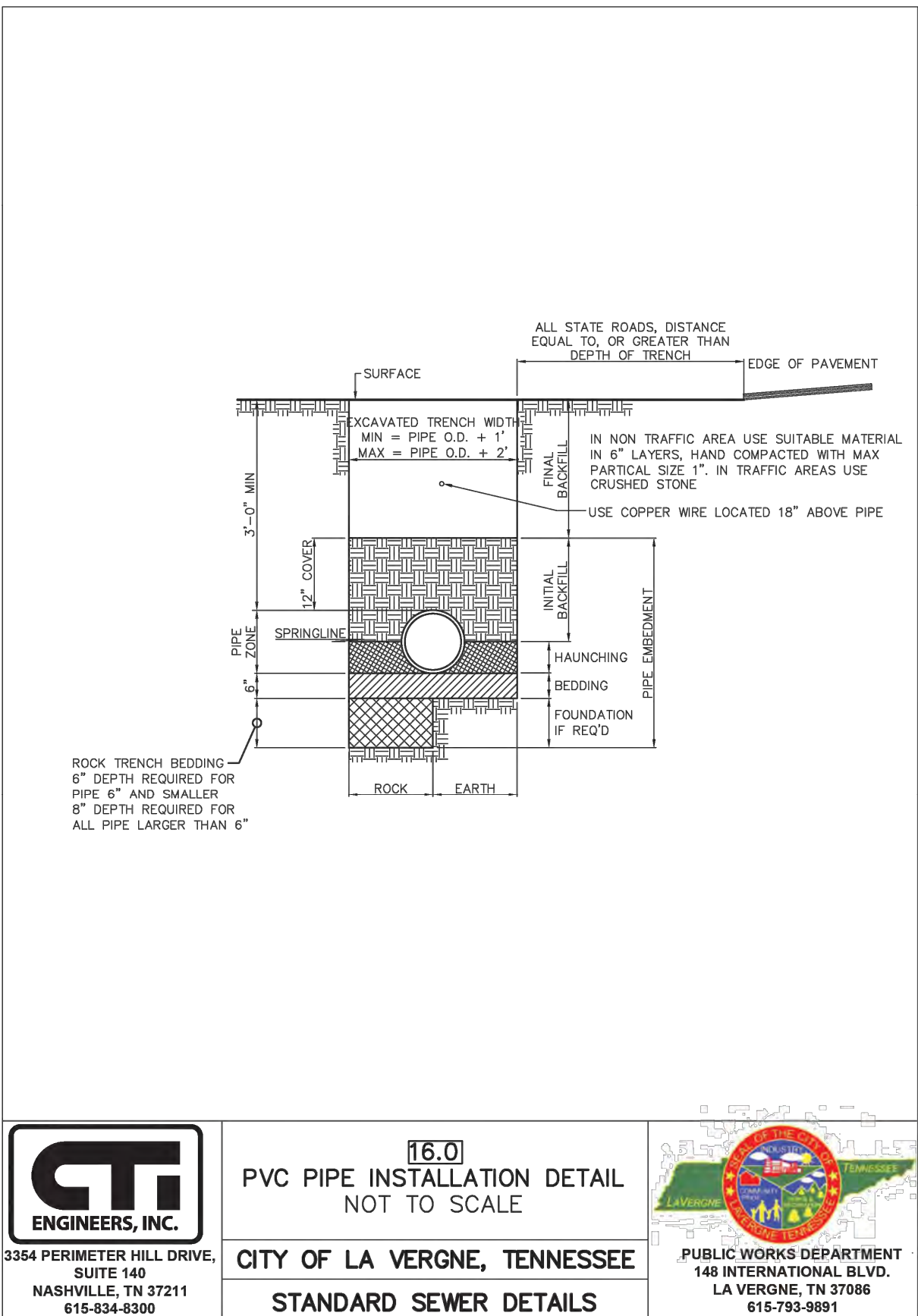
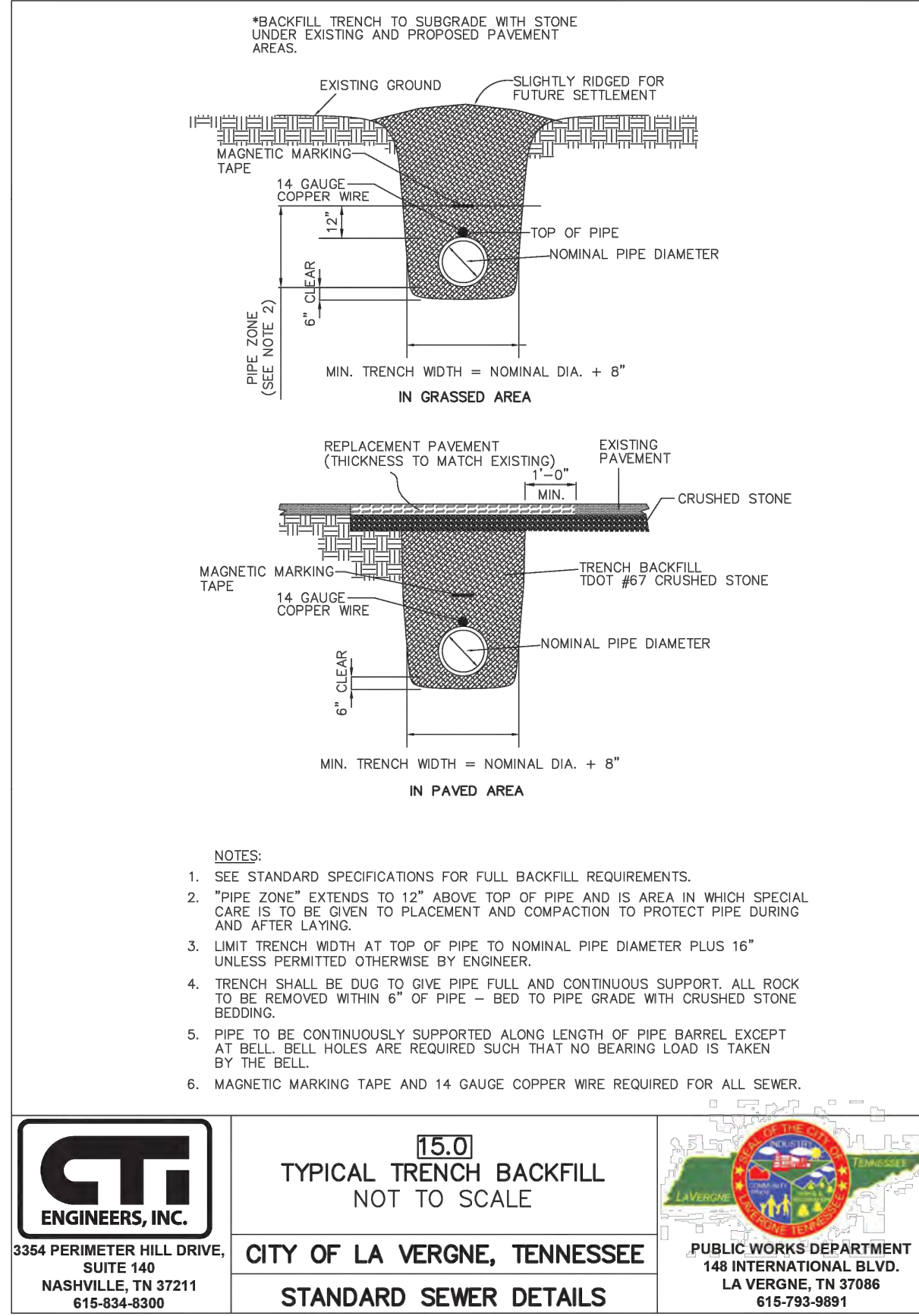
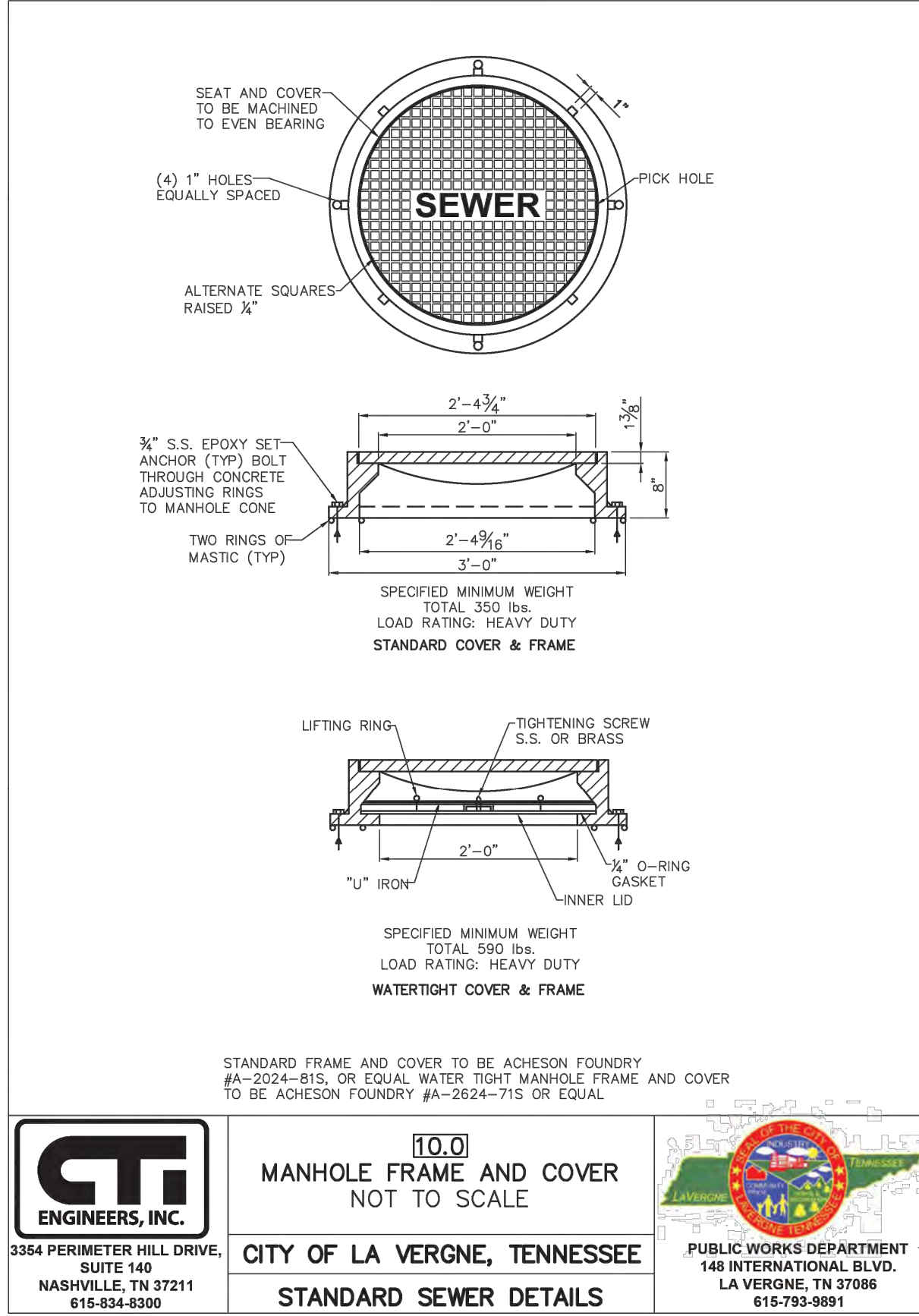
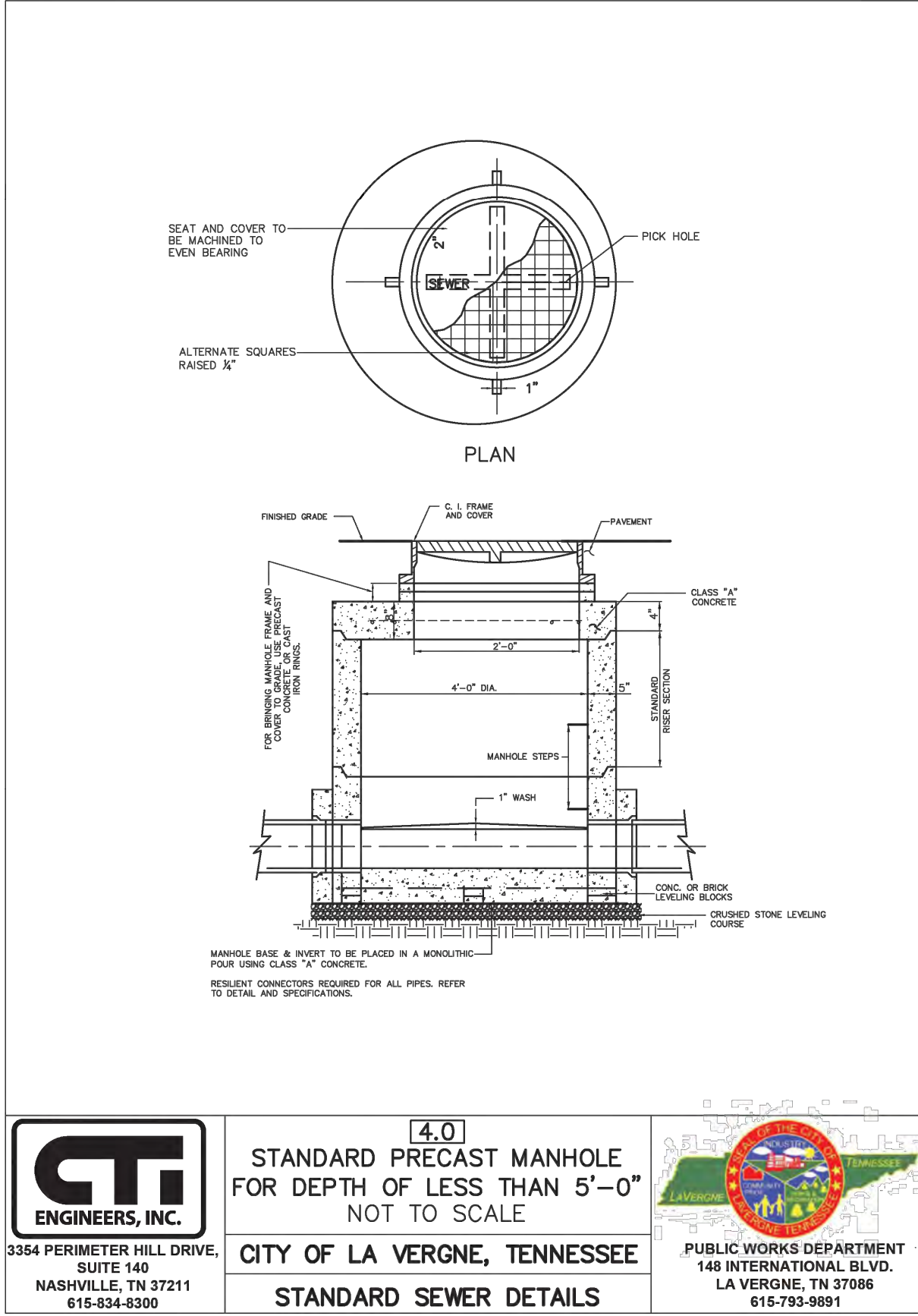
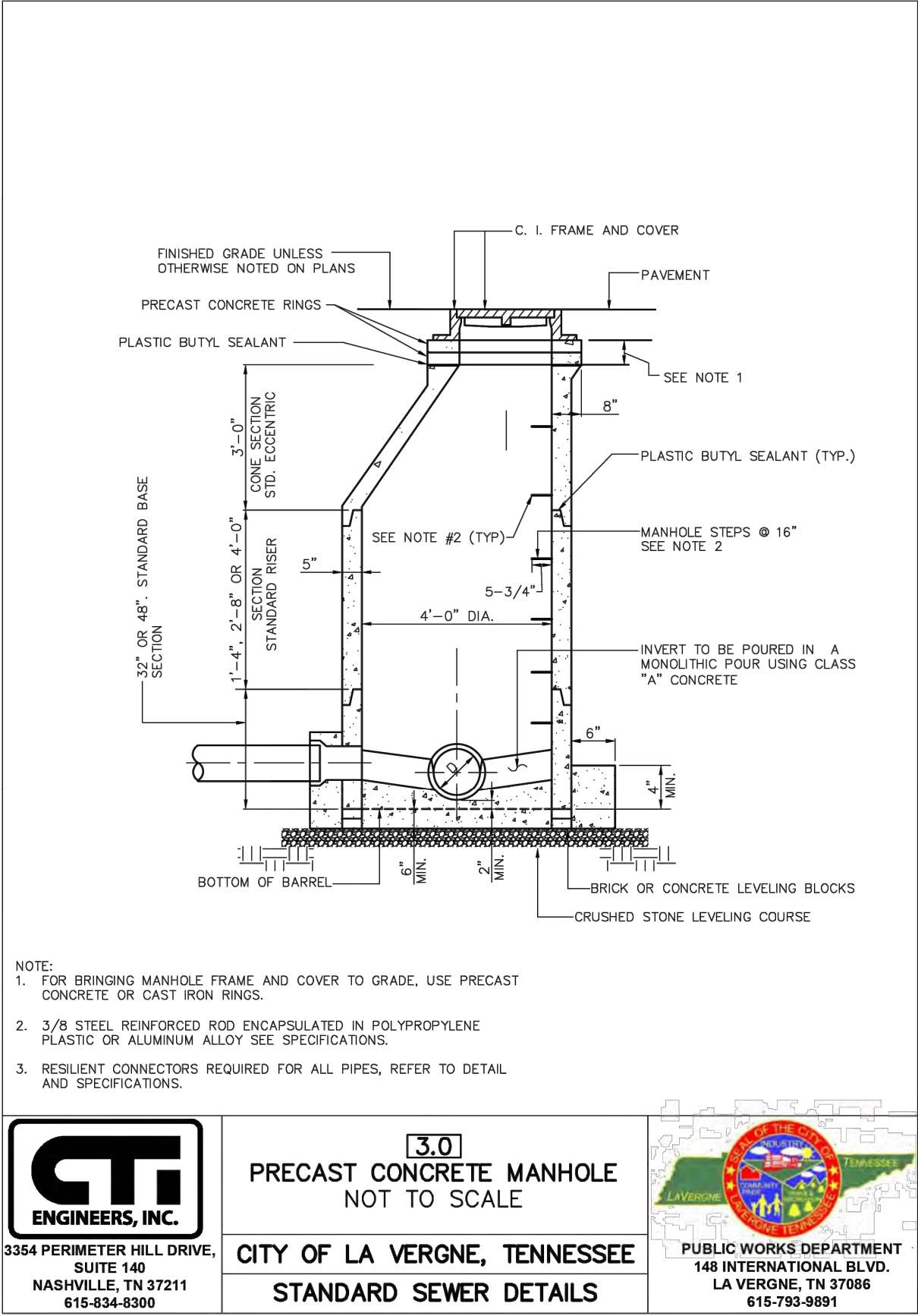
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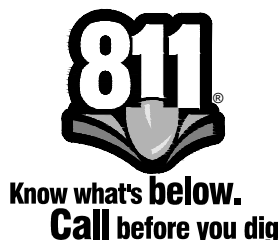
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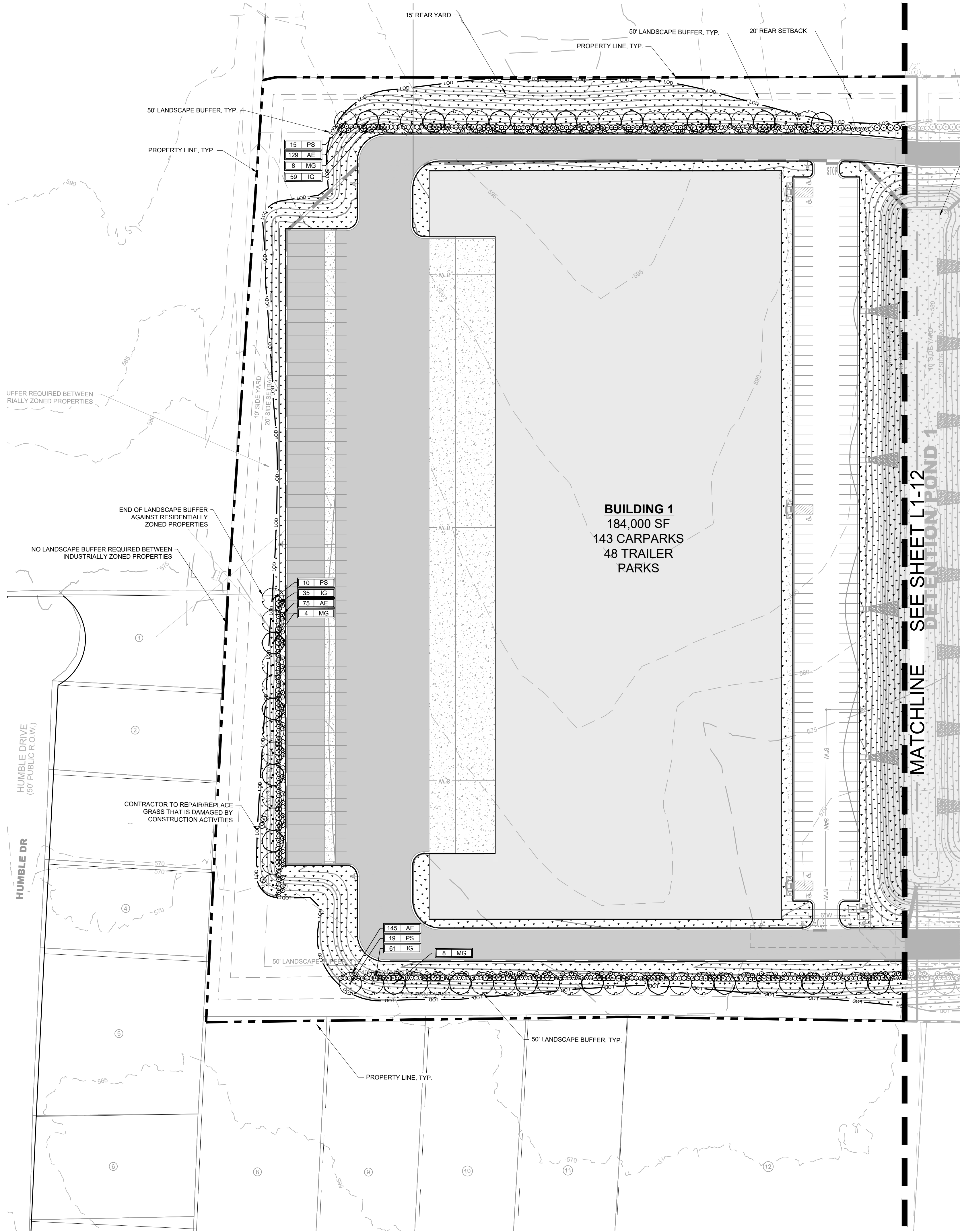
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
UTILITY DETAILS	
SHEET NUMBER	C8-21

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

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

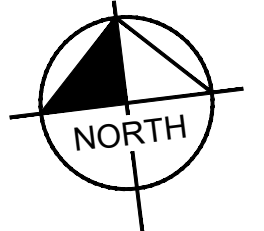
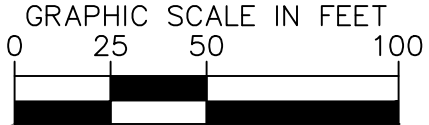
BERMUDA SEED NOTES & SCHEDULE

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

PLANT SCHEDULE BUILDING 1

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

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LA VERGNE
BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



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DESIGNED BY:			GR
DRAWN BY:			GR
CHECKED BY:			SJS
DATE:			07/26/2024
KIMLEY-HORN PROJECT NO. 118574000			
LANDSCAPE PLAN - ENLARGEMENT			
SHEET NUMBER L1-11			

Page 42 of 202

L1-50

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 TODT 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 TODT, 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 VOLATILE MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISAPPEAR 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

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

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASES AND INSECTS, INSESTIGATORS 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 DURING PROGRESS OF THE WORK. AT THE TIME OF COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUIRING 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 $\frac{1}{2}$ LOOSE COMPOST (NO GREATER THAN 1" SIV), $\frac{1}{4}$ PEAT AND $\frac{1}{4}$ 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, ROCKS, BRUSH WEEDS AND 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 PLANT. 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 HARDCAPE 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 TIPS 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 SOIL AND 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.

A. CLEARING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. SHALL A. MORTAR, CEMENT, AND TOXIC MATERIALS 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 AREA 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. VERIFICATION 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 DUE 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. PLANTING PITS SHALL BE PREPARED WITH THE PREPARED PLANTING 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 PLUMS AND HEEL 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 MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).

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 SHOWN 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 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 OR THE OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSTABILIZED 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. PREVENT FURCH PESTICIDE, TREAT ALL PLANT 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 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).

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. IMMEDIATELY FOLLOWING ROLLING 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 SWEATERS 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 RESEEDING 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 AGREEMENT AT THIS TIME SHALL BE SUBJECT TO THE 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.

BY		DATE		REVISIONS											
No.															
DESIGNED BY:												GR			
DRAWN BY:												GR			
CHECKED BY:												SJS			
DATE:		07/26/2024													
KIMLEY-HORN PROJECT NO. 118059009															
LANDSCAPE NOTES (LOT 1)															
SHEET NUMBER L1-51															

**PERMIT REVIEW
ONLY**



Item #: 5. 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@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)
Project will be deferred.

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

Utilities (Scott Tatalovich - statalovich@lavergnethn.gov)

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

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

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

Police (John Eubank - jeubank@lavergnethn.gov)

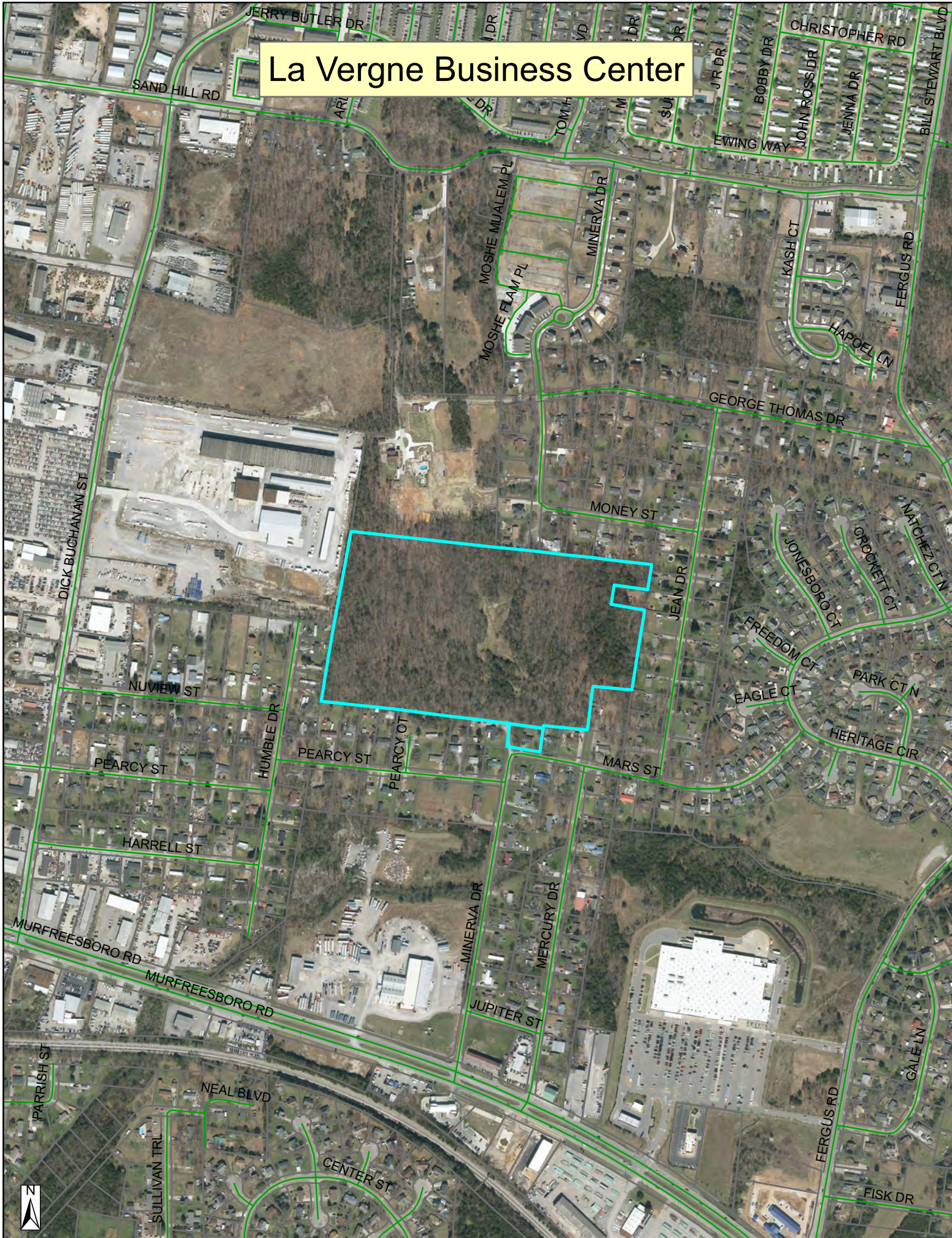
No comments.

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

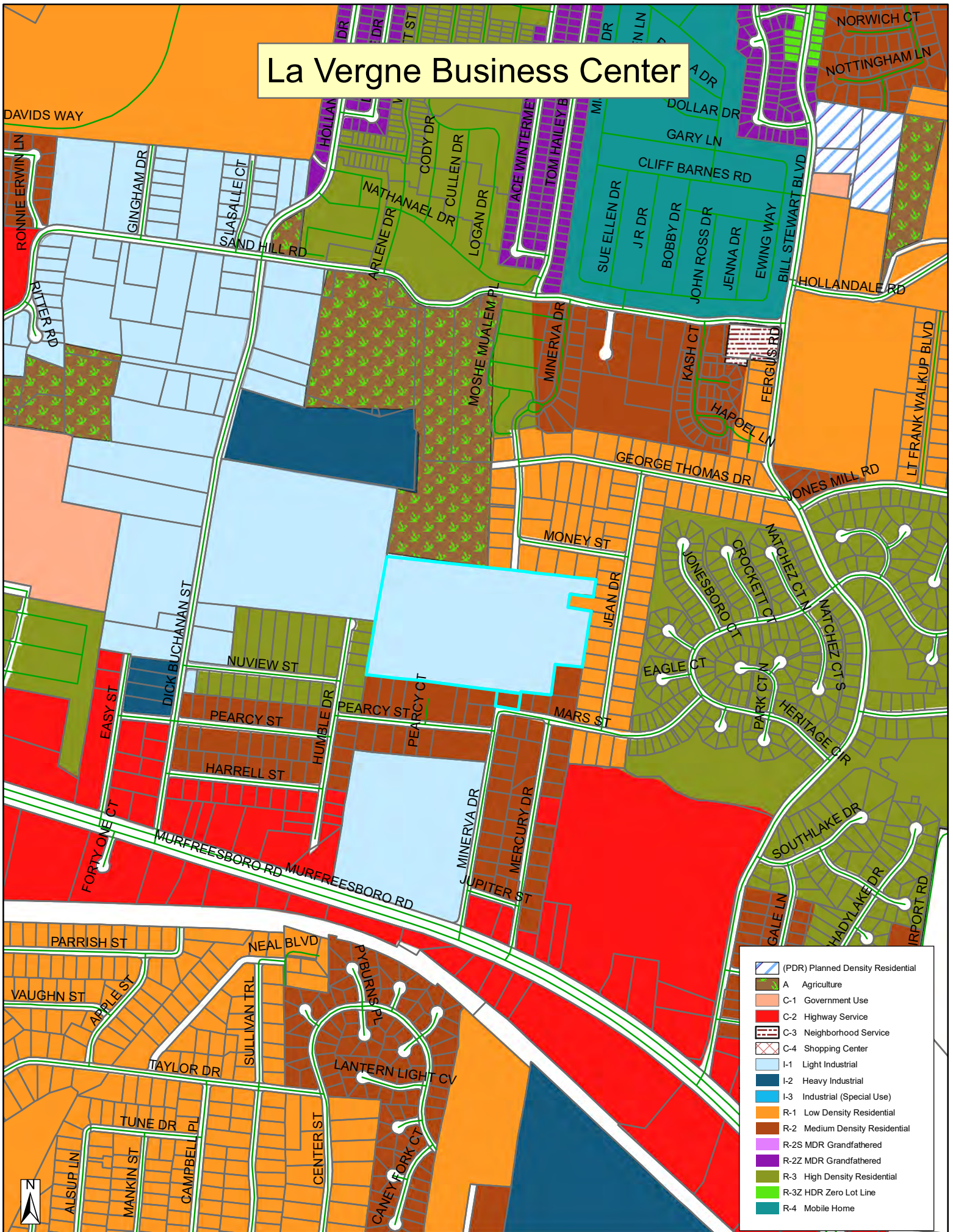
La Vergne Business Center



La Vergne Business Center



La Vergne Business Center

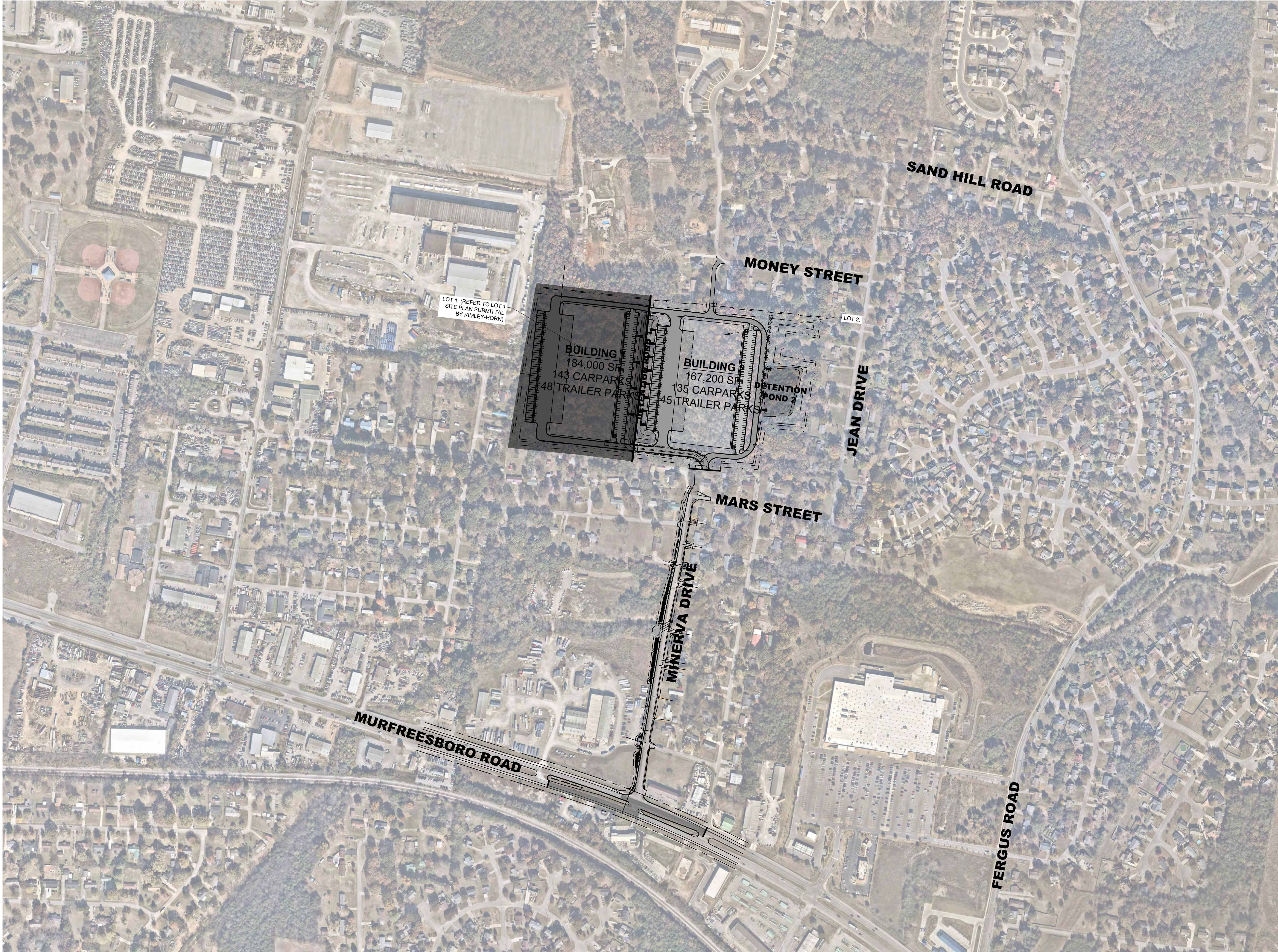


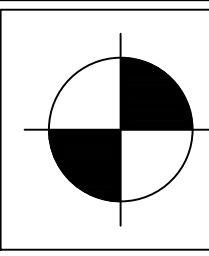




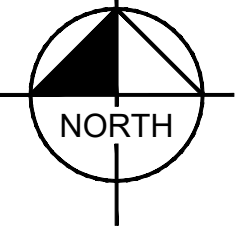
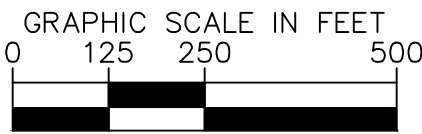


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COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DRAFT
PRELIMINARY
PLANS

FOR REVIEW ONLY

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									

SITE VICINITY MAP

SHEET NUMBER
C0-10

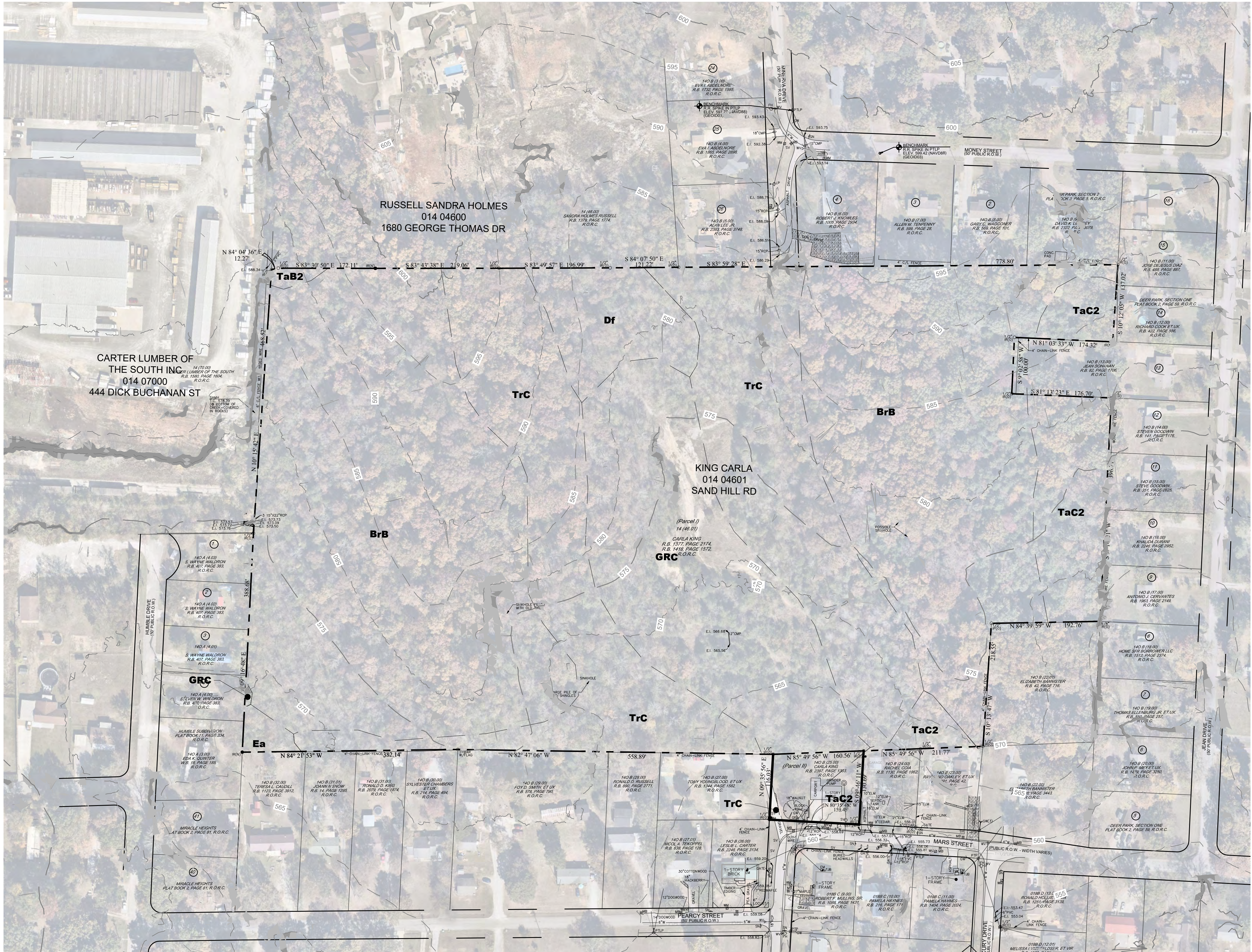
Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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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 54 of 202

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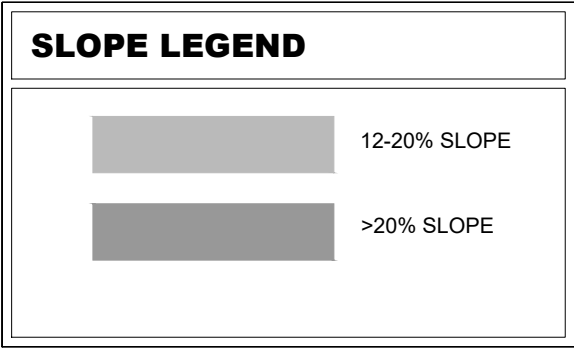


SURVEY DISCLAIMER

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.

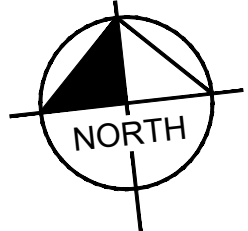
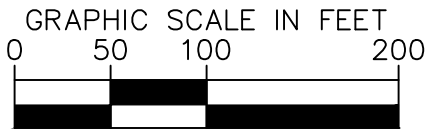
EXISTING UTILITIES NOTE

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

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



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

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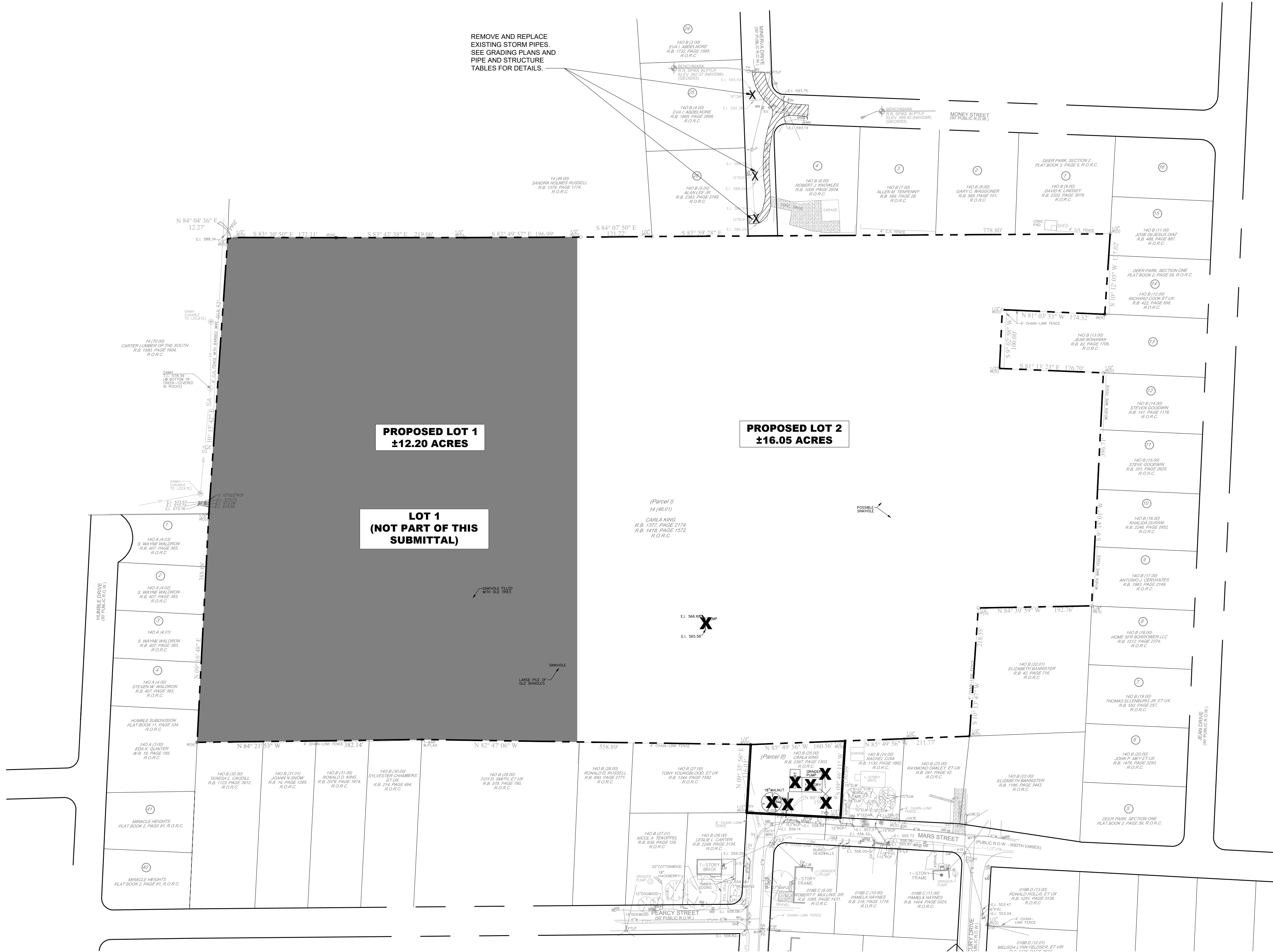
REVISIONS	DATE	BY
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EXISTING CONDITIONS	
SHEET NUMBER	C1-00

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Know what's below.
Call before you dig.



DEMOLITION LEGEND

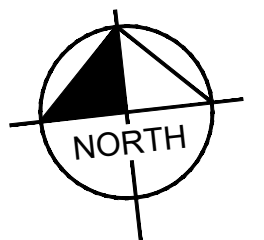
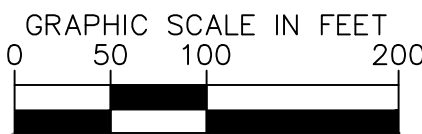
	REMOVE GRAVEL
	DEMOLISH AND REMOVE STRUCTURE
	REMOVE CONCRETE / RIGID PAVEMENT
	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
	REMOVE OBJECT

EXISTING UTILITIES NOTE

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

SEE DEMOLITION NOTES,
SHEET C0-01.

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



Kimley»Horn

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Main: 615.564.2701 | www.kimley-horn.com
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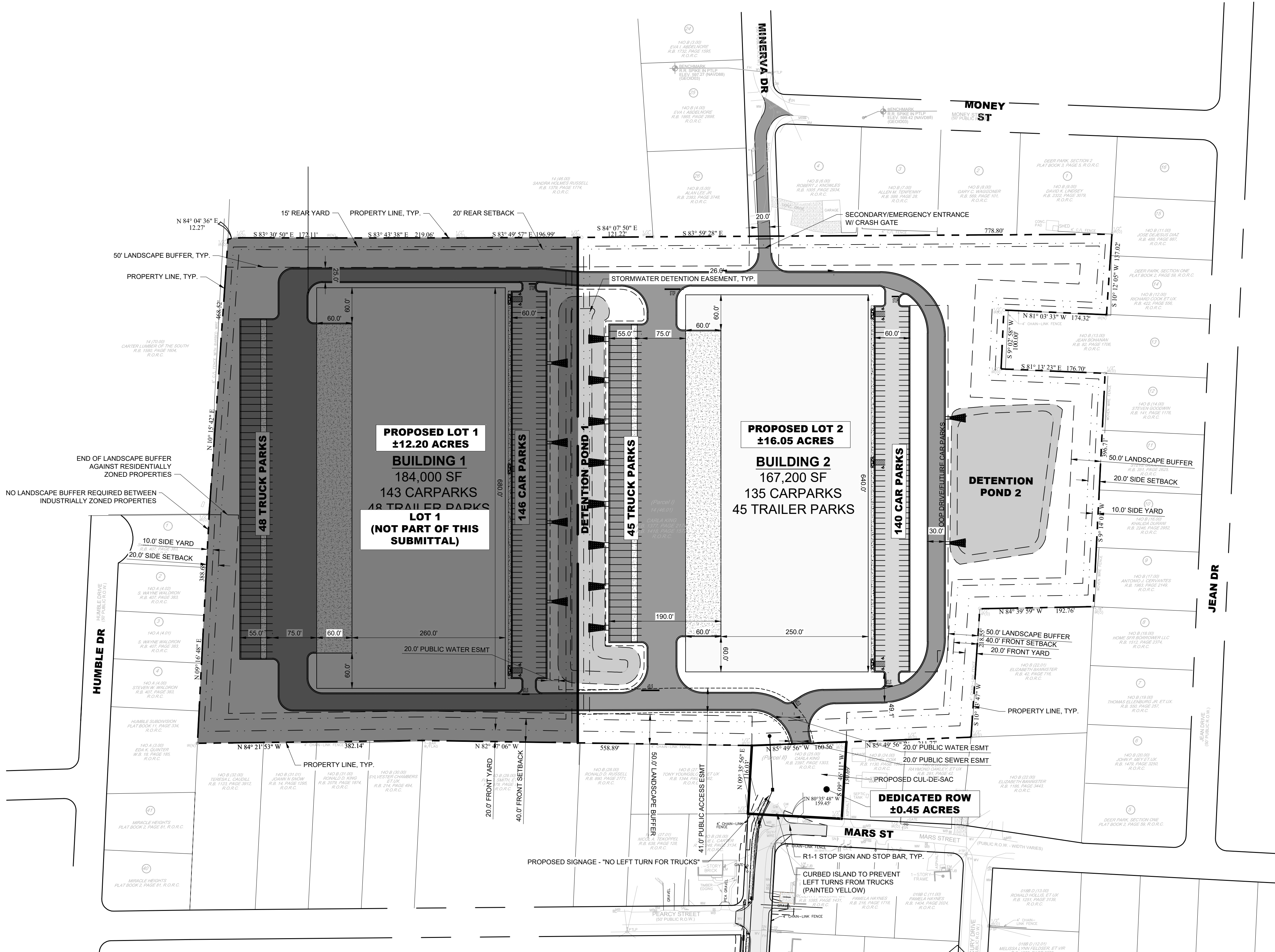
LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

**DRAFT
PRELIMINARY
PLANS**
FOR REVIEW ONLY

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

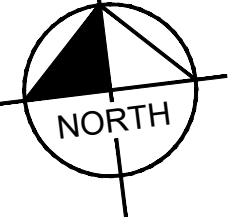
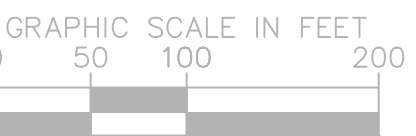
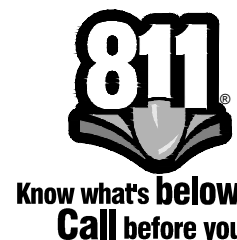
RETAINING WALL NOTES

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3. CONTRACTOR SHALL SUBMIT DESIGN DRAWINGS AND CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO THE CIVIL ENGINEER OF RECORD AND THE CODES AND ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS OR CONSTRUCTION.
4. ALL WALLS OF HEIGHTS EQUAL TO OR GREATER THAN 30 INCHES (MEASURED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL) SHALL INCLUDE PEDESTRIAN GUARDRAIL OR FENCE. GUARDRAIL SHALL BE IN COMPLIANCE WITH LOCAL CODES AND IBC REQUIREMENTS.

PAVEMENT LEGEND

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

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



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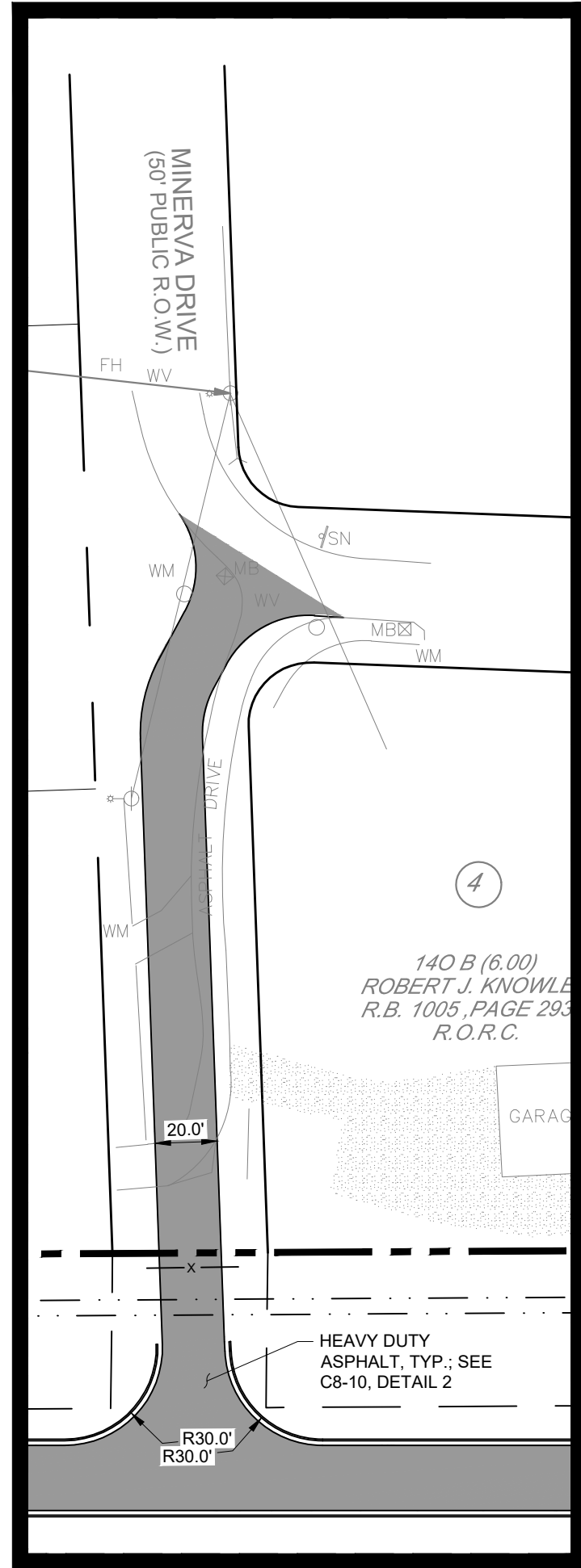
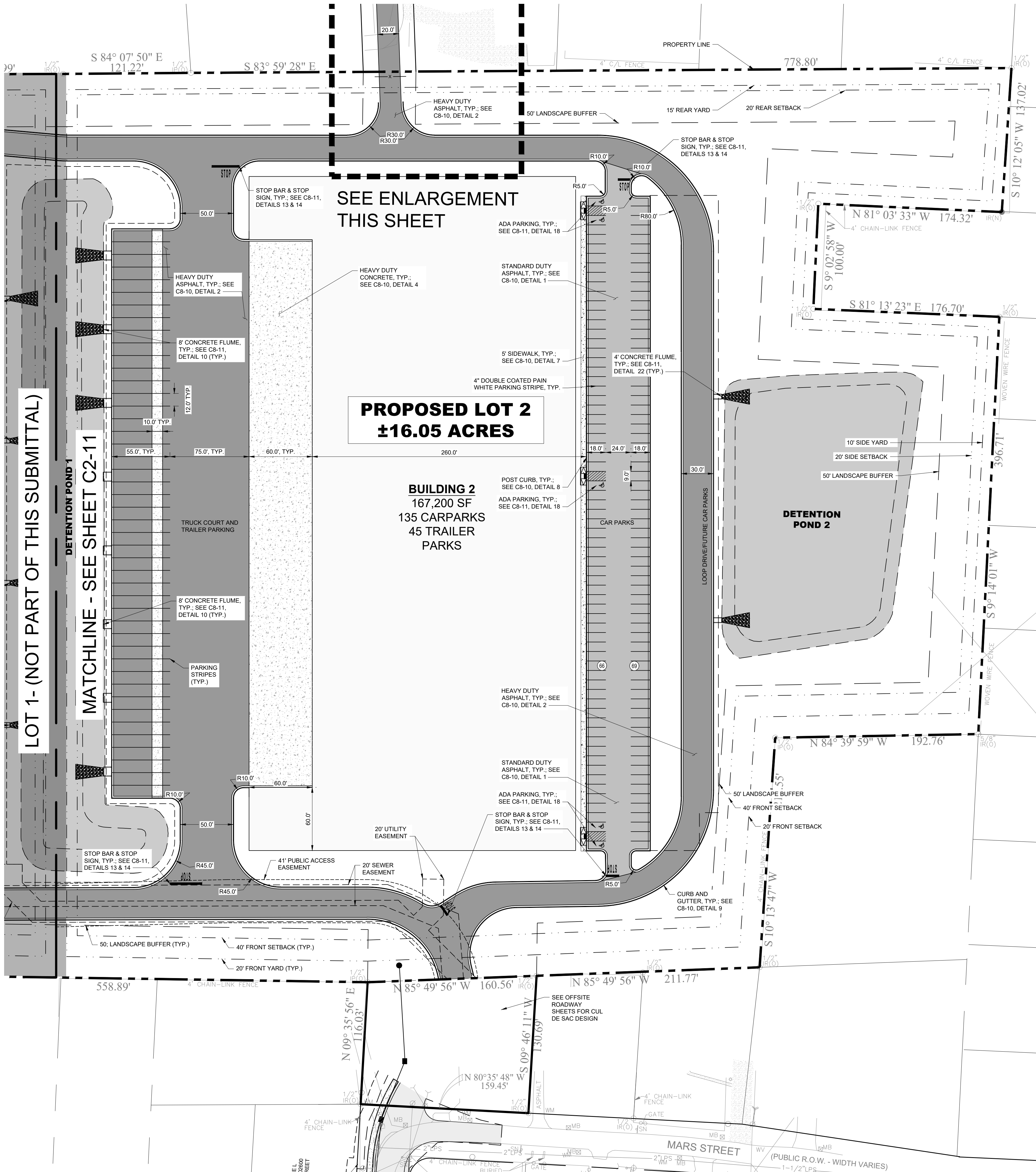
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
SITE LAYOUT - OVERALL	
SHEET NUMBER	C2-12

Kimley»Horn

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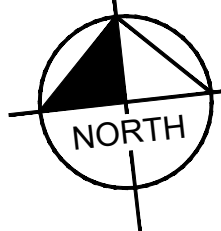
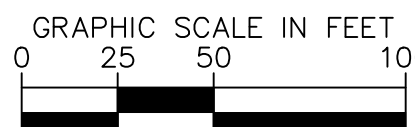
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PAVEMENT LEGEND

- | | |
|--|---|
| | 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 |

FIRE ACCESS ENLARGEMENT

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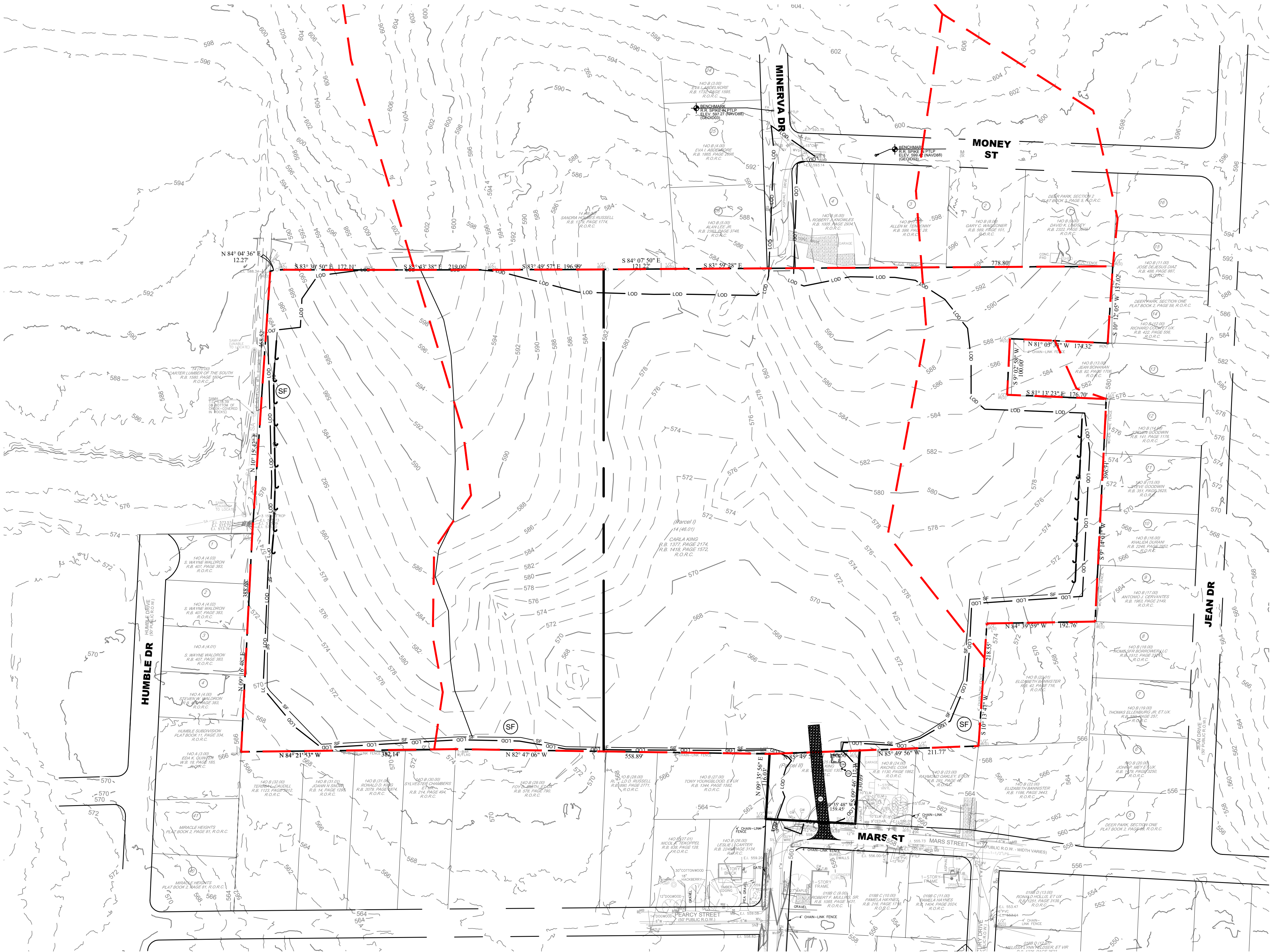
DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 07/26/2024
KIMLEY-HORN PROJECT NO. 118574000

SITE LAYOUT -
ENLARGEMENT
SHEET NUMBER
C2-13

Kimley»Horn

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EROSION CONTROL NOTES

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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.
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11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH DEPARTMENT DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITEE.
12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

TREE PROTECTION FENCING NOTE

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

TDEC NOTE

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

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

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

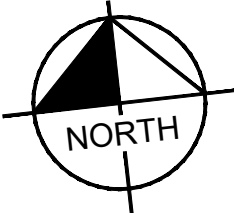
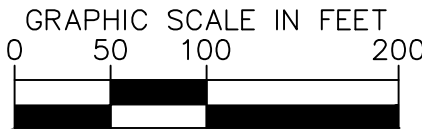
EPSC PHASE 3 CONSTRUCTION SEQUENCE

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

EROSION CONTROL LEGEND

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

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



LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
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DRAWN BY: ZTB

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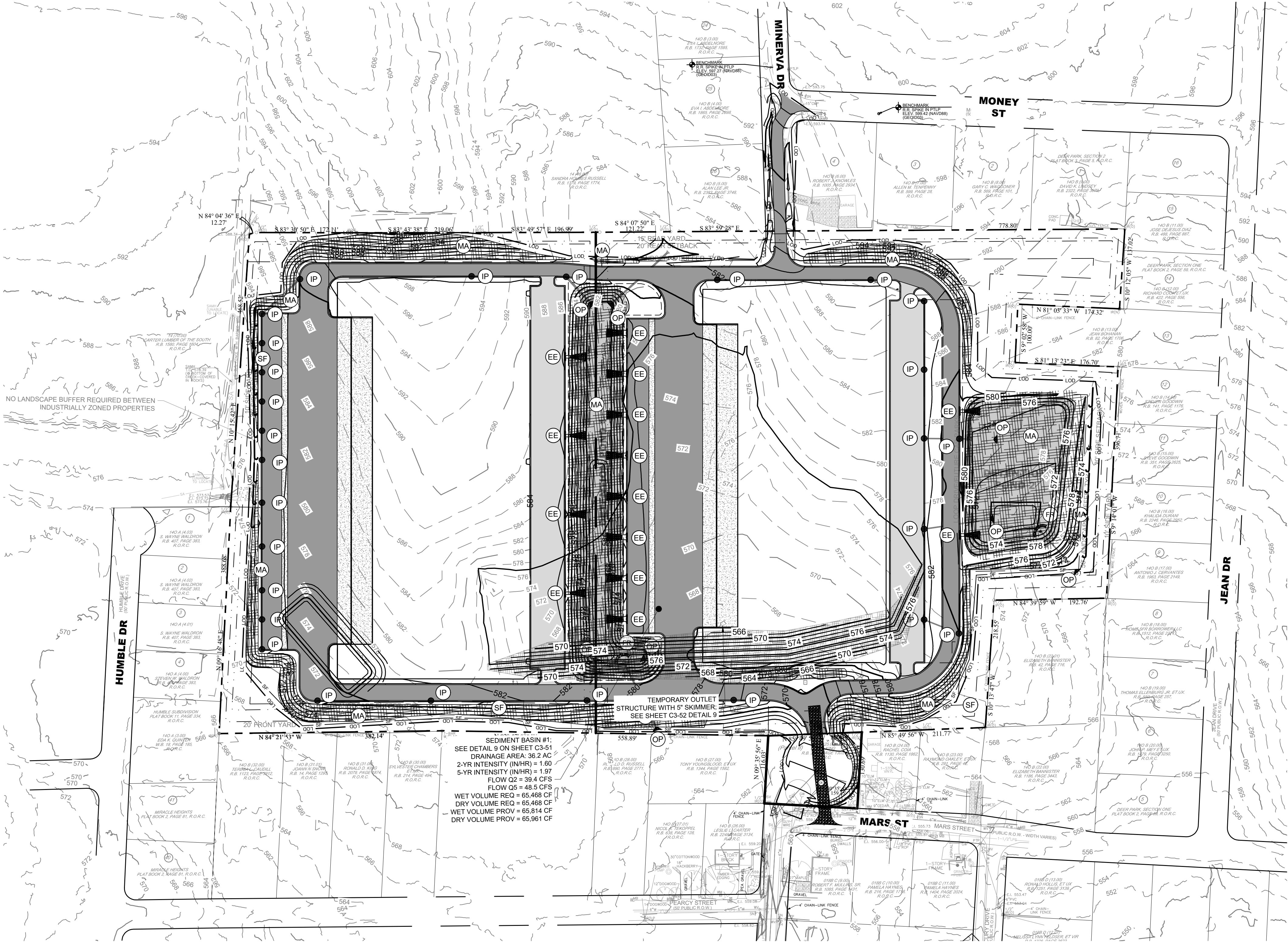
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL
PLAN - PHASE 1 (LOT 2)

SHEET NUMBER

C3-10

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EXPIRATION DATE: 09/30/2026

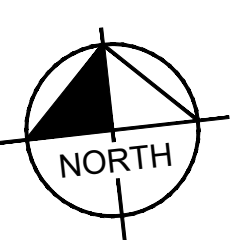
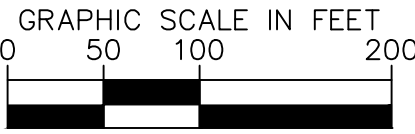
EPSC PHASE 3 CONSTRUCTION SEQUENCE

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 3H:1V 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.



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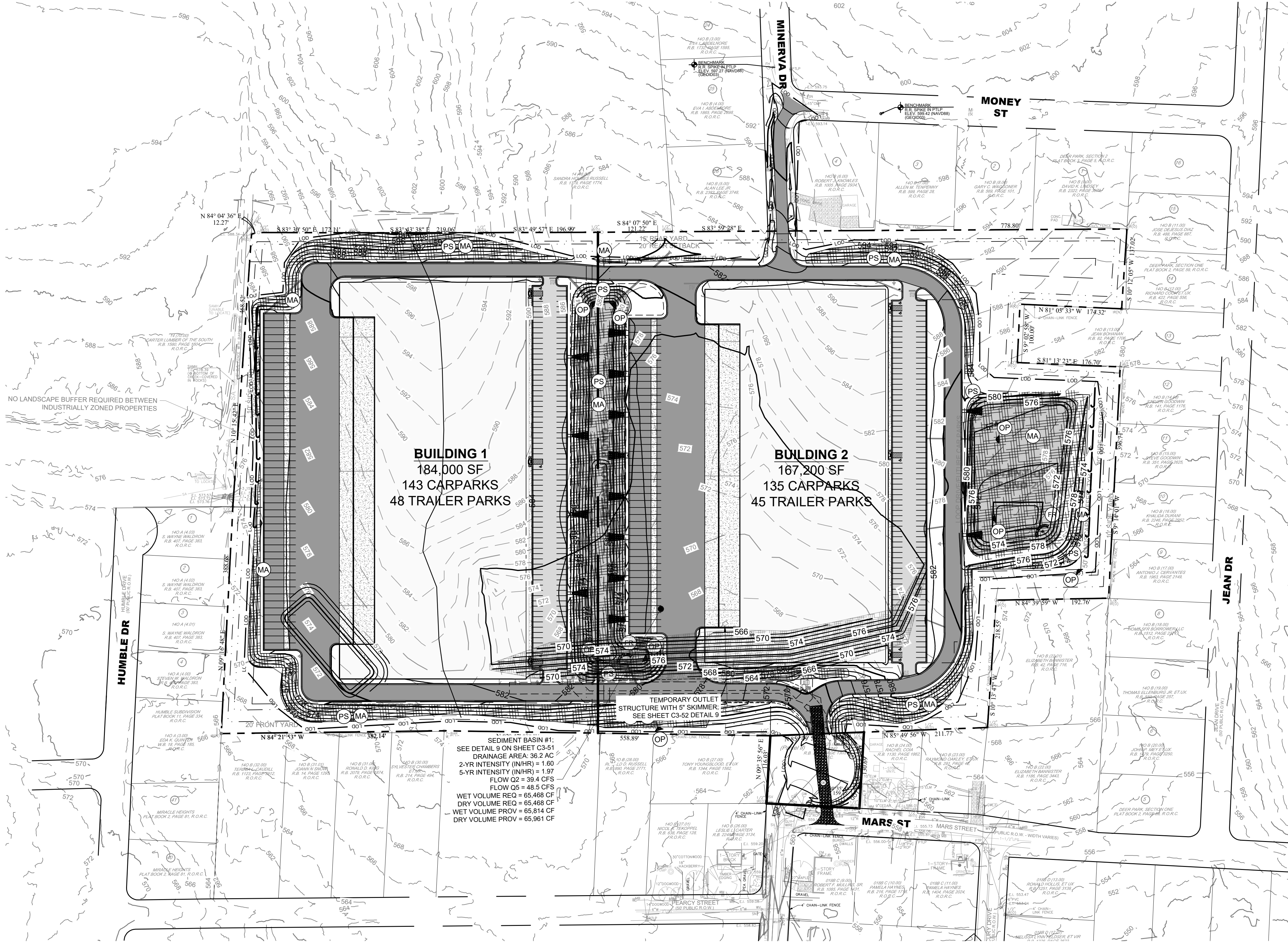
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5			
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EROSION CONTROL PLAN - PHASE 2 (LOT 2)	
SHEET NUMBER	C3-20

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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

TEMPORARY OUTLET
STRUCTURE WITH 5" SKIMMER
SEE SHEET C3-52 DETAIL 9

EROSION CONTROL NOTES

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

TREE PROTECTION FENCING NOTE

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

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 289.2 ACRES

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

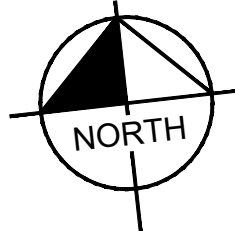
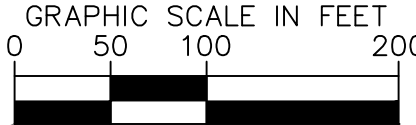
EPSC PHASE 3 CONSTRUCTION SEQUENCE

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- UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES.
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EROSION CONTROL LEGEND

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- OP OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
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- CONSTRUCTION SIGN

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
EROSION CONTROL PLAN - PHASE 3 (LOT 2)	
SHEET NUMBER	C3-30

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1 EROSION EEL

NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

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

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

FALL PLANTING

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

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

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

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

5 TEMPORARY STABILIZATION

NOT TO SCALE

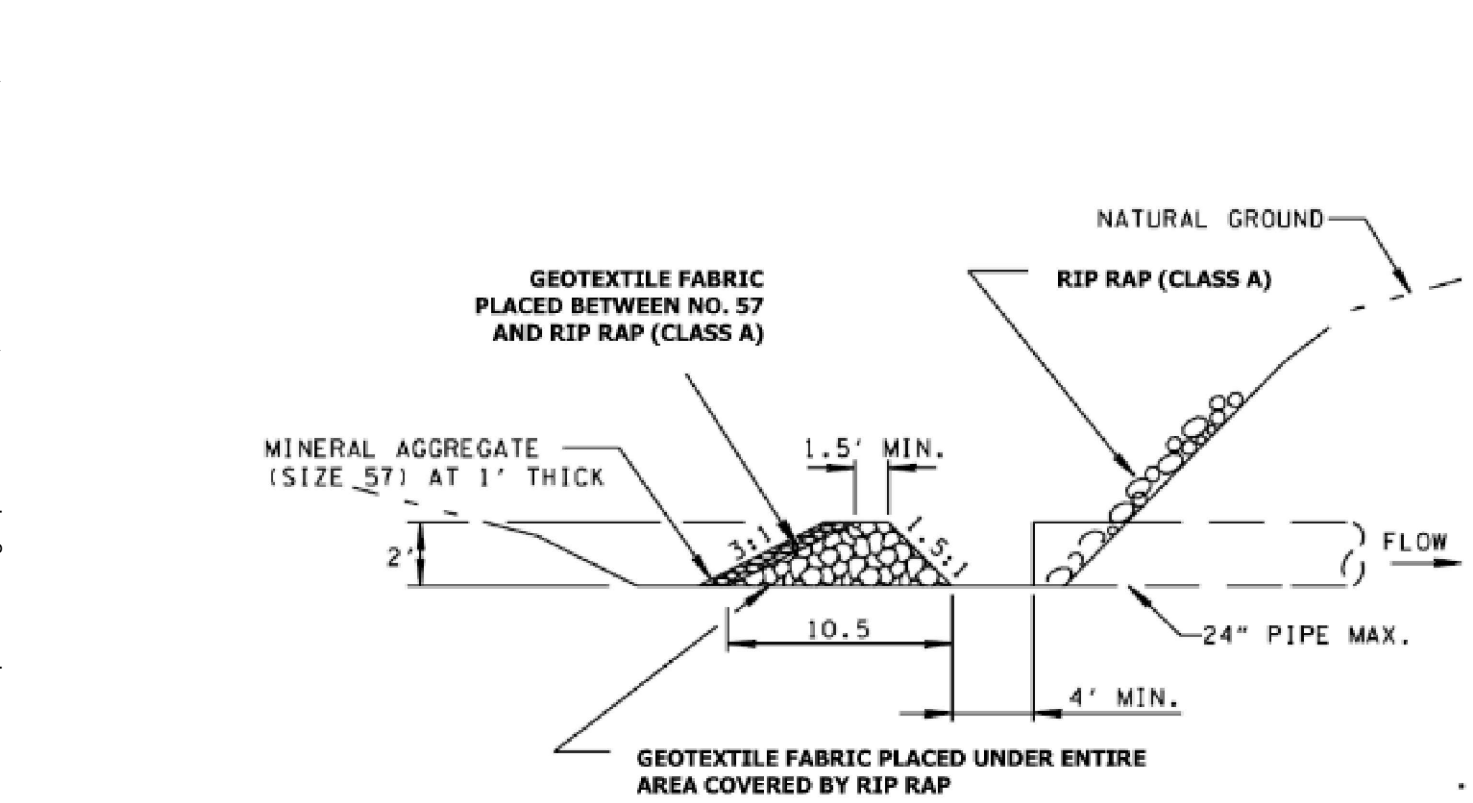


Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

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	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSEED		
5 SIDE-OATS GRAMMA		
2 BLACK-EYED SUSAN		
2 PARTRIDGE PEA		
1 GREYHEADED CONEFLOWER		

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

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

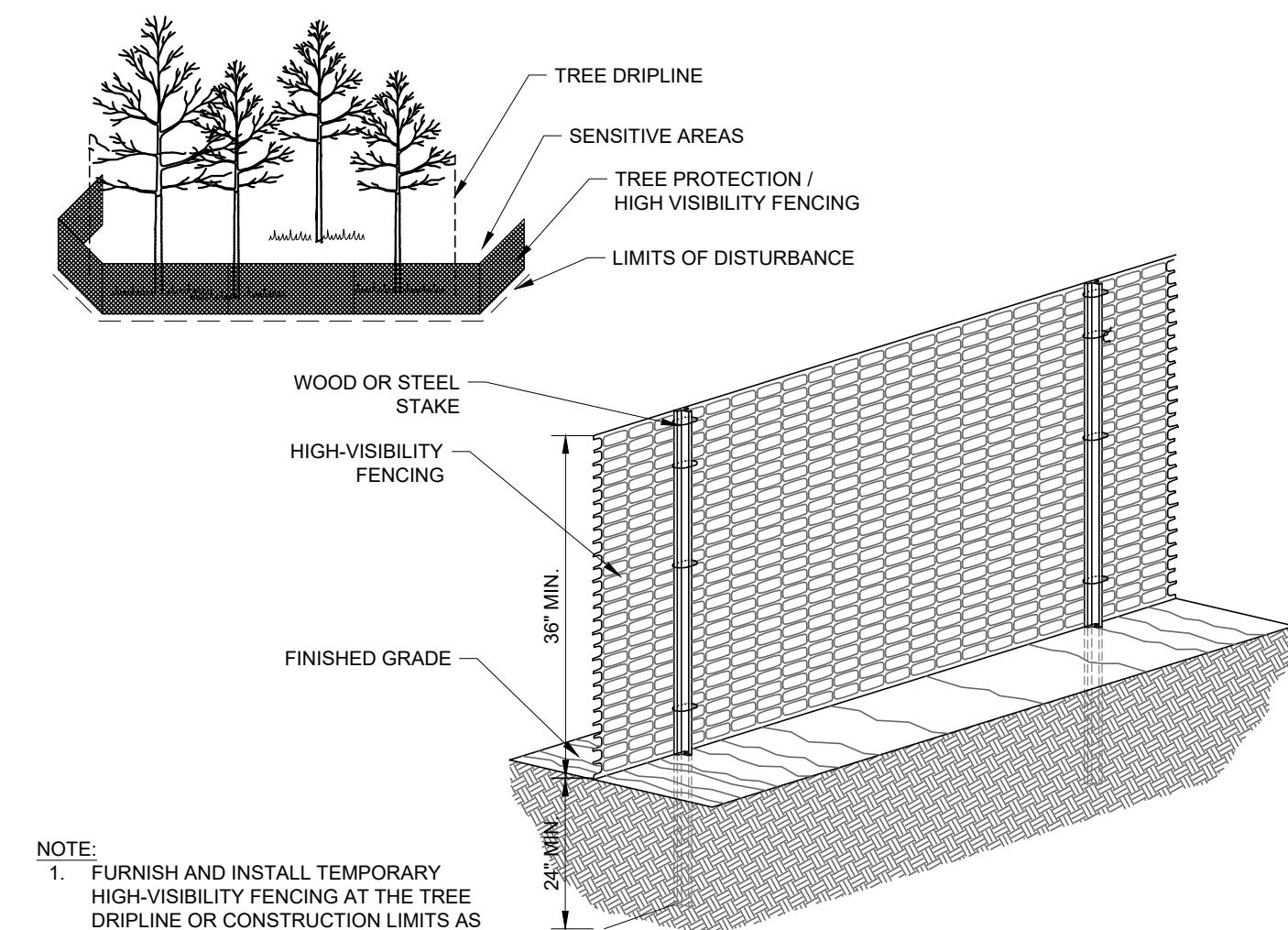
HIGH MAINTENANCE AREAS - LAWNS, ETC.

PREFERRED RATE/MIX (LB/AC PLS)	SEEDING DATES	
15 BROWNTOP MILLET (NURSE CROP)	BEST	MARGINAL
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
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



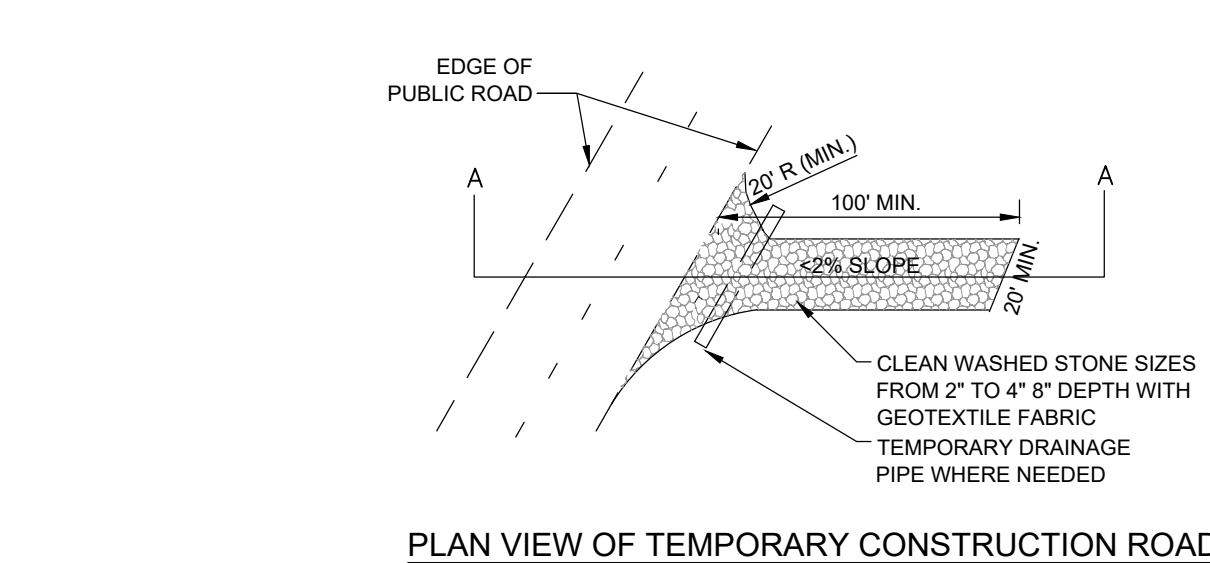
- NOTE:
- FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
 - WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE

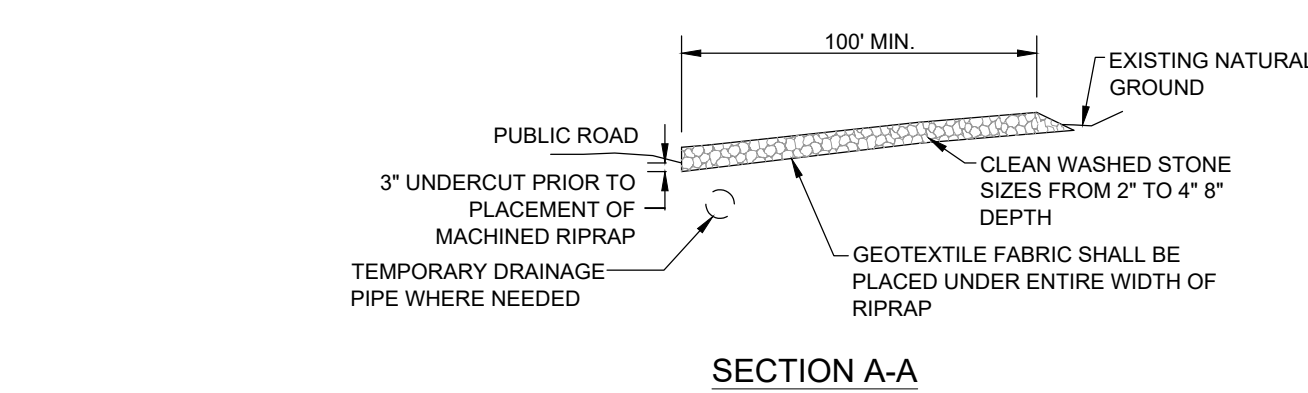
NOT TO SCALE

3 CONCRETE WASHOUT AREA

NOT TO SCALE

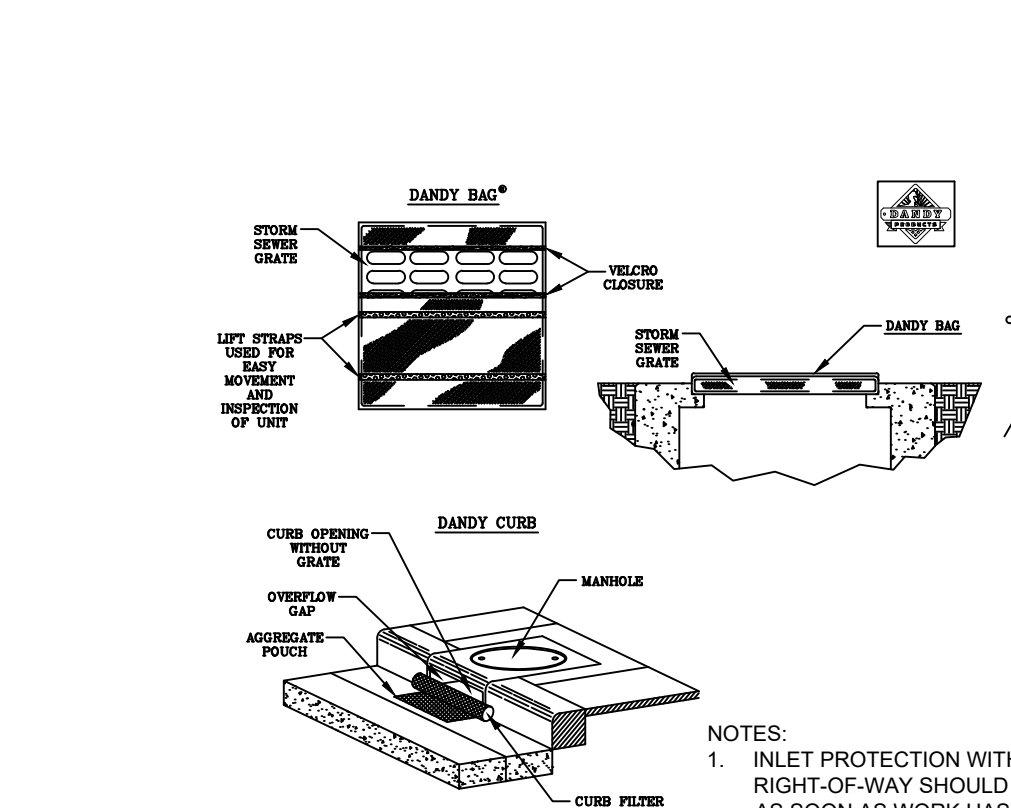


PLAN VIEW OF TEMPORARY CONSTRUCTION ROAD



7 CONSTRUCTION EXIT

NOT TO SCALE

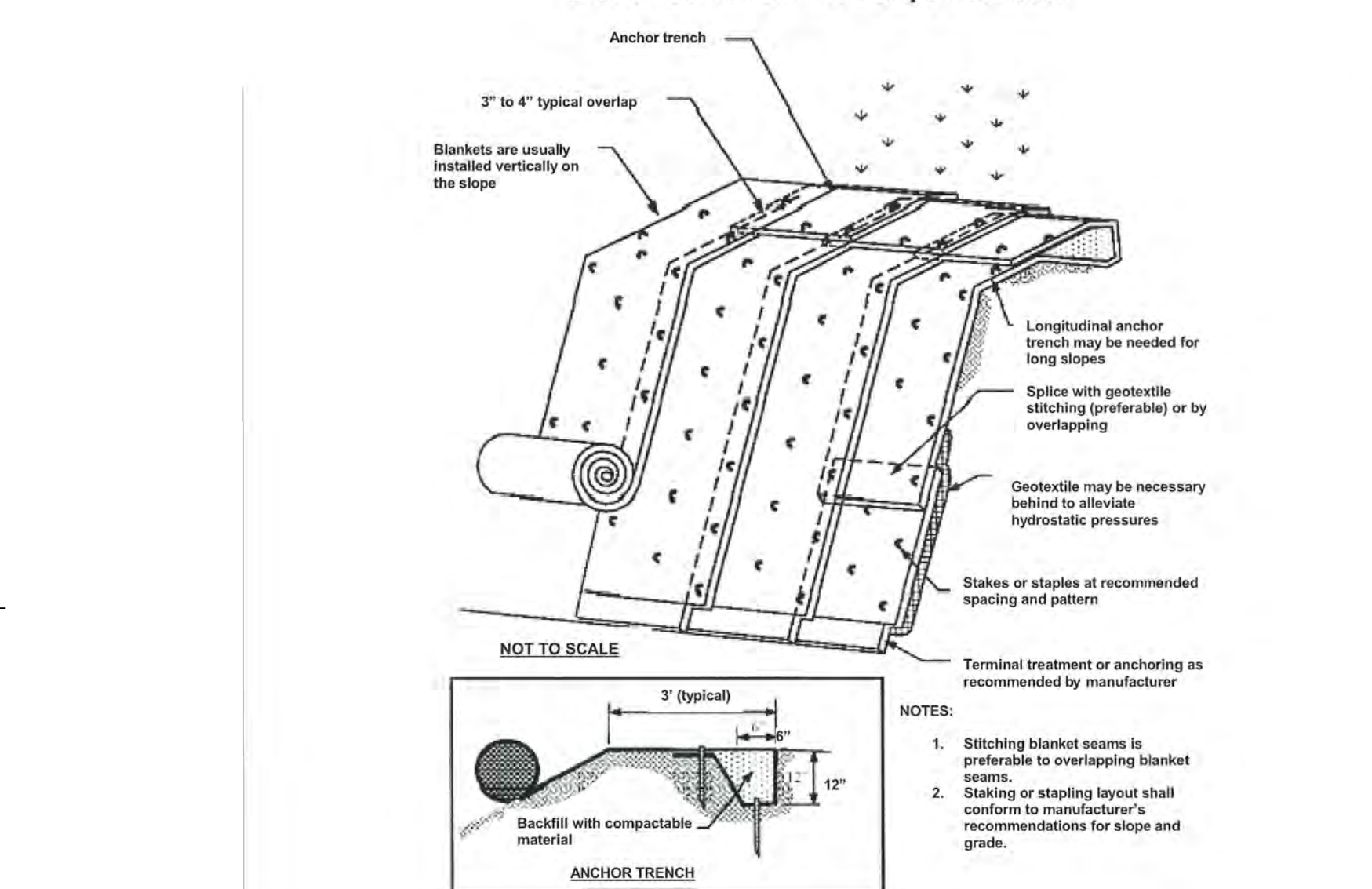


11 INLET PROTECTION

NOT TO SCALE

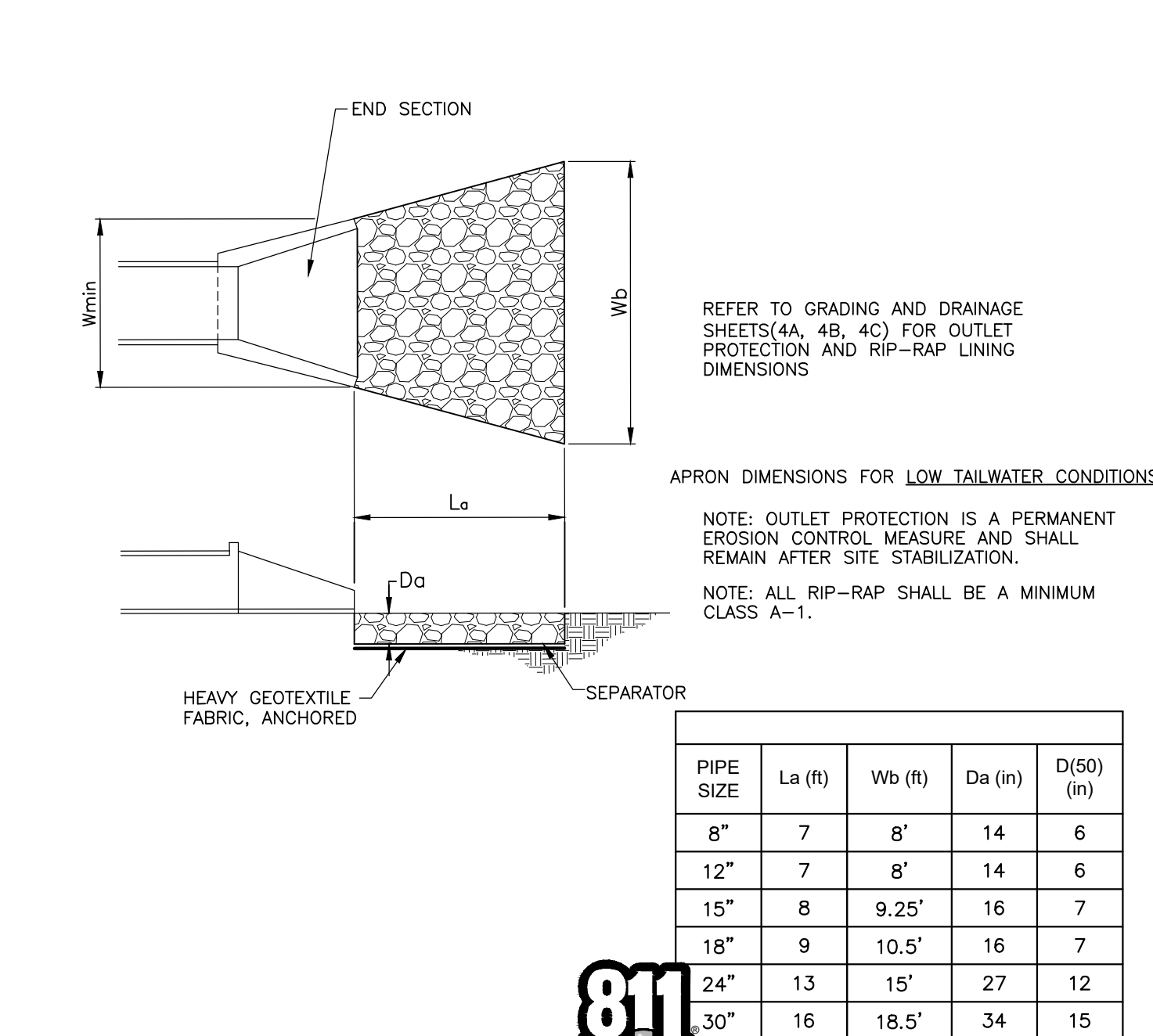
4 WIRE-BACKED SILT FENCE

NOT TO SCALE



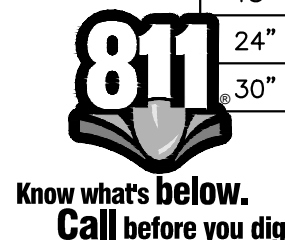
8 EROSION CONTROL MATTING

NOT TO SCALE



12 OUTLET PROTECTION

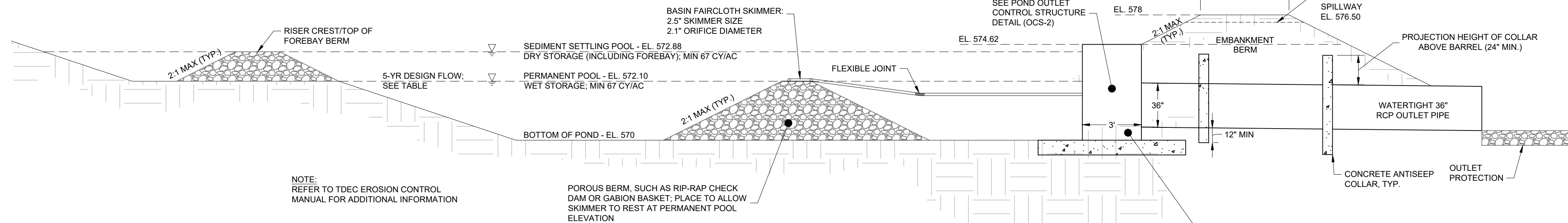
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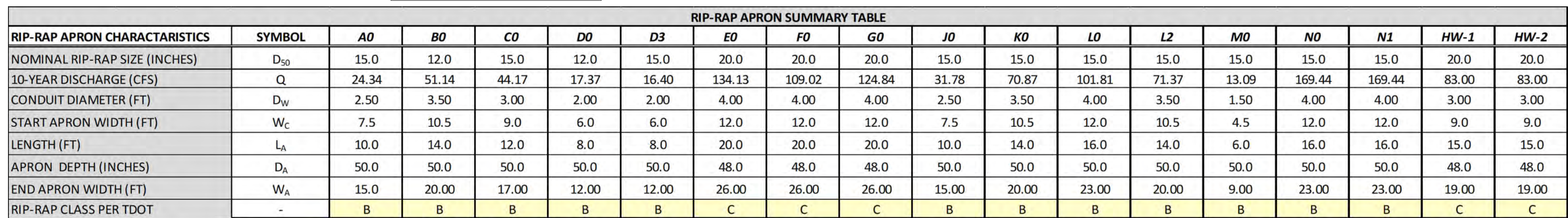
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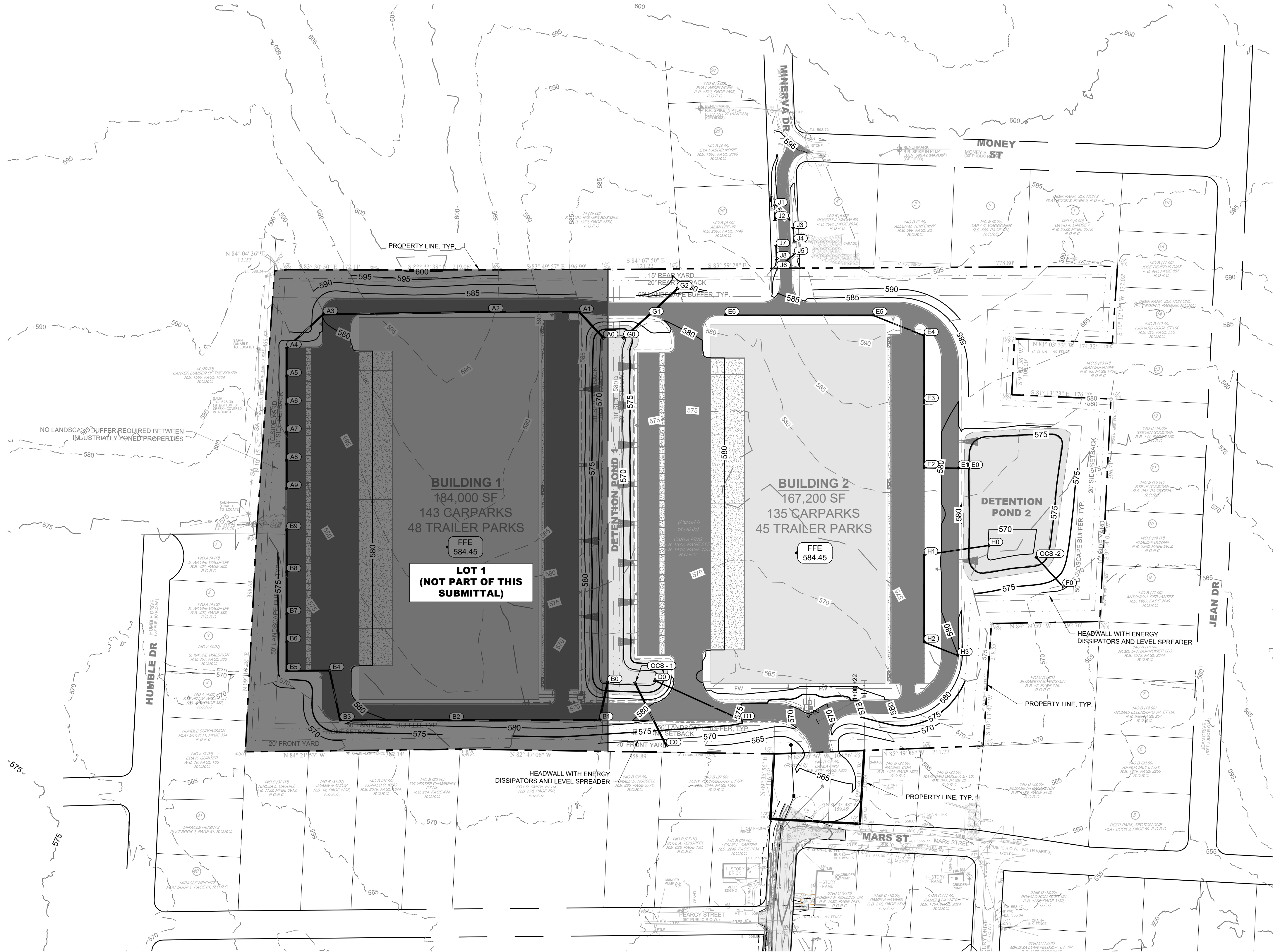
BY	DATE	REVISIONS
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DESIGNED BY: DJH		
DRAWN BY: ZTB		
CHECKED BY: RJA		
DATE: 07/26/2024		
KIMLEY-HORN PROJECT NO. 118574000		
EROSION CONTROL DETAILS (LOT 2)		
SHEET NUMBER C3-50		



Kimley-Horn	SEEDMAN BASIN #2 DESIGN CALCULATIONS				
Project Information	Project Name:	1721 Mars Street			
	KNA Project #:	118514020			
	Designed by:	TBET	Date:	7/22/2024	
	Checked by:		Date:		
	Reviewed by:		Date:		
Seedman Basin #2					
Basin Drainage Area (A) [ac]	=	7.53			
Rational Coefficient (C)	=	2.74			
S&CS Curve Number (CN)	=	70.08			
Time of Concentration (Tc) [min]	=	23.01			
Rational Intensity (I _p or Storm I) [in/hr]	=	5.52			
Rational Intensity (I _d or Storm I) [in/hr]	=	6.60			
Rational Intensity (I _a or Storm I) [in/hr]	=	6.03			
Flow (Q ₁) [cfs]	=	40.8	(Q<Q<V<A)		
Flow (Q ₂) [cfs]	=	35.7	(Q<Q<V<A)		
Flow (Q ₃) [cfs]	=	32.7	(Q<Q<V<A)		
Peak (P ₂) [gals]	=	16.52			
WET Storage Volume (V _s) [cu ft]	=	13,822			
DRY Storage Volume (V _d) [cu ft]	=	27,244	(WET + DRY Volumes)		
Required Total Volume (V _t) [cu ft]	=	4,505			
Required Surface Area (A _f) [sq ft]	=	15,559			
Storage Depth "H" [ft]	=	6.00			
Embarkment Downstream Side Slope =	3 : 1				
Embarkment Upstream Side Slope =	3 : 1				
Embarkment Total Height =	12.00				
Minimum Embankment Width =	7.00				
		Cumulative			
Bottom Elevation	Elev (ft)	Area (SF)	Volume (CF)		
571.00	310.00	0	0		
571.00	0	5,331	2,666		
572.00	0	15,158	11,889		
573.00	0	21,828	29,430		
574.00	0	31,440	36,117		
575.00	0	39,864	48,771		
576.00	0	48,264	726,135		
577.00	0	40,368	166,867		
578.00	0	38,016	207,543		
Total Basin Volume			207,543 CF		
			7,887 CY		
			4.78 MG-yr		
	Designed WET Storage Elev =	572.10			
	Designed WET Storage Volume (V _s) =	13,822			
	Designed DRY Storage Elev =	572.88			
	Designed DRY Storage Volume (V _d) =	13,876			
	Designed Total Volume (V _t) =	27,693	O.K. > Minimum Required Volume		



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

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

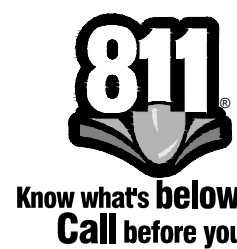
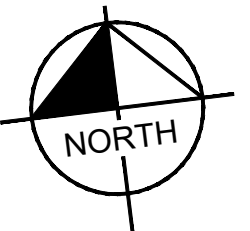
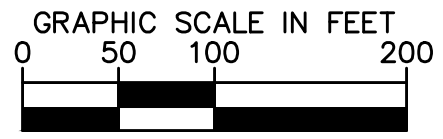
LA VERGNE
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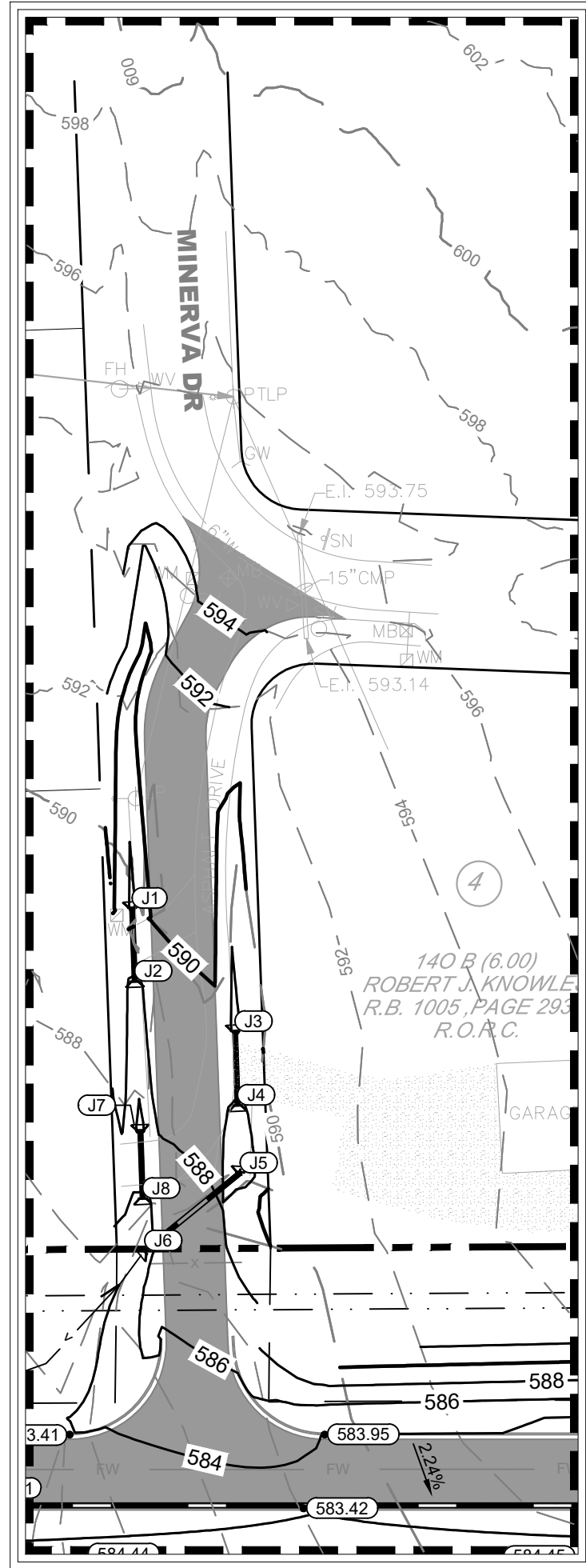
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000
GRADING AND DRAINAGE PLAN - OVERALL (LOT 2)	
SHEET NUMBER	C4-00

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



MATCHLINE - SEE SHEET C4-11



1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO EXCAVATION. NOTIFY OWNER IMMEDIATELY IN WRITING PRIOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. 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 INDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION AND MAINTENANCE.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. EXCAVATION SHALL BE LEFT IDEAL 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 OF THE DATE OF COMPLETION OF FINAL GRADE. WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDBED AREA OR THIN LAYERS OF SEEDING. TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:5.1 AND DISTURBED AREAS OF TOP SOIL SHALL BE PROTECTED BY RETAINING WALLS, AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL, MATTING OR BLANKETS.
6. TEMPORARY PERMITTING SHALL BE MAINTAINED 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 HAVE AN INSPECTION SCHEDULE WITHIN 14 DAYS OF COMPLETION WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
7. SEDIMENT EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN A STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED THE POINT WHERE IT CAN NO LONGER BE MAINTAINED. THE CONTRACTOR IS NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
8. 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.
9. CONTRACTOR 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.
10. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
11. 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 TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
12. 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 ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
13. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES HAVE BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE DDD-811 (1-800-755-0007).
14. 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 NEGLIGENCE OR MISFEASANCE AND TO PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

SPOT ELEVATION

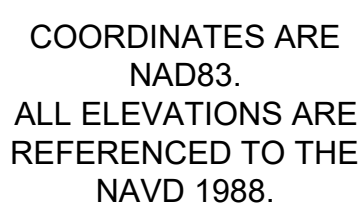
HP	HIGH POINT	LP	LOW POINT
TC	TOP OF CURB	BC	BOTTOM OF CURB / GUTTER LINE
TW	TOP OF WALL	BW	BOTTOM OF EXPOSED WALL
INV	INVERT	RM	TOP OF GRATE / COVER

FINISH FLOOR ELEVATION

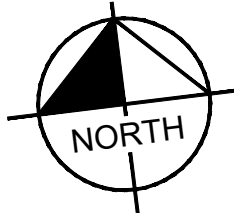
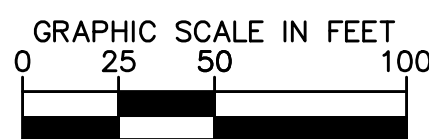
—500— EXISTING FLOOR CONTOUR

—500— PROPOSED FLOOR 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
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NAVD 1988.



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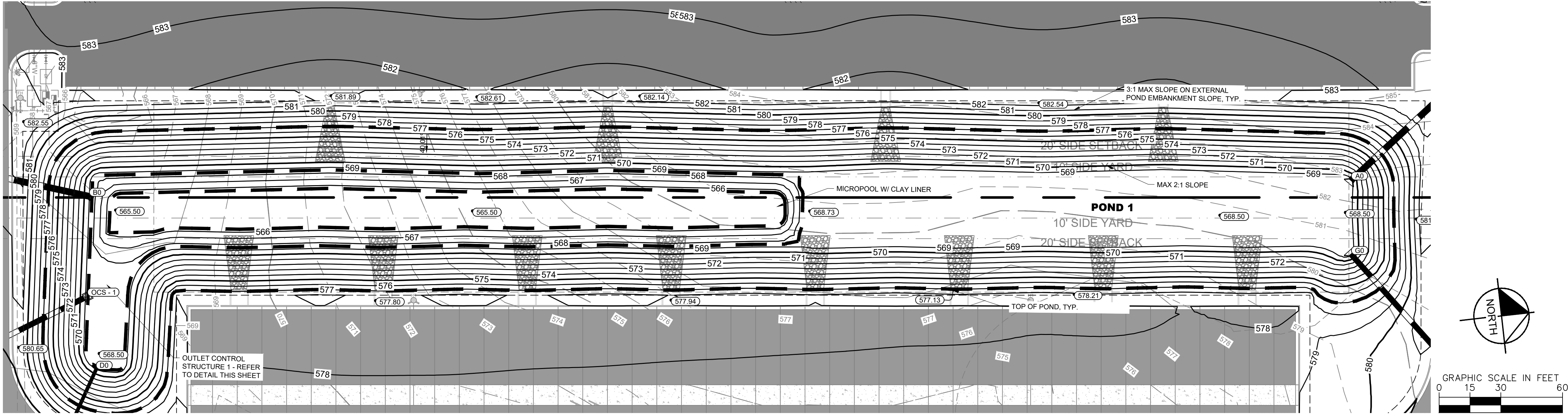
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SITE GRADING PLAN
(LOT 2)

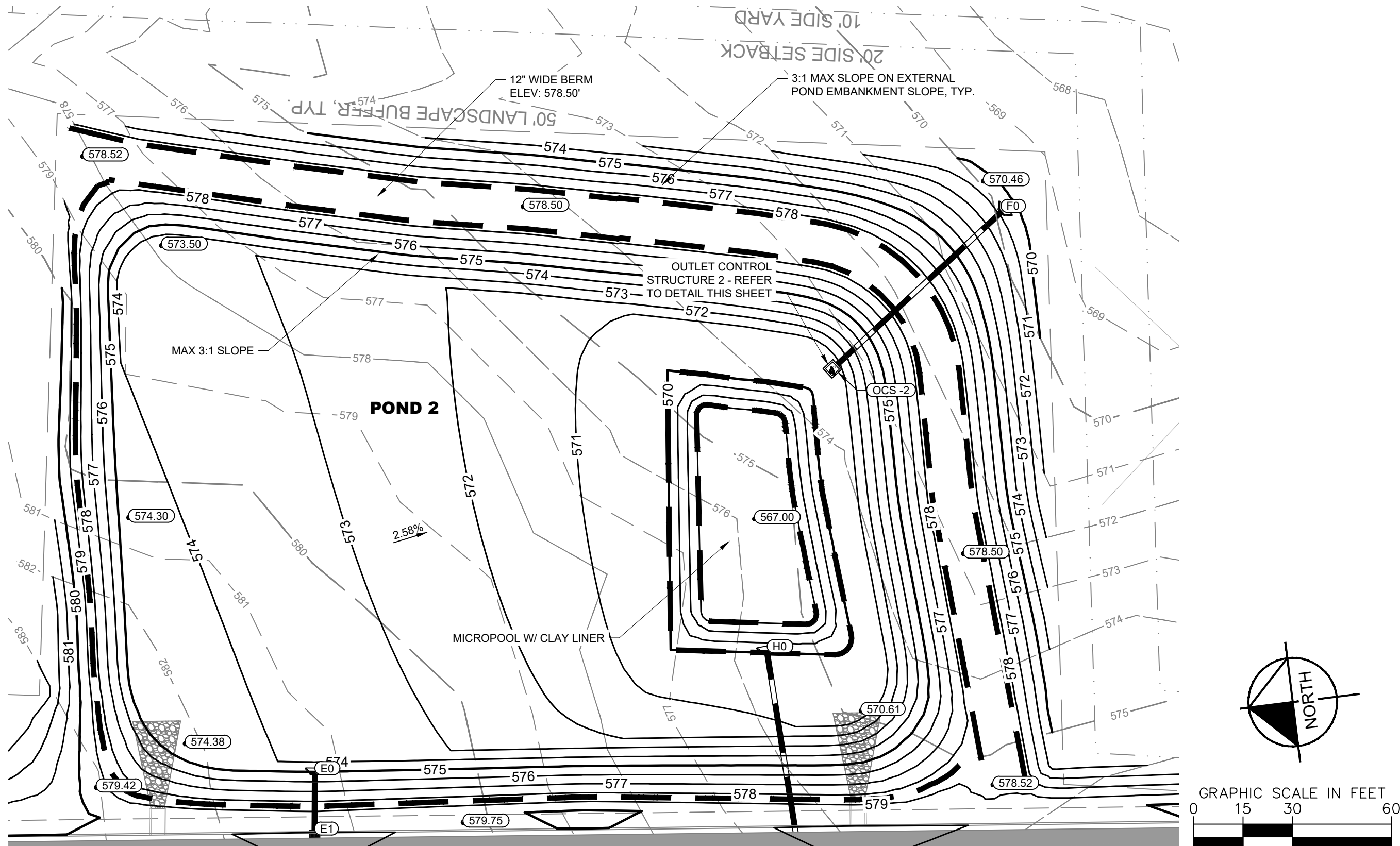
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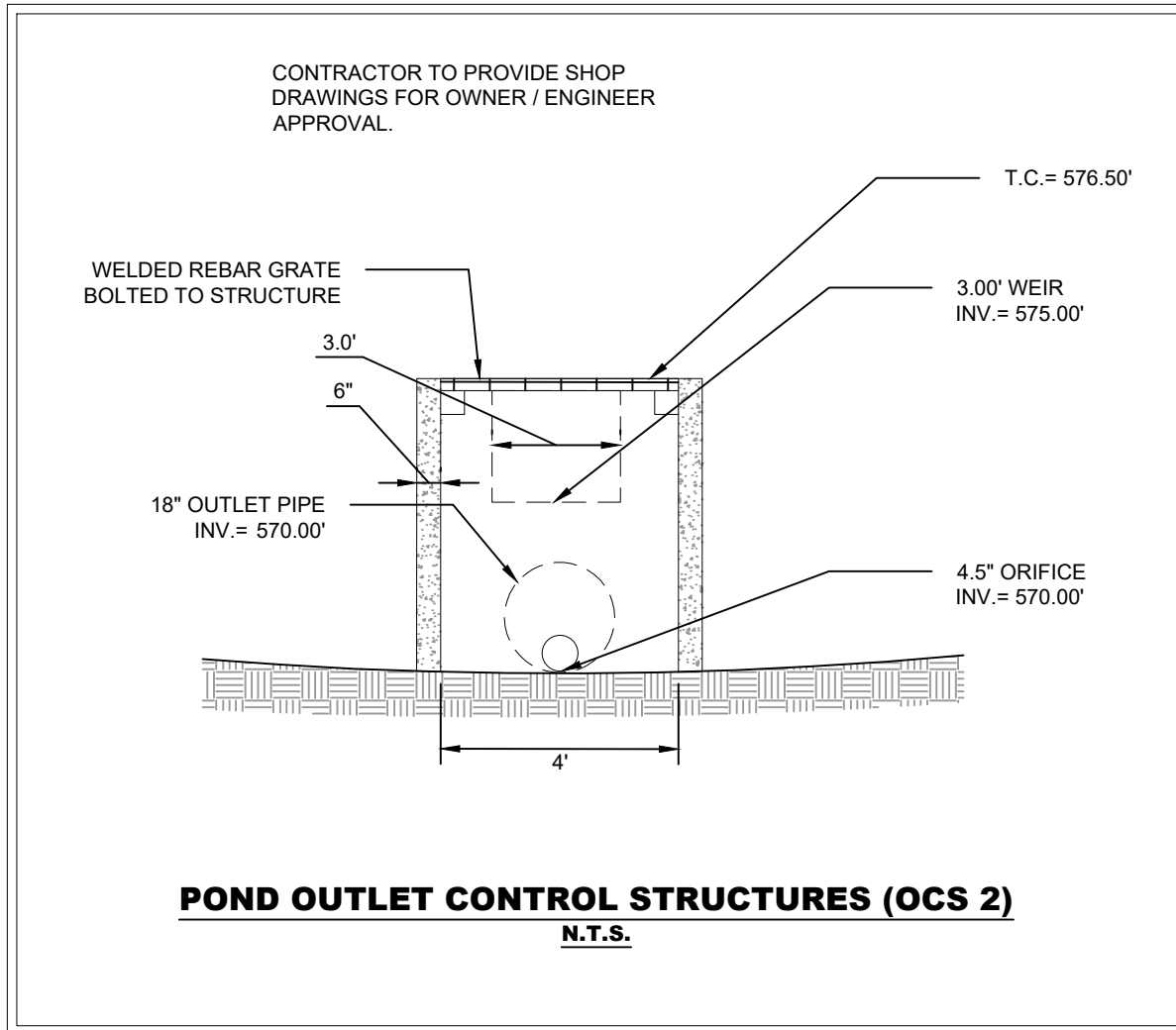
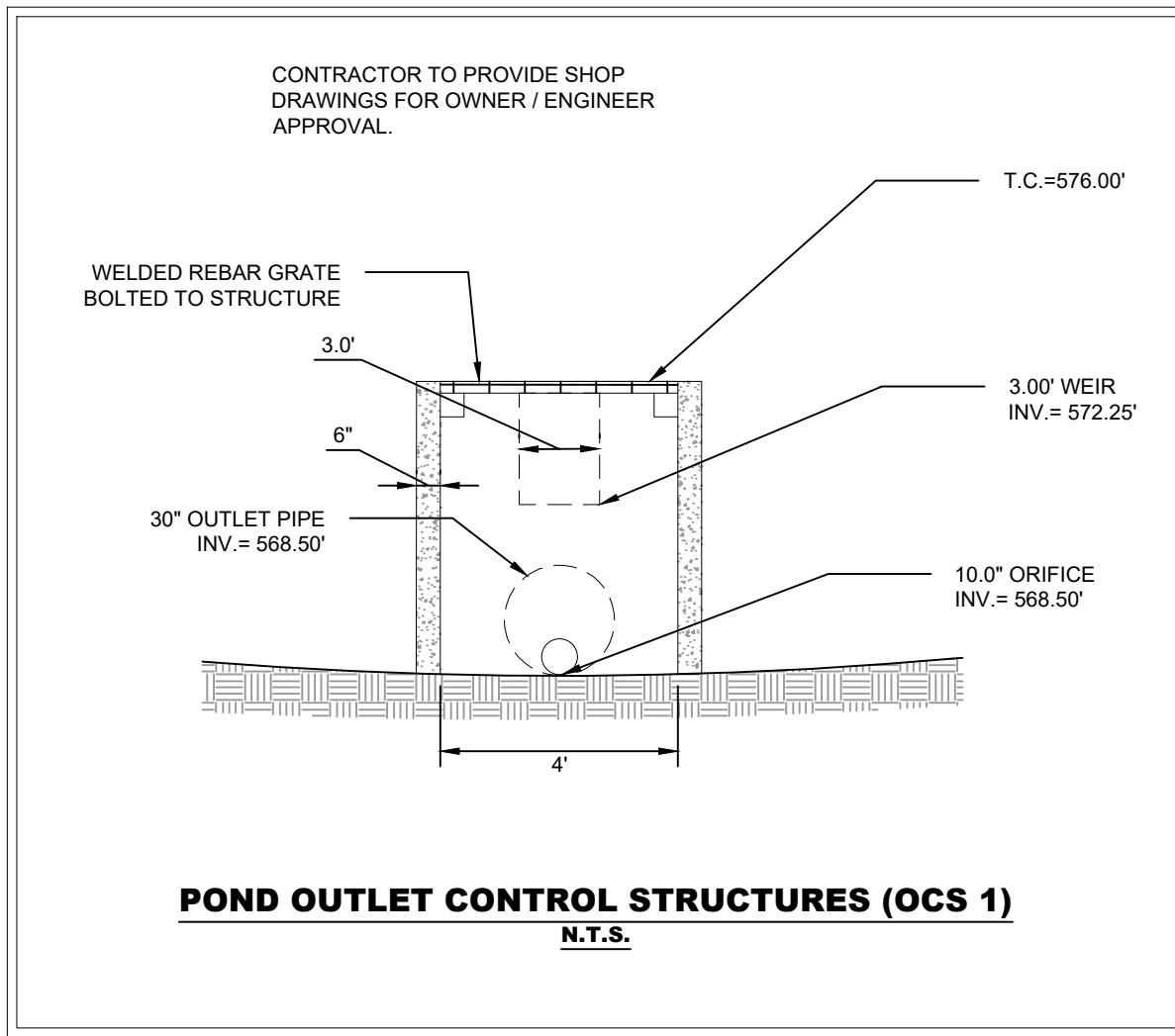
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POND 1 ENLARGEMENT



POND 2 ENLARGEMENT



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



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KIMLEY-HORN PROJECT NO.	118574000
POND ENLARGEMENT (LOT 2)	
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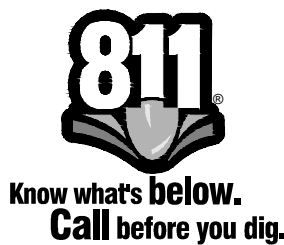
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	571.61
A1	COMBINATION INLET W/ JBS 3101 GRATE	582.75
A2	COMBINATION INLET W/ JBS 3101 GRATE	582.18
A3	COMBINATION INLET W/ JBS 3101 GRATE	580.07
A4	COMBINATION INLET W/ JBS 3101 GRATE	576.98
A5	COMBINATION INLET W/ JBS 3101 GRATE	577.00
A6	COMBINATION 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

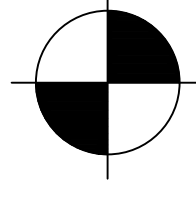
STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
C0	HEADWALL	569.92
D0	HEADWALL	570.79
D1	COMBINATION INLET W/ JBS 3101 GRATE	576.09
E0	HEADWALL	575.58
E1	COMBINATION INLET W/ JBS 3101 GRATE	578.77
E2	COMBINATION INLET W/ JBS 3101 GRATE	582.00
E3	COMBINATION INLET W/ JBS 3101 GRATE	582.11
E4	COMBINATION 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





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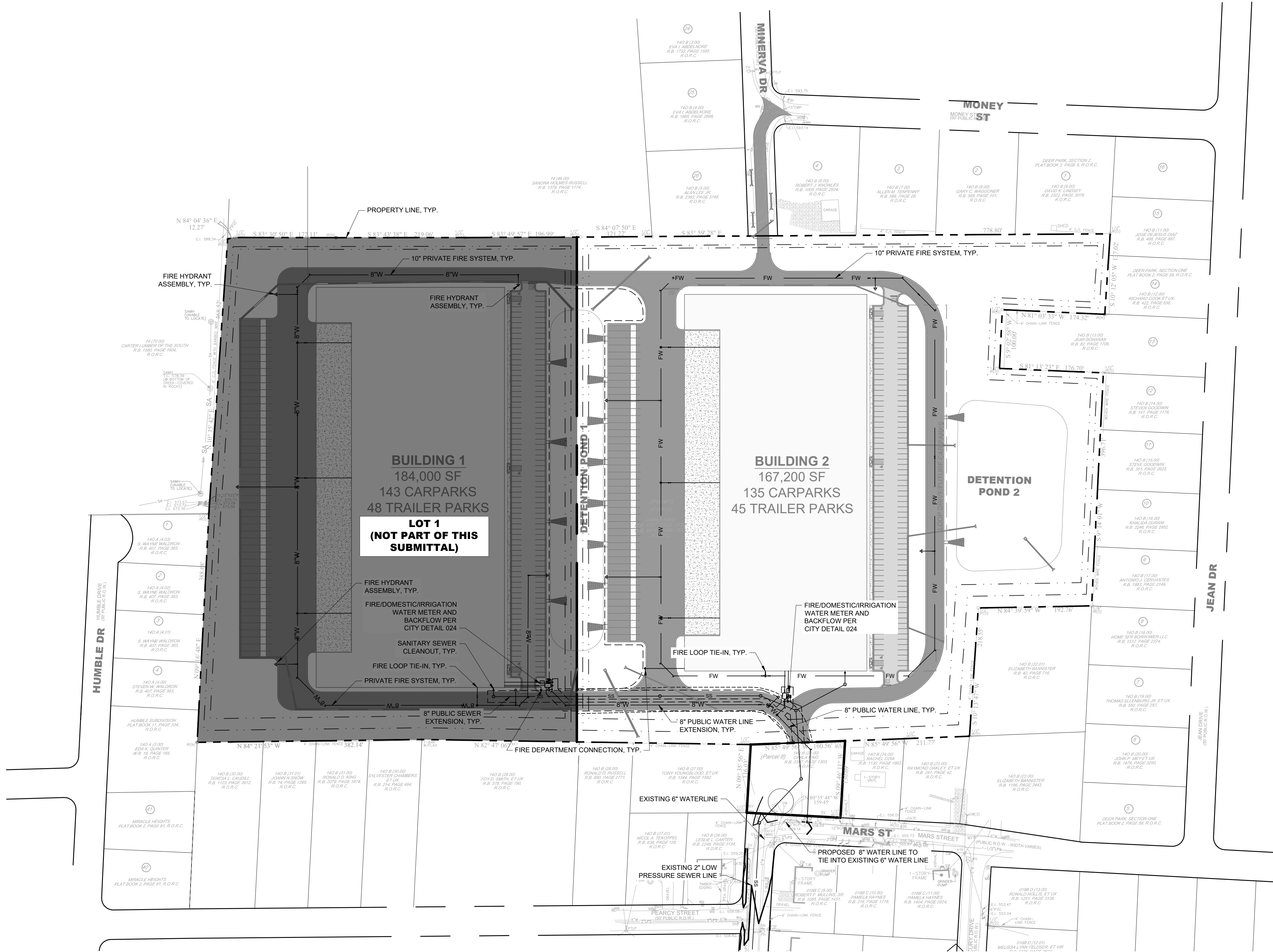
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CHECKED BY:										RJA
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PIPE AND STRUCTURE
TABLES (LOT 2)

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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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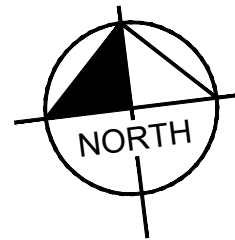
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UTILITY PLAN - OVERALL (LOT 2)	
SHEET NUMBER	C6-00

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



GRAPHIC SCALE IN FEET
0 50 100 200



LOT 1-(NOT PART OF THIS SUBMITTAL)

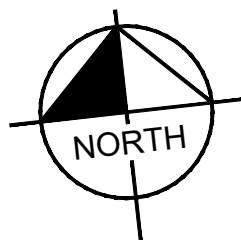
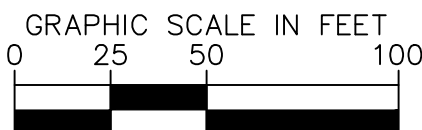


1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. ALL TAPPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE.
3. 24 HOURS BEFORE THE START OF THE WORK 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 EXACT LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE 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 TO 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 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



COORDINATES ARE
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ALL ELEVATIONS ARE
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**LA VERGNE
BUSINESS CENTER
LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE**

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

REVIEWS		DATE	BY
No	1		
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DESIGNED BY: DJH

DRAWN BY: ZTB

CHECKED BY: RJA

DATE: 07/26/2024

KIMLEY-HORN PROJECT NO.

