AGENDA

La Vergne Planning Commission
September 24, 2024 at 5:30 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. **(DEFERRED)**

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.

ADJOURN

MINUTES OF THE REGULAR MEETING OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON AUGUST 27, 2024 AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular meeting on August 27, 2024, in La Vergne City Hall, starting at 6:00 p.m. with Chairman Earl Garvin, Jr., present and presiding.

Members Present

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

ORDER OF BUSINESS

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

A motion, made by Mayor Jason Cole, seconded by Secretary Graeme Coates, to approve the minutes of the July 30, 2024 Regular Meeting and August 13, 2024 Workshop, was adopted with all voting AYE.

2. Public Comment Period.

No one spoke.

NEW BUSINESS

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

This item was deferred. No action was taken.

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

Mr. Logan gave his report.

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

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

Mr. Logan gave his report. Mr. Jake Blair presented a materials board to the Commissioners.

A motion, made by Mark Molnar, seconded by Alderman Carol Haas, to approve the site plan as submitted, was adopted with all voting AYE.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

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

This item was deferred. No action was taken.

9. Site Plan – Sorani Tire Shop – Two (2) Storage Facilities of 690 and 304 Square Feet on 0.33 Acres. Requested by Chet Rhodes. Property located at 187 Old Nashville Highway (Tax Map 15M, Group A, Parcel 2). C-2 (Highway Service) Page 2 of 2 Zoning District. Property owned by Shwan Sorani.

This item was deferred. No action was taken.

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

Mr. Logan gave his report. Mr. Lide stated the surface was 100% dustless.

A motion, made by Mayor Jason Cole, seconded by Alderman Carol Haas, to approve the site plan as submitted, was adopted with all voting AYE

11. Bonds/Letters of Credit Update.

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

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the meeting adjourned at 6:13 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

MINUTES OF THE WORKSHOP OF THE CITY OF LA VERGNE PLANNING COMMISSION HELD ON SEPTEMBER 10, 2024, AT LA VERGNE CITY HALL, LA VERGNE, TENNESSEE.

The City of La Vergne Planning Commission met in a regular workshop on September 10, 2024, in La Vergne City Hall, starting at 5:30 p.m. with Chairman Earl Garvin, Jr. present and presiding.

Members Present

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

A quorum was determined.

1. Approve Minutes: August 27, 2024 Regular Meeting and September 24, 2024 Workshop.

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

2. Public Comment Period.

No one spoke.

OLD BUSINESS

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

Mr. Bo Logan gave his report.

City Engineer Gary Lide explained some of the outstanding comments. Mayor Cole asked about the updated spreadsheet for those items. A discussion ensued.

No action was taken.

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.

This item was deferred.

No action was taken.

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.

This item was deferred.

No action was taken.

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

This item was deferred.

No action was taken.

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.

Mr. Logan gave his report.

Mr. Chet Rhodes, a representative for Sorani Tire Shop, approached the podium. He spoke about the site plan and the two options he submitted. He presented and passed them to the Commissioners and staff members. Mayor Cole made comments about the options. Secretary Coates made comments about the setbacks.

Mr. Logan explained that the Planning Commission can allow exceptions in this overlay. A discussion ensued. This item was deferred.

No action was taken.

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.

Mr. Logan gave his report. Engineering and Planning Technician Jake Blair presented the material board to the Commissioners.

Mr. Lide explained the outstanding comments.

Mr. Matt Waterson, 1732 Sorrel Brook Way, NC, approached the podium. He made comments about the utility comments from Mr. Lide. A discussion ensued.

Mayor Cole asked about sidewalks. Secretary Coates asked if the entrance could be widened from 24 to 28 feet. Mr. Waterson stated they would adjust the entrance. He spoke about the stormwater ordinance. A discussion ensued. Mr. Lide declared the property critical and that they must comply with the stormwater ordinance. Mr. Logan asked the applicant if the new sidewalk could tie into the existing sidewalks.

No action was taken.

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.

Mr. Bo Logan gave his report. Mr. Blair presented a material board to the Commissioners.

Mr. Lide explained the outstanding engineering comments.

Mr. Matt Ceso, a representative for Panda Express, approached the podium to field questions. He spoke about the dumpster material (EIFS). Chairman Garvin asked about using a different material for the dumpster. Mr. Ceso stated he would check into it. A discussion ensued.

Secretary Coates asked about the entranceway stripping. Mr. Hesseman asked if the landscaping could match the future Aldi landscaping. Mr. Hesseman made comments about the parking spaces. A discussion ensued.

Ms. Elizabeth Downey, a representative of Panda Express, approached the podium and spoke about the parking spaces. A discussion ensued. Ms. Downey asked about the masonry of the outside of the building. Mayor Cole stated the masonry needs to be close to the required percentage of 80/20.

No action was taken.

10. Bonds/Letters of Credit Update.

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

No action was taken.

12. Discussion – Draft Zoning Ordinance

Mr. Logan spoke about the draft Zoning Ordinance. He stated that we would send out the updated changes by the next meeting.

Secretary Coates made comments about R-3 and Blair Road. A discussion ensued.

ADJOURNMENT

There being no further business to come before this meeting, Chairman Garvin declared the workshop adjourned at 6:30 p.m.

_____
Chairman

_____
City Recorder

_____
Approved

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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 City's final punch list has been provided to them.

The developer first requested that this item be placed on the agenda for June 2024, and it was. It has been continually on the agenda since then, in some capacity.

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

Engineering (**Gary Lide** - glide@lavergnetn.gov)
Developer has been working with staff on outstanding issues but the punchlist rem,ains 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.
- FH between 338 and 336 Delta way needs raised, currently at 11". Needs to be at 18" min.
- Valve at corner of Oasis Dr and Delta Way (currently painted pink) needs a complete new casting top, current casting one side is broken off. Valve box needs cleaned out to expose operating nut and 2 top bolts on valve.
- FH in front of 226 Oasis Dr needs to be raised, currently at 14". Needs to be at least 18"min.

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

Sewer
(Updated 06 August 2024)
- The major issues @ Carothers Crossing Phase II have been corrected.
- The only thing the city is waiting for is the CCTV footage that the developer needs to provide. I spoke to the developer a few weeks ago, and he was still waiting on the footage from the company.

Stormwater
(Updated 05 August 2024)
- All curb and area inlet structures, headwall and pipe junctions need to be grouted with Portland cement.
- The area in front of all headwalls needs to drain as shown on the plans. If any area around the headwall have washed out or have silt build up that area needs to be reworked and stabilized with seed and matting.
- Remove all not needed erosion control.
- Be sure all inlet boxes are clean and drain properly.
- Check to be sure all pipes are clean and drain properly.
- Be sure all roads are clean.
- Be sure all drainage area drains as shown on the plans. if any area needs reworked that that area needs stabilized with seed and matting.
- All bare areas need stabilized with seed and straw or matting.

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

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

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

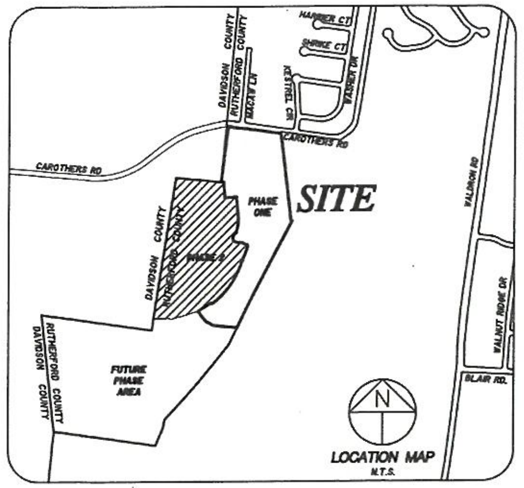
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

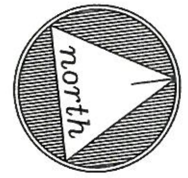
***Note:** The above technical items may not be the only corrections and/or issues needing to be resolved to get approval from the planning commission. New items can be brought up at the workshop and staff can add items at any time that might have been overlooked. It is the applicant's responsibility 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.

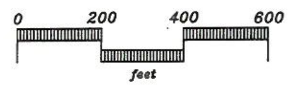
HAMLET
AT CAROTHERS CROSSING

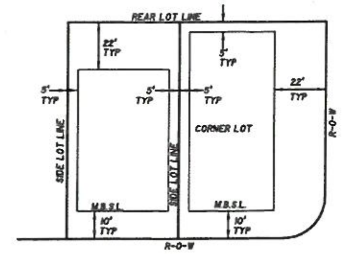
Welcome to
HAMLET
AT CAROTHERS CROSSING
Daily
Noon to 5:00p.m.
629-213-0243
dalamar
Financing Provid
FB
FirstB
Travis Dumke

TYPAR
Pulte HOMES
SALES CENTER
Greenrise









TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE 4/4/22 NAME [signature]
MAP 29, P/O PARCEL 29.00
RECORD BOOK 1737, PAGE 3857
KEVIN MARTIN, MANAGING MEMBER
BURKITT HILLS INVESTMENT GROUP, LLC

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

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

CERTIFICATE OF APPROVAL 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 [signature]
SECRETARY, PLANNING COMMISSION

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 "I", 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 David A. Parker
REGISTERED LAND SURVEYOR
TENN. R.L.S. NO. 2381

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

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

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE LAVERGNE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 5/31/22 NAME Kyle Brown

GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 132 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES TIED TO RUTHERFORD COUNTY CONTROL POINT RCC-01 (NAD 83-96).
3. THIS PROPERTY LIES WITHIN ZONE X, PER FEMA FIRM MAPS FOR RUTHERFORD COUNTY, MAP NO. 47149C0105H, EFFECTIVE DATE: JANUARY 5, 2007.
4. PARCELS MAY BE SUBJECT TO ADDITIONAL ESMT'S AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
5. PROPERTY IS ZONED PDR (LOW DENSITY RESIDENTIAL). MINIMUM SETBACK REQUIREMENTS ARE: FRONT = 10 FT. - SIDE = 5 FT. - REAR = 22 FT.
6. FOR EACH LOT SHOWN ON THIS PLAT, THERE SHALL BE PLANTED A MINIMUM OF ONE CANOPY TREE OF AT LEAST 2.5" CALIPER AND ONE UNDERSTORY TREE OF AT LEAST 1.5" CALIPER. THE TYPE OF TREE IS TO BE DETERMINED BY THE CITY OF LAVERGNE WITH THE DEVELOPER.
7. ALL CRITICAL LOTS (WITH 15% SLOPES OR GREATER), ARE DENOTED WITH AN ASTERISK. ENGINEERED PLOT PLANS ARE REQUIRED FOR THESE LOTS PRIOR TO OBTAINING A BUILDING PERMIT.
8. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS. STREET LIGHTS SHALL BE LOCATED NO MORE THAN 300 FEET APART.

LOT AREA TABLE

Area	SQ. FEET	ACRES
93	3,744	0.09
94	3,744	0.09
95	3,744	0.09
96	3,744	0.09
97	3,744	0.09
98	3,744	0.09
99	3,967	0.09
100	4,004	0.09
101	4,004	0.09
102	4,004	0.09
103	4,717	0.11
104	6,545	0.15
105	[illegible]	0.1
106	4,508	0.10
107	4,335	0.10
108	4,177	0.10
109	4,039	0.09
110	3,985	0.09
111	3,787	0.09
112	3,744	0.09
113	3,744	0.09
114	3,744	0.09
115	4,060	0.09
116	3,744	0.09
117	4,478	0.10
118	4,482	0.10
119	3,264	0.07
120	3,264	0.07
121	3,019	0.07
122	3,264	0.07
123	3,264	0.07
124	3,264	0.07
125	3,264	0.07
126	3,363	0.08
127	[illegible]	0.13
128	4,280	0.10
129	3,744	0.09
130	3,744	0.09
131	3,744	0.09
132	3,744	0.09
133	3,744	0.09
134	6,909	0.16
135	3,744	0.09
136	3,744	0.09
137	3,744	0.09
138	3,744	0.09
139	3,744	0.09
140	3,744	0.09
141	3,744	0.09
142	6,566	0.15
143	5,050	0.12
144	5,065	0.12
145	5,745	0.13
146	5,057	0.12
147	5,058	0.12
148	5,058	0.12
149	[illegible]	0.12
150	5,058	0.12
151	5,058	0.12
152	5,932	0.14
153	5,470	0.13
154	5,057	0.12
155	5,450	0.13
156	[illegible]	0.14
157	[illegible]	0.13
158	5,424	0.12

Area	SQ. FEET	ACRES
159	5,060	0.12
160	5,060	0.12
161	5,060	0.12
162	5,060	0.12
163	5,060	0.12
164	5,145	0.12
165	5,659	0.13
166	6,0[illegible]	0.14
167	5,243	0.12
168	5,244	0.12
169	6,447	0.15
170	[illegible]	0.09
171	[illegible]	0.09
172	[illegible]	0.09
173	[illegible]	0.09
174	[illegible]	0.09
175	[illegible]	0.09
176	[illegible]	0.11
177	[illegible]	0.17
178	6,321	0.15
179	6,321	0.15
180	6,321	0.15
181	6,956	0.16
182	3,744	0.09
183	3,744	0.09
184	3,744	0.09
185	5,268	0.12
186	4,491	0.10
187	3,788	0.09
188	3,903	0.09
189	3,744	0.09
190	3,744	0.09
191	9,361	0.21
192	[illegible]	0.12
193	4,270	0.10
194	4,270	0.10
195	4,270	0.10
196	4,270	0.10
197	4,270	0.10
198	4,281	0.10
199	4,281	0.10
200	3,744	0.09
201	3,744	0.09
202	3,744	0.09
203	3,744	0.09
204	3,744	0.09
205	3,744	0.09
206	[illegible]	0.09
207	3,974	0.09
208	3,974	0.09
209	3,974	0.09
210	3,974	0.09
211	3,974	0.09
212	3,974	0.09
213	3,974	0.09
214	3,974	0.09
215	3,974	0.09
216	3,974	0.09
217	3,974	0.09
218	3,974	0.09
219	6,469	0.15
220	6,000	0.14
221	5,274	0.12
222	5,969	0.14
344	5,648	0.13
345	5,284	0.12

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE #1	65,581	1.51
OPEN SPACE #2	97,894	2.25
OPEN SPACE #3	[illegible]	[illegible]
OPEN SPACE #4	3,633	0.08
ROAD RIGHT-OF-WAY	254,185	5.84

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°09'23" W	64.00'
L2	S 64°47'53" E	64.00'
L3	N 84°35'00" E	35.49'

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 47149C0105H, DATED JANUARY 05, 2007.

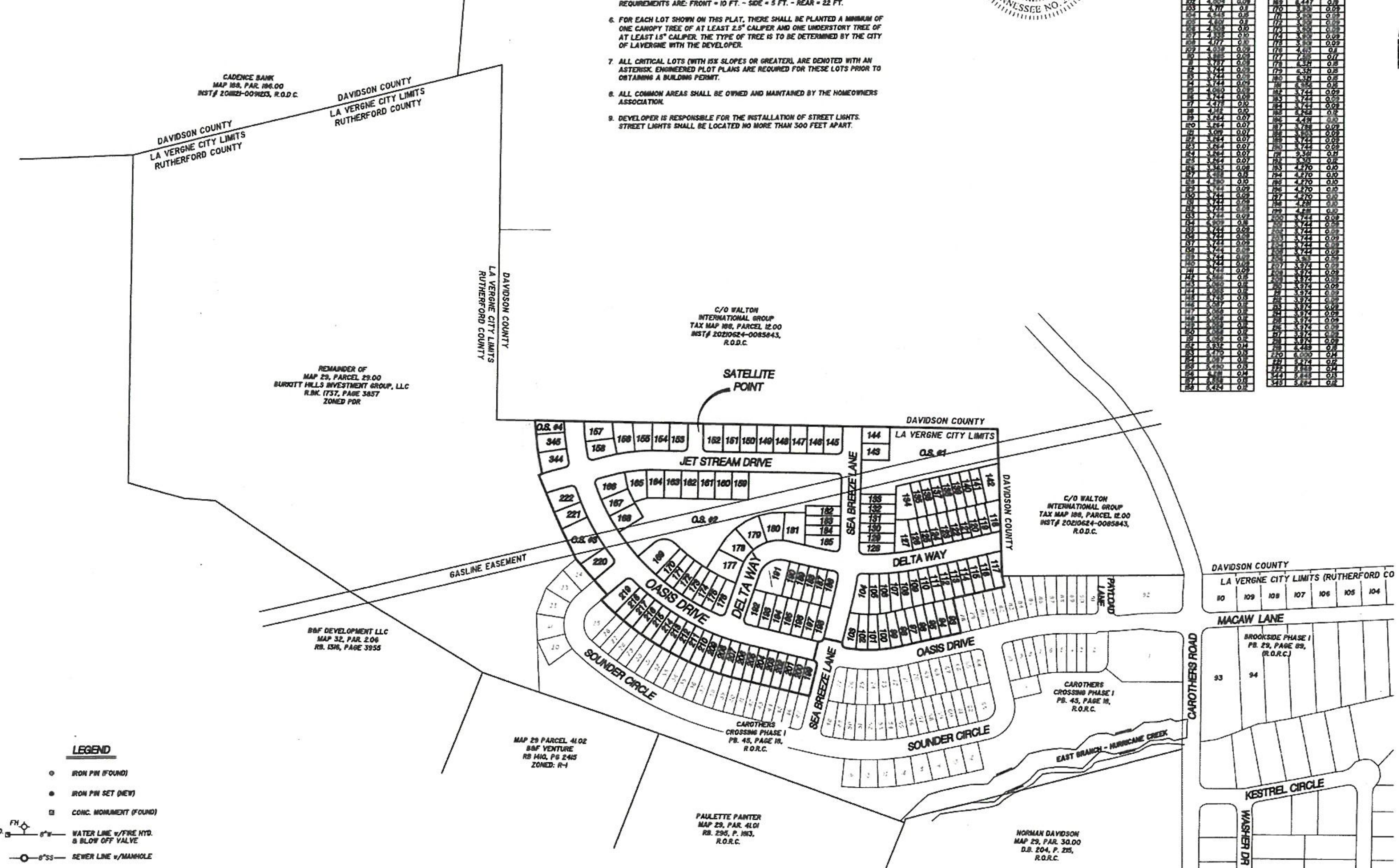
LAND DATA:
ZONING: PDR
PHASE 2: 132 LOTS ON 23.70± AC.
132 RESIDENTIAL LOTS

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.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARING	CHD LENGTH
C1	22°30'1[illegible]"	468.00'	183.81'	[illegible]	S 05°50'06" W	182.63'
C2	94°06'54"	15.00'	24.64'	[illegible]	S 64°0[illegible] W	21.96'
C3	90°00'00"	15.00'	23.56'	15.00'	S 23°47'53" E	21.21'
C4	90°00'00"	15.00'	23.56'	15.00'	N 66°12'07" E	21.21'
C5	33°25'23"	898.00'	524.42'	269.5[illegible]'	S 37°54'48" W	517.02'
C6	1°59'34"	332.00'	[illegible]	5.77'	N 15°47'17" W	[illegible]
C7	1°10'03"	358.00'	7.15'	3.58'	S 04°49'59" E	7.15'
C8	2°55'48"	358.00'	17.94'	8.97'	S 02°47'06" E	17.94'
C9	4°05'44"	468.00'	33.45'	16.73'	N 03°22'04" W	33.45'
C10	3°06'56"	358.00'	19.29'	9.65'	S 00°[illegible] W	19.28'
C11	1°36'23"	358.00'	10.04'	5.02'	S 02°38'52" W	10.04'
C12	4°47'10"	468.00'	39.11'	19.57'	N 0[illegible]°04'24" E	39.10'
C13	4°19'52"	358.00'	27.11'	13.56'	S 05°40'49" W	27.10'
C14	0°21'47"	358.00'	2.27'	1.1'	S 06°04'28" W	2.27'
C15	4°47'10"	468.00'	39.11'	19.57'	N 08°51'42" E	39.10'
C16	4°47'10"	358.00'	29.33'	14.68'	S 10°39'[illegible] W	29.33'
C17	4°47'10"	468.00'	39.11'	19.57'	N 10°39'[illegible] E	39.10'
C18	5°11'34"	358.00'	32.46'	16.24'	S 1[illegible]°47'37" W	32.45'
C19	84°06'54"	15.00'	24.64'	[illegible]	N 64°06'39" E	21.96'
C20	4°02'32"	468.00'	33.02'	16.52'	N 15°03'36" E	33.01'
C21	1°41'27"	832.00'	24.55'	12.28'	S 06°44'17" W	24.55'
C22	[illegible]	15.00'	22.06'	13.57'	S 32°32'3[illegible]" E	20.12'
C23	[illegible]	832.00'	64.73'	32.41'	[illegible]	64.73'
C24	[illegible]	832.00'	32.01'	[illegible]	S 06°47'2[illegible]" W	32.01'
C25	[illegible]	832.00'	32.01'	[illegible]	[illegible]	32.01'
C26	[illegible]	832.00'	32.01'	16.01'	[illegible]	32.01'
C27	[illegible]	832.00'	32.01'	16.01'	[illegible]	32.01'
C28	[illegible]	832.00'	31.74'	15.87'	[illegible]	31.74'
C29	[illegible]	832.00'	31.74'	15.87'	[illegible]	31.74'
C30	0°07'[illegible]"	832.00'	1.76'	0.88'	[illegible]	1.76'
C31	[illegible]	800.00'	28.66'	14.33'	S 01°19'40" E	28.64'
C32	2°30'09"	768.00'	33.54'	16.77'	N 04°09'55" W	33.54'
C33	[illegible]	800.00'	20.60'	10.3'	S 0[illegible]°44'47" W	20.60'
C34	4°38'20"	768.00'	62.18'	31.1'	N 00°35'4[illegible]" W	62.16'
C35	89°20'0[illegible]"	15.00'	23.39'	14.83'	N 54°0[illegible] E	21.09'
C36	7°38'23"	768.00'	102.41'	51.28'	N 05°32'41" E	102.33'
C37	90°00'00"	15.00'	23.56'	15.00'	N 36°[illegible]'06" W	21.21'
C38	90°00'00"	15.00'	23.56'	15.00'	N 53°47'54" E	21.21'
C39	90°00'00"	15.00'	23.56'	15.00'	N 36°[illegible]'06" W	21.21'
C40	0°0[illegible]	533.86'	0.25'	0.1'	N 01°59'55" E	0.25'
C41	6°47'49"	533.86'	54.01'	27.03'	N 0[illegible]°05'14" E	53.99'
C42	6°14'34"	533.86'	58.17'	[illegible]	N 0[illegible]°58'57" W	58.14'
C43	3°54'37"	718.00'	49.00'	24.51'	S 87°44'32" E	48.99'
C44	3°55'46"	718.00'	49.24'	24.63'	N 88°20'[illegible] E	49.23'
C45	93°50'00"	15.00'	24.57'	16.04'	N 39°27'23" E	21.91'
C46	3°23'34"	533.86'	31.6'	15.8'	N 08°45'0[illegible]" W	31.61'
C47	2°43'28"	468.00'	22.25'	11.13'	S 07°[illegible] W	22.25'
C48	8°38'26"	468.00'	70.58'	35.35'	S 0[illegible]°38'[illegible] W	70.51'
C49	4°47'40"	468.00'	39.16'	19.59'	S 08°03'47" E	39.15'
C50	93°50'00"	15.00'	24.57'	16.04'	S 54°27'37" E	21.91'
C51	4°[illegible]'09"	718.00'	53.32'	26.67'	N 76°[illegible] E	53.31'
C52	4°50'30"	718.00'	60.67'	30.35'	[illegible]	60.65'
C53	4°50'3[illegible]"	718.00'	60.68'	30.36'	N 67°08'27" E	60.66'
C54	2°15'13"	600.00'	23.[illegible]'	11.65'	[illegible]	23.[illegible]'
C55	85°[illegible]	50.00'	74.70'	44.50'	S 0[illegible]°[illegible]'44" W	67.94'
C56	6°37'3[illegible]"	718.00'	83.02'	41.56'	N 5[illegible]°[illegible]'07" E	82.96'
C57	2°53'48"	600.00'	30.35'	15.20'	S 48°35'28" W	30.35'
C58	2°53'48"	718.00'	36.30'	18.15'	N 48°35'28" E	36.30'
C59	2°53'48"	600.00'	30.35'	15.20'	S 45°41'39" W	30.35'
C60	2°53'48"	718.00'	36.30'	18.15'	N 45°41'39" E	36.30'
C61	2°53'48"	600.00'	30.35'	15.20'	S 42°47'51" W	30.34'
C62	2°53'48"	718.00'	36.30'	18.15'	N 42°47'51" E	36.30'
C63	1°18'30"	600.00'	13.72'	6.86'	S 39°[illegible]'23" W	13.72'
C64	1°35'1[illegible]"	600.00'	16.66'	8.33'	S 40°3[illegible]'17" W	16.66'
C65	2°53'48"	718.00'	36.30'	18.15'	N 39°54'03" E	36.30'
C66	2°53'48"	600.00'	30.35'	15.20'	S 37°00'1[illegible]" W	30.35'
C67	2°53'44"	718.00'	36.30'	18.15'	N 37°00'1[illegible]" E	36.30'
C68	2°53'48"	600.00'	30.35'	15.20'	S 34°06'26" W	30.35'
C69	2°53'48"	718.00'	36.30'	18.15'	N 34°06'26" E	36.30'
C70	3°12'42"	600.00'	33.6'	16.76'	[illegible]	33.6'
C71	2°24'59"	718.00'	30.29'	15.15'	N 32°27'01" E	30.29'
C72	93°50'02"	15.00'	24.57'	16.04'	N 15°40'20" W	21.91'
C73	8°24'4[illegible]"	132.00'	19.36'	9.71'	N 53°23'0[illegible]" W	19.34'
C74	6°0[illegible]	600.00'	63.90'	31.98'	N 32°30'34" E	63.87'
C75	22°19'59"	132.00'	51.45'	26.06'	N 44°00'40" W	51.13'
C76	22°19'59"	132.00'	51.45'	26.06'	N 2[illegible]°40'40" W	51.13'
C77	22°19'53"	132.00'	51.45'	26.06'	[illegible]	51.13'
C78	9°22'46"	132.00'	21.61'	10.83'	N 16°30'43" E	21.58'
C79	4°39'37"	768.00'	62.47'	31.25'	N 15°52'[illegible] E	62.45'
C80	97°50'36"	15.00'	25.62'	17.21'	N 32°22'46" W	22.61'
C81	89°48'48"	15.00'	23.51'	14.95'	S 60°5[illegible]'35" W	21.18'
C82	1°28'30"	832.00'	21.42'	10.71'	S 16°41'26" W	21.42'
C83	3°26'07"	868.00'	53.88'	26.96'	N 71°30'37" W	53.86'
C84	2°12'09"	832.00'	31.98'	15.99'	S 18°37'45" W	31.98'
C85	1°34'17"	832.00'	22.82'	11.41'	S 20°24'56" W	22.82'
C86	[illegible]	64.00'	100.63'	62.08'	[illegible]	90.70'
C87	2°09'27"	600.00'	22.53'	11.2'	[illegible]	22.53'
C88	93°49'59"	15.00'	24.57'	16.04'	N 69°27'40" E	21.91'
C89	[illegible]	718.00'	17.25'	8.62'	N 21°53'24" E	17.24'
C90	90°00'00"	15.00'	23.56'	15.00'	N 23°47'53" W	21.21'
C91	90°00'00"	15.00'	23.56'	15.00'	S 66°12'07" W	21.21'
C92	1°42'19"	782.00'	23.28'	11.64'	[illegible]	23.27'
C93	1°42'19"	899.00'	26.76'	13.38'	[illegible]	26.76'
C94	2°18'54"	782.00'	31.60'	15.80'	S 24°03'53" W	31.60'
C95	2°18'54"	899.00'	36.33'	18.17'	N 24°03'53" E	36.33'
C96	2°18'54"	782.00'	31.60'	15.80'	S 26°22'46" W	31.60'
C97	2°18'54"	899.00'	36.33'	18.17'	N 26°22'46" E	36.33'
C98	2°18'54"	782.00'	31.60'	15.80'	S 28°41'42" W	31.60'
C99	2°18'54"	899.00'	36.33'	18.17'	N 28°41'42" E	36.33'
C100	2°18'54"	782.00'	31.60'	15.80'	S 31°00'37" W	31.60'
C101	2°18'54"	899.00'	36.33'	18.17'	N 31°00'37" E	36.33'
C102	2°18'54"	782.00'	31.60'	15.80'	S 33°19'3[illegible]" W	31.60'
C103	2°18'54"	899.00'	36.33'	18.17'	N 33°19'3[illegible]" E	36.33'
C104	2°18'54"	782.00'	31.60'	15.80'	S 35°38'26" W	31.60'
C105	2°18'54"	899.00'	36.33'	18.17'	N 35°38'26" E	36.33'
C106	2°18'54"	782.00'	31.60'	15.80'	S 37°57'20" W	31.60'
C107	2°18'54"	899.00'	36.33'	18.17'	N 37°57'20" E	36.33'
C108	2°18'54"	782.00'	31.60'	15.80'	S 40°16'15" W	31.60'
C109	2°18'54"	899.00'	36.33'	18.17'	N 40°16'15" E	36.33'
C110	2°18'54"	782.00'	31.60'	15.80'	S 42°35'09" W	31.60'
C111	2°18'54"	899.00'	36.33'	18.17'	N 42°35'09" E	36.33'
C112	2°18'54"	782.00'	31.60'	15.80'	S 44°54'04" W	31.60'
C113	2°18'54"	899.00'	36.33'	18.17'	N 44°54'04" E	36.33'
C114	2°18'54"	782.00'	31.60'	15.80'	S 47°12'58" W	31.60'
C115	2°18'54"	899.00'	36.33'	18.17'	N 47°12'58" E	36.33'
C116	2°18'54"	782.00'	31.60'	15.80'	S 49°31'53" W	31.60'
C117	2°18'54"	899.00'	36.33'	18.17'	N 49°31'53" E	36.33'
C118	2°35'48"	782.00'	35.41'	17.71'	[illegible]	35.41'
C119	86°37'09"	15.00'	22.68'	14.14'	S 09°58'27" W	20.58'
C120	3°56'09"	899.00'	61.76'	30.89'	N 52°39'24" E	61.74'
C121	86°37'09"	15.00'	22.68'	14.14'	N 76°38'42" W	20.58'
C122	3°17'23"	782.00'	44.90'	22.46'	[illegible]	44.89'
C123	3°58'47"	782.00'	54.3[illegible]'	27.17'	S 73°[illegible]'47" W	54.3[illegible]'
C124	3°18'22"	782.00'	45.12'	22.57'	S 77°30'2[illegible]" W	45.12'
C125	86°37'09"	15.00'	22.68'	14.14'	S 35°50'57" W	20.58'
C126	7°11'52"	284.00'	[illegible]	[illegible]	[illegible]	[illegible]
C127	86°37'09"	15.00'	22.68'	14.14'	N 50°46'12" W	20.58'
C128	3°16'35"	782.00'	44.72'	22.37'	S 87°33'5[illegible]" W	44.71'
C129	5°19'53"	332.00'	30.89'	15.45'	N 10°07'34" W	30.88'
C130	3°58'47"	782.00'	54.32'	27.17'	[illegible]	54.31'
C131	90°00'00"	15.00'	23.56'	15.00'	S 53°47'54" W	21.21'
C132	8°03'1[illegible]"	718.00'	100.94'	50.55'	[illegible]	100.86'
C133	8°32'17"	782.00'	116.53'	58.37'	S 67°36'1[illegible]" W	116.42'
C134	1°02'11"	782.00'	14.14'	7.07'	N 86°10'19" W	14.14'
C135	1°59'34"	332.00'	[illegible]	5.77'	S 15°47'17" E	[illegible]



LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- B.O. FH 8"W WATER LINE w/FIRE HYD. & BLOW OFF VALVE
- 8"SS SEWER LINE w/MANHOLE

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

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1181738
Rec'd: 30.00 Instrument #: 2450061
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 6/29/2022 at 8:08 AM
Total: 32.00 in
Plat Cabinet 48 Pgs 19-20

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
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE: 9-27-2021 REV: 10-14-2021	FILE:	DRAWN BY:	SCALE:	SHEET
19038		CC-PHASE 2	ATS	1" = 200'	1 OF 2

LOT AREA TABLE

Area	SQ. FEET	ACRES
93	3,744	0.09
94	3,744	0.09
95	3,744	0.09
96	3,744	0.09
97	3,744	0.09
98	3,744	0.09
99	3,987	0.09
100	[illegible]	[illegible]
101	[illegible]	0.09
102	[illegible]	0.09
103	4,717	0.11
104	6,545	0.15
105	4,601	0.11
106	[illegible]	0.10
107	[illegible]	0.10
108	4,177	0.10
109	4,036	0.09
110	[illegible]	[illegible]
111	3,757	0.09
112	3,744	[illegible]
113	3,744	0.09
114	3,744	0.09
115	[illegible]	0.09
116	3,744	0.09
117	4,476	0.10
118	4,142	0.10
119	3,264	0.07
120	3,264	0.07
121	[illegible]	0.07
122	3,264	0.07
123	[illegible]	0.07
124	3,264	0.07
125	3,264	0.07
126	3,363	0.08
127	[illegible]	[illegible]
128	[illegible]	[illegible]
129	3,744	0.09
130	3,744	0.09
131	3,744	0.09
132	3,744	0.09
133	3,744	0.09
134	6,909	0.16
135	3,744	0.09
136	3,744	0.09
137	3,744	0.09
138	3,744	0.09
139	3,744	0.09
140	3,744	0.09
141	3,744	0.09
142	6,586	0.15
143	5,060	0.12
144	5,060	0.12
145	5,745	0.13
146	[illegible]	0.12
147	[illegible]	0.12
148	[illegible]	0.12
149	[illegible]	0.12
150	[illegible]	0.12
151	[illegible]	0.12
152	[illegible]	0.14
153	5,470	0.13
154	5,097	0.12
155	5,490	[illegible]
156	6,181	0.14
157	5,559	0.13
158	5,424	0.12

159	5,060	0.12
160	5,060	0.12
161	5,060	0.12
162	5,060	0.12
163	5,060	0.12
164	5,145	0.12
165	5,619	0.13
166	[illegible]	0.14
167	5,245	0.12
168	5,244	0.12
169	6,437	0.15
170	[illegible]	0.09
171	[illegible]	0.09
172	[illegible]	[illegible]
173	[illegible]	[illegible]
174	[illegible]	0.09
175	[illegible]	0.09
176	[illegible]	0.11
177	[illegible]	0.17
178	6,357	0.15
179	6,357	0.15
180	6,357	0.15
181	[illegible]	0.15
182	3,744	0.09
183	3,744	0.09
184	3,744	0.09
185	5,268	0.12
186	[illegible]	0.10
187	3,788	0.09
188	[illegible]	0.09
189	3,744	0.09
190	3,744	0.09
191	9,360	0.21
192	[illegible]	0.12
193	4,270	0.10
194	4,270	0.10
195	4,270	0.10
196	4,270	0.10
197	4,270	0.10
198	4,281	0.10
199	4,281	0.10
200	3,744	0.09
201	3,744	0.09
202	3,744	0.09
203	3,744	0.09
204	3,744	0.09
205	3,744	0.09
206	3,993	0.09
207	3,974	0.09
208	3,974	0.09
209	3,974	[illegible]
210	3,974	0.09
211	3,974	0.09
212	3,974	[illegible]
213	3,974	0.09
214	3,974	0.09
215	3,974	0.09
216	3,974	0.09
217	3,974	[illegible]
218	3,974	0.09
219	6,469	0.15
220	6,000	0.14
221	5,274	0.12
222	5,969	0.14
344	5,645	0.13
345	5,284	0.12

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 1181738
Rec'd: 30.00 Instrument #: 2450061
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 6/29/2022 at 8:08 AM
Total: 32.00 in
Plat Cabinet 48 Pgs 19-20

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

FLOODPLAIN NOTE:
THIS SITE LIES WITHIN ZONE X, PER F.E.M.A. FIRM MAP 47149C0105H, 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.

CURVE TABLE
CURVE DATA ON COVER SHEET.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°09'23" W	64.00'
L2	S 68°47'53" E	64.00'
L3	N 84°35'00" E	35.48'

OPEN SPACE AND RIGHT-OF-WAY AREA TABLE

OPEN SPACE #1	65,591	1.51
OPEN SPACE #2	97,886	2.25
OPEN SPACE #3	11,819	0.27
OPEN SPACE #4	3,832	0.09
ROAD RIGHT-OF-WAY	254,186	5.84

PLAT BOOK 48, PAGE 19-20
TIME OF RECORDING: 8:08 A.M.
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
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

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

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Project will be deferred.

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)

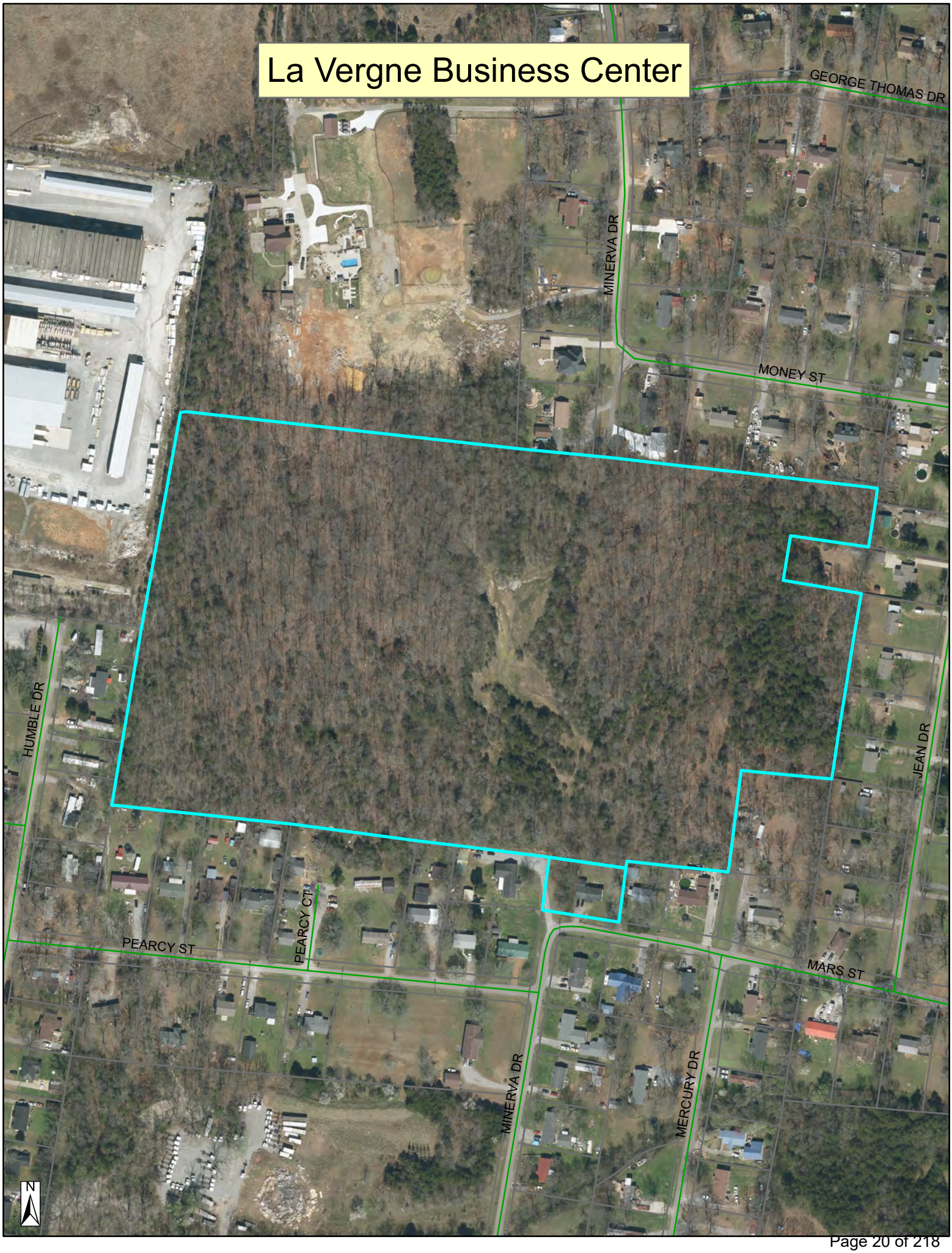
1. Fire and domestic water meter shall be per City Std Dtl 023.
2. Fire and domestic water meter and backflow assembly layout does not match City Standard Water Detail 023.
3. Label waterline connection as cut in tee, valves, and 6" x 8" increaser.
4. Label offsite public sewer line.
5. Contact Scott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

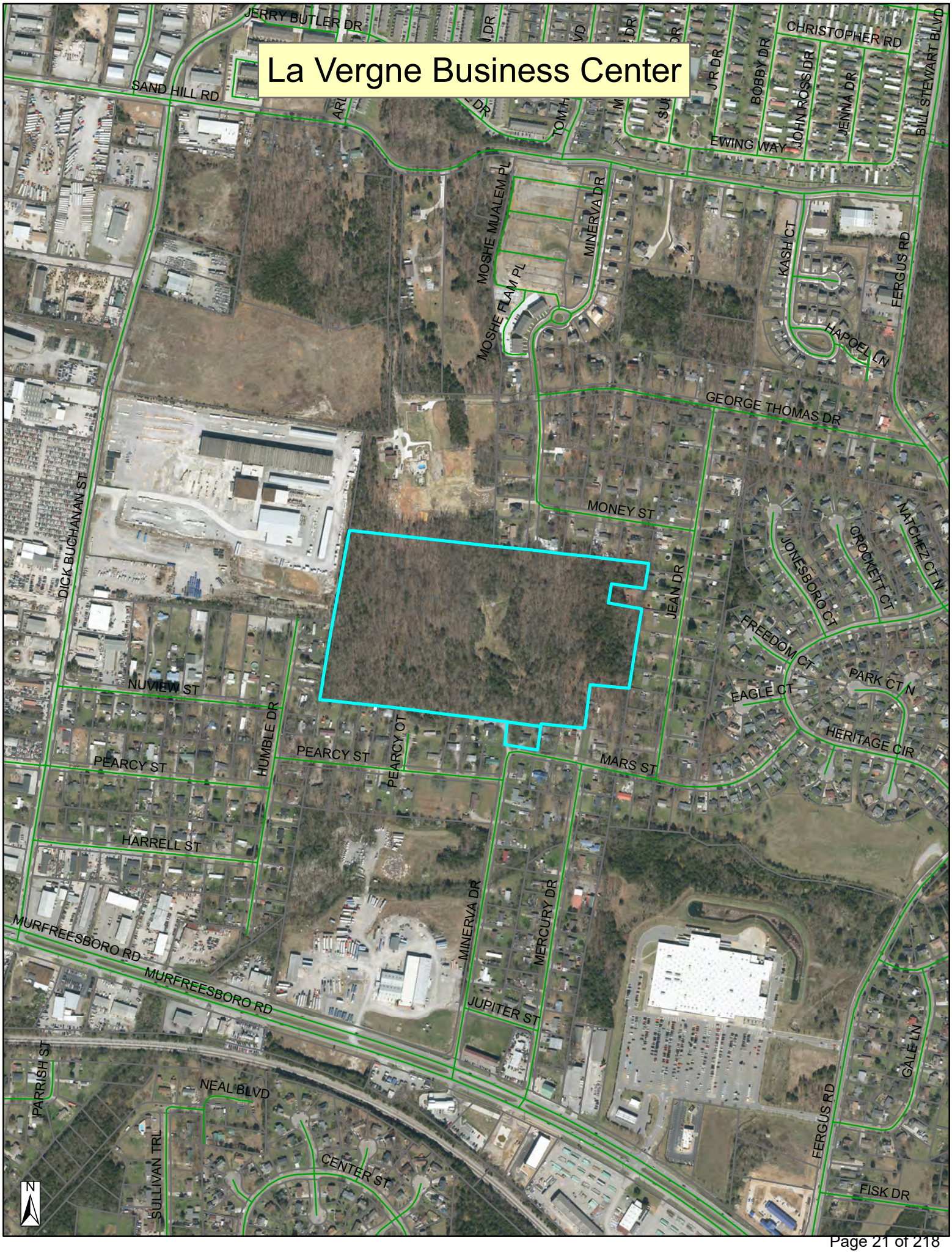
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

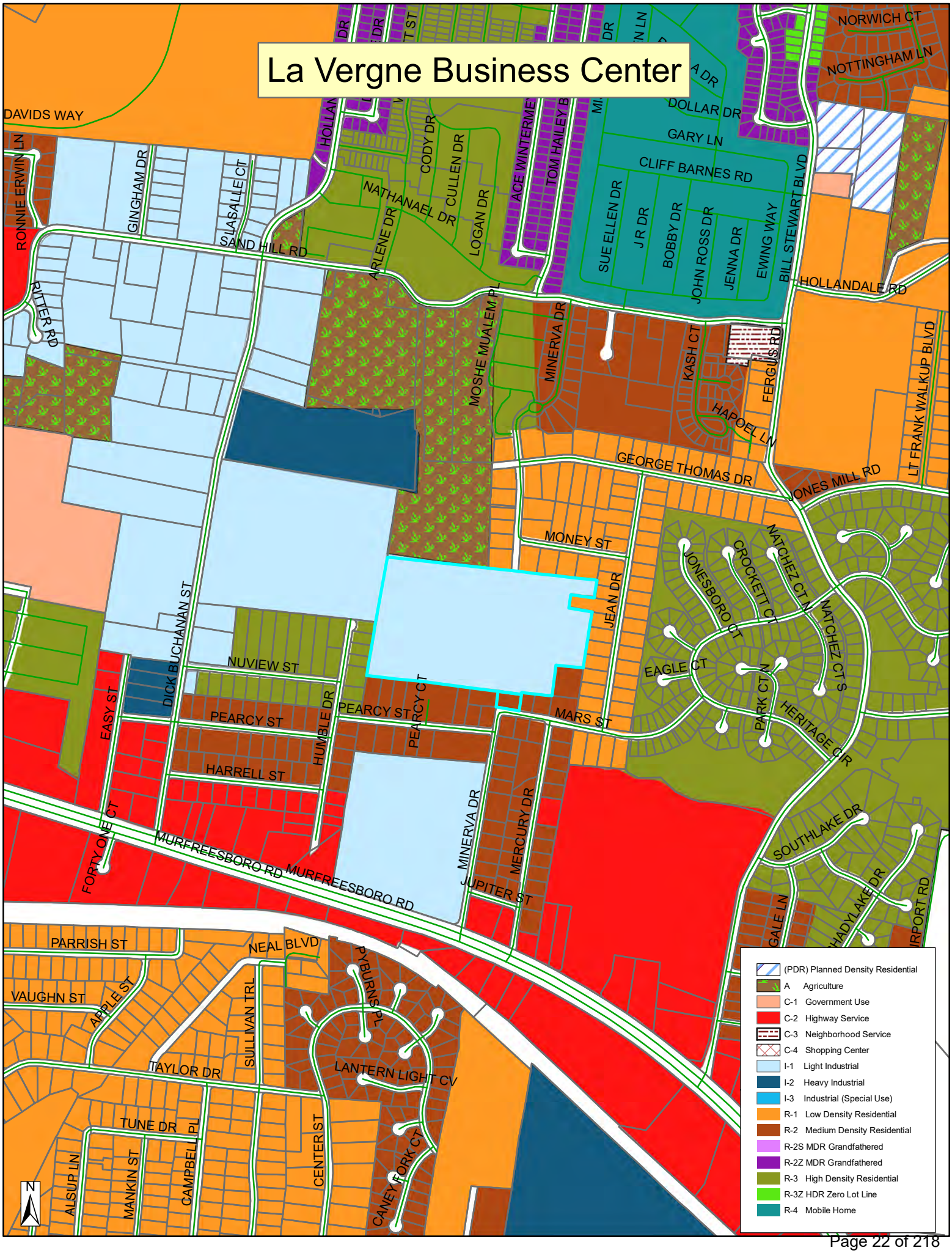
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

<u>*Note:</u> 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
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
N


La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM CT
PARK CT N
EAGLE CT
HERITAGE CIR
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY OT
MARS ST
HARRELL ST
MERCURY DR
MURFREESBORO RD
JUPITER ST
GALE LN
PARRISH ST
NEAL BLVD
SULLIVAN TRL
CENTER ST
FISK DR
N

La Vergne Business Center



SPEED
LIMIT
30

SITE PLAN SUBMITTAL

LA VERGNE BUSINESS CENTER
LOT 1

1701 MARS STREET
LA VERGNE, TN

CONCEPT PLAN SUBMITTAL: 11/27/2023
CONCEPT PLAN RESUBMITTAL: 12/18/2023
CONCEPT PLAN RESUBMITTAL: 01/02/2024
SITE PLAN SUBMITTAL: 07/29/2024

SITE DATA TABLE

SITE ADDRESS	1701 MARS STREET LA VERGNE, TN 37086	
TAX MAP	MAP 014 PARCEL 046.01, 025.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	29.0 AC	29.0 AC
DISTURBED AREA	N/A	29.0 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	16.68 AC
PERVIOUS AREA	29 AC	12.32 AC
YARD / BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FT	20 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE YARD	10 FT	10 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR YARD	15 FT	15 FT
REAR BUILDING SETBACK	20 FT	20 FT

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±181,800 SF	260' x 680'
BUILDING 2	±165,000 SF	250' x 640'
TOTAL BUILDING AREA	±346,800 SF	

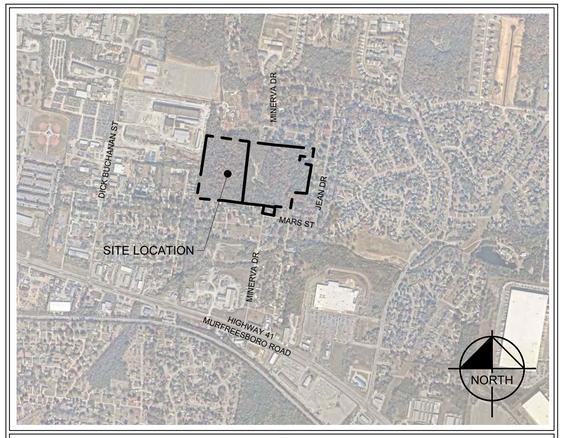
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±87	±286
ACCESSIBLE (INCL. VAN ACCESSIBLE)	4 (1 VAN)	4
TRUCK PARKS	N/A	±257

EXISTING PROPERTY SUMMARY

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±29 ACRES OFF OF MINERVA DRIVE IN LA VERGNE, TN. IN TOTAL, THE COMBINED AREA FOR THE TWO BUILDINGS IS ±346,800 SQUARE FEET.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	1701 MARS STREET LA VERGNE, TN
MAP AND PARCEL ID:	MAP 014, PARCELS 046.01, 025.00
U.S. FEMA FIRM PANEL:	47149C0020K DATED MAY 9, 2023, ZONE X
EXISTING ZONING: EXISTING LAND USE:	I-1, LIGHT INDUSTRIAL VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER - LOT 1
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-10	SITE LAYOUT - OVERALL
C2-11	SITE LAYOUT - ENLARGEMENT
C3-10	EROSION CONTROL PLAN - PHASE 1 (LOT 1)
C3-20	EROSION CONTROL PLAN - PHASE 2 (LOT 1)
C3-30	EROSION CONTROL PLAN - PHASE 3 (LOT 1)
C3-50	EROSION CONTROL DETAILS (LOT 1)
C3-51	EROSION CONTROL DETAILS (LOT 1)
C3-52	EROSION CONTROL DETAILS (LOT 1)
C4-00	GRADING AND DRAINAGE PLAN - OVERALL (LOT1)
C4-11	SITE GRADING PLAN (LOT 1)
C4-50	PIPE AND STRUCTURE TABLES
C6-00	UTILITY PLAN - OVERALL (LOT 1)
C6-11	UTILITY PLAN - ENLARGEMENT
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
C8-21	UTILITY DETAILS
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-50	LANDSCAPE DETAILS (LOT 1)
L1-51	LANDSCAPE NOTES (LOT 1)

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

OWNER / DEVELOPER

BIG ACQUISITIONS LLC
10275 W HIGGINS RD, SUITE 810
ROSEMONT, IL 60018
PHONE: 615-630-8591
CONTACT: ANDREW MAZEY

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: DEATON HILDABRAND
PHONE: (615) 564-2701

SURVEY
BARGE DESIGN SOLUTIONS, INC.
211 COMMERCE STREET, SUITE 600
NASHVILLE, TN 37210
CONTACT: JIM OVERFELT
PHONE: (615) 252-4421

TRAFFIC
KCI TECHNOLOGIES, INC.
500 11TH AVENUE N, SUITE 290
NASHVILLE, TN 37203
CONTACT: TYLER FOSNES
PHONE: (615) 370-8410

PERMITTING / UTILITY CONTACTS

BUILDING DEPT.
CITE OF LA VERGNE CODES
5175 MURFREESBORO RD
LA VERGNE, TN 37086
CONTACT: RANDPOLPH SALYERS
PHONE: (615) 213-2624

STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
5175 MURFREESBORO RD
LA VERGNE, TN 37086
PHONE: (615) 287-8703

SANITARY SEWER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
PHONE: (615) 793-9891

ZONING
CITY OF LA VERGNE PLANNING
5175 MURFREESBORO ROAD
LA VERGNE, TN 37086
CONTACT: BO LOGAN
PHONE: (615) 862-6608

TELEPHONE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

NATURAL GAS
SMYRNA GAS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TN 37167
PHONE: (615) 355-5740

WATER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TN 37086
PHONE: (615) 793-9891

FIRE
CITY OF LA VERGNE FIRE MARSHAL
283 OLD NASHVILLE HWY
LA VERGNE, TN 37086
CONTACT: CURTIS BRINKLEY
PHONE: (615) 287-5832

ELECTRIC
MIDDLE TN ELECTRIC
MEMBERSHIP CORPORATION
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
CONTACT: JOSH HOWLAND
PHONE: (615) 453-3074

CABLE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

PLANS PREPARED BY

Kimley»Horn

4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067
Main: (615) 564 - 2701 | www.kimley-horn.com
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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	25

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

Drawing name: K:\NSH_LDEV\118574000 – 1701 mars street\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER – LOT 1 Jul 26, 2024 5:28pm by: deaton.hildabrand

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 REFERENE 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.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

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

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

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

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

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

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

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

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

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

   - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
   - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
   - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
   - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
   - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

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

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

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

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

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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
STATE OF TENNESSEE
07/26/2024

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	

GENERAL NOTES

SHEET NUMBER
C0-01

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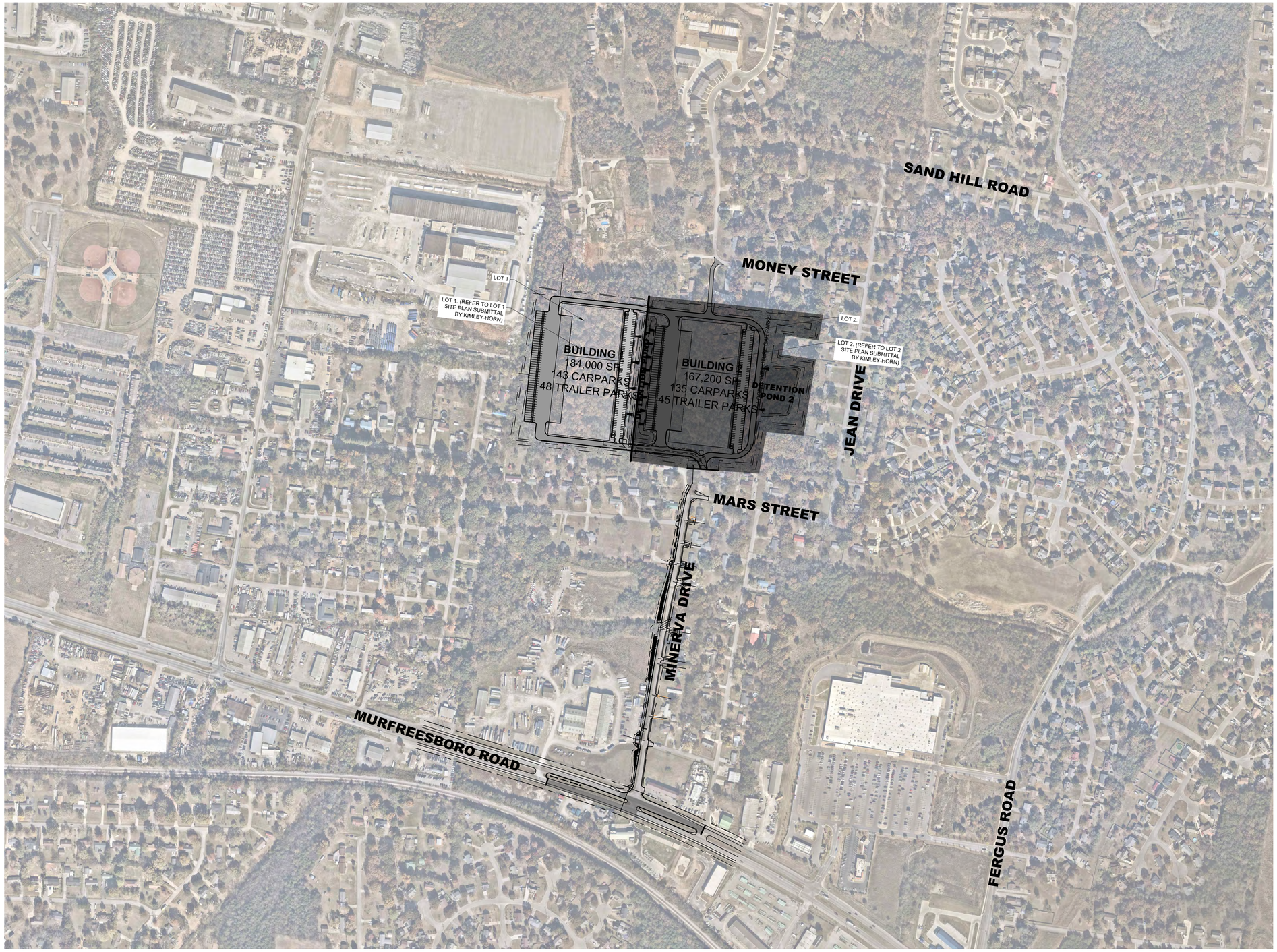

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SITE VICINITY MAP

SHEET NUMBER
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SURVEY DISCLAIMER

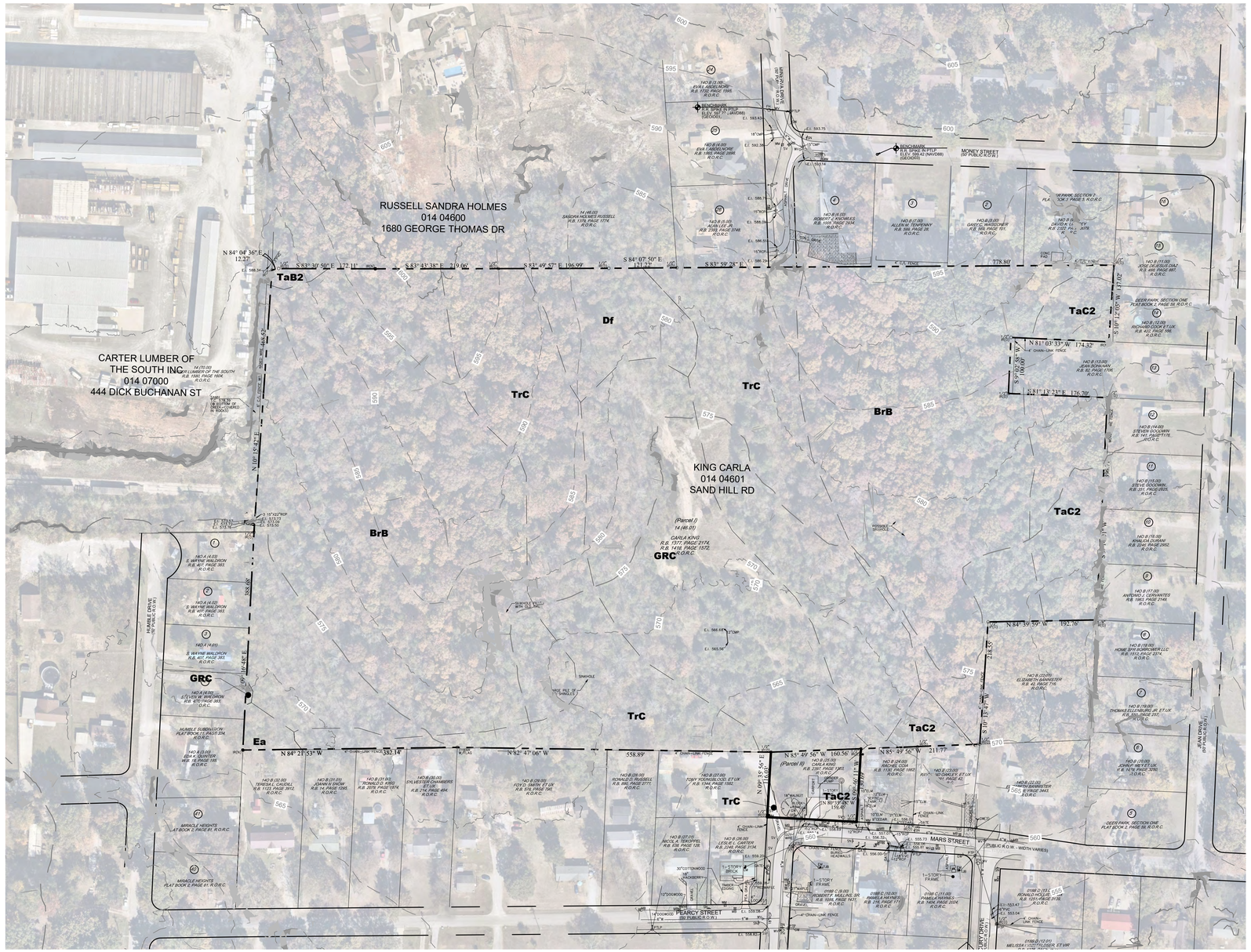
EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED MAY 10, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

EXISTING UTILITIES NOTE

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

SLOPE LEGEND

- 12-20% SLOPE
- >20% SLOPE



ADJACENT PROPERTIES TABLE

LOT NO.	OWNER	ADDRESS	PARCEL
1	WALDRON S WAYNE	312 HUMBLE DRIVE	014O A 00403
2	WALDRON S WAYNE	310 HUMBLE DRIVE	014O A 00402
3	WALDRON S WAYNE	308 HUMBLE DRIVE	014O A 00401
4	WALDRON STEVEN W	306 HUMBLE DRIVE	014O A 00400
5	QUINTER EDA K	304 HUMBLE DRIVE	014O A 00300
6	QUINTER EDA K	302 HUMBLE DRIVE	014O A 00200
7	QUINTER EDA K	300 HUMBLE DRIVE	014O A 00100
8	CAUDILL TERESA L	1603 PEARCY ST	014O B 03200
9	SNOW JOANN N	1605 PEARCY ST	014O B 03101
10	KING RONALD D	1607 PEARCY ST	014O B 03100
11	CHAMBERS SYLVESTER, ANN T	1609 PEARCY ST	014O B 03000
12	SMITH FOY D, BARBARA	301-305 PEARCY ST	014O B 02900
13	RUSSELL RONALD DALE	1617 PEARCY ST	014O B 02800
14	YOUNGBLOOD TONY, LILLIAN	303 MINERVA DR	014O B 02700
15	TEKOPPEL NICOLA	1619 PEARCY DR	014O B 02701
16	CARTER LESLIE L	1621 PEARCY ST	014O B 02600
17	COTHRAN JUDY ANN	1701 MARS ST	014O B 02500
18	COIA RACHEL	1703 MARS ST	014O B 02400
19	OAKLEY RAYMOND	1705 MARS ST	014O B 02300
20	BANNISTER JAMES L, DONNA	1707 MARS ST	014O B 02200
21	BANNISTER ELIZABETH, RENA L MONTGOMERY	MARS ST	014O B 02201
22	MULLINS ROBERT F SR	301 JEAN DR	014O B 02100
23	MEY JOHN P	303 JEAN DR	014O B 02000
24	ELLENBURG THOMAS JR, TRACY	305 JEAN DR	014O B 01900
25	HOME SFR BORROWER LLC	307 JEAN DR	014O B 01800
26	CERVANTES ANTONIO J	309 JEAN DR	014O B 01700
27	DURANI KHALIDA	311 JEAN DR	014O B 01600
28	GOODWIN STEVE LARRY E MORRIS	401 JEAN DR	014O B 01500
29	GOODWIN STEVE ANOTHONY MR JEAN	403 JEAN DR	014O B 01400
30	BOHANAN JEAN	405 JEAN DR	014O B 01300
31	COOK RICHARD, TONYA	409 JEAN DR	014O B 01200
32	DIAZ JOSE DEJESUS	JEAN DR	014O B 01100
33	DIAZ JOSE DEJESUS	411 JEAN DR	014O B 01000
34	LINDSEY DAVID K	1706 MONEY ST	014O B 00900
35	WAGGONER GARY C	1704 MONEY ST	014O B 00800
36	TENPENNY ALLEN M ROBIN LEE	1702 MONEY ST	014O B 00700
37	KNOWLES ROBERT J	1700 MONEY ST	014O B 00600
38	LEE ALAN JR	411 MINERVA DR	014O B 00500

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

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LOT 1
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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
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COMMERCE
No. 127114
07/26/2024
STATE OF TENNESSEE

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

EXISTING CONDITIONS

SHEET NUMBER
C1-00

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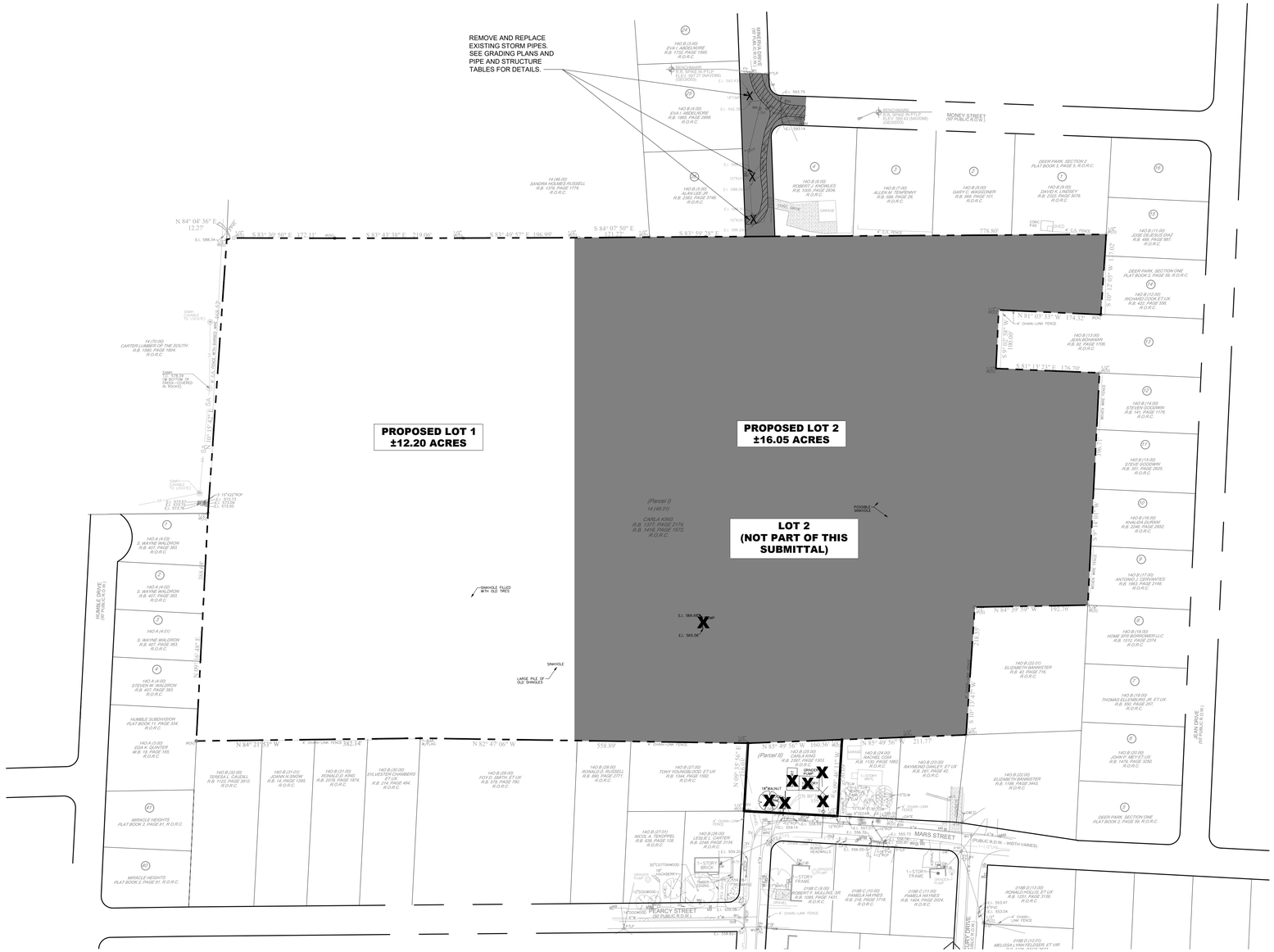
DEMOLITION LEGEND

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

EXISTING UTILITIES NOTE

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



SEE DEMOLITION NOTES, SHEET C0-01.

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LA VERGNE, TENNESSEE

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AGRICULTURE
COMMERCE
No. 121314
07/26/2024
STATE OF TENNESSEE

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DEMOLITION PLAN

SHEET NUMBER
C1-10

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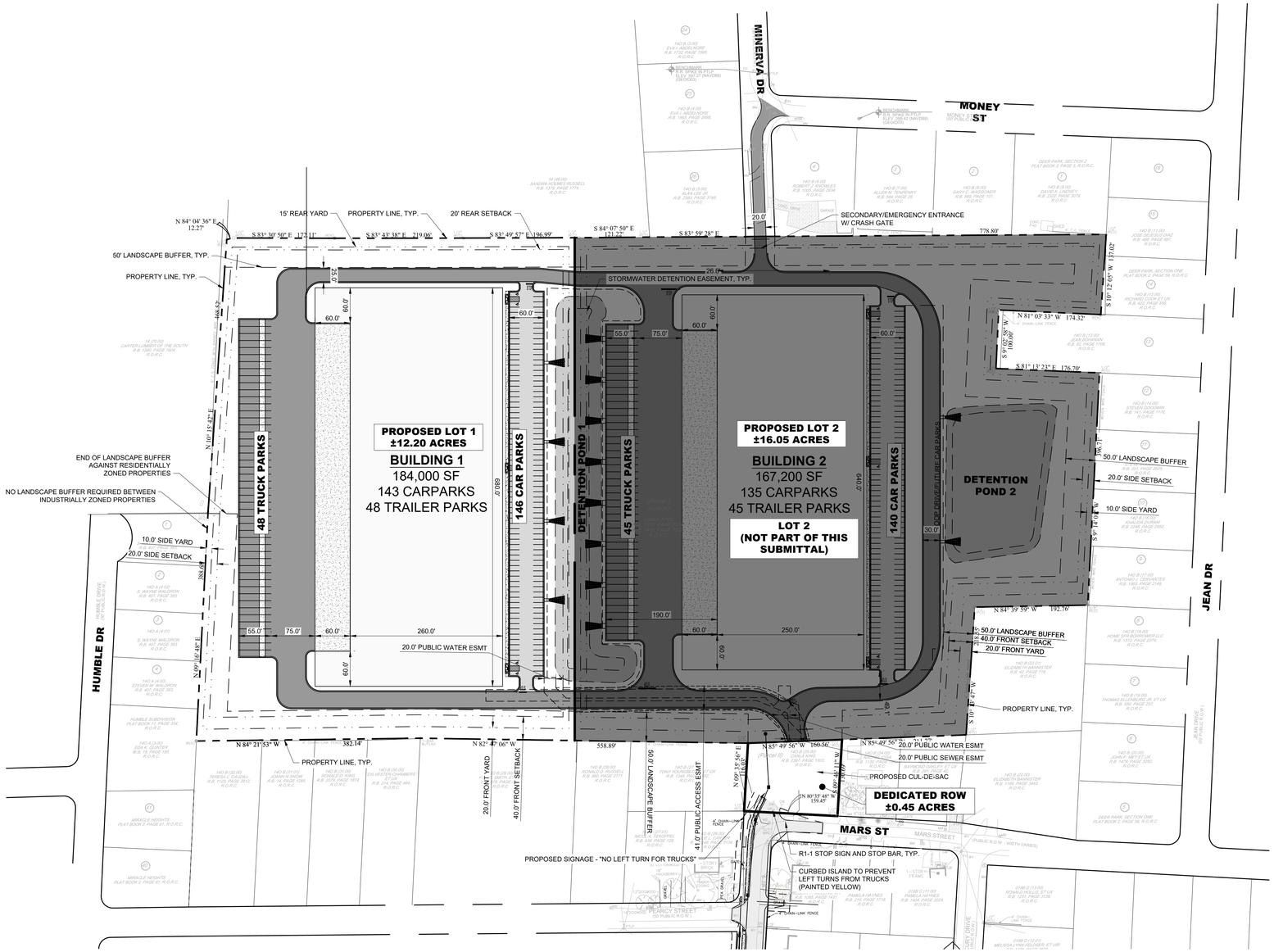

SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

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

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

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

GRAPHIC SCALE IN FEET 0 50 100 200

NORTH

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

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121314
7/26/2024
STATE OF TENNESSEE

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

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-10

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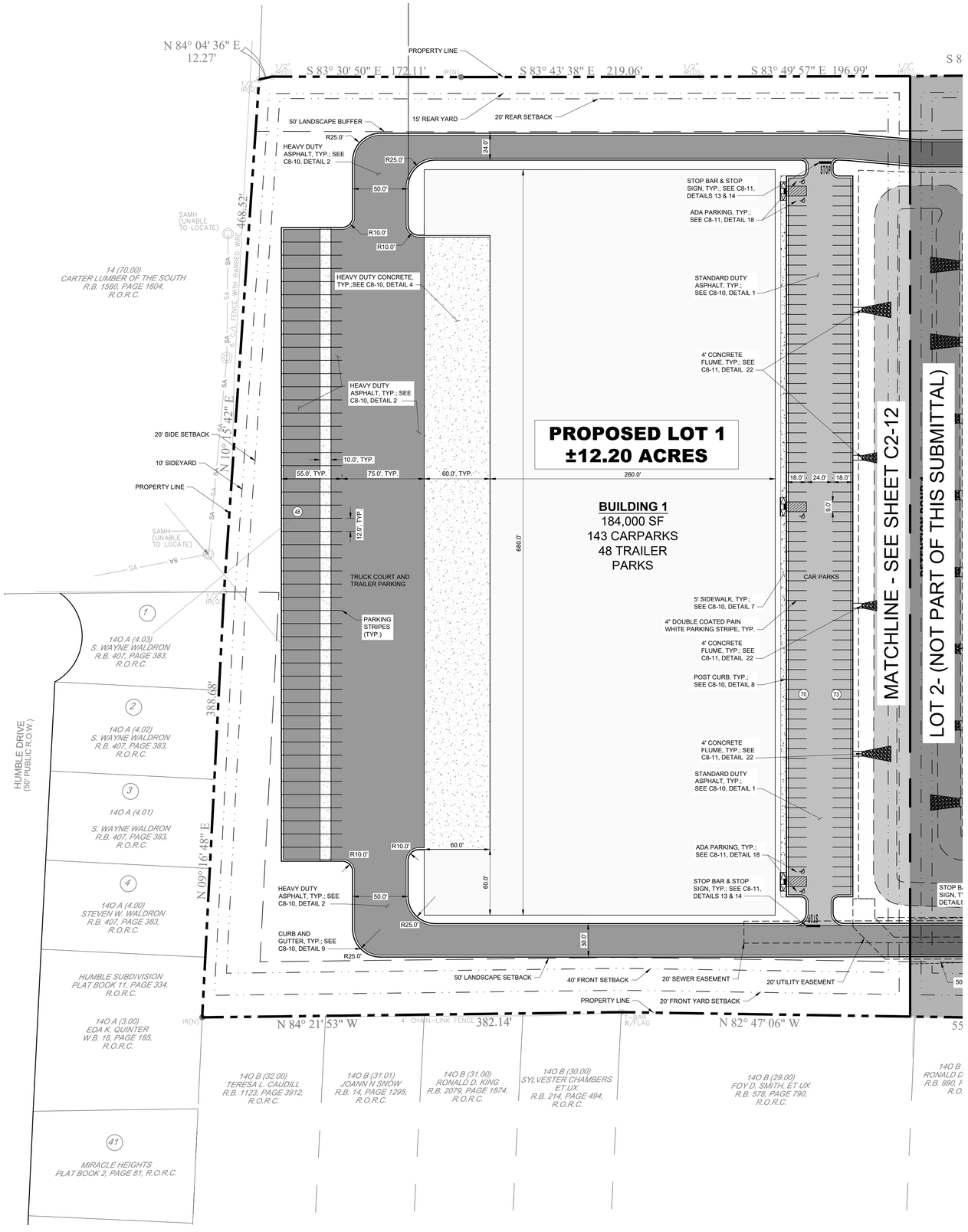

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- HEAVY DUTY CONCRETE PAVEMENT; SEE SHEET C8-10, DETAIL 4

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

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LA VERGNE BUSINESS CENTER
LOT 1

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LA VERGNE, TENNESSEE

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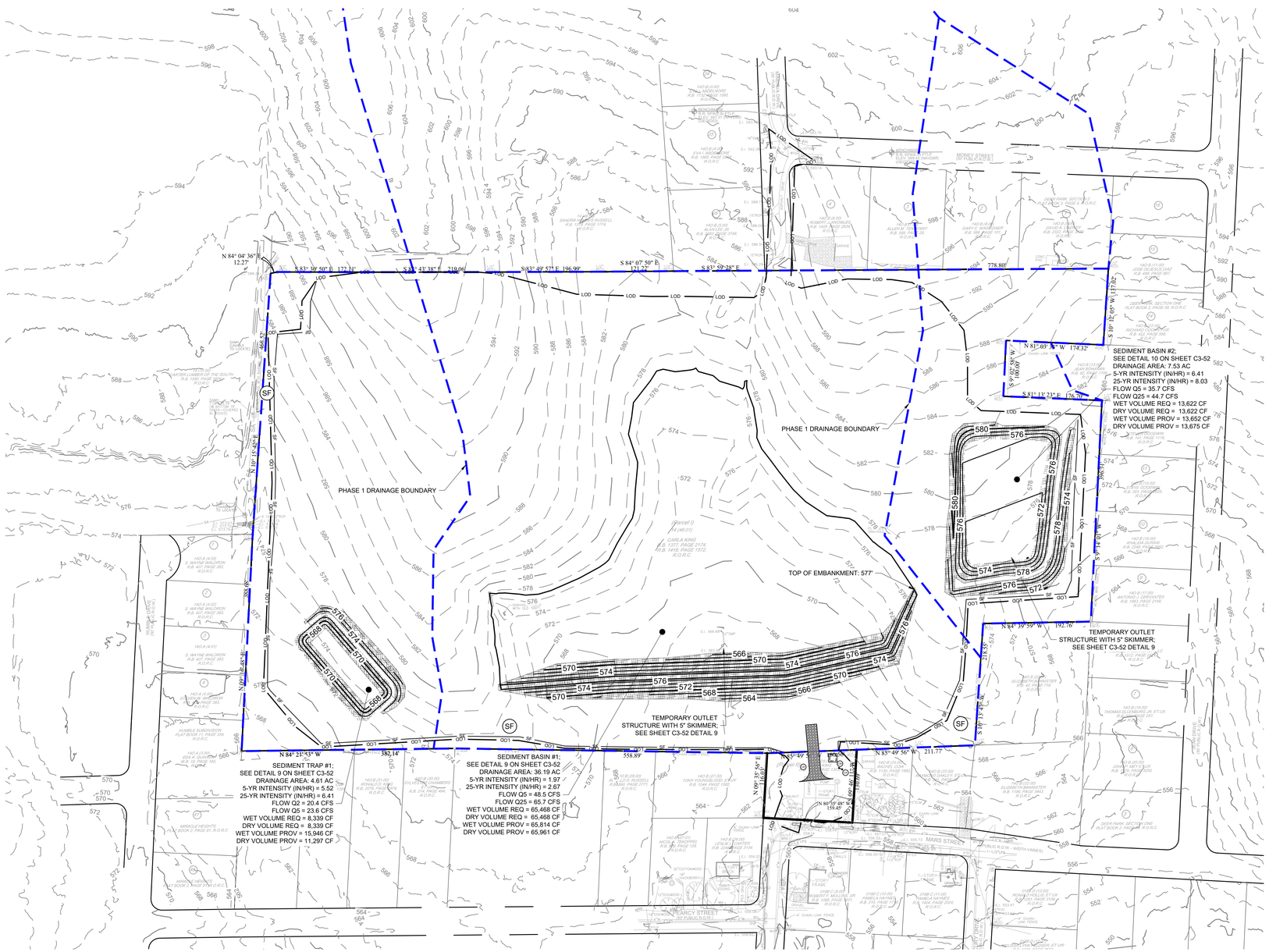
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11



EPSC NOTE

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

EROSION CONTROL NOTES

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

1. INSTALL CONSTRUCTION ENTRANCE/EXIT AND CONCRETE WASHOUT.
2. INSTALL SILT FENCE WITH WIRE BACKING AND TREE PROTECTION.
3. 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.
4. 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	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	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

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

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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEANTON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127314
05/28/2024
STATE OF TENNESSEE

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

EROSION CONTROL PLAN - PHASE 1

SHEET NUMBER
C3-10

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Drawing name: C:\Users\IAN~1.WIL\AppData\Local\Temp\AcPublish_17940\C3-10 EROSION CONTROL PLAN.dwg C3-10 EROSION CONTROL PLAN - PHASE 1 Jul 23, 2024 8:45pm by: Ian.Willman

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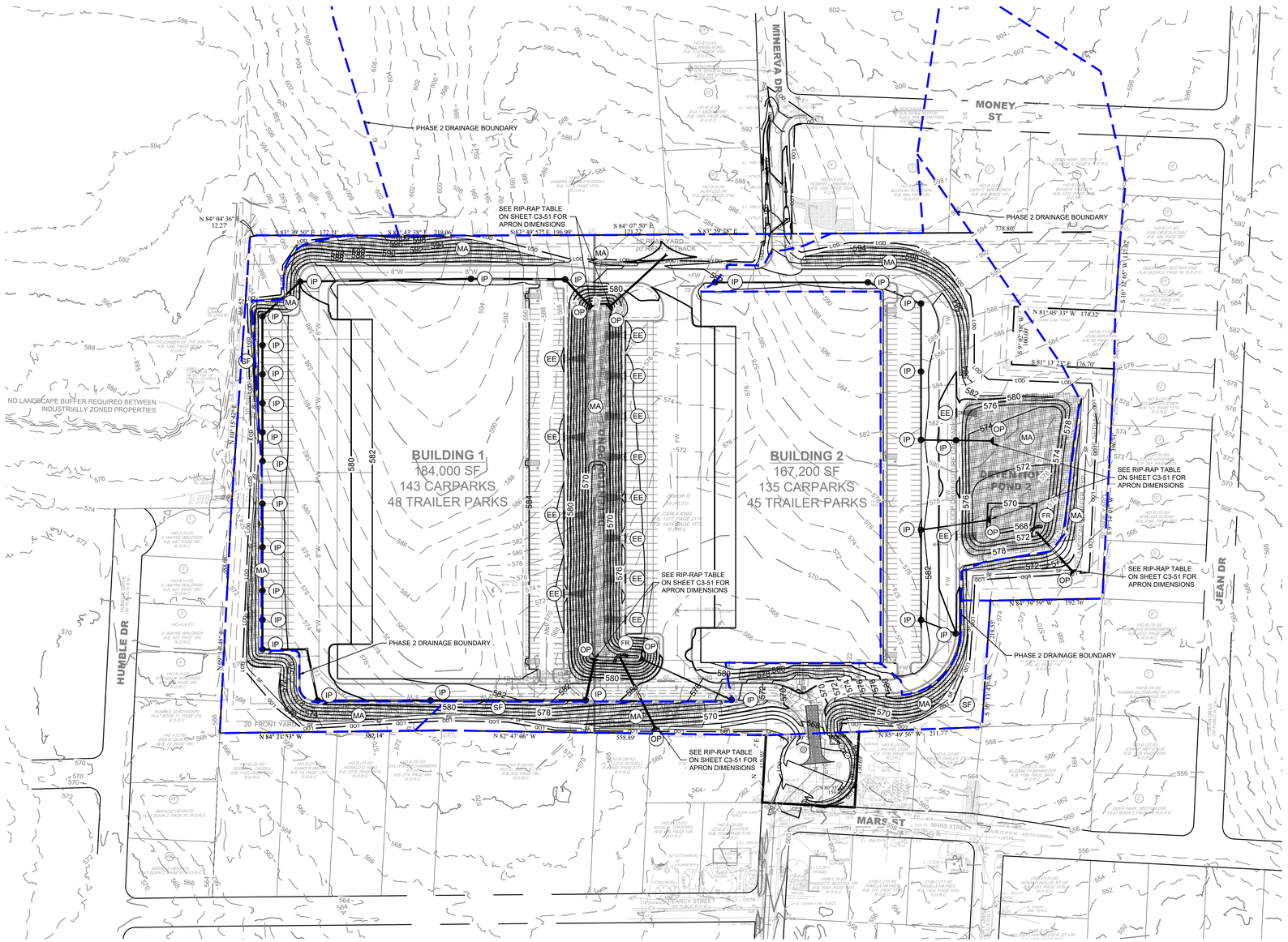

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TREE PROTECTION FENCING NOTE

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

EPSC PHASE 2 CONSTRUCTION SEQUENCE

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.

EROSION CONTROL LEGEND

	FR	STONE FILTER RING - CLASS A RIP-RAP, 2' THICK
	OP	OUTLET PROTECTION - REFER TO DETAIL SHEET C3-50
	DD	DIVERSION DITCH - REFER TO DETAIL SHEET C3-50
	IP	INLET PROTECTION - REFER TO DETAIL SHEET C3-50
	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
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	CW	CONCRETE WASHOUT AREA - REFER TO DETAIL SHEET C3-50
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	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
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LOD		LIMITS OF DISTURBANCE
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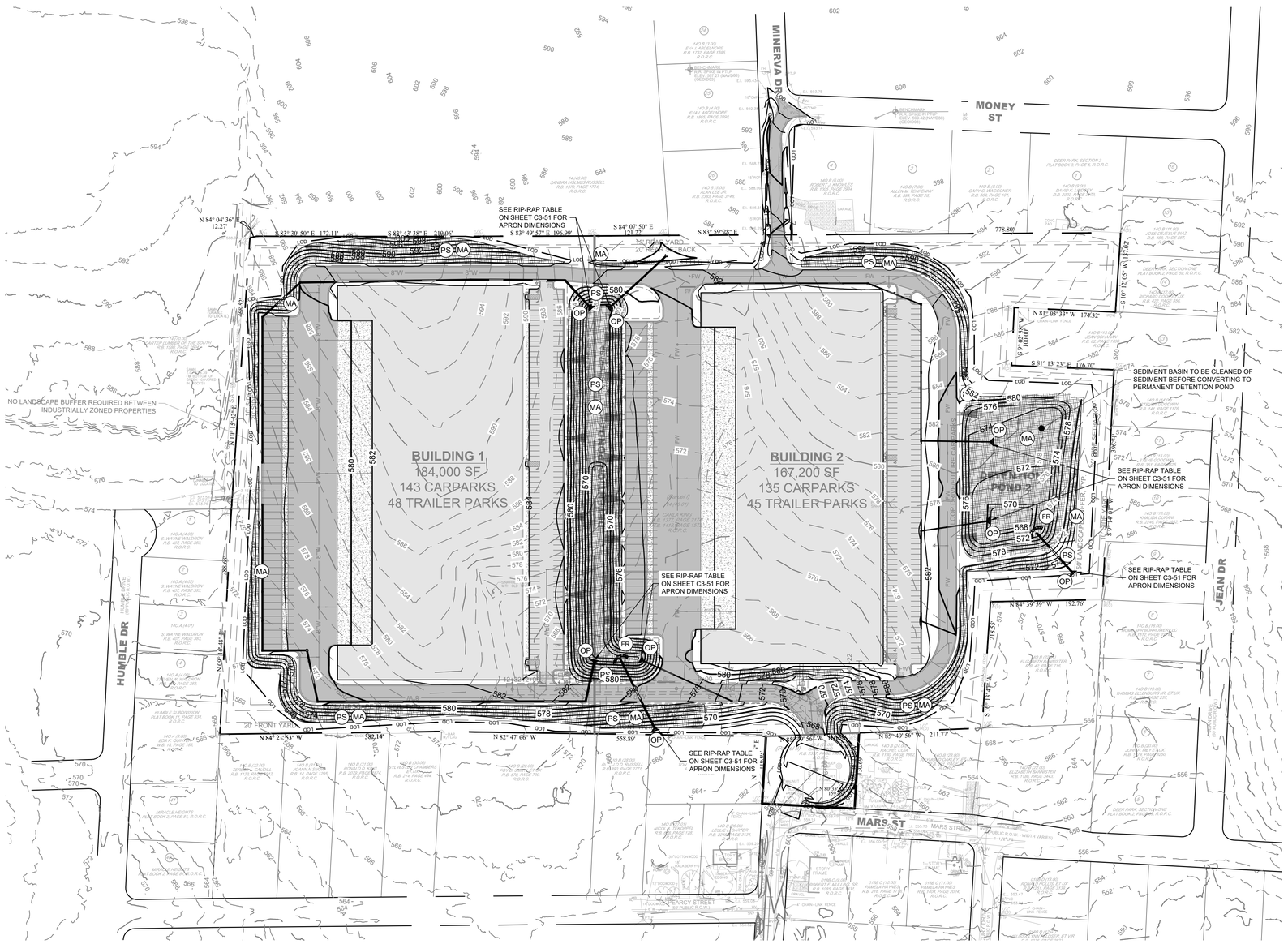
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	05/28/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 2

SHEET NUMBER
C3-20



EPSC NOTE

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

EROSION CONTROL NOTES

1. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND, WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
8. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
9. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
10. STABILIZATION MEASURES (SEED & MULCH, TRIM WHERE INDICATED) SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, EXCEPT IN THE FOLLOWING TWO CASES.
    - 10.a. WHERE THERE IS SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE OR WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
    - 10.b. ALL EROSION CONTROL MEASURES SHALL BE CHECKED TWICE WEEKLY DURING PROLONGED RAINFALL DAILY CHECKING IS NECESSARY. DOCUMENTATION OF ALL CHECKS AND CORRECTIVE MEASURES SHALL BE KEPT AT THE PROJECT. A MONITORING REPORT CAN BE FOUND IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
11. CONTRACTOR TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT REFUELING IN ACCORDANCE WITH TDEC'S STANDARDS. CONTRACTOR TO COORDINATE EXACT LOCATION WITH 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 PERMITSE.
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; 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 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	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	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEANTON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
No. 121111
STATE OF TENNESSEE
05/28/2024

No.	REVISIONS	DATE	BY
1			
2			
3			
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9			
10			

DESIGNED BY:	DJH
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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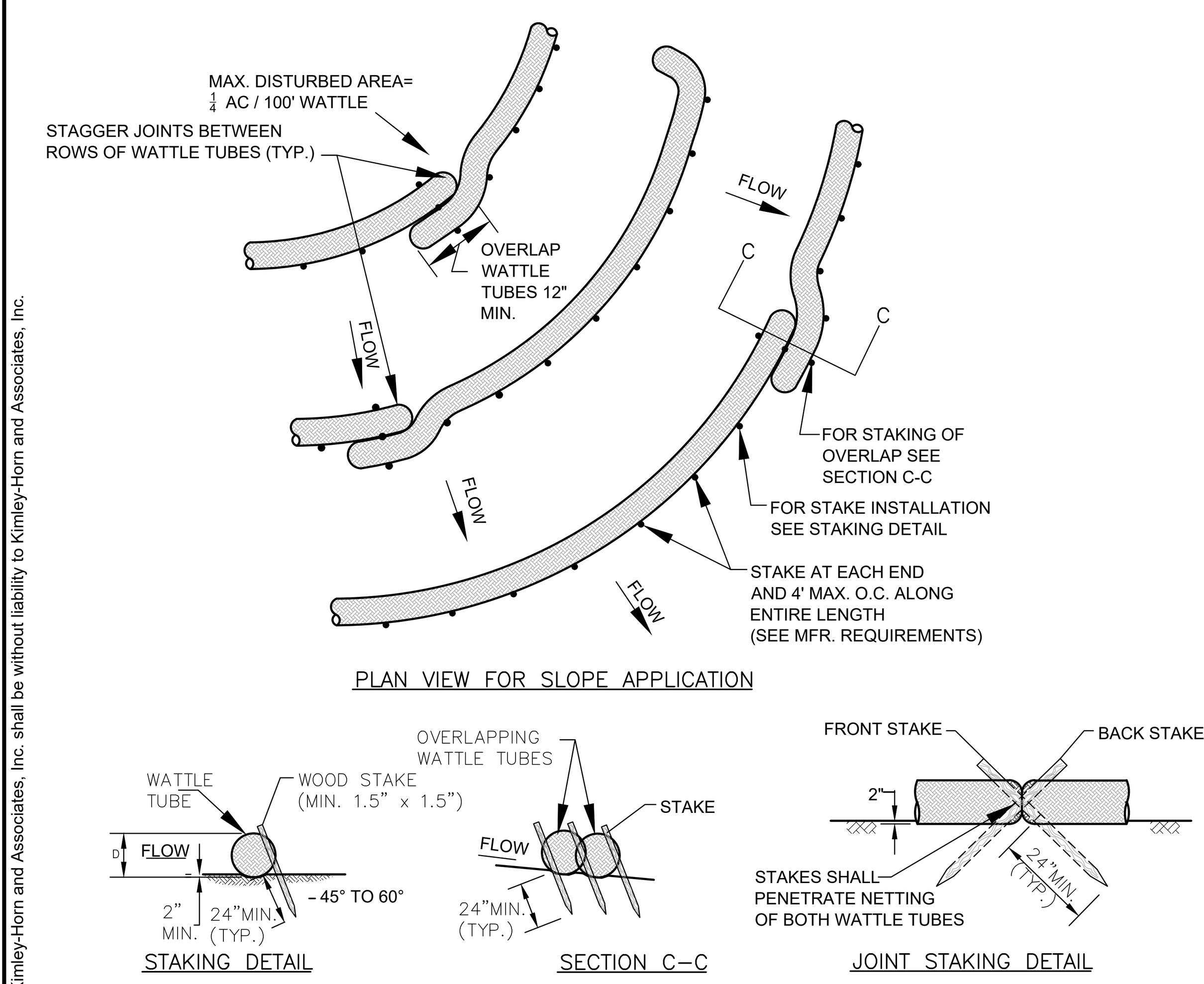
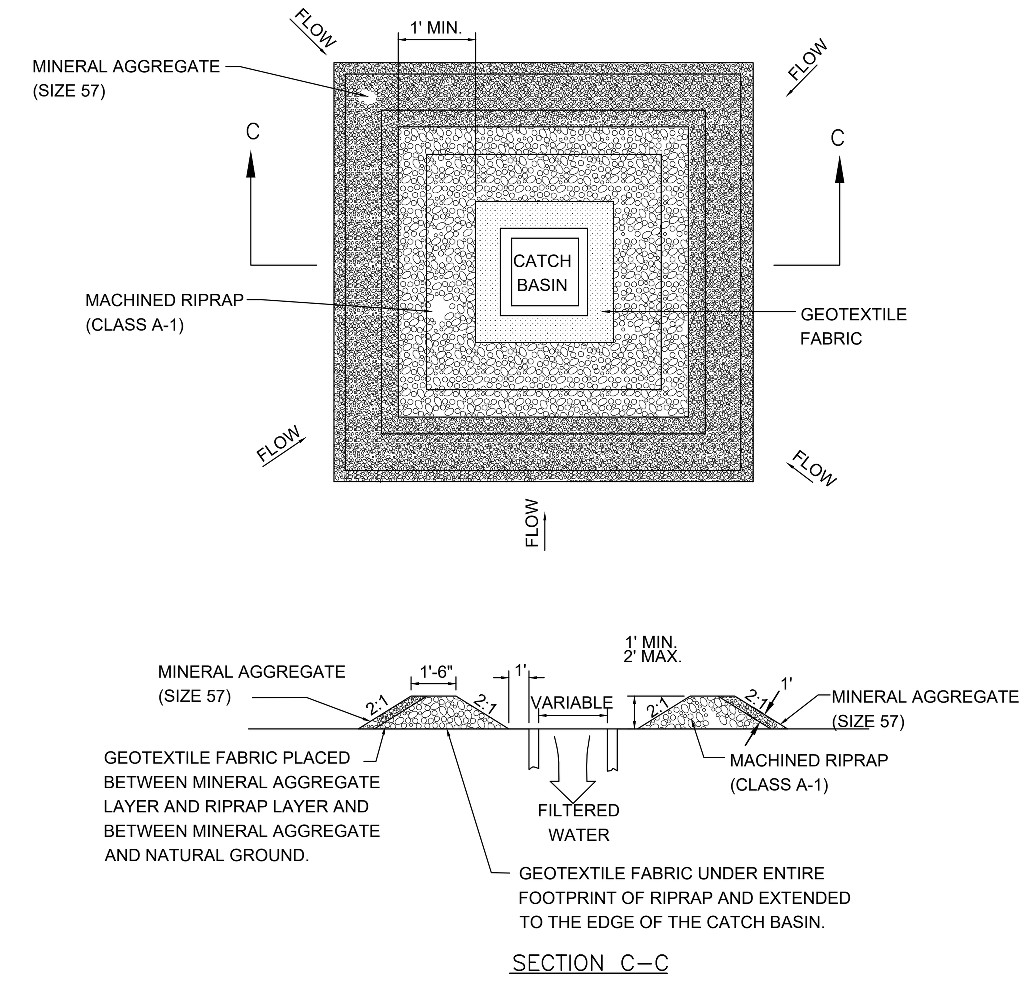


1 **EROSION EEL**
NOT TO SCALE



2 **CATCH BASIN PROTECTION**
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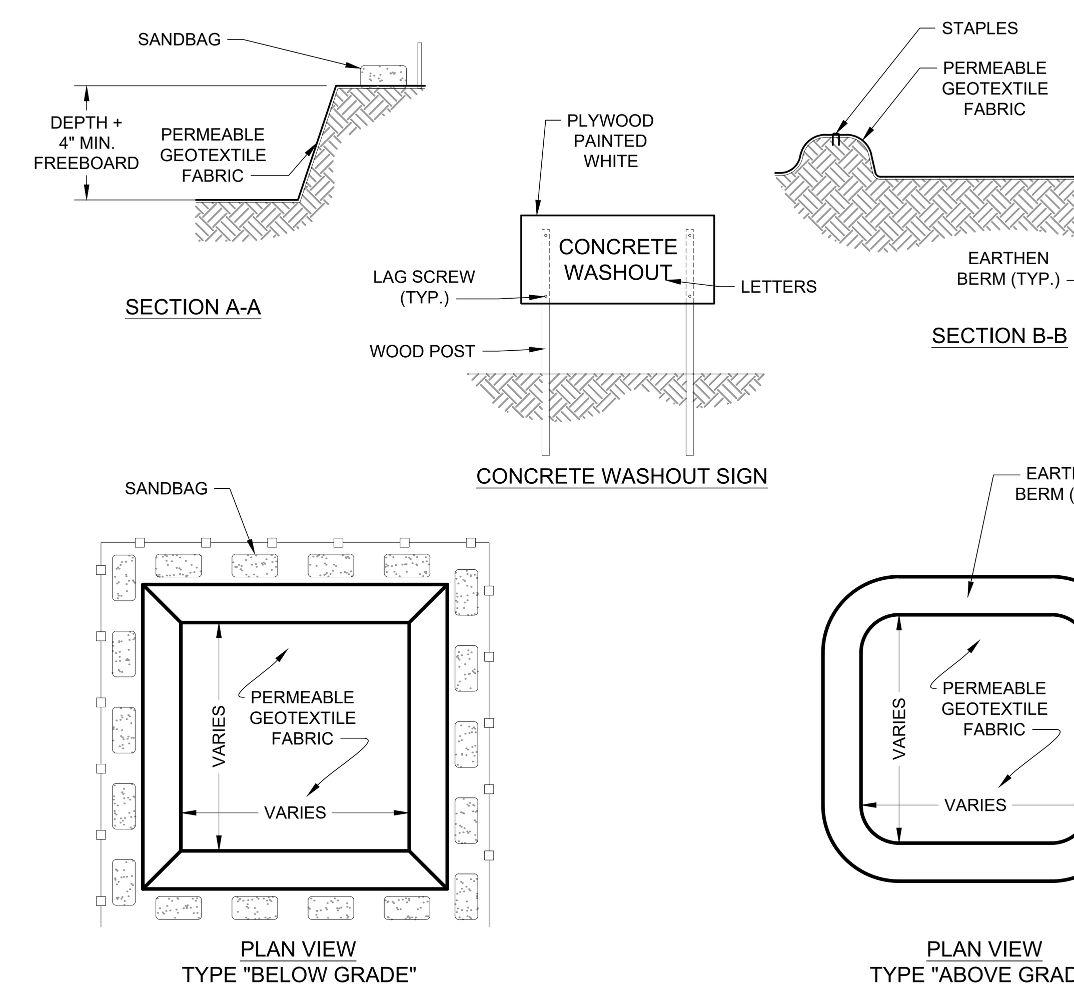
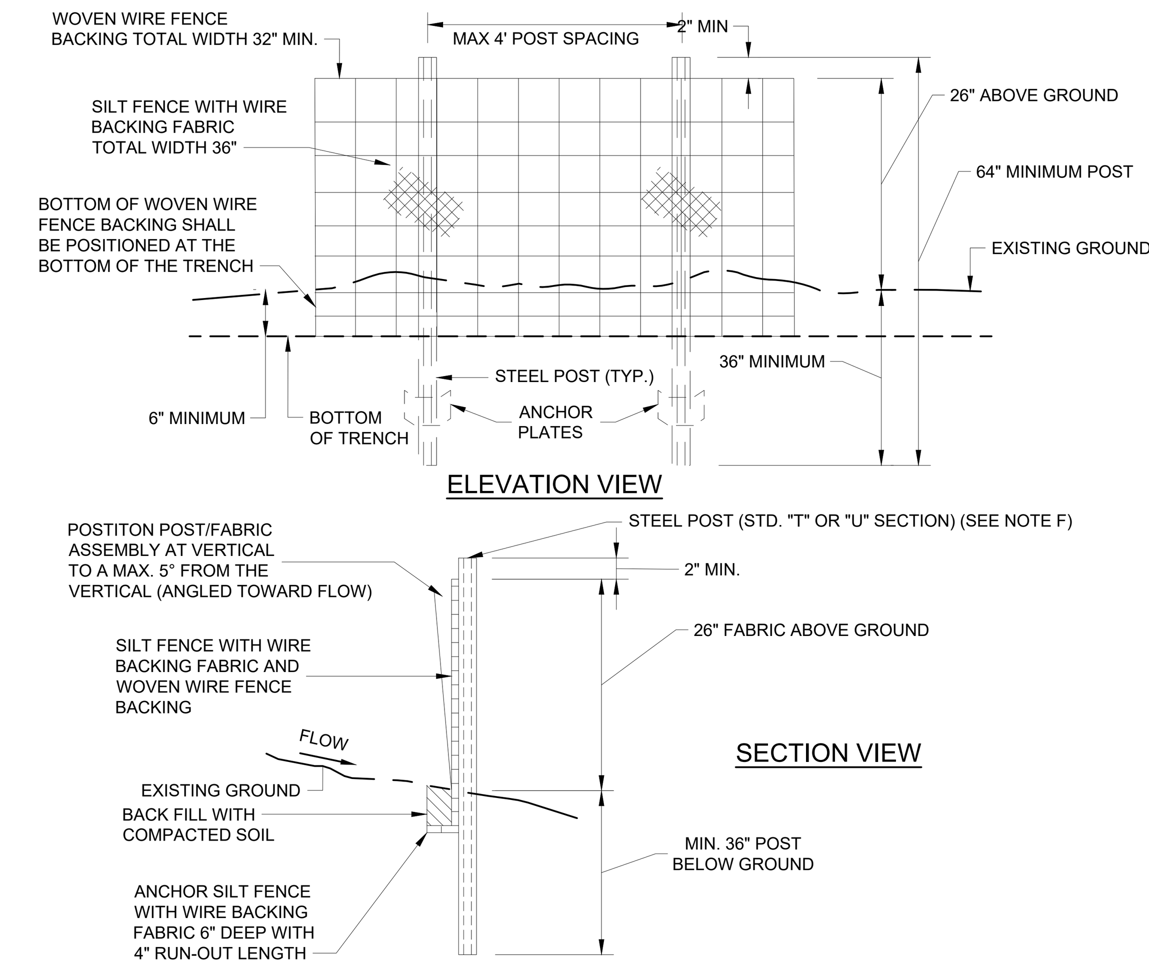


3 **CONCRETE WASHOUT AREA**
NOT TO SCALE



4 **WIRE-BACKED SILT FENCE**
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES — **RATE (LB/ACRE)**
RYE — 120

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

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

SUMMER PLANTING

SPECIES — **RATE (LB/ACRE)**
OATS — 60
BROWN TOP MILLET — 30

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

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.