118574000

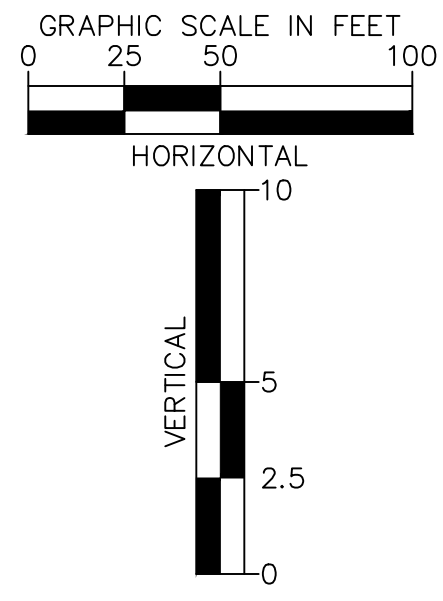
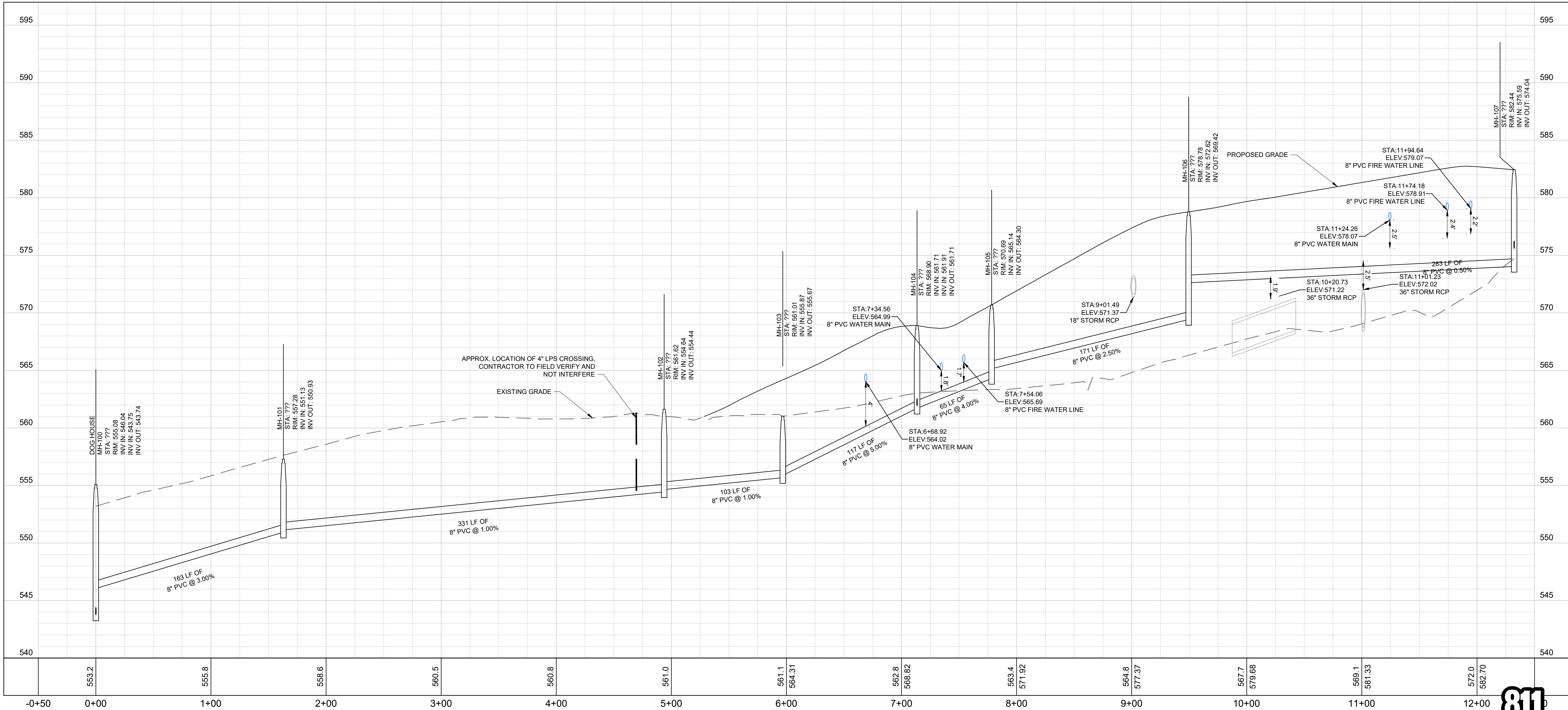
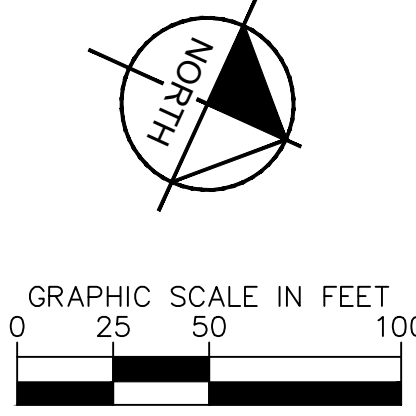
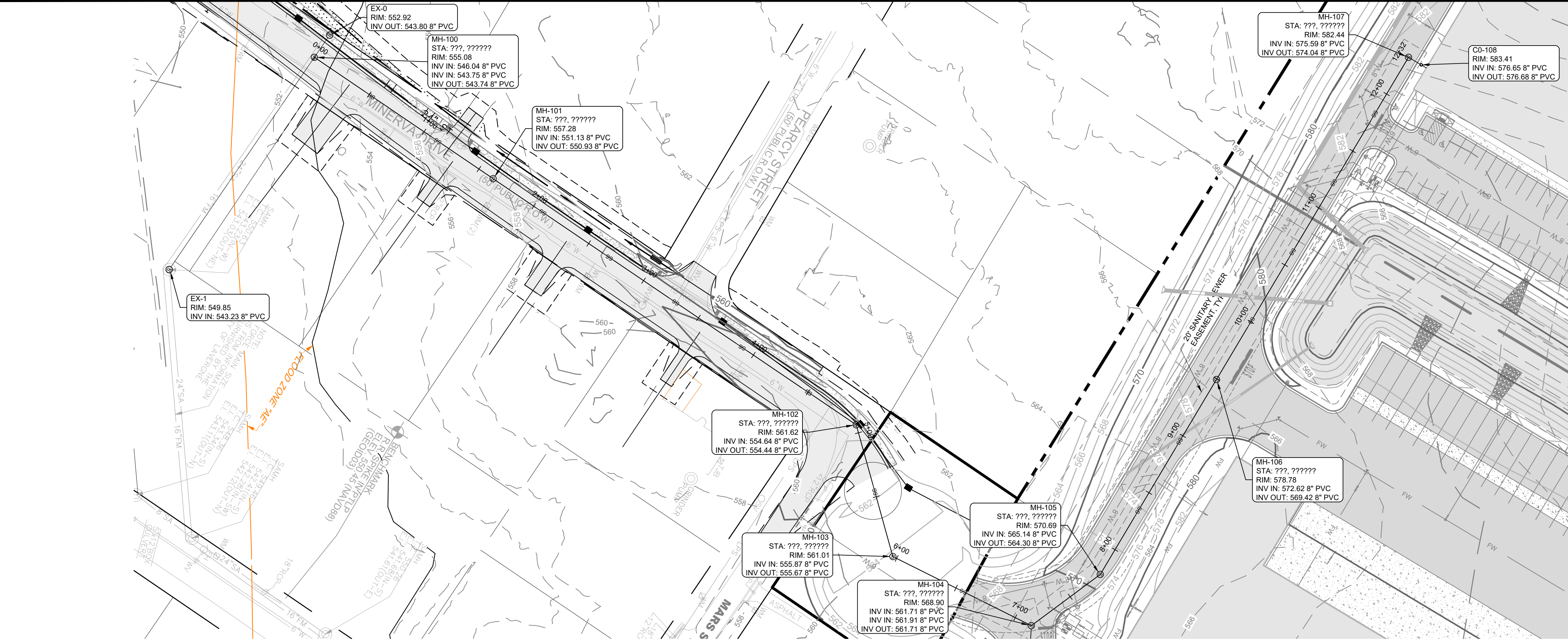
UTILITY PLAN -

ENLARGEMENT

SHEET NUMBER

C6-12

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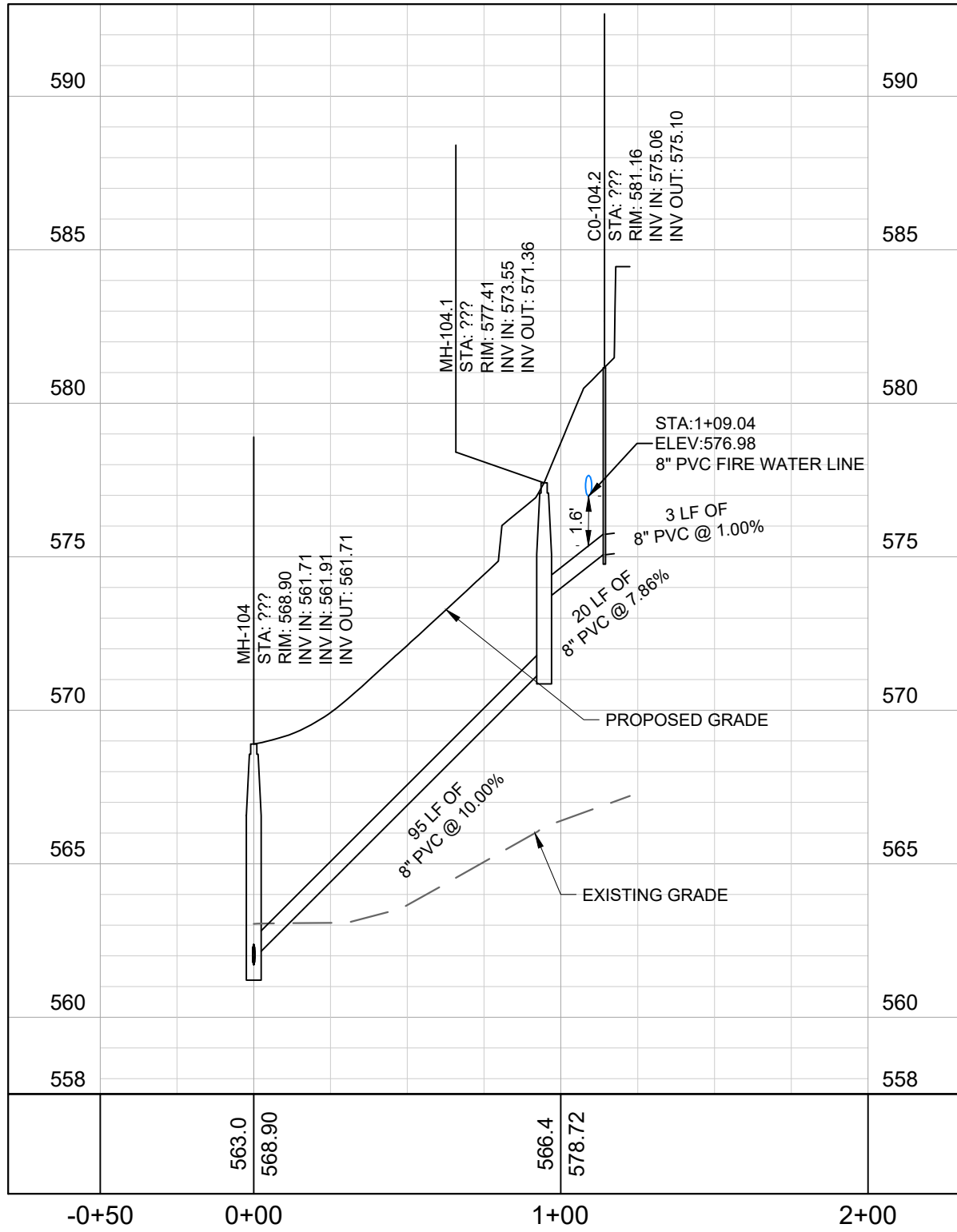
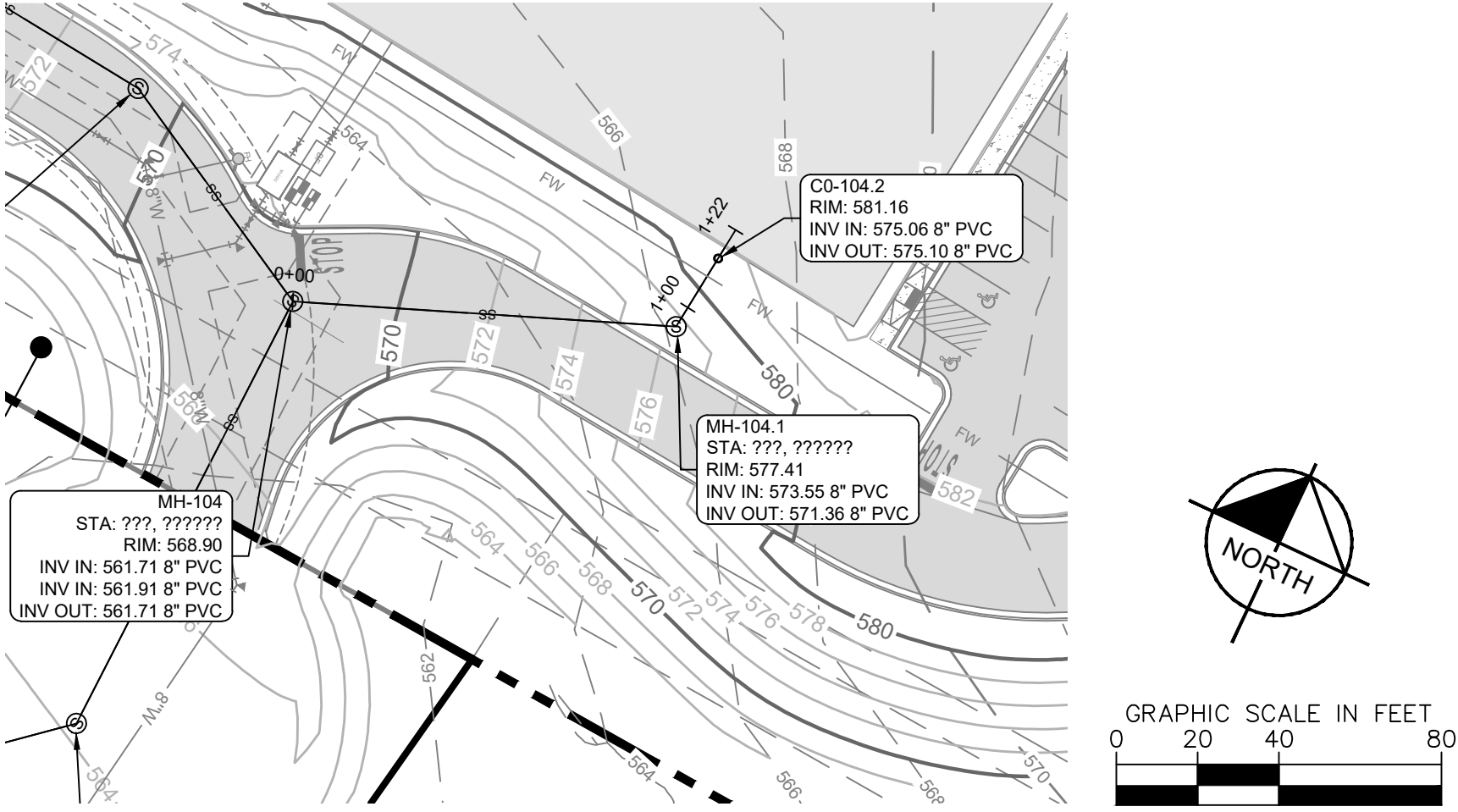


PUBLIC SEWER LINE 1

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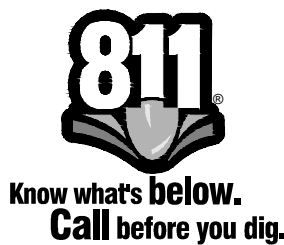
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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

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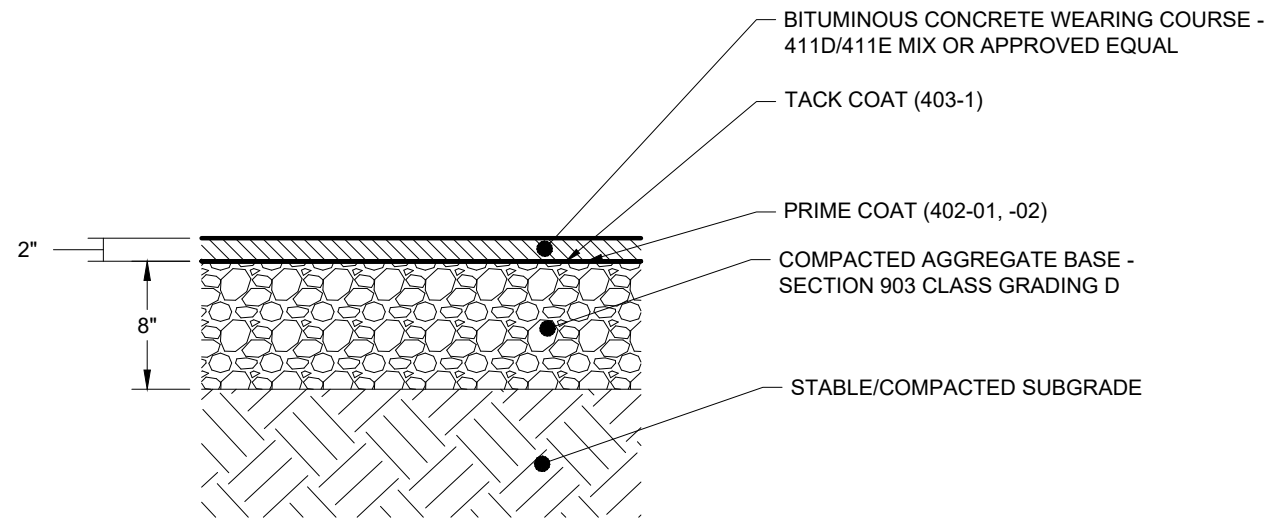
PRIVATE SEWER LINE 1

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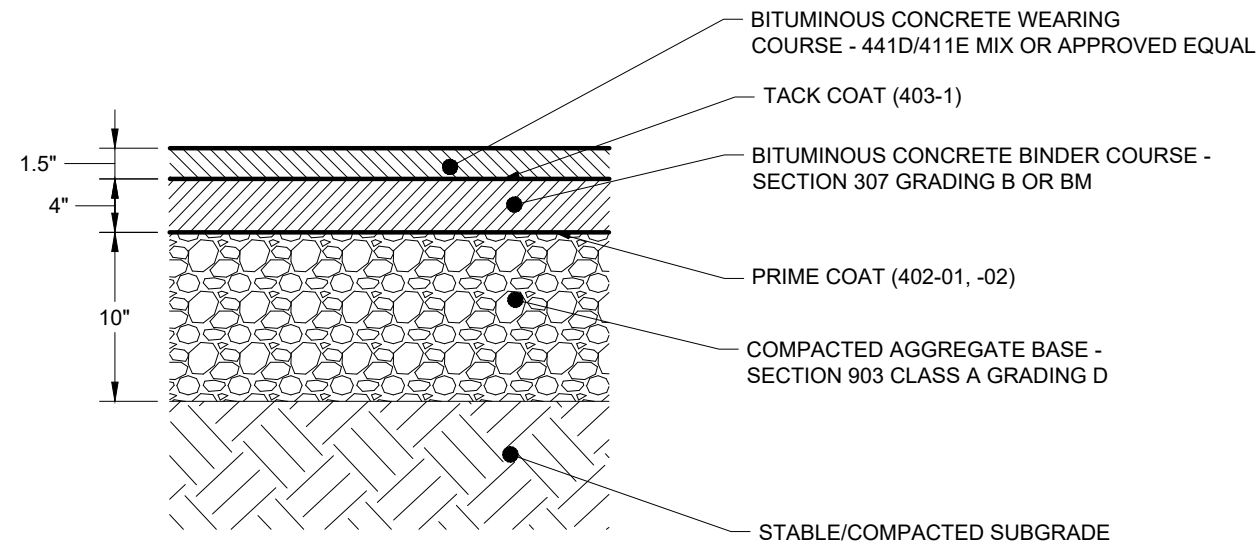
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DESIGNED BY:			DJH
DRAWN BY:			ZTB
CHECKED BY:			RJA
DATE:			07/26/2024
KIMLEY-HORN PROJECT NO.			118574000
SANITARY SEWER PROFILE (LOT 2)			
SHEET NUMBER			C7-10

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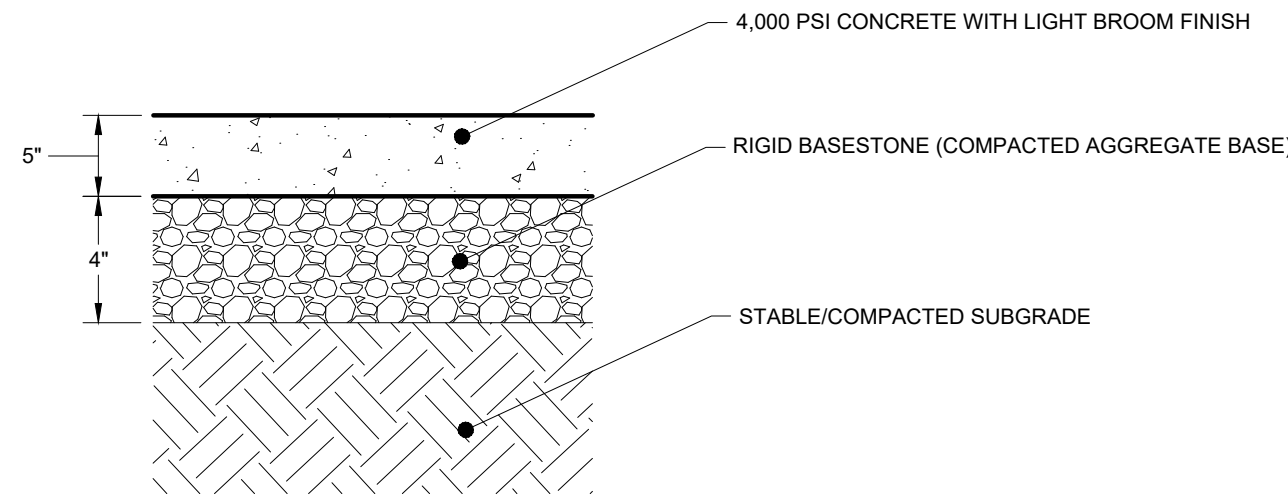
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- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY.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

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



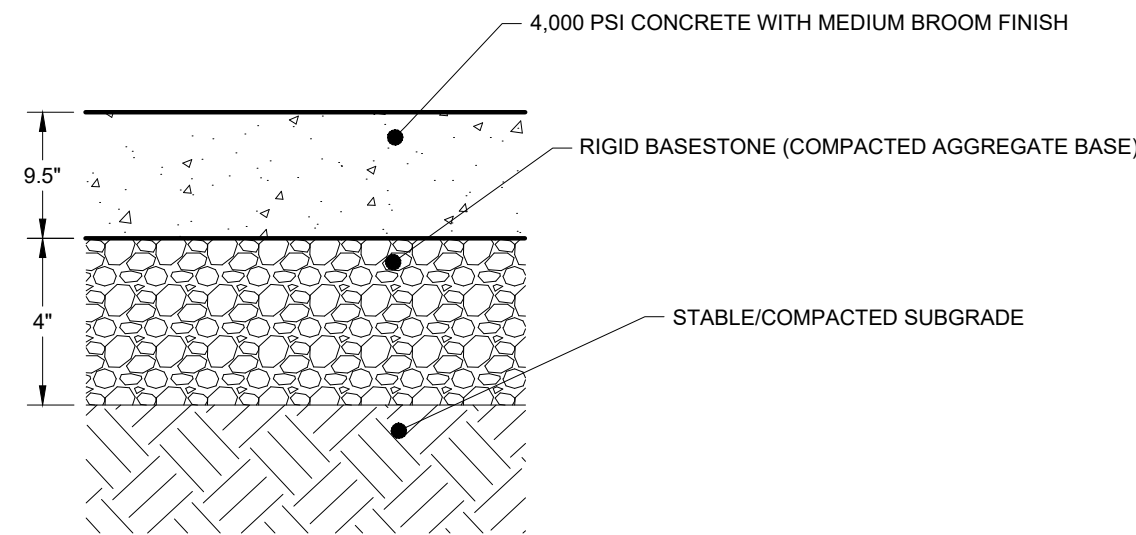
- NOTES:
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 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A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

2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



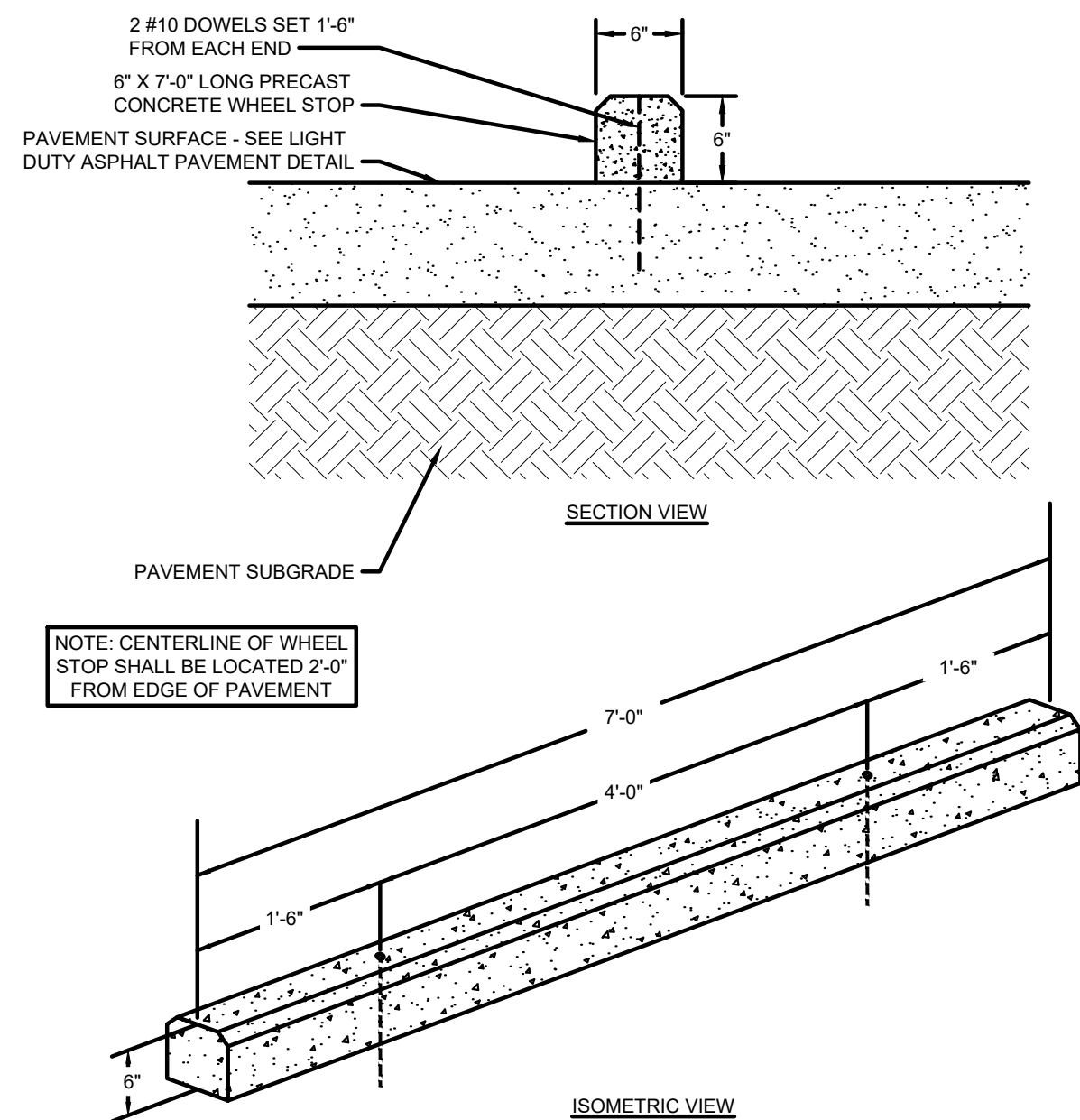
- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:

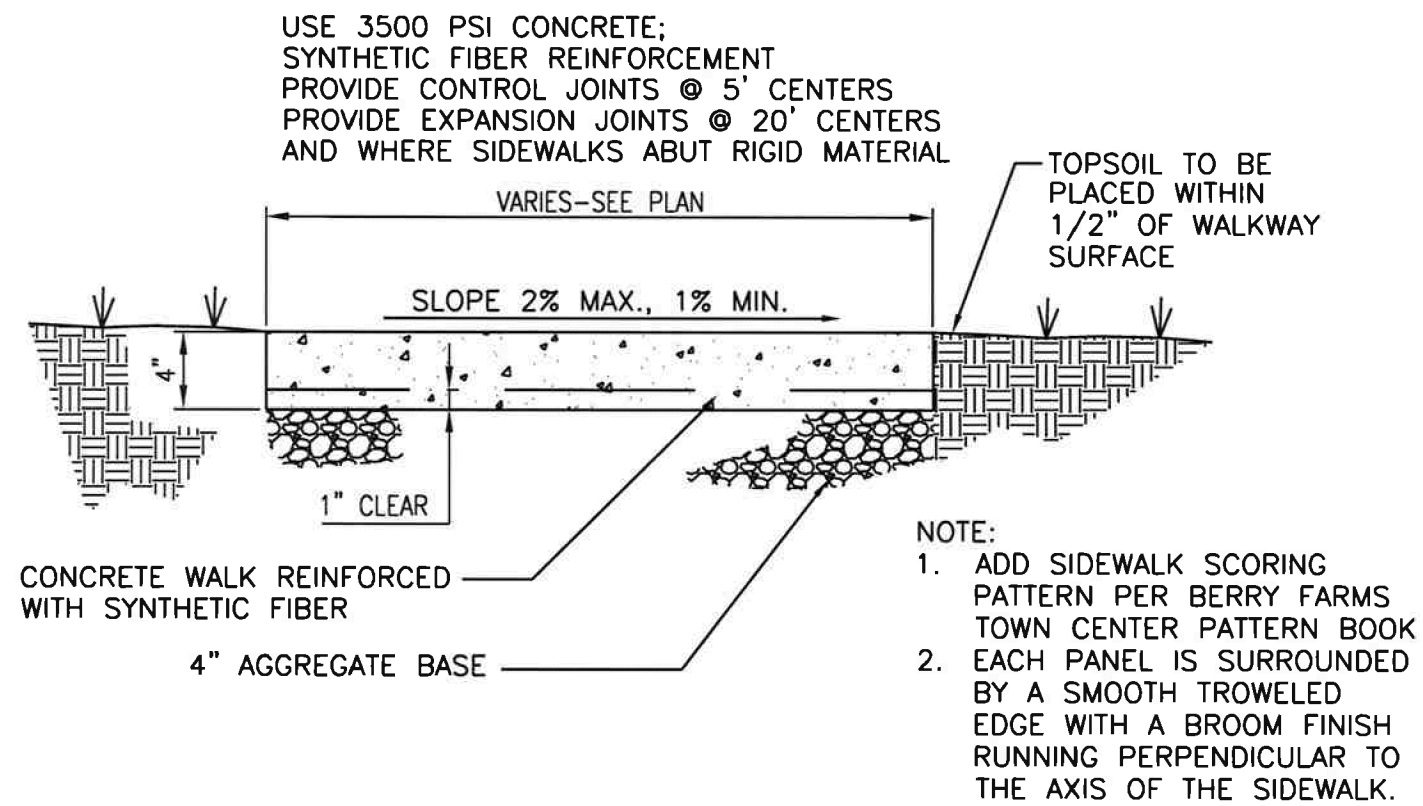


- NOTES:
- SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
 - FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 - ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE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

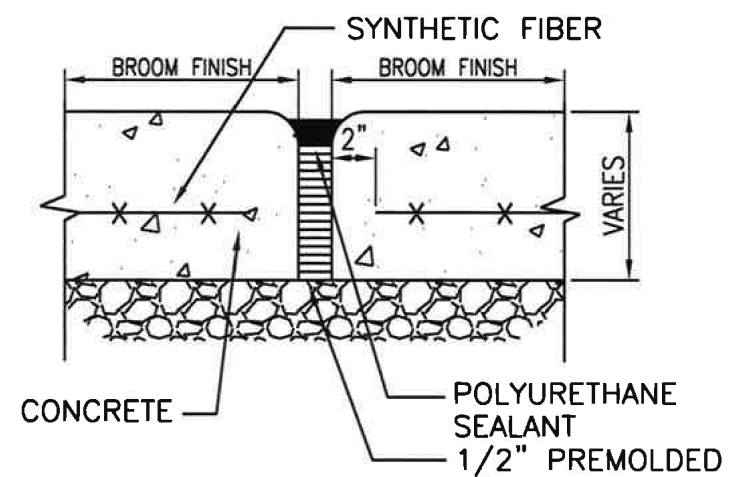
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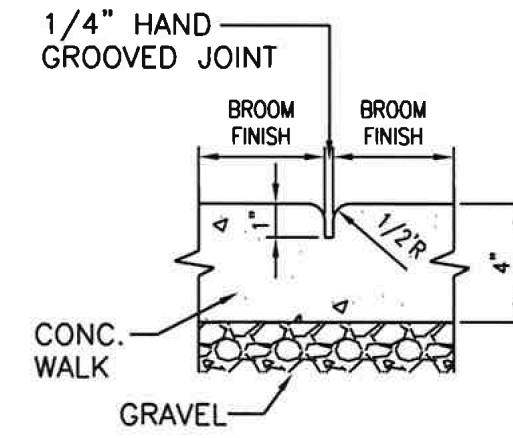
5 CONCRETE WHEEL STOP
NOT TO SCALE



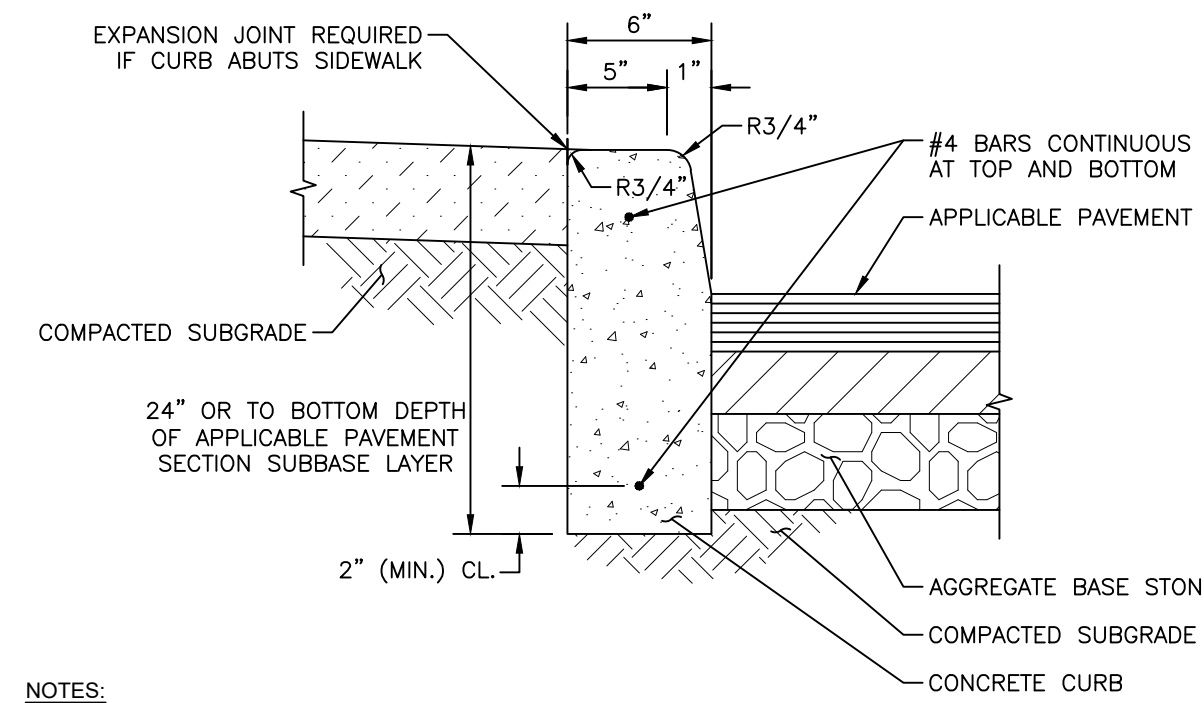
6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



EXPANSION JOINT

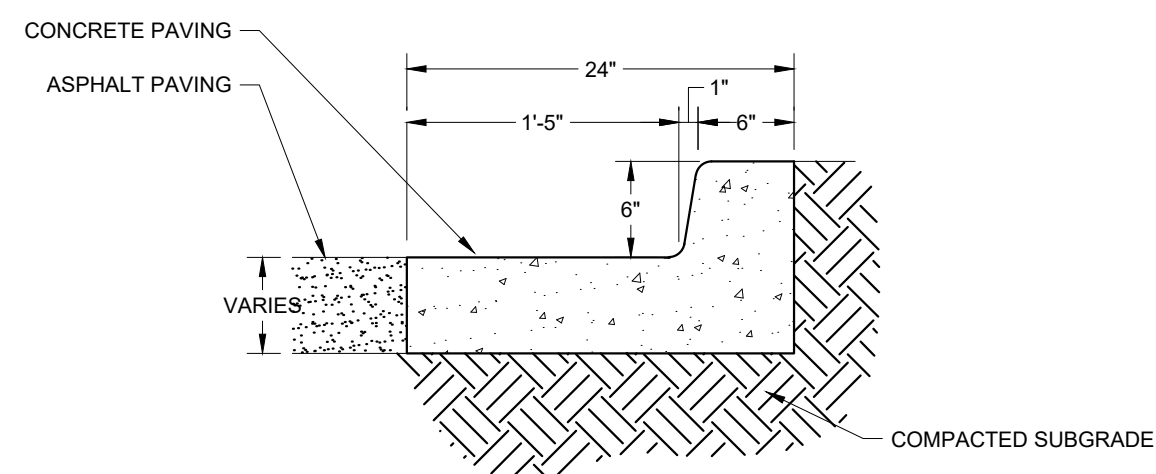


CONTROL JOINT

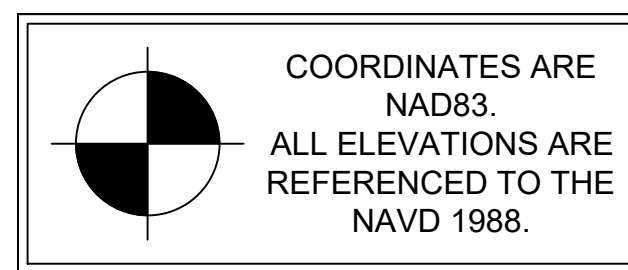


- NOTES:
- PROVIDE 1/2" PREFORMED EXPANSION JOINT FILLER WITH SEALANT AT MAXIMUM INTERVALS OF 20' ON-CENTER.
 - BITUMINOUS SEALANT SHALL BE ASPHALT CEMENT, CLASS AC-20.
 - CONCRETE TO HAVE 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

8 6" POST CURB
NOT TO SCALE



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



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

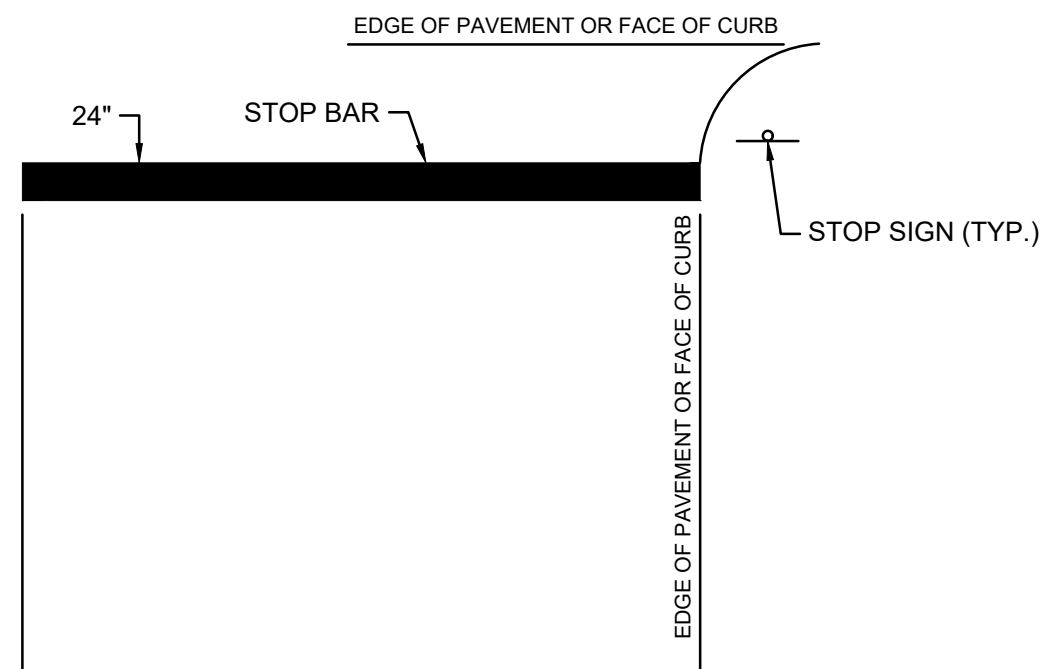
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REVISIONS	DATE	BY
No.	1	2
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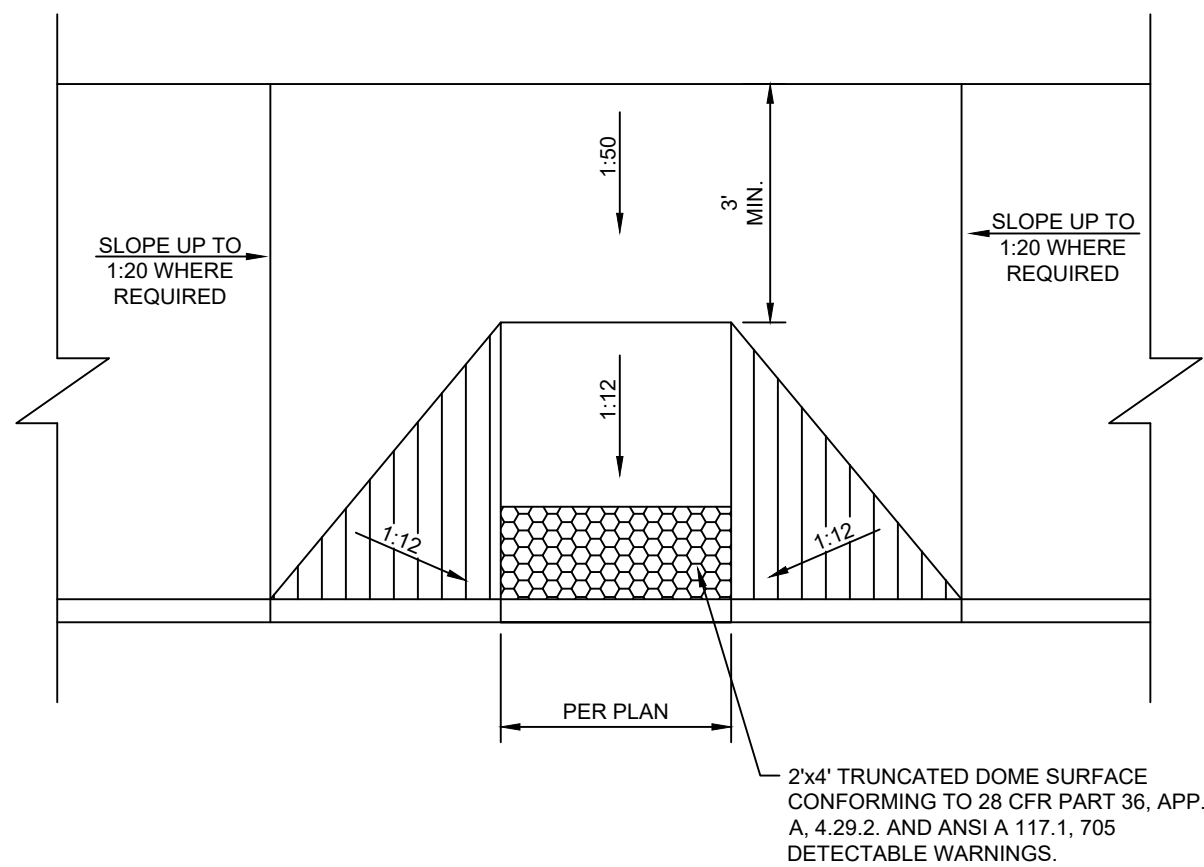
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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE DETAILS
SHEET NUMBER
C8-10

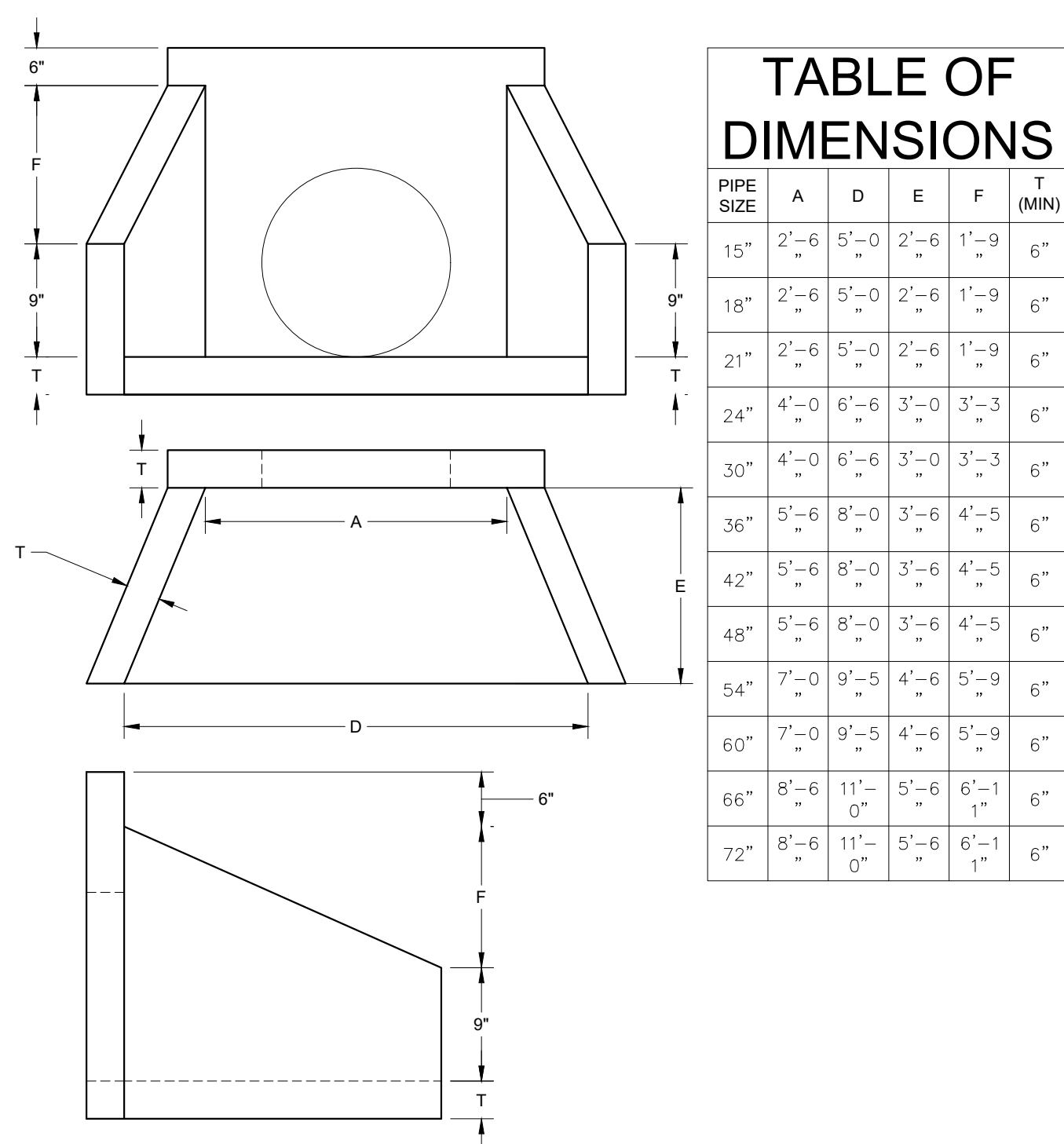
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.



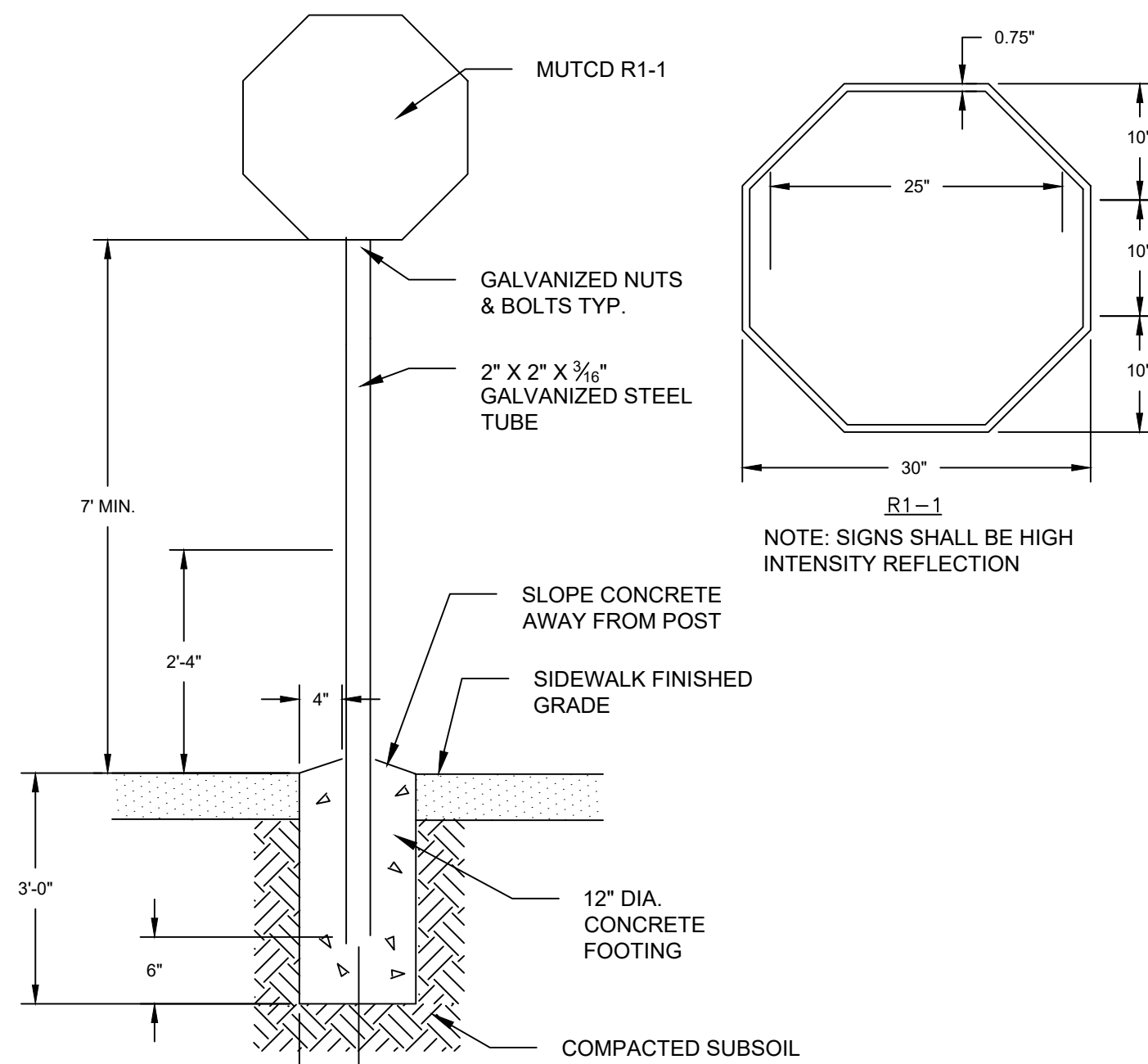
13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



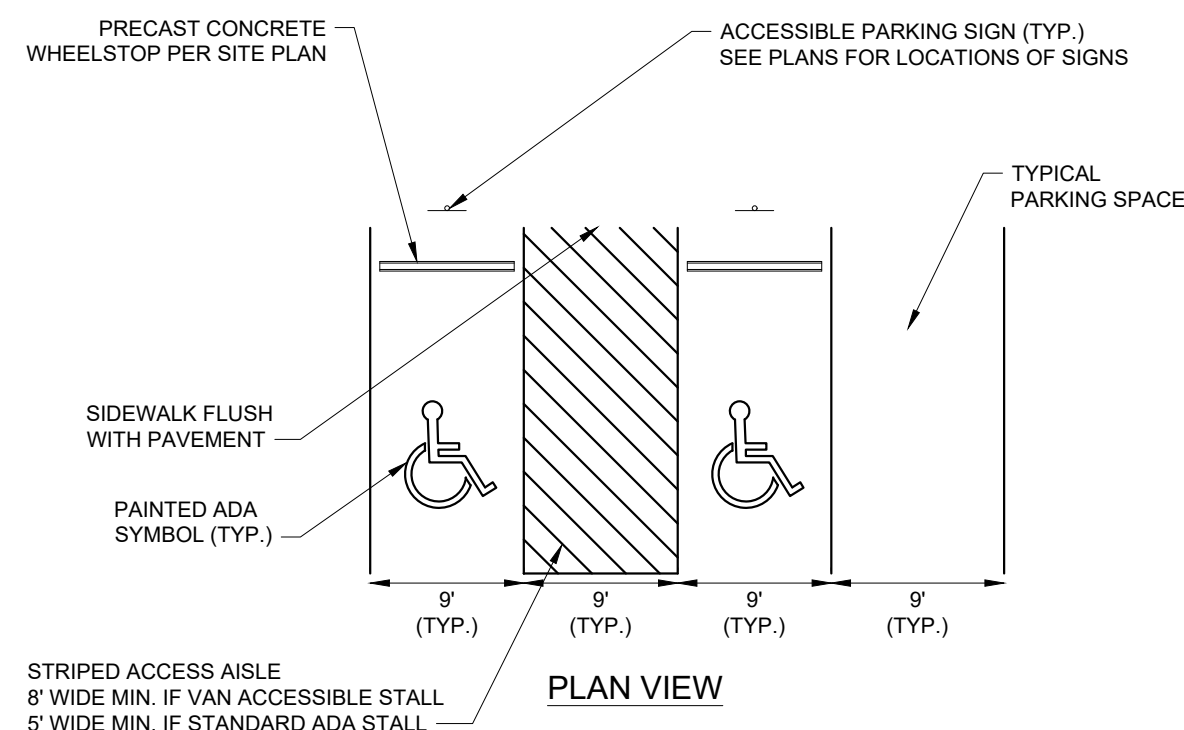
17 TYPICAL ADA RAMP
NOT TO SCALE



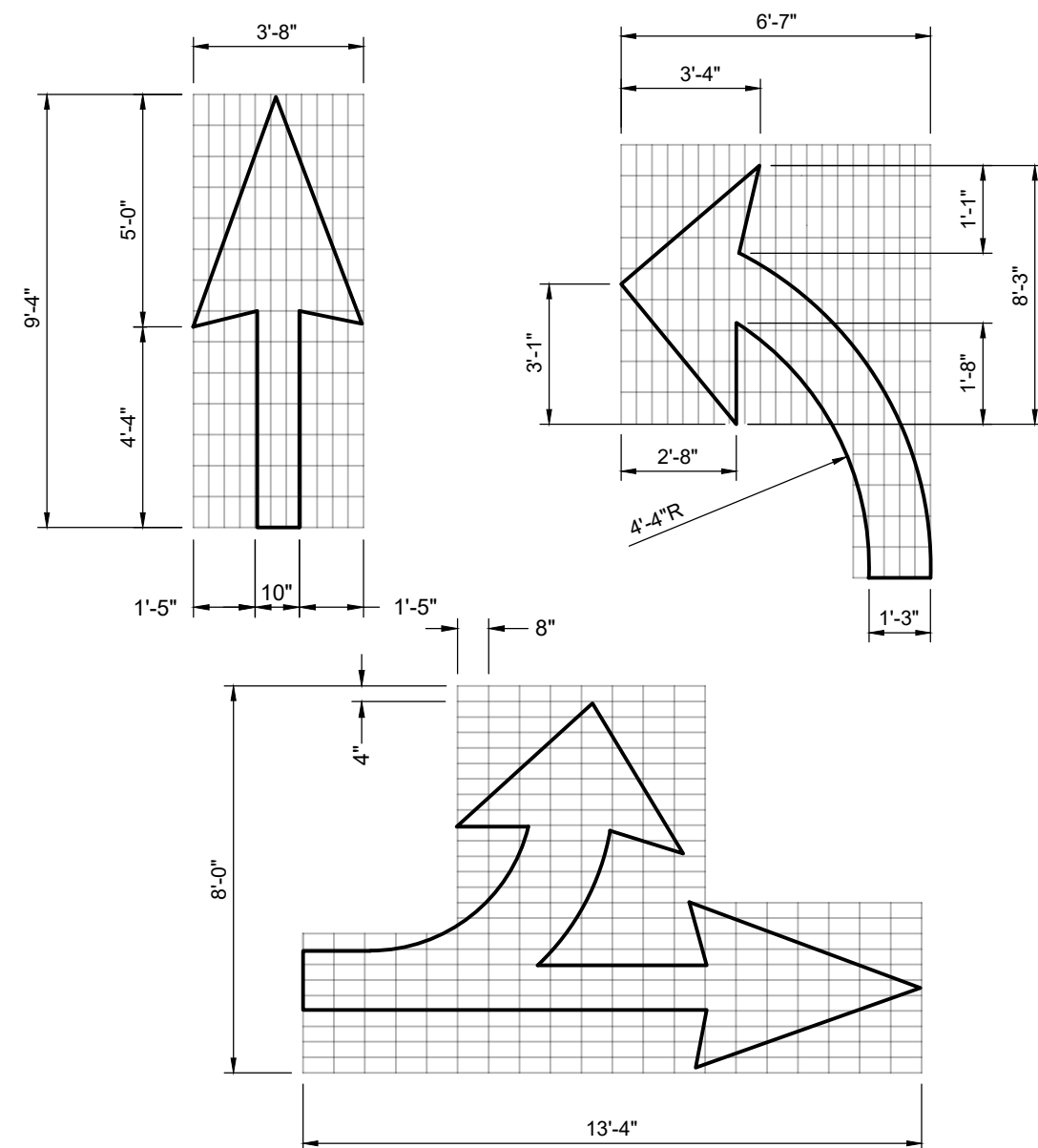
21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



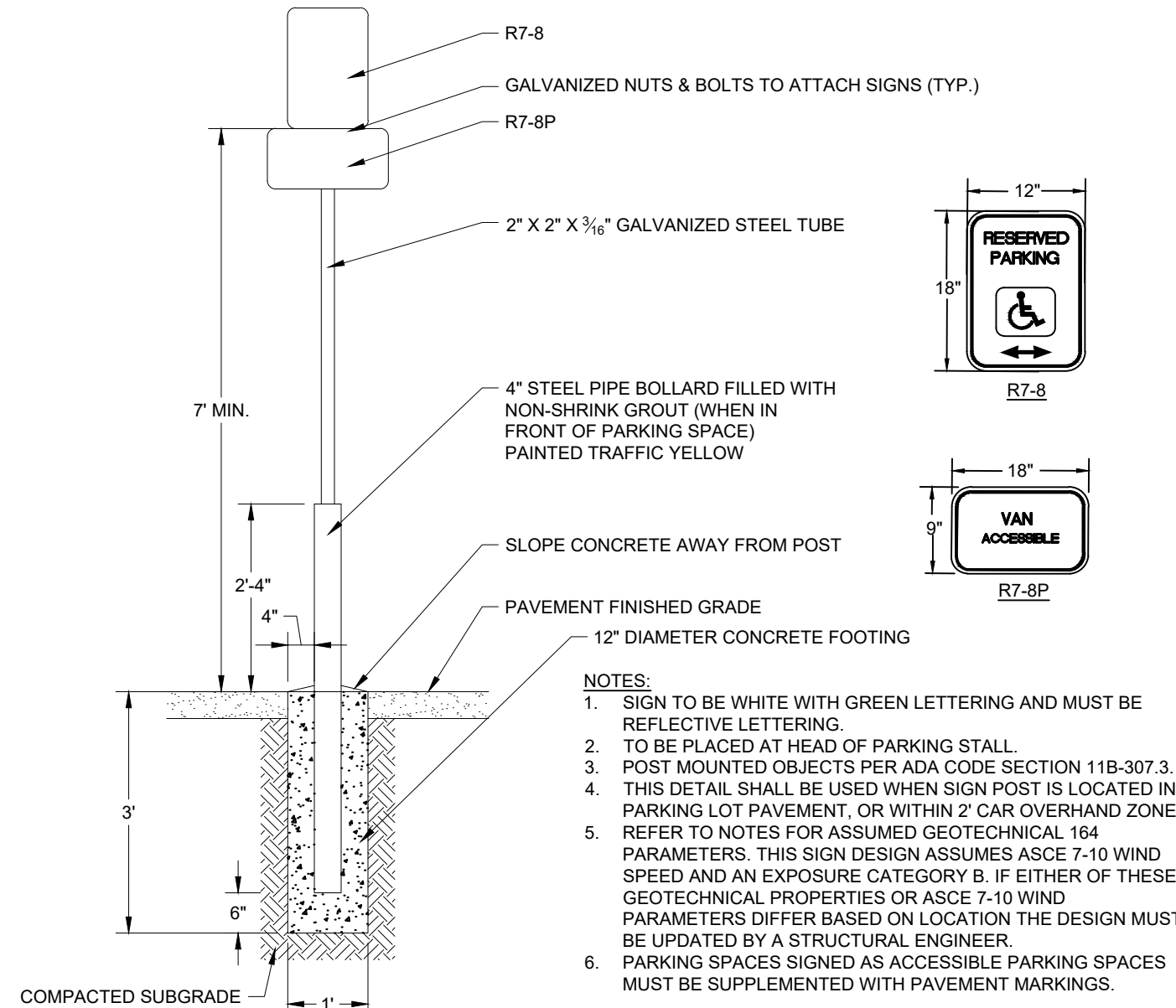
14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE



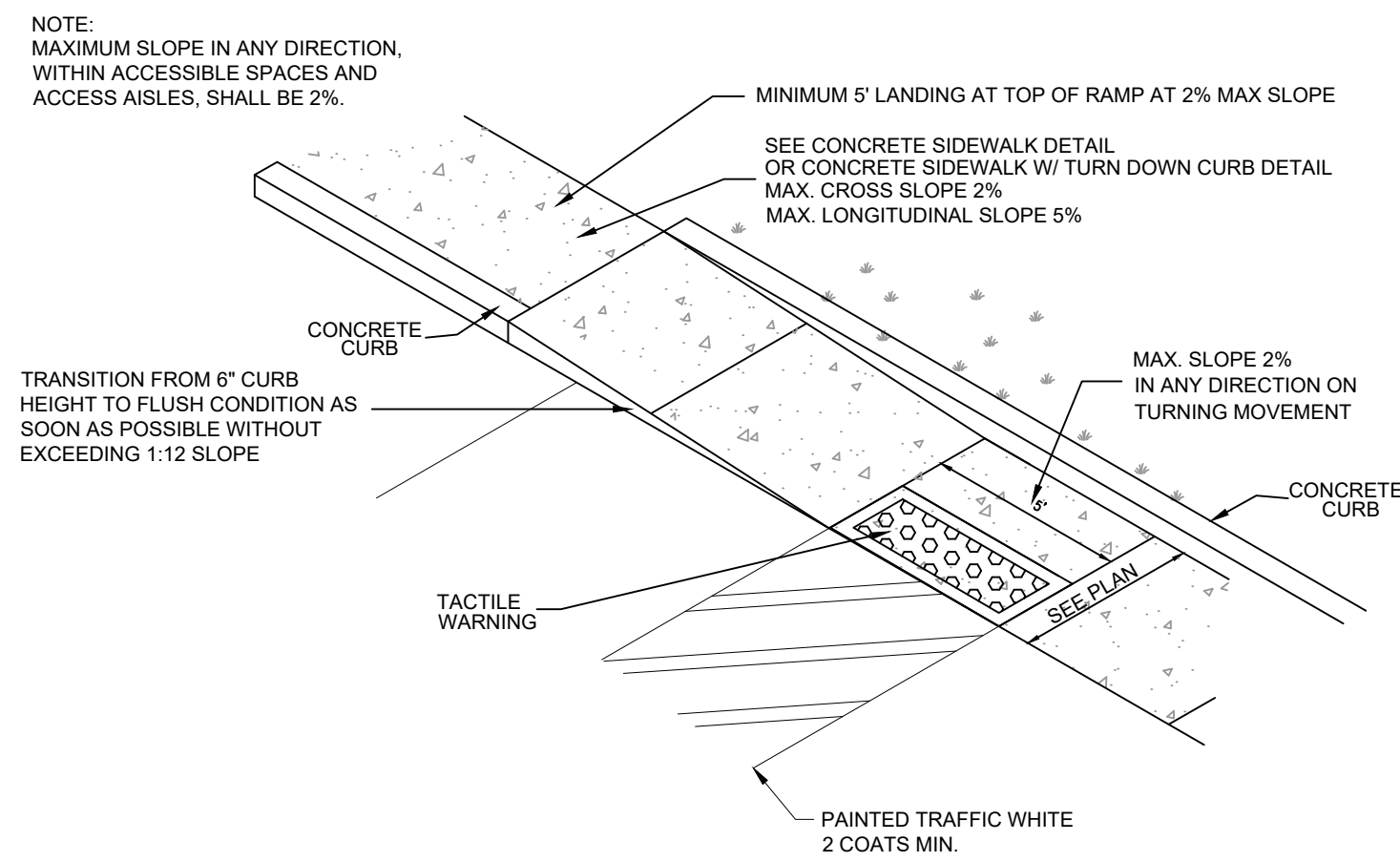
18 ADA PARKING STALL LAYOUT
NOT TO SCALE



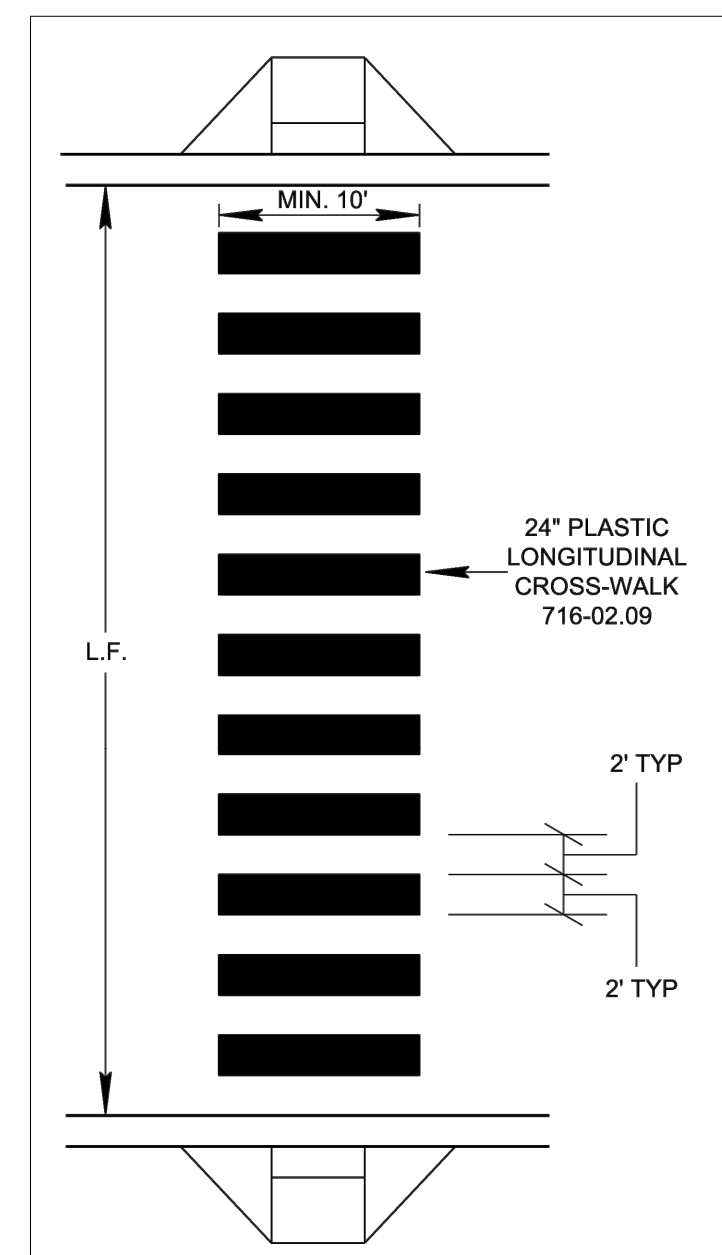
22 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



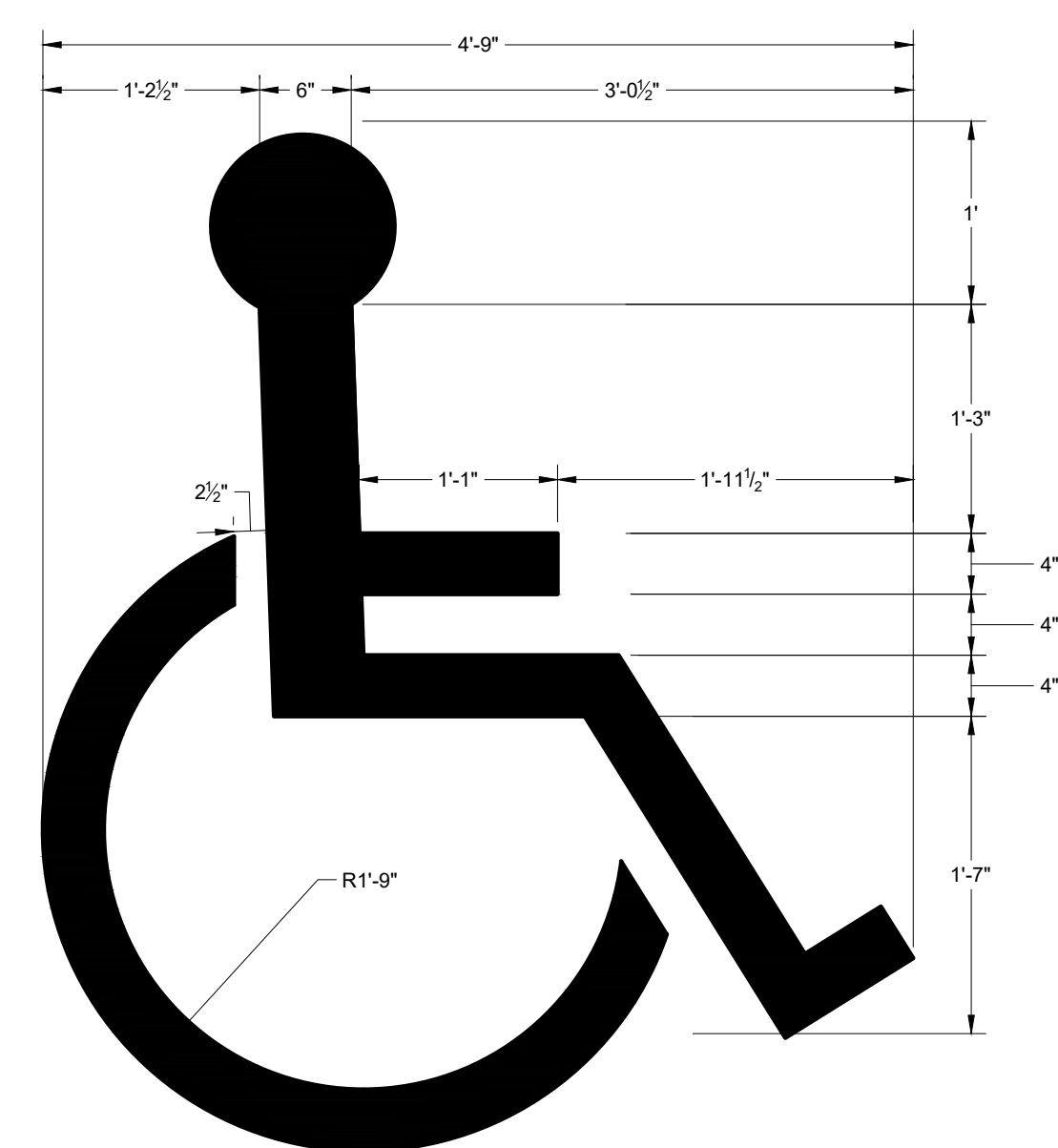
15 ADA PARKING SIGN DETAIL
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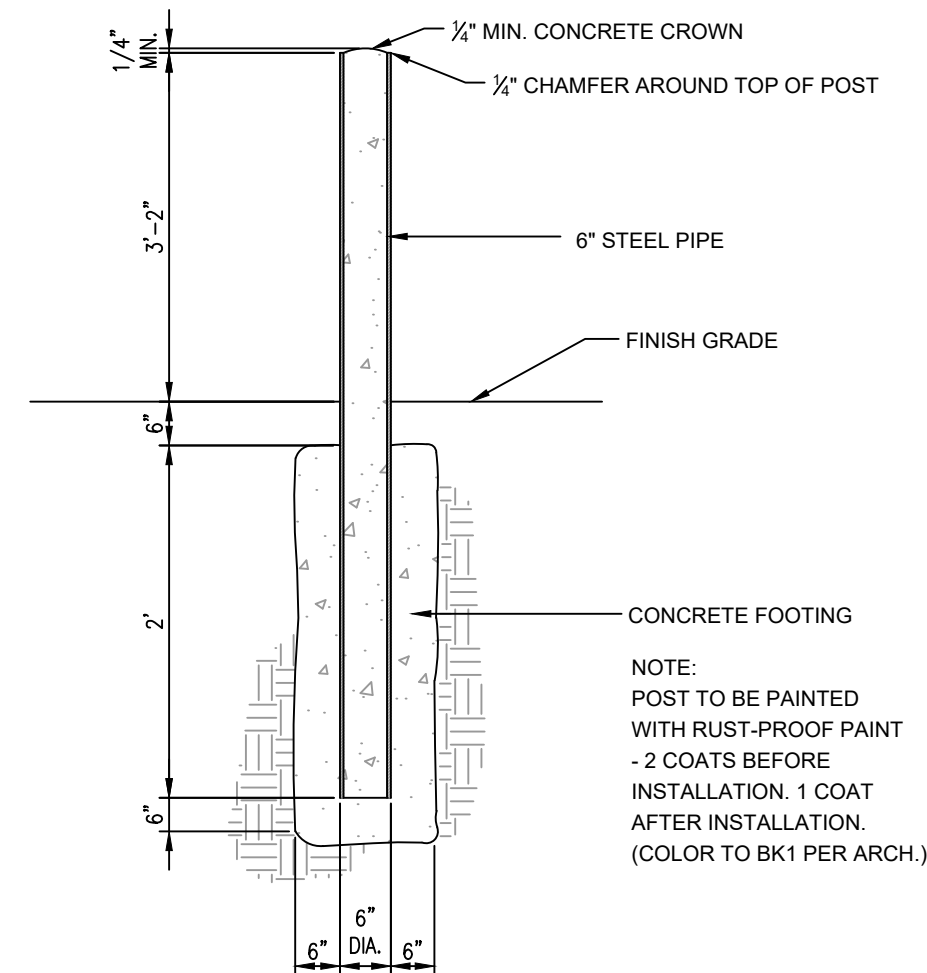
19 ADA CURB RAMP
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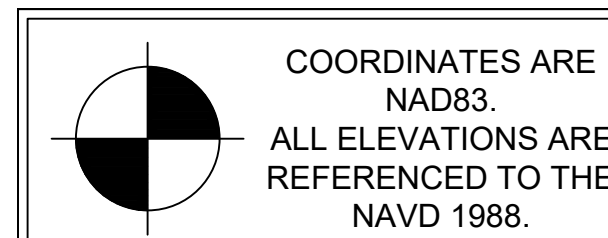
23 CROSS-WALK (TDOT T-M-4)
NOT TO SCALE



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**

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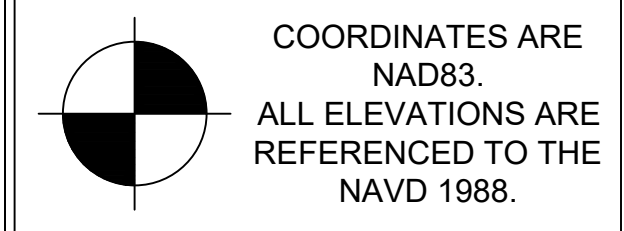
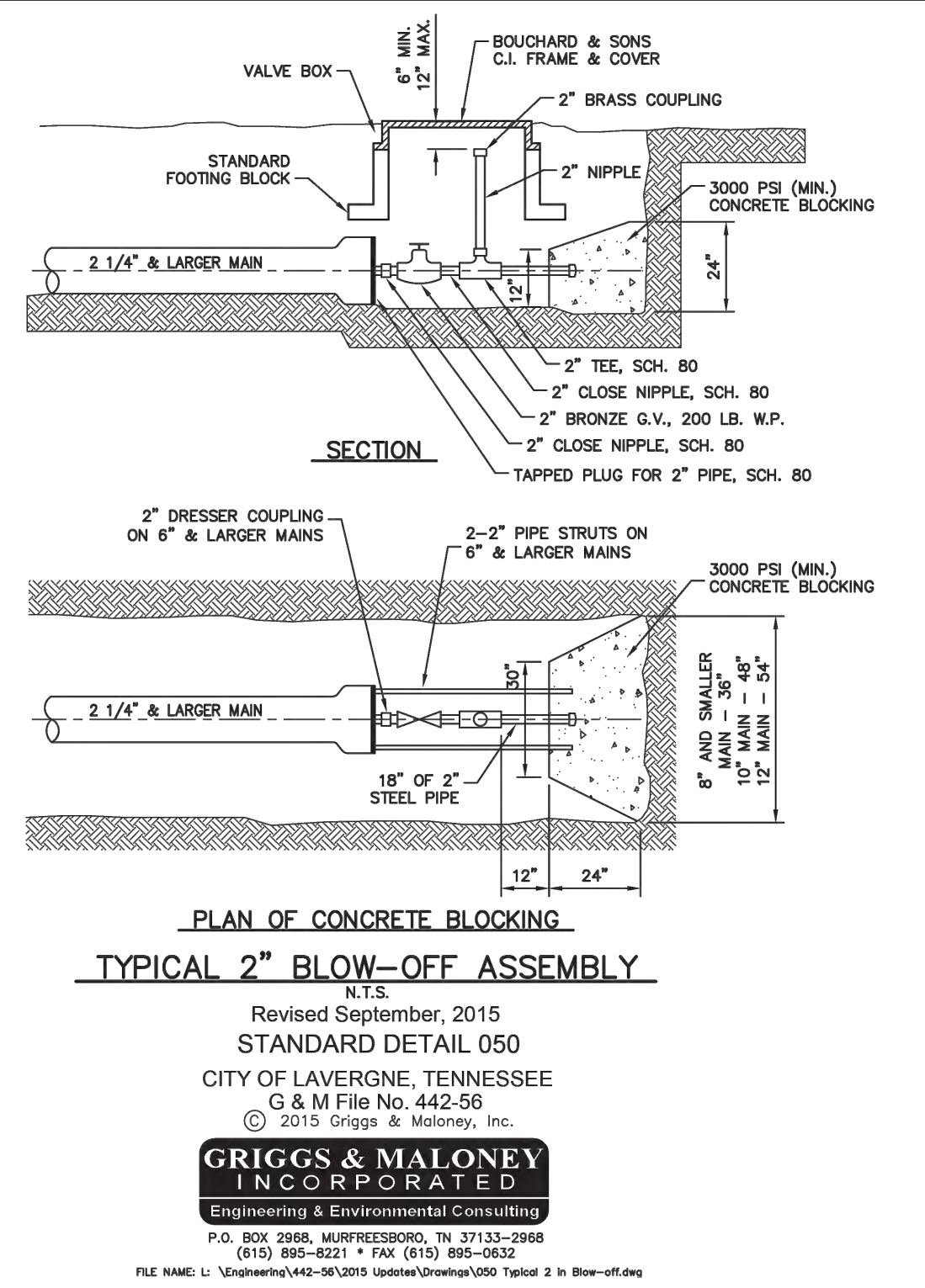
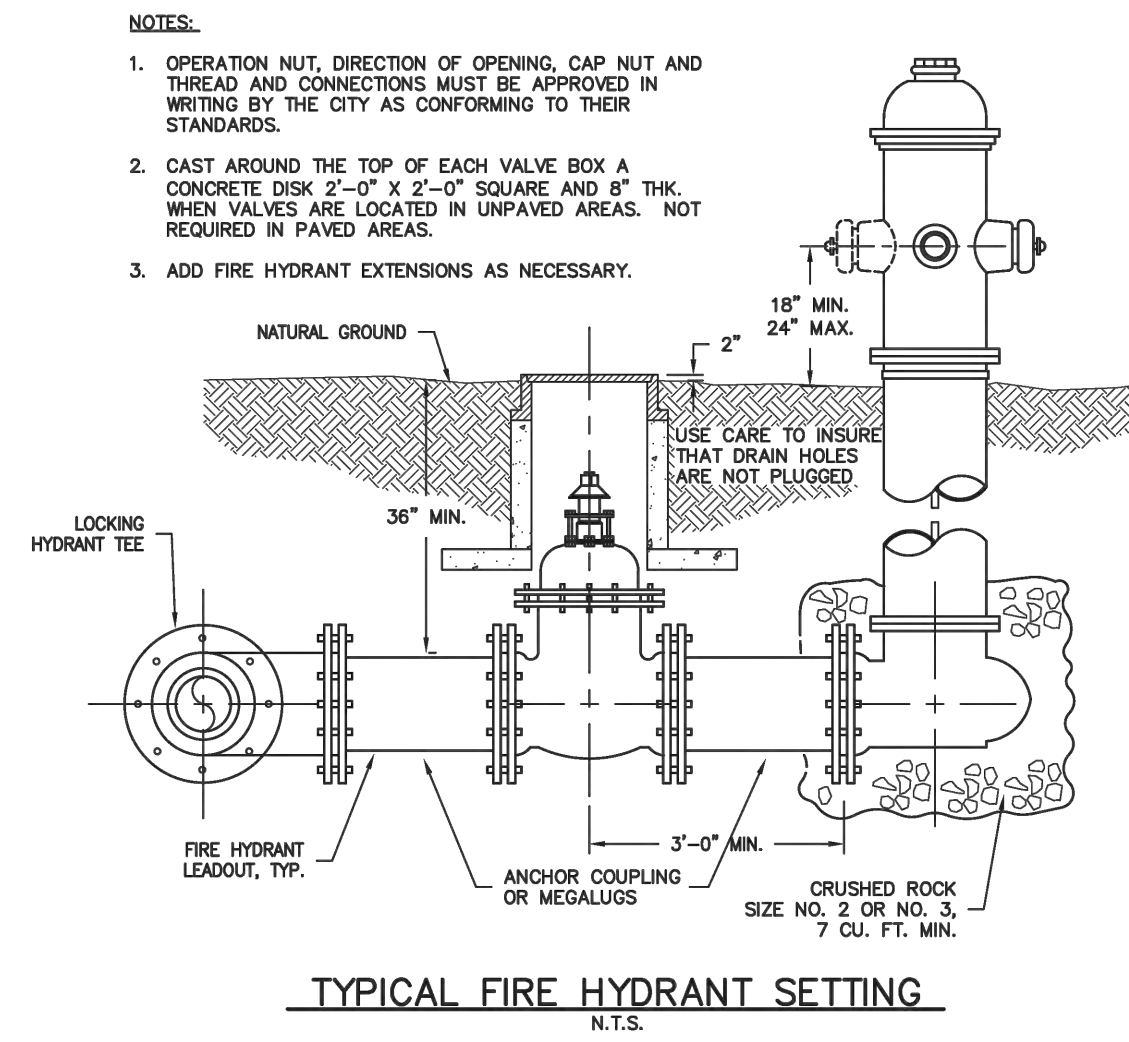
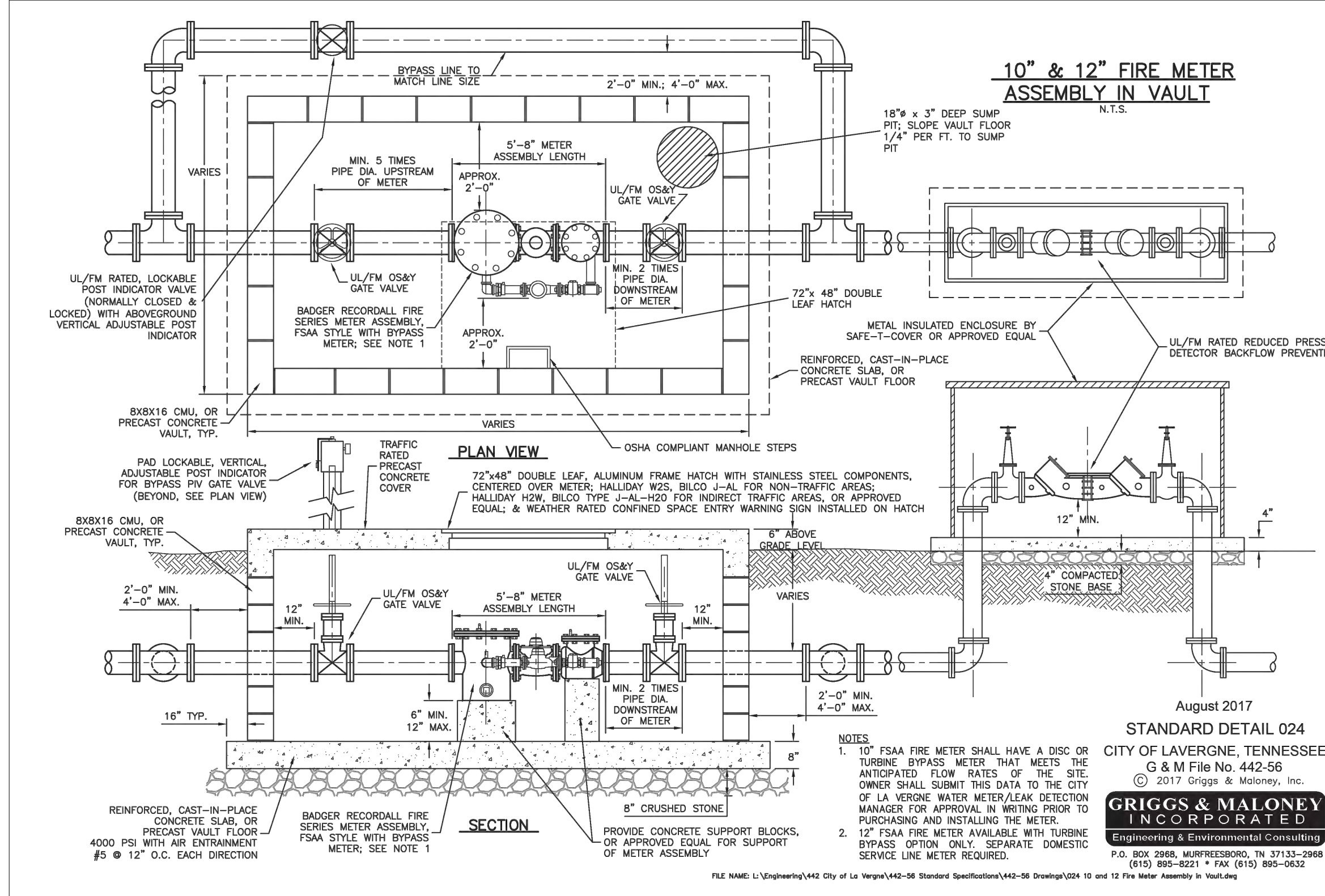
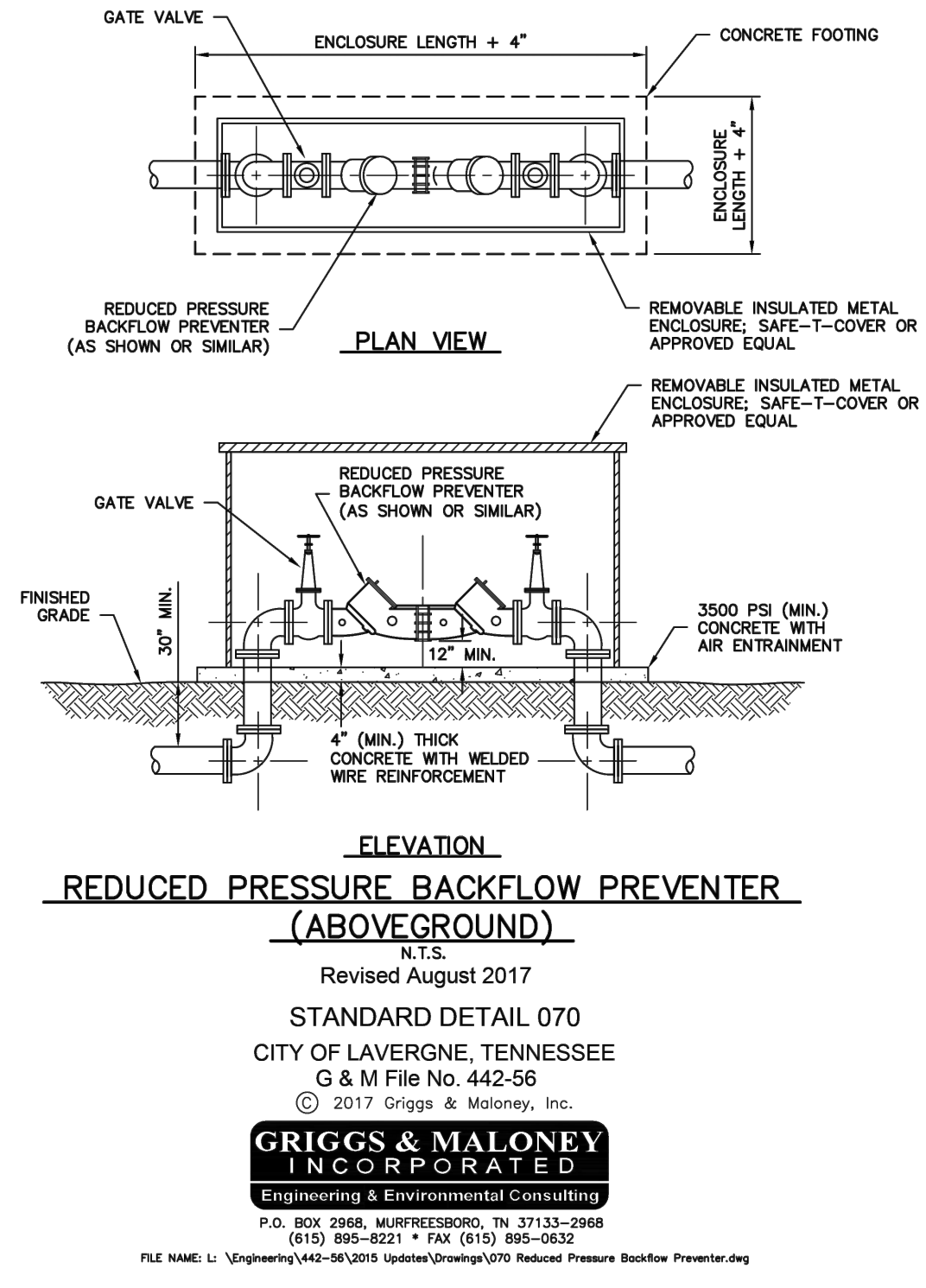
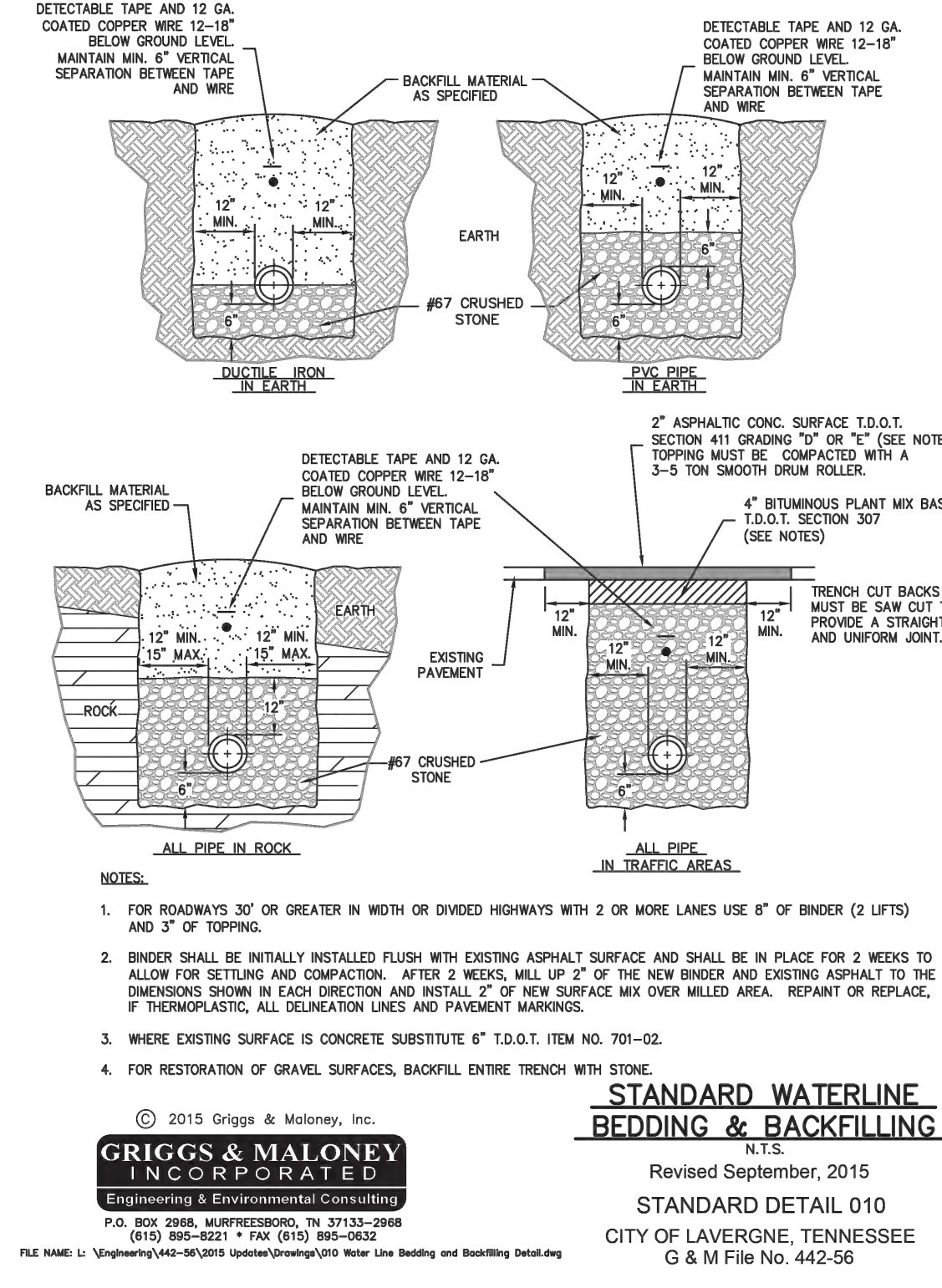
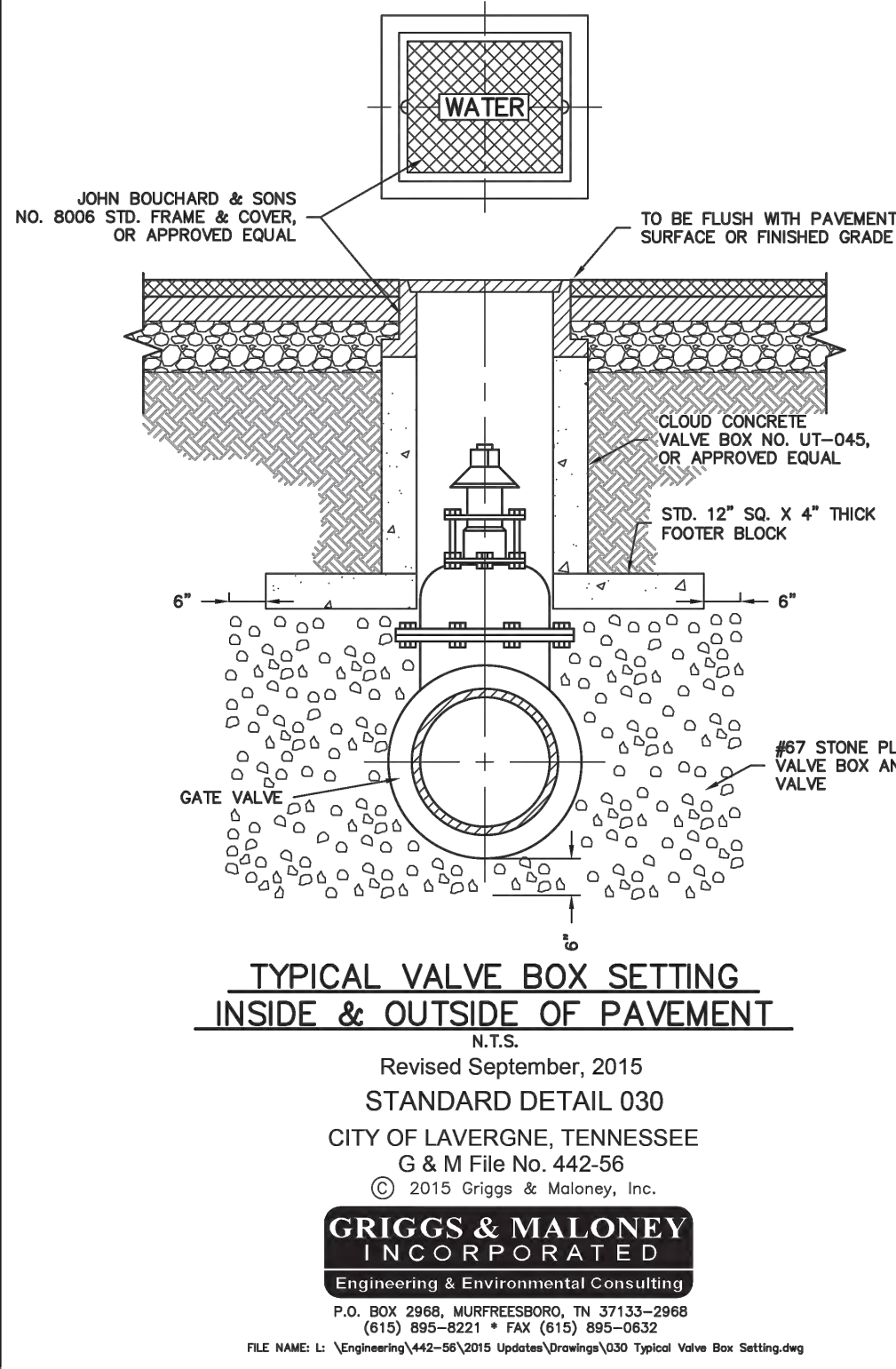
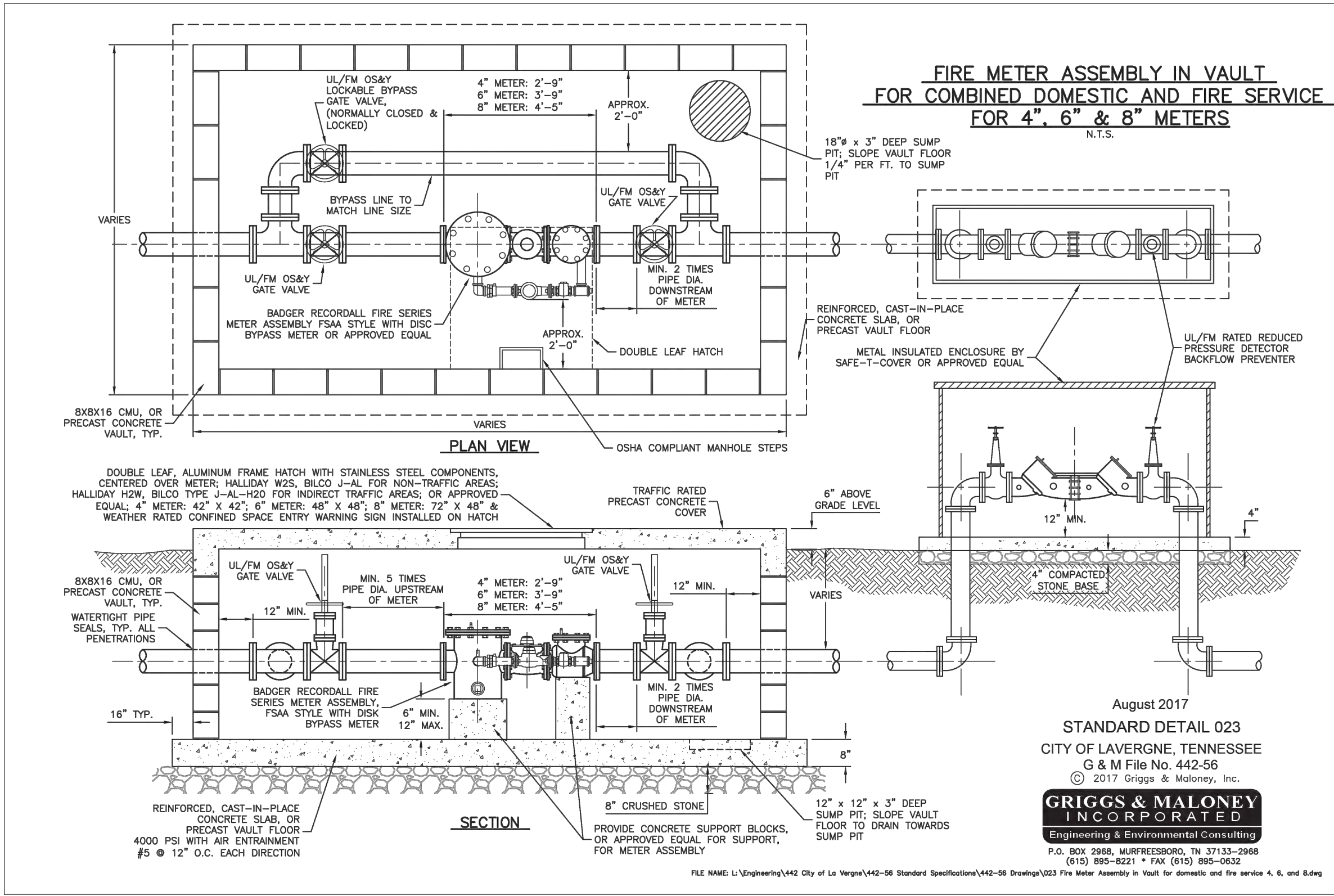
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DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

SITE DETAILS

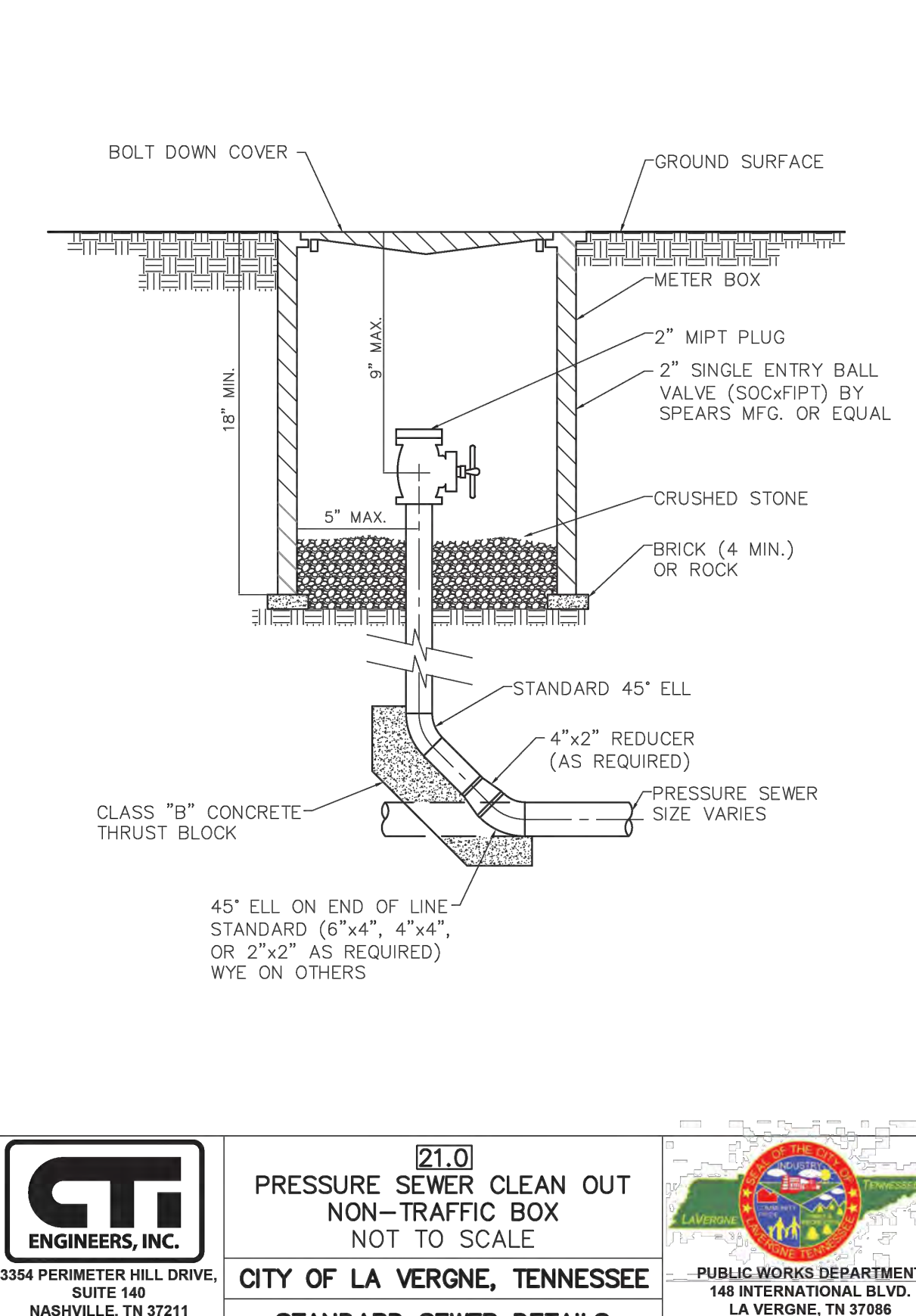
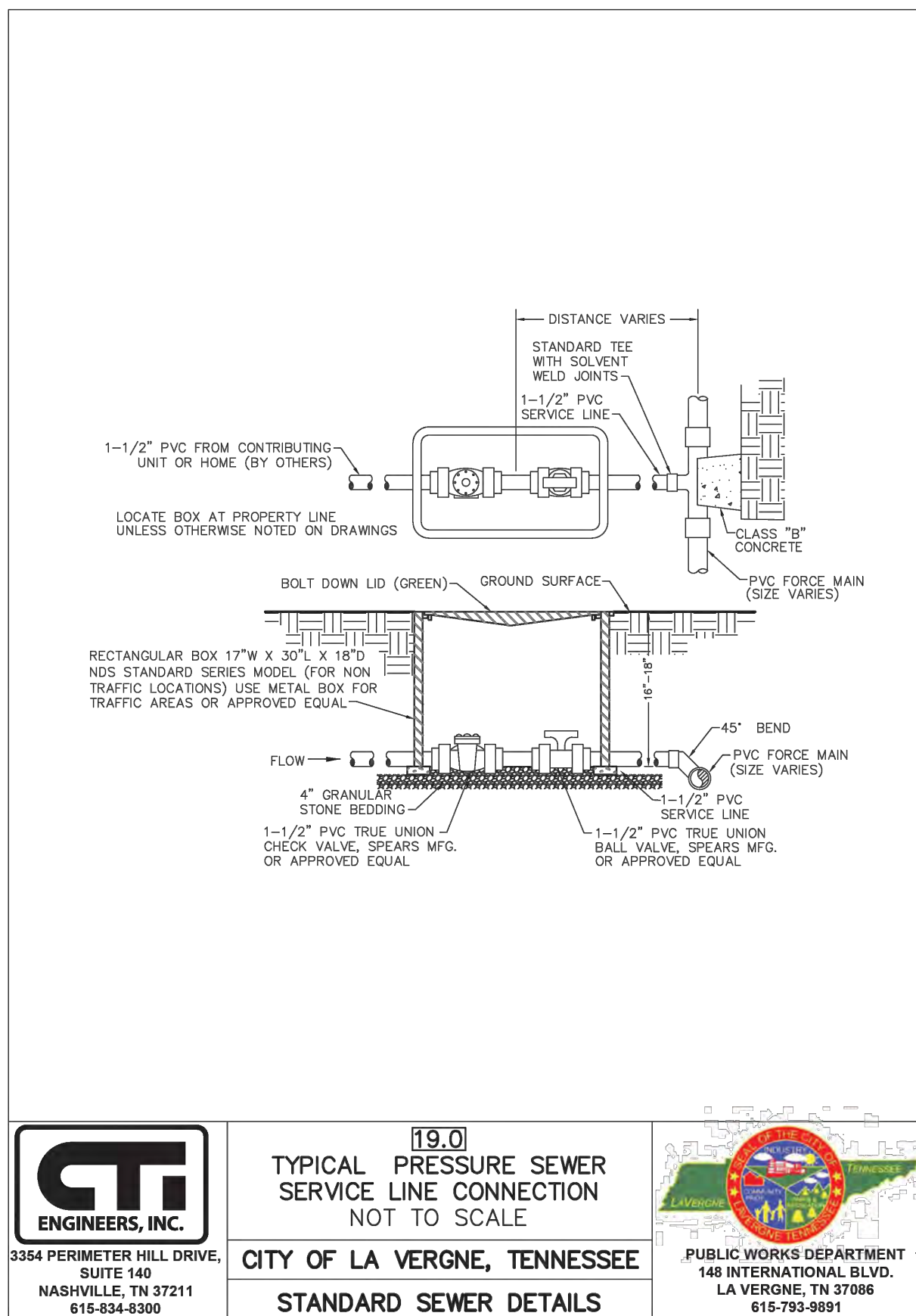
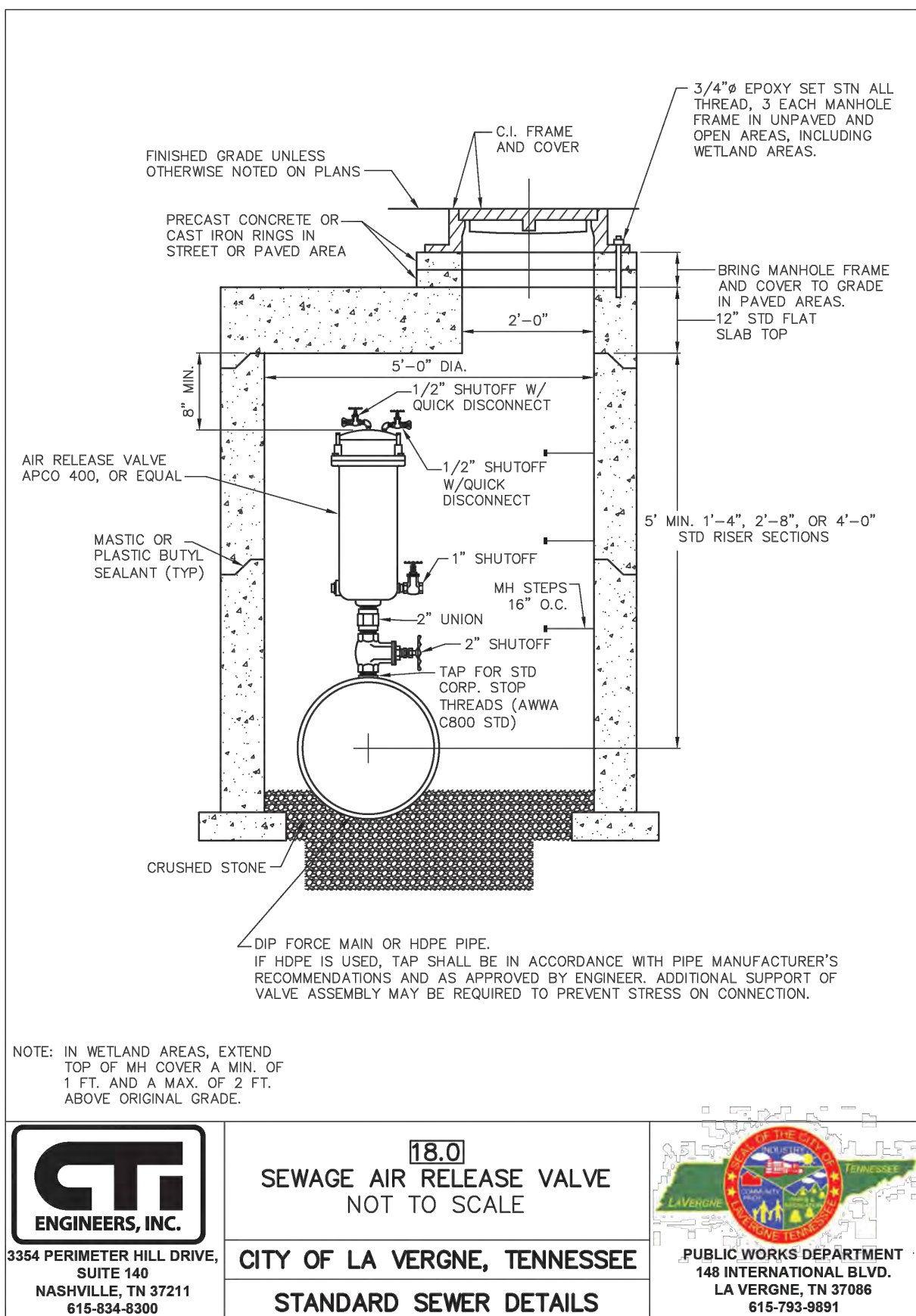
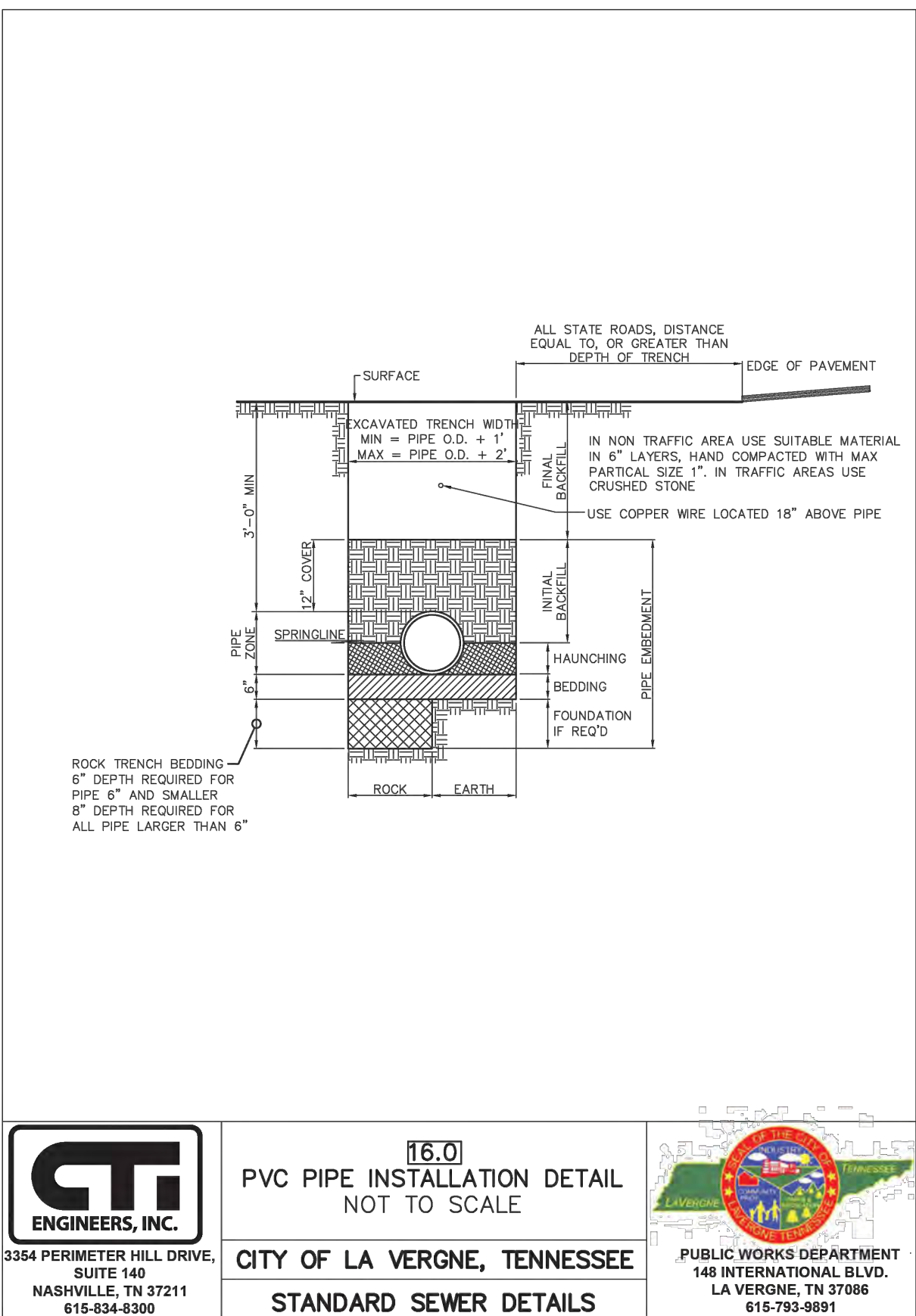
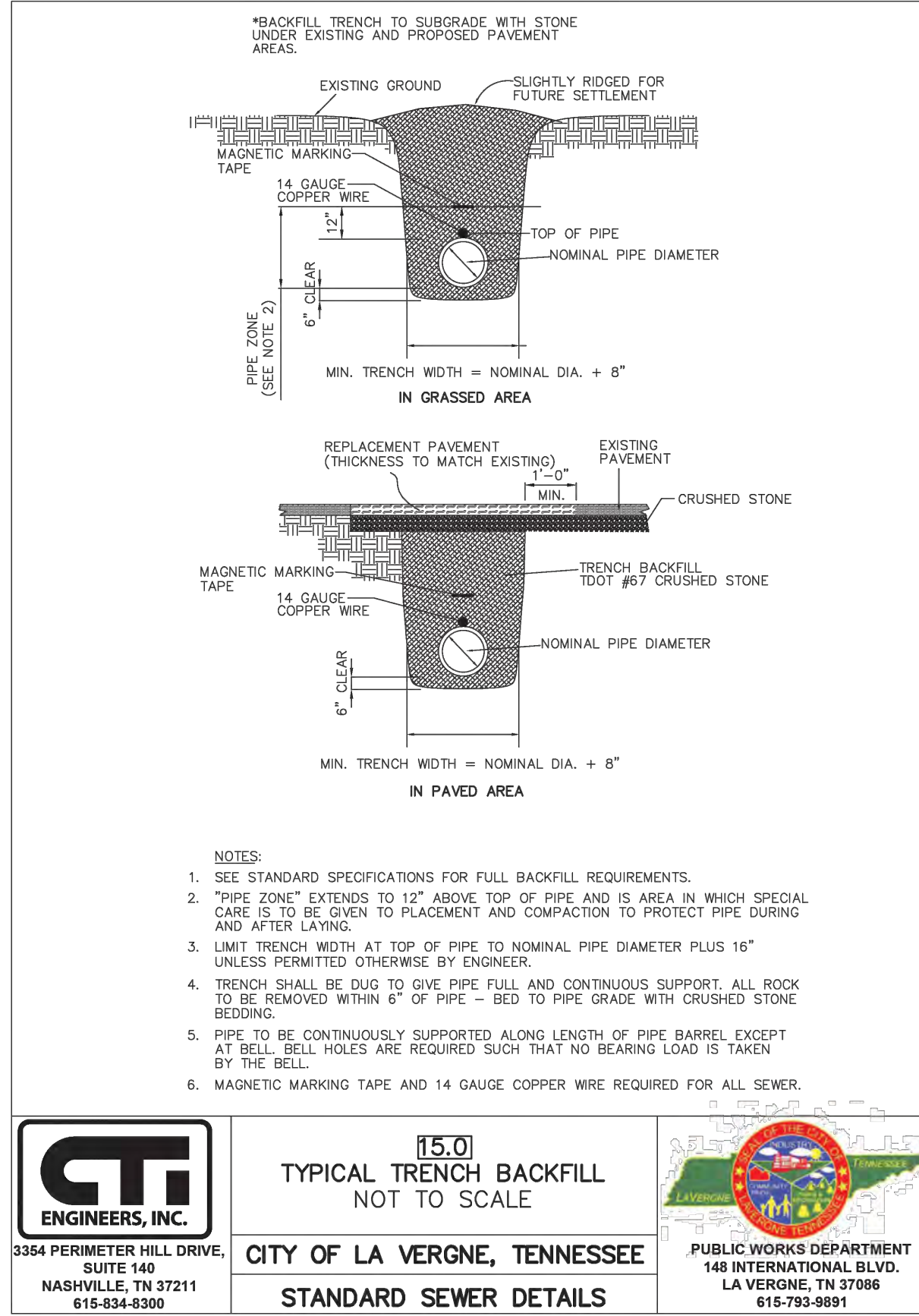
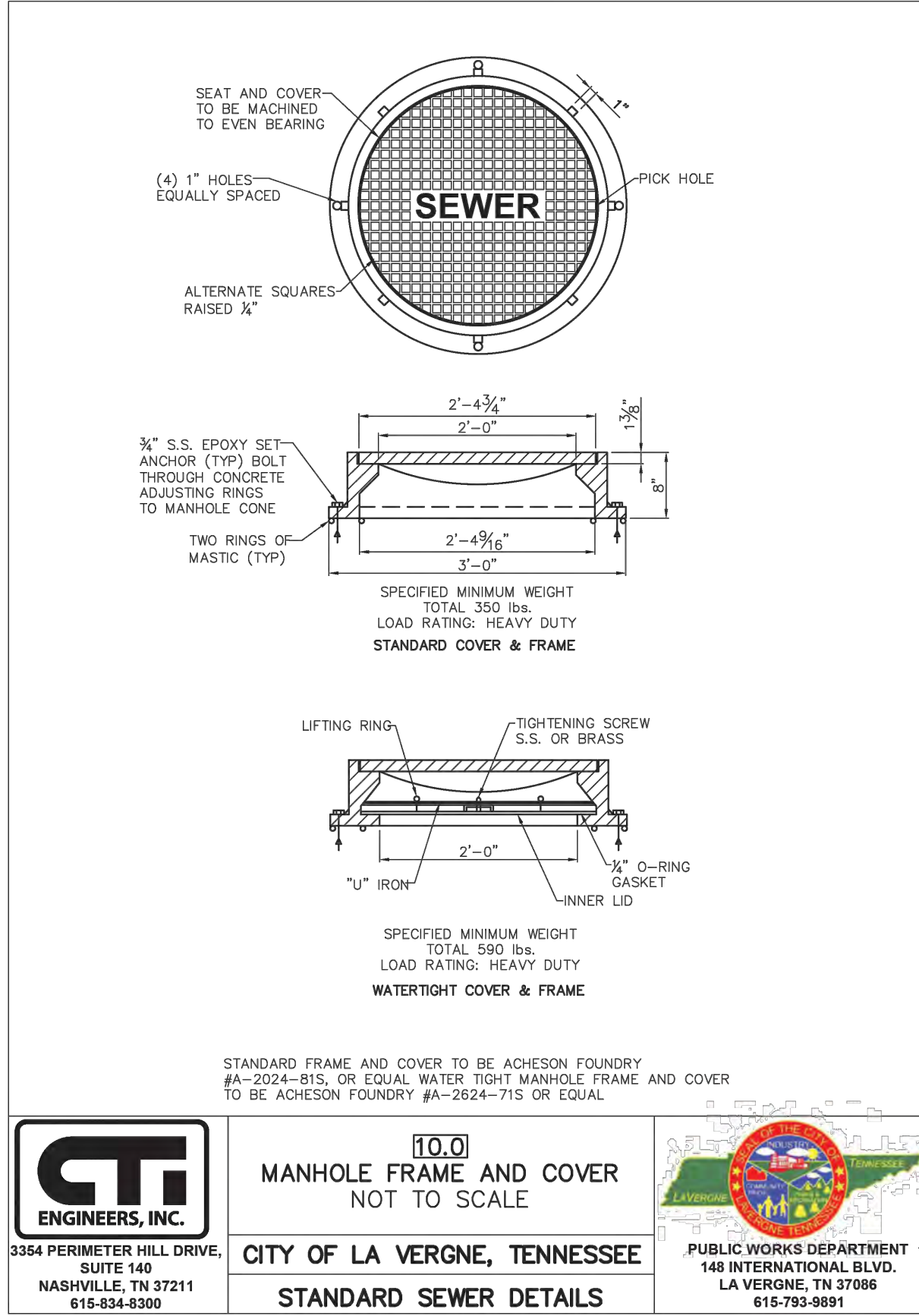
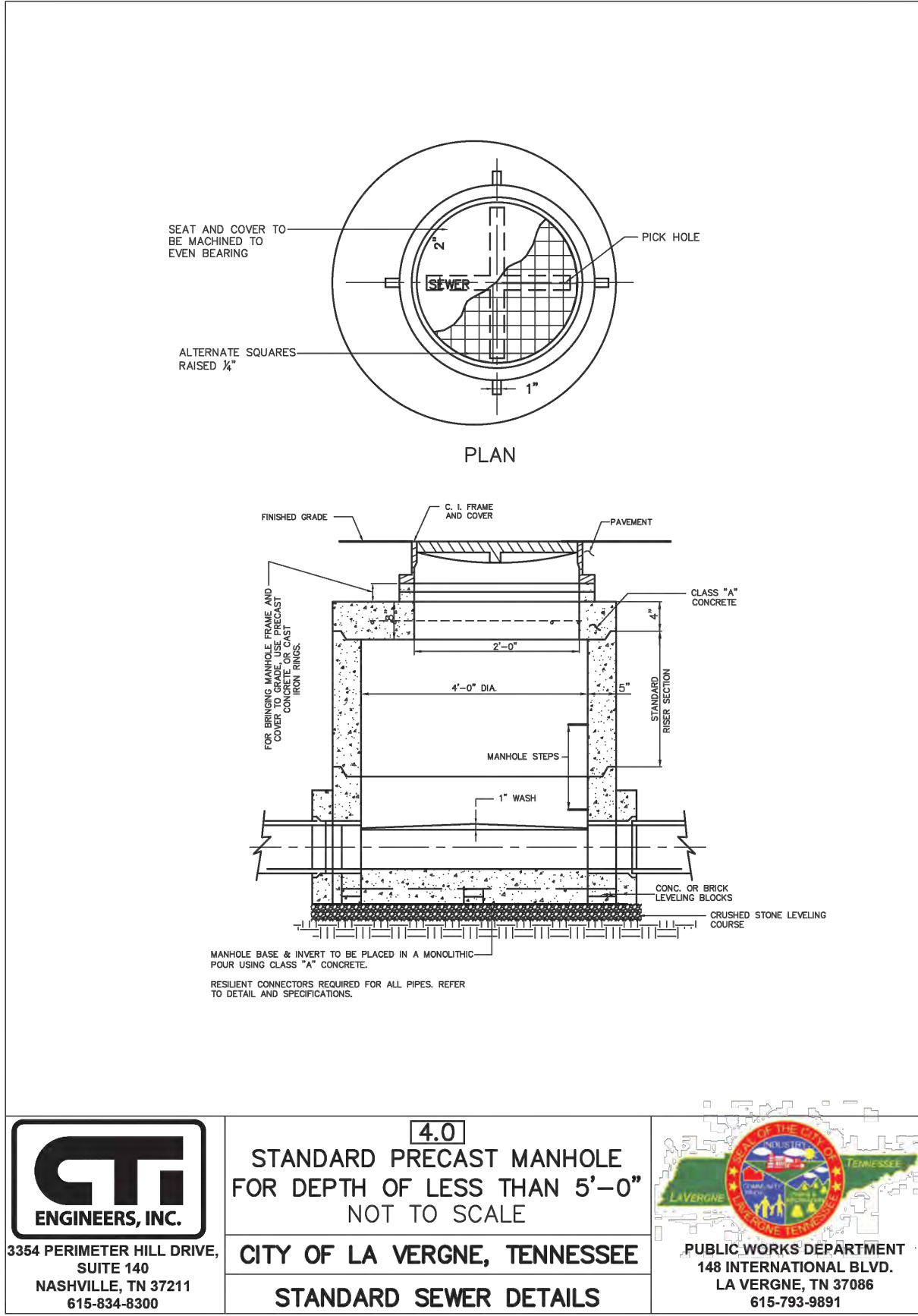
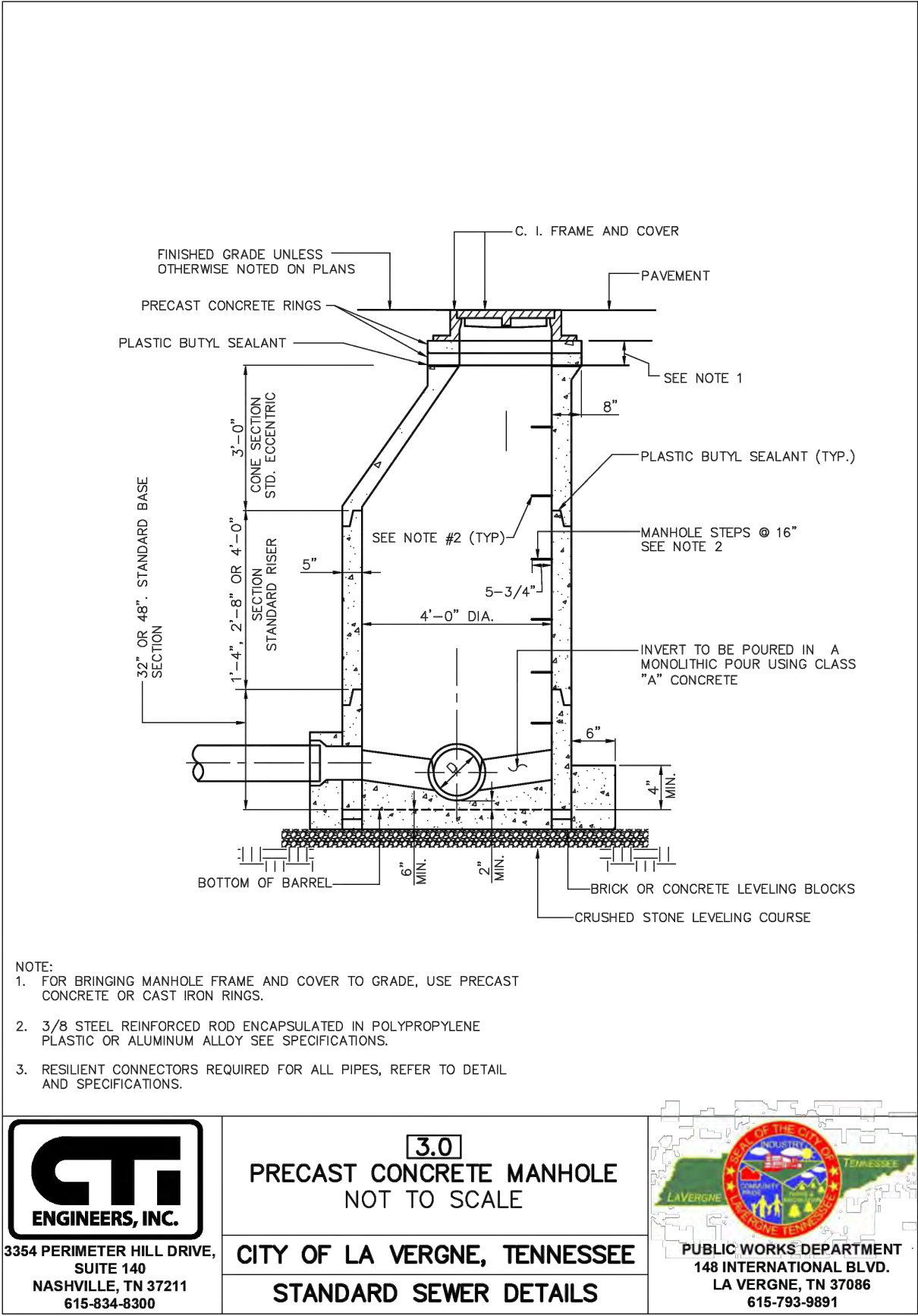
SHEET NUMBER

C8-11

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Kimley»Horn

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

**DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY**

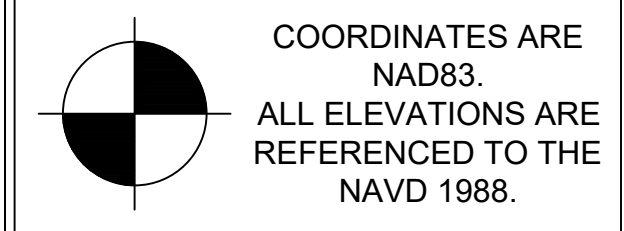
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY DETAILS

SHEET NUMBER

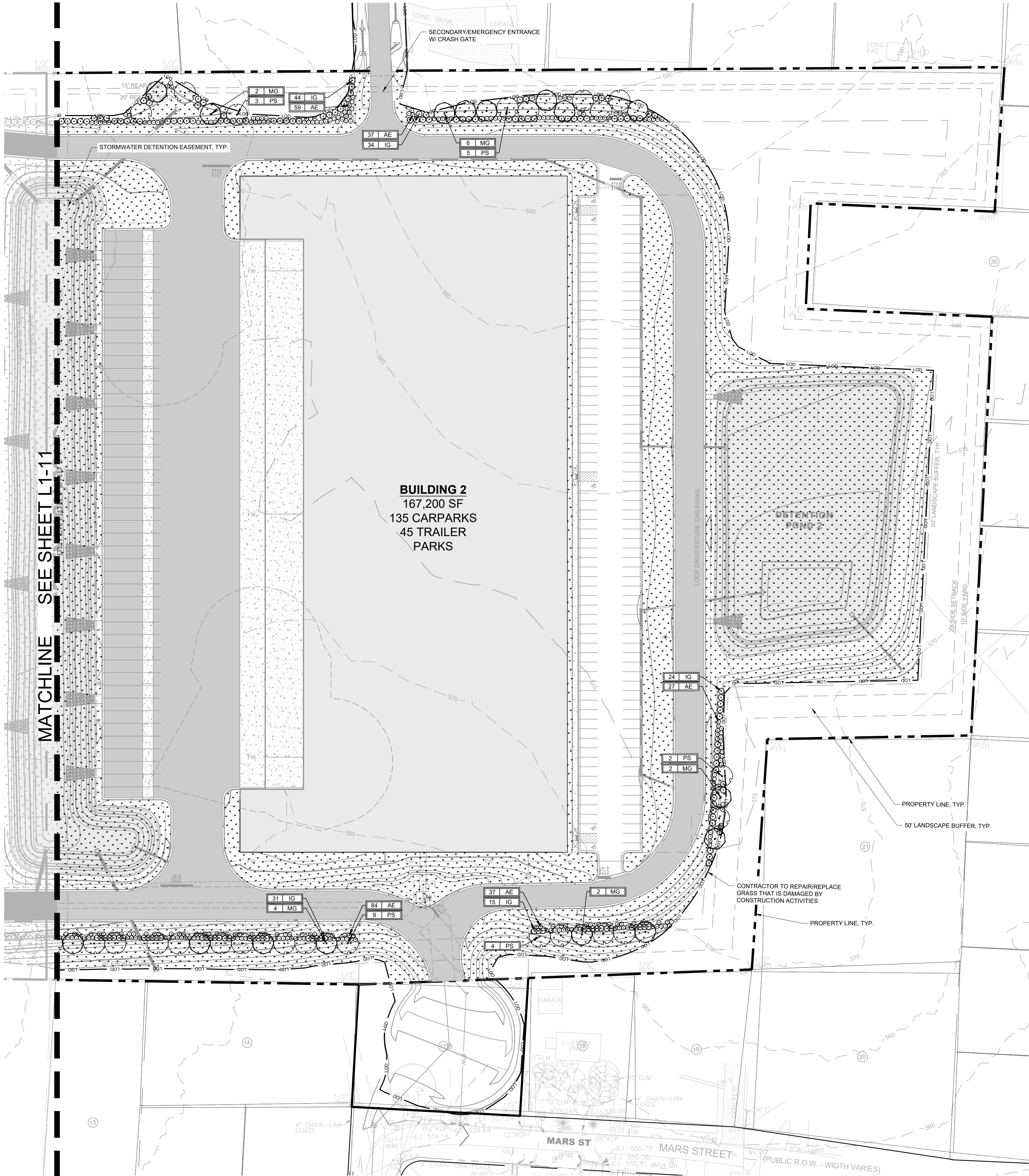
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COORDINATES ARE
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ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



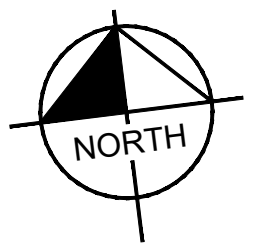
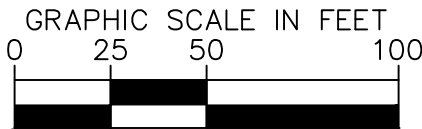
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PLANT SCHEDULE BUILDING 2

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

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



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

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

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

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DRAFT
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DRAWN BY: GR

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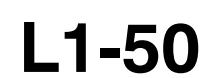
DATE: 07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

LANDSCAPE PLAN -
ENLARGEMENT

SHEET NUMBER
L1-12

Page 78 of 202



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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

SAMPLE SIZE

MULCH

ONE (1) CUBIC FOOT

TOPSOIL MIX

ONE (1) CUBIC FOOT

PLANTS

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

B. PLANT MATERIALS

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

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

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

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

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

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

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

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

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

1.06 WATER

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

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

1.07 FERTILIZER

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

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

1.08 MULCH

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

1.09 DIGGING AND HANDLING

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

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

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

1.10 CONTAINER GROWN STOCK

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

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

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

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

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

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

1.12 FINE GRADING

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

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

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

1.13 PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

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

1.14 LAWN SODDING

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

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

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

D. SODDING

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

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

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

E. LAWN MAINTENANCE

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

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

1.15 CLEANUP

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

1.16 PLANT MATERIAL MAINTENANCE

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

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

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

1.18 WARRANTY

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

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

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
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PRELIMINARY
PLANS
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- | REVISE | NO. | DATE | BY | | | | | | | | | | | | | |
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| DESIGNED BY: | | | | GR | | | | | | | | | | | | |
| DRAWN BY: | | | | GR | | | | | | | | | | | | |
| CHECKED BY: | | | | SJS | | | | | | | | | | | | |
| DATE: | | | | 07/26/2024 | | | | | | | | | | | | |
| KIMLEY-HORN PROJECT NO. | | | | 118574000 | | | | | | | | | | | | |
| LANDSCAPE NOTES (LOT 2) | | | | | | | | | | | | | | | | |
| SHEET NUMBER | | | | L1-51 | | | | | | | | | | | | |
- PERMIT REVIEW
ONLY
- Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\L1-50 LANDSCAPE DETAILS.dwg L1-50 LANDSCAPE NOTES (LOT 2) Jul 26, 2024 5:46pm by: deaton.hillabrand
- Page 79 of 202



Item #: 6. **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; and Jake Blair - jblair@lavergnen.gov)

Please see notes below from Engineering Department.

Engineering (Gary Lide - 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)

No comments.

Codes (Joe White - jwhite@lavergnen.gov)

No comments.

Fire (Curtis Brinkley - cbrinkley@lavergnen.gov)

No comments.

Police (John Eubank - jeubank@lavergnen.gov)

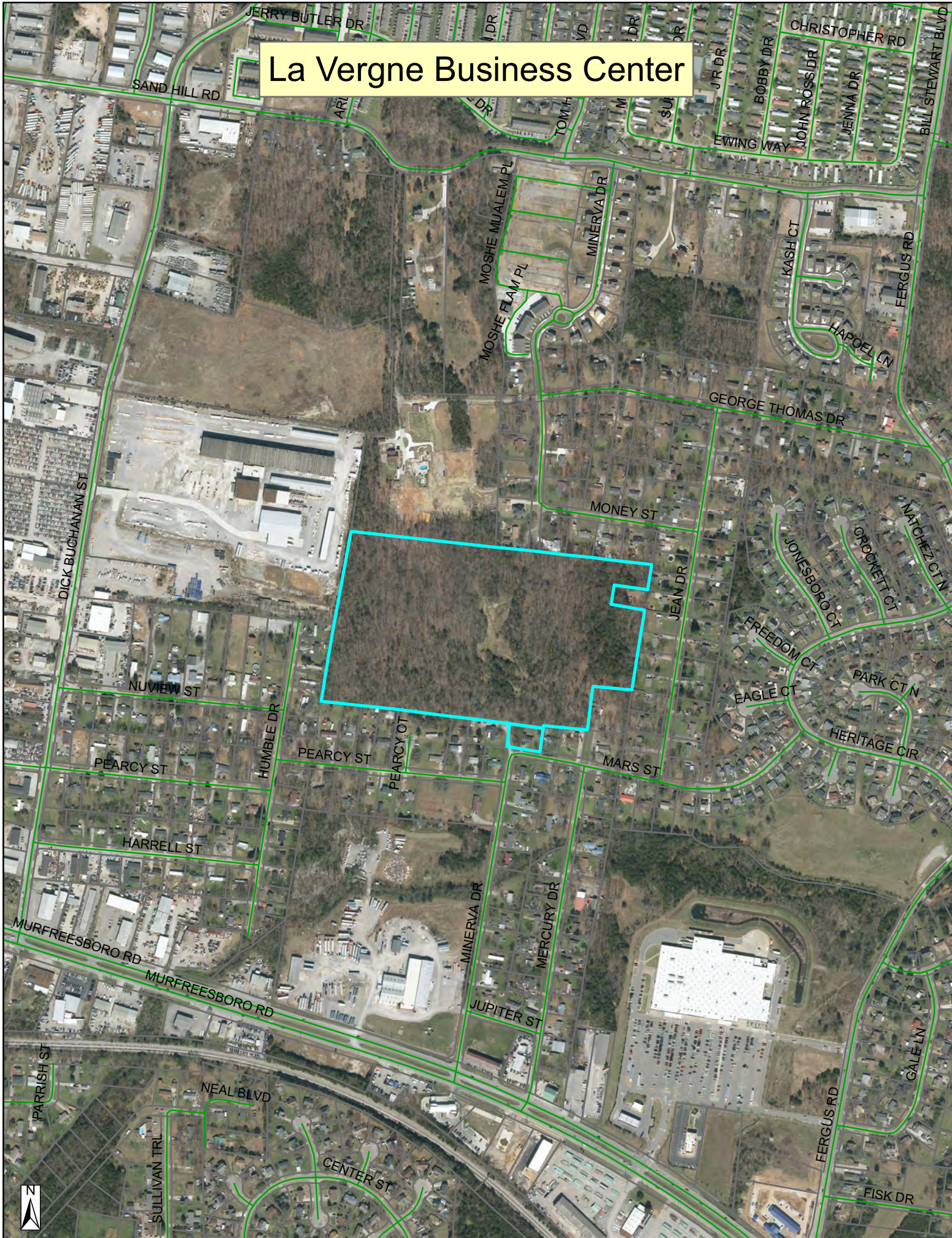
No comments.

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

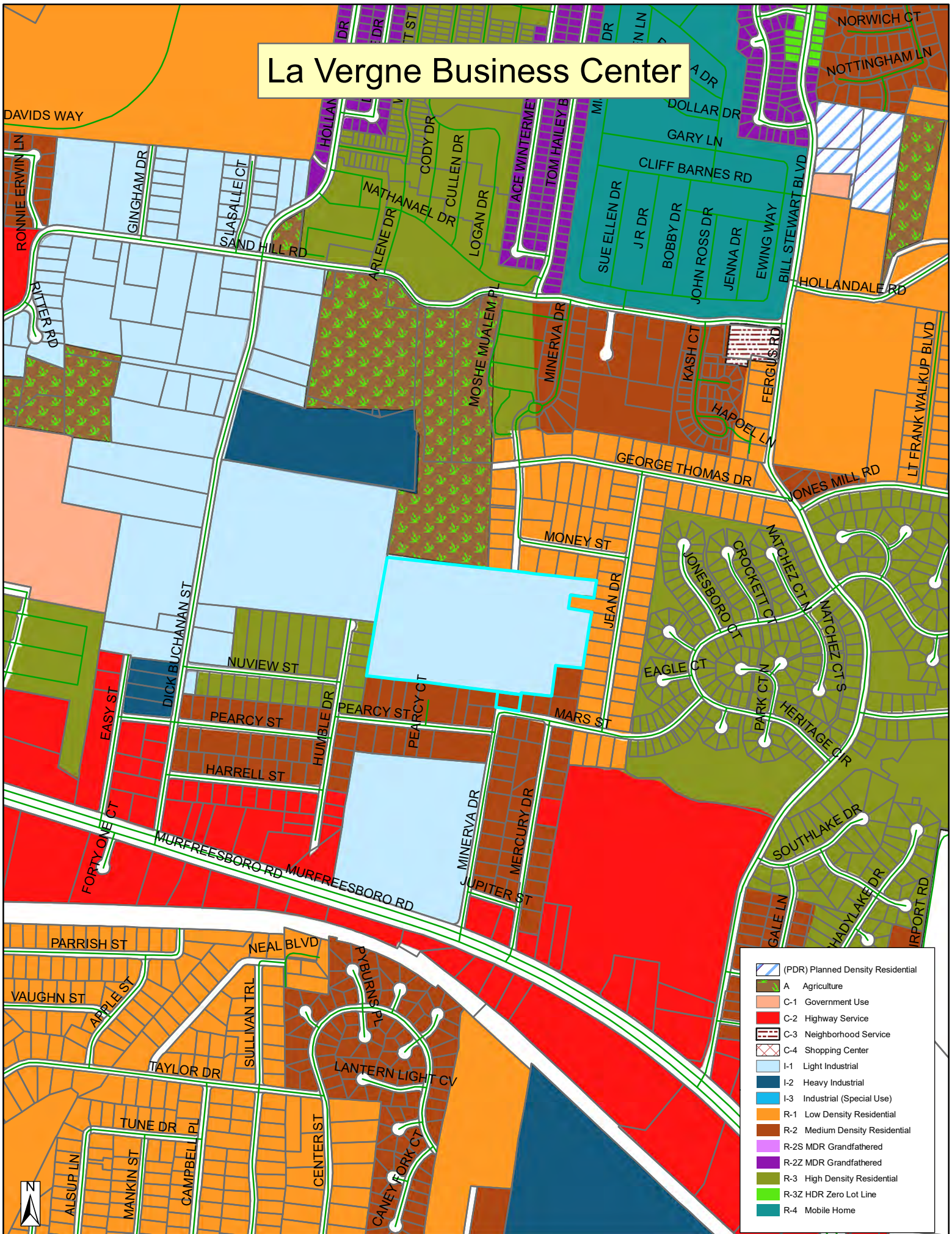
La Vergne Business Center



La Vergne Business Center



La Vergne Business Center



- (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







PROJECT NAME - SET DESCRIPTION

INDEX OF SHEETS
SEE SHEET NO. 1A

BEGIN CONSTRUCTION
STA. 100+30.00
MURFREESBORO ROAD

PROJECT LOCATION

TRAFFIC DATA	
ADT (2023)	24,676
DHV-30	1,861
D	0.55
K	8 %
V	45 MPH

REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	1	51

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

ROADWAY INDEX

STANDARD ROADWAY DRAWINGS

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

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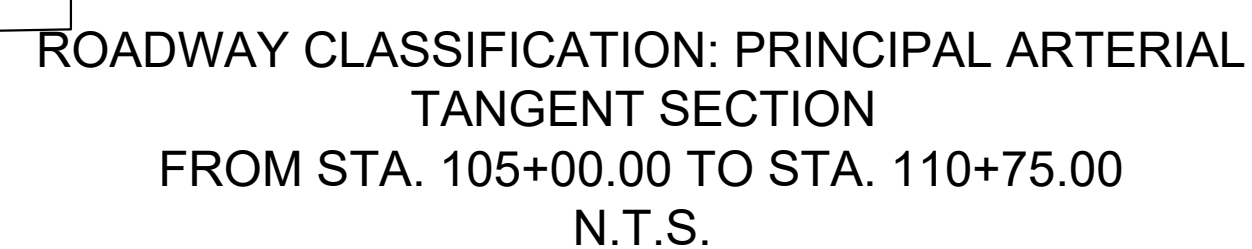
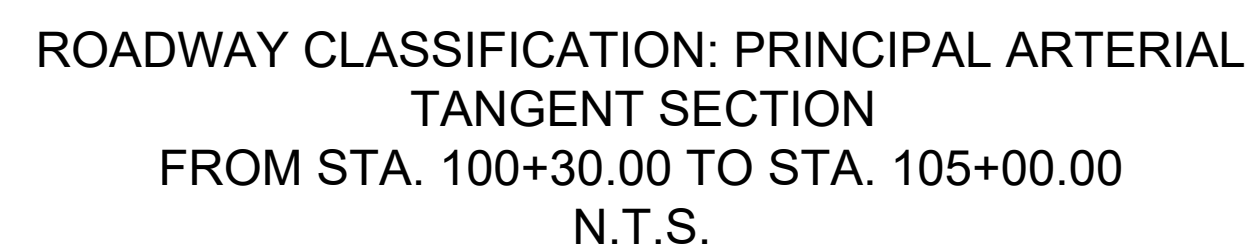
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REVISIONS	DATE	BY								

MAINTAINED BY:	BJV
DRAWN BY:	EJBF</

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



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11701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

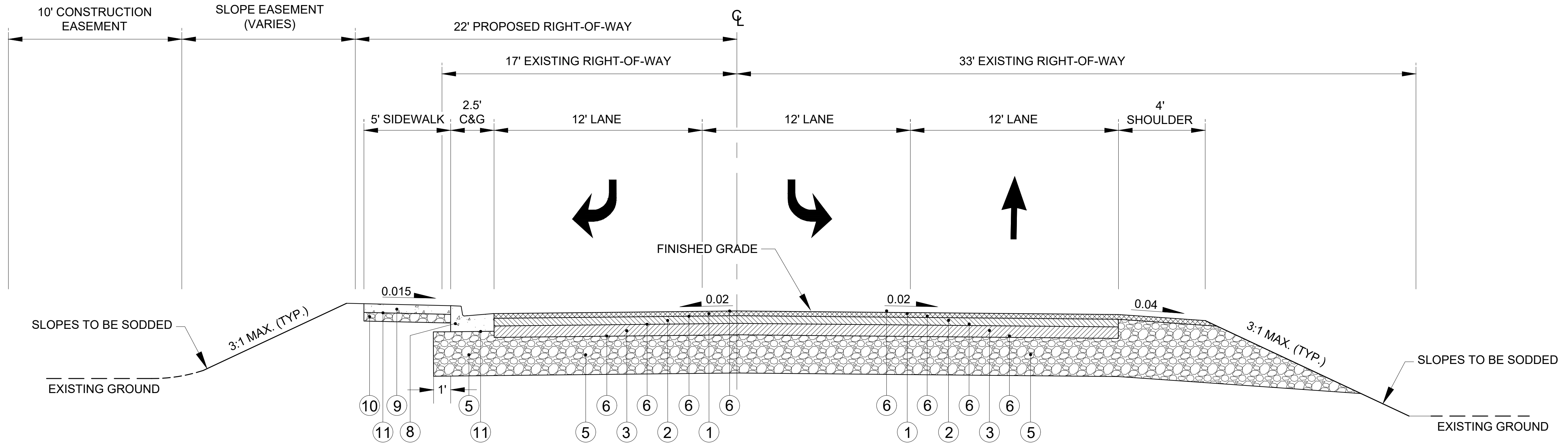
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KIMLEY-HORN PROJECT NO. 118574000			

TYPICAL SECTIONS

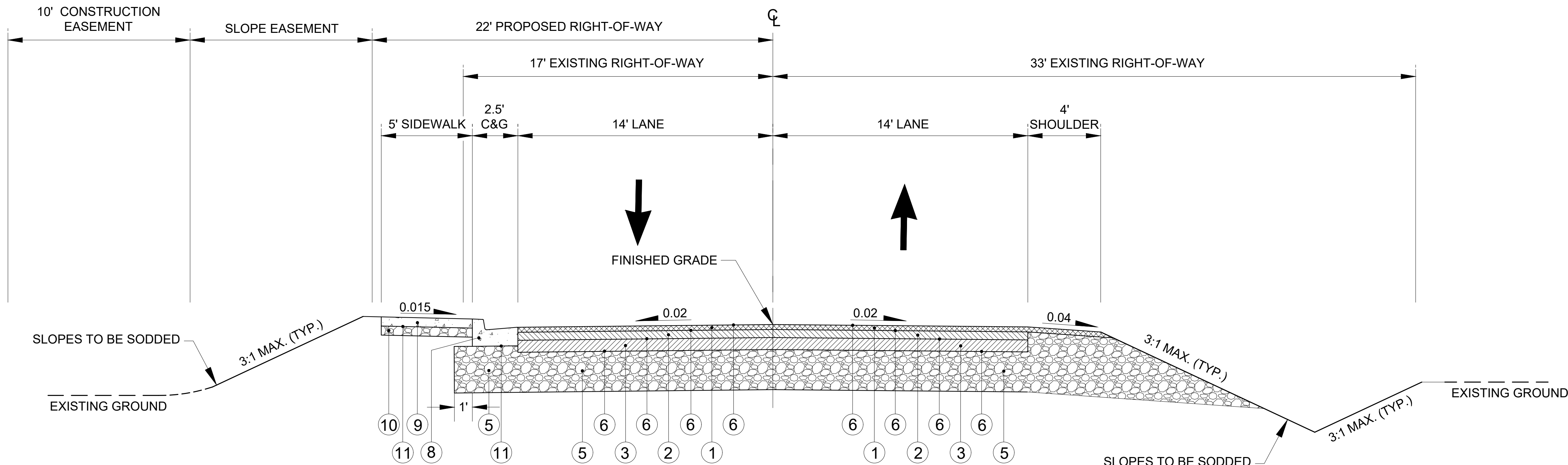
SHEET NUMBER
2B

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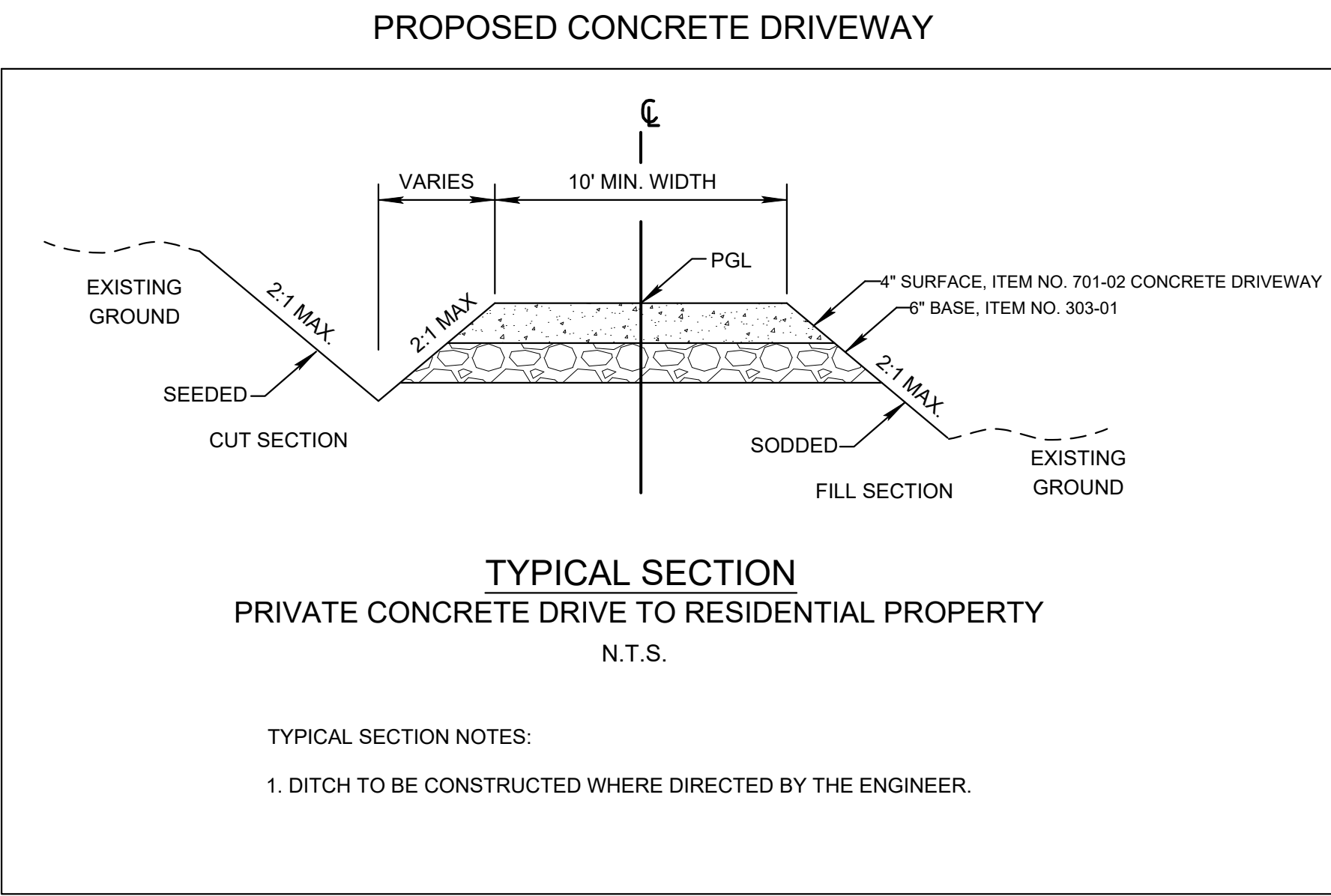
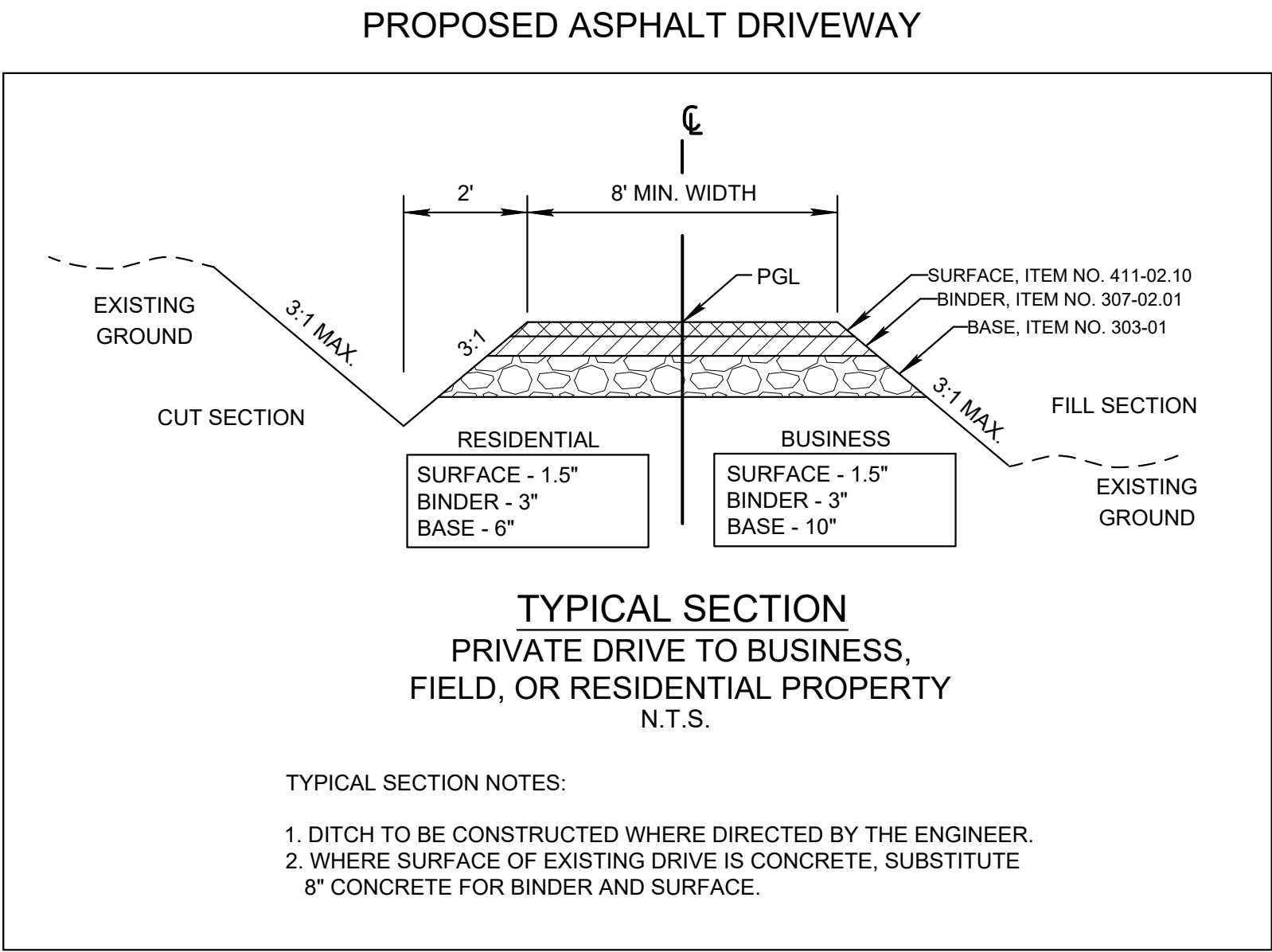
NO.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	BJV									
DRAWN BY:	EJBF									
CHECKED BY:	HML									
DATE:	7/29/2024									
KIMLEY-HORN PROJECT NO.	118574000									

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



DRAFT

REV/SIONS		DATE	BY
No.	1	2	3
DESIGNED BY:	BJV		
DRAWN BY:	EJBF		
CHECKED BY:	HML		
DATE:	7/29/2024		
KIMLEY-HORN PROJECT NO. 118574000			
TYPICAL SECTIONS			
SHEET NUMBER 2B2			

GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

GRADING

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

SEEDING AND SODDING

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

GUARDRAIL

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

DRAINAGE

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

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

FENCING

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

MISCELLANEOUS

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

ROAD CLOSURE

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

PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

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

FINAL PAVEMENT MARKING

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

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

DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

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

SNOWPLOWABLE REFLECTIVE PAVEMENT MARKERS

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

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

I A VERGNE TN

**DRAFT
PRELIMINARY
PLANS
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[illegible]

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

GENERAL NOTES

SHEET NUMBER

2C

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PAVEMENT

PAVING

- (1)

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

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

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

RIPRAP

- (1)

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

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

- (2)

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

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

SIGNING

- (1)

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

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

- (3)

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION WORK ZONE & TRAFFIC CONTROL

- (1)

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

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

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

TRAFFIC CONTROL DEVICES SHALL NOT BE DISPLAYED OR ERECTED UNLESS RELATED CONDITIONS ARE PRESENT NECESSITATING WARNING.
- (5)

USE OF BARRICADES, PORTABLE BARRIER RAILS, AND DRUMS SHALL BE LIMITED TO THE IMMEDIATE AREAS OF CONSTRUCTION WHERE A HAZARD IS PRESENT. THESE DEVICES SHALL NOT BE STORED ALONG THE ROADWAY WITHIN THIRTY (30) FEET OF THE EDGE OF THE TRAVELED WAY BEFORE OR AFTER USE UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL INCREASE TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. THESE DEVICES SHALL BE REMOVED FROM THE CONSTRUCTION WORK ZONE WHEN THE ENGINEER DETERMINES THEY ARE NO LONGER NEEDED. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.

- (6)

THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK ANY VEHICLES OR CONSTRUCTION EQUIPMENT DURING PERIODS OF INACTIVITY, WITHIN THIRTY (30) FEET OF THE EDGE OF PAVEMENT WHEN THE LANE IS OPEN TO TRAFFIC UNLESS PROTECTED BY GUARDRAIL, BRIDGE RAIL, AND/OR BARRIERS INSTALLED FOR OTHER PURPOSES FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. PRIVATELY OWNED VEHICLES SHALL NOT BE ALLOWED TO PARK WITHIN THIRTY (30) FEET OF AN OPEN TRAFFIC LANE AT ANY TIME UNLESS PROTECTED AS DESCRIBED ABOVE FOR ROADWAYS WITH CURRENT ADT'S LESS THAN 1500 AND DESIGN SPEED OF LESS THAN 60 MPH. THIS DISTANCE SHALL BE INCREASED TO FORTY-FIVE (45) FEET FOR ROADWAYS WITH CURRENT ADT'S OF 1500 OR GREATER AND DESIGN SPEED OF 60 MPH OR GREATER OR ON THE OUTSIDE OF A HORIZONTAL CURVE. WHERE THERE IS INSUFFICIENT RIGHT-OF-WAY TO PROVIDE FOR THIS REQUIRED SETBACK, THE CONTRACTOR SHALL DETERMINE THE ALTERNATE LOCATIONS AND REQUEST THE ENGINEER'S APPROVAL TO USE THEM.
- (7)

ALL DETOUR AND CONSTRUCTION SIGNING SHALL BE IN STRICT ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- (8)

ALL DETOURS SHALL BE PAVED, STRIPED, SIGNED, AND FLEXIBLE DRUMS ARE TO BE IN PLACE BEFORE IT IS OPENED TO TRAFFIC.
- (9)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING CONSTRUCTION SIGNS. THE COST OF THIS WORK SHALL BE INCLUDED IN ITEM NO. 712-06, SIGNS (CONSTRUCTION), S.F.

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

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PRELIMINARY
PLANS
FOR REVIEW ONLY

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

GENERAL NOTES

SHEET NUMBER

2C1

DRAFT

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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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

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

SPECIAL NOTES

SHEET NUMBER
2D

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ENVIRONMENTAL NOTES

ENVIRONMENTAL GENERAL NOTES

NATURAL RESOURCES

- (1)

SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE/U.S. EPSC MEASURES TO PROTECT NATURAL RESOURCES AND WATER QUALITY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. APPROPRIATE EPSC MEASURES MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS, ON THE DOWNHILL SIDE OF STOCKPILED SOIL, AND ALONG NATURAL RESOURCES IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION INTO STREAMS, WETLANDS OR OTHER NATURAL FEATURES IN ACCORDANCE WITH TDOT STANDARDS. EPSC MEASURES SHALL BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.
- (2)

NEW CHANNEL CONSTRUCTION SHALL BE COMPLETED IN THE DRY AND STABILIZED FOR AT LEAST 72 HOURS PRIOR TO DIVERTING WATER FROM THE EXISTING AND/OR TEMPORARY CHANNEL.
- (3)

INSTREAM EPSC DEVICES REQUIRE A REVIEW BY THE CITY ENGINEER TO DETERMINE IF WATER QUALITY PERMITS SHOULD BE OBTAINED.
- (4)

THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE/U.S., INCLUDING WETLANDS AND EPHEMERAL, INTERMITTENT, AND PERENNIAL STREAMS, IS NOT ALLOWED.
- (5)

THE WIDTH OF THE FILL ASSOCIATED WITH TEMPORARY CROSSINGS SHALL BE LIMITED TO THE MINIMUM NECESSARY FOR THE ACTUAL CROSSING, NOT TO EXCEED THE WIDTH SPECIFIED IN THE STANDARD DRAWING.
- (6)

STREAM BEDS SHALL NOT BE USED AS TRANSPORTATION ROUTES FOR CONSTRUCTION EQUIPMENT. TEMPORARY CULVERT CROSSINGS SHALL BE LIMITED TO ONE POINT PER STREAM AND EPSC MEASURES SHALL BE USED WHERE THE STREAM BANKS ARE DISTURBED. WHERE THE STREAMBED IS NOT COMPOSED OF BEDROCK, A PAD OF CLEAN ROCK SHALL BE USED AT THE CROSSING POINT AND CULVERTED TO PREVENT THE IMPOUNDMENT OF WATER FLOW. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, WHICH CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS. OTHER MATERIALS USED FOR ALL TEMPORARY FILLS SHALL BE COMPLETELY REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED AND THE AFFECTED AREAS RETURNED TO PREEXISTING ELEVATIONS. ALL TEMPORARY CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STD. DWG. EC-STR-25 UNLESS SPECIFICALLY ADDRESSED IN THE EPSC PLANS. ALTERNATIVELY, PLACING A TEMPORARY BRIDGE (E.G. BAILEY BRIDGE OR EQUIVALENT, TIMBERS, ETC.) FROM TOP OF BANK TO TOP OF BANK OR THE APPROPRIATE USE OF BARGES AT THE CROSSING TO AVOID DISTURBANCE OF THE STREAMBED IS AN ACCEPTABLE OPTION.
- (7)

HEAVY EQUIPMENT WORKING IN WETLANDS WITH PERMITTED TEMPORARY IMPACTS SHALL BE PLACED ON MATS, OR OTHER MEASURES MUST BE TAKEN TO MINIMIZE SOIL DISTURBANCE AND COMPACTION UNLESS SPECIFICALLY ADDRESSED IN THE CONSTRUCTION PLANS. ANY MATS AND OTHER MEASURES USED FOR HEAVY EQUIPMENT SHALL BE REMOVED IN THEIR ENTIRETY AFTER THE WORK IS COMPLETED. ALL AFFECTED AREAS SHOULD BE RETURNED TO PRE-EXISTING CONDITIONS.
- (8)

WETLANDS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION PLANS AND PERMITS.
- (9)

THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS PRIOR TO ANY CONSTRUCTION AND MAINTENANCE ACTIVITIES TO ENSURE THAT ENVIRONMENTAL FEATURES (E.G., STREAMS, WETLANDS, SPRINGS, ETC.) ARE NOT IMPACTED BEYOND PERMITTED LOCATIONS. IF THE CONTRACTOR OR PROJECT INSPECTOR IS UNSURE OF THE IDENTITY OF AN ENVIRONMENTAL FEATURE, THE INSPECTOR SHALL CONTACT THE CITY ENGINEER IMMEDIATELY.

SPECIES

- (10)

NO ACTIVITY MAY SUBSTANTIALLY DISRUPT THE MOVEMENT OF THOSE SPECIES OF AQUATIC LIFE INDIGENOUS TO THE WATER BODY, INCLUDING THOSE SPECIES THAT NORMALLY MIGRATE THROUGH THE AREA.

- (11)

SHOULD CLIFF SWALLOW OR BARN SWALLOW NESTS, EGGS, OR BIRDS (YOUNG AND ADULTS) BE PRESENT, THE CONTRACTOR SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERVICE OFFICE TO DETERMINE IF SEASONAL RESTRICTIONS WILL BE NECESSARY. GENERALLY, BIRDS, NESTS, AND EGGS MAY NOT BE DISTURBED BETWEEN APRIL 15 AND JULY 31. FROM AUGUST 1 TO APRIL 14, NESTS CAN BE REMOVED OR DESTROYED SO LONG AS BIRDS OR EGGS ARE NOT PRESENT, AND MEASURES IMPLEMENTED TO PREVENT FUTURE NEST BUILDING AT THE SITE (I.E., CLOSING OFF AREA USING NETTING).
- (12)

IF THE REMOVAL OF ANY TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) GREATER THAN 3 INCHES IS DEEMED NECESSARY THE ENGINEER SHALL CONTACT THE LOCAL U.S. FISH & WILDLIFE SERICE OFFICE IMMEDIATELY.

PERMITS, PLANS & RECORDS

- (13)

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND OBTAIN ANY NECESSARY ENVIRONMENTAL PERMITS OR APPROVALS, INCLUDING BUT NOT LIMITED TO ARCHAEOLOGY, ECOLOGY, HISTORICAL, HAZARDOUS MATERIALS, AIR AND NOISE, TDEC ARAP/401, USACE SECTION 404, TVA SECTION 26A, AND TDEC NPDES PERMITS, FROM FEDERAL, STATE AND/OR LOCAL AGENCIES REGARDING ANY MATERIAL AND STAGING AREAS AND THE OPERATION OF ANY PROJECT-DEDICATED ASPHALT AND/OR CONCRETE PLANTS TO BE USED. ANY SUCH PERMITS SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO THE USE OF THE PERMITTED AREA(S).
- (14)

ANY DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, THE PROJECT AS CONSTRUCTED, AND THE PERMIT(S) ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CITY ENGINEER SHALL BE CONTACTED IN THESE INSTANCES AND DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.
- (15)

IF A CHANGE IN PROJECT SCOPE OCCURS DURING CONSTRUCTION, INCLUDING VALUE ENGINEERING, THE CITY ENGINEER SHALL BE CONTACTED TO DETERMINE WHETHER PERMIT REVISIONS ARE NEEDED. THE ENGINEER SHALL BE CONTACTED TO DETERMINE IF ANY PLAN REVISIONS ARE NEEDED.
- (16)

THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATE. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.
- (17)

ALL WATER QUALITY PERMITS SHALL BE POSTED NEAR THE MAIN ENTRANCE OF THE CONSTRUCTION SITE ACCESSIBLE TO THE PUBLIC. THE NAME, COMPANY NAME, EMAIL ADDRESS, TELEPHONE NUMBER AND ADDRESS OF THE PROJECT SITE OWNER, OPERATOR, OR A LOCAL CONTACT PERSON WITH A BRIEF DESCRIPTION OF THE PROJECT SHALL ALSO BE POSTED. IF POSTING THIS INFORMATION NEAR A MAIN ENTRANCE IS INFEASIBLE, THE INFORMATION SHALL BE PLACED IN A PUBLICLY ACCESSIBLE LOCATION NEAR WHERE THE CONSTRUCTION IS ACTIVELY UNDERWAY AND MOVED AS NECESSARY. THIS LOCATION SHALL BE POSTED AT THE CONSTRUCTION SITE. ALL POSTINGS SHALL BE MAINTAINED IN LEGIBLE CONDITION.

SUPPORT ACTIVITIES

- (18)

MATERIALS AND STAGING AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE/U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY ENVIRONMENTAL PERMITS, OBTAINED SOLELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REVIEW ALL EXISTING PERMITS TO ENSURE THAT WORK AT PERMITTED SITES DOES NOT EXCEED EXPIRATION DATES. IF WORK IS GOING TO BE CONTINUED AFTER EXPIRATION DATES, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER TO COMMENCE PERMIT RENEWAL PROCESS.

ENVIRONMENTAL

- (20)

EXCEPT AS OTHERWISE SPECIFIED, THERE ARE NO KNOWN SPECIAL ENVIRONMENTAL FACTORS PRESENT ON THIS PROJECT THAT INDICATE A NEED FOR SEASONAL LIMITATIONS ON THE CLEARING, GRUBBING, EXCAVATION, GRADING, CUTTING OR FILLING OPERATIONS OR ON THE TOTAL AREA OF EXPOSED SOIL.

ENVIRONMENTAL

- (21)

THE CITY ENGINEER SHALL BE INVITED TO ALL PRE-CONSTRUCTION MEETINGS.

ECOLOGY

- (22)

THE CITY ENGINEER OR A DESIGNEE SHALL ADVISE THE CONTRACTOR DURING THE PRE-CONSTRUCTION MEETING WHEN THE CITY ENGINEER OR A DESIGNATED CONSULTANT WILL NEED TO BE ONSITE FOR WORK BEING DONE WHICH COULD AFFECT WATERS OF THE STATE/U.S. OR SPECIES.
- (23)

THE CITY ENGINEER OR A DESIGNEE SHALL ATTEND THE PRE-CONSTRUCTION MEETING FOR ALL PROJECTS WHICH HAVE THREATENED OR ENDANGERED SPECIES OR CRITICAL HABITAT PROXIMAL TO SCHEDULED WORK. THIS WILL PROVIDE THE OPPORTUNITY TO ENSURE THAT PERSONNEL INCLUDING THE CONTRACTOR'S PERSONNEL AND SUBCONTRACTORS ARE MADE AWARE OF THE NECESSARY PRECAUTIONS THAT MUST BE FOLLOWED.
- (24)

ALL PROJECTS WITH LEGALLY PROTECTED SPECIES OR CRITICAL HABITAT IDENTIFIED SHALL HAVE MEASURES IN PLACE TO CONTAIN CONCRETE DUST, CEMENT DUST AND ALL OTHER MATERIALS. THESE MATERIALS ARE NOT ALLOWED TO ENTER WATERS OF THE STATE/U.S.

SCOPE OF WORK

- (25)

WORK INCLUDES SIDEWALK, CURB AND BUTTER, GRADING, ROADSIDE DITCHES, TRAFFIC SIGNAL IMPROVEMENTS AND DRAINAGE IMPROVEMENTS ALONG MURFREESBORO ROAD AND MINERVA DRIVE.

Kimley»Horn

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

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

ENVIRONMENTAL
NOTES

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CATCH BASINS AND MANHOLES														
SHEET NO.	LOCATION	STATION	OFFSET (FT.)	DRAINAGE CODE	GRATE/TOP ELEV.	STRUCTURE TYPE	INSIDE DIMENSION	DEPTH (FT.)	STANDARD DRAWINGS	TYPE 3 M.H.	TYPE 12 C.B.	TYPE 14 C.B.	TYPE 42 C.B.	REMARKS
										611-01.02 4' - 8'	611-12.02 4' - 8'	611-14.01 0' - 4'	611-42.02 4'-8'	
4B	MURFREESBORO	104+41.25	-58.85	MH-01	572.66	#3	5' DIA.	4.00	D-MH-2	1				
4B	MURFREESBORO	104+40.00	-12.00	CB-00	576.06	#12	4X3	5.45	D-CB-12P		1			
4B	MINERVA	201+10.00	-16.00	CB-16	571.02	#12	5' DIA	4.66	D-CB-12RB		1			
4B	MINERVA	202+03.00	-16.19	CB-01	566.92	#12	4X3	4.92	D-CB-12P		1			
4B	MINERVA	202+90.00	-16.12	CB-02	563.81	#12	4X3	5.08	D-CB-12P		1			
4B	MINERVA	203+90.00	-16.08	CB-03	561.65	#12	4X3	5.50	D-CB-12P		1			
5B	MINERVA	205+24.13	-16.08	CB-04	558.08	#12	4X3	6.51	D-CB-12P		1			
5B	MINERVA	206+73.57	-16.19	CB-05	556.62	#12	4X3	5.91	D-CB-12P		1			
5B	MINERVA	208+60.41	-16.00	CB-06	555.07	#12	4X3	5.39	D-CB-12P		1			
5B	MINERVA	209+30.48	-15.51	CB-07	554.28	#14	8X3	3.94	D-CB-14P			1		
5B	MINERVA	209+55.35	-16.00	CB-08	554.73	#12	4X3	5.32	D-CB-12P		1			
6B	MINERVA	211+15.11	-16.18	CB-09	555.15	#12	4X3	4.83	D-CB-12P		1			
6B	MINERVA	212+82.32	-16.07	CB-10	557.09	#12	4X3	5.84	D-CB-12P		1			
6B	MINERVA	213+86.47	-16.08	CB-11	559.34	#12	4X3	6.85	D-CB-12P		1			
6B	MINERVA	215+09.32	-16.07	CB-12	560.4	#12	4X3	6.45	D-CB-12P		1			
6B	MINERVA	216+35.23	-15.89	CB-13	562.13	#12	4X3	5.45	D-CB-12P		1			
6B	MINERVA	216+88.20	-22.16	CB-14	562.9	#12	4X3	5.83	D-CB-12P		1			
6B	MINERVA	217+31.09	-92.07	CB-15	562.57	#42	5' DIA	4.78	D-CB-42RB				1	
TOTALS										1	15	1	1	

STORM DRAINAGE ENDWALLS									
SHEET NO.	LOCATION	STATION	OFFSE T (FT.)	DRAINAGE CODE	STRUCTURE TYPE	TDOT STANDARD DRAWING	CLASS "A" CONC. 611-07.01 (C.Y.)	REINF. STEEL 611-07.02 (LB.)	REMARKS
4B	MINERVA	202+95.00	23.50	EW-01	U	D-PE-18A	1.49	137	
4B	MINERVA	203+05.00	-26.20	EW-02	U	D-PE-18A	1.49	137	
4B	MINERVA	203+55.00	21.25	EW-03	U	D-PE-18A	1.49	137	
4B	MINERVA	203+75.00	-26.20	EW-04	U	D-PE-18A	1.49	137	
5B	MINERVA	208+60.00	-37.50	O-1	U	D-PE-24A	1.28	124	
5B	MINERVA	209+55.00	-36.80	O-2	U	D-PE-24A	1.28	124	
6B	MINERVA	214+35.00	-26.50	EW-05	U	D-PE-18A	1.49	137	
6B	MINERVA	215+05.00	-26.50	EW-06	U	D-PE-18A	1.49	137	
TOTALS							11.50	1070	

SIDE DRAIN TABULATION																
STATION	LOCATION		DESCRIPTION	DRIVEWAY WIDTH FT.	SKEW	RCP CLASS III OR CMP 16 GA OR PVC OR SRTRP OR HDPE OR PP (L.F.) FILL HEIGHT ≤ 10 FT.						END TREATMENT				REMARKS
												INLET		OUTLET		
	LT.	RT.				12"	18"	24"	30"	36"	42"	TYPE	DRAWING NO.	TYPE	DRAWING NO.	
204+67.41		X	MINERVA	13	90°	20						OEP		OEP		
205+77.74		X	MINERVA	8	90°	14						OEP		OEP		
207+41.90		X	MINERVA	12	90°		18					OEP		OEP		
207+69.92		X	MINERVA	15	90°		20					OEP		OEP		
209+21.95		X	MINERVA	15	90°		24					OEP		OEP		
211+75.89		X	MINERVA	24	90°		32					OEP		OEP		
212+64.70	X		MINERVA	14	90°		30					OEP		OEP		
212+72.88		X	MINERVA	12	90°	24						OEP		OEP		
213+77.70		X	MINERVA	15	90°	28						OEP		OEP		
214+99.46		X	MINERVA	10	90°	26						OEP		OEP		
TOTALS						112	124						Pipe Tabulation For Private Drives, Business & Field Entrances			

STORM DRAINAGE PIPES						
SHEET NO.	FROM		TO		% GRADE	607-05.02 24" (L.F.)
	CODE	OUTLET ELEV.	CODE	INLET ELEV.		
4B	EX-01	572.14	CB-00	570.61	3.16	69
4B	CB-00	570.61	MH-01	568.66	7.73	44
4B	MH-01	568.66	CB-16	566.36	4.43	52
4B	CB-16	566.36	CB-01	562.50	4.43	87
4B	CB-01	562.50	CB-02	559.33	3.16	100
4B	CB-02	559.23	CB-03	556.75	3.16	78
4B	EW-01	563.00	EW-02	561.50	2.72	55
4B	EW-03	562.30	EW-04	560.75	3.69	42
5B	CB-03	556.65	CB-04	552.16	3.16	133
5B	CB-04	552.06	CB-05	551.31	0.50	150
5B	CB-05	551.21	CB-06	550.27	0.50	187
5B	CB-06	550.18	O-01	550.09	0.55	17
5B	CB-07	550.34	CB-08	550.09	1.00	25
5B	CB-08	549.91	O-02	549.81	1.50	19
6B	CB-15	558.12	CB-14	557.67	0.50	91
6B	CB-14	557.57	CB-13	557.27	0.50	59
6B	CB-13	557.17	CB-12	554.54	2.01	131
6B	CB-12	554.44	CB-11	553.08	1.11	123
6B	CB-11	552.98	CB-10	551.84	1.11	103
6B	CB-10	551.74	CB-09	550.91	0.50	167
6B	CB-09	550.81	CB-08	550.09	0.45	160
6B	EW-06	559.60	EW-05	559.15	0.87	52
TOTALS						1944

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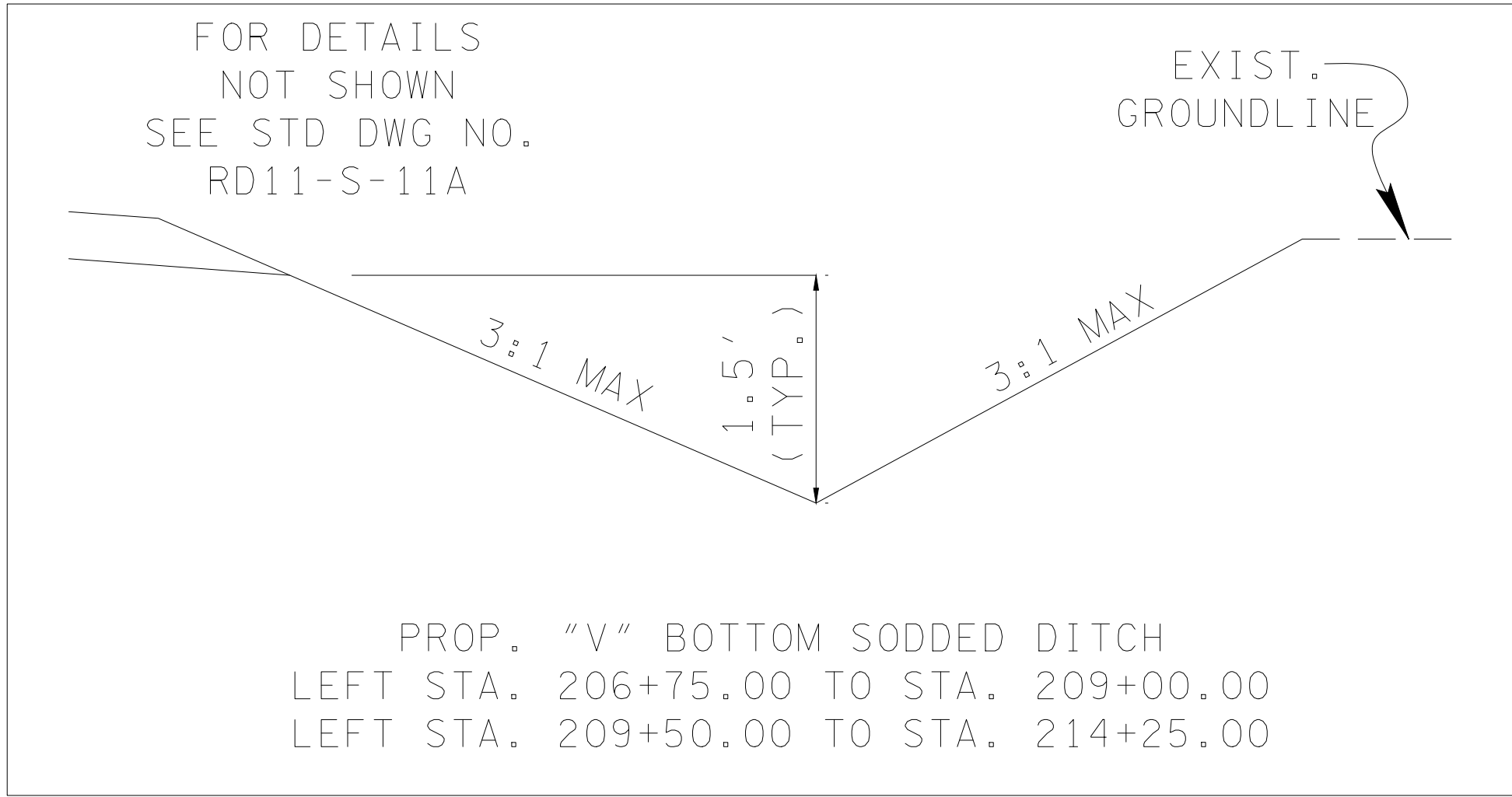
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TABULATED QUANTITIES												
SHEET NUMBER												
2F												

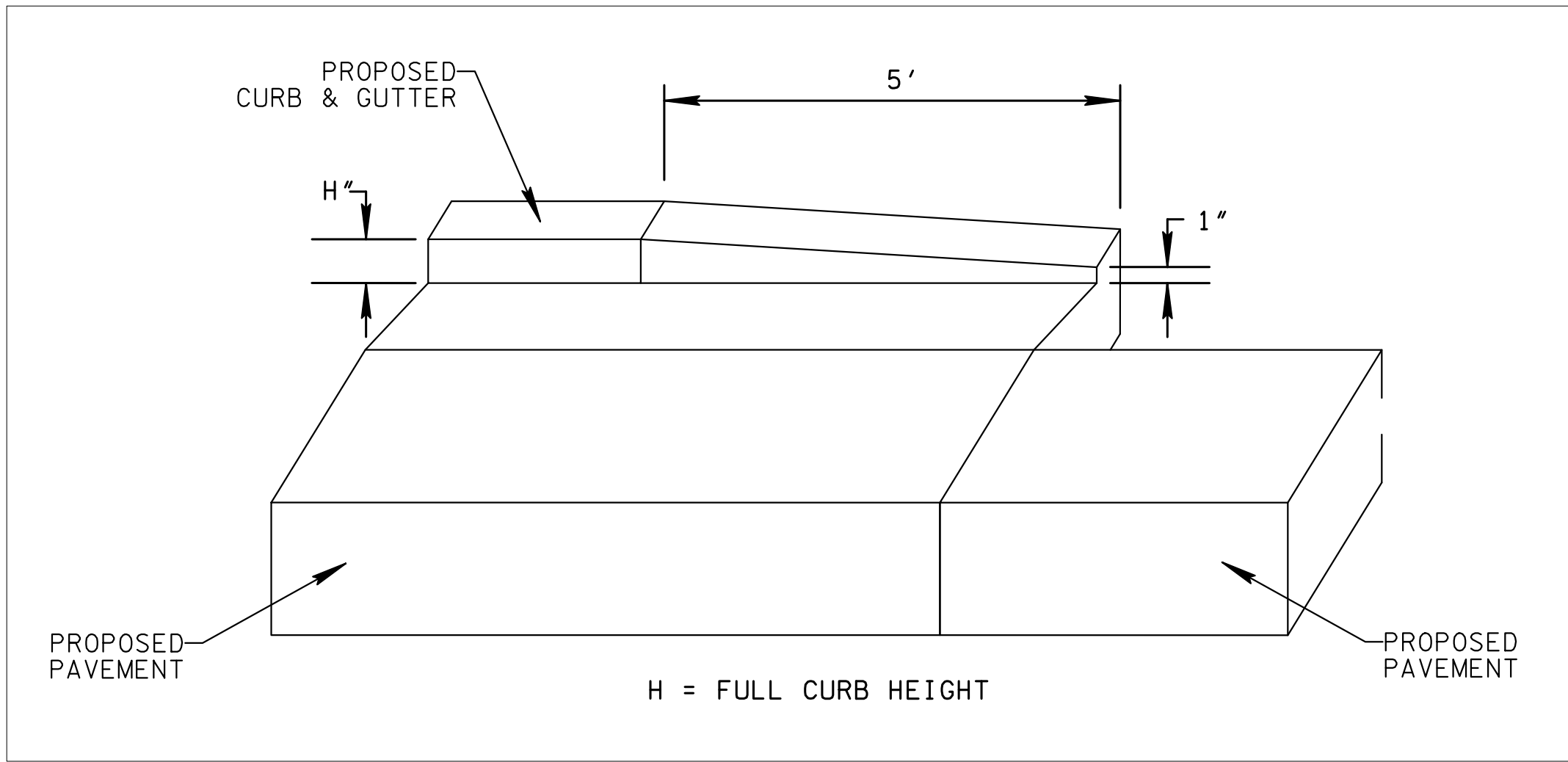
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1 DITCH DETAILS
SCALE: NOT TO SCALE

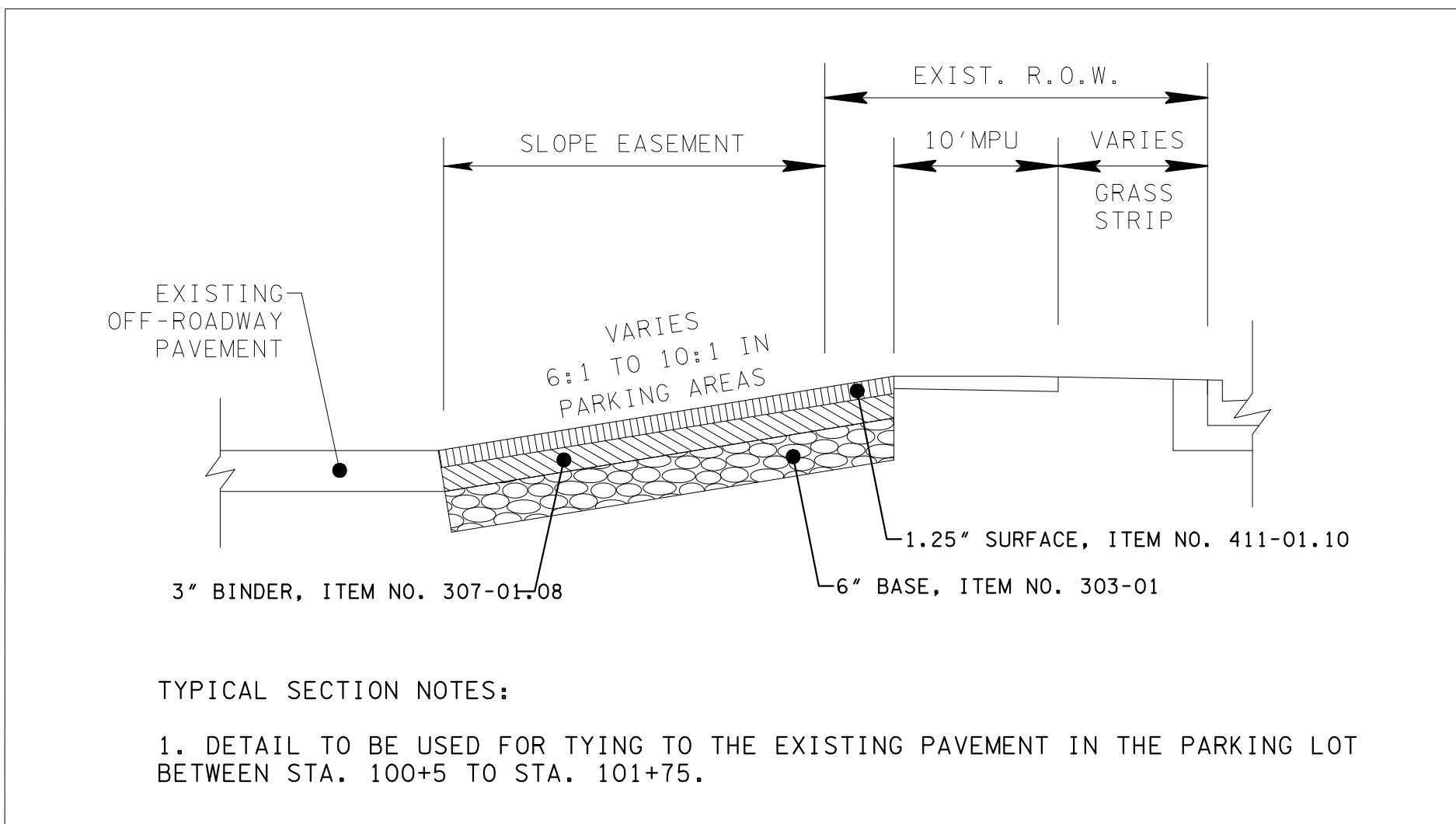
SPECIAL DITCH #1
BENDERS FERRY ROAD



2 CURB TURN DOWN DETAIL
SCALE: NOT TO SCALE



3 SLOPE TREATMENT IN PAVED AREAS
SCALE: NOT TO SCALE



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DETAIL SHEETS

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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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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

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
	KIMLEY-HORN PROJECT NO. 118574000										

RIGHT-OF-WAY NOTES,
UTILITY NOTES, AND
UTILITY OWNERS

SHEET NUMBER
3

DRAFT

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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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LA VERGNE, TN

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

RIGHT-OF-WAY
AQUSITION TABLE

SHEET NUMBER
3A

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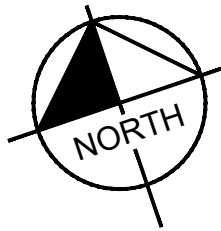
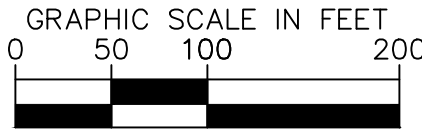
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DENOTES PERMANENT DRAINAGE EASEMENT

DENOTES TEMPORARY CONSTRUCTION EASEMENT

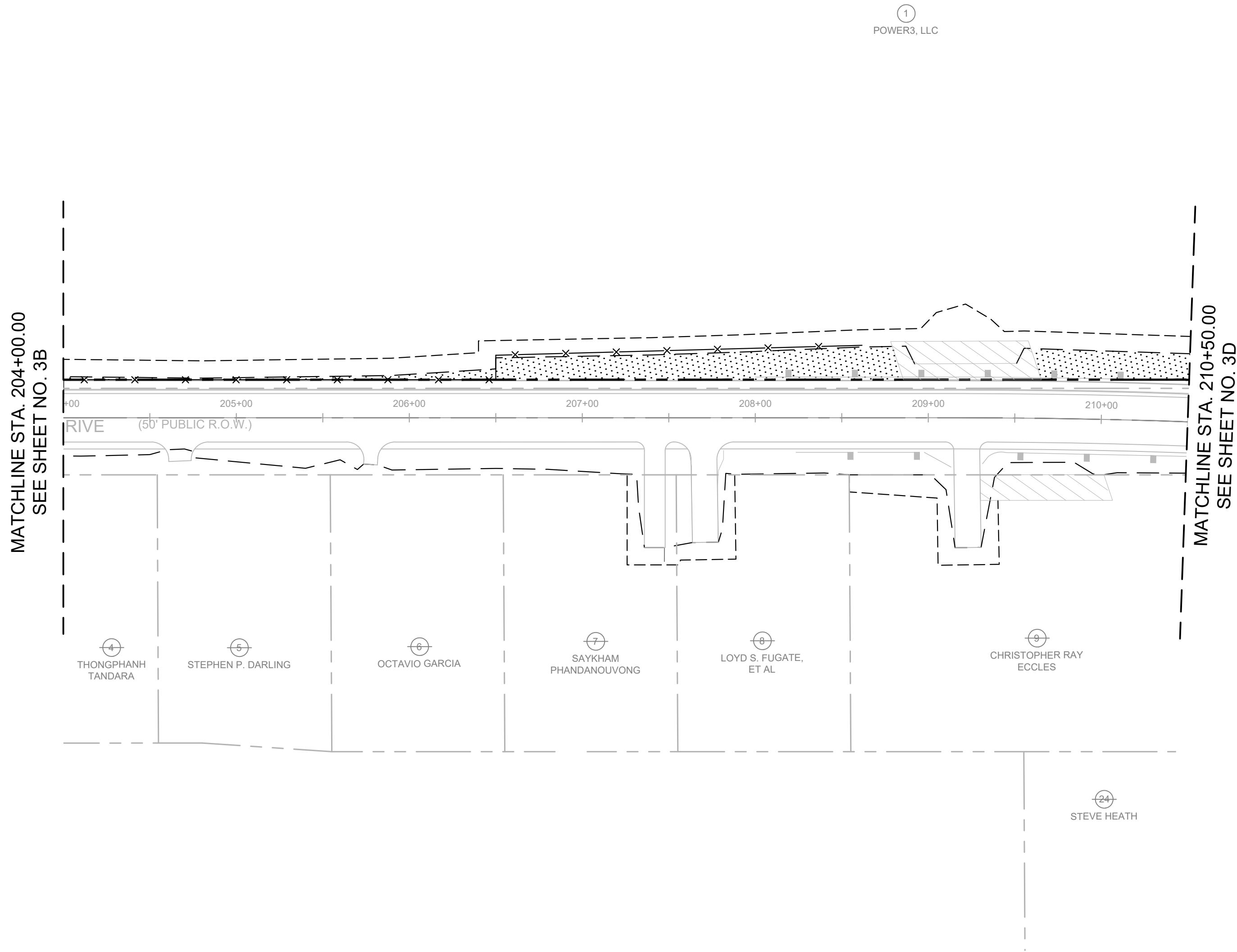
DENOTES PROPOSED SLOPE EASEMENT

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BY	DATE	REV/SIONS	No.	DESIGNED BY:	BJV
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DATE:			7/29/2024		
KIMLEY-HORN PROJECT NO. 118574000					
PROPERTY MAP					
SHEET NUMBER					
3B					

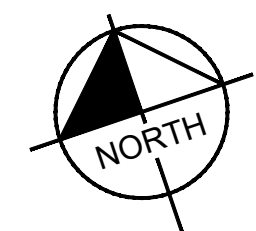
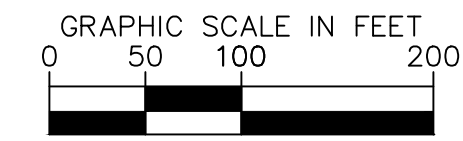
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LEGEND

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

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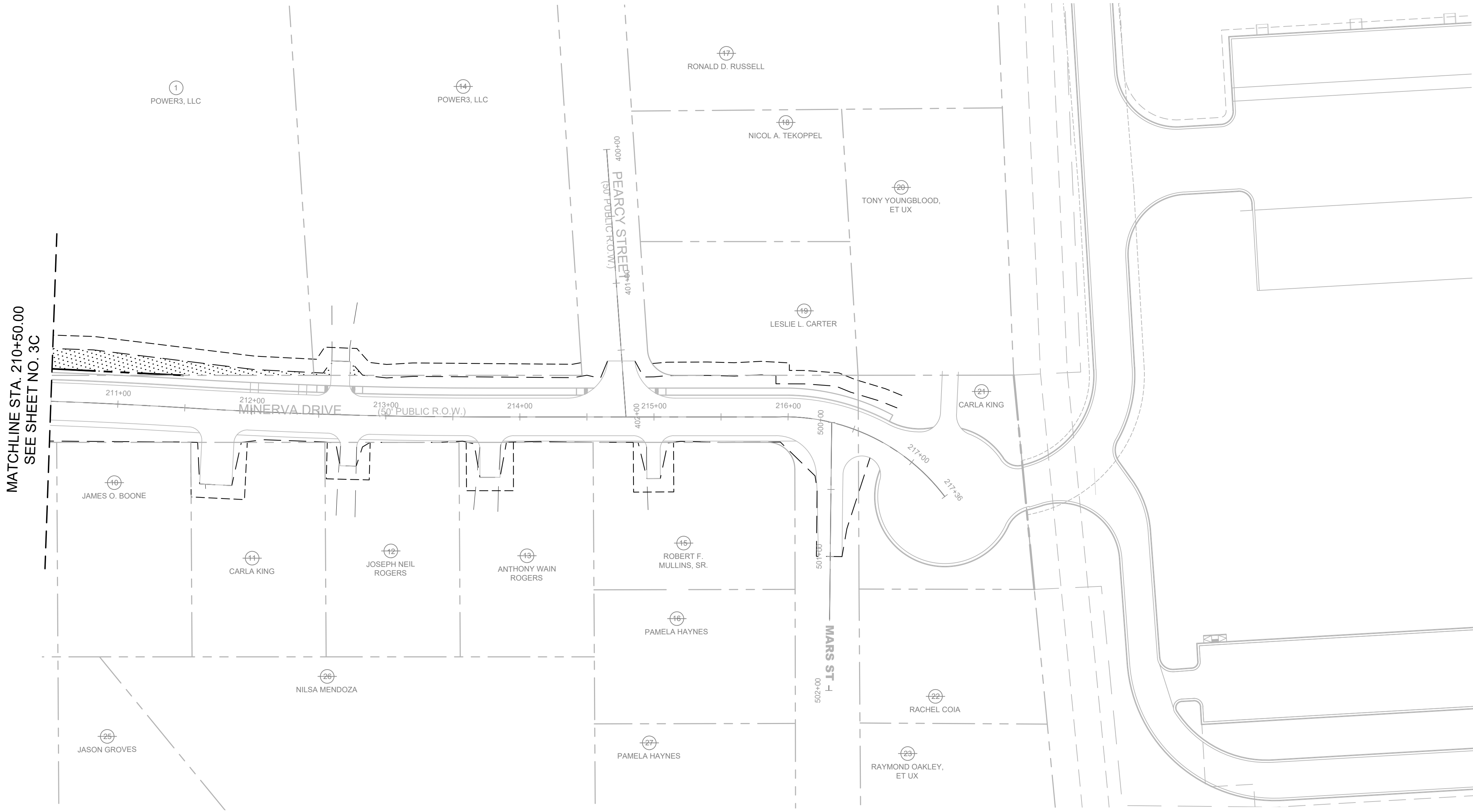
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	

PROPERTY MAP
SHEET NUMBER
3C

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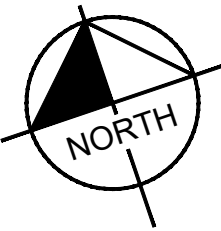
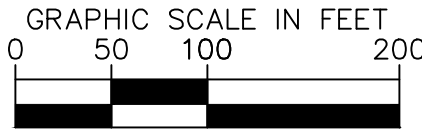
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LEGEND	
	DENOTES PERMANENT DRAINAGE EASEMENT
	DENOTES TEMPORARY CONSTRUCTION EASEMENT
	DENOTES PROPOSED SLOPE EASEMENT

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

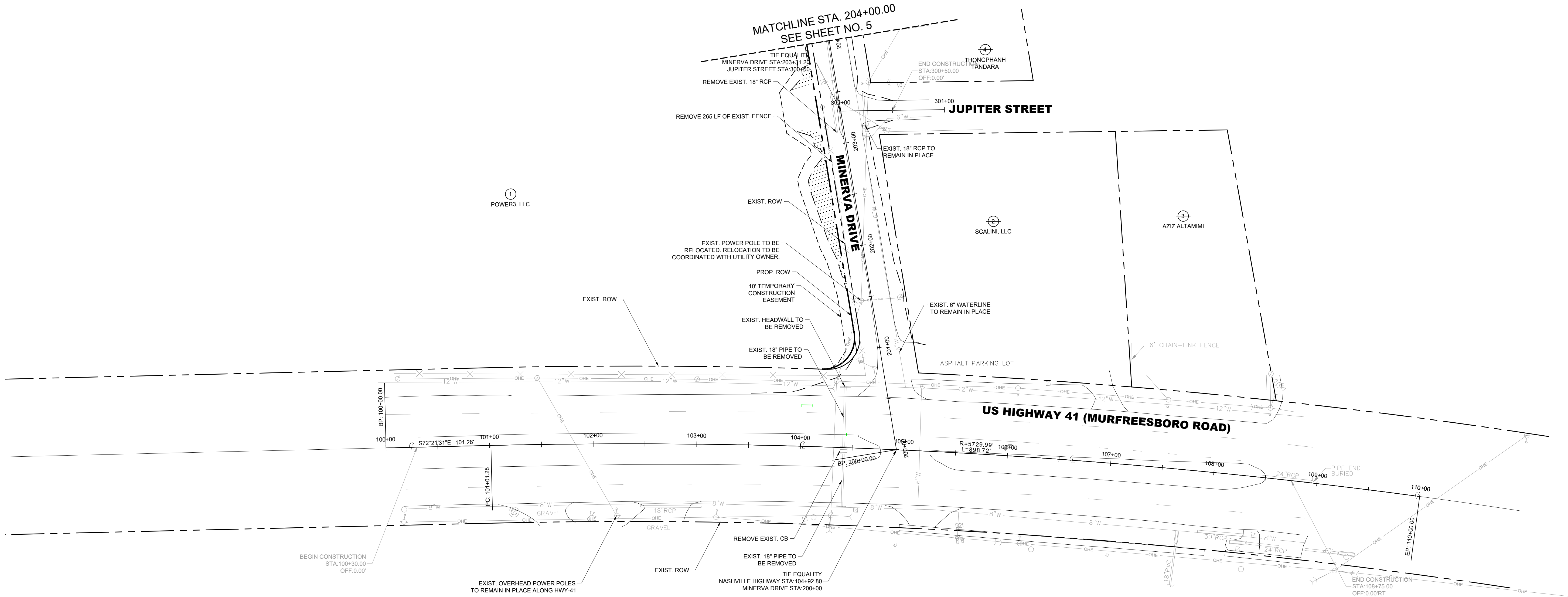
PROPERTY MAP

SHEET NUMBER
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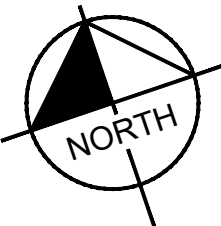
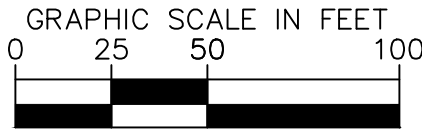
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DESIGNED BY:		BJV								
DRAWN BY:		EJBF								
CHECKED BY:		HML								
DATE:		7/29/2024								
KIMLEY-HORN PROJECT NO.		118574000								
PRESENT LAYOUT										
SHEET NUMBER		4								

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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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OFFSITE ROADWAY
IMPROVEMENTS
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BY		DATE		REVISIONS												
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DESIGNED BY:				BJV												
DRAWN BY:				EJBF												
CHECKED BY:				HML												
DATE:				7/29/2024												
				KIMLEY-HORN PROJECT NO. 118574000												
				PROPOSED LAYOUT												
				SHEET NUMBER 4A												

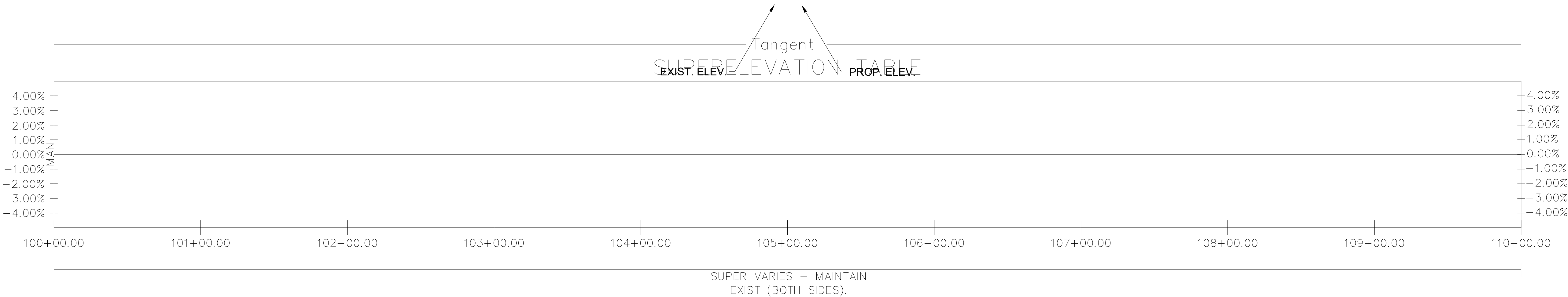
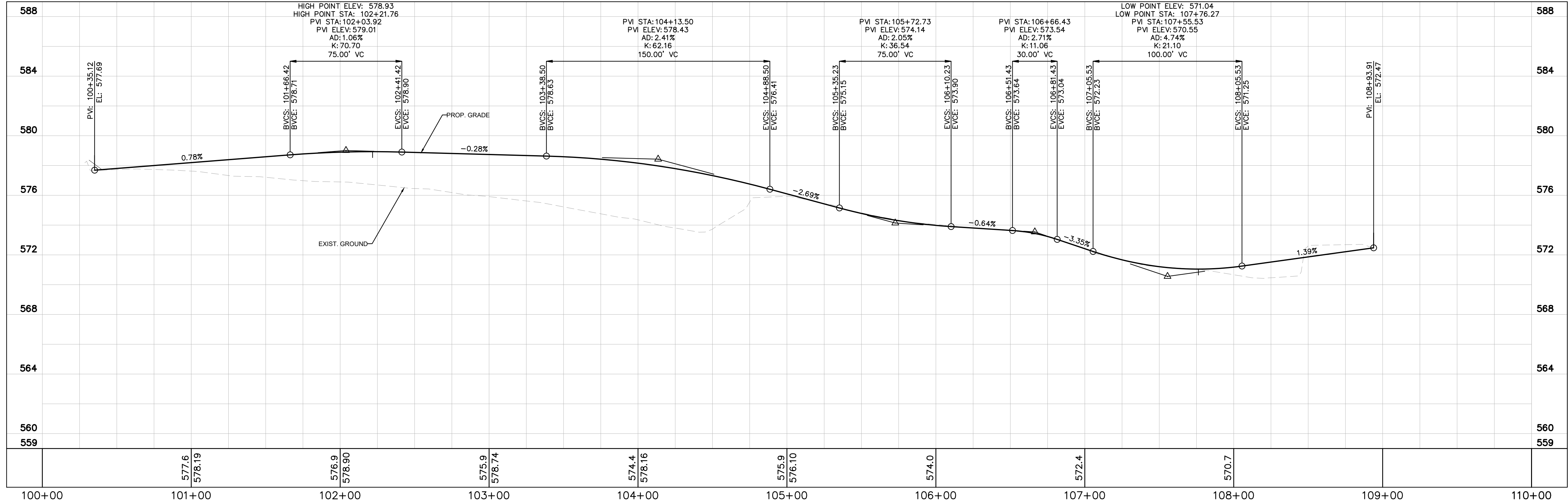
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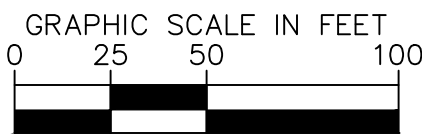
Page 105 of 202

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US HIGHWAY 41 (MURFREESBORO ROAD)

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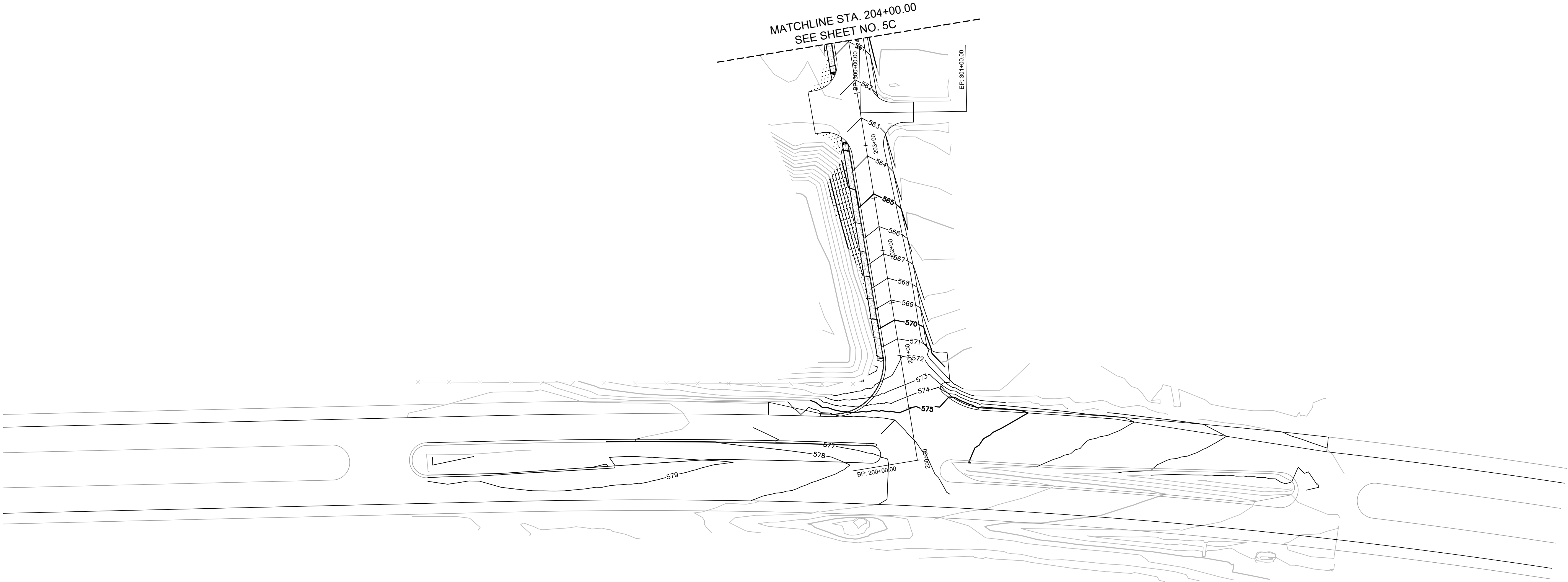
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DESIGNED BY:			BJV						
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DATE:			7/29/2024						
KIMLEY-HORN PROJECT NO. 118574000									

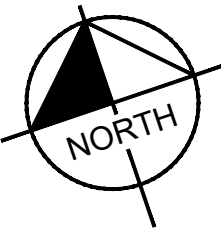
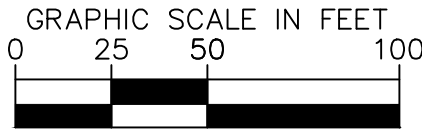
PROPOSED PROFILE

SHEET NUMBER
4B

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No.	1	2	3
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	

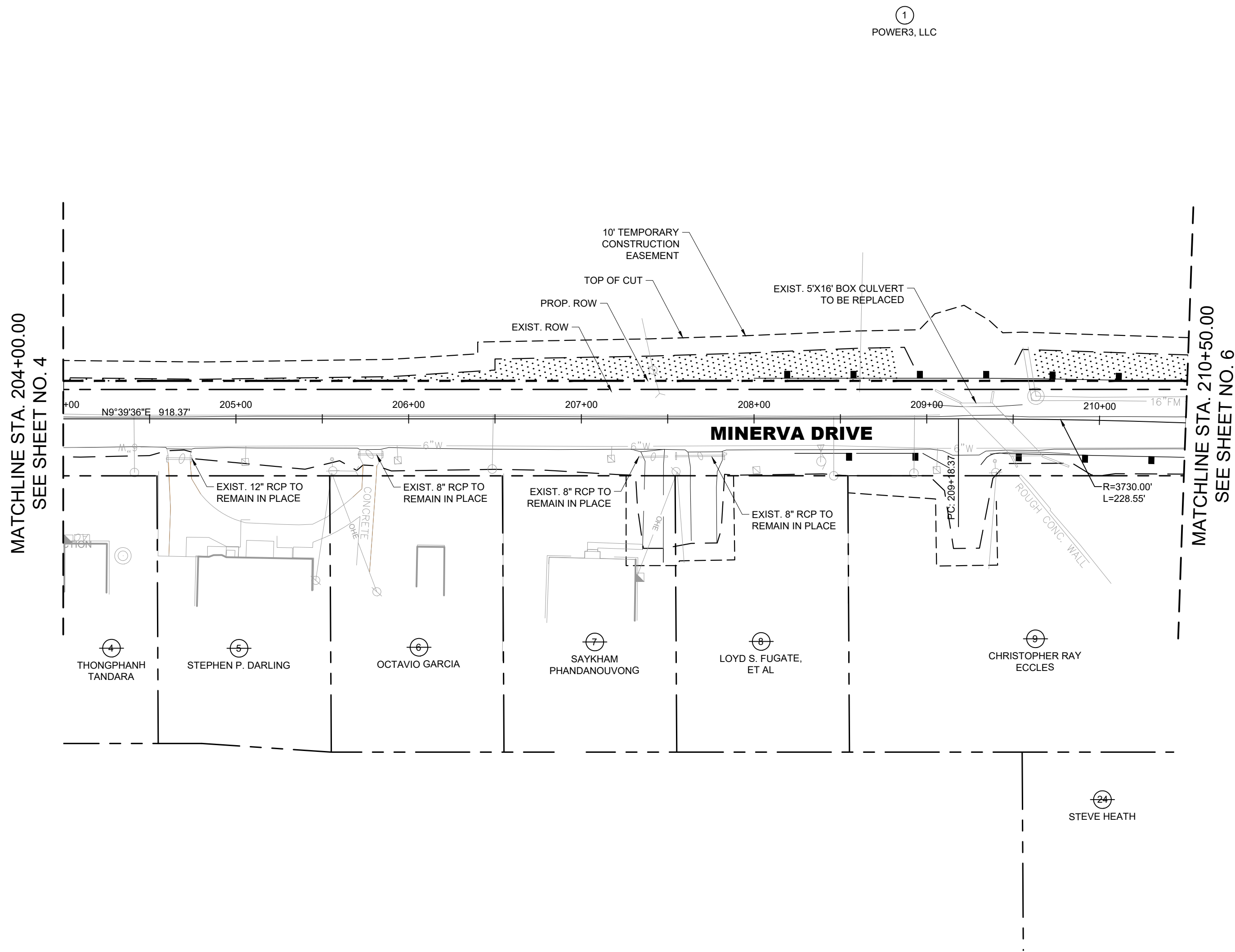
GRADING LAYOUT

SHEET NUMBER
4C

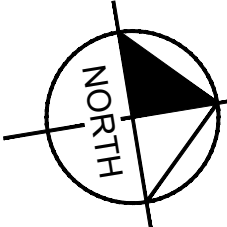
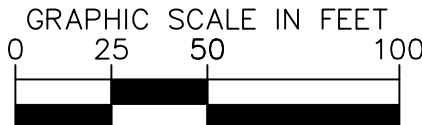
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
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KIMLEY-HORN PROJECT NO. 118574000			

PRESENT LAYOUT

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5

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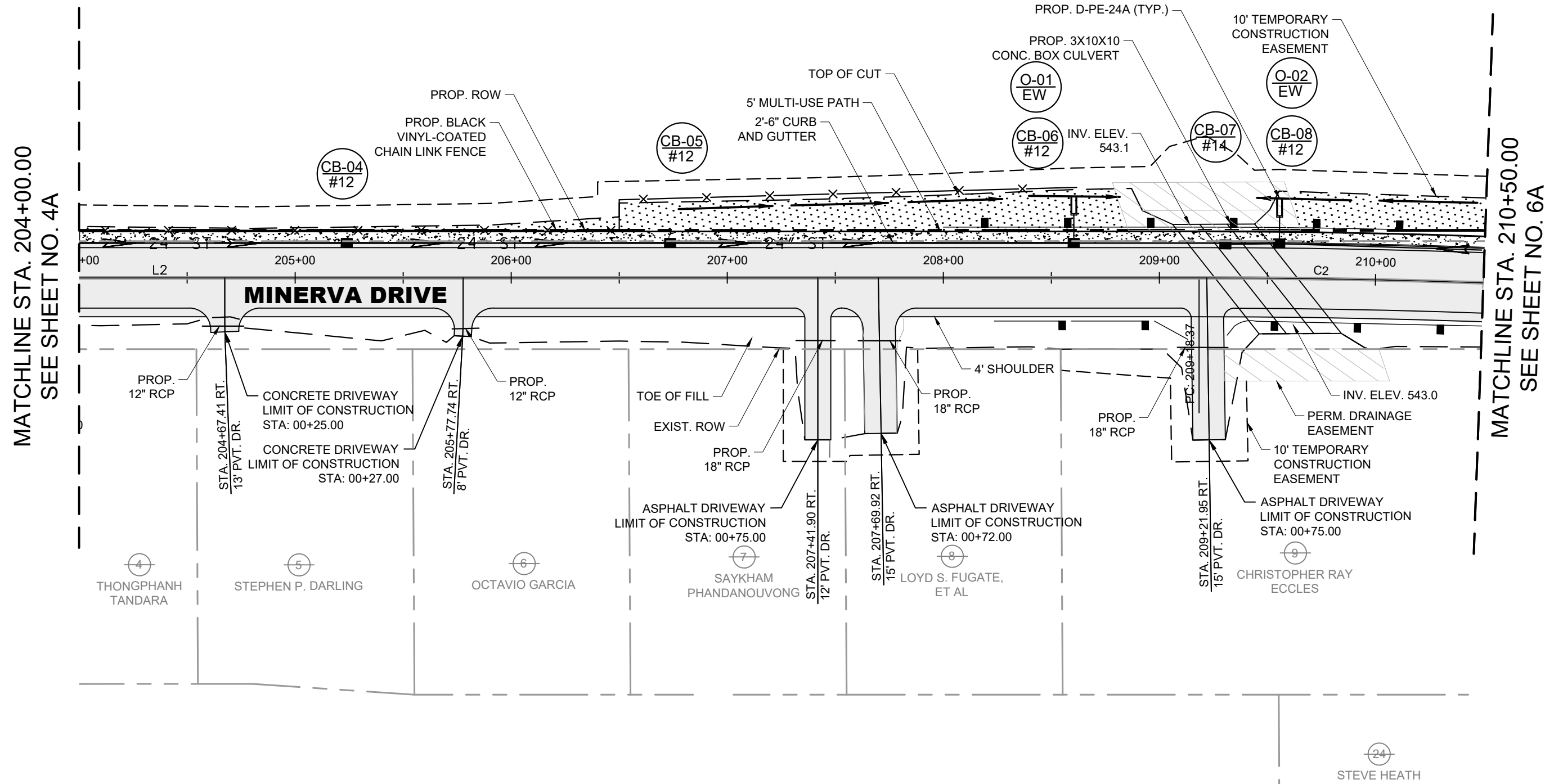
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LEGEND

ASPHALT PAVEMENT MILL AND OVERLAY

FULL DEPTH ASPHALT PAVEMENT

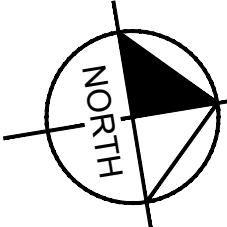
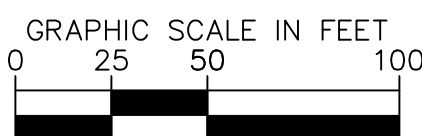
CONCRETE DRIVEWAY/MULTI-USE PATH



1
POWERS, LLC

BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C2	$\Delta=3^{\circ} 30' 39''$	3730.00'	228.55'	
L2	N $9^{\circ}39'35''$ E		918.37'	

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
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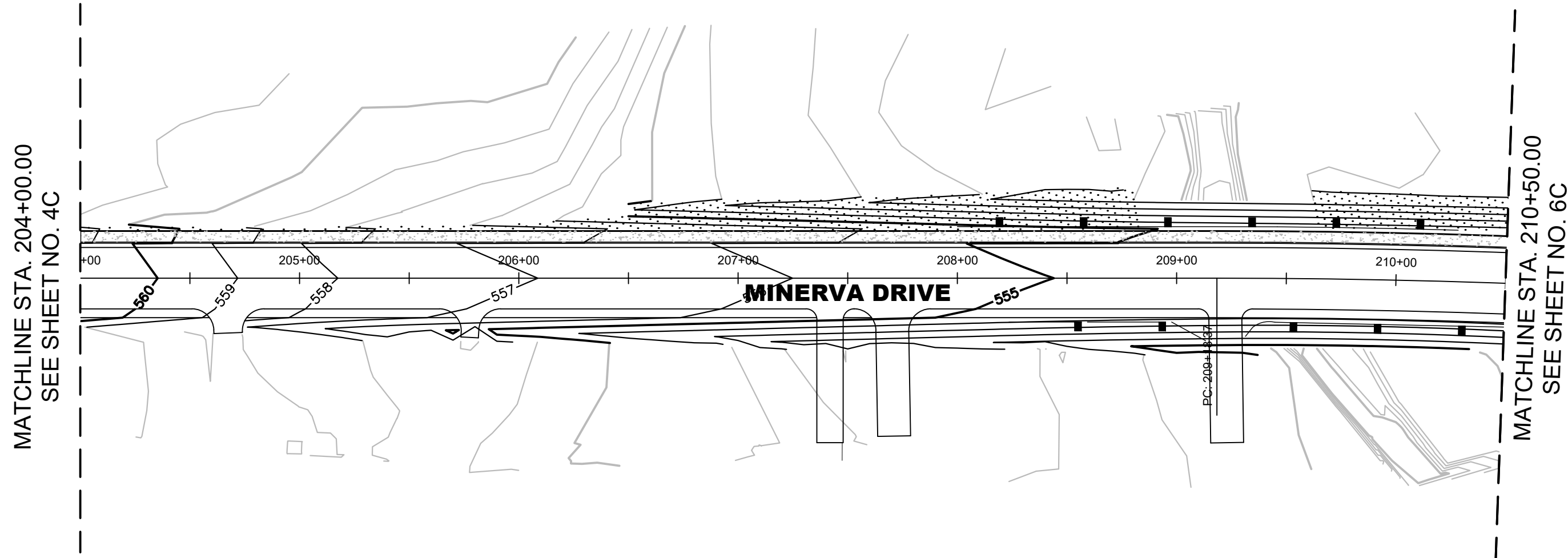
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No.	1	2	3	4	5	6	7	8	9	10			
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CHECKED BY:										HML			
DATE:										7/29/2024			
KIMLEY-HORN PROJECT NO.										118574000			
PROPOSED LAYOUT													
SHEET NUMBER													
5A													

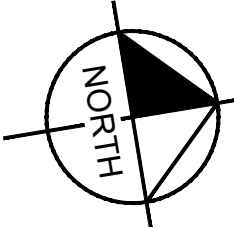
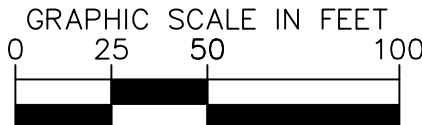
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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

REVISIONS		DATE	BY
No.	1		
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	

GRADING LAYOUT

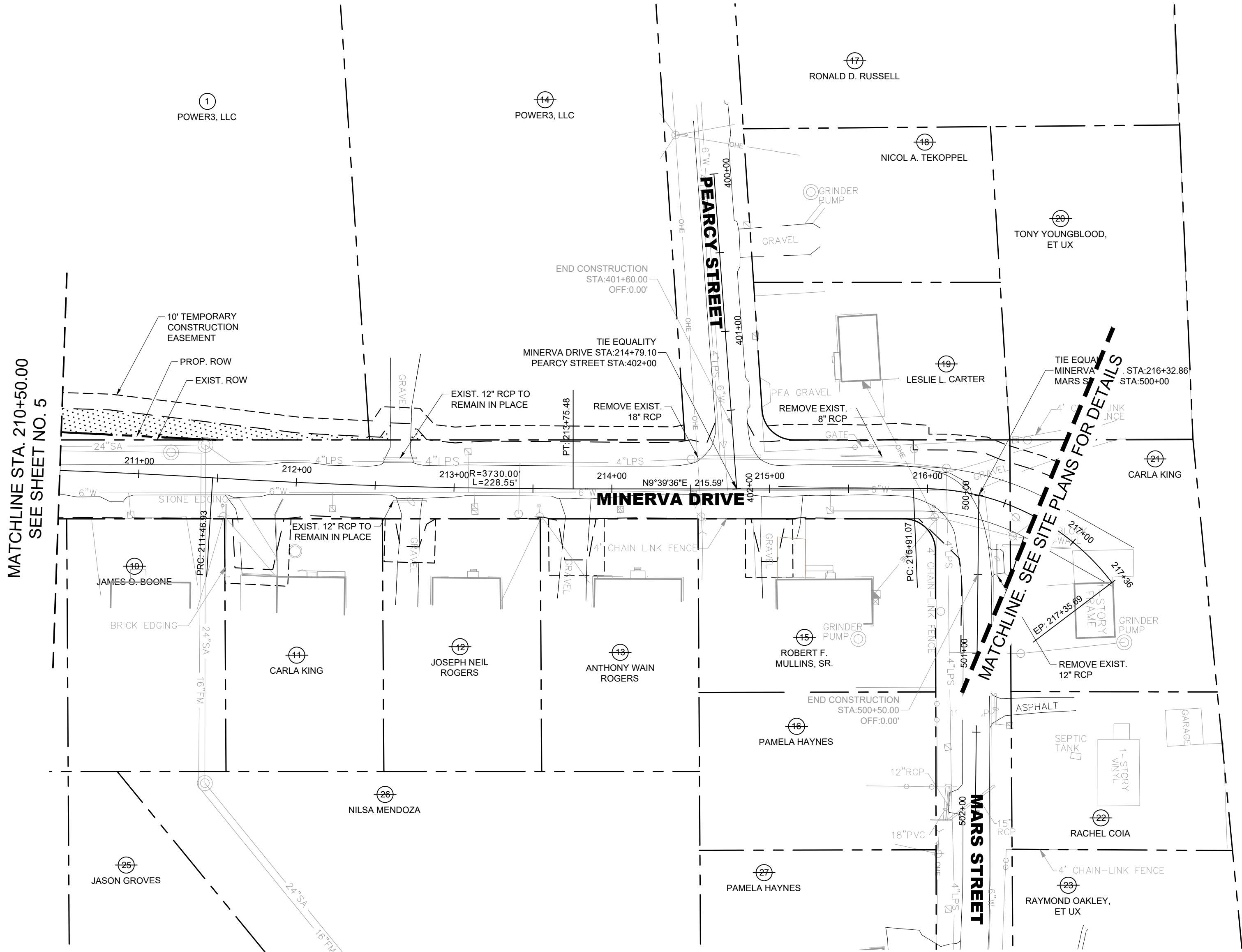
SHEET NUMBER

5C

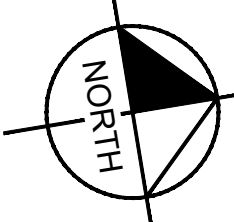
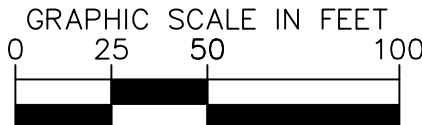
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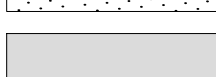
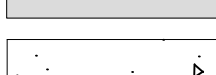
1701 MARS STREET
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LA VERGNE, TN

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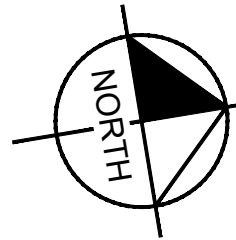
REVISIONS											DATE	BY
No.	1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:											BJV	
DRAWN BY:											EJBF	
CHECKED BY:											HML	
DATE:											7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000												
PRESENT LAYOUT												
SHEET NUMBER												
6												

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LEGEND	
	ASPHALT PAVEMENT MILL AND OVERLAY
	FULL DEPTH ASPHALT PAVEMENT
	CONCRETE DRIVEWAY/MULTI-USE PATH