ALL SEASON NOTES

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

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

NOTES:
1. 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

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

PREFERRED RATE/MIX (LB/AC PLS)
15 BROWNTOP MILLET (NURSE CROP)
5 LITTLE BLUESTEM
2 SWITCH GRASS
2 TALL DROPSEED
5 SIDEOATS GRAMMA
2 BLACK-EYED SUSAN
2 PARTRIDGE PEA
1 GREYHEADED CONEFLOWER

SEEDING DATES
BEST: AUG. 25 - SEP. 15; FEB. 15 - MAY 30
MARGINAL: SEP. 15 - OCT. 25; MAR. 21 - MAY 30

LOW MAINTENANCE AREAS - SLOPES, SOILS > 6" DEEP

PREFERRED RATE/MIX (LB/AC PLS)
15 BROWNTOP MILLET (NURSE CROP)
5 PURPLETOP
5 LITTLE BLUESTEM
5 VIRGINIA WILD RYE
2 BLACK-EYED SUSAN
2 PARTRIDGE PEA
1 GREYHEADED CONEFLOWER

SEEDING DATES
BEST: AUG. 25 - SEP. 15; FEB. 15 - MAY 30
MARGINAL: SEP. 15 - OCT. 25; MAR. 21 - APR. 15

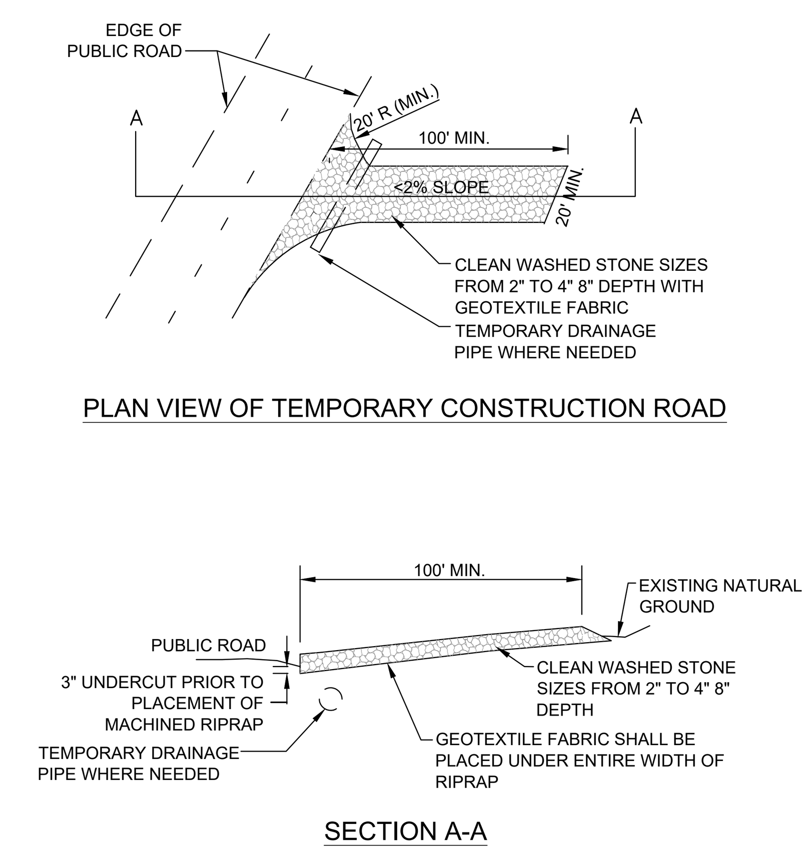
HIGH MAINTENANCE AREAS - LAWNS, ETC.

PREFERRED RATE/MIX (LB/AC PLS)
15 BROWNTOP MILLET (NURSE CROP)
2 PARTRIDGE PEA
45 RED FESCUE
45 HARD FESCUE
25 CHEWING FESCUE

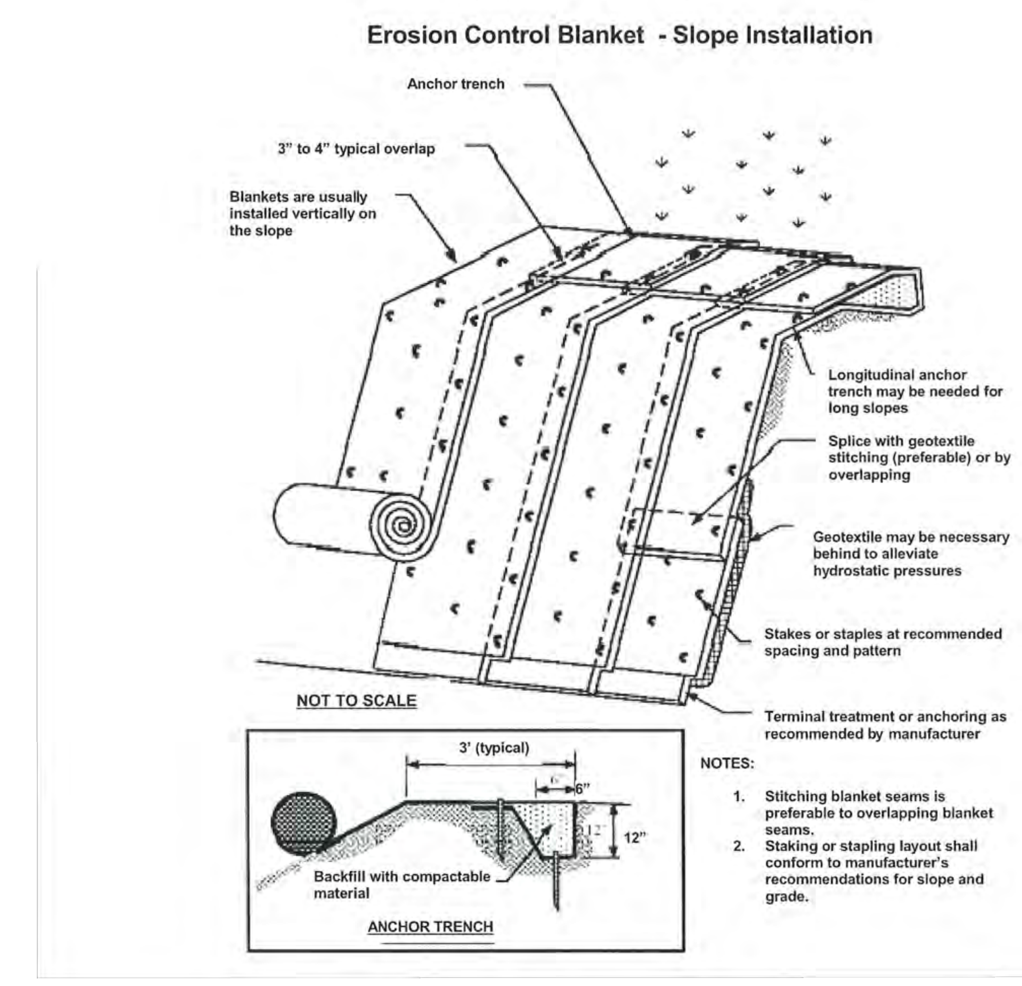
SEEDING DATES
BEST: AUG. 30 - OCT. 15
MARGINAL: FEB. 15 - APR. 15

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

6 **PERMANENT STABILIZATION**
NOT TO SCALE



7 **CONSTRUCTION EXIT**
NOT TO SCALE



8 **EROSION CONTROL MATTING**
NOT TO SCALE

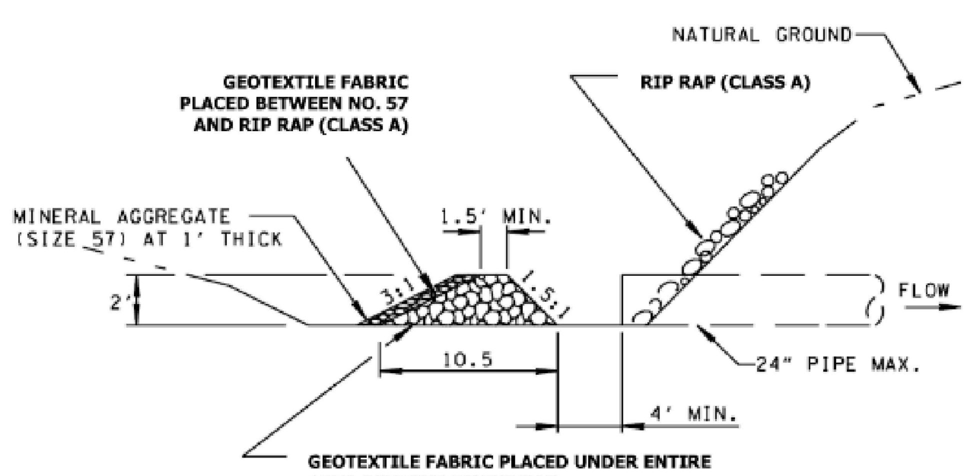
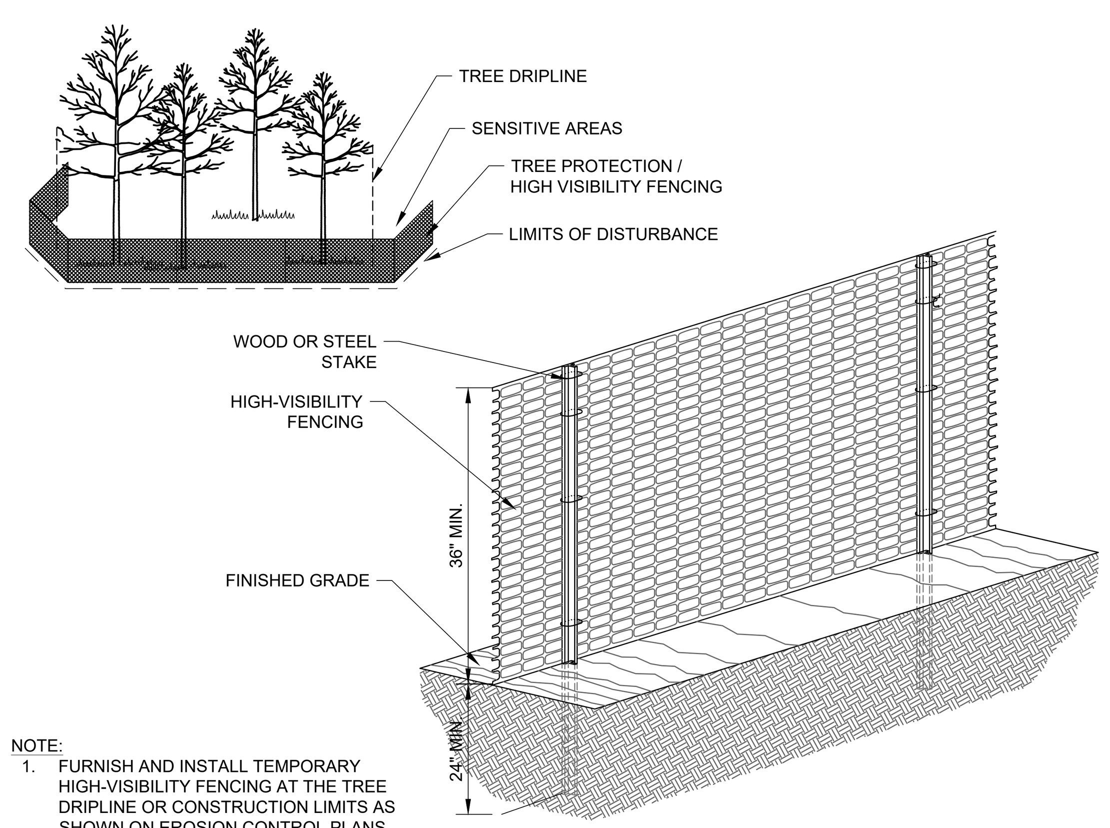


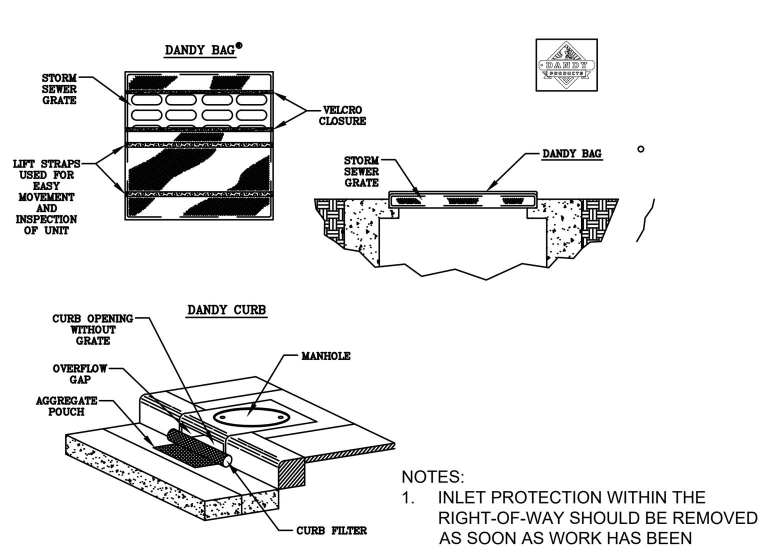
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 **FILTER RING**
NOT TO SCALE



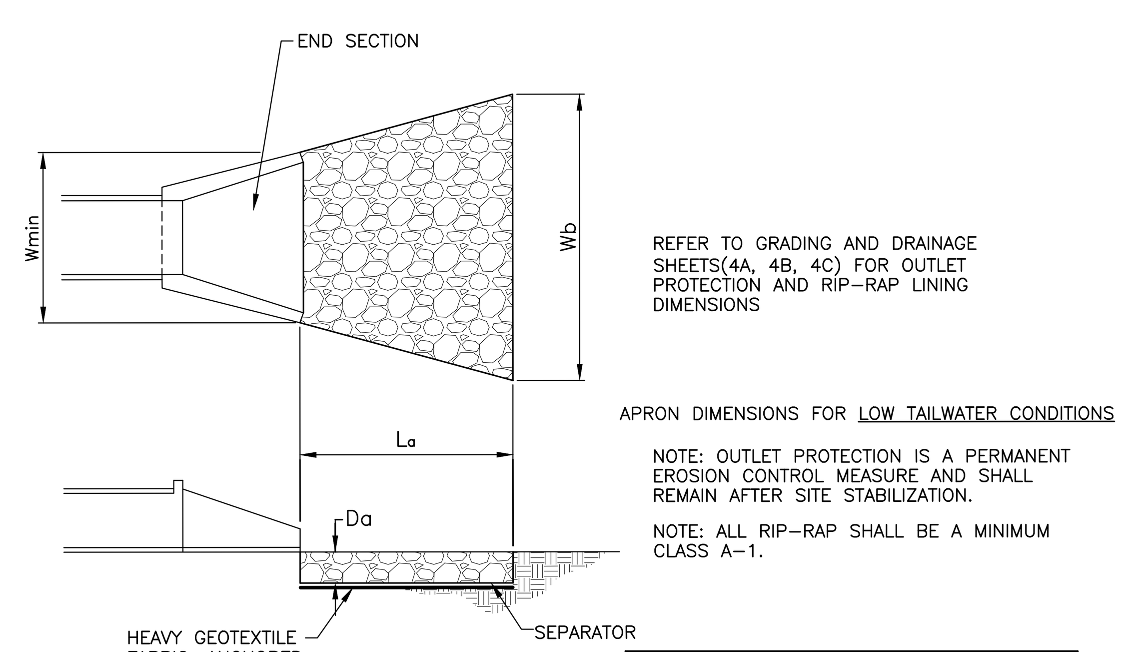
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 **TREE PROTECTION FENCE / HIGH VISIBILITY FENCE**
NOT TO SCALE



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

11 **INLET PROTECTION**
NOT TO SCALE



REFER TO GRADING AND DRAINAGE SHEETS(4A, 4B, 4C) FOR OUTLET PROTECTION AND RIP-RAP LINING DIMENSIONS

APRON DIMENSIONS FOR LOW TAILWATER CONDITIONS

NOTE: OUTLET PROTECTION IS A PERMANENT EROSION CONTROL MEASURE AND SHALL REMAIN AFTER SITE STABILIZATION.

NOTE: ALL RIP-RAP SHALL BE A MINIMUM CLASS A-1.

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

12 **OUTLET PROTECTION**
NOT TO SCALE

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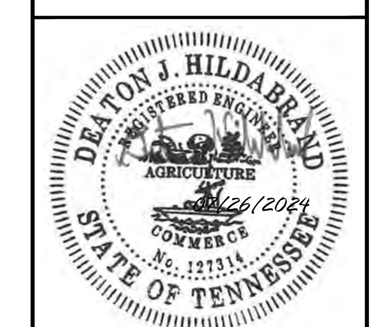
LA VERGNE BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE



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

ERASION CONTROL DETAILS

SHEET NUMBER
C3-50

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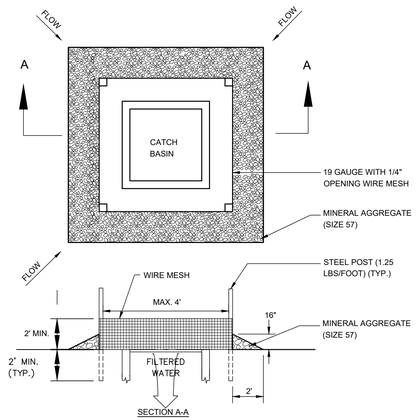
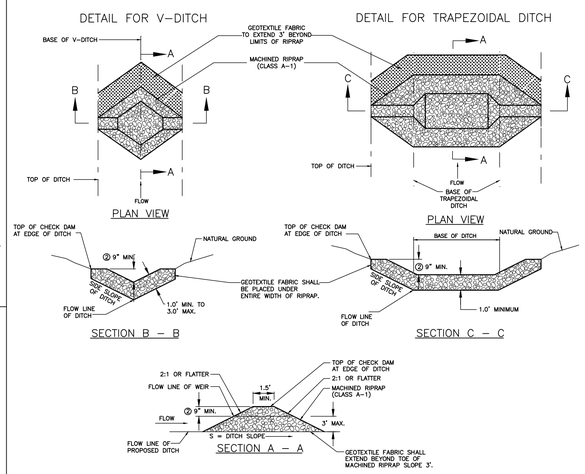
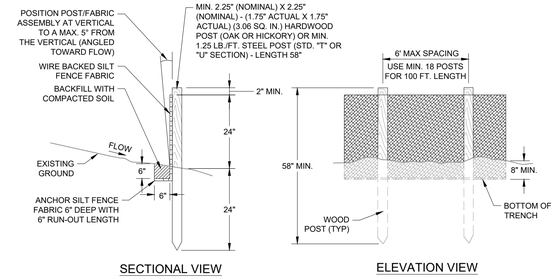


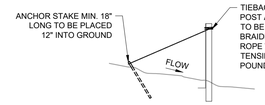
1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



2 CHECK DAM
NOT TO SCALE

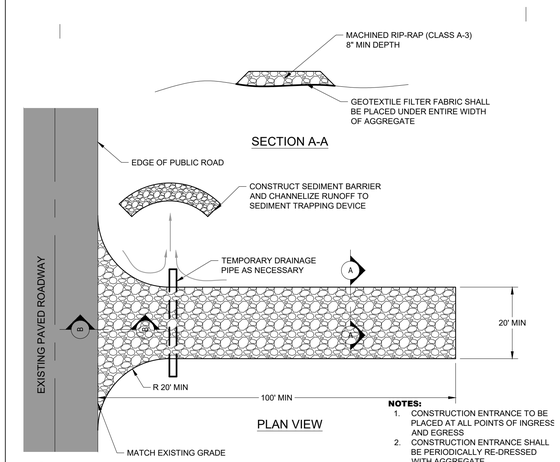




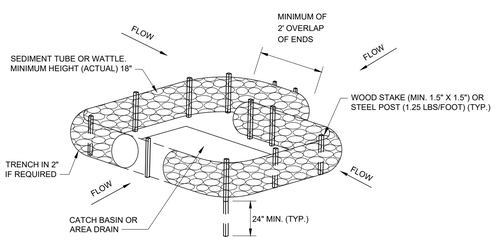
SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

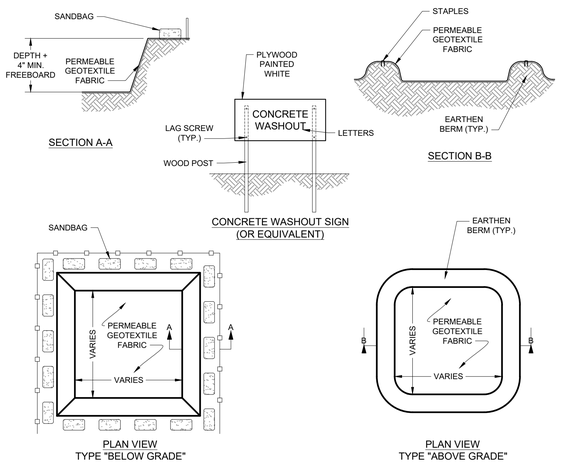
3 SILT FENCE TYPE C
NOT TO SCALE



4 CONSTRUCTION ENTRANCE
NOT TO SCALE



5 INLET PROTECTION - PAVED AREA
NOT TO SCALE



6 CONCRETE WASHOUT
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING

SPECIES	RATE (LB/ACRE)
RYE	120

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

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

SUMMER PLANTING

SPECIES	RATE (LB/ACRE)
OATS	60
BROWN TOP MILLET	30

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

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.

ALL SEASON NOTES

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

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

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

7 TEMPORARY STABILIZATION
NOT TO SCALE

LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS

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

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

8 PERMANENT STABILIZATION
NOT TO SCALE

Know what's below. Call before you dig.

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Main: 615.564.2701 | www.kimley-horn.com
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LA VERGNE BUSINESS CENTER
LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEXTON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 121314
05/28/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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2			
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8			
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10			

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

EROSION CONTROL DETAILS

SHEET NUMBER
C3-51

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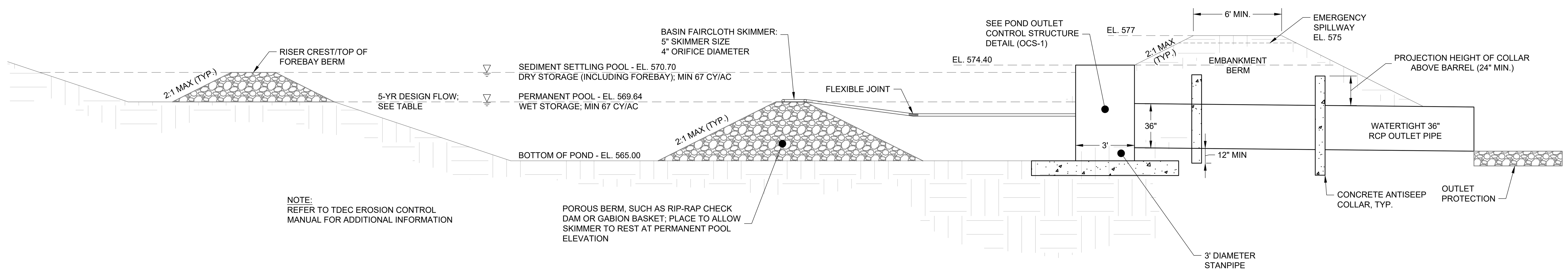


9 SEDIMENT BASIN #1
SCALE:

Kimley»Horn
SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

Sediment Basin #1

Basin Drainage Area (A) (ac) =	36.19	
Runoff Coefficient (C) =	0.68	
SCS Curve Number (CN) =	76.16	
Time of Concentration (min) =	72.60	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	1.60	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	1.97	
Rainfall Intensity (25-yr Storm) "i" (in/hr) =	2.67	
Flow (Q_2) (cfs) =	39.4	(Q=C*i*A)
Flow (Q_5) (cfs) =	48.5	(Q=C*i*A)
Flow (Q_{25}) (cfs) =	65.7	(Q=C*i*A)
WET Storage Volume (cf) =	65,468	
DRY Storage Volume (cf) =	65,468	
Required Total Volume (cf) =	130,935	(WET + DRY Volumes)
Forebay Volume (cf) =	16,367	
Required Surface Area (sf) =	21,118	
Storage Depth "R" (ft) =	12.00	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	12.00	
Minimum Embankment Width =	12.00	

	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	565.00	3	0
	566.00	506	254
	567.00	4,566	2,790
	568.00	13,841	11,994
	569.00	34,675	36,252
	570.00	57,707	82,443
	571.00	83,243	152,918
	572.00	103,834	246,456
	573.00	125,379	361,063
	574.00	149,322	498,413
	575.00	175,562	660,855
	576.00	203,729	850,501
	577.00	232,007	1,068,369

Total Basin Volume 1,068,369 CF; 39,569 CY; 24.53 Ac-Ft

Designed WET Storage Elev = 569.64
Designed WET Storage Volume (cf) = 65,814
Designed DRY Storage Elev = 570.70
Designed DRY Storage Volume (cf) = 65,961
Designed Total Volume (cf)= 1,068,369 **O.K. > Minimum Required Volume**

Kimley»Horn
SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

Skimmer Design

Dewatering Volume = Dry Storage Volume	65,468	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.253	CFS		3.00	days
	21,823	ft^3/Day	Head (H)	0.333	ft
			Orifice Area	13.31	in^2
Skimmer Size	5.0	in	**Orifice Diameter**	4.1	in

Principal Spillway Design

Spillway Type	Standpipe		Spillway Foundation Type	N/A	
Diameter	3.0	ft	Base Thickness	N/A	
	3.0		Base Length/Width	N/A	ft
Orifice Area	7.07	ft^2	Top of Foundation Elevation	N/A	
Spillway Elevation	570.70				
5-yr H	2.01	ft	**5-yr Q**	48.23	CFS
25-yr H	3.70	ft	**25-yr Q**	65.45	CFS

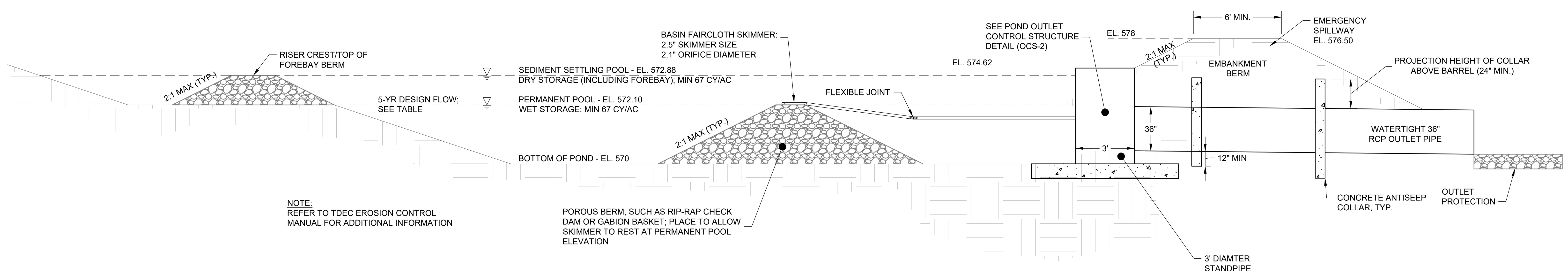
Emergency Spillway Design

Weir Width	20.0	ft			
Weir Elevation	575.00				
Weir C-Value	2.70				
5-yr H	-2.29	ft	**5-yr Q**	0.00	CFS
25-yr H	-0.60	ft	**25-yr Q**	0.00	CFS

Water Surface Elevations

5-yr Elevation	572.71
5-yr Freeboard	4.29
25-yr Elevation	574.40
25-yr Freeboard	2.60

Page 2 of 2



10 SEDIMENT BASIN #2
SCALE:

Kimley»Horn
SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

Sediment Basin #2

Basin Drainage Area (A) (ac) =	7.53	
Runoff Coefficient (C) =	0.74	
SCS Curve Number (CN) =	78.08	
Time of Concentration (min) =	23.00	
Rainfall Intensity (2-yr Storm) "i" (in/hr) =	5.52	
Rainfall Intensity (5-yr Storm) "i" (in/hr) =	6.41	
Rainfall Intensity (25-yr Storm) "i" (in/hr) =	8.03	
Flow (Q_2) (cfs) =	30.8	(Q=C*i*A)
Flow (Q_5) (cfs) =	35.7	(Q=C*i*A)
Flow (Q_{25}) (cfs) =	44.7	(Q=C*i*A)
WET Storage Volume (cf) =	13,622	
DRY Storage Volume (cf) =	13,622	
Required Total Volume (cf) =	27,244	(WET + DRY Volumes)
Forebay Volume (cf) =	3,405	
Required Surface Area (sf) =	15,559	
Storage Depth "R" (ft) =	8.00	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	7.00	
Minimum Embankment Width =	12.00	

	Elev (ft)	Area (SF)	Cumulative Volume (CF)
Bottom Elevation	570.00	0	0
	571.00	5,331	2,666
	572.00	13,135	11,899
	573.00	21,928	29,430
	574.00	31,445	56,117
	575.00	35,864	89,771
	576.00	38,064	126,735
	577.00	40,368	165,951
	578.00	42,816	207,543

Total Basin Volume 207,543 CF; 7,687 CY; 4.76 Ac-Ft

Designed WET Storage Elev = 572.10
Designed WET Storage Volume (cf) = 13,652
Designed DRY Storage Elev = 572.88
Designed DRY Storage Volume (cf) = 13,675
Designed Total Volume (cf)= 207,543 **O.K. > Minimum Required Volume**

Kimley»Horn
SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

Skimmer Design

Dewatering Volume = Dry Storage Volume	13,622	CF	Dewatering Time	72	hrs
Skimmer Flow Rate	0.053	CFS		3.00	days
	4,541	ft^3/Day	Head (H)	0.208	ft
			Orifice Area	3.50	in^2
Skimmer Size	2.5	in	**Orifice Diameter**	2.1	in

Principal Spillway Design

Spillway Type	Standpipe		Spillway Foundation Type	Concrete	
Diameter	3.0	ft	Base Thickness	18"	
	3.0		Base Length/Width	6.00	ft
Orifice Area	7.07	ft^2	Top of Foundation Elevation	570.00	
Spillway Elevation	572.90				
5-yr H	1.10	ft	**5-yr Q**	35.67	CFS
25-yr H	1.72	ft	**25-yr Q**	44.69	CFS

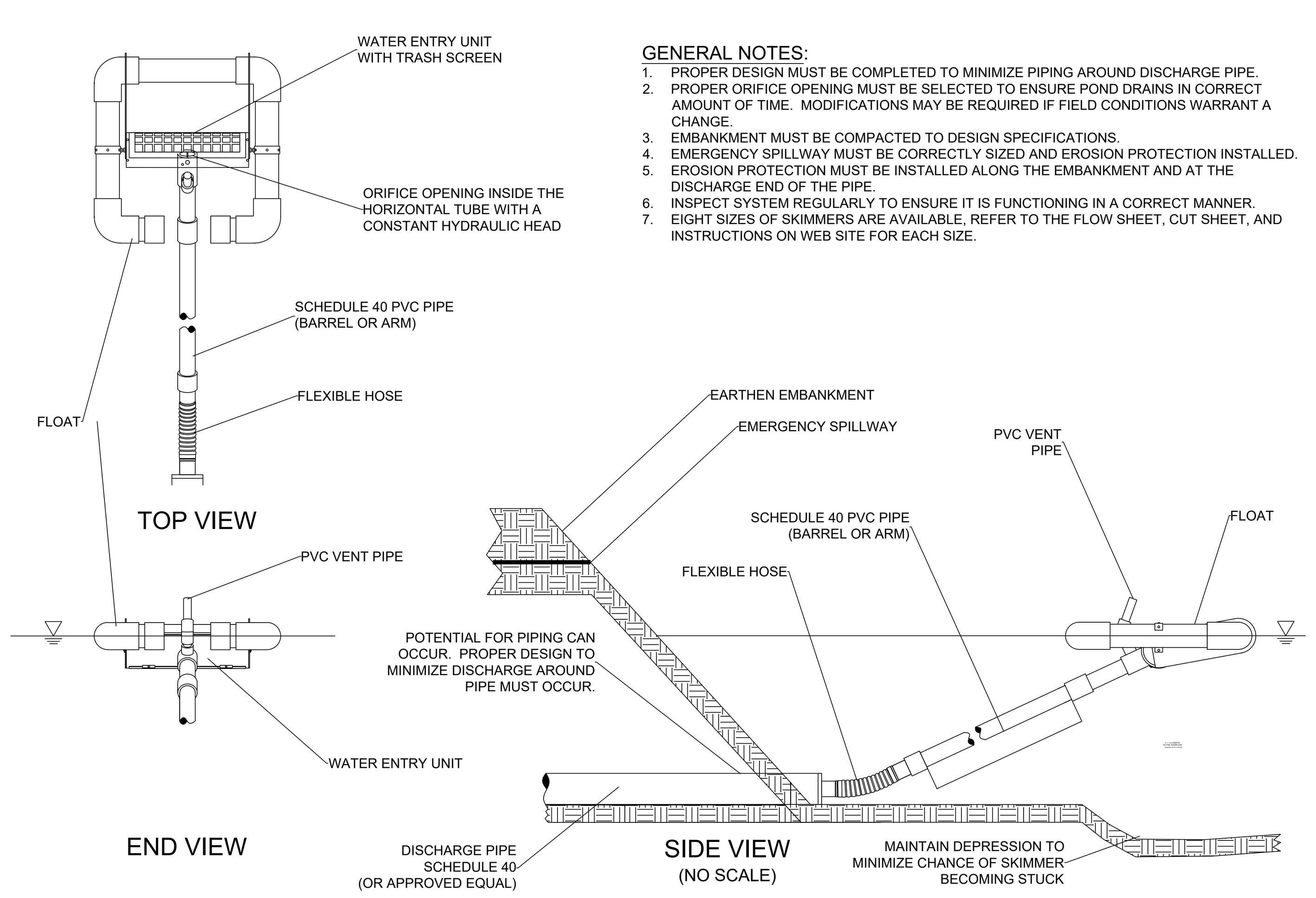
Emergency Spillway Design

Weir Width	20.0	ft			
Weir Elevation	576.50				
Weir C-Value	2.70				
5-yr H	-2.50	ft	**5-yr Q**	0.00	CFS
25-yr H	-1.88	ft	**25-yr Q**	0.00	CFS

Water Surface Elevations

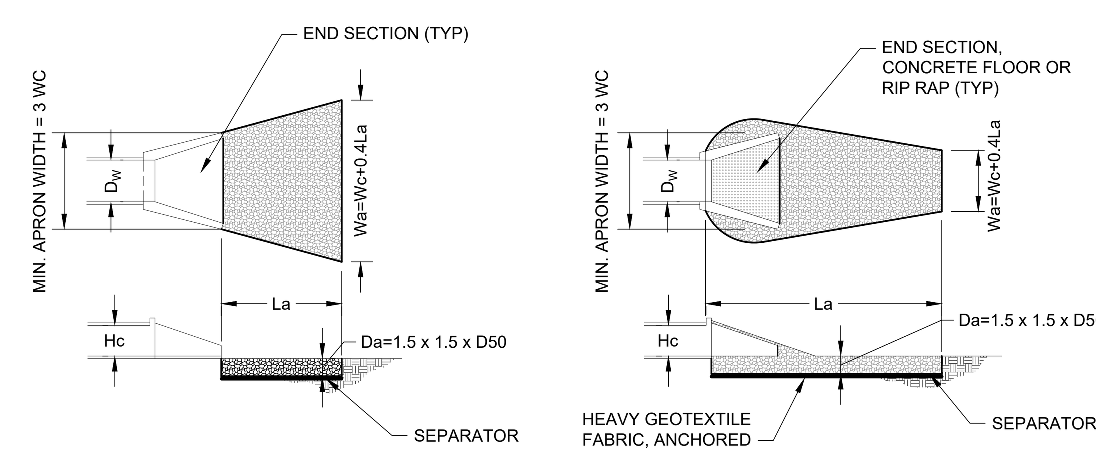
5-yr Elevation	574.00
5-yr Freeboard	4.00
25-yr Elevation	574.62
25-yr Freeboard	3.38

Page 2 of 2



GENERAL NOTES:
1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE, REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

11 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER
NOT TO SCALE



TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

H_W = HEIGHT OF CULVERT
D_W = WIDTH OF CULVERT
W_C = WIDTH OF RIP-RAP AT START
L_A = LENGTH OF RIP-RAP APRON
W_A = WIDTH OF RIP-RAP APRON AT END
D_{50} = MEDIAN SIZE OF RIP-RAP (6" MIN)
D_{MAX} = MAXIMUM SIZE OF RIP-RAP = 1.5 D_{50}
D_A = DEPTH OF RIP-RAP APRON = 1.5 D_{MAX}
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

12 OUTLET PROTECTION
NOT TO SCALE

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

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

DEATON J. HILDABRAND — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127314 — STATE OF TENNESSEE — 06/26/2024

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

EROSION CONTROL DETAILS

SHEET NUMBER
C3-52

Drawing name: C:\Users\IAN~1.WIL\AppData\Local\Temp\AcPublish_17940\C3-50 EROSION CONTROL DETAILS.dwg C3-52 EROSION CONTROL DETAILS Jul 23, 2024 8:49pm by: Ian.Willman

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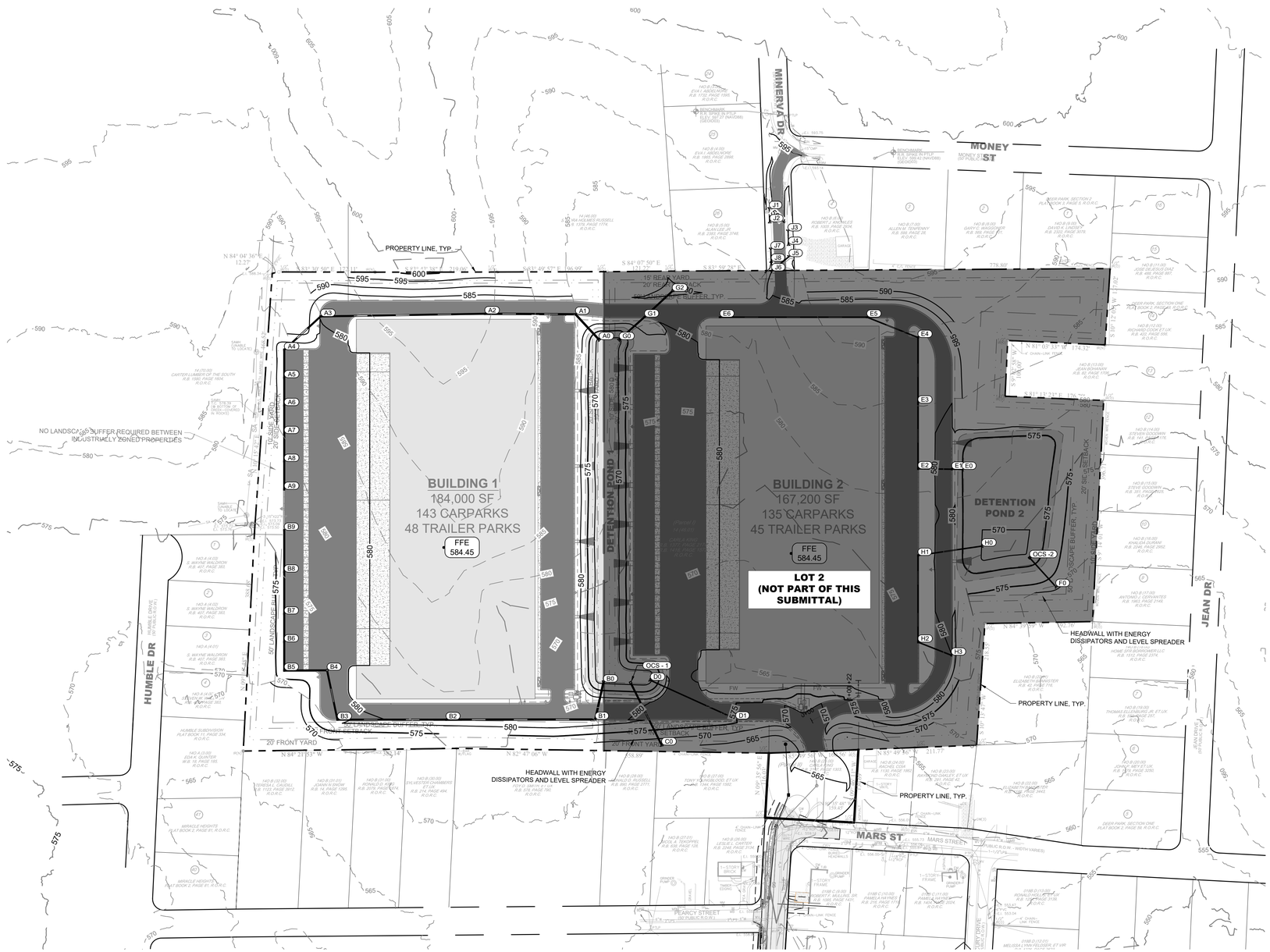

GRADING PLAN LEGEND

476.17	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	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		

GRADING NOTES

1. 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.
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 NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

ADA COMPLIANCE NOTES

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

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121111
07/26/2024
STATE OF TENNESSEE

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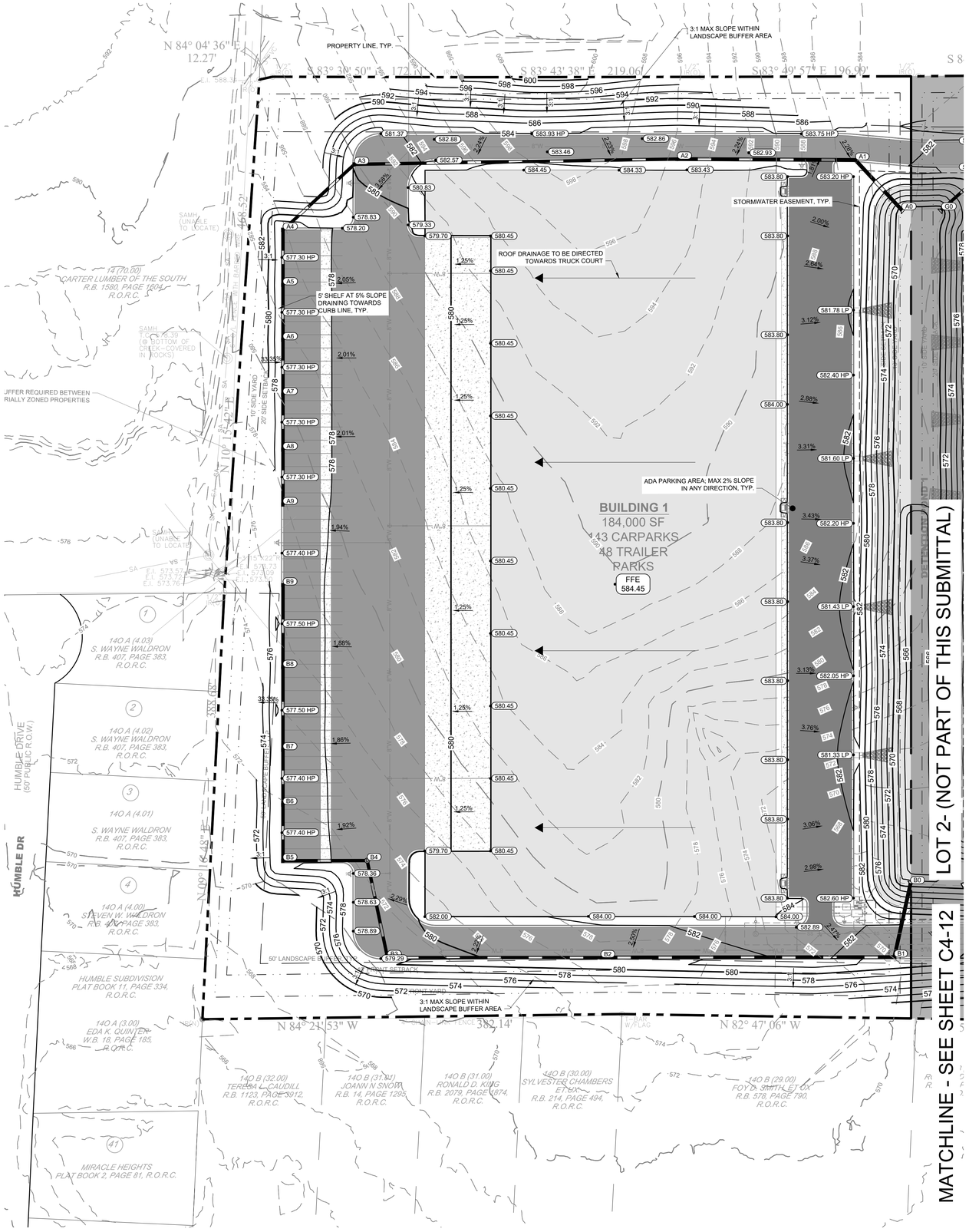
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

GRADING AND DRAINAGE PLAN - OVERALL (LOT1)

SHEET NUMBER
C4-00



GRADING NOTES

1. 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.
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 NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

GRADING PLAN LEGEND

476.17	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	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		

ADA COMPLIANCE NOTES

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

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

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

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0 25 50 100

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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
07/26/2024
COMMERCE
No. 127314
STATE OF TENNESSEE

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

SITE GRADING PLAN (LOT 1)

SHEET NUMBER
C4-11

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

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STRUCTURE TABLE

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

STRUCTURE TABLE

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

STRUCTURE TABLE

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

PIPE TABLE

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

PIPE TABLE

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

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

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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
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AGRICULTURE COMMERCE
No. 121114
7/26/2024
STATE OF TENNESSEE

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

PIPE AND STRUCTURE TABLES

SHEET NUMBER
C4-50

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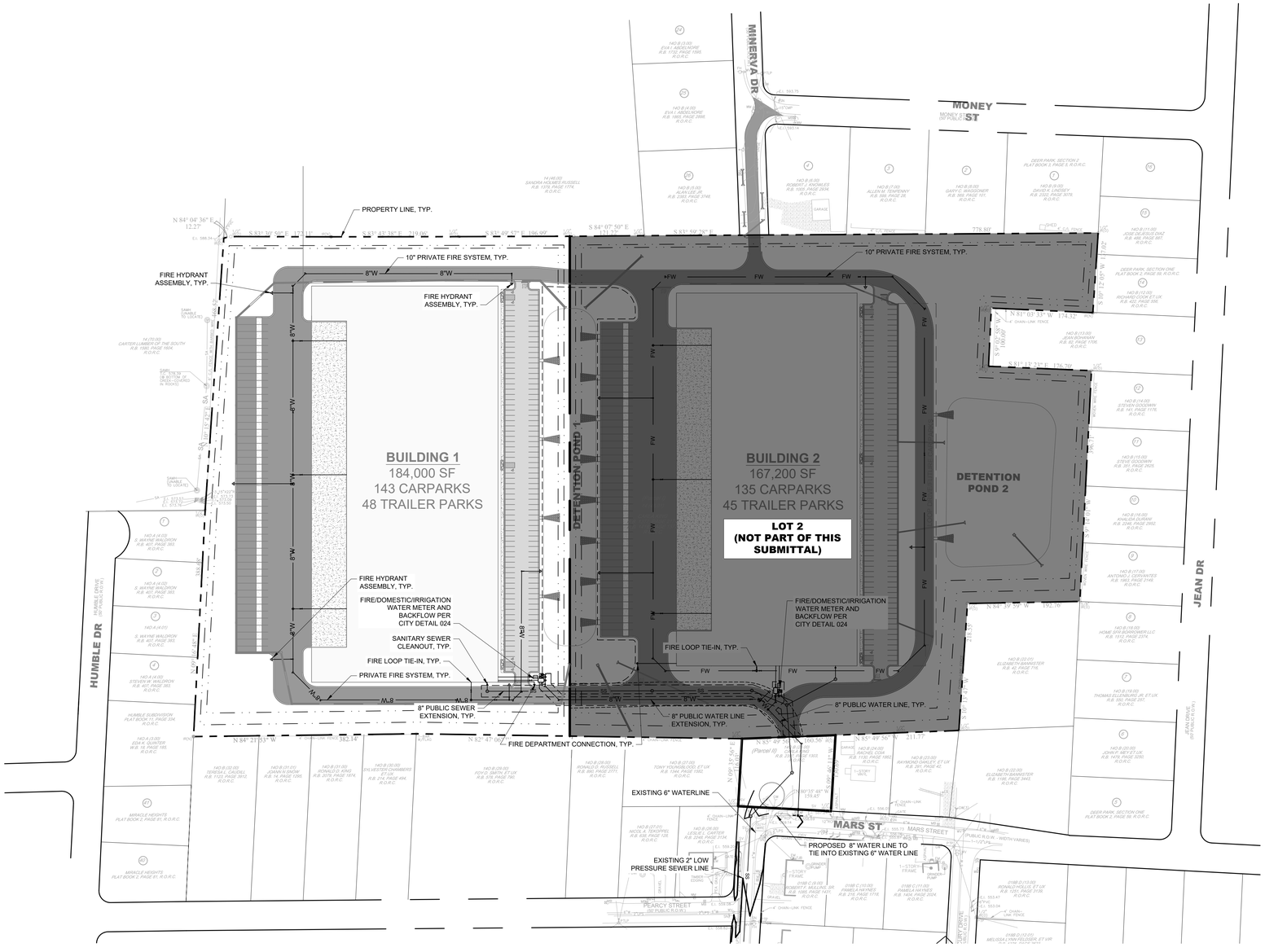

SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE 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 AGREES 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.
5. 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.
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 CRUSHED STONE.
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. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE 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. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. 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.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. 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.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
25. 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.
26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST EDITION.

LEGEND

S	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE
	WATER METER
BF	BACKFLOW PREVENTER
FH	FIRE HYDRANT ASSEMBLY
FDC	FIRE DEPARTMENT CONNECTION

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

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LOT 1

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LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
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STATE OF TENNESSEE

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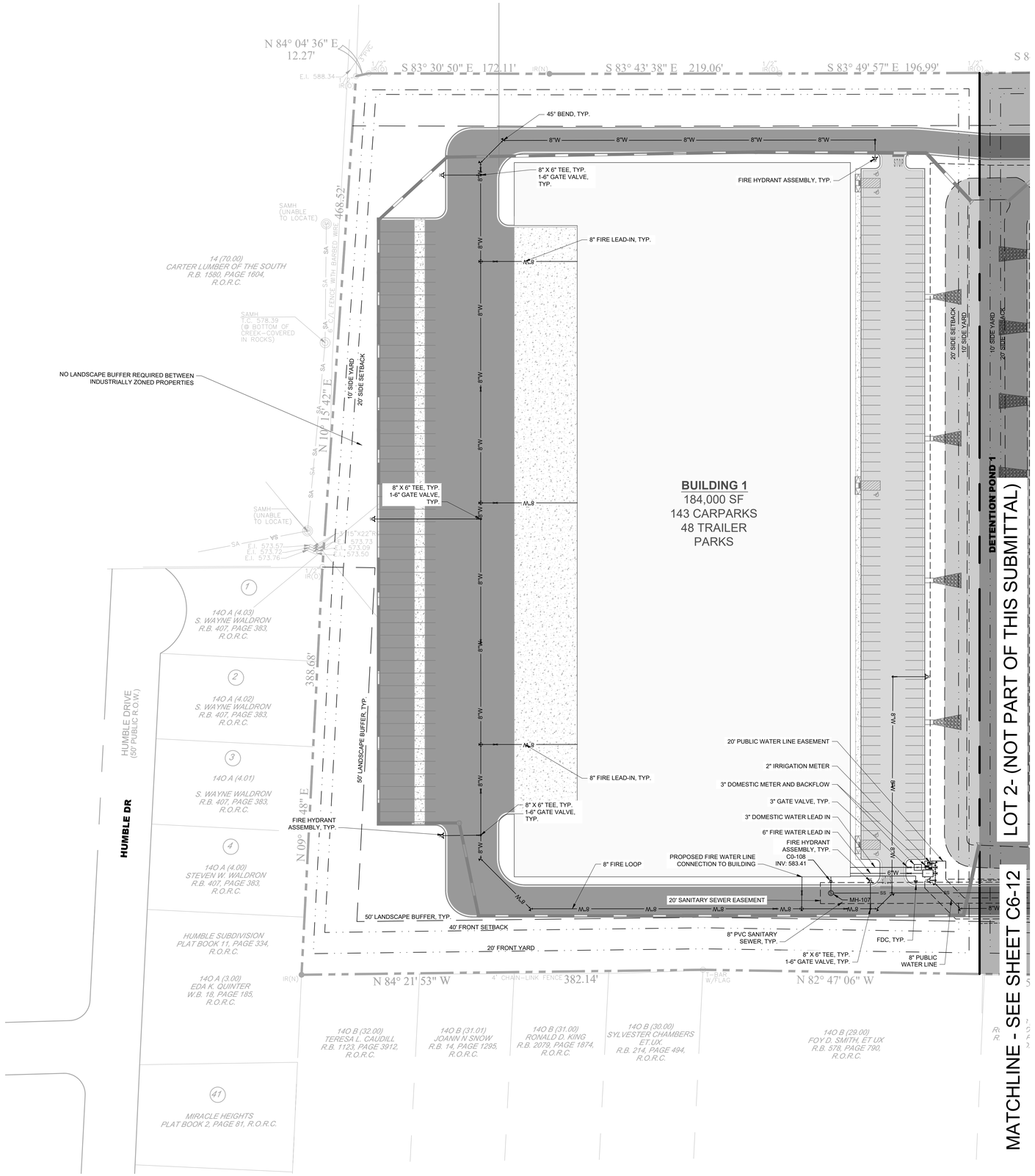
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

UTILITY PLAN - OVERALL (LOT 1)

SHEET NUMBER
C6-00



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	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
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KIMLEY-HORN PROJECT NO.	118574000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C6-11

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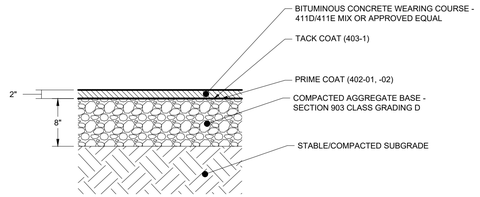
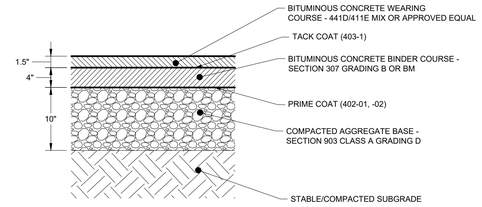
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C6-11 UTILITY PLAN (2) Jul 26, 2024 5:34pm by: deaton.hildabrand



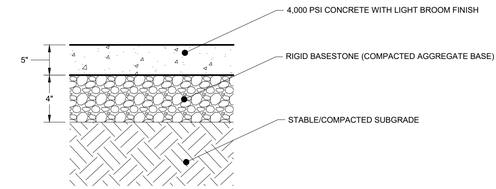
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

1 TYPICAL PAVEMENT SECTION - STANDARD DUTY
SCALE:



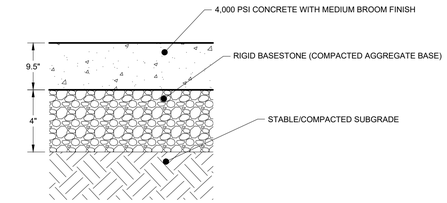
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED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

2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. 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.
3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:



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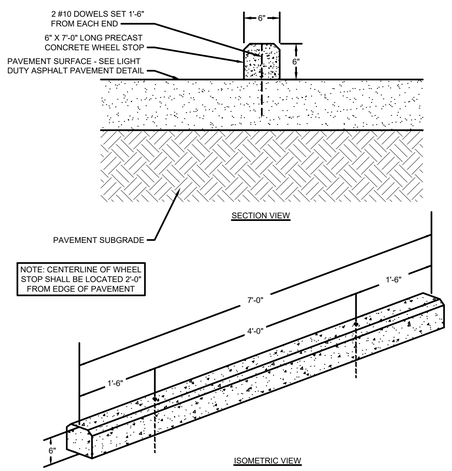
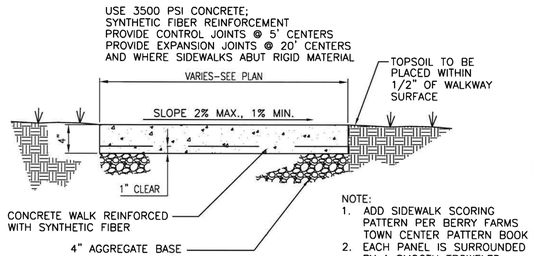
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15'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

4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

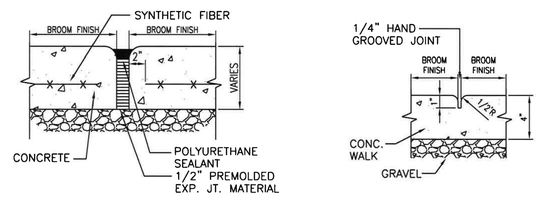


5 CONCRETE WHEEL STOP
NOT TO SCALE



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

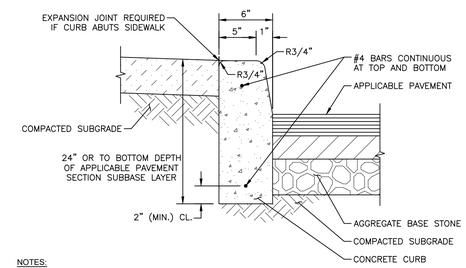
6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



EXPANSION JOINT

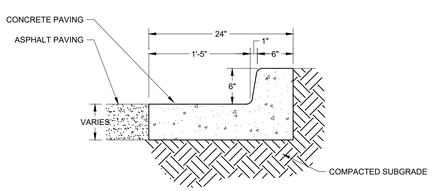
CONTROL JOINT

7 SIDEWALK JOINT DETAIL
SCALE:



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

8 6" POST CURB
NOT TO SCALE



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

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

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LOT 1
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 121111
07/26/2024
STATE OF TENNESSEE

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

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

SITE DETAILS

SHEET NUMBER
C8-10

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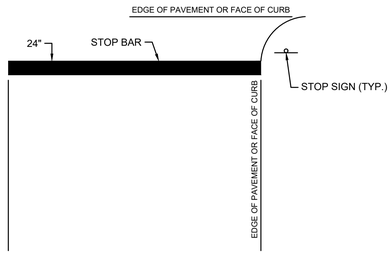
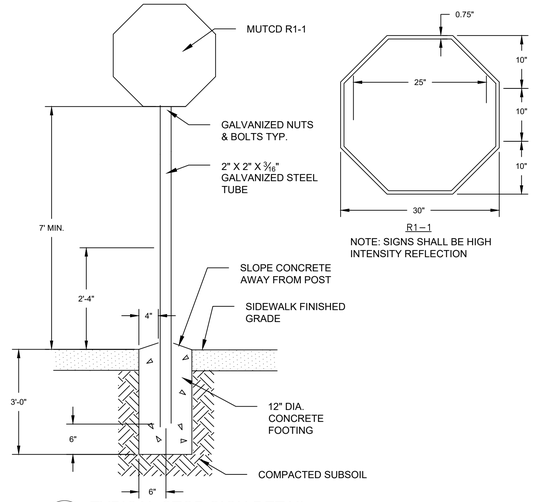


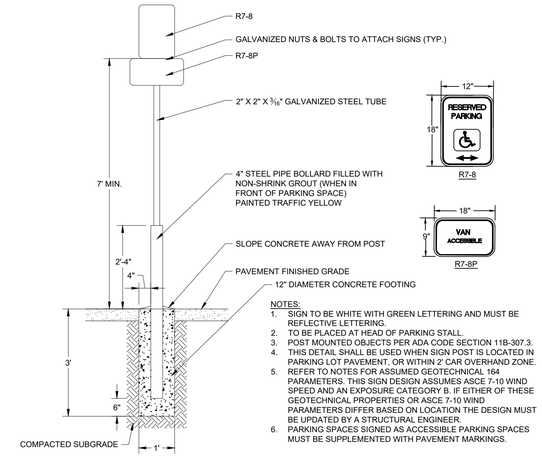
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



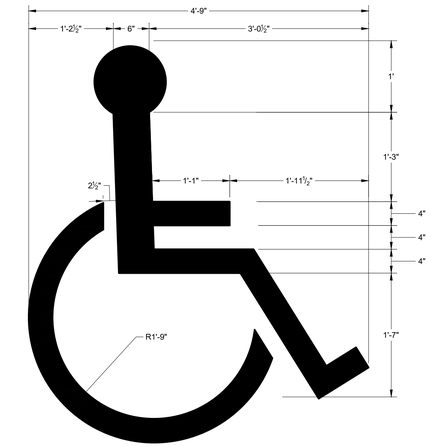
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

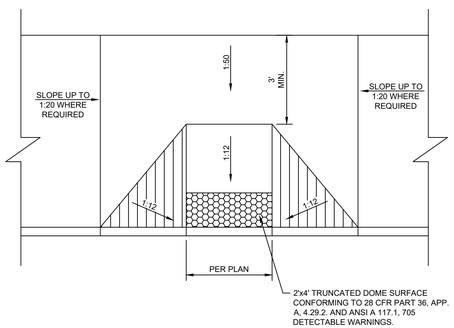


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL 164 PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.
6. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.

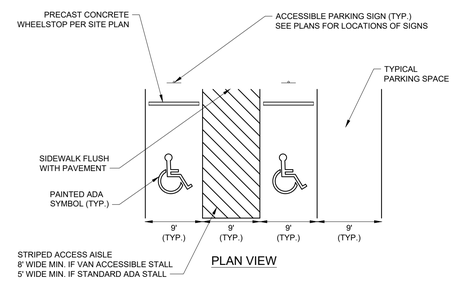
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



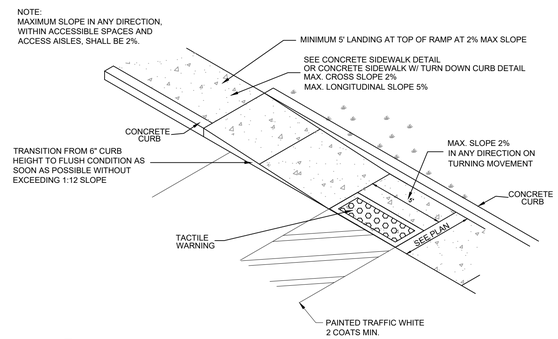
16 ADA PARKING SPACE SYMOL
NOT TO SCALE



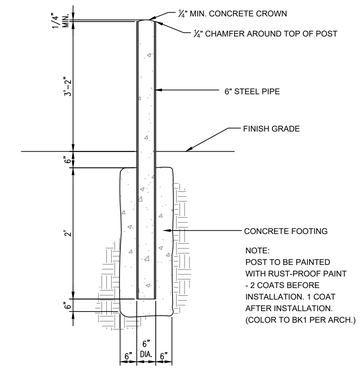
17 TYPICAL ADA RAMP
NOT TO SCALE



18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



20 6" STEEL BOLLARD
NOT TO SCALE

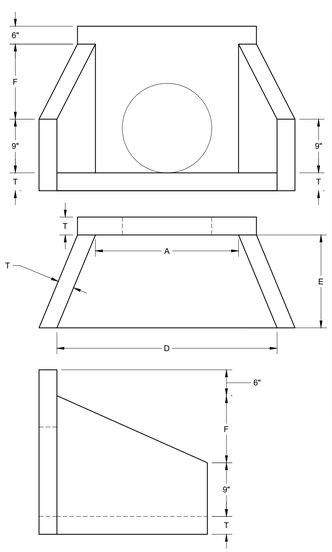
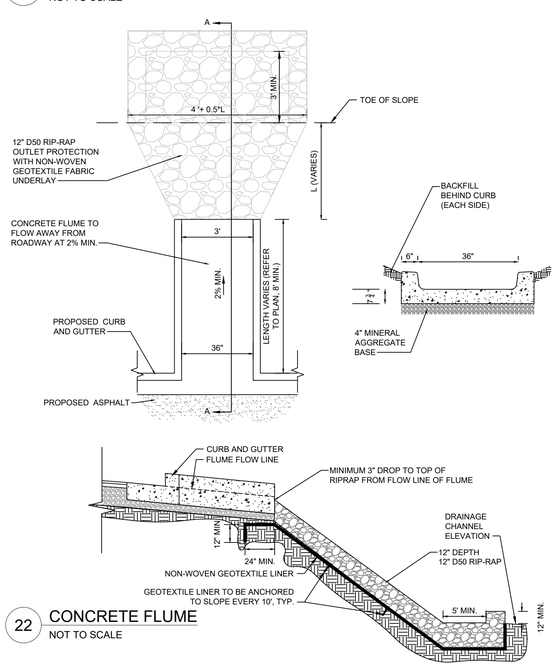
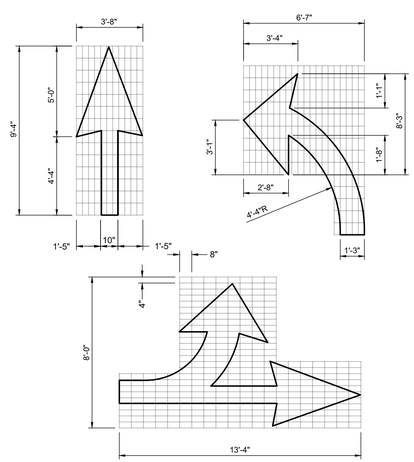


TABLE OF DIMENSIONS					
PIPE SIZE	A	D	E	F	T (MIN)
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"
54"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

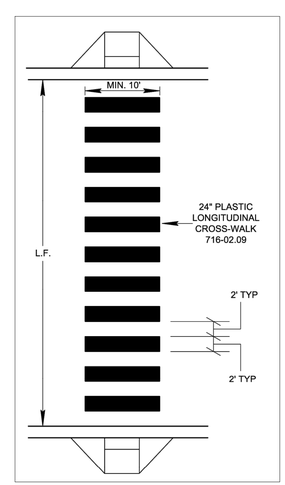
21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



22 CONCRETE FLUME
NOT TO SCALE



23 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



24 CROSS-WALK (TDOT T-[illegible])
NOT TO SCALE

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

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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 111111
7/26/2024
STATE OF TENNESSEE

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

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

SITE DETAILS

SHEET NUMBER
C8-11

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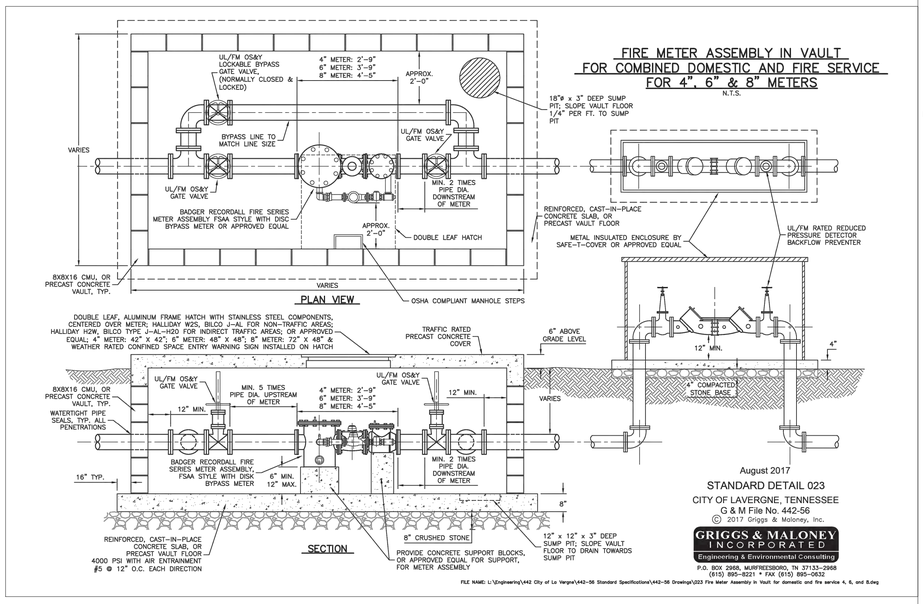

FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS

N.T.S.

August 2017

STANDARD DETAIL 023

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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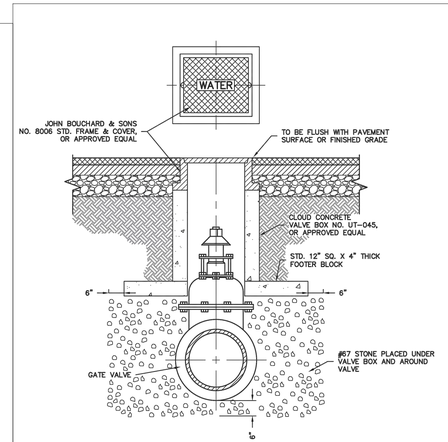
(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\023 Fire Meter Assembly in Vault for domestic and fire service 4, 6, and 8.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

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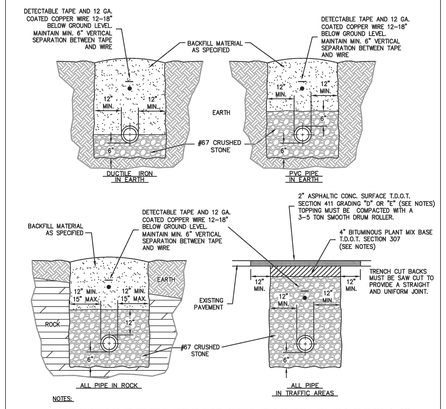
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

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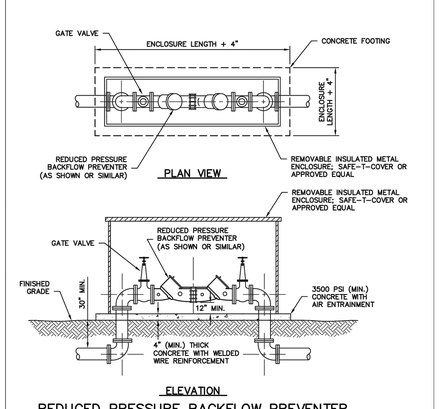
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

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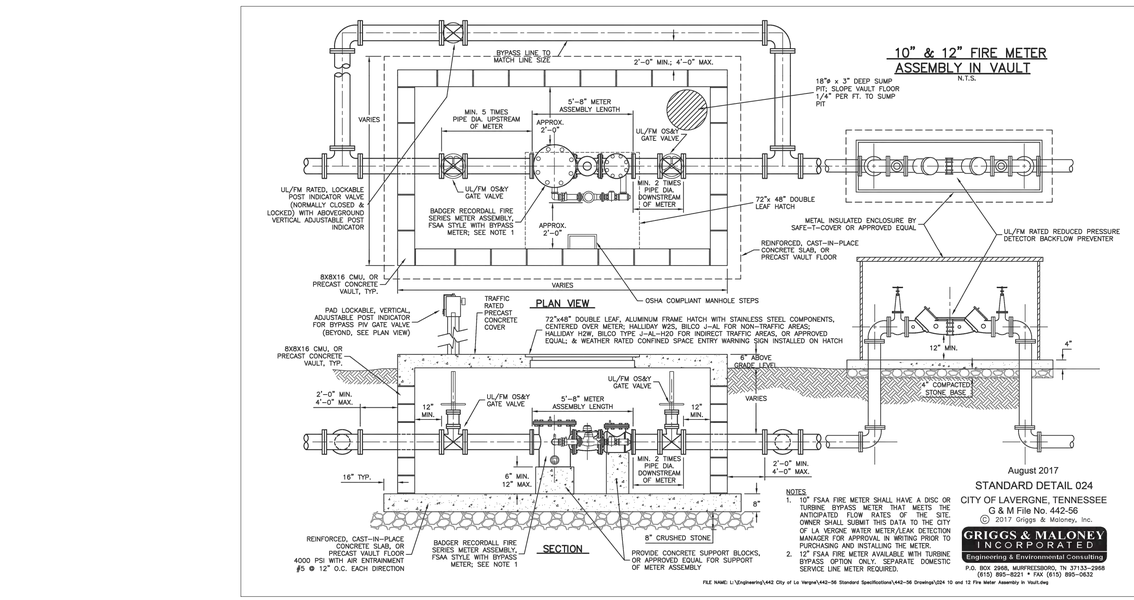
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



10" & 12" FIRE METER ASSEMBLY IN VAULT

N.T.S.

NOTES:

1. 10" FSAA FIRE METER SHALL HAVE A DISC OR TURBINE BYPASS METER THAT MEETS THE ANTICIPATED FLOW RATES OF THE SITE. OWNER SHALL SUBMIT THIS DATA TO THE CITY OF LA VERGNE WATER METER/LEAK DETECTION MANAGER FOR APPROVAL IN WRITING PRIOR TO PURCHASING AND INSTALLING THE METER.
2. 12" FSAA FIRE METER AVAILABLE WITH TURBINE BYPASS OPTION ONLY. SEPARATE DOMESTIC SERVICE LINE METER REQUIRED.

August 2017

STANDARD DETAIL 024

CITY OF LAVERGNE, TENNESSEE

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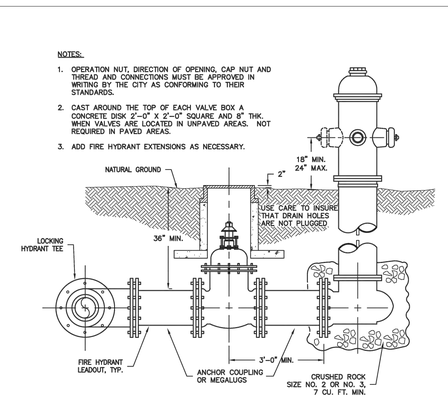
FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\024 10 and 12 Fire Meter Assembly in Vault.dwg



TYPICAL FIRE HYDRANT SETTING

N.T.S.

Revised September, 2015

STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

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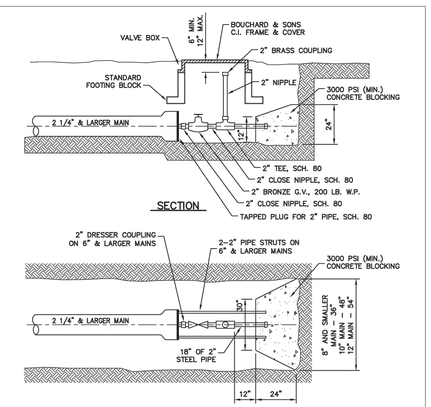
(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg



PLAN OF CONCRETE BLOCKING

TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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Engineering & Environmental Consulting

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\050 Typical 2 in Blow-off.dwg

COORDINATES ARE NAD83.
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Main: 615.564.2701 | www.kimley-horn.com
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LA VERGNE BUSINESS CENTER
LOT 1

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127314
07/26/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
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7			
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10			

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

UTILITY DETAILS

SHEET NUMBER

C8-20

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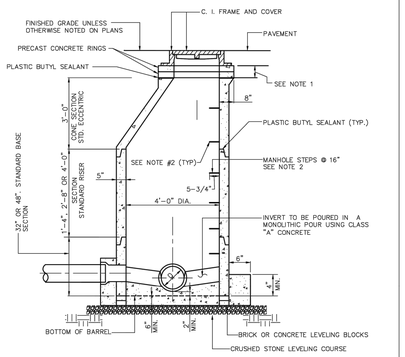

NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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3354 PERIMETER HILL DRIVE, SUITE 140
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3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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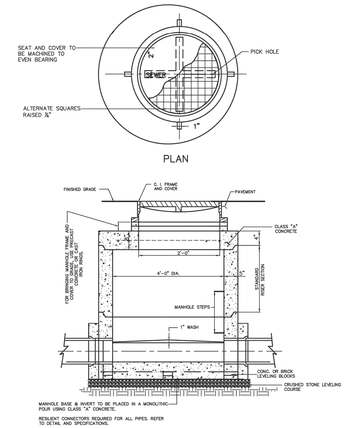
615-793-9891



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4.0
STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0"
NOT TO SCALE

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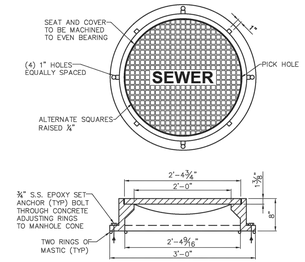

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL.

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

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STANDARD SEWER DETAILS

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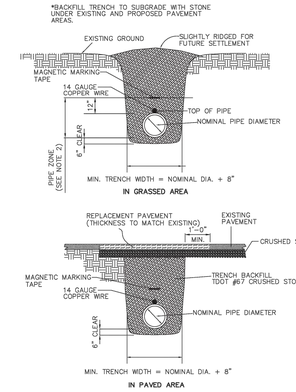

NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. TRENCH SHALL BE DUG TO GIVE PIPE FULL AND CONTINUOUS SUPPORT. ALL ROCK TO BE REMOVED WITHIN 6" OF PIPE – BED TO PIPE GRADE WITH CRUSHED STONE BEDDING.
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.
6. MAGNETIC MARKING TAPE AND 14 GAUGE COPPER WIRE REQUIRED FOR ALL SEWER.

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15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

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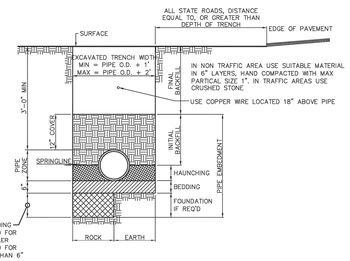

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16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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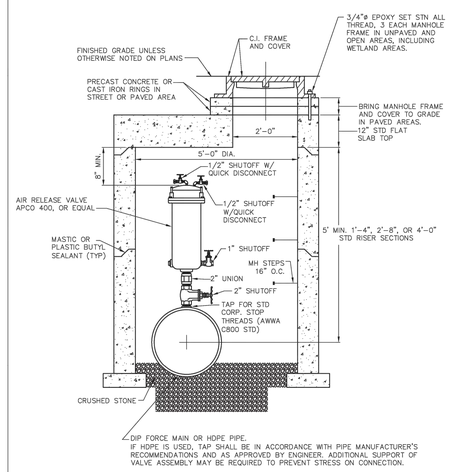

NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

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18.0
SEWAGE AIR RELEASE VALVE
NOT TO SCALE

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STANDARD SEWER DETAILS

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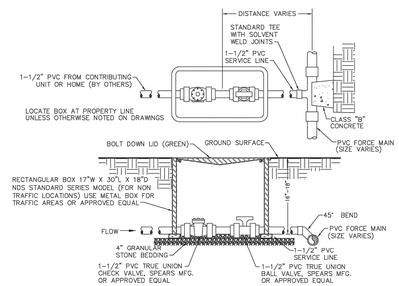
615-793-9891



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19.0
TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
NOT TO SCALE

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STANDARD SEWER DETAILS

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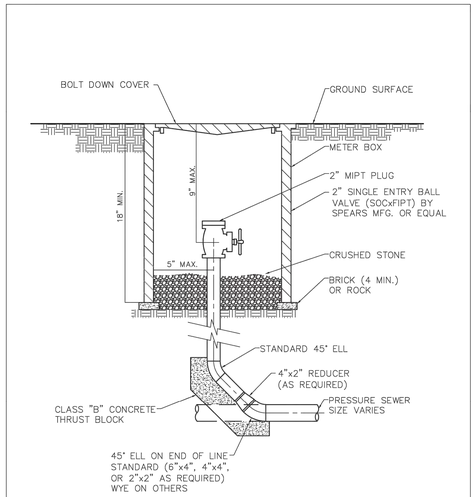

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
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21.0
PRESSURE SEWER CLEAN OUT NON-TRAFFIC BOX
NOT TO SCALE

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STANDARD SEWER DETAILS

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

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

DEATON J. HILDABRAND
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127314
07/26/2024
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
1			
2			
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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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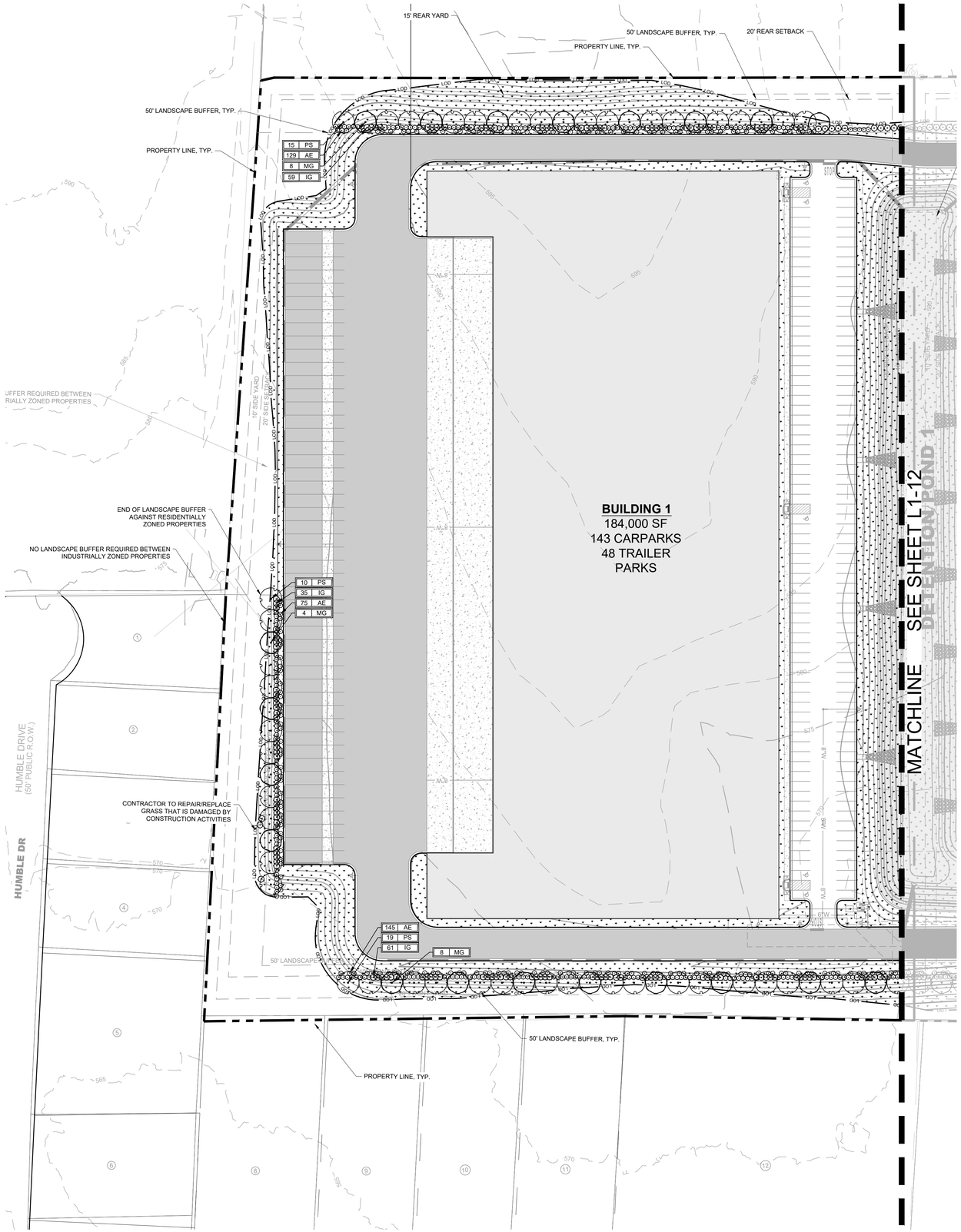

LANDSCAPE DATA TABLE

PROJECT NAME:	LA VERGNE BUSINESS CENTER
PROPERTY ADDRESS:	1701 MARS STREET 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 DORMENT AND SHALL WATER THE AREA AS RECOMMENDED BY THE SEEDING SUPPLIER, IF NEEDED IN THE SPRING, TO ENSURE THE BERMUDA GERMINATES.

PERMANENT SEED ESTABLISHMENT SCHEDULE:

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

SEED RATE PER ACRE:

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

PLANT SCHEDULE BUILDING 1

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

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

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

SPENCER JAMES SANDERS
REGISTERED
LANDSCAPE ARCHITECT
07/26/2024

No.	REVISIONS	DATE	BY
1			
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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

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\PlanSheets\L1-00 LANDSCAPE PLAN.dwg L1-11 LANDSCAPE PLAN Jul 26, 2024 10:48am by: George.Riad

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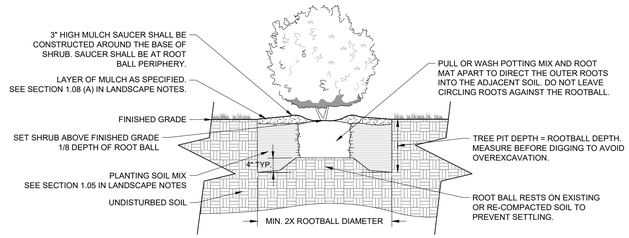
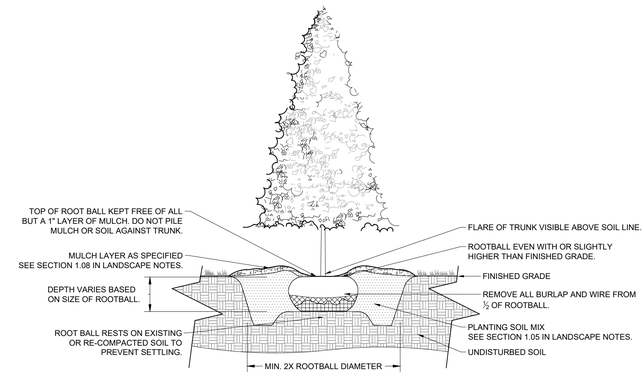


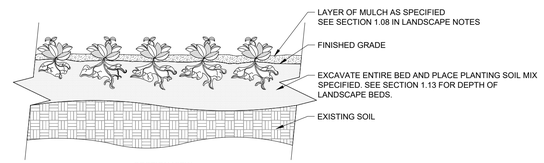
4 CONTAINER SHRUB PLANTING

NOT TO SCALE

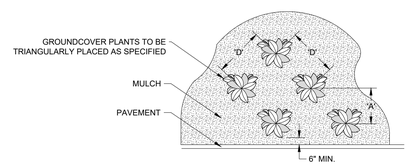


1 EVERGREEN TREE PLANTING

NOT TO SCALE



SECTION VIEW



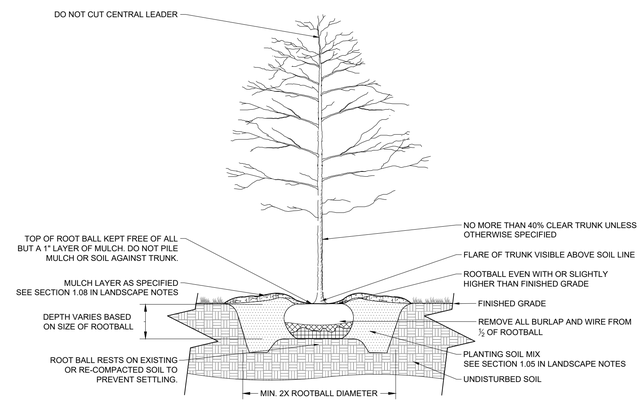
PLAN VIEW

PLANT SPACING ' D '	ROW ' A '
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

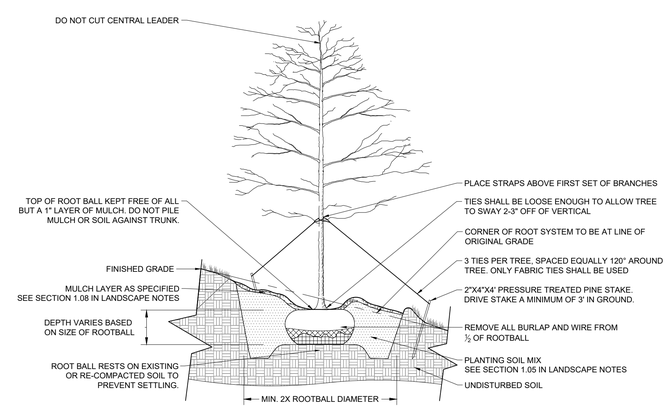
5 GROUNDCOVER PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

PERMIT REVIEW ONLY

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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDERS REGISTERED LANDSCAPE ARCHITECT TENNESSEE 07/26/2024

No.	DATE	BY	REVISIONS
1			
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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118059009	

LANDSCAPE DETAILS (LOT 1)

SHEET NUMBER
L1-50

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE 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 ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ 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.

PERMIT REVIEW ONLY

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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

SPENCER JAMES SANDERS
TENNESSEE
LICENSED
LANDSCAPE ARCHITECT
07/26/2024

No.	REVISIONS	DATE	BY
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DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	07/26/2024

KIMLEY-HORN PROJECT NO. 118059009

LANDSCAPE NOTES (LOT 1)

SHEET NUMBER
L1-51

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Project will be deferred.

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

Utilities (**Scott Tatalovich** - statalovich@lavergnetn.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.

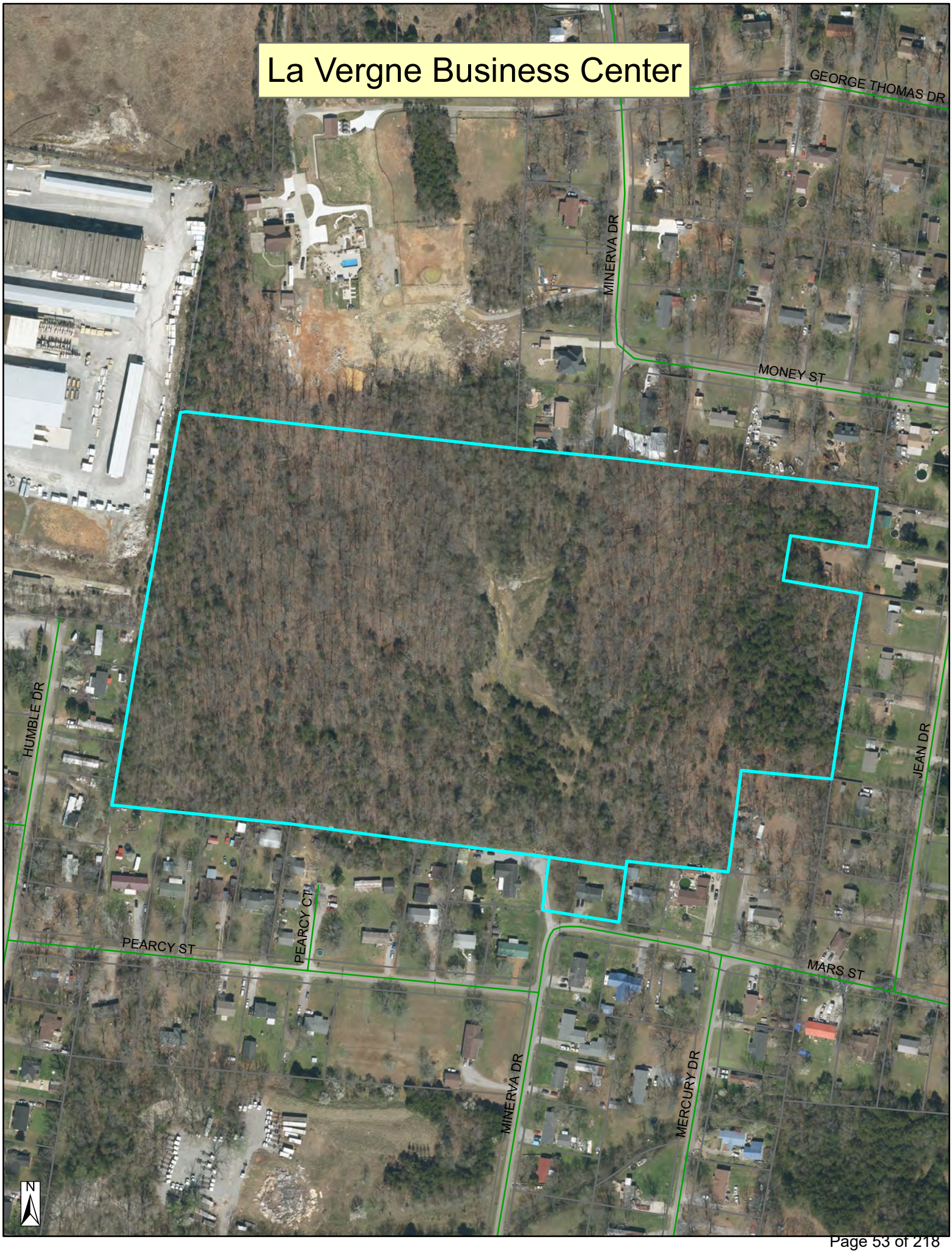
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

Police (**John Eubank** - jeubank@lavergnetn.gov)

No comments.

<u>*Note:</u> 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
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
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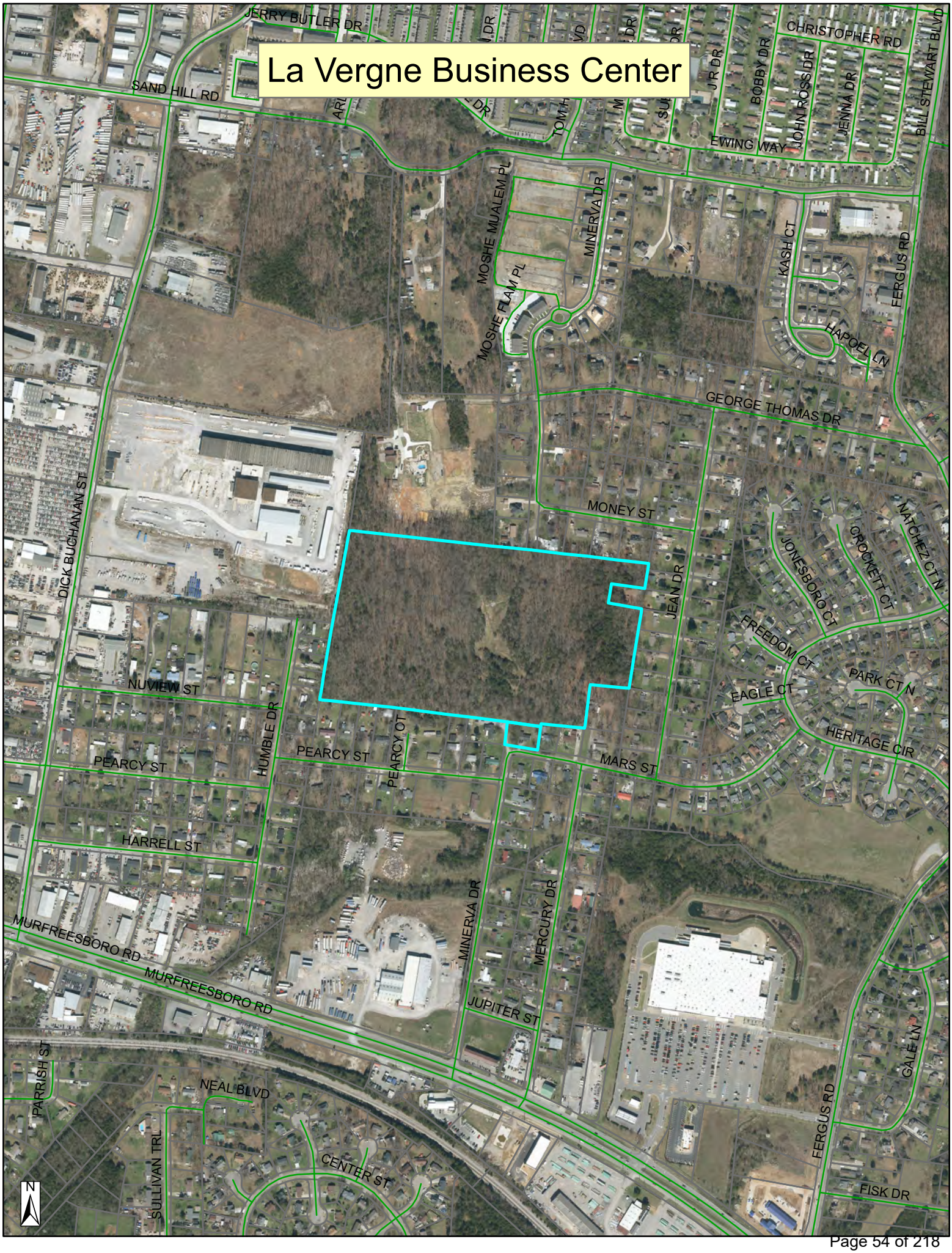
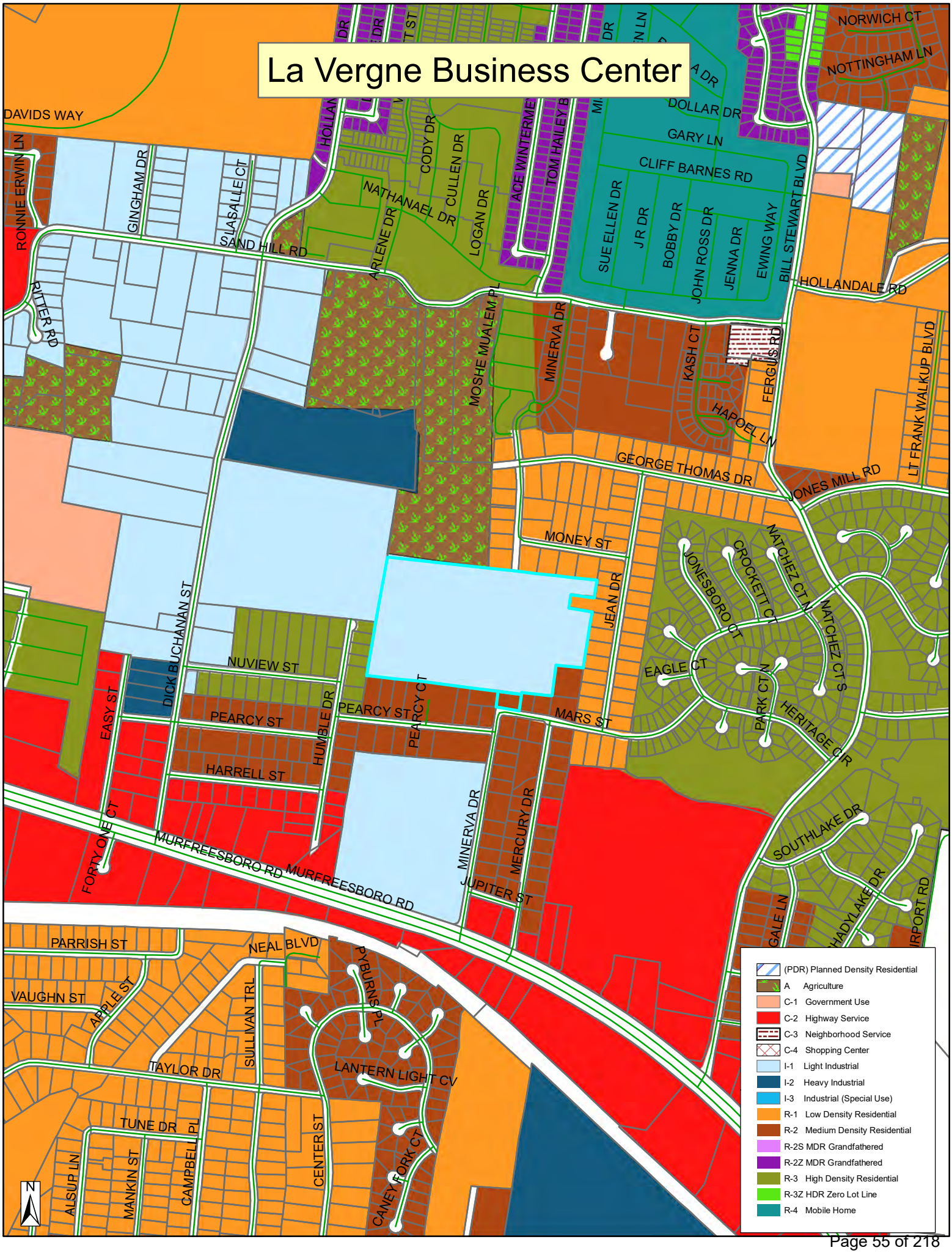
La Vergne Business Center




La Vergne Business Center
DAVIDS WAY
RONNIE ERWIN LN
GINGHAM DR
LASALLE CT
SAND HILL RD
RITTER RD
HOLLAN
CODY DR
CULLEN DR
NATHANAEL DR
ARLENE DR
LOGAN DR
ACE WINTERME
TOM HAILEY B
DOLLAR DR
GARY LN
CLIFF BARNES RD
SUE ELLEN DR
J R DR
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
BILL STEWART BLVD
NORWICH CT
NOTTINGHAM LN
HOLLANDALE RD
MOSHE MUALEM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
LT FRANK WALKUP BLVD
GEORGE THOMAS DR
JONES MILL RD
MONEY ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
NATCHEZ CT S
EAGLE CT
PARK CT N
HERITAGE CIR
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HUMBLE DR
PEARCY CT
MARS ST
HARRELL ST
FORTY ONE CT
MURFREESBORO RD
MINERVA DR
MERCURY DR
JUPITER ST
SOUTHLAKE DR
GALE LN
HADYLAKE DR
AIRPORT RD
PARRISH ST
NEAL BLVD
VAUGHN ST
APPLE ST
SULLIVAN TRL
PYBURNS PL
TAYLOR DR
LANTERN LIGHT CV
TUNE DR
CENTER ST
CAMPBELL PL
MANKIN ST
ALSUP LN
CANEY FORK CT
N
(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

SPEED
LIMIT
30

SITE PLAN SUBMITTAL

LA VERGNE BUSINESS CENTER
LOT 2

1701 MARS STREET
LA VERGNE, TN

CONCEPT PLAN SUBMITTAL: 11/27/2023
CONCEPT PLAN RESUBMITTAL: 12/18/2023
CONCEPT PLAN RESUBMITTAL: 01/02/2024
SITE PLAN SUBMITTAL: 07/29/2024

SITE DATA TABLE

SITE ADDRESS	1701 MARS STREET LA VERGNE, TN 37086	
TAX MAP	MAP 014 PARCEL 046.01, 025.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	29.0 AC	29.0 AC
DISTURBED AREA	N/A	29.0 AC
DEDICATED R.O.W. AREA	N/A	N/A
IMPERVIOUS AREA	0 AC	16.68 AC
PERVIOUS AREA	29 AC	12.32 AC
YARD / BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT YARD	20 FT	20 FT
FRONT BUILDING SETBACK	40 FT	40 FT
SIDE YARD	10 FT	10 FT
SIDE BUILDING SETBACK	20 FT	20 FT
REAR YARD	15 FT	15 FT
REAR BUILDING SETBACK	20 FT	20 FT

BUILDING DATA	AREA	APPROXIMATE DIMENSIONS
BUILDING 1	±181,800 SF	260' x 680'
BUILDING 2	±165,000 SF	250' x 640'
TOTAL BUILDING AREA	±346,800 SF	

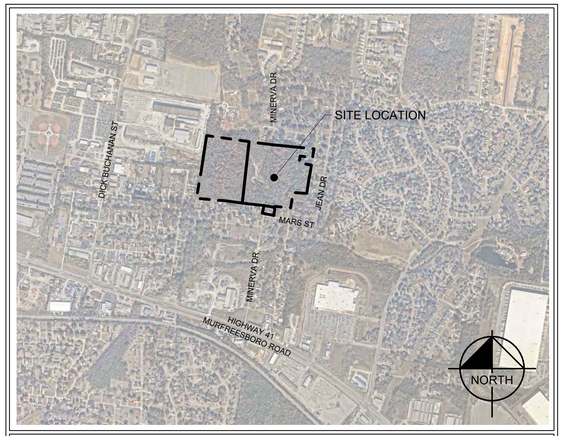
PARKING	REQUIRED	PROVIDED
STANDARD CAR PARKING (1 SPACE PER 400 GSF OFFICE + 1 SPACE PER 4,000 GSF WAREHOUSE)	±87	±286
ACCESSIBLE (INCL. VAN ACCESSIBLE)	4 (1 VAN)	4
TRUCK PARKS	N/A	±257

EXISTING PROPERTY SUMMARY

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TWO-BUILDING WAREHOUSE DISTRIBUTION PARK TO BE CONSTRUCTED ON ±29 ACRES OFF OF MINERVA DRIVE IN LA VERGNE, TN. IN TOTAL, THE COMBINED AREA FOR THE TWO BUILDINGS IS ±346,800 SQUARE FEET.

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	1701 MARS STREET LA VERGNE, TN
MAP AND PARCEL ID:	MAP 014, PARCELS 046.01, 025.00
U.S. FEMA FIRM PANEL:	47149C0020K DATED MAY 9, 2023, ZONE X
EXISTING ZONING: EXISTING LAND USE:	I-1, LIGHT INDUSTRIAL VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER - LOT 2
C0-01	GENERAL NOTES
C0-10	SITE VICINITY MAP
C1-00	EXISTING CONDITIONS
C1-10	DEMOLITION PLAN
C2-12	SITE LAYOUT - OVERALL
C2-13	SITE LAYOUT - ENLARGEMENT
C3-10	EROSION CONTROL PLAN - PHASE 1 (LOT 2)
C3-20	EROSION CONTROL PLAN - PHASE 2 (LOT 2)
C3-30	EROSION CONTROL PLAN - PHASE 3 (LOT 2)
C3-50	EROSION CONTROL DETAILS (LOT 2)
C3-51	EROSION CONTROL DETAILS (LOT 2)
C3-52	EROSION CONTROL DETAILS (LOT 2)
C4-00	GRADING AND DRAINAGE PLAN - OVERALL (LOT 2)
C4-12	SITE GRADING PLAN (LOT 2)
C4-20	POND ENLARGEMENT (LOT 2)
C4-50	PIPE AND STRUCTURE TABLES (LOT 2)
C6-00	UTILITY PLAN - OVERALL (LOT 2)
C6-12	UTILITY PLAN - ENLARGEMENT
C7-00	SANITARY SEWER PLAN - OVERALL (LOT 2)
C7-10	SANITARY SEWER PROFILE (LOT 2)
C8-10	SITE DETAILS
C8-11	SITE DETAILS
C8-20	UTILITY DETAILS
C8-21	UTILITY DETAILS
L1-12	LANDSCAPE PLAN - ENLARGEMENT
L1-50	LANDSCAPE DETAILS (LOT 2)
L1-51	LANDSCAPE NOTES (LOT 2)

CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

OWNER / DEVELOPER

BIG ACQUISITIONS LLC
10275 W HIGGINS RD, SUITE 810
ROSEMONT, IL 60018
PHONE: 615-630-8591
CONTACT: ANDREW MAZEY

PROJECT DESIGN TEAM

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PERMITTING / UTILITY CONTACTS

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STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
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CONTACT: BO LOGAN
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TELEPHONE
TDS TELECOM
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LA VERGNE, TN 37086
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NATURAL GAS
SMYRNA GAS DEPARTMENT
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FIRE
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ELECTRIC
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MEMBERSHIP CORPORATION
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MURFREESBORO, TN 37066
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PHONE: (615) 453-3074

CABLE
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LA VERGNE, TN 37086
PHONE: (615) 350-9375

PLANS PREPARED BY

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Main: (615) 564 - 2701 | www.kimley-horn.com

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ENGINEER'S SEAL

PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	C0-00	28

Drawing name: K:\NSH_LDEV\118574000 – 1701 mars street\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER – LOT 2 Jul 26, 2024 5:39pm by: deaton.hildabrand

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 REFERENE 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.

PAVEMENT INFORMATION:

1. PAVEMENT:

   A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.

   B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.

   C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.

2. SIGNING AND STRIPING:

   A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.

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

STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF LA VERGNE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF LA VERGNE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS; 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH- (102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

CLEARING AND GRUBBING:

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

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

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

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

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

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

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

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

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

GRADING NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION:

   - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
   - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
   - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
   - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
   - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.

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

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

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

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

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LA VERGNE, 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

SHEET NUMBER
C0-01

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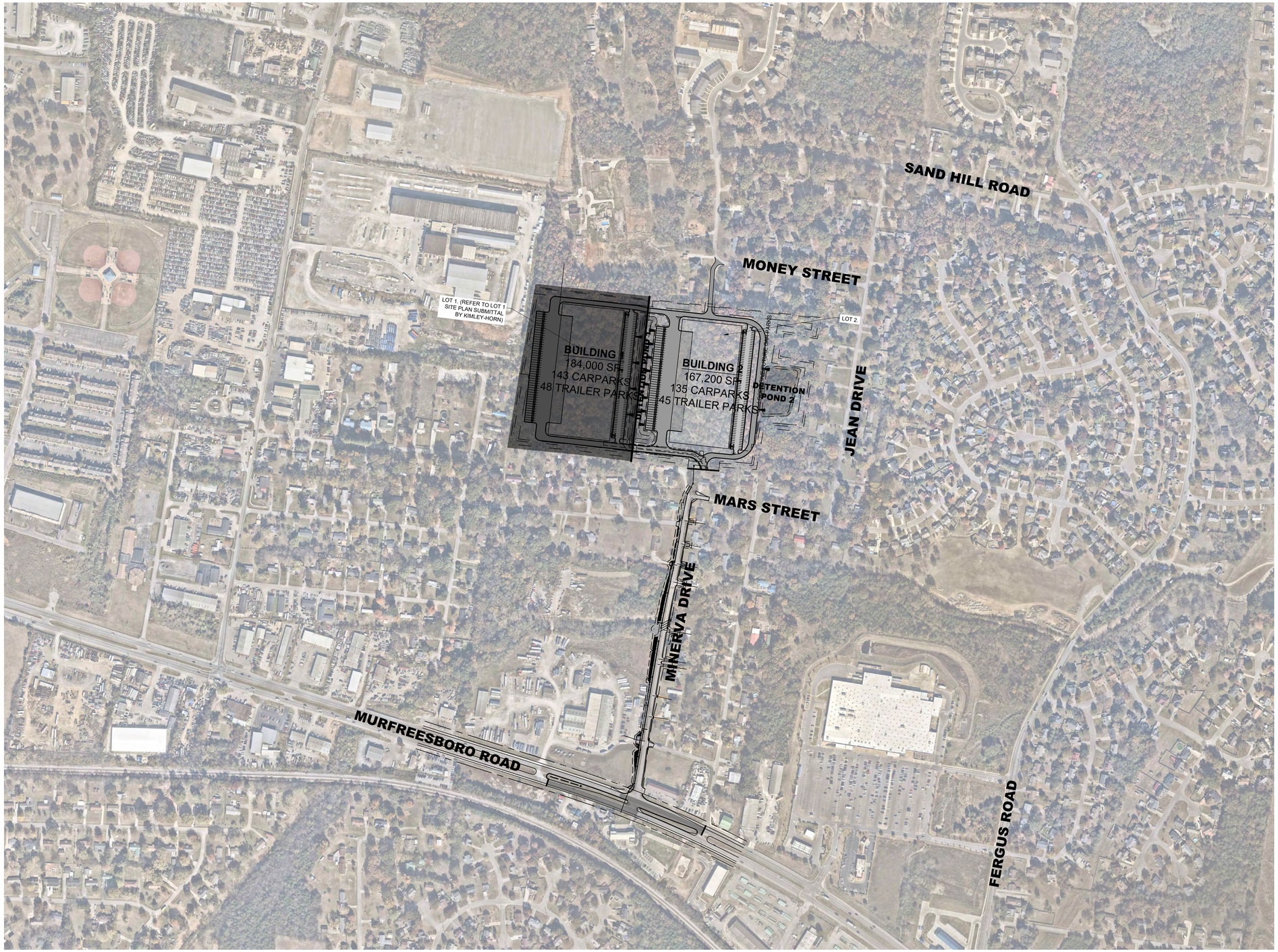

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SITE VICINITY MAP

SHEET NUMBER
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SURVEY DISCLAIMER

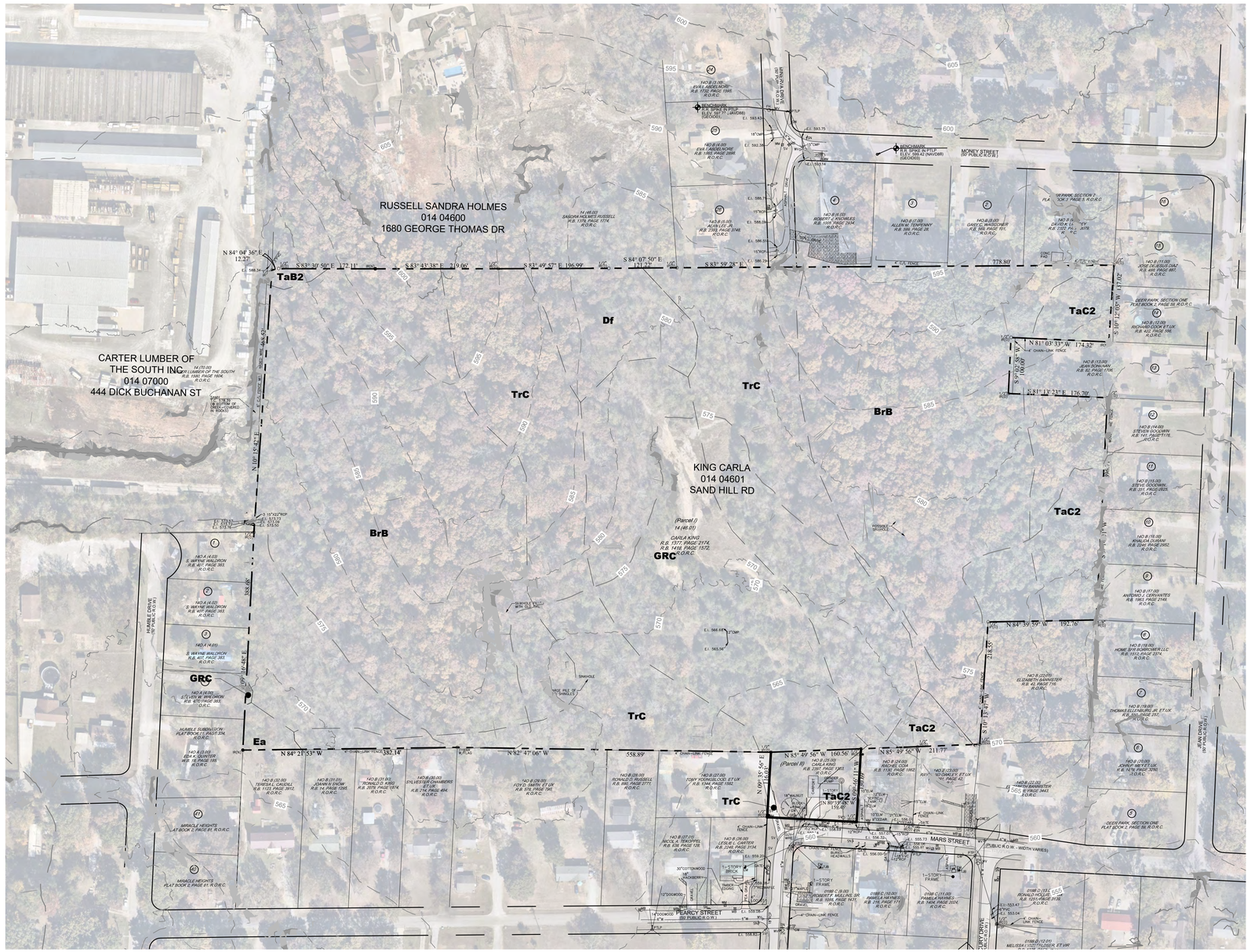
EXISTING SITE SURVEY INFORMATION PROVIDED BY BARGE DESIGN SOLUTIONS, INC. DATED MAY 10, 2024. KIMLEY-HORN DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE ACCURACY OF THE BASE SURVEY INFORMATION PROVIDED BY OTHERS. CONTACT JAMES OVERFELT OF BARGE DESIGN AT (615) 254-1500.

EXISTING UTILITIES NOTE

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

SLOPE LEGEND

- 12-20% SLOPE
- >20% SLOPE



ADJACENT PROPERTIES TABLE

LOT NO.	OWNER	ADDRESS	PARCEL
1	WALDRON S WAYNE	312 HUMBLE DRIVE	014O A 00403
2	WALDRON S WAYNE	310 HUMBLE DRIVE	014O A 00402
3	WALDRON S WAYNE	308 HUMBLE DRIVE	014O A 00401
4	WALDRON STEVEN W	306 HUMBLE DRIVE	014O A 00400
5	QUINTER EDA K	304 HUMBLE DRIVE	014O A 00300
6	QUINTER EDA K	302 HUMBLE DRIVE	014O A 00200
7	QUINTER EDA K	300 HUMBLE DRIVE	014O A 00100
8	CAUDILL TERESA L	1603 PEARCY ST	014O B 03200
9	SNOW JOANN N	1605 PEARCY ST	014O B 03101
10	KING RONALD D	1607 PEARCY ST	014O B 03100
11	CHAMBERS SYLVESTER, ANN T	1609 PEARCY ST	014O B 03000
12	SMITH FOY D, BARBARA	301-305 PEARCY ST	014O B 02900
13	RUSSELL RONALD DALE	1617 PEARCY ST	014O B 02800
14	YOUNGBLOOD TONY, LILLIAN	303 MINERVA DR	014O B 02700
15	TEKOPPEL NICOLA	1619 PEARCY DR	014O B 02701
16	CARTER LESLIE L	1621 PEARCY ST	014O B 02600
17	COTHRAN JUDY ANN	1701 MARS ST	014O B 02500
18	COIA RACHEL	1703 MARS ST	014O B 02400
19	OAKLEY RAYMOND	1705 MARS ST	014O B 02300
20	BANNISTER JAMES L, DONNA	1707 MARS ST	014O B 02200
21	BANNISTER ELIZABETH, RENA L MONTGOMERY	MARS ST	014O B 02201
22	MULLINS ROBERT F SR	301 JEAN DR	014O B 02100
23	MEY JOHN P	303 JEAN DR	014O B 02000
24	ELLENBURG THOMAS JR, TRACY	305 JEAN DR	014O B 01900
25	HOME SFR BORROWER LLC	307 JEAN DR	014O B 01800
26	CERVANTES ANTONIO J	309 JEAN DR	014O B 01700
27	DURANI KHALIDA	311 JEAN DR	014O B 01600
28	GOODWIN STEVE LARRY E MORRIS	401 JEAN DR	014O B 01500
29	GOODWIN STEVE ANOTHONY MR JEAN	403 JEAN DR	014O B 01400
30	BOHANAN JEAN	405 JEAN DR	014O B 01300
31	COOK RICHARD, TONYA	409 JEAN DR	014O B 01200
32	DIAZ JOSE DEJESUS	JEAN DR	014O B 01100
33	DIAZ JOSE DEJESUS	411 JEAN DR	014O B 01000
34	LINDSEY DAVID K	1706 MONEY ST	014O B 00900
35	WAGGONER GARY C	1704 MONEY ST	014O B 00800
36	TENPENNY ALLEN M ROBIN LEE	1702 MONEY ST	014O B 00700
37	KNOWLES ROBERT J	1700 MONEY ST	014O B 00600
38	LEE ALAN JR	411 MINERVA DR	014O B 00500

COORDINATES ARE NAD83.
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CHECKED BY:	RJA
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KIMLEY-HORN PROJECT NO.	118574000

EXISTING CONDITIONS

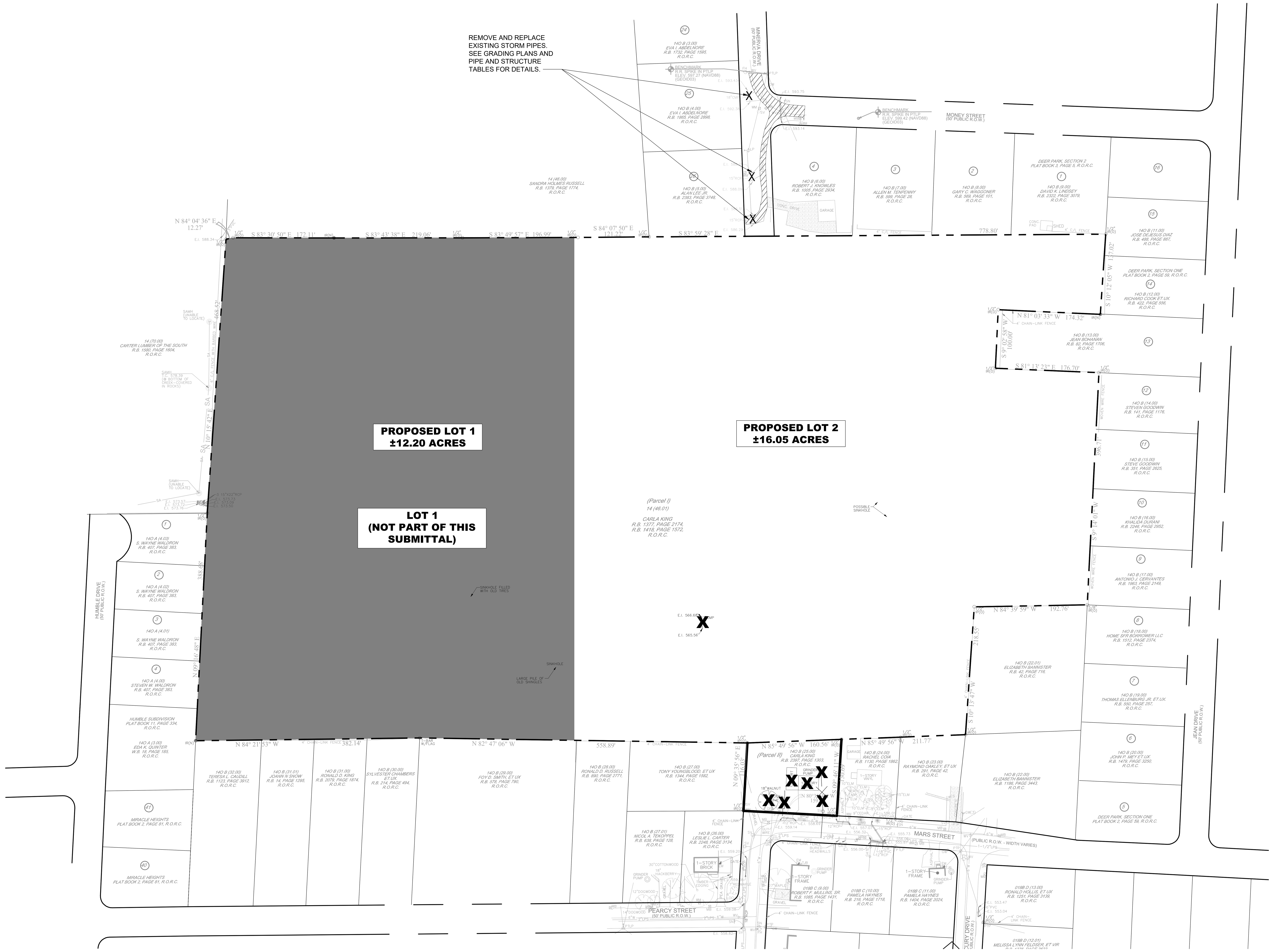
SHEET NUMBER
C1-00

DEMOLITION LEGEND

(gravel hatch)	REMOVE GRAVEL
(structure hatch)	DEMOLISH AND REMOVE STRUCTURE
(concrete hatch)	REMOVE CONCRETE / RIGID PAVEMENT
—X——X—	REMOVE LINEAR OBJECT (FENCE/UTILITIES)
X	REMOVE OBJECT

EXISTING UTILITIES NOTE

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



SEE DEMOLITION NOTES, SHEET C0-01.

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DEMOLITION PLAN

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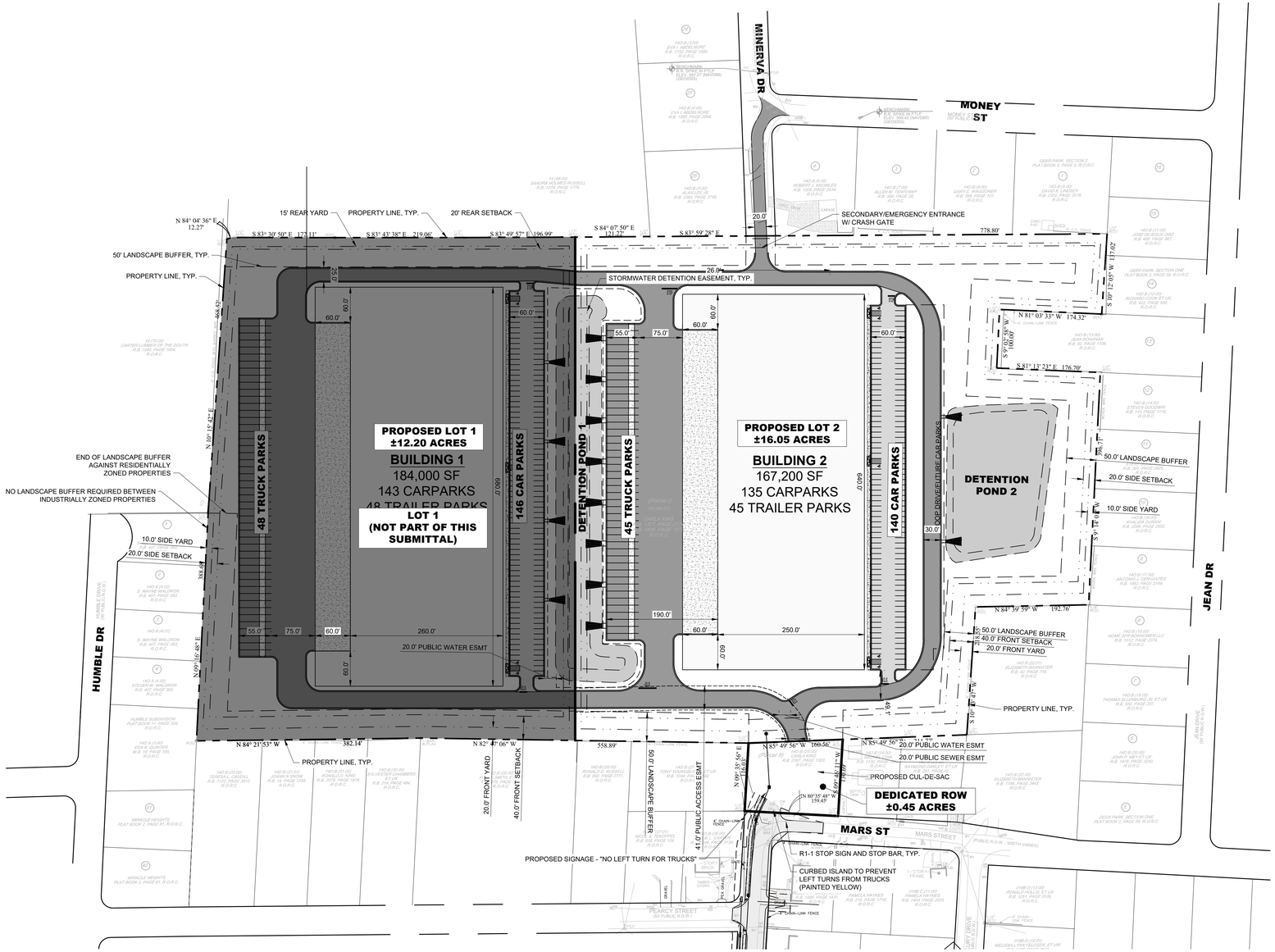
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C1-10 DEMOLITION PLAN.dwg C1-10 DEMOLITION PLAN (3) Jul 26, 2024 5:40pm by: deaton.hildabrand



SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

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

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

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SITE LAYOUT - OVERALL

SHEET NUMBER
C2-12

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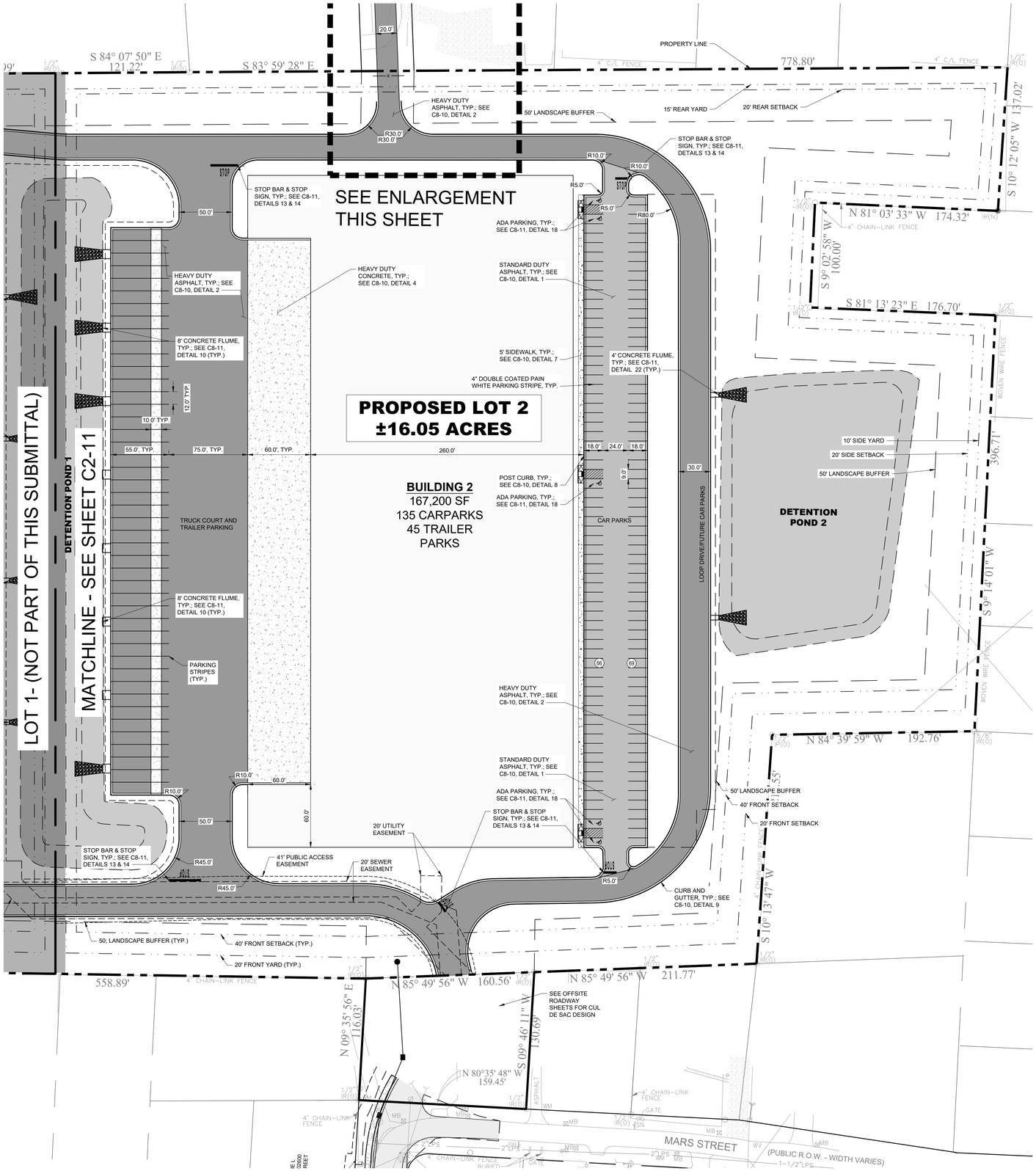
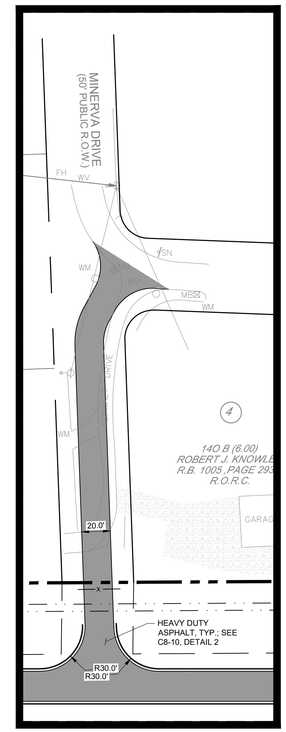
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-12 SITE LAYOUT - OVERALL Jul 26, 2024 5:40pm by: deaton.hildabrand





FIRE ACCESS ENLARGEMENT

SITE LAYOUT NOTES

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

RETAINING WALL NOTES

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

PAVEMENT LEGEND

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

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

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-13

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Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-13 SITE LAYOUT - ENLARGEMENT Jul 26, 2024 5:41pm by: deaton.hildabrand

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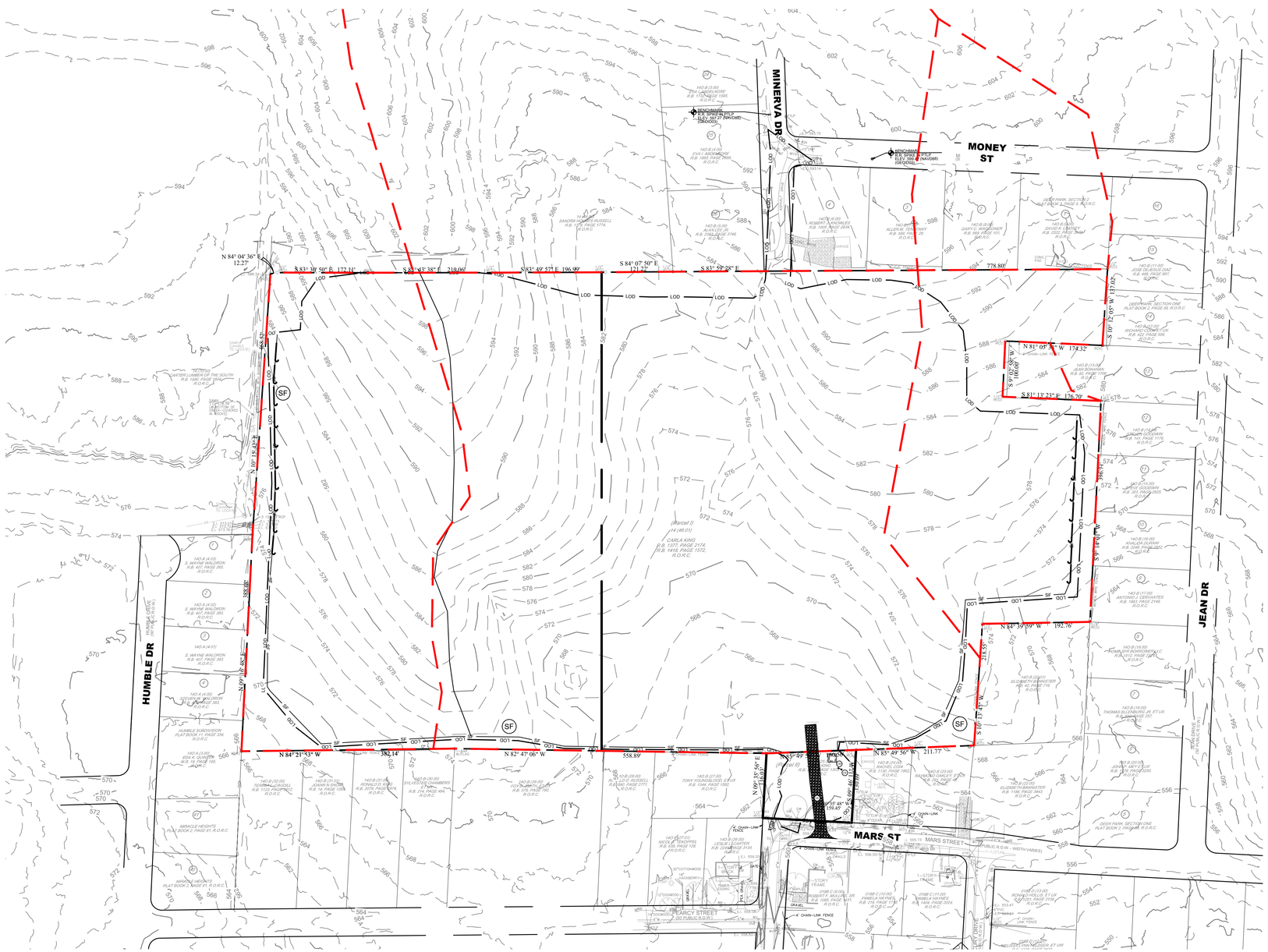

EROSION CONTROL NOTES

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2. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED FOR SUCH ACTIVITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL REQUIRED PERMITS ARE SECURED FOR EACH PROPERTY UTILIZED. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
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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 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 PERMITS.
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:
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THIS PROJECT DISCHARGES TO HURRICANE CREEK
THE TOTAL DISTURBED AREA IS ±89.2 ACRES

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

EPSC PHASE 3 CONSTRUCTION SEQUENCE

1. PERMANENTLY STABILIZE SITE.
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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	SF	SILT FENCE - REFER TO DETAIL SHEET C3-50
	EE	EROSION EELS - REFER TO DETAIL SHEET C3-50
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	CE	CONSTRUCTION EXIT - REFER TO DETAIL SHEET C3-50
	TS	TEMPORARY STABILIZATION - REFER TO DETAIL SHEET C3-50
	PS	PERMANENT STABILIZATION - REFER TO DETAIL SHEET C3-50
TP	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

COORDINATES ARE NAD83.
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LA VERGNE BUSINESS CENTER
LOT 2

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LA VERGNE, TENNESSEE

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FOR REVIEW ONLY

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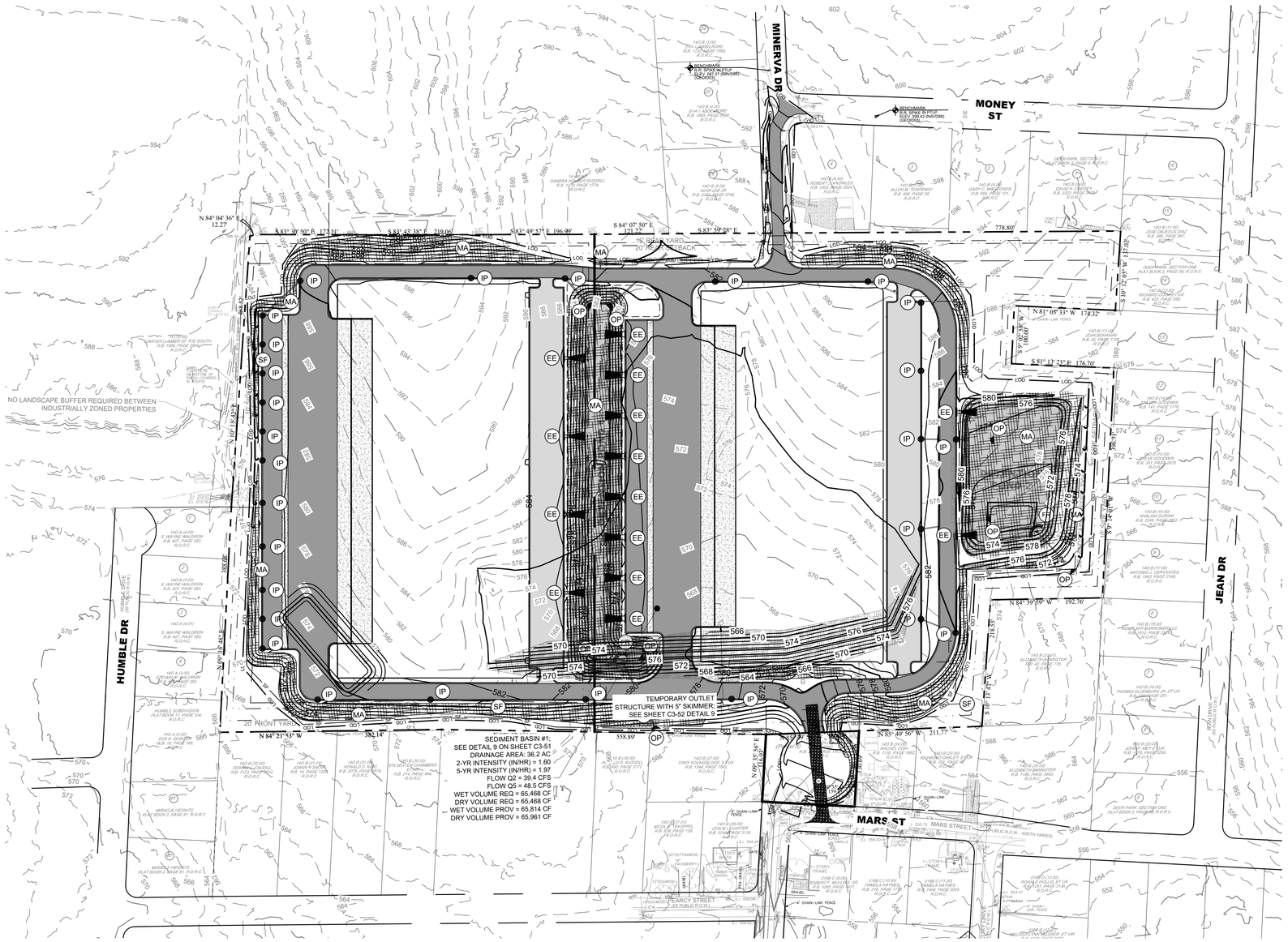
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

EROSION CONTROL PLAN - PHASE 1 (LOT 2)

SHEET NUMBER
C3-10



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

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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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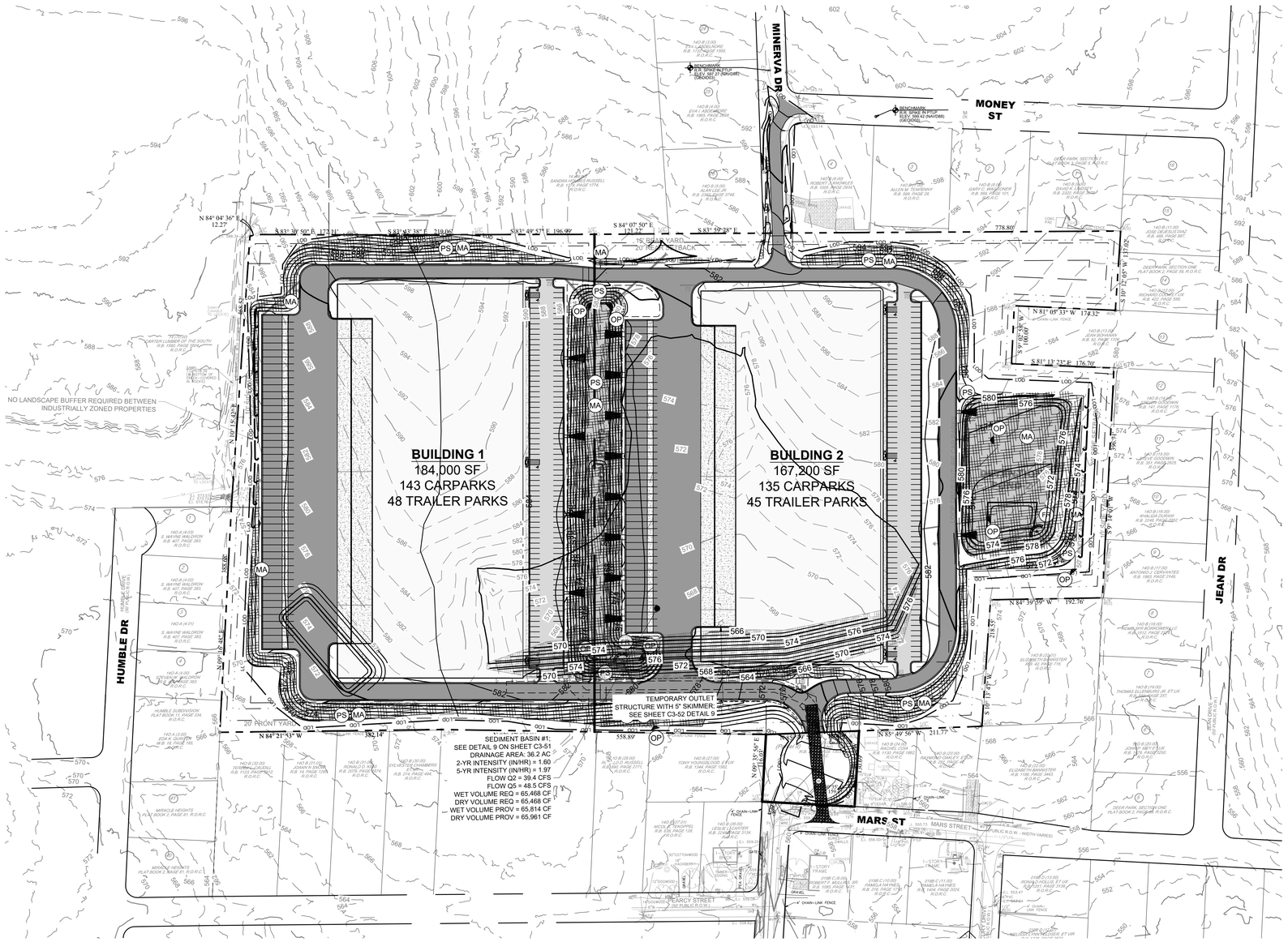

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12. SEE ADDITIONAL EROSION CONTROL NOTES ON SHEET C0-01.

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 ±89.2 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	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	TP	TREE PROTECTION FENCE / HIGH VISIBILITY FENCE - REFER TO DETAIL SHEET C3-50
LOD		LIMITS OF DISTURBANCE
		CONSTRUCTION SIGN

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

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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LA VERGNE
BUSINESS CENTER
LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
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	

EROSION CONTROL PLAN - PHASE 3 (LOT 2)

SHEET NUMBER
C3-30

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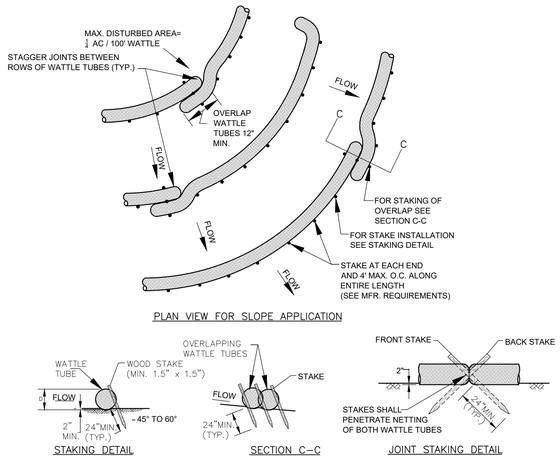
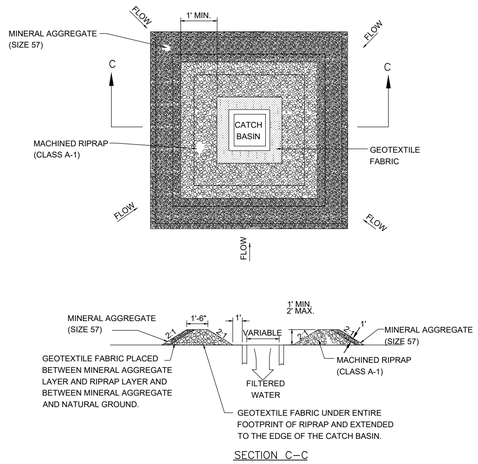
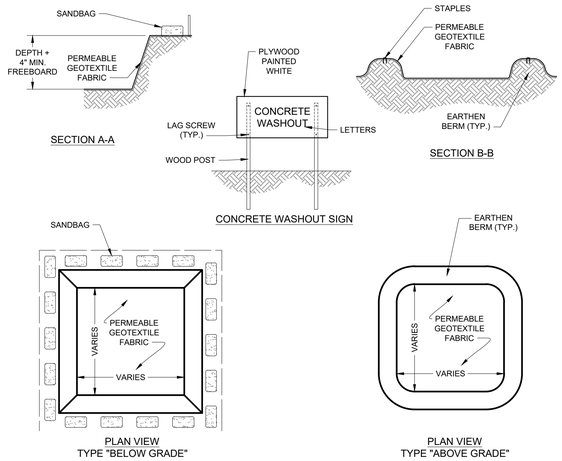
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C3-10 EROSION CONTROL PLAN.dwg C3-30 EROSION CONTROL PLAN - PHASE 3 (LOT 2) Jul 26, 2024 5:42pm by: deaton.hildabrand



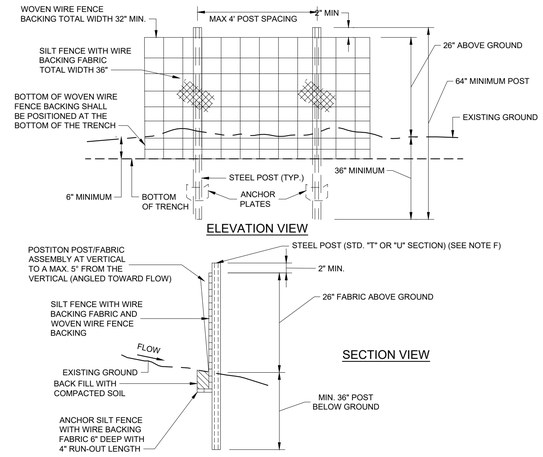
1 EROSION EEL
NOT TO SCALE



2 CATCH BASIN PROTECTION
NOT TO SCALE



3 CONCRETE WASHOUT AREA
NOT TO SCALE



4 WIRE-BACKED SILT FENCE
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING	
SPECIES	**RATE (LB/ACRE)**
RYE	120
SEEDING DATES	
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15
	BELOW 2500 FEET: FEB. 1- MAY 1
MIDDLE	JAN. 1 - MAY 1
WEST	DEC. 1 - APR. 15
MAINTENANCE	
REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	

SUMMER PLANTING	
SPECIES	**RATE (LB/ACRE)**
OATS	60
BROWN TOP MILLET	30
SEEDING DATES	
EAST	MAY 15 - AUG. 15
MIDDLE	MAY 1 - AUG. 15
WEST	APR. 15 - AUG. 15
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.	

ALL SEASON NOTES
SOIL AMENDMENTS
FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.
MULCH
APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

NOTES:
1. 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

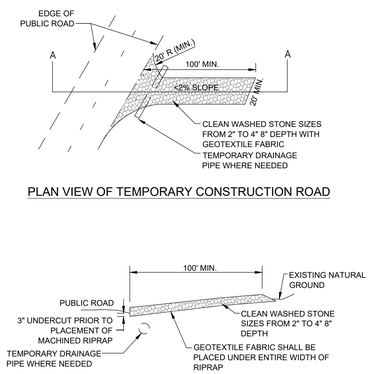
LOW MAINTENANCE AREAS - SLOPES, POOR AND SHALLOW SOILS		
PREFERRED RATE/MIX (LB/AC PLS)	**SEEDING DATES**	
15 BROWNTOP MILLET (NURSE CROP)	*BEST*	*MARGINAL*
5 LITTLE BLUESTEM	AUG. 25 - SEP. 15	SEP. 15 - OCT. 25
2 SWITCH GRASS	FEB. 15 - MAY 30	MAR. 21 - MAY 30
2 TALL DROPSEED		
5 SIDEOATS GRAMMA		
2 BLACK-EYED 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		

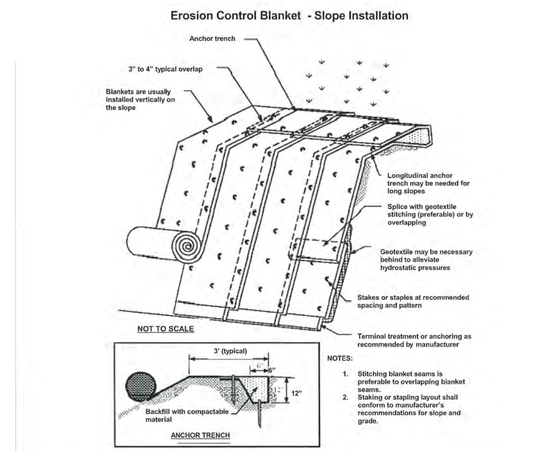
HIGH MAINTENANCE AREAS - LAWNS, ETC.		
PREFERRED RATE/MIX (LB/AC PLS)	**SEEDING DATES**	
15 BROWNTOP MILLET (NURSE CROP)	*BEST*	*MARGINAL*
2 PARTRIDGE PEA	AUG. 30 - OCT. 15	FEB. 15 - APR. 15
45 RED FESCUE		
45 HARD FESCUE		
25 CHEWING FESCUE		

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

6 PERMANENT STABILIZATION
NOT TO SCALE



7 CONSTRUCTION EXIT
NOT TO SCALE



8 EROSION CONTROL MATTING
NOT TO SCALE

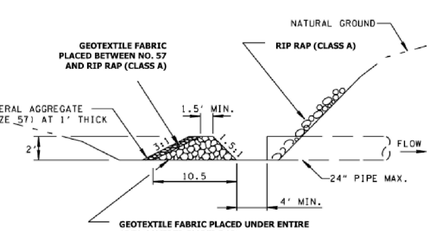
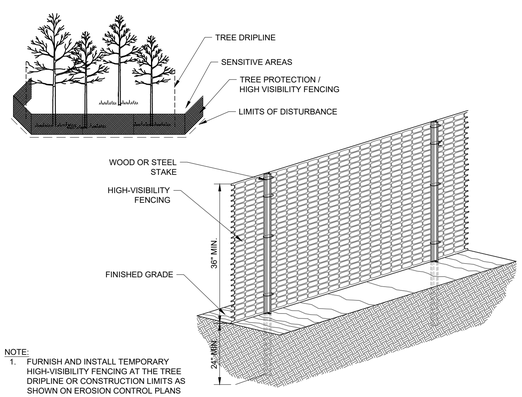


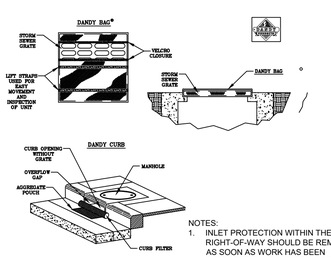
Figure 7.30-1 Filter Ring Detail (Source: TDOT Standard Drawing)

9 FILTER RING
NOT TO SCALE



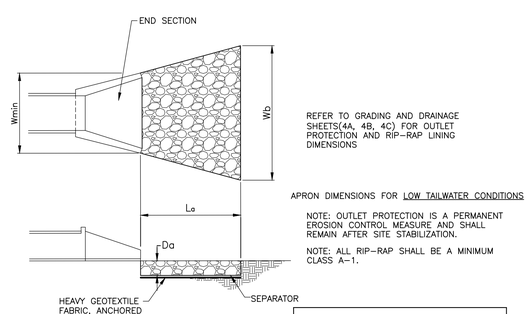
NOTE:
1. FURNISH AND INSTALL TEMPORARY HIGH-VISIBILITY FENCING AT THE TREE DRIPLINE OR CONSTRUCTION LIMITS AS SHOWN ON EROSION CONTROL PLANS PRIOR TO ANY LAND DISTURBANCE.
2. WHEN POSSIBLE PLACE FENCE 25 FEET BEYOND THE DRIP LINE.

10 TREE PROTECTION FENCE / HIGH VISIBILITY FENCE
NOT TO SCALE



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

11 INLET PROTECTION
NOT TO SCALE



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

12 OUTLET PROTECTION
NOT TO SCALE

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

DRAFT
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No.	REVISIONS	DATE	BY
1			
2			
3			
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8			
9			
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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

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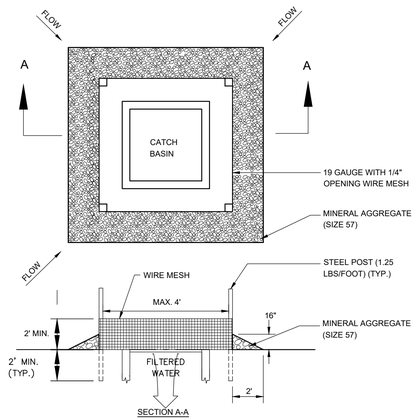
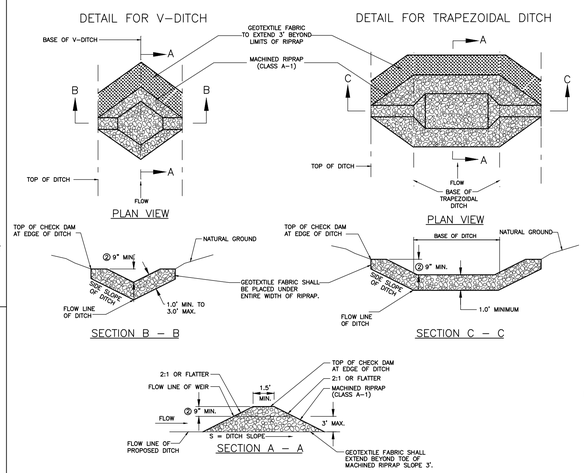
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C3-50 EROSION CONTROL DETAILS.dwg C3-50 EROSION CONTROL DETAILS (LOT 2) Jul 26, 2024 5:42pm by: deaton.hildabrand

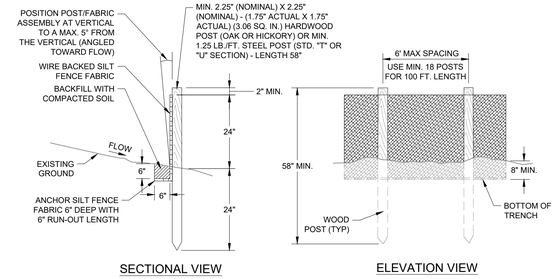


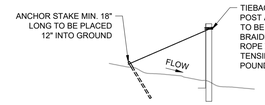
1 INLET PROTECTION - OPEN AREA
NOT TO SCALE

NOTE: CONTRACTOR TO PROVIDE ALTERNATE MEANS FOR INLET PROTECTION IN PAVED AREAS. SUBMIT SUBSTITUTION TO ENGINEER FOR APPROVAL.



2 CHECK DAM
NOT TO SCALE

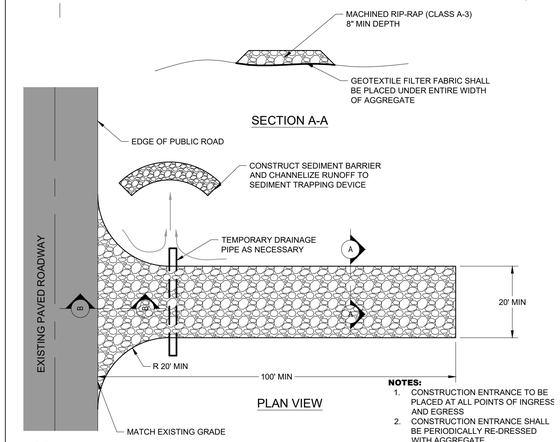




SILT FENCE TIEBACK
FOR STEEL POSTS OR WOOD POSTS
(WHEN REQUIRED BY THE ENGINEER OR NOTED IN THE PLANS)

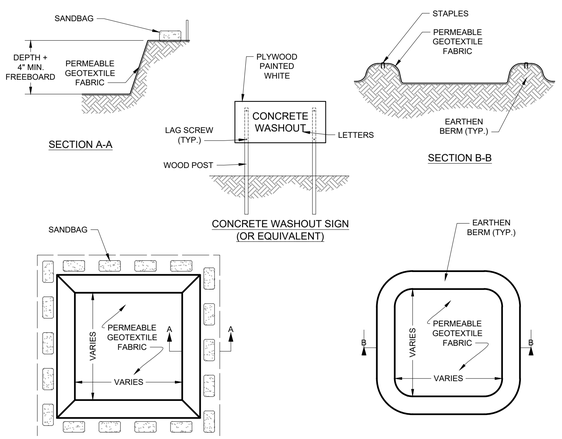
NOTES:
1. GEOTEXTILE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN CAPACITY NEARS 50%.

3 SILT FENCE TYPE C
NOT TO SCALE



NOTES:
1. CONSTRUCTION ENTRANCE TO BE PLACED AT ALL POINTS OF INGRESS AND EGRESS
2. CONSTRUCTION ENTRANCE SHALL BE PERIODICALLY RE-DRESSED WITH AGGREGATE

4 CONSTRUCTION ENTRANCE
NOT TO SCALE

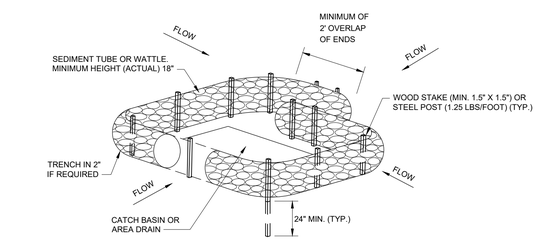


6 CONCRETE WASHOUT
NOT TO SCALE

LATE WINTER/EARLY SPRING PLANTING		SUMMER PLANTING	
SPECIES	**RATE (LB/ACRE)**	**SPECIES**	**RATE (LB/ACRE)**
RYE	120	OATS	60
		BROWN TOP MILLET	30
SEEDING DATES		**SEEDING DATES**	
EAST	ABOVE 2500 FEET: FEB. 15 - MAY 15 BELOW 2500 FEET: FEB. 1- MAY 1	EAST	MAY 15 - AUG. 15
MIDDLE	JAN. 1 - MAY 1	MIDDLE	MAY 1 - AUG. 15
WEST	DEC. 1 - APR. 15	WEST	APR. 15 - AUG. 15
MAINTENANCE REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.		**MAINTENANCE** REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.	
FALL PLANTING		**ALL SEASON NOTES**	
SPECIES	**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.	
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.		**MULCH** APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	

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

7 TEMPORARY STABILIZATION
NOT TO SCALE



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

8 PERMANENT STABILIZATION
NOT TO SCALE

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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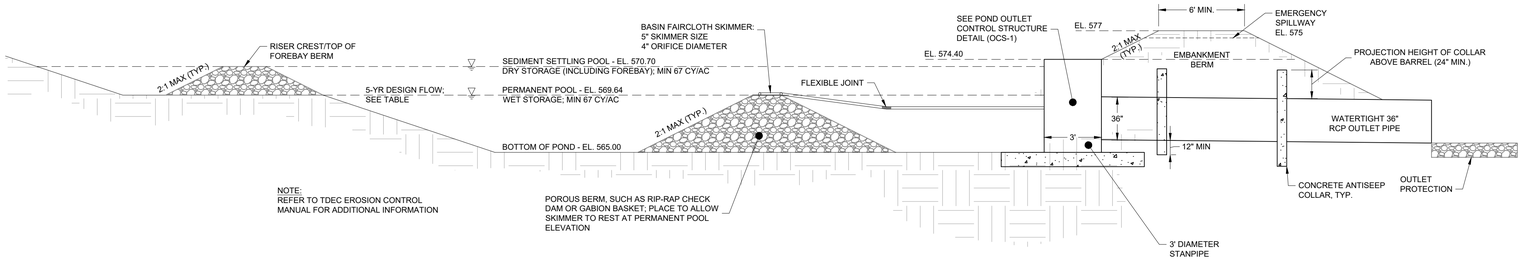
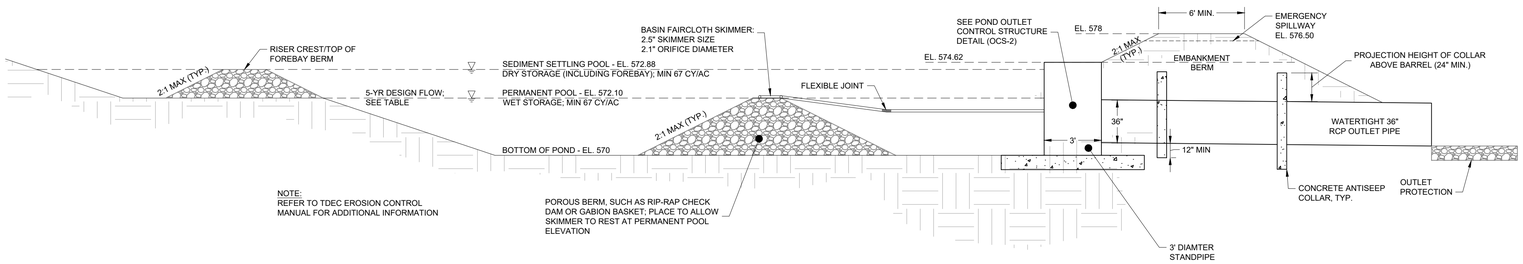
DESIGNED BY: DJH
DRAWN BY: ZTB
CHECKED BY: RJA
DATE: 07/26/2024
KIMLEY-HORN PROJECT NO. 118574000

EROSION CONTROL DETAILS (LOT 2)

SHEET NUMBER
C3-51



9 SEDIMENT BASIN #1
SCALE:



10 SEDIMENT BASIN #2
SCALE:

Kimley»Horn

SEDIMENT BASIN #1 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

Sediment Basin #1

Basin Drainage Area (A) (ac) =	36.19	
Runoff Coefficient (C) =	0.68	
SCS Curve Number (CN) =	76.16	
Time of Concentration (min) =	72.80	
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	1.60	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	1.97	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	2.61	
Flow (Q_2) (cfs) =	39.4	(Q=CYA)
Flow (Q_5) (cfs) =	48.5	(Q=CYA)
Flow (Q_{25}) (cfs) =	65.7	(Q=CYA)
WET Storage Volume (cf) =	65,468	
DRY Storage Volume (cf) =	65,468	
Required Total Volume (cf) =	130,935	(WET + DRY Volumes)
Forebay Volume (cf) =	18,387	
Required Surface Area (sf) =	21,118	
Storage Depth "R" (ft) =	12.00	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	12.00	
Minimum Embankment Width =	12.00	

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	565.00	*3*	*0*
	566.00	*506*	*254*
	567.00	*4,586*	*2,790*
	568.00	*13,841*	*11,984*
	569.00	*34,673*	*36,252*
	570.00	*57,707*	*82,443*
	571.00	*83,243*	*152,918*
	572.00	*103,834*	*246,458*
	573.00	*126,379*	*361,063*
	574.00	*149,322*	*498,413*
	575.00	*175,562*	*660,855*
	576.00	*203,729*	*850,521*
	577.00	*232,007*	*1,068,369*

Total Basin Volume — 1,068,369 CF; 39,569 CY; 24.53 Ac-Ft

Designed WET Storage Elev =	569.64	
Designed WET Storage Volume (cf) =	65,814	
Designed DRY Storage Elev =	570.70	
Designed DRY Storage Volume (cf) =	65,961	
Designed Total Volume (cf)=	1,068,369	**O.K. > Minimum Required Volume**

Kimley»Horn

SEDIMENT BASIN #2 DESIGN CALCULATIONS

Project Information

Project Name: 1701 Mars Street
KHA Project #: 118574000
Designed by: ZTB — Date: 7/23/2024
Checked by: — Date:
Revised by: — Date:

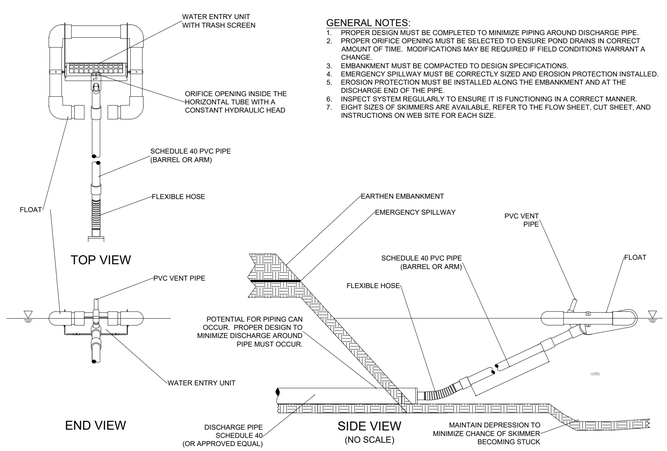
Sediment Basin #2

Basin Drainage Area (A) (ac) =	7.53	
Runoff Coefficient (C) =	0.74	
SCS Curve Number (CN) =	78.08	
Time of Concentration (min) =	23.00	
Rainfall Intensity (2-yr Storm) "I" (in/hr) =	5.52	
Rainfall Intensity (5-yr Storm) "I" (in/hr) =	6.41	
Rainfall Intensity (25-yr Storm) "I" (in/hr) =	8.03	
Flow (Q_2) (cfs) =	30.8	(Q=CYA)
Flow (Q_5) (cfs) =	35.7	(Q=CYA)
Flow (Q_{25}) (cfs) =	44.7	(Q=CYA)
WET Storage Volume (cf) =	13,622	
DRY Storage Volume (cf) =	13,622	
Required Total Volume (cf) =	27,244	(WET + DRY Volumes)
Forebay Volume (cf) =	3,405	
Required Surface Area (sf) =	15,559	
Storage Depth "R" (ft) =	8.00	
Embankment Downstream Side Slope =	3:1	
Embankment Upstream Side Slope =	3:1	
Embankment Total Height =	7.00	
Minimum Embankment Width =	12.00	

Bottom Elevation	Elev (ft)	Area (SF)	Cumulative Volume (CF)
	570.00	*0*	*0*
	571.00	*5,331*	*2,666*
	572.00	*13,135*	*11,899*
	573.00	*21,928*	*29,430*
	574.00	*31,445*	*56,117*
	575.00	*39,864*	*89,771*
	576.00	*38,064*	*126,735*
	577.00	*40,368*	*165,951*
	578.00	*42,816*	*207,543*

Total Basin Volume — 207,543 CF; 7,687 CY; 4.76 Ac-Ft

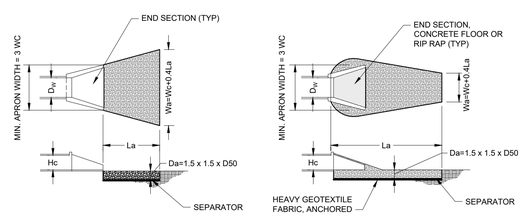
Designed WET Storage Elev =	572.10	
Designed WET Storage Volume (cf) =	13,652	
Designed DRY Storage Elev =	572.88	
Designed DRY Storage Volume (cf) =	13,675	
Designed Total Volume (cf)=	207,543	**O.K. > Minimum Required Volume**



GENERAL NOTES:

1. PROPER DESIGN MUST BE COMPLETED TO MINIMIZE PIPING AROUND DISCHARGE PIPE.
2. PROPER ORIFICE OPENING MUST BE SELECTED TO ENSURE POND DRAINS IN CORRECT AMOUNT OF TIME. MODIFICATIONS MAY BE REQUIRED IF FIELD CONDITIONS WARRANT A CHANGE.
3. EMBANKMENT MUST BE COMPACTED TO DESIGN SPECIFICATIONS.
4. EMERGENCY SPILLWAY MUST BE CORRECTLY SIZED AND EROSION PROTECTION INSTALLED.
5. EROSION PROTECTION MUST BE INSTALLED ALONG THE EMBANKMENT AND AT THE DISCHARGE END OF THE PIPE.
6. INSPECT SYSTEM REGULARLY TO ENSURE IT IS FUNCTIONING IN A CORRECT MANNER.
7. EIGHT SIZES OF SKIMMERS ARE AVAILABLE. REFER TO THE FLOW SHEET, CUT SHEET, AND INSTRUCTIONS ON WEB SITE FOR EACH SIZE.

11 EMBANKMENT DISCHARGE - FAIRCLOTH SKIMMER
NOT TO SCALE



TAILWATER < 0.5 Hc AND ASSUMING FULL CULVERT FLOW (LOW TAILWATER CONDITIONS)

TAILWATER > 0.5 Hc AND ASSUMING FULL CULVERT FLOW (HIGH TAILWATER CONDITIONS)

H_W = HEIGHT OF CULVERT
D_W = WIDTH OF CULVERT
W_C = WIDTH OF RIP-RAP AT START
L_A = LENGTH OF RIP-RAP APRON
W_A = WIDTH OF RIP-RAP APRON AT END
D_{50} = MEDIAN SIZE OF RIP-RAP (6" MIN)
D_{MAX} = MAXIMUM SIZE OF RIP-RAP = 1.5 D_{50}
D_a = DEPTH OF RIP-RAP APRON = 1.5 D_{MAX}
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

RIP-RAP APRON SUMMARY TABLE

RIP-RAP APRON CHARACTARISTICS	SYMBOL	A0	B0	C0	D0	D3	E0	F0	G0	J0	K0	L0	L2	M0	N0	N1	HW-1	HW-2
NOMINAL RIP-RAP SIZE (INCHES)	D_{50}	15.0	12.0	15.0	12.0	15.0	20.0	20.0	20.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	20.0	20.0
10-YEAR DISCHARGE (CFS)	Q	24.34	51.14	44.17	17.37	16.40	134.13	109.02	124.84	31.78	70.87	101.81	71.37	13.09	169.44	169.44	83.00	83.00
CONDUIT DIAMETER (FT)	D_W	2.50	3.50	3.00	2.00	2.00	4.00	4.00	4.00	2.50	3.50	4.00	3.50	1.50	4.00	4.00	3.00	3.00
START APRON WIDTH (FT)	W_C	7.5	10.5	9.0	6.0	6.0	12.0	12.0	12.0	7.5	10.5	12.0	10.5	4.5	12.0	12.0	9.0	9.0
LENGTH (FT)	L_A	10.0	14.0	12.0	8.0	8.0	20.0	20.0	20.0	10.0	14.0	16.0	14.0	6.0	16.0	16.0	15.0	15.0
APRON DEPTH (INCHES)	D_A	50.0	50.0	50.0	50.0	50.0	48.0	48.0	48.0	50.0	50.0	50.0	50.0	50.0	50.0	50.0	48.0	48.0
END APRON WIDTH (FT)	W_A	15.0	20.00	17.00	12.00	12.00	26.00	26.00	26.00	15.00	20.00	23.00	20.00	9.00	23.00	23.00	19.00	19.00
RIP-RAP CLASS PER TDOT	-	B	B	B	B	B	C	C	C	B	B	B	B	B	B	B	C	C

12 OUTLET PROTECTION
NOT TO SCALE

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

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
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

EROSION CONTROL DETAILS (LOT 2)

SHEET NUMBER
C3-52

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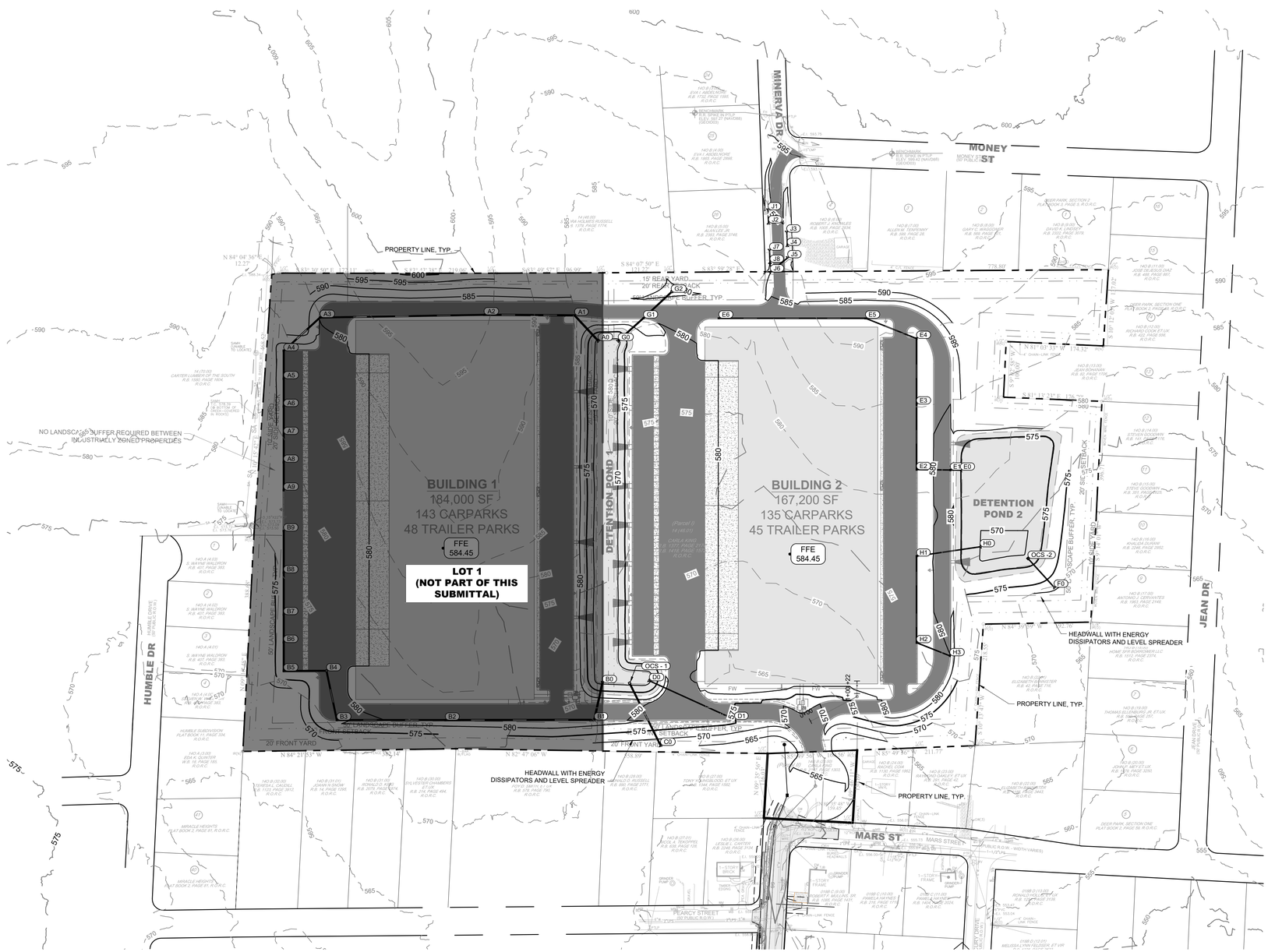

GRADING PLAN LEGEND

476.17	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	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		

GRADING NOTES

1. 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.
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 NPDES PERMIT FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. 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.
9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

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.

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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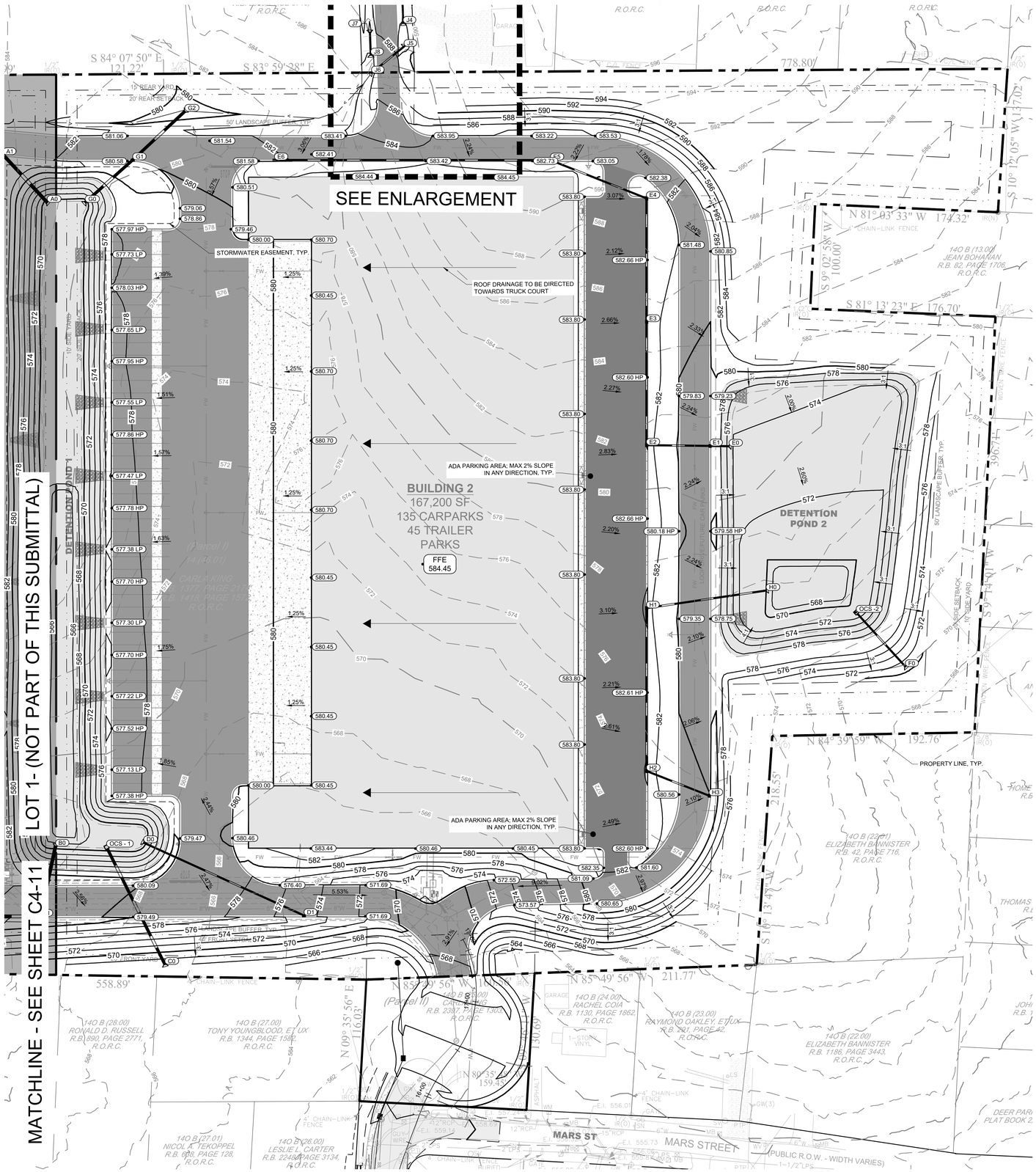
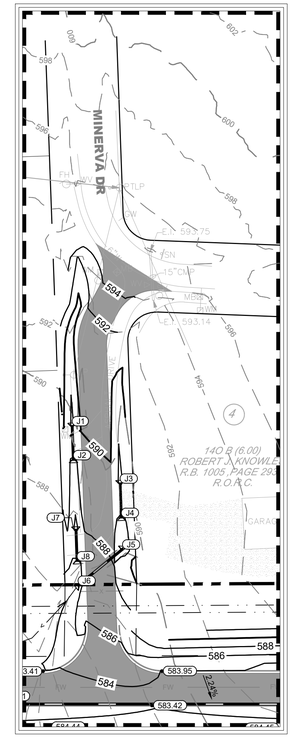
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 GRADING AND DRAINAGE PLAN - OVERALL (LOT 2) Jul 26, 2024 5:43pm by: deaton.hildabrand





FIRE ACCESS ENLARGEMENT

GRADING NOTES

1. 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.
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3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. 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.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. 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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9. 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.
10. 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.
11. CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. 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.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-752-6007
17. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

GRADING PLAN LEGEND

476.17	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	RIM	TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION		
500	EXISTING CONTOUR		
500	PROPOSED CONTOUR		

ADA COMPLIANCE NOTES

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

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

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

GRAPHIC SCALE IN FEET 0 25 50 100

NORTH

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LA VERGNE BUSINESS CENTER LOT 2

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
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 GRADING PLAN (LOT 2)

SHEET NUMBER
C4-12

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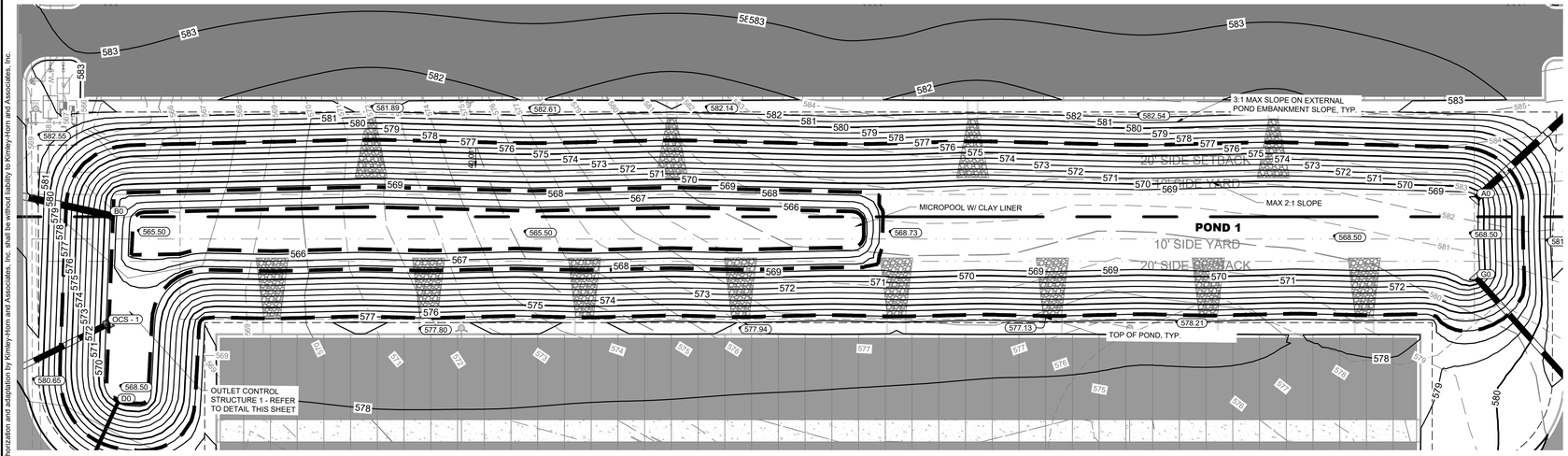
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-12 SITE GRADING PLAN (LOT 2) Jul 26, 2024 5:43pm by: deaton.hildabrand



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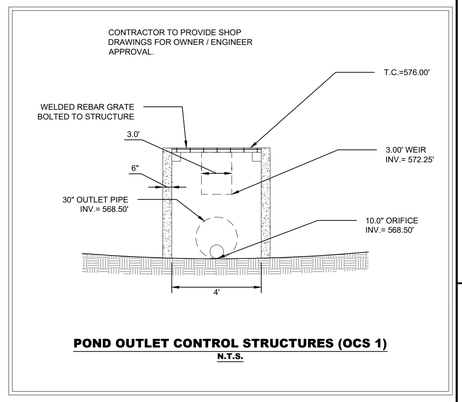
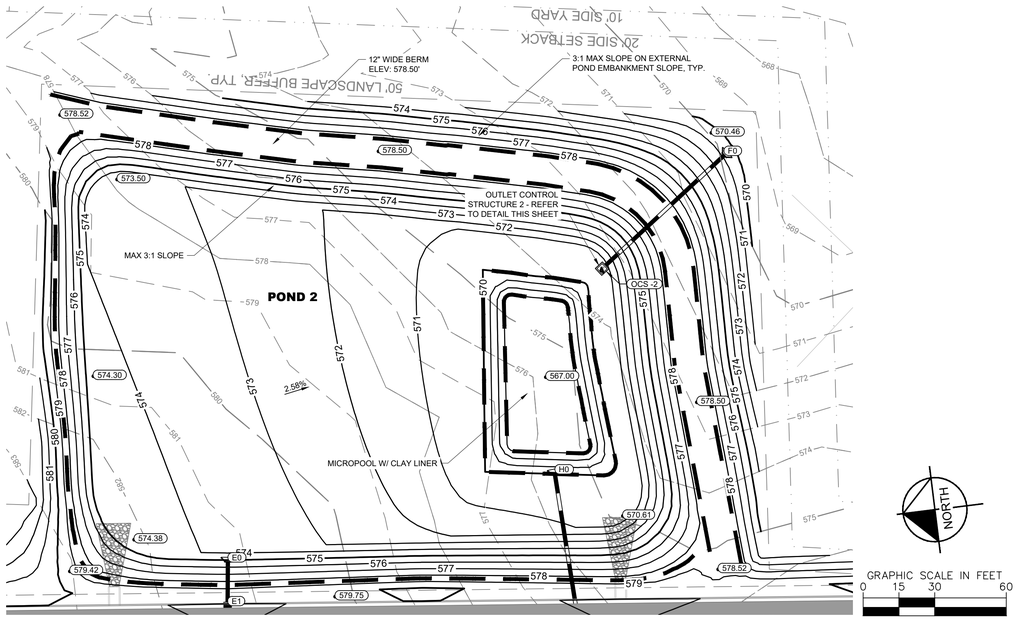


POND OUTLET CONTROL STRUCTURES (OCS 1)
N.T.S.



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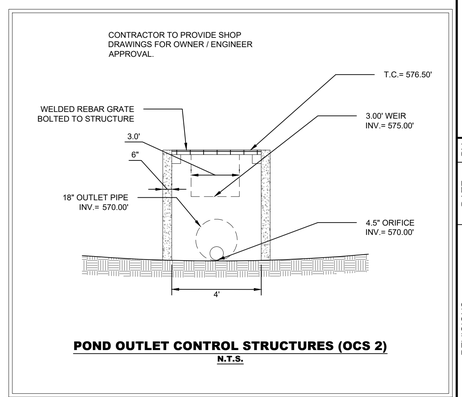

POND OUTLET CONTROL STRUCTURES (OCS 2)
N.T.S.

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

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

POND ENLARGEMENT (LOT 2)

SHEET NUMBER
C4-20

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Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C4-50 POND ENLARGEMENTS.dwg C4-20 POND ENLARGEMENT (LOT 2) Jul 26, 2024 5:44pm by: deaton.hildabrand

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

PIPE AND STRUCTURE TABLES (LOT 2)

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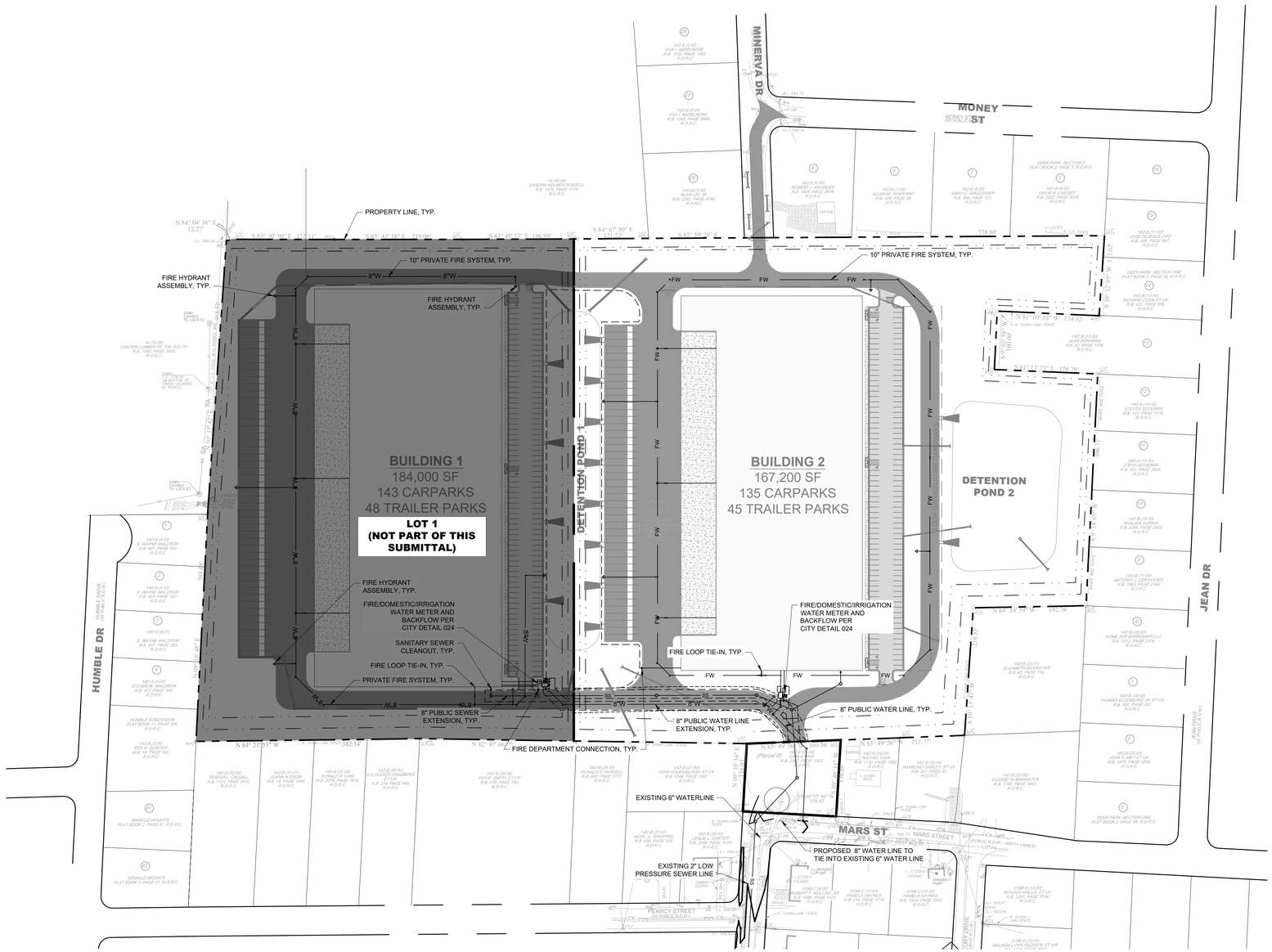

SITE UTILITY NOTES

1. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
2. 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.
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE 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 AGREES 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.
5. 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.
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 CRUSHED STONE.
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. CONTRACTOR TO CONTACT THE CITY OF LA VERGNE TO COORDINATE INSTALLATION AS REQUIRED.
12. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF LA VERGNE STANDARDS.
13. THE CITY OF LA VERGNE AND/OR CONTRACTOR SHALL SET INDIVIDUAL WATER METERS IN FIELD AS REQUIRED.
14. CONTRACTOR SHALL REPLACE IN LIKE KIND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
15. PRIVATE WATER MAIN AND LINES TO HAVE MINIMUM OF 30" COVER.
16. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
17. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE CONTRACT.
18. NON-METALLIC DETECTION TAPE 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. SOLVENT-CEMENTED JOINTS ARE NOT PERMITTED.
20. 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.
21. PRESSURE AND LEAKAGE TESTS SHALL BE PREFORMED IN STRICT ACCORDANCE WITH CURRENT A.W.W.A STANDARD C600 AND/OR MANUFACTURER'S PROCEDURES.
22. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST A.W.W.A STANDARDS.
23. 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.
24. ALL CONCRETE USED FOR THRUST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
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26. ALL METERS ARE REQUIRED TO BE BADGER AUTOMATIC READ METERS.
27. ALL MATERIALS AND CONSTRUCTION SHALL BE PER LA VERGNE PUBLIC WORKS STANDARD SPECIFICATIONS FOR WATER AD SEWER CONSTRUCTION, LATEST EDITION.