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

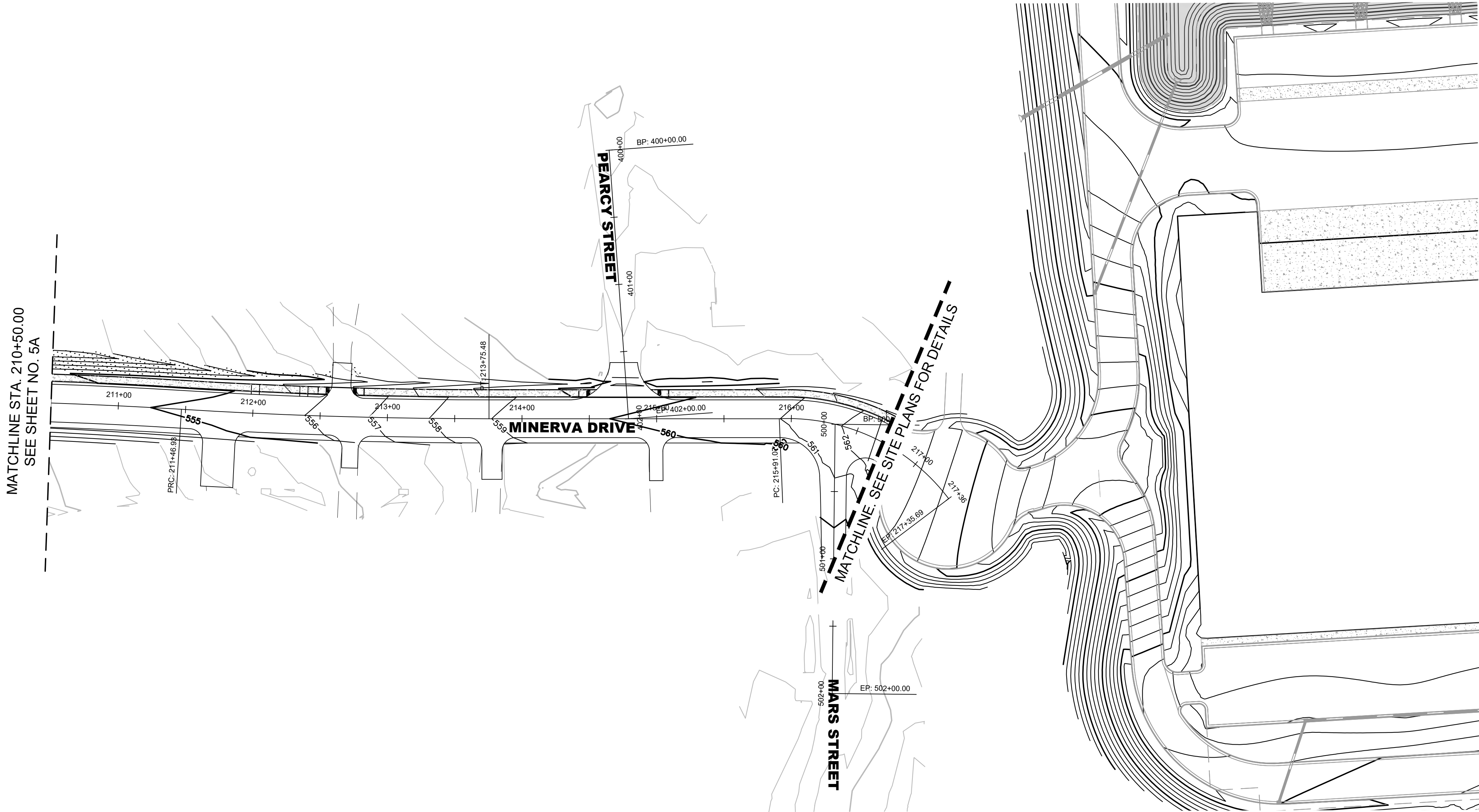
PROPOSED LAYOUT

SHEET NUMBER

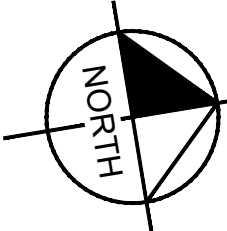
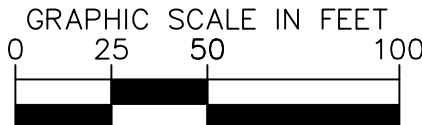
6A

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

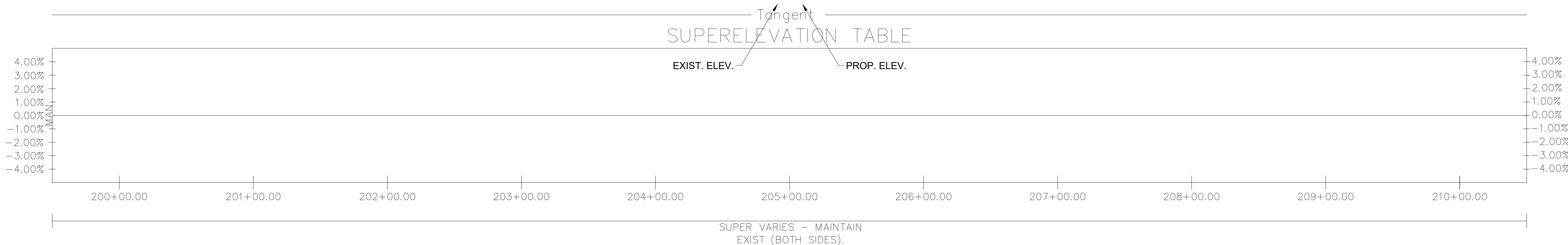
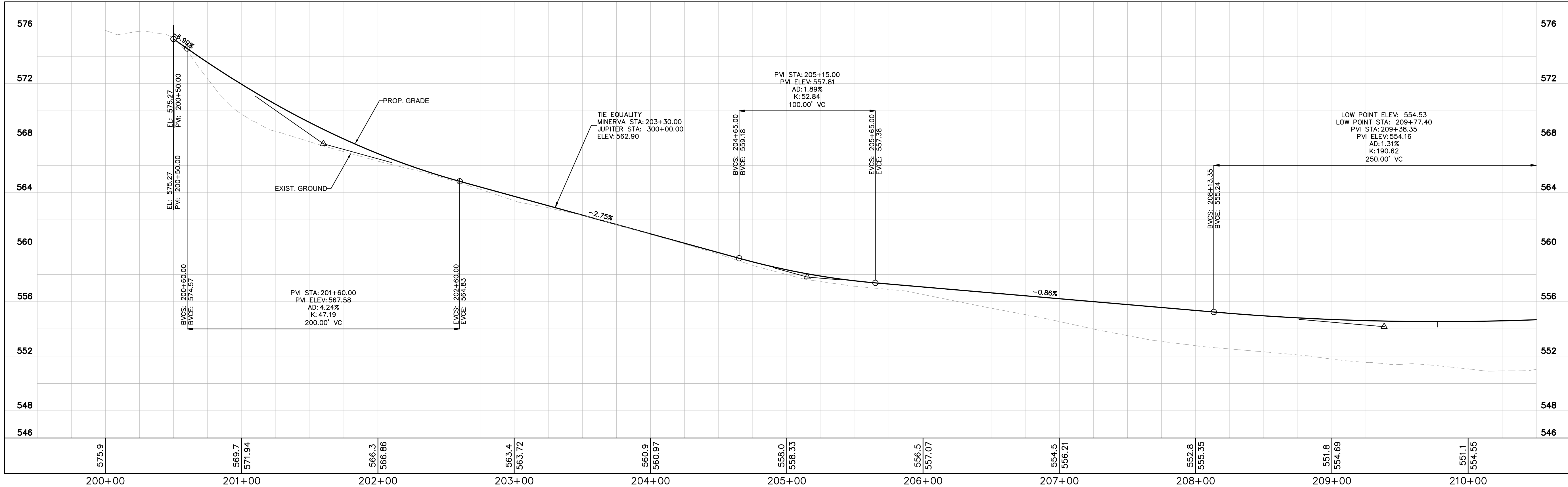
GRADING LAYOUT

SHEET NUMBER
6C

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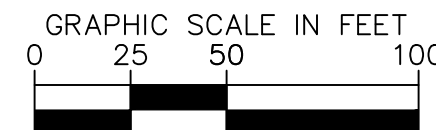
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MINERVA ROAD

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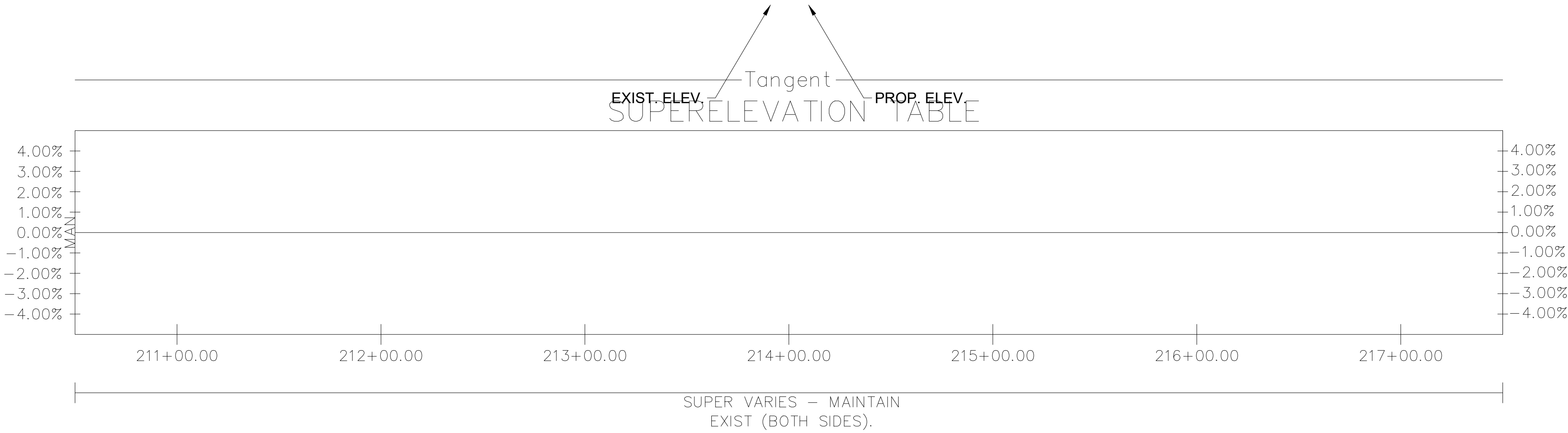
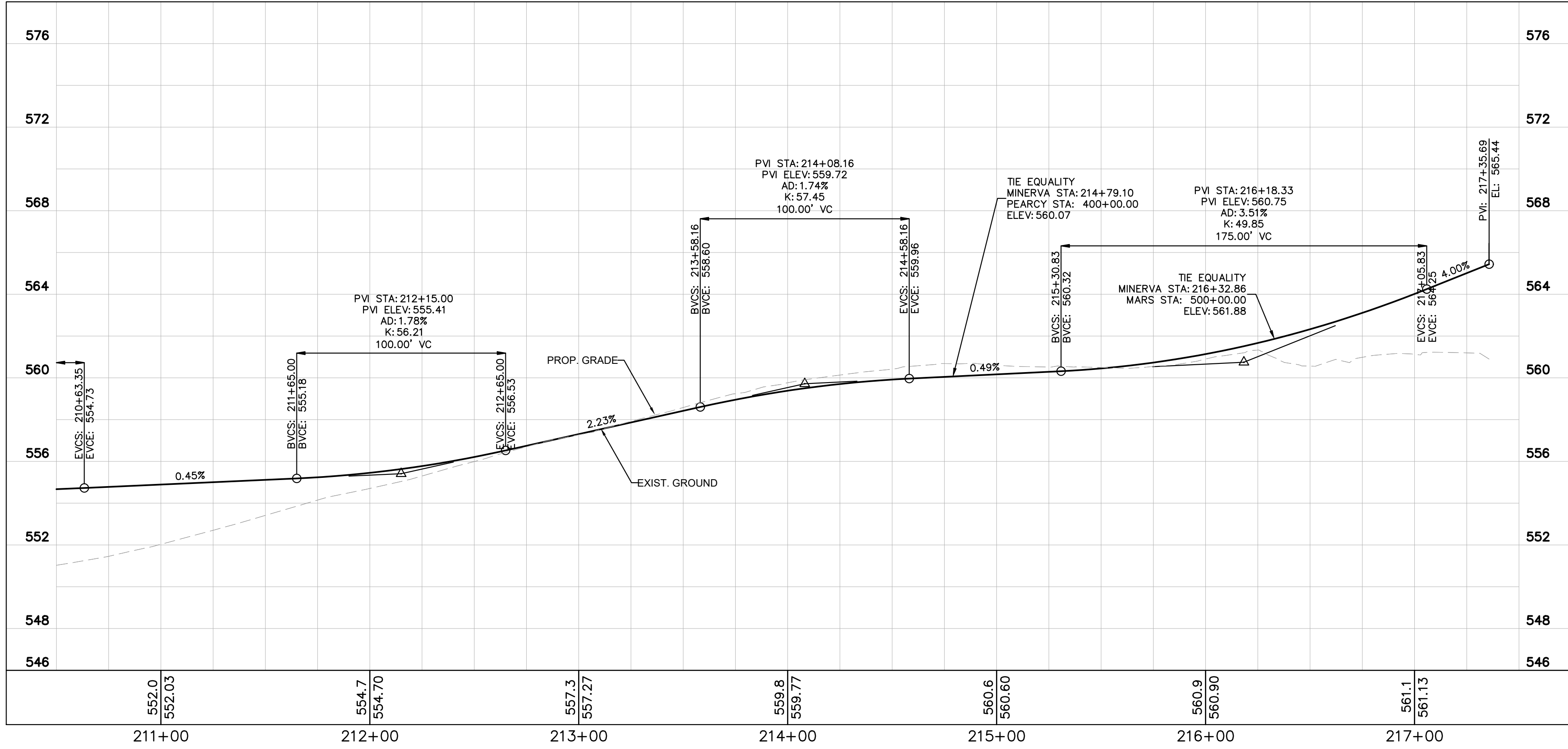
REVISIONS										DATE	BY
No.	1	2	3	4	5	6	7	8	9	10	
DESIGNED BY:										BJV	
DRAWN BY:										EJBF	
CHECKED BY:										HML	
DATE:										7/29/2024	
KIMLEY-HORN PROJECT NO.										118574000	
SIDEROAD PROFILE											
SHEET NUMBER										7	

1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

Kimley»Horn

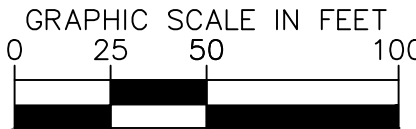
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MINERVA ROAD

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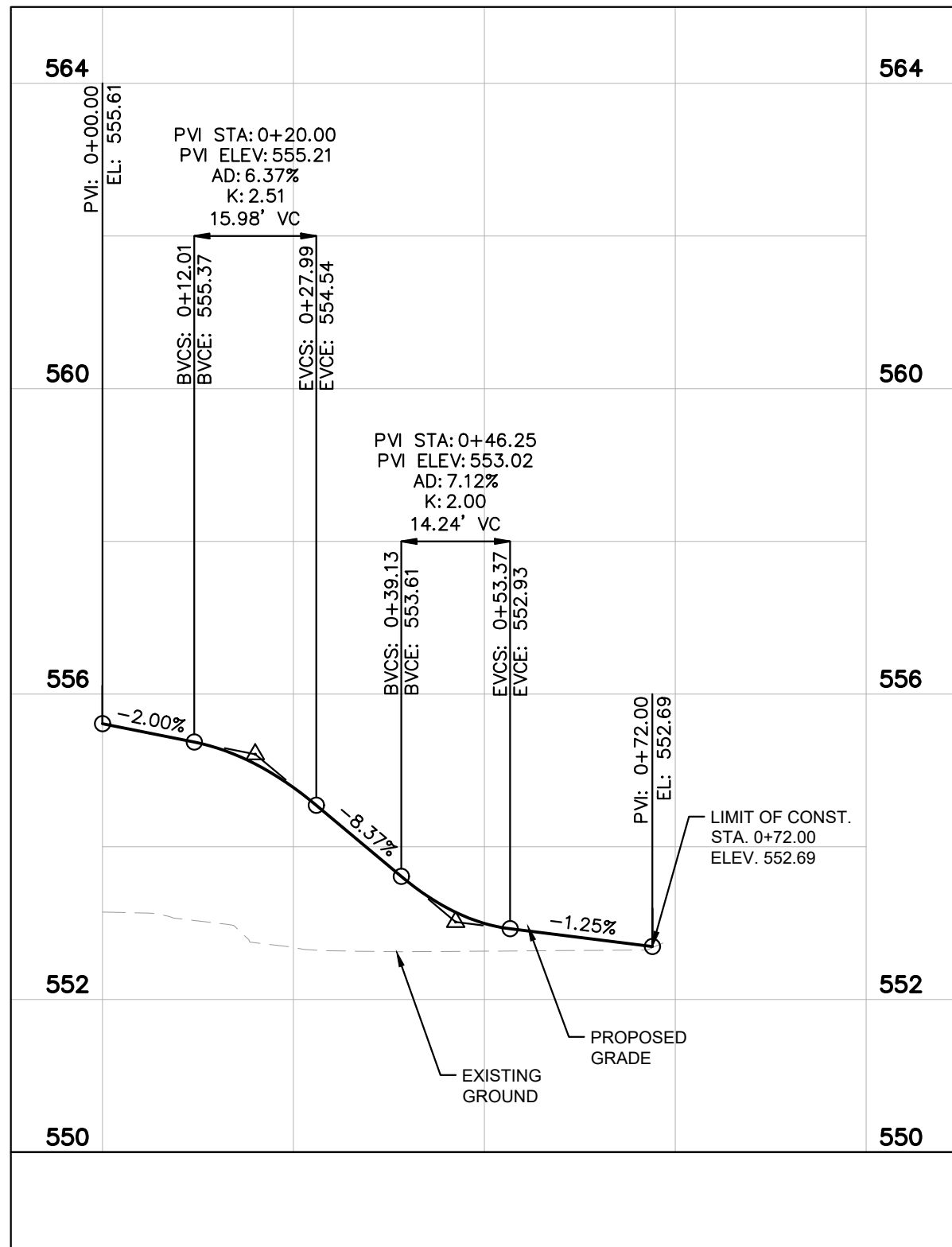
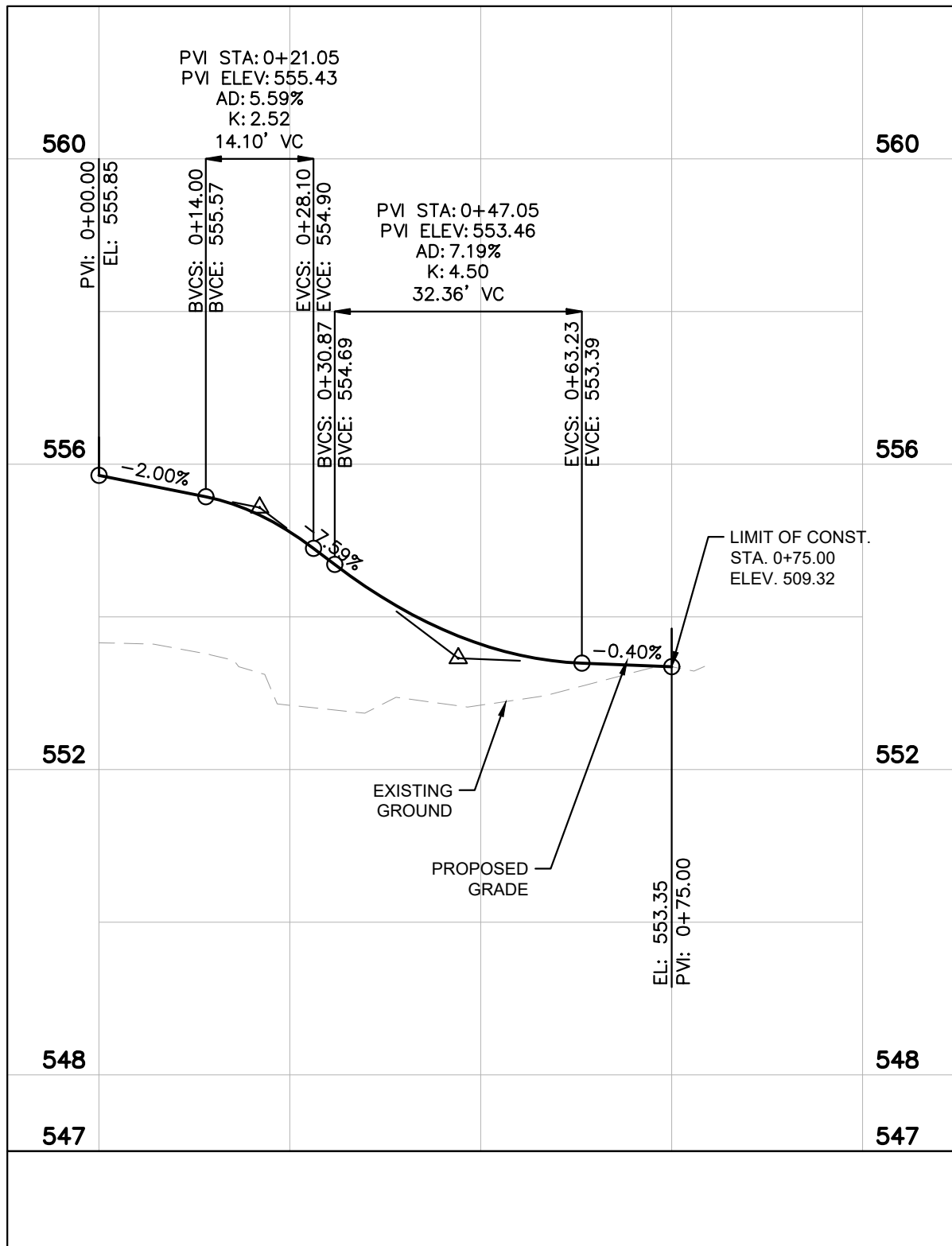
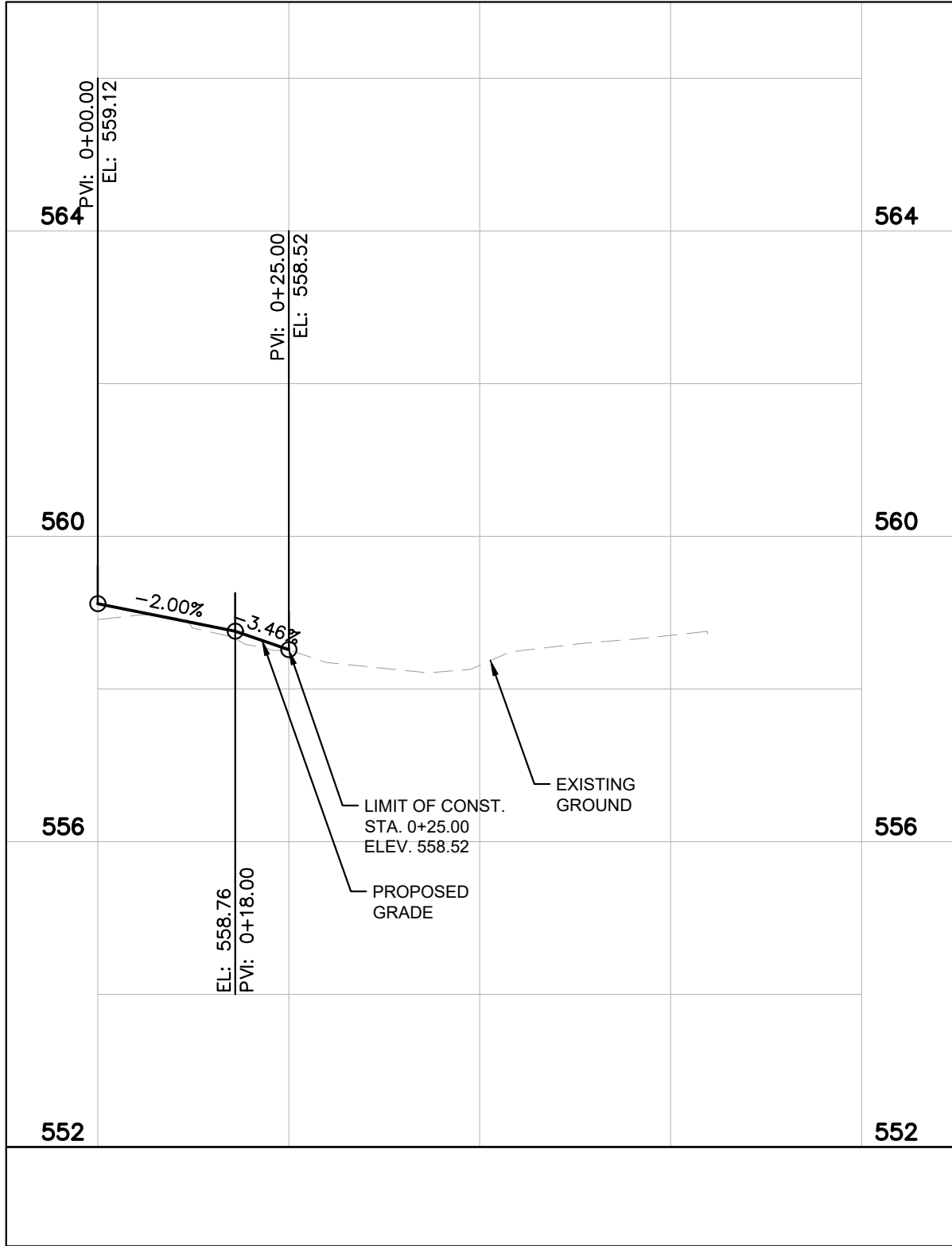
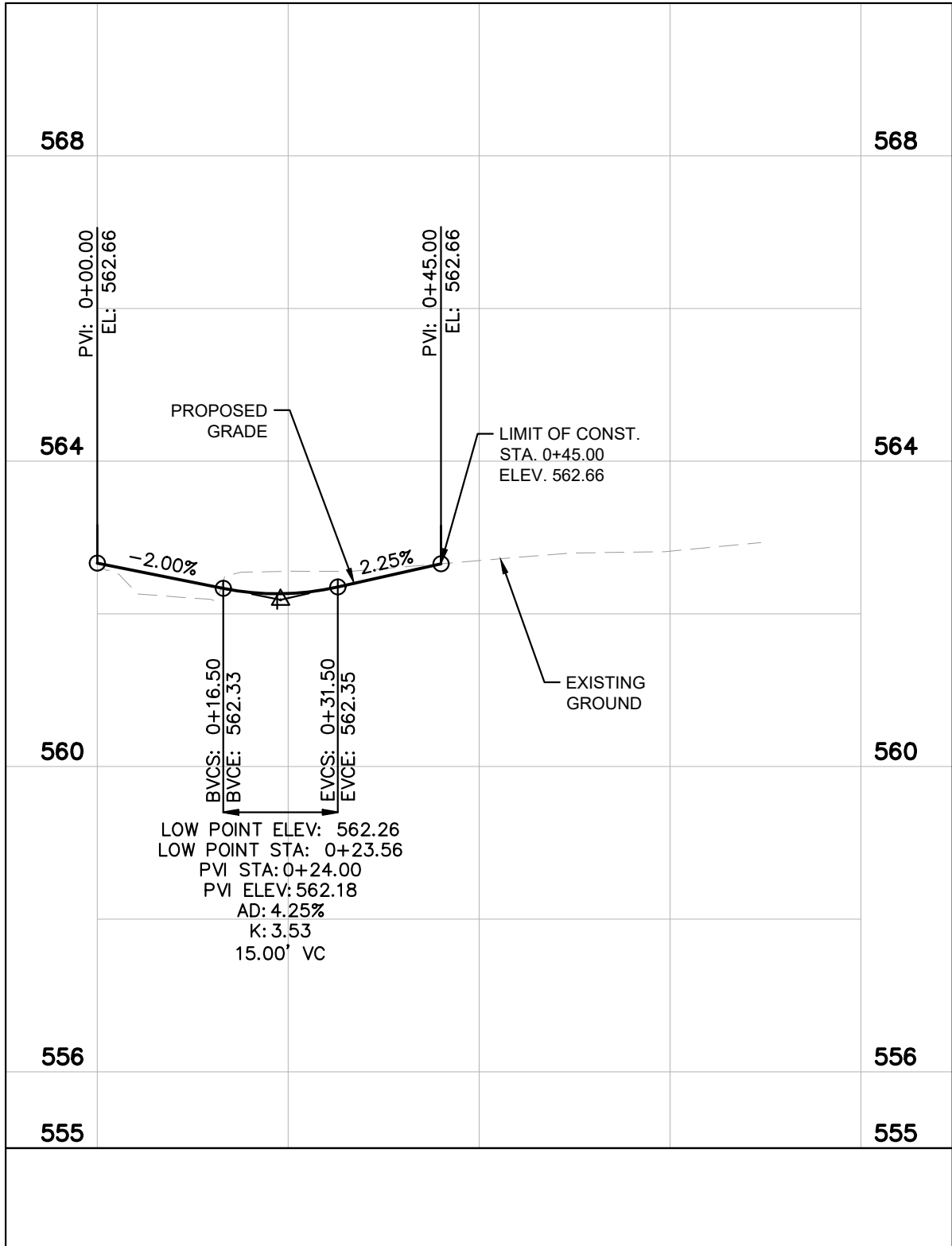
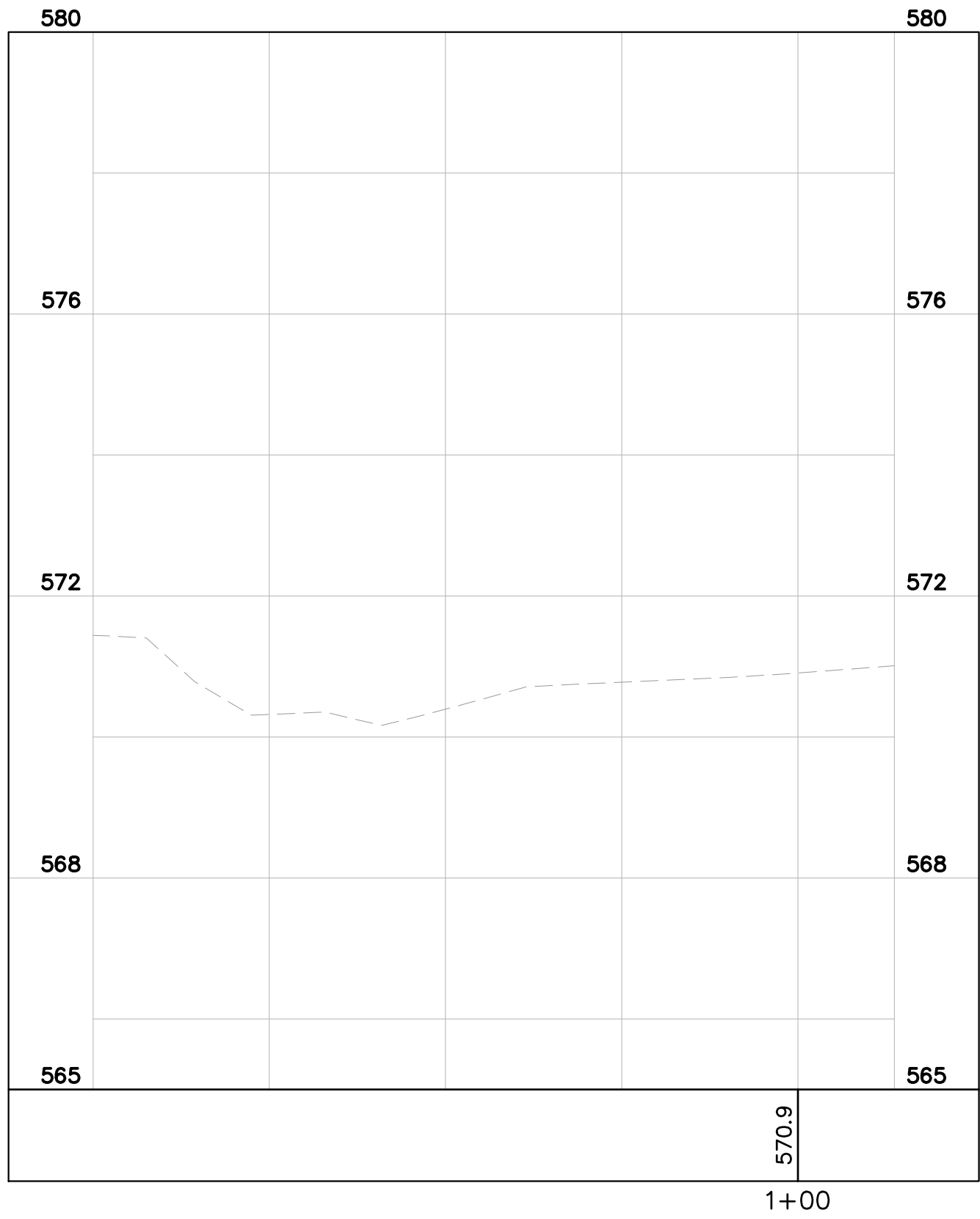
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REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO.		118574000	
SIDEROAD PROFILE		SHEET NUMBER	
8			

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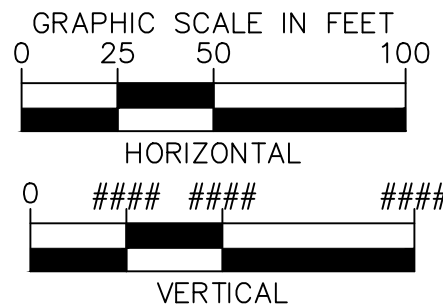


STA. 205+77.74 RT.
8' PVT. DR.
MINERVA DRIVE
CONCRETE DRIVEWAY

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

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

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OFFSITE ROADWAY
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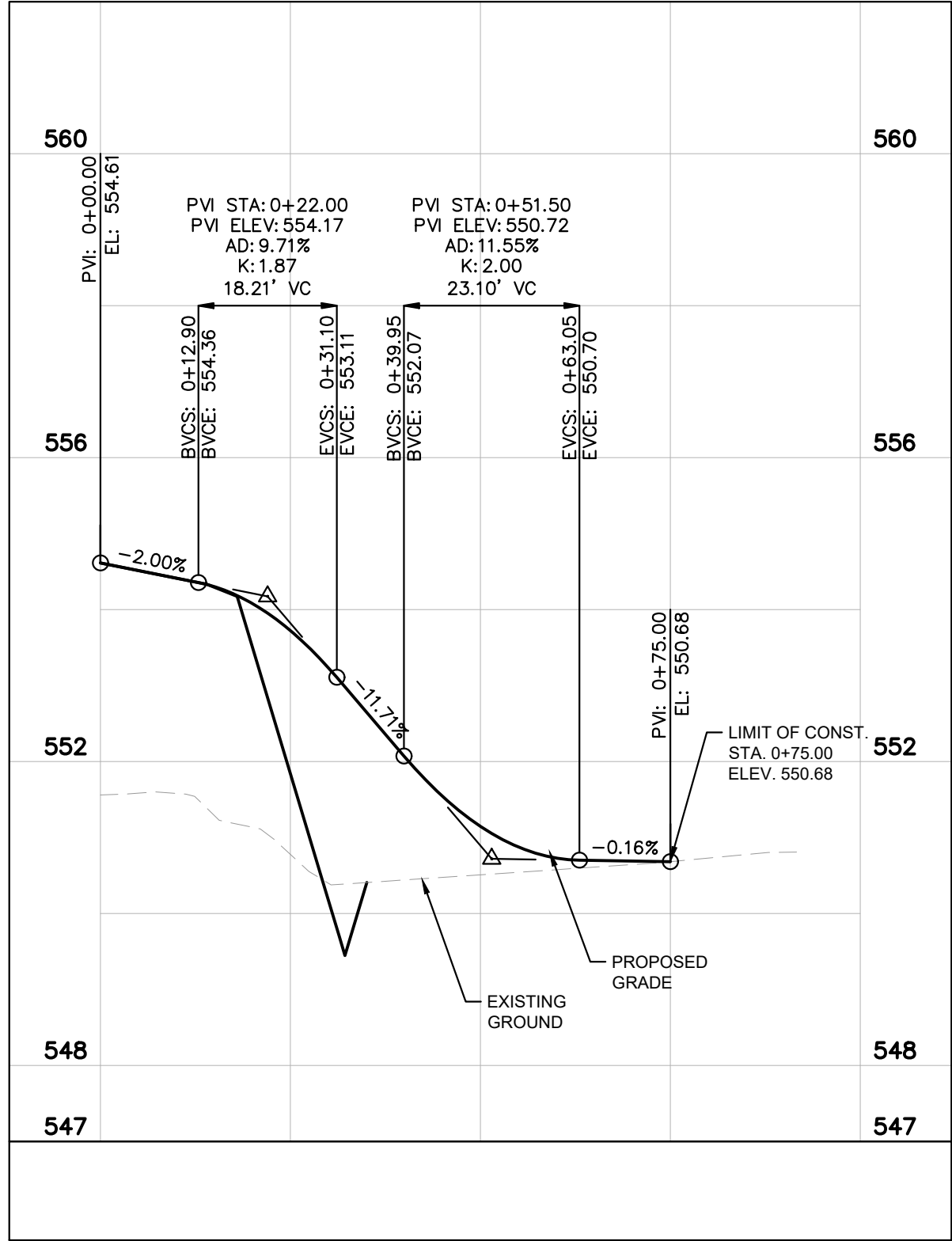
NO.	1	2	3	4	5	6	7	8	9	10
REVISIONS										
DATE										
BY										

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

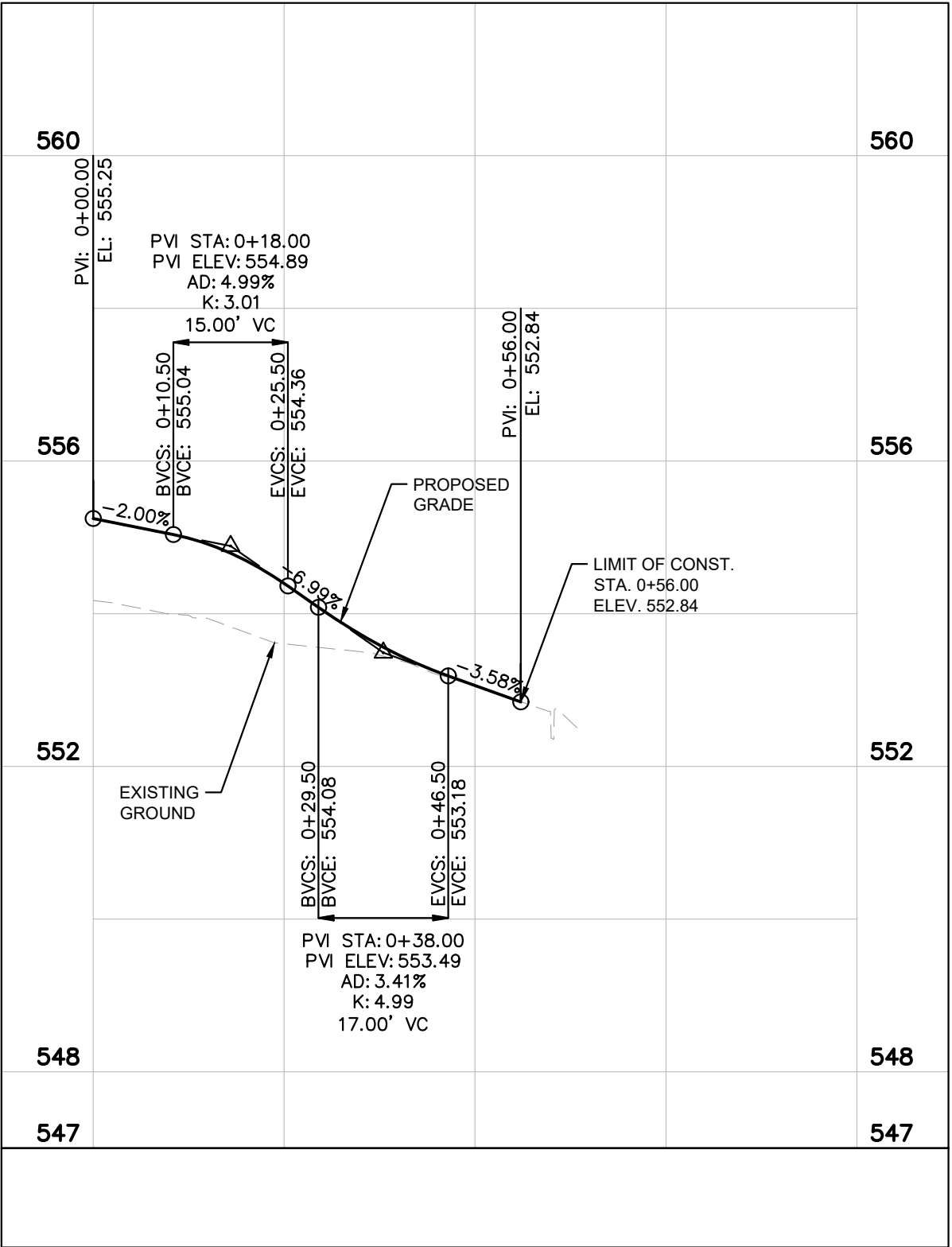
DRIVEWAY PROFILES

SHEET NUMBER
9

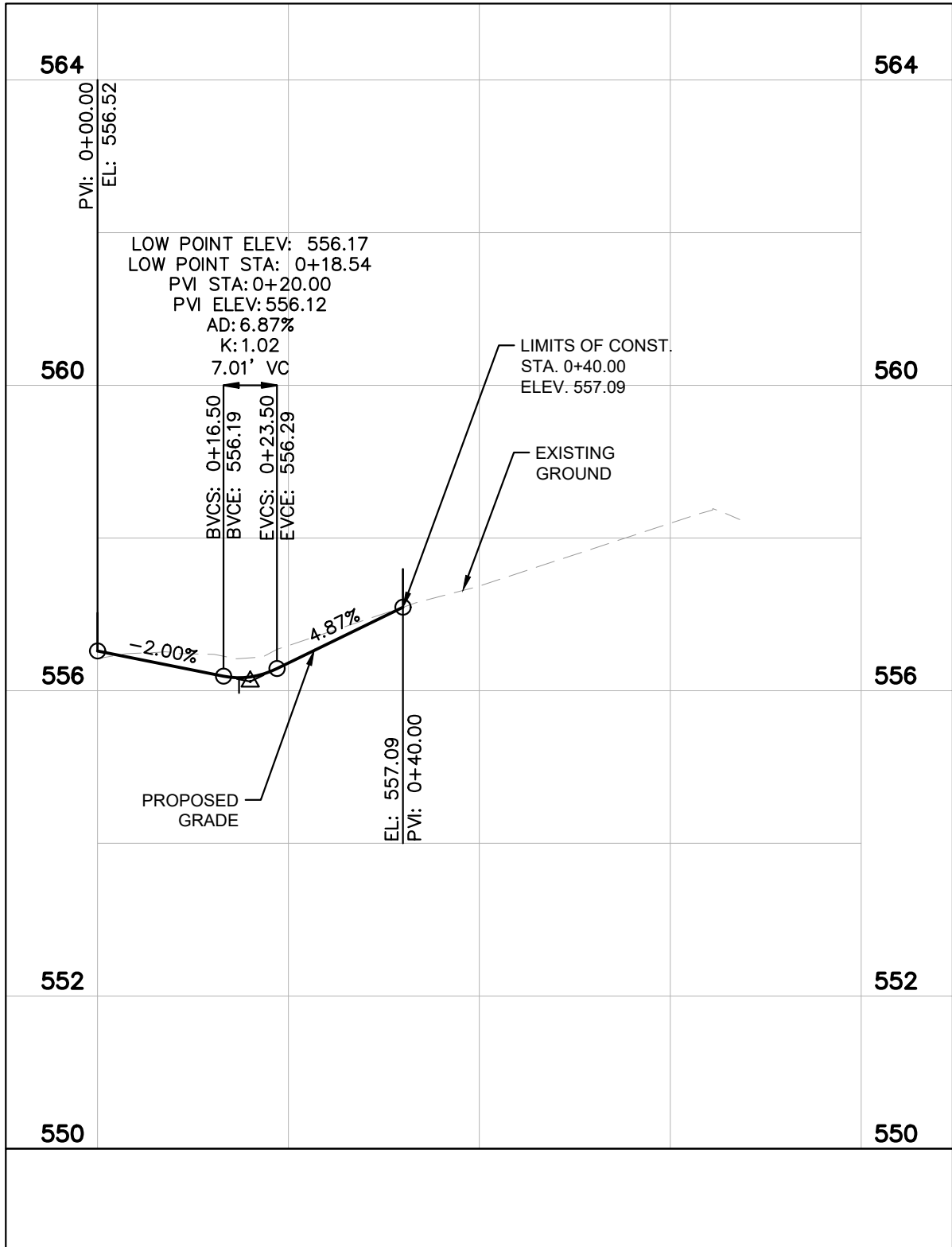
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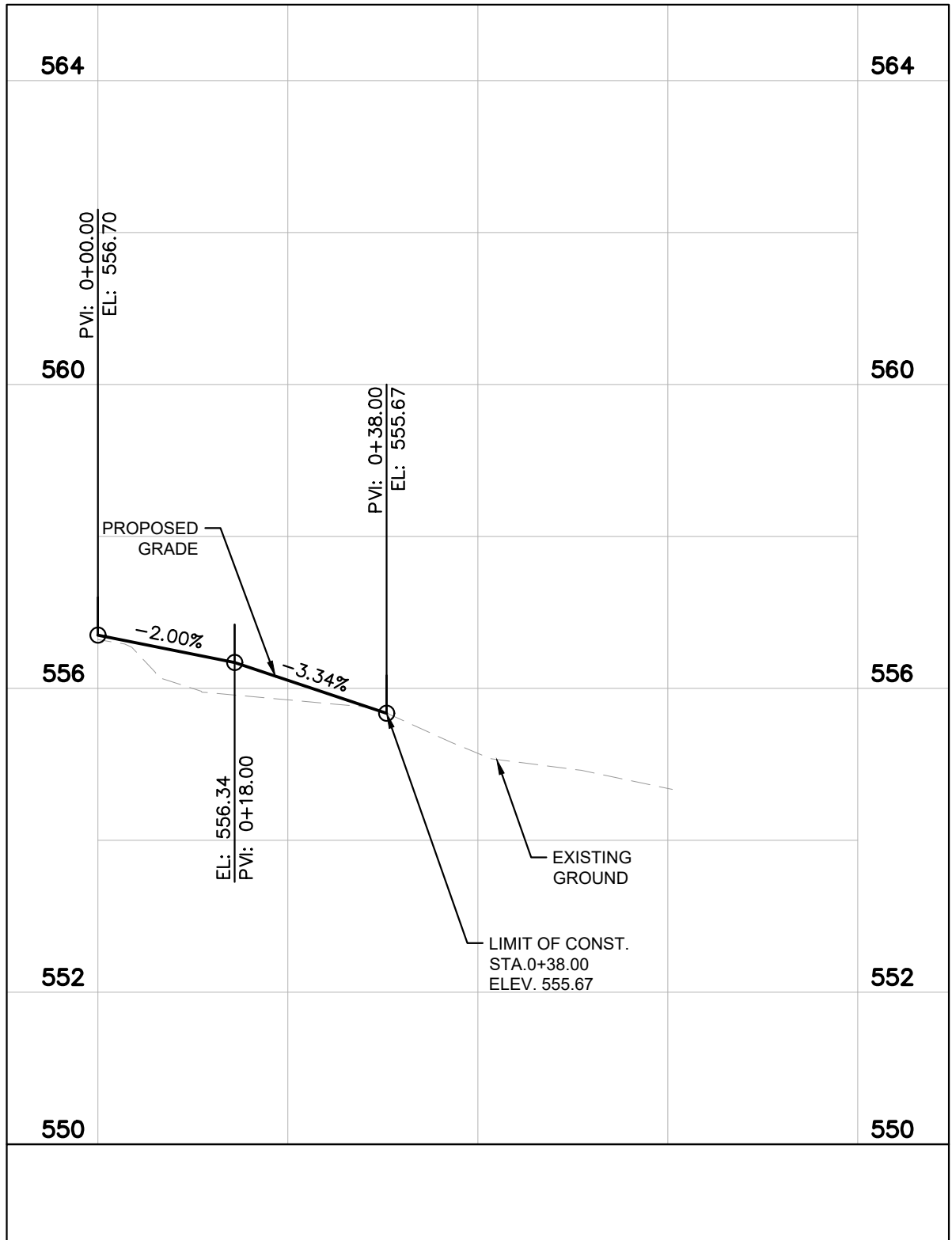
STA. 209+21.95 RT.
15' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



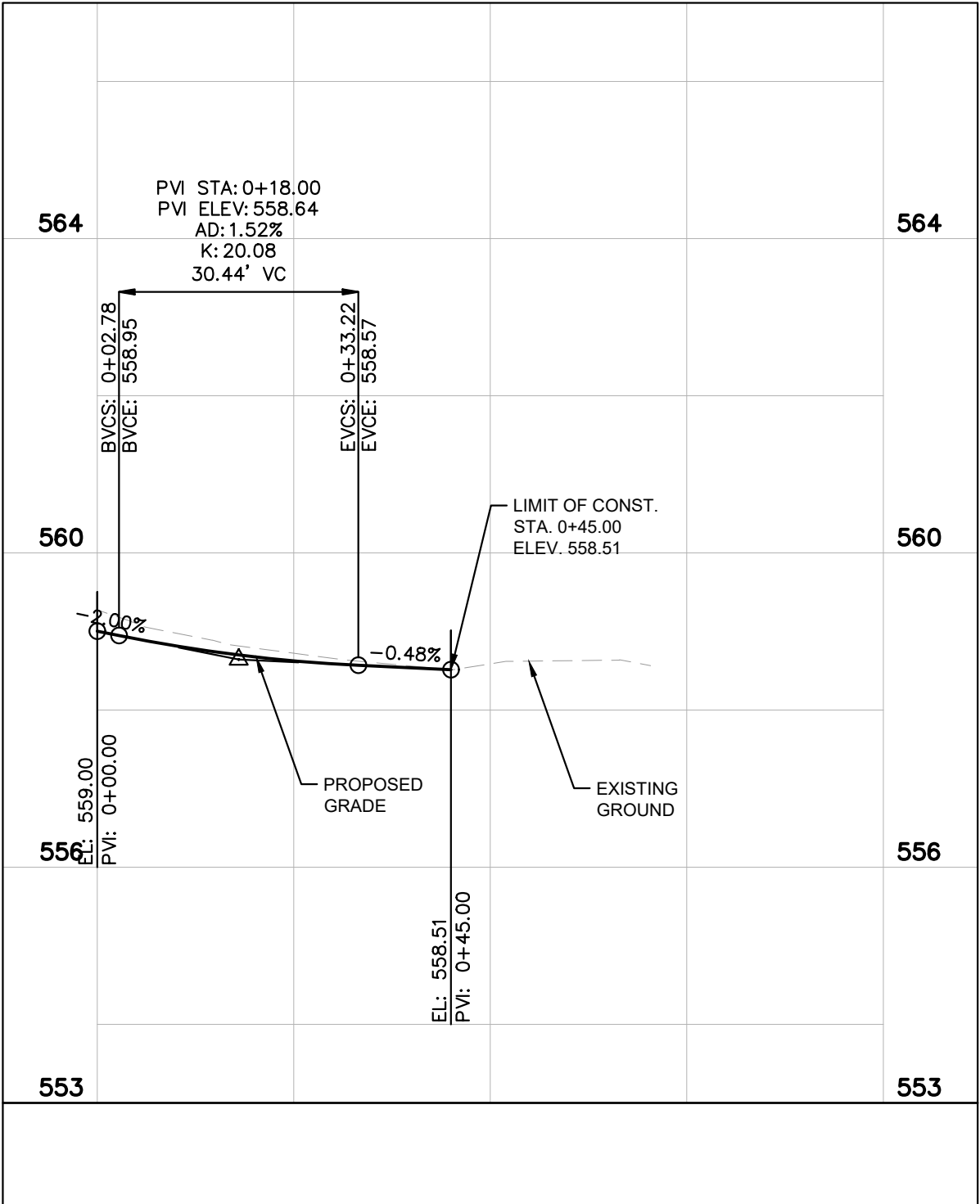
STA. 211+75.89 RT.
24' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



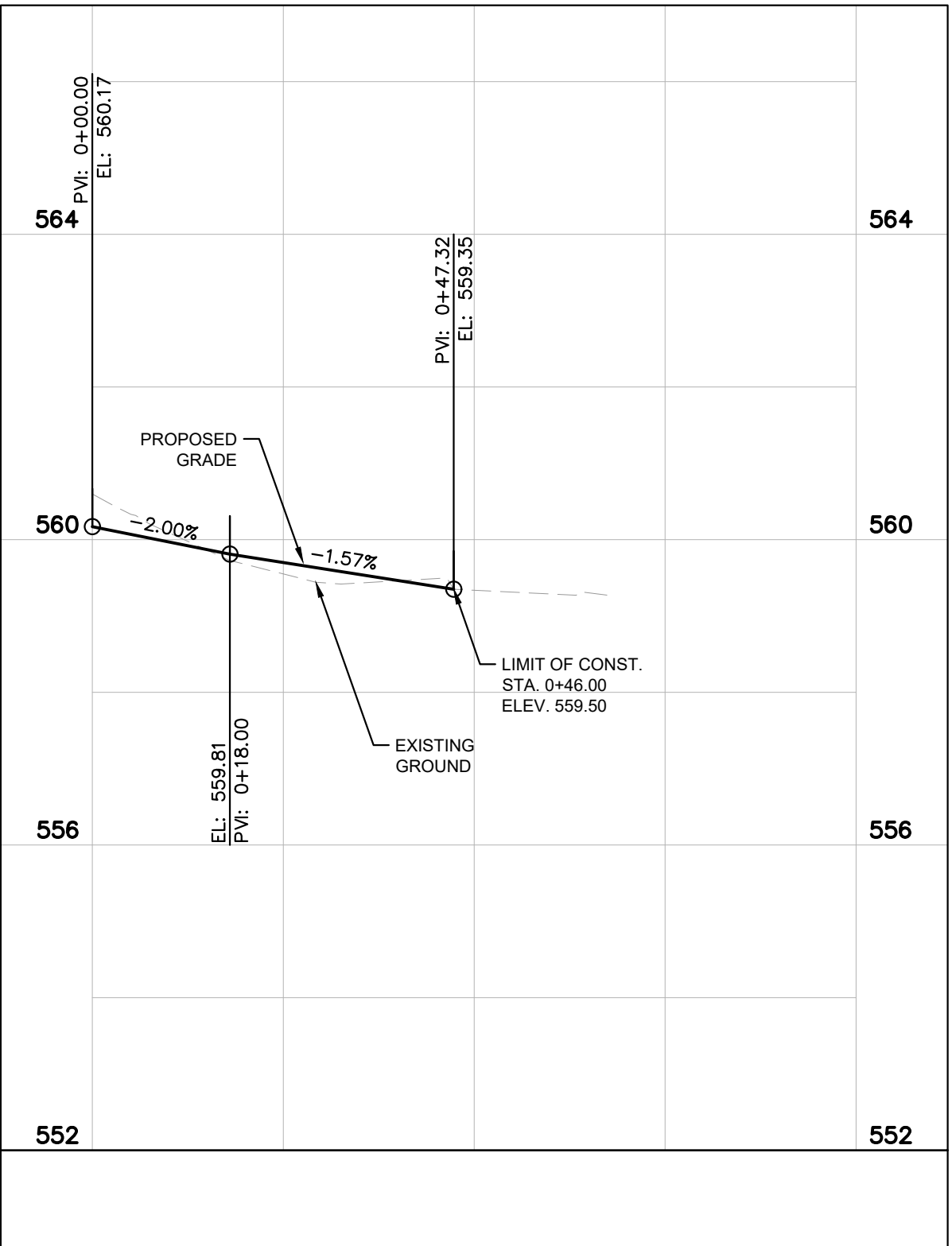
STA. 212+64.70 LT.
14' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



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

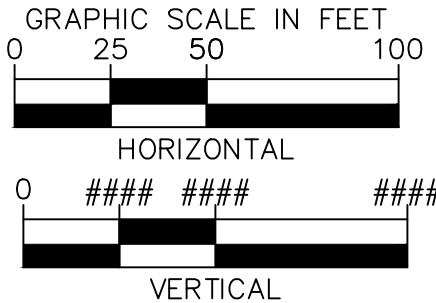


STA. 213+77.70 RT.
15' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



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

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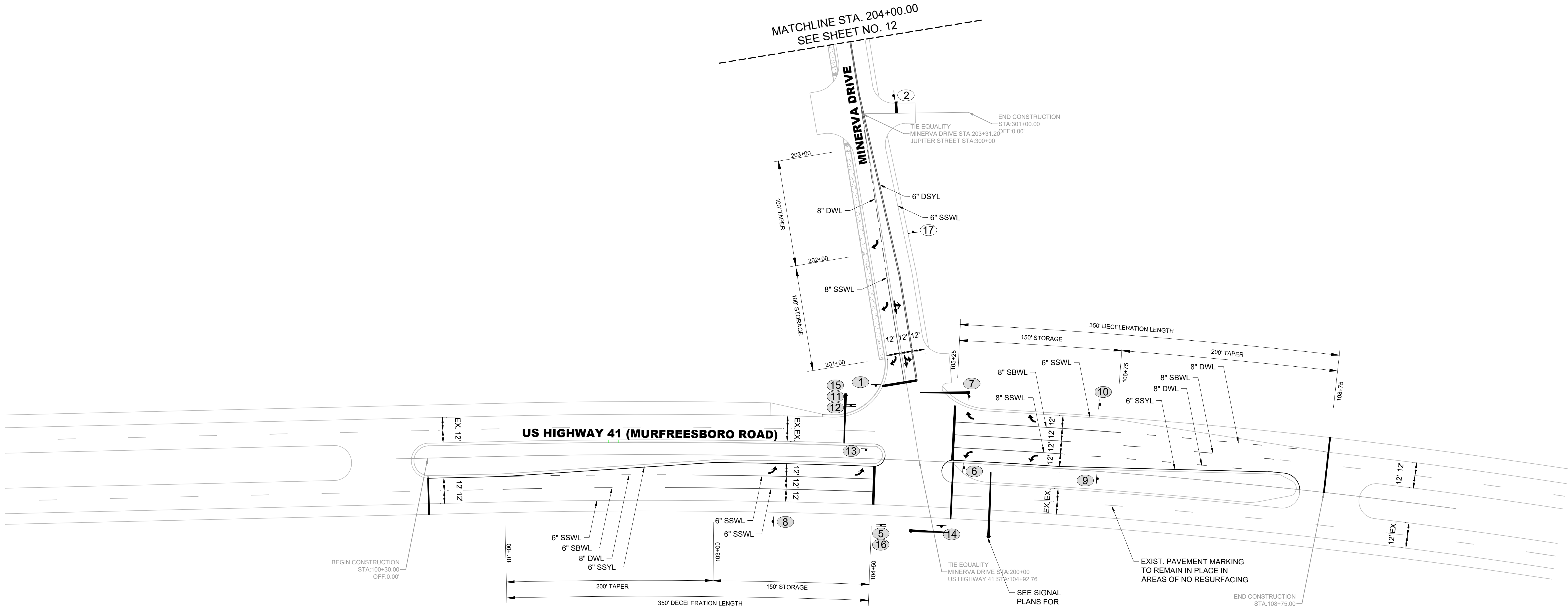
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BY	DATE	REV/SIONS	No.	
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			DESIGNED BY:	BJV
			DRAWN BY:	EJBF
			CHECKED BY:	HML
			DATE:	7/29/2024
KIMLEY-HORN PROJECT NO. 118574000				
DRIVEWAY PROFILES				
SHEET NUMBER 10				

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IMPROVEMENTS
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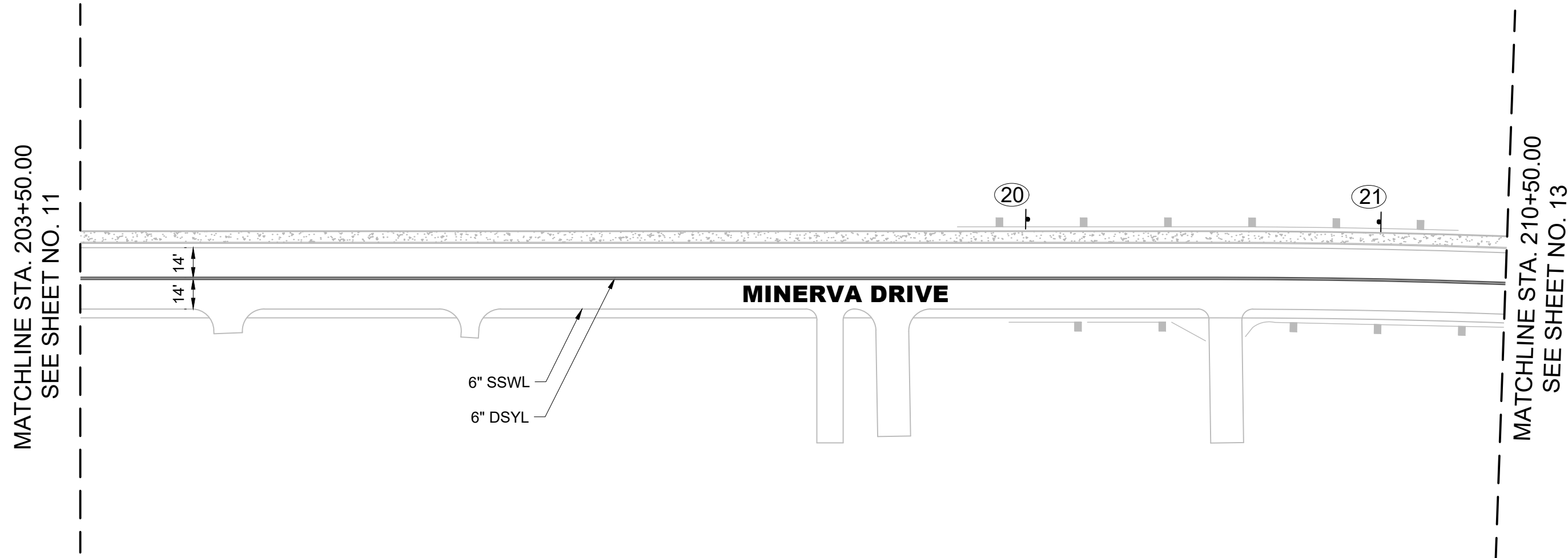
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PRELIMINARY
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REVISIONS		DATE	BY
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DESIGNED BY:		B.	
DRAWN BY:		EJE	
CHECKED BY:		HM	
DATE:		7/29/2024	
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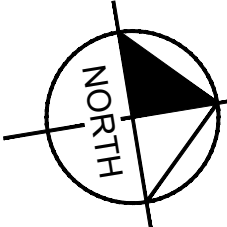
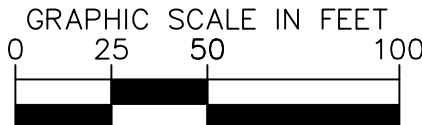
SIGNING AND MARKING

SHEET NUMBER
11

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DESIGNED BY: BJV

DRAWN BY: E.JBF

CHECKED BY: HML

DATE: 7/29/2024

KIMLEY-HORN PROJECT NO.
118574000

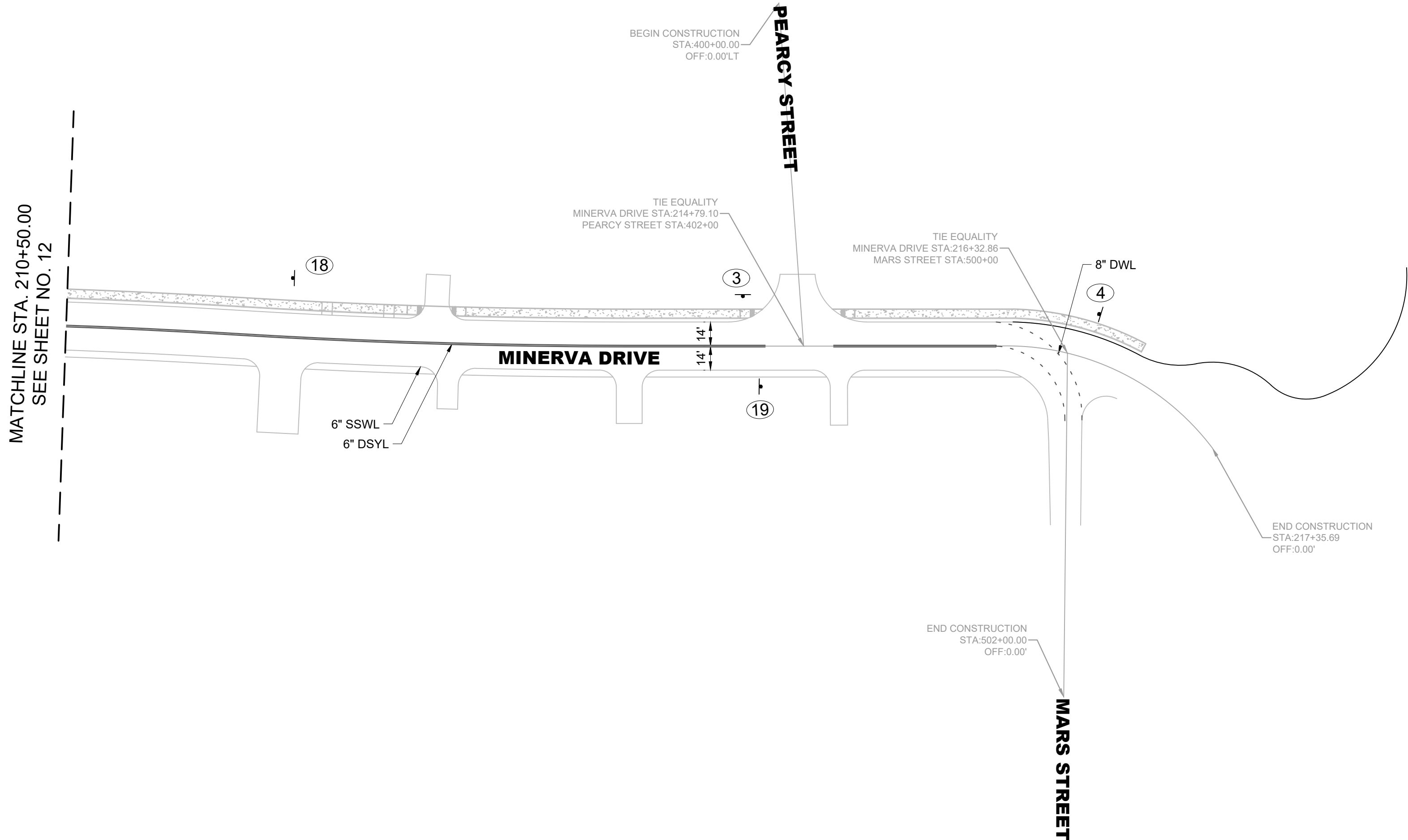
SIGNING AND MARKING

SHEET NUMBER
12

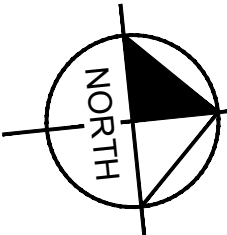
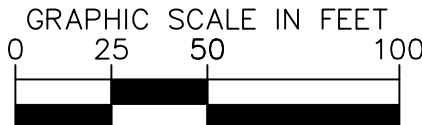
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KIMLEY-HORN PROJECT NO.		118574000	

SIGNING AND MARKING

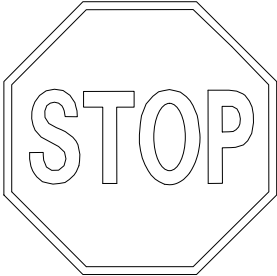
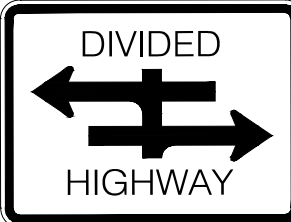
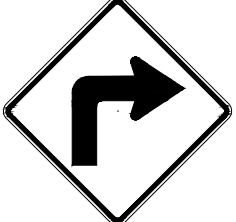
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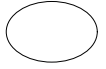
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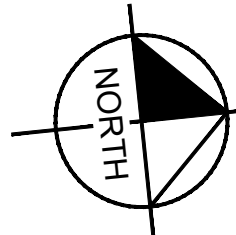
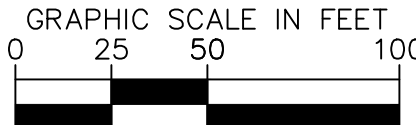
ALL SIGNS SHOWN WITH DESIGNATIONS ARE TO BE FABRICATED AS DETAILED IN THE
"MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (CURRENT EDITION) AND
"TENNESSEE SUPPLEMENT TO THE STANDARD HIGHWAY SIGNS BOOK" (CURRENT EDITION)

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	
1 2 3 4	 R1-1	9,10,11	30"	30"	WHITE (REFL.)	RED (REFL.)	0.100 SHEET ALUMINUM	P8	H=13'-0"	7'-0"	
5 6 7	 R5-1	9,10,11	36"	36"	RED (REFL.)	WHITE (REFL.)	0.080 SHEET ALUMINUM	P2	H=12'-0"	7'-0"	
8 9 10	 R5-1A	9,10,11	36"	24"	WHITE (REFL.)	RED (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
11	 R6-1R	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
12 13 14	 R6-1L	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
15 16	 R6-3	9,10,11	30"	24"	BLACK	WHITE (REFL.)	0.100 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	
17 18	 R2-1	9,10,11	24"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P2	H=12'-6"	7'-0"	
19	 W1-1R	9,10,11	36"	36"	BLACK	YELLOW (REFL.)	0.080 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	
20 21	 W16-5	9,10,11	24"	24"	BLACK	YELLOW (REFL.)	0.080 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	

 EXIST. SIGN TO REMAIN IN PLACE

 NEW PROPOSED SIGN

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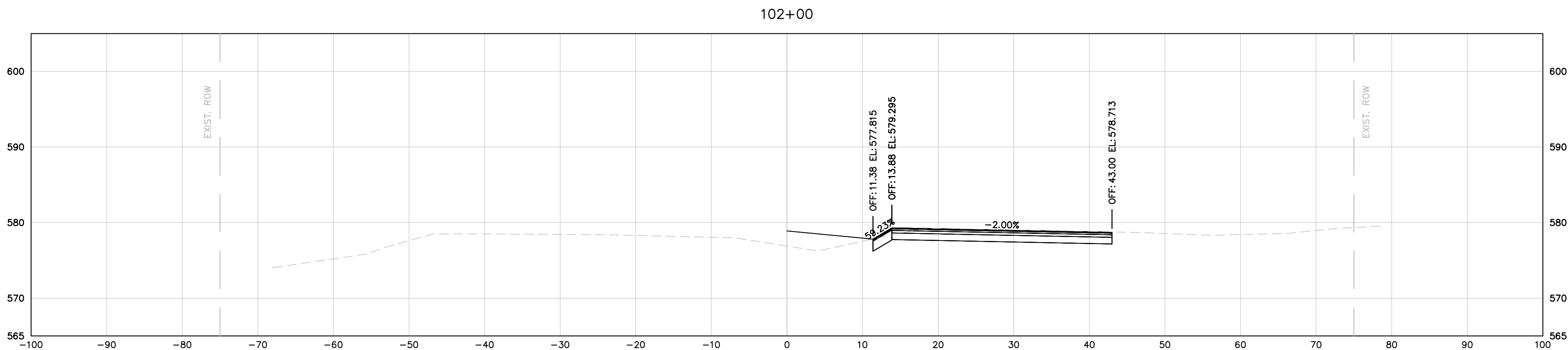
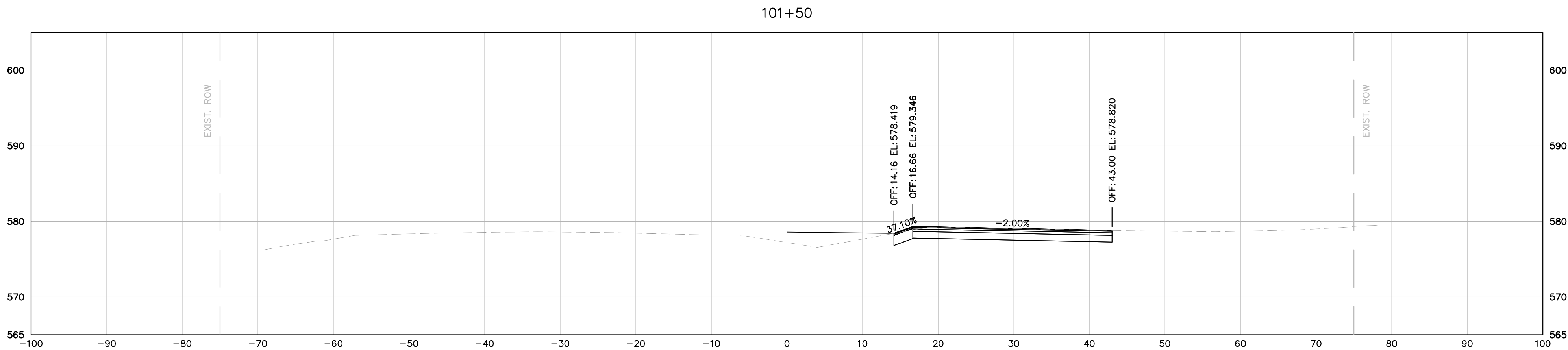
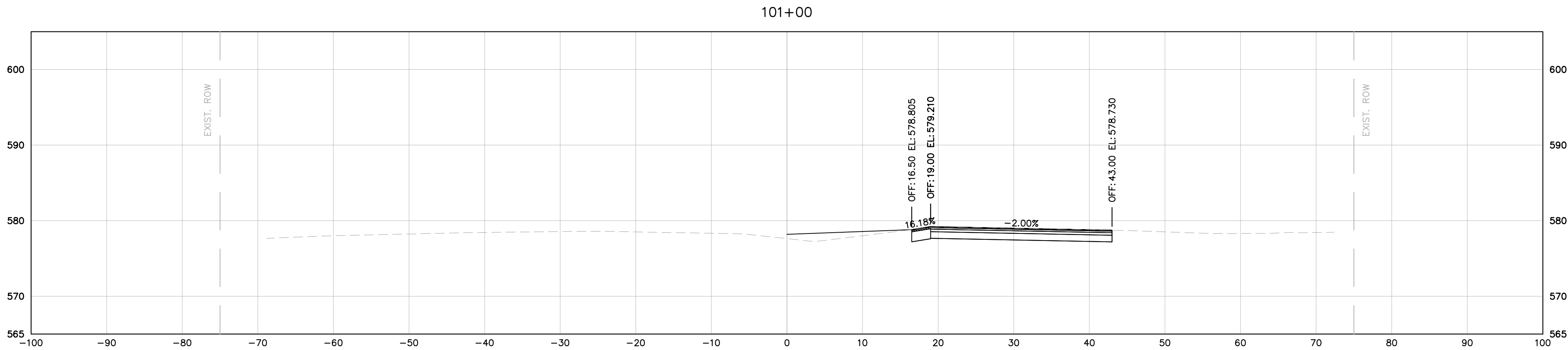
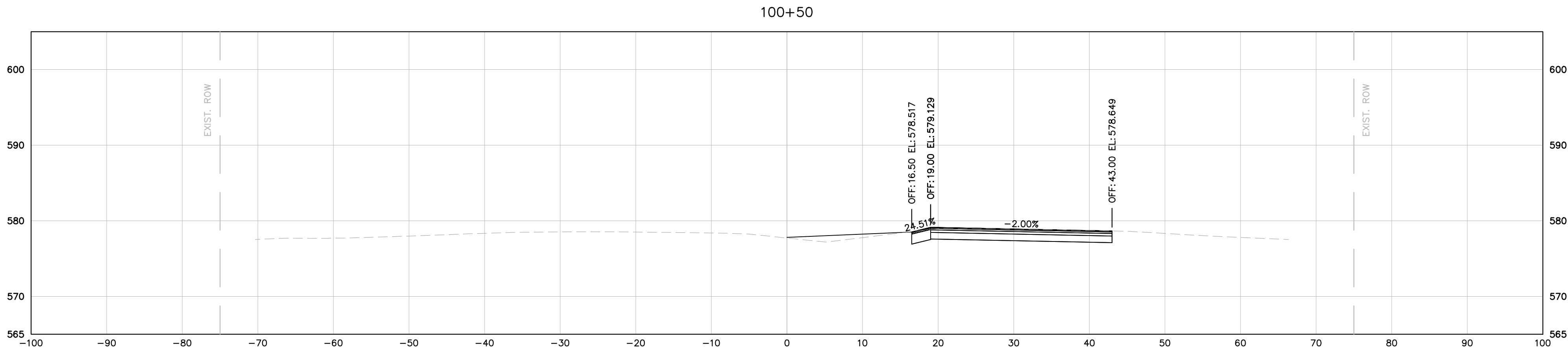
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DRAWN BY:											EJBF	
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DATE:											7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000												

SIGN SCHEDULE

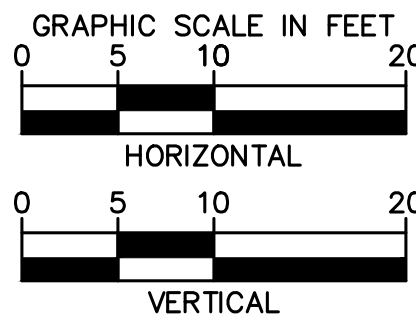
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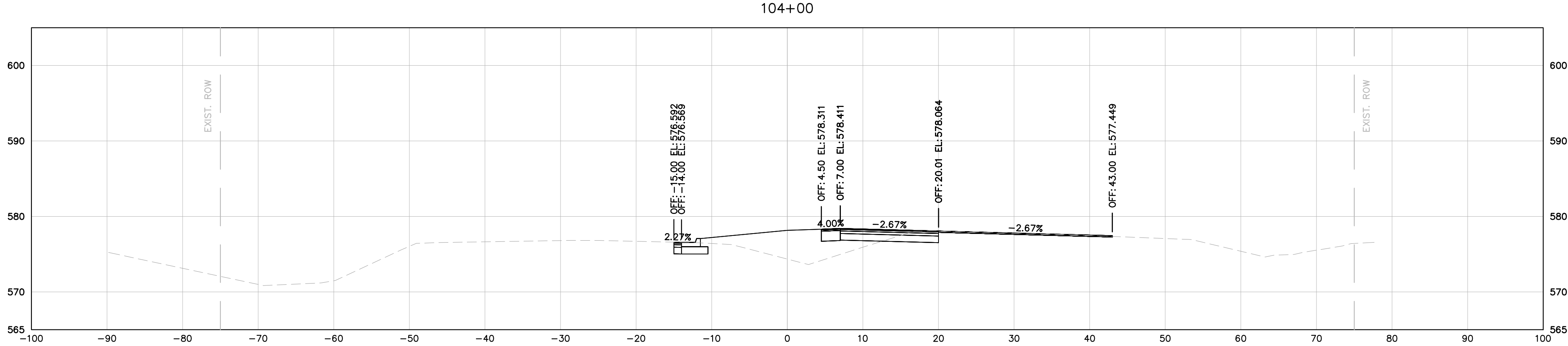
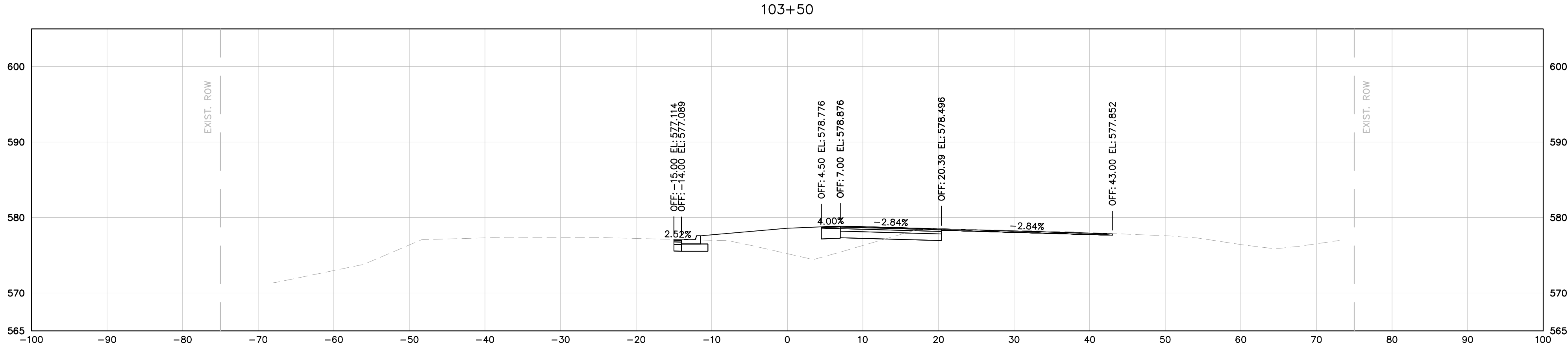
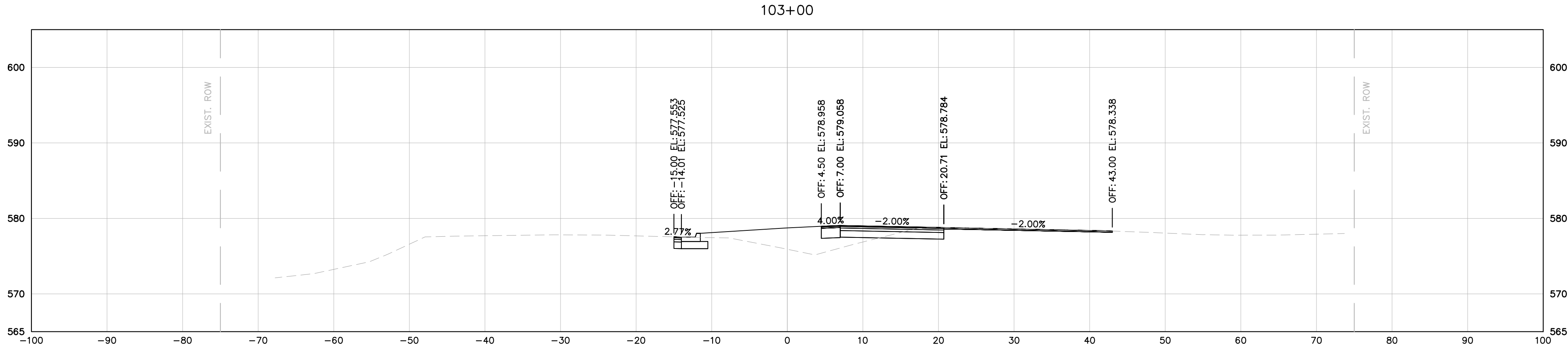
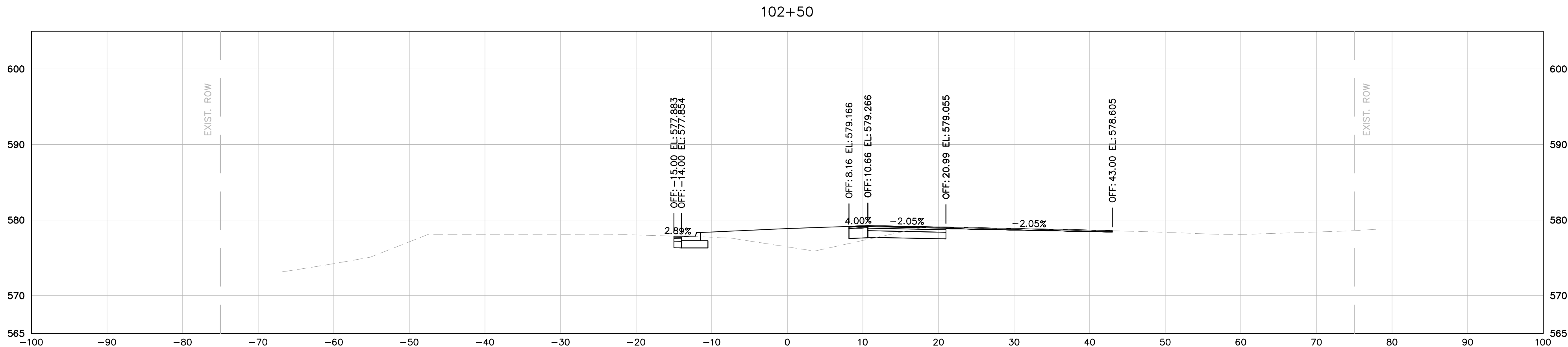
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MURFREESBORO ROAD
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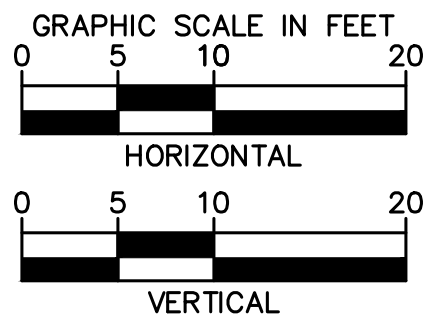
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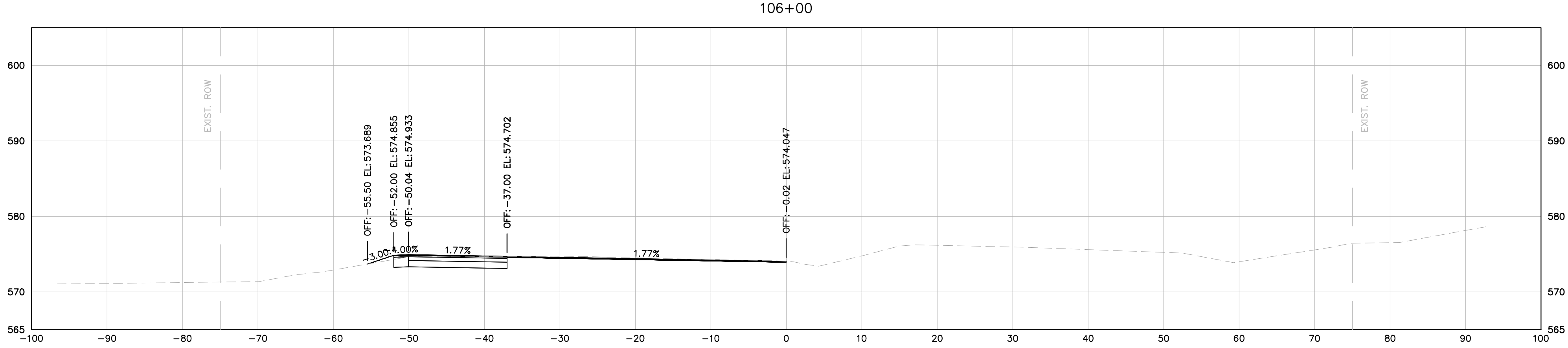
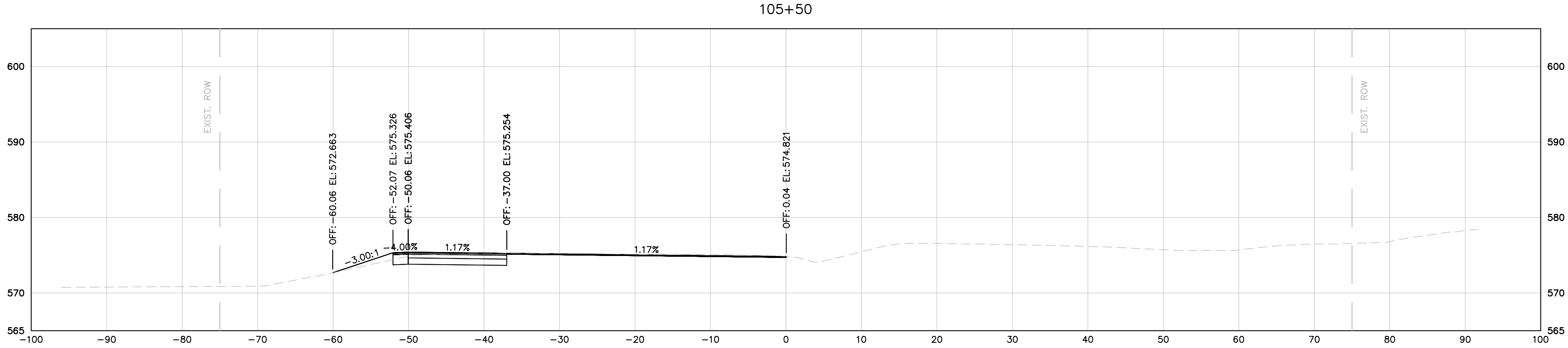
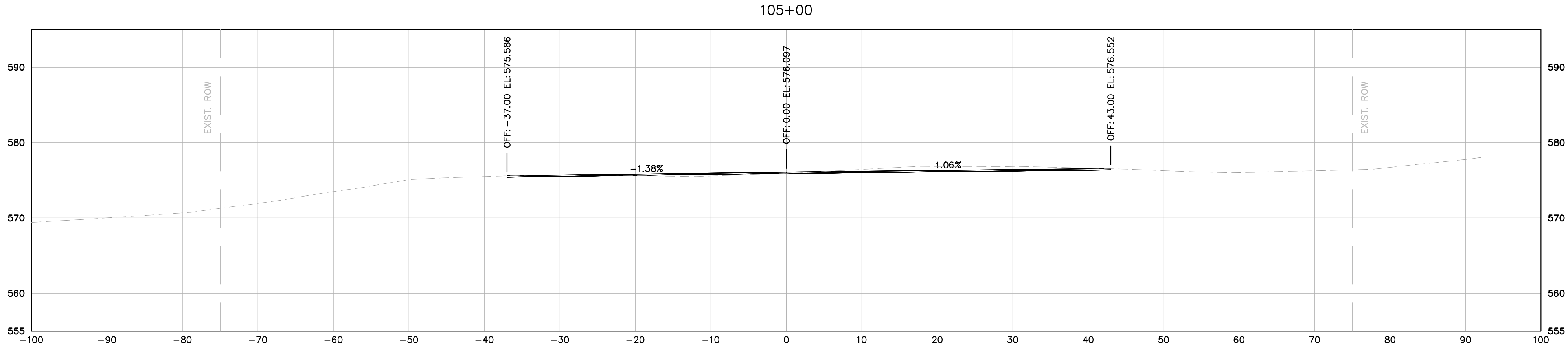
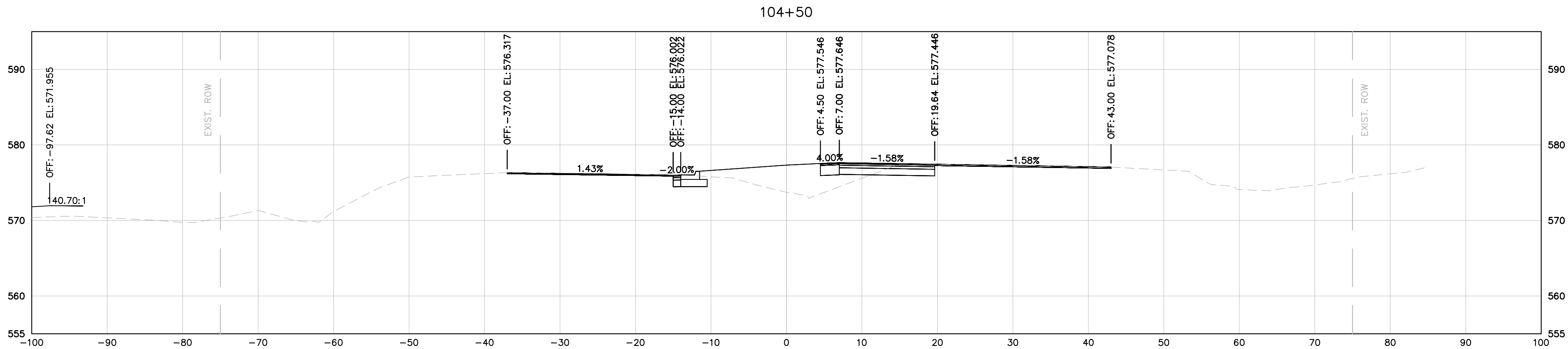
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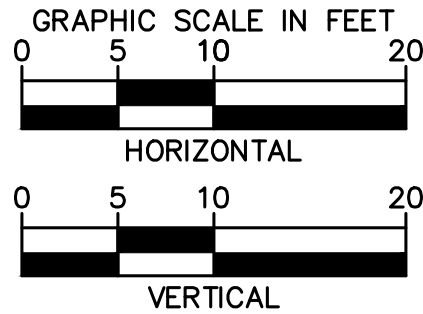
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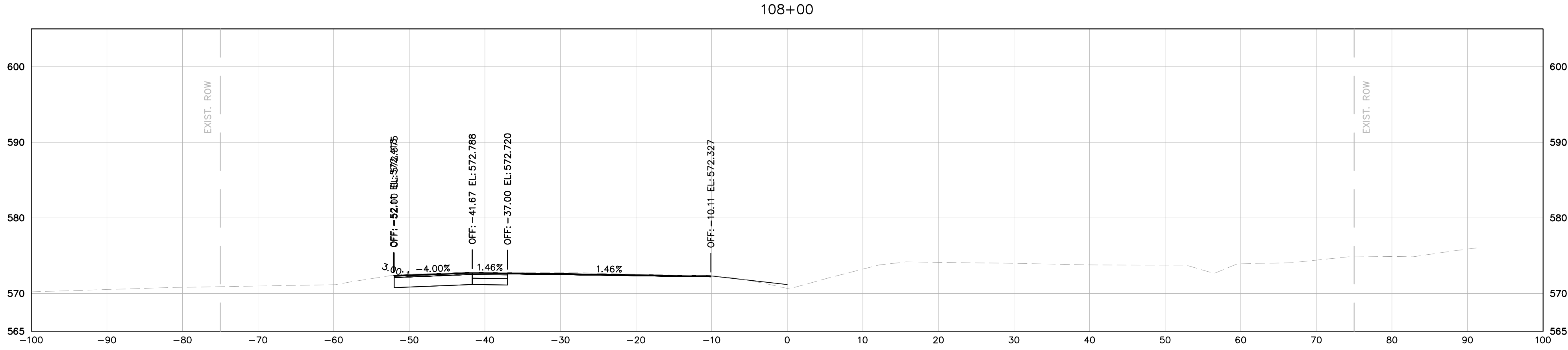
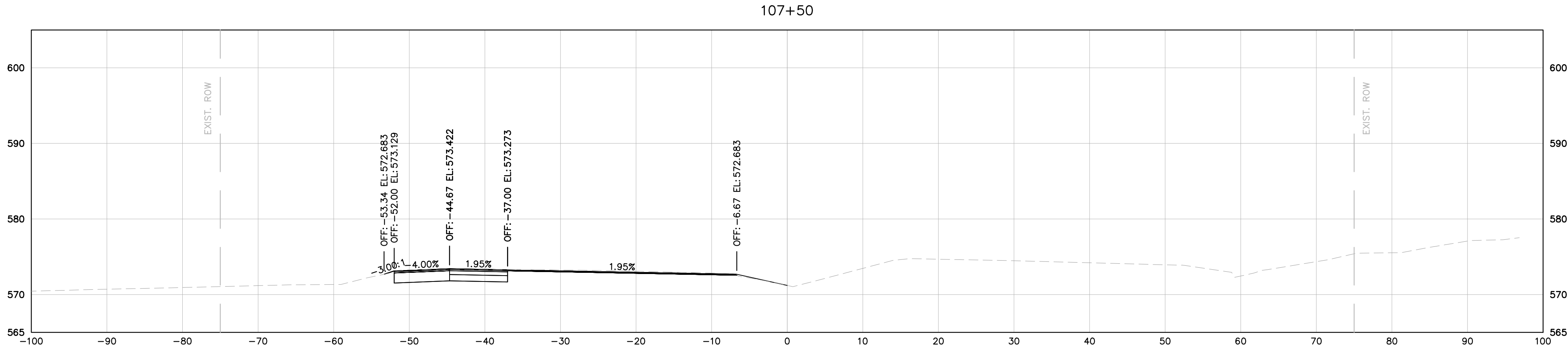
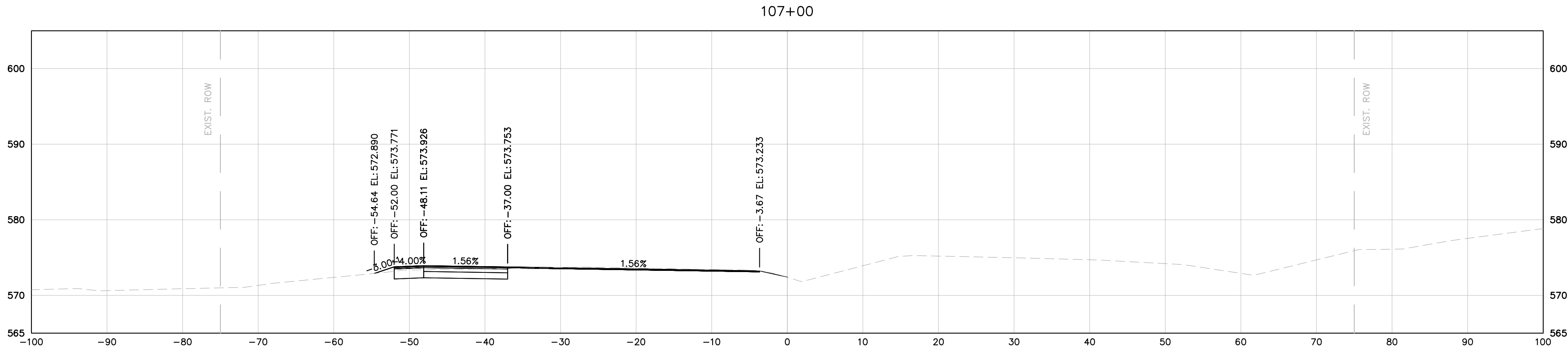
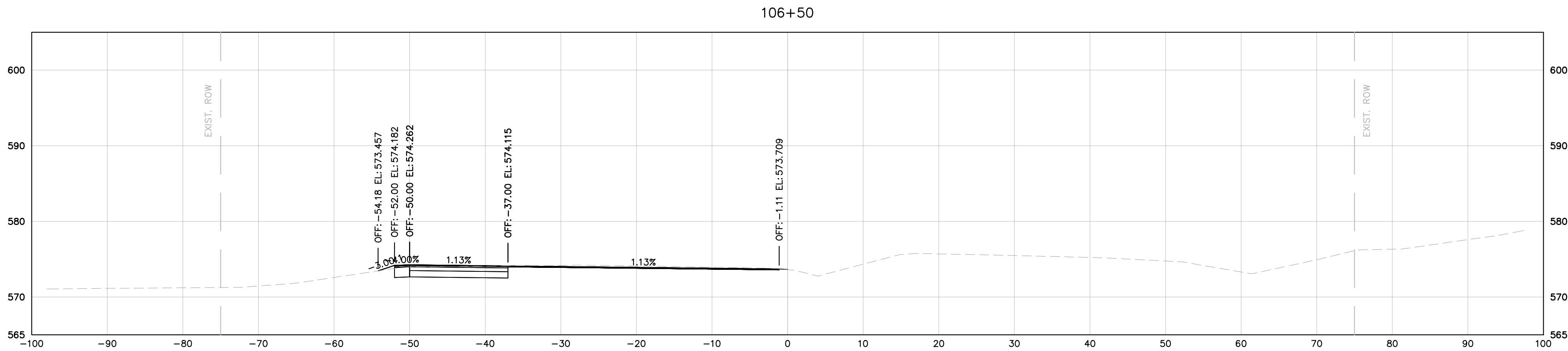
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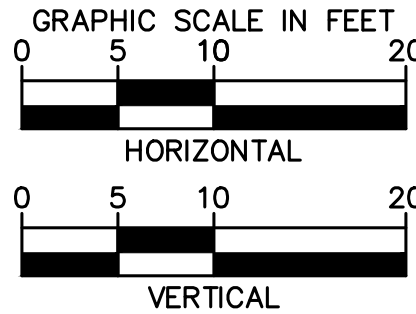
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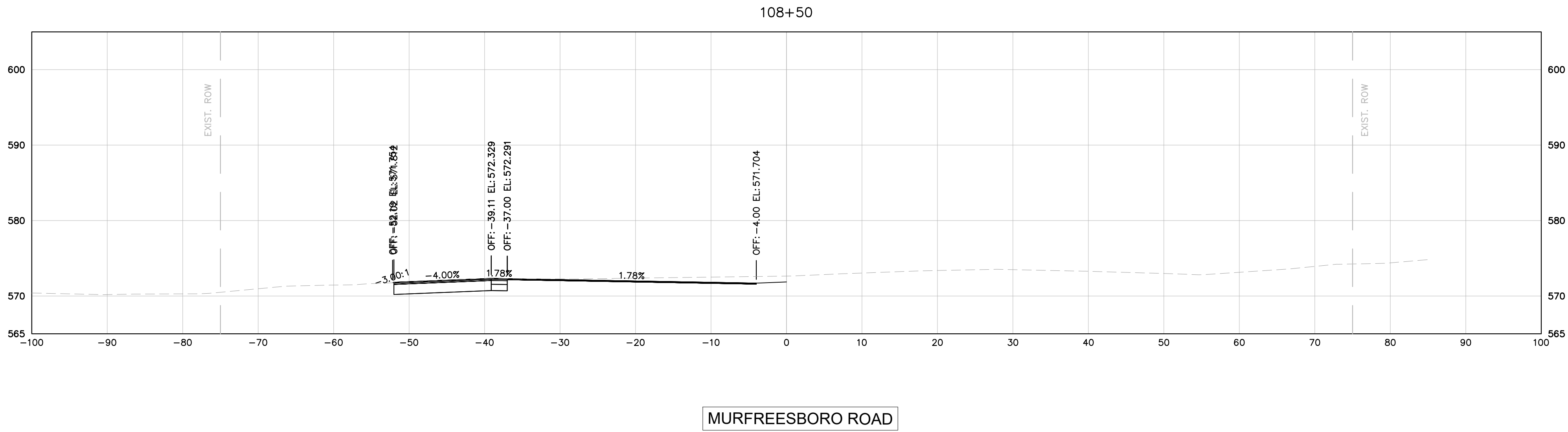
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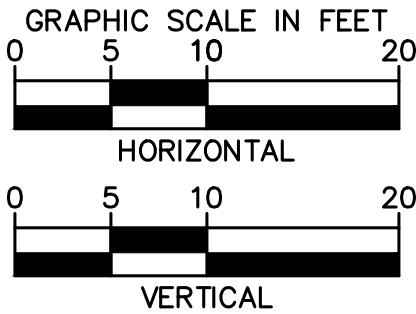
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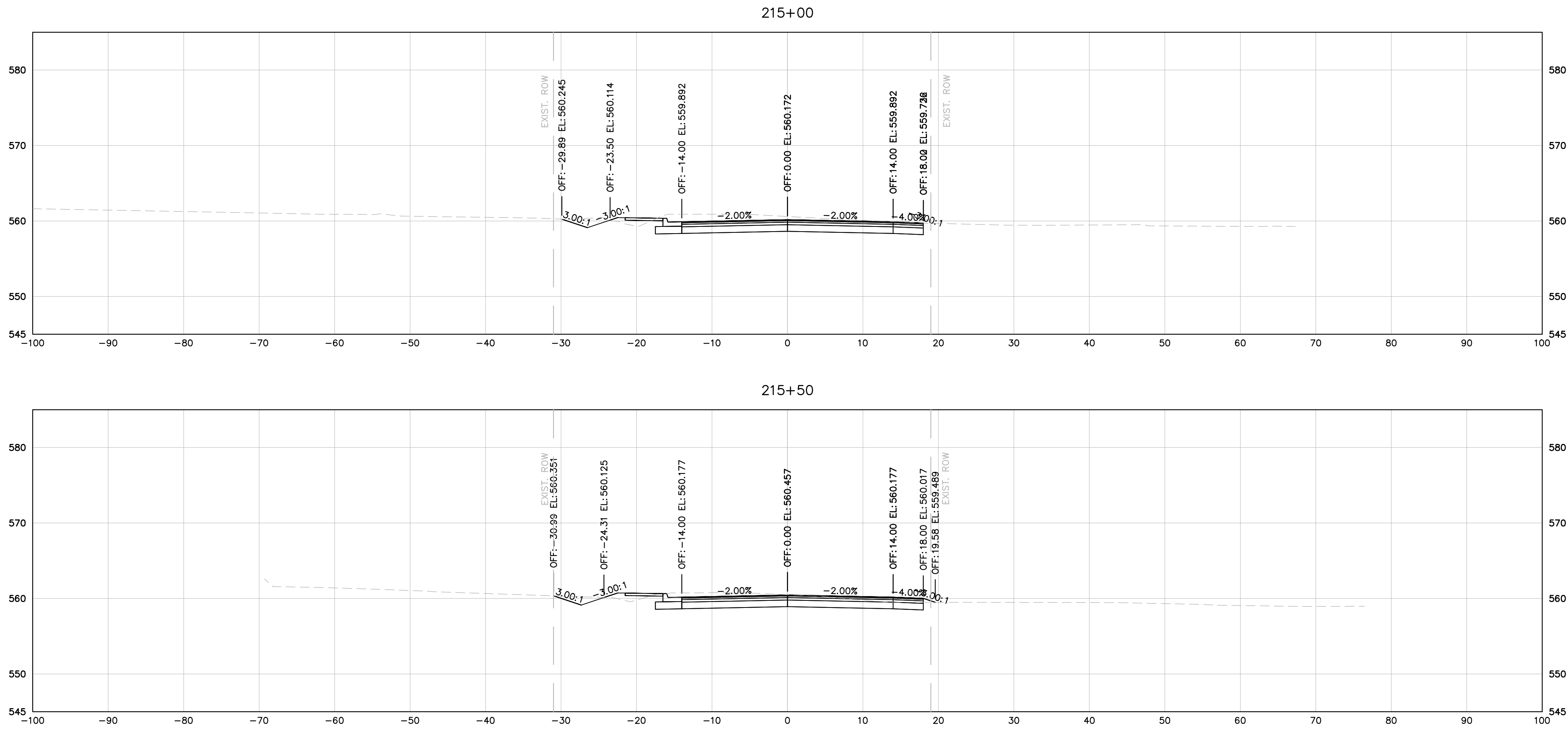
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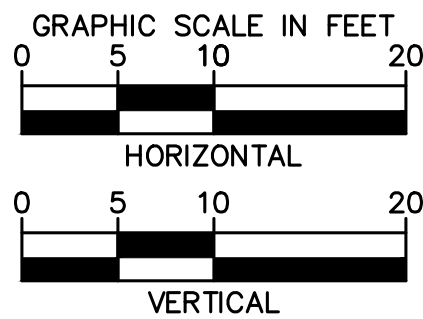
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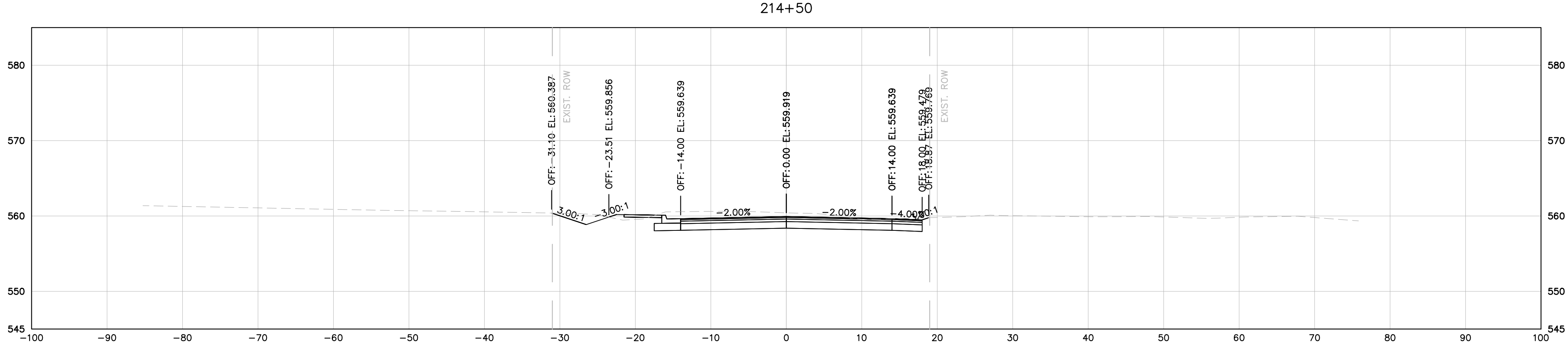
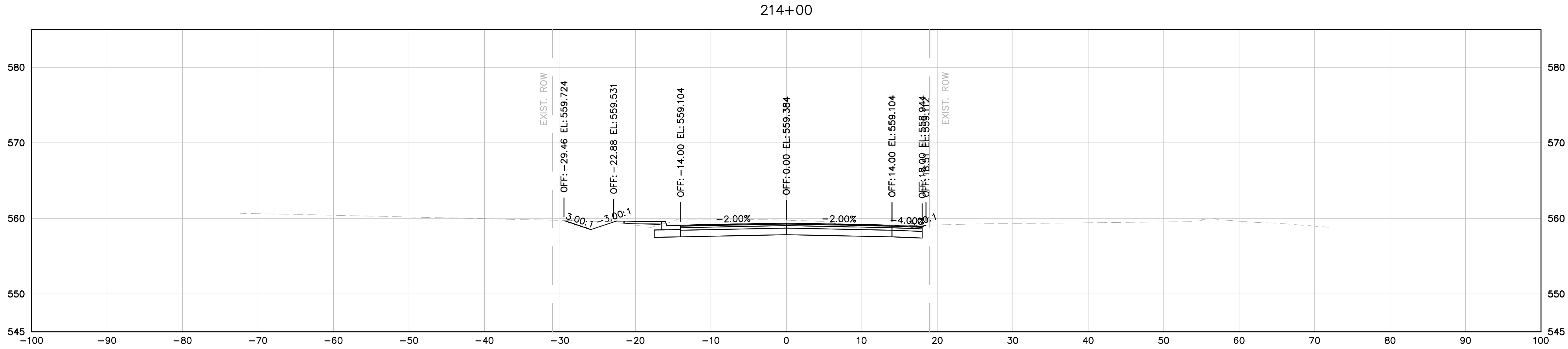
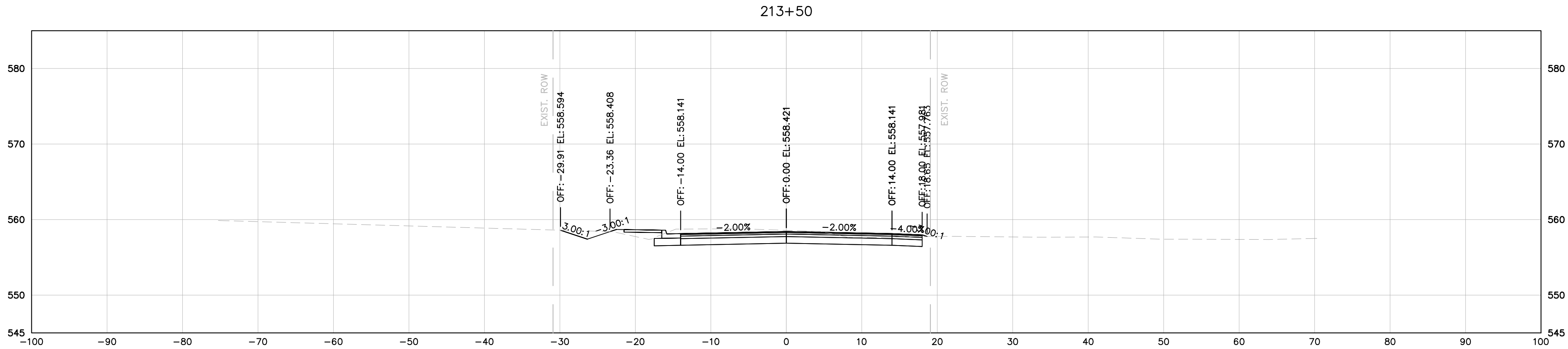
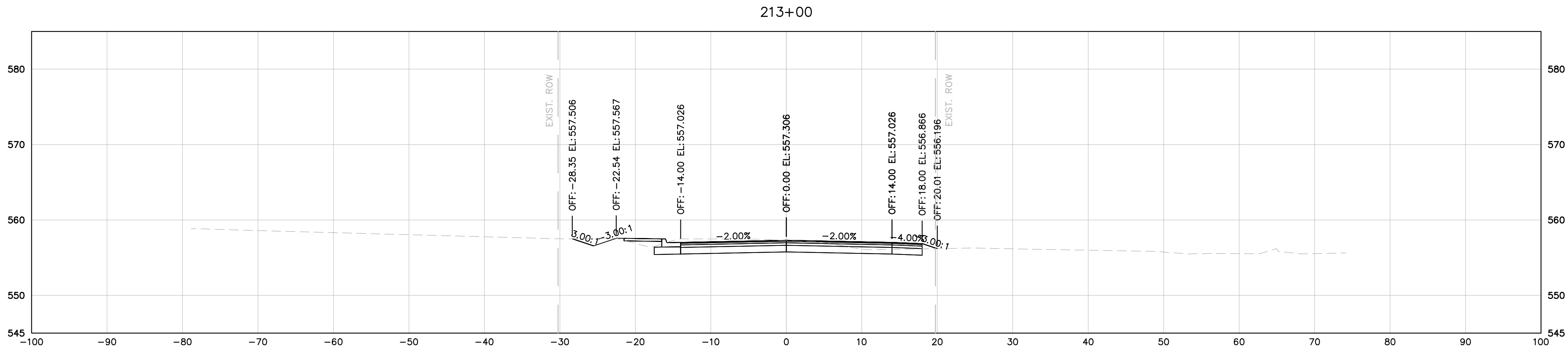
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KIMLEY-HORN PROJECT NO.
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MINERVA DRIVE CROSS
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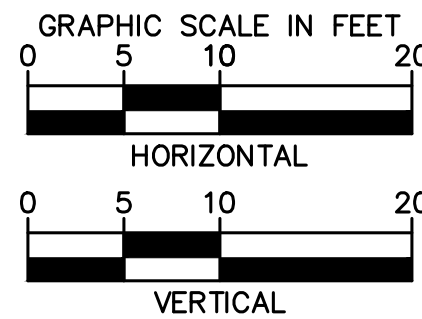
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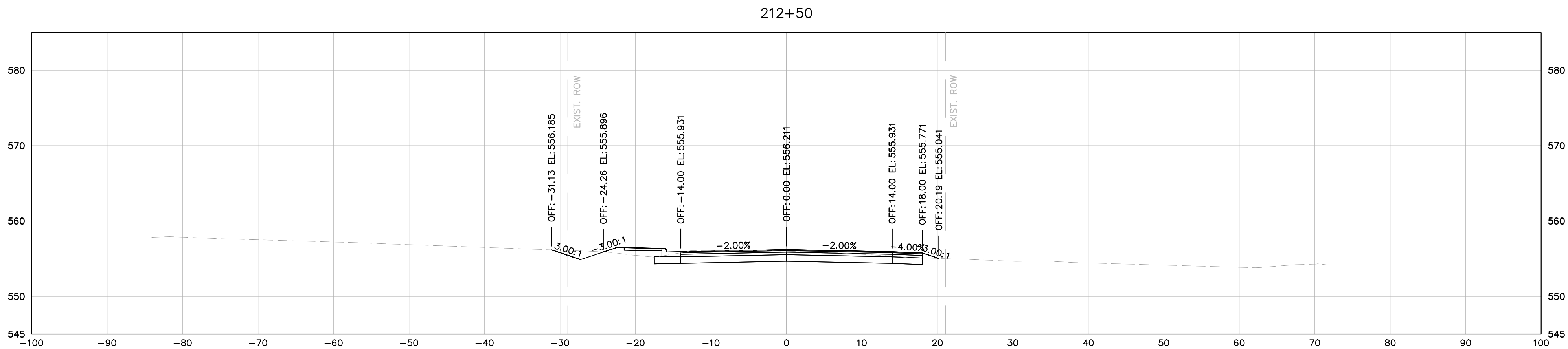
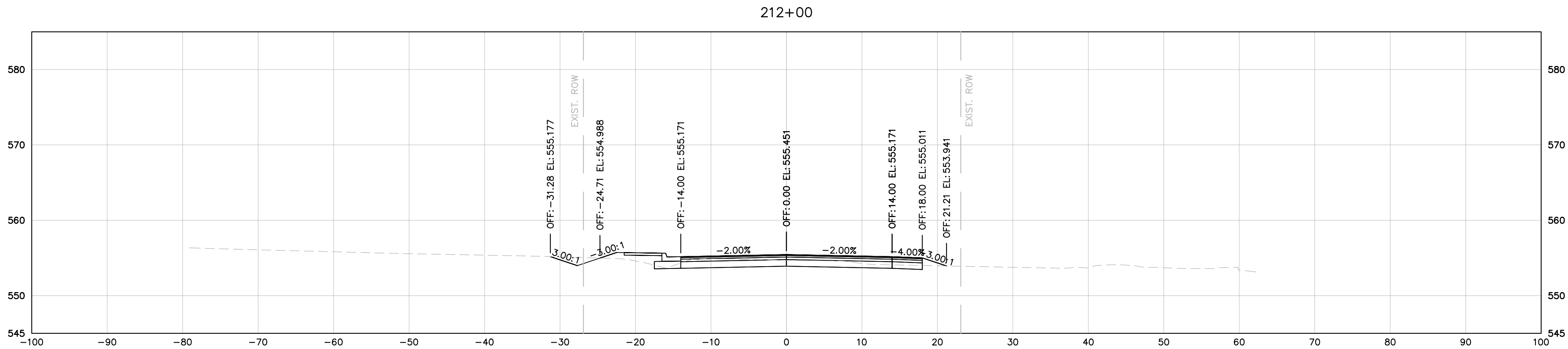
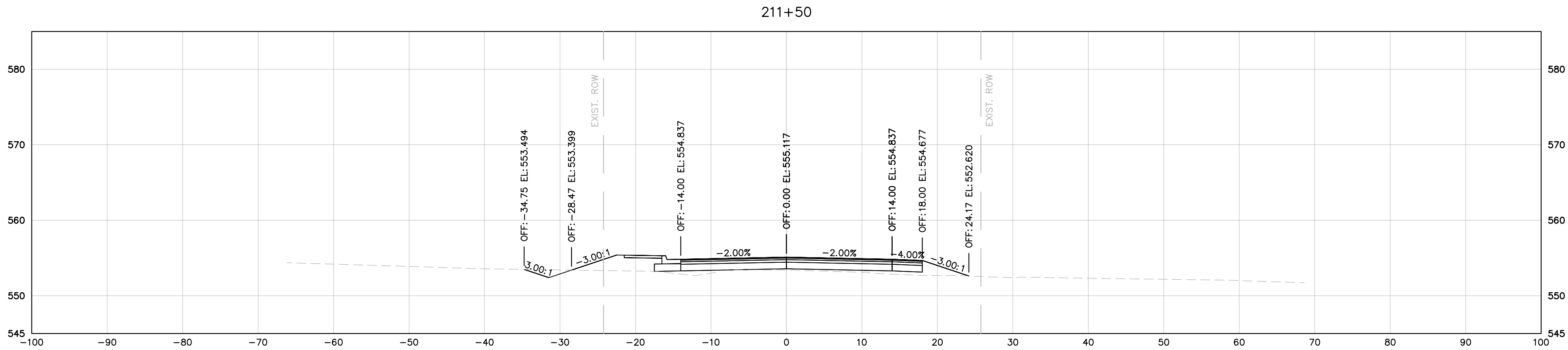
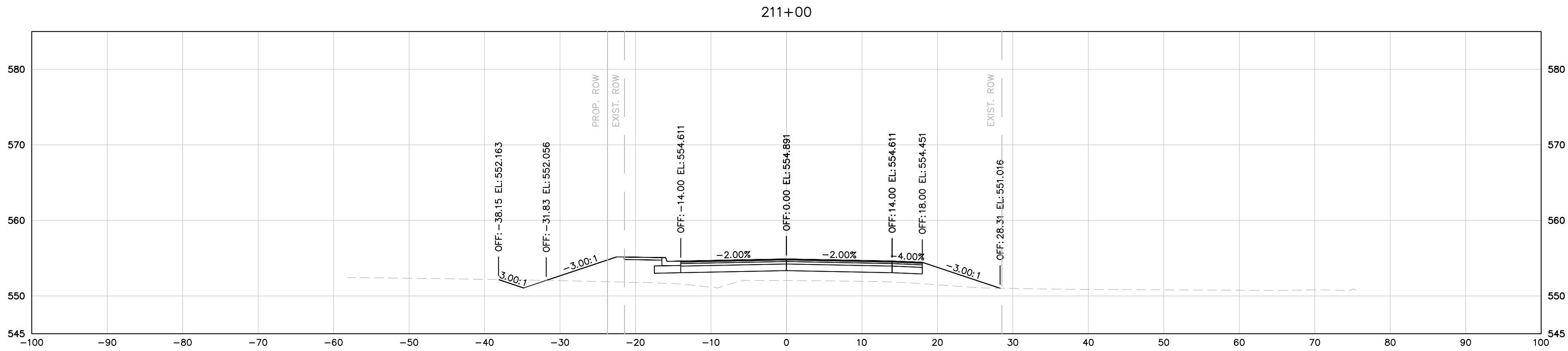
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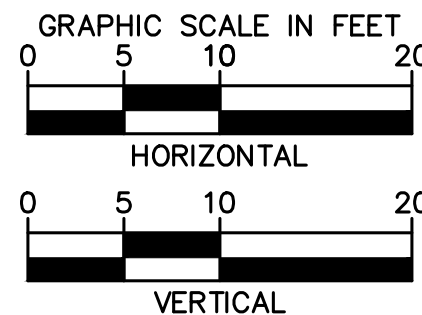
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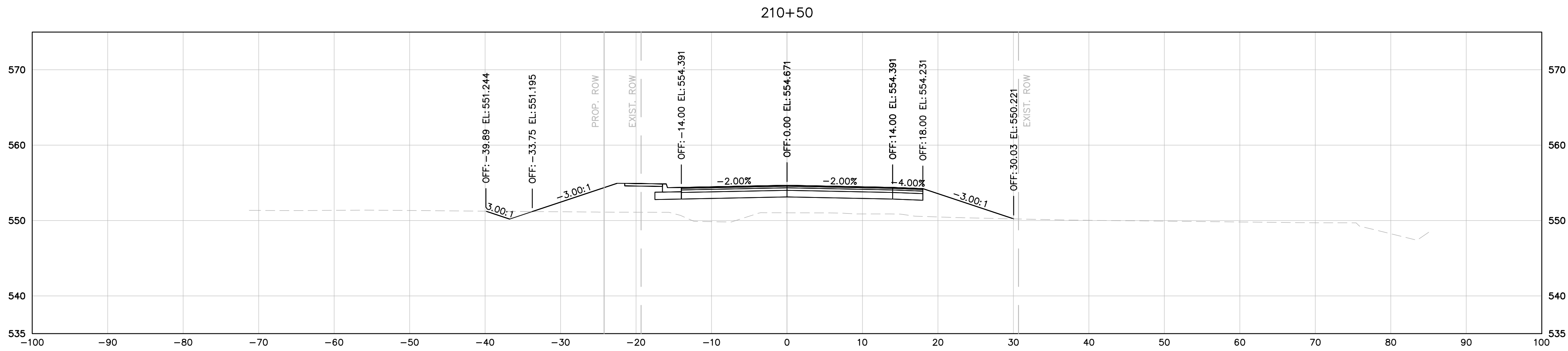
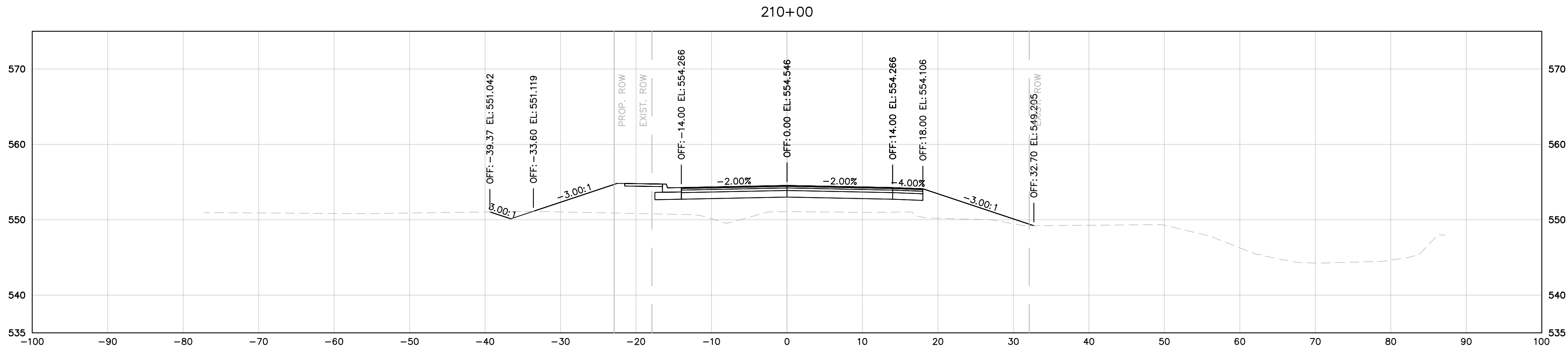
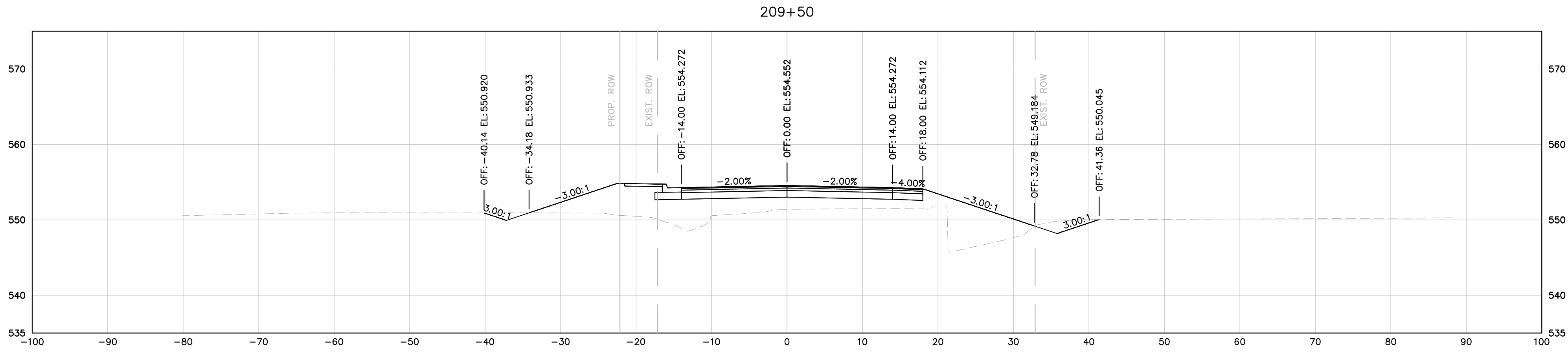
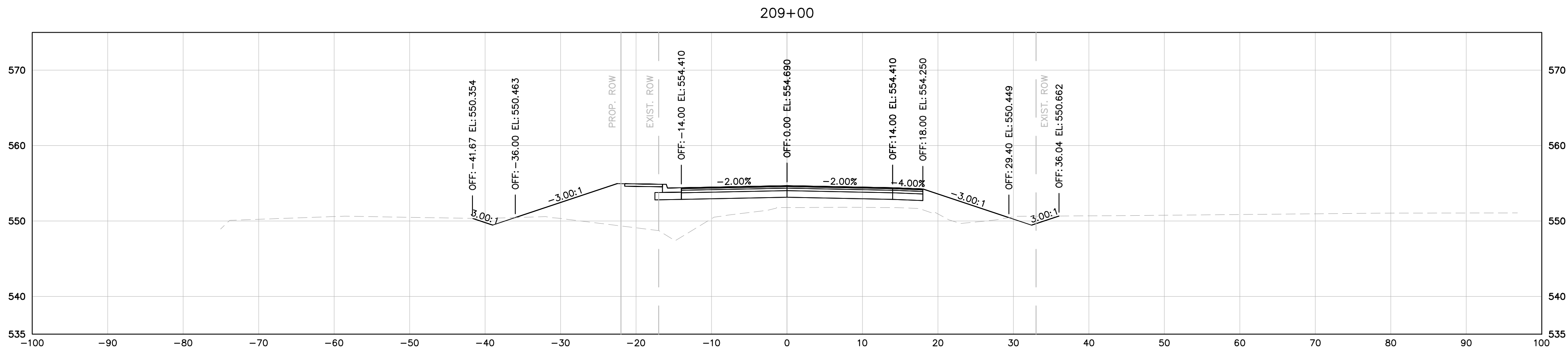
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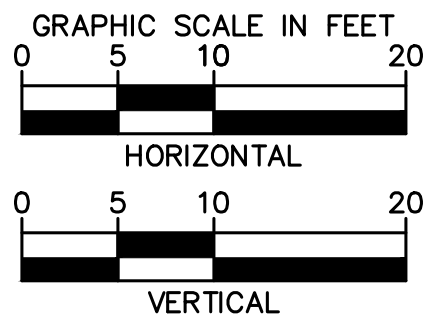
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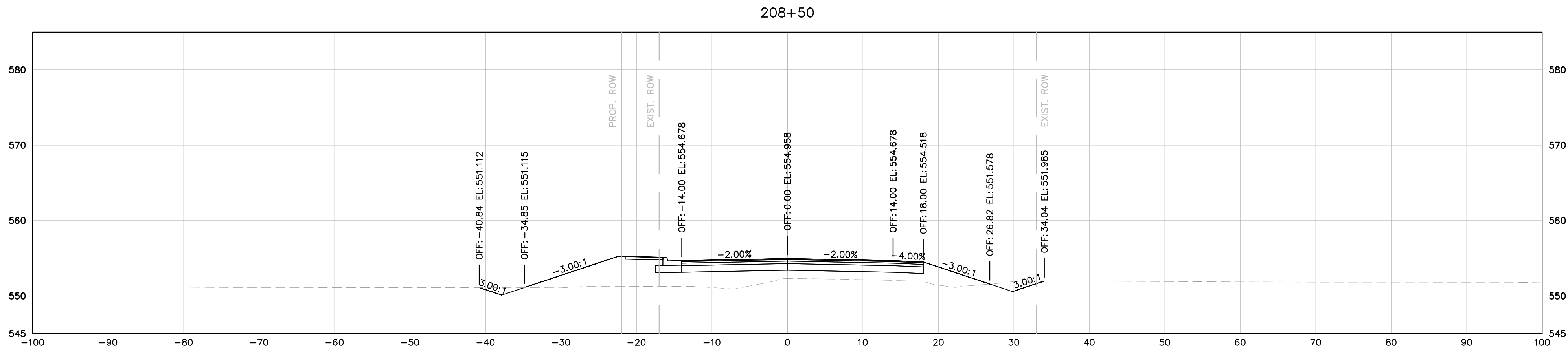
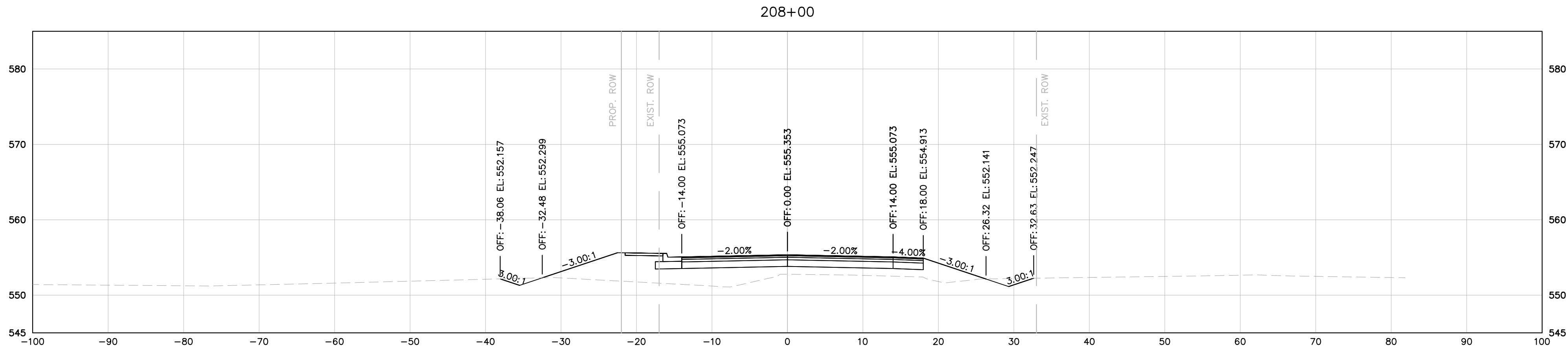
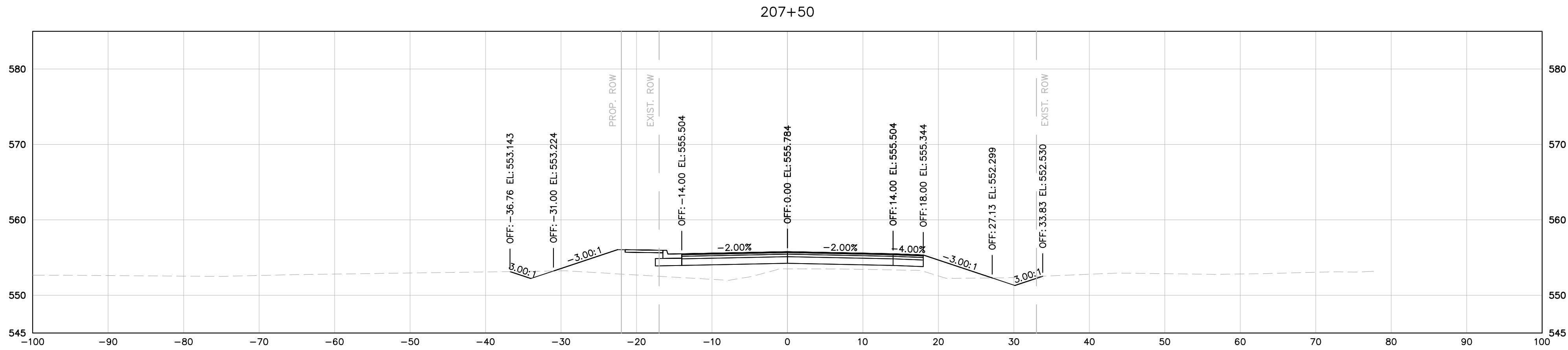
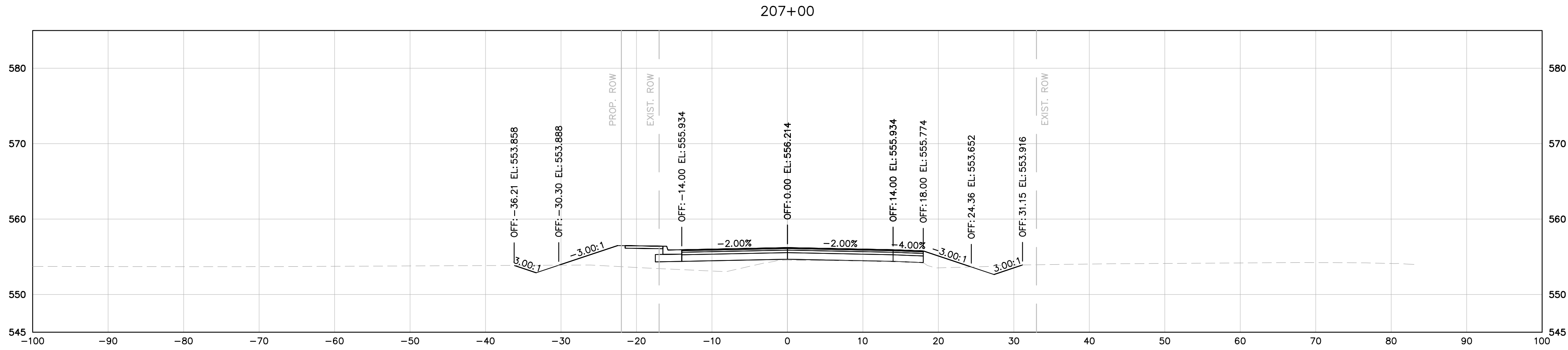
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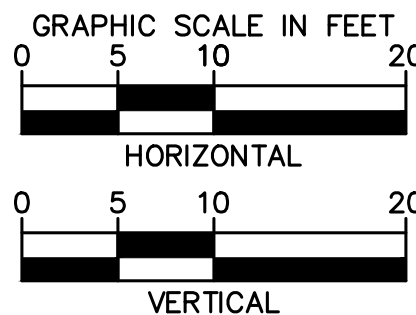
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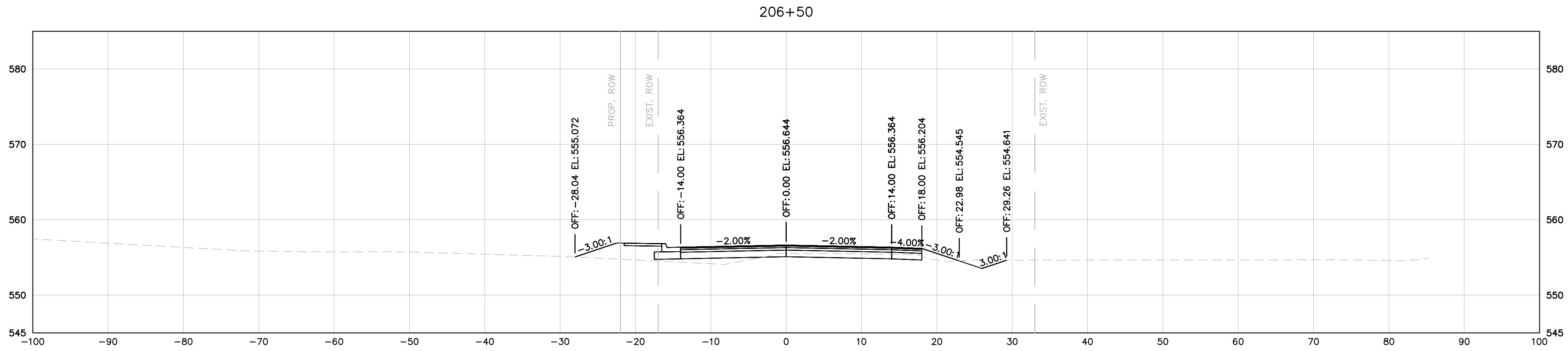
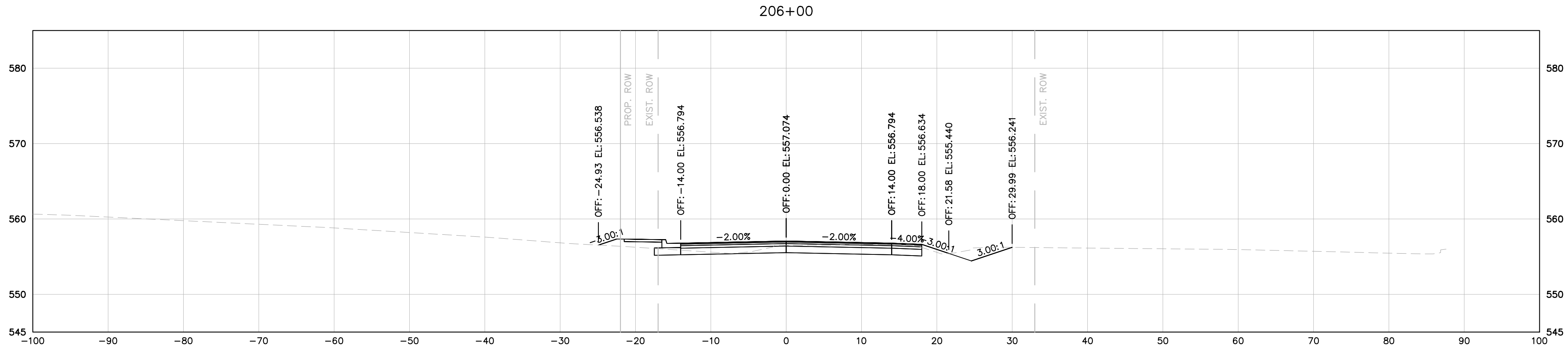
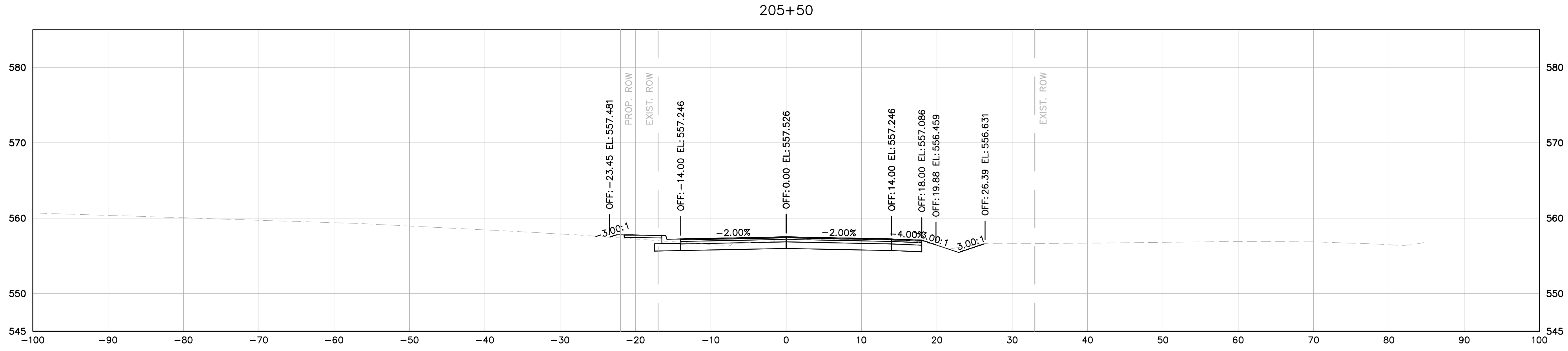
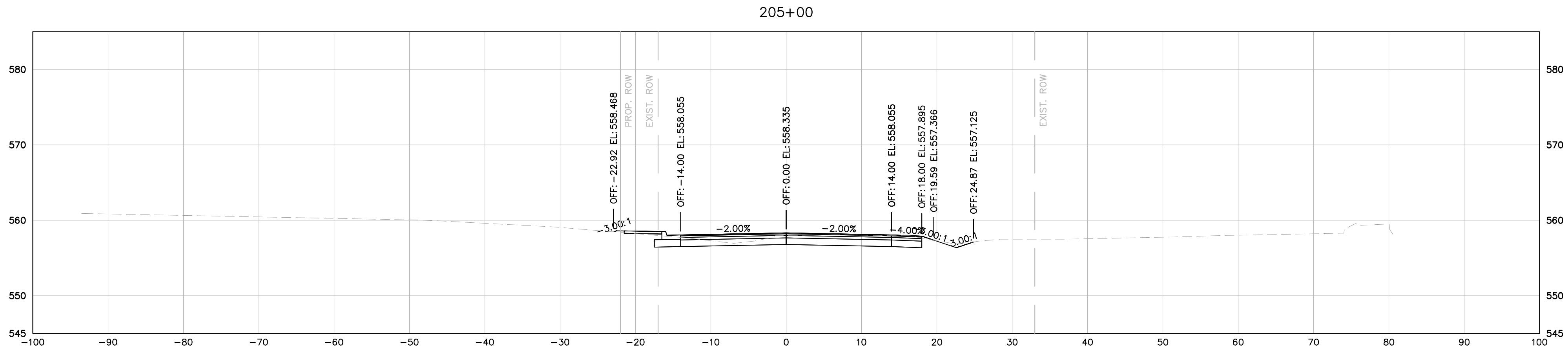
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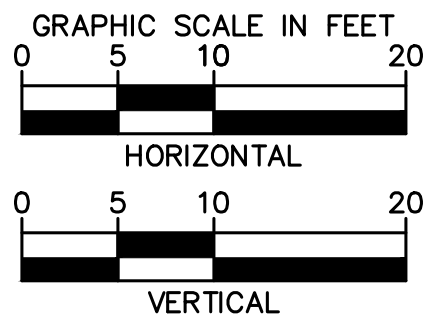
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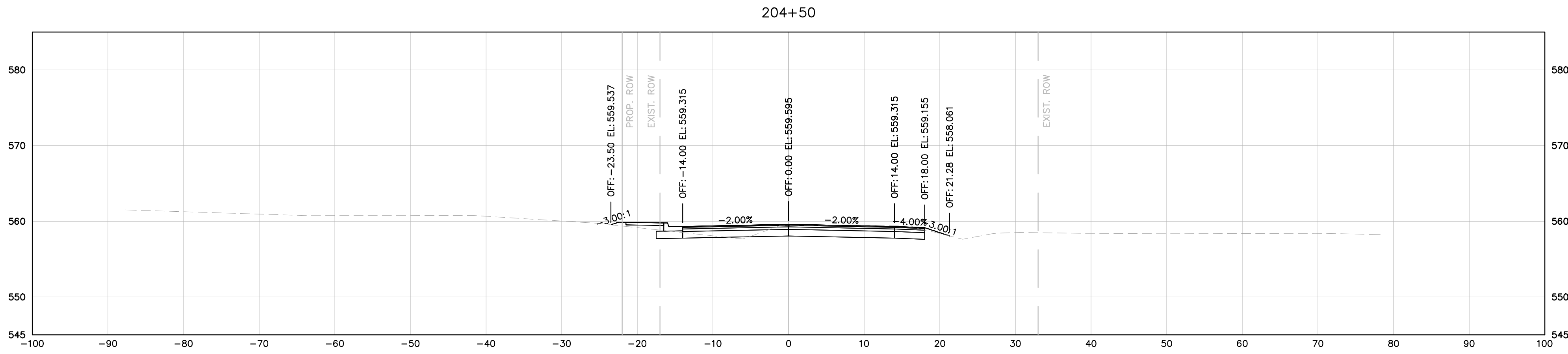
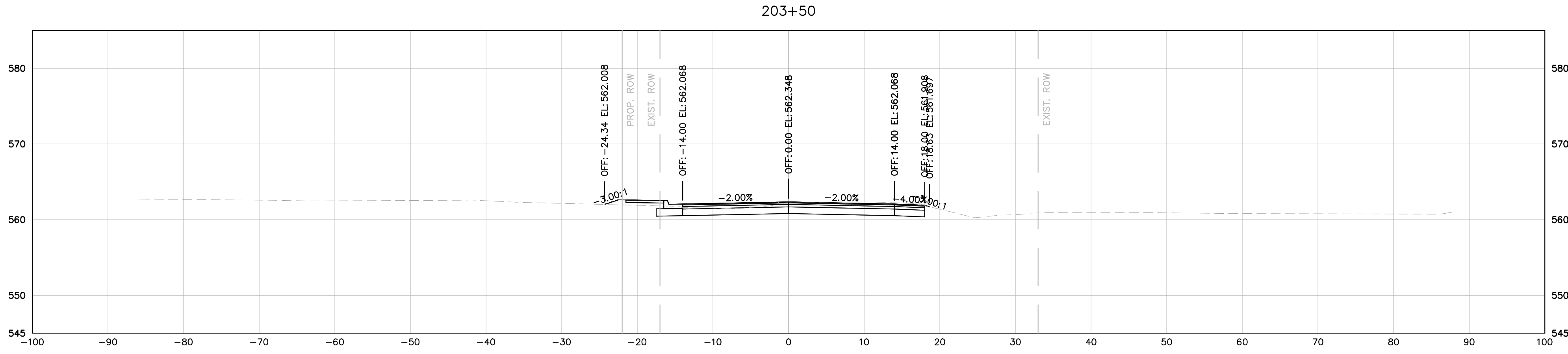
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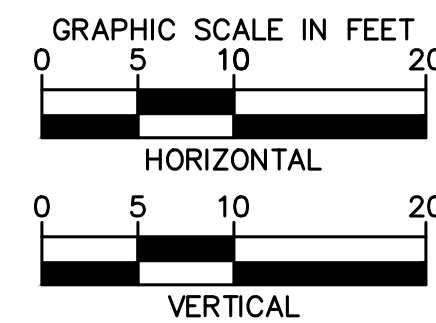
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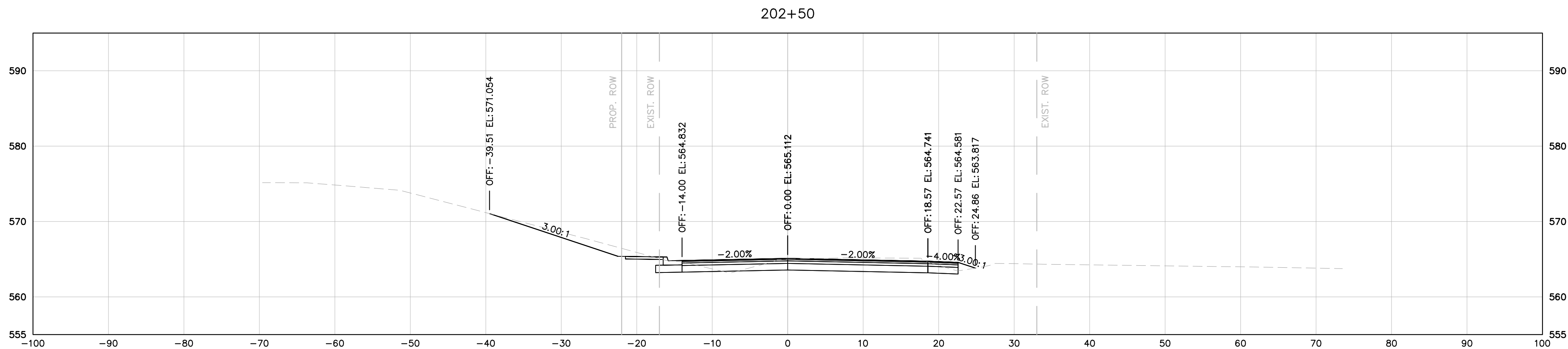
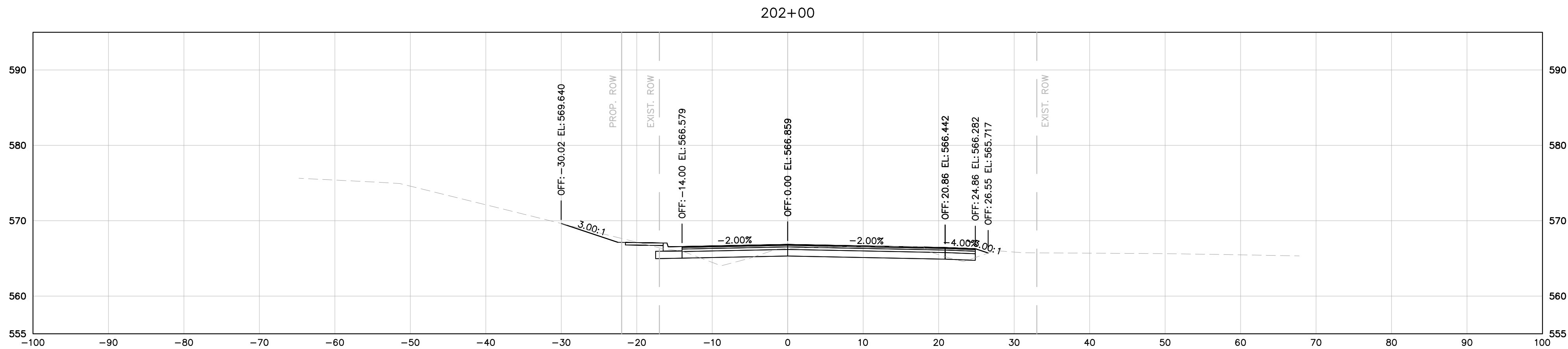
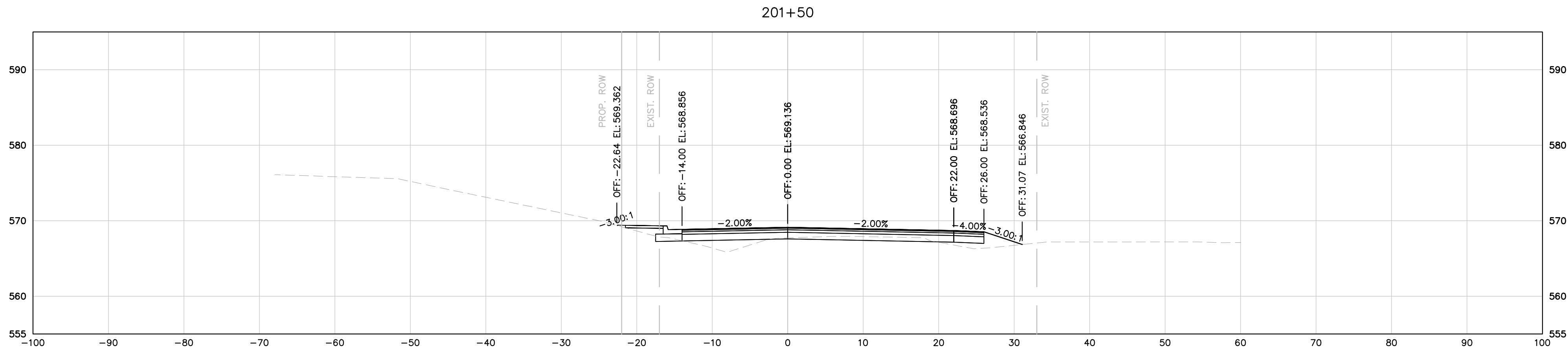
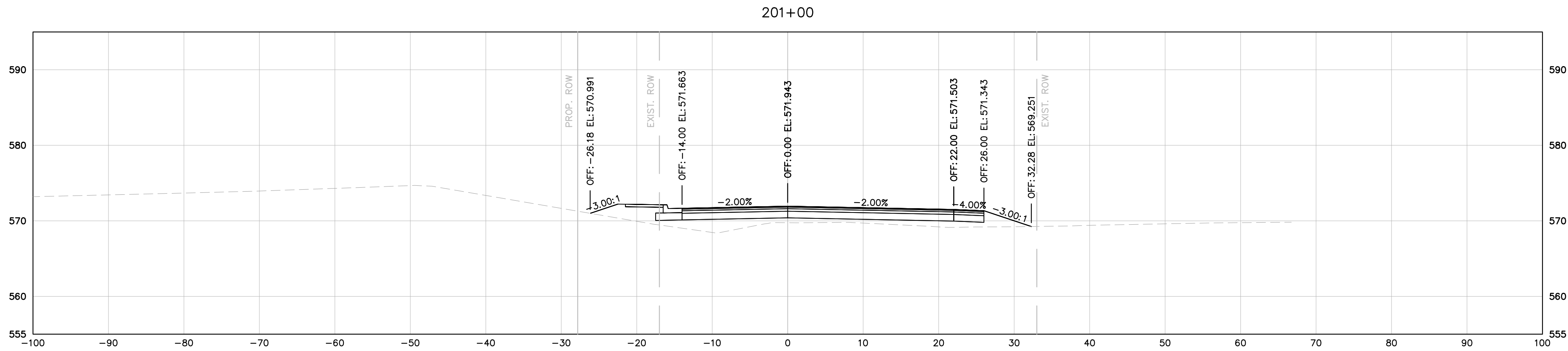
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MINERVA DRIVE CROSS SECTIONS