LEGEND

S	SANITARY SEWER MANHOLE
SS	SANITARY SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE
	WATER METER
BF	BACKFLOW PREVENTER
FH	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION

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

UTILITY PLAN - OVERALL (LOT 2)

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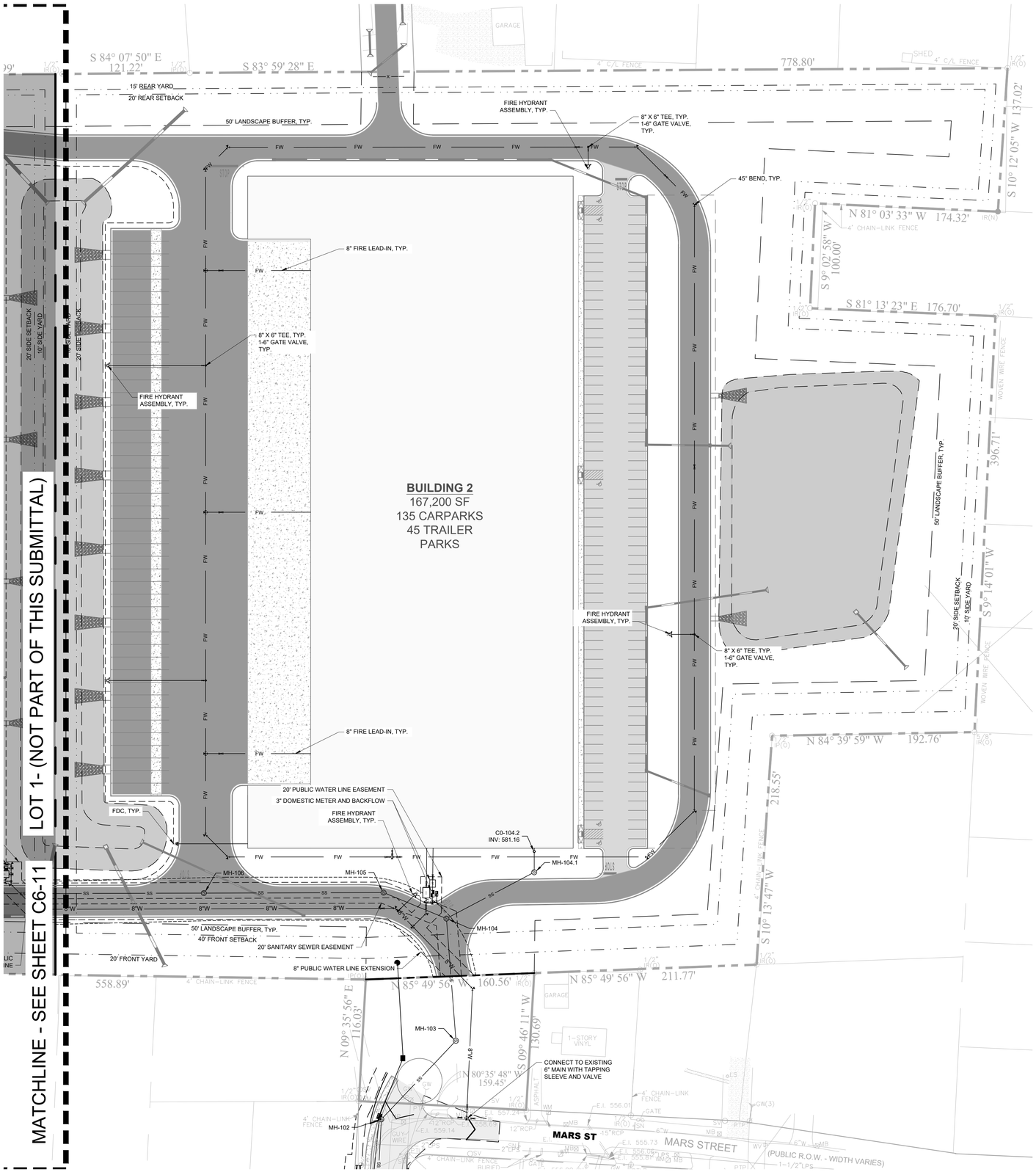
C6-00



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LEGEND

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——W——	WATER LINE
——FW——	FIRE WATER LINE
	WATER METER
BF	BACKFLOW PREVENTER
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	FIRE DEPARTMENT CONNECTION

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DRAWN BY:	ZTB
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UTILITY PLAN - ENLARGEMENT

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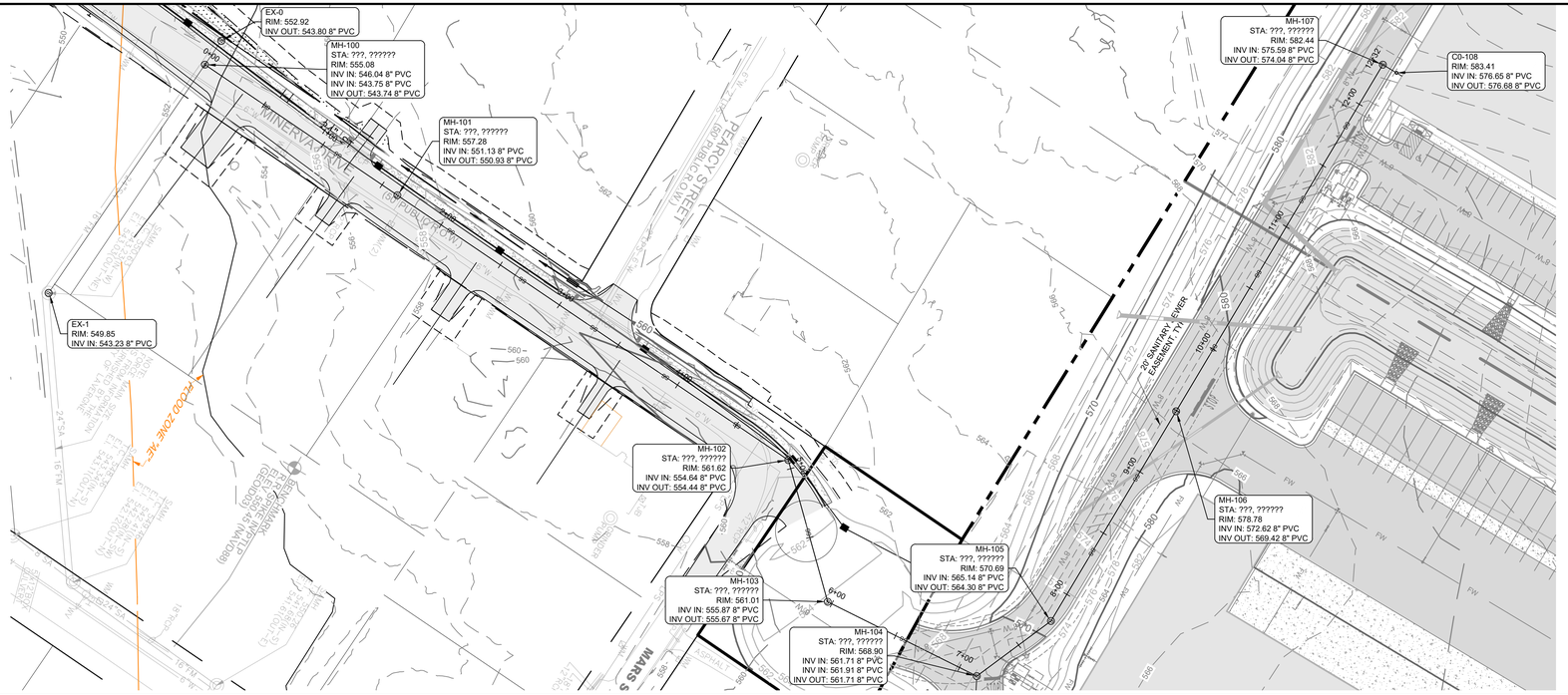
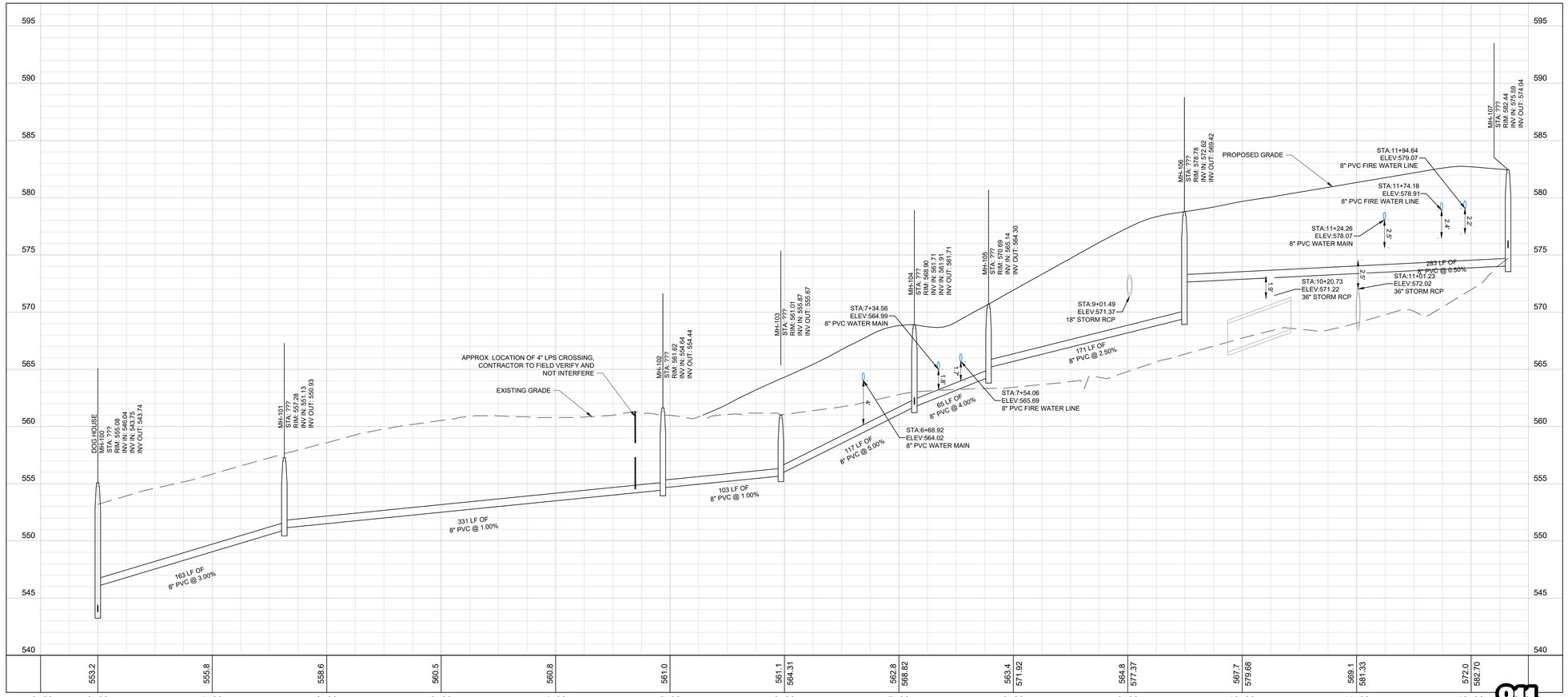
Drawing name: K:\NSH_LDEV\118574000 - 1701 mars street\4-CADD\plansheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C6-12 UTILITY PLAN - ENLARGEMENT Jul 26, 2024 5:45pm by: deaton.hildabrand





PUBLIC SEWER LINE 1

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

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LOT 2
BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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

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

SANITARY SEWER PLAN - OVERALL (LOT 2)

SHEET NUMBER
C7-00

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

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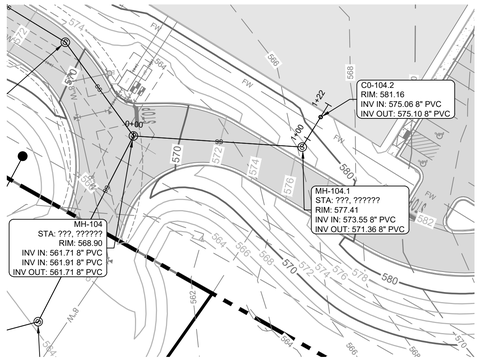

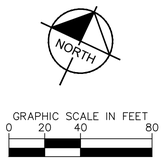

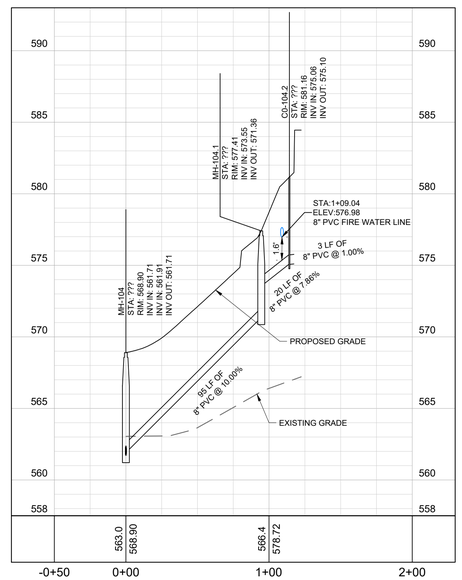

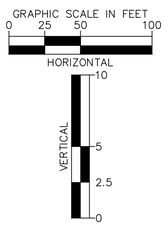

PRIVATE SEWER LINE 1

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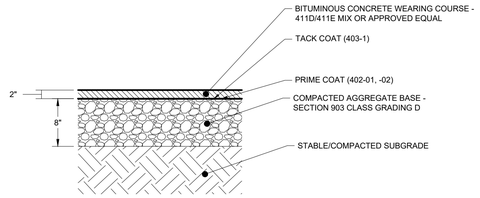
DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

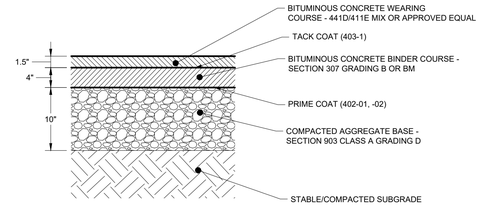
SANITARY SEWER PROFILE (LOT 2)

SHEET NUMBER
C7-10



NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
3. 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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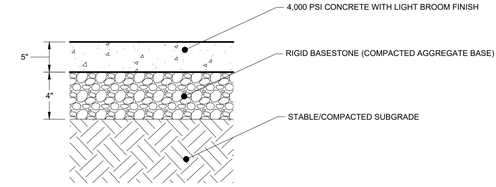
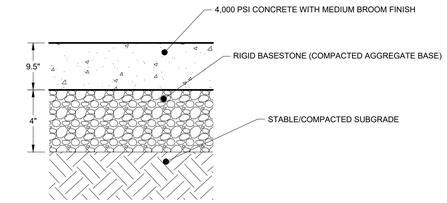
2 TYPICAL PAVEMENT SECTION - HEAVY DUTY
SCALE:



NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRDIGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. 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.
3. PLACE EXPANSION JOINTS AT A MAXIMUM OF 75' O.C.
4. PLACE CONTROL JOINTS AT A MAXIMUM OF 15' O.C.

3 TYPICAL CONCRETE PAVEMENT SECTION - STANDARD DUTY
SCALE:



NOTES:
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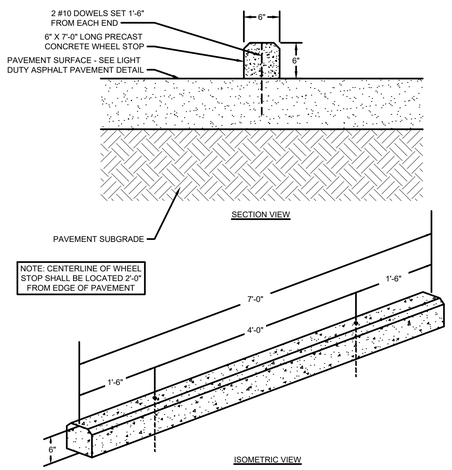
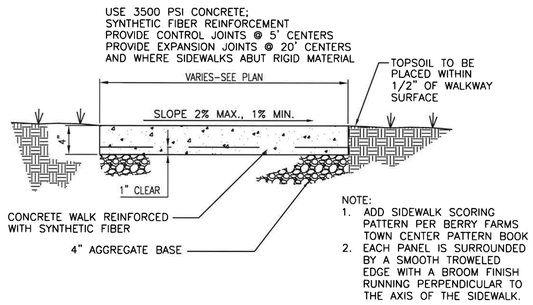
4 TYPICAL CONCRETE PAVEMENT SECTION - HEAVY DUTY
SCALE:

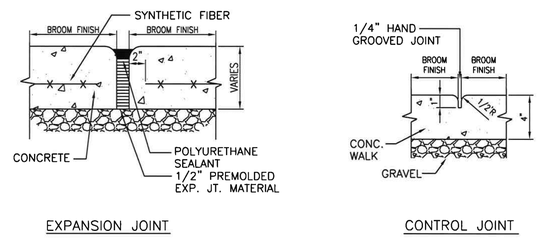


5 CONCRETE WHEEL STOP
NOT TO SCALE



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

6 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



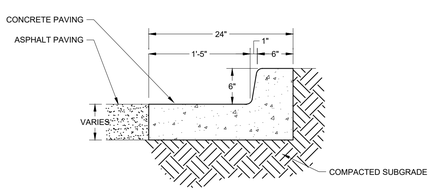
EXPANSION JOINT

CONTROL JOINT

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

7 SIDEWALK JOINT DETAIL
SCALE:

8 6" POST CURB
NOT TO SCALE



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

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

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9			
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DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

SITE DETAILS

SHEET NUMBER
C8-10

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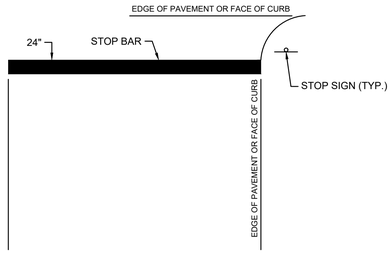
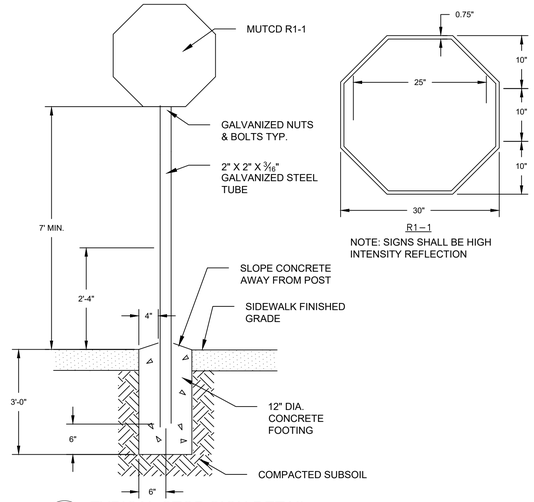


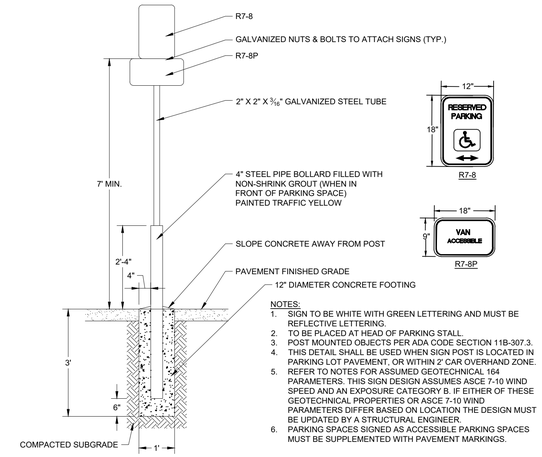
NOTES:
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

13 TYPICAL STOP BAR DETAIL
NOT TO SCALE



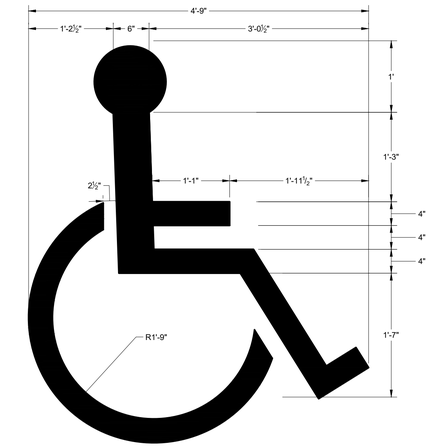
NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

14 TYPICAL STOP SIGN DETAIL
NOT TO SCALE

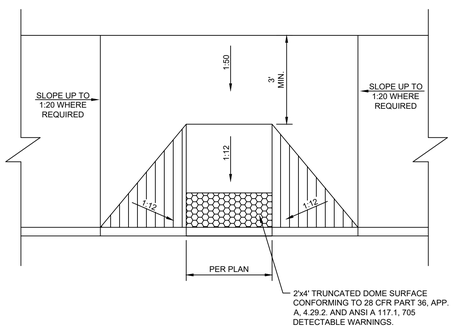


NOTES:
1. SIGN TO BE WHITE WITH GREEN LETTERING AND MUST BE REFLECTIVE LETTERING.
2. TO BE PLACED AT HEAD OF PARKING STALL.
3. POST MOUNTED OBJECTS PER ADA CODE SECTION 11B-307.3.
4. THIS DETAIL SHALL BE USED WHEN SIGN POST IS LOCATED IN PARKING LOT PAVEMENT, OR WITHIN 2' CAR OVERHAND ZONE.
5. REFER TO NOTES FOR ASSUMED GEOTECHNICAL 164 PARAMETERS. THIS SIGN DESIGN ASSUMES ASCE 7-10 WIND SPEED AND AN EXPOSURE CATEGORY B. IF EITHER OF THESE GEOTECHNICAL PROPERTIES OR ASCE 7-10 WIND PARAMETERS DIFFER BASED ON LOCATION THE DESIGN MUST BE UPDATED BY A STRUCTURAL ENGINEER.
6. PARKING SPACES SIGNED AS ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS.

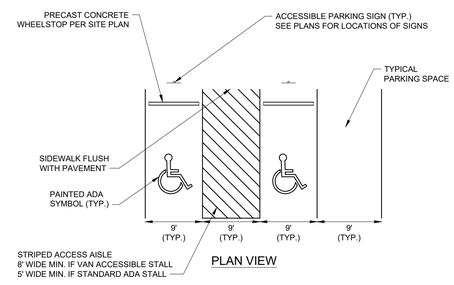
15 ADA PARKING SIGN DETAIL
NOT TO SCALE



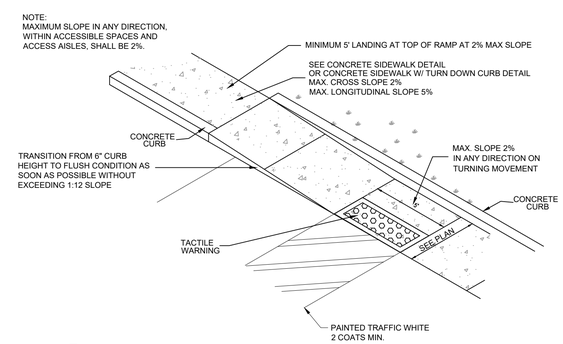
16 ADA PARKING SPACE SYMOL
NOT TO SCALE



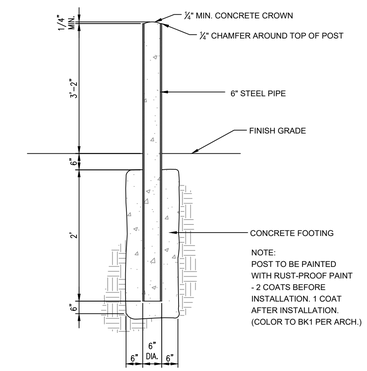
17 TYPICAL ADA RAMP
NOT TO SCALE



18 ADA PARKING STALL LAYOUT
NOT TO SCALE



19 ADA CURB RAMP
NOT TO SCALE



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

20 6" STEEL BOLLARD
NOT TO SCALE

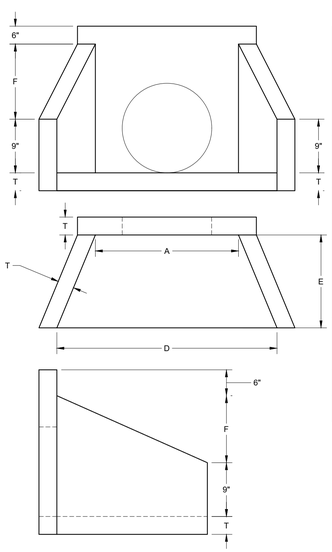
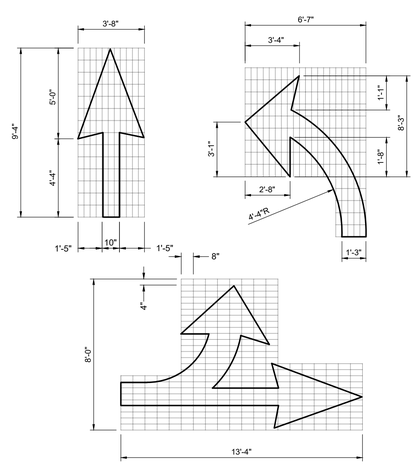


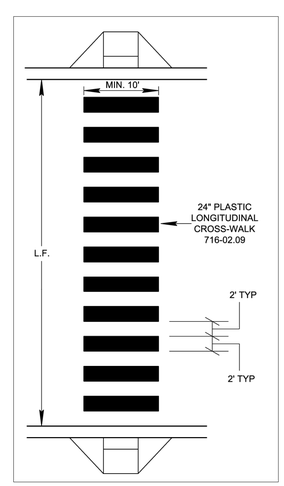
TABLE OF DIMENSIONS

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"	6"
72"	8'-6"	11'-0"	5'-6"	6'-1"	6"

21 PRECAST CONCRETE HEADWALL
NOT TO SCALE



22 ROADWAY DIRECTIONAL ARROWS
NOT TO SCALE



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

COORDINATES ARE NAD83.
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DRAWN BY:	ZTB
CHECKED BY:	RJA
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KIMLEY-HORN PROJECT NO.	118574000

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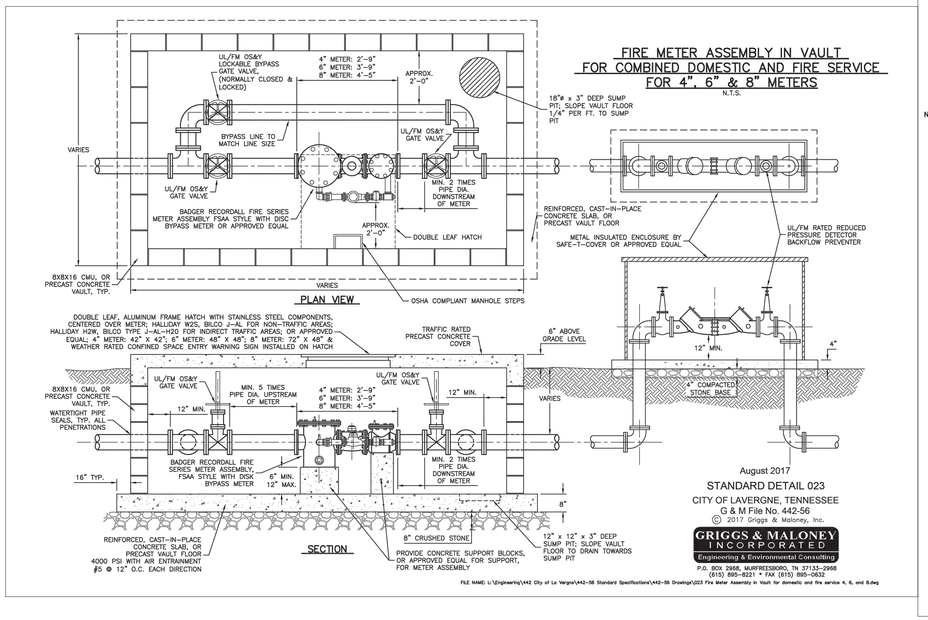

FIRE METER ASSEMBLY IN VAULT FOR COMBINED DOMESTIC AND FIRE SERVICE FOR 4", 6" & 8" METERS

N.T.S.

August 2017

STANDARD DETAIL 023

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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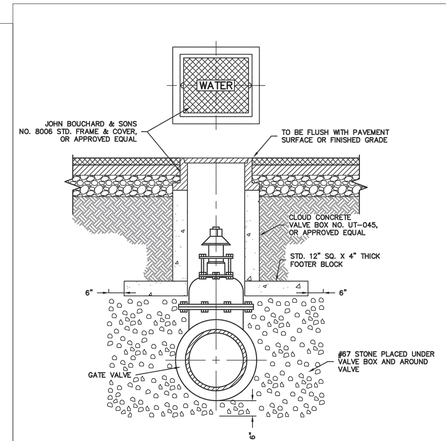
FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\023 Fire Meter Assembly in Vault for domestic and fire service 4, 6, and 8.dwg



TYPICAL VALVE BOX SETTING INSIDE & OUTSIDE OF PAVEMENT

N.T.S.

Revised September, 2015

STANDARD DETAIL 030

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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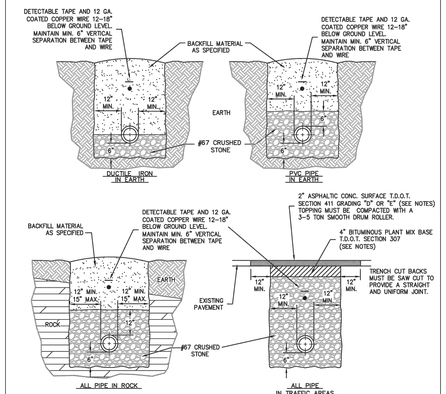
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\030 Typical Valve Box Setting.dwg



NOTES:

1. FOR ROADWAYS 30' OR GREATER IN WIDTH OR DIVIDED HIGHWAYS WITH 2 OR MORE LANES USE 8" OF BINDER (2 LIFTS) AND 3" OF TOPPING.
2. BINDER SHALL BE INITIALLY INSTALLED FLUSH WITH EXISTING ASPHALT SURFACE AND SHALL BE IN PLACE FOR 2 WEEKS TO ALLOW FOR SETTLING AND COMPACTION. AFTER 2 WEEKS, MILL UP 2" OF THE NEW BINDER AND EXISTING ASPHALT TO THE DIMENSIONS SHOWN IN EACH DIRECTION AND INSTALL 2" OF NEW SURFACE MIX OVER MILLED AREA. REPAINT OR REPLACE, IF THERMOPLASTIC, ALL DELINEATION LINES AND PAVEMENT MARKINGS.
3. WHERE EXISTING SURFACE IS CONCRETE SUBSTITUTE 6" T.D.O.T. ITEM NO. 701-02.
4. FOR RESTORATION OF GRAVEL SURFACES, BACKFILL ENTIRE TRENCH WITH STONE.

STANDARD WATERLINE BEDDING & BACKFILLING

N.T.S.

Revised September, 2015

STANDARD DETAIL 010

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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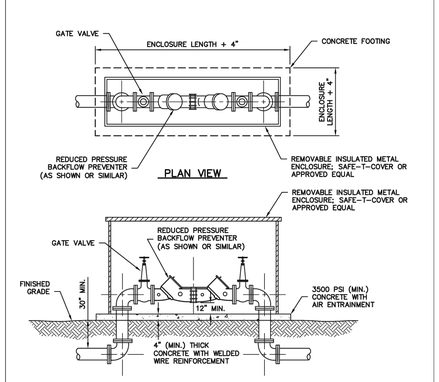
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\010 Water Line Bedding and Backfilling Detail.dwg



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.

Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE

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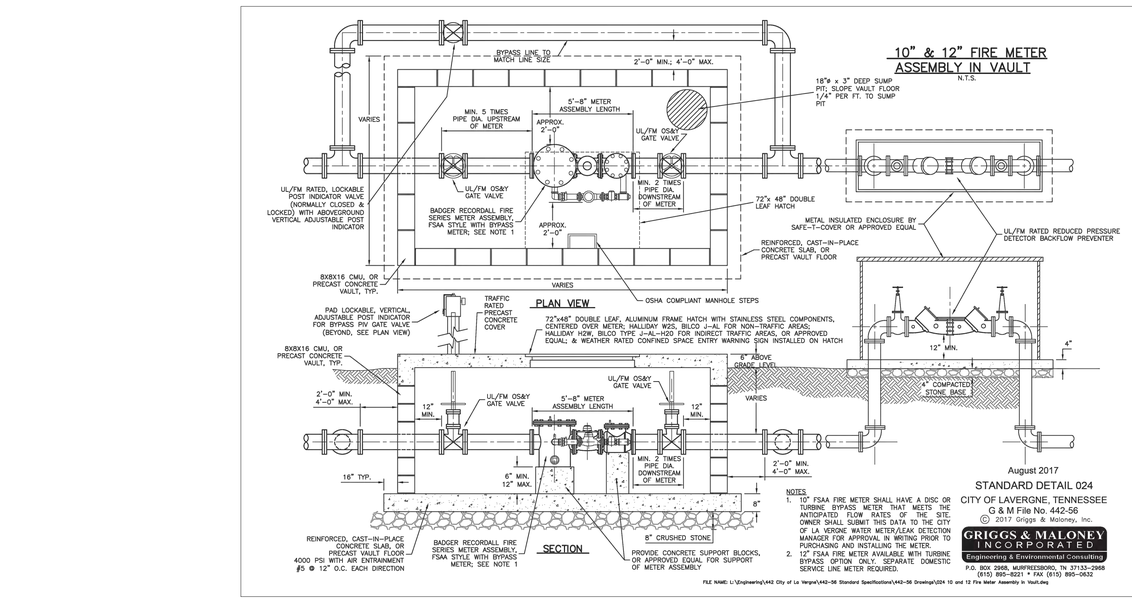
FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg



10" & 12" FIRE METER ASSEMBLY IN VAULT

N.T.S.

NOTES:

1. 10" FSAA FIRE METER SHALL HAVE A DISC OR TURBINE BYPASS METER THAT MEETS THE ANTICIPATED FLOW RATES OF THE SITE. OWNER SHALL SUBMIT THIS DATA TO THE CITY OF LA VERGNE WATER METER/LEAK DETECTION MANAGER FOR APPROVAL IN WRITING PRIOR TO PURCHASING AND INSTALLING THE METER.
2. 12" FSAA FIRE METER AVAILABLE WITH TURBINE BYPASS OPTION ONLY. SEPARATE DOMESTIC SERVICE LINE METER REQUIRED.

August 2017

STANDARD DETAIL 024

CITY OF LAVERGNE, TENNESSEE

G & M File No. 442-56

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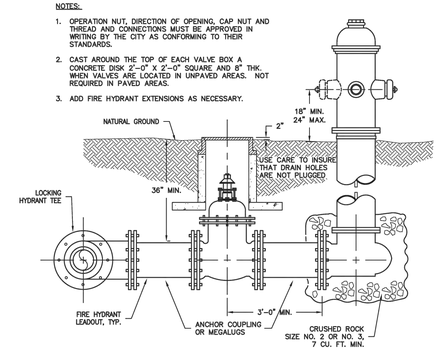
FILE NAME: L:\Engineering\442 City of La Vergne\442-56 Standard Specifications\442-56 Drawings\024 10 and 12 Fire Meter Assembly in Vault.dwg

NOTES:

1. OPERATION NUT, DIRECTION OF OPENING, CAP NUT AND THREAD AND CONNECTIONS MUST BE APPROVED IN WRITING BY THE CITY AS CONFORMING TO THEIR STANDARDS.
2. CAST AROUND THE TOP OF EACH VALVE BOX A CONCRETE DISK 2'-0" X 2'-0" SQUARE AND 8" THK. WHEN VALVES ARE LOCATED IN UNPAVED AREAS. NOT REQUIRED IN PAVED AREAS.
3. ADD FIRE HYDRANT EXTENSIONS AS NECESSARY.



TYPICAL FIRE HYDRANT SETTING

N.T.S.

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STANDARD DETAIL 040

CITY OF LAVERGNE, TENNESSEE

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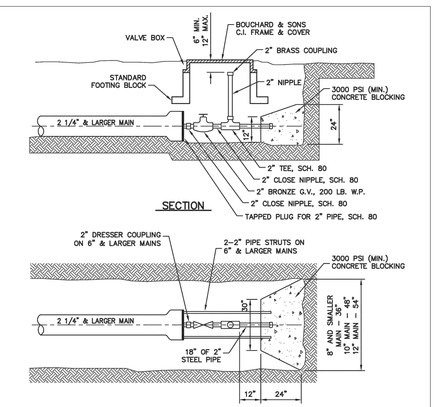
FILE NAME: L: \Engineering\442-56\2015 Updates\040 Drawings\Fire Hydrant Setting.dwg



PLAN OF CONCRETE BLOCKING

TYPICAL 2" BLOW-OFF ASSEMBLY

N.T.S.

Revised September, 2015

STANDARD DETAIL 050

CITY OF LAVERGNE, TENNESSEE

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\050 Typical 2 in Blow-off.dwg

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

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LA VERGNE BUSINESS CENTER LOT 2

BIG ACQUISITIONS, LLC

LA VERGNE, TENNESSEE

DRAFT

PRELIMINARY PLANS

FOR REVIEW ONLY

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

DESIGNED BY:	DJH
DRAWN BY:	ZTB
CHECKED BY:	RJA
DATE:	07/26/2024

KIMLEY-HORN PROJECT NO. 118574000

UTILITY DETAILS

SHEET NUMBER

C8-20

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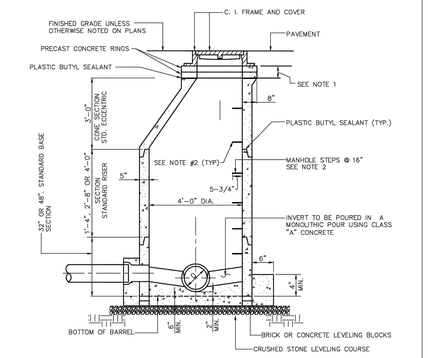

NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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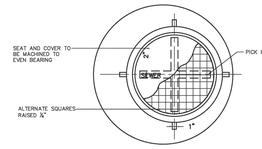
NASHVILLE, TN 37211
615-834-8300

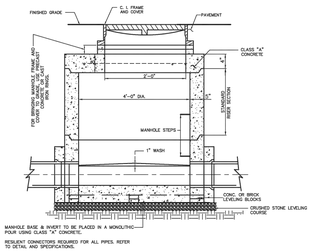
3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



PLAN



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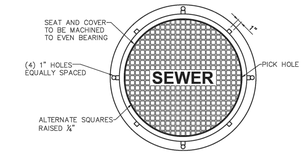
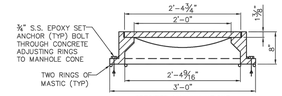
NASHVILLE, TN 37211
615-834-8300

4.0
STANDARD PRECAST MANHOLE FOR DEPTH OF LESS THAN 5'-0"
NOT TO SCALE

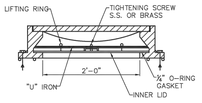
CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891





SPECIFIED MINIMUM WEIGHT
TOTAL 350 lbs.
LOAD RATING: HEAVY DUTY
STANDARD COVER & FRAME



SPECIFIED MINIMUM WEIGHT
TOTAL 590 lbs.
LOAD RATING: HEAVY DUTY
WATERTIGHT COVER & FRAME

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-B1S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL.

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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LA VERGNE, TN 37086
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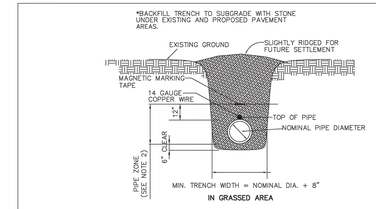
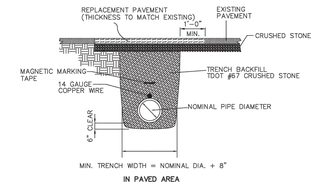


IN GRASSED AREA



IN PAVED AREA

NOTES:
1. SEE STANDARD SPECIFICATIONS FOR FULL BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 12" ABOVE TOP OF PIPE AND IS AREA IN WHICH SPECIAL CARE IS TO BE GIVEN TO PLACEMENT AND COMPACTION TO PROTECT PIPE DURING AND AFTER LAYING.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE TO NOMINAL PIPE DIAMETER PLUS 16" UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. TRENCH SHALL BE DUG TO GIVE PIPE FULL AND CONTINUOUS SUPPORT. ALL ROCK TO BE REMOVED WITHIN 6" OF PIPE – BED TO PIPE GRADE WITH CRUSHED STONE BEDDING.
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELL. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.
6. MAGNETIC MARKING TAPE AND 14 GAUGE COPPER WIRE REQUIRED FOR ALL SEWER.

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15.0
TYPICAL TRENCH BACKFILL
NOT TO SCALE

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STANDARD SEWER DETAILS

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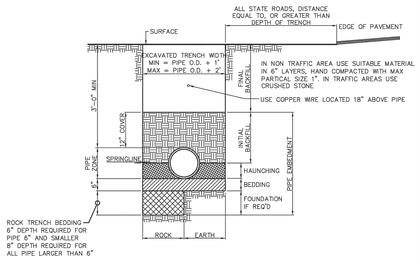

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16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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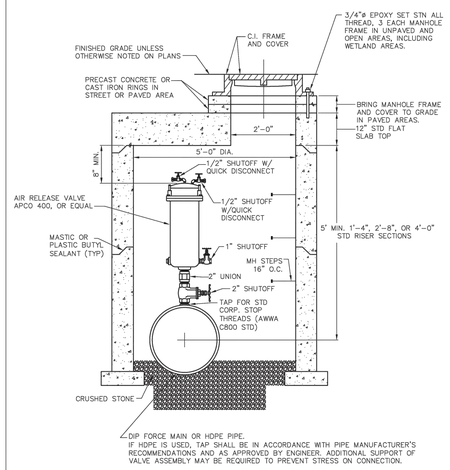

NOTE: IN WETLAND AREAS, EXTEND TOP OF MH COVER A MIN. OF 1 FT. AND A MAX. OF 2 FT. ABOVE ORIGINAL GRADE.

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18.0
SEWAGE AIR RELEASE VALVE
NOT TO SCALE

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STANDARD SEWER DETAILS

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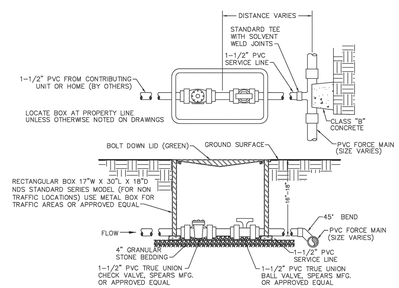

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615-834-8300

19.0
TYPICAL PRESSURE SEWER SERVICE LINE CONNECTION
NOT TO SCALE

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STANDARD SEWER DETAILS

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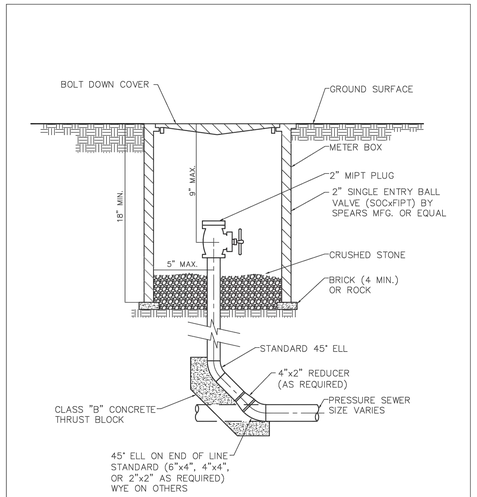

CTI ENGINEERS, INC.
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

21.0
PRESSURE SEWER CLEAN OUT NON-TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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

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

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PRELIMINARY PLANS
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1			
2			
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10			

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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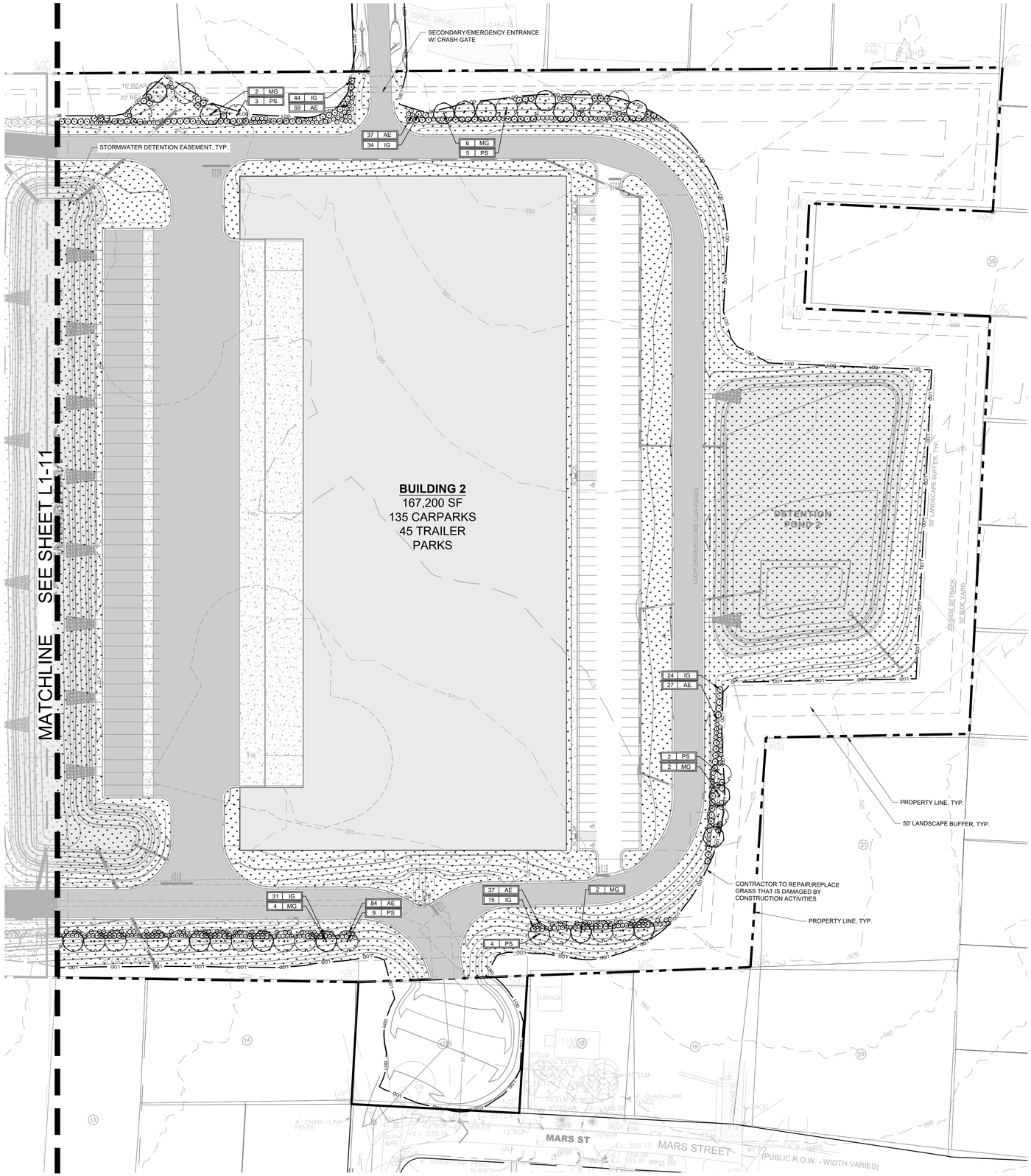

LANDSCAPE DATA TABLE

PROJECT NAME:	LA VERGNE BUSINESS CENTER
PROPERTY ADDRESS:	1701 MARS STREET 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 DORMENT AND SHALL WATER THE AREA AS RECOMMENDED BY THE SEEDING SUPPLIER, IF NEEDED IN THE SPRING, TO ENSURE THE BERMUDA GERMINATES.

PERMANENT SEED ESTABLISHMENT SCHEDULE:

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

SEED RATE PER ACRE:

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

PLANT SCHEDULE BUILDING 2

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

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

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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LA VERGNE BUSINESS CENTER

BIG ACQUISITIONS, LLC
LA VERGNE, TENNESSEE

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PRELIMINARY PLANS
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2			
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8			
9			
10			

DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO.	118574000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-12

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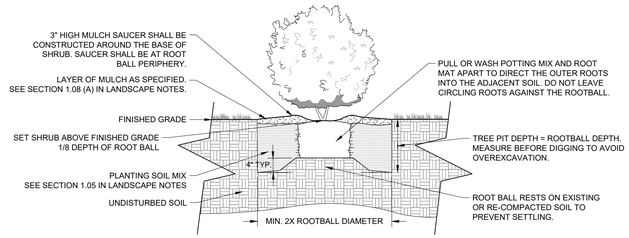
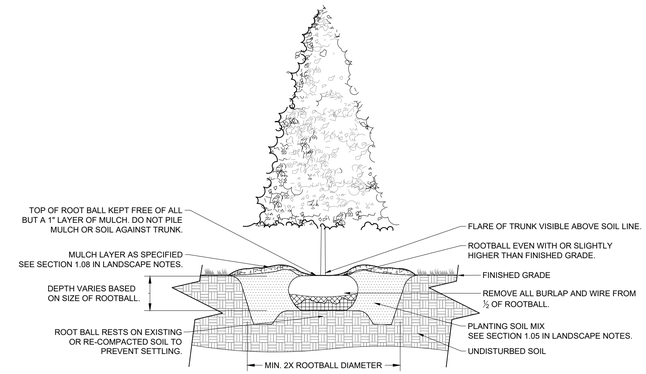


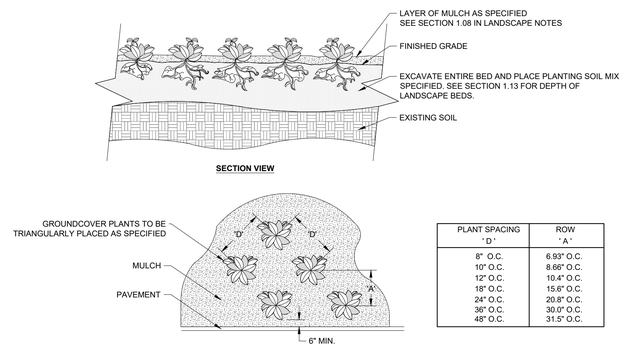
4 CONTAINER SHRUB PLANTING

NOT TO SCALE



1 EVERGREEN TREE PLANTING

NOT TO SCALE

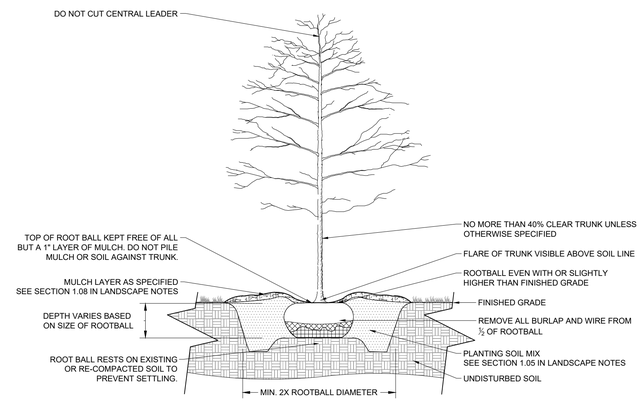


PLANT SPACING 'D'	ROW 'A'
8" O.C.	6.93" O.C.
10" O.C.	8.66" O.C.
12" O.C.	10.4" O.C.
18" O.C.	15.6" O.C.
24" O.C.	20.8" O.C.
36" O.C.	30.0" O.C.
48" O.C.	31.5" O.C.

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

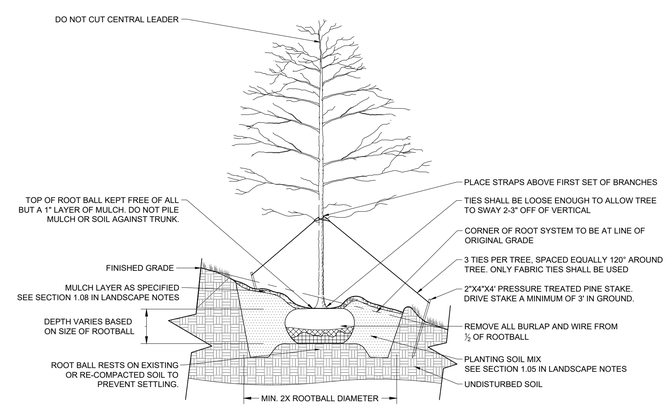
5 GROUNDCOVER PLANTING

NOT TO SCALE



2 B&B TREE PLANTING

NOT TO SCALE



3 B&B TREE PLANTING ON SLOPE

NOT TO SCALE

PERMIT REVIEW ONLY

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BARKEAST FAIRVIEW
2451 FAIRVIEW BLVD
FAIRVIEW, TENNESSEE

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
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DESIGNED BY:	GR
DRAWN BY:	GR
CHECKED BY:	SJS
DATE:	07/26/2024
KIMLEY-HORN PROJECT NO. 118574000	

LANDSCAPE DETAILS (LOT 2)

SHEET NUMBER
L1-50

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

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

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

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

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

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

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

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

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

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE 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 ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ 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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FAIRVIEW, TENNESSEE

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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

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
Please see notes below from Engineering Department.

Engineering (**Gary Lide** - glide@lavergnetn.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.

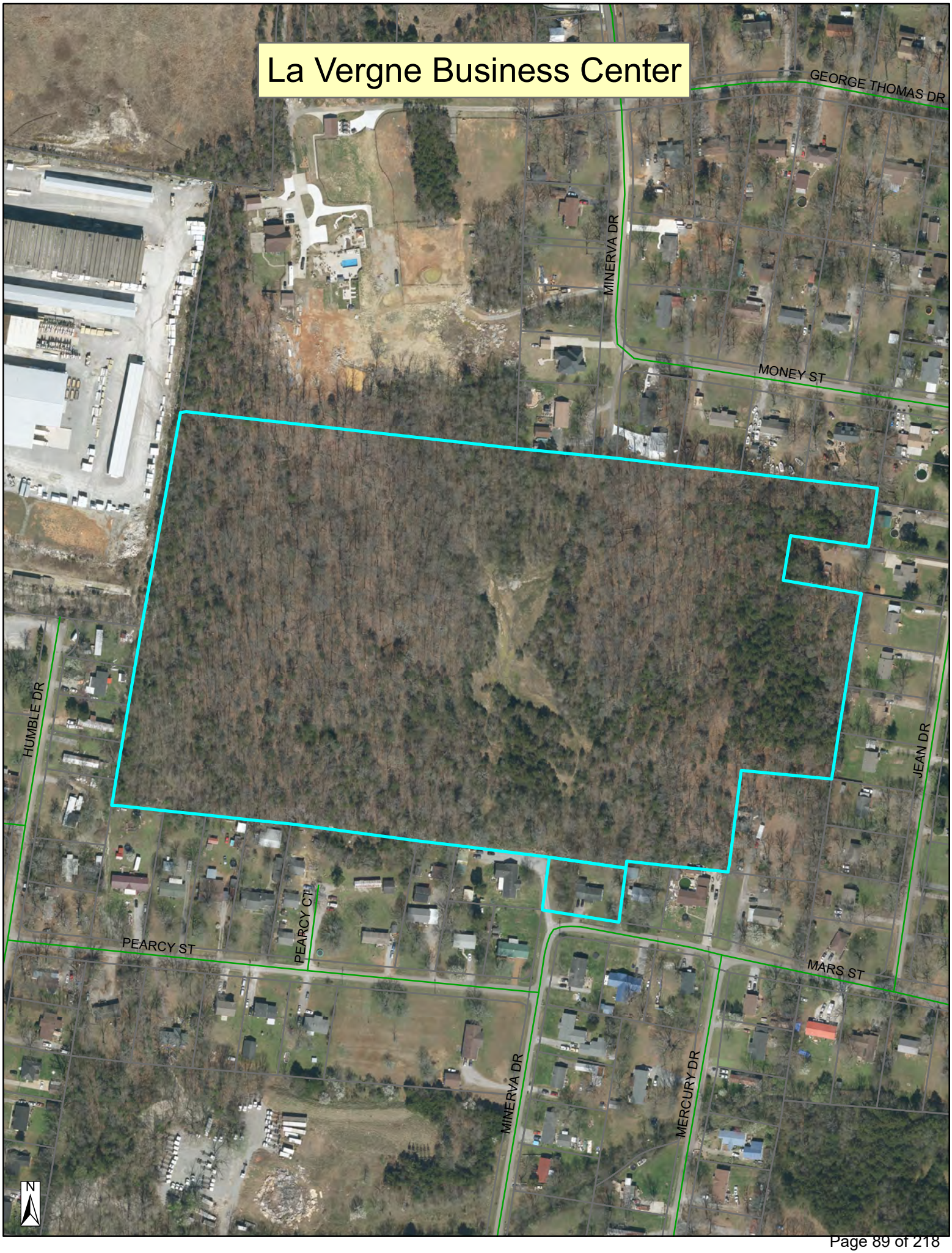
Utilities (**Scott Tatalovich** - statalovich@lavergnetn.gov)
No comments.

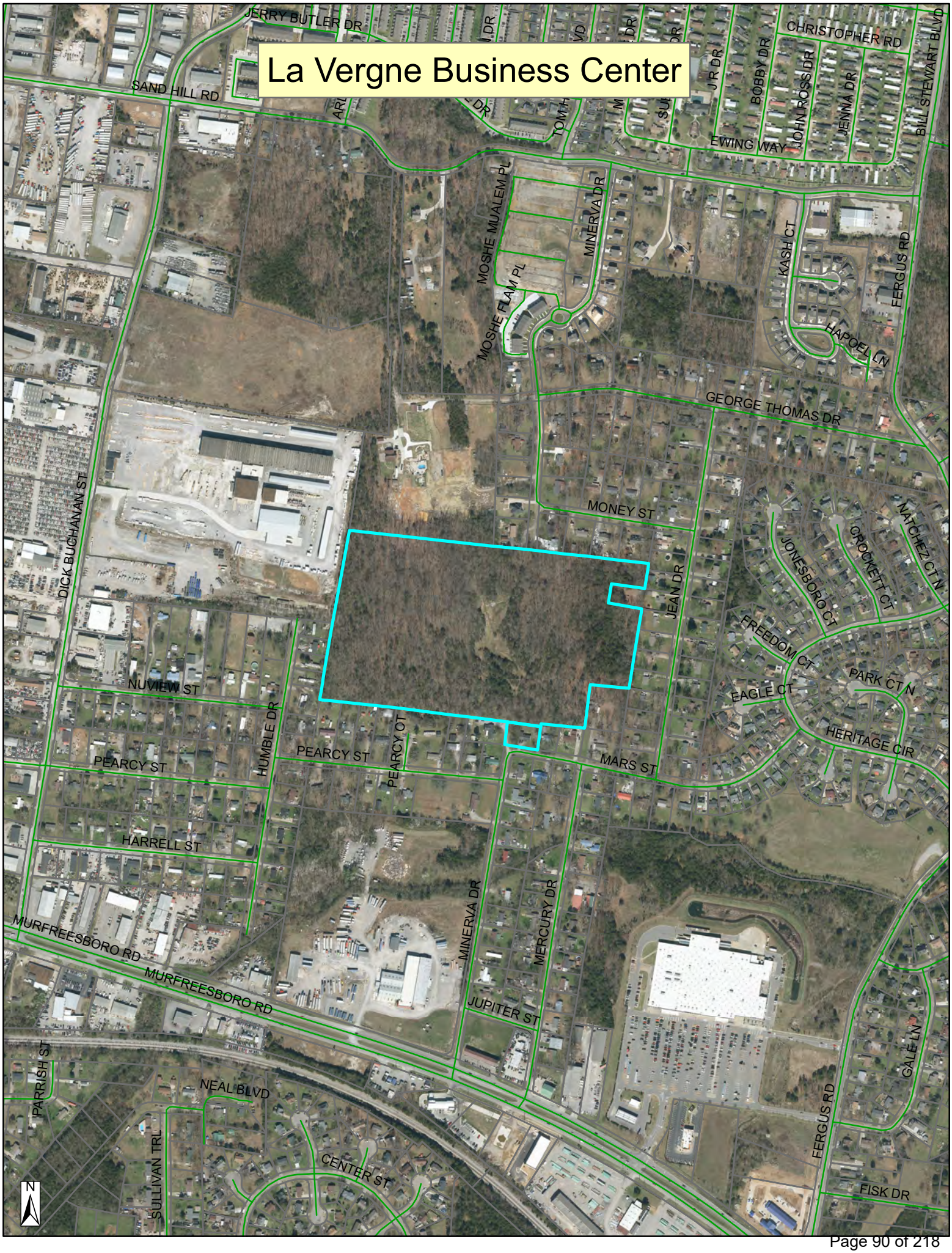
Codes (**Joe White** - jwhite@lavergnetn.gov)
No comments.

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

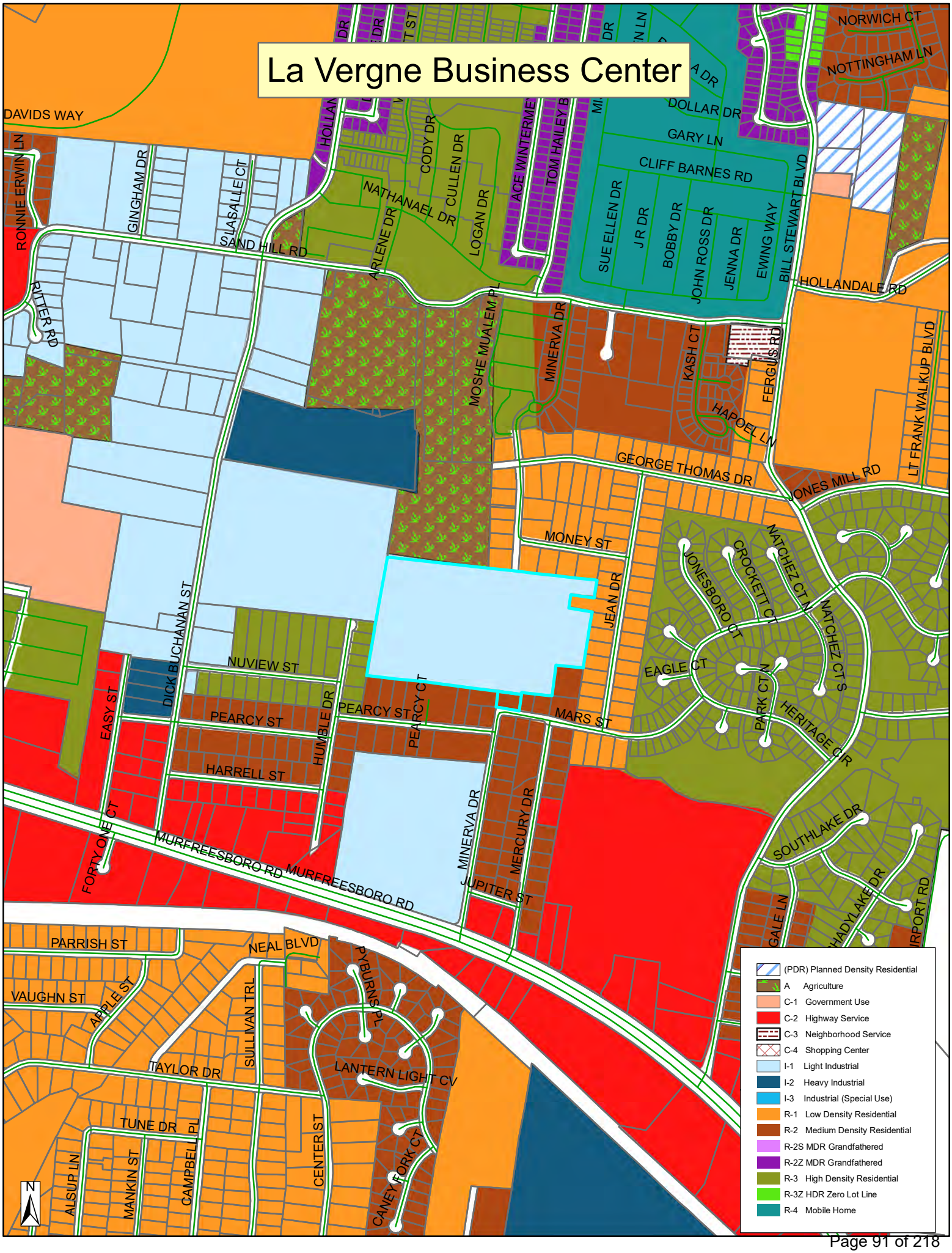
Police (**John Eubank** - jeubank@lavergnetn.gov)
No comments.

***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
GEORGE THOMAS DR
MINERVA DR
MONEY ST
HUMBLE DR
JEAN DR
PEARCY ST
PEARCY CT
MARS ST
MINERVA DR
MERCURY DR
N


La Vergne Business Center
JERRY BUTLER DR
SAND HILL RD
CHRISTOPHER RD
BILL STEWART BLVD
BOBBY DR
JOHN ROSS DR
JENNA DR
EWING WAY
MOSHE MUALEM PL
MOSHE FLAM PL
MINERVA DR
KASH CT
FERGUS RD
HAPOEL LN
GEORGE THOMAS DR
MONEY ST
DICK BUCHANAN ST
JEAN DR
JONESBORO CT
CROCKETT CT
NATCHEZ CT N
FREEDOM CT
PARK CT N
EAGLE CT
HERITAGE CIR
NUVIEW ST
HUMBLE DR
PEARCY ST
PEARCY OT
MARS ST
HARRELL ST
MERCURY DR
MURFREESBORO RD
JUPITER ST
GALE LN
PARRISH ST
NEAL BLVD
SULLIVAN TRL
CENTER ST
FISK DR
N

La Vergne Business Center



SPEED
LIMIT
30

OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE BUSINESS CENTER

1701 MARS STREET

LA VERGNE, TN

PRELIMINARY SUBMITTAL: JULY 29, 2024

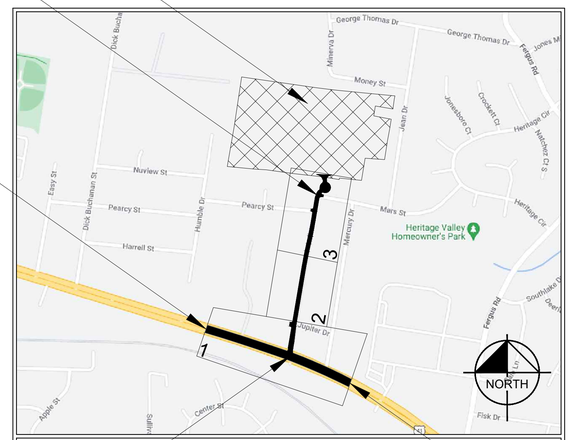
PROJECT NAME - SET DESCRIPTION

INDEX OF SHEETS
SEE SHEET NO. 1A

SITE LOCATION

END CONSTRUCTION
STA. 216+00.74
MINERVA DRIVE

BEGIN CONSTRUCTION
STA. 100+30.00
MURFREESBORO ROAD



VICINITY MAP
NOT TO SCALE

BEGIN CONSTRUCTION
STA. 200+00.00
MINERVA DRIVE

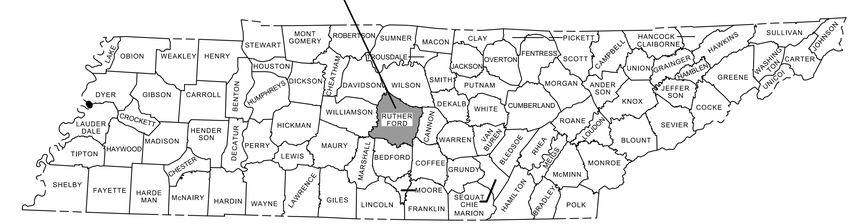
CITY OF LA VERGNE
RUTHERFORD COUNTY, TN

END CONSTRUCTION
STA. 108+75.00
MURFREESBORO ROAD

MURFREESBORO ROAD

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

PROJECT LOCATION



PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
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5175 MURFREESBORO RD
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SANITARY SEWER
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SMYRNA GAS DEPARTMENT
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SMYRNA, TN 37167
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LA VERGNE, TN 37086
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CONTACT: CURTIS BRINKLEY
PHONE: (615) 287-5832

ELECTRIC
MIDDLE TN ELECTRIC
MEMBERSHIP CORPORATION
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
CONTACT: JOSH HOWLAND
PHONE: (615) 453-3074

CABLE
TDS TELECOM
5265 MURFREESBORO ROAD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

OWNER / DEVELOPER
BIG ACQUISITIONS LLC
10275 W HIGGINS RD, SUITE 810
ROSEMONT, IL 60018
PHONE: 615-630-8591
CONTACT: ANDREW MAZEY

PLANS PREPARED BY

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118574000	1	51

ROADWAY INDEX

SHEET NAME	SHEET NO.
TITLE SHEET	1
SHEET INDEX AND STANDARD ROADWAY DRAWINGS	1A
TYPICAL SECTIONS	2B – 2B2
GENERAL NOTES	2C – 2C1
SPECIAL NOTES	2D
ENVIRONMENTAL NOTES	2E
TABULATED QUANTITIES	2F
DETAIL SHEETS	2G
RIGHT OF WAY NOTES AND ACQUISITION TABLE	3 - 3A
PROPERTY MAP	3B - 3D
PRESENT LAYOUT	4 - 6
PROPOSED LAYOUT	4A - 6A
PROPOSED PROFILE	4B
GRADING LAYOUT	4C - 6C
SIDEROAD PROFILES	7 - 8
DRIVEWAY PROFILES	9 – 10
SIGNING AND MARKING	11 - 14
CROSS SECTIONS MURFREESBORO RD	15 - 19
CROSS SECTIONS MINERVA DR	20 - 27
PAVEMENT DROP OFF NOTES	T-1
TRAFFIC CONTROL PHASING NOTES	T-2
TRAFFIC CONTROL DETOUR PLAN PHASE 1	T-3
TRAFFIC CONTROL DETOUR PLAN PHASE 2	T-4

NOTE: THE ALPHABETICAL LETTERS “I”, “O” & “Q” ARE NOT USED IN THE NUMBERING OF SHEETS.

STANDARD ROADWAY DRAWINGS

STANDARD ROADWAY TITLE SHEET, ABBREVIATIONS, AND LEGENDS

DWG.	REV.	DESCRIPTION
RD-TP-1	09-26-16	STANDARD ROADWAY DRAWINGS TITLE SHEET
RD-A-1	02-20-20	STANDARD ABBREVIATIONS A THROUGH L
RD-A-2		STANDARD ABBREVIATIONS M THROUGH Z
RD-L-1	02-20-20	STANDARD LEGEND
RD-L-1A		STANDARD LEGEND
RD-L-2	02-20-20	STANDARD LEGEND FOR UTILITY INSTALLATIONS
RD-L-3	02-20-20	STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING
RD-L-4	02-20-20	STANDARD LEGEND FOR SIGNALIZATION AND LIGHTING
RD-L-5	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL
RD-L-6	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL
RD-L-7	02-20-20	STANDARD LEGEND FOR EROSION PREVENTION AND SEDIMENT CONTROL

ROADWAY DESIGN STANDARDS

DWG.	REV.	DESCRIPTION
RD11-SE-1		TRANSITION AND CROSS SLOPE DETAILS
RD11-SE-2		SUPERELEVATION TRANSITION DETAILS FOR UNDIVIDED ROADWAYS
RD11-SE-2A		SUPERELEVATION TRANSITION SECTIONS FOR UNDIVIDED ROADWAYS
RD11-TS-2		DESIGN STANDARDS FOR COLLECTORS, 2-LANE ROADS AND STREETS
RD11-TS-6		TYPICAL CURB & GUTTER SECTIONS WITH SHOULDERS AND WITH GRASS STRIPS
RD11-TS-6A		TYPICAL CURB & GUTTER SECTIONS WITHOUT SHOULDERS AND WITH GRASS STRIPS
RD11-LR-1		MINIMUM RUNOFF LENGTHS (LR) FOR URBAN HIGHWAYS
RD11-S-11		DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT
RD11-S-11A		ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION
RD11-SD-1		INTERSECTION SIGHT DISTANCE DESIGN AND GENERAL NOTES
RD11-SD-2		INTERSECTION SIGHT DISTANCE LANDSCAPE AND OBSTRUCTION
RD11-SD-3		INTERSECTION SIGHT DISTANCE 2-LANE ROADWAYS
RD01-S-11	04-04-03	DESIGN AND CONSTRUCTION DETAILS FOR ROADSIDE SLOPE DEVELOPMENT
RD01-S-11A	10-15-02	ROADSIDE DITCH DETAILS FOR DESIGN AND CONSTRUCTION

PIPE CULVERTS AND ENDWALLS

DWG.	REV.	DESCRIPTION
D-PB-1	03-04-21	STANDARD DETAILS FOR CONCRETE PIPE INSTALLATION
D-PB-2	01-28-22	STANDARD DETAILS FOR FLEXIBLE PIPE INSTALLATION
D-PB-3	11-30-20	INDUCED TRENCH SOIL EMBANKMENT FOR PIPE CULVERT INSTALLATION
D-PE-18A	06-28-19	TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE (FOR 3:1, 4:1 & 6:1 SLOPES)
D-PE-18B	06-28-19	TYPE "U" CROSS DRAIN ENDWALL FOR 18" PIPE, BILL OF STEEL AND PRECAST NOTES

CATCH BASINS AND MANHOLES

DWG.	REV.	DESCRIPTION
D-CB-12P	02-20-20	STANDARD PRECAST RECTANGULAR CONCRETE NO.12 CATCH BASIN
D-CB-99	02-20-20	MISCELLANEOUS DETAILS FOR RECTANGULAR STRUCTURES
D-CB-99R	01-28-22	MISCELLANEOUS DETAILS FOR ROUND STRUCTURES
D-CB-99RA	10-29-21	BILL OF STEEL FOR ROUND CATCH BASIN LIDS
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
D-CBB-12D		TYPE "B" CAST IRON FRAME, GRATE & CURB HOOD DETAILS FOR NOS. 10, 12, 14, 16 & 17 TYPE CATCH BASINS

ROADWAY, PAVEMENT APPURTENANCES, AND FENCES

DWG.	REV.	DESCRIPTION
RP-D-15	06-15-21	DETAILS OF STANDARD CONCRETE DRIVEWAYS
RP-SC-1	05-04-22	SLOPING CONCRETE CURB AND CURB AND GUTTER
RP-VC-10	03-04-21	VERTICAL CONCRETE CURB AND CURB AND GUTTER (FOR 8” TO 12” GUTTER DEPTH)
S-RP-2	06-28-19	STANDARD CONCRETE RIGHT-OF-WAY MARKERS

MULTIMODAL

DWG.	REV.	DESCRIPTION
MM-CR-1	06-28-19	DETECTABLE WARNING SURFACE PLACEMENT ON CURB RAMPS
MM-CR-5	06-28-19	SINGLE CROSSING CURB RAMP IN CURVE
MM-PM-1		SIGNING AND PAVEMENT MARKINGS AT INTERSECTION CROSSINGS FOR SHARED-USE PATHS
MM-SW-1	06-28-19	DETAILS FOR CONCRETE SIDEWALKS
MM-SW-2		ALTERNATE DETAILS FOR CONCRETE SIDEWALK (REHABILITATION)

SAFETY DESIGN AND GUARDRAILS

DWG.	REV.	DESCRIPTION
S-CZ-1	06-28-19	CLEAR ZONE CRITERIA

DESIGN - TRAFFIC CONTROL

DWG.	REV.	DESCRIPTION
T-M-1	06-28-19	DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS AND MARKING ABBREVIATIONS
T-M-2	06-28-19	DETAILS OF PAVEMENT MARKINGS FOR CONVENTIONAL ROADS
T-M-3	06-28-19	MARKING STANDARDS FOR TRAFFIC ISLANDS, PAVED SHOULDERS AND MEDIANS FOR CONVENTIONAL ROADS
T-M-4	07-17-20	STANDARD INTERSECTION PAVEMENT MARKINGS
T-WZ-10	04-02-12	ADVANCE ROAD WORK SIGNING ON HIGHWAYS AND FREEWAYS
T-WZ-55	10-29-21	SIDEWALK TRAFFIC CONTROL

EROSION PREVENTION AND SEDIMENT CONTROL

DWG.	REV.	DESCRIPTION
EC-STR-3B	06-15-21	SILT FENCE
EC-STR-6	11-30-20	ROCK CHECK DAM
EC-STR-6A	05-06-16	ENHANCED ROCK CHECK DAM
EC-STR-11	03-16-17	CULVERT PROTECTION TYPE 1
EC-STR-19	04-01-08	CATCH BASIN PROTECTION
EC-STR-39A	08-01-12	CURB INLET PROTECTION TYPE 3 & 4
EC-STR-46		CATCH BASIN FILTER ASSEMBLY (TYPE 6)
EC-STR-46A		CATCH BASIN FILTER ASSEMBLY (TYPE 6) SLIPCOVER DETAILS

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

SHEET INDEX AND STANDARD ROADWAY DRAWINGS

SHEET NUMBER
1A

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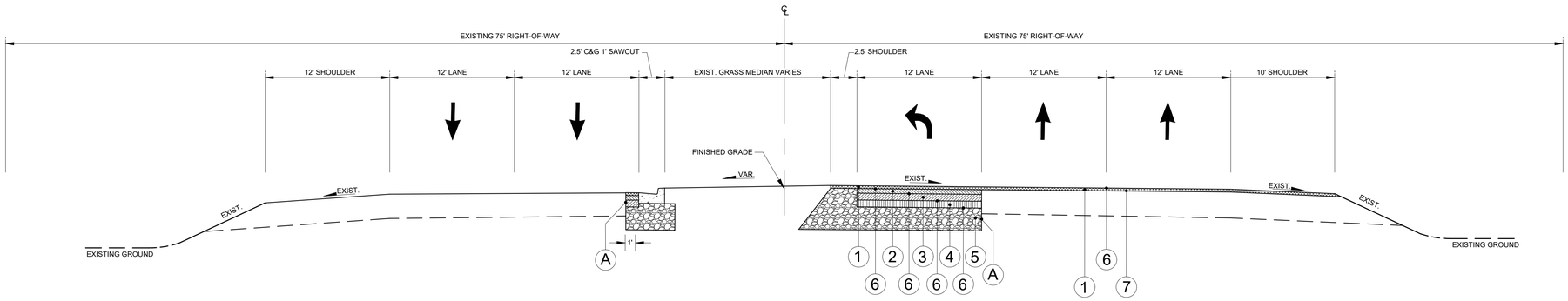
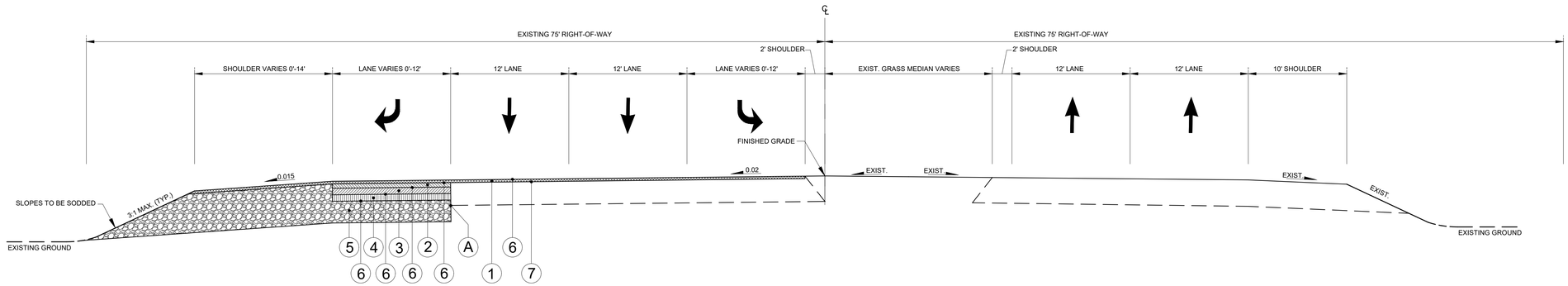


US HWY 41 (MURFREESBORO ROAD)

ROADWAY CLASSIFICATION: PRINCIPAL ARTERIAL
TANGENT SECTION
FROM STA. 100+30.00 TO STA. 105+00.00
N.T.S.



US HWY 41 (MURFREESBORO ROAD)

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

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

TYPICAL SECTIONS

SHEET NUMBER
2B

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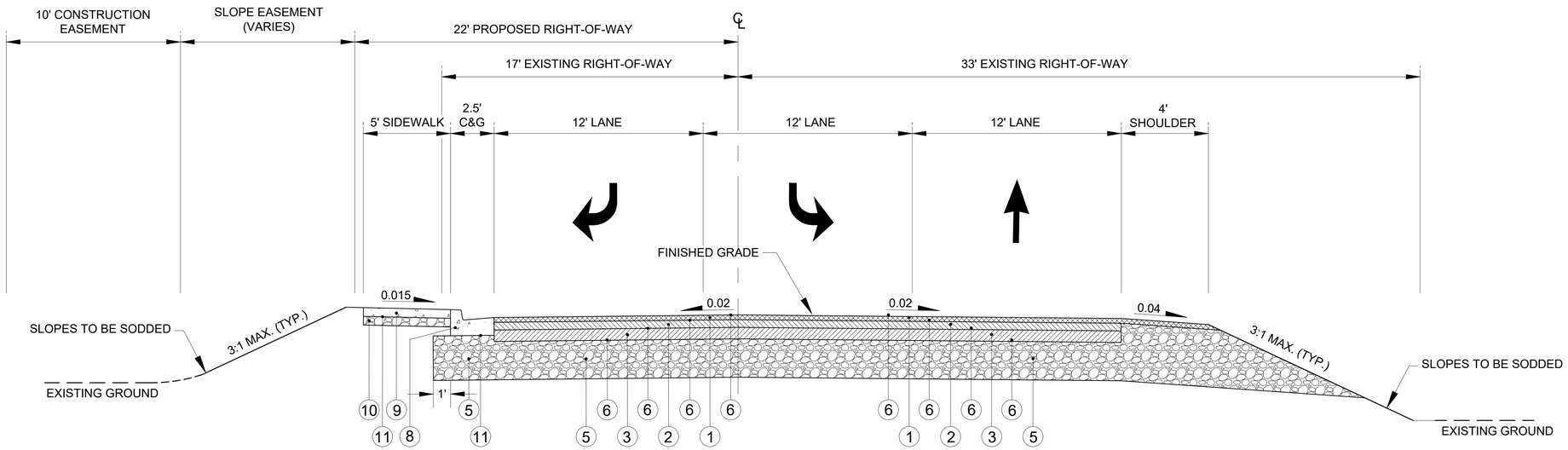
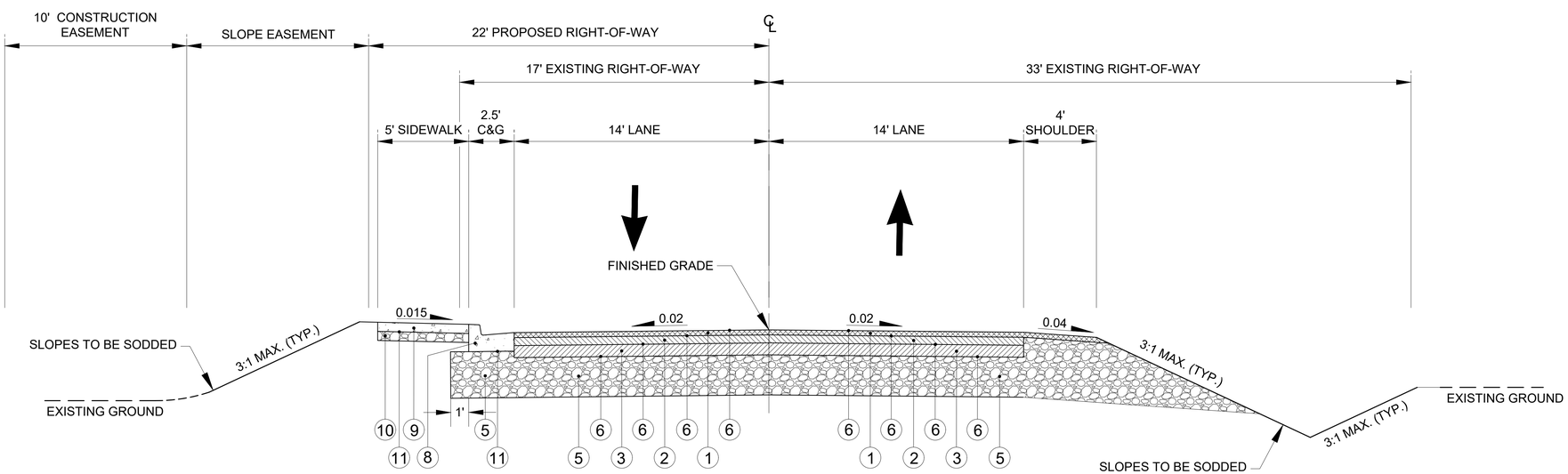


MINERVA DRIVE

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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KIMLEY-HORN PROJECT NO. 118574000	

TYPICAL SECTIONS

SHEET NUMBER
2B1

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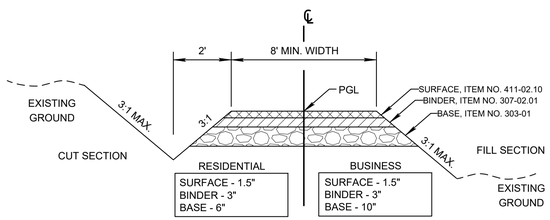
PROPOSED PAVEMENT SCHEDULE - ALL ROADWAYS

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	A	EXISTING PAVEMENT TO BE SAW-CUT AND TRIMMED TO STRAIGHT VERTICAL LINE. ANY LOOSE OR DISTURBED PAVEMENT MUST BE REMOVED AND REPLACED.

PROPOSED ASPHALT DRIVEWAY

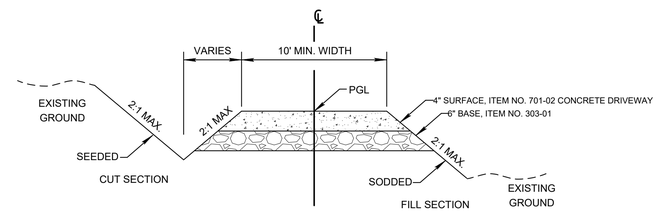


TYPICAL SECTION
PRIVATE DRIVE TO BUSINESS, FIELD, OR RESIDENTIAL PROPERTY
N.T.S.

TYPICAL SECTION NOTES:

1. DITCH TO BE CONSTRUCTED WHERE DIRECTED BY THE ENGINEER.
2. WHERE SURFACE OF EXISTING DRIVE IS CONCRETE, SUBSTITUTE 8" CONCRETE FOR BINDER AND SURFACE.

PROPOSED CONCRETE DRIVEWAY



TYPICAL SECTION
PRIVATE CONCRETE DRIVE TO RESIDENTIAL PROPERTY
N.T.S.

TYPICAL SECTION NOTES:

1. DITCH TO BE CONSTRUCTED WHERE DIRECTED BY THE ENGINEER.

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

TYPICAL SECTIONS

SHEET NUMBER
2B2

GENERAL NOTES

ALL STANDARD SPECIFICATIONS REFER TO TDOT ROADWAY STANDARD SPECIFICATIONS.

GRADING

(1) ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

(2) CERTIFICATION FOR ALL BORROW PITS MUST BE OBTAINED IN ACCORDANCE WITH SUBSECTION 107.06 OF THE STANDARD SPECIFICATIONS.

(3) THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF STATE-OWNED R.O.W. IN A REGULATORY FLOOD WAY AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WITHOUT APPROVAL BY FEMA. ALL MATERIAL SHALL BE DISPOSED OF IN UPLAND (NON-WETLAND) AREAS AND ABOVE ORDINARY HIGH WATER OF ANY ADJACENT WATERCOURSE. THIS DOES NOT ELIMINATE THE NEED TO OBTAIN ANY OTHER LICENSES OR PERMITS THAT MAY BE REQUIRED BY ANY OTHER FEDERAL, STATE OR LOCAL AGENCY.

SEEDING AND SODDING

(1) ALL EXISTING ROADS WITHIN THE RIGHT-OF-WAY AND NOT IN THE GRADED AREA THAT ARE TO BE ABANDONED SHALL BE SCARIFIED, OBLITERATED, TOPSOILED AND SEEDED. SCARIFYING AND OBLITERATING THE PAVEMENT WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF OTHER ITEMS. TOPSOIL, IN ACCORDANCE WITH SECTION 203 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEMS 203-04 AND/OR 203-07. SEEDING, IN ACCORDANCE WITH SECTION 801 OF THE STANDARD SPECIFICATIONS, WILL BE MEASURED AND PAID FOR UNDER ITEM 801-01.

(2) SOD SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS TO PREVENT DAMAGE TO ADJACENT FACILITIES AND PROPERTY DUE TO EROSION ON ALL NEWLY GRADED CUT AND FILL SLOPES AS WORK PROGRESSES.

(3) ITEM NO. 801-01.02, CROWN VETCH MIXTURE (WITH MULCH), SHALL BE USED ON SLOPES 3:1 OR STEEPER AND OTHER AREAS AS INDICATED IN THE PLANS THAT ARE INACCESSIBLE FOR MOWING.

(4) ITEM NO. 801-01, SEEDING (WITH MULCH), SHALL BE USED WHERE EROSION CONTROL BLANKET OR SOD ARE NOT APPLIED.

(5) ITEM NO. 801-02, SEEDING (WITHOUT MULCH) AND EROSION CONTROL BLANKET, SHALL BE PLACED AT LOCATIONS SHOWN ON THE PLANS AS WELL AS LOCATIONS DIRECTED BY THE ENGINEER.

GUARDRAIL

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

(2) GUARDRAIL IS TO BE COMPLETE IN PLACE BEFORE THE MAINLINE ROADWAY IS OPENED TO TRAFFIC.

DRAINAGE

(1) THE CONTRACTOR SHALL SHAPE DITCHES TO THE SPECIFIED DESIGN. THIS WORK WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF ITEM NO. 208-01 SHOULDERS AND DITCHES AND ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).

(2) EXCAVATION FOR PIPE CULVERTS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT WILL BE INCLUDED IN THE PRICE BID PER LINEAR FOOT OF PIPE (CHOOSE THE APPLICABLE ITEM(S) FROM THE FOLLOWING: PIPE CULVERTS, STORM SEWERS, CONDUITS, ALL OTHER CULVERTS AND MINOR STRUCTURES).

(3) CULVERT EXCAVATION FOR CONCRETE BOX OR SLAB TYPE CULVERTS OR BRIDGES WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN THE COST OF TDOT ITEM NUMBER 204-01 CULVERT EXCAVATION (UNCLASSIFIED).

(4) THE CUTTING OF INLET AND OUTLET DITCHES WHERE SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER WILL BE MEASURED AND PAID FOR AS ITEM NO. 203-01 ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED).

(5) WHERE A CULVERT (PIPE, SLAB OR BOX) IS MOVED TO A NEW LOCATION OTHER THAN THAT SHOWN ON THE PLANS, INCREASING OR DECREASING THE AMOUNT OF CULVERT EXCAVATION, WILL NOT RESULT IN AN INCREASE OR DECREASE IN THE AMOUNT OF PAYMENT THAT WILL BE MADE DUE TO SUCH CHANGE.

(6) DURING CONSTRUCTION OF DRAINAGE STRUCTURES ALL COST ASSOCIATED WITH MAINTAINING THE FLOW OF WATER AND TRAFFIC, AT THESE STRUCTURES, DURING THE PHASED CONSTRUCTION OF THIS PROJECT ARE TO BE INCLUDED IN THE UNIT PRICE OF THE DRAINAGE STRUCTURES AND TRAFFIC CONTROL ITEMS.

(7) ALL EXISTING PIPES AS SHOWN ON PLANS OR AS DIRECTED BY THE ENGINEER THAT ARE TO BE LEFT IN PLACE AND ABANDONED MUST BE BACKFILLED AND PLUGGED. ALL COST FOR THIS WORK SHALL BE INCLUDED IN ITEM NO. 204-08.01, BACKFILL MATERIAL (FLOWABLE FILL), C.Y.

FENCING

(1) LOCATION OF THE FENCE SHALL BE ONE FOOT INSIDE THE RIGHT-OF-WAY EXCEPT WHERE SHOWN OTHERWISE ON THE PLANS.

(2) FENCES SHALL BE TURNED IN AT DRAINAGE STRUCTURES, STOCK PASSES AND BRIDGES WHERE DIRECTED BY THE ENGINEER SO AS TO ABUT WINGWALLS AND/OR ABUTMENTS.

(3) THE CONTRACTOR SHALL GIVE THE AFFECTED PROPERTY OWNERS A TWO-WEEK NOTICE PRIOR TO CUTTING FENCES.

(4) THE CONTRACTOR SHALL BE REQUIRED TO INSTALL ACCESS CONTROL FENCES PRIOR TO CUTTING EXISTING STOCK FENCES IN AREAS UTILIZED BY DOMESTIC LIVESTOCK OR OTHER AREAS AS DIRECTED BY THE ENGINEER.

MISCELLANEOUS

(1) ALL DETOUR, ACCESS, SERVICE AND FRONTAGE ROADS SHALL BE CONSTRUCTED WITH A MINIMUM OF ONE (1) COURSE OF BASE MATERIAL BEFORE TRAFFIC IS INTERRUPTED ON EXISTING ROADS.

(2) THE CONTRACTOR SHALL BE REQUIRED TO REMOVE AND RESET MAILBOXES AND POSTS WHERE AND AS DIRECTED BY THE ENGINEER. COST TO BE INCLUDED IN PRICE BID FOR OTHER CONSTRUCTION ITEMS.

(3) NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.

ROAD CLOSURE

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

PAVEMENT MARKINGS

TEMPORARY PAVEMENT MARKINGS ON INTERMEDIATE LAYERS

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

FINAL PAVEMENT MARKING

(2) IN AREAS WITH OPEN-GRADED FRICTION COURSE PAVEMENT, THE CONTRACTOR WILL BE REQUIRED TO PERFORM THE FOLLOWING WORK:

a. SHOULDERS SHALL BE BROOMED AND DE-GRASSED IN A MANNER WHICH PERMITS PROPER DRAINAGE OF PAVEMENT STRUCTURE. MATERIAL SHALL BE PICKED UP AND REMOVED. THIS WILL BE PAID FOR UNDER ITEM NO. 208-01.05.

b. REMOVE ALL GARBAGE AND CONSTRUCTION DEBRIS FROM PROJECT. THE COST FOR THIS WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

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

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

DETOURS, LANE SHIFTS AND MEDIAN CROSS-OVERS

(5) THE PAVEMENT MARKING ON THE DETOUR AND LANE SHIFTS FOR CENTERLINE, EDGELINES, AND LANE LINES WILL BE INSTALLED AND MAINTAINED TO THE SAME STANDARDS AS FOR PERMANENT MARKINGS ON THE MAIN ROADWAY. THESE MARKINGS SHALL BE IN PLACE PRIOR TO ALLOWING TRAFFIC ONTO THE PAVEMENT. THESE PAVEMENT MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 716-05.01 L.M.

(6) BEFORE OPENING THE DETOUR AND LANE SHIFT TO TRAFFIC, THE TRANSITIONAL MARKINGS ON THE EXISTING ROADWAY MUST BE IN PLACE. THESE MARKINGS WILL BE MEASURED AND PAID FOR UNDER ITEM NO. 712-09.01 REMOVABLE PAVEMENT MARKING LINE PER L.F. ALL EXISTING MARKINGS IN THE AREA OF THESE TRANSITIONAL MARKINGS SHALL BE OBLITERATED AND ALL EXISTING RAISED PAVEMENT MARKERS SHALL BE REMOVED TO ELIMINATE CONFLICTING MARKINGS. REMOVAL OF THE EXISTING CONFLICTING MARKINGS AND RAISED PAVEMENT MARKERS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN ITEM NO. 712-01, TRAFFIC CONTROL, LUMP SUM.

(7) BEFORE OPENING THE DETOUR AND LANE SHIFTS TO TRAFFIC, THE TRANSITIONAL MARKINGS ON THE EXISTING ROADWAY MUST BE IN PLACE. ALL EXISTING MARKINGS IN THE AREA OF THESE TRANSITIONAL MARKINGS SHALL BE OBLITERATED AND ALL EXISTING RAISED PAVEMENT MARKERS SHALL BE REMOVED TO ELIMINATE CONFLICTING MARKINGS. REMOVAL OF THE EXISTING CONFLICTING MARKINGS AND RAISED PAVEMENT MARKERS WILL NOT BE MEASURED AND PAID FOR DIRECTLY, BUT THE COST WILL BE INCLUDED IN ITEM NO. 712-01, TRAFFIC CONTROL, LUMP SUM.

SNOWPLOWABLE REFLECTIVE PAVEMENT MARKERS

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

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

GENERAL NOTES

SHEET NUMBER
2C1

SPECIAL NOTES

GRADING

(1) THE GRADING TABULATIONS AND RESULTING EARTHWORK ASSOCIATED BID QUANTITIES WERE PREPARED UTILIZING AVAILABLE GEOTECHNICAL INFORMATION AND/OR REPORTS PREPARED FOR THIS PROJECT. THIS INFORMATION IS PROVIDED FOR GENERAL INFORMATION AND ESTIMATION GUIDANCE ONLY.

(2) BORING DEPICTIONS SHOWN ON THE FOUNDATION DATA SHEETS, SOILS SHEETS, PLANS, AND CROSS-SECTIONS INDICATE SOIL AND ROCK CONDITIONS AT THE SPECIFIC BORING LOCATIONS. ANY SOIL PROFILE AND/OR ROCK LINE IS INTERPRETIVE BASED ON THE JUDGMENT OF THE GEOTECHNICAL ENGINEER/GEOLOGIST. THE TRANSITION BETWEEN BORINGS AND LAYERS MAY VARY SIGNIFICANTLY DEPENDING ON THE GEOLOGIC FORMATIONS ENCOUNTERED.

(3) THE CONTRACTOR SHALL UTILIZE ALL INFORMATION PROVIDED IN THE PLANS, CROSS-SECTIONS AND CONTRACT DOCUMENTS INCLUDING ANY SPECIAL PROVISIONS AS WELL AS UTILIZING HIS PAST EXPERIENCE WITH PROJECTS OF SIMILAR NATURE, SCOPE AND LOCATION IN PREPARATION OF HIS BID FOR EARTHWORK ITEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE EQUIPMENT AND MEANS NECESSARY TO CONDUCT THE EXCAVATION ACTIVITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

(4) EARTHWORK IS PAID FOR UNDER ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION (UNCLASSIFIED). NO ADDITIONAL PAYMENT WILL BE MADE FOR EARTHWORK QUANTITIES BASED SOLELY ON A CLAIM THAT THE QUANTITIES SHOWN IN THE GRADING TABULATION OR ELSEWHERE IN THE PLANS ARE INACCURATE WITH RESPECT TO THE TYPE OF MATERIALS ENCOUNTERED DURING CONSTRUCTION EXCEPT AS PROVIDED FOR BY SECTION 104.02 IN THE CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR AS AMENDED IN SUPPLEMENTAL SPECIFICATIONS.

RETAINING WALLS

(1) ALL COST OF BUILDING, INSTALLING AND BACKFILLING THE RETAINING WALL, INCLUDING GRANULAR BACKFILL, GEOTEXTILE FABRIC (TYPE IV), LEVELING PAD, AMD MOMENT SLAB, SHALL BE INCLUDED IN THE COST OF THE RETAINING WALL. COSTS FOR EXCAVATION OF THE WALL SHALL BE INCLUDED IN ITEM NO. 203-01, ROAD AND DRAINAGE EXCAVATION PER CUBIC YARD. END AREAS FOR EXCAVATION FOR THE WALL SHALL BE INCLUDED IN END AREA TOTALS ON CROSS-SECTIONS.

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

SPECIAL NOTES

SHEET NUMBER
2D

ENVIRONMENTAL NOTES

ENVIRONMENTAL GENERAL NOTES

NATURAL RESOURCES.

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

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

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

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

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

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

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

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

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

SPECIES

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

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

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

PERMITS, PLANS & RECORDS

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

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

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

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

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

SUPPORT ACTIVITIES

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

ENVIRONMENTAL

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

ENVIRONMENTAL

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

ECOLOGY

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

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

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

SCOPE OF WORK

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

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

ENVIRONMENTAL NOTES

SHEET NUMBER
2E

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. 611-01.02 4' - 8'	TYPE 12 C.B. 611-12.02 4' - 8'	TYPE 14 C.B. 611-14.01 0' - 4'	TYPE 42 C.B. 611-42.02 4'-8'	REMARKS
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 PIPES

SHEET NO.	FROM CODE	FROM OUTLET ELEV.	TO CODE	TO INLET ELEV.	% GRADE	607-05.02 24" (L.F.)
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

STORM DRAINAGE ENDWALLS

SHEET NO.	LOCATION	STATION	OFFSET (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 LT.	LOCATION RT.	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. 12"	18"	24"	30"	36"	42"	END TREATMENT INLET TYPE	INLET DRAWING NO.	OUTLET TYPE	OUTLET DRAWING NO.	REMARKS
204+67.41		X	MINERVA	13	90º	20						OEP		OEP		
205+77.74		X	MINERVA	8	90º	14						OEP		OEP		
207+41.90		X	MINERVA	12	90º		18					OEP		OEP		
207+69.92		X	MINERVA	15	90º		20					OEP		OEP		
209+21.95		X	MINERVA	15	90º		24					OEP		OEP		
211+75.89		X	MINERVA	24	90º		32					OEP		OEP		
212+64.70	X		MINERVA	14	90º		30					OEP		OEP		
212+72.88		X	MINERVA	12	90º	24						OEP		OEP		
213+77.70		X	MINERVA	15	90º	28						OEP		OEP		
214+99.46		X	MINERVA	10	90º	26						OEP		OEP		
TOTALS						112	124						Pipe Tabulation For Private Drives, Business & Field Entrances			

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TABULATED QUANTITIES

SHEET NUMBER
2F

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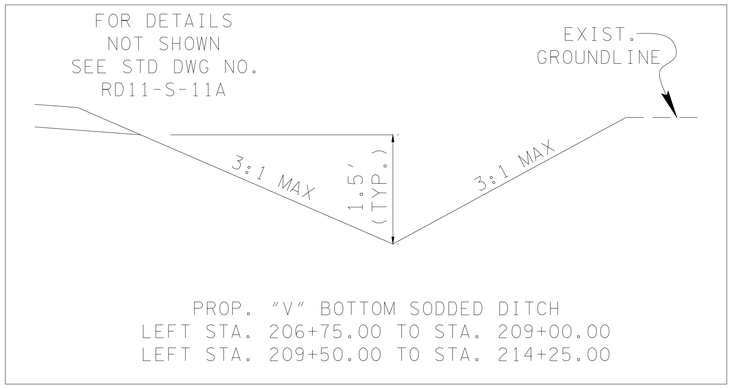
1 DITCH DETAILS

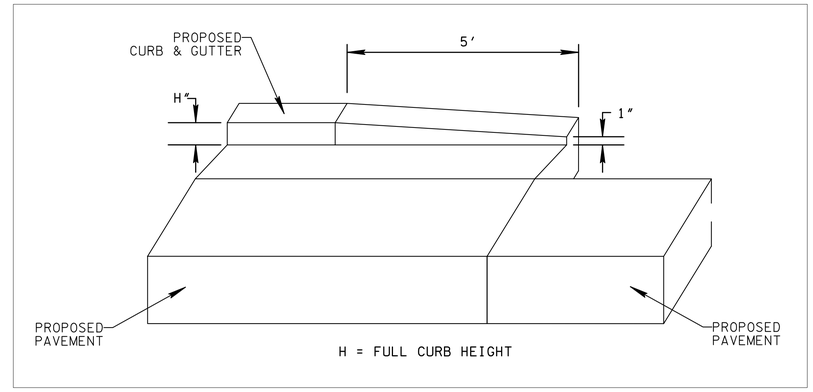
SCALE: NOT TO SCALE

SPECIAL DITCH #1
BENDERS FERRY ROAD



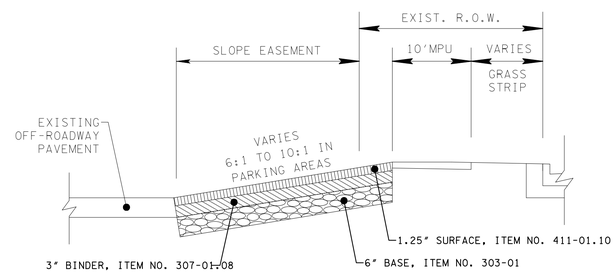
2 CURB TURN DOWN DETAIL

SCALE: NOT TO SCALE



3 SLOPE TREATMENT IN PAVED AREAS

SCALE: NOT TO SCALE



TYPICAL SECTION NOTES:

1. DETAIL TO BE USED FOR TYING TO THE EXISTING PAVEMENT IN THE PARKING LOT BETWEEN STA. 100+5 TO STA. 101+75.

DRAFT

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

DETAIL SHEETS

SHEET NUMBER
2G

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RIGHT-OF-WAY

(1) EXISTING PAVED DRIVEWAY PER TRACT REMAINDER WILL BE REPLACED IN KIND TO A TOUCHDOWN POINT.

(2) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY EXCEEDS 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED TO A TOUCHDOWN POINT OR UNTIL THE GRADE IS LESS THAN 7 PERCENT.

(3) WHERE THE EXISTING DRIVEWAY IS UNPAVED AND THE PROPOSED DRIVEWAY IS LESS THAN 7 PERCENT IN GRADE, EACH DRIVEWAY WILL BE PAVED A SHOULDER WIDTH FROM THE EDGE OF PAVEMENT AND THE REMAINDER OF THAT DRIVEWAY REPLACED IN KIND TO A TOUCHDOWN POINT.

(4) ANY NECESSARY PAVING OF DRIVEWAYS WILL BE DONE DURING PAVING OPERATIONS ON THE MAIN ROADWAY.

(5) NEW DRIVEWAYS PROVIDED IN THE PLANS WILL BE PAVED BASED ON THE 7 PERCENT CRITERIA. THOSE 7 PERCENT OR STEEPER IN GRADE WILL BE PAVED AND THOSE FLATTER THAN 7 PERCENT WILL BE COVERED WITH BASE STONE.

(6) ADDITIONAL DRIVEWAYS AND FIELD ENTRANCES OTHER THAN THOSE SHOWN IN THE PLANS OR REQUESTED IN WRITING BY THE CITY OF LA VERGNE WILL REQUIRE A LAND DISTURBANCE PERMIT FROM THE CITY OF LA VERGNE.

UTILITY

(1) THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE APPROXIMATE ONLY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 AS REQUIRED BY TCA 65-31-106 WILL BE REQUIRED.

(2) UNLESS OTHERWISE NOTED, ALL UTILITY ADJUSTMENTS WILL BE PERFORMED BY THE UTILITY OR ITS REPRESENTATIVE. THE CONTRACTOR AND UTILITY OWNERS WILL BE REQUIRED TO COOPERATE WITH EACH OTHER IN ORDER TO EXPEDITE THE WORK REQUIRED BY THIS CONTRACT. ON CONTRACTS WHERE CONSTRUCTION STAKES, LINES, AND GRADES ARE CONTRACT ITEMS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE RIGHT-OF-WAY OR SLOPE STAKES, DITCH OR STREAM BED GRADES, OR OTHER ESSENTIAL SURVEY STAKING TO PREVENT CONFLICTS WITH THE HIGHWAY CONSTRUCTION. FREQUENTLY, THIS WILL BE REQUIRED AS THE FIRST ITEM OF WORK AND AT ANY LOCATION ON THE PROJECT DIRECTED BY THE ENGINEER.

(3) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT. THE COST OF PROTECTING UTILITIES FROM DAMAGE AND FURNISHING SPECIAL EQUIPMENT WILL BE INCLUDED IN THE PRICE BID FOR OTHER ITEMS OF CONSTRUCTION.

(4) PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS. ADVANCE CLEAR CUTTING MAY BE REQUIRED BY THE ENGINEER AT ANY LOCATION WHERE CLEARING IS CALLED FOR IN THE SPECIFICATIONS AND CLEAR CUTTING IS NECESSARY FOR A UTILITY RELOCATION. ANY ADDITIONAL COST WILL BE INCLUDED IN THE UNIT PRICE BID FOR THE CLEARING ITEM SPECIFIED IN THE PLANS.

(5) THE CONTRACTOR SHALL NOTIFY EACH INDIVIDUAL UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL CONTACT THE UTILITY OWNERS AND REQUEST THEM TO PROPERLY LOCATE THEIR RESPECTIVE UTILITY ON THE GROUND. THIS NOTIFICATION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS PRIOR TO COMMENCEMENT OF OPERATIONS AROUND THE UTILITY IN ACCORDANCE WITH TCA 65-31-106. NOTIFICATION BY CALLING THE TENNESSEE ONE CALL SYSTEM, INC AT 1-800-351-1111 WILL BE REQUIRED.

UTILITY OWNERS

STORMWATER
CITY OF LA VERGNE
STORMWATER DEPARTMENT
5175 MURFREESBORO RD
LA VERGNE, TENNESSEE 37086
PHONE: (615) 287-8703

SANITARY SEWER
LA VERGNE PUBLIC WORKS
148 INTERNATIONAL BLVD
LA VERGNE, TENNESSEE 37086
PHONE: (615) 793 9891

NATURAL GAS
SMYRNA GAS DEPARTMENT
315 SOUTH LOWRY ST
SMYRNA, TENNESSEE 37167
PHONE: (615) 355-5740

ELECTRIC
MTEMC
JOSH HOWLAND
555 NEW SALEM HIGHWAY
MURFREESBORO, TN 37066
PHONE: (615) 453-3074

TELEPHONE
TDS TELECOM
5265 MURFREESBORO RD
LA VERGNE, TN 37086
PHONE: (615) 350-9375

CABLE
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

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
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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

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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1701 MARS STREET
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LA VERGNE, TN

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PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

RIGHT-OF-WAY AQUISITION TABLE

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LEGEND

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

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GRAPHIC SCALE IN FEET
0 50 100 200

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

PROPERTY MAP

SHEET NUMBER
3B

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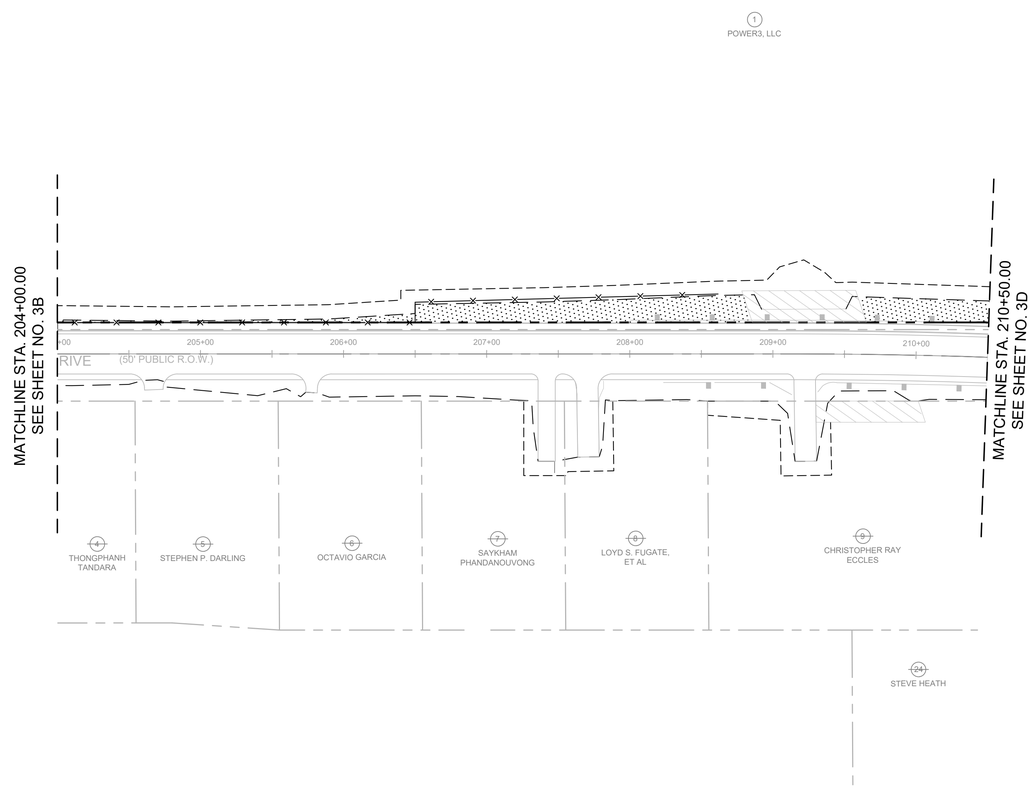
LEGEND

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



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GRAPHIC SCALE IN FEET
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PROPERTY MAP

SHEET NUMBER
3C

Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\3A - ROW Table.dwg 3C-PROPERTY MAP Jul 28, 2024 5:07pm by: Ben.Vondenbrink

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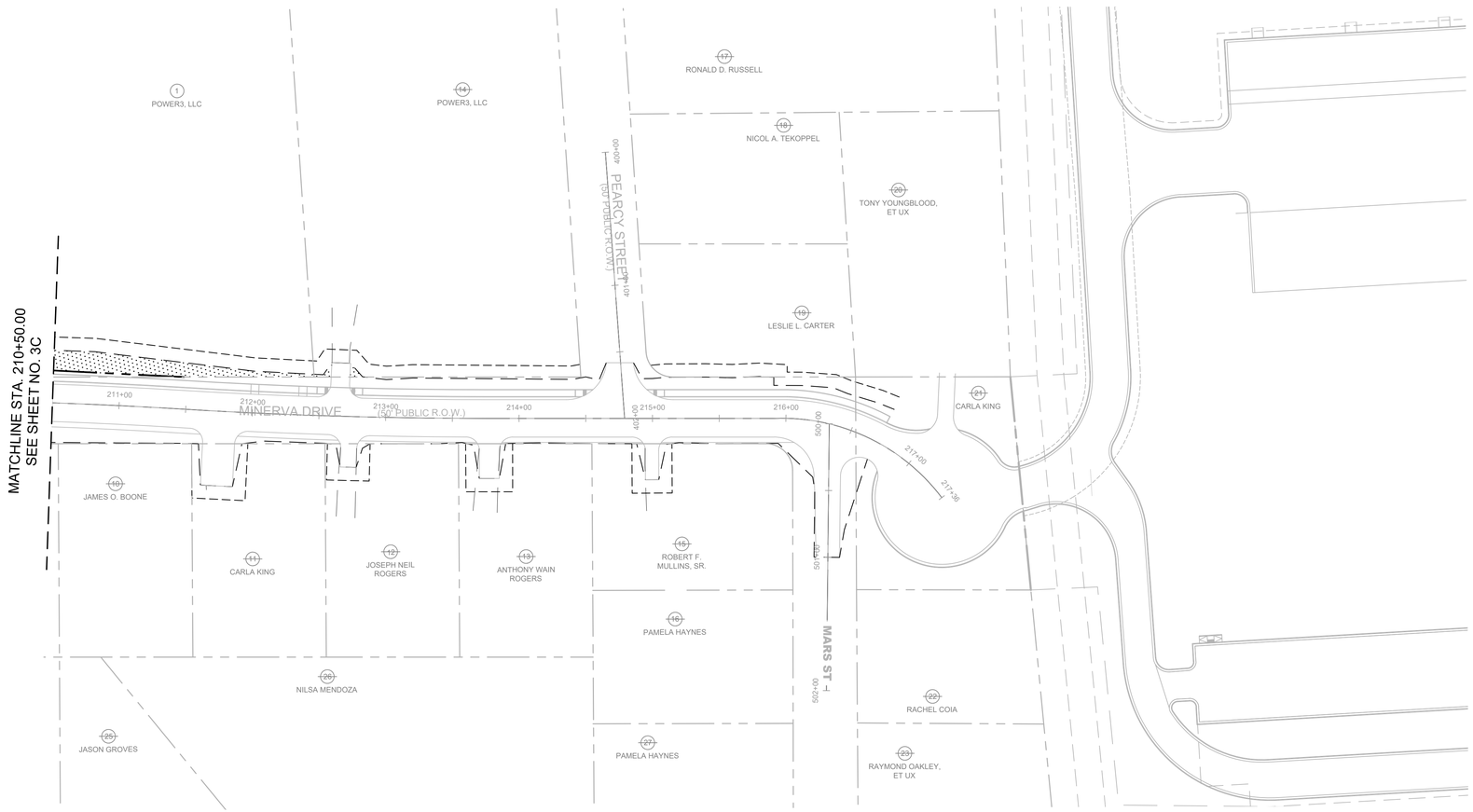
LEGEND

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



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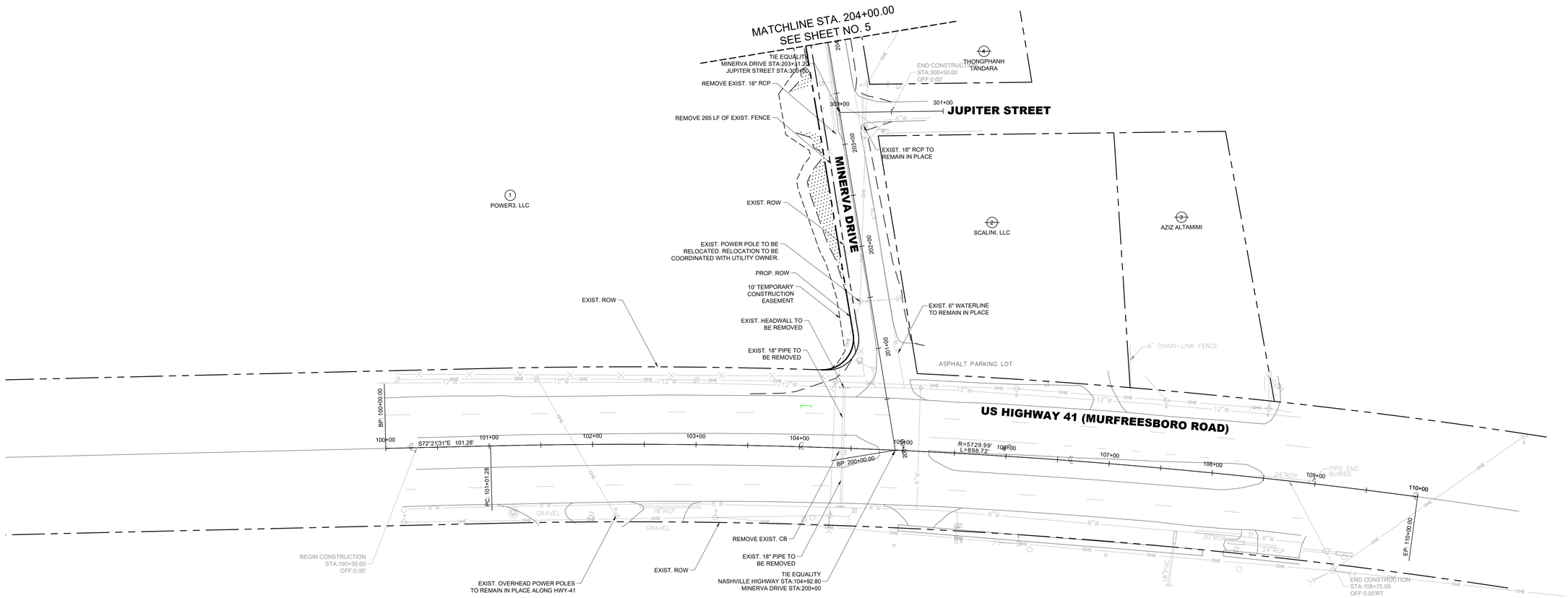
KIMLEY-HORN PROJECT NO. 118574000	

PROPERTY MAP

SHEET NUMBER
3D



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KIMLEY-HORN PROJECT NO. 118574000	

PRESENT LAYOUT

SHEET NUMBER
4

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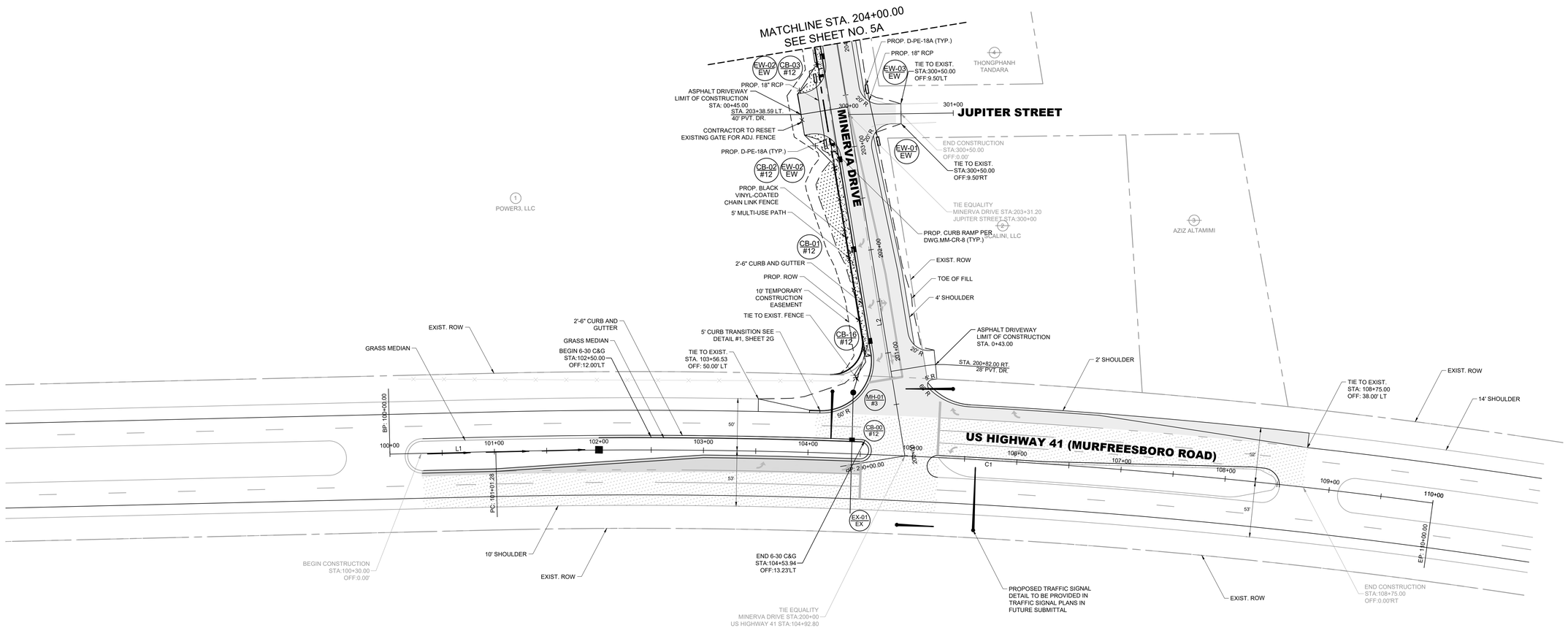
BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C1	Δ=8° 59' 12"	5729.99'	898.72'	
L1	S 72°21'31" E		101.28'	
L2	N 9°39'35" E		918.37'	



LEGEND

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

DRAFT

GRAPHIC SCALE IN FEET
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PROPOSED LAYOUT

SHEET NUMBER
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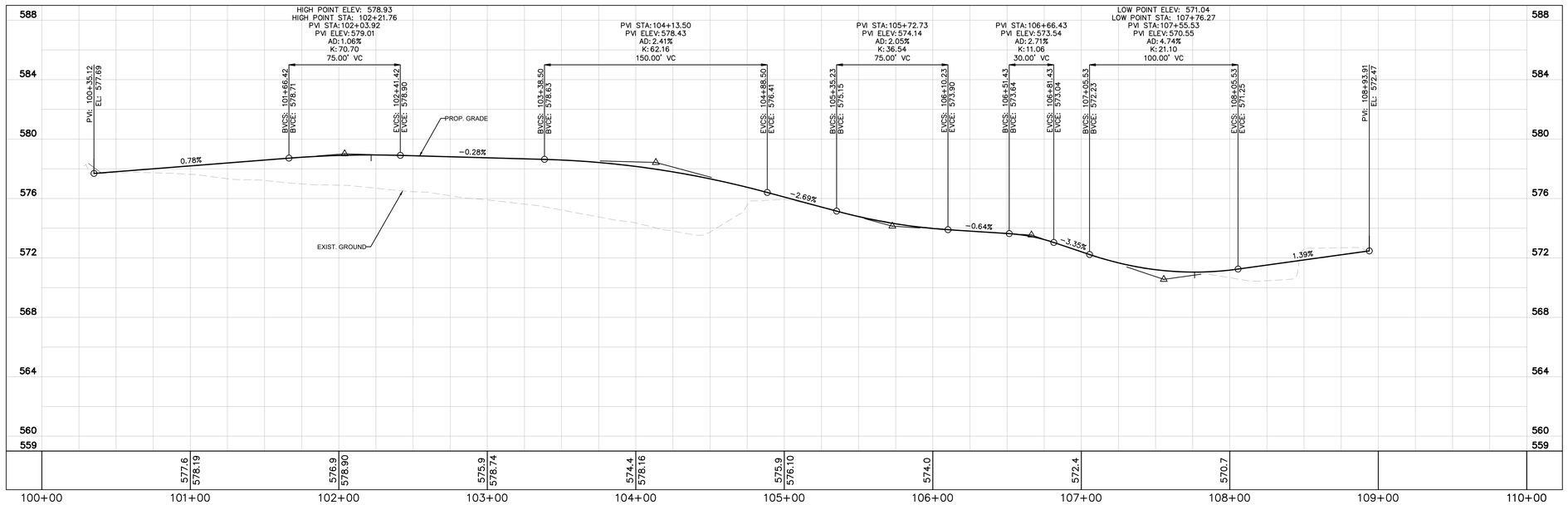
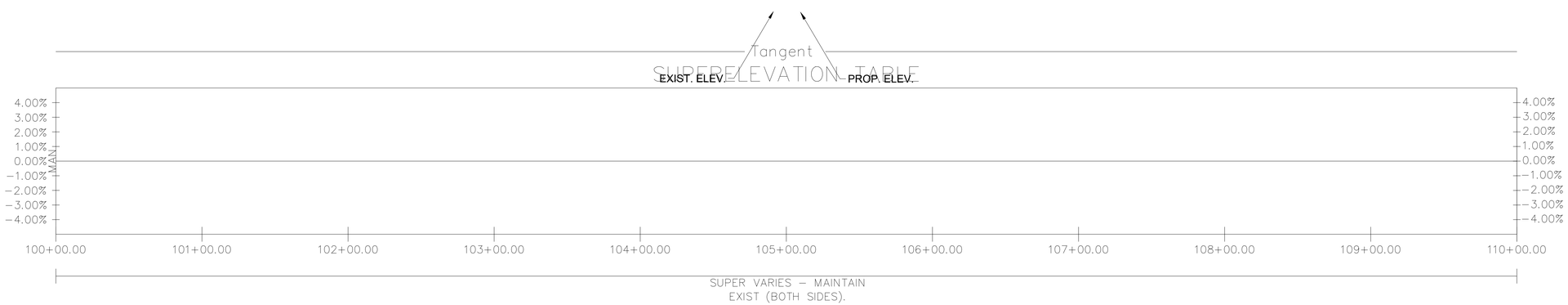
Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\004A-006A - PROPOSED LAYOUT.dwg 4A - PROPOSED LAYOUT Jul 28, 2024 5:07pm by: Ben.Vondenbrink





US HIGHWAY 41 (MURFREESBORO ROAD)

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

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DRAWN BY:	EJBF
CHECKED BY:	HML
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KIMLEY-HORN PROJECT NO. 118574000	

PROPOSED PROFILE

SHEET NUMBER
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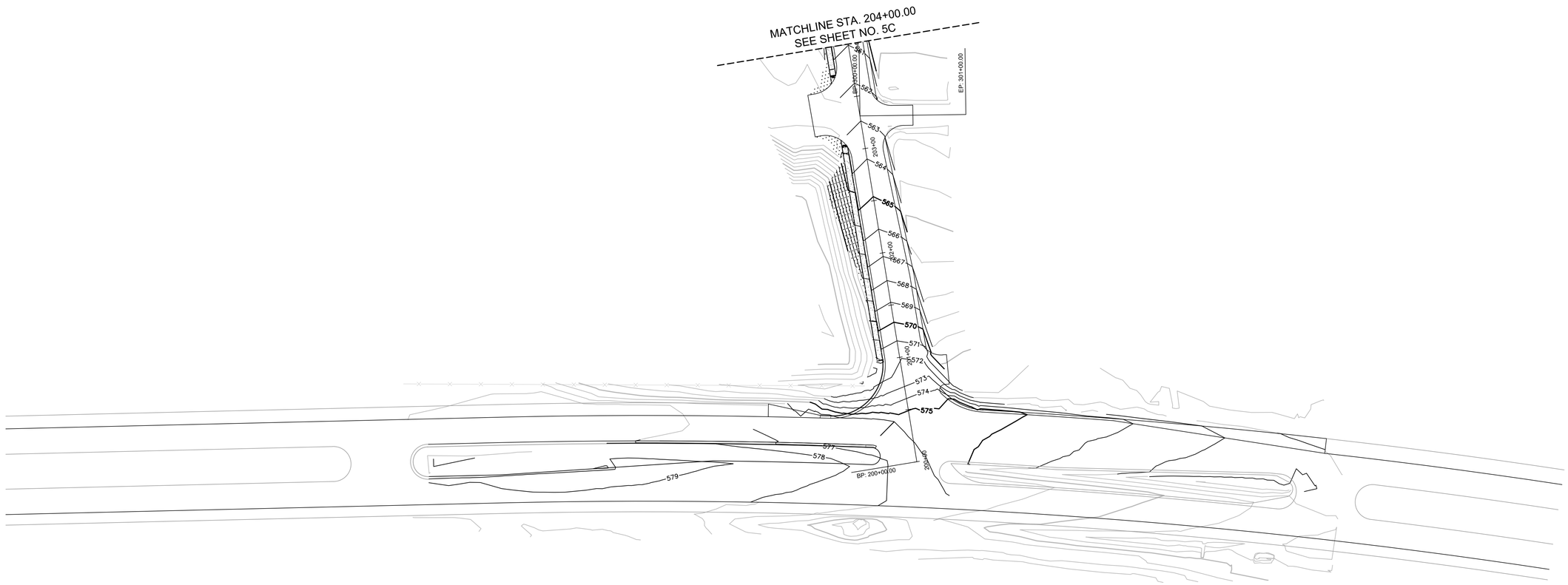

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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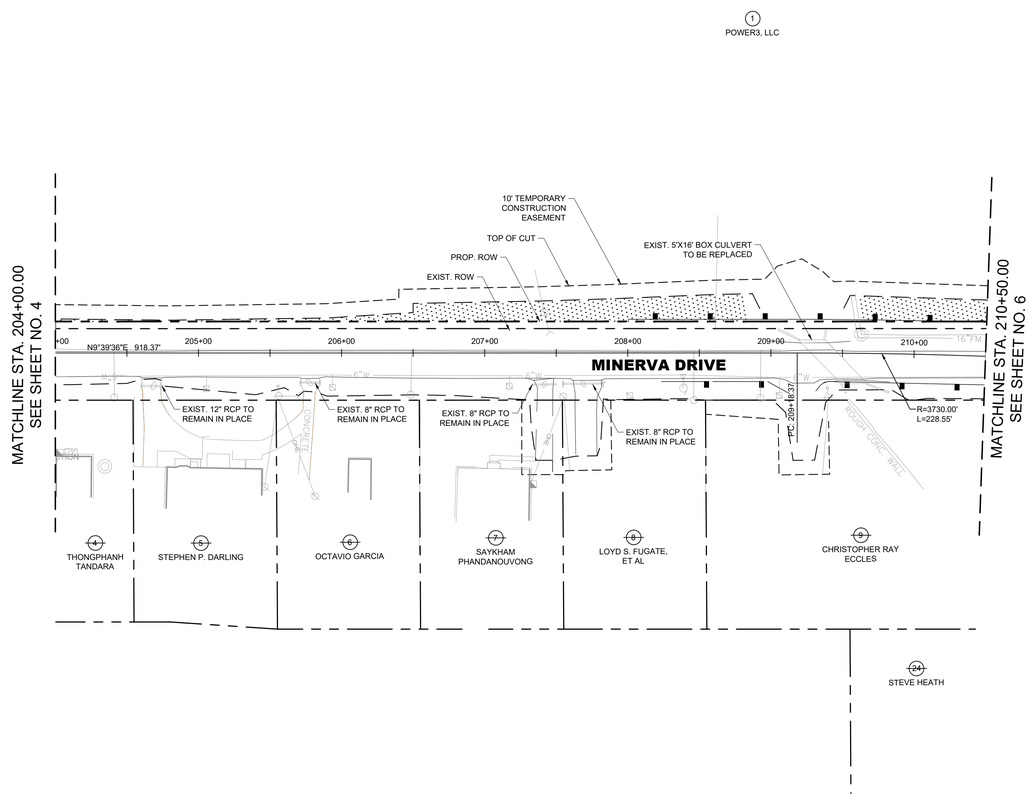
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024
KIMLEY-HORN PROJECT NO. 118574000	

GRADING LAYOUT

SHEET NUMBER
4C



DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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PRELIMINARY PLANS
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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
5

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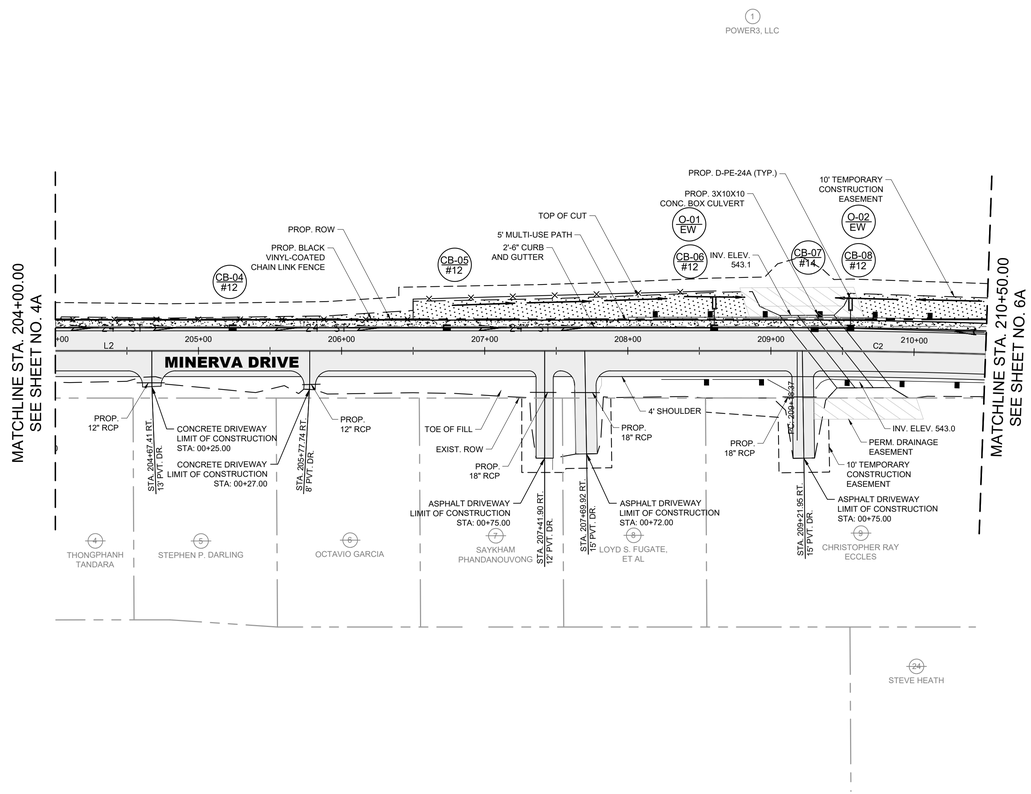
Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\004-006 - PRESENT LAYOUT.dwg 5 - PRESENT LAYOUT Jul 28, 2024 5:08pm by: Ben.Vondenbrink

BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C2	Δ=3° 30' 39"	3730.00'	228.55'	
L2	N 9°39'35" E		918.37'	



LEGEND

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

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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

PROPOSED LAYOUT

SHEET NUMBER
5A

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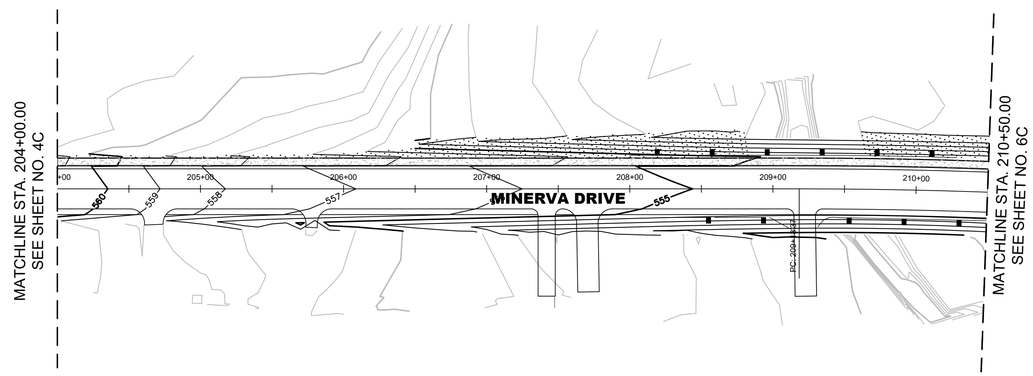

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

DRAFT
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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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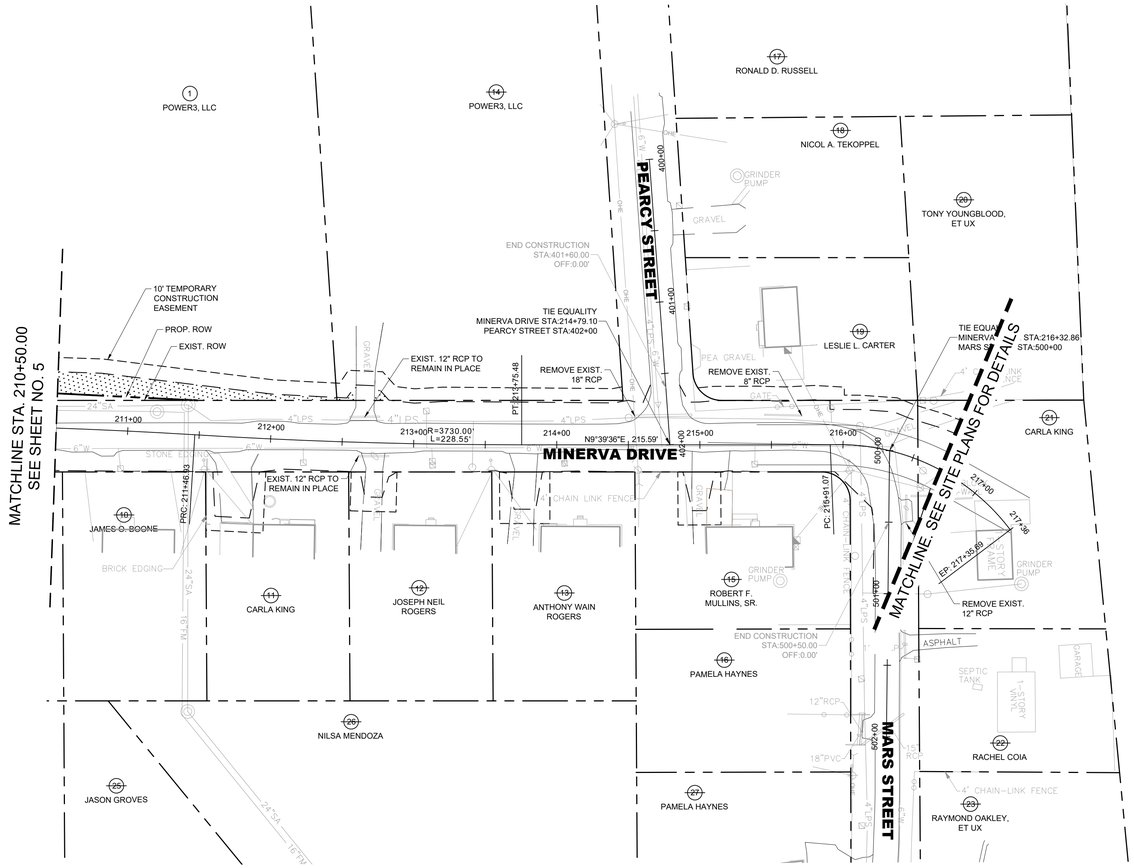

DRAFT

GRAPHIC SCALE IN FEET
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

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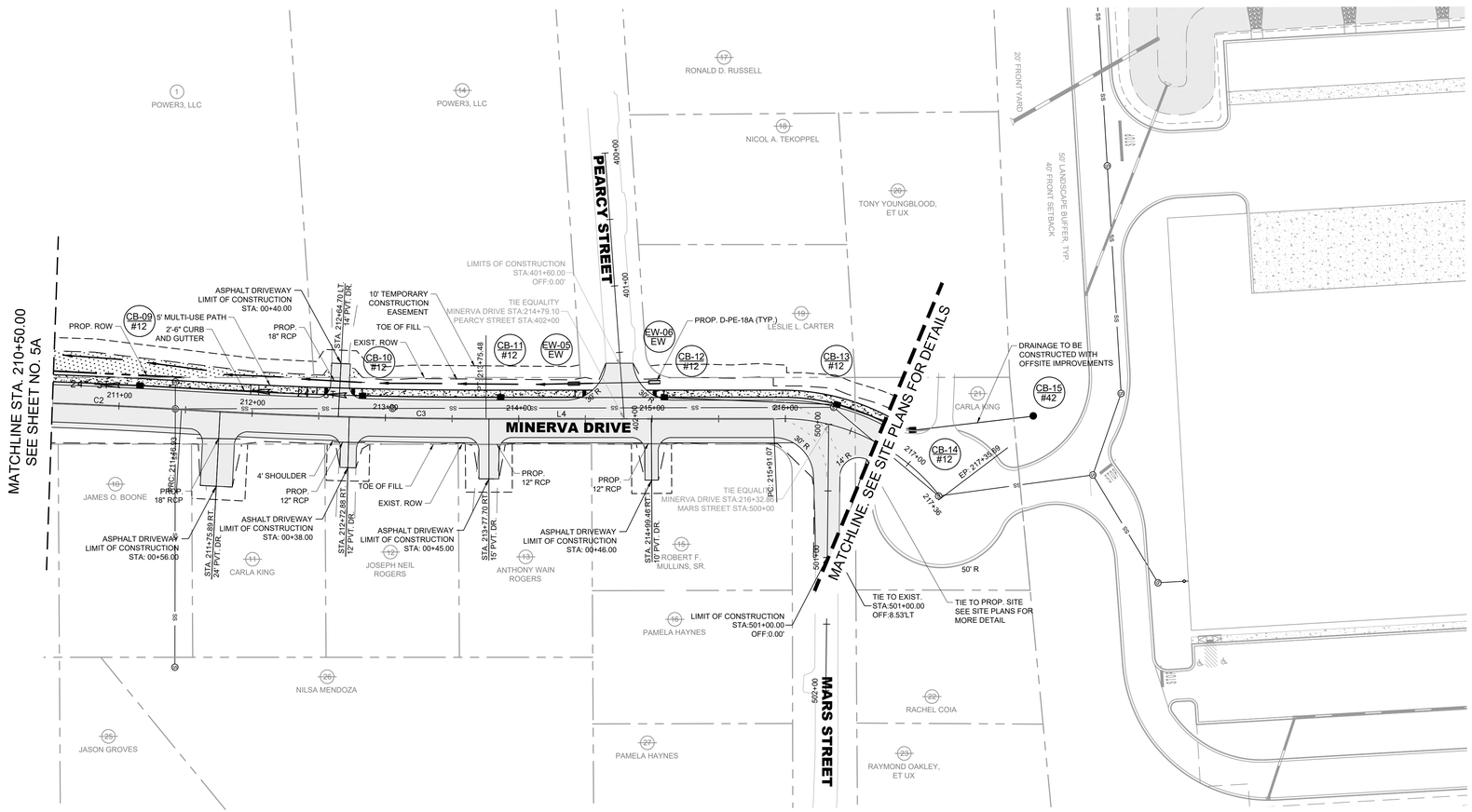
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024
KIMLEY-HORN PROJECT NO. 118574000	

PRESENT LAYOUT

SHEET NUMBER
6

BENDERS FERRY				
NO.	DELTA OR BRG	RADIUS	LENGTH	REMARKS
C2	Δ=3° 30' 39"	3730.00'	228.55'	
C3	Δ=3° 30' 39"	3730.00'	228.55'	
C4	Δ=55° 14' 21"	150.00'	144.62'	
L4	N 9°39'35" E		215.59'	



LEGEND

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

DRAFT

GRAPHIC SCALE IN FEET 0 25 50 100

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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FOR REVIEW ONLY

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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
6A

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\004A-006A - PROPOSED LAYOUT.dwg 6A - PROPOSED LAYOUT Jul 28, 2024 5:09pm by: Ben.Vondenbrink

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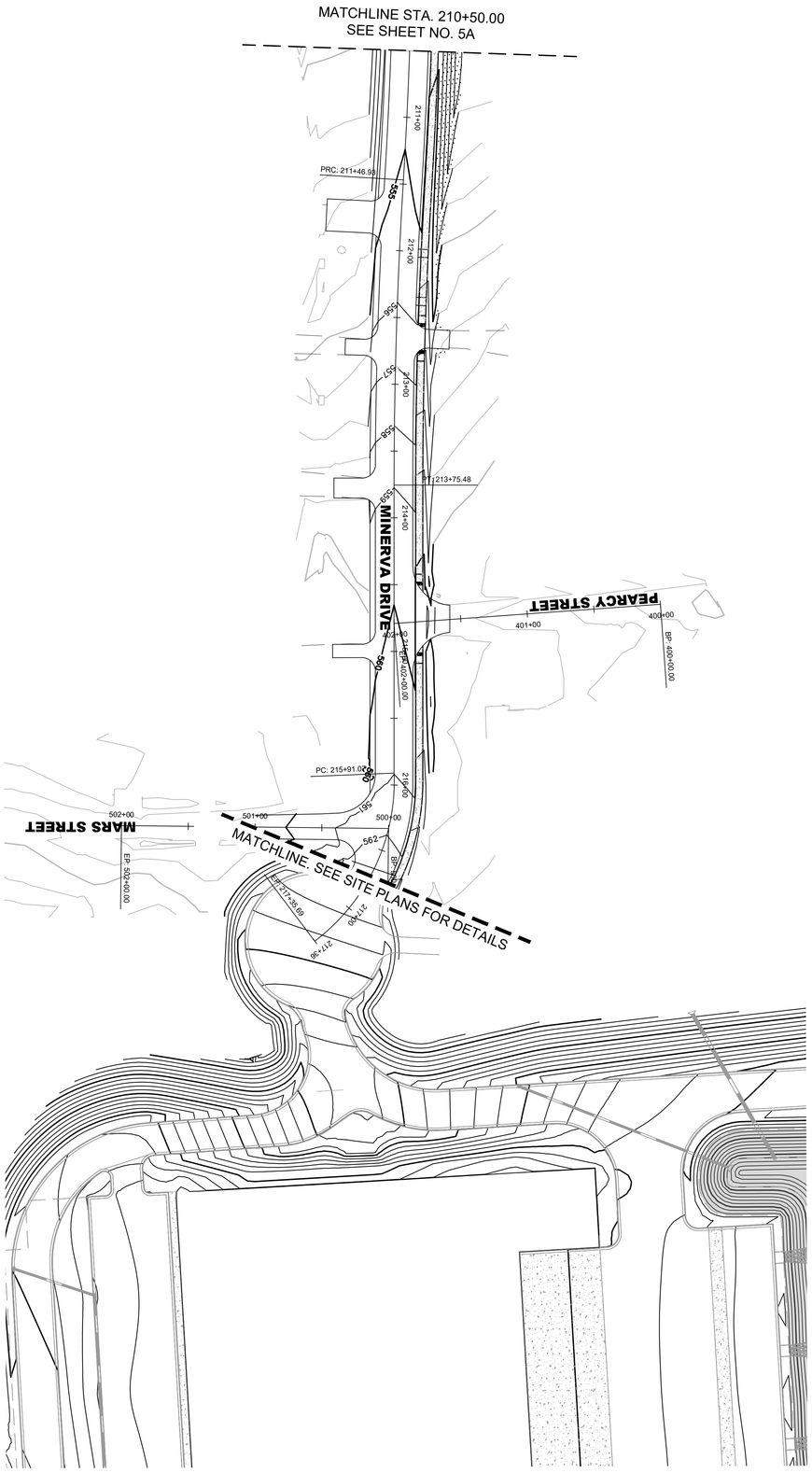
Drawing name: K:\NSH_LDEV\118574\000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\00\4C-006C - GRADING LAYOUT.dwg 6C - GRADING LAYOUT Jul 26, 2024 5:06pm by: Ben.Vondenbrink



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GRAPHIC SCALE IN FEET
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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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PRELIMINARY PLANS
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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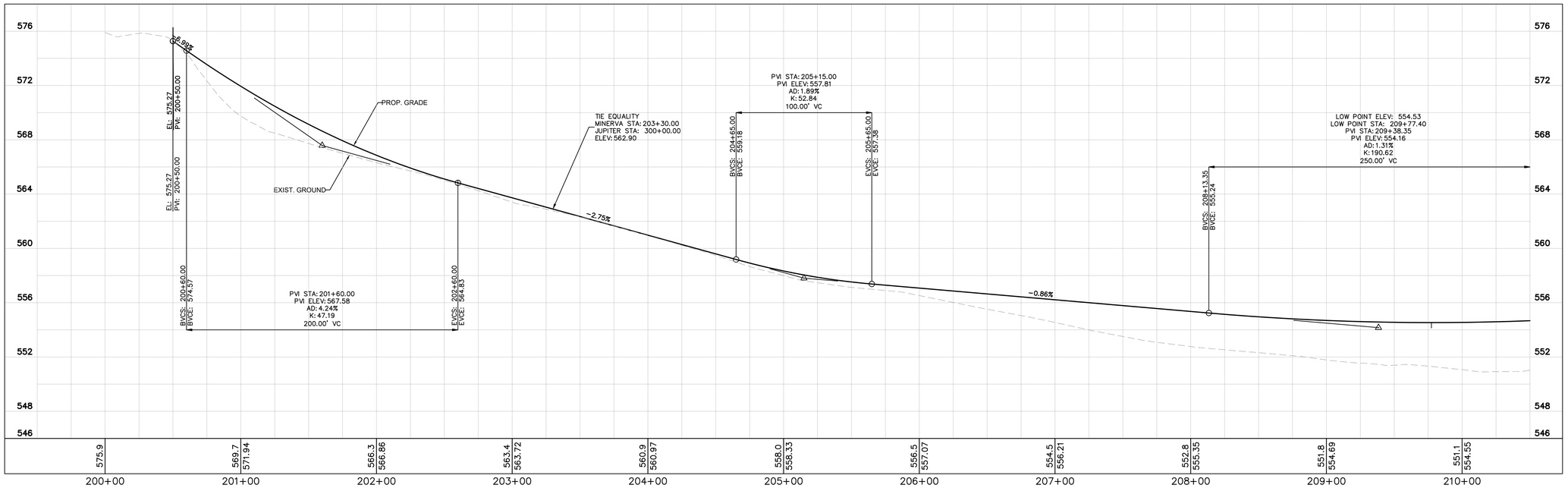

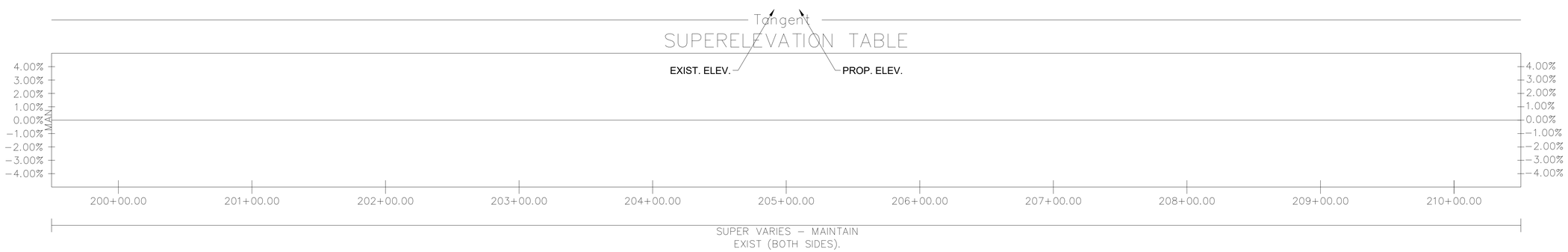

MINERVA ROAD

DRAFT

GRAPHIC SCALE IN FEET
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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

SIDEROAD PROFILE

SHEET NUMBER
7

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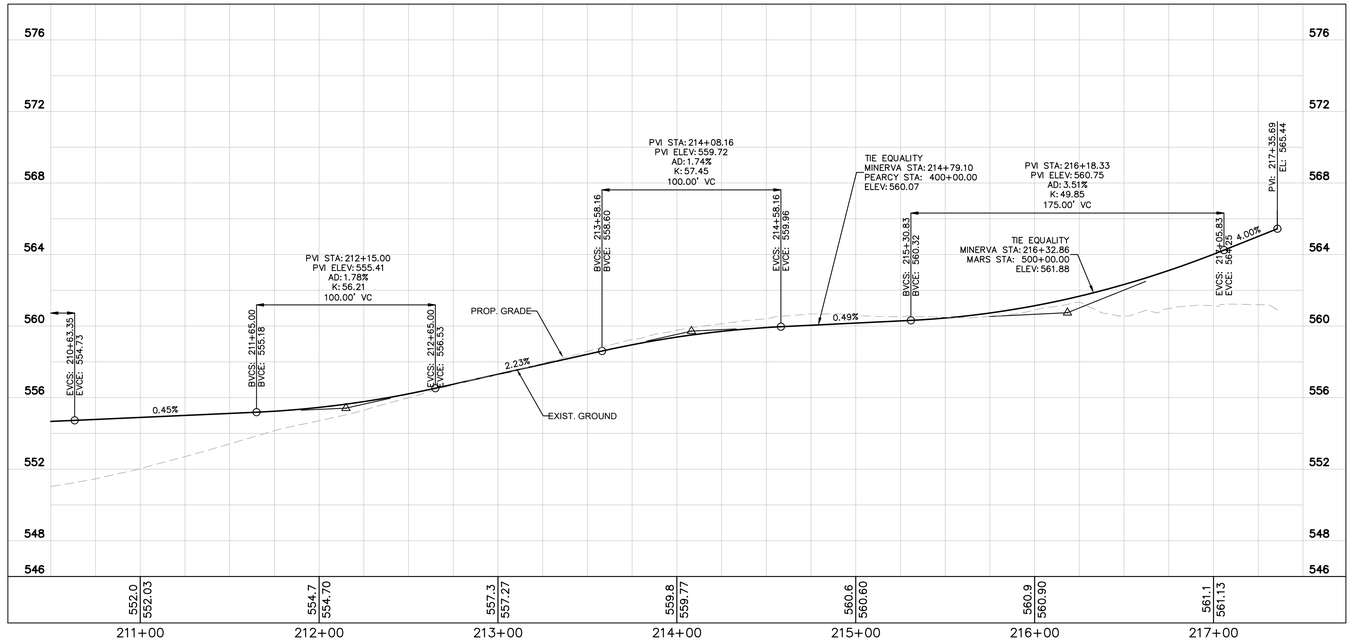
Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\00X-00X SIDEROAD PROFILES.dwg SIDEROAD PROFILE 1 Jul 28, 2024 5:10pm by: Ben.Vondenbrink



MINERVA ROAD

DRAFT

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

SIDEROAD PROFILE

SHEET NUMBER
8

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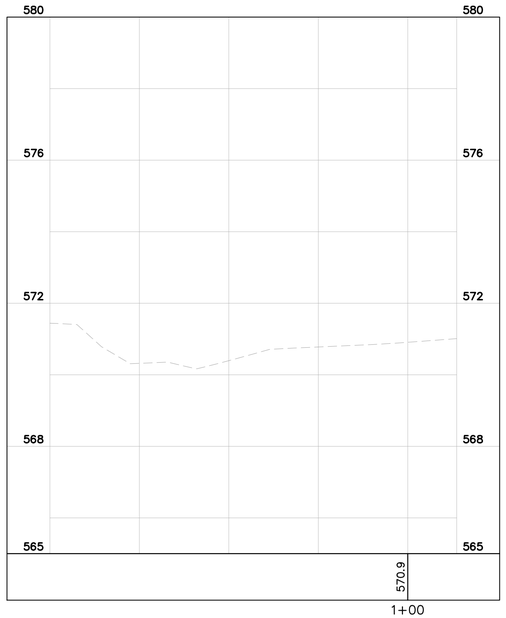
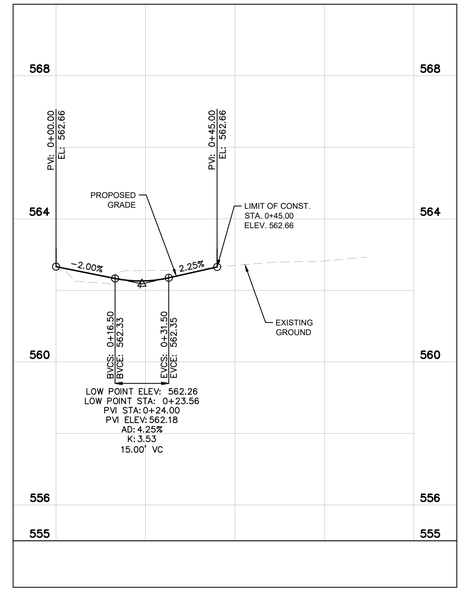
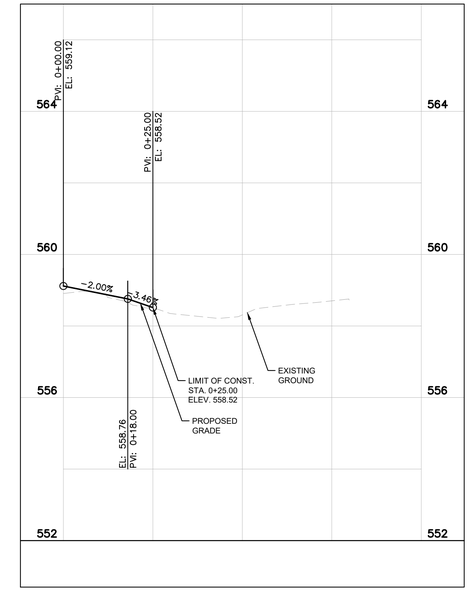
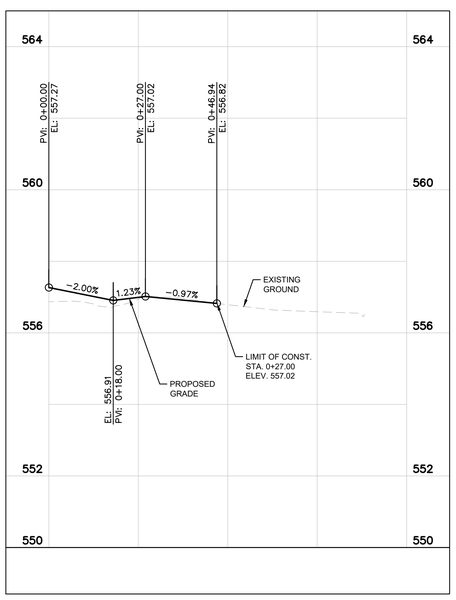




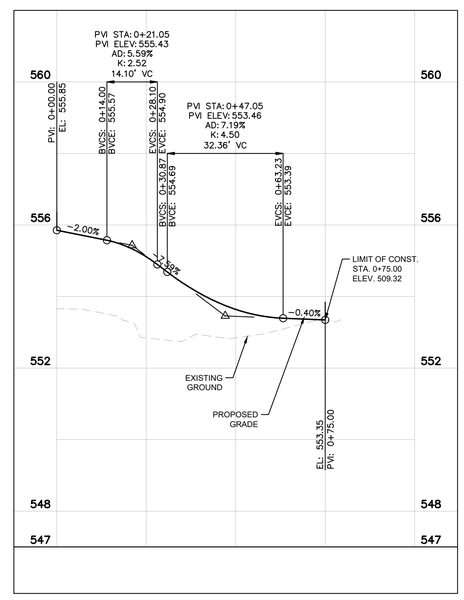
STA. 203+38.59 LT.
40' PVT. DR.
MINERVA DRIVE
ASPHALT DRIVEWAY



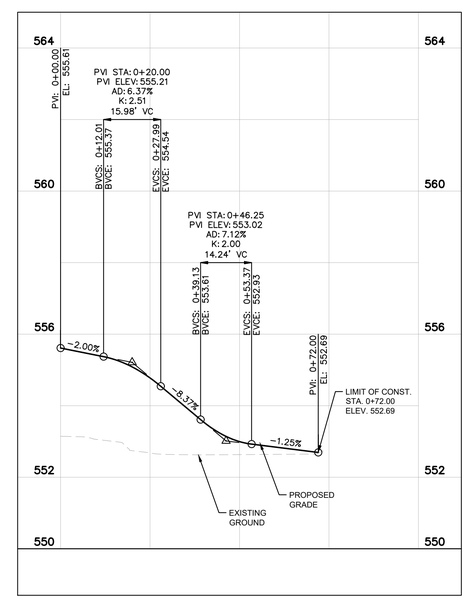
STA. 204+67.41 RT.
13' PVT. DR.
MINERVA DRIVE
CONCRETE DRIVEWAY



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

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
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VERTICAL

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

DRIVEWAY PROFILES

SHEET NUMBER
9

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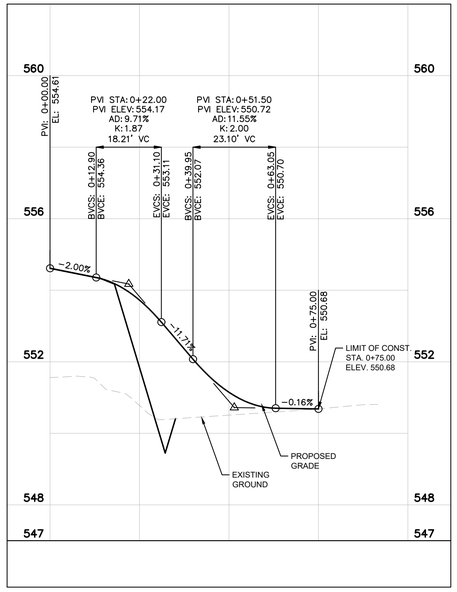
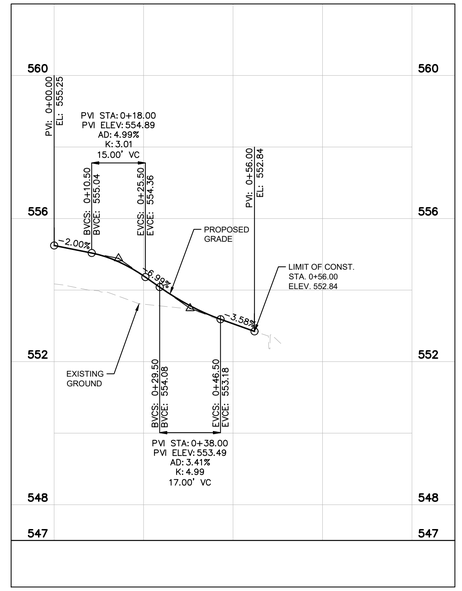
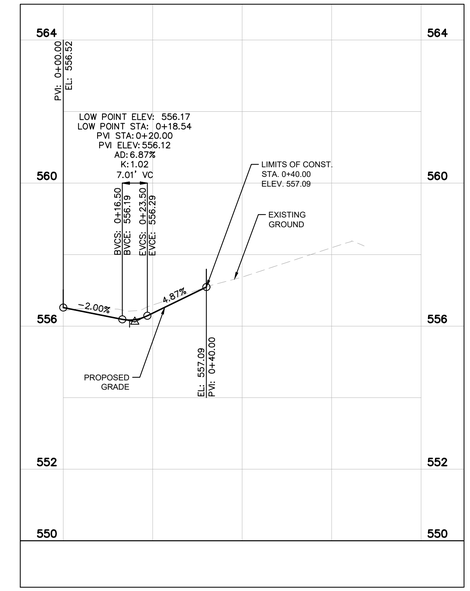
Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\007-008 -DRIVEWAY PROFILES.dwg 7 - DRIVEWAY PROFILE Jul 28, 2024 5:10pm by: Ben.Vondenbrink



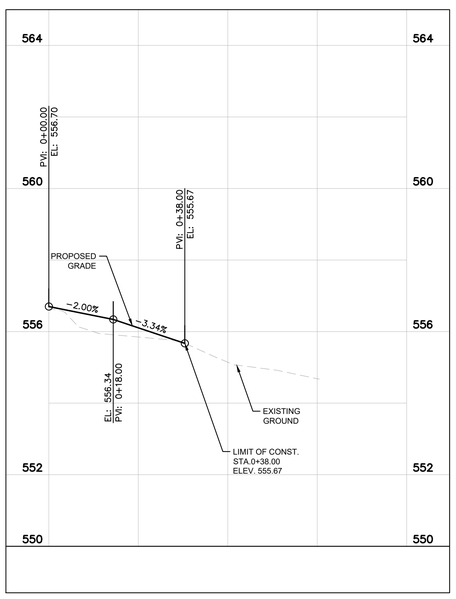
STA. 209+21.95 RT.
15' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



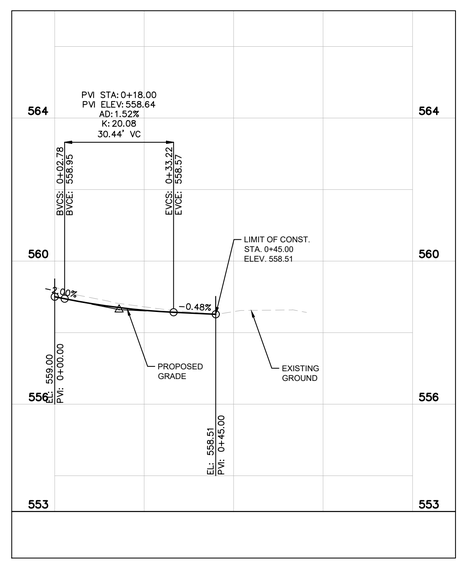
STA. 211+75.89 RT.
24' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



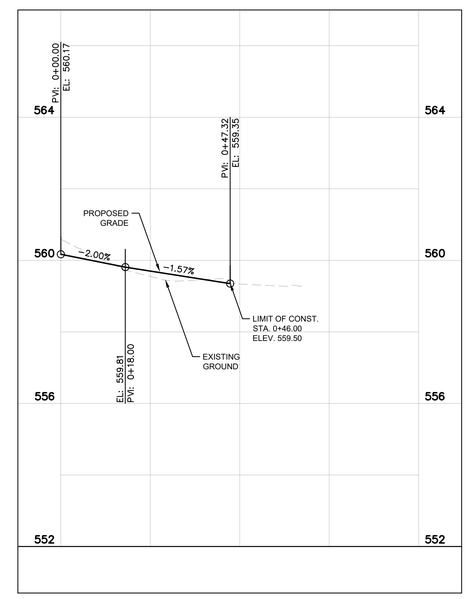
STA. 212+64.70 LT.
14' PVT. DR.
MINERVA DRIVE
GRAVEL DRIVEWAY



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

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL
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VERTICAL

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LA VERGNE, TN

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PRELIMINARY PLANS
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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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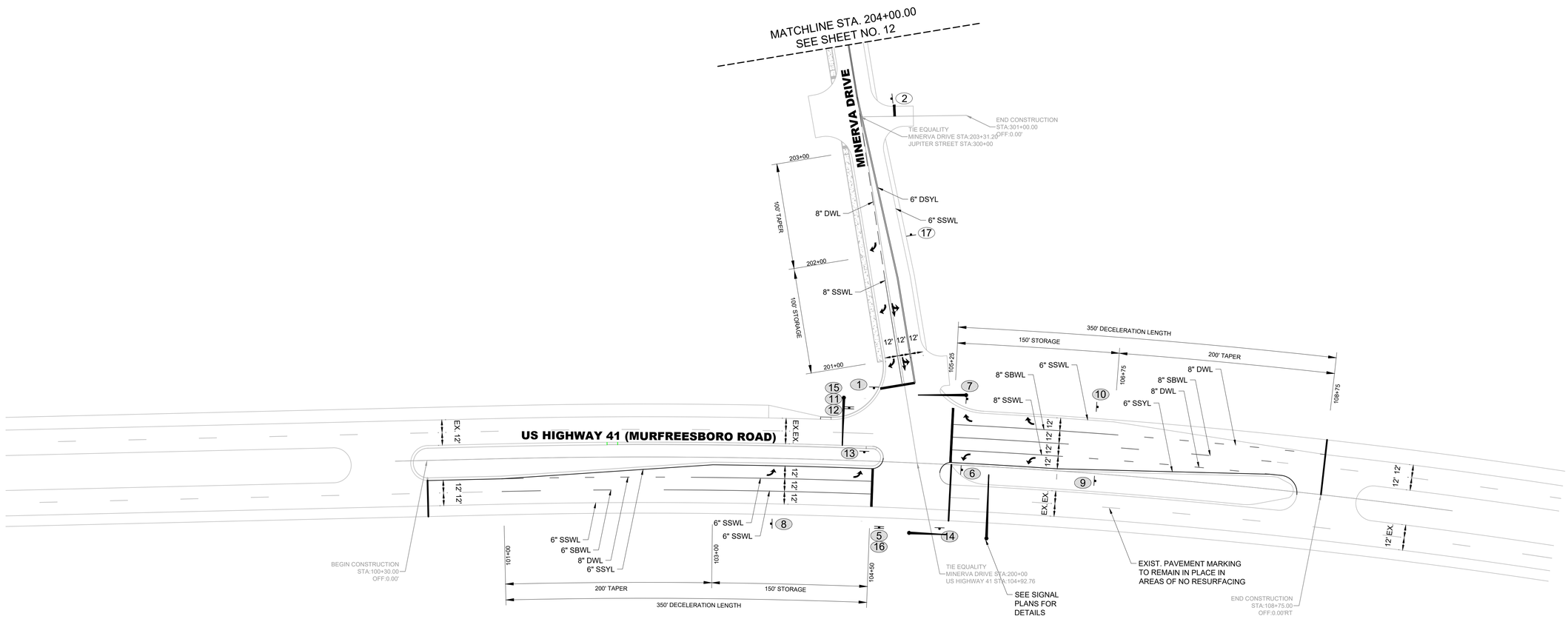

DRAFT

GRAPHIC SCALE IN FEET
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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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

SIGNING AND MARKING

SHEET NUMBER
11

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\009-011 - SIGNING AND MARKING.dwg 11 - SIGNING AND MARKING Jul 28, 2024 5:10pm by: Ben.Vondenbrink

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	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	

SIGNING AND MARKING

SHEET NUMBER
12

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

SIGNING AND MARKING

SHEET NUMBER
13

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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	MINUMUM VERTICAL CLEARANCE	
1 2 3 4	STOP	R1-1	9,10,11	30"	30"	WHITE (REFL.)	RED (REFL.)	0.100 SHEET ALUMINUM	P8	H=13'-0"	7'-0"	
5 6 7	DO NOT ENTER	R5-1	9,10,11	36"	36"	RED (REFL.)	WHITE (REFL.)	0.080 SHEET ALUMINUM	P2	H=12'-0"	7'-0"	
8 9 10	WRONG WAY	R5-1A	9,10,11	36"	24"	WHITE (REFL.)	RED (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
11	ONE WAY	R6-1R	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
12 13 14	ONE WAY	R6-1L	9,10,11	30"	30"	BLACK	WHITE (REFL.)	0.080 SHEET ALUMINUM	P1	H=12'-0"	7'-0"	
15 16	DIVIDED HIGHWAY	R6-3	9,10,11	30"	24"	BLACK	WHITE (REFL.)	0.100 SHEET ALUMINUM	P2	H=13'-0"	7'-0"	
17 18	SPEED LIMIT 30	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	HIGH WATER	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

DRAFT

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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

SIGN SCHEDULE

SHEET NUMBER
14

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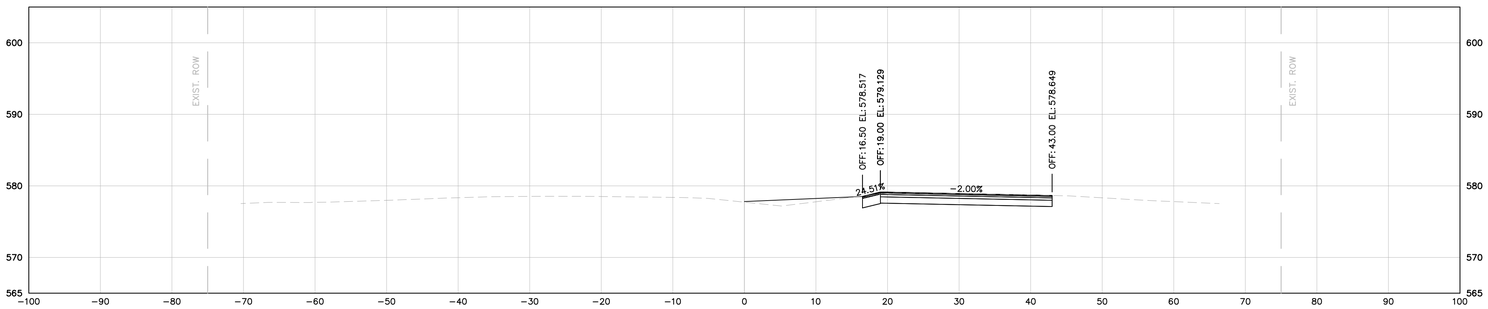
100+50



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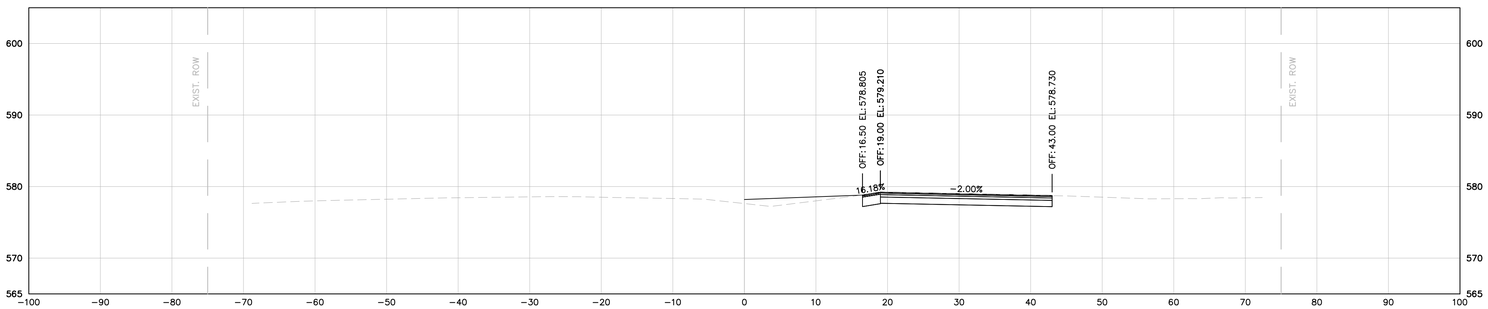

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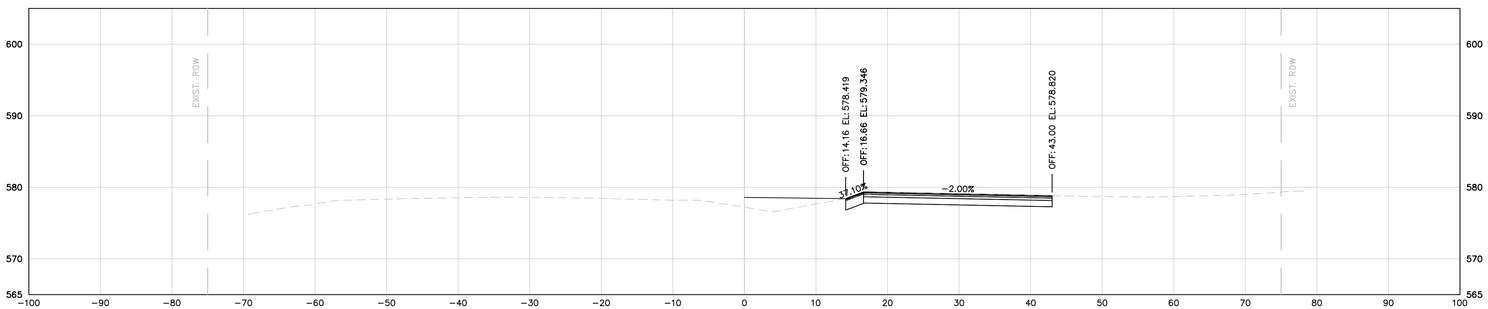

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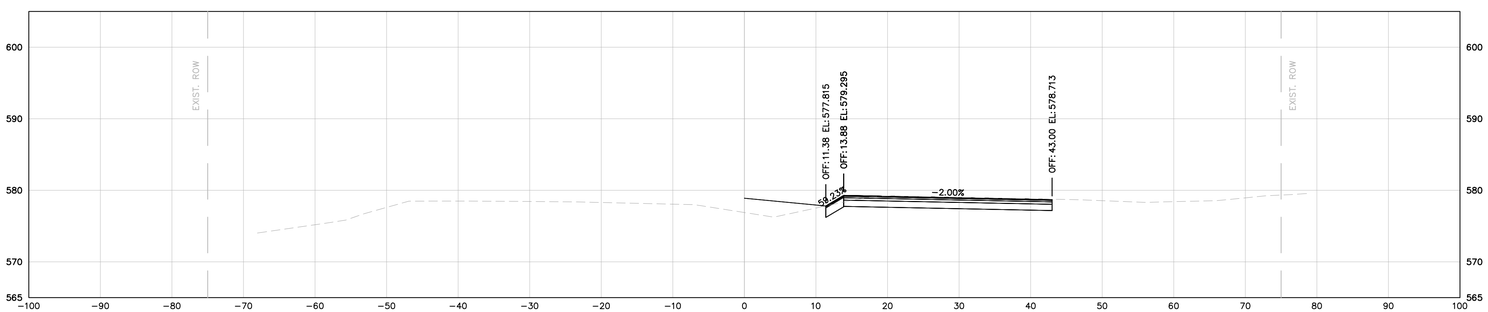

MURFREESBORO ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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

MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
15

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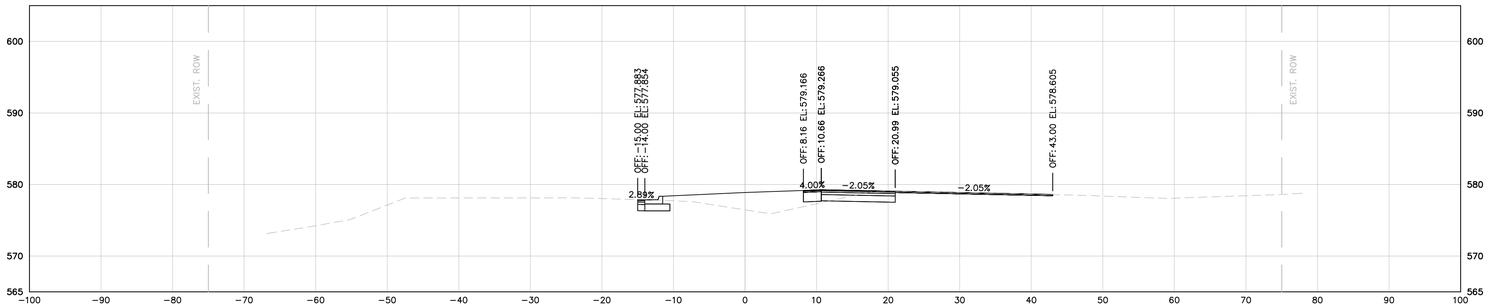
102+50



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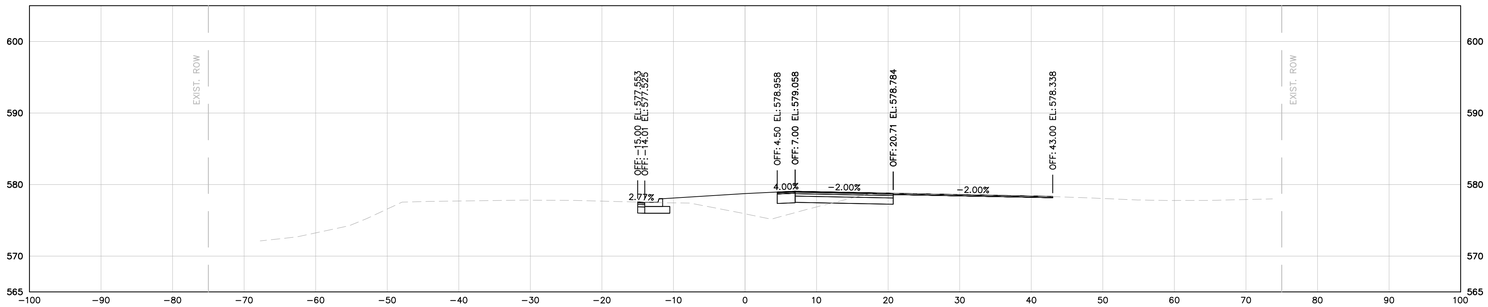

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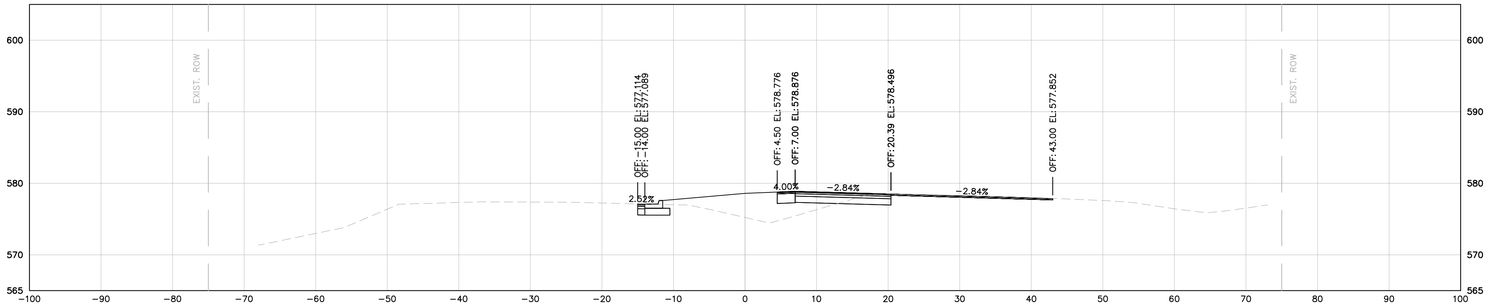

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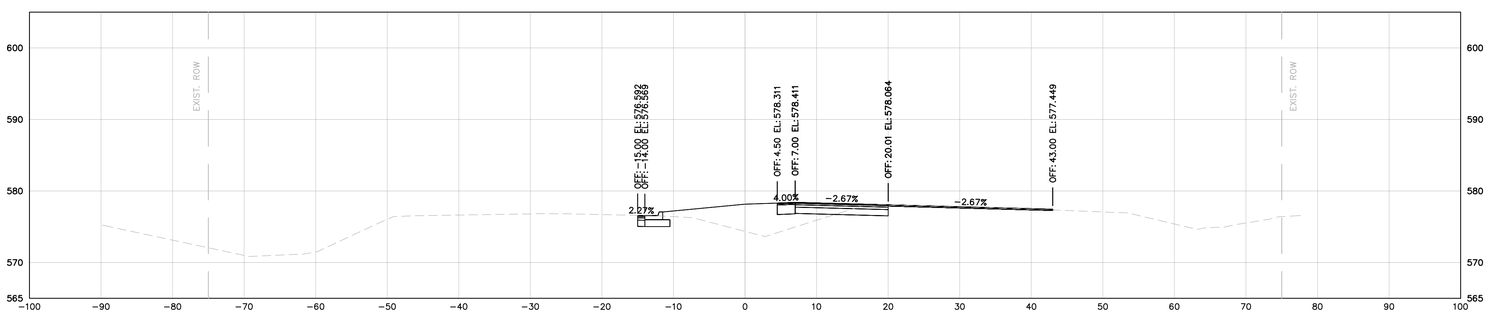

MURFREESBORO ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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LA VERGNE, TN

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

MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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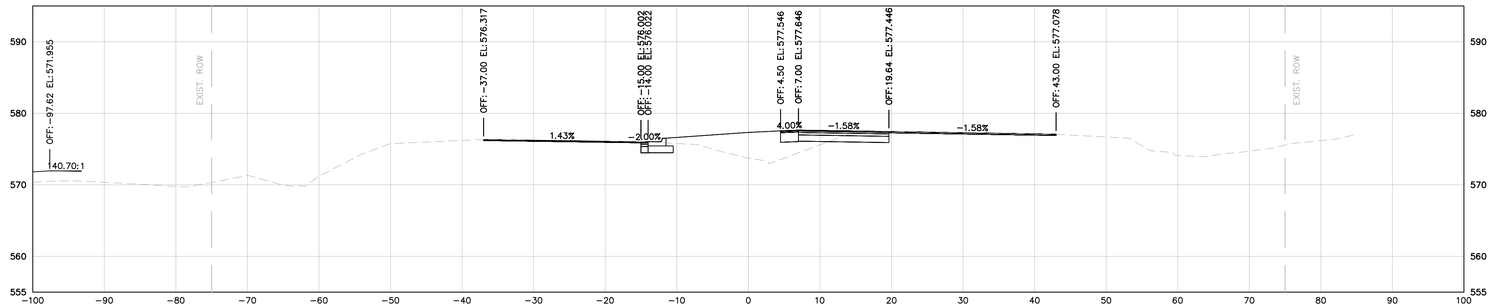
104+50



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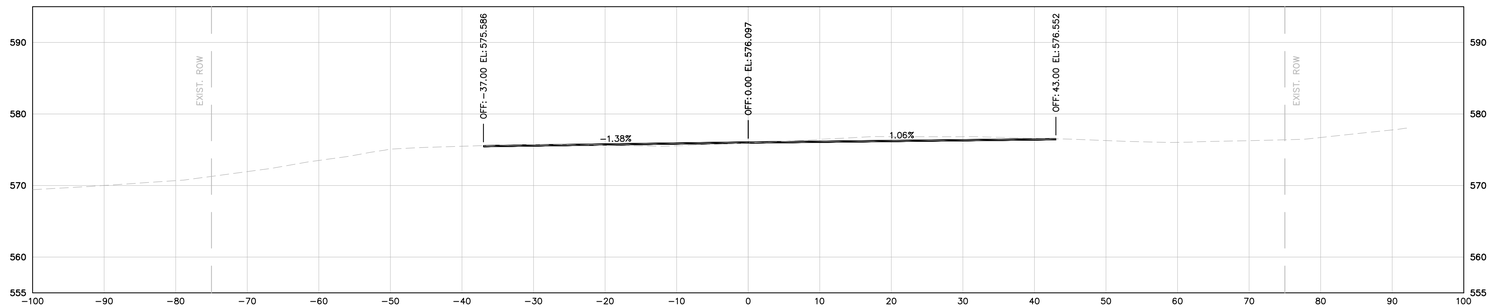

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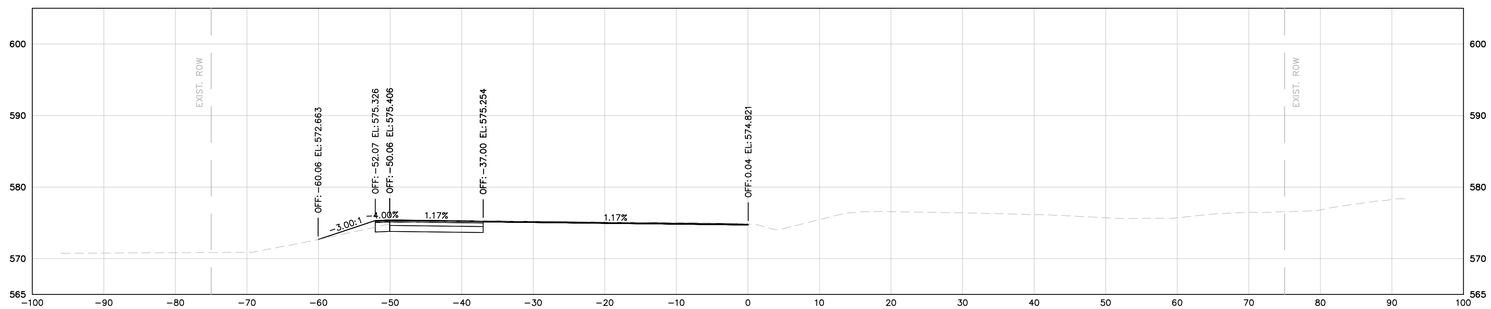

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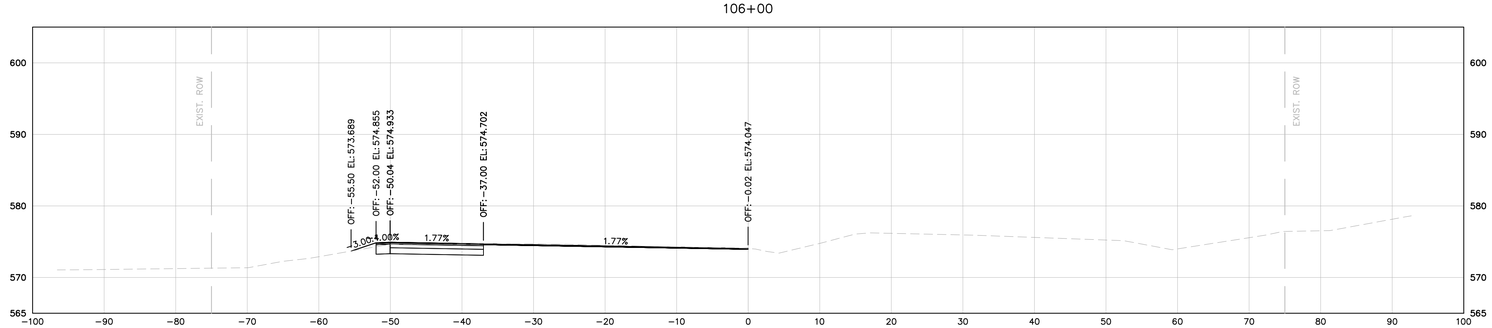

MURFREESBORO ROAD

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024
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MURFREESBORO ROAD CROSS SECTIONS

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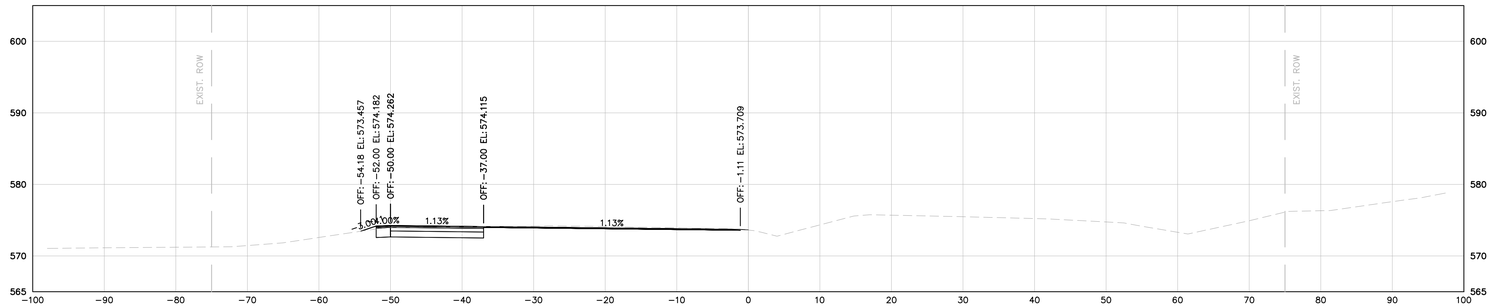

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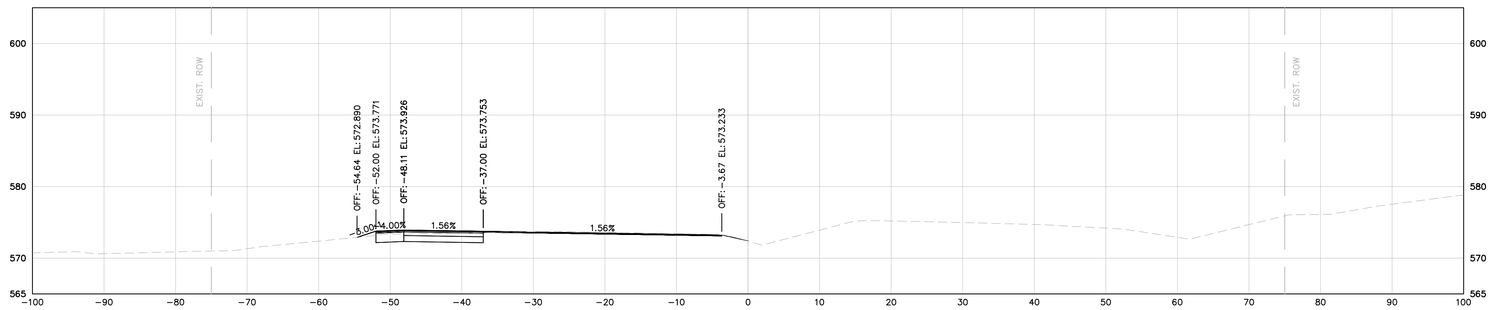

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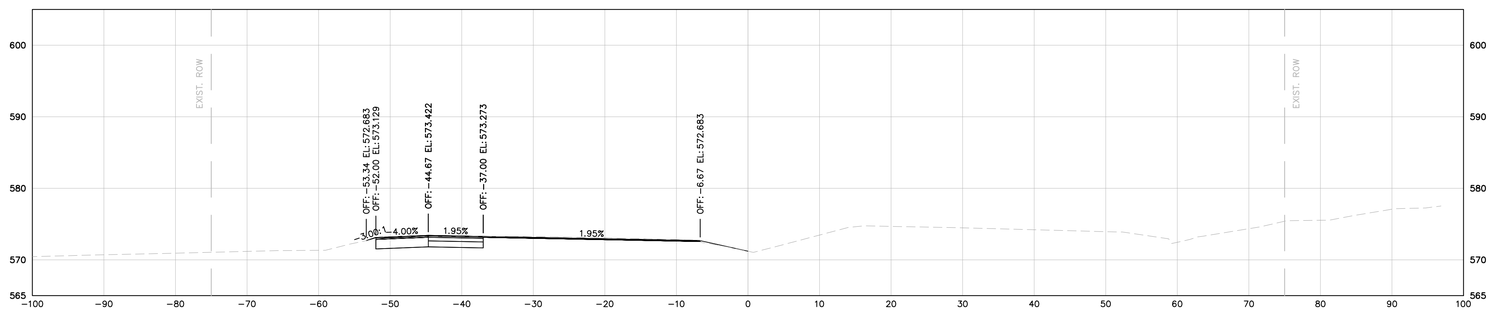

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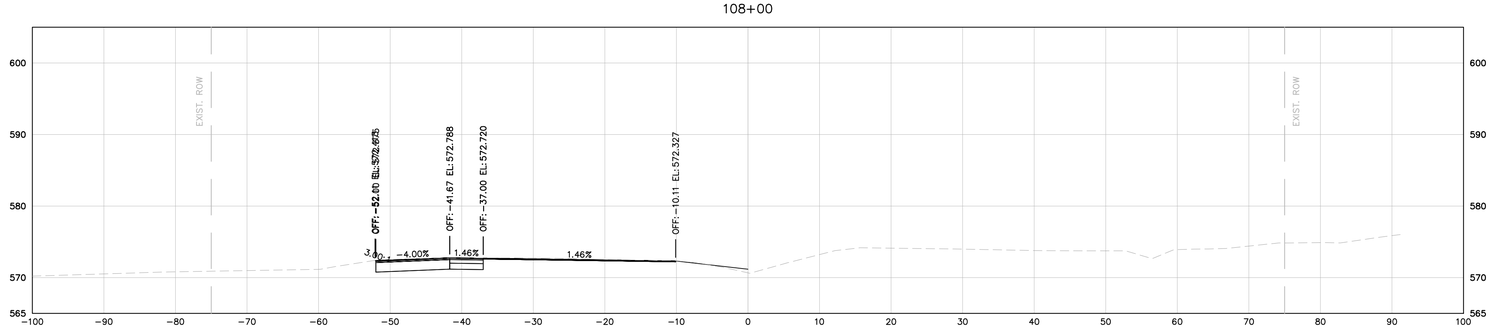

MURFREESBORO ROAD

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GRAPHIC SCALE IN FEET
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HORIZONTAL
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VERTICAL

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DRAWN BY:	EJBF
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KIMLEY-HORN PROJECT NO. 118574000	

MURFREESBORO ROAD CROSS SECTIONS

SHEET NUMBER
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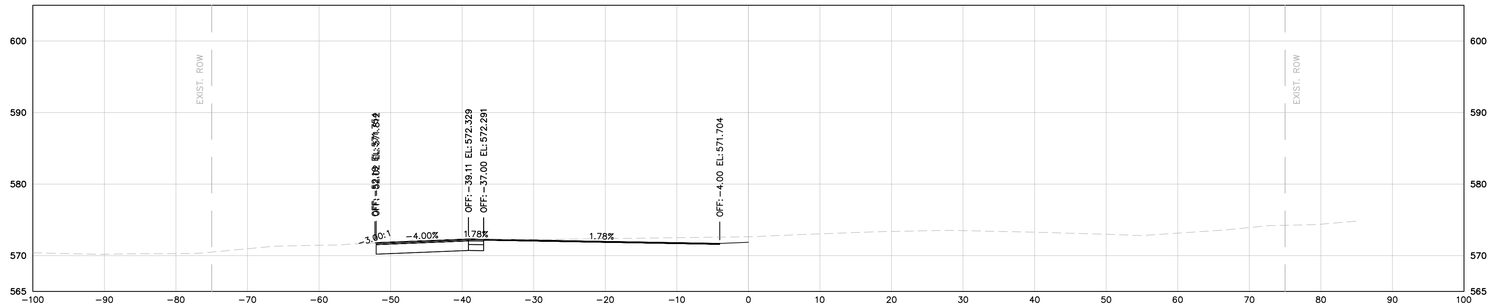

MURFREESBORO ROAD

DRAFT

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HORIZONTAL
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VERTICAL

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MURFREESBORO ROAD CROSS SECTIONS

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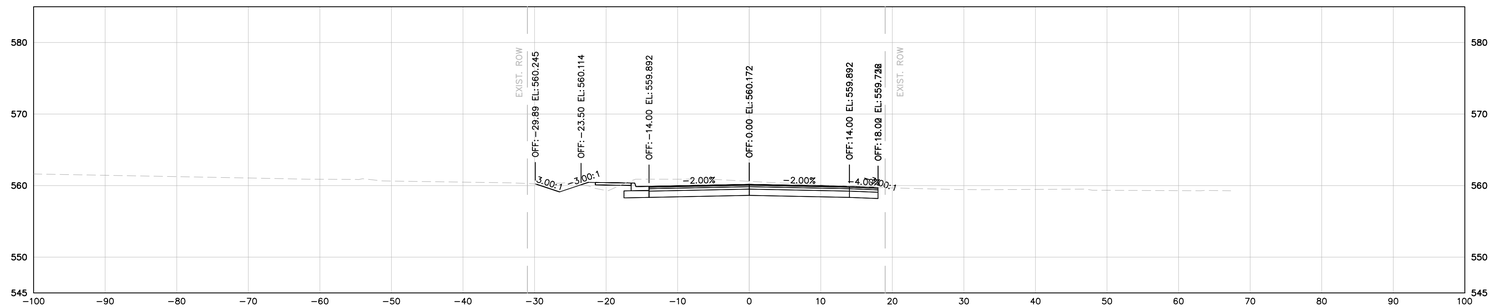

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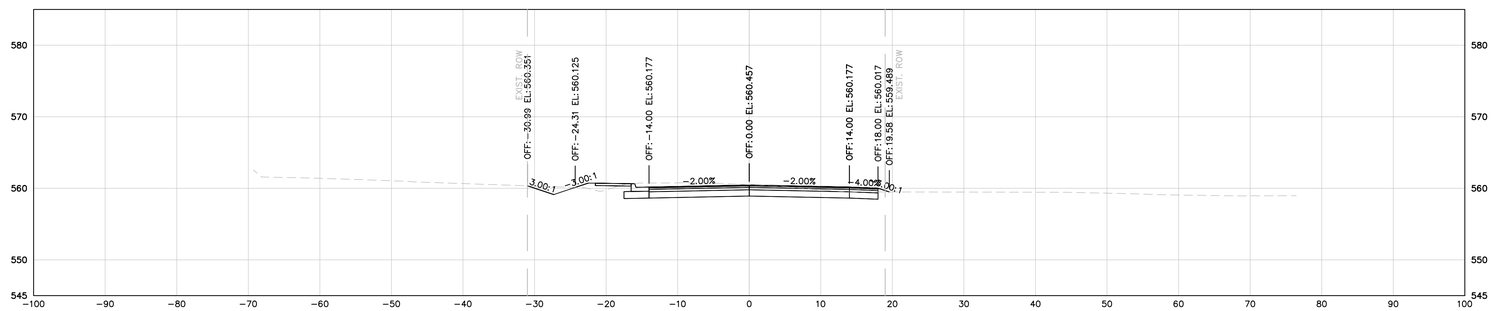

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
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HORIZONTAL
0 5 10 20
VERTICAL

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MINERVA DRIVE CROSS SECTIONS