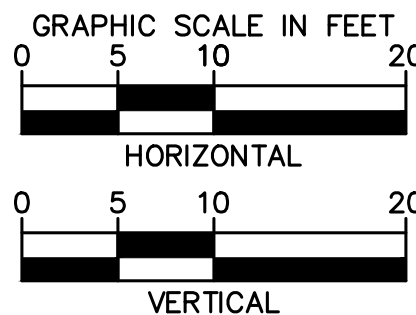
Page 133 of 202

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MINERVA DRIVE

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**1701 MARS STREET
OFFSITE ROADWAY
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LA VERGNE, TN

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REVISIONS		DATE	BY
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DESIGNED BY:		BJV	
DRAWN BY:		EJBF	
CHECKED BY:		HML	
DATE:		7/29/2024	
KIMLEY-HORN PROJECT NO. 118574000			
MINERVA DRIVE CROSS SECTIONS			
SHEET NUMBER 27			

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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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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

Page 135 of 202

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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.

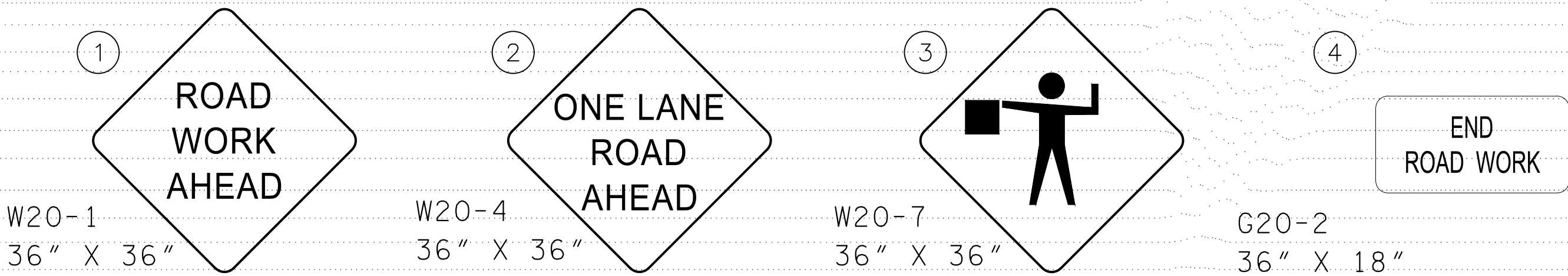
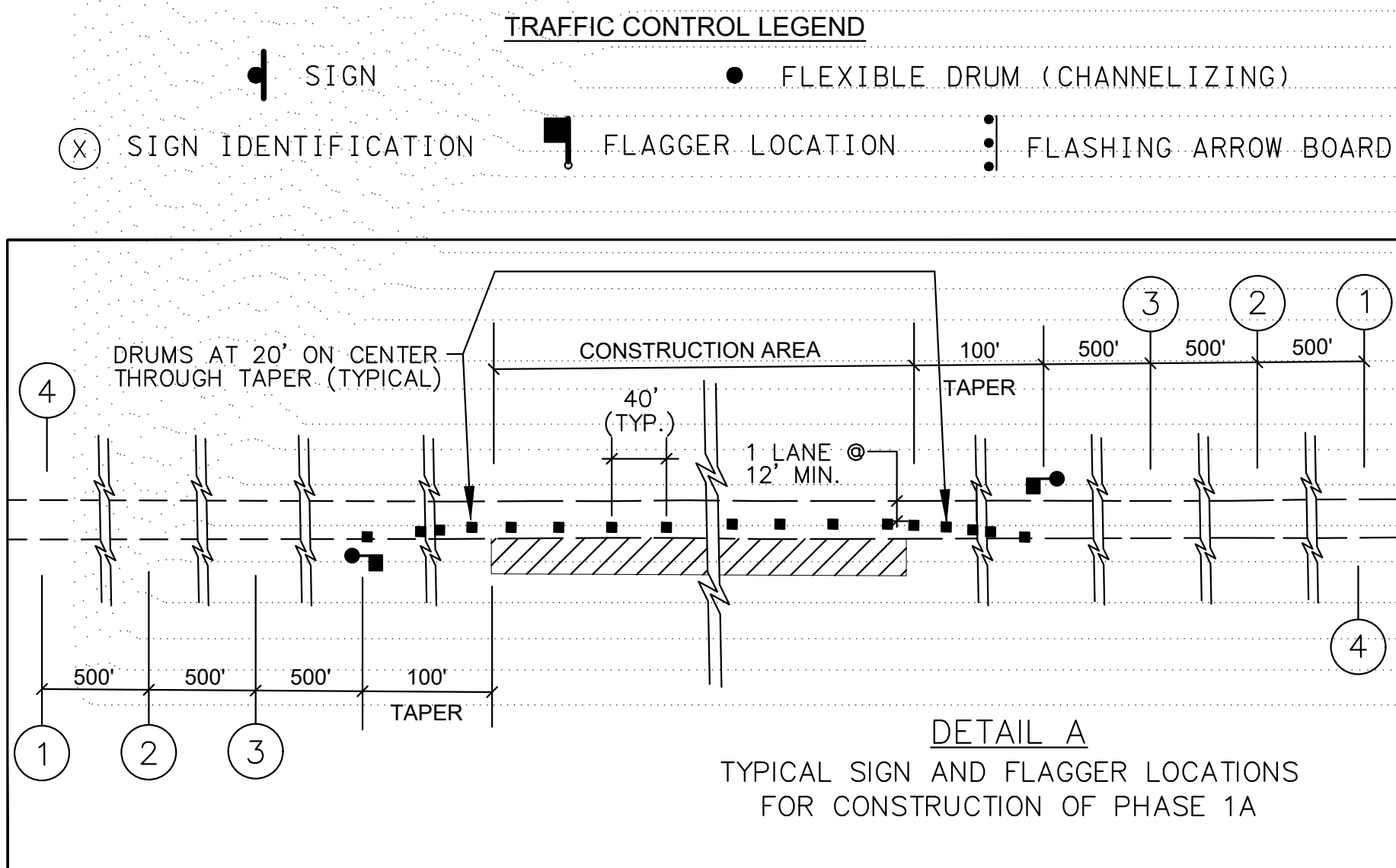
PHASE 4 (TO BE SHOWN IN FUTURE SUBMITTAL):

- 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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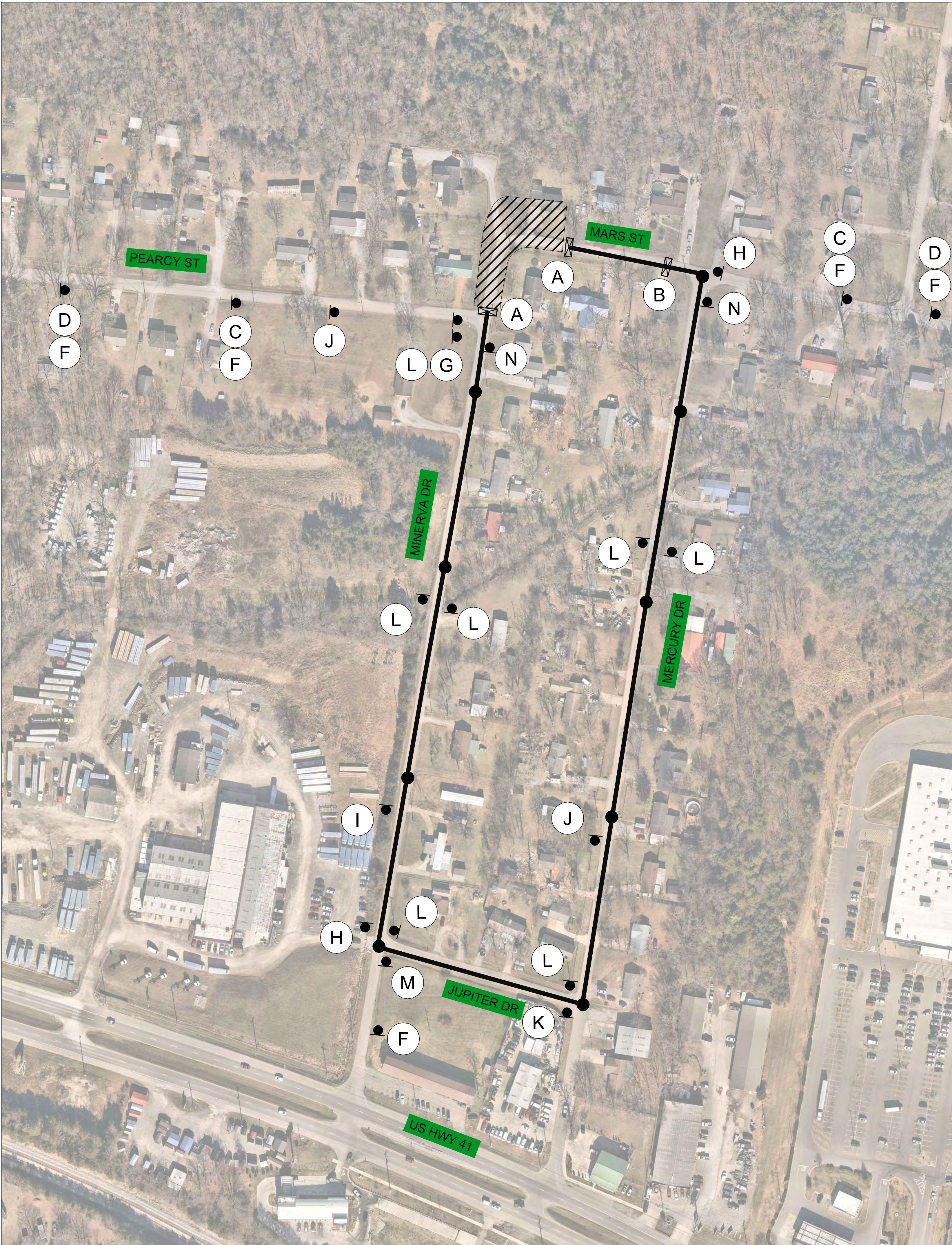
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DESIGNED BY:			BJV
DRAWN BY:			EJBF
CHECKED BY:			HML
DATE:			7/28/2024
KIMLEY-HORN PROJECT NO. 118574000			

TRAFFIC CONTROL
PHASING NOTES

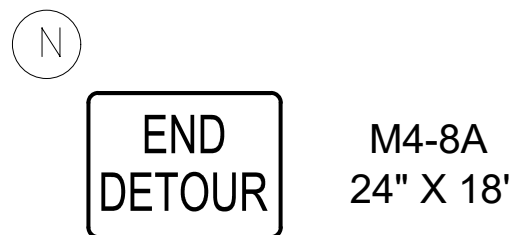
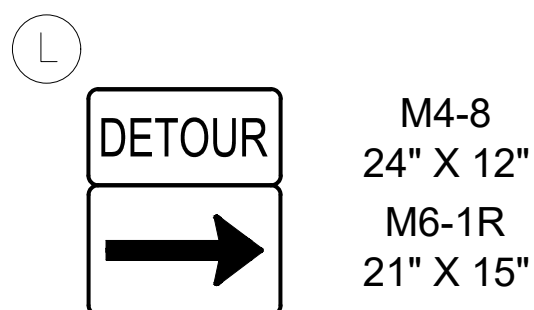
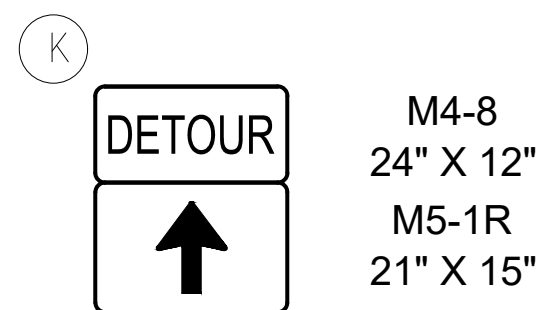
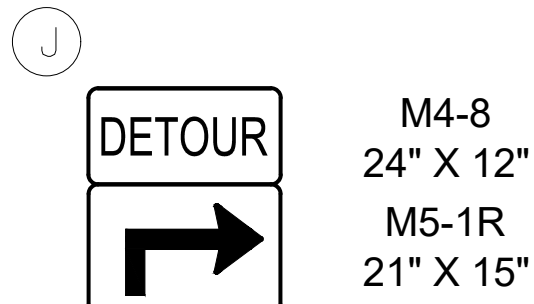
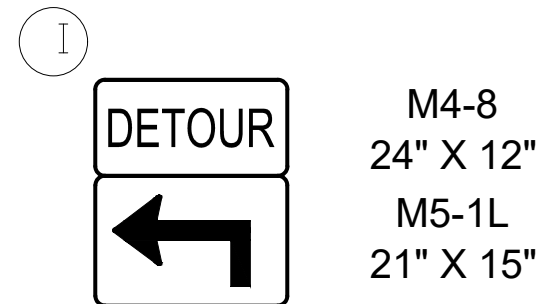
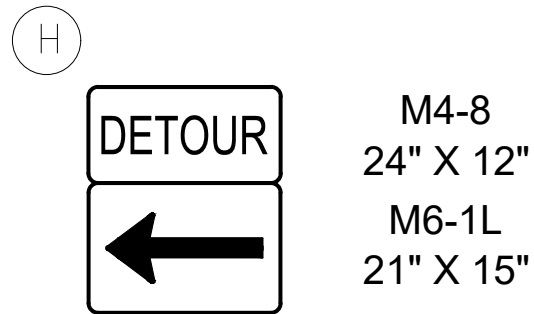
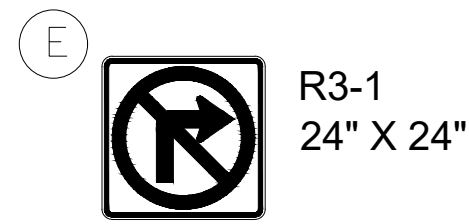
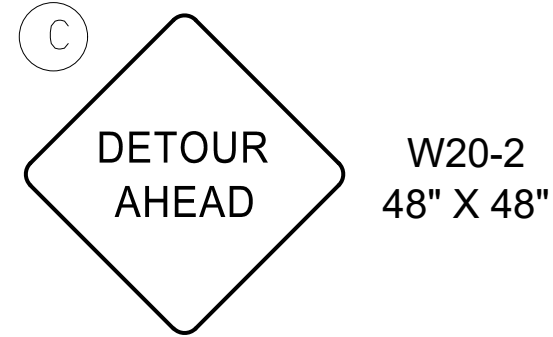
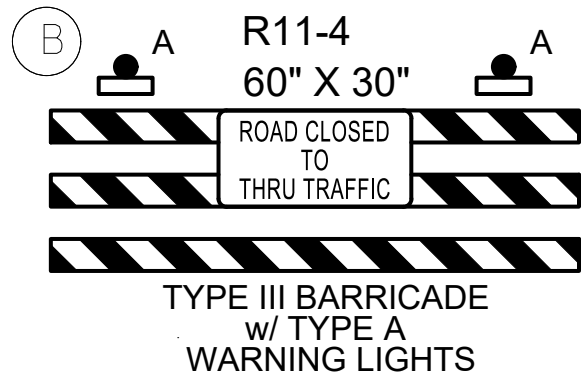
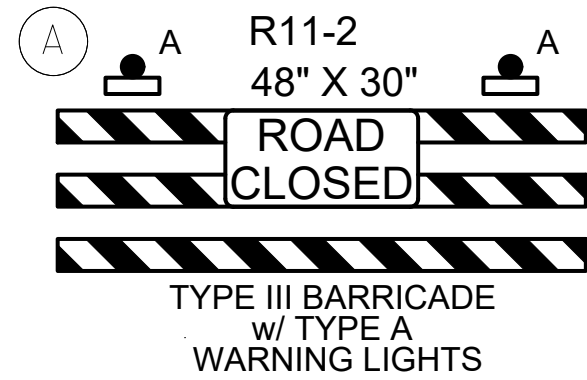
SHEET NUMBER

T-2

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SIGN LEGEND

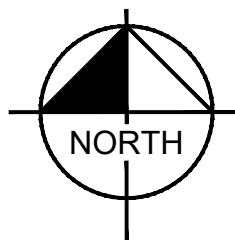


● — ● PROPOSED
DETOUR ROUTE

▨ WORK ZONE

DRAFT

GRAPHIC SCALE IN FEET
0 50 100 200



PHASE II

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

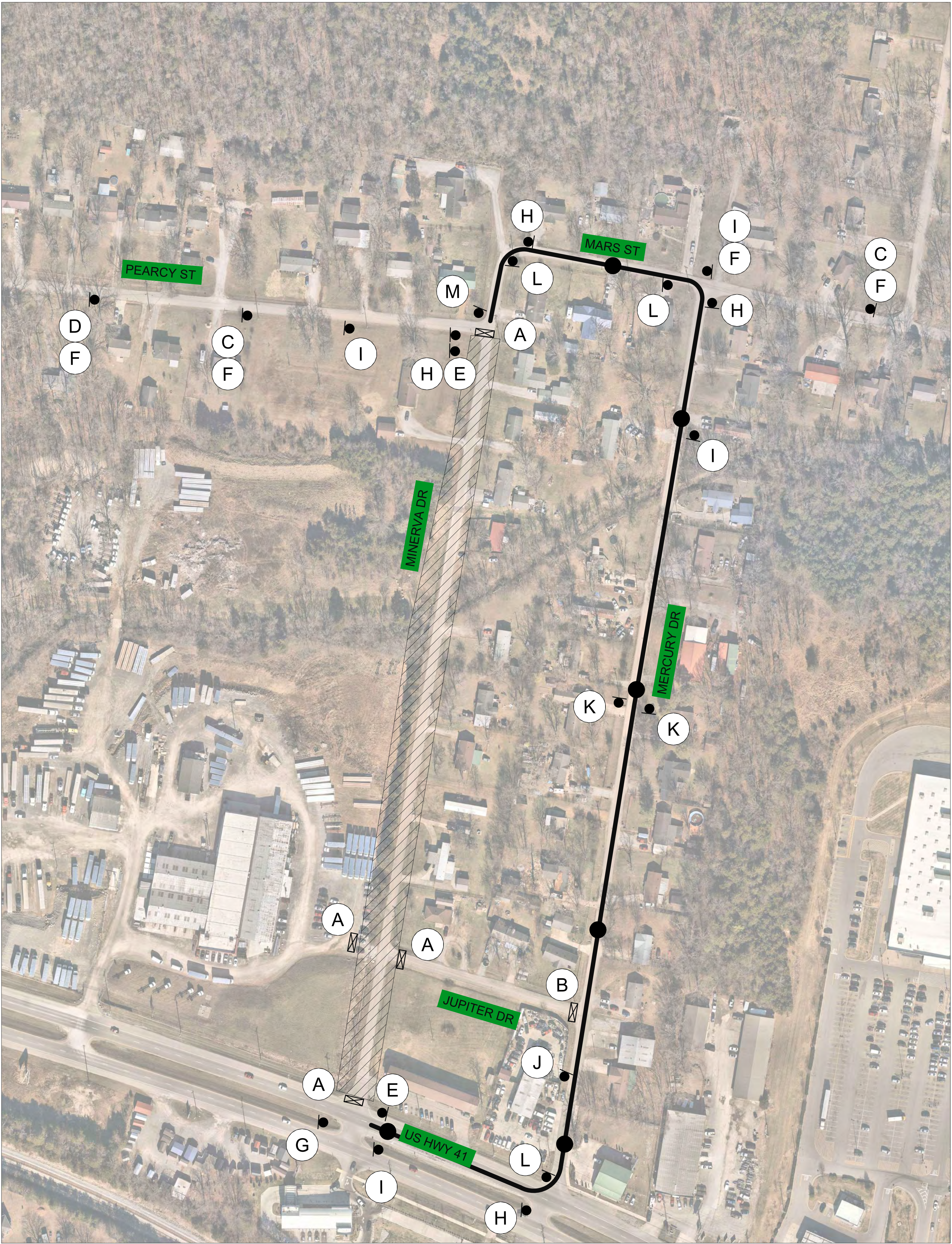
DRAFT PRELIMINARY PLANS FOR REVIEW ONLY

No.	REVISIONS								DATE	BY
	1	2	3	4	5	6	7	8		
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:									7/29/20	
KIMLEY-HORN PROJECT NO. 118574000										

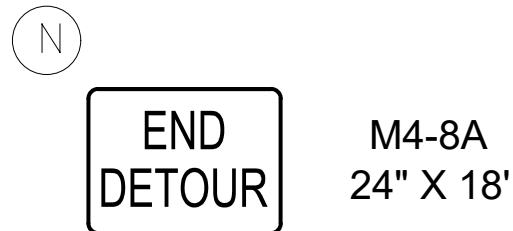
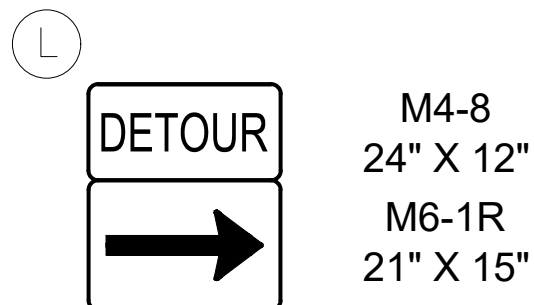
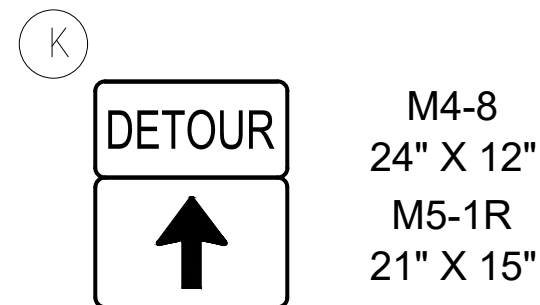
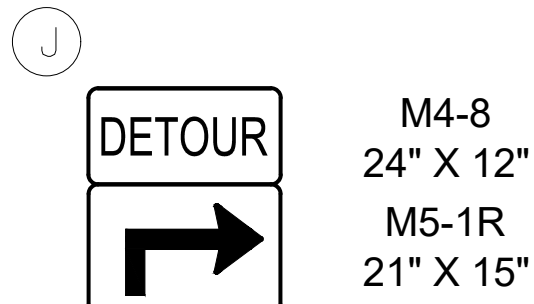
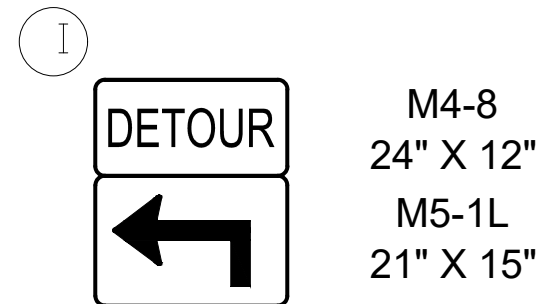
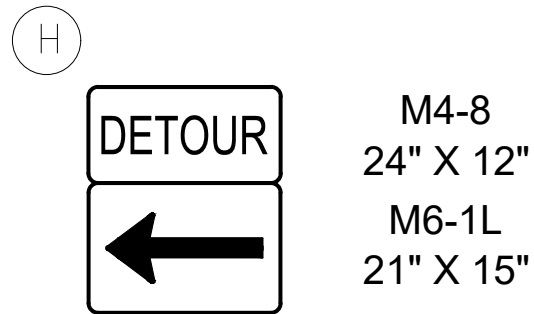
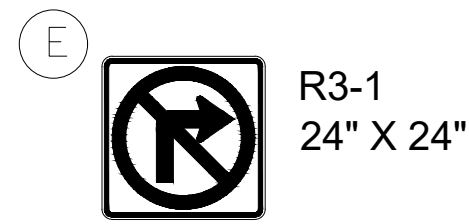
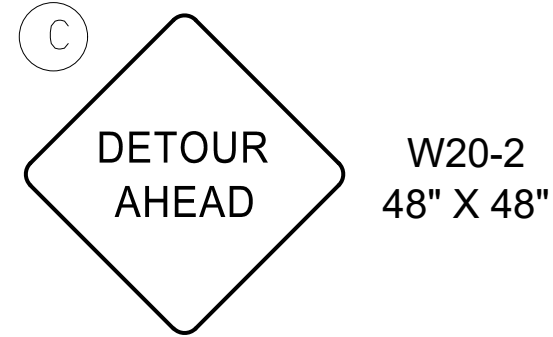
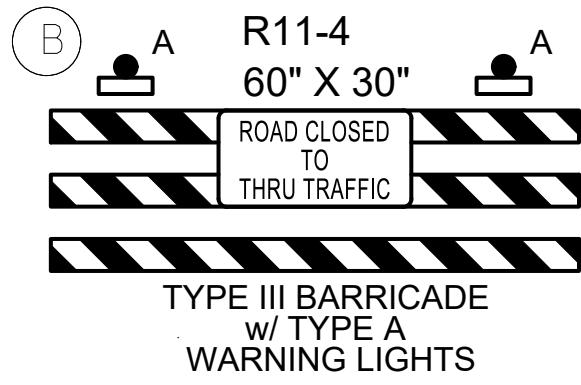
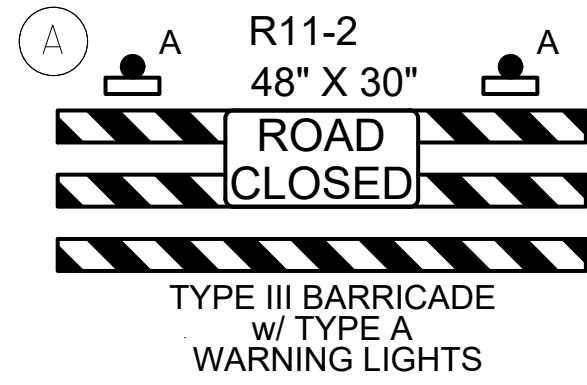
TRAFFIC CONTROL
PHASE I DETOUR

SHEET NUMBER
T-3

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SIGN LEGEND



● — ● PROPOSED
DETOUR ROUTE

▨ WORK ZONE

DRAFT

PHASE II

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS LA VERGNE, TN

DRAFT PRELIMINARY PLANS FOR REVIEW ONLY

BY		REVISIONS										DATE	
No.		1	2	3	4	5	6	7	8	9	10		
DESIGNED BY:												BJV	
DRAWN BY:												EJBF	
CHECKED BY:												HML	
DATE:		7/29/2024											
		KIMLEY-HORN PROJECT NO. 118574000											
		TRAFFIC CONTROL PHASE II DETOUR											
		SHEET NUMBER											
		T-4											



Item #: 7. 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@lavergnethn.gov; and Jake Blair - jblair@lavergnethn.gov)

1. This parcel is contained within the Murfreesboro Road Overlay Streetscape District and must adhere to the applicable overlay provisions;
2. **Rules of the Overlay District - With regard to the building(s) setbacks and location, the La Vergne Planning Commission may allow a reduction of setbacks and yards if the structures will conform to surrounding structures or if parking will be located behind and/or in the rear of structures.**
3. All utilities must be underground;
4. A materials board is required with actual samples;
5. Landscape Plan is required;
6. Photometric Plan is missing;
7. A 5' wide Landscaped Buffer Area must be installed around all parking lots with 3' minimum tall screening (shrubs, etc.);
8. Add note on appropriate sheets to indicate van-accessible handicap space with provided van-accessible loading zone;
9. All utilities must be underground;

10. Building setback lines must be indicated for all sides of all buildings;

Engineering (Gary Lide - glide@lavergneth.gov)

1. Provide a grading and drainage plan showing how water quantity and water quality requirements are being met.
2. Provide stormwater calculations meeting the Stormwater Management Ordinance along with the means for complying with the stormwater quantity and quality requirements for the ordinance.
3. Provide erosion prevention and sediment control (EPSC) plans meeting the requirements of the Stormwater Management Ordinance.
4. Provide sufficient information to locate the new building on the site. 6 feet from the existing building provides one direction, provide information regarding the other direction.
5. Show radius returns for driveway from Old Nashville
6. Show detail for proposed sidewalk.
7. Note that the area where the proposed public sidewalk runs off of the public right-of-way will require the dedication of a maintenance easement to the city.
8. If new asphalt is being placed, provide a section. If not, state that existing asphalt will remain.
9. No landscape plan provided.
10. Show utilities serving new building.

Utilities (Scott Tatalovich - statalovich@lavergneth.gov)

1. Show and label existing waterline and meter assemblies including sizes. There is an 8-inch waterline in Murfreesboro Rd and a 6-inch waterline in Old Nashville Hwy.
2. Show distance to nearest FH, which is located at the intersection of Old Nashville Hwy and Goodman Circle.
3. Show and label existing public sewers and public utility easements through the property. There is an 18" Trunk sewer through the property. There is an existing 2-inch low pressure sewer line in Old Nashville Hwy that discharges to the Gravity sewer MH within the property.
4. Show and label building sewer services laterals.
5. Contact Jim Owens, GIS Utilities Mapper at Public Works with any questions.

Codes (Joe White - jwhite@lavergneth.gov)

1. Show outline of existing building on sheet A-1.1 for clarity.
2. Provide information regarding construction methods for proposed building (i.e. is the existing building going to be demolished, gutted, or is this an addition?)

Fire (Curtis Brinkley - cbrinkley@lavergneth.gov)

No comments.

Police (John Eubank - jeubank@lavergneth.gov)

No comments.

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

Sorani Tire Shop

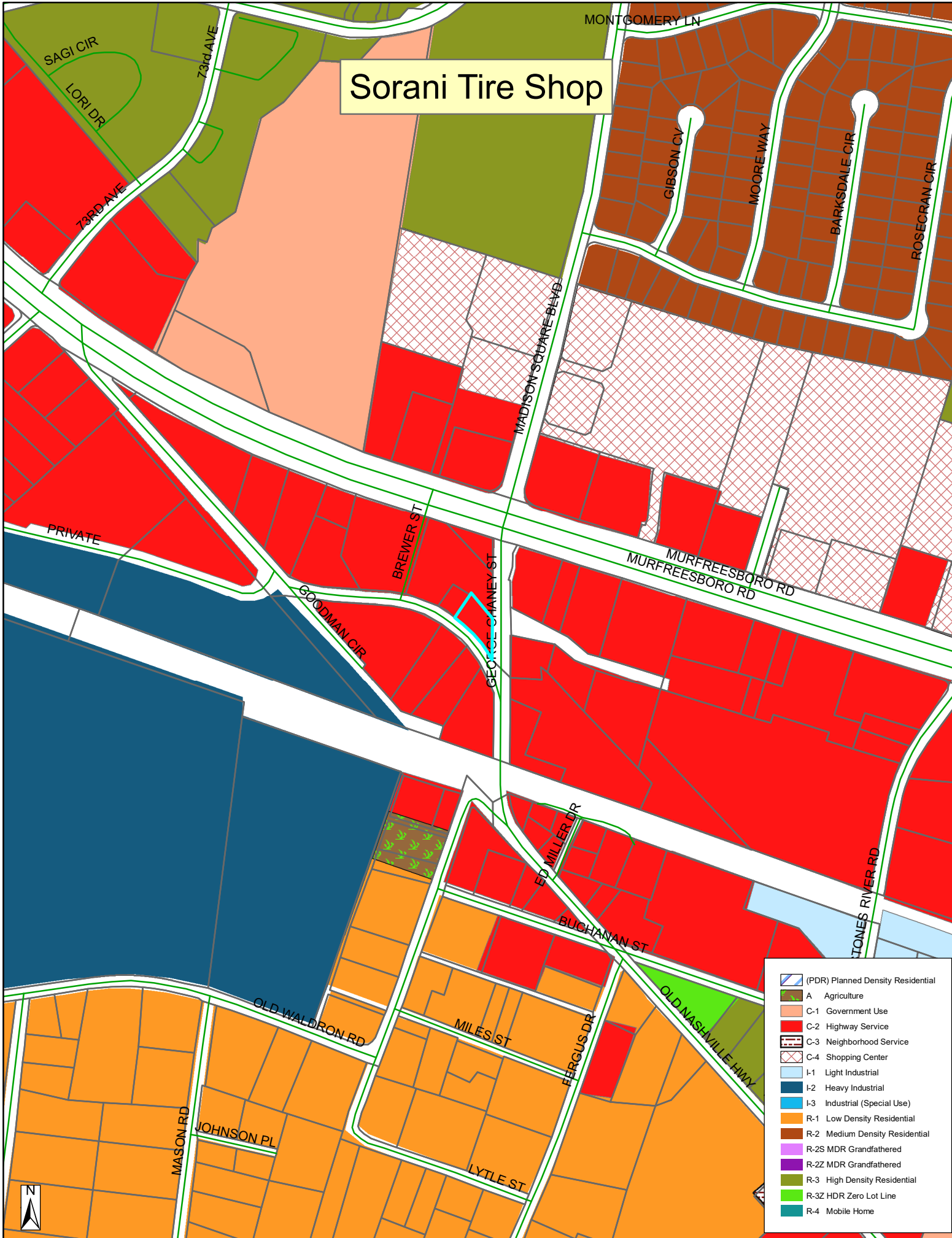
GEORGE CHANEY ST

OLD NASHVILLE HWY



Sorani Tire Shop











SITE LOCATION



AERIAL VIEW

SITE DATA CHART	
ZONING DISTRICT:	C-2
EXISTING USE:	AUTOMOBILE SERVICE
PROPOSED USE:	AUTOMOBILE SERVICE
BUILDING SQ FT:	
EXISTING 1:	1,204.9 SQ FT
EXISTING 2:	588.3 SQ FT
NEW 1:	690.0 SQ FT
NEW 2:	303.6 SQ FT
TOTAL:	2,786.8 SQ FT
USAGE SQ FT:	
AUTO SERVICE:	1,000.0 SQ FT
STORAGE:	1,786.8 SQ FT
BUILDING HEIGHT:	
EXISTING 1:	1 STORY (20 FT ±)
EXISTING 2:	1 STORY (20 FT ±)
EXISTING SIGN:	12 FT ±
NEW 1:	2 STORIES (24 FT)
NEW 2:	2 STORIES (24 FT)
LOT AREA: 0.33 AC (13,738.5 SQ FT)	
LOT COVERAGE:	8,594.5 SQ FT
OPEN SPACE:	5144.0 SQ FT
PARKING SUMMARY	
TOTAL REQUIRED: 7 SPACES	
AUTO SERVICE (1/150):	1000.0 SQ FT (7)
STORAGE (0/0):	1786.8 SQ FT (0)
TOTAL PROVIDED: 6 SPACES + 1 ACCESSIBLE	

[illegible]

APPROVAL		
DRAWN	_____	_____
DESIGN	_____	_____
CHECKED	_____	_____
APPROVED	_____	_____

SAVED DATE: 7/29/2024 7:02:01 AM j/brad

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

COVER SHEET

SHEET INDEX	
C-0.0	COVER SHEET
C-1.0	EXISTING SITE LAYOUT
C-2.0	SITE PLAN
C-3.0	CIVIL DETAILS
A-1.0	ELEVATIONS

DWG. No.	
C-0.0	
SCALE: NOTED	
CADFILE: \\P:\DWG\Projects\100_Landings_750_Square_Foot\750.dwg	
JOB No.	REV. 

ENGINEER: 

By Rhodes Engineering & Environmental Services, LLC.

[illegible]

APPROVAL		
DRAWN	_____	_____
DESIGN	_____	_____
CHECKED	_____	_____
APPROVED	_____	_____

SAVED DATE: 7/29/2024 7:02:01 AM
 Jbrad

SITE PLAN

C-2.0

JOB No.

REV.



SCALE: NOTED



7/26/2024

ENGINEER:



**RHODES ENGINEERING
AND ENVIRONMENTAL
SERVICES, LLC**

PHONE: 615.480.7535
EMAIL: rhodesengineering@gmail.com
07 NASHVILLE HWY. SOUTH, SUITE #1
COLUMBIA, TN 38401

CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

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Engineering & Environmental Service, LLC.

[illegible]

APPROVAL		
DRAWN	_____	_____
DESIGN	_____	_____
CHECKED	_____	_____
APPROVED	_____	_____
ISSUED DATE: 7/29/2024 7:02:01 AM jbrad		

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

ELEVATIONS

Fig. No.

A-1.0

DATE NOTED _____

DFILE: C:\Program Files\Internet Explorer\IEXPLORE.EXE

3 No.	REV. A
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Item #: 8. **Item Title: Site Plan – Take 5 Oil Change – New Building Consisting of 1,750 Square Feet on 1.28 Acres. Requested by Sambatek. Property located at 5265 Murfreesboro Road and Rebecca Way (Tax Map 15M, Group F, Parcel 1.01). C-2 (Highway Service) Zoning District. Property owned by Jarman Development, LLC.**

Reviewed By:

Bo Logan, City Planner
Gary Lide, City Engineer

Summary:

The applicant is requesting site plan approval for an instant oil change facility totaling 1,750 SF at a site located on Murfreesboro Road. The site is 1.30 acres. Structures will consist of the service facility, associated parking areas and driveways.

The facility 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 applicant needs to show a 6-ft. wide sidewalk along their entire frontage.

The property is currently vacant.

The ingress/egress to the site is exclusively through Rebecca Way. The driveway mouth on the plan is indicated as at least 24 feet wide. Fifteen (15) parking spaces are being provided where only 13 are required.

Staff Comments / Technical Items:

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

- 1) The applicant needs to show a 6-ft. wide sidewalk along their entire frontage on Murfreesboro Road;
- 2) The sidewalk shown is like a "Road to Nowhere" or the "Bridge to Nowhere". The sidewalk needs to connect to a concrete, asphalt, or another hard, dustless surface;
- 3) Signs are not automatically approved with this site plan.

Engineering (Gary Lide - glide@lavergnen.net)

1. (Cover Letter) The Section 14-601(7)(c) is out of date. A new ordinance went into effect at the end of 2023 and that exception no longer exists. The new ordinance can be found at the following location:

https://library.municode.com/tn/la_vergne/codes/code_of_ordinances?nodeId=TIT14ZOLAUSCO_CH6STMAOR

The 'Applicability' section of the new ordinance is Section 14-603(2). Given that your project is a portion of the Nevil's Subdivision development (see Plat Book 25, Page 172, RORC) which is over one acre then your development must meet all requirements of the Stormwater Management Ordinance per Section 14-603,(2)(b).

Further, given that your development is located along Murfreesboro Road and drains into a shared drainage system under

Rebecca Way, I am defining it as a 'priority construction site' per Section 14-603(2)(c)(iii). Therefore, it must meet all requirements of the Stormwater Management Ordinance.

1. (Calculations) Please meet all requirements of the current Stormwater Management Ordinance Section 14-603.
2. Provide a draft Long-Term Maintenance Agreement (LTMA) for review (city standard has been provided)
3. Provide a draft Long-Term Maintenance Plan (LTMP) for review. Format is at the discretion of the Engineer. City review checklist has been provided.
4. (Sheet C-3.01) Provide distance from southern point "X" at driveway entrance to Murfreesboro Road right-of-way.
5. (Sheet C-4.01) Provide the following:
 - a. Location of Permit Board
 - b. Location of concrete wash-out
 - c. Show construction entrance on this plan as it will be required for the initial EPSC inspection sign-off
 - d. Label temporary construction entrance as a minimum of 100 feet long and 20 feet wide.
6. (Sheet C-9.02) Provide architectural details (height, width, illumination, etc.) for monument sign designated at 'Q'.
7. (Sheet C-9.02) Provide architectural details (height, materials, etc.) for trash enclosure designated at 'V'.
8. (Sheet C-6.01) Please show city standard utility details. They can be found at the following locations:

<https://www.lavergnetn.gov/DocumentCenter/View/3667/Water-Standard-Specifications-2023>

<https://www.lavergnetn.gov/DocumentCenter/View/1231/Sanitary-Sewer-Specifications-2022-PDF-26-MB>

9. (Sheet C-5.01) Show permanent groundcover/stabilization for areas of site which are outside the limits of disturbance and the landscape buffer area.
10. (Sheet C-5.01) Show area of buffer landscaping within the Limits of Disturbance
11. (Sheet C-1.01) Add the buffer landscaping area to the Disturbed Area calculation in the Development Summary on Sheet C-1.01.
12. (Sheet C-6.01) You will get more information on this from the Utilities Engineer but there is a 12-inch waterline just off the northern boundary of this property. Accessing it would require getting a small easement from Rutherford Pointe Apartments but would probably be easier than boring under Murfreesboro Road. (See Plat Book 24, Page 172 for location)
13. Add a note stating the flood zone of the site based on the May 2023 FIRM mapping.

Utilities (Scott Tatalovich - statalovich@lavergnetn.gov)

1. City is planning to relocate the existing 18-inch gravity sewer in an easement through this property. The proposed change will provide additional usable space to the property and move the sewer further north.
2. Show electrical supply conduit for above ground heated enclosures for backflow preventers.
3. Utility Key Note 6, shall read "Public Sanitary Sewer Cleanout, per City Standard Details 1.0 and 2.0."
4. Utility Key Note 7, shall read "Private Sanitary Sewer Cleanout, see detail sheet. Traffic rated cleanout covers or boxes shall be used in traffic areas."
5. Utility Key Note 8, the nearest public FH is not shown. On the plan, please indicate a distance of 475 to nearest public FH from the southeast property corner. The nearest hydrant is at the northwest corner of the intersection of Murfreesboro Rd and Floyd Mayfield Dr.
6. Regarding Utility Key Note 18 – Murfreesboro Rd is a State Highway. Boring this road would require a permit from TDOT, as well as an agreement with TDOT and an agreement with the City. Should you choose to go this route, City will provide the forms. It may be easier and less expensive to obtain a private easement through the property to the north to gain access to the 12-inch water transmission main (WTM) that lies in an public utility easement within that property.
7. Show 12-inch WTM, just north of your property in public utility easement.
8. Label all public utility easements with reference to their source Plat Book and Page or Record Book and Page.
9. Utility Construction Note 7 – add ", unless defined otherwise by local governing utility standard specifications and details."
10. Utility Construction Note 11 – Cleanouts shall be placed at 50 foot intervals.
11. Utility Construction Note 13 - add ", unless defined otherwise by local governing utility standard specifications and details."
12. Utility Construction Note 14 – Shall read, "Public Sanitary Sewer Services shall be SDR 26 PVC to the Public Cleanout. Building sanitary sewer services shall be a minimum of Sch 40 PVC per City Std Dtl 1.0."
13. Utility Construction Note 30 – Replace the word "Town" of La Vergne with "City" of La Vergne.
14. Utility Construction Note 33 - Cleanouts shall be placed at 50 foot intervals.
15. Utility Construction Note 34 - Replace the word "Town" of La Vergne with "City" of La Vergne, and remove all language after match existing pavement.

Codes (Joe White - jwhite@lavergnetn.gov)

(Technical items go here)

Fire (Curtis Brinkley - cbrinkley@lavergnetn.gov)

(Technical items go here)

Police (John Eubank - jeubank@laveragnetn.gov)
(Technical items go here)

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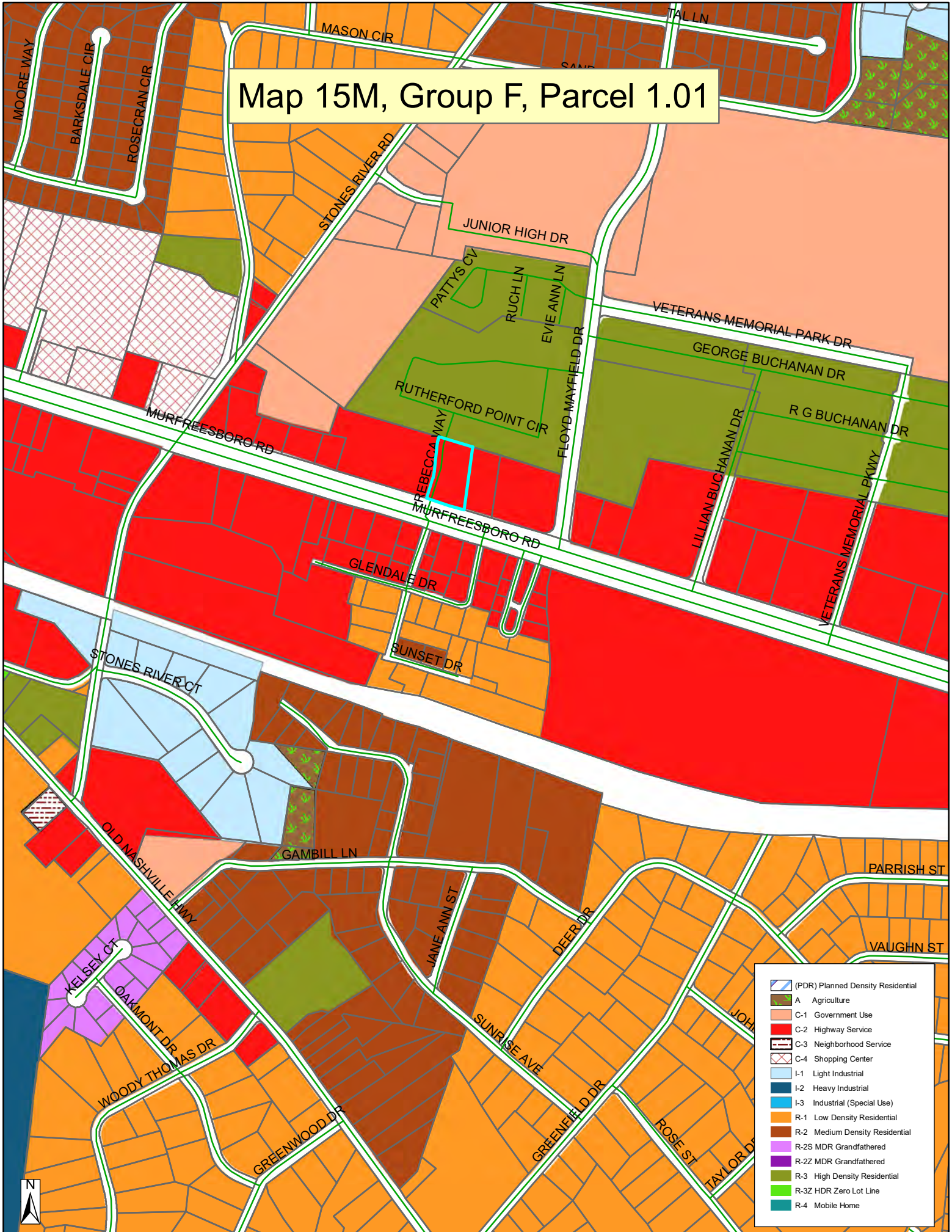
Map 15M, Group F, Parcel 1.01



Map 15M, Group F, Parcel 1.01



Map 15M, Group F, Parcel 1.01







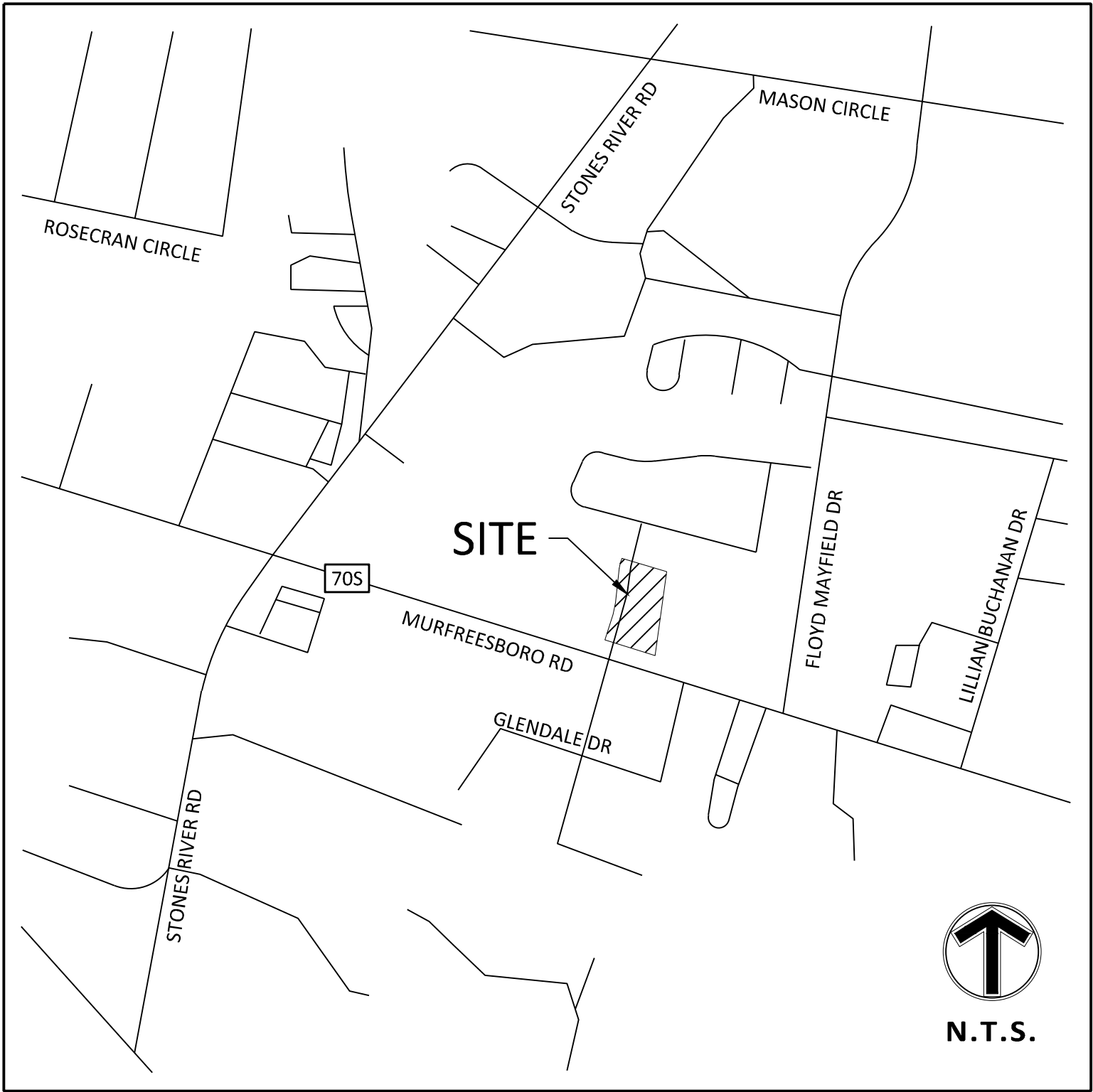
CONSULTANT CONTACT LIST:

DEVELOPER/OWNER JARMAN DEVELOPMENT 2404 CRESTMOOR RD NASHVILLE, TN 37215 TEL 615-574-3524 EMAIL: LUKE@JARMAN.BUILD CONTACT: LUKE BRODEUR	CIVIL ENGINEER SAMBATEK NC PC 8312 CREEDMOOR ROAD RALEIGH, NC 27613 TEL 919-848-6121 EMAIL: CONTACT:
ARCHITECT HELT DESIGN 6405 W. WILKINSON BLVD, SUITE 100 BELMONT, NC 28012 TEL 704-684-4363 EMAIL DIANAM@HELTDESIGN.COM CONTACT: DIANA MYERS	SURVEYOR PINNACLE LAND SURVEYING, INC. 212 BATTLE FRONT TRAIL KNOXVILLE, TN 37934 TEL 865-548-2385 EMAIL: JWORKMAN@SAMBATEK.COM CONTACT: JONNIE WORKMAN
GEOTECHNICAL GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS 230 GREAT CIRCLE RD, SUITE 211 NASHVILLE, TN 37228 TEL 615-432-2822 WWW.GTAENG.COM	LANDSCAPE ARCHITECT SAMBATEK 12800 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343 TEL 763-476-6010 EMAIL: JWORKMAN@SAMBATEK.COM CONTACT: JONNIE WORKMAN

Site Development Plans
for
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
(USRoute 70S/41)
La Vergne, Tennessee

DEVELOPMENT SUMMARY

AREA			SETBACKS	
TOTAL SITE AREA	55,764 SF	1.28 AC	FRONT YARD BUILDING	35 FT
DISTURBED AREA	26,137 SF	0.60 AC	REAR YARD BUILDING	20 FT
EXISTING IMPERVIOUS AREA	9,435 SF	0.22 AC	SIDE YARD BUILDING	10 FT
PROPOSED IMPERVIOUS AREA	24,937 SF	0.57 AC		
			FRONT LANDSCAPE BUFFER	20 FT
BUILDING AREA	1,750 SF		REAR LANDSCAPE BUFFER	50 FT
PARKING SUMMARY			ZONING	
STANDARD REQUIRED	12 STALLS		EXISTING ZONING	C-2 HIGHWAY SERVICE
ADA REQUIRED	1 STALLS		PROPOSED ZONING	C-2 HIGHWAY SERVICE
STANDARD PROVIDED	14 STALLS		GREEN SPACE	
ADA PROVIDED	1 STALLS		PROPOSED PERVIOUS	30,827 SF



VICINITY MAP
NO SCALE



SHEET INDEX

SHEET	DESCRIPTION
C-1.01	TITLE PAGE
C-2.01	EXISTING CONDITIONS/DEMOLITION PLAN
C-3.01	SITE PLAN
C-4.01	EROSION CONTROL PLAN - PHASE I
C-4.02	GRADING PLAN / EROSION CONTROL - PHASE II
C-5.01	NPDES STABILIZATION PLAN
C-5.02	NPDES DETAILS
C-6.01	UTILITY PLAN
C-7.01	LANDSCAPE PLAN
C-8.01	LIGHTING PLAN
C-9.01	DETAILS
C-9.02	DETAILS

NO	DATE	BY	CKD	APPR	COMMENT

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PRELIMINARY
06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
STH
DESIGNED BY
MW
CHECKED BY
MW
PROJECT NO.
JAD-2402

TITLE PAGE

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-1.01
REV.

1. REMOVE EXISTING ITEM, COORDINATE REMOVAL WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
2. RELOCATE AND/OR REPLACE EXISTING ITEM, COORDINATE RELOCATION WITH APPLICABLE FEDERAL, STATE, COUNTY, CITY, LOCAL AGENCIES OR LOCAL UTILITY COMPANY.
3. ITEM TO REMAIN.

BM NO. 1
X

● FOUND MONUMENT	— —	◇ WATERMAIN	-----	EASEMENT LINE
○ SET MONUMENT MARKED	— CO —	Ⓢ SANITARY SEWER	- - - - -	SETBACK LINE
⊠ ELECTRIC METER	① —	Ⓢ FORCEMAIN (SAN.)	— Δ —	RESTRICTED ACCESS
⚡ LIGHT	② —	Ⓢ STORM SEWER	=====	CONCRETE CURB
Ⓐ AIR CONDITIONER	③ —	▷ FLARED END SECTION	=====	BUILDING LINE
— GUY ANCHOR	④ —	Ⓢ ELECTRIC TRANSFORMER	-----	BUILDING CANOPY
Ⓢ HANDICAP STALL	⑤ —	Ⓢ TELEPHONE PEDESTAL	■	BITUMINOUS SURFACE
Ⓢ UTILITY POLE	⑥ —	Ⓢ GAS METER	■	CONCRETE SURFACE
● POST	— OE —	— OVERHEAD WIRE	■	LANDSCAPE SURFACE
Ⓢ SIGN	— O — O — O —	— CHAIN LINK FENCE	■	
☁ DECIDUOUS TREE	— S — S — S —	— IRON FENCE	■	
☀ CONIFEROUS TREE	— x — x — x —	— WIRE FENCE	■	
	— □ — □ — □ —	— WOOD FENCE		

NO	DATE	BY	CKD	APPR	COMMENT
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PRELIMINARY
06/28/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY STH
DESIGNED BY MW
CHECKED BY MW
PROJECT NO. JAD-2402



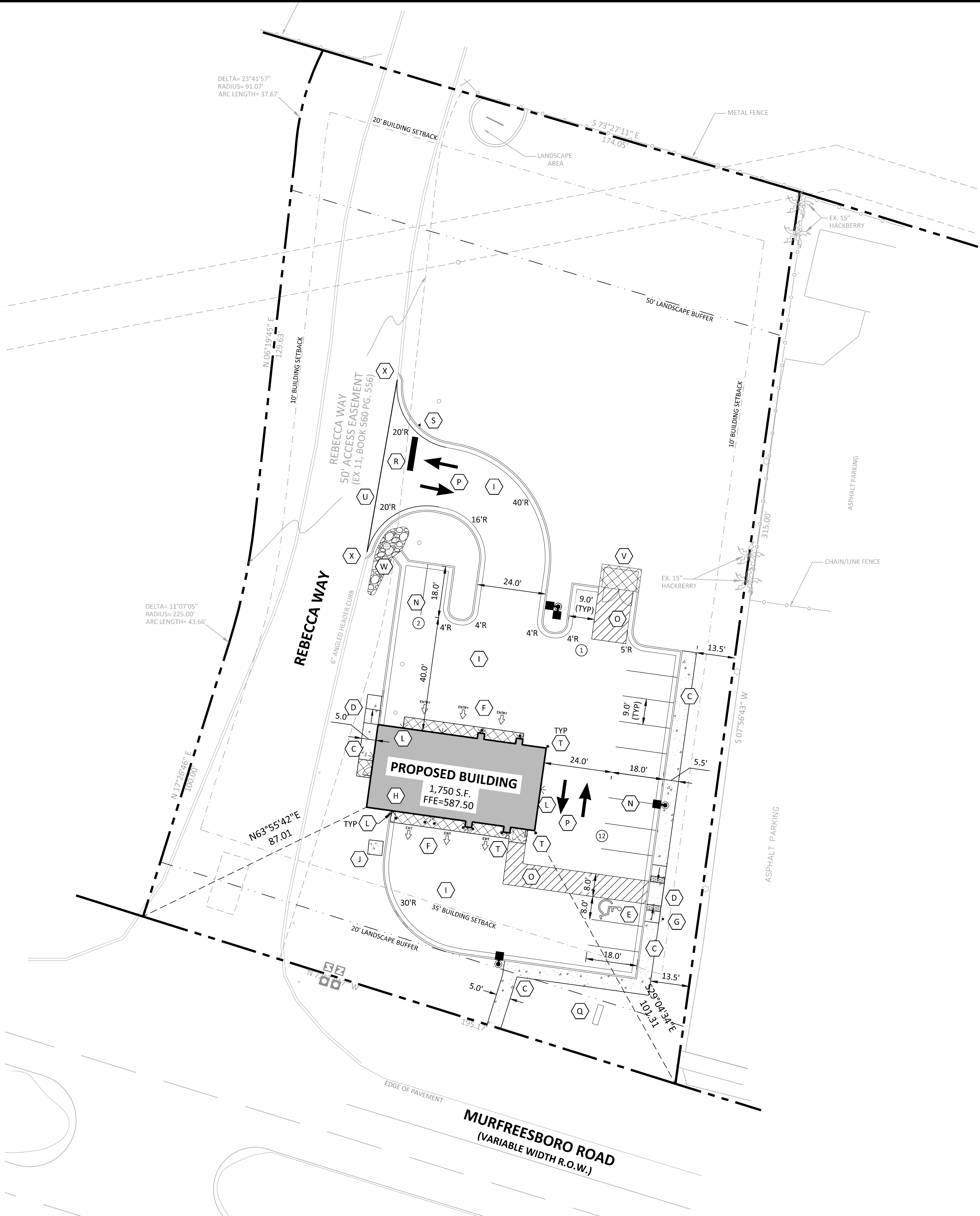
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

C-2.01

REV.

DEVELOPMENT NOTES

- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.
- ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
- FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
- CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
- ALL RADII DIMENSIONS ARE TO FACE OF CURB.
- ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. ALL AREAS THAT ARE PLANNED TO BE BARE FOR MORE THAN 45 DAYS SHALL BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS.
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT THE LOCAL LOCATE SERVICE BY CALLING 811 AT LEAST 12 FULL WORKING DAYS PRIOR TO ANY DIGGING FOR ASSISTANCE IN LOCATING EXISTING UTILITIES.
- ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
- COMPACTION AND MAINTENANCE OF PROPER MOISTURE CONTENT OF THE SOIL UNDER BUILDINGS AND PAVED AREAS SHALL BE ACCOMPLISHED TO ACHIEVE 95 STANDARD PROCTOR MAXIMUM DRY DENSITY OR AS RECOMMENDED IN THE SOIL REPORT.
- THE CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER..
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING
- ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
- ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL..



LEGEND

- | | | | |
|-----------------|-----------------|-------------------------------|--|
| PROPOSED | EXISTING | BOUNDARY LINE | STANDARD DUTY ASPHALT PAVING |
| | | CONCRETE CURB | HEAVY DUTY ASPHALT PAVING |
| | | EASEMENT LINE | CONCRETE PAVING |
| | | BUILDING LINE | CONCRETE SIDEWALK |
| | | RETAINING WALL | PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS) |
| | | WETLAND | |
| | | TREE LINE | |
| | | SAW CUT LINE | |
| | | SIGN | |
| | | BOLLARD | |
| | | PARKING STALL COUNT | |
| | | KEY NOTE | |
| | | LIGHT POLE (BY OTHERS) | |

KEY NOTES

- CONSTRUCT 2.0' CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- CONSTRUCT 2.0' CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
- CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL SHEET
- ACCESSIBLE PARKING STALL
- PAINT TAKE 5 ENTRY AND EXIT DIRECTIONAL ARROWS AS PER ARCHITECTURAL DETAILS
- INSTALL "VAN ACCESSIBLE" PARKING SIGN PER DETAIL SHEET
- BUILDING, STOOP, AND ACCESS WAYS REFER TO ARCHITECTURAL PLANS
- ASPHALT PAVEMENT PER DETAIL SHEET
- TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
- NOT USED
- BUILDING MOUNTED LIGHTING, REFER TO ARCHITECTURAL PLANS
- POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
- PAINT 4" WIDE STRIPE, WHITE
- PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
- PAINT TRAFFIC ARROWS PER DETAIL SHEET
- SITE IDENTIFICATION SIGN
- PAINT STOP BAR AS PER TDOT SPECIFICATIONS
- INSTALL STOP SIGN PER TDOT SPECIFICATIONS
- INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
- MATCH EXISTING PAVEMENT
- TRASH ENCLOSURE AS PER ARCHITECTURAL PLANS
- CONCRETE FLUME PER DETAIL SHEET
- TIE 2' STANDARD CURB AND GUTTER TO EXISTING 6" ANGLED HEADER CURB TO MAINTAIN POSITIVE DRAINAGE ALONG GUTTER LINE

NO	DATE	BY	CKD	APPR	COMMENT



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STH

DESIGNED BY
MW

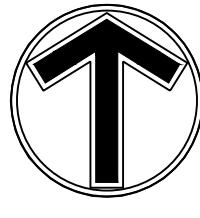
CHECKED BY
MW

PROJECT NO.
JAD-2402



SITE PLAN

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE



0 20 40
SCALE IN FEET

SHEET

C-3.01

REV.

GRADING/EROSION CONTROL NOTES

- ALL GRADING, BACKFILLING, EXCAVATION, ETC., SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE GEO-TECHNICAL INVESTIGATION REPORTS. REFER TO THESE REPORTS FOR ADDITIONAL INFORMATION NOT TRANSFERRED TO THESE PLANS.
- CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION 48 HOURS PRIOR TO DIGGING.
- THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
- ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
 - 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
 - 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
- VARIETIES TO BE SEEDED:
 1. SPRING SEEDING - MARCH 1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
 2. SUMMER SEEDING - MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
 3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
- SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
- ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

- OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
- INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION. SEE DETAIL ON SEEDING SCHEDULE. CONTRACTOR SHALL BEGIN WITH SEDIMENT FENCING AND ALL OTHER SEDIMENT CONTAINMENT DEVICES FOLLOWED BY ALL DIVERSION AND BY-PASS DITCHES/BERMS.
- BEGIN CLEARING/GRUBBING AND GENERAL EXCAVATION ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PHASE/STAGE EROSION CONTROL TO ALLOW FOR CONSTRUCTION. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION DEVICES AT LEAST ONCE A WEEK AND AFTER EVERY RAINFALL. GRADING ACTIVITY SHALL BE PROHIBITED IN THE AREAS OF THE SEDIMENT CONTROL DEVICES/SEDIMENT TRAPS UNTIL THE AREAS UPSTREAM OF THESE DEVICES HAVE BEEN STABILIZED AND APPROVED.
- BEGIN INSTALLING UPSTREAM STORM DRAINAGE SYSTEM. INSTALL APPROVED INLET PROTECTION. TERMINATE STORM DRAINAGE SYSTEM AT TEMPORARY SEDIMENT TRAP DEVICES UNTIL SUCH DEVICES HAVE BEEN APPROVED FOR REMOVAL. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR DUE TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND ACTUAL FIELD CONDITIONS; SEDIMENT BASINS SHALL BE FUNCTIONAL THROUGHOUT GRADING AND EXCAVATING.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.. SEED AND MULCH DENUDEED AREAS WITHIN FIFTEEN (15) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION; THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL DEVICES REMAIN UNDISTURBED DURING CONSTRUCTION OF THE BUILDING PADS AND ASSOCIATED PARKING/DRIVE AREAS ADJACENT TO THESE DEVICES UNTIL THE CONTRIBUTING UPSTREAM AREAS HAVE BEEN STABILIZED AND APPROVED.
- WHEN SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND SEED OUT OR PAVE ANY RESULTING BARE AREAS. CONNECT UPSTREAM STORM DRAINAGE.

MAINTENANCE NOTES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED AND MAINTAINED DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. ANY SEDIMENT THAT HAS BEEN TRANSPORTED BEYOND THE PROJECT LIMITS SHALL BE REMOVED. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

CONSTRUCTION ENTRANCE:
INSPECT CONSTRUCTION ROADS AND PARKING AREAS PERIODICALLY FOR CONDITION OF SURFACE. TOP DRESS WITH NEW GRAVEL AS NEEDED. CHECK ROAD DITCHES AND OTHER SEEDED AREAS FOR EROSION AND SEDIMENTATION AFTER RUNOFF-PRODUCING RAINS. MAINTAIN ALL VEGETATION IN A HEALTHY, VIGOROUS CONDITION. SEDIMENT PRODUCING AREAS SHOULD BE TREATED IMMEDIATELY.

SILT FENCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SILT FENCE GRAVEL OUTLET:
INSTALL SILT FENCE GRAVEL OUTLETS AT ALL LOW POINTS IN FENCE. INSPECT SEDIMENT FENCE GRAVEL OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN. ANY RIP RAP DISPLACED MUST BE REPLACED IMMEDIATELY.

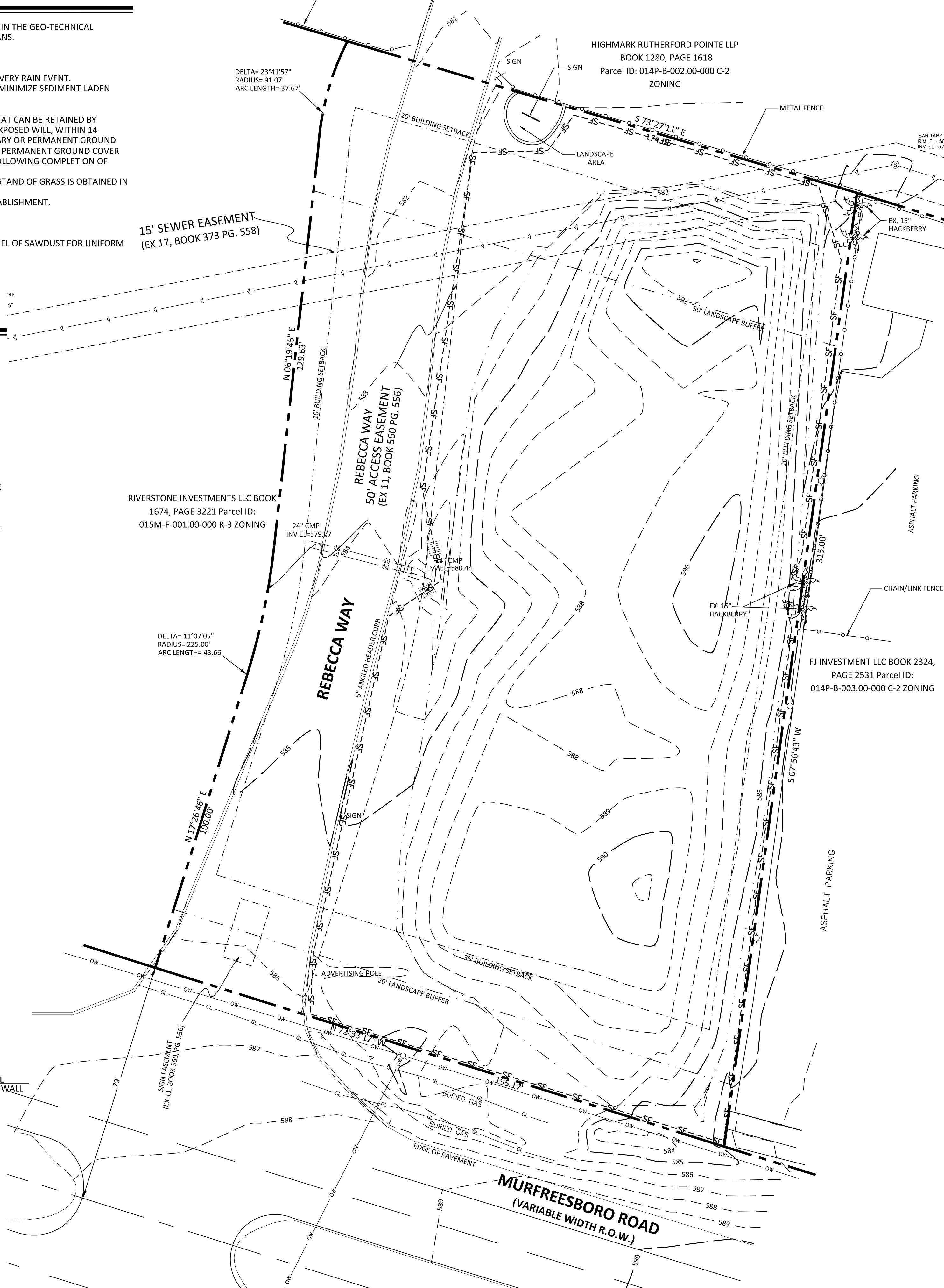
OUTLET STABILIZATION STRUCTURE:
INSPECT RIP RAP STRUCTURES WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

BLOCK AND GRAVEL INLET PROTECTION:
INSTALL BLOCK GRAVEL INLET PROTECTION AT ALL STORM STRUCTURES. INSPECT THE BARRIER OF AFTER EACH RAIN AND MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

DIVERSION DITCHES:
INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE		
		BOUNDARY LINE		CONCRETE PAVING
		CONCRETE CURB		CONCRETE SIDEWALK
		STORM SEWER		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		DRAINTILE		PROPOSED PAVEMENT
		ROOF DRAIN		
		BUILDING LINE		
		RETAINING WALL		
		CONTOUR		PROPOSED ROOF DRAIN
		WETLAND		8" CORRUGATED PLASTIC
		TREE LINE		3" MIN COVER
		SPOT ELEVATIONS		1% MIN SLOPE
		RIPRAP		PVC IN TRAFFIC AREAS
		OVERFLOW ELEV.		CLEANOUTS LOCATED @ ALL BENDS
		SOIL BORING		LIMITS OF DISTURBANCE
		CONSTRUCTION ENTRANCE		SILT FENCE
				TREE PROTECTION FENCE
				TOP OF CURB
				BOTTOM OF CURB
				TW IS GROUND AT TOP OF WALL
				BW IS GROUND AT BOTTOM OF WALL
				SILT FENCE OUTLET
				INLET PROTECTION



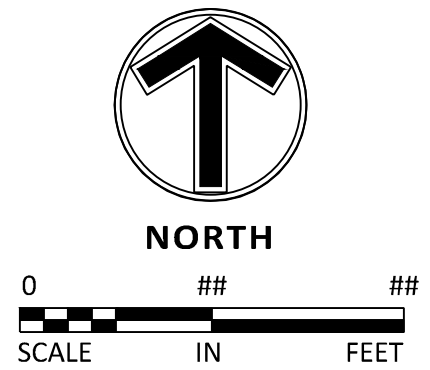
TEMPORARY SEEDING

	SEEDING MIXTURE SPECIES	RATE (lb/acre)
LATE WINTER & EARLY SPRING	RYE (GRAIN) ANNUAL LESPEDEZA (KOBÉ) IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS	120
SUMMER	GERMAN MILLET OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	40
FALL	RYE (GRAIN) IS NOT TO EXTEND BEYOND JUNE MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	120
LATE WINTER & EARLY SPRING	SEEDING DATES: MOUNTAINS - ABOVE 2500 ft: FEB. 15 - MAY 15 BELOW 2500 ft: FEB. 1 - MAY 1 PIEDMONT - JAN. 1 - MAY 1 COASTAL PLAIN - DEC. 1 - APR. 15	
SUMMER	MOUNTAINS - MAY 15 - AUG. 15 PIEDMONT - MAY 1 - AUG. 15 COASTAL PLAIN - APR. 15 - AUG. 15	
FALL	MOUNTAINS - AUG. 15 - DEC. 15 COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC.30	

SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER

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

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



NO	DATE	BY	CKD	APPR	COMMENT
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DESIGNED BY MW
CHECKED BY MW
PROJECT NO. JAD-2402



EROSION CONTROL PLAN PHASE I

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET

C-4.01

REV.

GRADING/EROSION CONTROL NOTES

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- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
- ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- PURSUANT TO G.S. 113A-57(2), THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL, WITHIN 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING, BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY OR PERMANENT GROUND COVER, DEVICES, OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PURSUANT TO G.S. 113A-57(3), PROVISIONS FOR PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION MUST BE ACCOMPLISHED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS FOLLOWING COMPLETION OF CONSTRUCTION OR DEVELOPMENT.
- ALL CUT AND FILL SLOPES AND CHANNEL SIDESLOPES WHICH ARE NOT TO BE PAVED, SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH:
 - 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
 - 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
- VARIETIES TO BE SEEDED:
 1. SPRING SEEDING - MARCH 1 - APRIL 30; SPRING OATS 2.5 LBS PER 1,000 SQUARE FOOT.
 2. SUMMER SEEDING - MAY 1 - AUGUST 1; WEEPING LOVE GRASS AT 2 OZ. PER SQUARE FOOT MIXED WITH 1 BUSHEL OF SAWDUST FOR UNIFORM SEEDING.
 3. ASPHALT MULCH 6 GALLONS PER 1,000 SQUARE FOOT. ALL SEEDING WILL BE MULCHED.
- SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
- ALL FINISHED SURFACES SHOULD SLOPE AWAY FROM THE BUILDING, TOWARDS DRAINAGE OUTLETS FOR POSITIVE DRAINAGE AND TO AVOID STANDING WATER.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES ARE MAINTAINED THROUGHOUT THE EXECUTION OF THIS PROJECT.

- OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
- INSTALL GRAVEL CONSTRUCTION PAD, TEMPORARY DIVERSIONS, SILT FENCE, SEDIMENT TRAPS OR OTHER MEASURES AS SHOWN ON THE APPROVED PLAN. CLEAR ONLY AS NECESSARY TO INSTALL THESE DEVICES. SEED TEMPORARY DIVERSIONS, BERMS AND BASINS IMMEDIATELY AFTER CONSTRUCTION. SEE DETAIL ON SEEDING SCHEDULE. CONTRACTOR SHALL BEGIN WITH SEDIMENT FENCING AND ALL OTHER SEDIMENT CONTAINMENT DEVICES FOLLOWED BY ALL DIVERSION AND BY-PASS DITCHES/BERMS.
- BEGIN CLEARING/GRUBBING AND GENERAL EXCAVATION ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PHASE/STAGE EROSION CONTROL TO ALLOW FOR CONSTRUCTION. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION DEVICES AT LEAST ONCE A WEEK AND AFTER EVERY RAINFALL. GRADING ACTIVITY SHALL BE PROHIBITED IN THE AREAS OF THE SEDIMENT CONTROL DEVICES/SEDIMENT TRAPS UNTIL THE AREAS UPSTREAM OF THESE DEVICES HAVE BEEN STABILIZED AND APPROVED.
- BEGIN INSTALLING UPSTREAM STORM DRAINAGE SYSTEM. INSTALL APPROVED INLET PROTECTION. TERMINATE STORM DRAINAGE SYSTEM AT TEMPORARY SEDIMENT TRAP DEVICES UNTIL SUCH DEVICES HAVE BEEN APPROVED FOR REMOVAL. ADDITIONAL MEASURES MAY BE REQUIRED BY THE INSPECTOR DUE TO THE ROUTING OF THE STORM DRAINAGE SYSTEM AND ACTUAL FIELD CONDITIONS; SEDIMENT BASINS SHALL BE FUNCTIONAL THROUGHOUT GRADING AND EXCAVATING.
- STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.. SEED AND MULCH DENUDE AREAS WITHIN FIFTEEN (15) DAYS OF COMPLETION OF ANY PHASE OF CONSTRUCTION; THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL DEVICES REMAIN UNDISTURBED DURING CONSTRUCTION OF THE BUILDING PADS AND ASSOCIATED PARKING/DRIVE AREAS ADJACENT TO THESE DEVICES UNTIL THE CONTRIBUTING UPSTREAM AREAS HAVE BEEN STABILIZED AND APPROVED.
- WHEN SITE IS APPROVED, REMOVE TEMPORARY DIVERSIONS, SILT FENCING, SEDIMENT BASINS, ETC., AND SEED OUT OR PAVE ANY RESULTING BARE AREAS. CONNECT UPSTREAM STORM DRAINAGE.

LEGEND

PROPOSED	EXISTING	BOUNDARY LINE		
		CONCRETE CURB		CONCRETE PAVING
		STORM SEWER		CONCRETE SIDEWALK
		DRAINTILE		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		ROOF DRAIN		ADA PARKING
		BUILDING LINE		MAX 2% SLOPE IN ALL DIRECTIONS
		RETAINING WALL		PROPOSED ROOF DRAIN
		CONTOUR		8" CORRUGATED PLASTIC 3" MIN COVER
		WETLAND		1% MIN SLOPE
		TREE LINE		PVC IN TRAFFIC AREAS
		SPOT ELEVATIONS		CLEANOUTS LOCATED @ ALL BENDS
		RIPRAP		LIMITS OF DISTURBANCE
		OVERFLOW ELEV.		SILT FENCE
		SOIL BORING		TREE PROTECTION FENCE
		CONSTRUCTION ENTRANCE		TOP OF CURB
				BOTTOM OF CURB
				TW IS GROUND AT TOP OF WALL
				BW IS GROUND AT BOTTOM OF WALL
				SILT FENCE OUTLET
				INLET PROTECTION

MAINTENANCE NOTES

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED AND MAINTAINED DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. ANY SEDIMENT THAT HAS BEEN TRANSPORTED BEYOND THE PROJECT LIMITS SHALL BE REMOVED. THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

CONSTRUCTION ENTRANCE:
INSPECT CONSTRUCTION ROADS AND PARKING AREAS PERIODICALLY FOR CONDITION OF SURFACE. TOP DRESS WITH NEW GRAVEL AS NEEDED. CHECK ROAD DITCHES AND OTHER SEEDED AREAS FOR EROSION AND SEDIMENTATION AFTER RUNOFF-PRODUCING RAINS. MAINTAIN ALL VEGETATION IN A HEALTHY, VIGOROUS CONDITION. SEDIMENT PRODUCING AREAS SHOULD BE TREATED IMMEDIATELY.

SILT FENCE:
INSPECT SEDIMENT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. SHOULD THE FABRIC OF A SEDIMENT FENCE COLLAPSE, TEAR, DECOMPOSE, OR BECOME INEFFECTIVE, REPLACE IT IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE FENCE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. REMOVE ALL FENCING MATERIALS AND UNSTABLE SEDIMENT DEPOSITS AND BRING THE AREA TO GRADE AND STABILIZE IT AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SILT FENCE GRAVEL OUTLET:
INSTALL SILT FENCE GRAVEL OUTLETS AT ALL LOW POINTS IN FENCE. INSPECT SEDIMENT FENCE GRAVEL OUTLETS AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL. MAKE ANY REQUIRED REPAIRS IMMEDIATELY. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN. ANY RIP RAP DISPLACED MUST BE REPLACED IMMEDIATELY.

OUTLET STABILIZATION STRUCTURE:
INSPECT RIP RAP STRUCTURES WEEKLY AND AFTER SIGNIFICANT (0.5 INCH OR GREATER) RAINFALL EVENTS TO SEE IF ANY EROSION AROUND OR BELOW THE RIP RAP HAS TAKEN PLACE, OR IF STONES HAVE BEEN DISLODGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

BLOCK AND GRAVEL INLET PROTECTION:
INSTALL BLOCK GRAVEL INLET PROTECTION AT ALL STORM STRUCTURES. INSPECT THE BARRIER OF AFTER EACH RAIN AND MAKE REPAIRS AS NEEDED. REMOVE SEDIMENT AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN ADEQUATELY STABILIZED, REMOVE ALL MATERIALS AND ANY UNSTABLE SOIL, AND EITHER SALVAGE OR DISPOSE OF IT PROPERLY. BRING THE DISTURBED AREA TO PROPER GRADE, THEN SMOOTH AND COMPACT IT. APPROPRIATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

DIVERSION DITCHES:
INSPECT TEMPORARY DIVERSIONS ONCE A WEEK AND AFTER EVERY RAINFALL. IMMEDIATELY REMOVE SEDIMENT FROM THE FLOW AREA AND REPAIR THE DIVERSION RIDGE. CAREFULLY CHECK OUTLETS AND MAKE TIMELY REPAIRS AS NEEDED. WHEN THE AREA PROTECTED IS PERMANENTLY STABILIZED, REMOVE THE RIDGE AND THE CHANNEL TO BLEND WITH THE NATURAL GROUND LEVEL AND APPROPRIATELY STABILIZE IT.

CONTRACTOR TO INSTALL ROOF DRAINS AROUND BUILDING AND EXTEND TO OUTLET AT 2% MINIMUM. COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT.

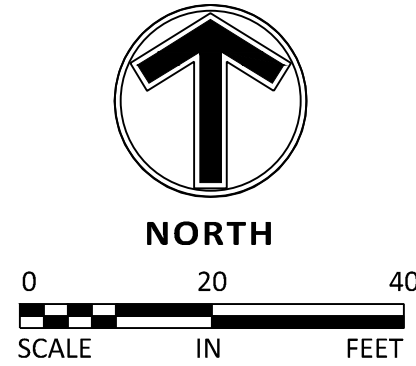
TEMPORARY SEEDING IN NORTH CAROLINA

	SEEDING MIXTURE SPECIES	RATE (lb/acre)
LATE WINTER & EARLY SPRING	RYE (GRAIN)	120
	ANNUAL LESPEDEZA (KOBÉ IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS)	50
	GERMAN MILLET	40
SUMMER	OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	
FALL	RYE (GRAIN)	120
	IS NOT TO EXTEND BEYOND JUNE MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	
SEEDING DATES:		
LATE WINTER & EARLY SPRING	MOUNTAINS - ABOVE 2500 ft: FEB. 15 - MAY 15	
	BELOW 2500 ft: FEB. 1 - MAY 1	
	PIEDMONT - JAN. 1 - MAY 1	
SUMMER	COASTAL PLAIN - DEC. 1 - APR. 15	
	MOUNTAINS - MAY 15 - AUG. 15	
	PIEDMONT - MAY 1 - AUG. 15	
FALL	COASTAL PLAIN - APR. 15 - AUG. 15	
	MOUNTAINS - AUG. 15 - DEC. 15	
	COASTAL PLAIN AND PIEDMONT - AUG. 15 - DEC.30	

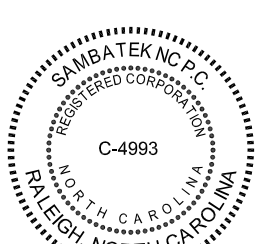
SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LBS/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LBS/ACRE 10-10-10 FERTILIZER

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

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



NO DATE BY CKD APPR COMMENT



PRELIMINARY
06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
STH
DESIGNED BY
MW
CHECKED BY
MW
PROJECT NO.
JAD-2402



GRADING PLAN

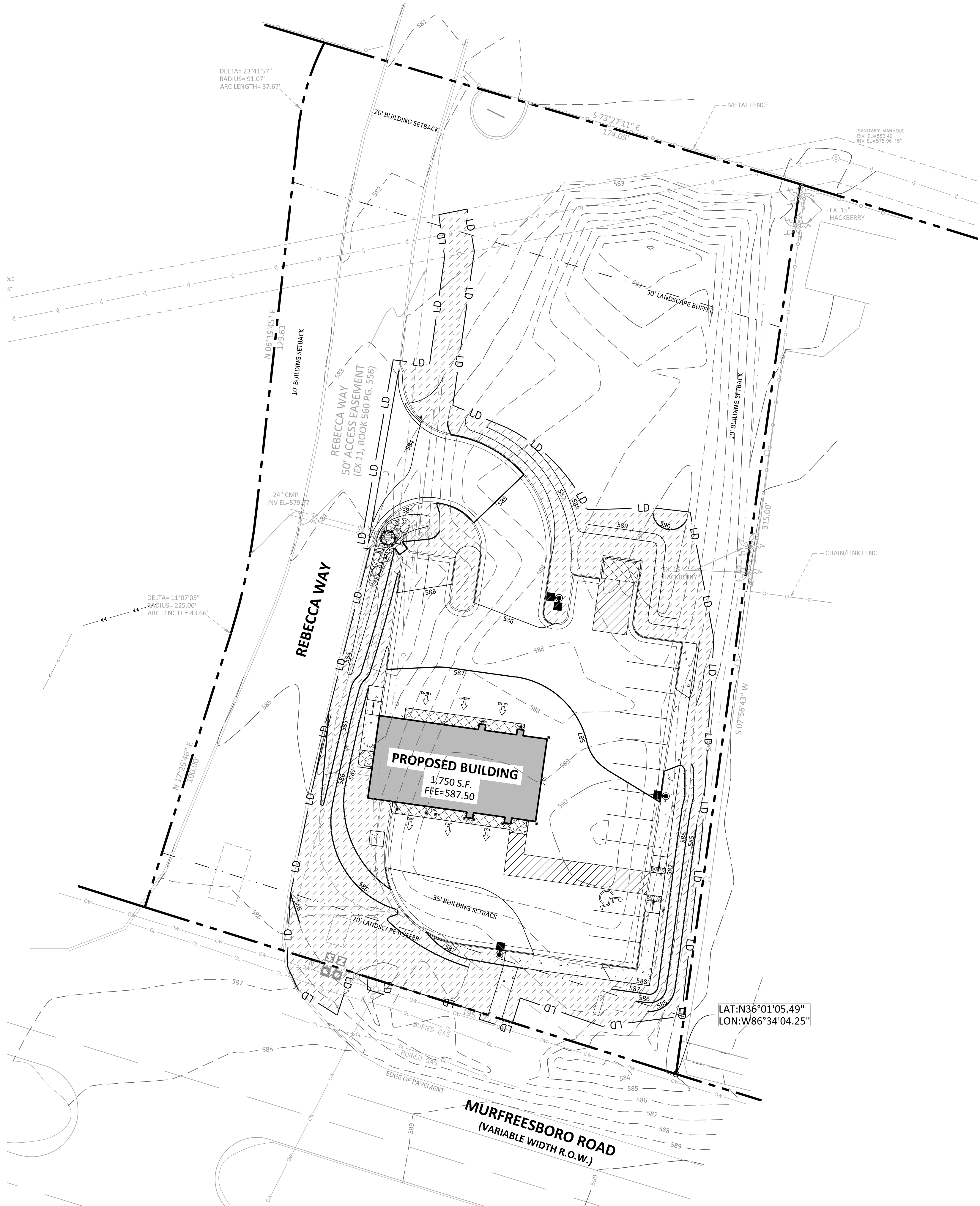
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET

C-4.02

REV.