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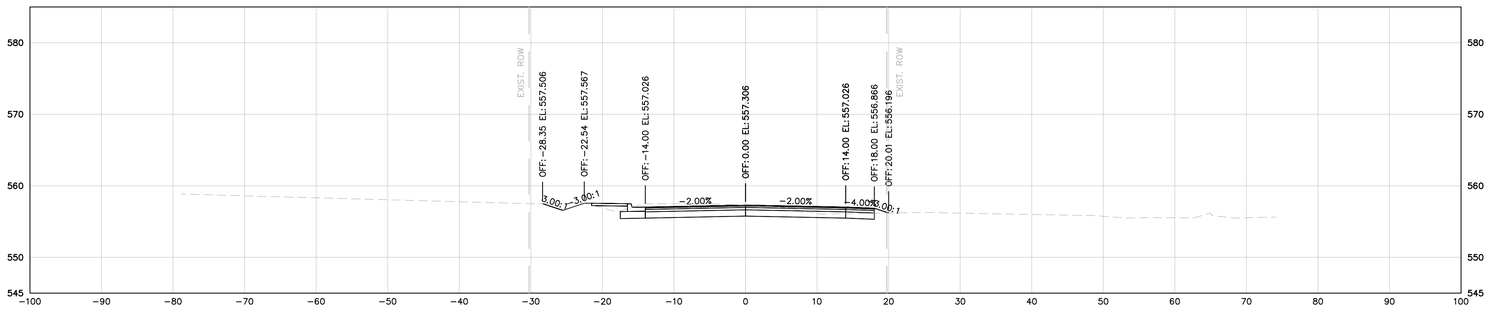
213+00



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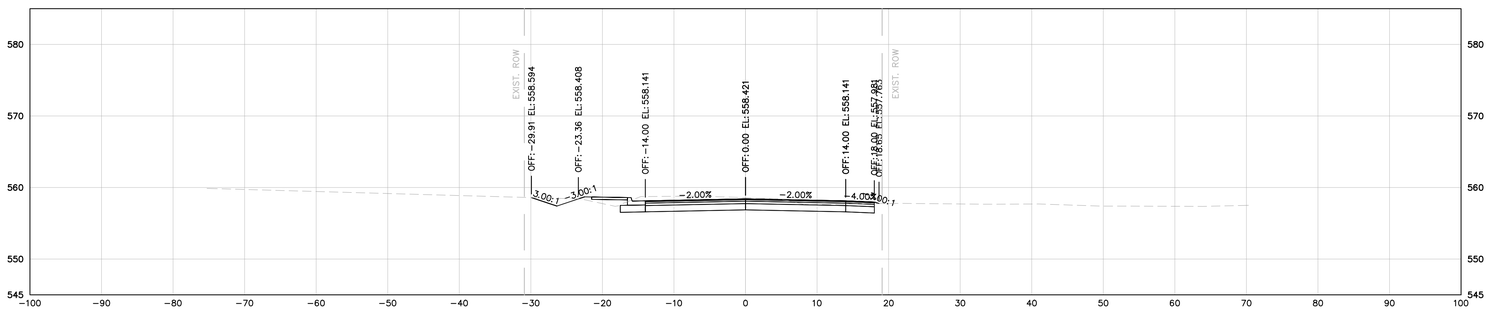

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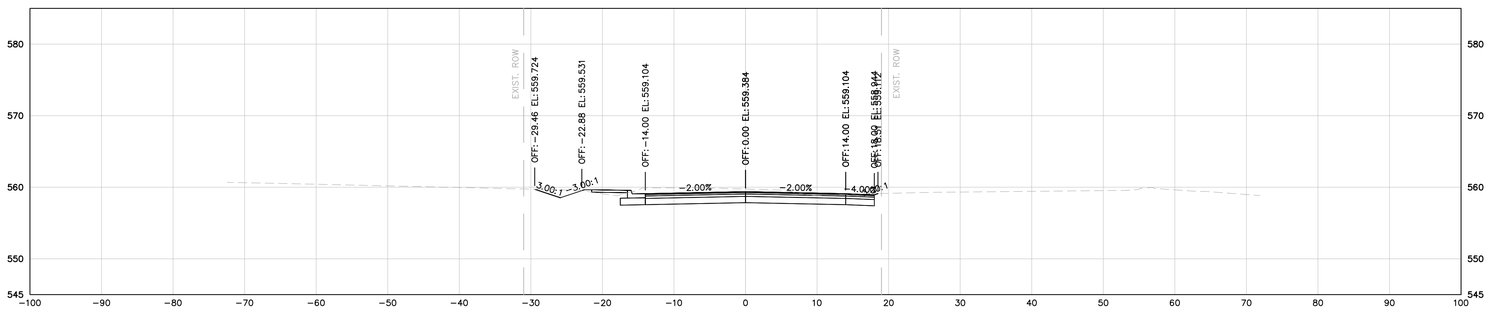

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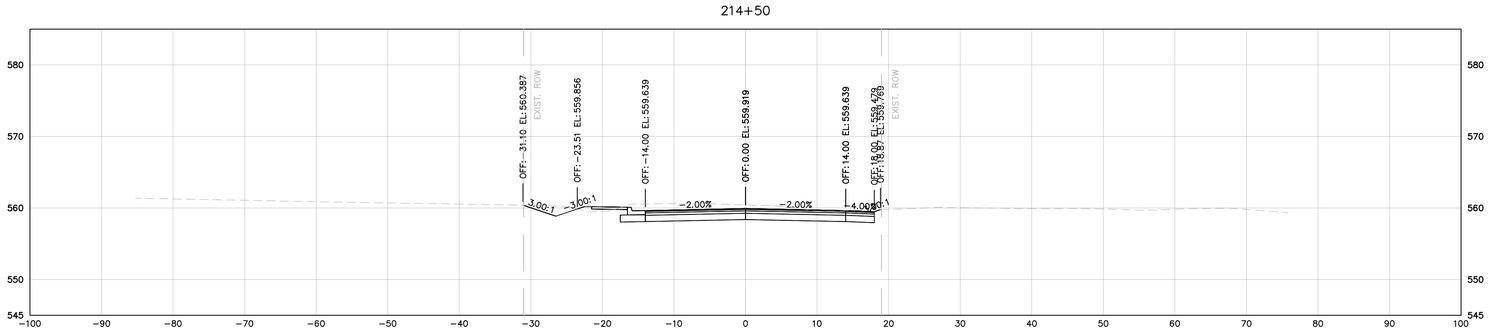

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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MINERVA DRIVE CROSS SECTIONS

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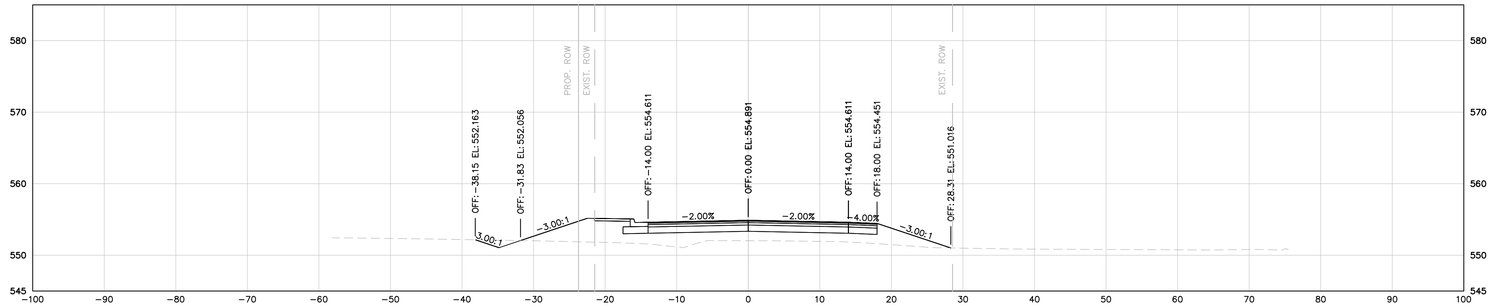
211+00



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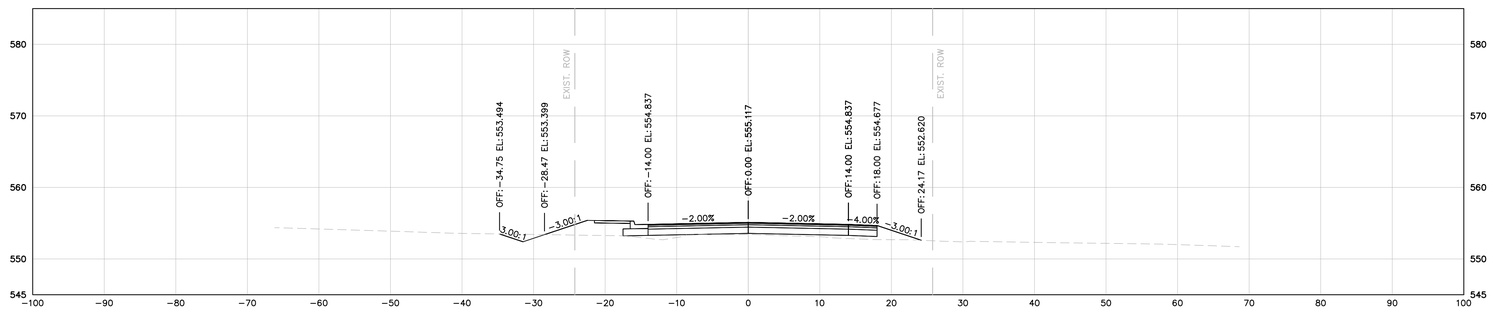

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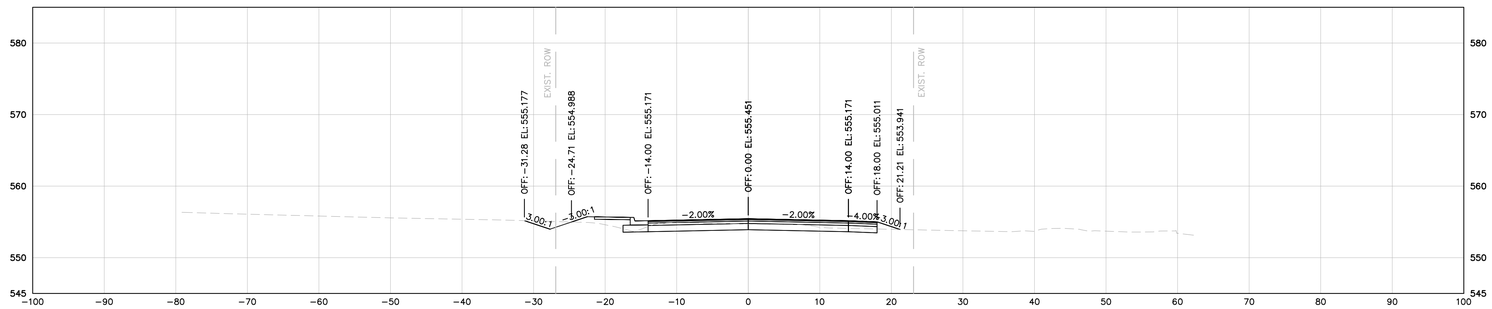

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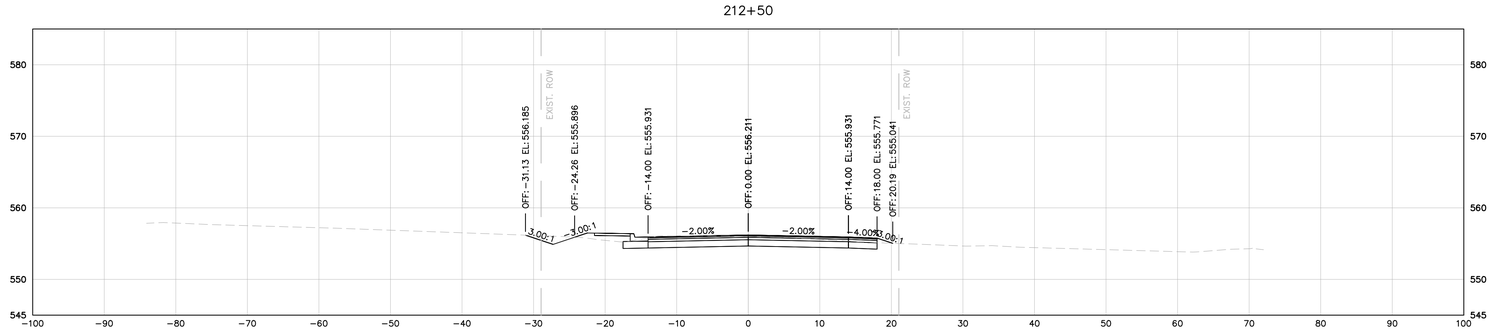

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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LA VERGNE, TN

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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
22

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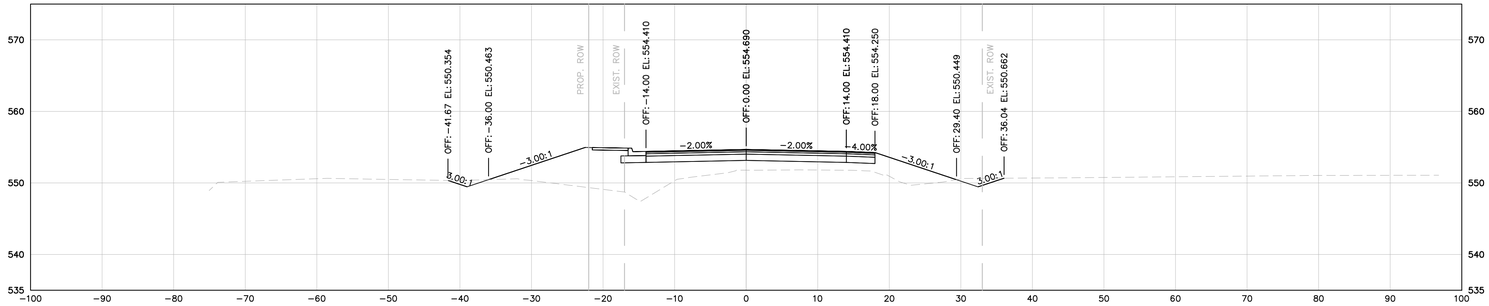

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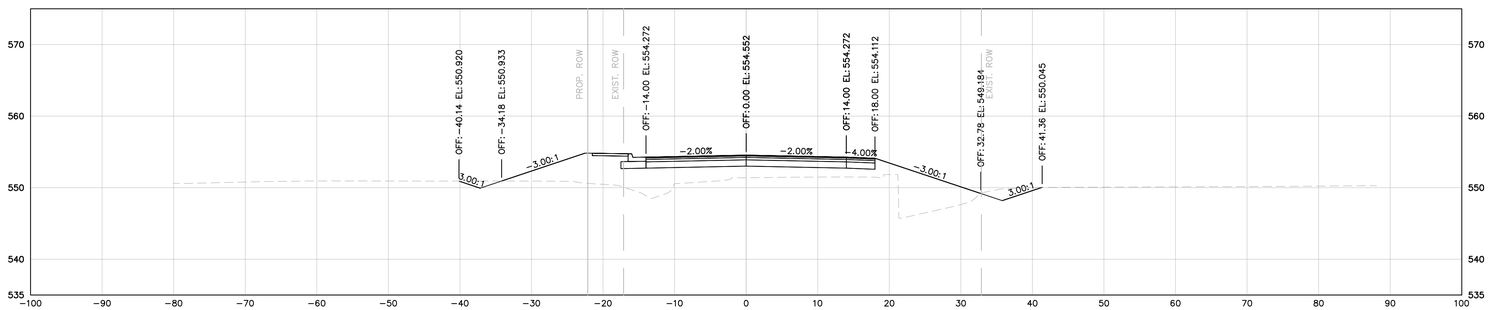

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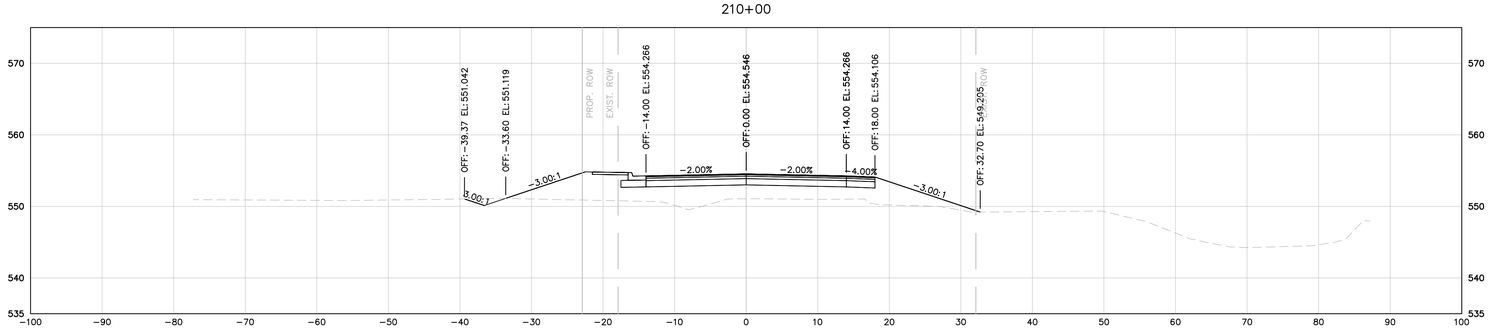

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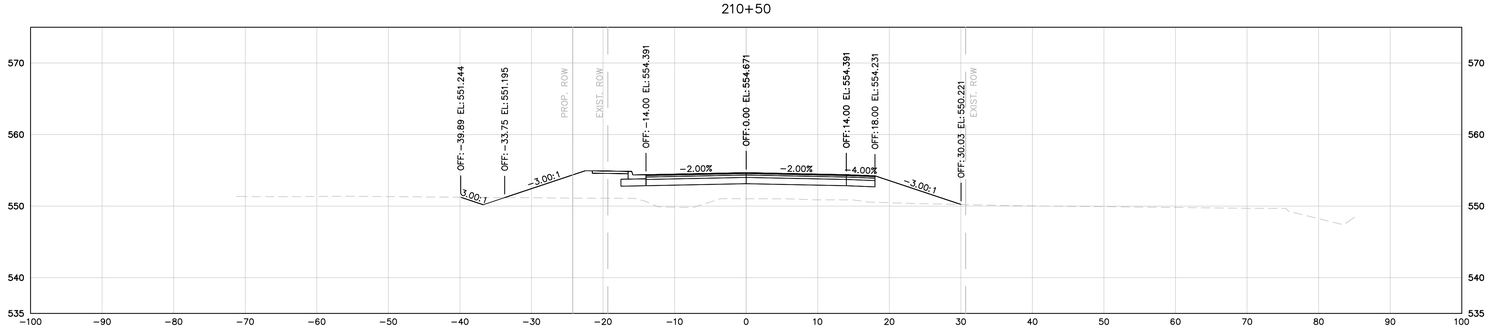

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
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DRAWN BY:	EJBF
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MINERVA DRIVE CROSS SECTIONS

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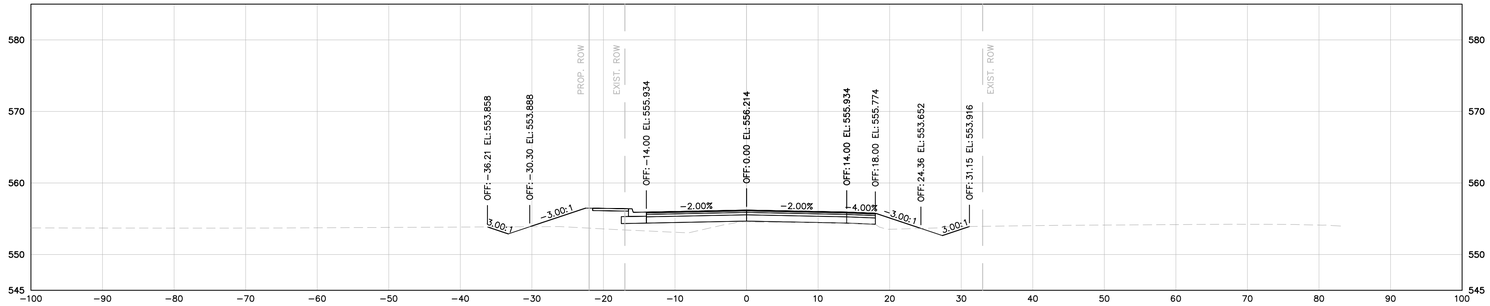

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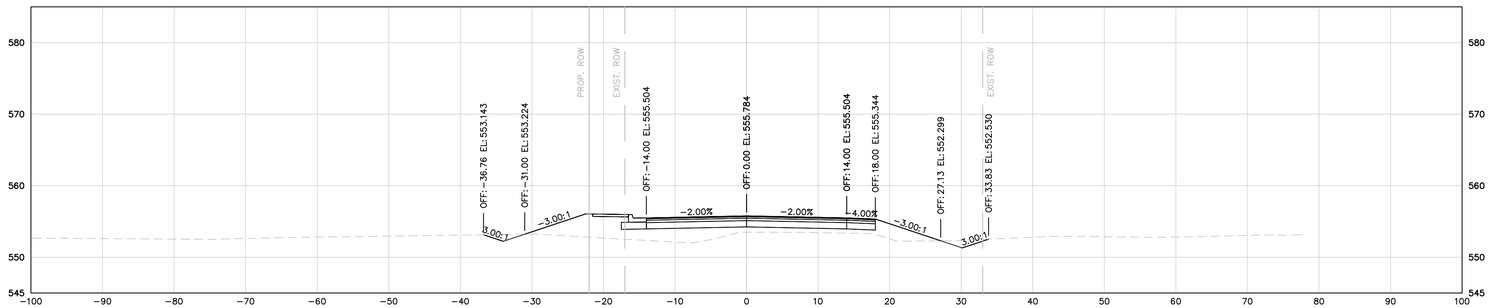

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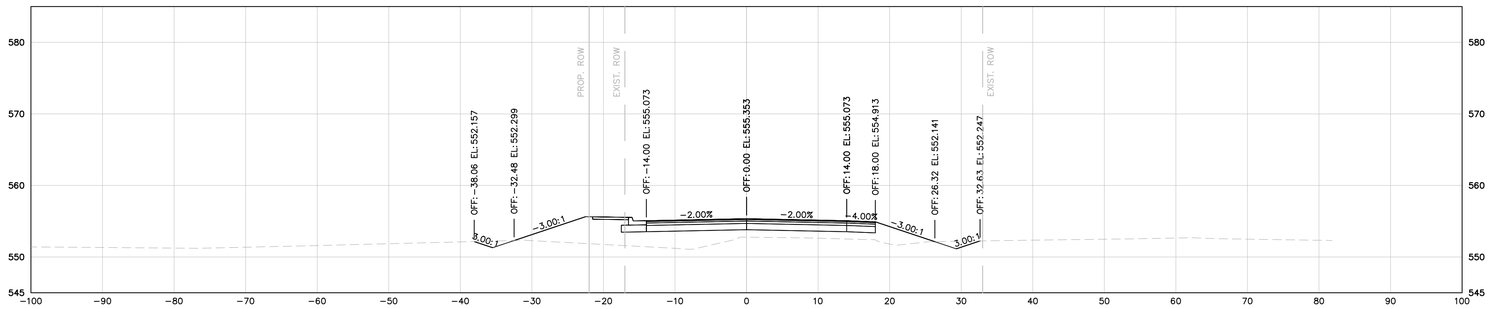

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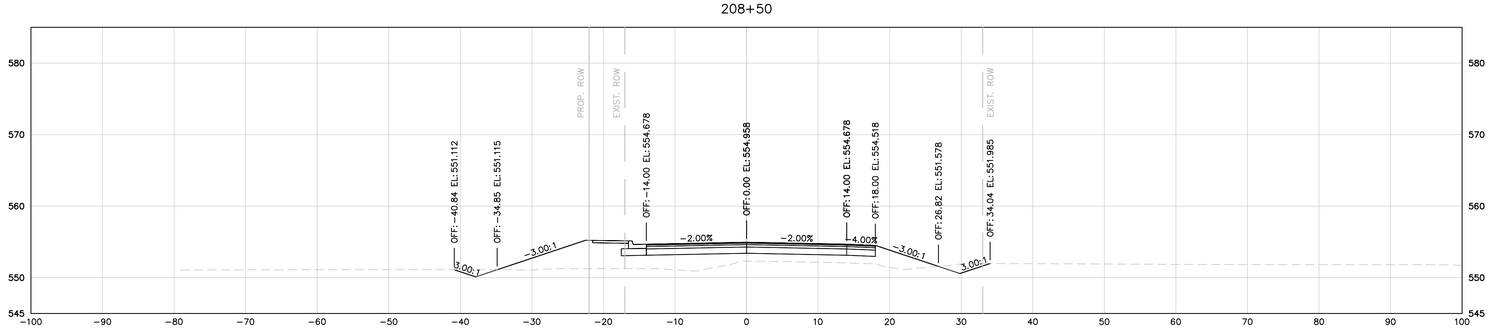

MINERVA DRIVE

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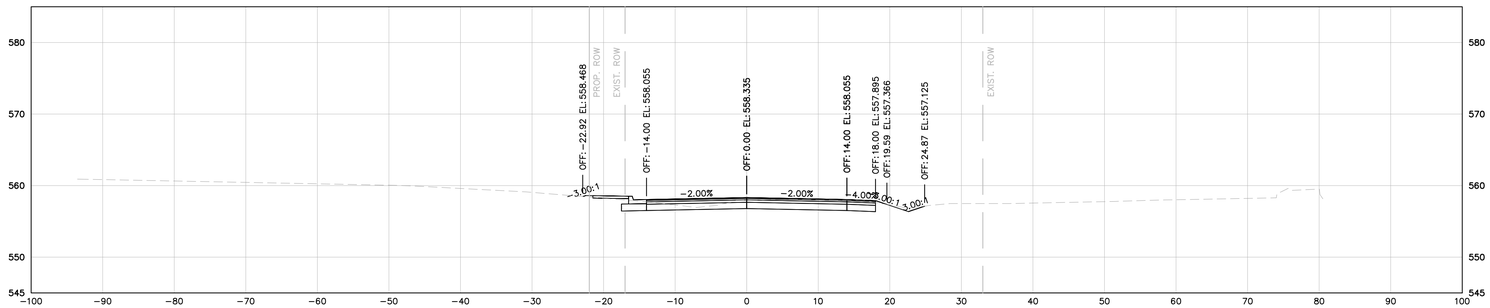

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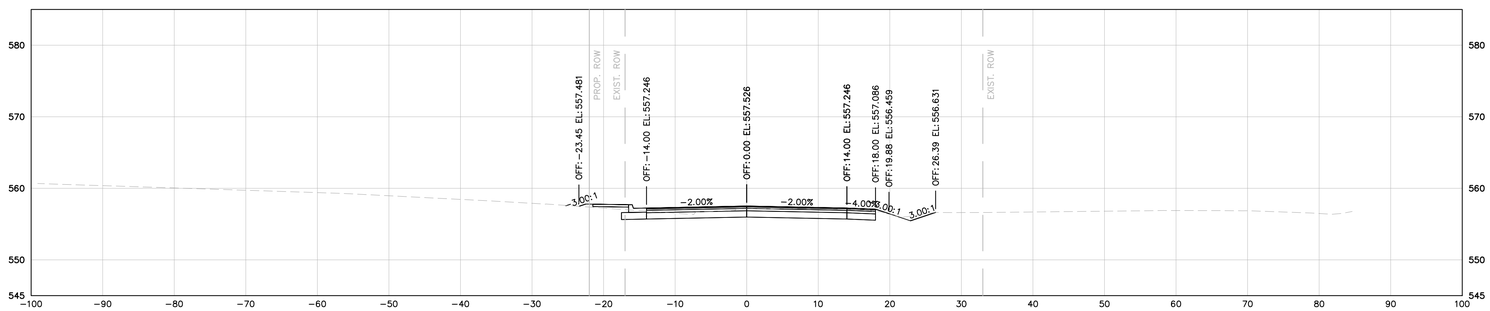

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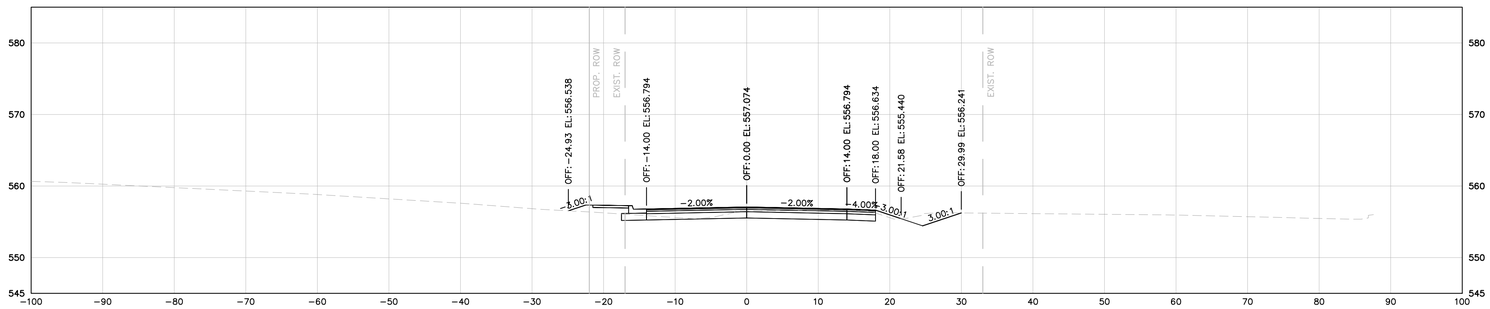

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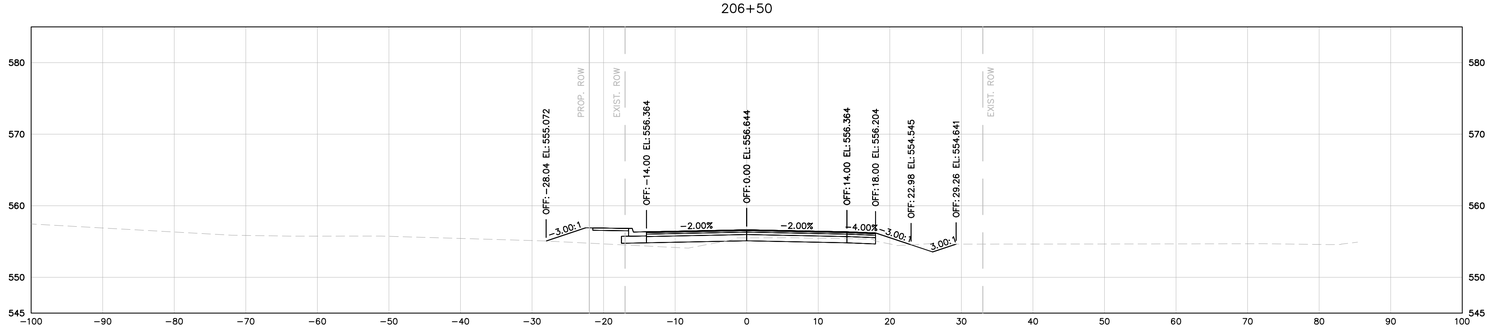

MINERVA DRIVE

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GRAPHIC SCALE IN FEET
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VERTICAL

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MINERVA DRIVE CROSS SECTIONS

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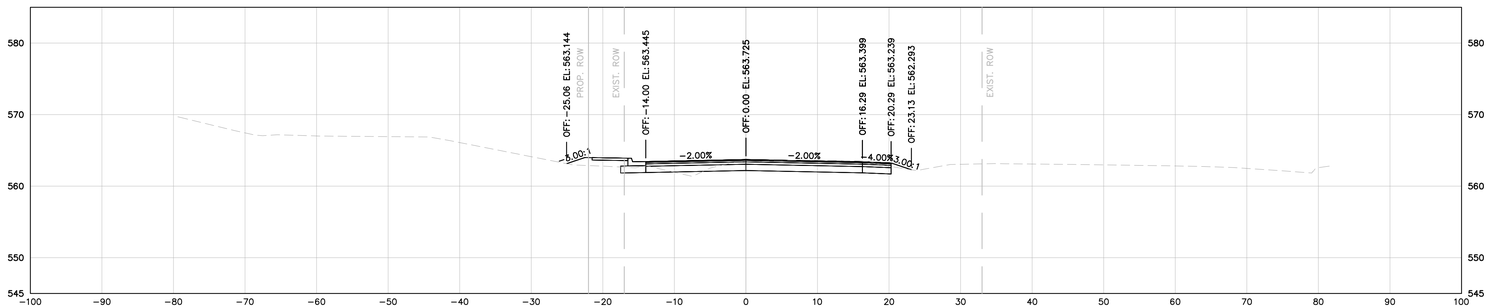

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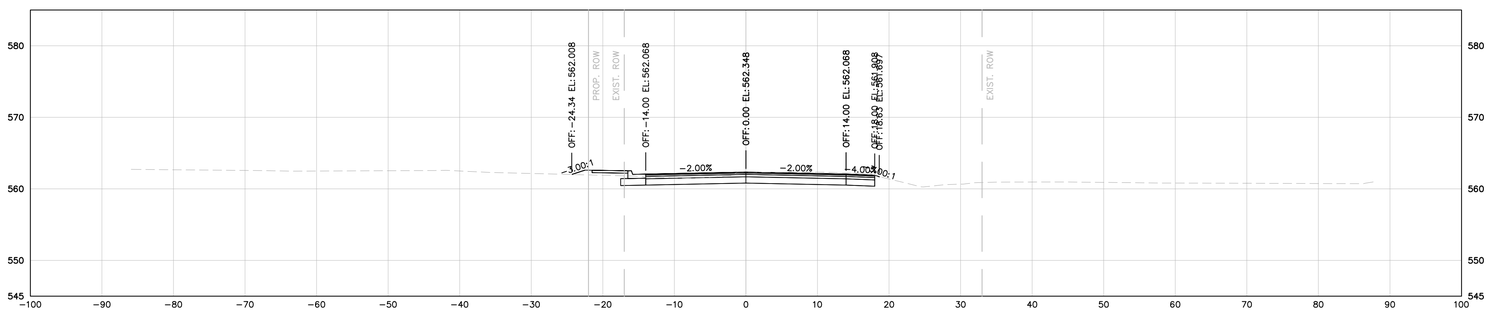

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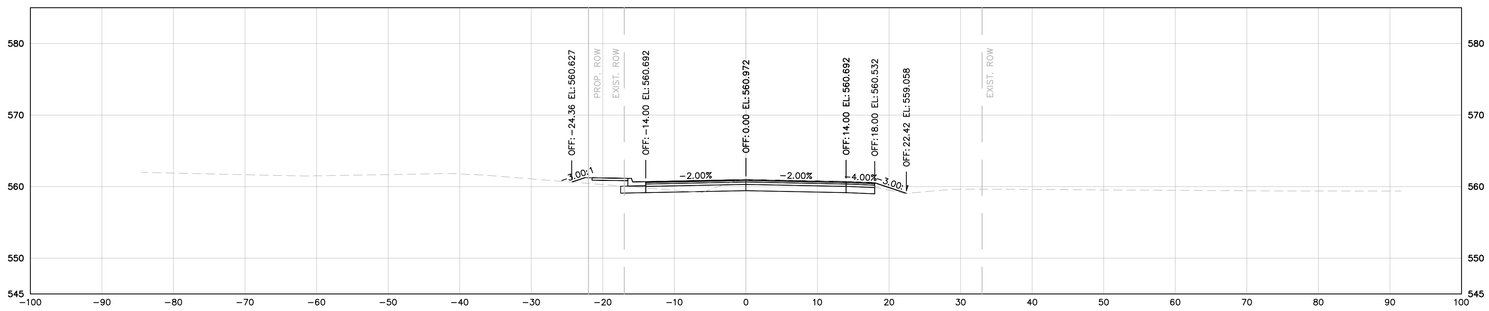

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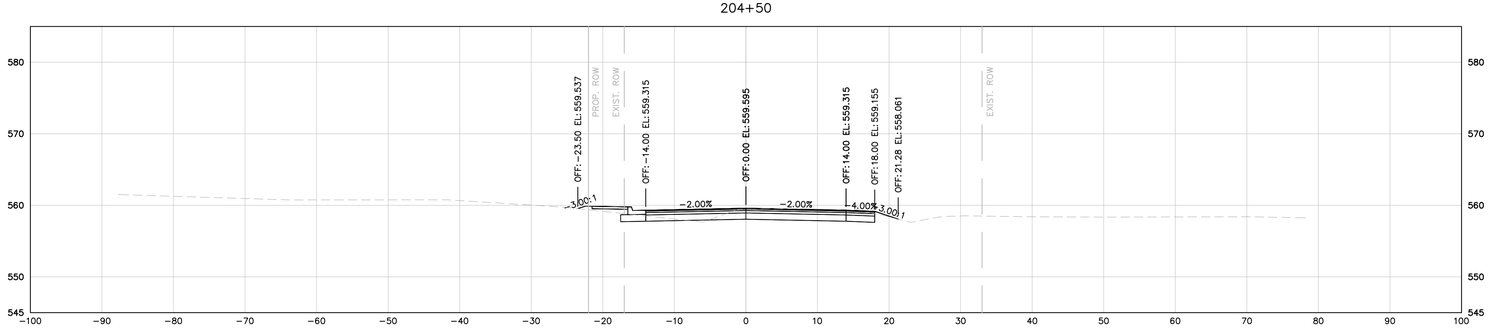

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
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VERTICAL

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MINERVA DRIVE CROSS SECTIONS

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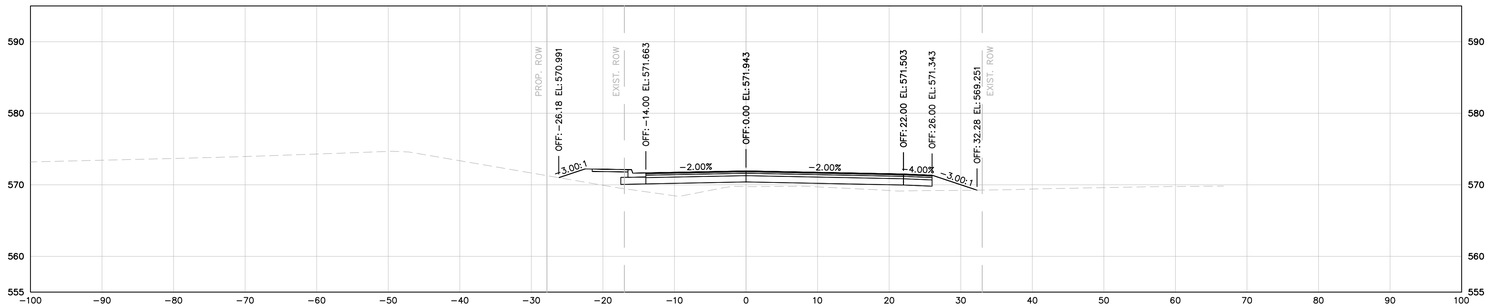

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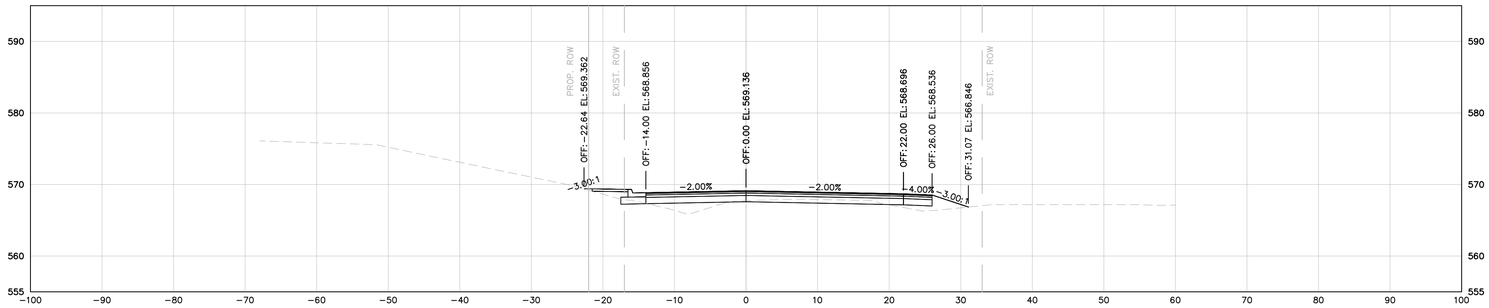

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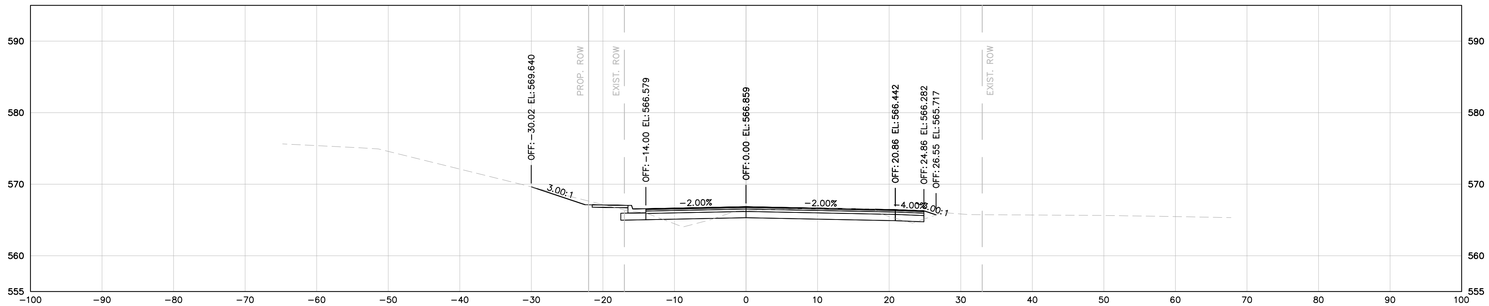

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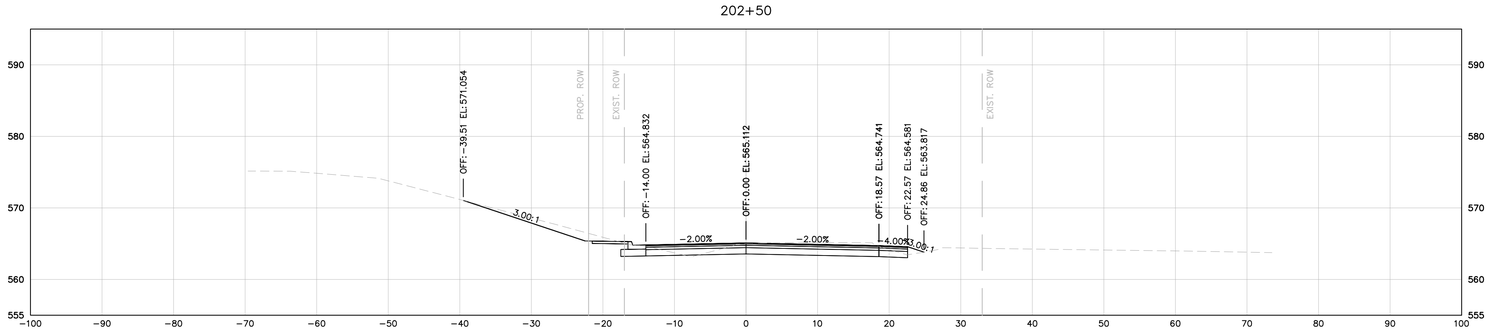

MINERVA DRIVE

DRAFT

GRAPHIC SCALE IN FEET
0 5 10 20
HORIZONTAL
0 5 10 20
VERTICAL

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LA VERGNE, TN

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MINERVA DRIVE CROSS SECTIONS

SHEET NUMBER
27

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.

DRAFT

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1701 MARS STREET
OFFSITE ROADWAY
IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
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8			
9			
10			

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

PAVEMENT DROP-OFF NOTES

SHEET NUMBER
T-1

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TRAFFIC CONTROL NOTES

1. SIGNS SHOWN ON THIS PLAN ARE TO WARN TRAFFIC ABOUT THE CONSTRUCTION. OTHER TRAFFIC CONTROL DEVICES MAY BE REQUIRED DURING VARIOUS PHASES OF CONSTRUCTION.
2. 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."
3. WORK WITHIN THE ROADWAY DURING DIFFERENT PHASES OF CONSTRUCTION SHALL NOT BE ACTIVE AT THE SAME TIME.
4. ONLY ONE PHASE OF THE TRAFFIC CONTROL PLAN SHALL BE ACTIVE AT ANY ONE TIME.
5. ALL TEMPORARY OR PERMANENT TRAVELED SURFACES SHALL BE INSPECTED DAILY BY THE CONTRACTOR (INCLUDING WEEKENDS) AND NECESSARY PATCHING OR REFINISHING PERFORMED.
6. 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.
7. CENTERLINE/LANE LINES SHOULD BE PLACED REPLACED OR DELINEATED WHERE APPROPRIATE BEFORE THE ROADWAY IS OPENED TO TRAFFIC.
8. THE APPROPORIATE 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.
9. 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.
10. 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.
11. 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.
12. ALL FLAGGERS SHALL BE EQUIPPED WITH A STOP/SLOW PADDLE.
13. REMOVE EXISTING PAVEMENT MARKINGS IN CONFLICT WITH TRAFFIC CONTROL PHASING.
14. CONTRACTOR TO MAINTAIN EXISITING PAVEMENT WITHIN CONTRACT LIMITS DURING ALL PHASES OF CONSTRUCTION.

TRAFFIC CONTROL PHASING NOTES

PHASE 1:

1. MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-3.
   - A. MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTION OF THE NEW ROAD, THE TIE TO THE IMPROVEMENTS SHOWN IN THE SITE PLANS, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
     - b. THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 214+75 TO STA. 216+50. (SEE HATCHED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
   - D. 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:

1. MINERVA DRIVE ROAD CONSTRUCTION IS BASED ON UTILIZING THE TRAFFIC DETOUR AS ILLUSTRATED ON SHEET T-4.
   - A. MINERVA DRIVE ROAD CONSTURCTION ACTIVITY INCLUDE:
     - a. CONSTRUCTION OF THE NEW ROAD, THE NEW CULVERT, GUARDRAIL, CURB & GUTTER, DRAINAGE, DRIVEWAYS AND PERFORM FINAL PAVING.
     - b. THE MINERVA DRIVE CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 201+00 TO STA. 214+75. (SEE HATCHED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAYS FOR LOCAL RESIDENTS THROUGHOUT THE DURATION OF THE DETOUR.
   - D. CONTRACTOR SHALL CONSTRUCT THE PROPOSED CULVERT AS ILLUSTRATED ON THE CULVERT SEQUENCING SHEET IN THE EROSION PREVENTION AND SEDIMENT CONTROL PLANS.
   - E. 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):

1. MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE OUTSIDE LANES OF MURFREESBORO ROAD.
   - A. MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
     - a. 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.
     - b. THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. CONTRACTOR MAY BEGIN CONSTRUCTION OF THE PROPSED TRAFFIC SIGNAL AT THE INTERSECTION IN PHASE 3, BUT THE SIGNAL SHALL NOT BE OPERATIONAL UNTIL ALL ROADWAY IMPROVEMENTS ARE COMPLETED AT THE INTERSECITON.
   - D. 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):

1. MURFREESBORO ROAD CONSTRUCTION IS BASED ON UTILIZING THE EXISTING PAVEMENT ALONG THE INSIDE WEST BOUND LANE OF MURFREESBORO ROAD.
   - A. MURFREESBORO CONSTURCTION ACTIVITY INCLUDE:
     - a. 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.
     - b. THE MURFREESBORO ROAD CONSTRUCTION LIMITS FOR THIS PHASE ARE FROM STA. 100+50 TO STA. 105+00. (SEE SHADED AREA).
   - B. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT AND EXISTING PAVEMENT.
   - C. AFTER CONSTRUCTION IS COMPLETED, PLACE TRAFFIC INTO THE FINAL PATTERN ON MURFREESBORO ROAD AND OPEN THE TRAFFIC SIGNAL FOR OPERATION.

PHASE 5:

1. CONTRACTOR TO PUT DOWN FINAL SURFACE COURSE ON MURFREESBORO ROAD.
2. AFTER CONSTRUCTION, TRAFFIC TO BE PLACED INTO ITS FINAL PATTERN.

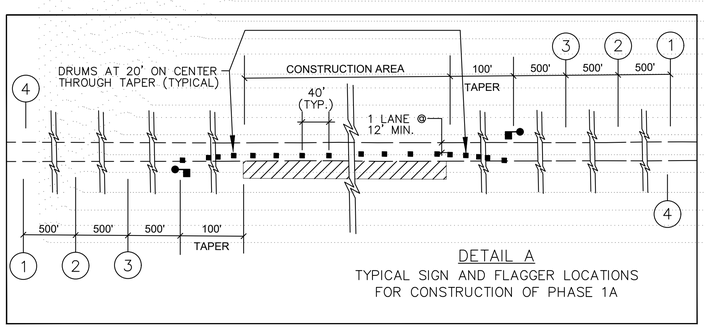
TRAFFIC CONTROL LEGEND

SYMBOL	ITEM
	WORK ZONE
●	FLEXIBLE DRUMS (CHANNELIZING)
	SIGN (CONSTRUCTION)
	PORTABLE BARRIER RAIL
◁	TEMPORARY ATTENUATOR

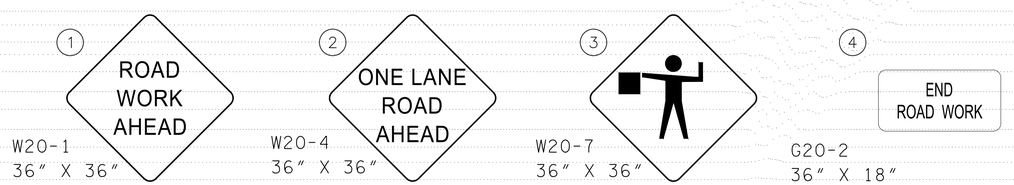
TRAFFIC CONTROL LEGEND

SIGN — FLEXIBLE DRUM (CHANNELIZING)

(X) SIGN IDENTIFICATION — FLAGGER LOCATION — FLASHING ARROW BOARD



DETAIL A
TYPICAL SIGN AND FLAGGER LOCATIONS FOR CONSTRUCTION OF PHASE 1A



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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS
LA VERGNE, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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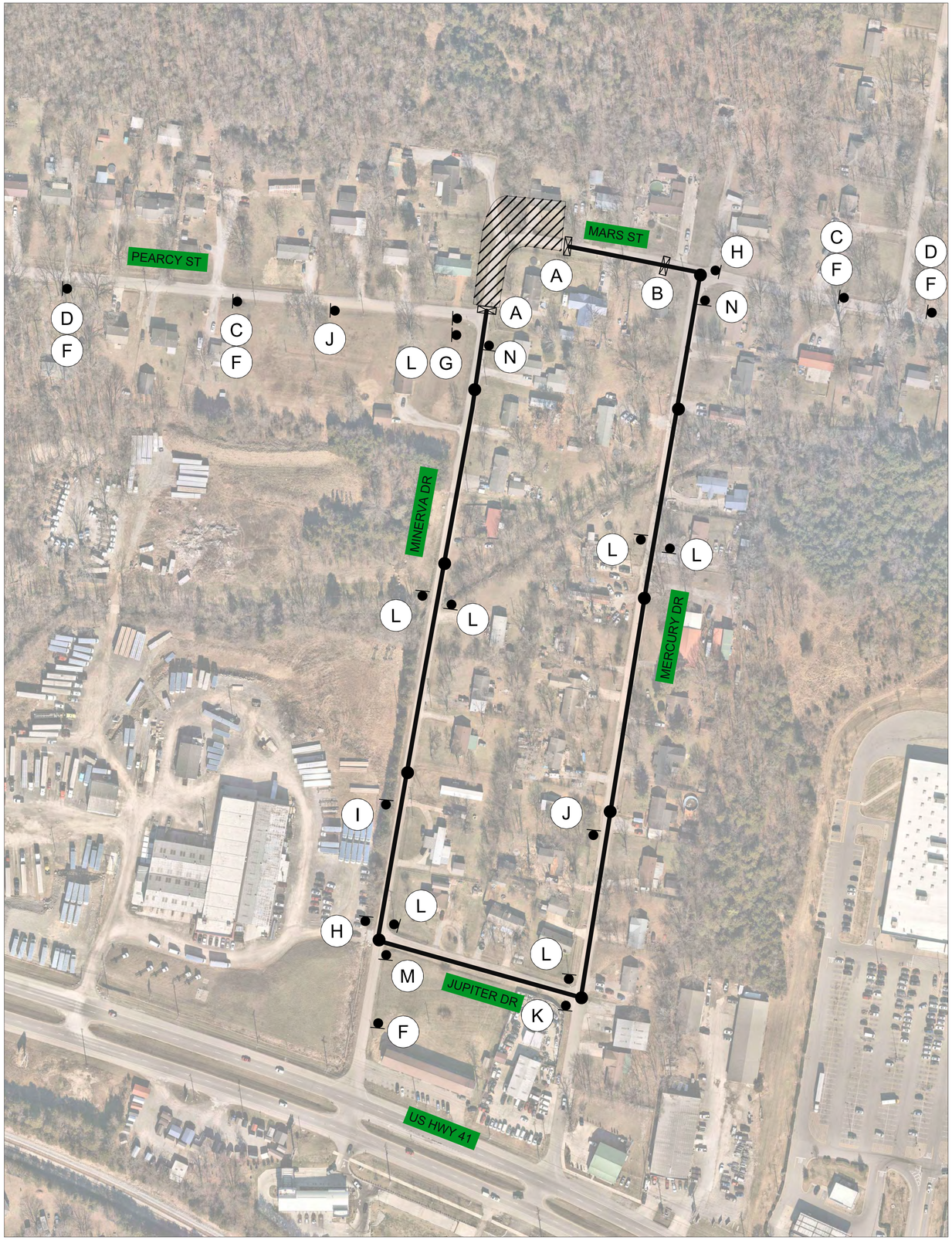
DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
DATE:	7/29/2024
KIMLEY-HORN PROJECT NO. 118574000	

TRAFFIC CONTROL PHASING NOTES

SHEET NUMBER
T-2



PHASE II

SIGN LEGEND

A — R11-2, 48" X 30" (ROAD CLOSED); TYPE III BARRICADE w/ TYPE A WARNING LIGHTS

B — R11-4, 60" X 30" (ROAD CLOSED TO THRU TRAFFIC); TYPE III BARRICADE w/ TYPE A WARNING LIGHTS

C — DETOUR AHEAD, W20-2, 48" X 48"

D — ROAD CLOSED AHEAD, W20-3, 48" X 48"

E — R3-1, 24" X 24"

F — MARS STREET, D3-1, 12" X 6"

G — R3-2, 24" X 24"

H — DETOUR, M4-8, 24" X 12"; M6-1L, 21" X 15"

I — DETOUR, M4-8, 24" X 12"; M5-1L, 21" X 15"

J — DETOUR, M4-8, 24" X 12"; M5-1R, 21" X 15"

K — DETOUR, M4-8, 24" X 12"; M5-1R, 21" X 15"

L — DETOUR, M4-8, 24" X 12"; M6-1R, 21" X 15"

M — DETOUR, M4-8, 24" X 12"

N — END DETOUR, M4-8A, 24" X 18'

PROPOSED DETOUR ROUTE

WORK ZONE

DRAFT

GRAPHIC SCALE IN FEET 0 50 100 200

NORTH

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1701 MARS STREET OFFSITE ROADWAY IMPROVEMENTS

LA VERGNE, TN

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

TRAFFIC CONTROL PHASE I DETOUR

SHEET NUMBER
T-3

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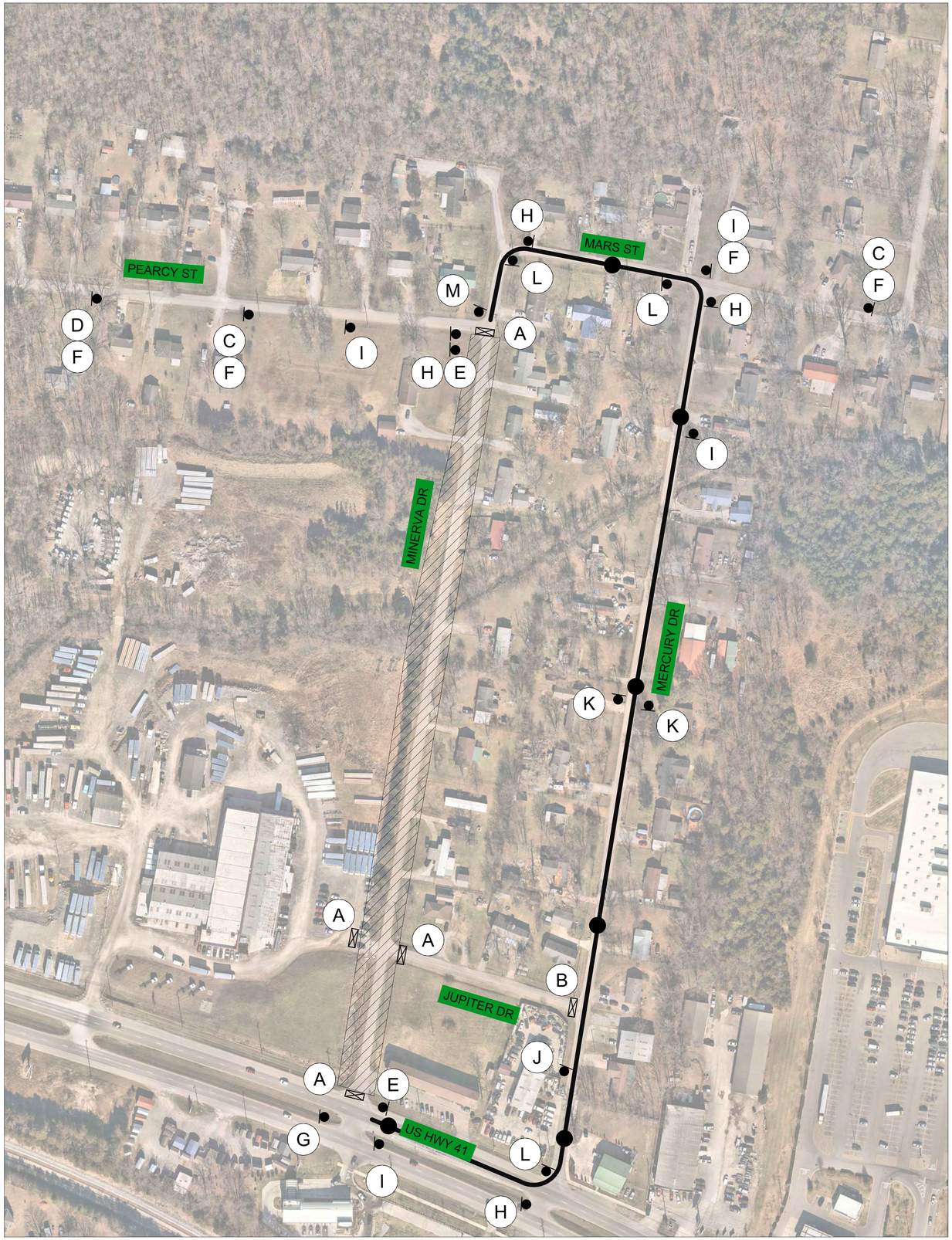
Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\T-3 - TRAFFIC DETOUR PLAN.dwg TRAFFIC CONTROL PHASE I DETOUR Jul 28, 2024 5:13pm by: Ben.Vondenbrink



PHASE II

SIGN LEGEND

A — R11-2, 48" X 30" (ROAD CLOSED)
TYPE III BARRICADE w/ TYPE A WARNING LIGHTS

B — R11-4, 60" X 30" (ROAD CLOSED TO THRU TRAFFIC)
TYPE III BARRICADE w/ TYPE A WARNING LIGHTS

C — DETOUR AHEAD, W20-2, 48" X 48"

D — ROAD CLOSED AHEAD, W20-3, 48" X 48"

E — R3-1, 24" X 24"

F — MARS STREET, D3-1, 12" X 6"

G — R3-2, 24" X 24"

H — DETOUR, M4-8, 24" X 12"; M6-1L, 21" X 15"

I — DETOUR, M4-8, 24" X 12"; M5-1L, 21" X 15"

J — DETOUR, M4-8, 24" X 12"; M5-1R, 21" X 15"

K — DETOUR, M4-8, 24" X 12"; M5-1R, 21" X 15"

L — DETOUR, M4-8, 24" X 12"; M6-1R, 21" X 15"

M — DETOUR, M4-8, 24" X 12"

N — END DETOUR, M4-8A, 24" X 18'

PROPOSED DETOUR ROUTE

WORK ZONE

DRAFT

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DESIGNED BY:	BJV
DRAWN BY:	EJBF
CHECKED BY:	HML
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TRAFFIC CONTROL PHASE II DETOUR

SHEET NUMBER
T-4

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Drawing name: K:\NSH_LDEV\118574000 - 1701 Mars Street\4-CADD\Offsite Roadway\Plansheets\T-3 - TRAFFIC DETOUR PLAN.dwg TRAFFIC CONTROL PHASE II DETOUR Jul 28, 2024 5:13pm by: Ben.Vondenbrink

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.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@lavergnetn.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@lavergnetn.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 Utiltiies Mapper at Public Works with any questions.

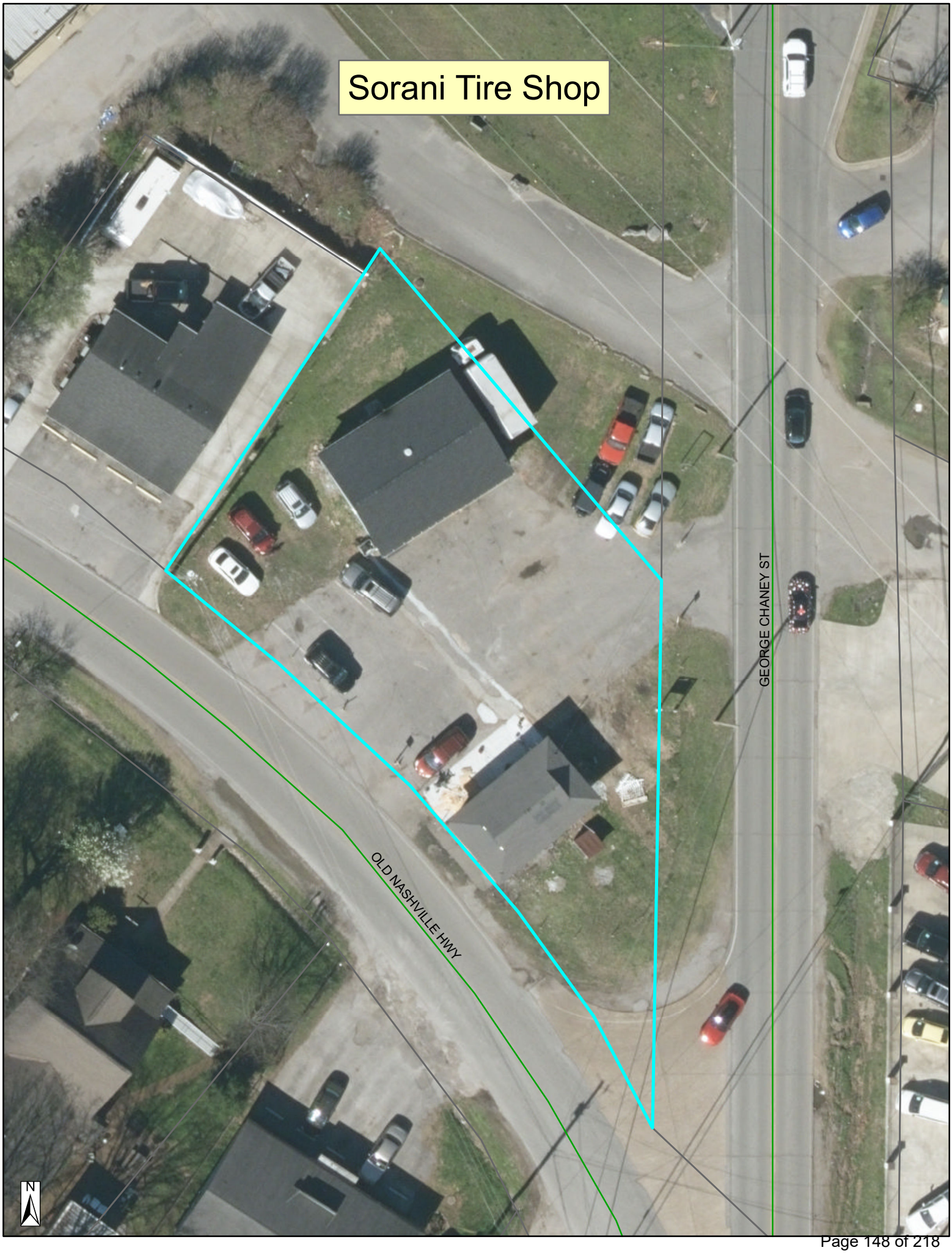
Codes (**Joe White** - jwhite@lavergnetn.gov)

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?)

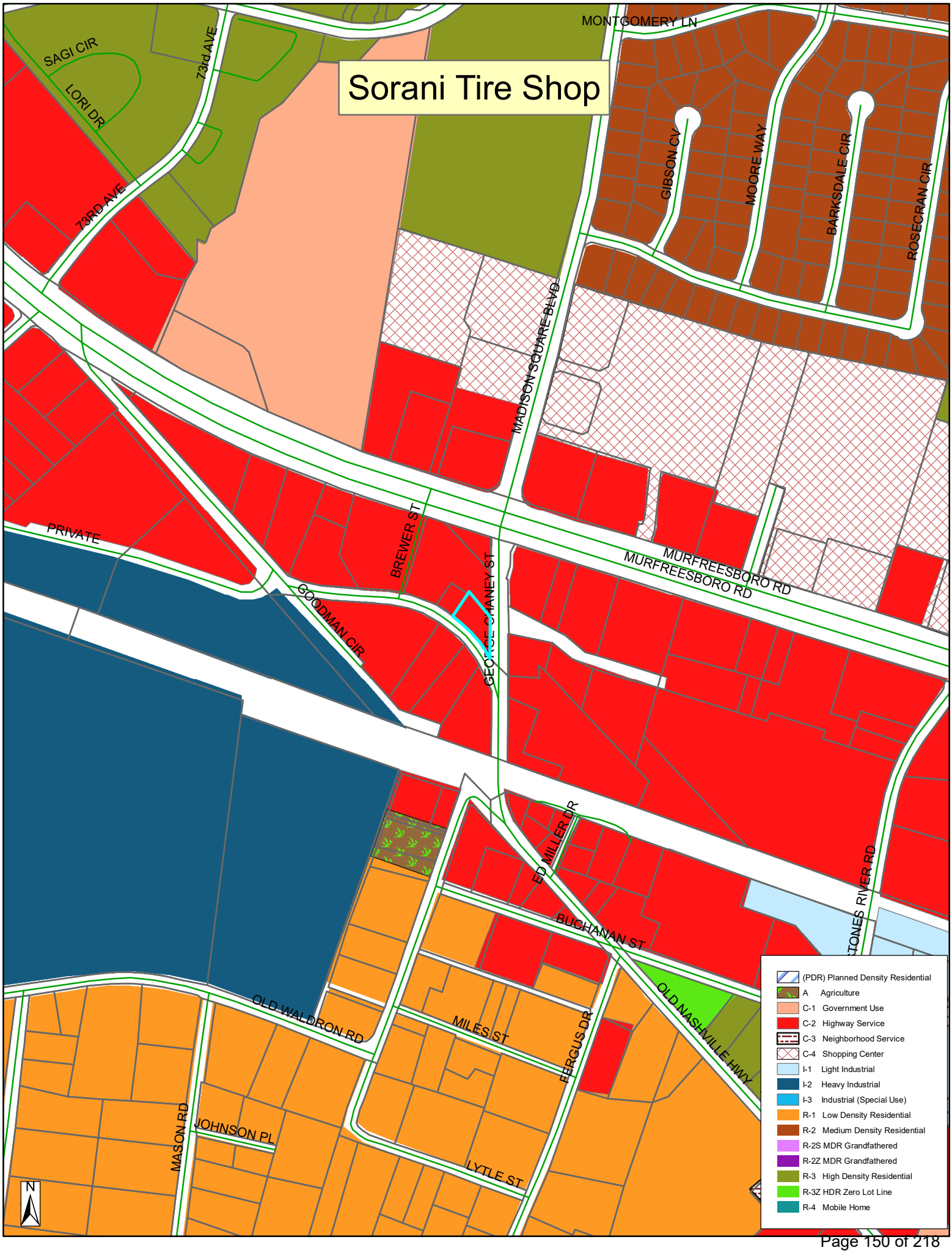
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

Police (**John Eubank** - jeubank@lavergnetn.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
N

Sorani Tire Shop
MADISON SQUARE BLVD
MURFREESBORO RD
MURFREESBORO RD
BREWER ST
PRIVATE
GOODMAN CIR
GEORGE CHANEY ST
OLD NASHVILLE HWY
OLD WALDRON RD
ED MILLER DR
BUCHANAN ST
N


Sorani Tire Shop
MONTGOMERY LN
SAGI CIR
LORI DR
73rd AVE
73RD AVE
GIBSON CV
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MADISON SQUARE BLVD
PRIVATE
BREWER ST
GEORGE CHANEY ST
GOODMAN CIR
MURFREESBORO RD
MURFREESBORO RD
ED MILLER DR
BUCHANAN ST
JONES RIVER RD
OLD WALDRON RD
MILES ST
FERGUS DR
OLD NASHVILLE HWY
MASON RD
JOHNSON PL
LYTLE ST
N
(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

187

183

187
AA MECHANIC & TIRE SHOP
615-471-1185

SORANI SHWAN, FARAJ PAREE M
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY,
LA VERGNE, TN 37086
ACRES = 0.33
PARCEL ID: 015M-A-002.00-000
ZONED - C-2

VICINITY MAP
SCALE: N.T.S.

SITE LOCATION

SITE LOCATION

N

AERIAL VIEW
SCALE: N.T.S.

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

811
CALL BEFORE YOU DIG!

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

CHESTER A. RHODES
REGISTERED ENGINEER
AGRICULTURE
NO. 02211
STATE OF TENNESSEE
7/26/2024

ENGINEER:
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COLUMBIA, TN 38401
CIVIL ENVIRONMENTAL
SITE DEVELOPMENT WATER/WASTEWATER

GENERAL NOTE
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No.	REVISION	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL

DRAWN	____	
DESIGN	____	
CHECKED	____	
APPROVED	____	

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

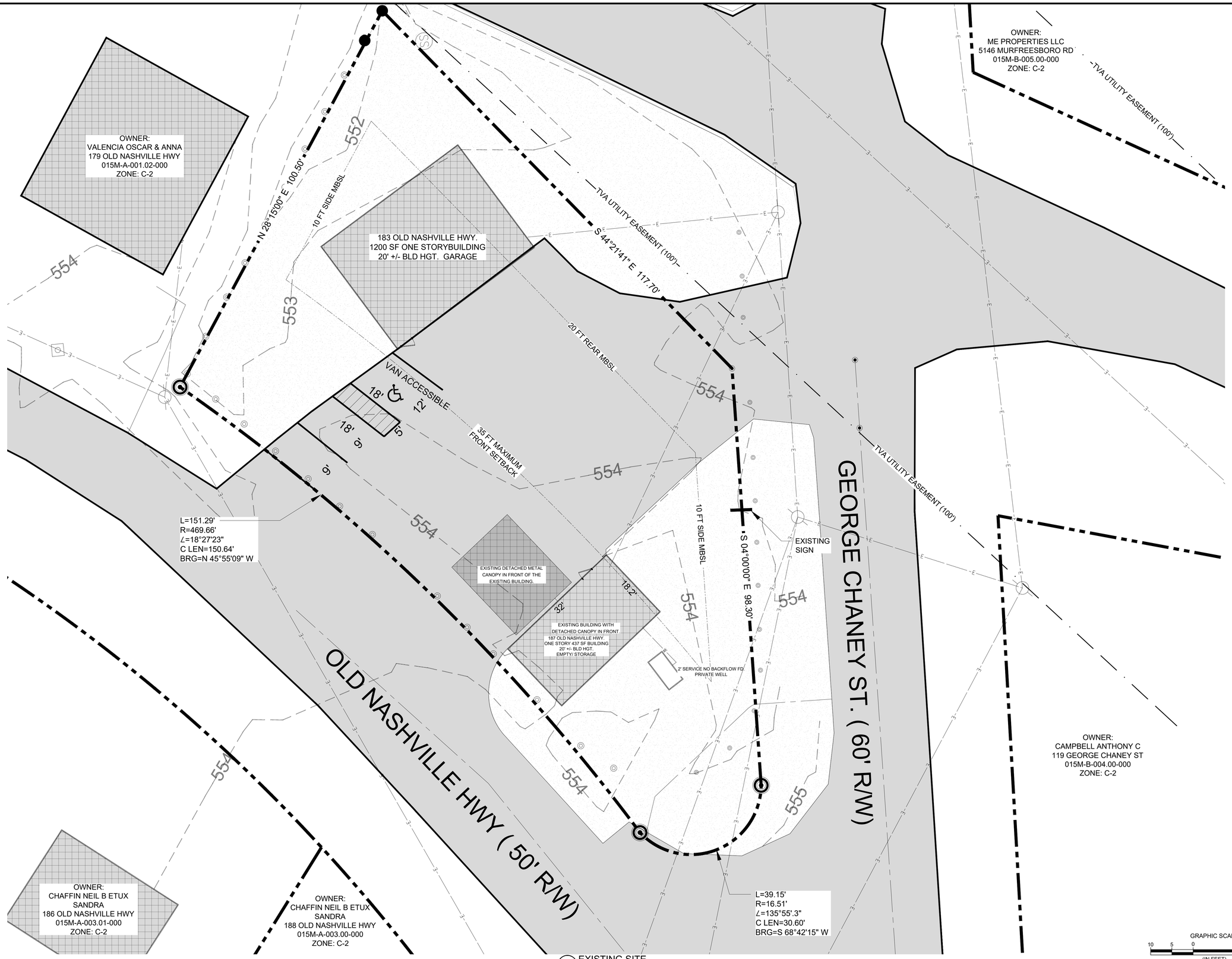
SORANI SHWAN
TIRE SHOP STORAGE FACILITIES
187 OLD NASHVILLE HWY, LA VERGNE, TN 37086

COVER SHEET

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: A1 Old Nashville Hwy Lavergne, TN Brewer Drive (2-8-24
JOB No.
REV.



1 EXISTING SITE
SCALE: 1" = 10'-0"

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CHESTER A. RHODES
REGISTERED ENGINEER
AD 102311
NO. 102311
STATE OF TENNESSEE

7/26/2024

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DRAWN	___	
DESIGN	___	
CHECKED	___	
APPROVED	___	

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

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

EXISTING SITE LAYOUT

DWG. No.
C-1.0

SCALE: NOTED

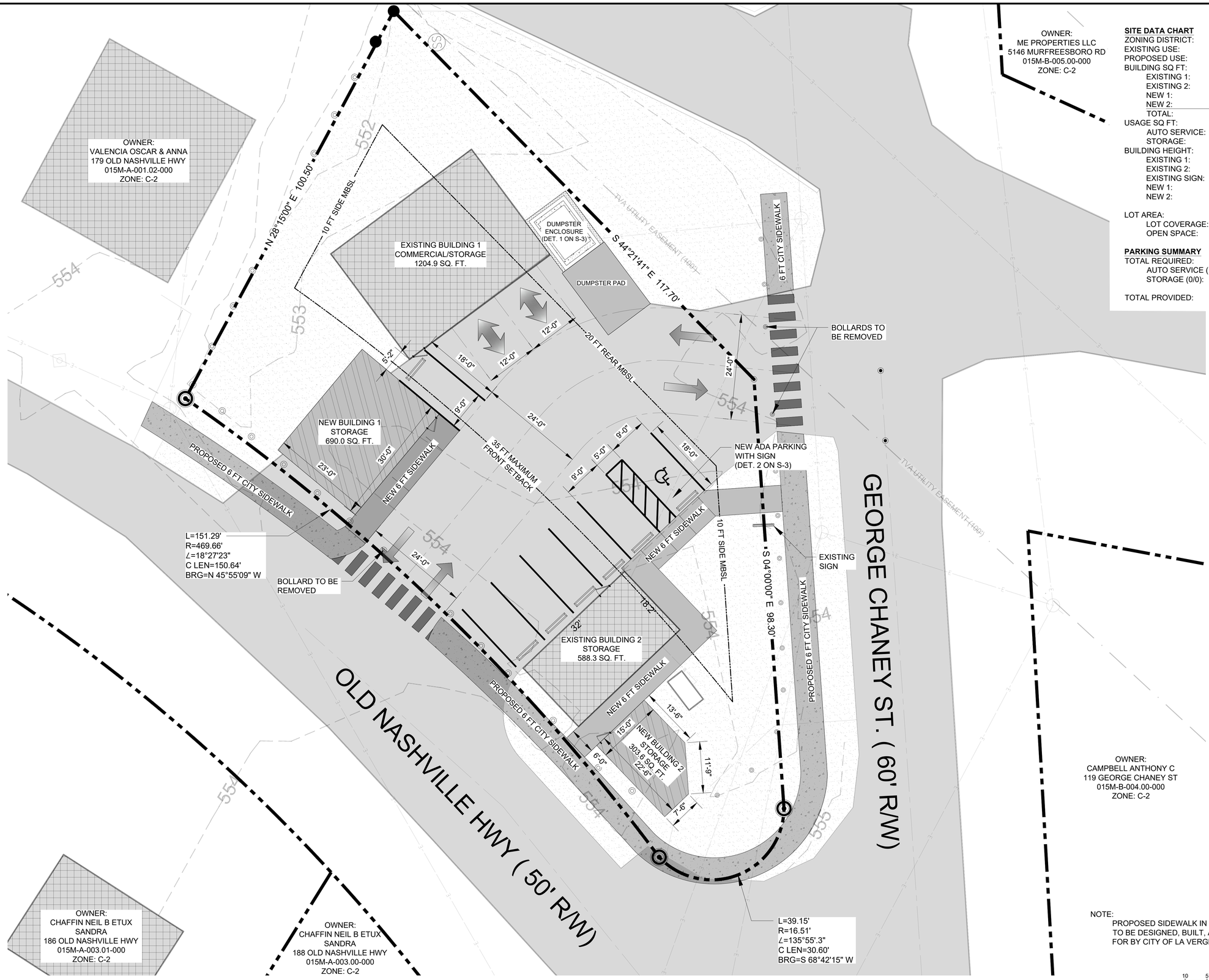
CADFILE: F:\01Rhodes\Eng Listings_TN_Sorani Shwan_01-02-01

JOB No.

REV.

EXISTING SITE LAYOUT

SCALE: 1" = 10'



1 PROPOSED SITE
SCALE: 1" = 10'-0"

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
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TOTAL PROVIDED:		6 SPACES + 1 ACCESSIBLE

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SITE DEVELOPMENT, WATER/WASTEWATER

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REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

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DESIGN	___	
CHECKED	___	
APPROVED	___	

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

SITE PLAN

DWG. No.
C-2.0

SCALE: NOTED

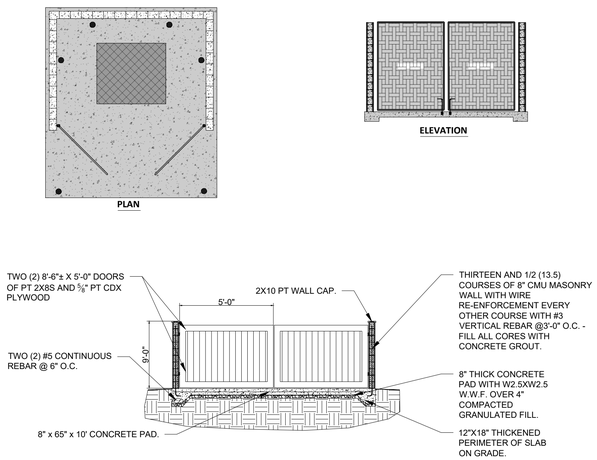
CADFILE: 187 Old Nashville Hwy, Lavergne, TN Sorani Shwan 24 SP.dwg

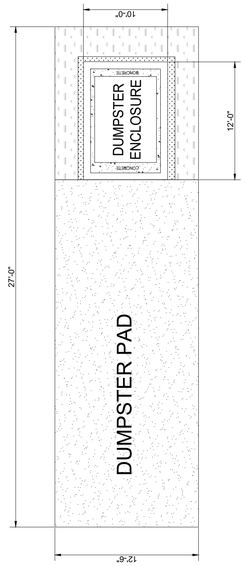
JOB No.

REV.

SITE PLAN

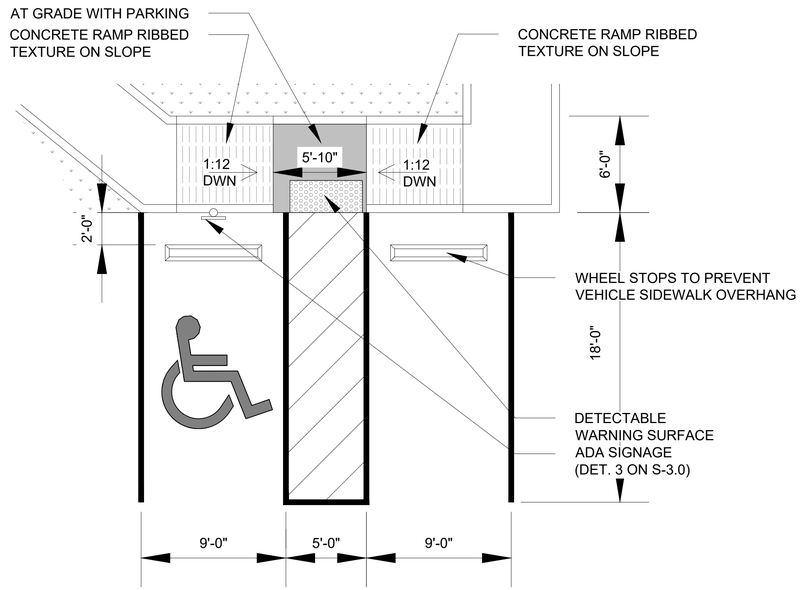
SCALE: 1" = 10'





1 DUMPSTER ENCLOSURE
SCALE: N.T.S.

NOTE:
DUMPSTER ENCLOSURE TO BE CONSTRUCTED WITH BRICK VENEER.



2 ADA CURB RAMP
SCALE: N.T.S.

3 ADA SIGN
SCALE: N.T.S.

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CHESTER A. RHODES REGISTERED ENGINEER AND ARCHITECT NO. 02311 STATE OF TENNESSEE

7/26/2024

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SITE DEVELOPMENT WATER/WASTEWATER

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APPROVAL

DRAWN	____	
DESIGN	____	
CHECKED	____	
APPROVED	____	

SAVED DATE: 7/29/2024 7:02:01 AM *jbrad*

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

CIVIL DETAILS

DWG. No.
C-3.0

SCALE: NOTED

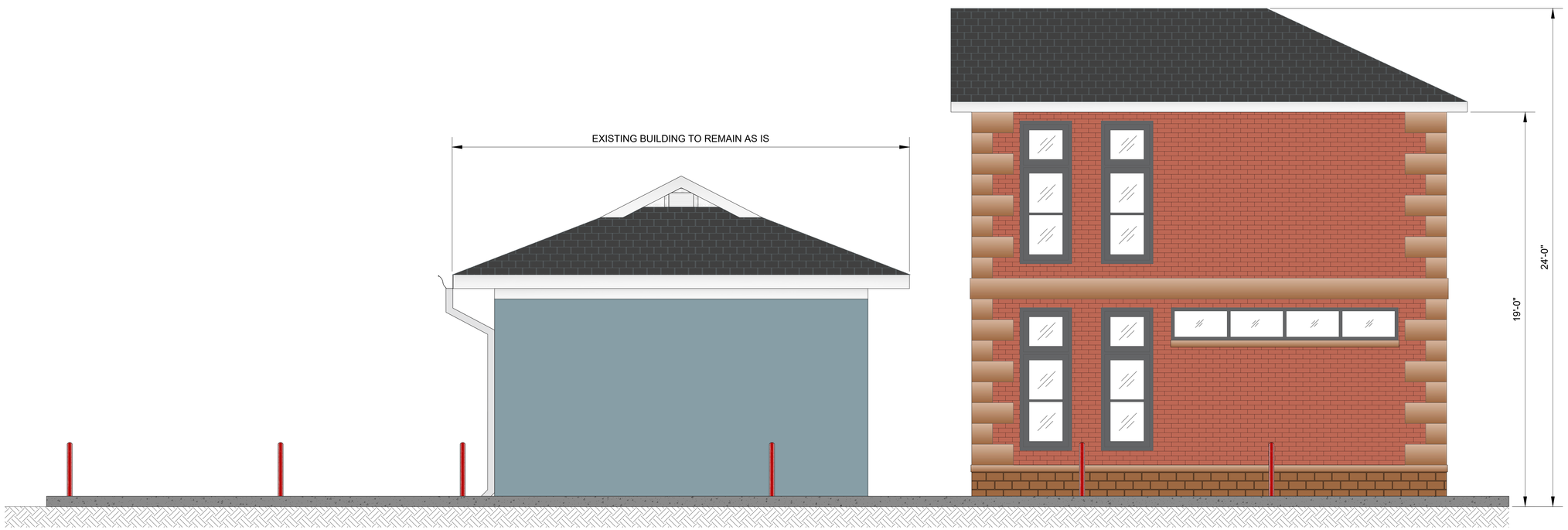
CADFILE: H:\SH Nashville Hwy, Lavergne, TN_Shwan Shoes_07-08-24

JOB No.

REV.

1 NEW BUILDING 1 OLD NASHVILLE HWY ELEVATION
SCALE: 3/8" = 1'-0"

2 NEW BUILDING 2 GEORGE CHANEY ST. ELEVATION
SCALE: 3/8" = 1'-0"



3 NEW BUILDING 2 WITH EXISTING STRUCTURE OLD NASHVILLE HWY ELEVATIONS
SCALE: 3/8" = 1'-0"

3/8" = 1'-0" 12" 0' 1' 5' 10'

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CHESTER A. RHODES REGISTERED ENGINEER ARCHITECT NO. 102311 STATE OF TENNESSEE

7/26/2024

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DESIGN	___	
CHECKED	___	
APPROVED	___	

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

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

ELEVATIONS

DWG. No.
A-1.0

SCALE: NOTED

CADFILE: 187 Old Nashville Hwy, LaVergne, TN_Sorani Shwan_07-26-24

JOB No.

REV.

ELEVATIONS

SCALE: NOTED

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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. (DEFERRED)**

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
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@lavergnetn.gov)

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)

No comments.

Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)

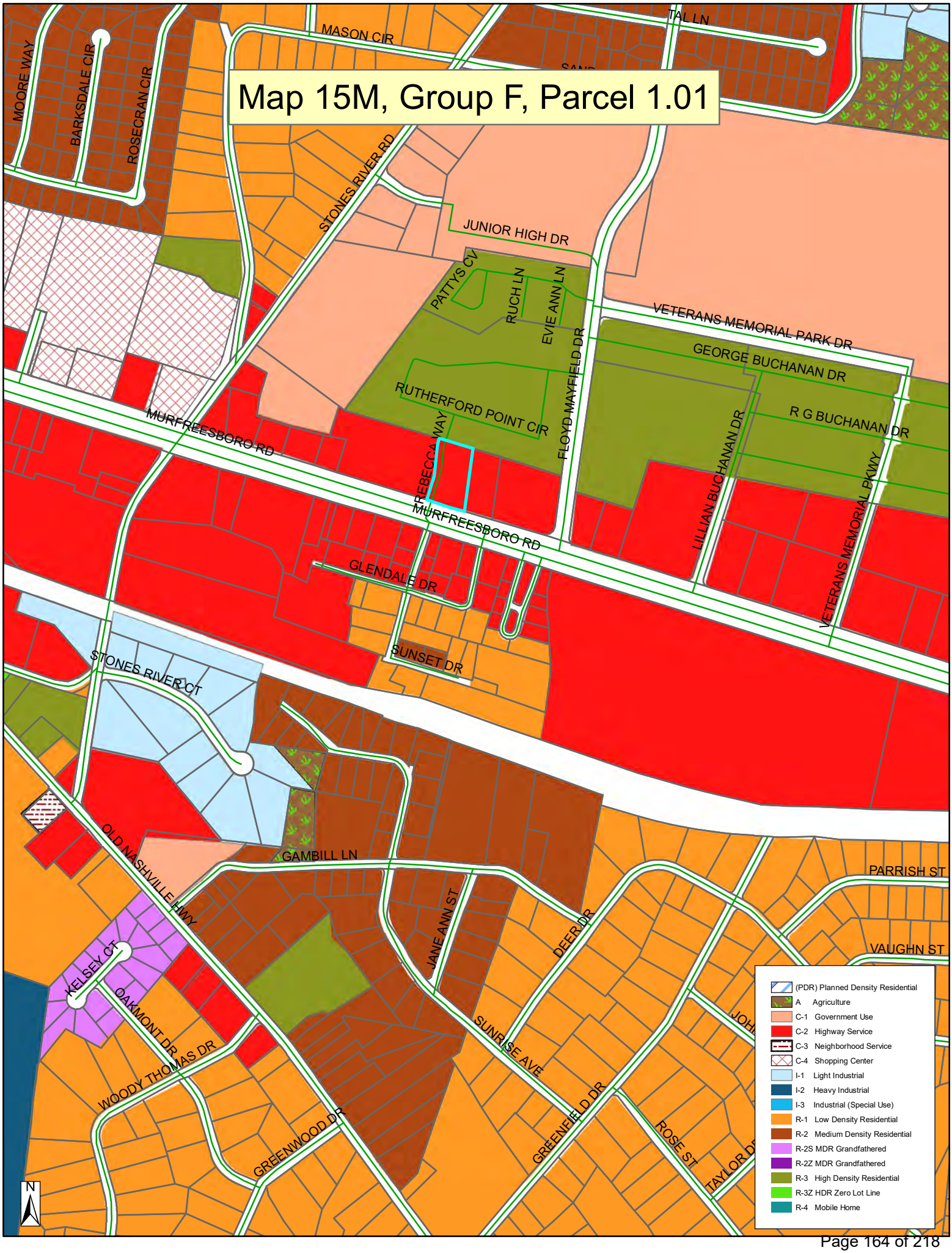
No comments.

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

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

Map 15M, Group F, Parcel 1.01
110
109
108
107
106
105
104
102
101
1708
1707
1706
1705
RUTHERFORD POINT CIR
REBECCA WAY
1608
1607
1606
1605
1604
1603
1602
1601
5265
MURFREESBORO RD
MURFREESBORO RD
SUNSET DR
N

Map 15M, Group F, Parcel 1.01
STONES RIVER RD
PATTY'S CV
RUCH LN
EVIE ANN LN
FLOYD MAYFIELD DR
RUTHERFORD POINT CIR
MURFREESBORO RD
REDCOAT WAY
MURFREESBORO RD
GLENDALE DR
MALDRON CIR
SUNSET DR
SUNRISE AVE
N


Map 15M, Group F, Parcel 1.01
MOORE WAY
BARKSDALE CIR
ROSECRAN CIR
MASON CIR
TAL LN
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
FLOYD MAYFIELD DR
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
RUTHERFORD POINT CIR
MURFREESBORO RD
REBECCA WAY
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
GLENDALE DR
SUNSET DR
STONES RIVER CT
GAMBILL LN
OLD NASHVILLE HWY
PARRISH ST
VAUGHN ST
JANE ANN ST
DEER DR
KELSEY CT
OAKMONT DR
WOODY THOMAS DR
SUNRISE AVE
GREENFIELD DR
ROSE ST
GREENWOOD DR
N
(PDR) Planned Density Residential
A Agriculture
C-1 Government Use
C-2 Highway Service
C-3 Neighborhood Service
C-4 Shopping Center
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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

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
CONTACT: DEAN GERCHAR

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

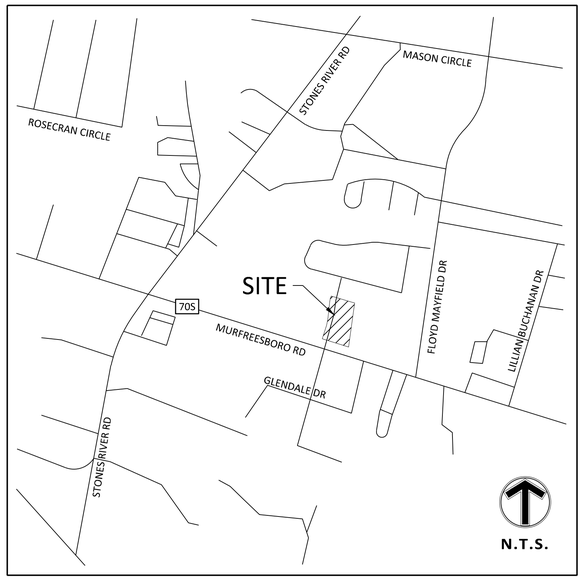
TAKE 5 OIL CHANGE

5265 MURFREESBORO ROAD
(USRoute 70S/41)
La Vergne, Tennessee

DEVELOPMENT SUMMARY

AREA		
TOTAL SITE AREA	55,764 SF	1.28 AC
DISTURBED AREA	26,137 SF	0.60 AC
EXISTING IMPERVIOUS AREA	9,435 SF	0.22 AC
PROPOSED IMPERVIOUS AREA	24,937 SF	0.57 AC
BUILDING AREA		1,750 SF
PARKING SUMMARY		
STANDARD REQUIRED		12 STALLS
ADA REQUIRED		1 STALLS
STANDARD PROVIDED		14 STALLS
ADA PROVIDED		1 STALLS

SETBACKS	
FRONT YARD BUILDING	35 FT
REAR YARD BUILDING	20 FT
SIDE YARD BUILDING	10 FT
FRONT LANDSCAPE BUFFER	20 FT
REAR LANDSCAPE BUFFER	50 FT
ZONING	
EXISTING ZONING	C-2 HIGHWAY SERVICE
PROPOSED ZONING	C-2 HIGHWAY SERVICE
GREEN SPACE	
PROPOSED PERVIOUS	30,827 SF



VICINITY MAP
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SHEET INDEX

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C-5.01	NPDES STABILIZATION PLAN
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C-9.01	DETAILS
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24.15 (LWS TECH) | JILL WEYENBERG, EIT (MN) | 8/15/2024 9:06:04 AM
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BRIAN BROOKER REGISTERED ENGINEER 125 STATE OF TENNESSEE 08/15/2024

SAMBATEK NC PC PROFESSIONAL ENGINEERING FIRM C-4993 NORTH CAROLINA RALEIGH, NORTH CAROLINA

PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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TITLE PAGE

JARMAN DEVELOPMENT
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5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

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DEMOLITION NOTES

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.

BENCHMARKS

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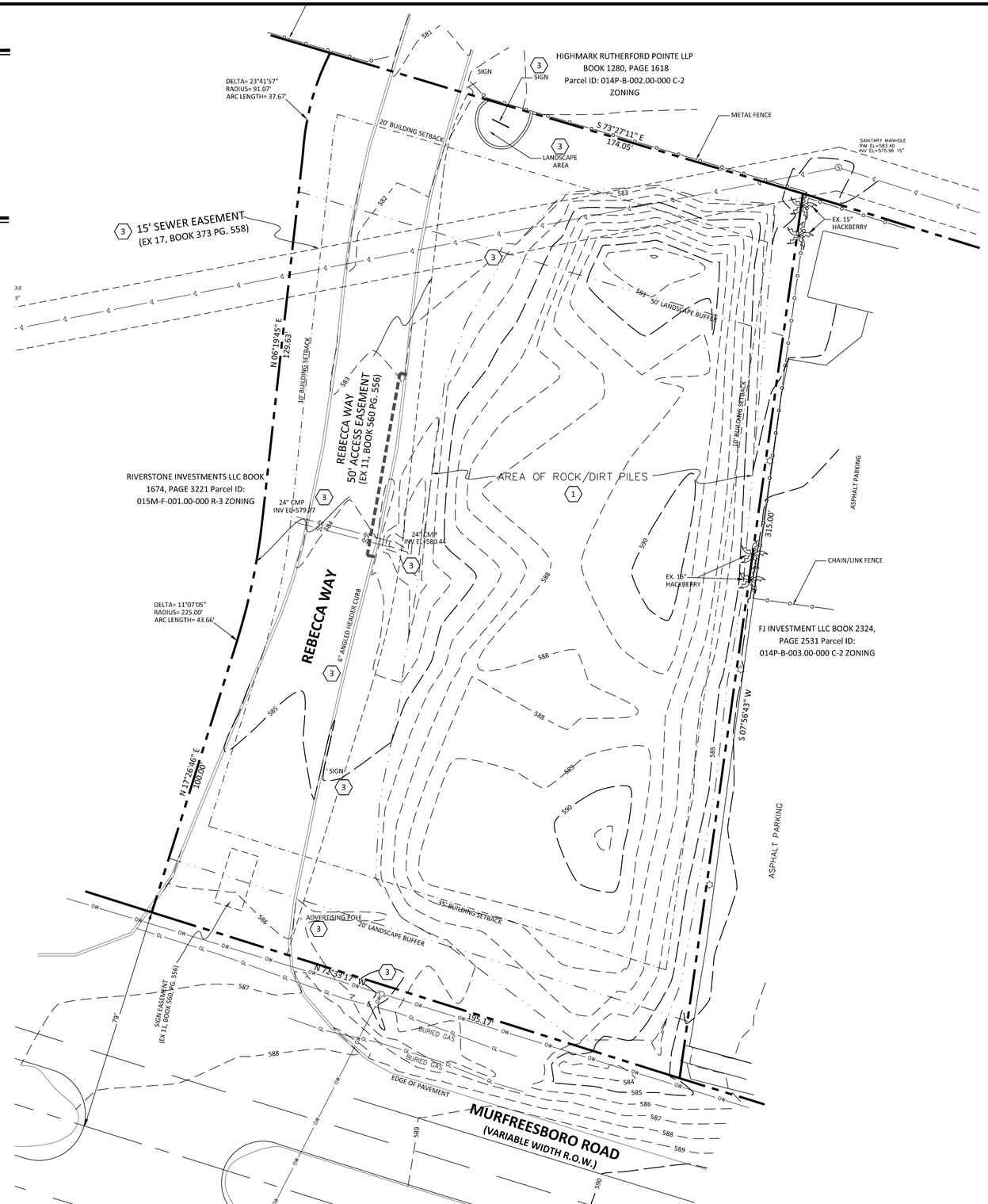

LEGEND

- GAS METER
- HYDRANT
- LIGHT
- STORM SEWER
- DRAINTILE
- WATERMAIN
- FORCEMAIN (SAN.)
- SANITARY SEWER
- OVERHEAD WIRE
- TELEPHONE PEDESTAL
- UNDERGROUND CABLE TV
- ELECTRIC TRANSFORMER
- GAS METER
- WIRE FENCE
- IRON FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- BLOCK RETAINING WALL
- SPRINKLER HEAD
- SPRINKLER VALVE
- GUIDE RAIL
- HANDRAIL
- TREE LINE
- TREES / SHRUBS
- CONCRETE
- BOLLARD
- SIGN
- CONCRETE CURB
- BUILDING LINE
- SAW CUT LINE

LEGEND

- FOUND MONUMENT
- SET MONUMENT MARKED
- ELECTRIC METER
- LIGHT
- AIR CONDITIONER
- GUY ANCHOR
- HANDICAP STALL
- UTILITY POLE
- POST
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATERMAIN
- SANITARY SEWER
- FORCEMAIN (SAN.)
- STORM SEWER
- FLARED END SECTION
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- GAS METER
- OVERHEAD WIRE
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- SETBACK LINE
- RESTRICTED ACCESS
- CONCRETE CURB
- BUILDING LINE
- BUILDING CANOPY
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- LANDSCAPE SURFACE

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BRIAN BURGHART
TENNESSEE REGISTERED ENGINEER
No. 120.01220
STATE OF TENNESSEE
06/27/2024

SAMBATEK INC.P.C.
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C-4993
STATE OF TENNESSEE
NORTH CAROLINA

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EXISTING CONDITIONS / DEMOLITION PLAN

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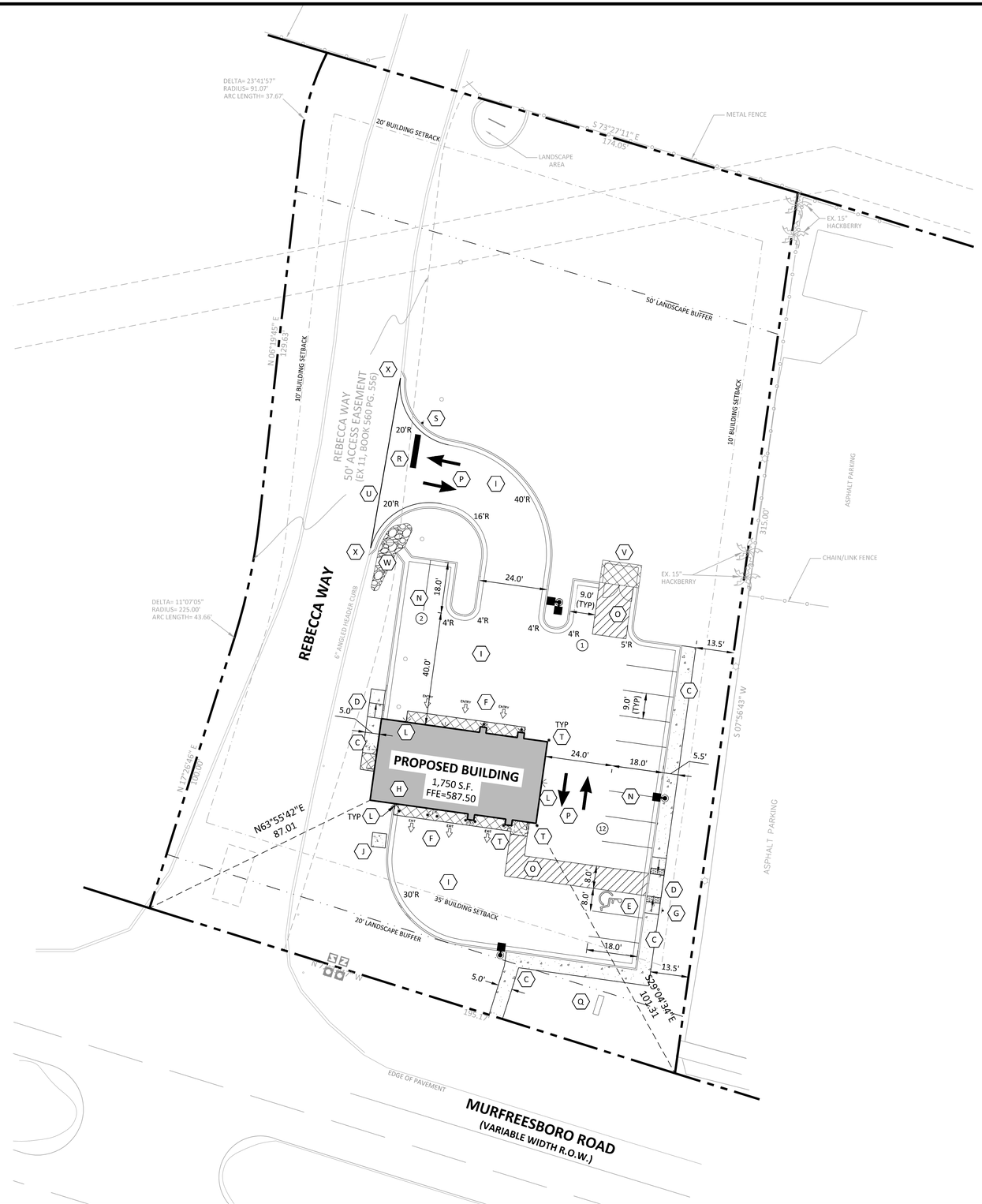
DEVELOPMENT NOTES

1. 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.

2. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODES.

3. 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.
4. 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.
5. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
6. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
7. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
10. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
11. 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.
12. THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
13. GENERAL CONTRACTOR WILL ERECT AND ILLUMINATE A SITE IDENTIFICATION SIGN, PER OWNER'S SPECIFICATION. COORDINATE LOCATION WITH OWNER'S REPRESENTATIVE.
14. FINISH CURB AND WALK ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT GRADE UNLESS NOTED DIFFERENT ON PLAN.
15. CONTRACTOR SHALL ENSURE THAT ADEQUATE SITE LIGHTING IS PROVIDED PER OWNER'S SPECIFICATIONS.
16. ALL RADII DIMENSIONS ARE TO FACE OF CURB.
17. ALL UTILITIES TO SERVICE BUILDING SHALL BE UNDERGROUND ON SITE, UNLESS OTHERWISE INDICATED.
18. 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.
19. 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.
20. 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.
21. ALL LOT STRIPING AND DIRECTIONAL ARROWS TO BE WHITE REFLECTIVE MARKINGS AND SHALL CONFORM TO LOCAL REGULATIONS.
22. 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.
23. 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..
24. 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.
25. 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.
26. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS.
27. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ALL BUILDING
28. ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
29. CONTRACTOR SHALL COORDINATE EXACT SIZE OF HVAC CONCRETE PADS WITH MECHANICAL CONTRACTOR. REFER TO MECHANICAL PLANS FOR DETAILS.
30. ALL SEEDING, TEMPORARY AND PERMANENT, TO BE INSTALLED TO LOCAL REGULATIONS AND STANDARD PRACTICES.
31. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
32. ANY AND ALL QUANTITIES SHOWN OR IMPLIED ON THESE PLANS ARE FOR ESTIMATION PURPOSES ONLY.
33. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE IRRIGATION CONTRACTOR, FOR IRRIGATION SLEEVE SIZE FOR IRRIGATION SYSTEM.
34. 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
		CONCRETE CURB
		EASEMENT LINE
		BUILDING LINE
		RETAINING WALL
	WL	WETLAND
		TREE LINE
		SAW CUT LINE
		SIGN
		BOLLARD
##		PARKING STALL COUNT
1		KEY NOTE
		LIGHT POLE (BY OTHERS)

	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)

KEY NOTES

A. CONSTRUCT 2.0' CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
B. CONSTRUCT 2.0' CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
C. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
D. CONSTRUCT CONCRETE ACCESSIBLE RAMP PER DETAIL SHEET
E. ACCESSIBLE PARKING STALL
F. PAINT TAKE 5 ENTRY AND EXIT DIRECTIONAL ARROWS AS PER ARCHITECTURAL DETAILS
G. INSTALL "VAN ACCESSIBLE" PARKING SIGN PER DETAIL SHEET
H. BUILDING, STOOP, AND ACCESS WAYS REFER TO ARCHITECTURAL PLANS
I. ASPHALT PAVEMENT PER DETAIL SHEET
J. TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE AND LOCATION WITH UTILITY COMPANY)
K. NOT USED
L. BUILDING MOUNTED LIGHTING, REFER TO ARCHITECTURAL PLANS
M. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN
N. PAINT 4" WIDE STRIPE, WHITE
O. PAINT 4" WIDE STRIPE @ 45°, 2 FEET APART
P. PAINT TRAFFIC ARROWS PER DETAIL SHEET
Q. SITE IDENTIFICATION SIGN
R. PAINT STOP BAR AS PER TDOT SPECIFICATIONS
S. INSTALL STOP SIGN PER TDOT SPECIFICATIONS
T. INSTALL STEEL PIPE BOLLARD PER DETAIL SHEET
U. MATCH EXISTING PAVEMENT
V. TRASH ENCLOSURE AS PER ARCHITECTURAL PLANS
W. CONCRETE FLUME PER DETAIL SHEET
X. TIE 2' STANDARD CURB AND GUTTER TO EXISTING 6" ANGLED HEADER CURB TO MAINTAIN POSITIVE DRAINAGE ALONG GUTTER LINE

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

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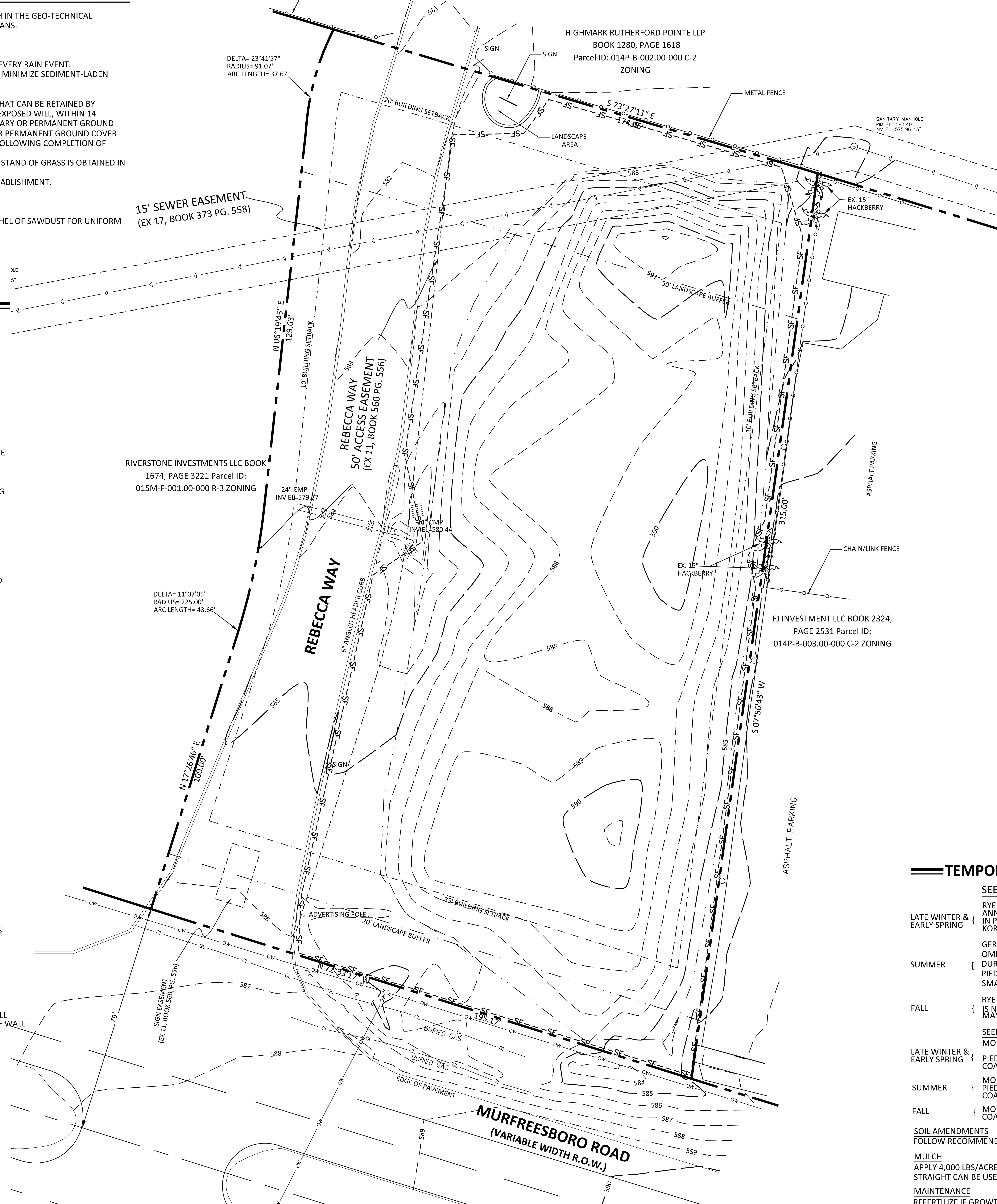
GRADING/EROSON CONTROL NOTES

1. 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.
2. CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION 48 HOURS PRIOR TO DIGGING.
3. THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
5. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
6. 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.
7. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. 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.
9. 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:
   A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
   C. VARIETIES TO BE SEEDED:
      1. SPRING SEEDING - MARCH1 - 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.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. 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.

1. OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
2. 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.
3. 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.
4. 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.
5. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.. SEED AND MULCH DENUDED 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.
6. 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
- CONCRETE CURB
- STORM SEWER
- DRAINTILE
- ROOF DRAIN
- BUILDING LINE
- RETAINING WALL
- CONTOUR (902)
- WETLAND (WL)
- TREE LINE
- SPOT ELEVATIONS (902.50)
- RIPRAP
- OVERFLOW ELEV. (EOF 902.50)
- SOIL BORING (ST # 999.9)
- CONSTRUCTION ENTRANCE
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
- PROPOSED PAVEMENT
- PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- TP — TREE PROTECTION FENCE
- TOP OF CURB / BOTTOM OF CURB
- TW=XXX.XX / BW=XXX.XX — 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)	120
	ANNUAL LESPEDEZA (KOBE IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS	50
SUMMER	GERMAN MILLET	40
	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 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.

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W. BRIAN BURCHETT REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 08/22/2024
SAMBATEK NC P.C. REGISTERED CORPORATION C-4993 NORTH CAROLINA RALEIGH, NORTH CAROLINA

PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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EROSION CONTROL PLAN PHASE I

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

SHEET C-4.01
REV.

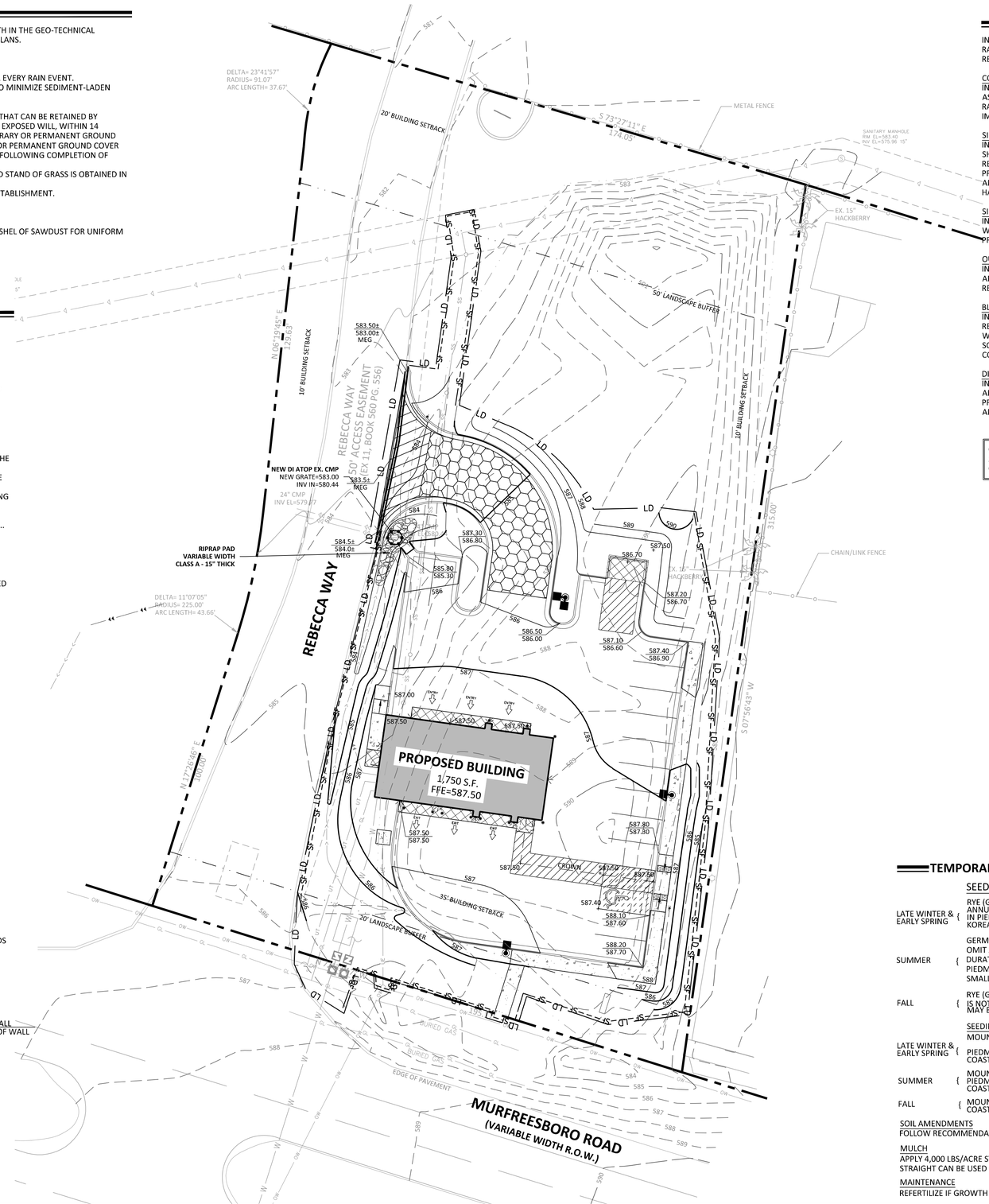
GRADING/EROSON CONTROL NOTES

1. 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.
2. CONTRACTOR IS TO CONTACT 811 FOR UNDERGROUND UTILITY LOCATION 48 HOURS PRIOR TO DIGGING.
3. THE EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY EARTHWORK.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
5. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED AND REPAIRED AT A MINIMUM OF WEEKLY BASIS AND AFTER EVERY RAIN EVENT.
6. 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.
7. CONTRACTOR SHALL LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
8. 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.
9. 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:
   - A. 100 LBS PER 1,000 SQUARE FOOT GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   - B. 20 LBS OF 10-10-10 FERTILIZER OR EQUIVALENT PER 1,000 SQUARE FOOT.
   - C. VARIETIES TO BE SEEDED:
     1. SPRING SEEDING - MARCH1 - 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.
10. SEE LANDSCAPING PLAN FOR PERMANENT SEEDING.
11. 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.

1. OBTAIN A LAND DISTURBING PERMIT. SCHEDULE A PRE-CONSTRUCTION MEETING.
2. 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.
3. 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.
4. 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.
5. STABILIZE SITE AS AREAS ARE BROUGHT UP TO FINISH GRADE WITH VEGETATION, PAVING, DITCH LININGS, ETC.. SEED AND MULCH DENUDED 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.
6. 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 PAVING
		CONCRETE CURB		CONCRETE SIDEWALK
		STORM SEWER		PAVEMENT BY OTHERS (SEE ARCHITECTURAL PLANS)
		DRAINTILE		ADA PARKING MAX 2% SLOPE IN ALL DIRECTIONS
		ROOF DRAIN	RD	PROPOSED ROOF DRAIN 8" CORRUGATED PLASTIC 3' MIN COVER 1% MIN.SLOPE PVC IN TRAFFIC AREAS CLEANOUTS LOCATED @ ALL BENDS
		BUILDING LINE	LD	LIMITS OF DISTURBANCE
		RETAINING WALL	SF	SILT FENCE
902	902	CONTOUR	TP	TREE PROTECTION FENCE
	WL	WETLAND		
		TREE LINE		
902.50	902.50	SPOT ELEVATIONS	XXXX.XX / XXXX.XX	TOP OF CURB / BOTTOM OF CURB
		RIPRAP	TW=XXX.XX / BW=XXX.XX	TW IS GROUND AT TOP OF WALL / BW IS GROUND AT BOTTOM OF WALL
EOF 902.50		OVERFLOW ELEV.		
	ST # 999.9	SOIL BORING		
		CONSTRUCTION ENTRANCE		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 (KOBE IN PIEDMONT AND COSTAL PLAIN, KOREAN IN MOUNTAINS	50
SUMMER	GERMAN MILLET	40
	OMIT ANNUAL LESPEDEZA WHEN DURATION OF TEMPORARY COVER IN THE PIEDMONT AND MOUNTAINS, A SMALL-STEMMED SUNDAGRASS	
FALL	RYE (GRAIN) IS NOT TO EXTEND BEYOND JUNE. MAY BE SUBSTITUTED AT A RATE OF 50 LB/ACRE.	120

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 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.

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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

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

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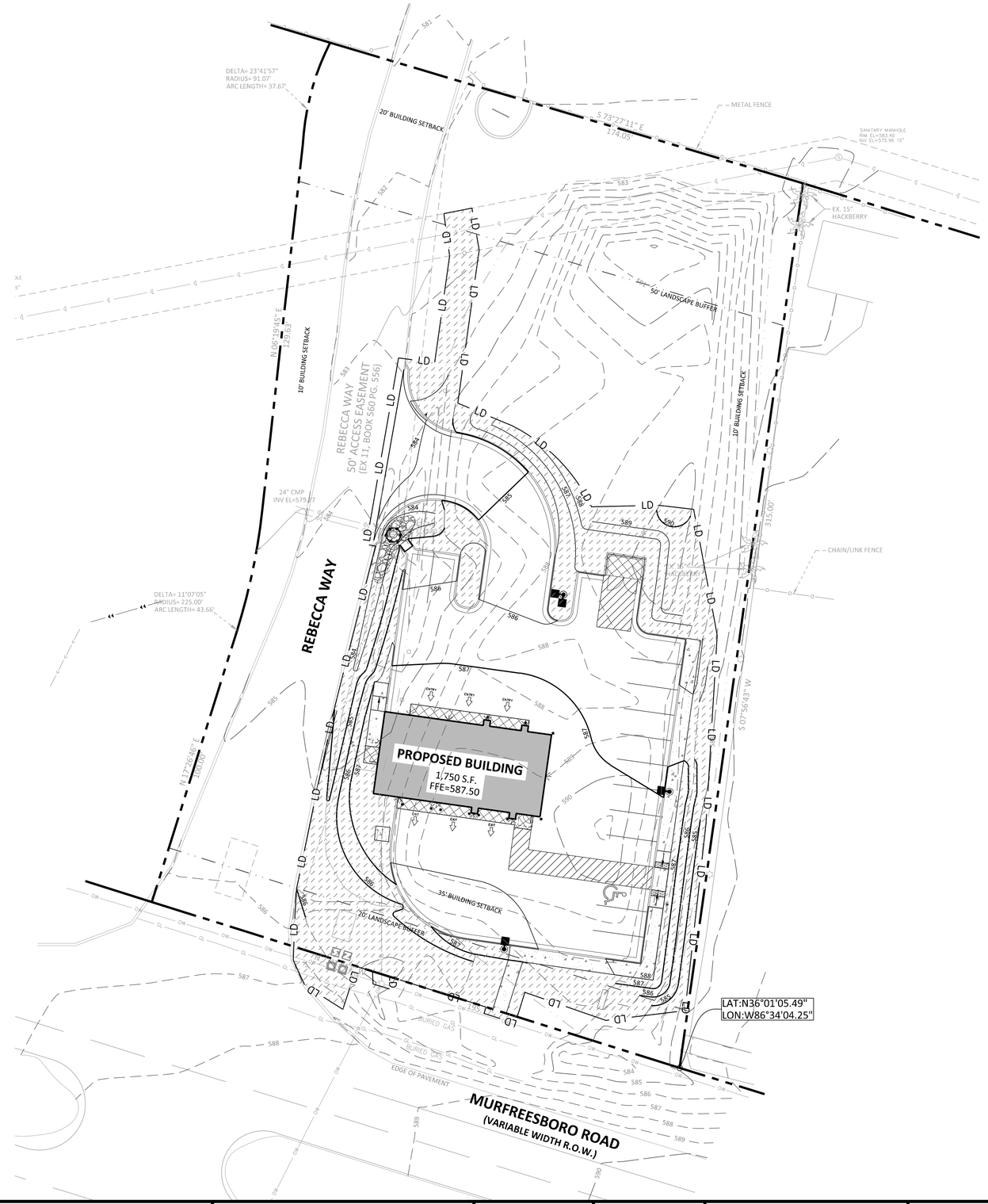

LABEL	1) GROUND STABILIZATION		
	SITE AREA DESCRIPTION	STABILIZE WITHIN THIS MANY CALENDAR DAYS AFTER CEASING LAND DISTURBANCE	TIME FRAME VARIATIONS
	• PERIMETER DIKES, SWALES, DITCHES AND SLOPES	7 DAYS	NONE
	• HIGH QUALITY WATER (HQW) ZONES	7 DAYS	NONE
	• SLOPES STEEPER THAN 3:1	7 DAYS	IF SLOPES ARE 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 STEEPERTHAN 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:
BrB - BRADYVILLE SILT LOAM
TrC - TALBOTT-BARFIELD-ROCK OUTCROP COMPLEX

WATERSHED: CUMBERLAND

MAINTENANCE CONTACT INFORMATION: TBD

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NO	DATE	BY	CKD	APPR	COMMENT
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BRIAN P. BRACKETT
REGISTERED ENGINEER
AGRICULTURE
No. 115365
STATE OF TENNESSEE
08/12/2024

SAMBATEK INC.
C-4993
STATE OF NORTH CAROLINA

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NPDES STABILIZATION PLAN

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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 • Rolled 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 • Rolled erosion control products with grass seed

POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

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

EQUIPMENT AND VEHICLE MAINTENANCE

1. Maintain vehicles and equipment to prevent discharge of fluids.
2. Provide drip pans under any stored equipment.
3. Identify leaks and repair as soon as feasible, or remove leaking equipment from the project.
4. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible).
5. Remove leaking vehicles and construction equipment from service until the problem has been corrected.
6. 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

1. Never bury or burn waste. Place litter and debris in approved waste containers.
2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
3. Locate waste containers at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available.
4. 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.
5. Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.
6. Anchor all lightweight items in waste containers during times of high winds.
7. Empty waste containers as needed to prevent overflow. Clean up immediately if containers overflow.
8. Dispose waste off-site at an approved disposal facility.
9. On business days, clean up and dispose of waste in designated waste containers.

PAINT AND OTHER LIQUID WASTE

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

PORTABLE TOILETS

1. 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.
2. Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas.
3. 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

1. 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.
2. Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile.
3. Provide stable stone access point when feasible.
4. 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

1. Do not discharge concrete or cement slurry from the site.
2. Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

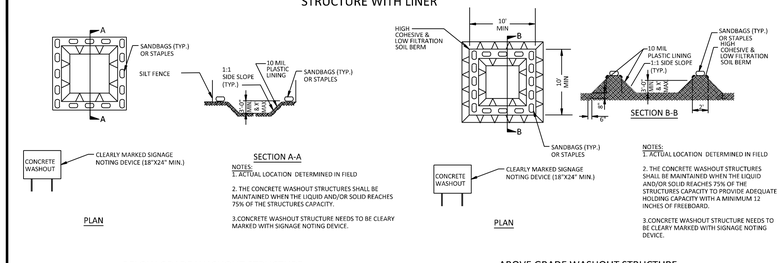
HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides and rodenticides in accordance with label restrictions.
2. 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.
3. 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.
4. Do not stockpile these materials onsite.

HAZARDOUS AND TOXIC WASTE

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

ONSITE CONCRETE WASHOUT STRUCTURE WITH LINER



SECTION A-A

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

SECTION B-B

NOTES:
1. ACTUAL LOCATION DETERMINED IN FIELD

2. THE CONCRETE WASHOUT STRUCTURES SHALL BE MAINTAINED WHEN THE LIQUID AND/OR SOLID REACHES 75% OF THE STRUCTURES CAPACITY TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM 12 INCHES OF FREEBOARD.

3.CONCRETE WASHOUT STRUCTURE NEEDS TO BE CLEARY MARKED WITH SIGNAGE NOTING DEVICE.

PLAN

BELOW GRADE WASHOUT STRUCTURE
NOT TO SCALE

PLAN

ABOVE GRADE WASHOUT STRUCTURE
NOT TO SCALE

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, the 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, and no individual-day rainfall information is available, record the cumulative rain measurement for those un-attended 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-monitoring device approved by the Division.
(2) E&SC 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 sheen, floating 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 site 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 onsite 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 increased visible 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 C, Item (2)(a) of this permit.
(6) Ground stabilization measures	After each phase of grading	1. The phase of grading (installation of perimeter E&SC measures, clearing and grubbing, installation of storm drainage 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&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC 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&SC measure has been installed and does not significantly deviate from the locations, dimensions and relative elevations shown on the approved E&SC plan.	Initial and date each E&SC measure on a copy of the approved E&SC plan or complete, date and sign an inspection report that lists each E&SC measure shown on the approved E&SC plan. This documentation is required upon the initial installation of the E&SC measures or if the E&SC measures are modified after initial installation.
(b) A phase of grading has been completed.	Initial and date a copy of the approved E&SC 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&SC plan.	Initial and date a copy of the approved E&SC 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&SC measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC measures.	Initial and date a copy of the approved E&SC 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&SC 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:

(a) This General Permit as well as the Certificate of Coverage, after it is received.

(b) 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

1. Occurrences that Must be Reported

Permittees shall report the following occurrences:

(a) Visible sediment deposition in a stream or wetland.

(b) 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 NC 303(d) list 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.
(c) Anticipated bypasses [40 CFR 122.41(m)(3)]	• ***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.
(d) Unanticipated bypasses [40 CFR 122.41(m)(3)]	• ***Within 24 hours***, an oral or electronic notification. • ***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(l)(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 reoccurrence of the noncompliance. [40 CFR 122.41(l)(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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24-LS (LMS TECH) | JILL WEYENBERG, EIT (MN) | 7/30/2024 10:20:57 AM
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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

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NPDES DETAILS

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

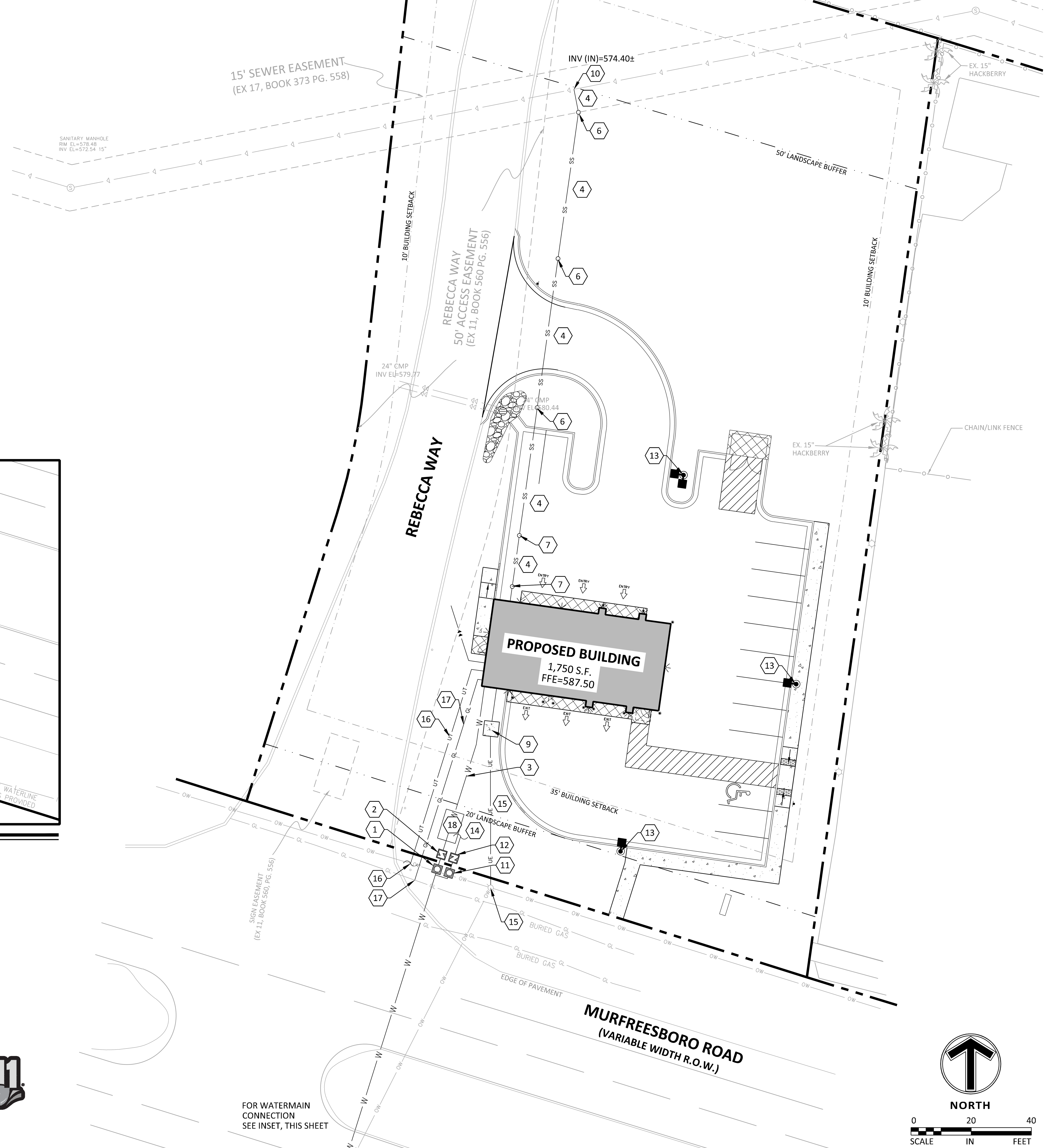
SHEET
C-5.02
REV.

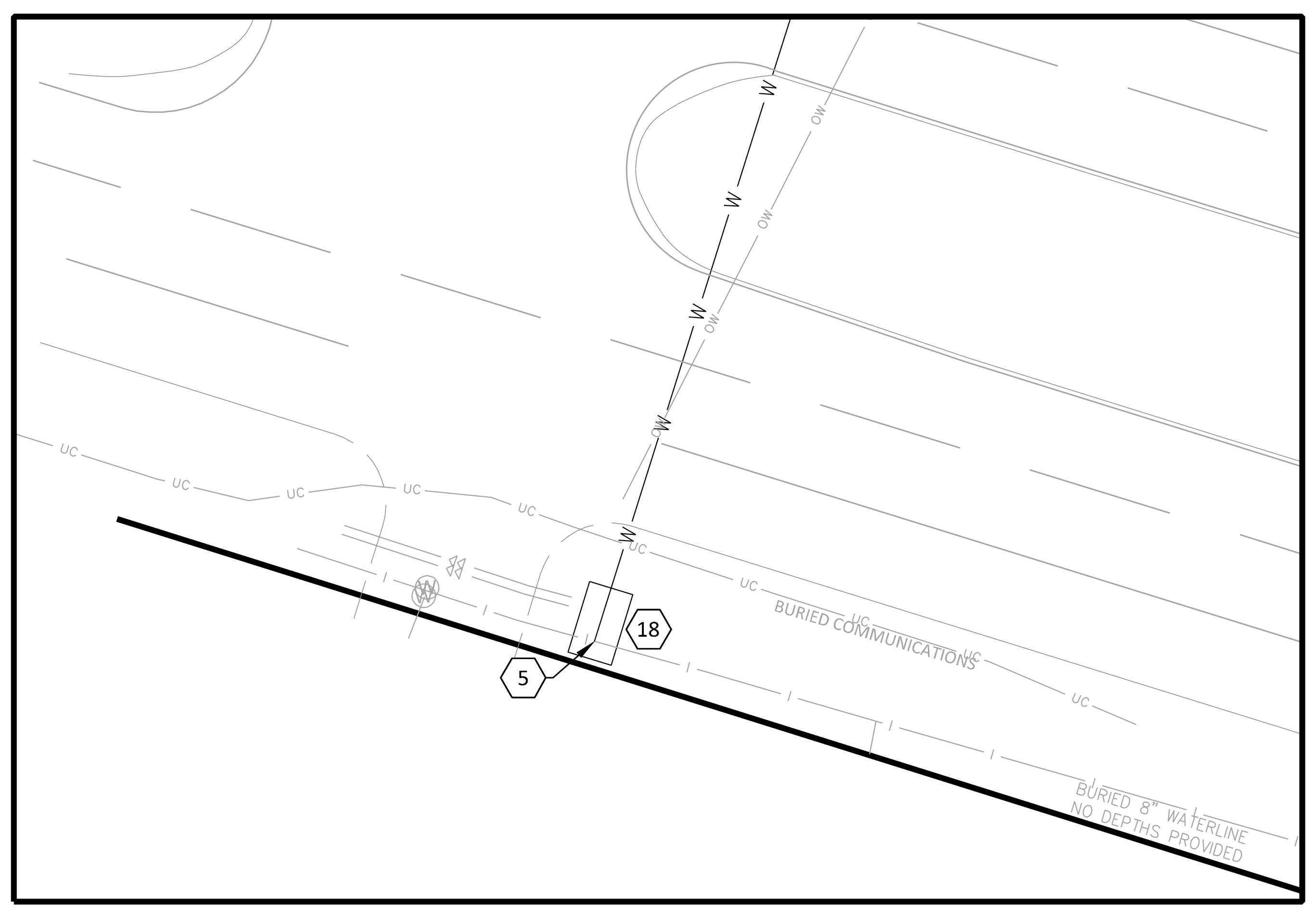
UTILITY KEY NOTES

1. 1.5" DOMESTIC WATER METER, CONTRACTOR SHALL COORDINATE WITH CITY.
2. 1.5" DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GROUND HEATED, INSULATED ENCLOSURE.
3. 1.5" DOMESTIC WATER SERVICE, CONTRACTOR SHALL COORDINATE WITH CITY.
4. 6" PVC SANITARY SEWER LINE @ 1/8" PER LINEAR FOOT SLOPE (MINIMUM), CONTRACTOR SHALL COORDINATE WITH CITY.
5. 8" SADDLE WITH 1.5" CORPORATION STOP, CONTRACTOR SHALL COORDINATE WITH CITY.
6. SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
7. TRAFFIC RATED SANITARY SEWER CLEANOUT, SEE DETAIL SHEET.
8. EXISTING FIRE HYDRANT.
9. TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE LOCATION AND SIZE WITH UTILITY COMPANY.
10. 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.
11. 1" IRRIGATION WATER METER, CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR.
12. 1" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER IN ABOVE GRADE HEATED, INSULATED ENCLOSURE, CONTRACTOR SHALL COORDINATE WITH CITY.
13. POLE MOUNTED AREA LIGHT, SEE LIGHTING PLAN.
14. COORDINATE IRRIGATION CONNECTION WITH IRRIGATION CONTRACTOR.
15. UNDERGROUND ELECTRIC SERVICE, CONTRACTOR SHALL COORDINATE WITH ELECTRIC UTILITY.
16. UNDERGROUND TELEPHONE SERVICE, CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY.
17. GAS SERVICE, CONTRACTOR SHALL COORDINATE WITH GAS COMPANY.
18. 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.





WATERMAIN INSET

SCALE: 1" = 20'

LEGEND

PROPOSED	EXISTING	
CO — SS — S	CO — SS — S	SANITARY SEWER
LS — FM — S	LS — FM — S	FORCEMAIN (SAN.)
D — ST —	D —	STORM SEWER
— ››› — ››› —	— ››› — ››› —	DRAINTILE
— W —	— W —	WATERMAIN
— GL —	— GL —	UNDERGROUND GAS LINE
— UT —	— UT —	UNDERGROUND TELEPHONE
— UE —	— UE —	UNDERGROUND ELECTRIC
═══	═══	CONCRETE CURB
— — — —	— — — —	EASEMENT LINE

UTILITY CONSTRUCTION NOTES

1. 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.
2. THE GENERAL CONTRACTOR SHALL CONFIRM ALL NEW UTILITY TAP LOCATIONS WITH THE UTILITY OWNERS. ALL FEES SHALL BE THE RESPONSIBILITY OF DEVELOPER.
3. 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.
4. 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.
5. ALL NEW LOT LIGHTS AND THE MAIN IDENTIFICATION SIGN SHALL HAVE A MINIMUM 10 FEET CLEARANCE FROM ALL OVERHEAD UTILITIES.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS AND/OR APPROVALS NECESSARY FOR ANY WORK IN ROADWAY OR RIGHT-OF-WAY.
7. ALL TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH TRENCH BACKFILL DETAIL SHOWN ON THESE PLANS.
8. MINIMUM COVER FOR CONDUITS SHALL BE 36" UNLESS OTHERWISE SHOWN OR NOTED ON THESE PLANS.
9. ALL MANHOLES, VALVES, AND MONUMENT FRAMES SHALL BE SET TO FINISH GRADE AFTER PAVING.
10. THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS. TRENCHES SHALL BE SHORED IN ACCORDANCE WITH OSHA.
11. 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.
12. 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.
13. 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.
14. SANITARY SEWER SERVICES SHALL BE PVC SDR 35 TO R/W, THEN PVC SCH. 40 TO BUILDING. WATER SERVICE SHALL BE TYPE "K" COPPER.
15. CABLE TV SERVICE ROUTING IS NOT PART OF THIS PLAN, CONTRACTOR TO COORDINATE WITH CABLE COMPANY .
16. EXISTING MANHOLES SHOULD BE FIELD VERIFIED FOR RIMS AND INVERTS.
17. 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.
18. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, EQUIPMENT, ETC., THAT MAY BE REQUIRED.
19. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS/METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
20. 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.
21. EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRES THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
22. 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.
23. 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.
24. ONLY SEWAGE NOT CONTAINING GREASE IS ALLOWED TO BYPASS THE GREASE TRAP.
25. ALL SANITARY SEWER SERVICES AND STORM DRAIN PIPING 8" IN DIAMETER OR SMALLER SHALL BE SCH. 40 PVC WITH 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.
26. BELOW GRADE WATER SERVICE PIPING SHALL BE TYPE "K" HARD DRAWN COPPER TUBING WITH SILVER SOLDER JOINTS. SOLDERS 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.
27. WATER PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS PRIOR TO BEGINNING WATER PIPE INSTALLATION.
28. WASTE PIPING SHALL BE CONNECTED TO BUILDING STUBS, VERIFY LOCATIONS AND INVERTS PRIOR TO BEGINNING ANY WASTE PIPE INSTALLATION.
29. 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.
30. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF La VERGNE PUBLIC UTILITIES AND CROSS CONNECTION CONTROL REGULATIONS AND STANDARDS.
31. 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.
32. 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.
33. SANITARY CLEANOUTS SHALL BE PLACED NO MORE THAN 75 FEET APART. CLEAN OUTS LOCATED IN PAVEMENT AREAS SHALL HAVE HEAVY DUTY TRAFFIC RATED CONSTRUCTION.
34. 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" I-2, 8" ABC OR BETTER.
35. RELATION OF WATER MAINS TO SEWERS:
    A. 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:

1. 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
2. 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.

    B. 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.
    C. 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.
    D. 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.

36. 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.
37. 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.

24.1S (LMS TECH) | JILL WEYENBERG, EIT (MN) | 8/20/2024 4:11:31 PM
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NO	DATE	BY	CKD	APPR	COMMENT
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PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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UTILITY PLAN

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

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REV.

TURF NOTES

1. CHISEL COMPACTED AREAS AND SPREAD TOPSOIL 3 INCHES DEEP OVER ADVERSE SOIL CONDITIONS, IF AVAILABLE.
2. RIP ENTIRE AREA TO 6 INCHES IN DEPTH.
3. REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM.
4. APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPERPHOSPHATE UNIFORMLY AND MIX WITH SOIL (SEE BELOW*).
5. CONTINUE TILLAGE UNTIL A WELL-PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED 4 TO 6 INCHES DEEP.
6. SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
7. MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
8. 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.
9. CONSULT CONSERVATION INSPECTOR ON MAINTENANCE TREATMENT AND FERTILIZATION AFTER PERMANENT COVER IS ESTABLISHED.

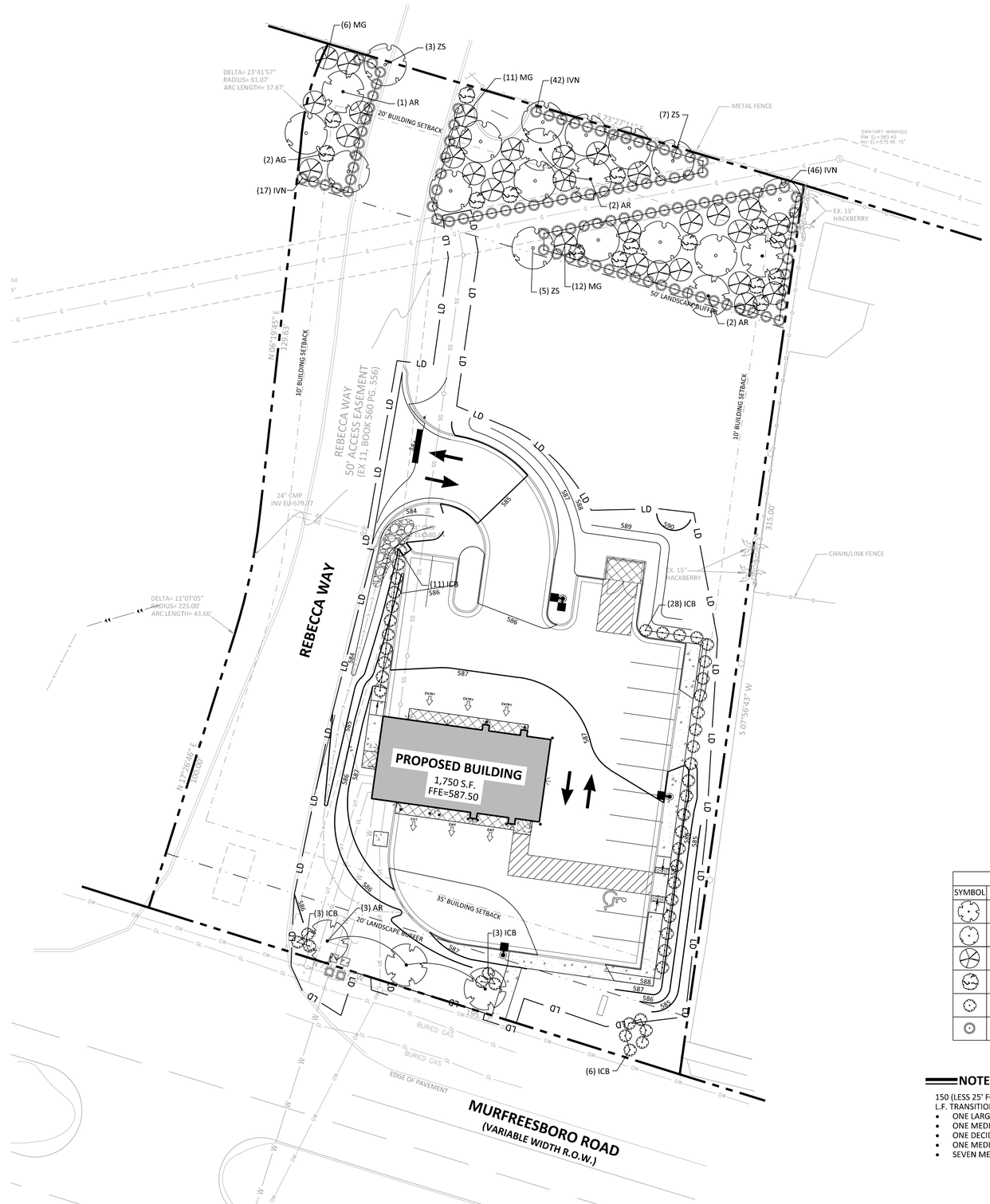
   *APPLY: AGRICULTURAL LIMESTONE - 2 TONS/ACRE (3 TONS/ACRE IN CLAY SOILS)
   FERTILIZER - 1,000 LBS/ACRE - 10-10-10
   SUPERPHOSPHATE - 500 LBS/ACRE 20% ANALYSIS
   MULCH - 2 TONS/ACRE - SMALL GRAIN STRAW
   ANCHOR - ASPHALT EMULSION @ 300 GALS/ACRE

   SOD PREPARATION:
   FOLLOW PREPARATION AS DIRECTED FOR STEPS 1-5 ABOVE. IMMEDIATELY WATER SOD UPON INSTALLATION AND CONTINUE UNTIL ROOTS ARE ESTABLISHED.

10. CONTRACTOR SHALL WATER AND MAINTAIN ALL LAWN AREAS UNTIL AN ACCEPTABLE STAND OF GRASS HAS BEEN ESTABLISHED.
11. 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.
12. 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.
13. AN ACCEPTABLE STAND OF GRASS SHALL BE 92% COVERAGE OR BETTER.

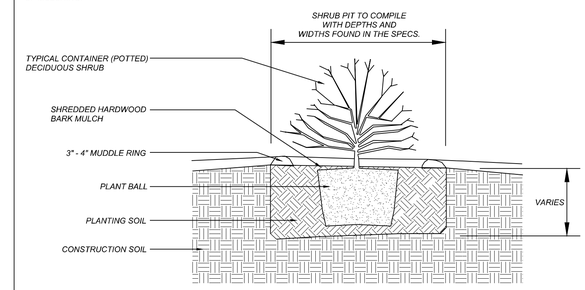
LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARD DETAILS AND SPECIFICATIONS.
5. 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.
6. SITE LIGHTING SHALL NOT BE PLACED IN CONFLICT WITH PLANTED TREES.
7. TREE PROTECTION FENCING TO BE PROVIDED AROUND TREE PRESERVATION AREAS IN ACCORDANCE WITH CITY STANDARDS.
8. COORDINATE ALL WORK WITH SITE LAYOUT AND SITE GRADING, DRAINAGE & UTILITIES PLAN.
9. VERIFY LOCATION OF UTILITIES BEFORE PLANTING.
10. MULCH ALL AREAS, THAT ARE NOT SEEDED OR SODDED, WITH SHREDDED HARDWOOD MULCH TO A DEPTH OF 3"-4".
11. 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.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. DRAWINGS SHALL RULE OVER PLANT LISTS.
13. SUBSTITUTIONS SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION, SUBSTITUTIONS MAY REQUIRE ADDITIONAL APPROVAL BY THE GOVERNING JURISDICTION.
14. ALL LANDSCAPING SOIL AND FILL SHALL BE FREE FROM WEEDS, REFUSE, AND DEBRIS AT ALL TIMES.
15. 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.
16. THE MAXIMUM GROWTH HEIGHT OF ANY LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE THREE (3) FEET IN HEIGHT.

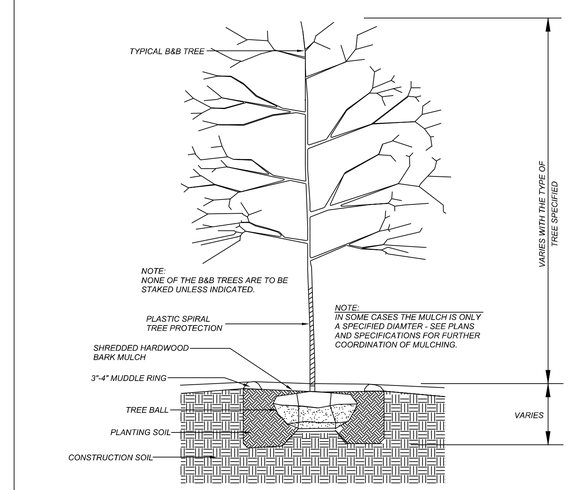


NOTE:
IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER SEE PLANS AND SPECIFICATIONS FOR FURTHER COORDINATION OF MULCHING.

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



SHRUB PLANTING DETAIL



NOTE:
NONE OF THE B&B TREES ARE TO BE STAKED UNLESS INDICATED.

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

NOTE:
1. ALL TREES SHOULD BE PRUNED ONLY AFTER INSTALLATION AND WATERING IN THE TREE. PRUNE TO GROWERS SPECIFICATIONS.
2. 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

NORTH

0 20 40
SCALE IN FEET

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DESIGN REVIEW
PERMIT SUBMITTAL
CONSTRUCTION DOCUMENTS

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

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

SHEET
C-7.01
REV.

24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 8/15/2024 9:57:02 AM
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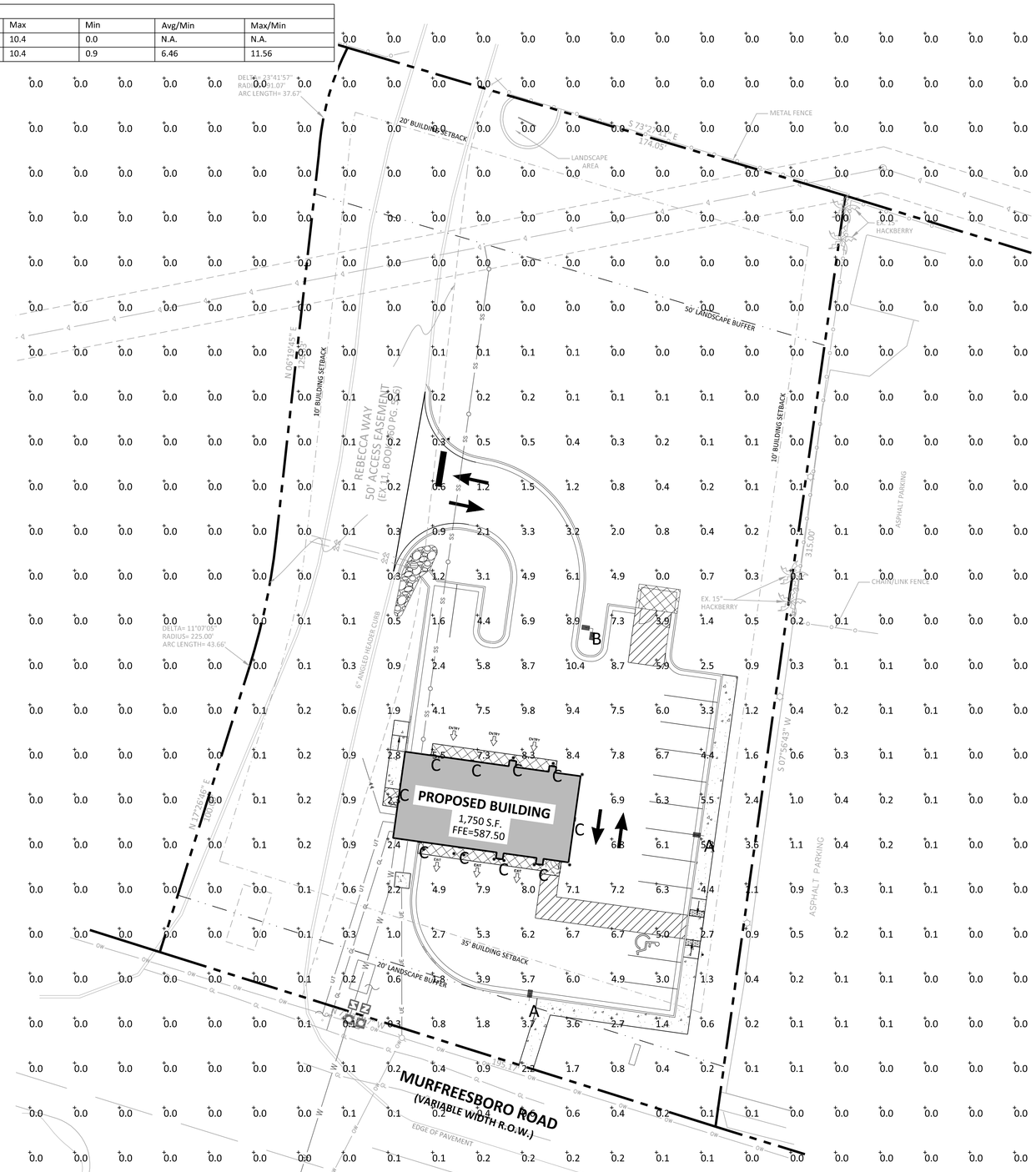
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	A	Single	MRS-LED-24L-SIL-FT-50-70CRI-SINGLE	25'	1.000	1.000	22581	196
	1	B	2 @ 90	MRS-LED-24L-SIL-FT-50-70CRI-D90	25'	1.000	1.000	45162	392
	10	C	Single	XWS-LED-02L-SIL-FT-50-70CRI	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



Total Project Watts
Total Watts = 914

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 lamps/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.

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NO	DATE	BY	CKD	APPR	COMMENT
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*DESIGN BY OTHERS - VENDOR HEREON

PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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LIGHTING PLAN

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

SHEET
C-8.01
REV.

LIGHTING PROPOSAL LO-160641-1

TAKE 5
5265 MURFREESBORO ROAD
LAVERGNE, TN

BY:MK	DATE:7/24/24	REV:8/14/24	SHEET 1 OF 1

SCALE: 1"=20'

24.15 (LMS TECH) | JILL WEYENBERG, EIT (MN) | 8/15/2024 10:01:11 AM
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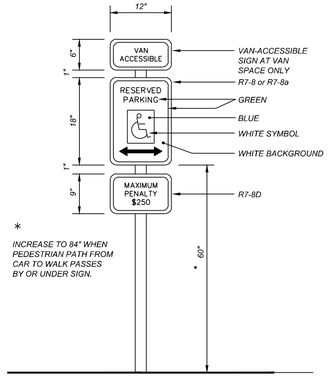
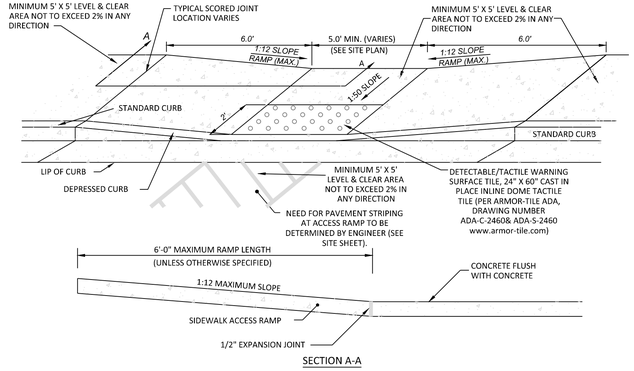


ADA SIGN
N.T.S.



FLUSH HANDICAP RAMP DETAIL
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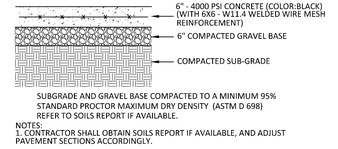

CONCRETE PAVEMENT DETAIL
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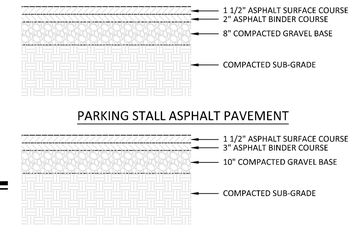
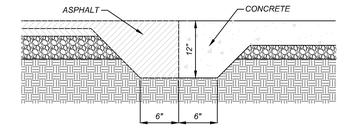


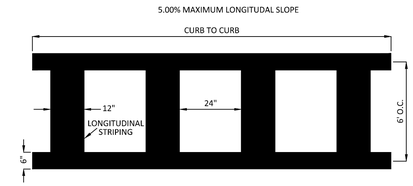
NOTES:
1. CONTRACTOR SHALL OBTAIN SOILS REPORT, IF AVAILABLE, AND ADJUST PAVEMENT SECTIONS ACCORDINGLY.
2. CONTRACTOR SHALL PLACE BINDER COURSE DURING CONSTRUCTION, THEN PLACE SURFACE COURSE AFTER BUILDING AND SITE CONSTRUCTION.
3. SUBGRADE COMPACTED TO A MINIMUM 98% STANDARD PROCTOR MAXIMUM DRY DENSITY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

ASPHALT PAVEMENT DETAIL
N.T.S.

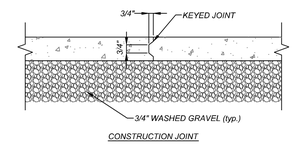
NOTE:
2.00% MAXIMUM CROSS SLOPE



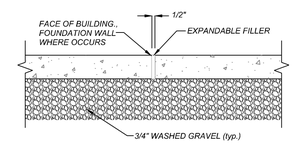
ASPHALT / CONCRETE TRANSITION
N.T.S.



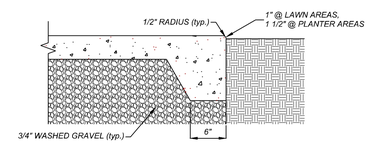
CROSSWALK
N.T.S.



CONSTRUCTION JOINT

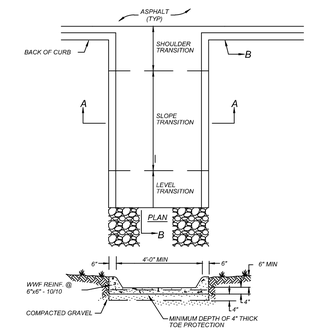


EXPANSION JOINT

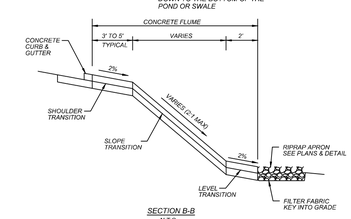


SLAB EDGE

CONCRETE SLAB DETAIL
N.T.S.

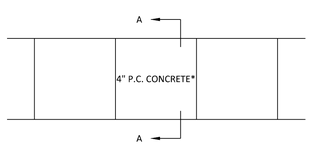


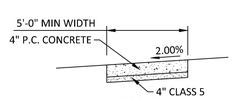
NOTES:
1. DRAINAGE FLUME SHALL EXTEND DOWN TO THE BOTTOM OF THE POND OR SWALE



SECTION B-B
N.T.S.

TYPICAL CONCRETE FLUME
N.T.S.





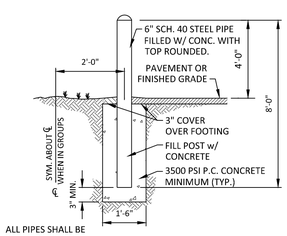
SECTION
A-A

GENERAL NOTES FOR CONCRETE CONSTRUCTION:

1. THE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF MN/DOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. 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.

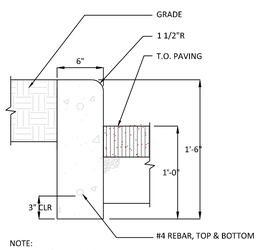
*THE THICKNESS SHALL BE INCREASED TO A MINIMUM DEPTH OF __ INCHES AT DRIVEWAY CROSSINGS.

CONCRETE SIDEWALK
N.T.S.



ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

CONCRETE PIPE BOLLARD
N.T.S.



NOTE:
PROVIDE 1/4" W X 1-1/2" DP CONSTRUCTION JOINT 10'-0" O.C. MAX OR 5'-0" O.C. MIN.

HEADER CURB
N.T.S.

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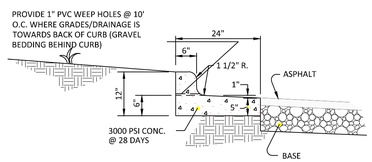

SPILL CURB & GUTTER

NOTES:
1. SCORE CURB / VALLEY GUTTER AT 15' O.C.
2. PROVIDE 1/2" EXPANSION JOINTS AT 90' O.C.
3. CONTRACTION JOINTS SHALL BE SPACED AT 10' INTERVALS. (A 15' SPACING WILL BE ALLOWED WHEN A MACHINE IS USED.)
4. FINISH ALL CONCRETE WITH CURING COMPOUND.

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

NO	DATE	BY	CKD	APPR	COMMENT
.	.	.	.		.

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W. BRIAN BURCHETT, REGISTERED ENGINEER, STATE OF TENNESSEE, 08/27/2024

SAMBATEK, INC. CERTIFICATE OF AUTHORIZATION, C-4993, RALEIGH, NORTH CAROLINA

PRELIMINARY 06/28/2024	DRAWN BY STH
DESIGN REVIEW	DESIGNED BY MW
PERMIT SUBMITTAL	CHECKED BY MW
CONSTRUCTION DOCUMENTS	PROJECT NO. JAD-2402

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C-9.01

24.1S (LMS TECH) | JILL WEYENBERG, EIT (MN) | 7/30/2024 10:36:37 AM
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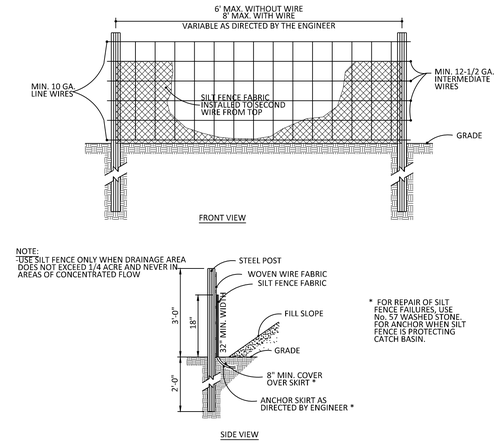


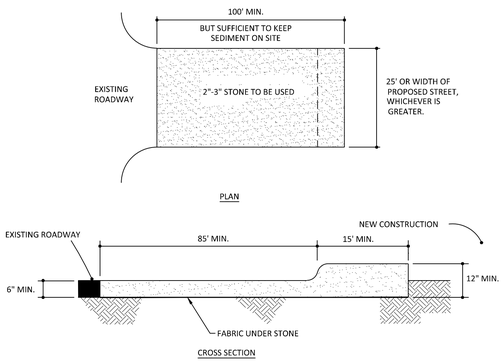
MAINTENANCE:

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. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF 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.

STANDARD TEMPORARY SILT FENCE

NOTES:

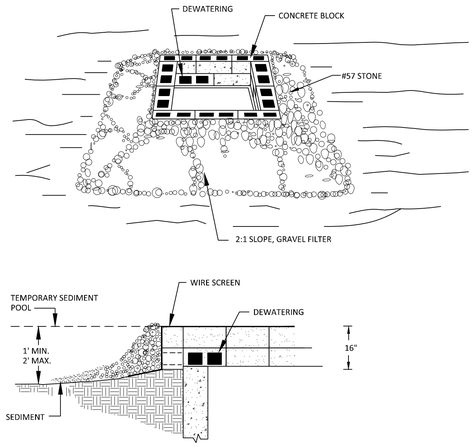
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVEL- ING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.



MAINTENANCE

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.

CONSTRUCTION ENTRANCE



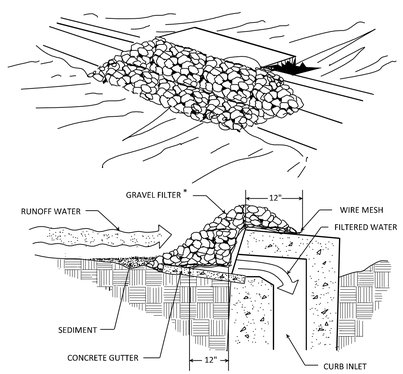
CONSTRUCTION SPECIFICATIONS

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW POOL DRAINAGE. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. PLACE THE BOTTOM ROW OF BLOCKS AGAINST THE EDGE OF THE STORM DRAIN FOR LATERAL SUPPORT AND TO AVOID WASHOUTS WHEN OVERFLOW OCCURS. IF NEEDED, GIVE LATERAL SUPPORT TO SUBSEQUENT ROWS BY PLACING 2 X 4 WOOD STUDS THROUGH BLOCK OPENINGS.
2. CAREFULLY FIT HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
3. USE CLEAN GRAVEL, 3/4- TO 1/2-INCH IN DIAMETER, PLACED 2 INCHES BELOW THE TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER AND SMOOTH IT TO AN EVEN GRADE. DOT #57 WASHED STONE IS RECOMMENDED.

MAINTENANCE:

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.

BLOCK AND GRAVEL DROP INLET PROTECTION



SPECIFIC APPLICATION

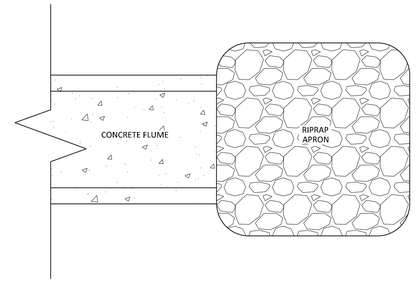
THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

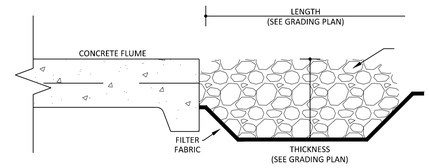
* GRAVEL SHALL BE #57 WASHED STONE

MAINTENANCE:

1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INTERMEDIATE BLOCK & GRAVEL DROP INLET PROTECTION

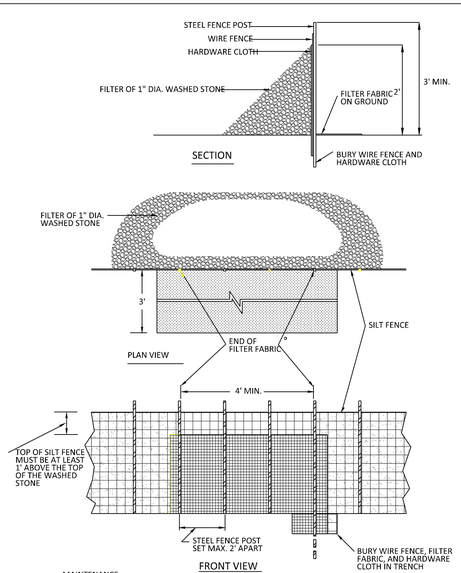




MAINTENANCE:

1. INSPECT RIPRAP APRON AT END OF PROJECT.
2. REPLACE ANY MISSING STONE.
3. VERIFY FILTER FABRIC IS UNDER RIP RAP.

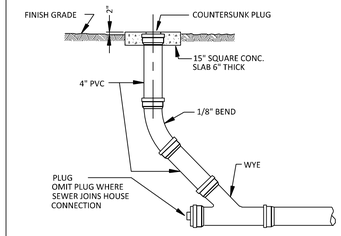
RIPRAP APRON OF FLUME OUTLET



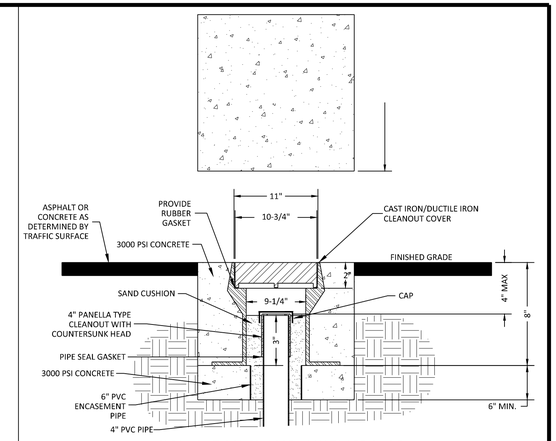
MAINTENANCE:

1. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NEEDED.
2. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
4. 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. REMOVE SEDIMENT WHEN IT REACHES 1/2 HEIGHT OF 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.

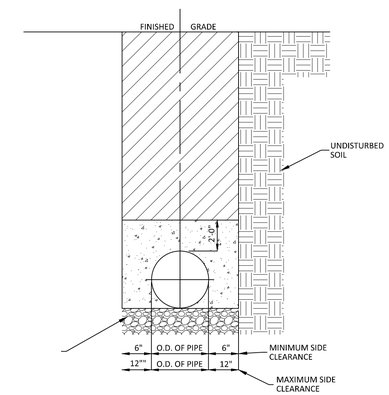
SILT FENCE GRAVEL OUTLET



SANITARY SEWER CLEANOUT

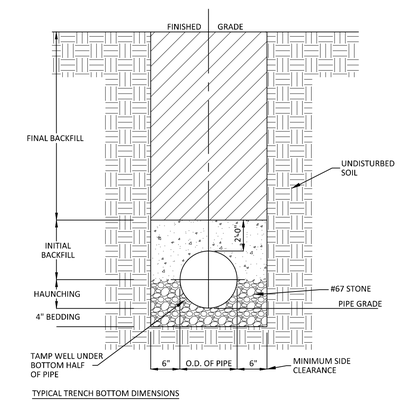


CLEANOUT COVER ASSEMBLY TRAFFIC AREA



1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 8"-10" IN NON-TRAFFIC AREAS.
5. ACHIEVE 80% COMPACTION IN NON-TRAFFIC AREAS, AND 95% COMPACTION IN TRAFFIC AREAS.
6. IF IN EASEMENT 4" TOPSOIL, AND 12" CLEAN SELECT FILL IS REQUIRED.
7. NO BOULDERS 8" IN DIAMTER OR GREATER ALLOWED.

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE



TYPICAL TRENCH BOTTOM DIMENSIONS

FOR SDR 35 PVC GRAVITY PIPE

1. FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOULDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL COMPACTED TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 8"-10" IN NON-TRAFFIC AREAS.

TRENCH BOTTOM DIMENSIONS & BACKFILLING REQUIREMENTS FOR PVC GRAVITY SEWER MAIN

TRENCH DETAILS

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

NO	DATE	BY	CKD	APPR	COMMENT
.	.	.	.		.

© 2021 Sambatek

24.1S (LMS TECH) | JILL WEYENBERG, EIT (MN) | 8/9/2024 2:09:33 PM
X:\JAD-JARMAN DEVELOPMENT\2402 - LA VERGNE, TN\CAD\SHEETS\JAD2402-C9.02-DTLS.DWG\C9.02 DTLS

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

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

Sambatek
www.sambatek.com
Engineering | Surveying | Planning | Environmental

DETAILS

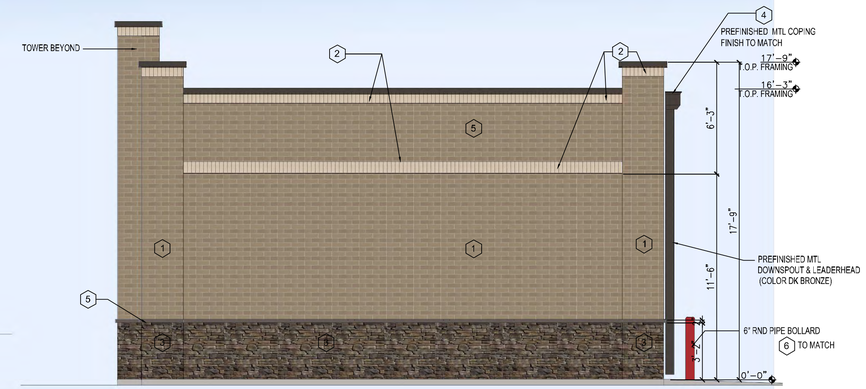
JARMAN DEVELOPMENT
TAKE 5 OIL CHANGE
5265 MURFREESBORO ROAD
La VERGNE, TENNESSEE

SHEET
C-9.02

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

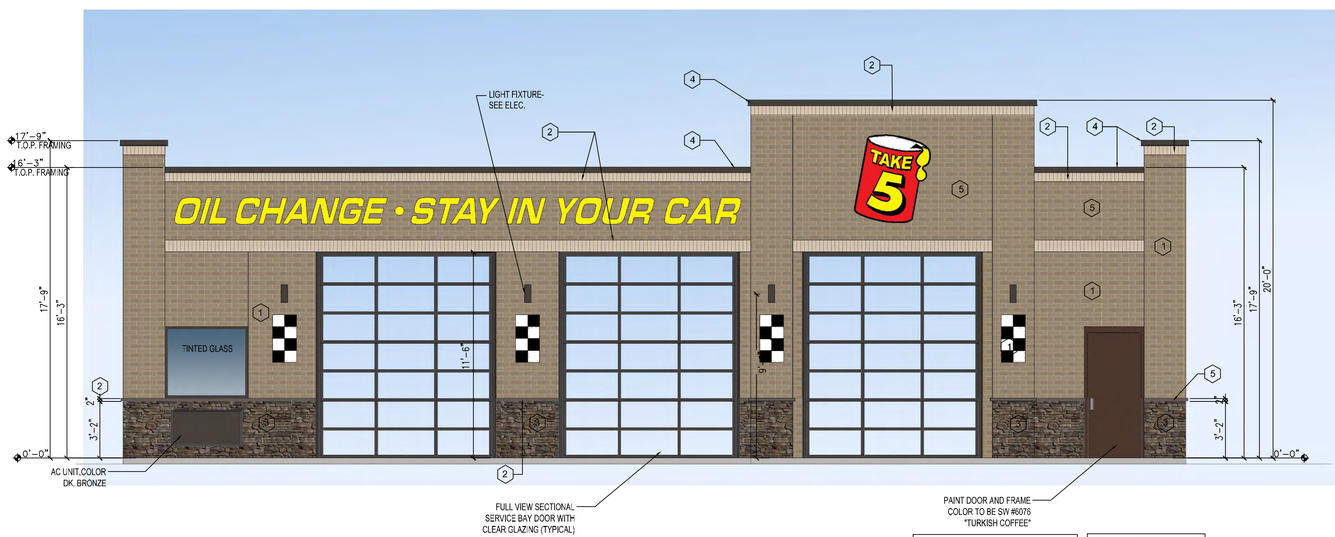
SIGN AREA = 27.89 SF

1 A-200 NORTH ELEVATION (PARKING)
1/4"=1'-0"



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

3 A-200 EAST ELEVATION (PARKING)
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

2 A-200 SOUTH ELEVATION (MURFREESBORO ROAD)
1/4"=1'-0"

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

SIGN AREA = 31.01 SF

4 A-200 WEST ELEVATION (REBECCA WAY)
1/4"=1'-0"

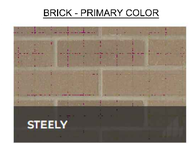
EXTERIOR FINISH SCHEDULE

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

CULTURED STONE

WOLF CREEK® - SOUTHERN LEDGESTONE

BRICK - PRIMARY COLOR



BRICK - SECONDARY COLOR

PAINT

MAN DOOR & DOOR FRAME

BOLLARDS

STOREFRONT WINDOW & SERVICE BAY DOORS

DARK BRONZE

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

Planning Commission Report Meeting: September 24, 2024	City of La Vergne

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@lavergnetn.gov; and **Jake Blair** - jblair@lavergnetn.gov)
All comments addressed.

Engineering (**Gary Lide** - glide@lavergnetn.gov)
No Engineering comments.

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

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

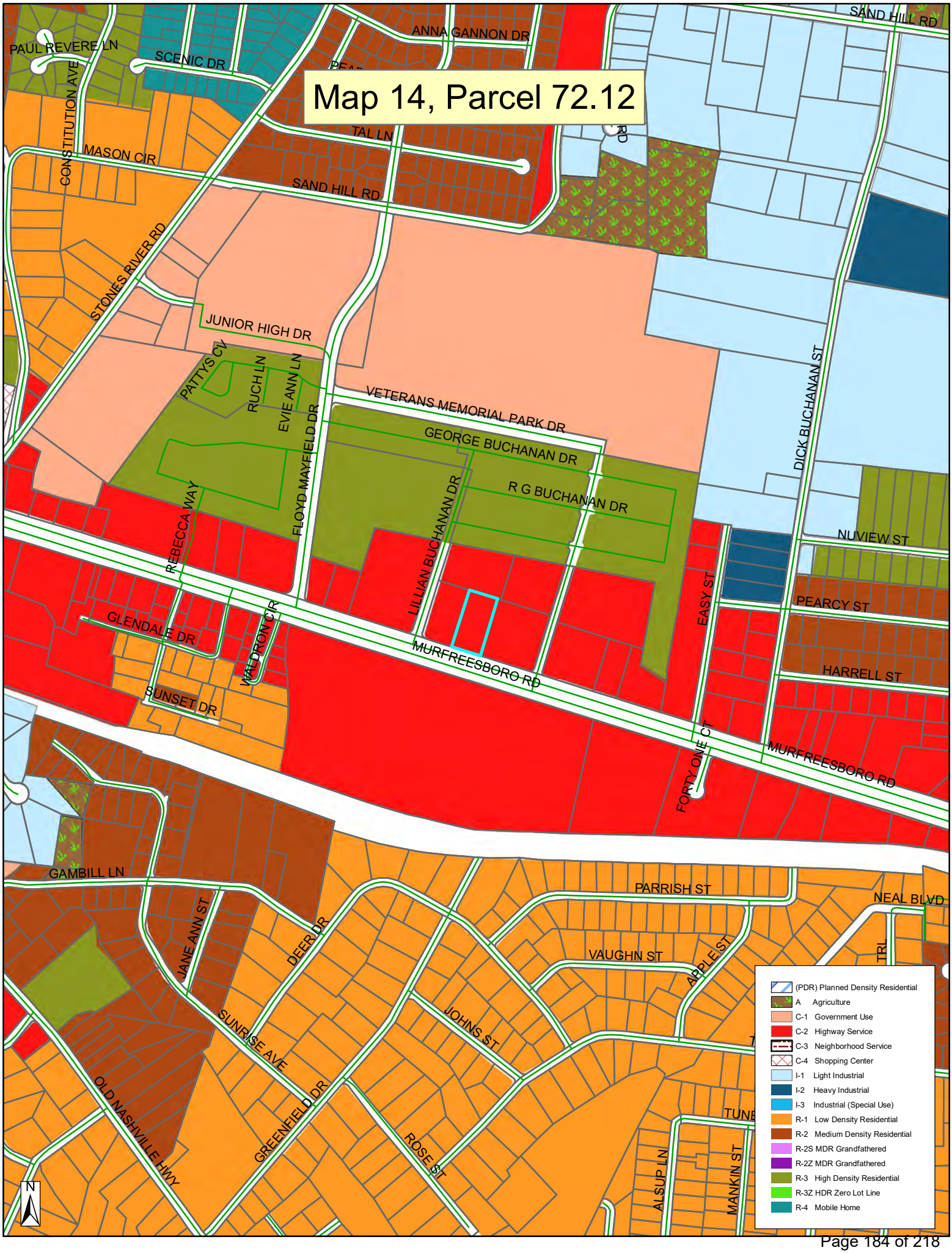
Fire (**Curtis Brinkley** - cbrinkley@lavergnetn.gov)
No comments.

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

<u>*Note:</u> 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
MURFREESBORO RD
N

Map 14, Parcel 72.12
JUNIOR HIGH DR
PATTYS CV
RUCHIN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
RUTHERFORD POINT CIR
FLOYD MAYFIELD DR
R G BUCHANAN DR
LILLIAN BUCHANAN DR
VETERANS MEMORIAL PKWY
WALDRON CIR
MURFREESBORO RD
MURFREESBORO RD
EASY ST
FORTY ONE CT
PARRISH ST
DEER DR
GREENFIELD DR
GAMBILL LN
N


Map 14, Parcel 72.12
PAUL REVERE LN
SCENIC DR
ANNA GANNON DR
SAND HILL RD
CONSTITUTION AVE
MASON CIR
TAL LN
SAND HILL RD
STONES RIVER RD
JUNIOR HIGH DR
PATTYS CV
RUCH LN
EVIE ANN LN
VETERANS MEMORIAL PARK DR
GEORGE BUCHANAN DR
R G BUCHANAN DR
FLOYD MAYFIELD DR
REBECCA WAY
LILLIAN BUCHANAN DR
DICK BUCHANAN ST
NUVIEW ST
EASY ST
PEARCY ST
HARRELL ST
GLENDALE DR
WALDRON CIR
SUNSET DR
MURFREESBORO RD
FORTY ONE CT
MURFREESBORO RD
GAMBILL LN
PARRISH ST
NEAL BLVD
JANE ANN ST
DEER DR
VAUGHN ST
APPLE ST
JOHNS ST
SUNRISE AVE
OLD NASHVILLE HWY
GREENFIELD DR
ROSE ST
ALSUP LN
MANKIN ST
N
(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

KOMATSU

JLG
Recycling
Partner

JLG

PANDA EXPRESS
CHINESE KITCHEN

PANDA
EXPRESS
PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS
CHINESE KITCHEN
PANDA
EXPRESS
謝謝
PANDA
EXPRESS

PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS
CHINESE KITCHEN
PANDA EXPRESS
CHINESE KITCHEN

PICK-UPS REQUIRED

10'-0" Flex Face Lockup Logo Pylon

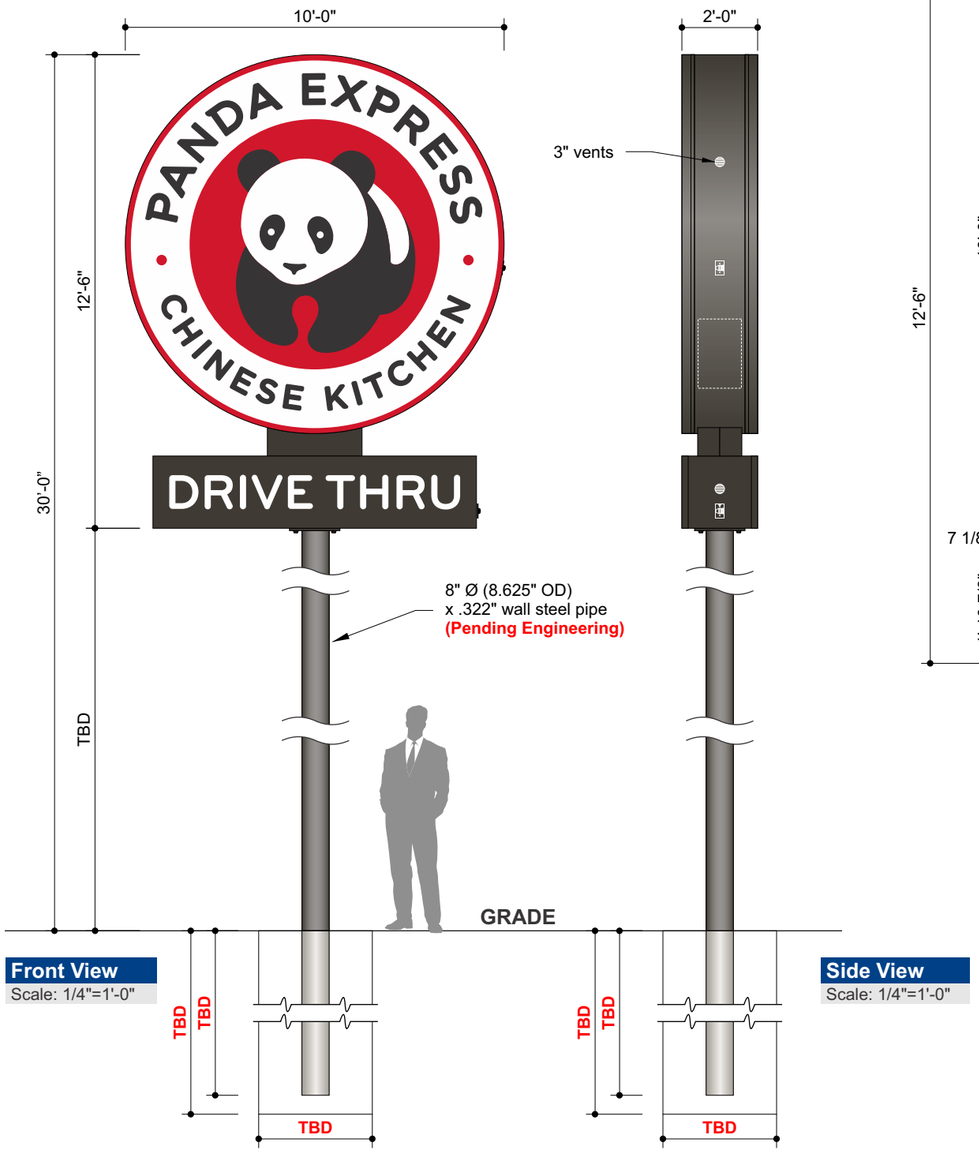
Proposed

DESIGN INTENT ONLY
Engineering Required to Determine Actual Production & Installation Requirements

QUANTITY: 1

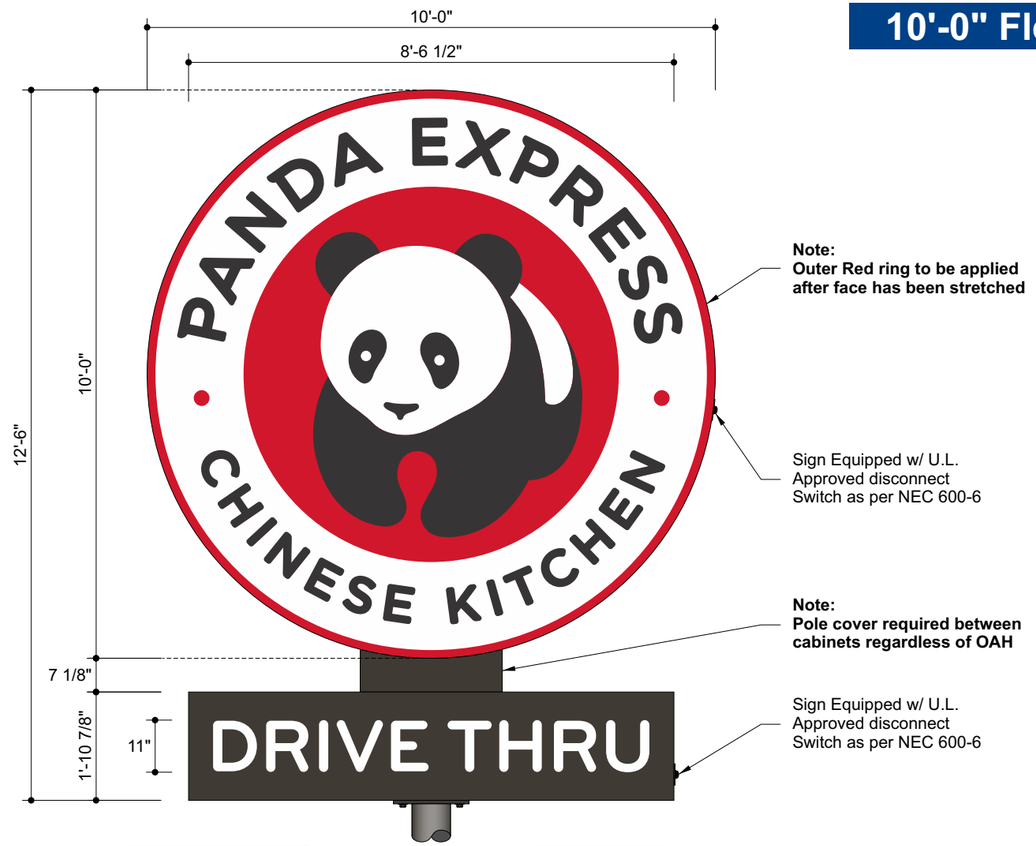
ENGINEERING REQUIRED FOR PRODUCTION

Notes:
- No seam in black vinyl of panda when pylon head is 10' or less
- Vinyl seams must not exceed 1/8" overlap
- All interior framing to be finished reflective white



Front View
Scale: 1/4"=1'-0"

Side View
Scale: 1/4"=1'-0"



Front View
Scale: 3/8"=1'-0"

125.0 Sq Ft

General Specifications:

Faces:	**Panda:** Flex vinyl with digitally printed graphics. **DT:** 1/8" thk. routed alum. faces with welded 1" x .080" thk. alum. returns. Faces backed with .177" thk. white polycarbonate panels. Faces painted to match PMS Black 7 C.
Cabinet:	**Panda:** Welded aluminum frame with steel supports (refer to details). Returns painted to match PMS Black 7 C. **DT:** Brake-formed .080" thk. alum cabinet. Returns painted to match PMS Black 7 C.
Illum:	LEDs as required by manufacturer, power supplies self contained inside cabinets.
Install:	New steel pole structure and foundation, per engineered computations. Sign location to meet all local and state building code requirements. Poles painted to match PMS Black 7 C.
Electrical:	(1) 20 AMP Circuit, 120 Volts *Licensed Electrical Contractor to determine final number of circuits required by code where sign is installed.*
Quantity:	(1) ONE

Material Specifications

- 3M Panagraphics III
- 177" #7328 White Poly. *(Alt: #2447 White Acrylic)*

Print Color Specifications

- Black
- PMS 186 C
- PMS Black 7 C
- White

Paint Color Specifications

- PMS Black 7C

All paint finishes to be Satin unless otherwise specified

Allen Industries — FILE NUMBER: E212503 | Listed MET E212503 | Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

Sign Lighting Note
continuous led lighting across face sign no hot spots
Typical For All Panda Express Signage

Quality Control: Panda Express Requirements
Test all signage for light leaks at face and trim / frame returns and seams - prior to shipping.
Typical for all Panda Express Signage

Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com

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Client: **Panda Express (D31745)**

Address: **Murfreesboro Rd & La Vergne, TN**

Date:	Estimate #:	Job #:	Page #:
06/05/24	E14325	J-	19 of 19

File Name: **PAN-E14325_La Vergne, TN_101**

Sales:	Design:	PM:
House	T.F.D.	C.C.

#	Date	Description	Initial
1	06/05/24	Added Signage	T.F.D.
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-
6	-	-	-

Client Review Status
Allen Industries, Inc. requires that an approved drawing be obtained from the client prior to any production release or production release revision.

Client Signature: | Approval Date:

DESIGN INTENT ONLY

Architectural Elevations

Proposed

Front Elevation

Scale: 1/8"=1'-0"

Allen Industries
FILE NUMBER: E212503

Listed MET E212503 — Electric Sign Complies with UL48

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDED ELECTRICAL CONNECTIONS

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06/05/24	E14325	J-	4 of 19

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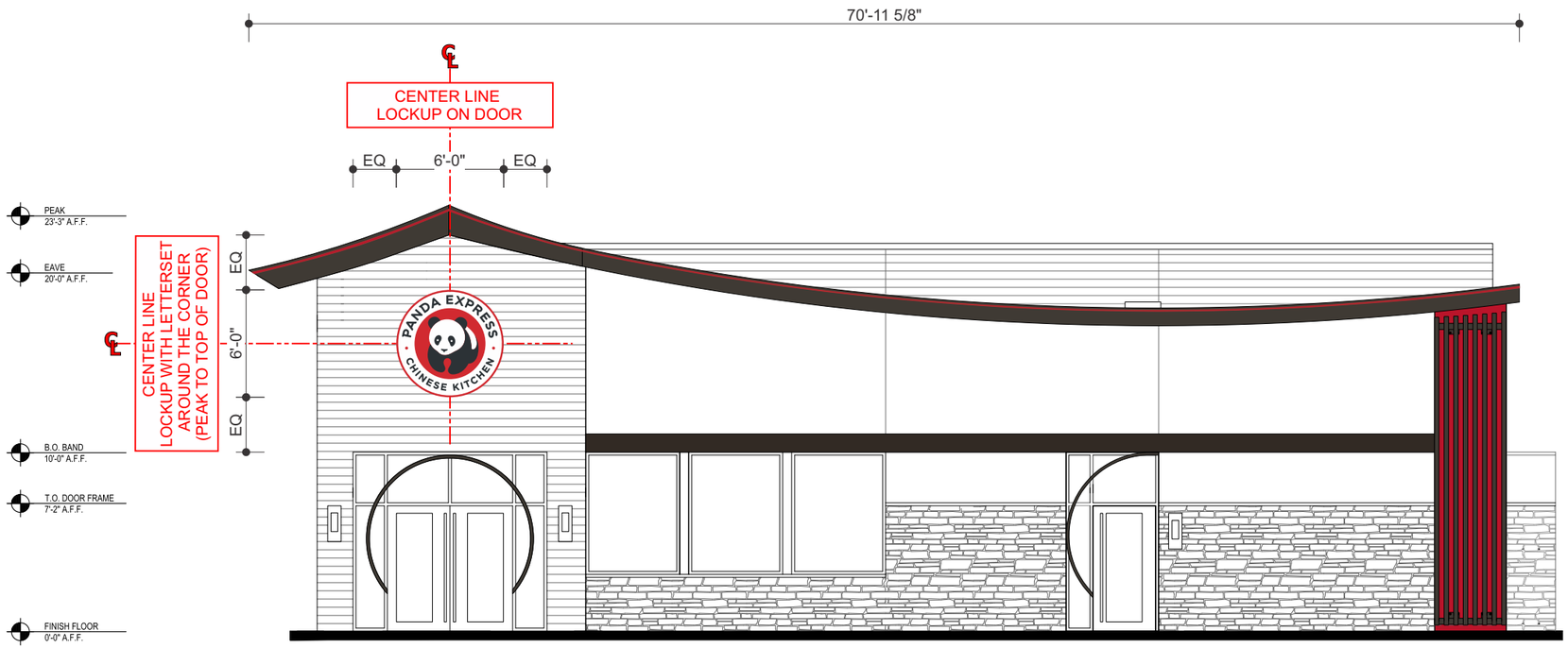

Main Entrance Elevation
Scale: 1/8"=1'-0"

Allen Industries | MET FILE NUMBER: E212503 | Listed MET E212503 | Electric Sign Complies with UL48 | THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF **ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE** AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. | GROUNDED ELECTRICAL CONNECTIONS

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Address: **Murfreesboro Rd & La Vergne, TN**

Date: **06/05/24** | Estimate #: **E14325** | Job #: **J-** | Page #: **5 of 19**
File Name: **PAN-E14325_La Vergne, TN_101**
Sales: **House** | Design: **T.F.D.** | PM: **C.C.**

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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

LOCATION MAP

LA VERGNE,TN
NTS

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) 793-9891
EMAIL: MDIETZ@LAVERGNETN.GOV

WATER:
CITY OF LA VERGNE
MICHAEL DIETZ
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
PHONE: (615) 793-9891
EMAIL: MDIETZ@LAVERGNETN.GOV

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

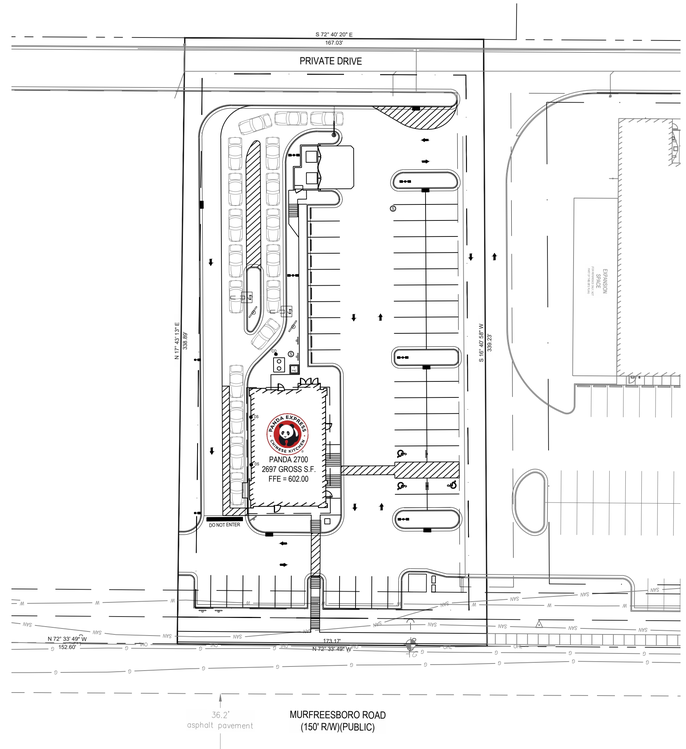
GAS SERVICE:
PIEDMONT NATURAL GAS
ROGER BYRD
PHONE: (877) 279-3636
EMAIL: ROGER.BYRD@DUKE-ENERGY.COM

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

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

PROPERTY DATA:

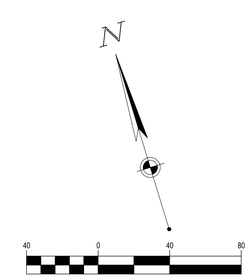
PARCEL OWNER:	WOODHAVEN LA VERGNE LLC	
PARCEL ID:	014-072.12-000	
ADDRESS:	5309 MURFREESBORO RD. LA VERGNE, TN 37412	
PROPERTY AREA:	1.32 AC	
ZONING:	C-2: HIGHWAY SERVICE	
PROPOSED USE:	C-2: HIGHWAY SERVICE	
	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONTAGE ALONG STREET:	20'	76.7'
SIDE:	10'	38'
REAR:	20'	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	



OVERALL SITE PLAN
1" = 40'

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	INITIAL EROSION CONTROL PLAN
C06.1	FINAL EROSION CONTROL PLAN
C06.2	EROSION CONTROL DETAILS
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 ENCLOUSRE DETAILS

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



GRAPHIC SCALE (IN FEET)
1 in. = 40 ft.

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

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

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REVISIONS:

1	REVISION #1	09-16-24

ISSUE DATE:

	PERMIT SET	07-26-24

DRAWN BY: ATW
CHECKED BY: RAP

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

ZACHARY D. FRESHWATER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116391
STATE OF TENNESSEE
09/13/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

COVERSHEET

C01.0

FLOOD INSURANCE RATE MAP FIRMETTE

National Flood Hazard Layer FIRMette

FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.8 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/28/2024 at 10:37 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FLOOD INSURANCE RATE MAP 47149C0015J, EFFECTIVE 05/09/2023
N.T.S.