24.15 (LWS TECH) | JILL WEYENBERG, EIT (MN) | 8/12/2024 10:17:10 AM
X:\AD-JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD SHEETS\AD2402.CS:01-NPDES-NC.DWG;CS:01-NPDES-NC.DWG;CS:01-NPDES-STABILIZATION PLAN



LABEL	1) GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIME FRAME VARIATIONS
	• PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	• HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
	• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 14 DAYS ARE ALLOWED.
	• SLOPES 3:1 TO 4:1	14 DAYS	- 7 DAYS FOR SLOPES GREATER THAN 50' IN LENGTH AND WITH SLOPES STEEPER THAN 4:1 - 7 DAYS FOR PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND HQW ZONES - 10 DAYS FOR FALLS LAKE WATERSHED
	• ALL OTHER AREAS WITH SLOPES FLATTER THAN 4:1	14 DAYS	- 7 DAYS FOR PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND HQW ZONES - 10 DAYS FOR FALLS LAKE WATERSHED UNLESS THERE IS ZERO SLOPE.

SEE SHEET C-5.02 FOR STANDARD NPDES STABILIZATION DETAILS SHEET

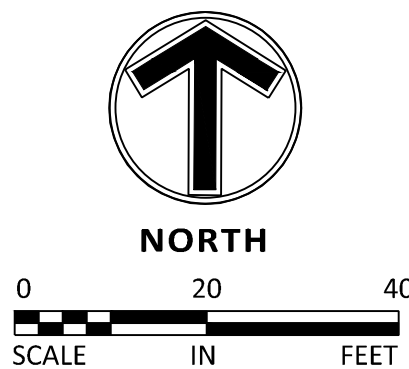
TOTAL DISTURBED AREA = 0.60 ACRES

LATITUDE: N36°01'05.49"
LONGITUDE: W86°34'04.25"

SOIL TYPE:
B/B - BRADYVILLE SILT LOAM
T/C - TALBOTT-BARFIELD-ROCK OUTCROP COMPLEX

WATERSHED: CUMBERLAND

MAINTENANCE CONTACT INFORMATION: TBD



NO	DATE	BY	CKD	APPR	COMMENT

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PRELIMINARY
06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
STH
DESIGNED BY
MW
CHECKED BY
MW
PROJECT NO.
JAD-2402



NPDES STABILIZATION PLAN

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-5.01

REV.

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCG01 CONSTRUCTION GENERAL PERMIT
Implementing the details and specifications on this plan sheet will result in the construction activity being considered compliant with the Ground Stabilization and Materials Handling sections of the NCG01 Construction General Permit (Sections E and F, respectively). The permittee shall comply with the Erosion and Sediment Control plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction.

SECTION E: GROUND STABILIZATION

Required Ground Stabilization Timeframes		
Site Area Description	Stabilize within this many calendar days after ceasing land disturbance	Timeframe variations
(a) Perimeter dikes, swales, ditches, and perimeter slopes	7	None
(b) High Quality Water (HQW) Zones	7	None
(c) Slopes steeper than 3:1	7	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed
(d) Slopes 3:1 to 4:1	14	-7 days for slopes greater than 50' in length and with slopes steeper than 4:1 -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed
(e) Areas with slopes flatter than 4:1	14	-7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope

Note: After the permanent cessation of construction activities, any areas with temporary ground stabilization shall be converted to permanent ground stabilization as soon as practicable but in no case longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the surface stable against accelerated erosion until permanent ground stabilization is achieved.

GROUND STABILIZATION SPECIFICATION

Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
- Temporary grass seed covered with straw or other mulches and tackifiers. - Hydroseeding - Roller erosion control products with or without temporary grass seed. - Appropriately applied straw or other mulch - Plastic sheeting	- Permanent grass seed covered with straw or other mulches and tackifiers. - Geotextile fabrics such as permanent soil reinforcement matting - Hydroseeding - Shrubs or other permanent plantings covered with mulch - Uniform and evenly distributed ground cover sufficient to restrain erosion - Structural methods such as concrete, asphalt or retaining walls - Roller erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the *NC DWR List of Approved PAMS/Flocculants*.
- Apply flocculants at or before the inlets to Erosion and Sediment Control Measures.
- Apply flocculants at the concentrations specified in the *NC DWR List of Approved PAMS/Flocculants* and in accordance with the manufacturer's instructions.
- Provide ponding area for containment of treated Stormwater before discharging offsite.
- Store flocculants in leak-proof containers that are kept under storm-resistant cover or surrounded by secondary containment structures.

EQUIPMENT AND VEHICLE MAINTENANCE

- Maintain vehicles and equipment to prevent discharge of fluids.
- Provide drip pans under any stored equipment.
- Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
- Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
- Remove leaking vehicles and construction equipment from service until the problem has been corrected.
- Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

- Never bury or burn waste. Place litter and debris in approved waste containers.
- Provide a sufficient number and size of waste containers (e.g. dumpster, trash receptacle) on site to contain construction and domestic wastes.
- Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland.
- Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
- Anchor all lightweight items in waste containers during times of high winds.
- Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
- Dispose waste off-site at an approved disposal facility.
- On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

- Do not dump paint and other liquid waste into storm drains, streams or wetlands.
- Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
- Contain liquid wastes in a controlled area.
- Containment must be labeled, sized and placed appropriately for the needs of site.
- Prevent the discharge of soaps, solvents, detergents and other liquid wastes from construction sites.

PORTABLE TOILETS

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or wetlands unless there is no alternative reasonably available. If 50 foot offset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags.
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
- Monitor portable toilets for leaking and properly dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls and surface waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
- Provide stable stone access point when feasible.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilization is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs.

CONCRETE WASHOUTS

- Do not discharge concrete or cement slurry from the site.
- Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
- Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter silt fence.
- Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, contact your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.
- Do not use concrete washouts for dewatering or storing defective curb or sidewalk sections. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste must be pumped out and removed from project.
- Locate washouts at least 50 feet from storm drain inlets and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) closest to the washout which could receive spills or overflow.
- Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the approving authority.
- Install at least one sign directing concrete trucks to the washout within the project limits. Post signage on the washout itself to identify this location.
- Remove leavings from the washout when at approximately 75% capacity to limit overflow events. Replace the tarp, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.
- At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabilize any disturbance caused by removal of washout.

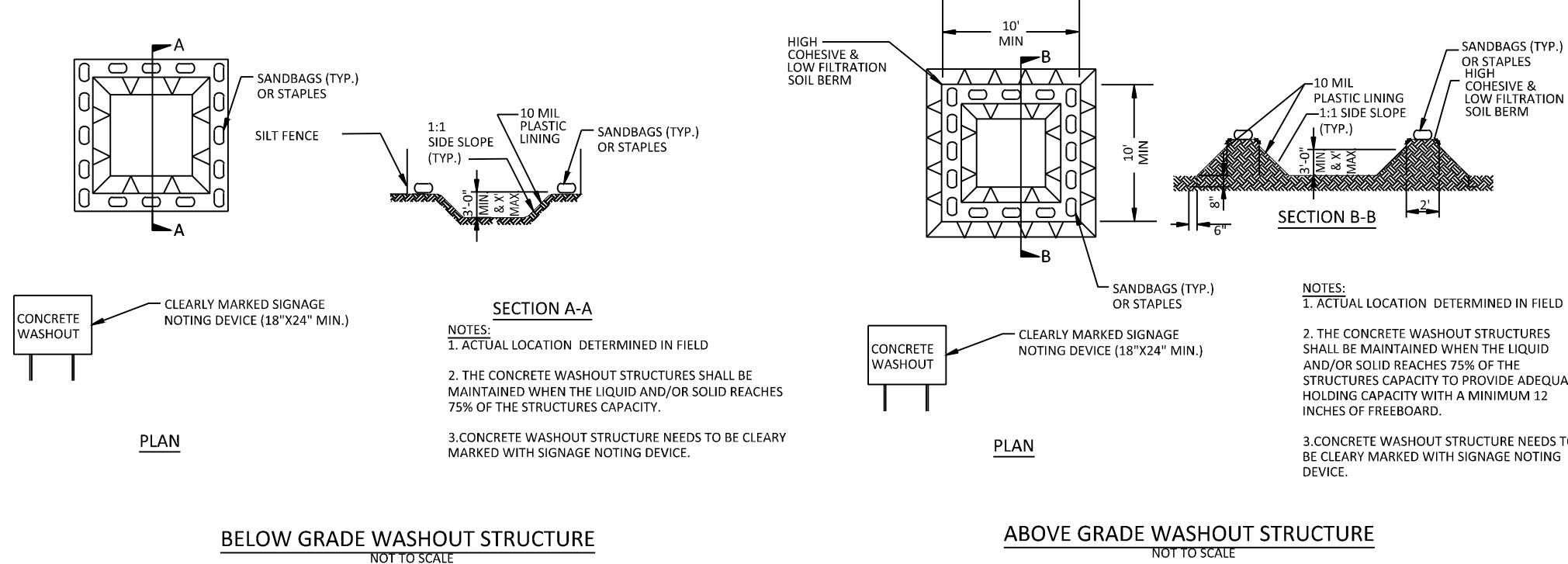
HERBICIDES, PESTICIDES AND RODENTICIDES

- Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
- Store herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning.
- Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where they may spill or leak into wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.
- Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

- Create designated hazardous waste collection areas on-site.
- Place hazardous waste containers under cover or in secondary containment.
- Do not store hazardous chemicals, drums or bagged materials directly on the ground.

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

EFFECTIVE: 04/01/19

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION A: SELF-INSPECTION

Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day on which it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Record.

Inspect	Frequency (during normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during weekend or holiday periods, use no individual-day rainfall information is available, record the cumulative rain measurement for those unattended days (and this will determine if a site inspection is needed). Days on which no rainfall occurred shall be recorded as "zero". The permittee may use another rain-measuring device approved by the Division.
(2) E&S Measures	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Indication of whether the measures were operating properly. 5. Description of maintenance needs for the measure. 6. Description, evidence, and date of corrective actions taken.
(3) Stormwater discharge outfalls (SDOs)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	1. Identification of the discharge outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Evidence of indicators of stormwater pollution such as oil stains, foam or suspended solids or discoloration. 5. Indication of visible sediment leaving the site. 6. Description, evidence, and date of corrective actions taken.
(4) Perimeter of site	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If visible sedimentation is found outside the limits, then a record of the following shall be made: 1. Actions taken to clean up or stabilize the sediment that has left the site limits. 2. Description, evidence, and date of corrective actions taken, and 3. An explanation as to the actions taken to control future releases.
(5) Streams or wetlands on site or offsite (where accessible)	At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours	If the stream or wetland has been exposed to site sedimentation or a stream has visible increased turbidity from the construction activity, then a record of the following shall be made: 1. Description, evidence and date of corrective actions taken, and 2. Records of the required reports to the appropriate Division Regional Office per Part III, Section G, Item (1)(d) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading installation of perimeter E&S measures, clearing and grubbing, installation of storm discharge facilities, completion of all land disturbing activity, construction or redevelopment, permanent ground cover). 2. Documentation that the required ground stabilization measures have been provided within the required timeframe or an assurance that they will be provided as soon as possible.

NOTE: The rain inspection resets the required 7 calendar day inspection requirement.

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION B: RECORDKEEPING

1. E&S Plan Documentation
The approved E&S plan as well as any approved deviation shall be kept on the site. The approved E&S plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&S plan shall be kept on site and available for inspection at all times during normal business hours.

Item to Document	Documentation Requirements
(a) Each E&S measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&S plan.	Initial and date each E&S measure on a copy of the approved E&S plan or complete, date and sign an inspection report that lists each E&S measure shown on the approved E&S plan. This documentation is required upon the initial installation of the E&S measures or if the E&S measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&S plan.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate compliance with approved ground cover specifications.
(d) The maintenance and repair requirements for all E&S measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&S measures.	Initial and date a copy of the approved E&S plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation to be Kept on Site
In addition to the E&S plan documents above, the following items shall be kept on the site and available for inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

- This General Permit as well as the Certificate of Coverage, after it is received.
- Records of inspections made during the previous twelve months. The permittee shall record the required observations on the Inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically-available records in lieu of the required paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.

3. Documentation to be Retained for Three Years
All data used to complete the e-NOI and all inspection records shall be maintained for a period of three years after project completion and made available upon request. [40 CFR 122.41]

**PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING**

SECTION C: REPORTING

- Occurrences that Must be Reported**
Permittees shall report the following occurrences:
 - Visible sediment deposition in a stream or wetland.
 - Oil spills if:
 - They are 25 gallons or more,
 - They are less than 25 gallons but cannot be cleaned up within 24 hours,
 - They cause sheen on surface waters (regardless of volume), or
 - They are within 100 feet of surface waters (regardless of volume).

(c) Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref: 40 CFR 110.3 and 40 CFR 117.3) or Section 102 of CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.

(d) Anticipated bypasses and unanticipated bypasses.

(e) Noncompliance with the conditions of this permit that may endanger health or the environment.

2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the timeframes and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Department's Environmental Emergency Center personnel at (800) 858-0368.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the sediment and actions taken to address the cause of the deposition. Division staff may waive the requirement for a written report on a case-by-case basis. - If the stream is named on the <i>NC 303(d) list</i> as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions.
(b) Oil spills and release of hazardous substances per item 1(b) (c) above	Within 24 hours, an oral or electronic notification. The notification shall include information about the date, time, nature, volume and location of the spill or release. A report at least ten days before the date of the bypass, if possible. The report shall include an evaluation of the anticipated quality and effect of the bypass.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	Within 24 hours, an oral or electronic notification.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	Within 7 calendar days, a report that includes an evaluation of the quality and effect of the bypass.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment [40 CFR 122.41(f)(7)]	Within 24 hours, an oral or electronic notification. Within 7 calendar days, a report that contains a description of the noncompliance, and its causes; the period of noncompliance, including exact dates and times; and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(f)(6)] - Division staff may waive the requirement for a written report on a case-by-case basis.

NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19

NO DATE BY CKD APPR COMMENT

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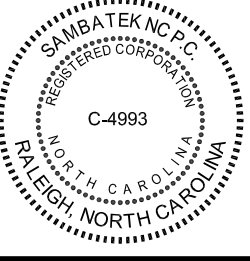
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PRELIMINARY
06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
STH
DESIGNED BY
MW
CHECKED BY
MW
PROJECT NO.
JAD-2402



NPDES DETAILS

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET

C-5.02

REV.



UTILITY KEY NOTES

- 1.5" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
- 1.5" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GROUND HEATED, INSULATED ENCLOSURE.
- 1.5" DOMESTIC WATER SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY.
- 6" PVC SANITARY SEWER LINE @ 1/8" PER LINEAR FOOT SLOPE (MINIMUM), CONTRACTOR SHALL COORDINATE WITH CITY.
- 8" SADDLE WITH 1.5" CORPORATION STOP, CONTRACTOR SHALL COORDINATE WITH CITY.
- SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- TRAFFIC RATED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
- EXISTING FIRE HYDRANT.
- TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH UTILITY COMPANY.
- CONNECT TO EXISTING SANITARY SEWER SERVICE PER CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY SIZE, LOCATION AND ELEVATION OF EXISTING SEWER SERVICE PRIOR TO ANY CONSTRUCTION TO ENSURE REQUIRED PIPE SLOPE, COVER AND CLEARANCES CAN BE ACHIEVED AND COORDINATE WITH CITY.
- 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
- 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED, INSULATED ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH CITY.
- POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN.
- COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
- UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
- UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
- GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
- JACK AND BORE PIT, AS NECESSARY

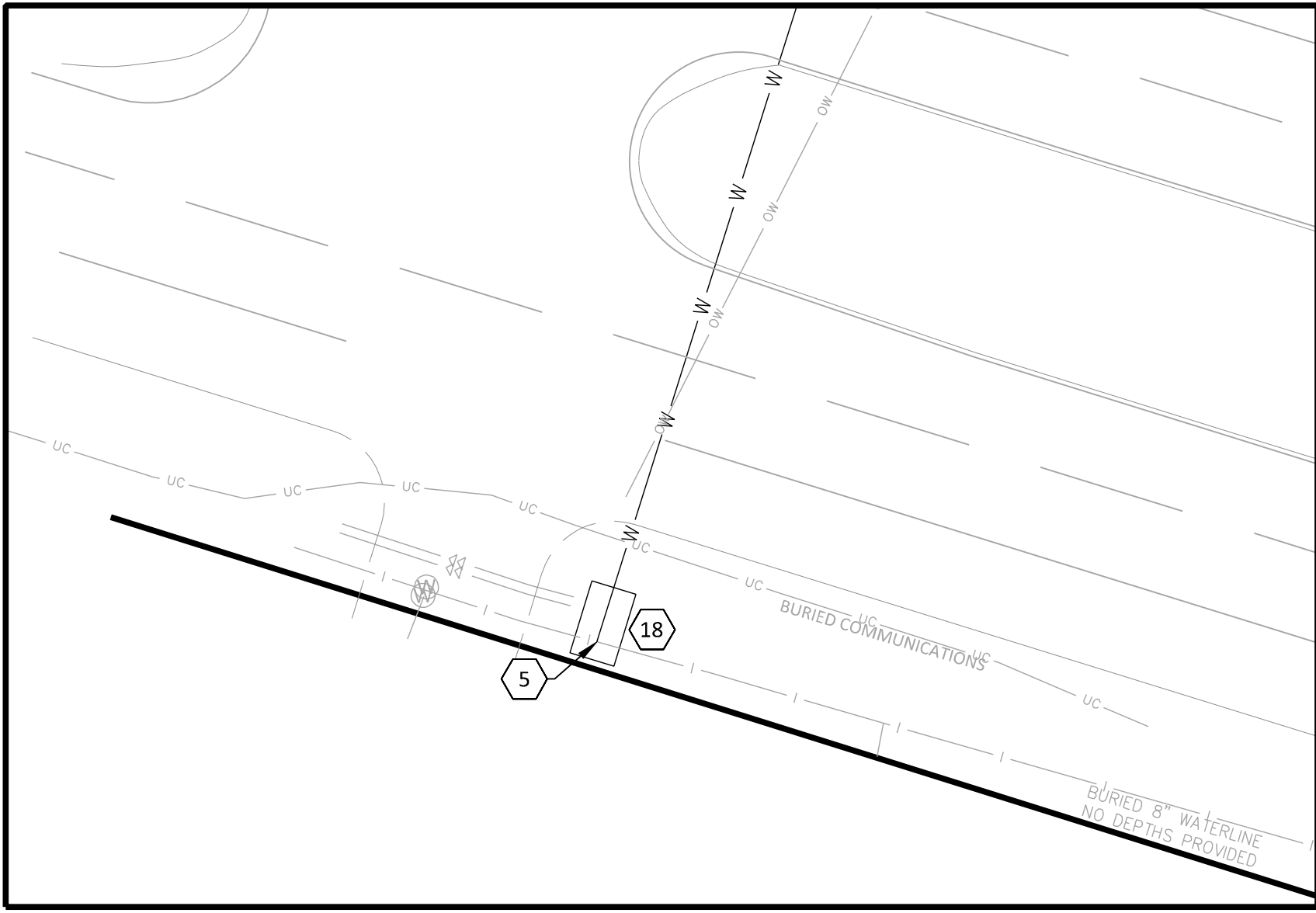
NOTE TO CONTRACTOR:

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES FOR VERIFICATION OF EXACT LOCATION AND DEPTH PRIOR TO ANY CONSTRUCTION.

UTILITY INFORMATION SHOWN IS A COMBINATION OF SURVEY AND COUNTY AS-BUILTS.

UTILITY CONSTRUCTION NOTES

- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON. ANY REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE APPROPRIATE UTILITY COMPANY.
- THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING AND PROPOSED UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
- NEW LOT LIGHT FOUNDATION BASES, CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. POLES, FIXTURES, ANCHOR BOLTS & HARDWARE SHALL BE COORDINATED WITH THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL NEW LOT LIGHTS AND THE MAIN IDENTIFICATION SIGN SHALL HAVE A MINIMUM 10 FEET CLEARANCE FROM ALL OVERHEAD UTILITIES.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
- ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS.
- MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
- ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
- THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
- THE MINIMUM SLOPE FOR SANITARY SEWER LINES SHALL BE AS FOLLOWS: 1) 1/4"/FT FOR 4" LINES AND 2) 1/8"/FT FOR 6" LINES. CLEANOUTS SHALL BE PLACED AT 75' INTERVALS.
- ALL WATER LINES SHALL HAVE A FINAL COVER DEPTH OF 3'-0" IN NON-TRAFFIC AREAS AND 4'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL SEWER LINES SHALL HAVE A FINAL COVER DEPTH 4'-0" IN NON-TRAFFIC AREAS AND 5'-0" MINIMUM IN TRAFFIC AREAS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
- SANITARY SEWER SERVICES SHALL BE PVC SDR 35 TO R/W, THEN PVC SCH. 40 TO BUILDING. WATER SERVICE SHALL BE TYPE "K" COPPER.
- CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY.
- EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
- ALL WORK SHALL BE GOVERNED BY THE LATEST EDITIONS OF THE STATE MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION, BUILDING CODE, ENERGY CONSERVATION, HANDICAP ACCESSIBILITY, NATIONAL ELECTRICAL CODES AND NATIONAL FIRE PROTECTION ASSOCIATION CODES AND AS ADOPTED BY THE AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING 5 FEET IN DEPTH.
- EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- EQUIPMENT AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED PROVIDED PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER IN WRITING PRIOR TO ORDERING OR INSTALLATION. THE CONTRACTOR SHALL WAIVE ANY CLAIM FOR ADDITIONAL COST RELATED TO THE SUBSTITUTION OF ALTERNATE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN AN "AS-BUILT" SET OF DRAWINGS TO RECORD THE EXACT LOCATION OF ALL PIPING PRIOR TO CONCEALMENT. DRAWINGS SHALL BE GIVEN TO THE OWNER UPON COMPLETION OF THE PROJECT WITH A COPY OF THE TRANSMITTAL LETTER TO THE ENGINEER.
- ONLY SEWAGE NOT CONTAINING GREASE IS ALLOWED TO BYPASS THE GREASE TRAP.
- ALL SANITARY SEWER SERVICES AND STORM DRAIN PIPING 8" IN DIAMETER OR SMALLER SHALL BE SCH. 40 PVC W/TH ADHESIVE WELDED JOINTS, UNLESS SPECIFIED OTHERWISE OR REQUIRED BY LOCAL GOVERNING MUNICIPALITY. MINIMUM SLOPES ON SANITARY SEWER SERVICES: 4" - 1/4"/FT, 6" - 1/8"/FT.
- BELOW GRADE WATER SERVICE PIPING SHALL BE TYPE "K" HARD DRAWN COPPER TUBING WITH SILVER SOLDER JOINTS. SOLDER CONTAINING LEAD SHALL NOT BE USED FOR ANY PURPOSE ON THIS PROJECT, WHERE PIPING IS REQUIRED TO RUN BELOW BUILDING SLAB, IT SHALL BE INSTALLED WITHOUT JOINTS BELOW SLAB.
- WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
- WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
- CONTRACTOR SHALL NOTIFY THE LOCAL LOCATE SERVICE BY CALLING 811 AT LEAST 12 FULL WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENTLY.
- ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF LA VERGNE PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
- SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
- SITE UTILITY CONTRACTOR TO PROVIDE WATER, SANITARY SEWER, AND ROOF DRAIN LEADERS TO WITHIN 5 FEET OF THE BUILDING. CONTRACTOR SHALL COORDINATE SITE PLAN CONNECTIONS WITH THE ARCHITECTURAL BUILDING PLANS.
- SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
- CONNECTION OF SANITARY SEWER SERVICE TO AN EXISTING MANHOLE SHALL COMPLY WITH THE TOWN OF LA VERGNE STANDARDS, INCLUDING: CORE DRILL FOR OPENING INTO MANHOLE AND INSTALL WITH FLEXIBLE BOOT. IF PAVEMENT CUT IS REQUIRED, CONTRACTOR SHALL PATCH PAVEMENT WITH A SECTION TO MATCH EXISTING PAVEMENT: 3" 1-2, 8" ABC OR BETTER.
- RELATION OF WATER MAINS TO SEWERS:
 - LATERAL SEPARATION OF SEWER AND WATER MAINS: WATER MAINS SHALL BE LAID AT LEAST 10 FEET LATERALLY FROM EXISTING OR PROPOSED SEWERS UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT A 10 FOOT LATERAL SEPARATION, IN WHICH CASE:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH, WITH THE ELEVATION OF THE BOTTOM OF THE WATER MAIN AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, OR
 - THE WATER MAIN IS LAID IN THE SAME TRENCH AS THE SEWER LINE WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND ABOVE THE TOP OF THE SEWER.
 - CROSSING A WATER MAIN OVER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS OVER A SEWER THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER MAIN, UNLESS LOCAL CONDITIONS OR BARRIERS PREVENT AN 18 INCH VERTICAL SEPARATION - IN WHICH CASE BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A WATER MAIN UNDER A SEWER MAIN: WHENEVER IT IS NECESSARY FOR A WATER MAIN TO CROSS UNDER A SEWER MAIN BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF FERROUS MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE POINT OF CROSSING.
 - CROSSING A SEWER LINE OVER OR UNDER A STORM DRAIN: WHENEVER IT IS NECESSARY FOR A SEWER LINE TO CROSS A STORM DRAIN PIPE, THE SEWER LINES SHALL BE LAID AT SUCH AN ELEVATION THAT THE OUTSIDE OF THE SEWER LINE NEAREST TO THE OUTSIDE OF THE STORM DRAIN PIPE SHALL MAINTAIN A 12 INCH CLEAR SEPARATION DISTANCES, OR ENCASED IN EITHER CONCRETE OR DUCTILE IRON PIPE FOR AT LEAST 5 FEET ON EITHER SIDE OF THE CROSSING.
- UNDERGROUND CONDUITS TO SIGNS, LOT LIGHTS, ETC., SHALL BE PLACED IN GRASS OR LANDSCAPE AREAS WHENEVER POSSIBLE. THE LOCATION OF THE CONDUIT AS SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE SCHEMATIC WITH ACTUAL LOCATION TO BE VERIFIED BY THE GENERAL CONTRACTOR. PVC SCH. 40 SLEEVES SHALL BE INSTALLED FOR ALL CONDUIT CROSSING UNDER PAVED AREAS.
- SEE ELECTRICAL SHEETS FOR SIZE OF CONDUIT AND WIRE ON ALL ELECTRICAL SERVICES. TRANSFORMER BY ELECTRIC COMPANY. GENERAL CONTRACTOR TO PROVIDE PAD. REFER TO ELECTRIC COMPANY SPECIFICATIONS FOR PAD CONSTRUCTION.



WATERMAIN INSET

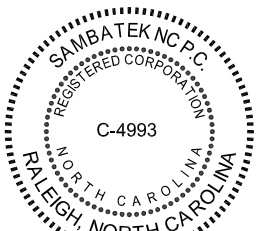
SCALE: 1" = 20'

LEGEND

PROPOSED	EXISTING	
		SANITARY SEWER
		FORCEMAIN (SAN.)
		STORM SEWER
		DRAINTILE
		WATERMAIN
		UNDERGROUND GAS LINE
		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC
		CONCRETE CURB
		EASEMENT LINE



FOR WATERMAIN CONNECTION SEE INSET, THIS SHEET



PRELIMINARY

06/28/2024

DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY

STH

DESIGNED BY

MW

CHECKED BY

MW

PROJECT NO.

JAD-2402



UTILITY PLAN

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET

C-6.01

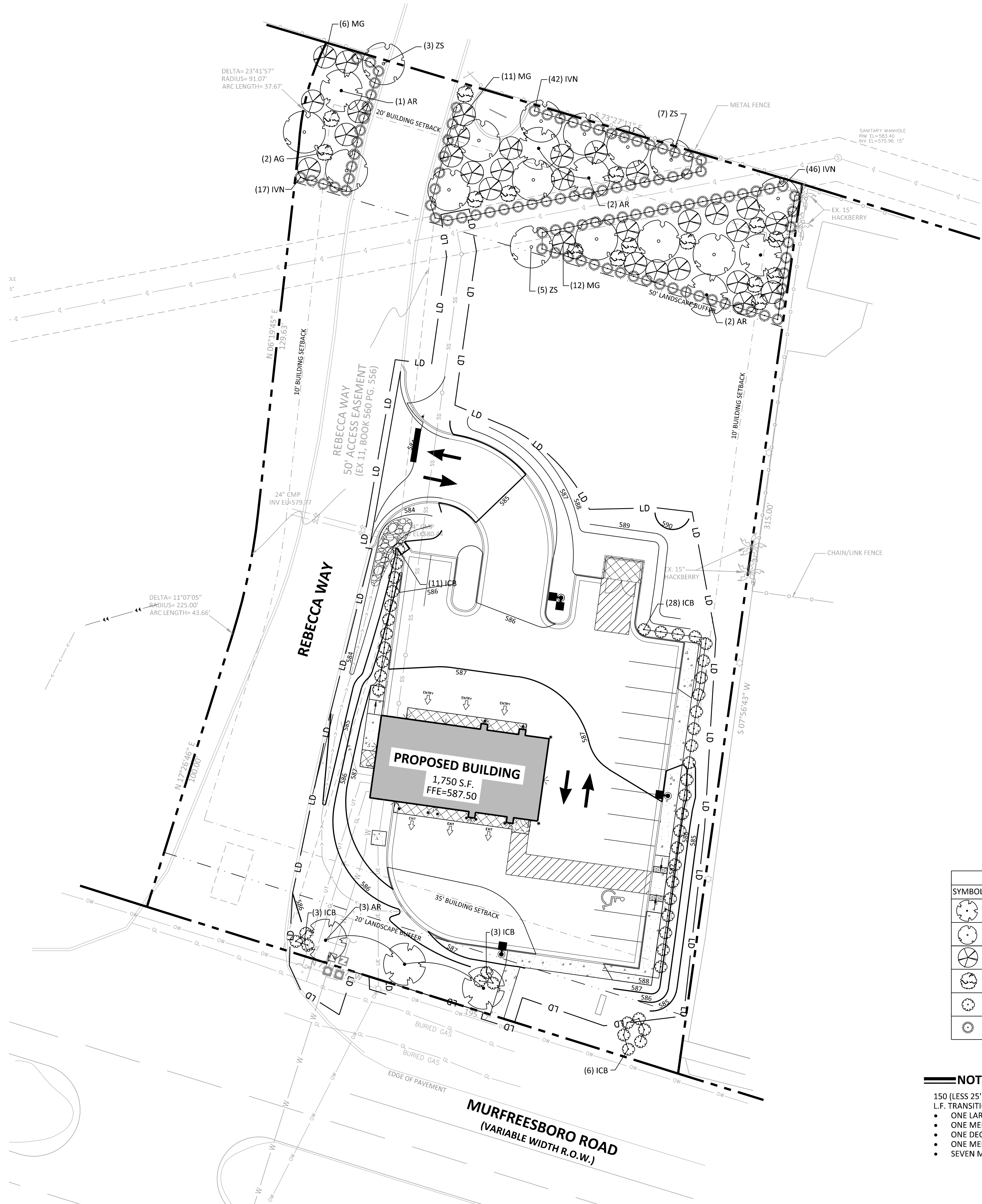
REV.

TURF NOTES

- CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
 - RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
 - REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
 - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
 - CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
 - SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
 - MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
 - INSPECT ALL SEEDED AREAS AND MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE. IF STAND SHOULD BE OVER 60% DAMAGED, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER AND SEEDING RATES.
 - CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.
- *APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
FERTILIZER - 1,000 LBS/ACRE - 10-10-10
SUPERPHOSPHATE - 500 LBS/ACRE 20% ANALYSIS
MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE
- SOD PREPARATION:
FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.
- CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
 - ONCE AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED, THE CONTRACTOR SHALL REPAIR ALL DAMAGED AREAS AND MONITOR THE LAWN AREAS UNTIL THE GRASS REACHES A HEIGHT OF 4 INCHES TALL.
 - AT THE TIME THE GRASS REACHES A HEIGHT OF 4 INCHES TALL, THE CONTRACTOR SHALL MOW THE GRASS TO THE HEIGHT OF 3 INCHES AND TURN OVER THE LAWN MAINTENANCE TO THE OWNER.
 - AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

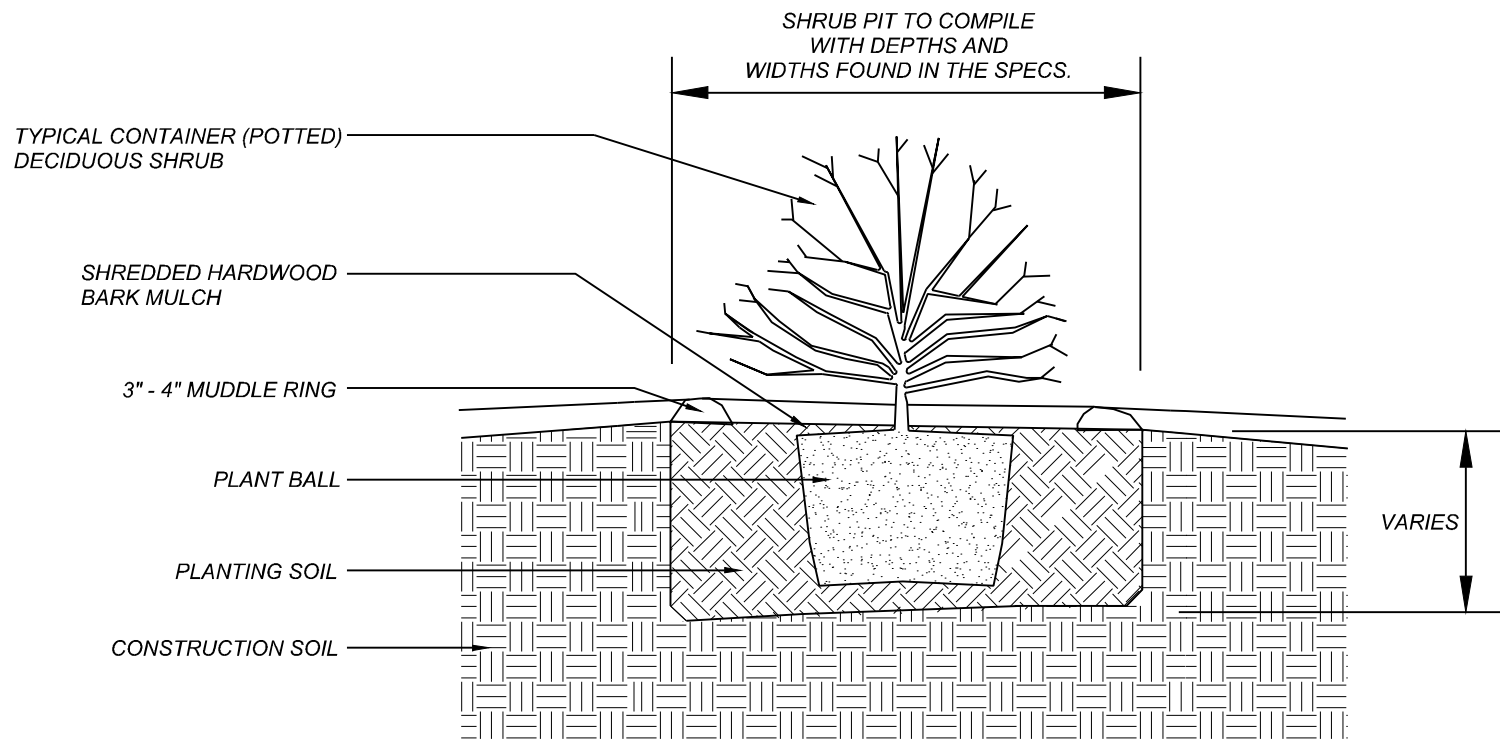
LANDSCAPE NOTES

- THE GENERAL CONTRACTOR SHALL LEAVE THIS SITE AT FINISHED GRADE. THE LANDSCAPE CONTRACTOR SHALL REVISE GRADES AT A MINIMUM TO ENSURE SMOOTH TRANSITIONS BETWEEN PLANTING BEDS AND LAWN AREAS.
- PLANT GUARANTEE: ALL PLANTS SHALL BE GUARANTEED TO LIVE FOR TWELVE MONTHS. THE GUARANTEE SHALL COMMENCE UPON FINAL ACCEPTANCE OF THE PROJECT. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. THIS REPLACEMENT SHALL NOT BE CONSIDERED A GUARANTEED REPLACEMENT.
- ALL PLANTING SHALL BE PLACED WITHIN A MULCHED PLANTING BED. ALL STRAPPING AND THE TOP 2/3 OF WIRE BASKETS MUST BE CUT AWAY AND REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
- ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
- ALL AREAS NOT MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE AREA SPECIFIED ON PLANS WITH "REBEL II" HYBRID TALL FESCUE OR EQUIVALENT AS PRESCRIBED IN THE SEEDING SCHEDULE AS SHOWN ON THIS SHEET.
- SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
- TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
- COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
- VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
- MULCH ALL AREAS, THAT ARE NOT SEEDED OR SODDED, WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3"-4".
- THE SELECTION AND INSTALLATION OF PLANTS AND PLANTING METHODS SHALL CONFORM WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE CITY STANDARD DETAILS AND SPECIFICATIONS, WHICHEVER IS STRICTER.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
- SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION, SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
- ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
- TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED, AS NECESSARY, USING STAKES AND GUYS. SUCH SUPPORTS SHALL BE DESIGNED SO AS TO PROTECT TREES AND SHRUBS FROM INJURY. TREES AND SHRUBS SHALL BE FASTENED TO THE SUPPORT WITH AN ACCEPTABLE COMMERCIAL TREE TIE OF PLASTIC OR HOSE COVERED WIRE.
- THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE THREE (3) FEET IN HEIGHT.

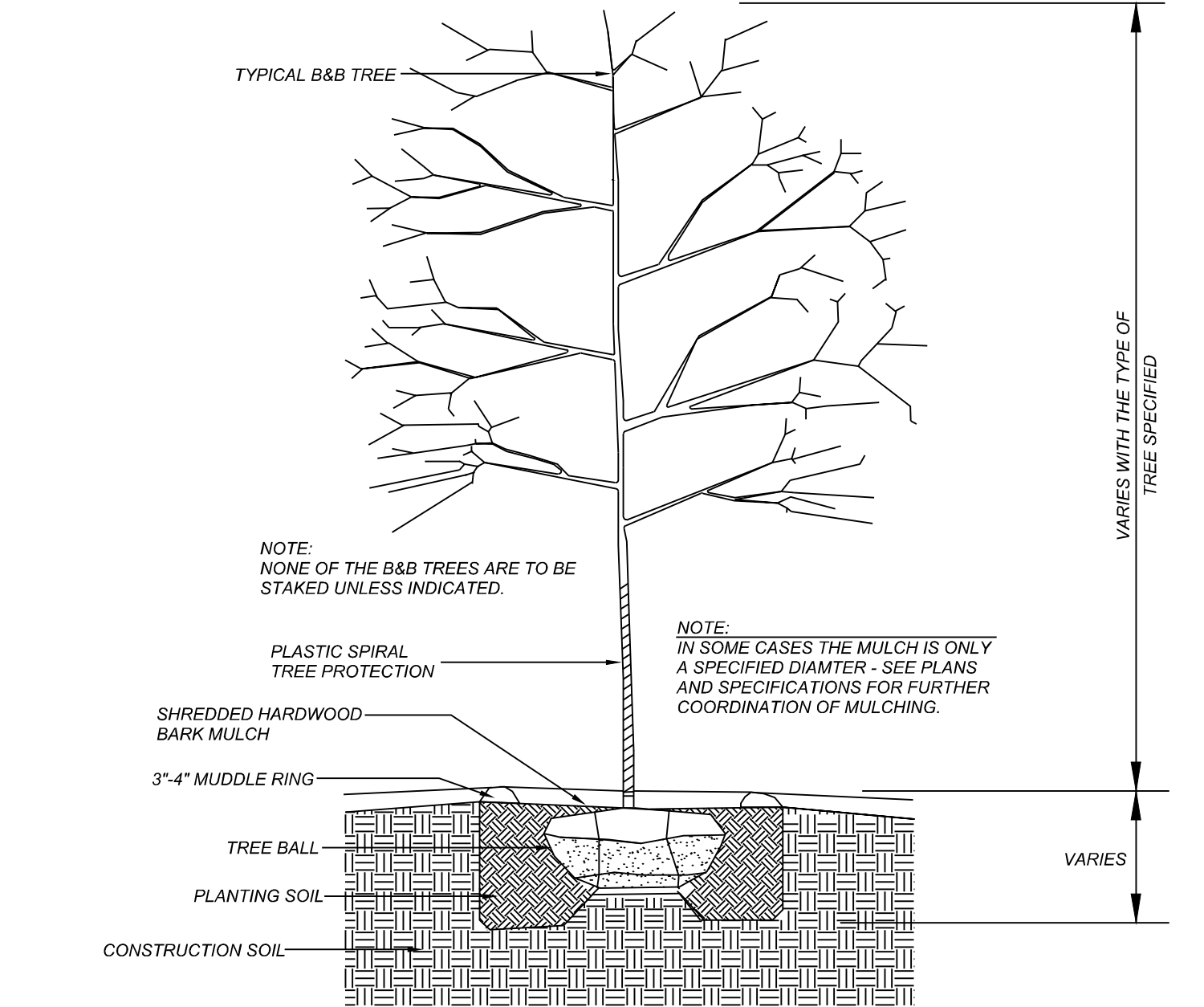


NOTE:
IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER. SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.

NOTE:
PRUNE SHRUB AS RECOMMENDED BY GROWER ONLY AFTER THE PLANT HAS BEEN WATERED INTO THE PLANTING SOIL.



SHRUB PLANTING DETAIL



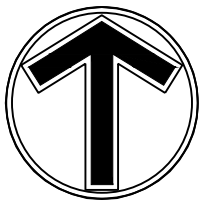
- NOTE:
- ALL TREES SHOULD BE PRUNED ONLY AFTER INSTALLATION AND WATERING IN THE TREE. PRUNE TO GROWERS SPECIFICATIONS.
 - ALL TREES SHALL COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK - INCLUDING TREE PIT DEPTH AND WIDTH.

TREE PLANTING DETAIL

PLANTING SCHEDULE (SEE LANDSCAPING NOTE #12)								
SYMBOL	KEY	NO.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	ROOT	COMMENTS
	AR	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	-	50' @ MATURITY	B & B	LARGE DECIDUOUS TREE
	ZS	15	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	-	40' @ MATURITY	B & B	LARGE EVERGREEN TREE
	MG	30	MAGNOLIA GRADIFORA	LITTLE GEM SOUTHERN MAGNOLIA (LITTLE GEM)	-	20'-40' @ MATURITY	B & B	MEDIUM EVERGREEN TREE
	AG	15	ABELIA GRANDIFLORA	GLOSSY ABELIA	-	12' @ MATURITY	CONT. 3 GAL. MIN.	LARGE EVERGREEN SHRUB
	ICB	51	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	-	5' @ MATURITY	CONT. 3 GAL. MIN.	PARKING SCREENING SHRUB
	IVN	105	ILEX VOMITERIA	DWARF YAUPON HOLLY	-	LESS THAN 12' @ MATURITY	CONT. 3 GAL. MIN.	MEDIUM EVERGREEN SHRUB

NOTES

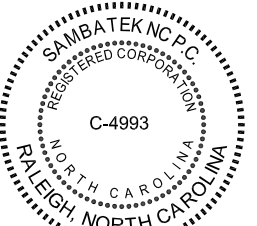
- 150 (LESS 25' FOR REBECCA WAY L.F. TRANSITIONAL SCREENING 3
- ONE LARGE EVERGREEN TREE FOR EVERY 10 L.F. = 15 LARGE EVERGREEN TREES
 - ONE MEDIUM EVERGREEN TREE FOR EVERY 5 L.F. = 30 MEDIUM EVERGREEN TREES
 - ONE DECIDUOUS TREE FOR EVERY 30 L.F. = 5 DECIDUOUS TREES
 - ONE MEDIUM EVERGREEN SHRUB FOR EVERY 15 L.F. = 10 MEDIUM EVERGREEN SHRUBS
 - SEVEN MEDIUM EVERGREEN SHRUBS FOR EVERY 10 L.F. = 105 MEDIUM EVERGREEN SHRUBS



0 20 40
SCALE IN FEET

NO	DATE	BY	CKD	APPR	COMMENT

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06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

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JAD-2402



LANDSCAPE PLAN

JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
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La VERGNE, TENNESSEE

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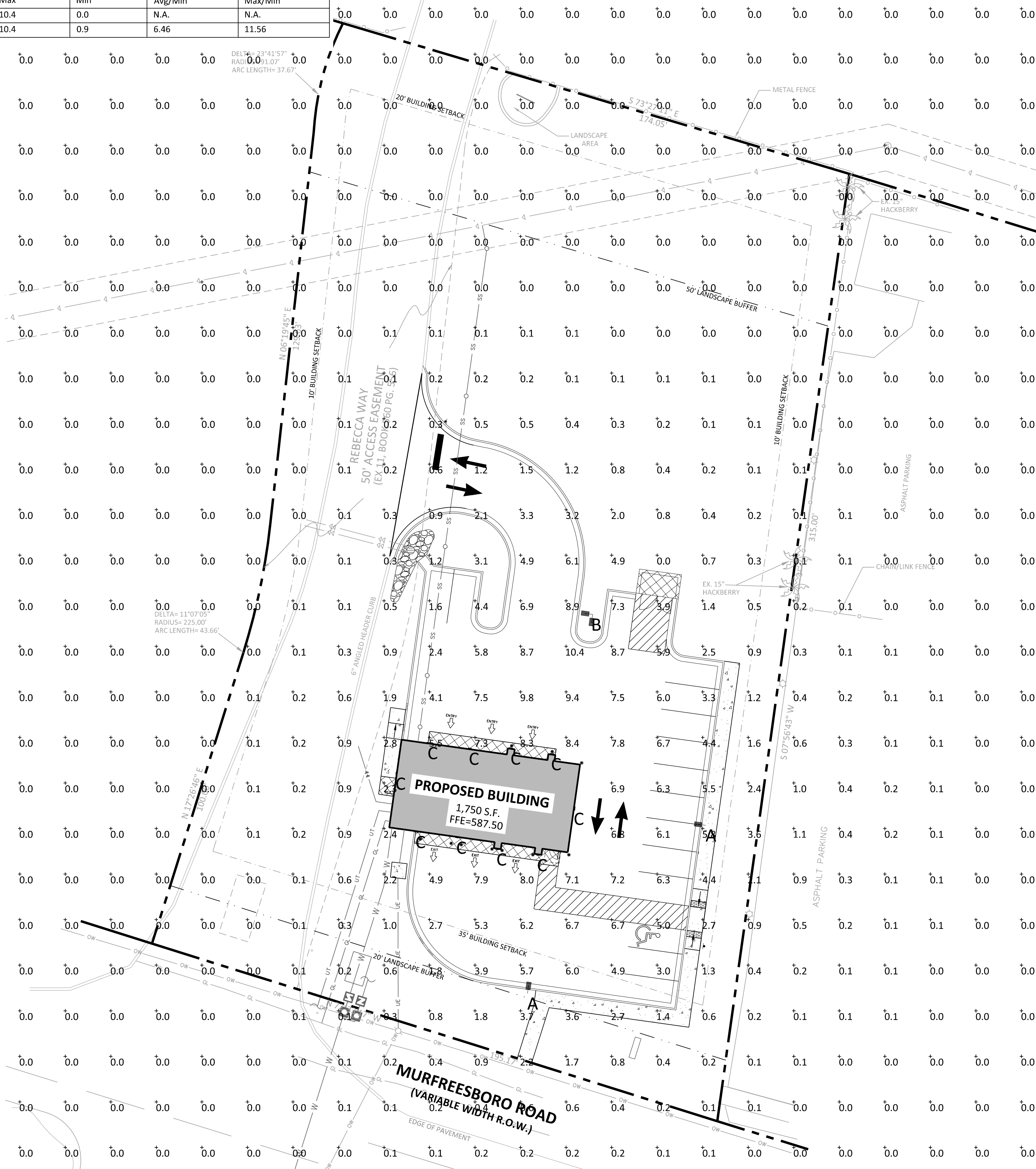
C-7.01

REV.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	Single	MRS-LED-24L-SIL-FT-50-70CRI-SINGLE	25'	1.000	1.000	22581	196
	1	B	2 @ 90	MRS-LED-24L-SIL-FT-50-70CRI-D90	25'	1.000	1.000	45162	392
	10	C	Single	XWS-LED-02L-SIL-FT-50-70CRI	10'	1.000	1.000	2017	13

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
ALL CALCS @ GRADE	Illuminance	Fc	0.47	10.4	0.0	N.A.	N.A.	
INSIDE CURB	Illuminance	Fc	5.81	10.4	0.9	6.46	11.56	

LIGHTS SUPPLIED BY LSI INDUSTRIES
CONTACT: Tom Fulton
PH: 704-640-6134
E-MAIL: t.fulton@shannonandassoc.com



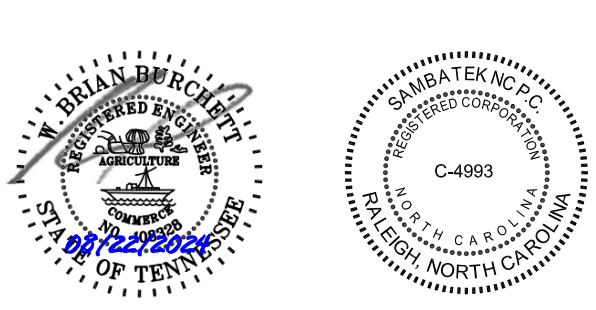
PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.



NO	DATE	BY	CKD	APPR	COMMENT

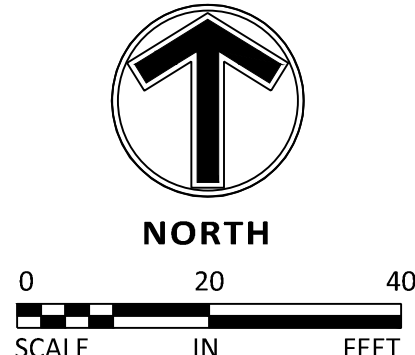


PRELIMINARY
06/28/2024
DESIGN REVIEW

PERMIT SUBMITTAL

CONSTRUCTION DOCUMENTS

DRAWN BY
STH
DESIGNED BY
MW
CHECKED BY
MW
PROJECT NO.
JAD-2402

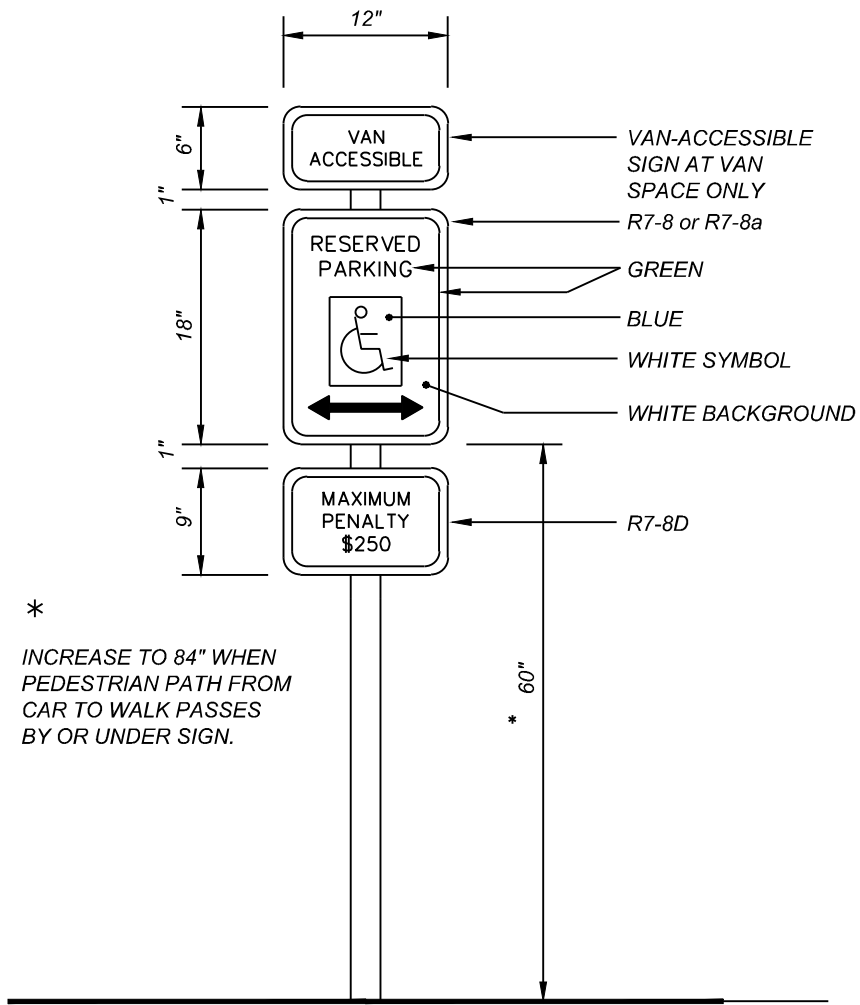


LIGHTING PLAN
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

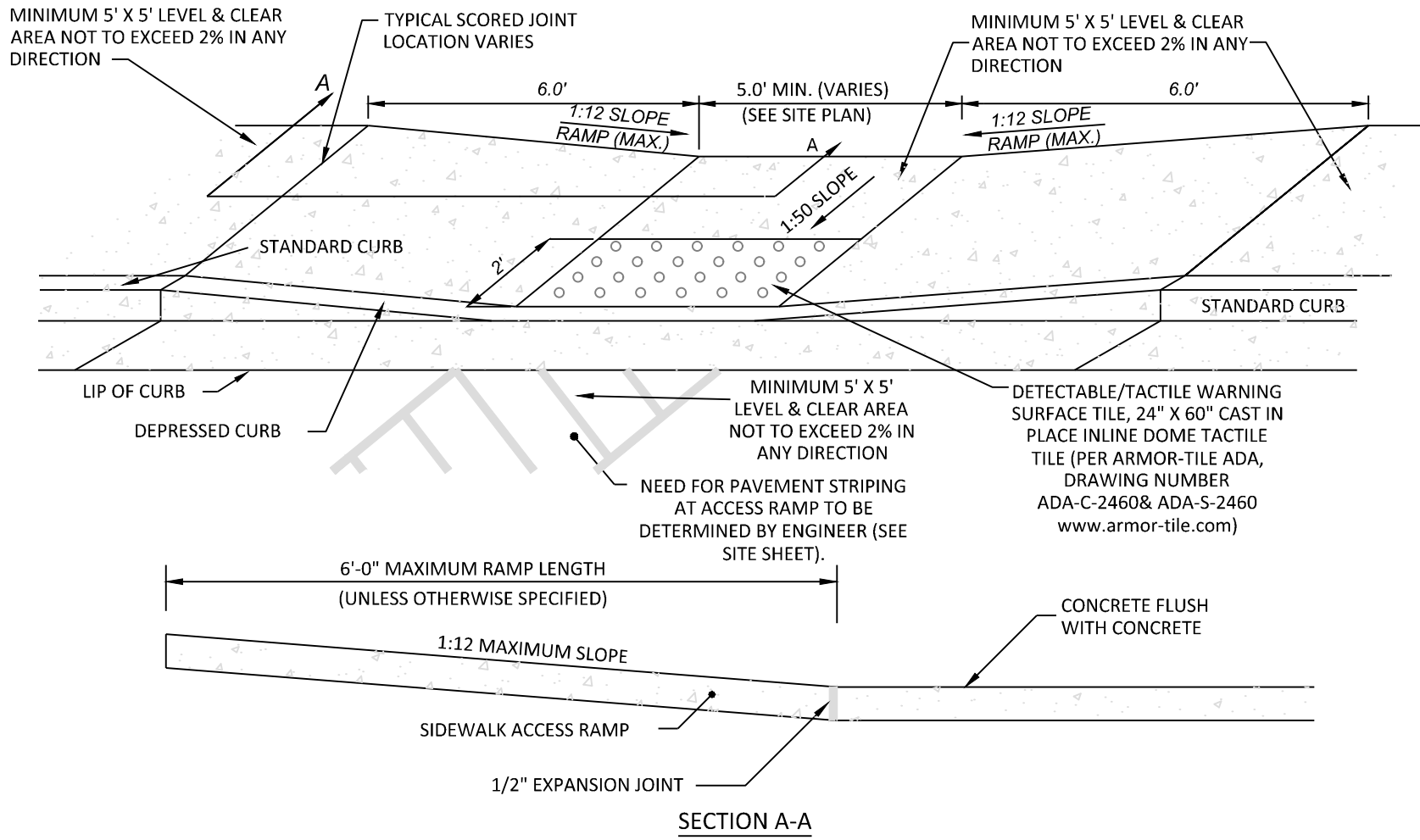
SHEET
C-8.01
REV.

Total Project Watts
Total Watts = 914

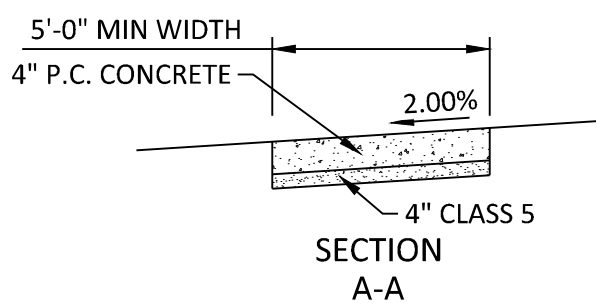
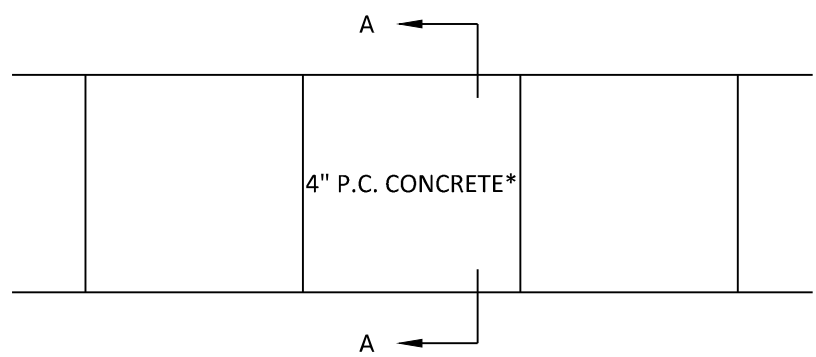
LIGHTING PROPOSAL LO-160641-1
TAKE 5
5265 MURFREESBORO ROAD
LAVERGNE, TN
BY: JAK DATE: 7/24/24 REV: 8/14/24 SHEET 1 OF 1
SCALE: 1"=20' 0 20



ADA SIGN
N.T.S.



FLUSH HANDICAP RAMP DETAIL
N.T.S.

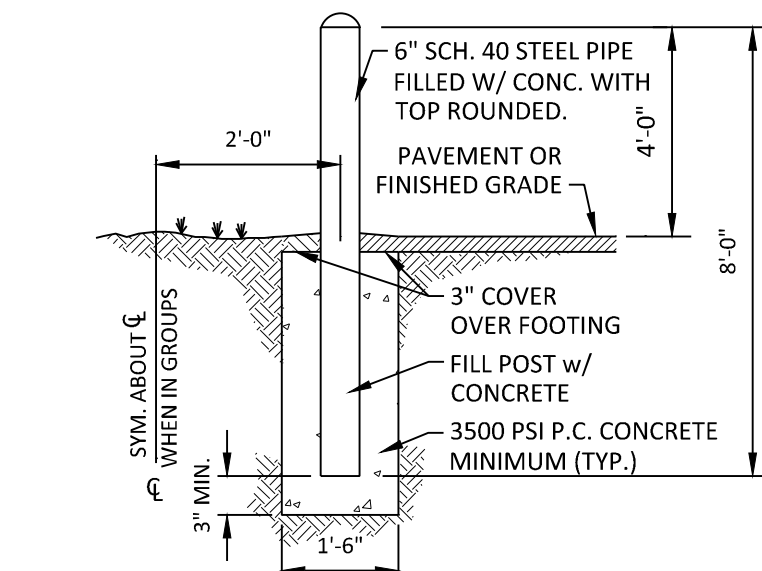


GENERAL NOTES FOR CONCRETE CONSTRUCTION:

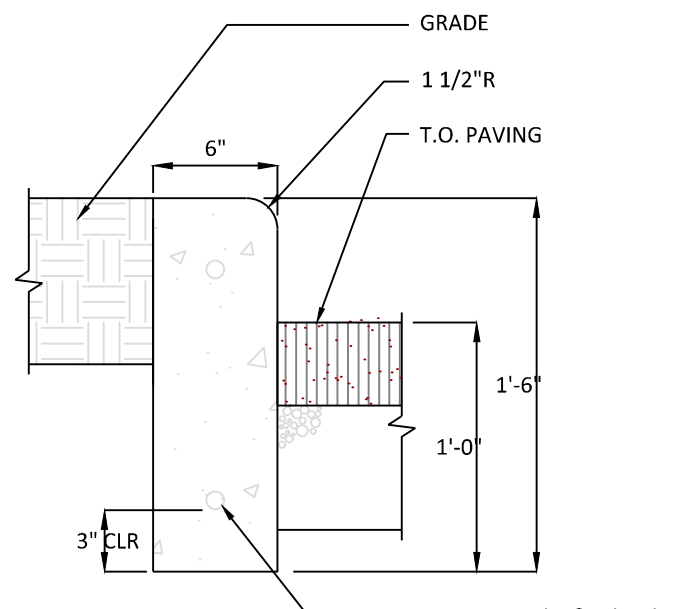
- THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
- SIDEWALK CONTROL JOINTS SHALL BE LOCATED AT 5 FEET ON CENTER. SIDEWALK EXPANSION JOINTS SHALL BE LOCATED AT A MAXIMUM OF 100 FEET ON CENTER, AND WHERE SIDEWALK ABUTS CURB, STRUCTURES, AND OTHER FIXED OBJECTS. SEAL ALL EXPANSION JOINTS. BROOM FINISH SHALL BE PERPENDICULAR TO THE LINE OF TRAFFIC.

*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF 4 INCHES AT DRIVEWAY CROSSINGS.

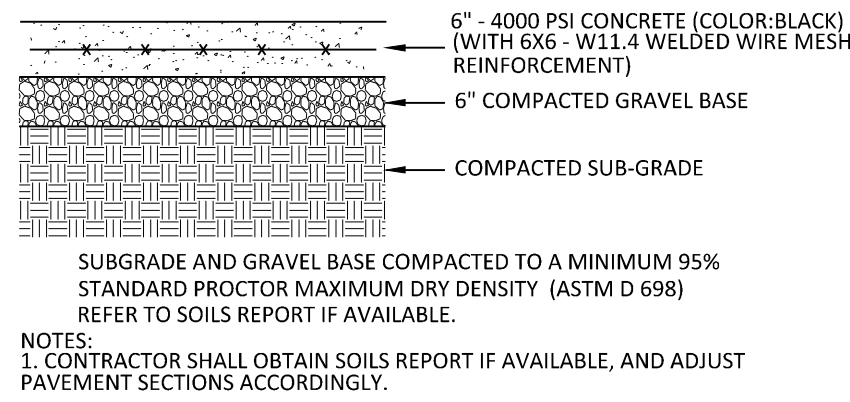
CONCRETE SIDEWALK
N.T.S.



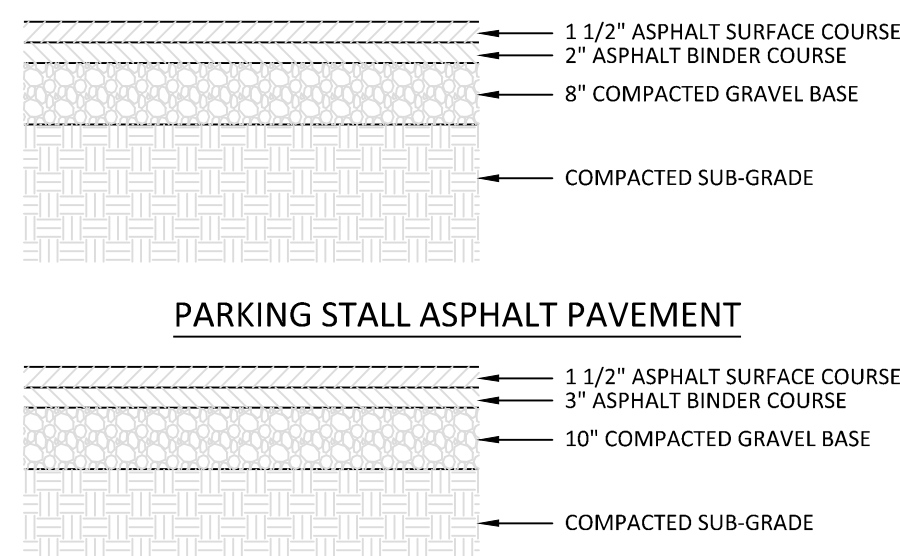
CONCRETE PIPE BOLLARD
N.T.S.



HEADER CURB
N.T.S.



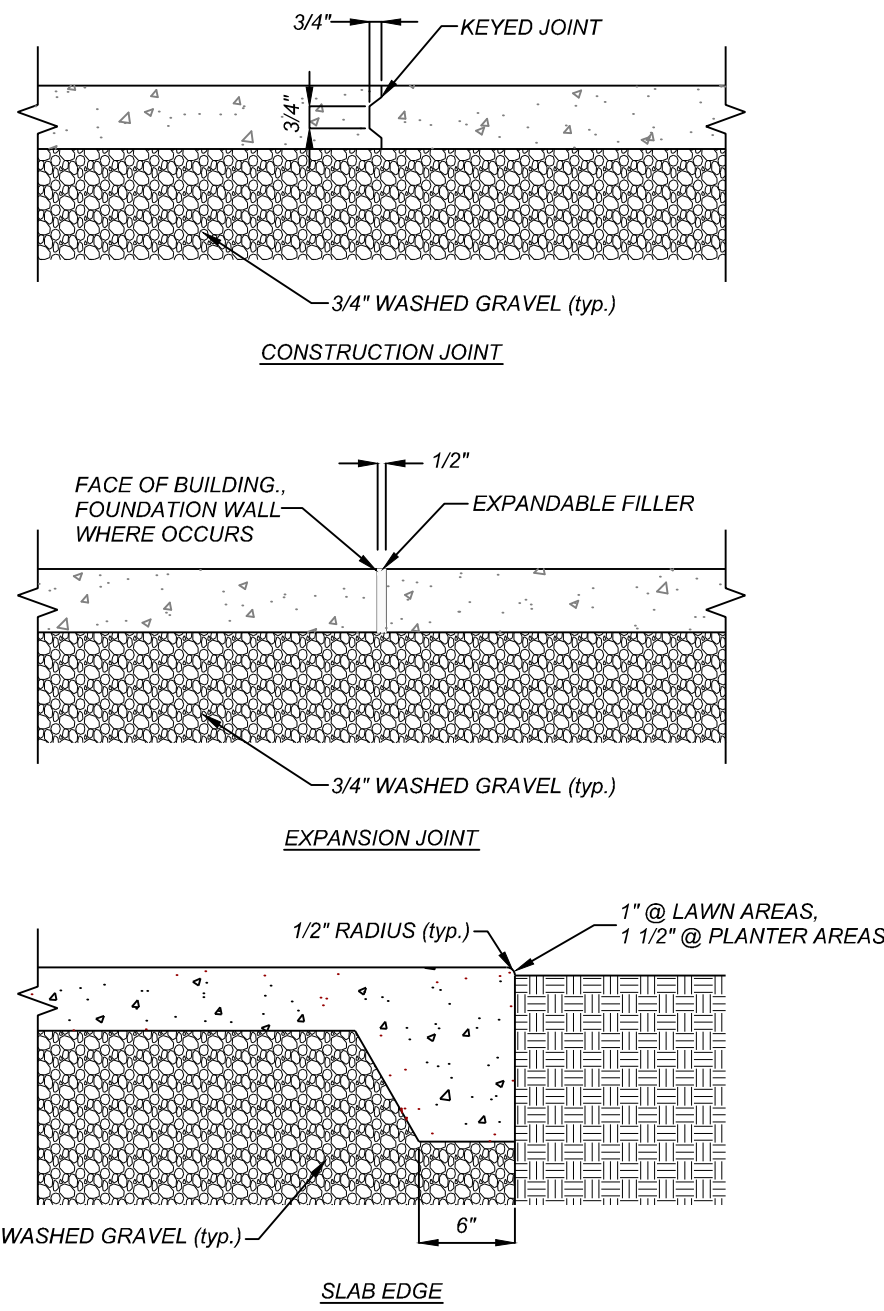
CONCRETE PAVEMENT DETAIL
N.T.S.



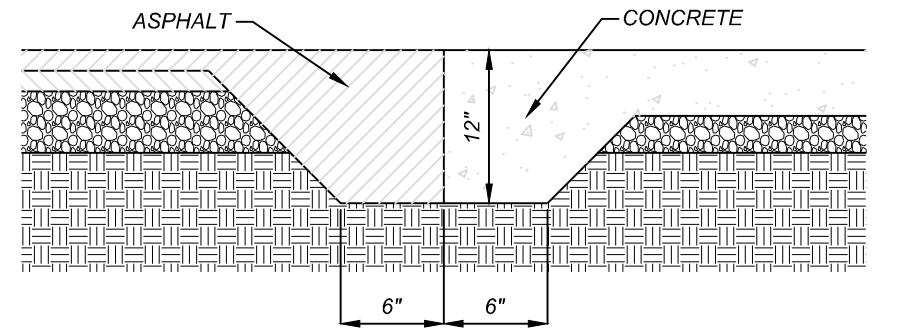
TRAFFIC AISLE ASPHALT PAVEMENT

- NOTES:
- CONTRACTOR SHALL OBTAIN SOILS REPORT, IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.
 - CONTRACTOR SHALL PLACE BINDER COURSE DURING CONSTRUCTION, THEN PLACE SURFACE COURSE AFTER BUILDING AND SITE CONSTRUCTION.
 - SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698) REFER TO SOILS REPORT IN NOTE ABOVE.

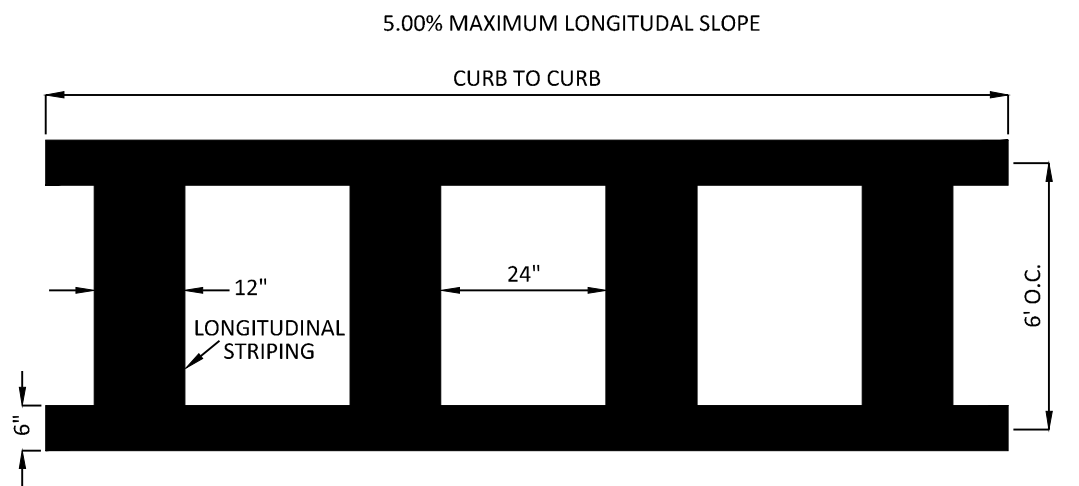
ASPHALT PAVEMENT DETAIL
N.T.S.



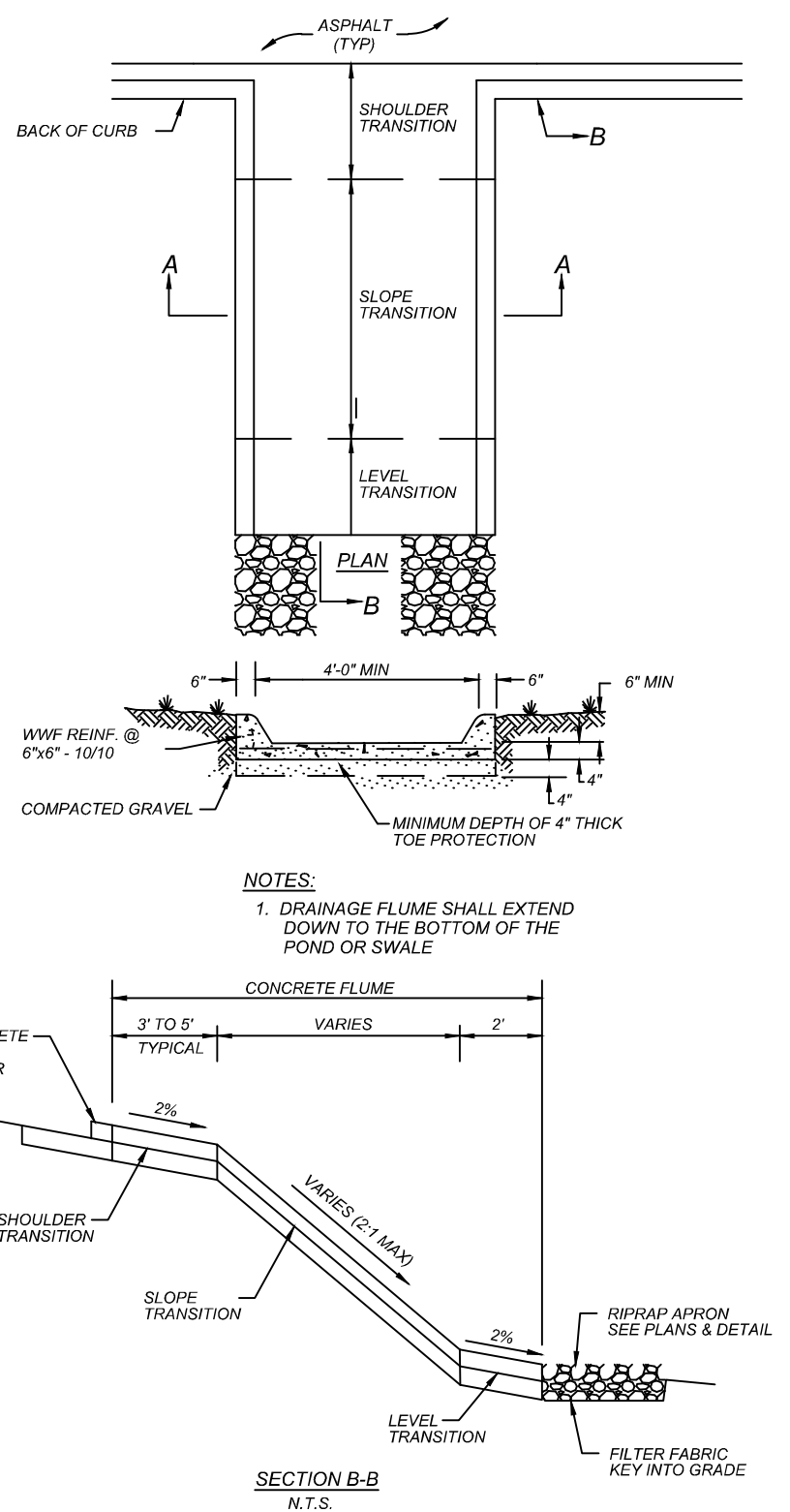
CONCRETE SLAB DETAIL
N.T.S.



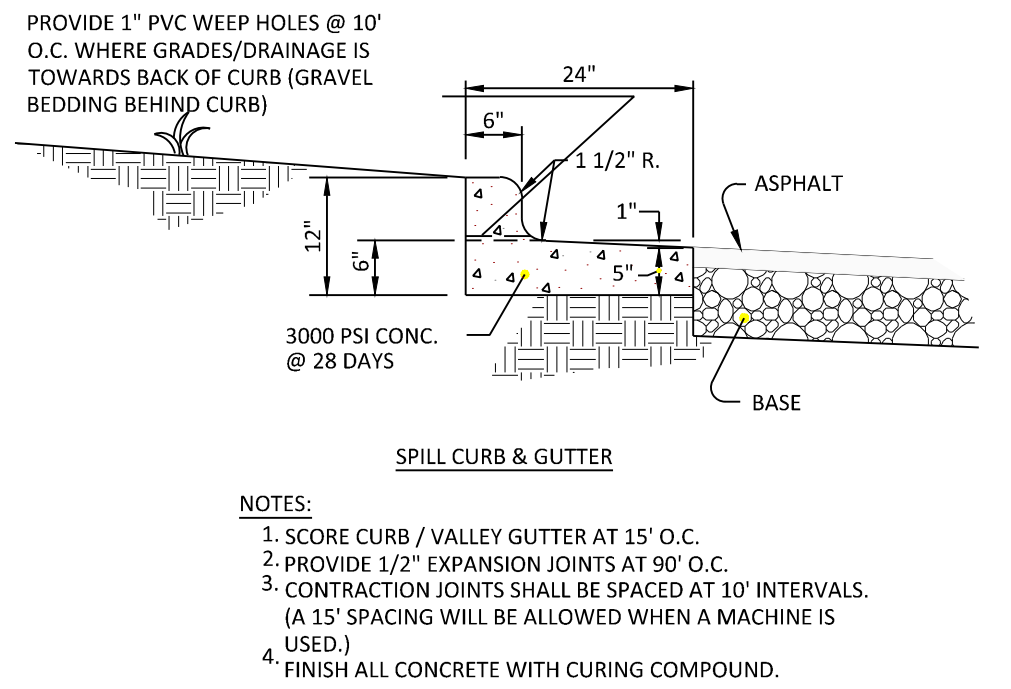
ASPHALT / CONCRETE TRANSITION
N.T.S.



CROSSWALK
N.T.S.



TYPICAL CONCRETE FLUME
N.T.S.

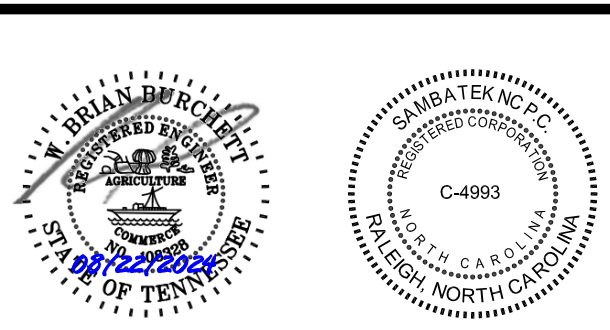


2'-0" STANDARD CURB & GUTTER
N.T.S.



24-15 (LWS TECH) | JILL WEYENBERG, EIT (MN) | 7/30/2024 10:36:37 AM
X:\JAD-JARMAN DEVELOPMENT\2402-LA VERGNE, TN\CAD SHEETS\JAD2402-C9-01-DTLS.DWG C9-01.DTLS

NO	DATE	BY	CKD	APPR	COMMENT



PRELIMINARY 06/28/2024
DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

DRAWN BY STH
DESIGNED BY MW
CHECKED BY MW
PROJECT NO. JAD-2402



DETAILS
JARMAN DEVELOPMENT TAKE 5 OIL CHANGE 5265 MURFREESBORO ROAD La VERGNE, TENNESSEE

SHEET C-9.01



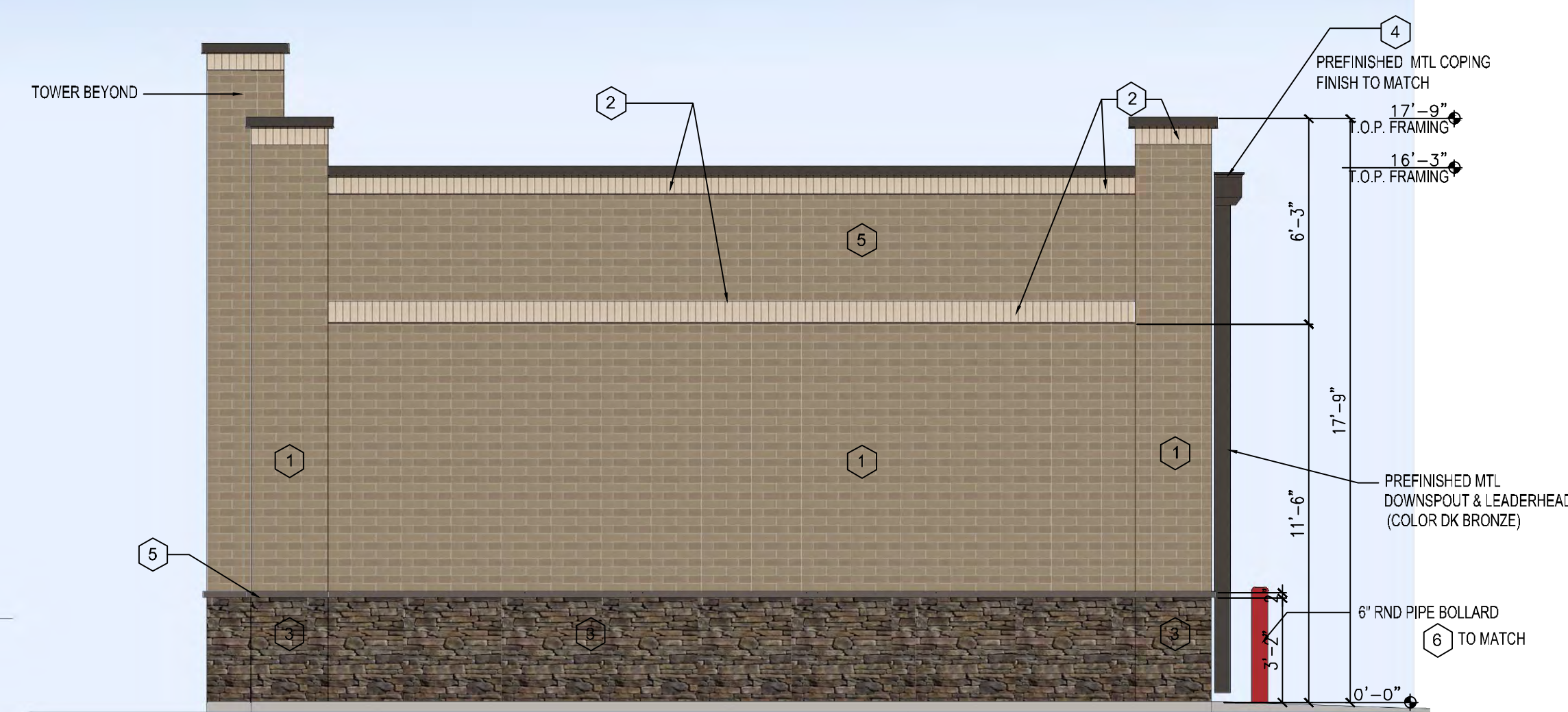
C-9.02



1 NORTH ELEVATION (PARKING)
1/4"=1'-0"

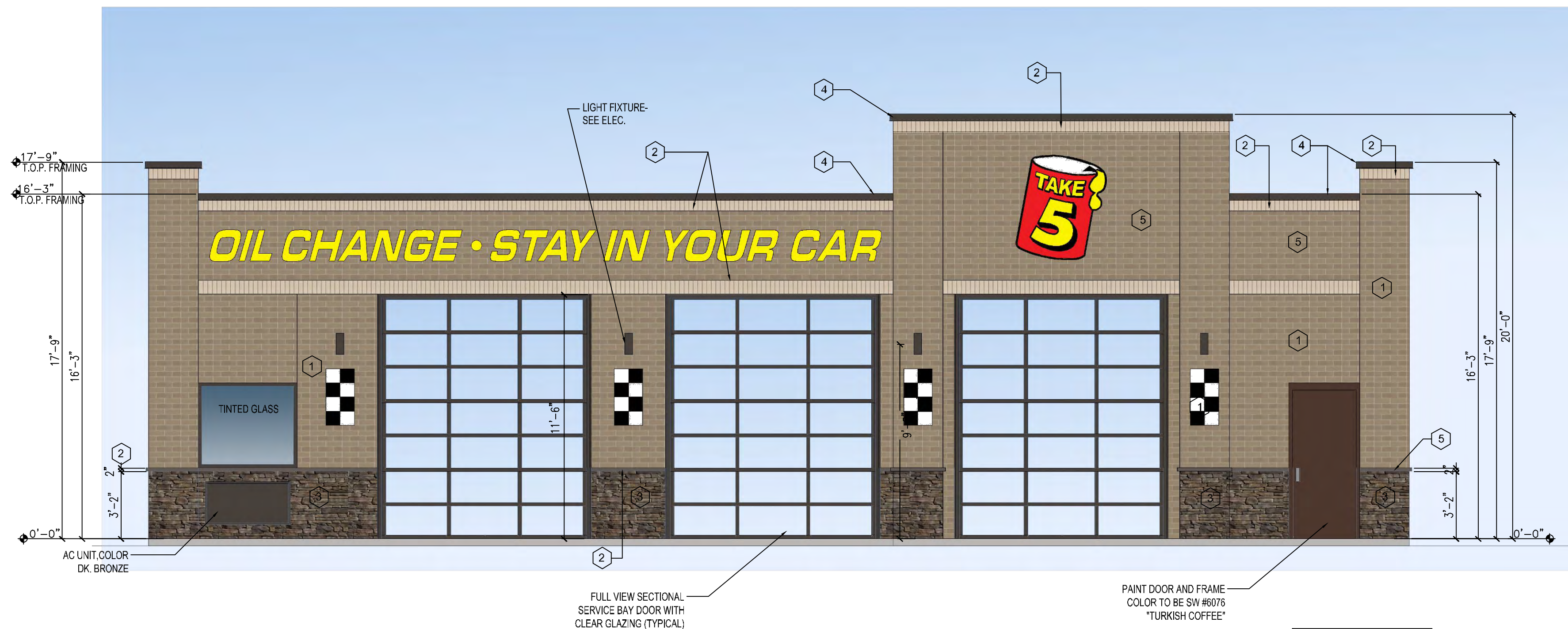
OVERALL WALL AREA = 972 SF
AREA OF STONE & BRICK = 624 SF (64%)
AREA OF GLAZING = 348 (36%)

SIGN AREA = 27.89 SF



3 EAST ELEVATION (PARKING)
1/4"=1'-0"

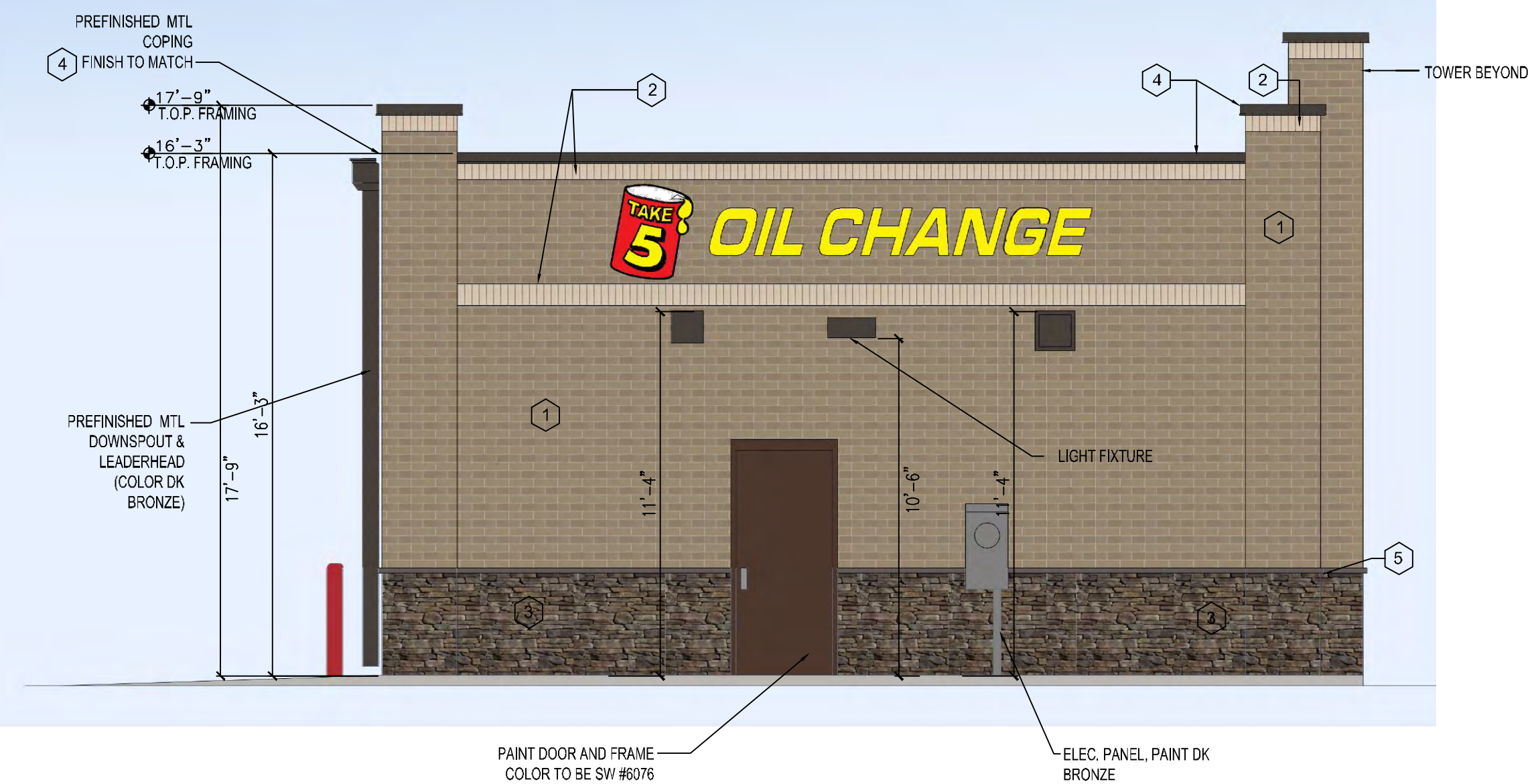
OVERALL WALL AREA = 481 SF
AREA OF BRICK = 471 (98%)



2 SOUTH ELEVATION (MURFREESBORO ROAD)
1/4"=1'-0"

OVERALL WALL AREA = 1032 SF
AREA OF BRICK = 633 SF (61%)
AREA OF GLAZING = 399 (39%)

SIGN AREA = 65.75 SF



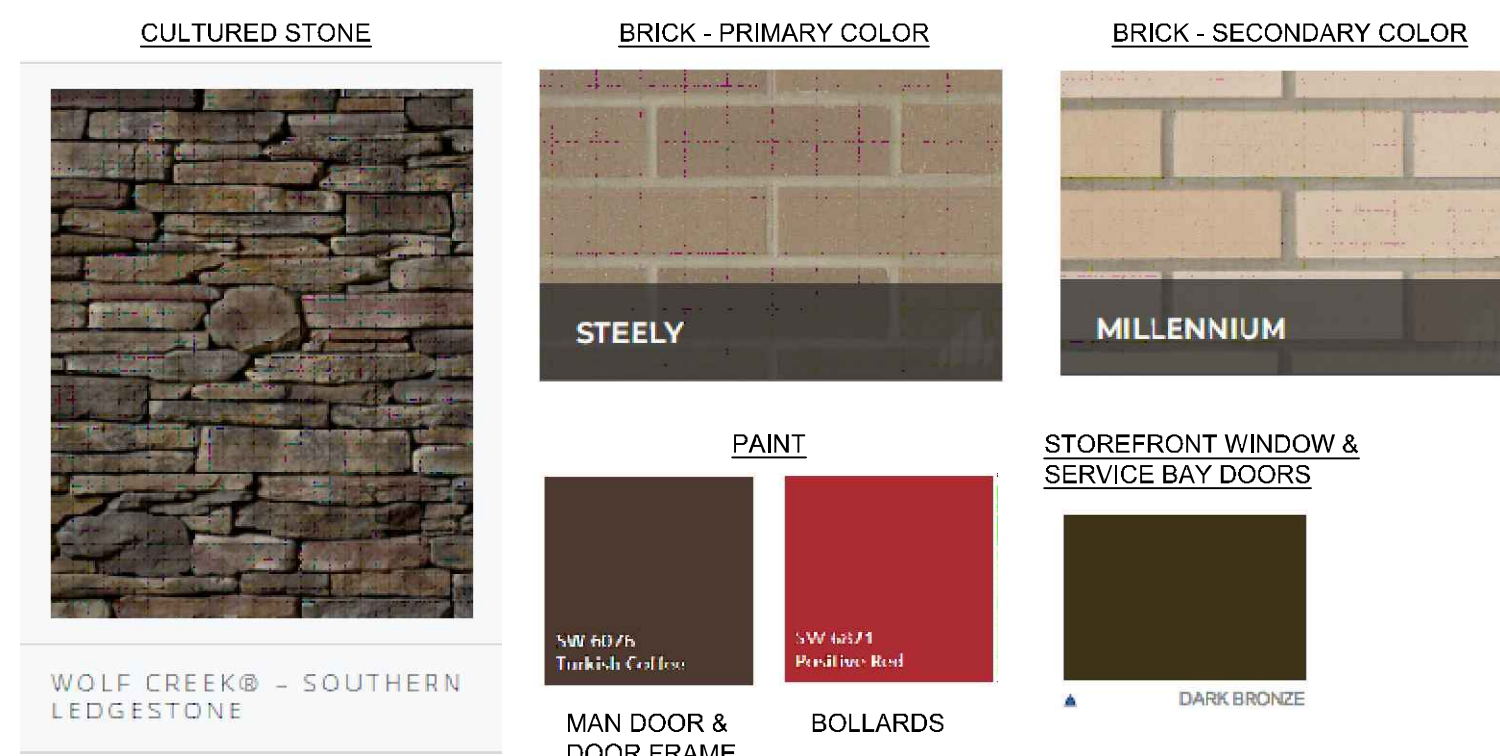
4 WEST ELEVATION (REBECCA WAY)
1/4"=1'-0"

OVERALL WALL AREA = 481 SF
AREA OF BRICK = 447 SF (93%)

SIGN AREA = 31.01 SF

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR	REMARKS
1	THIN BRICK MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	EQUAL TO 'STEELY'	EQUAL TO GENERAL SHALE 'ELEMENTS' THIN BRICK
2	THIN BRICK SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	EQUAL TO 'MILLENNIUM'	EQUAL TO GENERAL SHALE 'ELEMENTS' THIN BRICK
3	MANUF STONE WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	EQUAL TO 'WOLF CREEK'	EQUAL TO CULTURED STONE 'SOUTHERN LEDGESTONE'
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	DARK BRONZE	FINISH TO BE KYNAR 500 PREFINISHED
5	MANUF STONE WATERTABLE / SILL	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	EQUAL TO 'SABLE'	EQUAL TO CULTURED STONE
6	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED	-----



HELT
DESIGN
ARCHITECTURE INTERIORS

6405 W. WILKINSON
BLVD, STE. 100
BELMONT, NC 28012

HELTDESIGN.COM
INFO@HELTDESIGN.COM

PROJECT NAME:

TAKE 5 OIL
CHANGE

PROJECT NO: 24060

PROJECT ADDRESS:

MEMORIAL BLVD
LA VERGNE, TN

SEAL: 07/09/24

CORPORATE ENTITY:

C.L. HELT, ARCHITECT, INC. A NORTH CAROLINA
PROFESSIONAL CORPORATION DBA HELT
DESIGN

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DRAWING RELEASE:

NO.	DATE	DESCRIPTION

DRAWN BY: J. ZINK
CHECKED BY: J. ZINK

DATE: 08/21/24

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NUMBER:

A-200



Item #: 9. **Item Title: Site Plan – Panda Express – New Building Consisting of 2,697 Square Feet on 1.32 Acres. Requested by CESO, Inc. Property located at Murfreesboro Road near Veterans Memorial Parkway (Tax Map 14, Parcel 72.12). 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 2,697 SF at a site located on Murfreesboro Road. The site is 1.32 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.

A private drive contained in a 30' wide access easement will serve the restaurant from the north side (opposite Murf, Rd.). Sixty-one (61) parking spaces are being provided where only 21 are required.

Staff Comments / Technical Items:

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

1. Architectural elevations are not in color. They must be in full-color;
2. Applicant needs to explain to planning commission their use of materials on the exterior and why brick/stone percentages may be deficient.

Engineering (Gary Lide - glide@lavergnethn.gov)

1. (EX-2 Calculations) Please state the design storm for these calculations. Section 14-603(5)(c)(iii)(K) of the Stormwater Management Ordinance requires the storm system to handle the 25-year/24-hour storm. Please confirm that your calculations started with an elevation of 591.45 or higher in Structure EX01.
2. (Sheet C06.0) The city requirement is for the construction entrance to be 100 feet long. However, due to site constraints, the 50-foot construction entrance shown will be acceptable due solely to the fact that the construction area empties onto private drives rather than public streets. The city reserves the right to require additional measures if there is track-out onto city or state roads observed.
3. (Sheet C06.0) Show location of Permit/SWPPP box on plan.
4. (Sheet C06.0/Sheet L1.0) Label sheet C06.0 as "Initial Erosion Control Plan" and either add a separate sheet as a "Final Erosion Control Plan" which shows required final stabilization or add "and Final Erosion Control Plan" to the title of Sheet L1.0.
5. (Sheet C04.0) Coded Note "I" is incorrect. Lowering of the waterline is not an option. In the event that additional cover is needed, grade elevations will have to be revised and submitted.

6. (Sheet C03.0) Provide general architectural details (max height, max width, interior or exterior lit, etc.) for monument sign designated by Coded Note 'L'.
7. (Sheet C04.0) Coordinate with Uptown Engineer (Gary Franks, DSG, 757-908-2372, gfranks@dsgva.com) regarding the planned location of the fire hydrant on your site. The Uptown plans show it in your parking lot with a 10' x 10' public utility easement around it. Show the location of this proposed fire hydrant on your site plan. It can be noted as 'by others'.
8. (Sheet A-407) Please be prepared to describe at the meeting how EIFS on the trash enclosure wall will be protected from being damaged during normal trash-handling operations.

- 1..Show building sewer service connecting to existing public sanitary sewer cleanout provided by the Uptown La Vergne Plans, which is not connected to a manhole.
2. Regarding City Water Meter. It will be sized by the City and the submitted water fixture count form, and may not be a 1-1/2" meter.
3. Regarding Standard Detail 21 shown on Sht C04.1. This is the City's published Std Dtl, but since we can no longer get that meter box, we have changed the detail and have an unofficial different Std Dtl that must be used for 1-1/2" meters, which has a meter setter. Contact Scott Tatalovich at Public Works for more information, statalovich@lavernetn.gov, C: 615-663-9683.
4. All commercial buildings shall have a backflow preventer per City Standards, which is an RPBA in an above ground heated enclosure.
5. Show electrical conduit routed to above ground heated enclosure for backflow assembly.

Codes (Joe White - jwhite@lavernetn.gov)
(Technical items go here)

Fire (Curtis Brinkley - cbrinkley@lavernetn.gov)
(Technical items go here)

Police (John Eubank - jeubank@lavernetn.gov)
(Technical items go here)

***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.

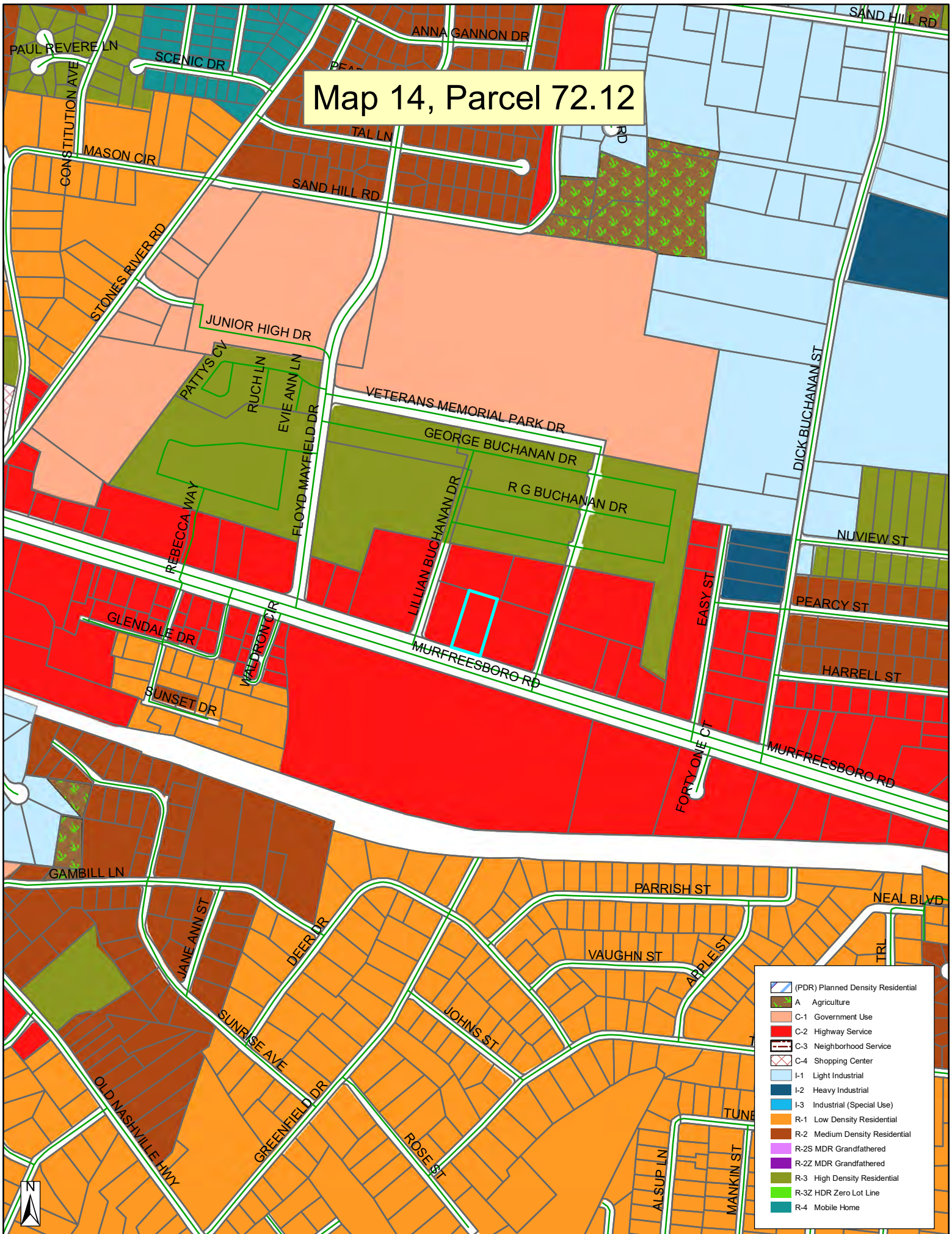
Map 14, Parcel 72.12



Map 14, Parcel 72.12



Map 14, Parcel 72.12









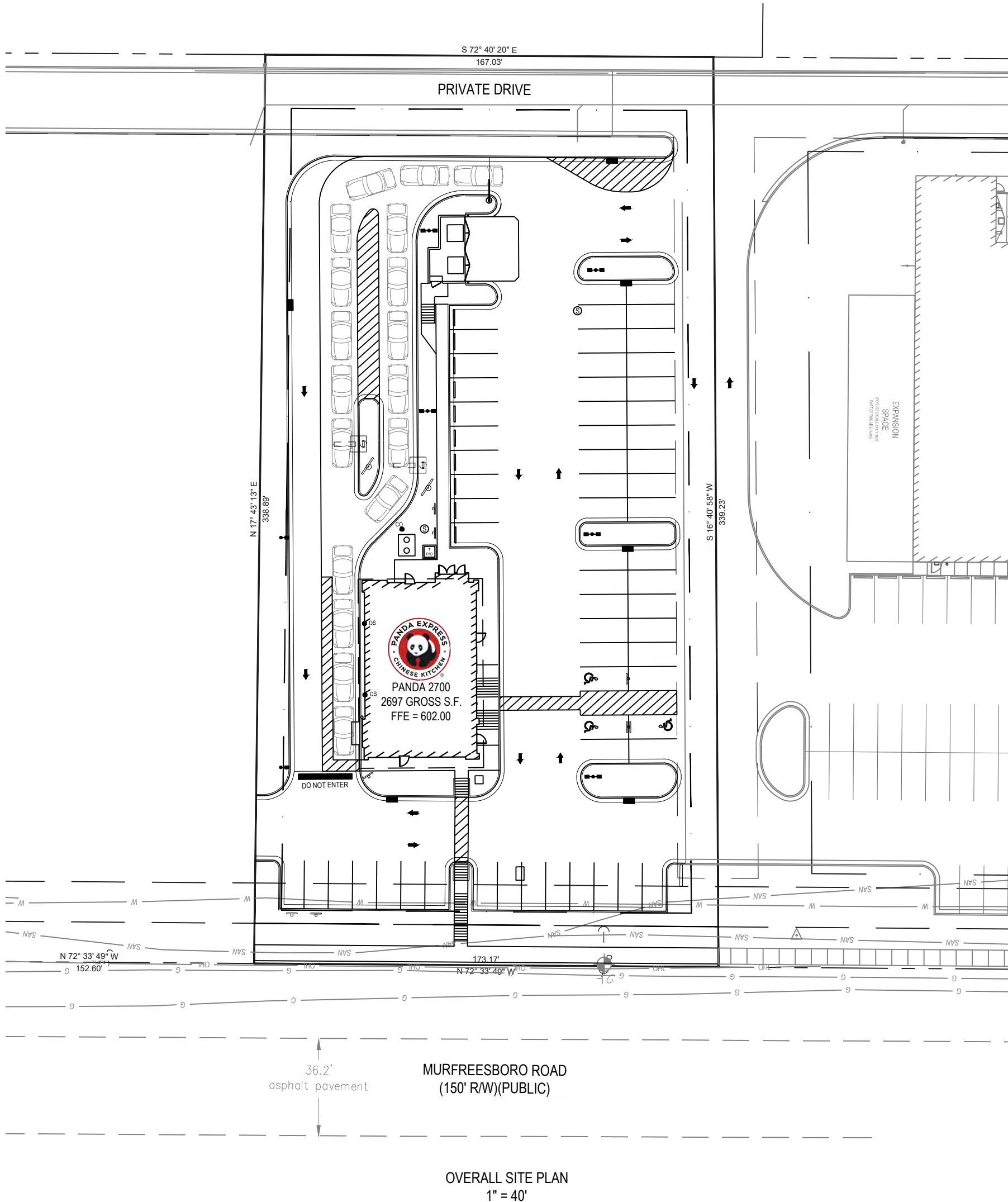
IMPROVEMENT PLANS FOR PANDA EXPRESS



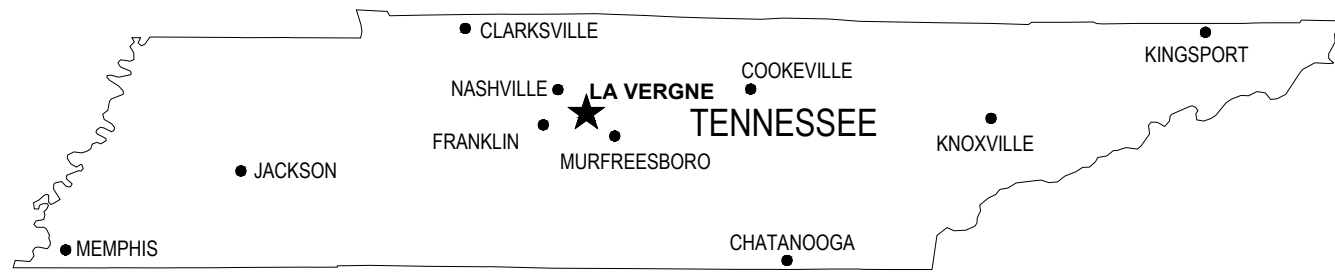
5309 MURFREESBORO RD.
CITY OF LA VERGNE, RUTHERFORD
COUNTY, TENNESSEE 37412

PREPARED BY:
CESO INC.
3601 RIGBY ROAD
MIAMISBURGH, OH 43542
PHONE: 937.435.8584

PREPARED FOR:
PANDA EXPRESS, INC
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898

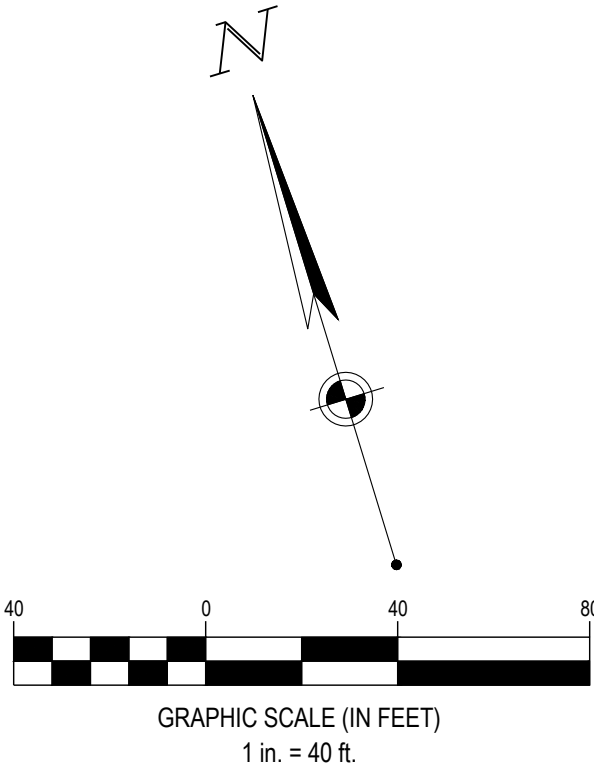


24-HOUR CONTACT:
PANDA EXPRESS PM
CHRIS POPE
(626) 372-8151



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C01.0	COVERSHEET
C01.1	GENERAL NOTES
C02.0	DEMOLITION PLAN
C03.0	SITE PLAN
C03.1	STAKING PLAN
C03.2	HARDSCAPE DETAILS
C04.0	UTILITY PLAN
C04.1	UTILITY DETAILS I
C04.2	UTILITY DETAILS II
C05.0	GRADING PLAN
C05.1	SEWER PROFILES
C06.0	EROSION & SEDIMENT CONTROL PLAN
C06.1	EROSION & SEDIMENT CONTROL DETAILS
L1.0	PLANTING PLAN
L2.0	DETAILS AND NOTES
SUPPLEMENTARY SHEETS	
SHEET NUMBER	SHEET TITLE
1 OF 1	ALTA LAND TITLE SURVEY
1 OF 1	PHOTOMETRIC PLAN
EX-2	DRAINAGE MAP
A-103	FLOOR PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-407	TRASH ENCLOSURE DETAILS

SURVEY PROVIDED BY:
CESO, INC.
216 CENTERVIEW DR., SUITE 150
BRENTWOOD, TN 37027
PHONE: 615.928.5120
DATED: 2024.06.24



SEVENTY-TWO (72) HOURS
BEFORE DIGGING IS TO
COMMENCE, THE CONTRACTORS
SHALL NOTIFY THE FOLLOWING
AGENCIES: TENNESSEE UTILITIES
PROTECTION SERVICE AT 811 OR
800.351.1111 AND ALL OTHER
AGENCIES WHICH MIGHT HAVE
UNDERGROUND UTILITIES
INVOLVING THIS PROJECT AND
ARE NONMEMBERS OF STATE
UTILITIES PROTECTION SERVICE



OWNER/DEVELOPER:
MPL CONSTRUCTION & ARCHITECTURE
115 CEDAR LANE
CHATTANOOGA, TN 37421
PHONE: (423) 899-7737
CONTACT: ETHAN WOOD

ARCHITECT/ENGINEER:
CESO, INC.
3601 RIGBY RD. STE 300
MIAMISBURG, OH 45342
PHONE: (330) 819-1670
CONTACT: MATT YANDA

GOVERNING AGENCIES AND UTILITY COMPANIES

SEWER:
CITY OF LA VERGNE
MICHAEL DIETZ
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
PHONE: (615) 793-8891
EMAIL: MDIETZ@LAVERGNETN.GOV

GAS SERVICE:
PIEDMONT NATURAL GAS
ROGER BYRD
PHONE: (877) 279-3636
EMAIL: ROGER.BYRD@DUKE-ENERGY.COM

WATER:
CITY OF LA VERGNE
MICHAEL DIETZ
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
PHONE: (615) 793-8891
EMAIL: MDIETZ@LAVERGNETN.GOV

COMMUNICATIONS:
COMCAST BUSINESS
RAUL VELASQUEZ
PHONE: (754) 221-4844
EMAIL: RAUL_VELASQUEZ@COMCAST.COM

ZONING:
CITY OF LA VERGNE
BO LOGAN
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 287-8702
EMAIL: BLOGAN@LAVERGNETN.GOV

ELECTRIC:
NASHVILLE ELECTRIC SERVICE
TROY HORNBEAK
1214 CHURCH STREET
NASHVILLE, TN 37246
PHONE: (615) 747-3668
EMAIL: THORNBEAK@NESPOWER.COM

PROPERTY DATA:		
PARCEL OWNER:	WOODHAVEN LA VERGNE LLC	
PARCEL ID:	014-072.12-000	
ADDRESS:	5309 MURFREESBORO RD. LA VERGNE, TN 37412	
PROPERTY AREA:	1.32 AC	
ZONING:	C-2: HIGHWAY SERVICE	
PROPOSED USE:	C-2: HIGHWAY SERVICE	
	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	20'	76.7'
SIDE:	10'	38'
REAR:	20'	192.8'
PARKING AREA SETBACKS		
FRONT:	15'	20'
SIDE:	0'	8.8'
REAR:	0'	37.3'
SIGN SETBACKS:	30'	TBD
MAXIMUM BUILDING HEIGHT:	40'	
BUILDING AREA:	N/A	2,697 SF
PARKING:		
TOTAL PARKING SPACES:	21	61
ADA PARKING SPACES:	1	3
DRIVE AISLE WIDTH	24'	24'
FLOODPLAIN DESIGNATION:	ZONE "X" 47149C0015J, 47149C0020K; EFFECTIVE 05/09/2023	



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

PERMIT SET	07-26-24

DRAWN BY: ATW
CHECKED BY: RAP

PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 938.208.4838

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

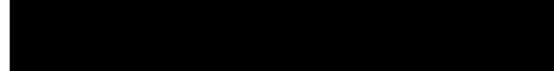
COVERSHEET

C01.0

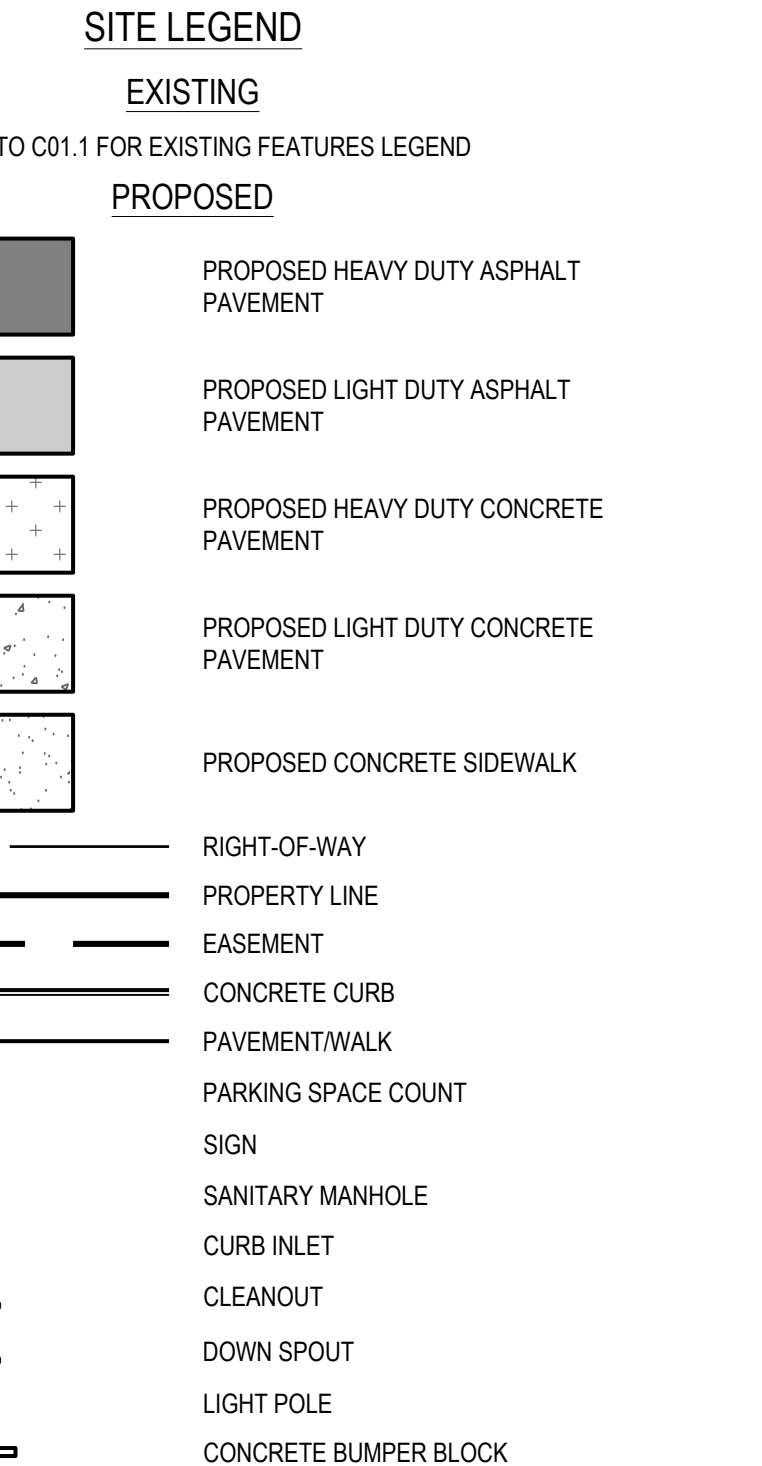
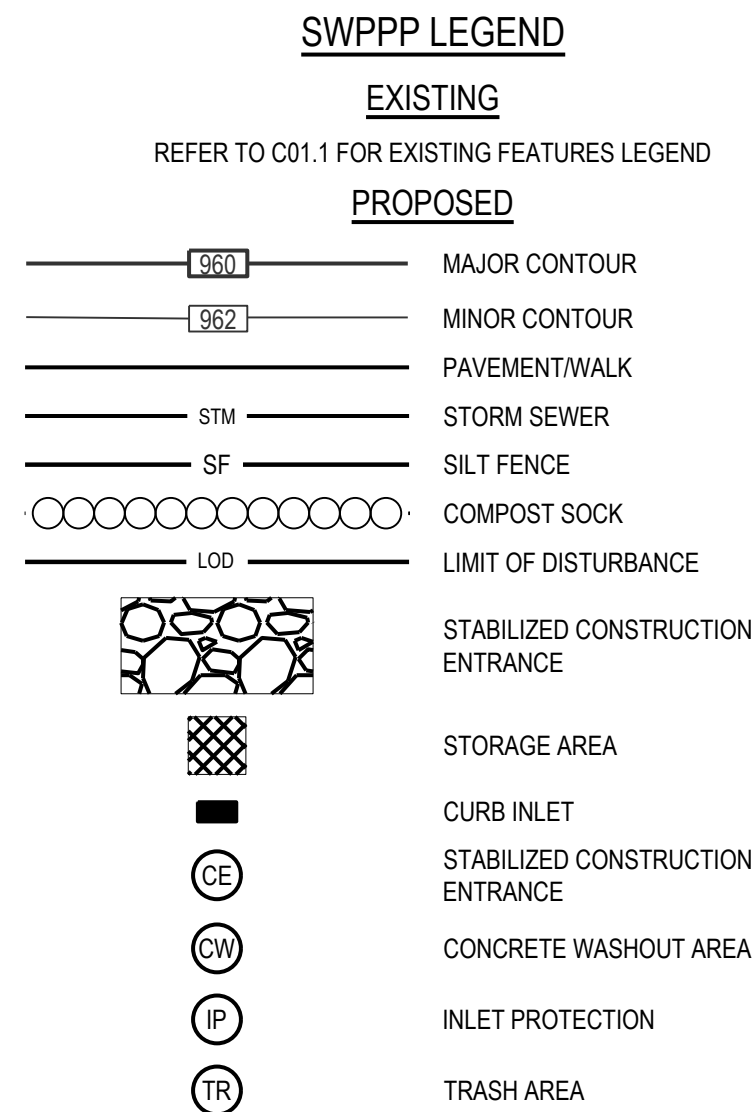
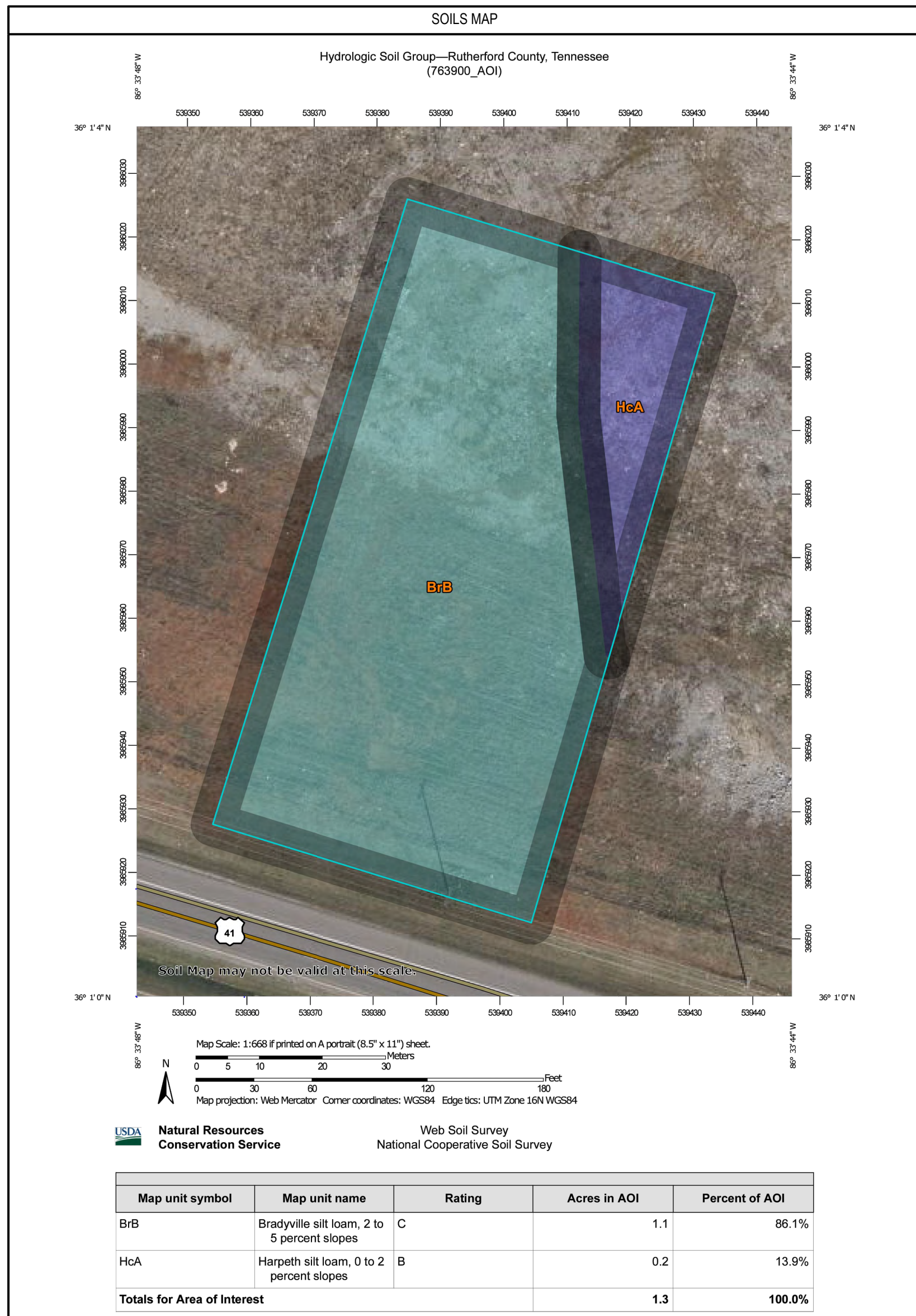


REVISIONS:

PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



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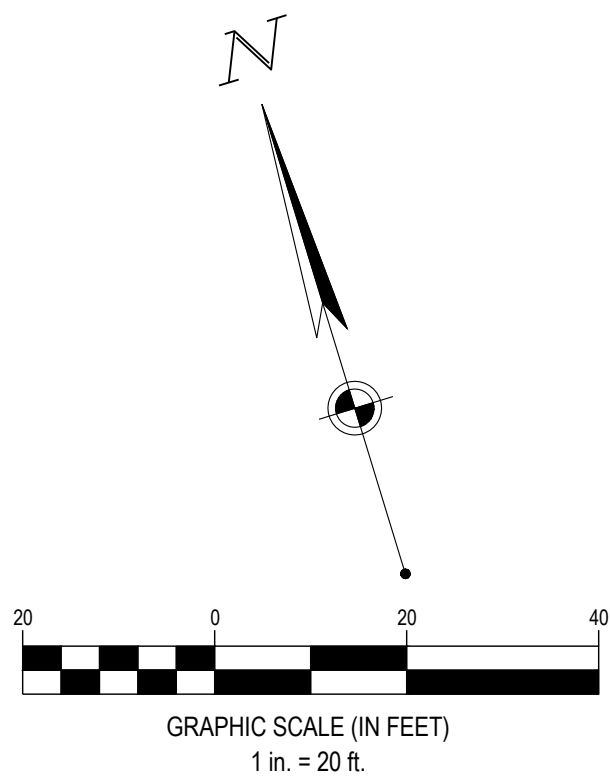
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. THE DEMOLITION, REMOVAL, AND DISPOSAL IS TO BE APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL FACILITIES SUCH AS: STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, WELLS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL AS SPECIFIED BY A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER. IF UNDOCUMENTED FACILITIES ARE FOUND ON SITE, CONTRACTOR SHALL CONTACT THE OWNER AND UTILITY COMPANY PRIOR TO REMOVAL. ALL FACILITIES SHALL BE PLUGGED, ABANDONED, OR REMOVED PER STATE AND LOCAL REQUIREMENTS.
- FEDERAL, STATE AND LOCAL CODE REQUIREMENTS SHALL GOVERN THE DISPOSAL OF DEBRIS INCLUDING ANY POTENTIALLY HAZARDOUS AND TOXIC MATERIALS. ALL MATERIALS AND STRUCTURES DESIGNATED AS "TO BE REMOVED" SHALL BE DISPOSED OF OFF SITE AND AT THE COST OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
- PRIOR TO DEMOLITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL THE STATE 811 AND NOTIFY ALL UTILITY COMPANIES TO SCHEDULE UTILITY SERVICE REMOVAL AND/OR ABANDONMENT. ALL UTILITIES SHALL BE REMOVED/RELOCATED PER THE SPECIFICATIONS OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE TO PAY ALL FEES AND CHARGES ASSOCIATED WITH THIS WORK
- CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO INHABITED BUILDINGS ON SITE AND ADJACENT PROPERTIES AT ALL TIMES. INTERRUPTIONS SHALL BE APPROVED BY THE OWNERS OF THE BUILDINGS/PROPERTIES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES. IF THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES ARE FOUND TO BE DIFFERENT FROM THE PLANS, CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES TO REMAIN INSIDE AND OUTSIDE CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGES AND NOTIFY THE CITY/COUNTY PRIOR TO CONSTRUCTION START. ANY EXISTING SITE FEATURE TO REMAIN THAT IS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, CURB, ETC. SHALL BE REPAIRED TO A CONDITION THAT IS EQUAL TO, OR BETTER THAN, THE EXISTING CONDITIONS. PRIOR TO BEING DAMAGED, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND LOCAL REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- PRIOR TO DEMOLITION, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE GOVERNING AGENCIES GUIDELINES AND STANDARDS. DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SAWCUT LINE PROVIDED IS FOR REFERENCE ONLY. CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF THE SAWCUT THAT WILL BE REQUIRED AS WELL AS PAVEMENT REPAIRS TO INSTALL UTILITY TRENCHING. IF ANY DAMAGE OCCURS ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THAT WHICH IS NECESSARY TO COMPLETE THE INTENT OF THE PROPOSED IMPROVEMENTS. SAWCUT EXISTING PAVEMENT TO FULL DEPTH, USING CARE TO CUT NEAT, STRAIGHT LINES. CUT AT EXISTING JOINTS WHERE POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN A WELL-DRAINED SITE, FREE OF STANDING WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DRAINAGE MEASURES DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STUDY THE PLANS AND VISIT THE SITE TO DETERMINE THE ITEMS THAT MUST BE REMOVED TO COMPLY WITH THE SITE DEVELOPMENT PLANS. NO EXTRA FEE WILL BE PAID FOR THE REMOVAL OF ANY ITEM NOT LISTED THAT IS VISIBLE UPON A SITE VISIT. THE DEMOLITION PLAN IS INTENDED TO PRESENT THE SCOPE OF THE DEMOLITION, AND DOES NOT GUARANTEE THAT ALL ITEMS ARE ADDRESSED.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK. PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
- THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.



ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

- A** EXISTING WATERLINE TO REMAIN.
- B** EXISTING SANITARY FORCEMAIN TO REMAIN.
- C** SANITARY LINE AND LATERALS TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- D** CURB & GUTTER TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- E** ROAD TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- F** CURB INLET TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- G** STORM PIPE TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- H** SANITARY STRUCTURES TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY ACCURACY PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON, DATED JUNE 18, 2024 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORTS RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS AY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, Dewatering, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE UTILITIES PROTECTION SERVICE AT 811 OR 800-351-1111 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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ISSUE DATE:	
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DRAWN BY: ATW
CHECKED BY: RAP

PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



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DEMOLITION PLAN

C02.0

SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO COORDINATE ACCESS POINTS AND ELEVATIONS. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DOORS, ENTRY RAMP, AND CANOPY.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL COVERING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.
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- ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
- ACCESSIBILITY STANDARDS SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES. ADA PARKING STALLS SHALL MEET ADA GRADE GUIDELINES. CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AT ACCESS POINTS, ACCESSIBLE ROUTES, AND EXISTING PARKING TO REMAIN TO DETERMINE COMPLIANCE WITH STANDARDS.
- ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
- PROVIDE SIGNAGE AND STRIPING AS SHOWN. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH THE GOVERNING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). PAVEMENT MARKINGS ON ASPHALT SHALL BE WHITE. PAVEMENT MARKINGS ON CONCRETE SHALL BE YELLOW.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
- REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
- REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
- REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
- REFER TO ORIGINAL SURVEY PROVIDED BY CESO, INC.
- ALL LIGHT POLES TO BE LOCATED 3' FROM THE BACK OF CURB, AS MEASURED FROM THE FACE OF POLE FOUNDATION, UNLESS OTHERWISE DENOTED ON PLANS.

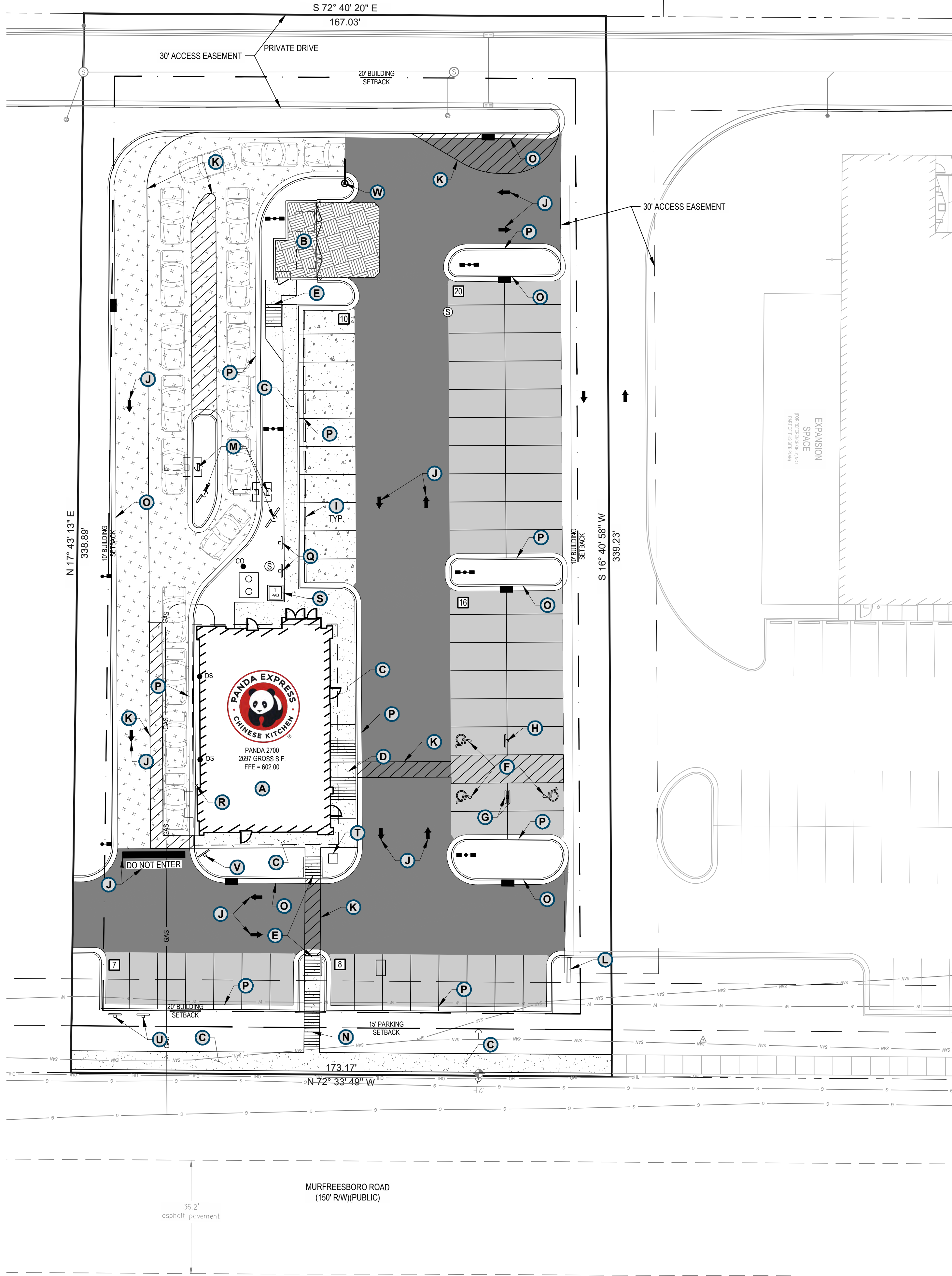
SITE LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT (DUMPSTER PAD)
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENT
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	DOWN SPOUT
	LIGHT POLE
	CONCRETE BUMPER BLOCK



24-HOUR CONTACT:
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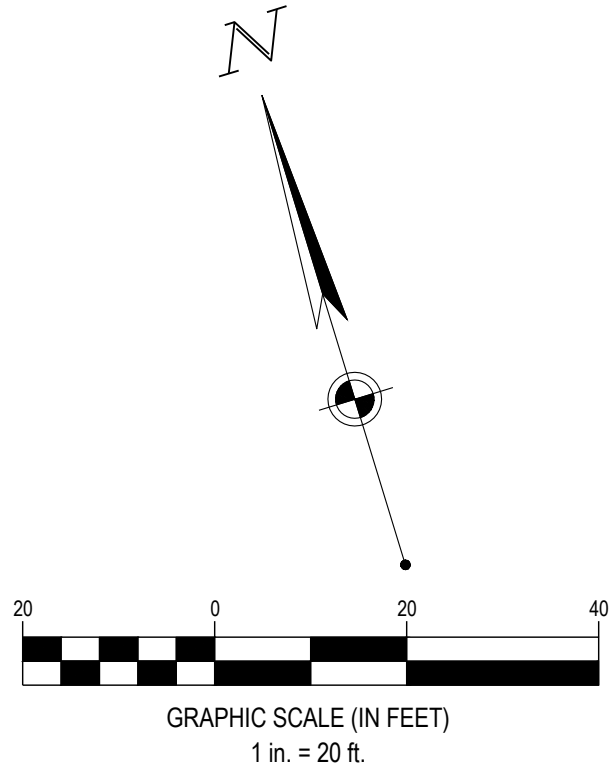


ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

CODING NOTES:

- (A)** PROPOSED 2,697 SF BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (B)** PROPOSED TRASH ENCLOSURE PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
- (C)** PROPOSED CONCRETE SIDEWALK. REFER TO DETAIL #4, SHEET C03.2.
- (D)** PROPOSED ACCESSIBLE CURB RAMP (TYPE I), REFER TO DETAIL #6, SHEET C03.2.
- (E)** PROPOSED ACCESSIBLE CURB RAMP (TYPE III), REFER TO DETAIL #10, SHEET C03.2.
- (F)** PROPOSED ADA ACCESSIBLE PARKING SPACE STRIPING. REFER TO DETAIL #5, SHEET C03.2.
- (G)** PROPOSED ACCESSIBLE PARKING SIGN. REFER TO DETAIL #1, SHEET C03.2.
- (H)** PROPOSED ACCESSIBLE PARKING SIGN "VAN ACCESSIBLE". REFER TO DETAIL #1, SHEET C03.2.
- (I)** PROPOSED PARKING BLOCK. REFER TO DETAIL #7, SHEET C03.2.
- (J)** PROPOSED PARKING LOT PAVEMENT MARKINGS. REFER TO DETAIL #3, SHEET C03.2.
- (K)** PROPOSED PAVEMENT STRIPING. REFER TO DETAIL #11, SHEET C03.2.
- (L)** PROPOSED MONUMENT SIGN TO BE LOCATED/PERMITTED AT A LATER DATE. REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.
- (M)** PROPOSED DRIVE-THRU ELEMENTS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (N)** PROPOSED CONCRETE RAMP AND HANDRAIL. REFER TO DETAIL #9, SHEET C03.2.
- (O)** PROPOSED CONCRETE CURB AND GUTTER "CATCH TYPE". REFER TO DETAIL #8, SHEET C03.2.
- (P)** PROPOSED CONCRETE CURB AND GUTTER "SPILL TYPE". REFER TO DETAIL #8, SHEET C03.2.
- (Q)** PROPOSED "ONLINE PICKUP" SIGN. REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.
- (R)** PROPOSED BOLLARD. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (S)** PROPOSED TRANSFORMER PAD. COORDINATE WITH UTILITY COMPANY FOR CONNECTION.
- (T)** PROPOSED CONCRETE PAD FOR PANDA STATUE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (U)** PROPOSED "DRIVE-THRU WAITING" PARKING SIGN. REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.
- (V)** PROPOSED "THANK YOU" DIRECTIONAL SIGN. REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.
- (W)** PROPOSED CLEARANCE BAR. REFER TO SIGN VENDOR DRAWINGS FOR DETAILS.

PARKING SUMMARY	REQUIRED	PROPOSED
TOTAL PARKING SPACES: (2.5 PARKING SPACES FOR EACH SEAT. 52 SEATS/2.5 = 21)	21	61
ADA PARKING SPACES: (61-75 SPACES: 3 ACCESSIBLE SPACES REQUIRED)	3	3



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CHECKED BY: RAP

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ARCH PROJECT #: 763900



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PANDA EXPRESS

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LA VERGNE, TN 37086

SITE PLAN

C03.0

SITE NOTES

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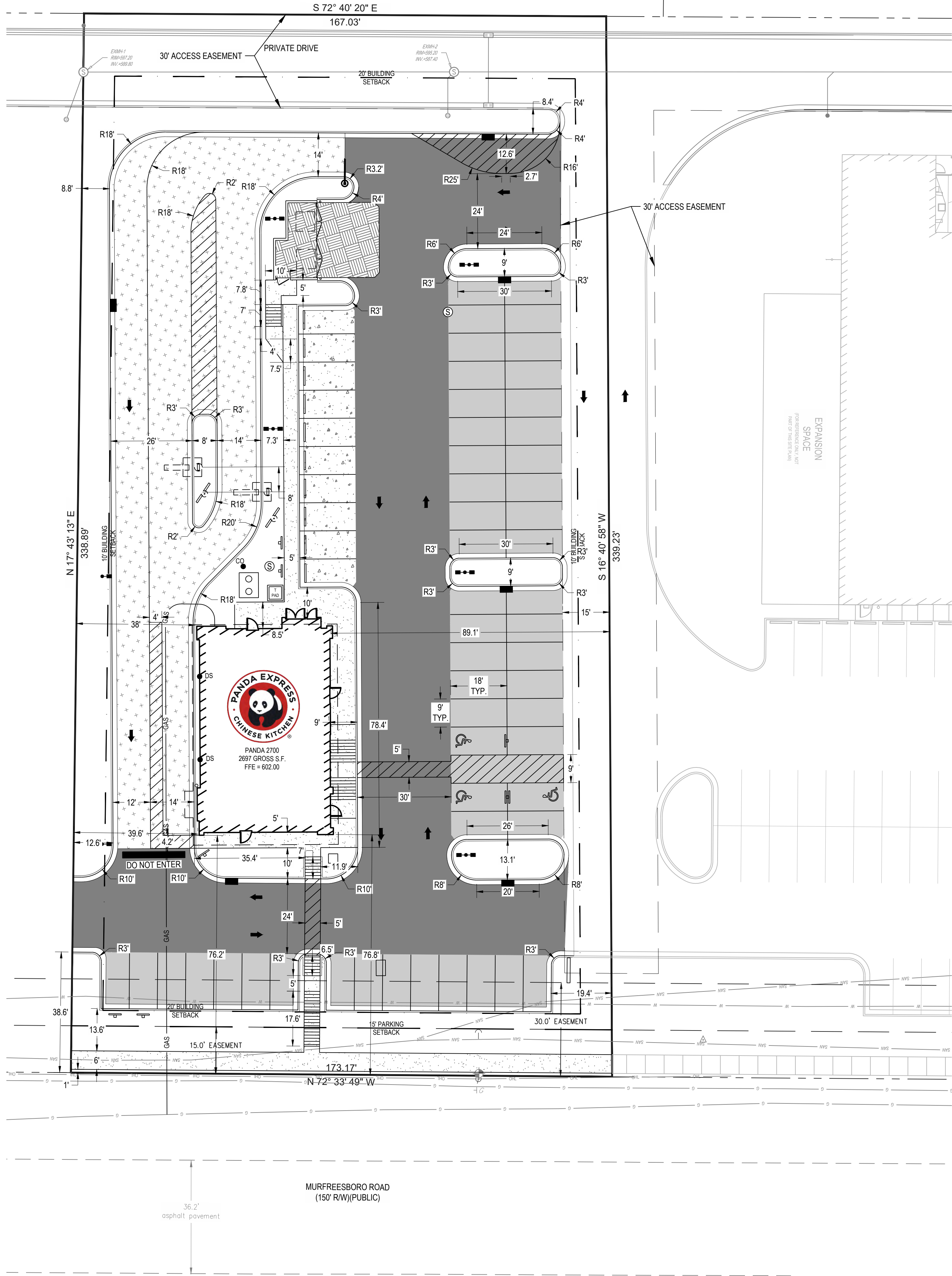
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	RIGHT-OF-WAY
	PROPERTY LINE
	EASEMENT
	CONCRETE CURB
	PAVEMENT/WALK
	PARKING SPACE COUNT
	SIGN
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	DOWN SPOUT
	LIGHT POLE
	CONCRETE BUMPER BLOCK

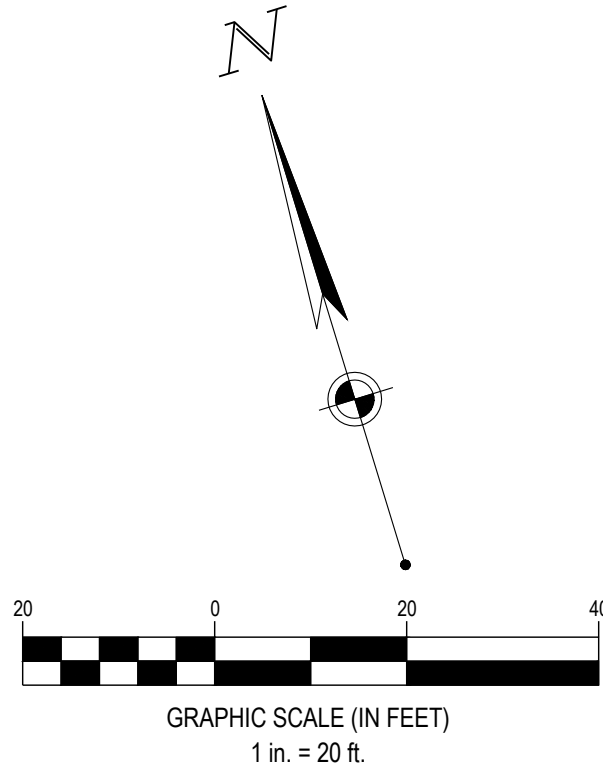


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PARKING SUMMARY	REQUIRED	PROPOSED
TOTAL PARKING SPACES:	21	61
(1 PARKING SPACES FOR EVERY 2.5 SEATS: 52 SEATS/2.5 = 21)		
ADA PARKING SPACES:	3	3
(51-75 SPACES: 3 ACCESSIBLE SPACES REQUIRED)		



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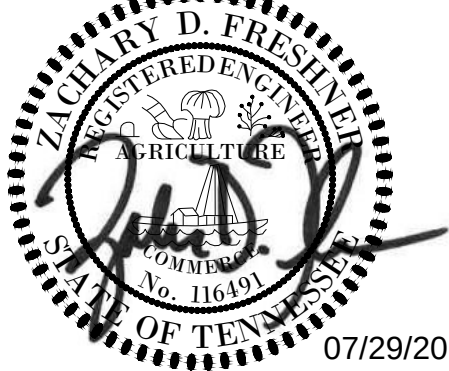
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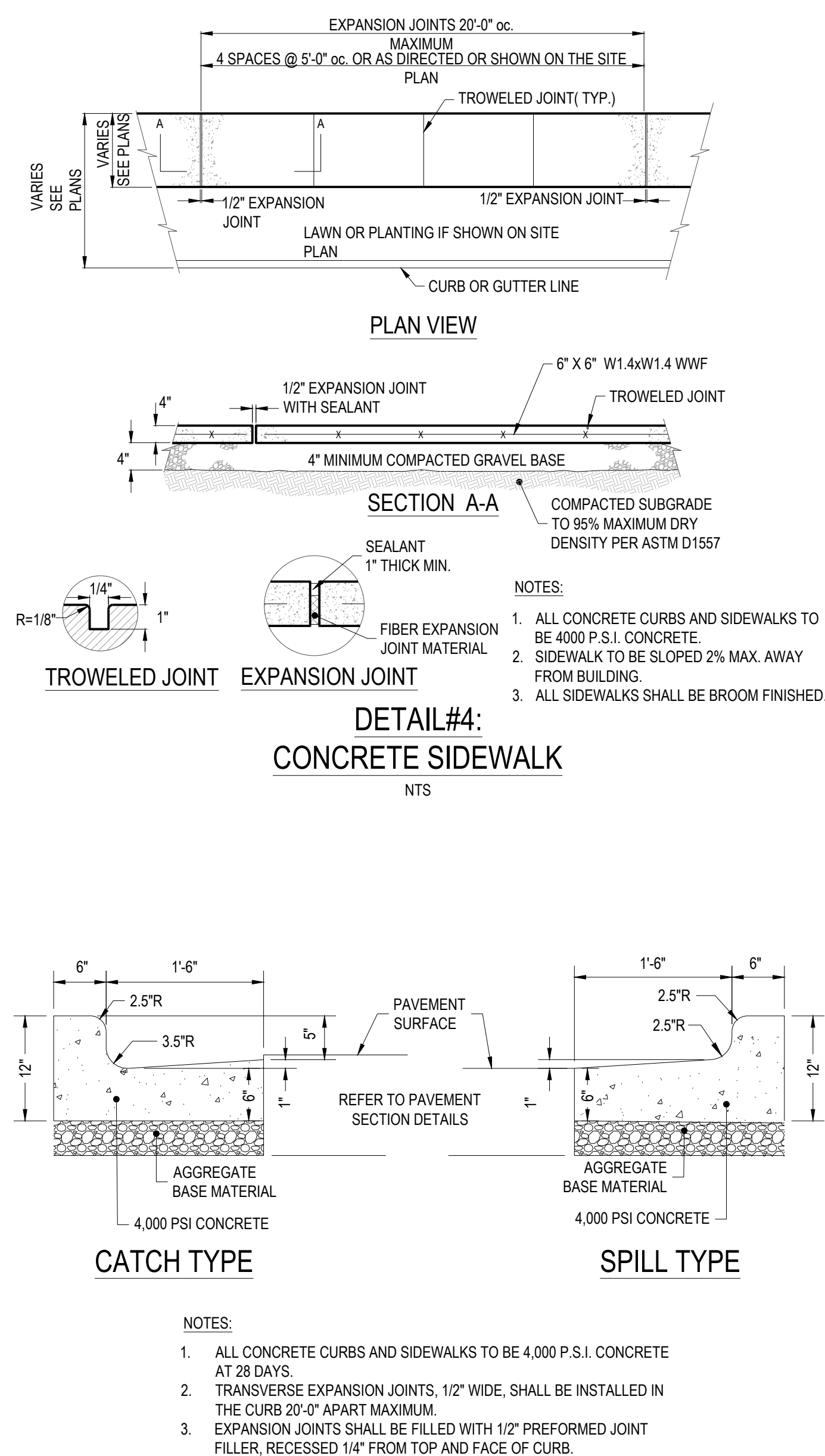
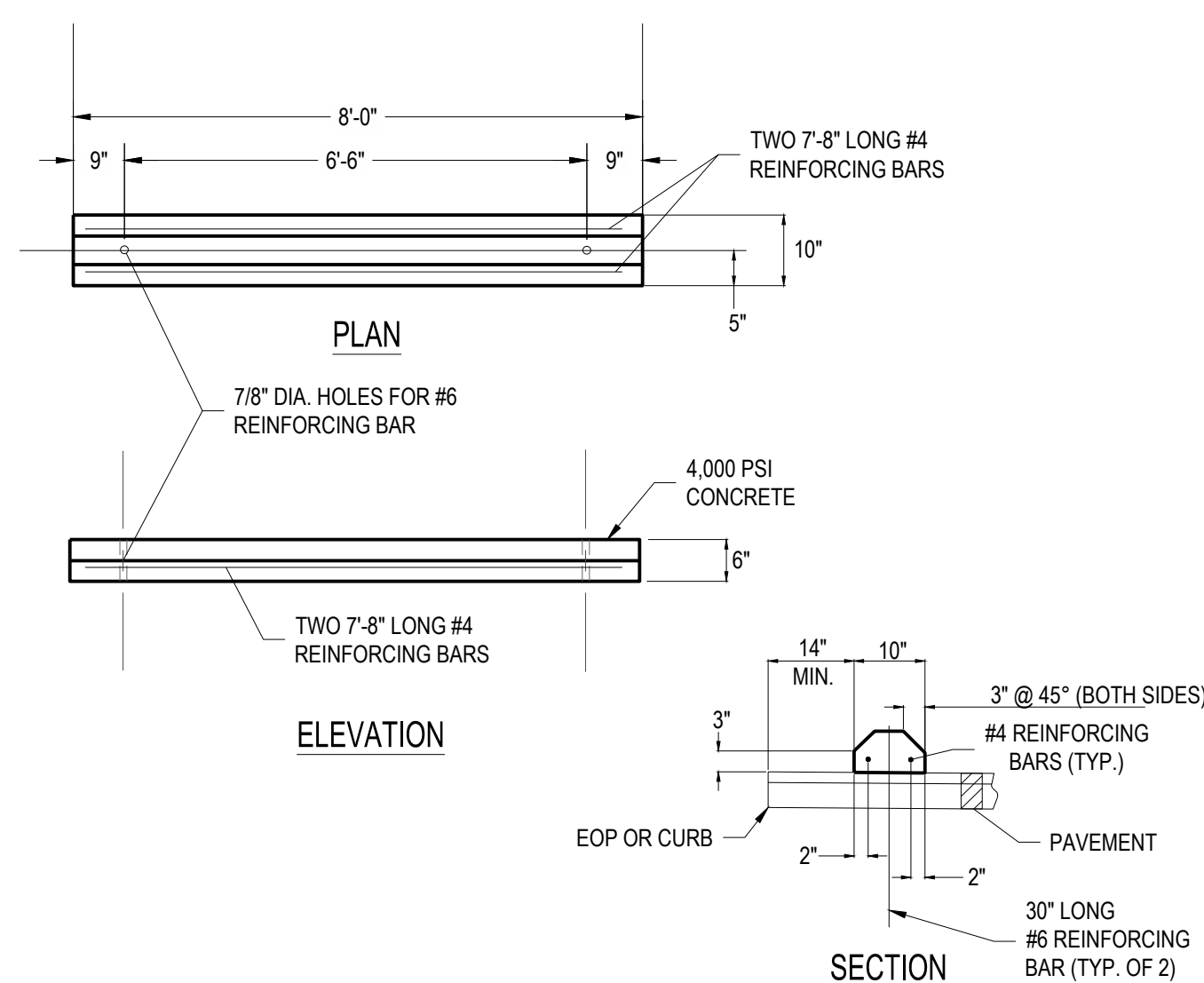
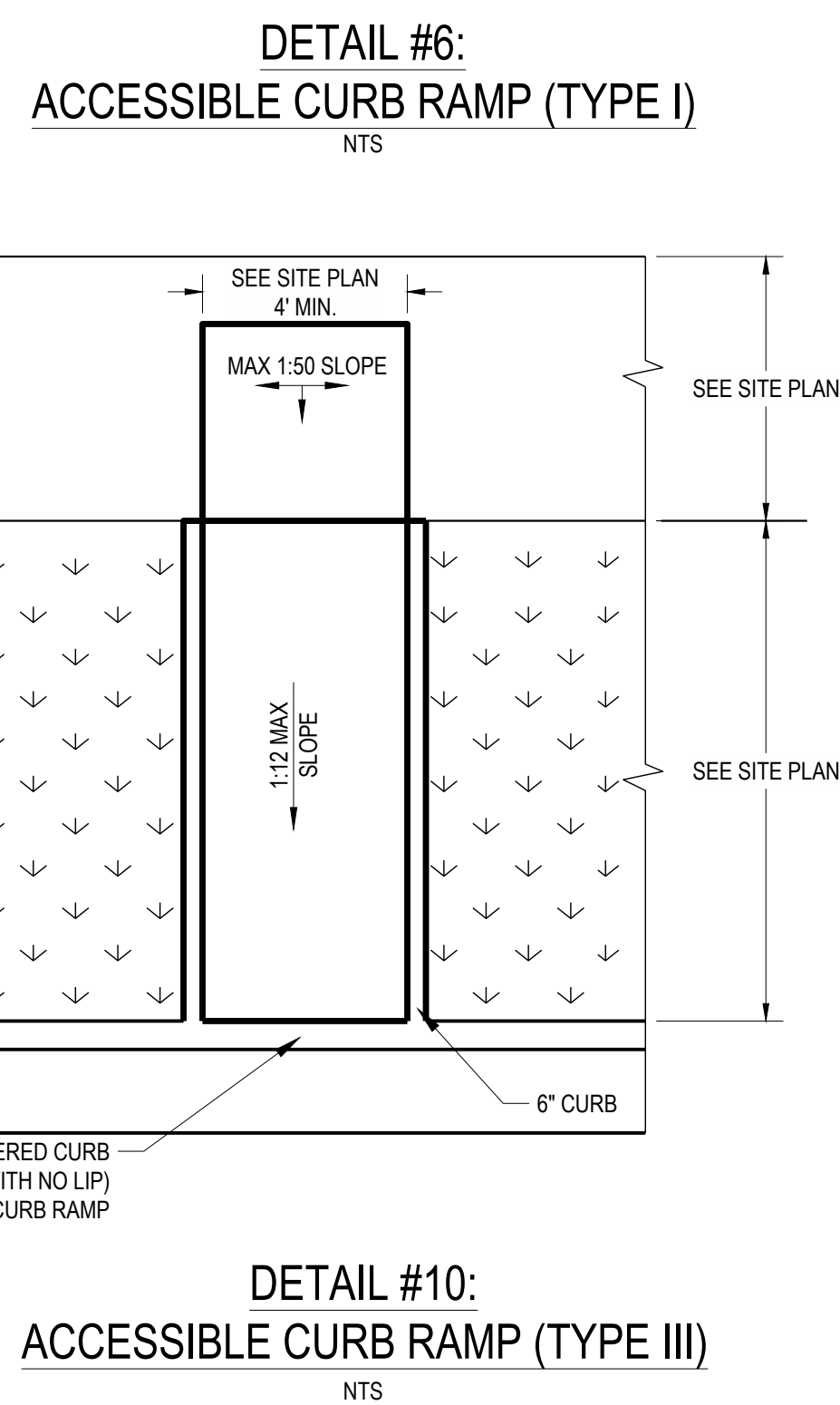
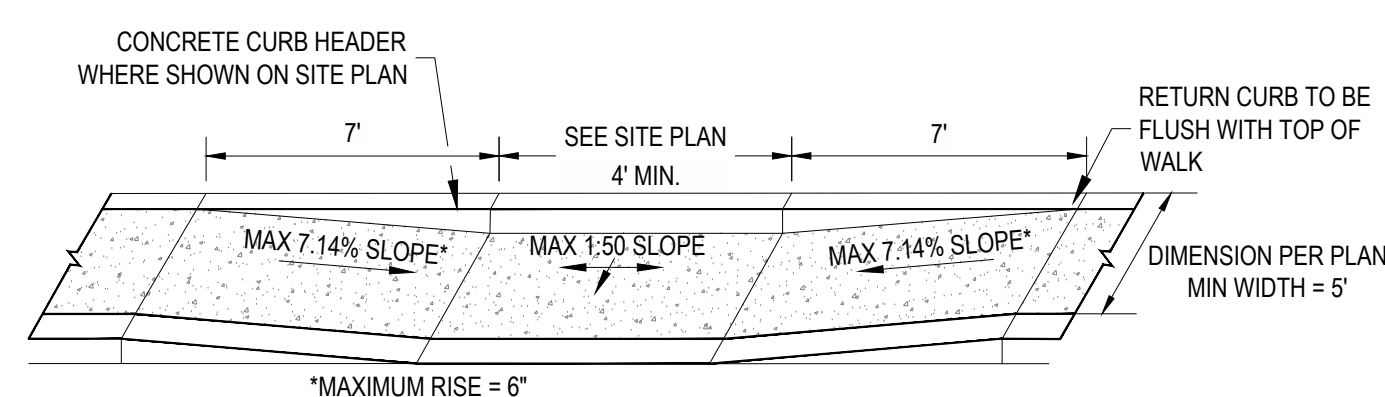
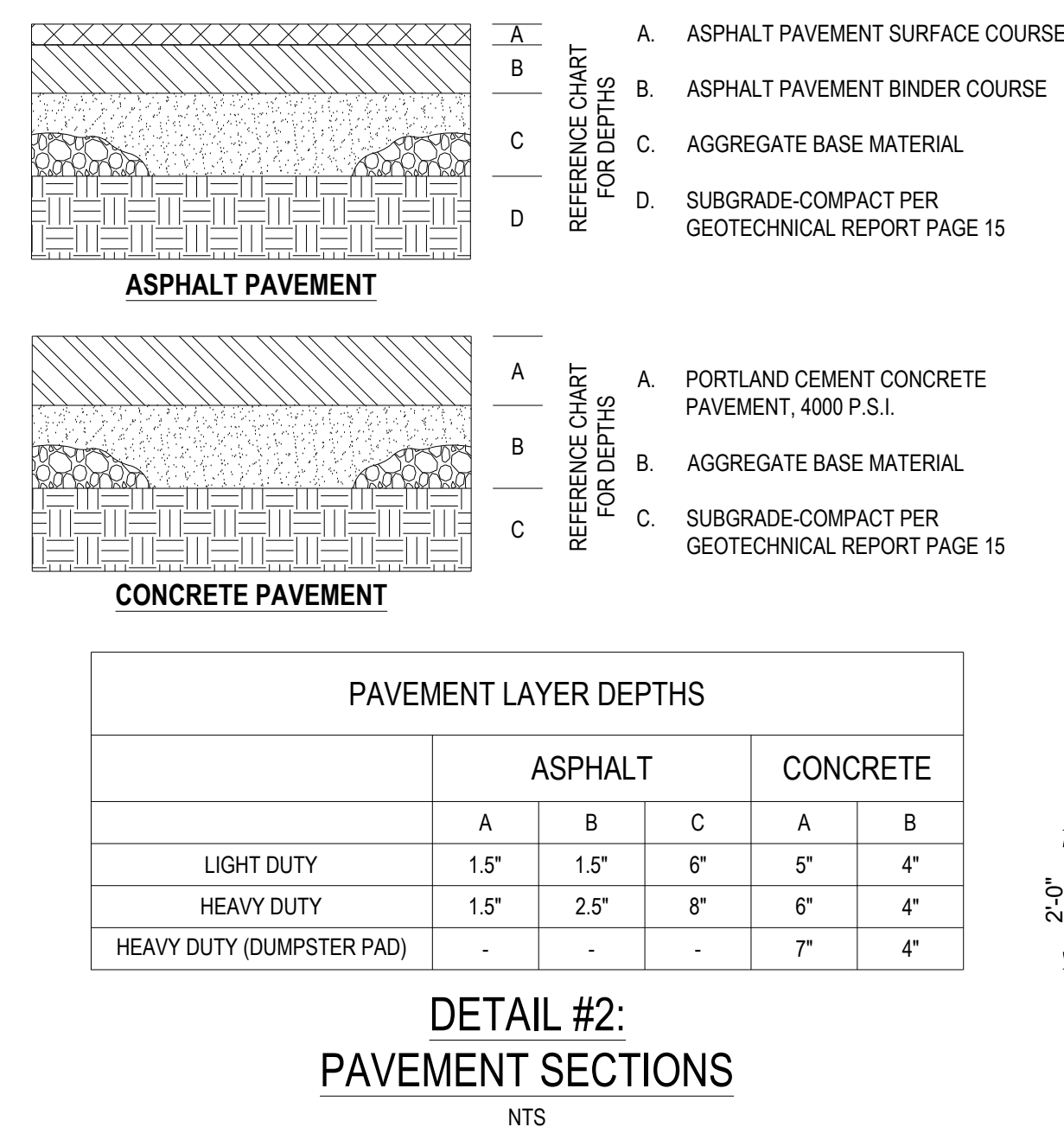
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PANDA EXPRESS

PANDA HOME
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STAKING PLAN

C03.1



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PANDA EXPRESS

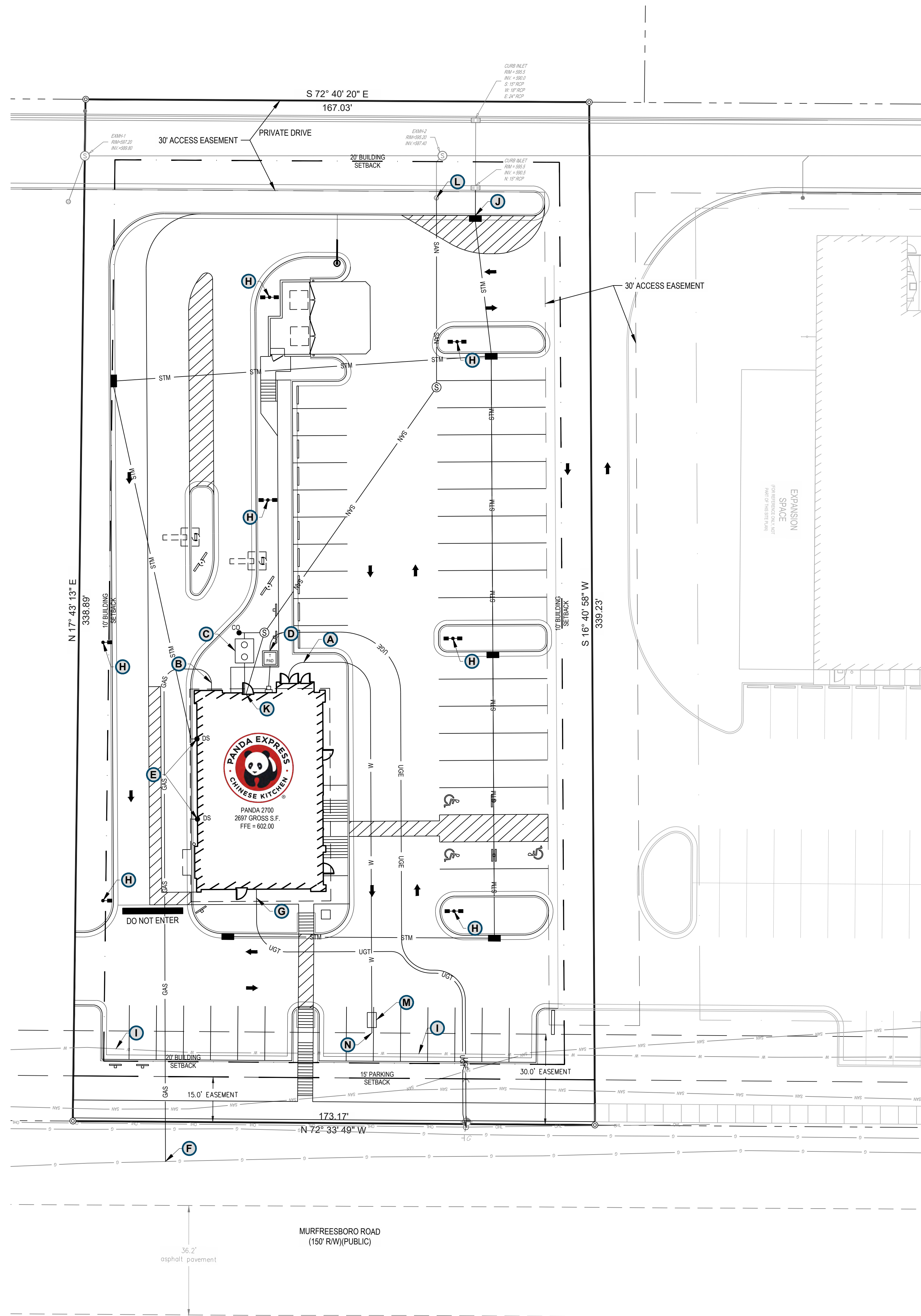
PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

HARDSCAPE DETAILS

C03.2

PROPOSED

	BUILDING
	CONCRETE CURB
	PAVEMENT/WALK
	STORM SEWER LINE
	SANITARY SEWER LINE
	DOMESTIC WATER SERVICE LINE
	GAS SERVICE LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	SANITARY MANHOLE
	CURB INLET
	CLEANOUT
	DOWNSPOUT
	ELECTRICAL TRANSFORMER PAD



24-HOUR CONTACT:
PANDA EXPRESS PM
CHRIS POPE
(626) 372-8151



ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.
CONTRACTOR SHALL FIELD VERIFY PROPOSED SANITARY AND STORM PRIOR
TO CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

- A** CONTRACTOR SHALL FURNISH AND INSTALL 1-1/2" WATER SERVICE FROM BUILDING TO PROPOSED METER AND BACKFLOW VAULT.
- B** 1" GAS SERVICE STUB OUT LOCATION. CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND ROUTING.
- C** 1000 GALLON GREASE TRAP. CONTRACTOR TO INSTALL PER LOCAL REQUIREMENTS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- D** PROPOSED PAD MOUNTED TRANSFORMER. REFER TO ELECTRICAL SITE PLAN FOR DETAILS.
- E** PROPOSED 4" DOWNSPOUT TO CONNECT TO PROPOSED CURB INLET. REFER TO ARCHITECTURAL PLANS.
- F** CONNECT TO EXISTING GAS MAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
- G** PROPOSED TELECOMMUNICATIONS LINE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- H** PROPOSED LIGHT POLE. REFER TO ELECTRICAL SITE PLAN FOR DETAILS.
- I** CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF THE EXISTING WATERMAIN. WATERMAIN MAY NEED TO BE LOWERED TO ENSURE ADEQUATE COVER.
- J** CONNECT TO STORM SEWER SYSTEM INSTALLED BY DEVELOPER.
- K** CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- L** 6" SANITARY SEWER LATERAL PER CITY STANDARD 2.0, SHEET C04.1.
- M** CONNECT TO SANITARY SEWER LATERAL INSTALLED BY DEVELOPER.
- N** CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- O** WATER METER AND BACKFLOW VAULT PER CITY STANDARD 021, SHEET C04.1.
- P** CONNECT TO EXISTING WATER MAIN PER CITY STANDARD 021, SHEET C04.1.
- Q** CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.



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REVISIONS:

[illegible]

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CHECKED BY: RAP

PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



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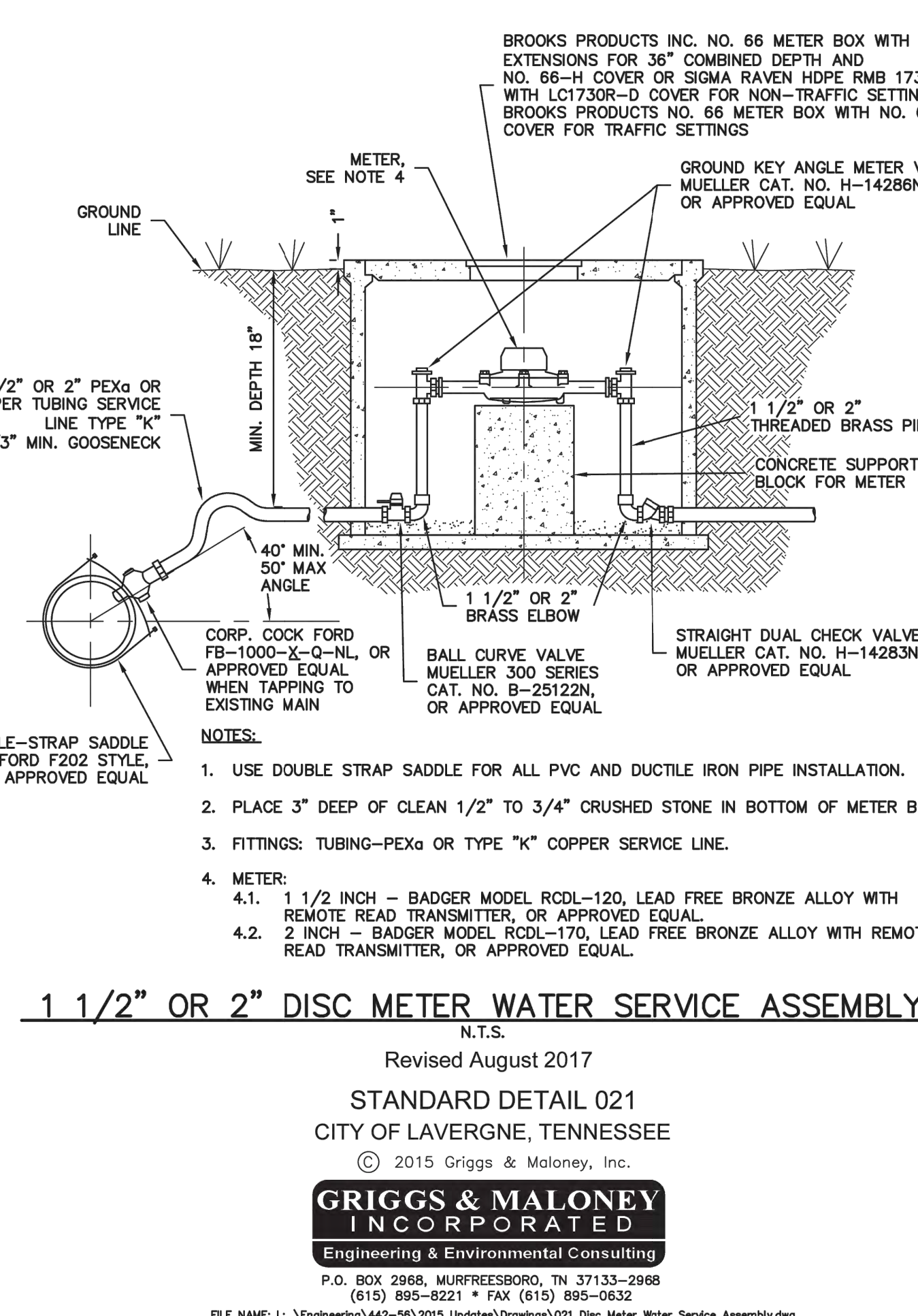
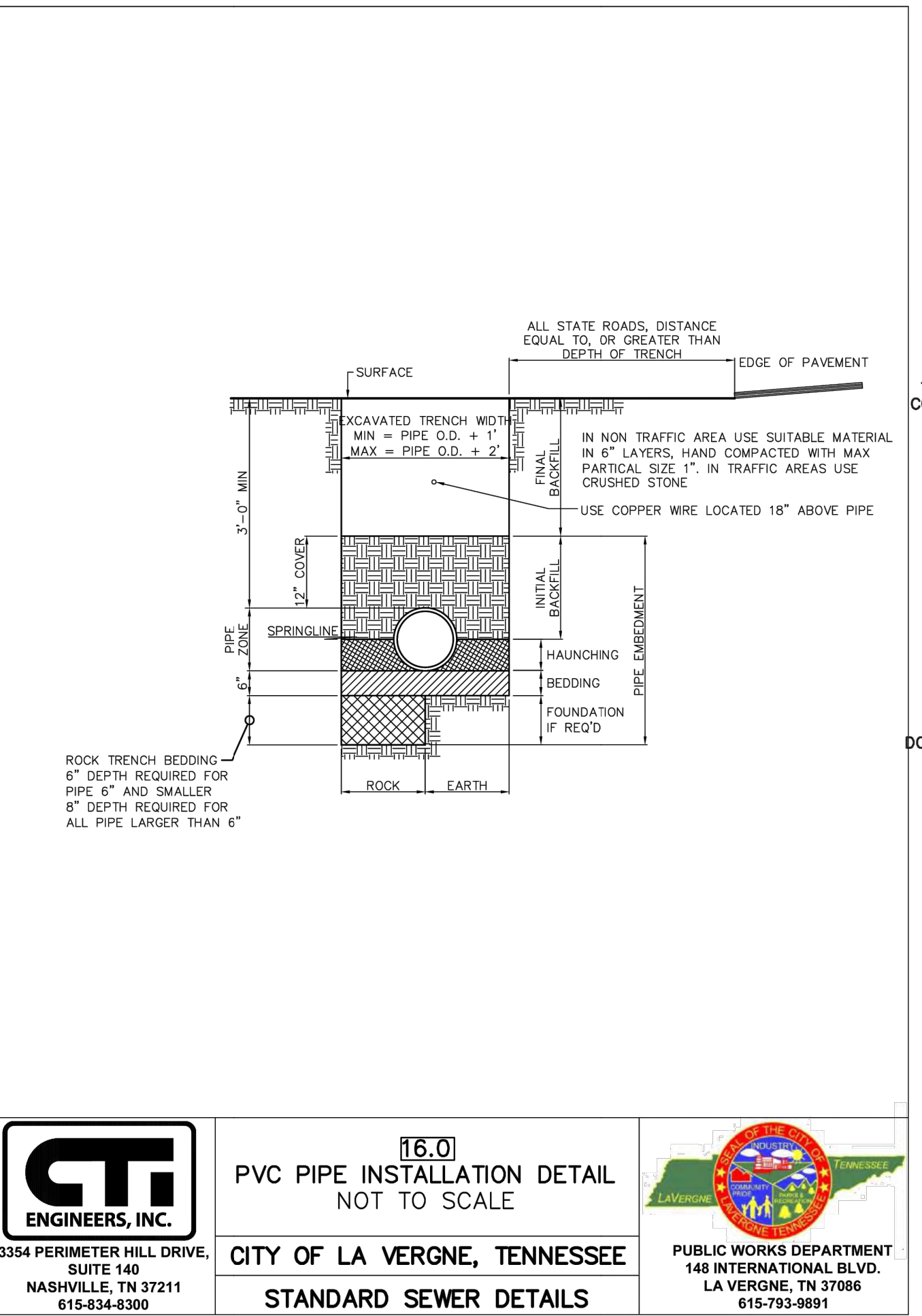
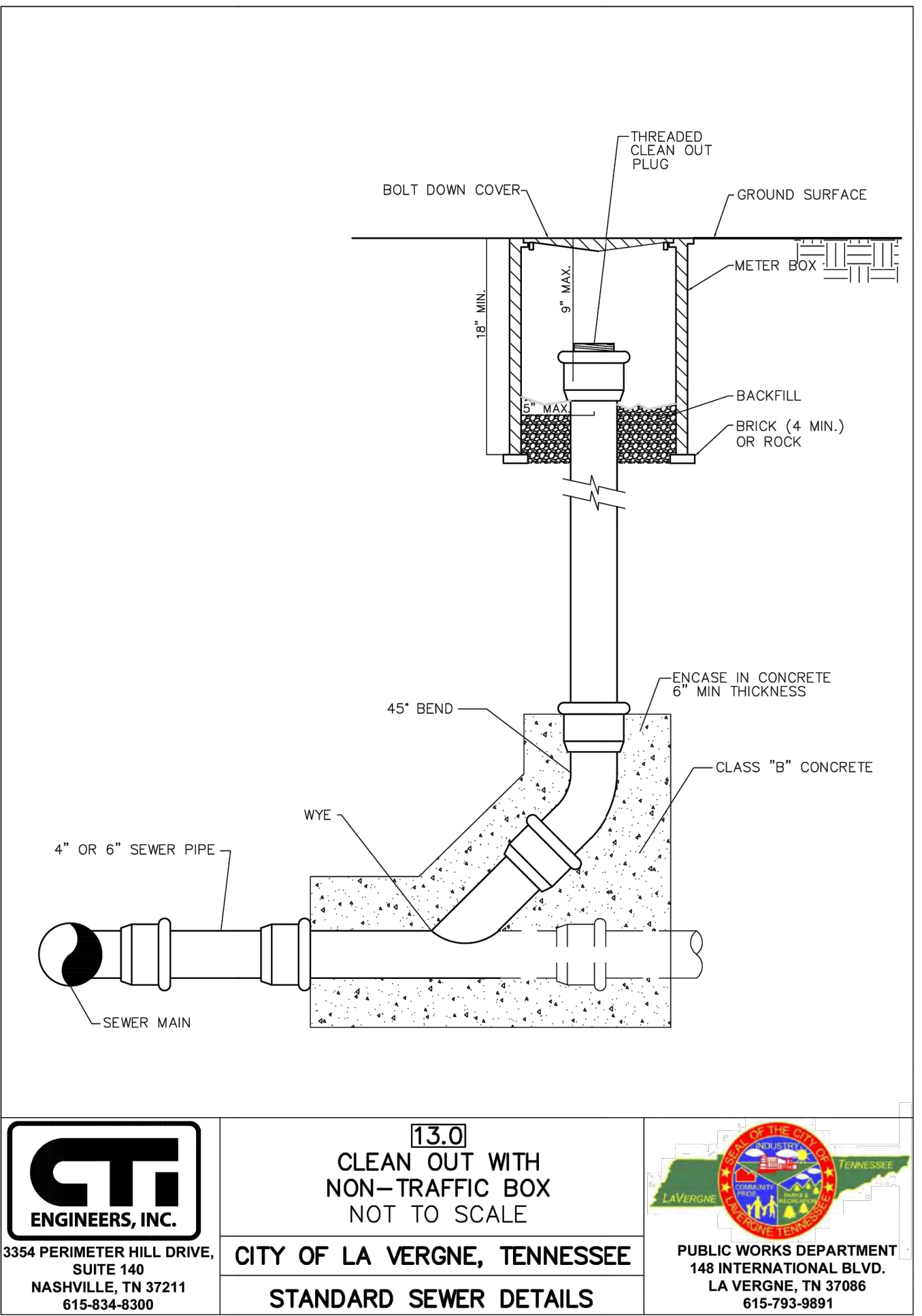
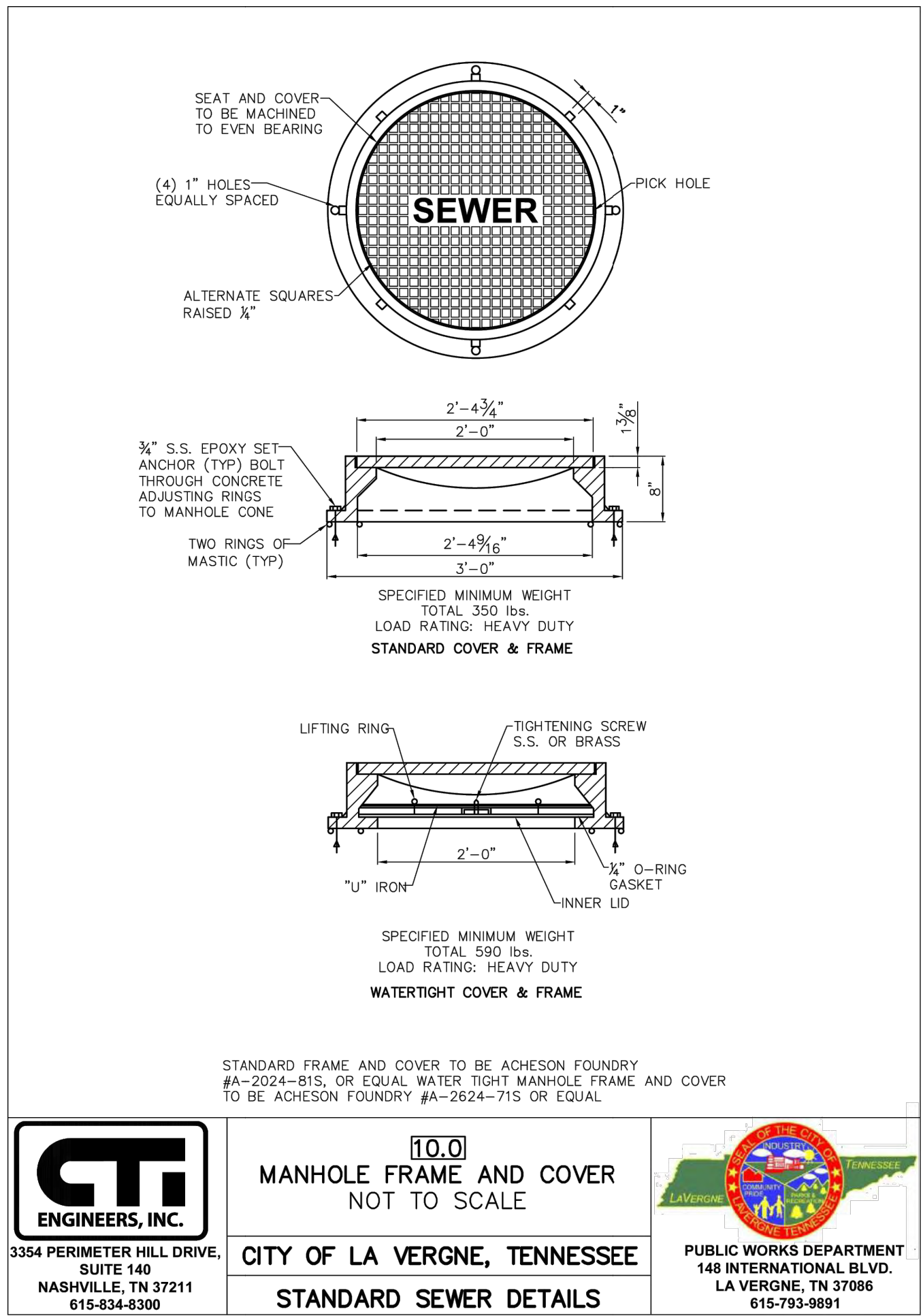
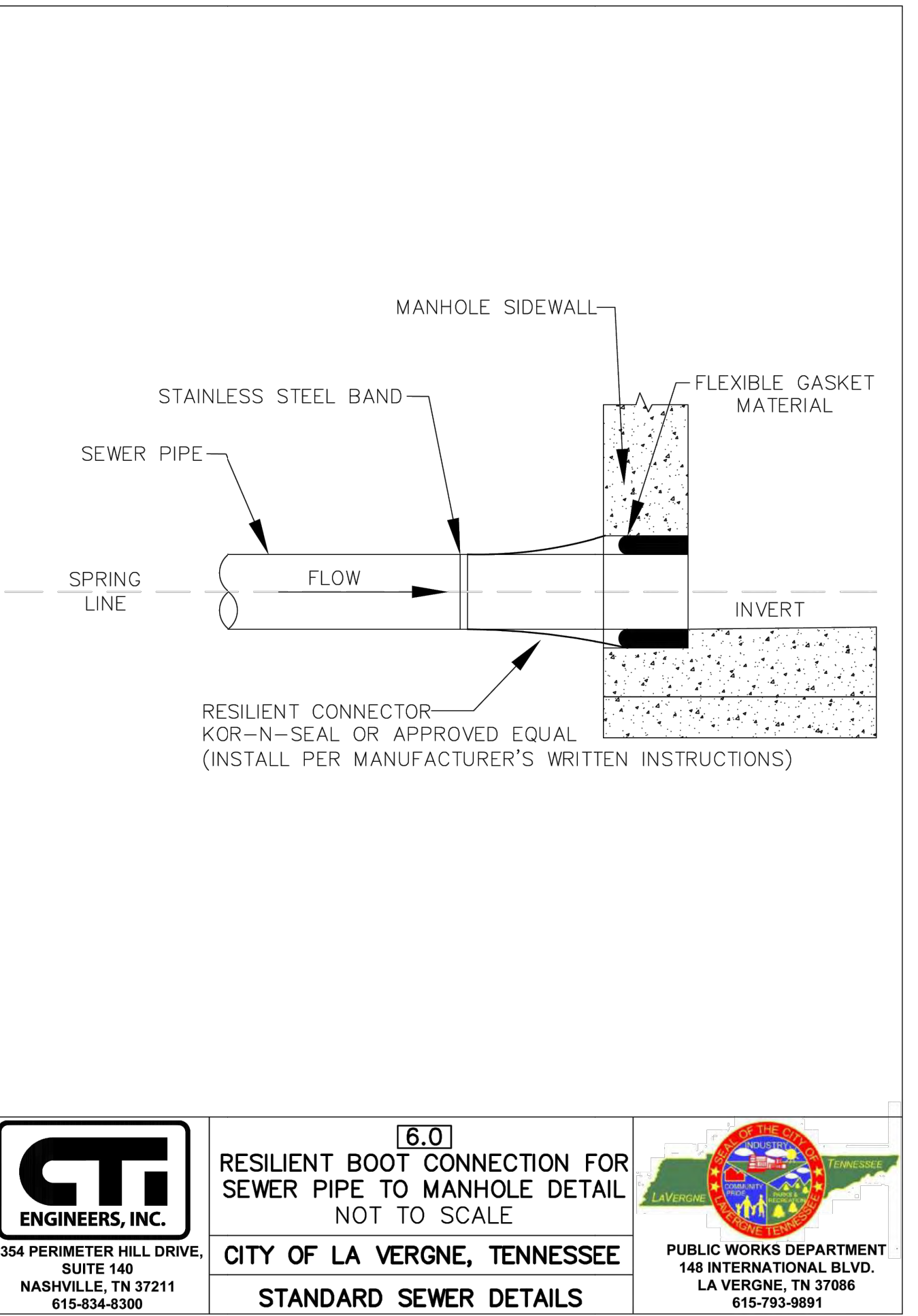
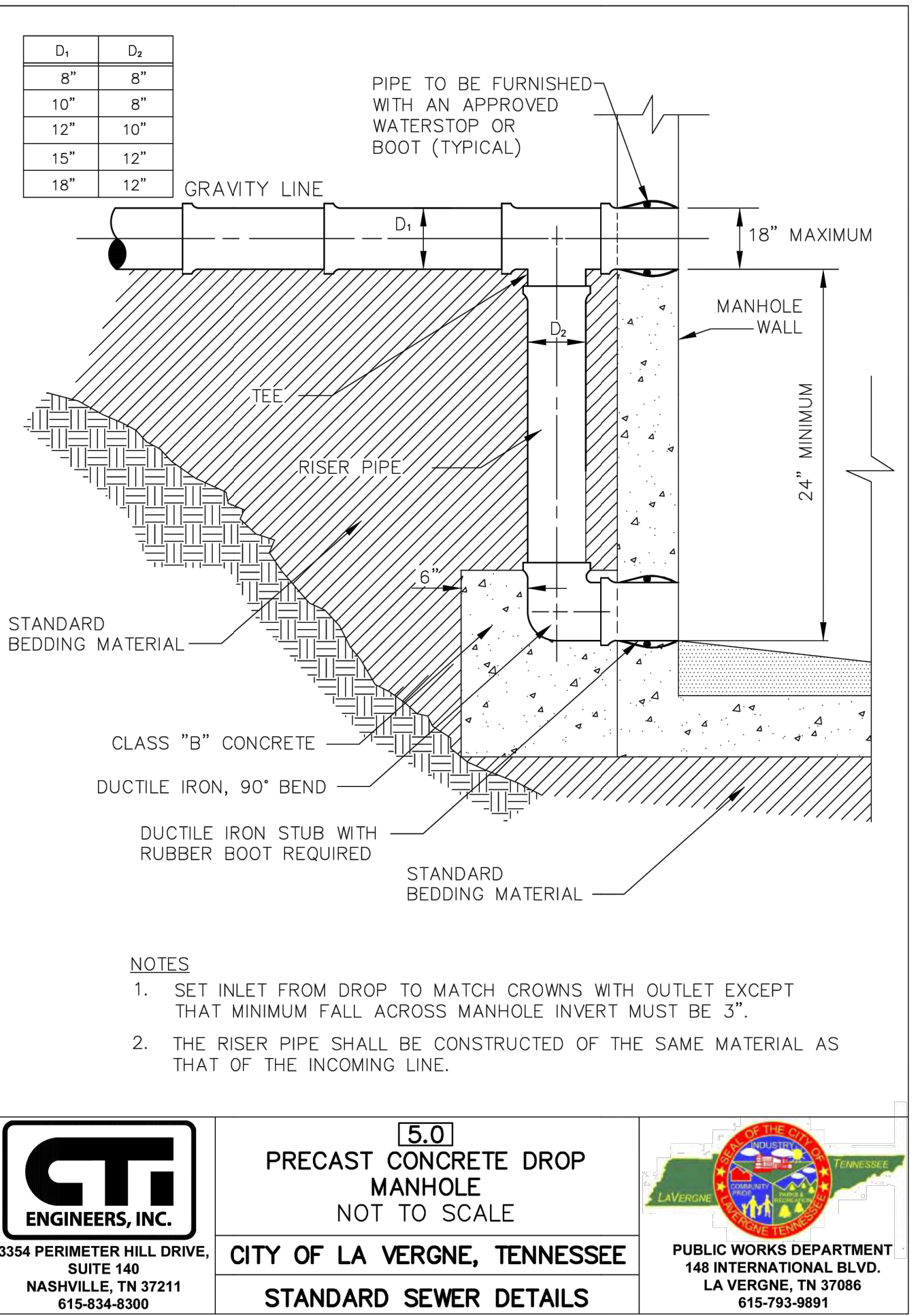
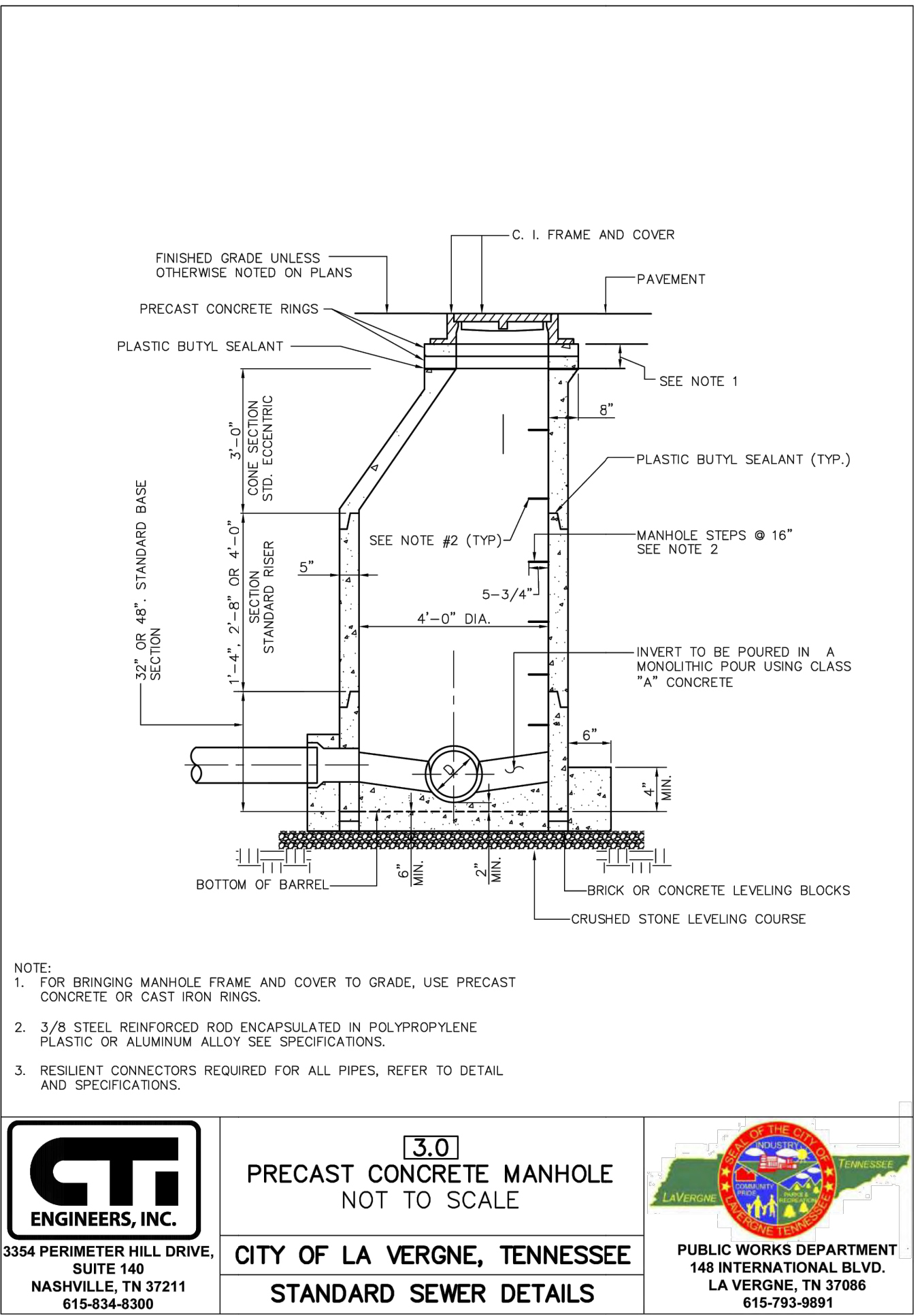
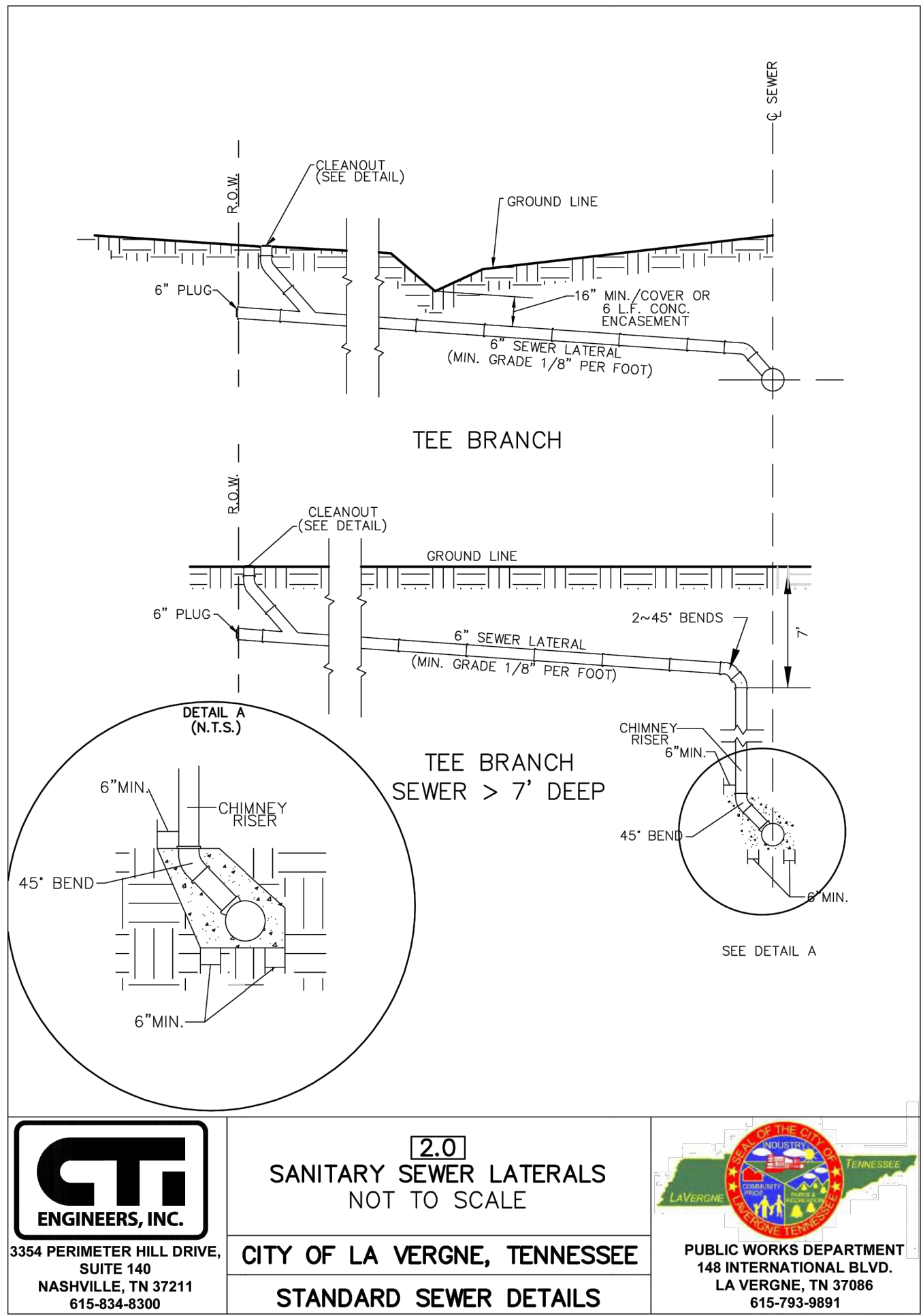
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UTILITY PLAN

C04.0

PANDA HOME R2



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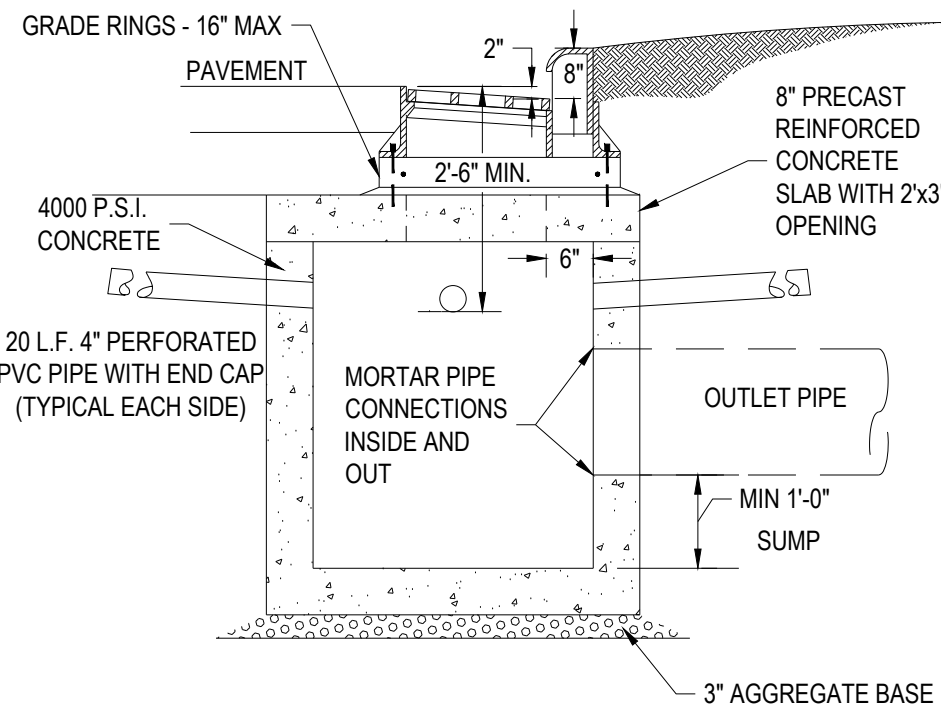
PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



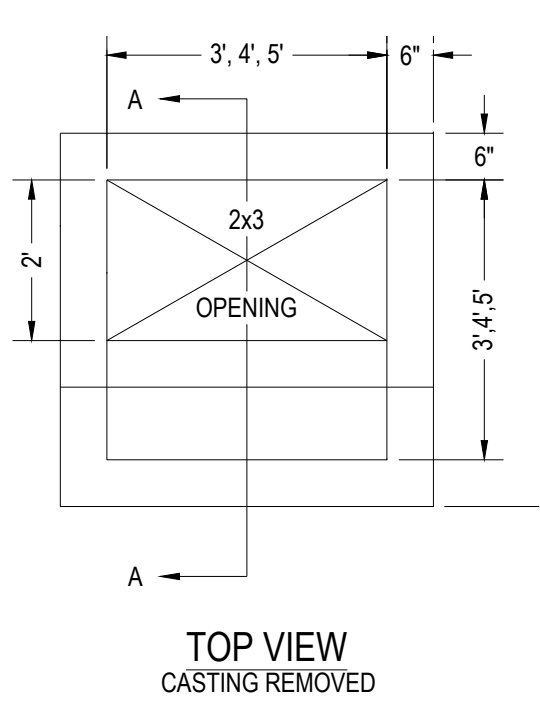
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UTILITY DETAILS I

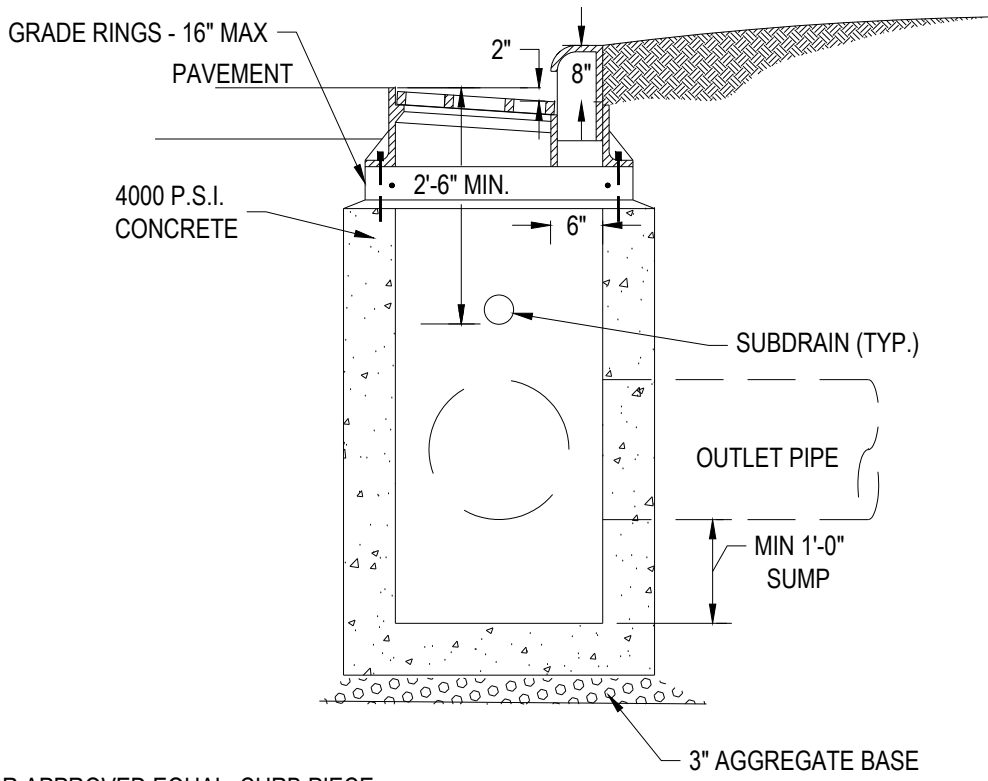
C04.1



3x3 AND 4x4 - SECTION A-A
TOP VIEW - CASTING REMOVED



TOP VIEW
CASTING REMOVED



2x3 - SECTION A-A
TOP VIEW - CASTING REMOVED

- NOTES:
1. FRAME AND GRATE ASSEMBLY SHALL BE EAST JORDAN 5352M, 7080Z, 7080T OR APPROVED EQUAL. CURB PIECE SHALL BE CAST WITH "DUMP NO WASTE" AND "DRAINS TO WATERWAY".
 2. JOINT SEALS BETWEEN PRECAST SECTIONS SHALL BE RESILIENT AND FLEXIBLE GASKET JOINTS PER ASTM C-990.
 3. PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478. CONCRETE SHALL BE 4000 PSI.
 4. ADJUSTMENTS TO GRADES TO BE PRECAST GRADE RINGS. CASTINGS TO BE MORTARED WITH TYPE "M" MASONRY MORTAR.

PRECAST CURB INLET
NTS



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UTILITY DETAILS II

C04.2

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY A REGISTERED LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL SPOT ELEVATIONS REFER TO FINISHED PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL ADA ACCESSIBLE PARKING SPACES AND LOADING AREAS SHALL BE GRADED WITH A 2.0% MAXIMUM SLOPE IN ALL DIRECTION. ALL ADA ACCESSIBLE ROUTES SHALL BE GRADED WITH A 2.0% MAXIMUM CROSS SLOPE AND 5.0% MAXIMUM RUNNING SLOPE.
8. MAINTAIN EXISTING DRAINAGE PATTERN THROUGHOUT THE SITE, EXCEPT WITHIN THE LIMITS OF DISTURBANCE (LOD).
9. COORDINATE GRADES AT BUILDING ENTRIES WITH ARCHITECTURAL PLANS.
10. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED TO REMOVE ALL SILT AND DEBRIS AFTER CONSTRUCTION IS COMPLETE.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO A CONDITION EQUAL TO OR BETTER THAN ITS CONDITION PRIOR TO DAMAGE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND WITHIN PAVED AREAS.
13. ALL TOPSOIL MUST BE REMOVED BEFORE FILL MATERIAL IS PLACED.
14. ALL WET, OR OTHERWISE UNSUITABLE SOILS MUST BE STABILIZED. THIS MAY BE ACCOMPLISHED BY DRYING, REMOVAL & REPLACEMENT, REMOVAL & DRYING & RECOMPACTION, OR SOIL TREATMENT (LIME/CEMENT) UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL GEOTECHNICAL ENGINEER.
15. ALL UNSURFACED AREAS, DISTURBED BY GRADING, OPERATION SHALL RECEIVE 6" OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER AND SEED WITH LOW MAINTENANCE GRASS SEED MIX. CONTRACTOR SHALL SEED DISTURBED AREAS IN ACCORDANCE WITH SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. ALL EXPOSED SURFACE AREAS SHALL BE STABILIZED PER THE SWPPP AND LANDSCAPE REQUIREMENTS AS PART OF THIS PLAN SET.
16. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS SOIL TIGHT.
17. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
18. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

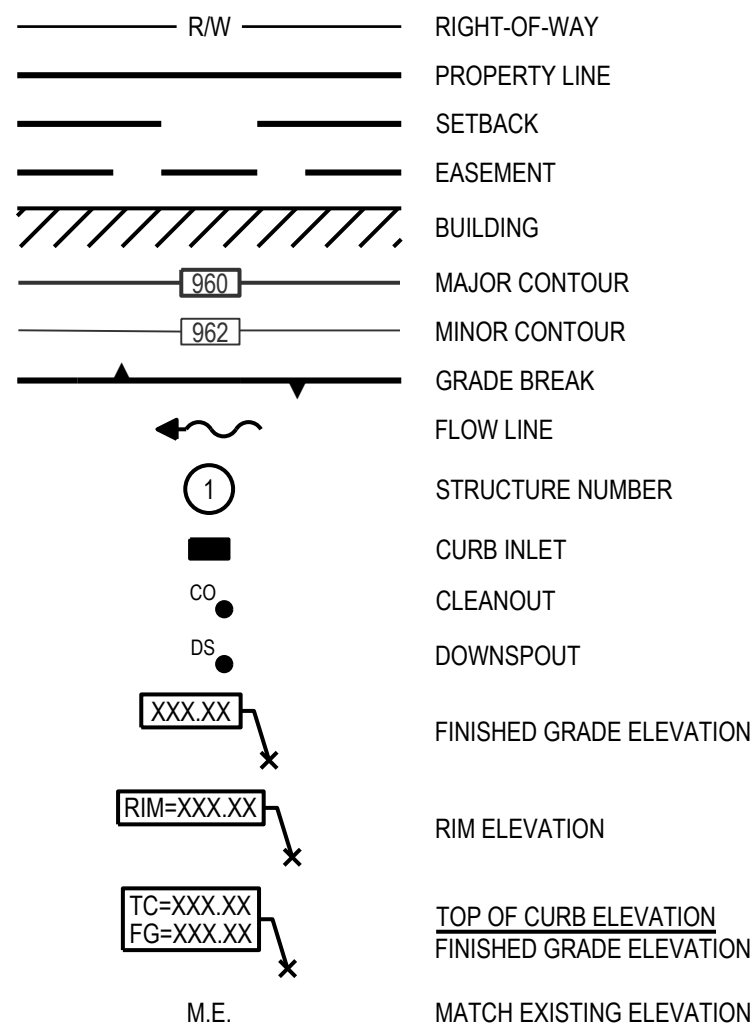
MATERIAL	TYPE	PIPE SPEC	JOINT SPEC	INSTALLATION	ACCEPTABLE AREAS OF USE
REINFORCED CONCRETE PIPE (RCP)	CLASS III, IV, V	ASTM C-76	ASTM C443	ASTM C1479	WITHIN R/W, COVER VARIES WITH PIPE CLASS
HIGH DENSITY POLY-ETHYLENE (HDPE)	SMOOTH-WALLE D CORRUGATED ADS-N12 OR EQUAL	AASHTO M294 (TYPE S)	ASTM F477	ASTM D2321	ON SITE, 12" TO 60" DIA.
POLY VINYL CHLORIDE (PVC)	SDR 35	ASTM D3034	ASTM D3212	ASTM D2321	ON SITE, 4" TO 10"

19. ALL STORM SEWER STRUCTURE GRATES AND FRAMES WITHIN PAVEMENT SHALL BE HEAVY DUTY.
20. ALL STORM DRAINAGE SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL COUNTY AND TDDOT STANDARDS.
21. ALL DOWNSPOUT DRAIN LINES OR ROOF LEADERS SHALL HAVE A 1.0% MINIMUM SLOPE, UNLESS OTHERWISE NOTED. CONNECT ALL DOWNSPOUTS AND ROOF LEADERS TO THE STORM SEWER SYSTEM. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT AND ROOF LEADER LOCATIONS. PROVIDE POSITIVE DRAINAGE AND PAVEMENT REPAIR AS NEEDED.
22. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
23. THE STORM SEWER GRADE WILL BE SUCH THAT A MINIMUM COVER IS MAINTAINED TO WITHSTAND AASHTO HS-25 LOADING ON THE PIPE. PROVIDE MINIMUM 2.0 FEET OF COVER FOR ALL STORM SEWERS UNLESS OTHERWISE NOTED.
24. WHEN A SANITARY SEWER MAIN LIES ABOVE A STORM SEWER, OR WITHIN 18 INCHES BELOW, THE SANITARY SEWER WILL HAVE AN IMPERVIOUS ENCASEMENT OR BE CONSTRUCTED OF STRUCTURAL SEWER PIPE FOR A MINIMUM OF 10 FEET ON EACH SIDE OF WHERE THE STORM SEWER CROSSES.
25. IF EXISTING FIELD TILES ARE ENCOUNTERED DURING CONSTRUCTION THEY SHALL BE REPAIRED AND/OR TIED INTO A STORM SEWER SYSTEM AS NEEDED TO MAINTAIN POSITIVE DRAINAGE.

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED



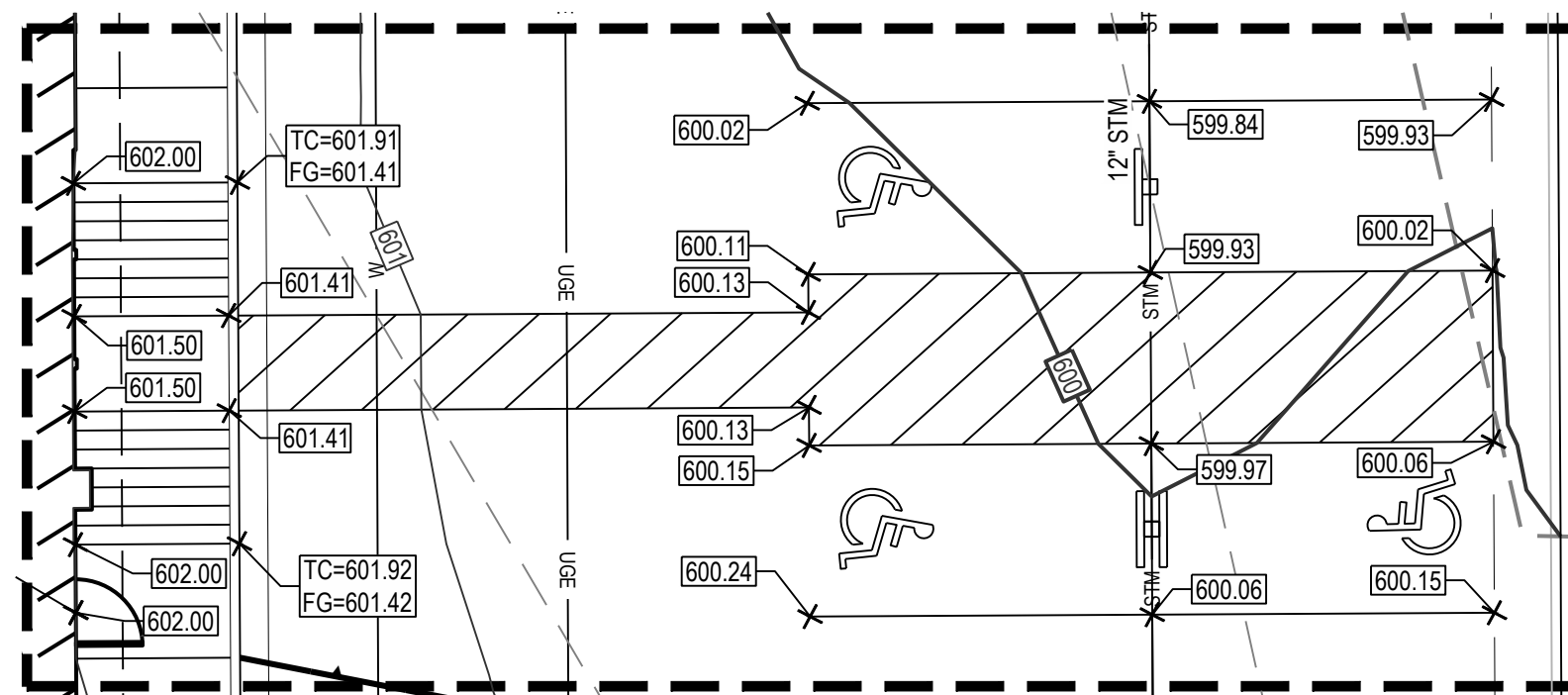
COORDINATE GRADING
WITH OUTPARCEL #1.

STORMWATER QUALITY AND QUANTITY IS BEING PROVIDED BY A REGIONAL DETENTION BASIN FOR THE OVERALL DEVELOPMENT

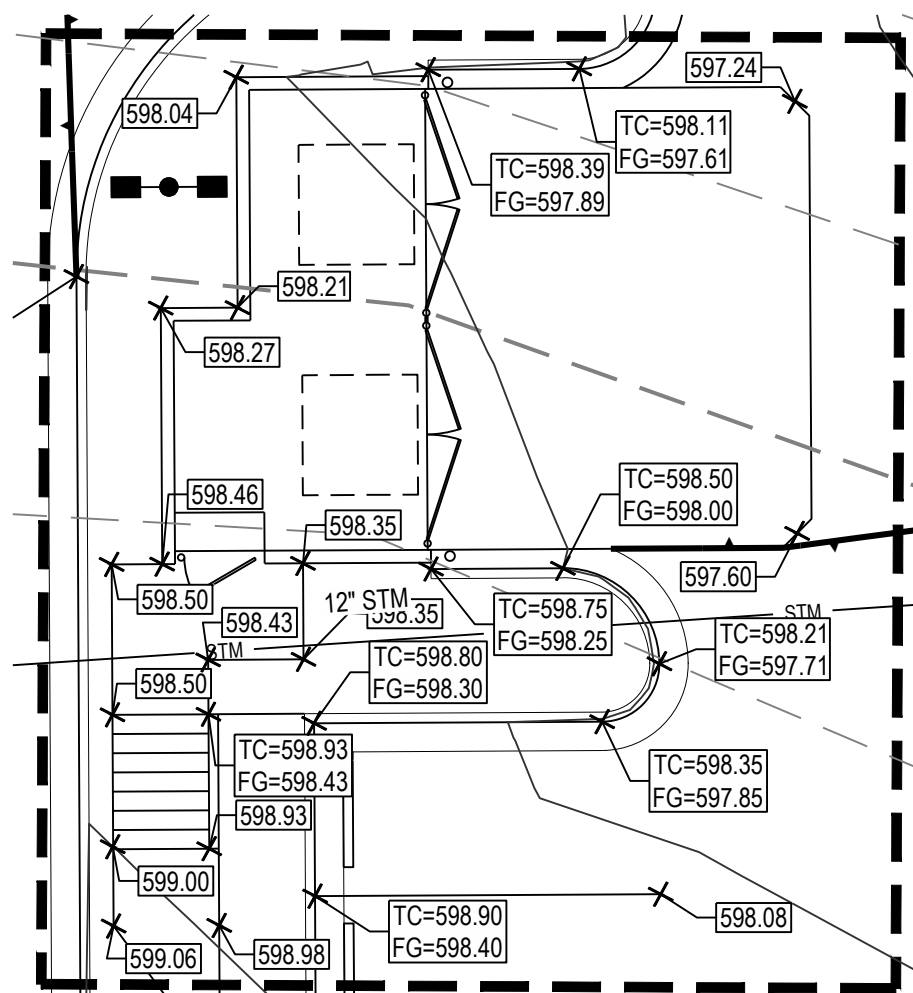
24-HOUR CONTACT
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(626) 372-8151



ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED
CONTRACTOR SHALL FIELD VERIFY SLOPES/ELEVATIONS, AND SHALL
NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



ADA AREA ENLARGEMENT
SCALE: 1" = 10'



DUMPSTER ENCLOSURE ENLARGEMENT

STORM SEWER STRUCTURE SCHEDULE			
NO.	STRUCTURE	GRATE	INVERT
EX02	CURB INLET	595.50	590.00 (15') S
EX01	CURB INLET	595.50	590.50 (15') S 590.50 (15') N
01	CURB INLET	601.29	595.54 (12') E
02	CURB INLET	600.13	594.21 (12') W 594.21 (12') N
03	CURB INLET	598.38	592.80 (12') S 592.80 (12') N
04	CURB INLET	596.50	591.32 (12') S 591.32 (12') W 591.32 (12') N
05	CURB INLET	595.54	590.63 (12') S 590.63 (15') N
06	CURB INLET	597.09	592.62 (12') E

SANITARY SEWER STRUCTURE SCHEDULE			
NO.	STRUCTURE	RIM	INVERT
101	48" MH	601.27	597.18 (6") NE 597.28 (6") SW
102	48" DROP MH	597.33	589.26 (6") N 593.84 (6") SW



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE UTILITIES PROTECTION SERVICE AT 811 OR 800-351-1111 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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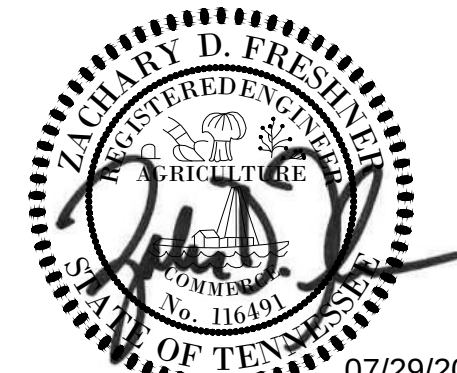
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ISSUE DATE:

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PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



07/29/2024



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GRADING PLAN

C05.0

UTILITY NOTES

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- THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF O.S.H.A. DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR O.S.H.A.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- WATER AND SANITARY UTILITIES SHALL HAVE TEN (10) FEET OF HORIZONTAL CLEARANCE WHEN PARALLEL OR 18" VERTICAL CLEARANCE WHEN CROSSING. ALL CLEARANCE DISTANCES SHALL BE MEASURE FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SANITARY SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATER LINE JOINTS.
- IF A WATER LINE PASSES UNDER THE SANITARY SEWER LINE, THE SEWER LINE SHOULD BE CONSTRUCTED OF A WATERTIGHT MATERIAL APPROVED BY THE REGULATORY AGENCY FOR USE IN WATER MAIN CONSTRUCTION AND SHALL EXTEND TEN (10) FEET ON BOTH SIDES OF THE CROSSING, AS MEASURED PERPENDICULAR TO THE WATER LINES. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO MAINTAIN LINE AND GRADE.
- UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY REGULATIONS AND THE OWNER'S INSPECTION AUTHORITIES.
- UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
- ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LA VERGNE CONSTRUCTION STANDARDS AND STATE REGULATIONS.
- INSTALL ALL WATER LINES WITH A MINIMUM COVER OF 3'.

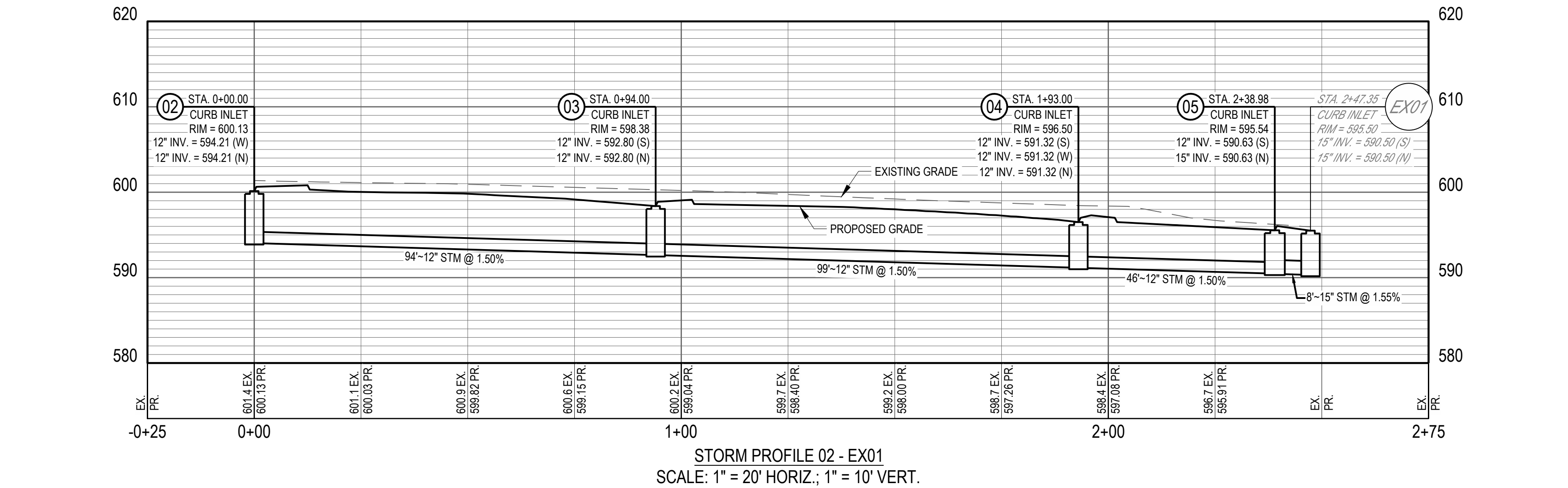
15. ON-SITE WATER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
COPPER 1"-3"	TYPE "K"	ASTM B88	AWWA C800	AWWA C800	DOMESTIC WATERLINES 1"-3"

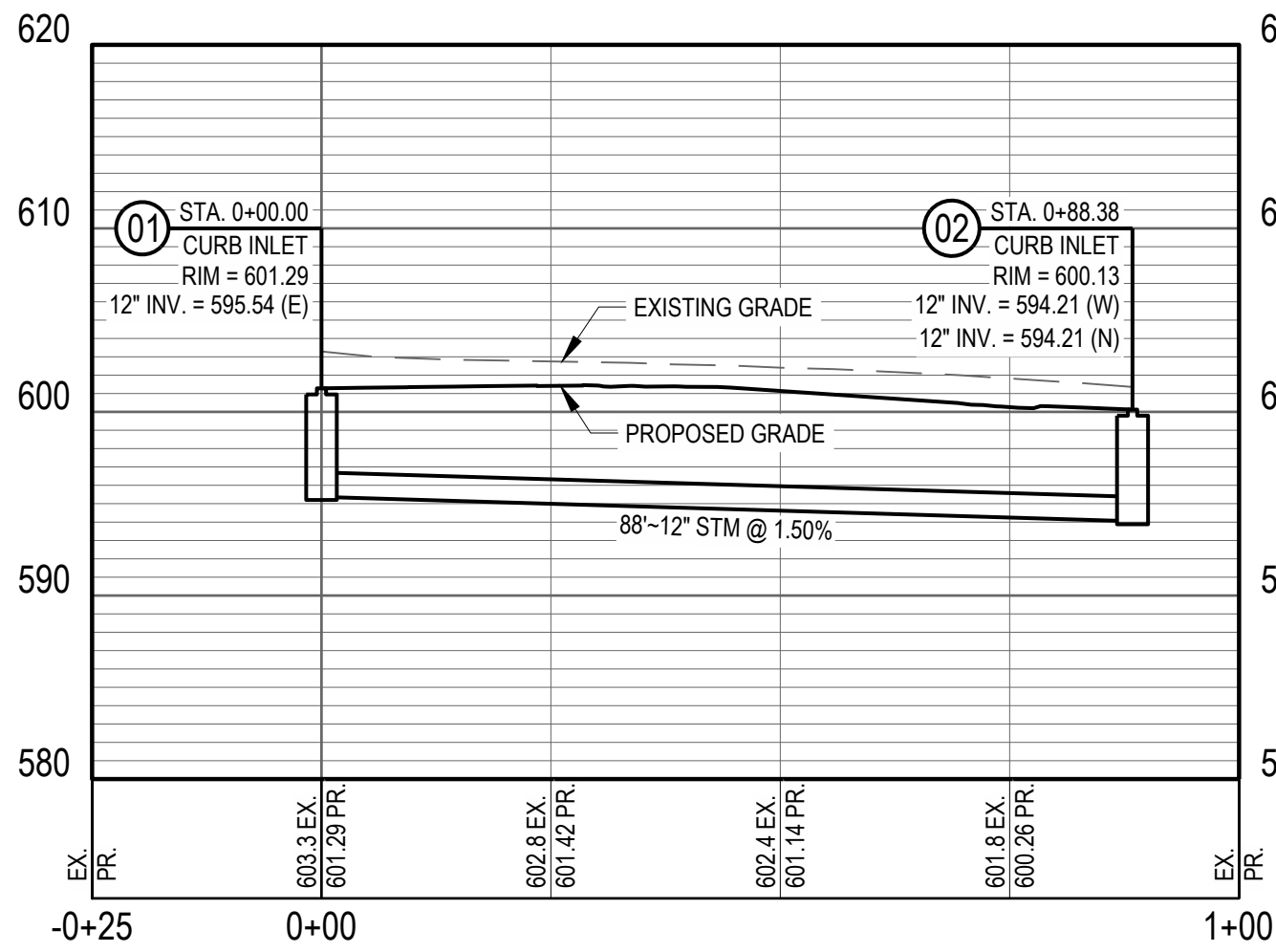
16. ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

MATERIAL	PRESSURE RATING	PIPE SPEC	FITTINGS	INSTALLATION	ACCEPTABLE AREAS OF USE
POLY VINYL CHLORIDE (PVC)	SDR 26	ASTM 3034	ASTM D3212	ASTM 2321 WITH TYPE 1 BEDDING	ON SITE

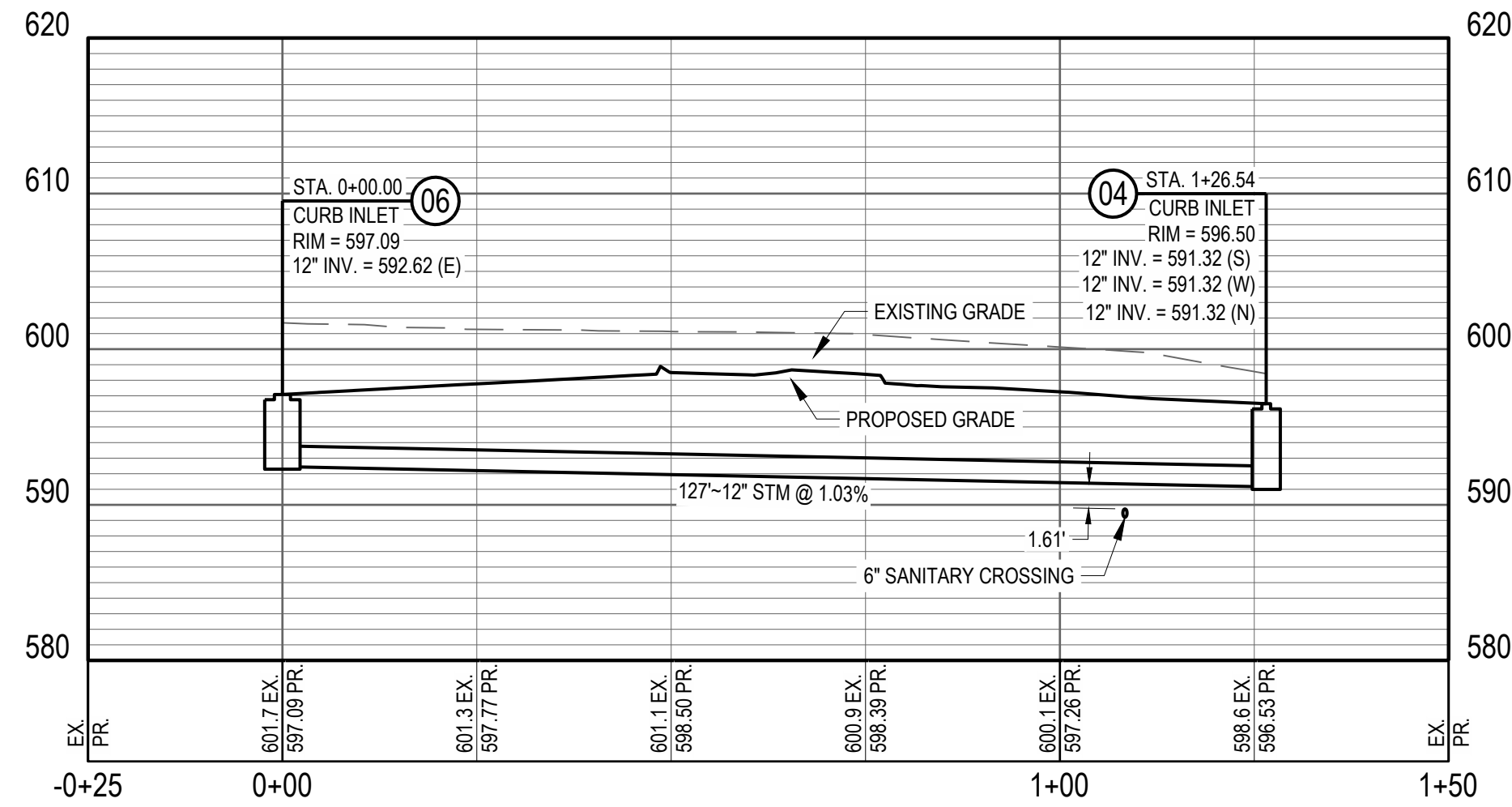
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



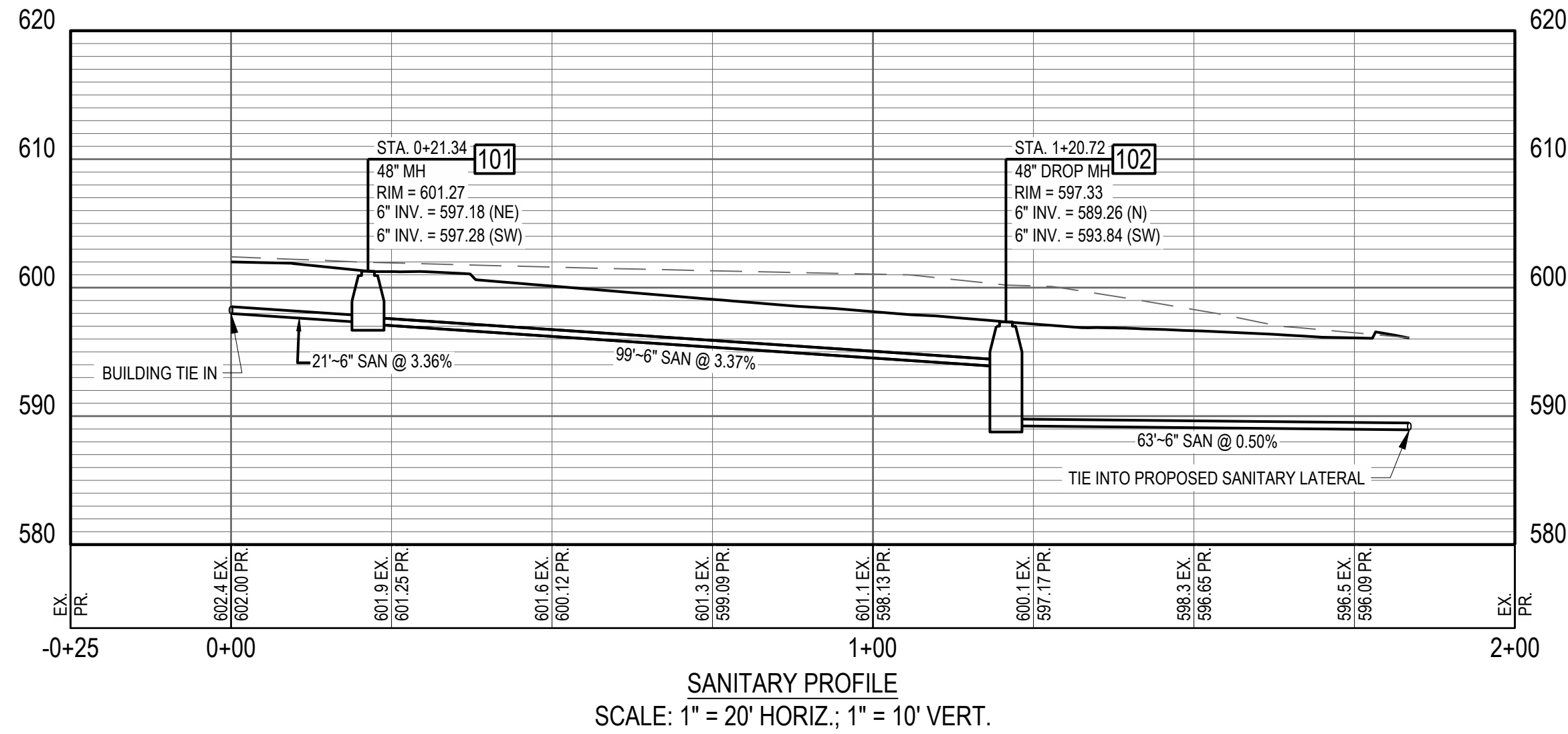
STORM PROFILE 02 - EX01
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



STORM PROFILE 01 - 02
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



STORM PROFILE 06 - 04
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



SANITARY PROFILE
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



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PANDA HOME
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LA VERGNE, TN 37086

SEWER PROFILES

C05.1

SWPPP GENERAL NOTES

- ALL EROSION AND SEDIMENTATION CONTROL SHALL BE PERFORMED ACCORDING TO: SWPPP AND DETAIL PLANS; ACCORDING TO THE LATEST TDEC AUTHORIZATION FOR CONSTRUCTION ACTIVITY UNDER THE "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES); ANY AND ALL REQUIRED PERMITS, REPORTS, AND RELATED DOCUMENTS. ALL CONTRACTORS AND SUBCONTRACTORS MUST BECOME FAMILIAR WITH ALL OF THE ABOVE.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AND GRADE CHANGES TO THE SITE AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
- SEDIMENT STRUCTURES AND PERIMETER SEDIMENT BARRIERS SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING WITHIN SEVEN (7) DAYS FROM THE START OF CLEARING AND GRUBBING, AND SHALL CONTINUE TO FUNCTION UNTIL THE DEVELOPMENT AREA IS STABILIZED.
- PERMANENT SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF VEGETATION, LANDSCAPE TYPE MULCHING, MATTING, SOD, RIP RAP, AND OTHER APPROVED LANDSCAPING TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR ONE (1) YEAR OR MORE.
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS FOR ANY OTHER AREA AT FINAL GRADE.
- TEMPORARY SOIL STABILIZATION OF DISTURBED AREAS BY MEANS OF TEMPORARY VEGETATION, MULCHING, GEOTEXTILES, SOD, PRESERVATION OF EXISTING VEGETATION, AND OTHER APPROVED TECHNIQUES TO BE APPLIED AS FOLLOWS:
 - WITHIN TWO (2) DAYS OF ANY AREA WITHIN 50 FEET OF A STREAM NOT AT FINAL GRADE.
 - WITHIN SEVEN (7) DAYS OF ANY AREA THAT WILL BE DORMANT FOR MORE THAN TWENTY ONE (21) DAYS, BUT LESS THAN ONE (1) YEAR.
 - PRIOR TO THE ONSET OF WINTER WEATHER FOR AREAS THAT WILL BE IDLE OVER WINTER.
- TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

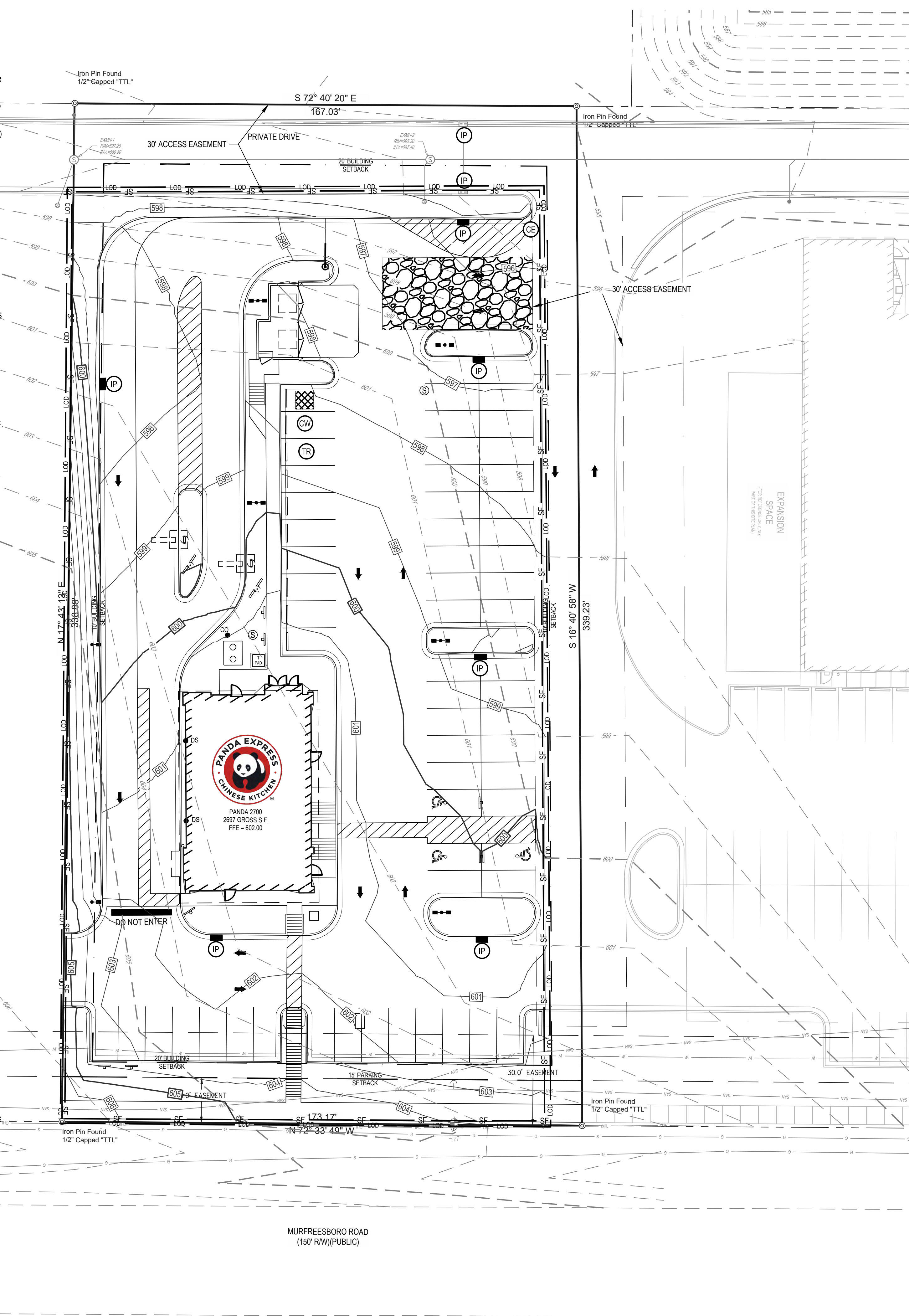
SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

MULCHING: STRAW MATERIAL SHALL BE UNROTTED SMALL GRAIN STRAW APPLIED AT A RATE OF TWO (2) TON/ACRE, OR 80-100 POUNDS PER 1,000 S.F. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE FREE OF PROHIBITIVE NOXIOUS WEEDS. MULCH SHALL BE SPREAD UNIFORMLY BY HAND OR MECHANICAL MEANS. FROM NOVEMBER 01 THRU MARCH 15 INCREASE THE RATE OF STRAW MULCH TO THREE (3) TON/ACRE.

FERTILIZER: APPLY FERTILIZER AT HALF THE RATE OF PERMANENT APPLICATION AND AS PER SPECIFICATIONS. IF PROJECT CONDITIONS PREVENT FERTILIZING THE SOIL, THEN THIS ITEM MAY BE WAIVED.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. ALL SLOPES 3:1 OR GREATER THAN 3:1 SHALL BE FERTILIZED, SEEDED, AND CURLEX BLANKETS BY AMERICAN EXCELSIOR COMPANY, NORTH AMERICAN GREEN, INC. OR AN APPROVED EQUAL AS SPECIFIED IN THE PLANS SHALL BE INSTALLED ON THE SLOPES.
- NO SOLID (OTHER THAN SEDIMENT) OR LIQUID WASTE, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED IN STORM WATER RUNOFF. ALL NON-SEDIMENT POLLUTANTS MUST BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES. WASH OUT OF CEMENT TRUCKS SHOULD OCCUR IN DESIGNATED PIT OR DIKEED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKEED AREAS. IN ADDITION, SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS TO CLEAN AND CONTAIN FUEL AND CHEMICAL SPILLS MUST BE KEPT ON SITE.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE STABILIZED CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE MOST OF THE DIRT AND MUD, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DISPOSED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE SITE THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- DUST CONTROL USING APPROVED MATERIALS MUST BE PERFORMED AT ALL TIMES. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- ON-SITE AND OFF-SITE STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE USE OF BEST MANAGEMENT PRACTICES. THESE AREAS MUST BE SHOWN IN THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. AT A MINIMUM SILT FENCE TO BE PLACED AT PERIMETER OF STOCKPILE AREA TO PREVENT SOIL FROM LEAVING THE STOCKPILE AREA.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH DAY; THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR ASPHALT FOR ROAD CONSTRUCTION.
- THE LAST LAYER OF SOIL, INCLUDING TOP SOIL SHOULD BE COMPACTED TO 80% - 85% OF THE MAXIMUM STANDARD PROCTOR DENSITY. IN AREAS OUTSIDE THE PARKING LOT THAT WILL RECEIVE VEGETATION, THIS IS PARTICULARLY IMPORTANT IN CUT SLOPE AND EMBANKMENT AREAS. IN PAVEMENT AND ISLAND AREAS, IT IS RECOMMENDED THAT THE SOIL BE COMPACTED TO 98% AND 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY RESPECTIVELY. THE LAST COMPACTED LAYER MAY BE SCARIFIED TO IMPROVE THE SOIL GROWTH CHARACTERISTICS.
- ALL DEWATERING ACTIVITIES SUCH AS PUMPING DOWN OF FLOODED FOUNDATION AND UTILITY TRENCHES MUST PASS THROUGH THE RETROFITTED DETENTION BASIN OR A SEDIMENT CONTROL PRACTICE PRIOR TO WATER LEAVING THE SITE.
- SILT FENCE AND OTHER PERIMETER EROSION CONTROL MEASURES SHOWN OFF LIMITS OF DISTURBANCE FOR CLARITY PURPOSES ONLY. CONTRACTOR TO ENSURE PERIMETER EROSION CONTROL MEASURES ARE PLACED AT THE LIMITS OF DISTURBANCE. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER PRIOR TO PLACEMENT OF ANY EROSION CONTROL MEASURES.

SWPPP MAINTENANCE NOTES

- ALL CONTROL MEASURES STATED IN THE SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL TEMPORARY OR PERMANENT STABILIZATION OF THE SITE IS ACHIEVED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY A QUALIFIED PERSON IN ACCORDANCE TO THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED ACCORDING TO THE FOLLOWING:
- INLET PROTECTION DEVICES AND CONTROLS SHALL BE REPAIRED OR REPLACED WHEN THEY SHOW SIGNS OF UNDERMINING AND OR DETERIORATION. INLET PROTECTION DEVICES SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STANDING OF GRASS IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
- MINIMIZE OFF-SITE SEDIMENT TRACKING OF VEHICLES BY THE USE OF STONE MATERIAL IN ALL CONSTRUCTION ENTRANCES, ALONG WITH REGULARLY SCHEDULED SWEEPING/GOOD HOUSEKEEPING. STABILIZED CONSTRUCTION ENTRANCES TO BE PROPERLY MAINTAINED BY GENERAL CONTRACTOR AND IN GOOD WORKING ORDER AT ALL TIMES; THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE STONE AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE) BY GENERAL CONTRACTOR. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- CONTRACTORS AND SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ALL SEDIMENT FROM THE SITE, AND STORM SEWER SYSTEMS. SEDIMENT DEPOSITION DURING SITE STABILIZATION MUST ALSO BE REMOVED.
- STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
- ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
- CONTAINERS SHALL BE AVAILABLE FOR DISPOSAL OF DEBRIS, TRASH, HAZARDOUS OR PETROLEUM WASTES. ALL CONTAINERS MUST BE COVERED AND LEAK-PROOF. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THE PERTINENT MATERIAL.
- BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
- CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&D) WASTE SHALL BE DISPOSED OF IN A STATE APPROVED C&D LANDFILL. CONSTRUCTION DEBRIS MAY BE DISPOSED OF ON-SITE, BUT DEMOLITION DEBRIS MUST BE DISPOSED IN A STATE APPROVED LANDFILL. ALSO, MATERIALS WHICH CONTAIN ASBESTOS MUST COMPLY WITH ALL LOCAL AND STATE REGULATIONS.
- AREA SHALL BE DESIGNATED BY CONTRACTOR AND SHOWN ON SWPPP MAP FOR MIXING OR STORAGE OF COMPOUNDS SUCH AS FERTILIZERS, LIME ASPHALT, OR CONCRETE, THESE DESIGNATED AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS, OR OTHER STORMWATER DRAINAGE AREA.
- EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
- A SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLAN MUST BE DEVELOPED FOR SITES WITH ONE ABOVE-GROUND STORAGE TANK OF 660 GALLONS OR MORE, TOTAL ABOVE-GROUND STORAGE OF 1,330 GALLONS OR BELOW-GROUND STORAGE OF 4,200 GALLONS OF FUEL.
- ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
- ALL CONTAMINATED SOIL MUST BE TREATED AND/OR DISPOSED IN AN EPA APPROVED SOLID WASTE MANAGEMENT FACILITY OR HAZARDOUS WASTE TREATMENT, STORAGE OR DISPOSAL FACILITIES.
- THE CONTRACTOR SHALL CONTACT TDEC, THE LOCAL FIRE DEPARTMENT AND THE LOCAL EMERGENCY PLANNING COMMITTEE IN THE EVENT OF A PETROLEUM SPILL (>25 GALLONS) OR THE PRESENCE OF SHEEN.
- OPEN BURNING IS NOT PERMITTED ON THE SITE.
- CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEEP CLEAN ON AN AS NEEDED BASIS.



24-HOUR CONTACT:
PANDA EXPRESS PM
CHRIS POPE
(626) 372-8151



ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

SWPPP LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- MAJOR CONTOUR
- MINOR CONTOUR
- PAVEMENT/WALK
- STORM SEWER
- SILT FENCE
- COMPOST SOCK
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- CURB INLET
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- TRASH AREA



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PANDA STORE #: D31745
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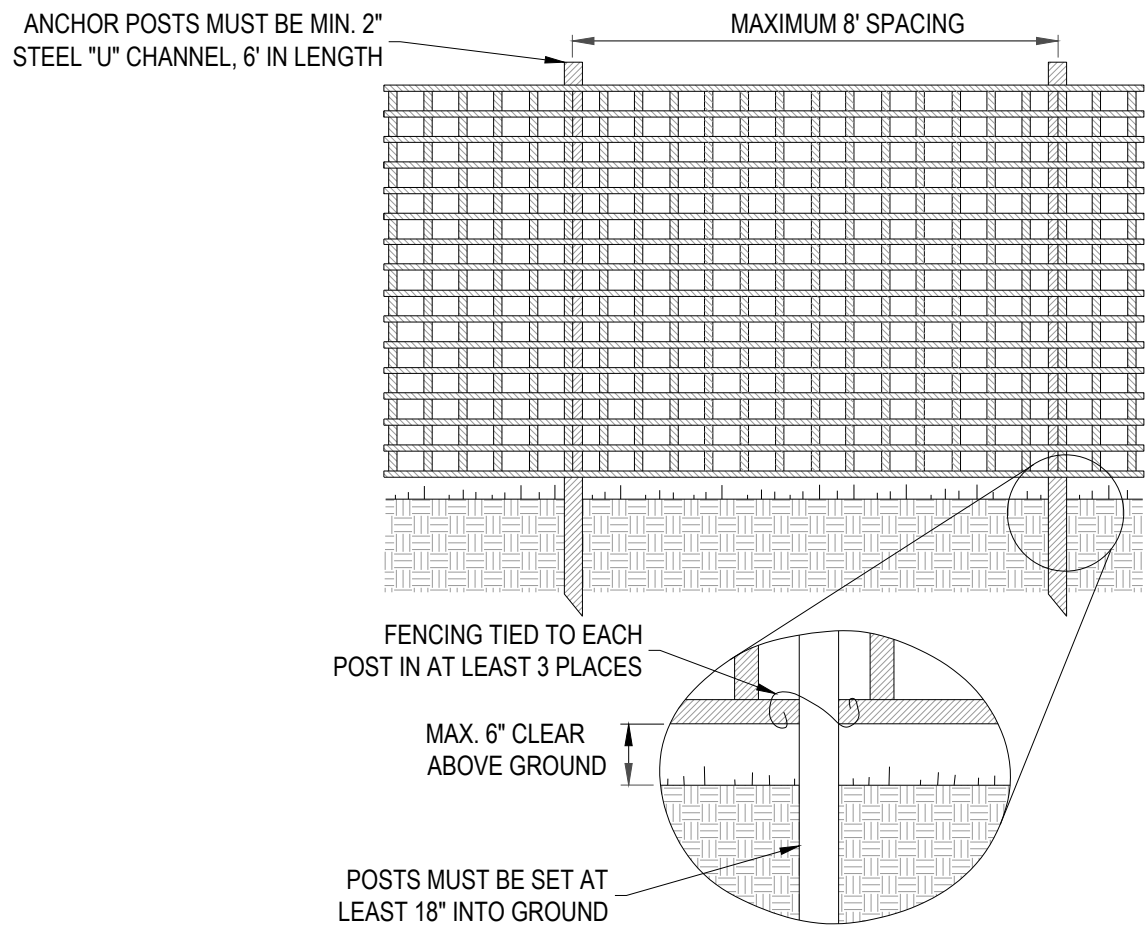
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EROSION & SEDIMENT
CONTROL PLAN

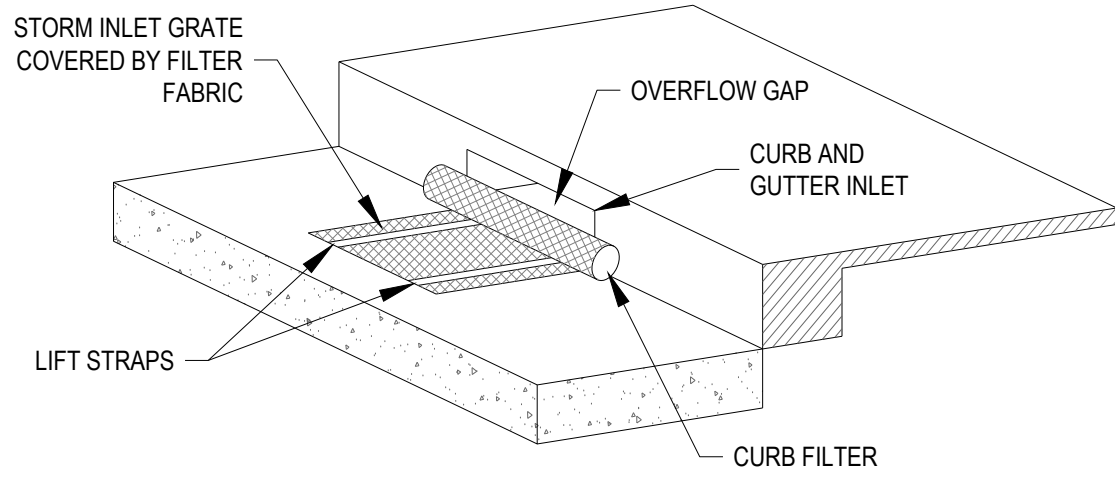
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- NOTES:
1. FENCE SHALL BE 4' HIGH, CONSTRUCTED OF DURABLE AND HIGHLY VISIBLE MATERIAL.
 2. FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE WORK AT THE SITE.
 3. WARNING SIGNS SHOULD ALSO BE PLACED ON THE FENCING AND IN APPROPRIATE AREAS NEAR THE WORK ZONE.

CONSTRUCTION FENCE DETAIL

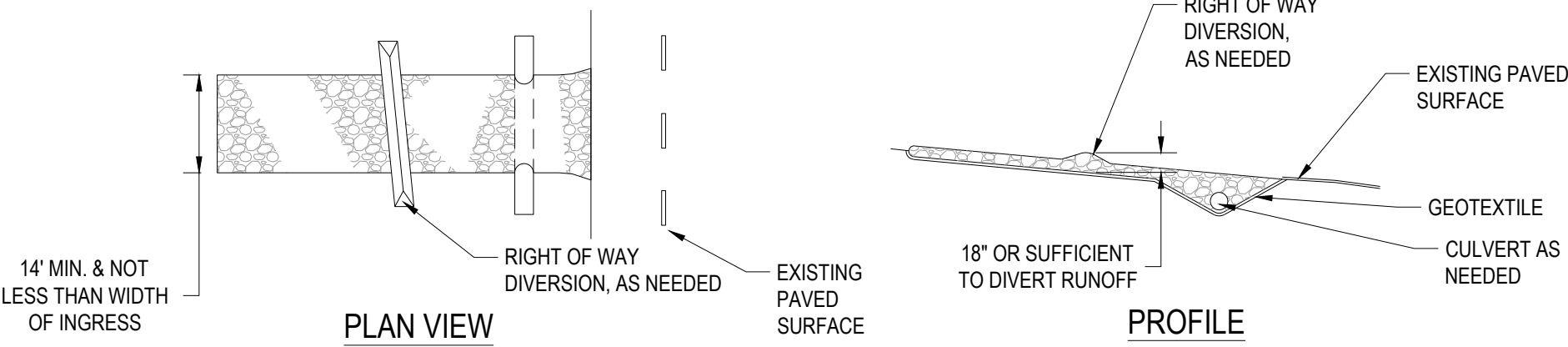
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- NOTE:
- INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

NTS

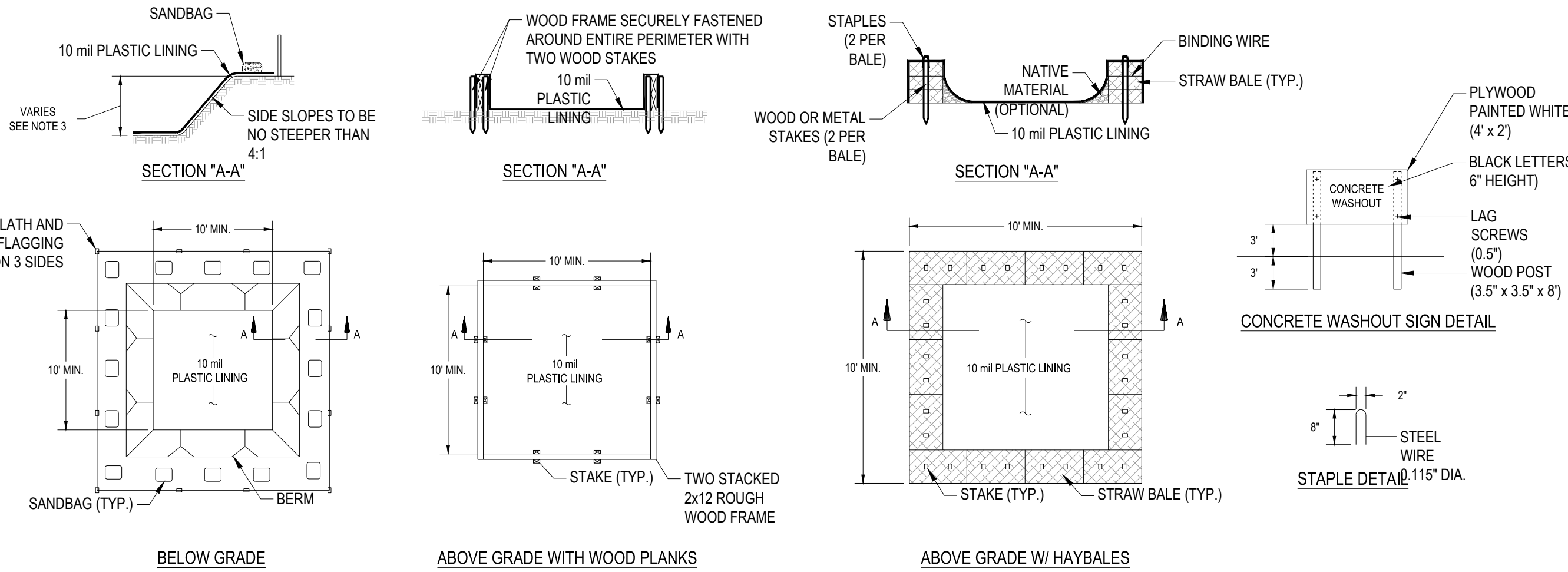


- NOTES:
1. STONE SIZE - (1.5-2.5 INCH) STONE SHALL BE USED, OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - THE CONSTRUCTION ENTRANCE SHALL BE AS LONG AS REQUIRED TO STABILIZE HIGH TRAFFIC AREAS BUT NOT LESS THAN 70 FT. (EXCEPTION: APPLY 30 FT. MINIMUM TO SINGLE RESIDENCE LOTS.
 3. THICKNESS - THE STONE LAYER SHALL BE AT LEAST 6 INCHES THICK FOR LIGHT DUTY ENTRANCES OR AT LEAST 10 INCHES FOR HEAVY DUTY USE.
 4. WIDTH - THE ENTRANCE SHALL E AT LEAST 14 FEET WIDE, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 5. GEOTEXTILE - A GEOTEXTILE SHALL BE LAID OVER THE ENTIRE AREA PRIOR TO PLACING STONE, IT SHALL BE COMPOSED OF 10. STRONG ROT-PROOF POLYMERIC FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 6. TIMING - THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SOON AS IS PRACTICAL BEFORE MAJOR GRADING ACTIVITIES.
 7. CULVERT - A PIPE OR CULVERT SHALL BE CONSTRUCTED UNDER THE ENTRANCE IF NEEDED TO PREVENT SURFACE WATER FROM FLOWING ACROSS THE ENTRANCE OR TO PREVENT RUNOFF FROM BEING DIRECTED OUT ONTO PAVED SURFACES.
 8. WATER BAR - A WATER BAR SHALL BE CONSTRUCTED AS PART OF THE CONSTRUCTION ENTRANCE IF NEEDED TO PREVENT SURFACE RUNOFF FROM FLOWING THE LENGTH OF THE CONSTRUCTION ENTRANCE AND OUT ONTO PAVED SURFACES.
 9. MAINTENANCE - TOP DRESSING OF ADDITIONAL STONE SHALL BE APPLIED AS CONDITIONS DEMAND. MUD SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADS, ORA ANY SURFACE WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS, SHALL BE REMOVED IMMEDIATELY. REMOVAL SHALL BE ACCOMPLISHED BY SCRAPING OR SWEEPING.
 10. CONSTRUCTION ENTRANCES SHALL NOT BE RELIED UPON TO REMOVE MUD FROM VEHICLES AND PREVENT OFF-SITE TRACKING. VEHICLES THAT ENTER AND LEAVE THE CONSTRUCTION-SITE SHALL BE RESTRICTED FROM MUDDY AREAS.
 11. REMOVAL - THE ENTRANCE SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED OR REPLACED WITH A PERMANENT ROADWAY OR ENTRANCE.

GEOTEXTILE SPECIFICATION FOR CONSTRUCTION ENTRANCE	
MINIMUM TENSILE STRENGTH	200 lbs.
MINIMUM PUNCTURE STRENGTH	80 psi.
MINIMUM TEAR STRENGTH	50 lbs.
MINIMUM BURST STRENGTH	320 psi.
MINIMUM ELONGATION	20%
EQUIVALENT OPENING SIZE	EOS < 0.6 mm.
PERMITTIVITY	1x10 ⁻³ cm/sec.

STABILIZED CONSTRUCTION ENTRANCE

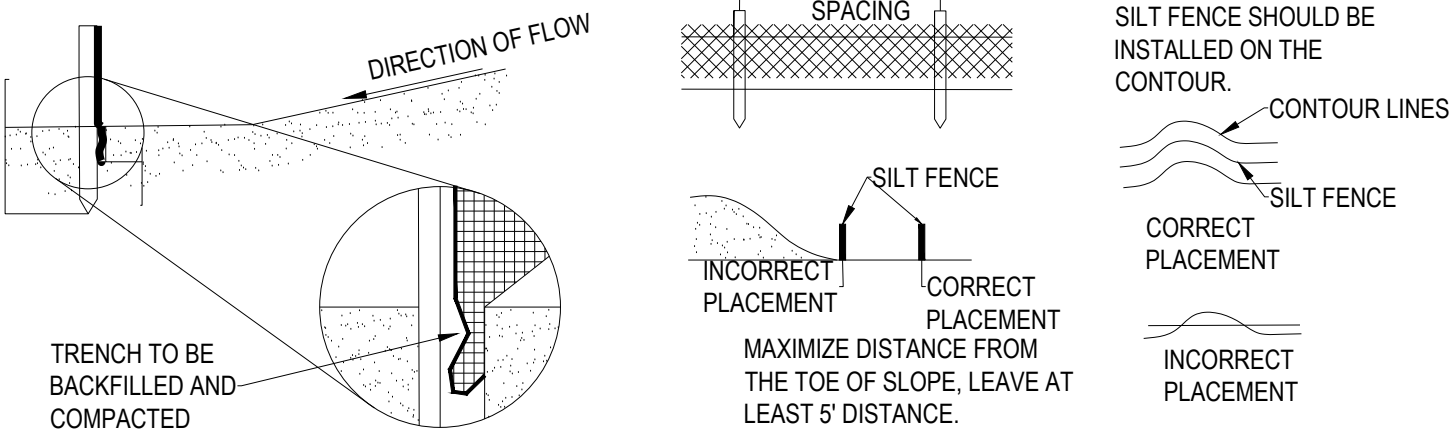
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- NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
 3. THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING BUT NOT LIMITED TO OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.

CONCRETE WASHOUT

NTS



- NOTES:
1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 3. TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
 4. WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
 7. THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM F 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICES WHICH WILL ENSURE ADEQUATE UNIFORM TRENCH DEPTH.
 8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE AND SO THAT THE 8 INCHES OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6 IN. DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
 9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
 10. MAINTENANCE - SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONLY OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - 1) THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED,
 - 2) ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
 - 3) OTHER PRACTICES SHALL BE INSTALLED.

SILT FENCE

NTS

SPECIFICATIONS FOR SILT FENCE

FABRIC PROPERTIES	VALUES	TEST METHODS
GRAB TENSILE STRENGTH	90 LB. MINIMUM	ASTM D-1682
MULEN BURST STRENGTH	190 PSI MINIMUM	ASTM D-3786
SLURRY FLOW RATE	0.3 GAL/MIN/FT. MAX.	
EQUIVALENT OPENING SIZE	40-80	US STD. SIEVE CW 02215
ULTRAVIOLET RADIATION STABILITY	90% MINIMUM	ASTM - G 26

CRITERIA FOR SILT FENCE MATERIALS

1. FENCE POSTS - THE LENGTH SHALL BE A MINIMUM OF 32 INCHES LONG. WOOD POSTS WILL BE 2 IN. X 2 IN. HARDWOOD OF SOUND QUALITY. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT.
2. SILT FENCE FABRIC (SEE CHART BELOW)



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EROSION & SEDIMENT
CONTROL DETAILS

C06.1

PROPOSED CONCRETE PAVEMENT

PROPERTY LINE

EASEMENT

STORM LINE

SANITARY LINE

WATER LINE

GAS LINE

UGT UNDERGROUND TELEPHONE LINE

UGE UNDERGROUND ELECTRIC LINE

OHL OVERHEAD POWER LINE

MAJOR ENGINEERED CONTOUR

MINOR ENGINEERED CONTOUR

MAJOR EXISTING CONTOUR

MINOR EXISTING CONTOUR

SIGN

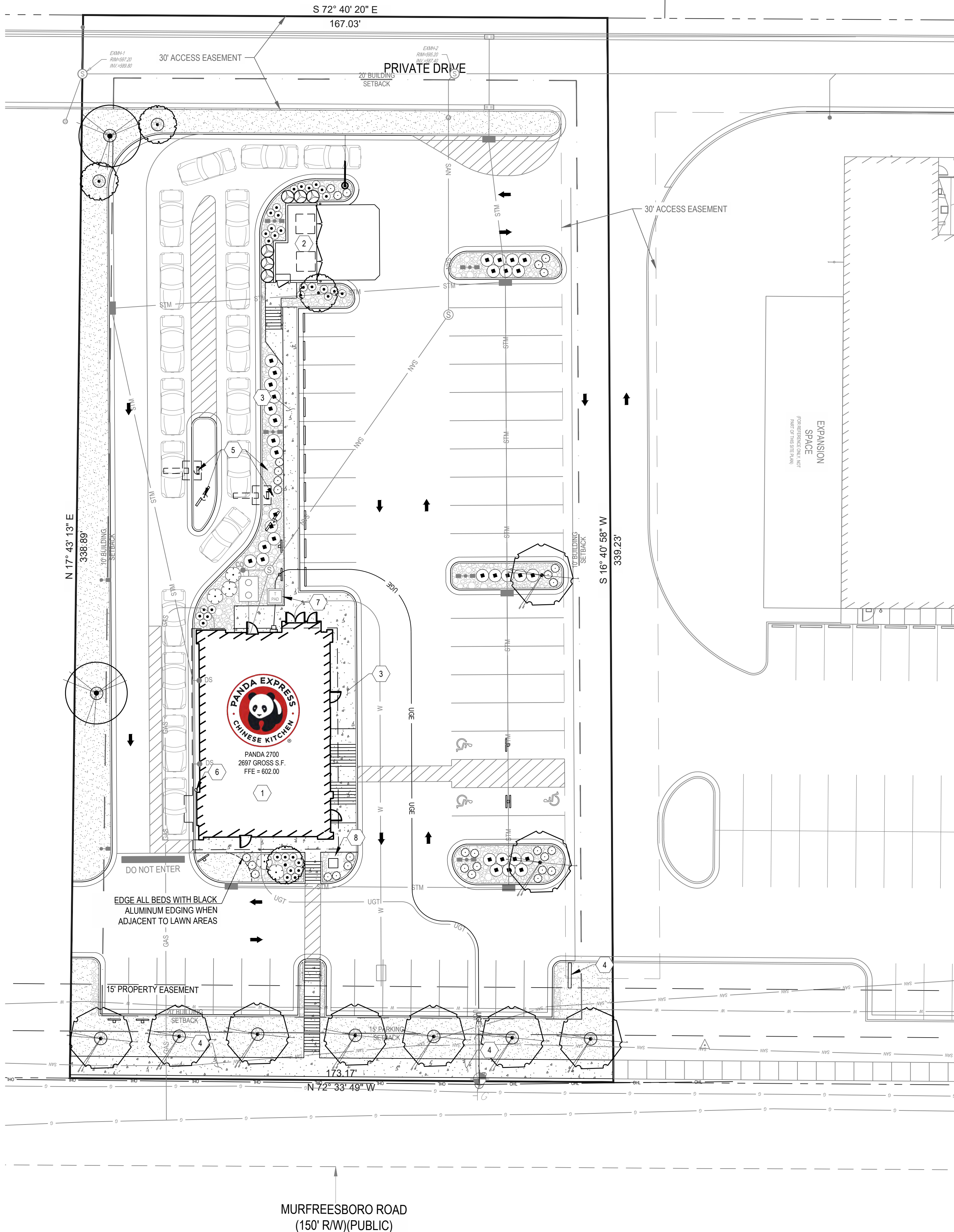
SANITARY MANHOLE

CURB INLET

CLEANOUT

DOWN SPOUT

LIGHT POLE



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MIN HT / SPR	SPACING
--------	-----	-------------------------	------	--------------	---------

TREES

	9	CARPINUS BETULUS EUROPEAN HORNBEAM	2.5" CAL	8' HT	AS SHOWN
	2	MAGNOLIA GRANDIFLORA 'SOUTHERN CHARM' TEDDY BEAR SOUTHERN MAGNOLIA	---	6'-10' HT	AS SHOWN
	4	PRUNUS X 'JFS-KW14' FIRST BLUSH® CHERRY	2" CAL	8' HT	AS SHOWN
	6	THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	---	3' HT	5'-0" OC

SHRUBS

	5	BUDDLEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH	---	12" HT	6'-0" OC
	33	LOROPETALUM CHINENSE RUBRUM 'SHANG-HI' PURPLE DIAMOND® FRINGE FLOWER	---	16" HT	4'-0" OC
	31	THUJA OCCIDENTALIS 'SMINTOBAB' TATER TOT ARBORVITAE	---	10" HT	3'-0" OC
	34	VIBURNUM DAVIDII DAVID VIBURNUM	---	10" HT	2'-6" OC

GROUND COVERS

	6,242 SF	POA PRATENSIS KENTUCKY BLUEGRASS	SOD	
	2,705 SF	RIVER ROCK MULCH	---	

MULCH
ALL PLANT BEDS SHALL CONTAIN A 3" LAYER OF RIVER ROCK MULCH
CONTRACTOR TO PLACE A 4" DIAMETER MULCH RING AROUND ALL TREES IN LAWN

IRRIGATION
THE CONTRACTOR SHALL DESIGN, SUPPLY, AND INSTALL IRRIGATION SYSTEM FOR ALL SODDED AND PLANTING AREAS AS SHOWN ON THIS SHEET. DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION

LANDSCAPE REQUIREMENTS

GENERAL CITY REQUIREMENTS
3 CANOPY TREES, 3 UNDERSTORY TREES, AND 15 SHRUBS PER ACRE (1.32 ACRES)
REQUIRED: 4 CANOPY TREES, 4 UNDERSTORY TREES, AND 20 SHRUBS
PROPOSED: 4 CANOPY TREES, 4 UNDERSTORY TREES, AND 104 SHRUBS

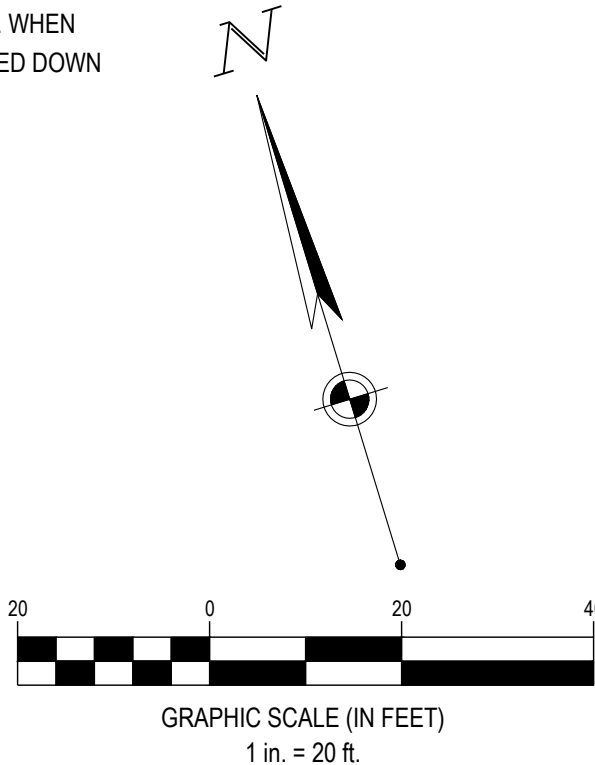
1 TREE PER 25 LF OF ROAD FRONTAGE (173 LF)
REQUIRED: 7 CANOPY TREES
PROPOSED: 7 CANOPY TREES

NOTES:

- SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED
- ALL PLANT MATERIALS TO BE INSTALLED SHALL BE NURSERY GROWN AND ROOT PRUNED STOCK FREE OF INSECTS, DISEASE AND DEFECTS AND SHALL SATISFY THE REQUIREMENTS OF TENNESSEE GRADE NO. 1 QUALITY OR BETTER AS DEFINED IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS, TENNESSEE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ANY AREAS NOTED ON THE PLANS AS "SEED" OR "MULCH" WHERE THIS IS AN EXISTING LAWN AREA, MULCH AREA OR NATURAL AREA THAT IS DEEMED TO BE IN GOOD CONDITION, MAY INSTEAD BE MAINTAINED AS EXISTING. AREAS VOID OF VEGETATION OR GROUND COVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.
- PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED
- LANDSCAPE CONTRACTOR TO SUPPLY AND INSTALL A PERVIOUS WEED BARRIER (DEWITT, DUPONT OR APPROVED EQUAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS WITHIN ALL LANDSCAPES, INCLUDING STONE AND MULCH BEDS. ALL WEED BARRIER WILL BE OVERLAPPED A MINIMUM OF 6" AT ALL SEAMS. AT PLANT LOCATIONS, BARRIER SHOULD BE CUT IN AN "X" PATTERN SO TO ACCOMMODATE ROOT BALL AND REPLACED AFTER PLANT HAS BEEN INSTALLED.
- WEED BARRIER SHALL NOT BE VISIBLE IN AREAS DESIGNATED FOR STONE MULCH. WHEN STONE IS CALLED FOR ADJACENT TO CURB OR SIDEWALKS, IT SHALL BE FEATHERED DOWN TO CURB LEVEL FROM A DISTANCE 24" FROM THE CURB

KEY NOTES

- PROPOSED 2,697 SF BUILDING
- PROPOSED TRASH ENCLOSURE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED MONUMENT SIGN TO BE LOCATED/PERMITTED AT A LATER DATE
- PROPOSED DRIVE-THRU ELEMENTS
- PROPOSED BOLLARD
- PROPOSED TRANSFORMER PAD
- PROPOSED CONCRETE PAD FOR PANDA STATUE



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE UTILITIES PROTECTION SERVICE AT 811 OR 800-351-1111 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



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REVISIONS:

ISSUE DATE:

PERMIT/BID 07/26/2024

DRAWN BY: ATW
CHECKED BY: RAP

PANDA PROJECT #:
PANDA STORE #:
CESO PROJECT #: 763900



3001 Higley Rd., Suite 200
Murfreesboro, TN 37132
Phone: 937.435.8554 Fax: 937.208.4526

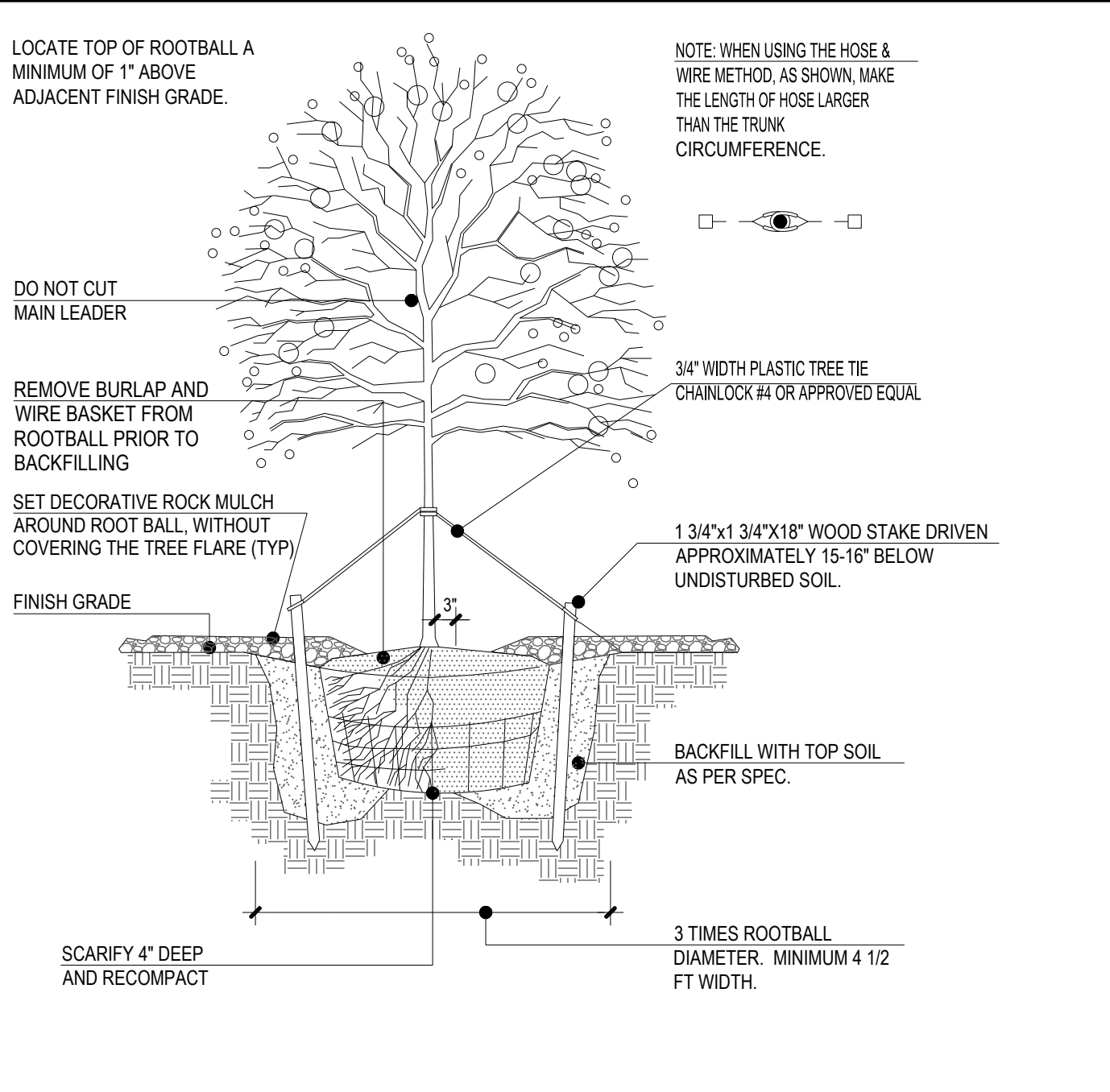
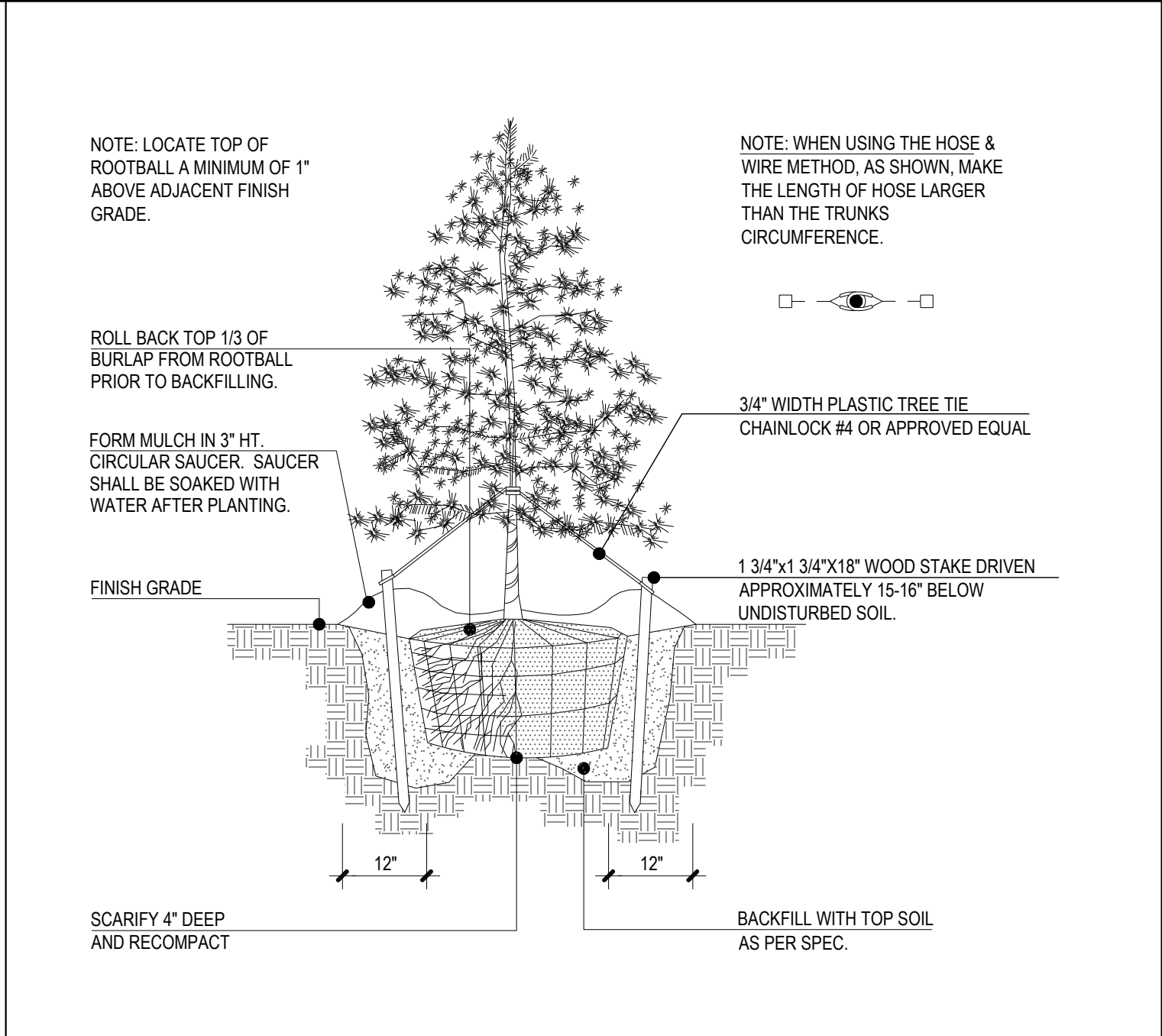
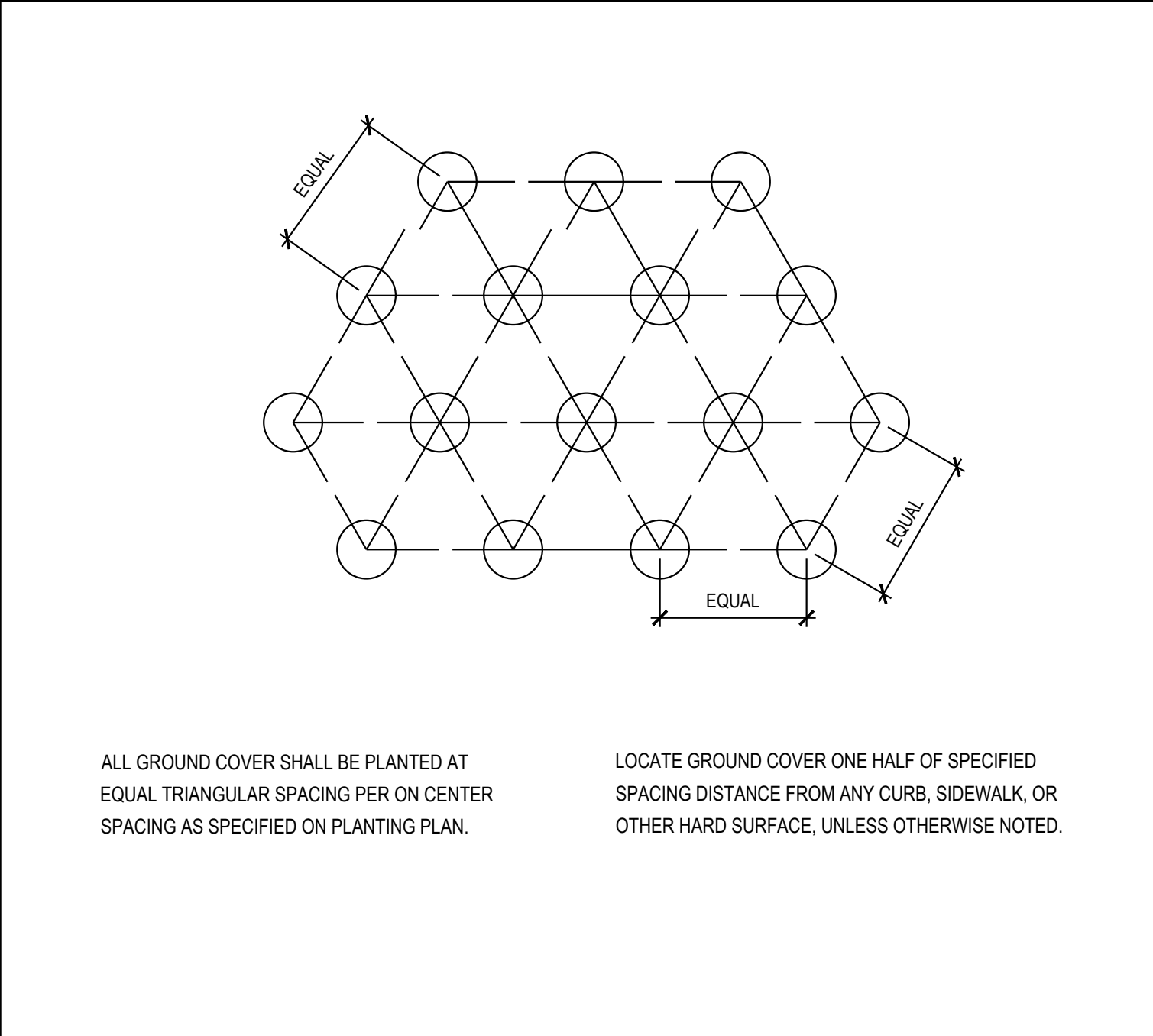
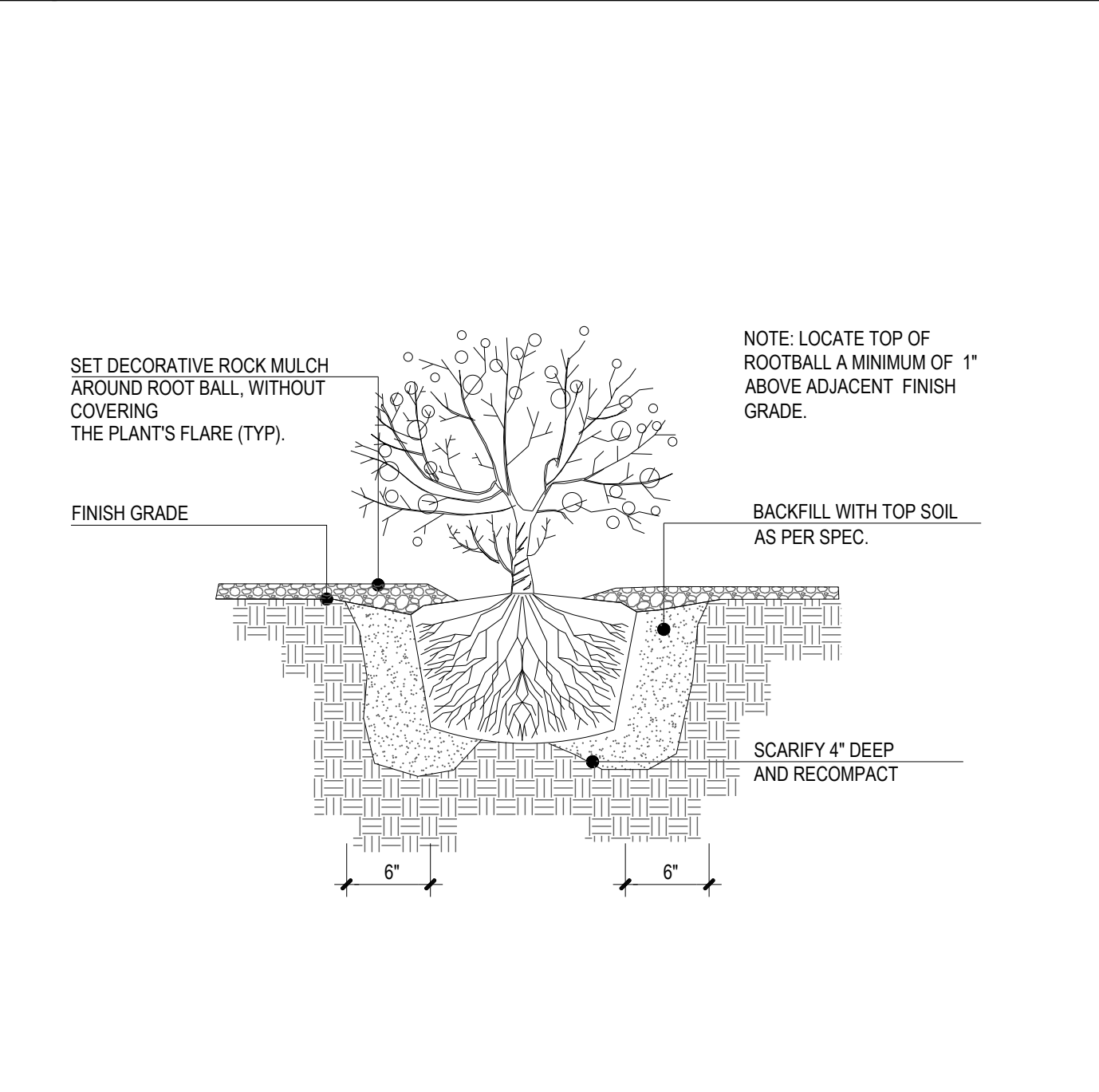
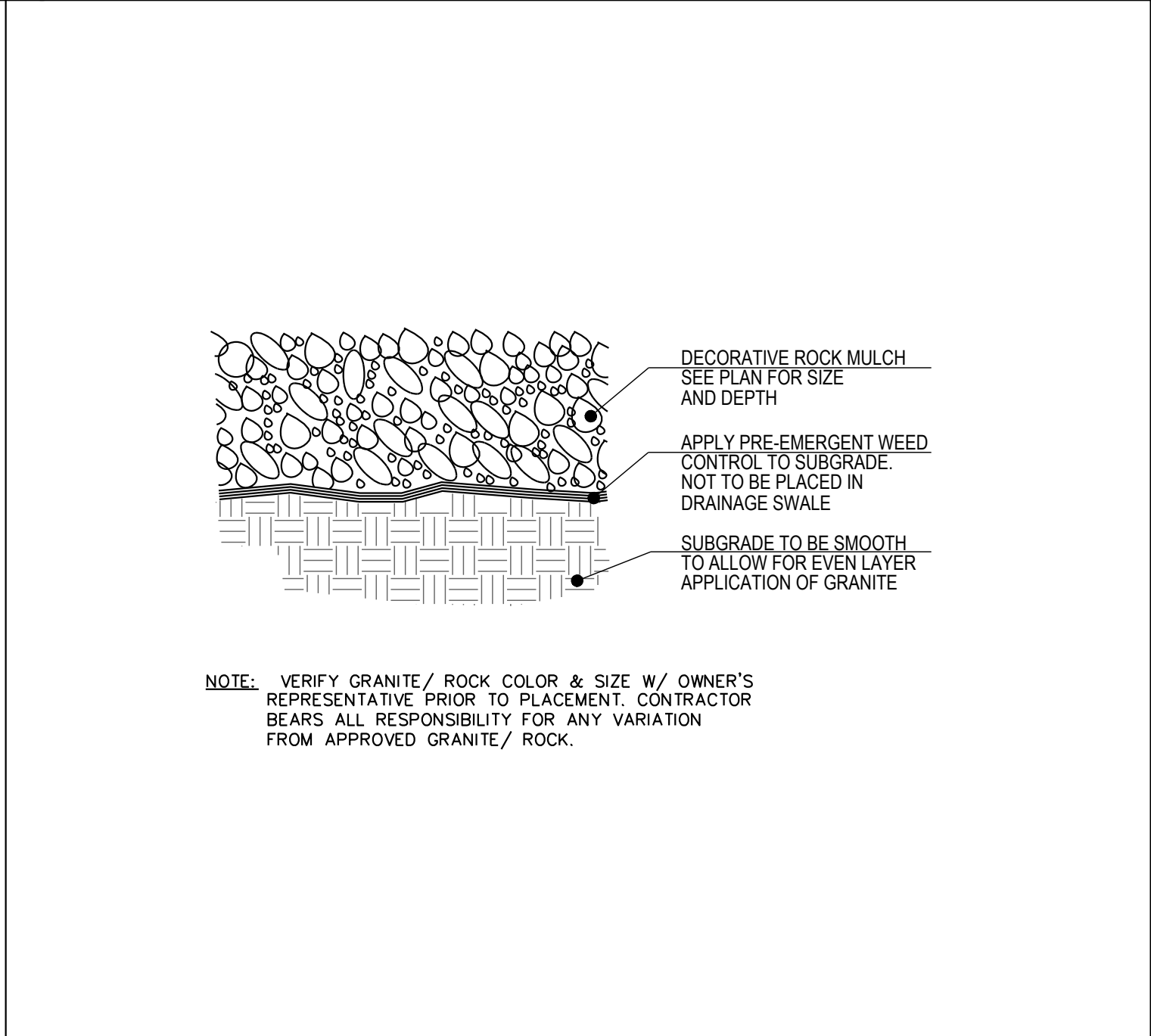
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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD.
LA VERGNE, TN 37412

PLANTING PLAN

L1.0

LOCATE TOP OF ROOTBALL A MINIMUM OF 1" ABOVE ADJACENT FINISH GRADE. DO NOT CUT MAIN LEADER REMOVE BURLAP AND WIRE BASKET FROM ROOTBALL PRIOR TO BACKFILLING SET DECORATIVE ROCK MULCH AROUND ROOT BALL, WITHOUT COVERING THE TREE FLARE (TYP) FINISH GRADE 3" 1 3/4"x1 3/4"x18" WOOD STAKE DRIVEN APPROXIMATELY 15-16" BELOW UNDISTURBED SOIL. BACKFILL WITH TOP SOIL AS PER SPEC. SCARIFY 4" DEEP AND RECOMPACT 3 TIMES ROOTBALL DIAMETER, MINIMUM 4 1/2 FT WIDTH. NOTE: WHEN USING THE HOSE & WIRE METHOD, AS SHOWN, MAKE THE LENGTH OF HOSE LARGER THAN THE TRUNKS CIRCUMFERENCE. 	NOTE: LOCATE TOP OF ROOTBALL A MINIMUM OF 1" ABOVE ADJACENT FINISH GRADE. ROLL BACK TOP 1/3 OF BURLAP FROM ROOTBALL PRIOR TO BACKFILLING. FORM MULCH IN 3" HT. CIRCULAR SAUCER. SAUCER SHALL BE SOAKED WITH WATER AFTER PLANTING. FINISH GRADE 3/4" WIDTH PLASTIC TREE TIE CHAINLOCK #4 OR APPROVED EQUAL APPROXIMATELY 15-16" BELOW UNDISTURBED SOIL. 1 3/4"x1 3/4"x18" WOOD STAKE DRIVEN APPROXIMATELY 15-16" BELOW UNDISTURBED SOIL. BACKFILL WITH TOP SOIL AS PER SPEC. SCARIFY 4" DEEP AND RECOMPACT 12" 12" NOTE: WHEN USING THE HOSE & WIRE METHOD, AS SHOWN, MAKE THE LENGTH OF HOSE LARGER THAN THE TRUNKS CIRCUMFERENCE. 	ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN. LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED. 
1 DECIDUOUS TREE STAKING N.T.S.	2 EVERGREEN TREE STAKING N.T.S.	3 GROUND COVER SPACING N.T.S.
SET DECORATIVE ROCK MULCH AROUND ROOT BALL, WITHOUT COVERING THE PLANT'S FLARE (TYP). FINISH GRADE BACKFILL WITH TOP SOIL AS PER SPEC. SCARIFY 4" DEEP AND RECOMPACT 6" 6" NOTE: LOCATE TOP OF ROOTBALL A MINIMUM OF 1" ABOVE ADJACENT FINISH GRADE. 	DECORATIVE ROCK MULCH SEE PLAN FOR SIZE AND DEPTH APPLY PRE-EMERGENT WEED CONTROL TO SUBGRADE. NOT TO BE PLACED IN DRAINAGE SWALE SUBGRADE TO BE SMOOTH TO ALLOW FOR EVEN LAYER APPLICATION OF GRANITE NOTE: VERIFY GRANITE/ ROCK COLOR & SIZE W/ OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. CONTRACTOR BEARS ALL RESPONSIBILITY FOR ANY VARIATION FROM APPROVED GRANITE/ ROCK. 	
4 EVERGREEN / DECIDUOUS SHRUB N.T.S.	5 DECORATIVE ROCK MULCH N.T.S.	

GENERAL NOTES: LANDSCAPE PLAN

- CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY LOCATE SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
- REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
- CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
- CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
- CONTRACTOR TO FINE GRADE AND ROCK-BOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
- REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
- QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER LABELED ON THE PLANT LEGEND AND THE QUANTITY OF GRAPHIC SYMBOLS SHOWN, THE GREATER QUANTITY SHALL GOVERN.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
- ALL SIZES AND QUALITY OF PLANT MATERIAL SHALL MEET THE MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). THE LANDSCAPE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL IN SIZE AS INDICATED IN THE PLANT SCHEDULE UNLESS OTHERWISE SPECIFIED ON THE PLAN SET. ALL PLANTS THAT DO NOT MEET THE SIZE AND SPECIFICATIONS SET FORTH BY THE AMERICAN STANDARD FOR NURSERY STOCK WILL BE REJECTED BY LANDSCAPE ARCHITECT AT NO COST TO OWNER.
- ONCE PROJECT IS AWARDED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PLANT MATERIAL IN THE SIZE SPECIFIED ON PLAN PRIOR TO INSTALLATION. IN THE EVENT THE PLANT MATERIAL IS NOT AVAILABLE IN THE SIZE SPECIFIED, THE CONTRACTOR SHALL INSTALL LARGER AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AND REPLACED BY CONTRACTOR AT NO COST TO THE OWNER.
- PRIOR TO MOBILIZATION THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IN WRITING, IF HE/SHE BELIEVES ANY OF THE PLANT MATERIAL IDENTIFIED ON THE PLAN MAY NOT BE SUITABLE FOR THE SITE OR MAY DIE. SUBSTITUTION REQUESTS WILL BE GRANTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IF NOTIFICATION IS NOT GIVEN TO THE LANDSCAPE ARCHITECT ALL PLANTING WHICH FAILS TO GROW (EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE AS DETERMINED BY THE OWNER, NEGLECT, OR VANDALISM) SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
- ALL PLANT MASSES TO BE TOP DRESSED WITH MULCH AS SPECIFIED IN PLANT SCHEDULE. SPREAD UNIFORMLY IN DEPTH OVER THE PLANTING BEDS AS DELINEATED ON THE PLANS UNLESS OTHERWISE NOTED.
- BED EDGE TO BE NO LESS THAN 12" AND NO MORE THAN 18" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING. WHERE GROUND-COVER OCCURS, PLANT TO LIMITS OF AREA AS SHOWN.
- INITIAL LANDSCAPE MAINTENANCE IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY UNTIL FINAL ACCEPTANCE BY THE OWNER. MAINTAIN TREES, SHRUBS, LAWNS, AND OTHER PLANTS AS PER THE PROJECT MANUAL AND/OR WRITTEN SPECIFICATIONS. IF APPLICABLE, EXTENDED LANDSCAPE MAINTENANCE PERIOD BEGINS IMMEDIATELY AFTER THE COMPLETION OF ALL PLANTING OPERATIONS AND WRITTEN ACCEPTANCE FROM THE OWNER AND/OR LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS, IN ADDITION TO OWNER REQUIREMENTS.
- ALL PLANTS SHALL COME WITH A 1 YEAR WARRANTY. WARRANTY BEGINS AFTER SUBSTANTIAL COMPLETION OCCURS AND FINAL ACCEPTANCE BY OWNER. WARRANTY ASSUMES PLANTINGS ARE MAINTAINED AND IRRIGATED (VIA SYSTEM OR HAND) EITHER BY INSTALLING CONTRACTOR OR MAINTENANCE CONTRACTOR.
- REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

- THE LANDSCAPE CONTRACTOR SHALL FURNISH FROM THEIR SOURCE A GOOD CLEAN, NATIVE SOIL WHICH SHALL MEET THE APPROVAL OF THE OWNER'S REPRESENTATIVE. THIS SOIL SHALL BE USED FOR THE PLANTING MIXTURE AS FOLLOWS:
 - ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
 - ONE PART NATIVE SOIL
- SOILS WITHIN PLANTING AREAS MUST BE SUITABLE FOR PROPOSED PLANTED MATERIAL & SOD WITH REGARD TO: pH, SOIL TEXTURE, SOIL STRUCTURE, AND SEASONAL HIGH WATER TABLE. THE CONTRACTOR SHALL ANALYZE EXISTING SOILS LOCATED IN PROXIMITY TO PROPOSED PLANT MATERIAL AND BE RESPONSIBLE TO AMEND THE SO TO OBTAIN ESSENTIAL REQUIREMENTS NECESSARY FOR THE ESTABLISHMENT AND GROWTH OF PLANT LIFE. LANDSCAPE CONTRACTOR TO PROVIDE SOILS REPORT AND APPROPRIATE RECOMMENDATIONS PRIOR TO INSTALLATION TO OWNER'S REPRESENTATIVE FOR REVIEW. FAILURE TO PROVIDE REPORT MAY RESULT IN PLANT MATERIAL BEING REJECTED BY OWNER'S REPRESENTATIVE AND REPLACED AT NO COST TO OWNER.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO PLANTING, WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, POOR PLANTING SOIL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS.



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REVISIONS:

ISSUE DATE:
PERMIT/BID 07/26/2024

DRAWN BY: ATW
CHECKED BY: RAP

PANDA PROJECT #:
PANDA STORE #:
CESO PROJECT #: 763900



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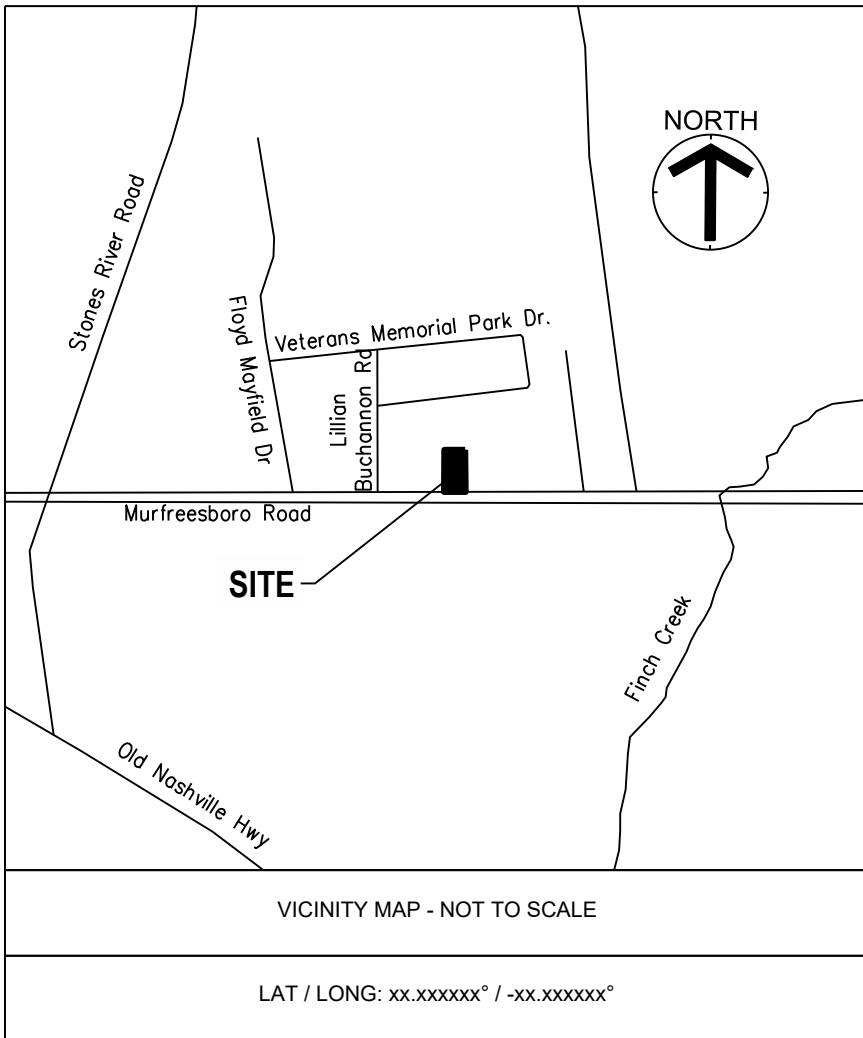
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PANDA EXPRESS
PANDA HOME
5309 MURFREESBORO RD.
LA VERGNE, TN 37412

DETAILS AND NOTES

L2.0

W:\PROJECTS\PANDA EXPRESS\763900-01 La Vergne, TN\04-SURVEY\Drawg\763900-01_Panda Express_La Vergne, TN_ALTA.dwg - 7/29/2024 - Tyler Whittington



Lillian Buchanan Dr.
(60') (public)

EXHIBIT "A" LEGAL DESCRIPTION

The Land referred to herein below in situated in the County of Rutherford, State of Tennessee, and described as follows:

A legal description is to be inserted upon receipt and will be a portion of the following:

BEGINNING at a capped 5/8" iron rod (new) at the east end of the curve return between the north right of way line of said Murfreesboro Road and the east right of way line of said Lillian Buchanan Drive; thence, with a curve to the right an arc length of 47.12 feet, said curve having a radius of 30.00 feet, a delta angle of 90°00'00", and a chord of N27°33'28"W, 42.43 feet to a capped 5/8" iron rod (new) at the point of tangency and on the east right of way line of said Lillian Buchanan Drive; thence, with said east right of way line, N17°26'32"E, a distance of 532.98 feet to a capped 5/8" iron rod (new) on the south line of "The Villas of Central Park, Phase Two" of record in Plat Book 29, page 198, R.O.R.C., Tennessee; thence, with the south line of said "Villas of Central Park, Phase Two", S 78°59'13"E, a distance of 664.69 feet to a capped 5/8" iron rod (new) on the west line of Veteran's Memorial Parkway (private) and on the west line of "The Villas of Central Park, Phase One" of record in Plat Book 26, page 78, R.O.R.C., Tennessee; thence, with said west lines of said Veteran's Memorial Parkway and "The Villas of Central Park, Phase One", S16°55'45"W, a distance of 611.05 feet to a MAG nail (old) in the sidewalk at the point of curvature of the following curve; thence, continuing with said west lines of Veteran's Memorial Parkway and "The Villas of Central Park, Phase One" and with a curve to the right an arc length of 28.30 feet, said curve having a radius of 43.00 feet, a delta angle of 37°42'24", and a chord of S35°46'57"W, 27.79 feet to a capped 1/2" iron rod (old) on the north right of way line of said Murfreesboro Road; thence, with said north right of way line, N72°33'28"W, a distance of 627.24 feet to the point of beginning.

INCLUDED in the above described property BUT EXPRESSLY EXCLUDED therefrom is that property conveyed to Mid-South Carpenters Regional Council Training Trust by Special Warranty Deed from Richland South, LLC of record in Book 1874, Page 3649, in the Register's Office of Rutherford County, Tennessee.

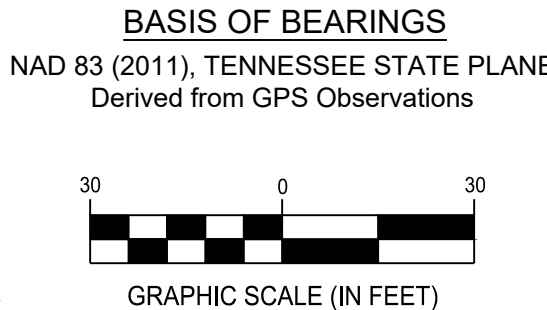
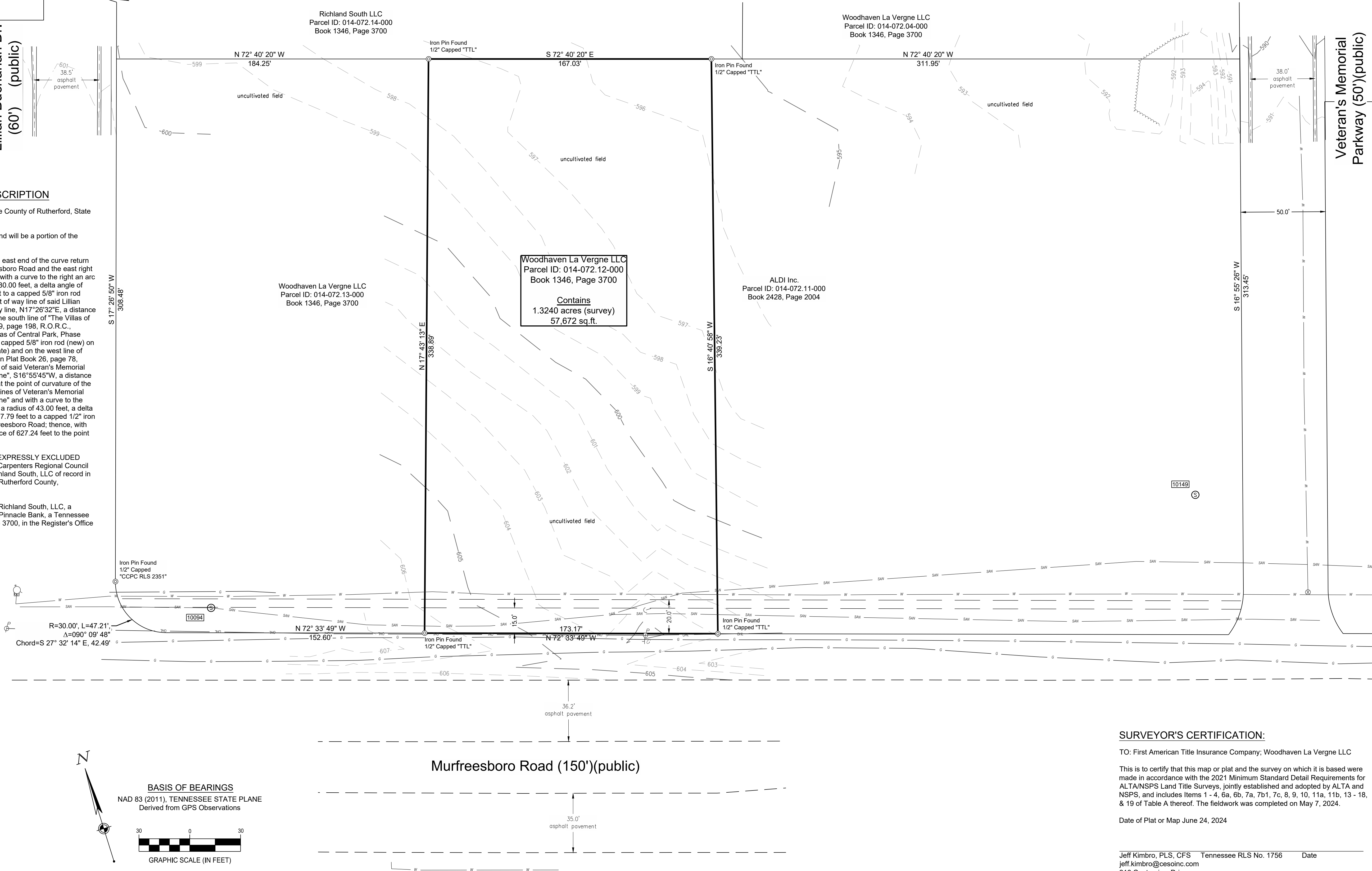
Being a portion of the same property conveyed to Richland South, LLC, a Tennessee limited liability company by deed from Pinnacle Bank, a Tennessee state chartered bank of record in Book 1346, Page 3700, in the Register's Office of Rutherford County, Tennessee.

SURVEYOR NOTES

- This survey does not constitute a title search by the surveyor. All information regarding record easements, and other documents that might affect the quality of title to the parcel shown hereon was obtained through a certified title commitment conducted by First American Title Insurance Company National Commercial Services, Commitment Number NCS-1207292-NAS and bearing an effective date of February 16, 2024 at 7:30 a.m.
- Indirect access to the subject parcel is available to Veteran's Memorial Parkway & Lillian Buchanan Dr via access easement granted by.
- No roadway improvement plans were disclosed to CESO during the survey.
- The utilities shown are located from field survey information, TN 811, and/or existing drawings supplied by client. The surveyor makes no guarantee that the utilities located comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities located are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. For utility lines or service locations on private property CESO recommends contracting a private underground utility location service.
- Parcel is located within Zone "X" (Area of minimal flood hazard) as indicated by the Flood Insurance Rate Map (FIRM) Map Number 47149C0015J, effective date: 5/8/2023 and Map Number 47149C0020K, effective date: 5/8/2023 published by the Federal Emergency Management Agency.
- No zoning report was provided to the surveyor at the time of survey.
- There are 0 regular sparking spaces & 0 handicap spaces on the subject parcel.
- The closest intersection is Murfreesboro Road & Veterans Memorial Highway located at the Southeast corner of the surveyed property.
- There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
- No evidence of street or sidewalk construction or repairs observed at time of survey.

SCHEDULE B - SECTION II

- All matters shown on plat(s) of record in Plat Book 31, Page 104, and Plat Book 44, Page 205, in the Register's Office of Rutherford County, Tennessee. -PLOTTED AND SHOWN HEREON
- All matters contained in Deed of record in Record Book 178, Page 383, in the Register's Office of Rutherford County, Tennessee. -IS NOT ON THE SURVEYED PROPERTY
- All matters contained in Deed of record in Book 259, Page 587, in the Register's Office of Rutherford County, Tennessee. -IS NOT ON THE SURVEYED PROPERTY
- Right-of-Way Easement from Sue M. Barrett to City of LaVergne, of record in Book 338, Page 630, in the Register's Office of Rutherford County, Tennessee. -PLOTTED AND SHOWN HEREON
- Utility Easement from Sue Barrett to City of LaVergne, of record in Book 560, Page 754, in the Register's Office of Rutherford County, Tennessee. -IS NOT ON THE SURVEYED PROPERTY
- Grant of Anchor Easement of record in Book 629, Page 3716 and in Book 629, Page 3718, in the Register's Office of Rutherford County, Tennessee. -IS NOT ON THE SURVEYED PROPERTY
- Notice of Limitation of Use of record in Book 520, Page 2257, in the Register's Office of Rutherford County, Tennessee. -IS NOT ON THE SURVEYED PROPERTY



SURVEYOR'S CERTIFICATION:

TO: First American Title Insurance Company; Woodhaven La Vergne LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 11b, 13 - 18, & 19 of Table A thereof. The fieldwork was completed on May 7, 2024.

Date of Plat or Map June 24, 2024

Jeff Kimbro, PLS, CFS Tennessee RLS No. 1756 Date
jeff.kimbro@cesoinc.com
216 Centerview Drive
Suite 150
Brentwood, TN 37207
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PANDA EXPRESS

ALTA / NSPS LAND TITLE SURVEY

Murfreesboro Road, La Vergne, Tennessee 37066
County of Rutherford

Revisions / Submissions		
ID	Description	Date

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Project Number:	763900
Scale:	1" = 30'
Drawn By:	TDC
Checked By:	JKK
Date:	June 24, 2024
Issue:	

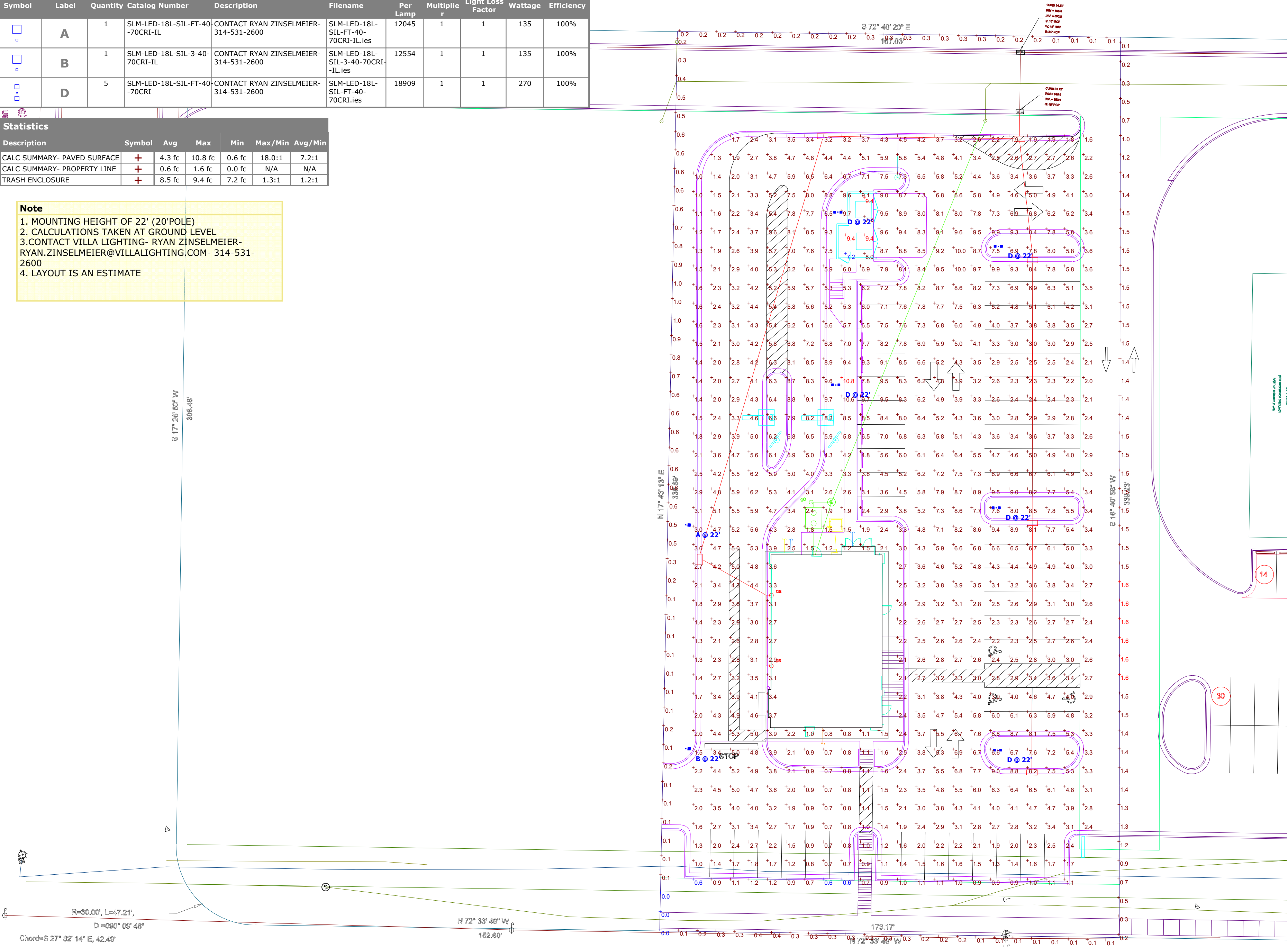
Drawing Title:
**ALTA/NSPS LAND
TITLE SURVEY**

1 of 1

Schedule										
Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	1	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12045	1	1	135	100%
	B	1	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	12554	1	1	135	100%
	D	5	SLM-LED-18L-SIL-FT-40-70CRI	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI.ies	18909	1	1	270	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	4.3 fc	10.8 fc	0.6 fc	18.0:1	7.2:1
CALC SUMMARY- PROPERTY LINE	+	0.6 fc	1.6 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	8.5 fc	9.4 fc	7.2 fc	1.3:1	1.2:1

Note
1. MOUNTING HEIGHT OF 22' (20'POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3.CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600
4. LAYOUT IS AN ESTIMATE



Plan View
Scale - 1" = 25ft

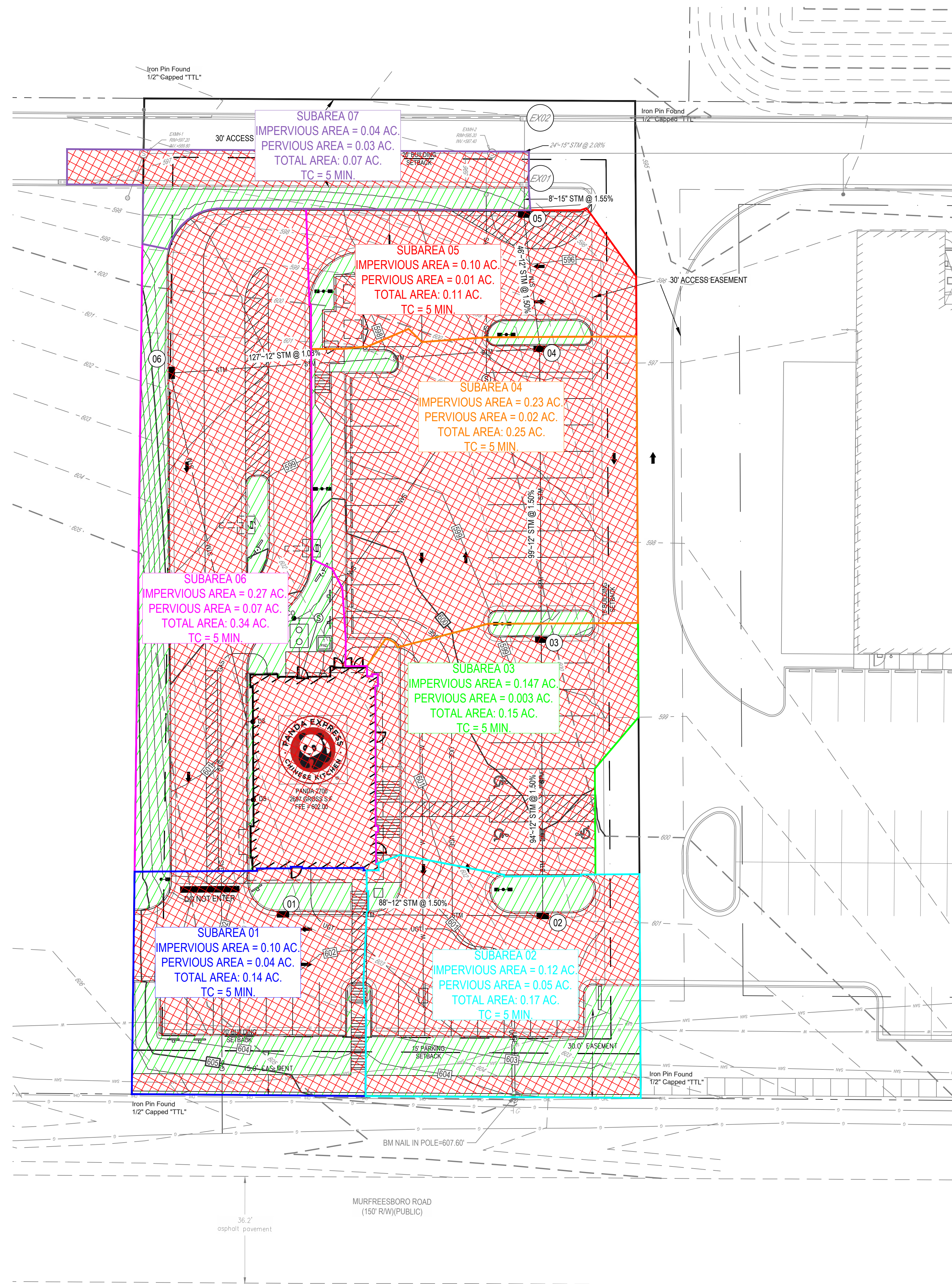


PANDA EXPRESS
LA VERGNE, TN

Designer
R. ZINSELMEIER
Date
07/15/2024
Scale
NOTED
Drawing No.

Summary

PERVIOUS AREA



SUBAREA	IMPERVIOUS AREA (AC.) (C = 0.9)	PERVIOUS AREA (AC.) (C = 0.3)	TOTAL AREA (AC.)	COMPOSITE C
1	0.10	0.04	0.14	$[(0.9*0.10)+(0.3*0.04)]/0.14 = 0.73$
2	0.12	0.05	0.17	$[(0.9*0.12)+(0.3*0.05)]/0.17 = 0.72$
3	0.147	0.003	0.15	$[(0.9*0.147)+(0.3*0.003)]/0.15 = 0.8$
4	0.23	0.02	0.25	$[(0.9*0.23)+(0.3*0.02)]/0.25 = 0.85$
5	0.10	0.01	0.11	$[(0.9*0.10)+(0.3*0.01)]/0.11 = 0.85$
6	0.27	0.07	0.34	$[(0.9*0.27)+(0.3*0.07)]/0.28 = 0.77$
7	0.04	0.03	0.07	$[(0.9*0.04)+(0.3*0.03)]/0.07 = 0.64$

SUBAREA	C	I (10-YR.) (IN/HR)	A (AC.)	Q (CFS)
1	0.73	7.06	0.14	0.73*7.06*0.14 = 0.72
2	0.72	7.06	0.17	0.73*7.06*0.17 = 0.86
3	0.89	7.06	0.15	0.89*7.06*0.15 = 0.94
4	0.85	7.06	0.25	0.85*7.06*0.25 = 1.50
5	0.85	7.06	0.11	0.85*7.06*0.11 = 0.66
6	0.75	7.06	0.28	0.75*7.06*0.28 = 1.48
BUILDING	0.90	7.06	0.06	0.97*0.06 = 0.39
7	0.64	7.06	0.07	0.64*7.06*0.07 = 0.32

PIPE	SIZE (IN)	SLOPE (FT/FT)	Q (CFS)	CAPACITY (CFS)
01 TO 02	12.00	0.015	0.72	5.13
02 TO 03	12.00	0.015	1.58	5.13
03 TO 04	12.00	0.015	2.52	5.13
04 TO 05	12.00	0.015	4.02	5.13
BUILDING TO 06	6.00	0.015	0.39	0.81
06 TO 04	12.00	0.010	1.87	5.13
05 TO EX01	15.00	0.015	6.55	9.31
EX01 TO EX02	15.00	0.020	9.63	10.75



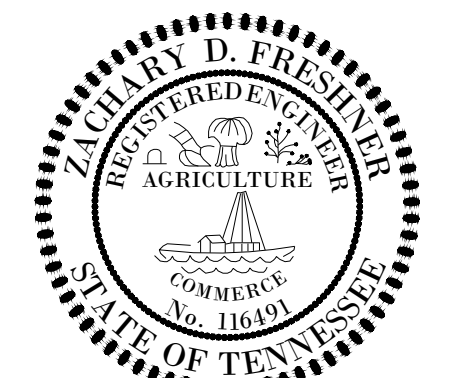
Telephone: 626.799.9898
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	PERMIT SET	07-26-24

PANDA PROJECT #:	S8-25-D31745
PANDA STORE #:	D31745
ARCH PROJECT #:	763900



CESO
WWW.CESOGROUP.COM
3601 Rigby Rd., Suite 300
Miami Springs, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

EX-2

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE T402 INLAY	T111 TILE SIZE: REF. SCHEDULE T200 TILE SIZE: REF. SCHEDULE T125 FULL TILE	625S, 2850S PAINT T111, T125 TILE G-1 WALL COVERING	C4 2' X 2' ARMSTRONG ULTIMA C3 GYP BOARD W/ PAINT 625S
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	INT ALUMINUM GALVANIZED S.S. EXT S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 MEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ 625S SMOOTH WASHABLE PAINT
107 WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ 625S SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T125 FULL TILE	2850S T125 PAINT TILE	C3 GYB BOARD W/ 625S SMOOTH WASHABLE PAINT
109 NOT USED	-	-	-	-
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ 625S SMOOTH WASHABLE PAINT
111 ENTRY VESTIBULE	T200 24" X 24" TILE M100 4" X 6" MAT	T125 FULL TILE	P104 T124 PAINT TILE	C3 GYB BOARD W/ 625S SMOOTH WASHABLE PAINT

DOOR & HARDWARE SCHEDULE

CONTRACTOR TO PURCHASE DOOR HARDWARE & FRAME DIRECTLY FROM PANDA'S NATIONAL ACCOUNT SUPPLIER. SUPPLIER TO PROVIDE ALL STOREFRONT DOOR HARDWARE, P-LAM DOORS & FRAMES AND HM DOORS & FRAMES

CONTACT FOR QUOTING, ORDERING & LOGISTICS
APRIL WALDREN, PROJECT MANAGER
800-887-4307 EXT. 350 PHONE
AprilW@locknet.com, panda@locknet.com

NOTES:
CONTRACTOR HAS THE OPTION TO PURCHASE STOREFRONT HARDWARE FROM OTHER SOURCE, PROVIDED THE HARDWARE IS PER SPECS. NO SUBSTITUTIONS ALLOWED. STOREFRONT HARDWARE SPECS ARE PROVIDED IN THE PROJECT BID PACKAGE. COORDINATE WITH PANDA PROJECT MANAGER LISTED ON SHEET G-001

ADDITIONAL CONTACTS:

THOMAS DOWNS, SALES MANAGER; ThomasD@locknet.com; 800-887-4307 x116
EDDIE ANDUEZA, DIR. ARCH. DOOR & HRDWR SOL.; eddiea@locknet.com; 859-432-2289

NO.	DR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	COOR.	LITE	RTG	PASSAGE	LOCKSET	ELECT. STRIKE W/ ENTRY KEYPAD	PRIVACY	S.F. FULL	S.F. PUSH	PANIC	BUTT	FLOOR	WALL	REMOVABLE CENTER POST	THRESHOLD	LATCH GUARD	DETEX ALARMS	SILENCERS	KICKPLATE	CLOSER	CHAIN RESTRAINT W/ SPRINGS (EA. DOOR)	REMARKS
D1	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	●			●	●	●	●	●	●	●	●	●				●			KAWNEER CURTAIN 1620 SYSTEM. PULL ON EXTERIOR SIDE BY LOCKNET
D2	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	●			●	●	●	●	●	●	●	●	●				●			KAWNEER CURTAIN 1620 SYSTEM. PULL ON EXTERIOR SIDE BY LOCKNET
D3	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-		●			●			●	●	●	●	●				●			KICKPLATE ON EA. SIDE OF DOOR
D4	NOT USED	-	-	-	-	-	-	-																			
D5	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-								●	●	●	●	●				●			KICKPLATE ON INT. SIDE OF DOOR
D6	HOLLOW METAL	(2) 3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	●							●	●	●	●	●				●			
D7	HOLLOW METAL	3'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	●							●	●	●	●	●				●			W/ LOUVERED VENT & BUG SCREEN
D8	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●		●	●	●	●	●	●	●	●	●				●			100% BLACK-OUT SPANDREL FILM WITHIN LAMINATED GLASS. DO NOT APPLY FILM TO OUTER SURFACES OF GLASS
D19	ALUM. STORE VESTIBULE	3'-0" X 7'-0"	ALUM.	BLACK ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●		●	●	●	●	●	●	●	●	●				●			

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

WALL SCHEDULE

NO.	DESCRIPTION
W1	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W2	3-5/8" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W3	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W4	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W5	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W6	6" 20GA. METAL STUD WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)
W7	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.
W8	3-5/8" 20GA. METAL STUD LOW WALL W/ 5/8" TYPE "X" GYP. BOARD ONE SIDE. T.O.W. @ 30" A.F.F.
W9	2 1/2" 20GA. METAL STUD FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE
W10	1 1/2" 20GA. METAL STUD FURRING W/ 5/8" TYPE "X" GYP. BOARD ON ONE SIDE

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

WALL PANEL SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	FINISH	REMARK
CG1	FAMILY BOOTH CANOPY	RICHFIELD: 209 W X 660 X 48.75H	-	-	SUPPLIED BY RICHFIELD/PANDA, INSTALLED BY GC
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LB0S.14	#636 (GRAY), SM/SM	CONTACT: SALES@CRANECOMPOSITES.COM; 800-435-0080
WP2	KEC	S.S. PANEL (22 GA)	WP2	BRUSHED FINISH	FURNISHED BY PX, INSTALLED BY G.C.
WP3	KEC	S.S. PANEL (22 GA)	WP3	4" DIAMOND PATTERN FINISH	FURNISHED BY PX, INSTALLED BY G.C.

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

SPECIAL SURFACE SCHEDULE

NO.	MANUFACTURER	DESCRIPTION	MFG #	STAIN/COLOR	FINISH	REMARK
QZ-8	DALTILE	ARTIFICIAL QUARTZ	QO03	BROADWAY BLACK	POLISHED	SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

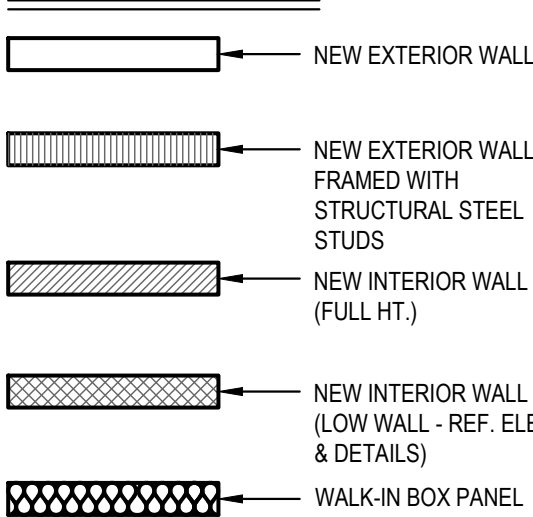
INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

PAINT SCHEDULE

NO.	MANUFACTURER	MFG #	COLOR	FINISH	REMARK
7065SG	SHERWIN-WILLIAMS	SW 7065	ARGOS	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE SEMIGLOSS	REAR SERVICE DOOR, INTERIOR SIDE
625S	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	SUPERPAINT INTERIOR SATIN	RESTROOM & RESTROOM VESTIBULE CEILING, DINING ROOM SOFFIT
2850S	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	SUPERPAINT INTERIOR SATIN	DINING RM. WALLS, RESTROOM VESTIBULE WALLS
7069G	SHERWIN-WILLIAMS	SW 7069	IRON ORE	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE GLOSS	RESTROOM DOOR FRAMES
7069S	SHERWIN-WILLIAMS	SW 7069	IRON ORE	SUPERPAINT INTERIOR SATIN	FRONT & UNDERSIDE OF SERVICE LINE & BACK OF SERVICE LINE SOFFIT
7069SIM	SHERWIN-WILLIAMS	COLOR MATCH TO EIFS-2	COLOR MATCH TO EIFS-2	PRO INDUSTRIAL WATERBASED ACRYLIC URETHANE SEMIGLOSS	SERVICE DOORS, EXTERIOR SIDE

SUPPLIED BY GC USE SHERWIN WILLIAMS NATIONAL ACCOUNT #PARENT1066. CONTACT DENISE MATHENY 657.236.8418, denise.k.matheny@sherwin.com

WALL LEGEND



NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.:
1. PANEL DIVIDERS AT WP3
2. INSIDE CORNER AT WP3 TO WP2
3. FLASHING AT TOP OF BASE WP3
4. WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:
5. INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN

18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.

18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH

18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.

18 GA. STAINLESS STEEL WALL CAP

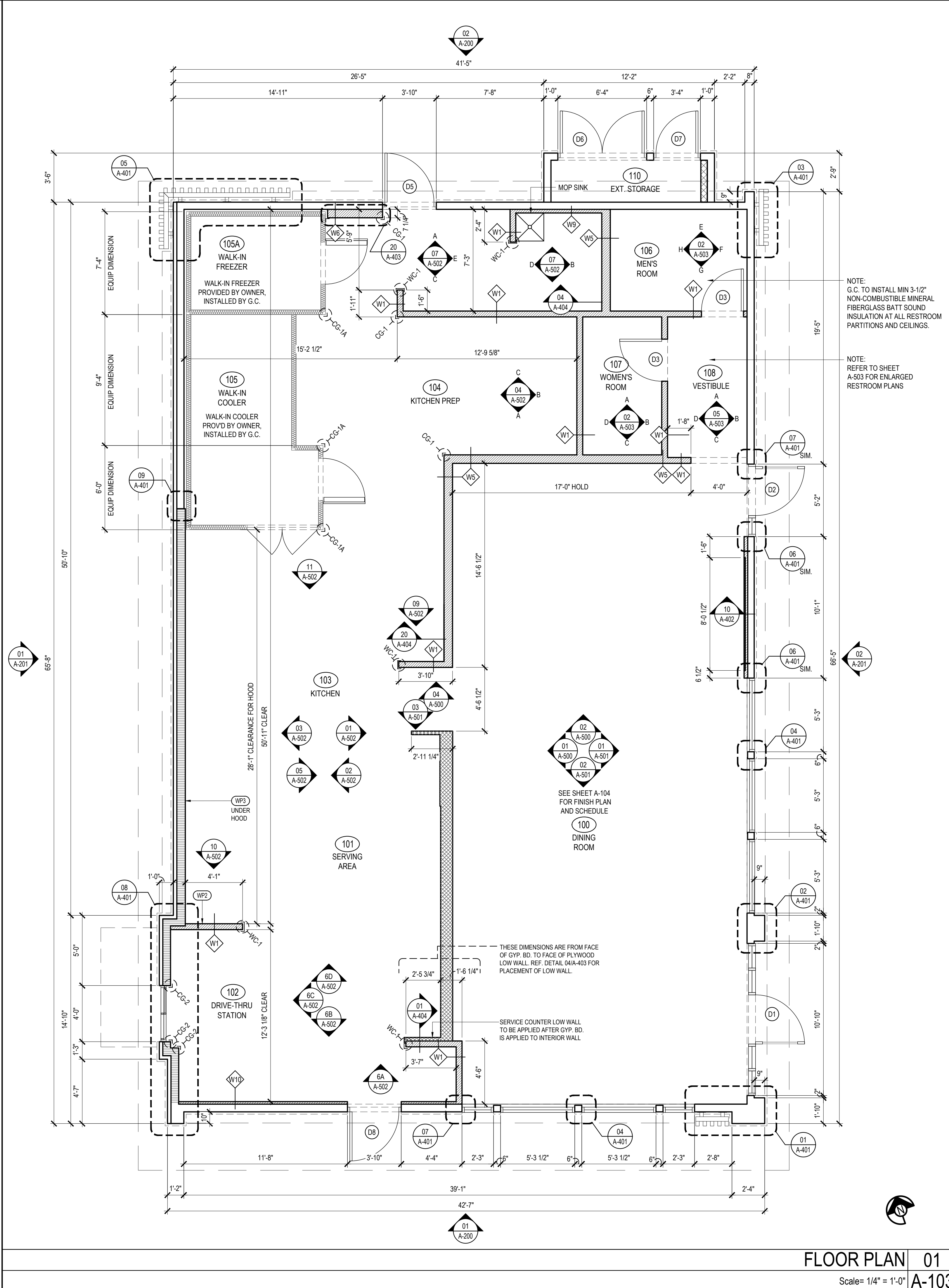
ALL OTHER STAINLESS STEEL BY G.C.

NOTE!!!!!!!!!!!!!!:

***ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD**

NOTE:

CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS



FLOOR PLAN

01

Scale= 1/4" = 1'-0"

A-103



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE
1	PERMIT SET	07-26-24

ISSUE DATE:

NO.	DESCRIPTION	DATE
1	PERMIT SET	07-26-24

DRAWN BY: DMB
CHECKED BY: AJF, MA

PANDA PROJECT #: S8-25-D31745

PANDA STORE #: D31745

ARCH PROJECT #: 763900



CHESAPEAKE ENGINEERING & SURVEYING
3601 Rigby Rd., Suite 300
Mansfield, OH 45424
Phone: 937.435.6504 Fax: 938.208.4838

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

A-103

FLOOR PLAN

PANDA HOME R2

EXTERIOR FINISH SCHEDULE

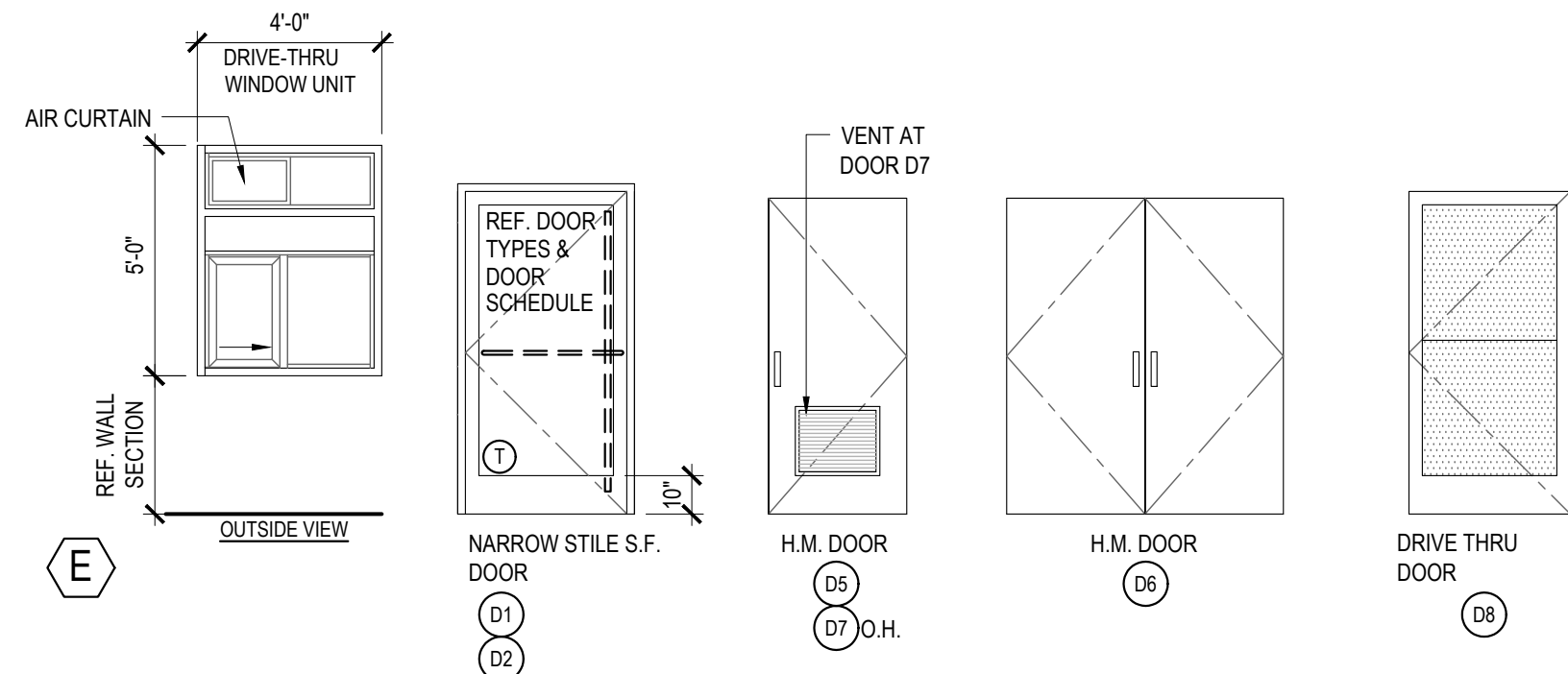
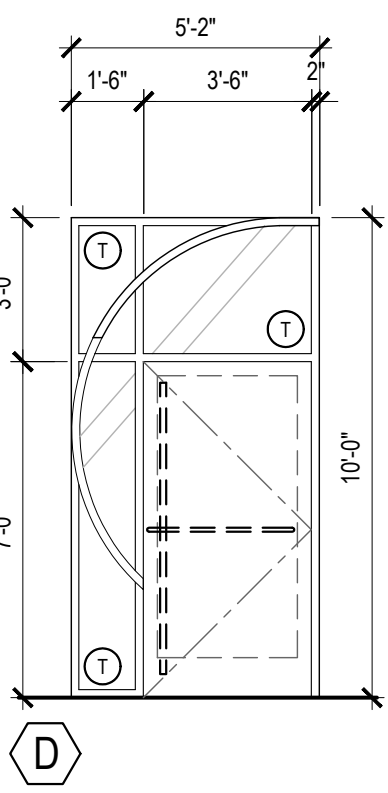
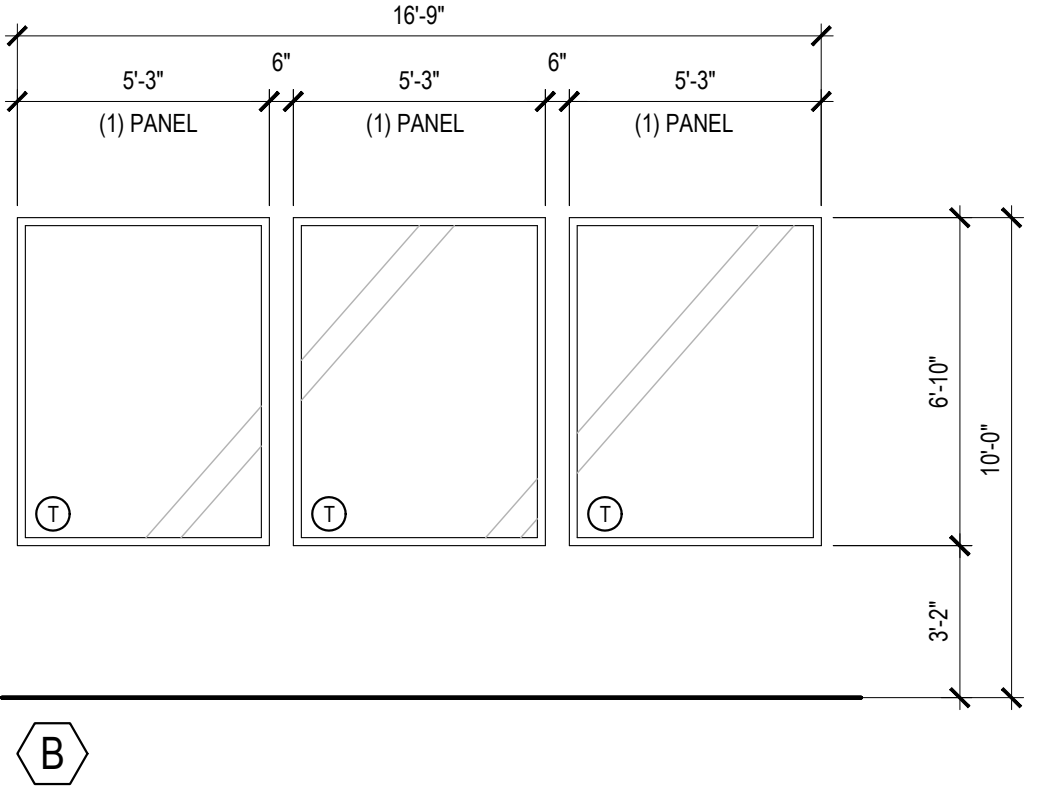
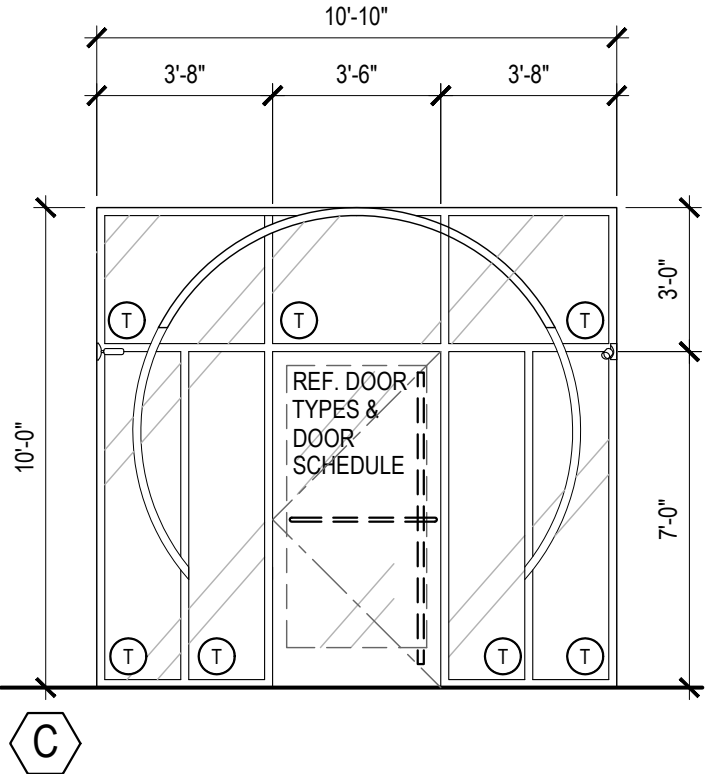
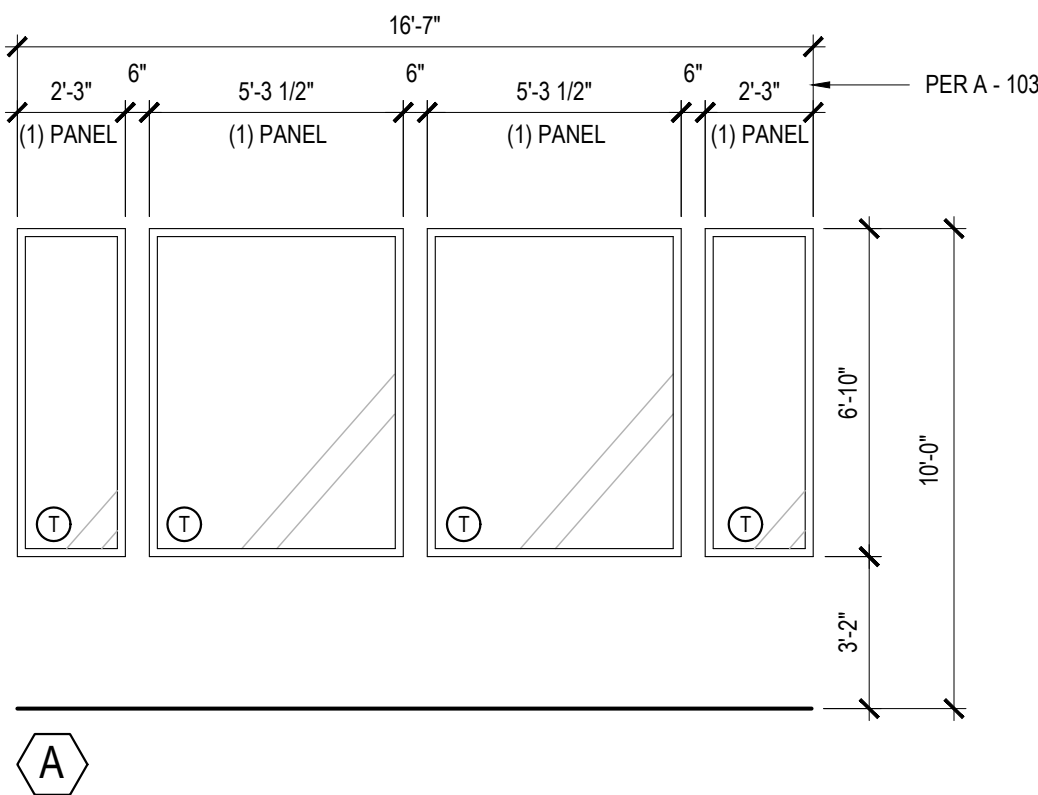
NO.	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
EIFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 7646 FIRST STAR	FINE	BUILDING BODY NOTE: EIFS TO RECEIVE FINAL COAT OF STO-CORP STO-LASTIC ELASTOMERIC COATING TINTED TO DESIRED COLOR AS SCHEDULED
EIFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
EIFS-3	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR P200C - RED	FINE	EIFS BEHIND TRELLIS
ST-1S	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
CD-1	FIBERON	WILDWOOD	BAMBOO	-	COMPOSITE CLADDING - CONTACT: MARIA SCHOLLER 419-704-5924 EMAIL: MARIA.SCHOLLER@FIBERONCLADDING.COM
MTL-2	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
CD-1	EXCEPTIONAL METALS	-	"PANDA EXPRESS SW7069 - IRON ORE"	-	CAP FLASHING

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE.

WINDOW SCHEDULE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
A	12'-7" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE.
B	16'-9" LIN. FEET	6'-10"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
C	10'-10"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
D	5'-2"	10'-0"	1" INSULATED GLASS	BLACK ANOD. ALUMINUM STOREFRONT	KAWNEER CURTAIN WALL 1620 SYSTEM WITH 1" INSULATED GLAZING, IN 6" X 2" IN ANODIZED ALUMINUM FRAME MOON GATE TO CONNECT WITH KAWNEER ATTACHMENT BRACKET 834-745.	5. MANUFACTURER: QUIK-SERV. MODEL IFT-4866E WITH THRU-BEAM PHOTO-ELECTRIC BAR. REGIONAL APPLICATION WITH QSK1025AA-BK NON HEATED AIR CURTAIN OR QSV1025EJ-040-BK HEATED AIR CURTAIN. TYPE OF AIR CURTAIN SHALL COMPLY WITH WINDOW SCHEDULE.
E	4'-0"	59 1/2	1" INSULATED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN OR HEATED AIR CURTAIN), ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	① TEMPERED GLASS
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING	

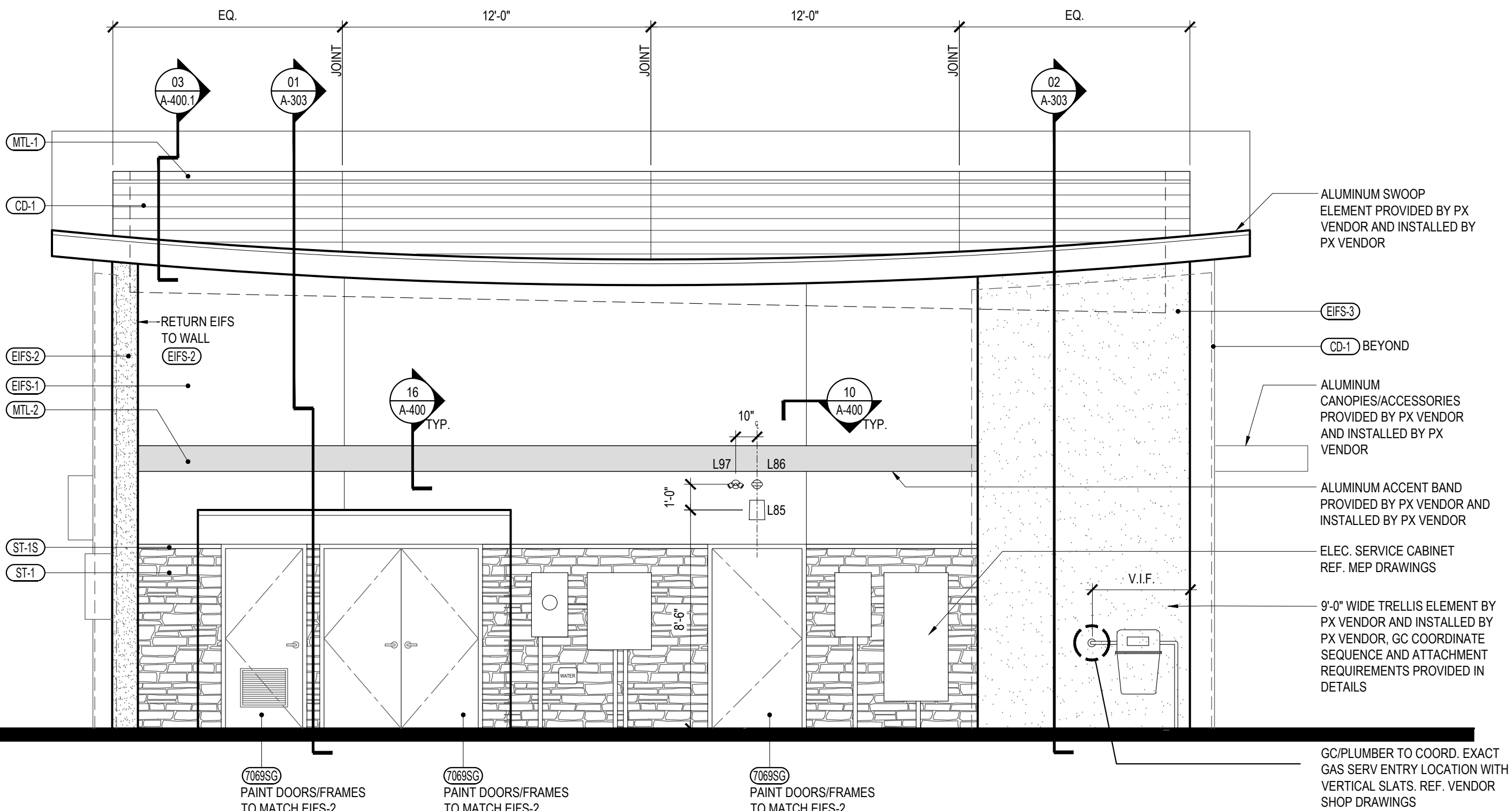
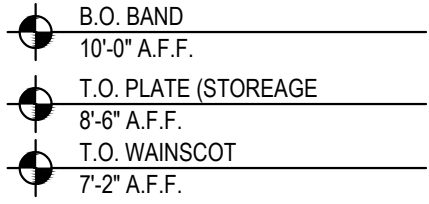
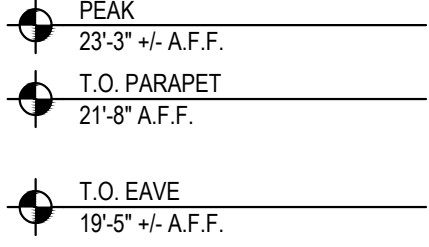
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WINDOW AND DOOR ELEVATIONS

03

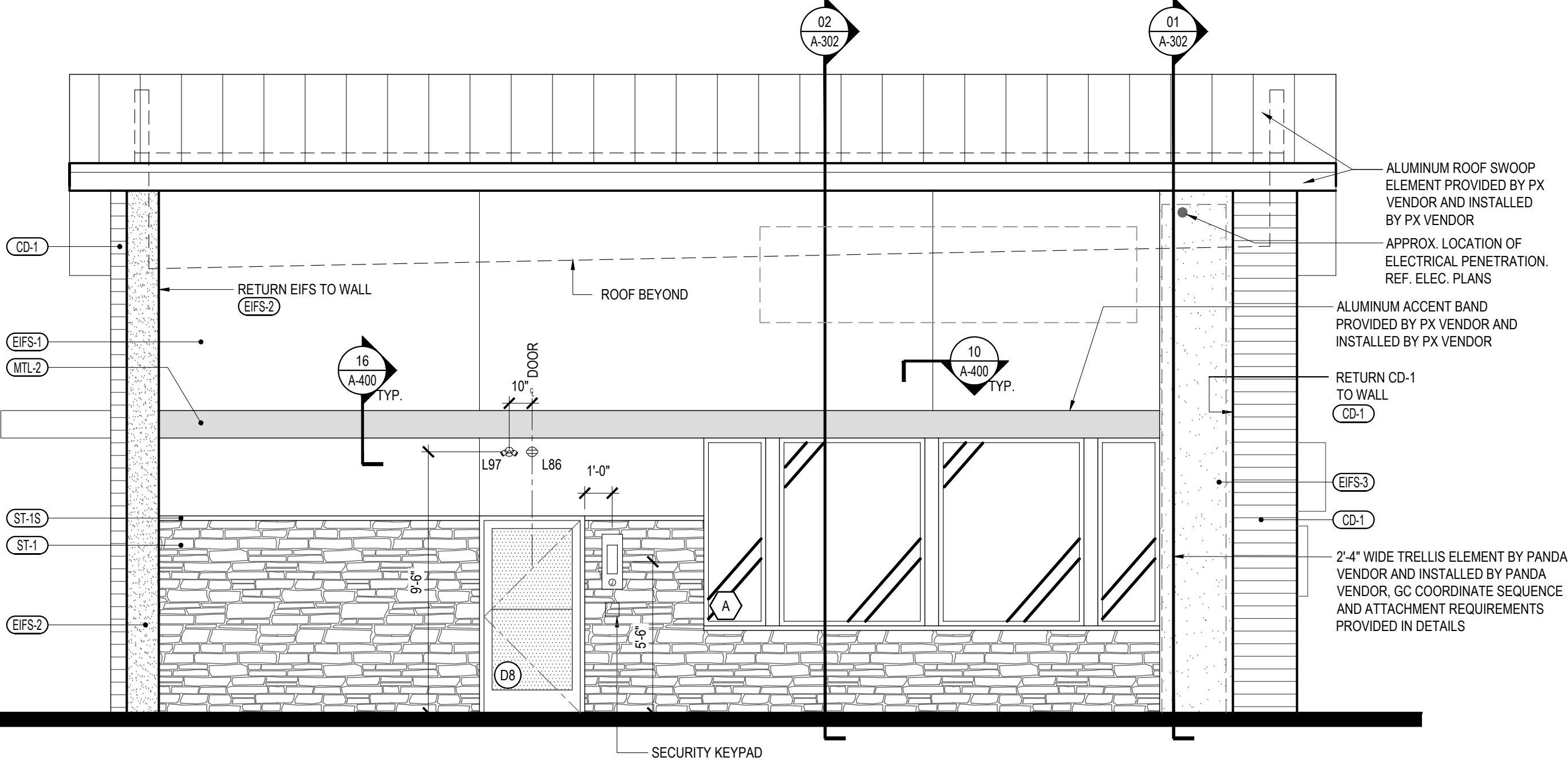
Scale= NTS A-200



REAR ELEVATION

02

Scale= 1/4" = 1'-0" A-200



FRONT ELEVATION

01

Scale= 1/4" = 1'-0" A-200



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE
1	PERMIT SET	07-26-24
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ISSUE DATE:

NO.	DESCRIPTION	DATE
1	PERMIT SET	07-26-24
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10		

DRAWN BY: DMB
CHECKED BY: AJF, MA

PANDA PROJECT #: S8-25-D31745
PANDA STORE #: D31745
ARCH PROJECT #: 763900



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PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

A-200

EXTERIOR ELEVATIONS