SOILS MAP

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrB	Bradyville silt loam, 2 to 5 percent slopes	C	1.1	86.1%
HcA	Harpeth silt loam, 0 to 2 percent slopes	B	0.2	13.9%
Totals for Area of Interest			**1.3**	**100.0%**

GRADING LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- BUILDING
- 560 — MAJOR CONTOUR
- 562 — MINOR CONTOUR
- GRADE BREAK
- FLOW LINE
- 1 — STRUCTURE NUMBER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
- M.E. — MATCH EXISTING ELEVATION

SWPPP LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- 560 — MAJOR CONTOUR
- 562 — MINOR CONTOUR
- PAVEMENT/WALK
- STM — STORM SEWER
- SF — SILT FENCE
- COMPOST SOCK
- LOD — LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
- CURB INLET
- CE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- TR — TRASH AREA

EXISTING FEATURES LEGEND

- Catch Basin
- Curb Inlet
- Fire Hydrant
- Gas Line Marker
- Guy Wire
- Power Pole
- Sanitary Manhole
- Water Meter
- G — Gas Line
- W — Water Line
- UGE — Underground Electric (Per Plan)
- UGT — Underground Communications
- OHL — Overhead Utility Line
- STM — Storm Sewer
- SAN — Sanitary Sewer

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 LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- CONCRETE CURB
- PAVEMENT/WALK
- 7 — PARKING SPACE COUNT
- SIGN
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE
- CONCRETE BUMPER BLOCK

UTILITY LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- STM — STORM SEWER LINE
- SANITARY SEWER LINE
- W — DOMESTIC WATER SERVICE LINE
- G — GAS SERVICE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- SANITARY SEWER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- ELECTRICAL TRANSFORMER PAD

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

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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

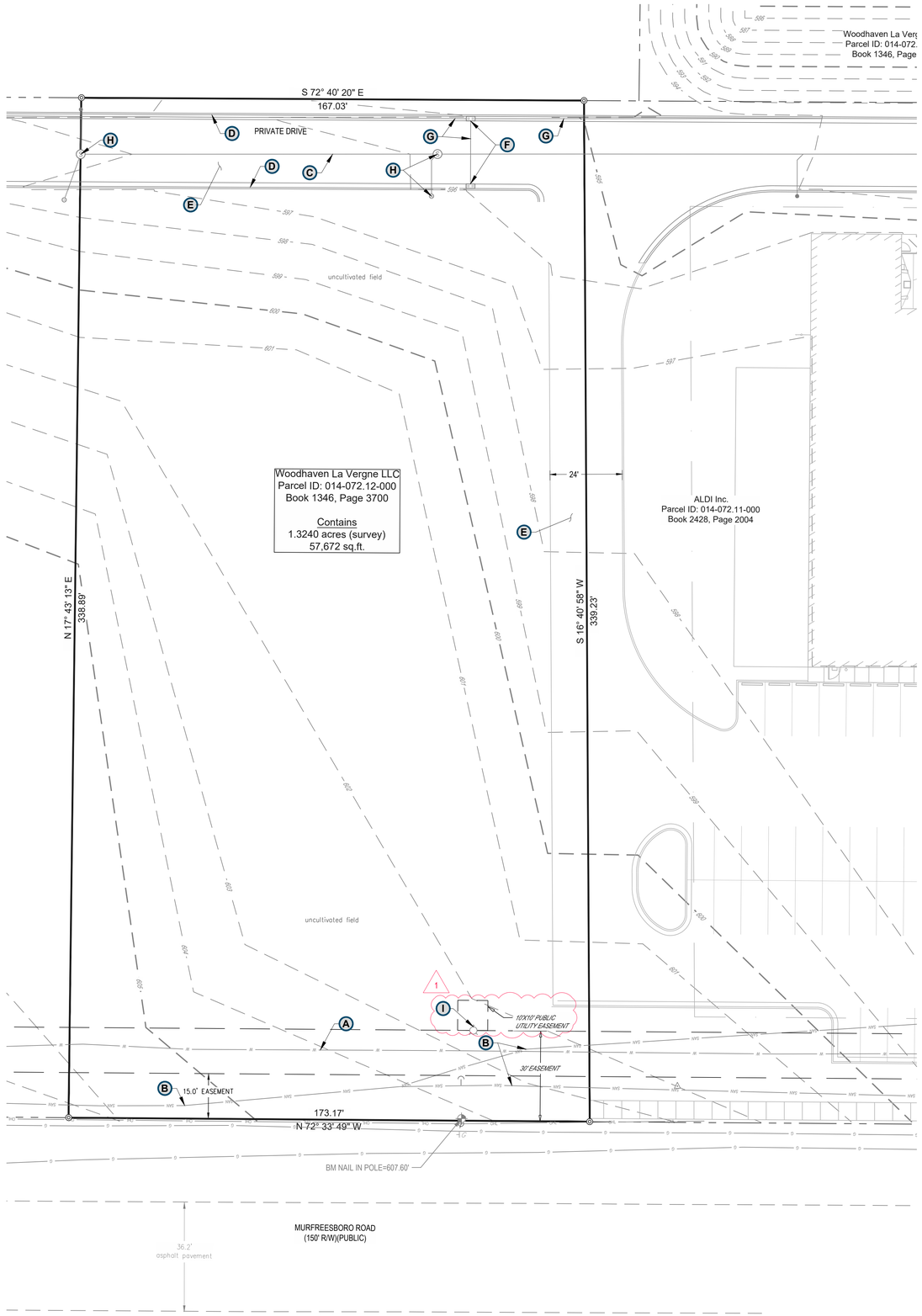
GENERAL NOTES

C01.1

PANDA HOME R2

DEMOLITION NOTES

1. 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS AT ALL TIMES.
4. 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
5. 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.
6. 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.
7. 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.
8. CONTINUOUS ACCESS SHALL BE MAINTAINED TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.



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

LOCATION MAP

LA VERGNE,TN
NTS

ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

CODED NOTES:

- **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 **I** FIRE HYDRANT TO BE BUILT BY DEVELOPER. CONTRACTOR TO FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

PANDA EXPRESS STANDARD NOTES

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 REPORT'S 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.

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

Tennessee811

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

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CHECKED BY: RAP

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PANDA STORE #: D31745
ARCH PROJECT #: 763900

ZACHARY D. FRESHLEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116291
STATE OF TENNESSEE
09/13/24

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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

DEMOLITION PLAN

C02.0

PANDA HOME R2

SITE NOTES

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2. ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. 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.
4. 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.
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6. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS NOTED OTHERWISE.
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8. ALL DISTURBED AREAS ARE TO RECEIVE 6" OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF THE CURB OR EDGE OF PAVEMENT, AS APPLICABLE, UNLESS OTHERWISE NOTED.
10. ALL CURB RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
11. 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.
12. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING SIGNAGE.
13. REFER TO MECHANICAL PLANS FOR EQUIPMENT LAYOUT.
14. REFER TO ELECTRICAL PLANS FOR ELECTRICAL WORK.
15. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SITE WORK PREPARATION/RECOMMENDATIONS AND PAVEMENT SECTIONS.
16. REFER TO ORIGINAL SURVEY PROVIDED BY CESO, INC.
17. 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.

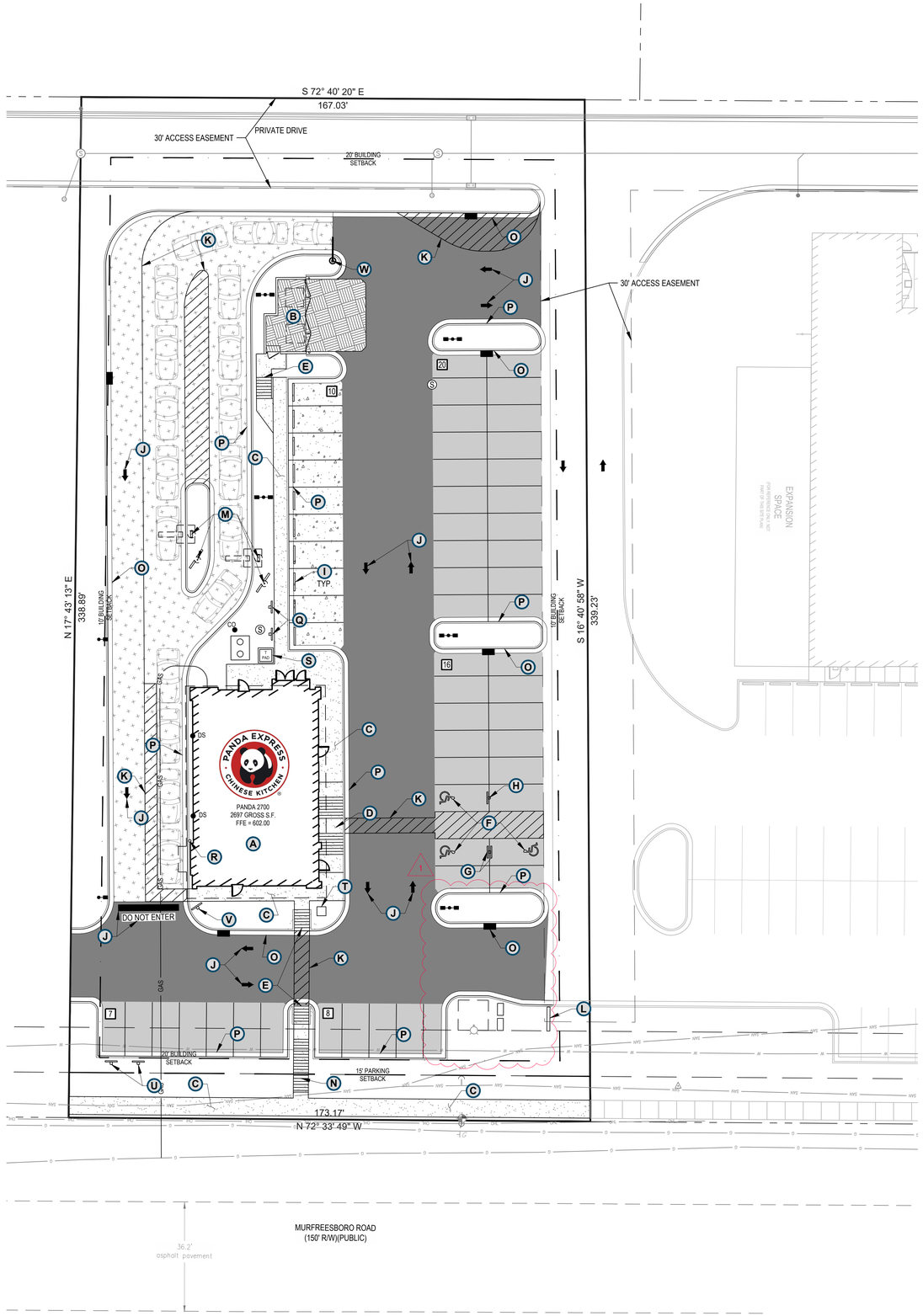
SITE LEGEND

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
- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT
- CONCRETE CURB
- PAVEMENT/WALK
- 7 — PARKING SPACE COUNTY
- SIGN
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE
- CONCRETE BUMPER BLOCK



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

LOCATION MAP

LA VERGNE,TN
NTS

ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

CODED 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: (51-75 SPACES: 3 ACCESSIBLE SPACES REQUIRED)	3	3

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

Tennessee811

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No. 116091
STATE OF TENNESSEE
09/13/24

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www.ceseinc.com
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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

SITE PLAN

C03.0

PANDA HOME R2

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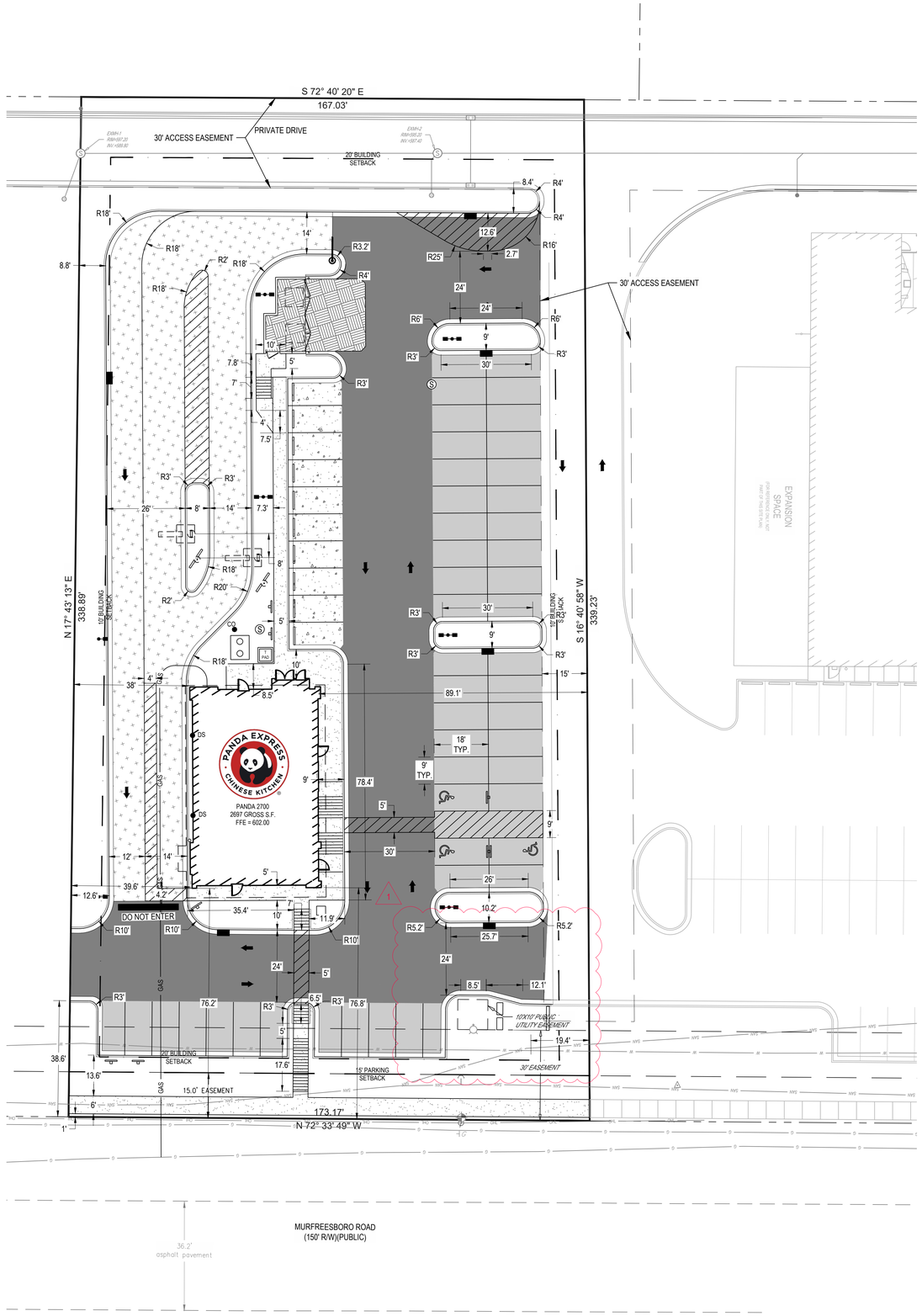

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LOCATION MAP

LA VERGNE,TN
NTS

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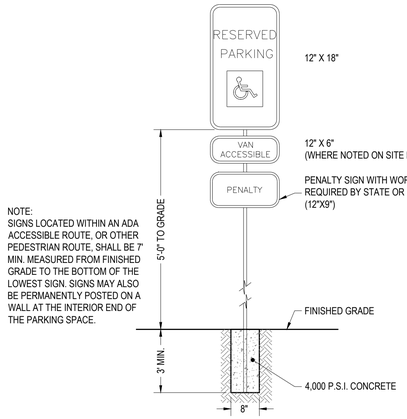
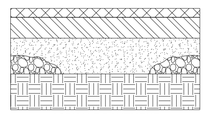
STAKING PLAN

C03.1



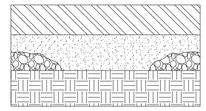
DETAIL #1: ACCESSIBLE PARKING SIGN

NTS



ASPHALT PAVEMENT

A. ASPHALT PAVEMENT SURFACE COURSE
B. ASPHALT PAVEMENT BINDER COURSE
C. AGGREGATE BASE MATERIAL
D. SUBGRADE-COMPACT PER GEOTECHNICAL REPORT PAGE 15



CONCRETE PAVEMENT

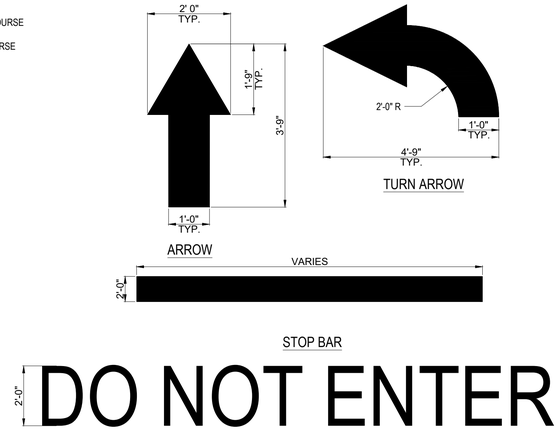
A. PORTLAND CEMENT CONCRETE PAVEMENT, 4000 P.S.I.
B. AGGREGATE BASE MATERIAL
C. SUBGRADE-COMPACT PER GEOTECHNICAL REPORT PAGE 15

PAVEMENT LAYER DEPTHS

	ASPHALT			CONCRETE	
	A	B	C	A	B
LIGHT DUTY	1.5"	1.5"	6"	5"	4"
HEAVY DUTY	1.5"	2.5"	8"	6"	4"
HEAVY DUTY (DUMPSTER PAD)	-	-	-	7"	4"

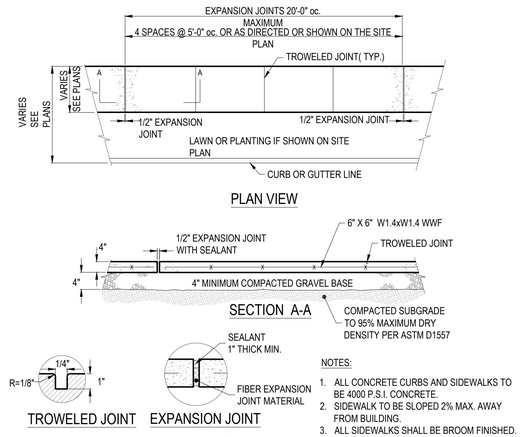
DETAIL #2: PAVEMENT SECTIONS

NTS



DETAIL #3: PAVEMENT MARKINGS

NTS

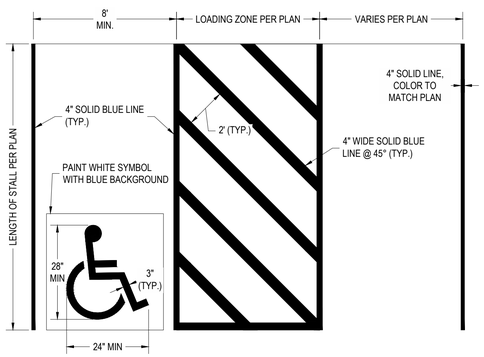


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE.
2. SIDEWALK TO BE SLOPED 2% MAX. AWAY FROM BUILDING.
3. ALL SIDEWALKS SHALL BE BROOM FINISHED.

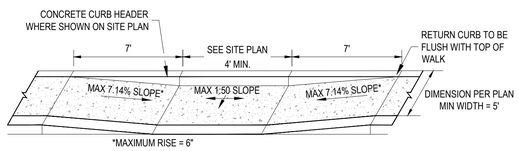
DETAIL#4: CONCRETE SIDEWALK

NTS



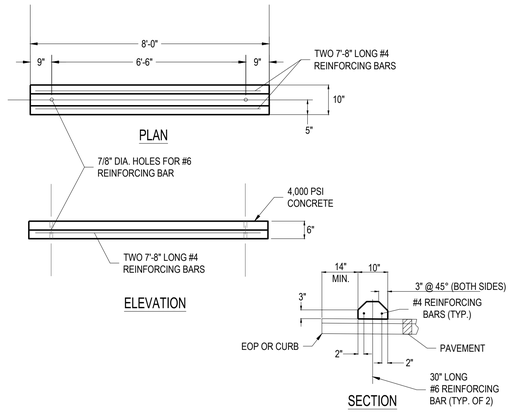
DETAIL #5: ACCESSIBLE PARKING PACE STRIPING

NTS



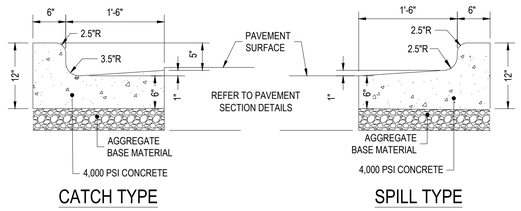
DETAIL #6: ACCESSIBLE CURB RAMP (TYPE I)

NTS



DETAIL #7: PARKING BLOCK

NTS

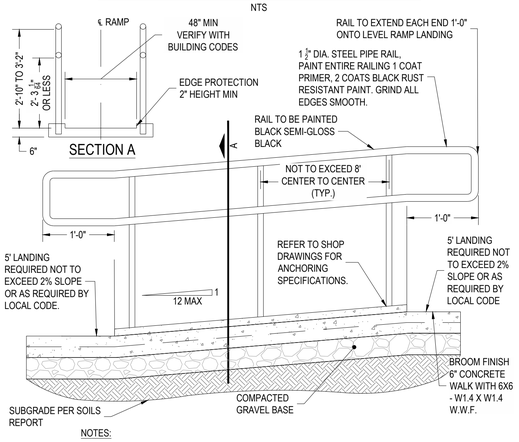


NOTES:

1. ALL CONCRETE CURBS AND SIDEWALKS TO BE 4,000 P.S.I. CONCRETE AT 28 DAYS.
2. TRANSVERSE EXPANSION JOINTS, 1/2" WIDE, SHALL BE INSTALLED IN THE CURB 20'-0" APART MAXIMUM.
3. EXPANSION JOINTS SHALL BE FILLED WITH 1/2" PREFORMED JOINT FILLER, RECESSED 1/4" FROM TOP AND FACE OF CURB.

DETAIL #8: CONCRETE CURB AND GUTTER

NTS

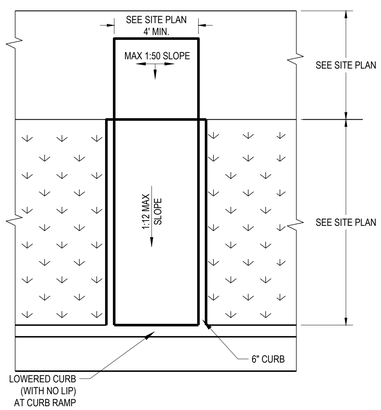


NOTES:

1. REFER TO SITE PLAN FOR LAYOUT. REFER TO GRADING PLAN FOR ELEVATIONS.

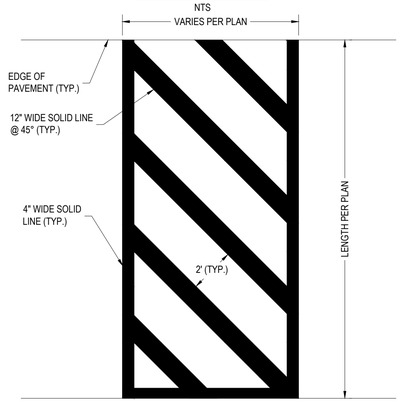
DETAIL #9: CONCRETE RAMP AND HANDRAIL

NTS



DETAIL #10: ACCESSIBLE CURB RAMP (TYPE III)

NTS



DETAIL #11: PAVEMENT STRIPING

NTS

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Rosemead, California
91770
Telephone: 626.799.9898
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REVISIONS:

1	REVISION #1	09-16-24

ISSUE DATE:

	PERMIT SET	07-26-24

DRAWN BY: ATW
CHECKED BY: RAP

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

09/13/24

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LA VERGNE, TN 37086

HARDSCAPE DETAILS

C03.2

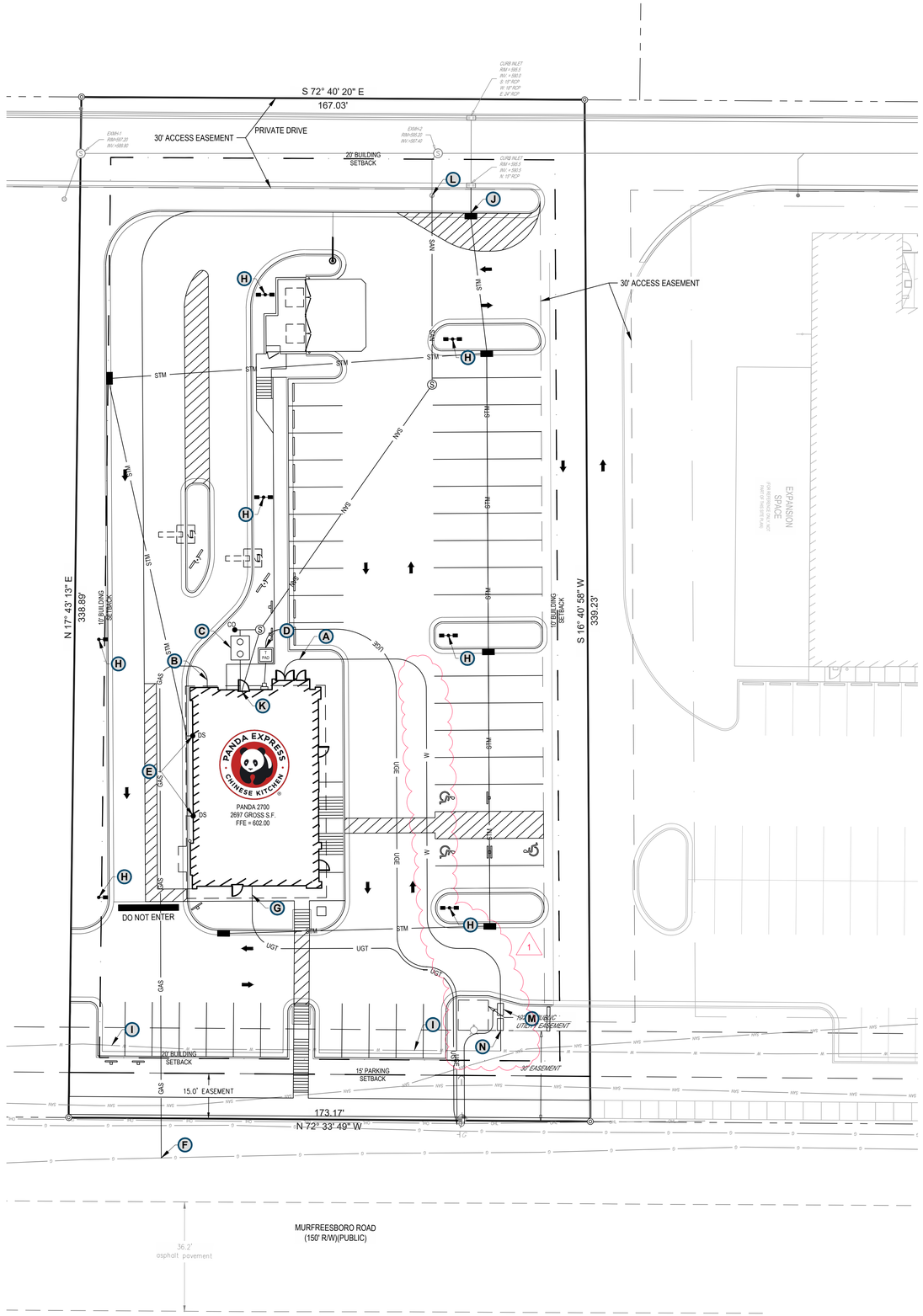
UTILITY LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- STM — STORM SEWER LINE
- SANITARY SEWER LINE
- W — DOMESTIC WATER SERVICE LINE
- G — GAS SERVICE LINE
- OHE — OVERHEAD ELECTRIC LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- ELECTRICAL TRANSFORMER PAD



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

LOCATION MAP

LA VERGNE,TN
NTS

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.

CODED NOTES:

- **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. CONTACT ENGINEER AND OWNER IF MINIMUM PIPE COVER IS NOT ATTAINED AT PROPOSED GRADE ELEVATIONS.
- **J** CONNECT TO STORM SEWER SYSTEM INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY INVERTS AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- **K** 6" SANITARY SEWER LATERAL PER CITY STANDARD 2.0, SHEET C04.1.
- **L** CONNECT TO SANITARY SEWER LATERAL AND CLEANOUT INSTALLED BY DEVELOPER. CONTRACTOR TO FIELD VERIFY INVERT AND NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES.
- **M** REDUCED PRESSURE BACKFLOW PREVENTER (ABOVE GROUND) PER CITY STANDARD 070, SHEET C04.2.
- **N** CONNECT TO EXISTING WATER MAIN PER CITY STANDARD 021, SHEET C04.1. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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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CHECKED BY: RAP

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PANDA STORE #: D31745
ARCH PROJECT #: 763900

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AGRICULTURE
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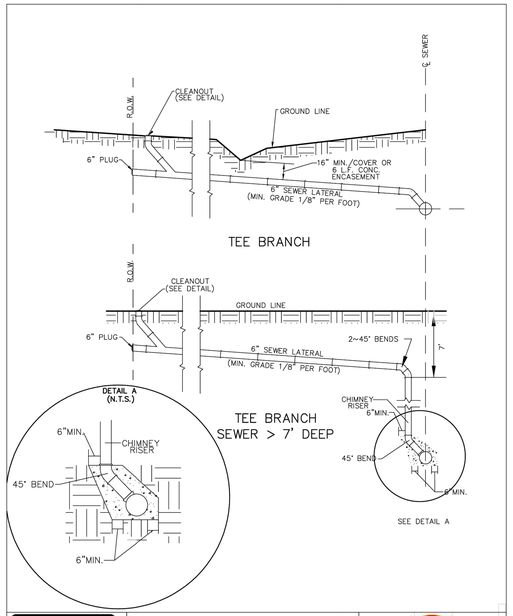
UTILITY PLAN

C04.0

PANDA HOME R2



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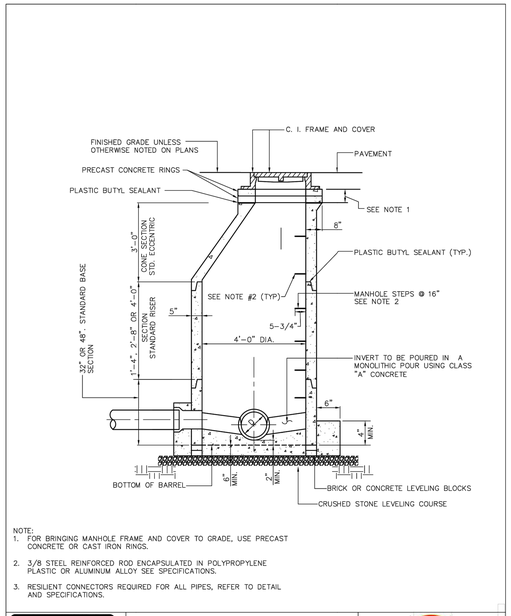
3354 PERIMETER HILL DRIVE, SUITE 140
NASHVILLE, TN 37211
615-834-8300

2.0
SANITARY SEWER LATERALS
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
148 INTERNATIONAL BLVD.
LA VERGNE, TN 37086
615-793-9891



NOTE:
1. FOR BRINGING MANHOLE FRAME AND COVER TO GRADE, USE PRECAST CONCRETE OR CAST IRON RINGS.
2. 3/8 STEEL REINFORCED ROD ENCAPSULATED IN POLYPROPYLENE PLASTIC OR ALUMINUM ALLOY SEE SPECIFICATIONS.
3. RESILIENT CONNECTORS REQUIRED FOR ALL PIPES, REFER TO DETAIL AND SPECIFICATIONS.

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3.0
PRECAST CONCRETE MANHOLE
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

PUBLIC WORKS DEPARTMENT
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LA VERGNE, TN 37086
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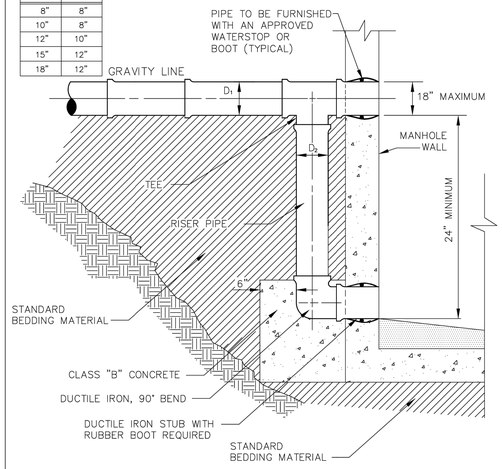
D_1	D_2
8"	8"
10"	8"
12"	10"
15"	12"
18"	12"



NOTES
1. SET INLET FROM DROP TO MATCH CROWNS WITH OUTLET EXCEPT THAT MINIMUM FALL ACROSS MANHOLE INVERT MUST BE 3".
2. THE RISER PIPE SHALL BE CONSTRUCTED OF THE SAME MATERIAL AS THAT OF THE INCOMING LINE.

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5.0
PRECAST CONCRETE DROP MANHOLE
NOT TO SCALE

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STANDARD SEWER DETAILS

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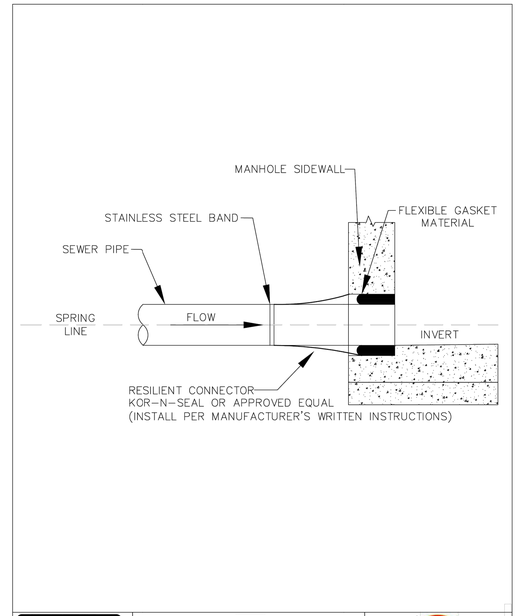

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615-834-8300

6.0
RESILIENT BOOT CONNECTION FOR SEWER PIPE TO MANHOLE DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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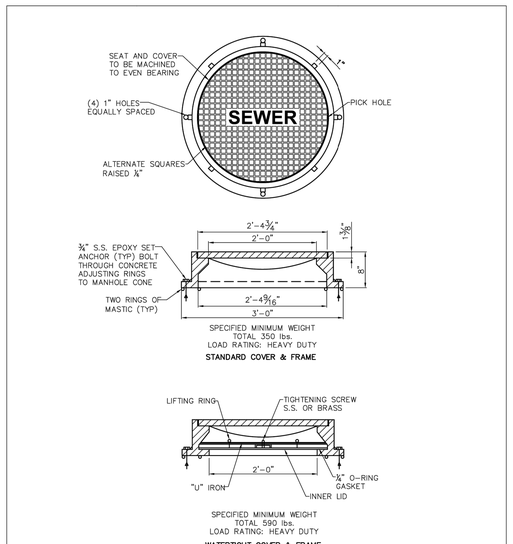

STANDARD FRAME AND COVER TO BE ACHESON FOUNDRY #A-2024-81S, OR EQUAL WATER TIGHT MANHOLE FRAME AND COVER TO BE ACHESON FOUNDRY #A-2624-71S OR EQUAL

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10.0
MANHOLE FRAME AND COVER
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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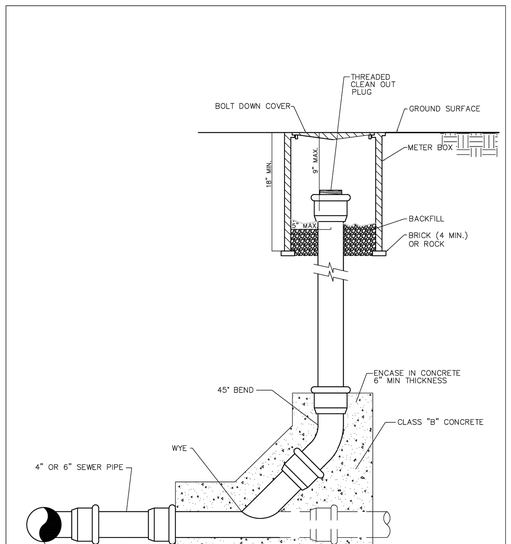
LA VERGNE, TN 37086
615-793-9891



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615-834-8300

13.0
CLEAN OUT WITH NON-TRAFFIC BOX
NOT TO SCALE

CITY OF LA VERGNE, TENNESSEE
STANDARD SEWER DETAILS

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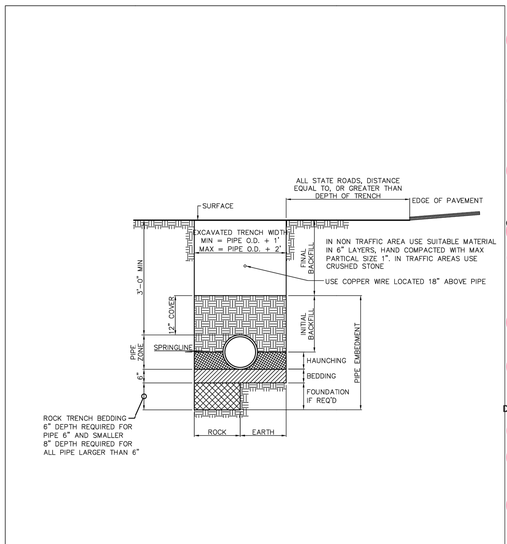

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615-834-8300

16.0
PVC PIPE INSTALLATION DETAIL
NOT TO SCALE

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STANDARD SEWER DETAILS

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LA VERGNE, TN 37086
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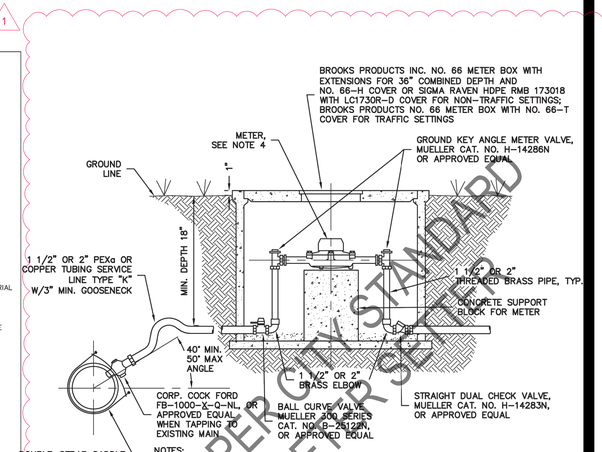
1



NOTES:
1. USE DOUBLE STRAP SADDLE FOR ALL PVC AND DUCTILE IRON PIPE INSTALLATION.
2. PLACE 3" DEEP OF CLEAN 1/2" TO 3/4" CRUSHED STONE IN BOTTOM OF METER BOX.
3. FITTINGS: TUBING-PEXa OR TYPE "K" COPPER SERVICE LINE.
4. METER:
   4.1. 1 1/2 INCH – BADGER MODEL RCDL-120, LEAD FREE BRONZE ALLOY WITH REMOTE-READ TRANSMITTER, OR APPROVED EQUAL.
   4.2. 2 INCH – BADGER MODEL RCDL-170, LEAD FREE BRONZE ALLOY WITH REMOTE READ TRANSMITTER, OR APPROVED EQUAL.

UPDATE PER CITY STANDARD WITH WATER SET

1 1/2" OR 2" DISC METER WATER SERVICE ASSEMBLY
N.T.S.
Revised August 2017

STANDARD DETAIL 021
CITY OF LAVERGNE, TENNESSEE

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P.O. BOX 2968, MURFREESBORO, TN 37133-2968
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FILE NAME: L:\Engineering\442-56\2015 Updates\Drawings\021 Disc Meter Water Service Assembly.dwg

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ZACHARY D. FRESHWATER
REGISTERED ENGINEER
AGRICULTURE
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No. 116191
STATE OF TENNESSEE
09/13/24

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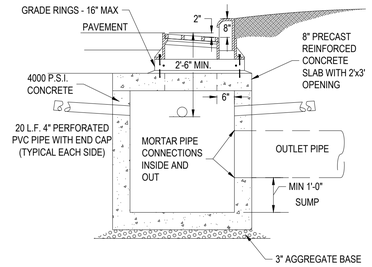
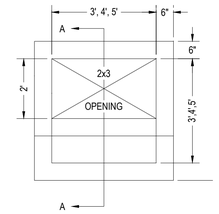
UTILITY DETAILS I

C04.1

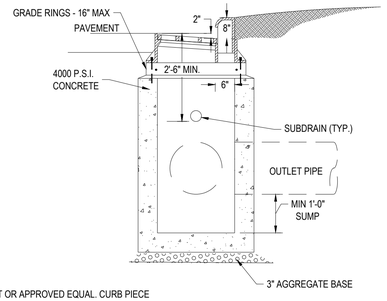
PANDA HOME R2



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



TOP VIEW
CASTING REMOVED



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

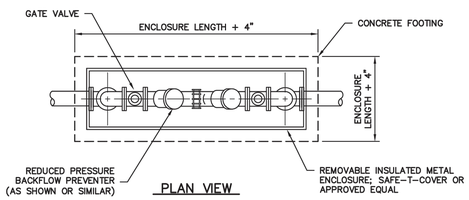
NOTES:

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.

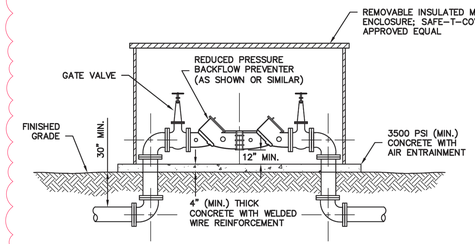
PRECAST CURB INLET

NTS

1



PLAN VIEW



ELEVATION

REDUCED PRESSURE BACKFLOW PREVENTER (ABOVEGROUND)

N.T.S.
Revised August 2017

STANDARD DETAIL 070

CITY OF LAVERGNE, TENNESSEE
G & M File No. 442-56

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FILE NAME: L: \Engineering\442-56\2015 Updates\Drawings\070 Reduced Pressure Backflow Preventer.dwg

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UTILITY DETAILS II

C04.2

GRADING NOTES

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 DIRECTIONS. 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 IT'S 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 GROUTED 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-WALLED 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 TDOT 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.

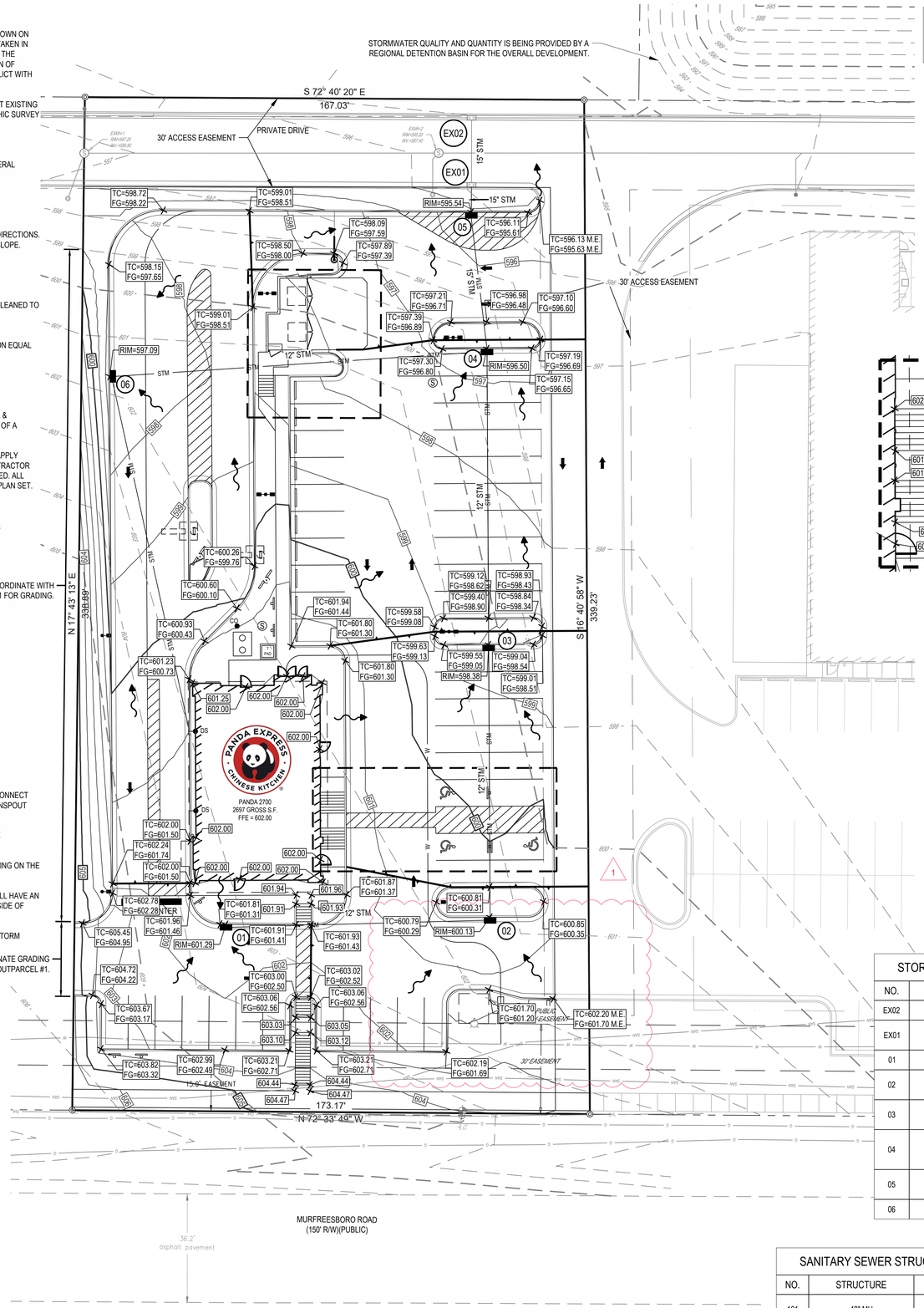
GRADING LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

- R/W — RIGHT-OF-WAY
- PROPERTY LINE
- SETBACK
- EASEMENT
- BUILDING
- 960 — MAJOR CONTOUR
- 962 — MINOR CONTOUR
- GRADE BREAK
- FLOW LINE
- 1 — STRUCTURE NUMBER
- CURB INLET
- CO — CLEANOUT
- DS — DOWNSPOUT
- XXX.XX — FINISHED GRADE ELEVATION
- RIM=XXX.XX — RIM ELEVATION
- TC=XXX.XX / FG=XXX.XX — TOP OF CURB ELEVATION / FINISHED GRADE ELEVATION
- M.E. — MATCH EXISTING ELEVATION

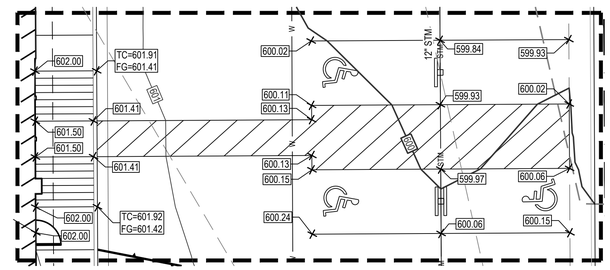


24-HOUR CONTACT:
PANDA EXPRESS PM
CHRIS POPE
(626) 372-8151

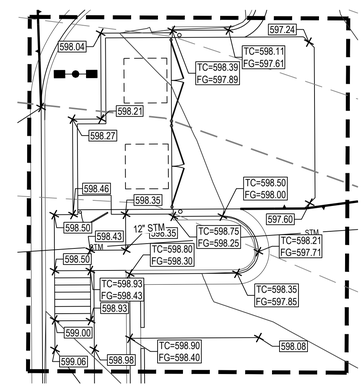
LOCATION MAP

LA VERGNE,TN
NTS

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
SCALE: 1" = 10'

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 (15") N
05	CURB INLET	595.54	590.63 (15") 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

N

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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

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

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REVISIONS:

1	REVISION #1	09-16-24

ISSUE DATE:

	PERMIT SET	07-26-24

DRAWN BY: ATW
CHECKED BY: RAP

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

09/13/24

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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

GRADING PLAN

C05.0

PANDA HOME R2

UTILITY NOTES

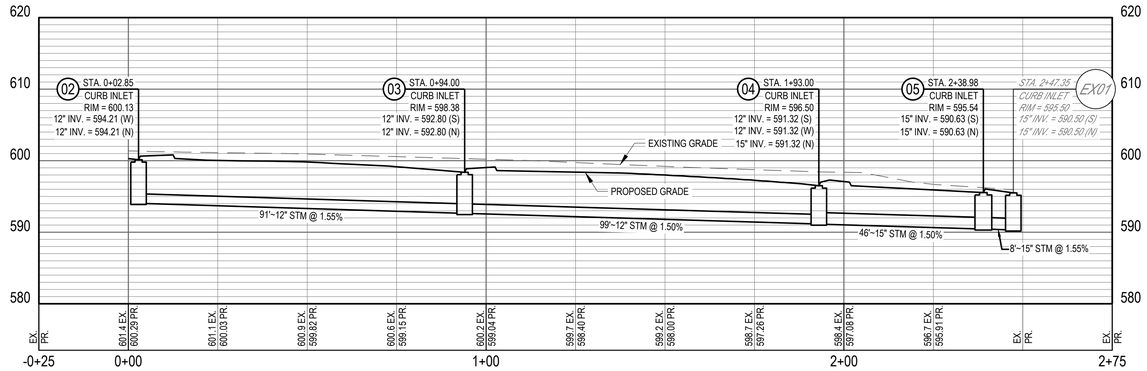
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
2. 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.
3. 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.
4. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.
5. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
6. 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.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. 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.
9. 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.
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. 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.
12. UTILITY TRENCHES WITHIN PAVED AREAS TO BE BACKFILLED PER UTILITY TRENCH DETAIL PROVIDED WITHIN THE CONSTRUCTION DETAILS SHEET.
13. ALL WATER LINE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LA VERGNE CONSTRUCTION STANDARDS AND STATE REGULATIONS.
14. 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"

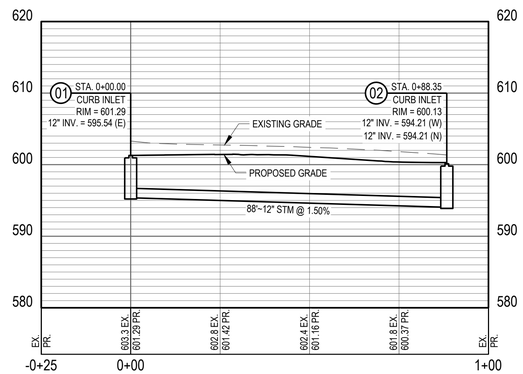
16. ON-SITE SANITARY SEWER LINE MATERIAL SHALL BE AS FOLLOWS:

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

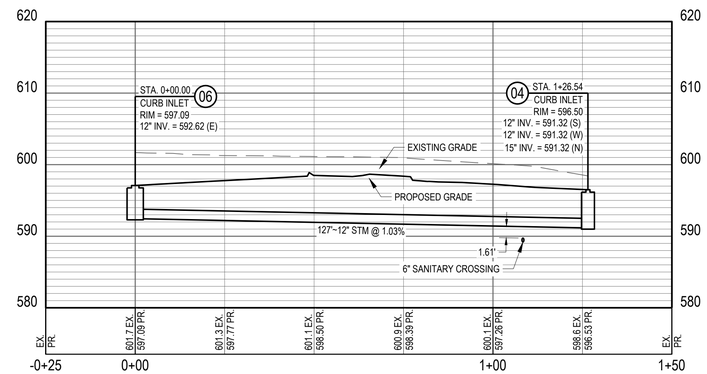
17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
18. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.



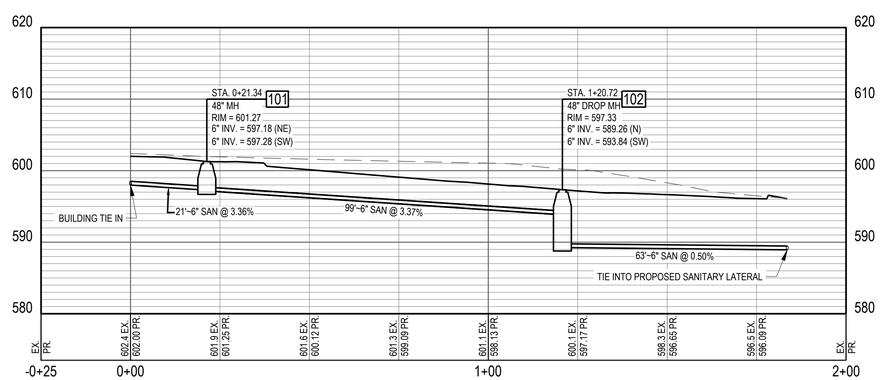
STORM PROFILE 02 - EX01
SCALE: 1" = 20' HORIZ.; 1" = 10' VERT.



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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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

ZACHARY D. FRESHWATER
REGISTERED ENGINEER
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PANDA EXPRESS

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LA VERGNE, TN 37086

SEWER PROFILES

C05.1

PANDA HOME R2

SWPPP GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. 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.
5. 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.
6. 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.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

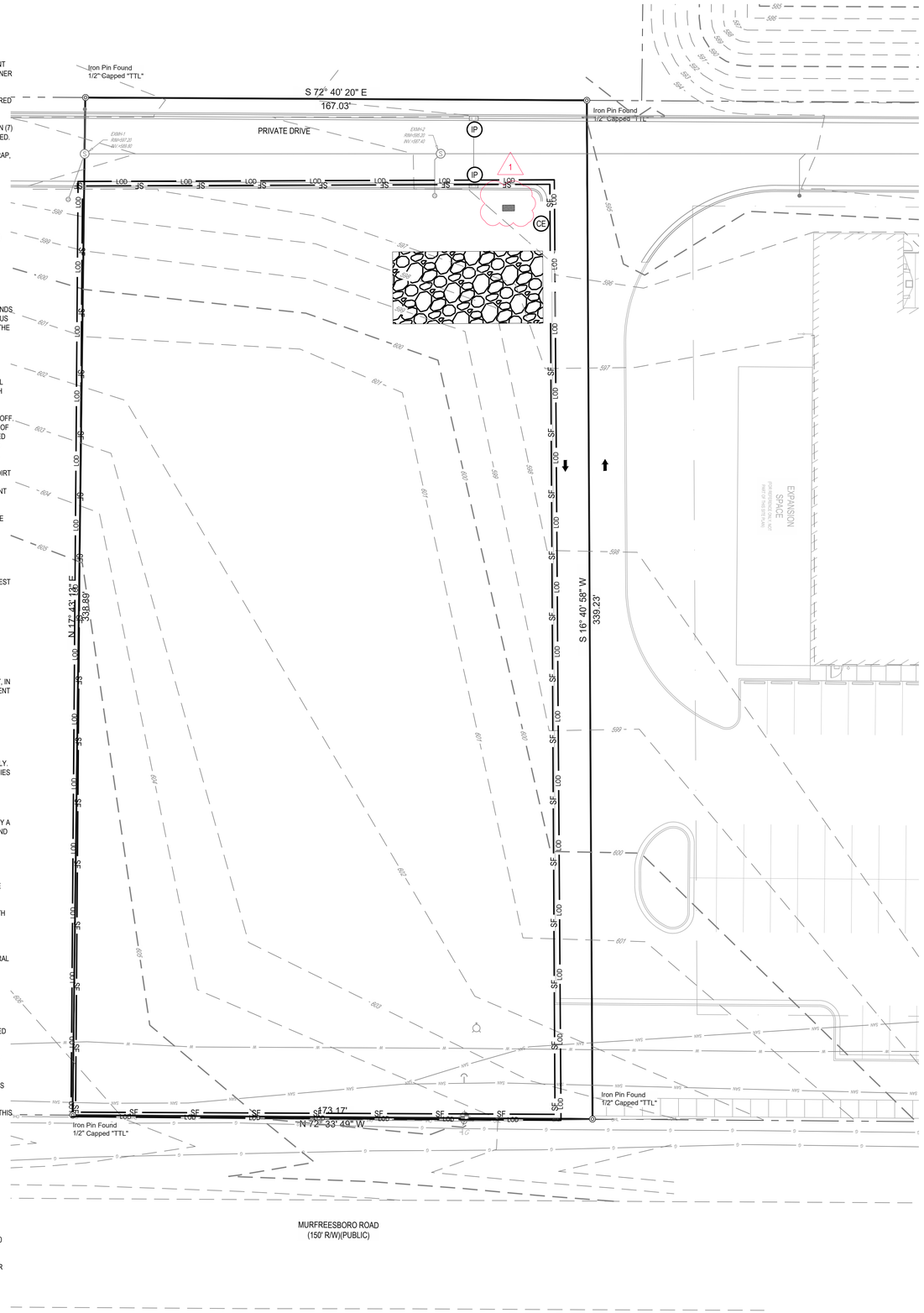
   SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

   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.
8. 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.
9. 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 DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. 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.
16. 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.
17. 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.
18. 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

1. 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:
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. 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
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN A STATE APPROVED C&DD 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.
13. 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.
14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
15. 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.
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
17. 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.
18. 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.
19. OPEN BURNING IS NOT PERMITTED ON THE SITE.
20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEPT CLEAN ON AN AS NEEDED BASIS.



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

LOCATION MAP

LA VERGNE,TN
NTS

ALL PROPOSED IMPROVEMENTS FOR ALDI SHOWN PER PLANS PROVIDED.

SWPPP LEGEND

EXISTING

REFER TO C01.1 FOR EXISTING FEATURES LEGEND

PROPOSED

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- COMPOST SOCK
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- STABILIZED CONSTRUCTION ENTRANCE
- STORAGE AREA
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- IP — INLET PROTECTION
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N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

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Tennessee 811

PANDA EXPRESS CHINESE KITCHEN

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REVISIONS:

1	REVISION #1	09-16-24

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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PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

INITIAL EROSION CONTROL PLAN

C06.0

PANDA HOME R2

SWPPP GENERAL NOTES

1. 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.
2. 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.
3. CONTRACTOR SHALL MINIMIZE CLEARING AND DISTURBANCE TO THE ENVIRONMENT TO THE MAXIMUM EXTENT POSSIBLE OR AS REQUIRED BY THE GENERAL PERMIT.
4. 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.
5. 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.
6. 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.
7. TEMPORARY SEEDING, MULCHING, AND FERTILIZER SPECIFICATIONS:

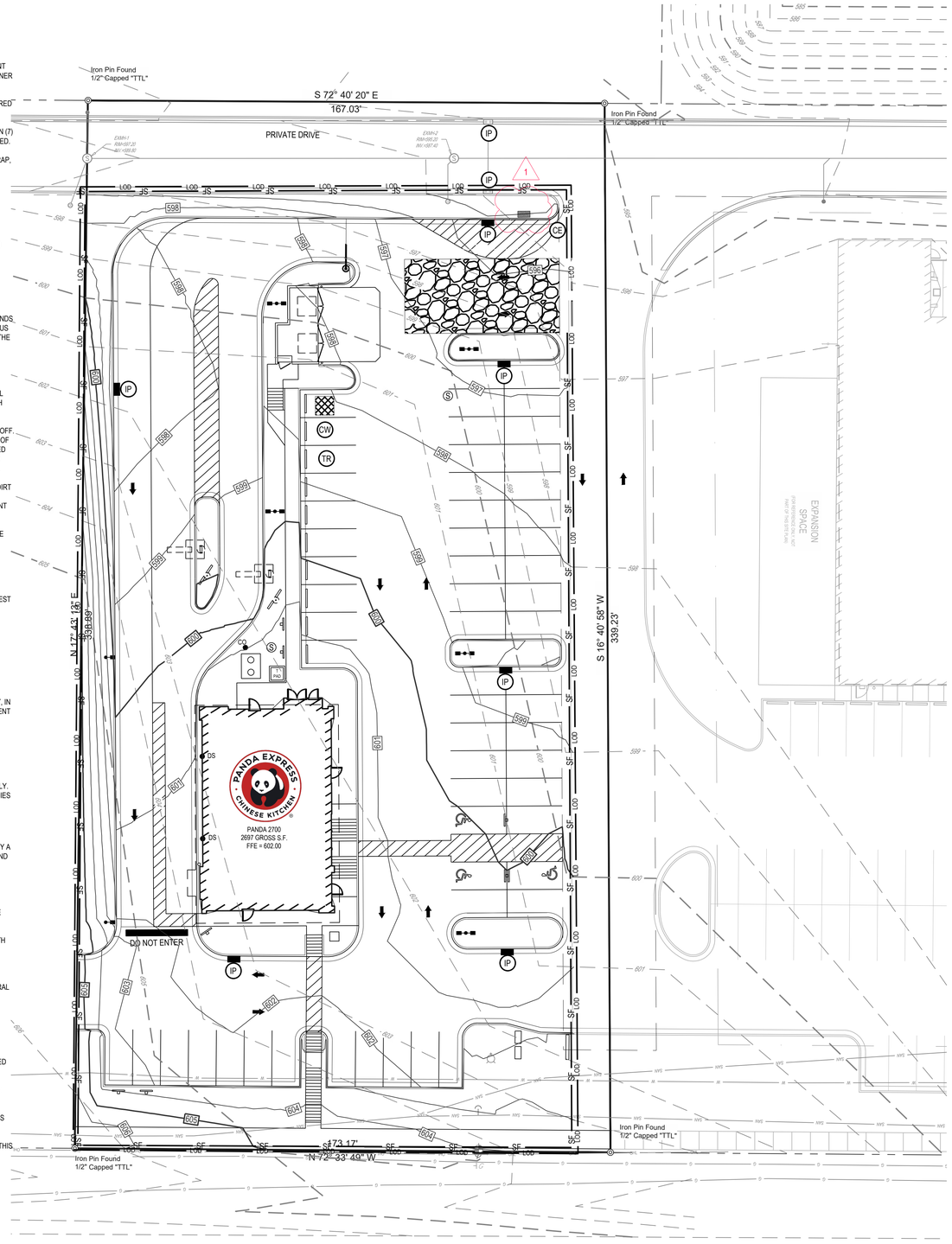
   SEEDING: ANNUAL RYEGRASS AT 2.02 POUNDS PER 1,000 S.F.

   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.
8. 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.
9. 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 DIKED AREAS, WHERE WASHINGS CAN BE REMOVED AND PROPERLY DISPOSED OFF-SITE WHEN THEY HARDEN. STORAGE TANKS SHOULD ALSO BE LOCATED IN PIT OR DIKED 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE ROADWAYS OR INTO THE STORM SEWERS MUST BE REMOVED IMMEDIATELY.
15. 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.
16. 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.
17. 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.
18. 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

1. 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:
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. STONE CONSTRUCTION EXIT TO BE MAINTAINED BY GENERAL CONTRACTOR UNTIL SITE HAS BEEN PAVED OR IS NO LONGER REQUIRED.
8. ALL CATCH BASIN GRATES ARE TO BE PROTECTED WITH INLET BAGS AFTER THEY ARE INSTALLED. THEY SHOULD BE ROUTINELY CLEANED AND MAINTAINED.
9. 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
10. BRICKS, HARDENING CONCRETE AND SOIL WASTE SHALL BE FREE FROM CONTAMINATION WHICH MAY LEACH CONSTITUENTS TO WATERS OF THE STATE.
11. CLEAN CONSTRUCTION WASTES THAT WILL BE DISPOSED INTO THE PROPERTY SHALL BE SUBJECT TO ANY LOCAL PROHIBITIONS FROM THIS TYPE OF DISPOSAL.
12. ALL CONSTRUCTION AND DEMOLITION DEBRIS (C&DD) WASTE SHALL BE DISPOSED OF IN A STATE APPROVED C&DD 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.
13. 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.
14. EQUIPMENT FUELING & MAINTENANCE SHALL BE IN DESIGNATED AREAS ONLY.
15. 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.
16. ALL DESIGNATED CONCRETE WASHOUT AREAS SHALL BE LOCATED AWAY FROM WATERCOURSES, DRAINAGE DITCHES, FIELD DRAINS OR OTHER STORMWATER DRAINAGE AREAS.
17. 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.
18. 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.
19. OPEN BURNING IS NOT PERMITTED ON THE SITE.
20. CONTRACTOR TO ENSURE STREETS SHALL BE CLEARED OF DEBRIS FROM SITE AND SWEPT CLEAN ON AN AS NEEDED BASIS.



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LOCATION MAP

LA VERGNE,TN
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GRAPHIC SCALE (IN FEET)
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Tennessee 811

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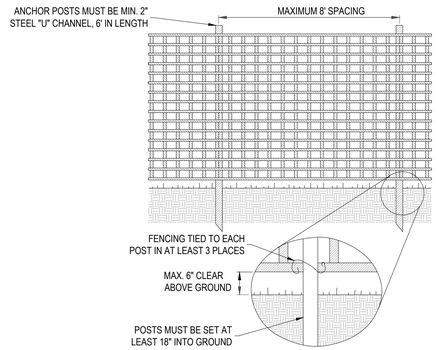
PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

FINAL EROSION CONTROL PLAN

C06.1

PANDA HOME R2

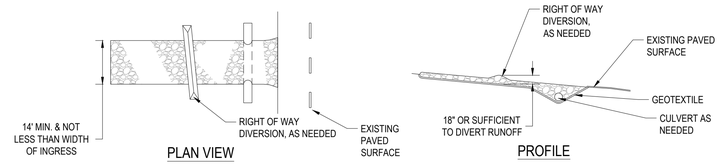


NOTES:

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

NTS



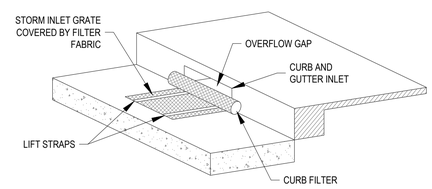
NOTES:

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 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. 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.
10. 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

NTS

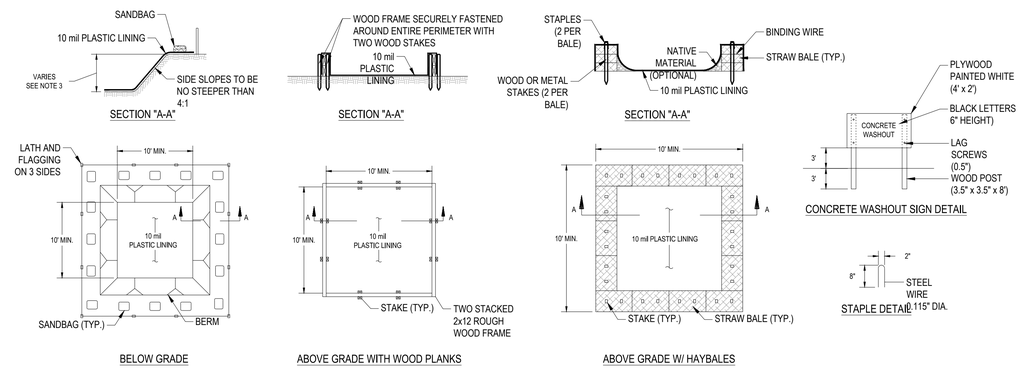


NOTE:

INLET PROTECTION SHALL BE DANDY CURB BAG OR APPROVED OTHER.

CURB INLET PROTECTION

NTS

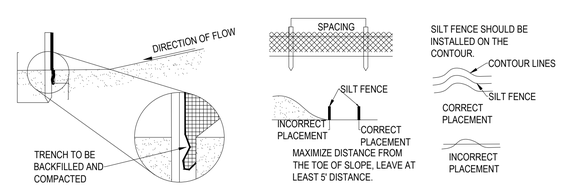


NOTES:

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



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

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.

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)

SILT FENCE

NTS

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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91770
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PANDA STORE #: D31745
ARCH PROJECT #: 763900

ZACHARY D. FRESHWATER
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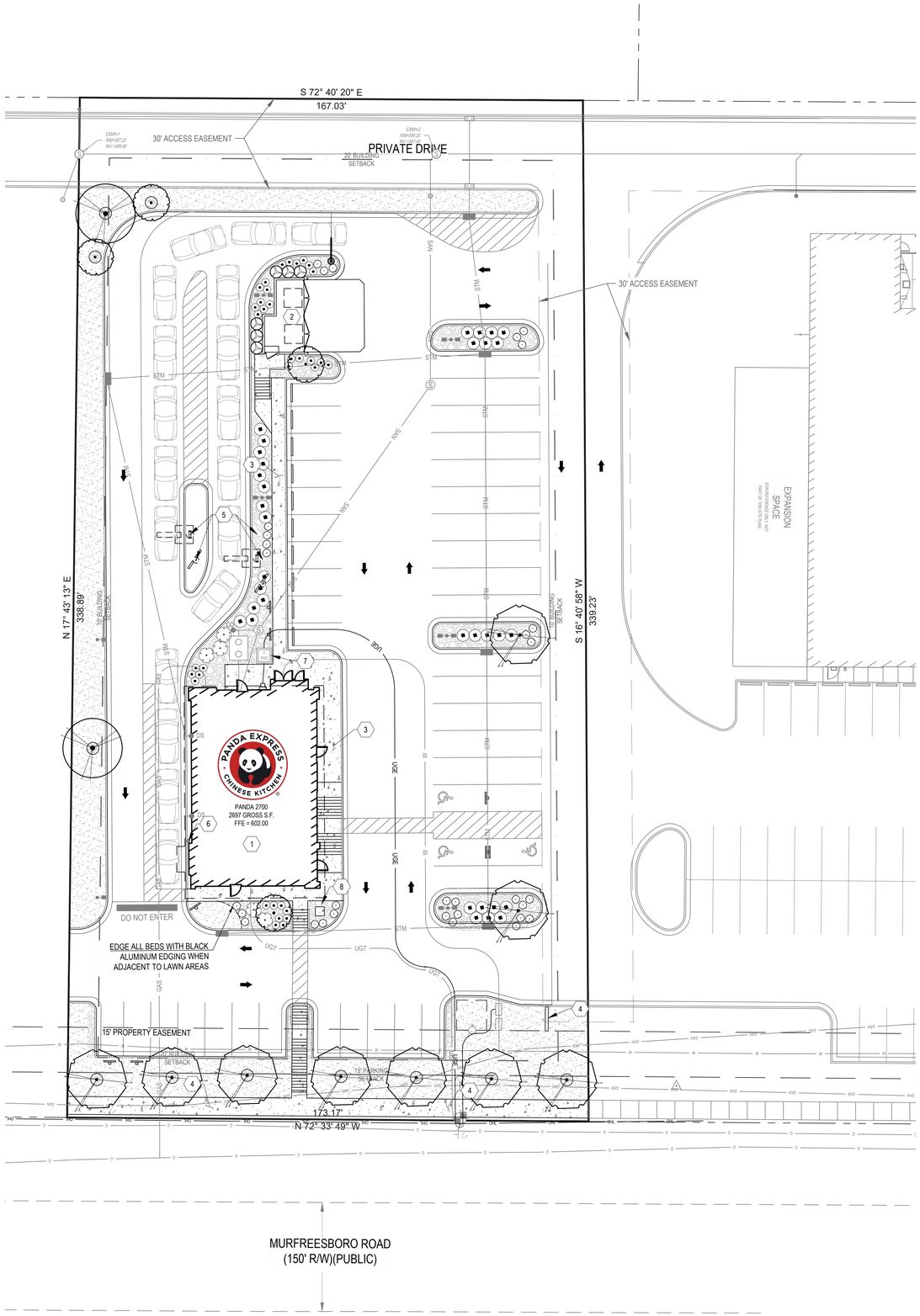
EROSION CONTROL DETAILS

C06.2

PANDA HOME R2

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPERTY LINE
- EASEMENT
- STM — STORM LINE
- SAN — SANITARY LINE
- W — WATER LINE
- G — GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGE — UNDERGROUND ELECTRIC LINE
- OHL — OVERHEAD POWER LINE
- 600 — MAJOR ENGINEERED CONTOUR
- 602 — MINOR ENGINEERED CONTOUR
- 600 — MAJOR EXISTING CONTOUR
- 602 — MINOR EXISTING CONTOUR
- SIGN
- SANITARY MANHOLE
- CURB INLET
- CO — CLEANOUT
- DS — DOWN SPOUT
- LIGHT POLE



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

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 'SMNTOBAB' 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:

1. SPECIES MUST MEET BOTH MINIMUM CALIPER OR GALLON SIZE AND HEIGHT IF LISTED
2. 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.
3. 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 GROUNDCOVER OR THAT EXHIBIT EVIDENCE OF EROSION, SHALL BE IMPROVED AS NECESSARY.
4. PRIOR TO INSTALLATION, CONTRACTOR TO COORDINATE WITH PANDA EXPRESS PROJECT MANAGER TO VERIFY SOD TYPE TO BE USED
5. 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.
6. 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

1. PROPOSED 2,697 SF BUILDING
2. PROPOSED TRASH ENCLOSURE
3. PROPOSED CONCRETE SIDEWALK
4. PROPOSED MONUMENT SIGN TO BE LOCATED/PERMITTED AT A LATER DATE
5. PROPOSED DRIVE-THRU ELEMENTS
6. PROPOSED BOLLARD
7. PROPOSED TRANSFORMER PAD
8. PROPOSED CONCRETE PAD FOR PANDA STATUE

N

20 0 20 40

GRAPHIC SCALE (IN FEET)
1 in. = 20 ft.

Tennessee 811

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

PANDA EXPRESS CHINESE KITCHEN

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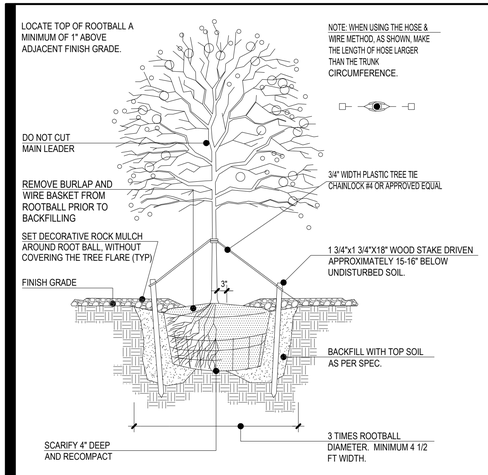
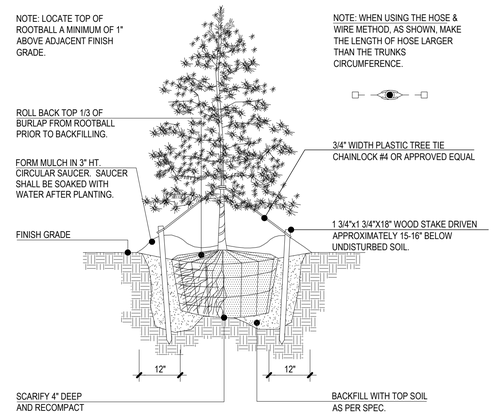
PLANTING PLAN

L1.0

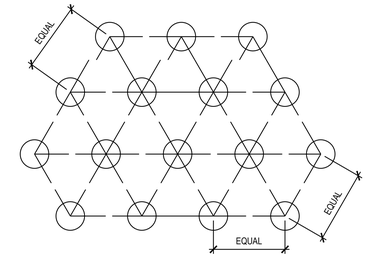
PANDA HOME R2



1 DECIDUOUS TREE STAKING N.T.S.



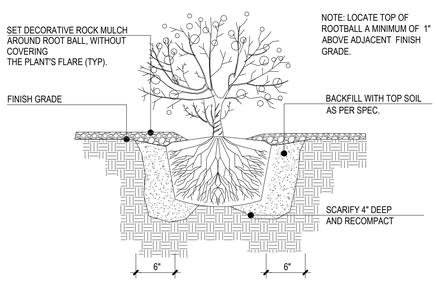
2 EVERGREEN TREE STAKING N.T.S.



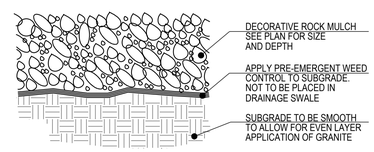
ALL GROUND COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING PER ON CENTER SPACING AS SPECIFIED ON PLANTING PLAN.

LOCATE GROUND COVER ONE HALF OF SPECIFIED SPACING DISTANCE FROM ANY CURB, SIDEWALK, OR OTHER HARD SURFACE, UNLESS OTHERWISE NOTED.

3 GROUND COVER SPACING N.T.S.



4 EVERGREEN / DECIDUOUS SHRUB N.T.S.



NOTE: VERIFY GRANITE/ ROCK COLOR & SIZE W/ OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. CONTRACTOR BEARS ALL RESPONSIBILITY FOR ANY VARIATION FROM APPROVED GRANITE/ ROCK.

5 DECORATIVE ROCK MULCH N.T.S.

GENERAL NOTES: LANDSCAPE PLAN

1. 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.
2. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
3. REFER TO SITE CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWING AS NEEDED.
4. REESTABLISH EXISTING TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING, INCLUDING AREAS IN RIGHT-OF-WAY, TO MATCH EXISTING SPECIES.
5. 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.
6. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO LANDSCAPE ARCHITECT.
7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
8. CONTRACTOR TO FINE GRADE AND ROCK-HOUND ALL TURF AREAS PRIOR TO SEEDING, TO PROVIDE A SMOOTH AND CONTINUAL SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) & EXTRANEOUS MATERIAL OR DEBRIS.
9. REMOVE EXISTING WEEDS FROM PROJECT SITE PRIOR TO THE ADDITION OF ORGANIC AMENDMENTS AND FERTILIZER. APPLY AMENDMENTS AND FERTILIZER AS NEEDED.
10. 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.
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
12. 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.
13. 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.
14. 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.
15. 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.
16. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY LANDSCAPE ARCHITECT TO ADJUST TREE LOCATIONS.
17. 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.
18. 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.
19. 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.
20. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING STANDARDS, IN ADDITION TO OWNER REQUIREMENTS.
21. 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.
22. REFER TO PROJECT MANUAL OR WRITTEN SPECIFICATIONS, IF AVAILABLE, FOR ADDITIONAL REQUIREMENTS.

SOIL PLANTING MIXTURE (MIX ONSITE)

1. 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:
   - 1.A. ONE PART COMPOST/MANURE PLANTING MIX, TOPSOIL OR APPROVED EQUAL
   - 1.B. ONE PART NATIVE SOIL
2. 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 SOIL 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.
3. 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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DETAILS AND NOTES

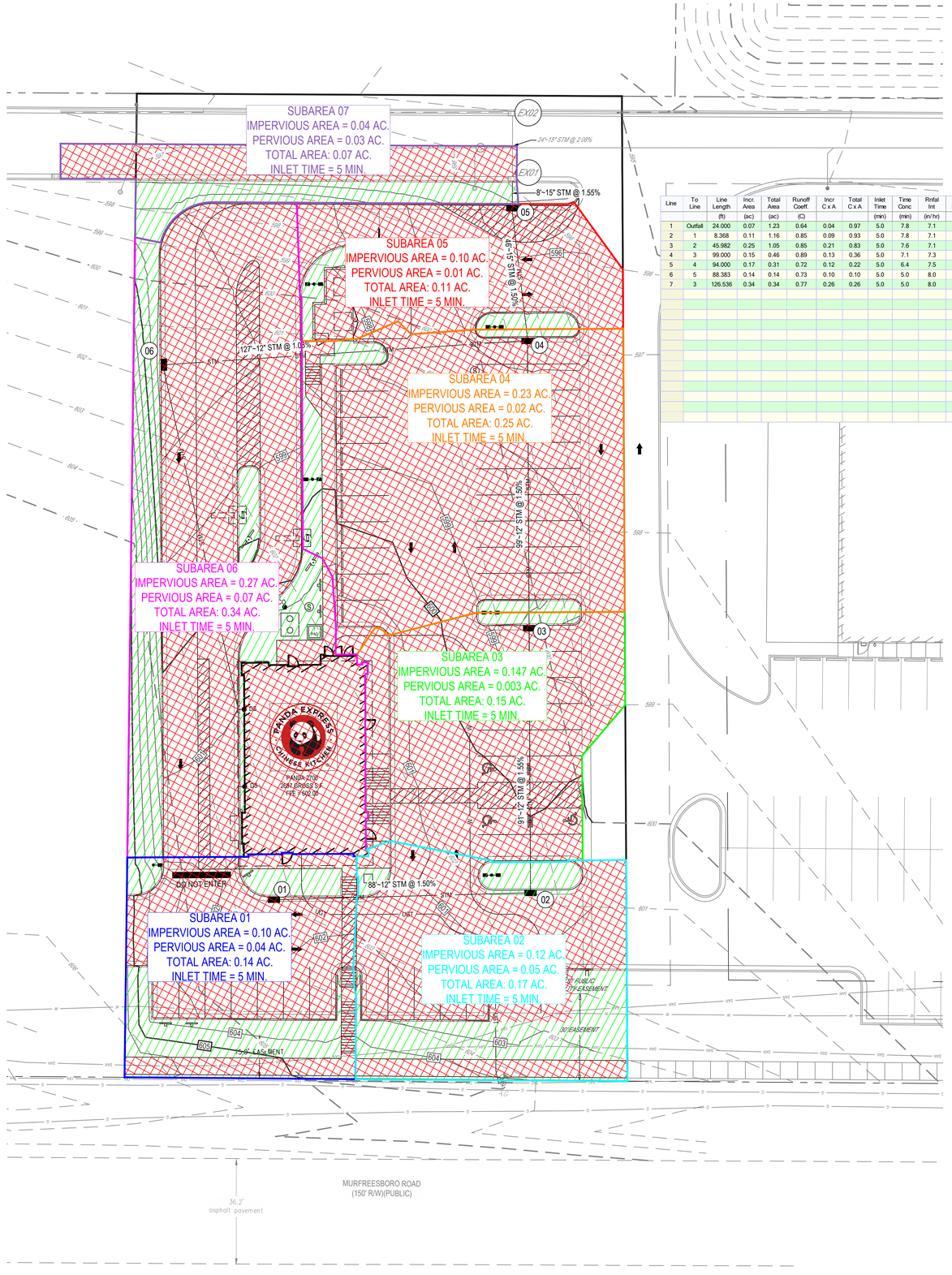
L2.0

PANDA HOME R2

DRAINAGE MAP LEGEND

IMPERVIOUS AREA

PERVIOUS AREA



COMPOSITE C

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 = 0.89
4	0.23	0.02	0.25	[(0.9*0.23)+(0.3*0.20)]/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

Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfall Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/ Rim Dn	Grnd/ Rim Up	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/ hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/ s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	24.000	0.07	1.23	0.64	0.04	0.97	5.0	7.8	7.1	6.86	0.00	6.86	9.32	5.65	15	2.08	590.00	590.50	591.45	591.68	595.50	595.50	EX01
2	1	8.368	0.11	1.16	0.85	0.09	0.93	5.0	7.8	7.1	6.55	0.00	6.55	8.05	5.38	15	1.55	590.50	590.63	591.76	591.82	595.50	595.54	05
3	2	45.982	0.25	1.05	0.85	0.21	0.83	5.0	7.6	7.1	5.93	0.00	5.93	7.91	5.27	15	1.50	590.63	591.32	591.89	592.30	595.54	596.50	04
4	3	99.000	0.15	0.46	0.89	0.13	0.36	5.0	7.1	7.3	2.60	0.00	2.60	4.37	3.91	12	1.51	591.32	592.81	592.30	593.50	596.50	598.38	03
5	4	94.000	0.17	0.31	0.72	0.12	0.22	5.0	6.4	7.5	1.68	0.00	1.68	4.36	3.32	12	1.50	592.80	594.21	593.50	594.76	598.38	600.13	02
6	5	88.383	0.14	0.14	0.73	0.10	0.10	5.0	5.0	8.0	0.81	0.00	0.81	4.37	2.42	12	1.50	594.21	595.54	594.76	595.92	600.13	601.29	01
7	3	126.536	0.34	0.34	0.77	0.26	0.26	5.0	5.0	8.0	2.08	0.00	2.08	3.61	3.38	12	1.03	591.32	592.62	592.30	593.24	596.50	597.09	06

N

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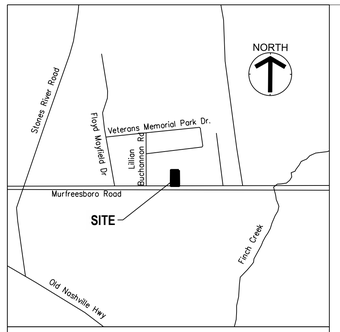
DRAINAGE MAP

EX-2

PANDA HOME R2



VICINITY MAP - NOT TO SCALE

LAT / LONG: xx.xxxxxx° / -xx.xxxxxx°

SURVEYOR NOTES

1. 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 we 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.
2. Indirect access to the subject parcel is available to Veteran's Memorial Parkway & Lillian Buchanan Dr via access easement granted by.
3. No roadway improvement plans were disclosed to CESO during the survey.
4. 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.
5. 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.
6. No zoning report was provided to the surveyor at the time of survey.
7. There are 0 regular sparking spaces & and 0 handicap spaces on the subject parcel.
8. The closest intersection is Murfreesboro Road & Veterans Memorial Highway located at the Southeast corner of the surveyed property.
9. There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.
10. No evidence of street or sidewalk construction or repairs observed at time of survey.

SCHEDULE B - SECTION II

10. 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
11. 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
12. 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
13. 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
14. 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
15. 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
16. 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

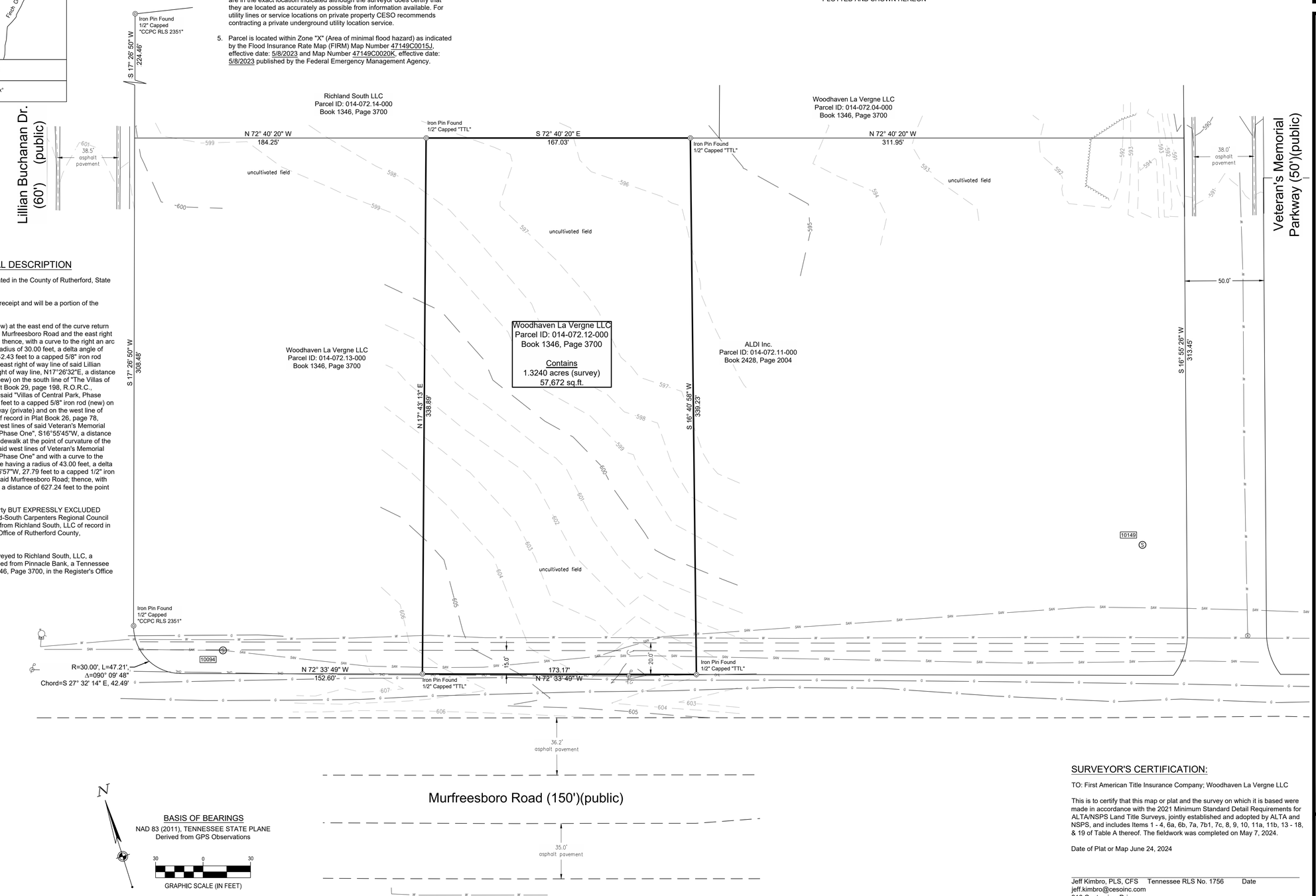


EXHIBIT "A" LEGAL DESCRIPTION

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.

N

BASIS OF BEARINGS
NAD 83 (2011), TENNESSEE STATE PLANE
Derived from GPS Observations

30 0 30
GRAPHIC SCALE (IN FEET)

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
(615) 993-4232

CESO
WWW.CESOINC.COM
216 Centerview Dr., Suite 150
Brentwood, TN 37027
Phone: 615.928.5120 Fax: 888.208.4826

SEE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE AND NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

PANDA EXPRESS

ALTA / NSPS LAND TITLE SURVEY
Murfreesboro Road, La Vergne, Tennessee 37086
County of Rutherford

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.

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

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

Schedule

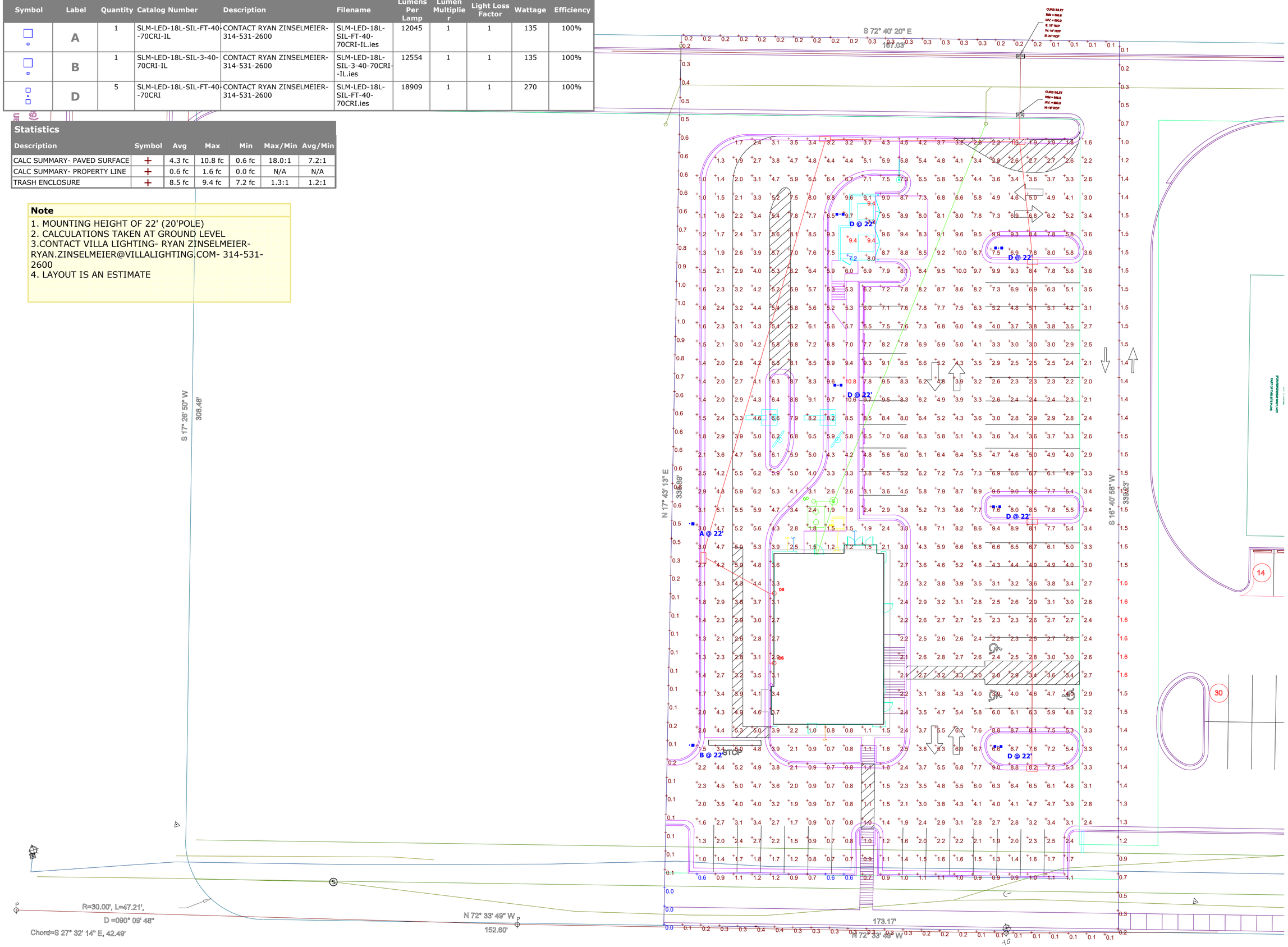
Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	1	SLM-LED-18L-SIL-FT-40--70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12045	1	1	135	100%
	B	1	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN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

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	6252S, 2850S PAINT T111, T125 TILE G-1 WALL COVERING	C4 2'X2' ARMSTRONG, ULTIMA C3 GYP BOARD W/ PAINT 6252S
101	SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T111 HAND SINK WALL TILE 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. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A	WALK-IN FREEZER	GALVANIZED STAINLESS STEEL S1 SILIKAL UNDER WIF SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED 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/ 6252S SMOOTH WASHABLE PAINT
107	WOMEN'S ROOM	T200 24" X 24" TILE	T108 FULL TILE SCHLUTER	T108 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
108	VESTIBULE	T200 24" X 24" TILE	T125 FULL TILE	2850S PAINT T125 TILE	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
109	NOT USED	-	-	-	-
110	EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYB BOARD W/ 6252S SMOOTH WASHABLE PAINT
111	ENTRY VESTIBULE	T200 24" X 24" TILE M100 4" X 6" MAT	T125 FULL TILE	P104 PAINT T124 TILE	C3 GYB BOARD W/ 6252S 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

NOTE!!!!
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

									HARDWARE							HINGE	STOP	ACCESORIES							REMARKS
NO.	DR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RTG	PASSAGE	LOCKSET	ELECT. STRIKE W/ ENTRY KEYPAD	PRIVACY	S.F. PULL	S.F. PUSH	PANIC	BUTT	CONT.(PIANO)	FLOOR	WALL	REMOVABLE CENTER POST	THRESHOLD	LATCH GUARD	DETEX ALARM	SILENCERS	KICKPLATE	CLOSER	CHAIN RESTRAINT W/SPRINGS (EA. DOOR)	
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**
D1B	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 $\frac{1}{2}$" 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
C7G	FAMILY BOOTH CANOPY	RICHFIELD: 209 W X 66D X 48.75H	-	-	SUPPLIED BY RICHFIELD/PANDA, INSTALLED BY GC
WP1	CRANE COMPOSITES INC.	F.R.P. THICKNESS: .075	LBCS.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	OQ03	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
6252S	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

- NEW EXTERIOR WALL
- NEW EXTERIOR WALL FRAMED WITH STRUCTURAL STEEL STUDS
- NEW INTERIOR WALL (FULL HT.)
- NEW INTERIOR WALL (LOW WALL - REF. ELEV. & DETAILS)
- WALK-IN BOX PANEL

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

- CG-1 — 18 GA. STAINLESS STEEL CORNER GUARD - FULL HT.
- CG-1A — 18 GA. STAINLESS STEEL CORNER GUARD - 4'-0" HIGH
- CG-2, CG-3 — 18 GA. STAINLESS STEEL CORNER GUARD/FRAME - ALL AROUND PERIMETER OF OPENING - FRAME TO BE WELDED WITH MITERED CORNERS TO FORM SINGLE UNIT.
- WC-1 — 18 GA. STAINLESS STEEL WALL CAP

ALL OTHER STAINLESS STEEL BY G.C.

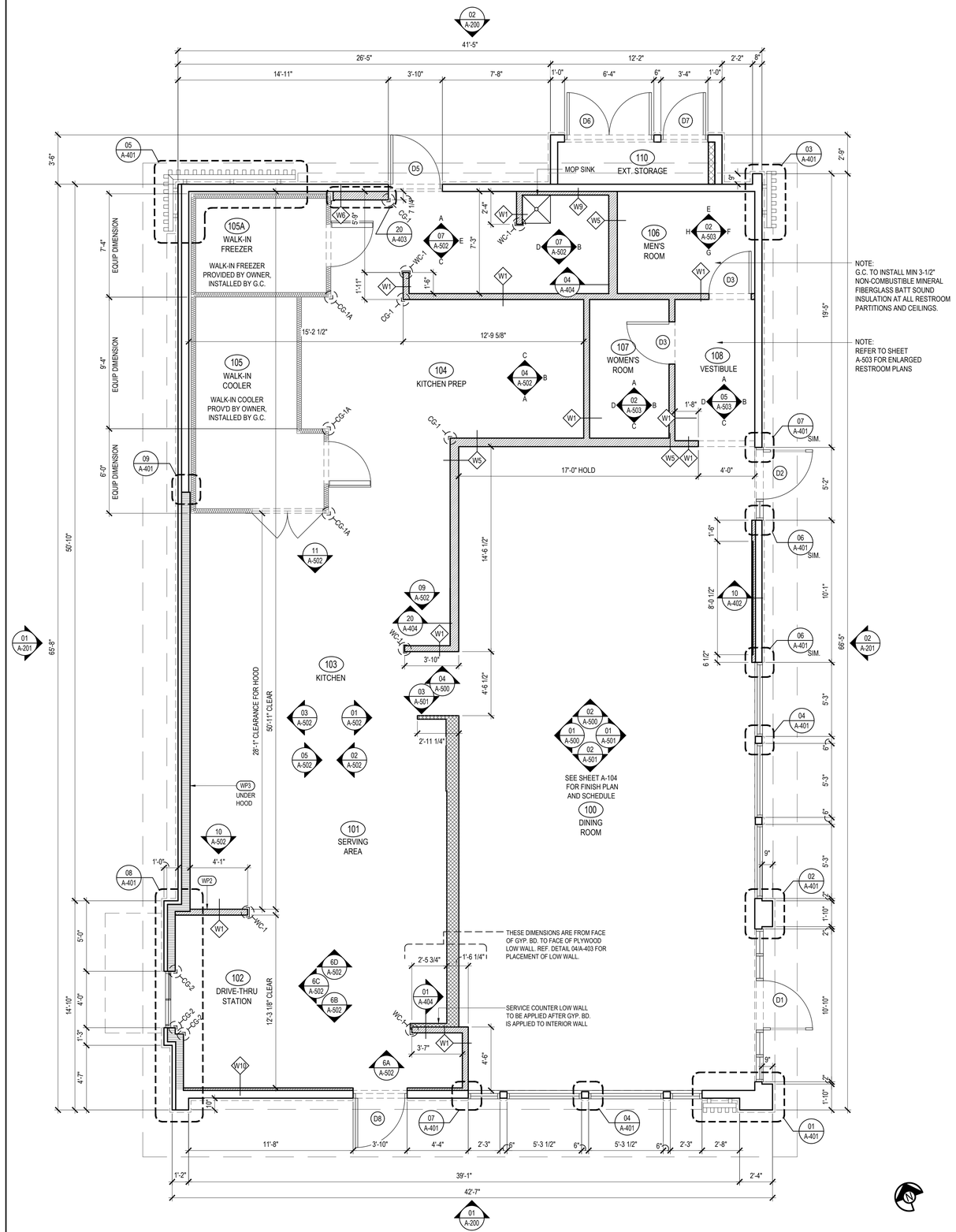
NOTE!!!!!!!!!!!:

***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

TILE SCHEDULE (SEE SHEET A-104)



NOTE:
G.C. TO INSTALL MIN 3-1/2" NON-COMBUSTIBLE MINERAL FIBERGLASS BATT SOUND INSULATION AT ALL RESTROOM PARTITIONS AND CEILINGS.

NOTE:
REFER TO SHEET A-503 FOR ENLARGED RESTROOM PLANS

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:
--- ---

ISSUE DATE:
PERMIT SET 07-26-24

DRAWN BY: DMB
CHECKED BY: AJF, MA

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

BRADY W. HARDING REGISTERED PROFESSIONAL ARCHITECT
7/24/24

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

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
BRICK	BRICK TECH	SUMMIT BRICK COMPANY	SW 7646 FIRST STAR	SIZE: MODULAR TEXTURE SMOOTH	CONTACT: TYLER MEHL 248.548.0777 LMEHL@BRICKTECH.COM MORTAR: CUSTOM COLOR TO MATCH BRICK
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.

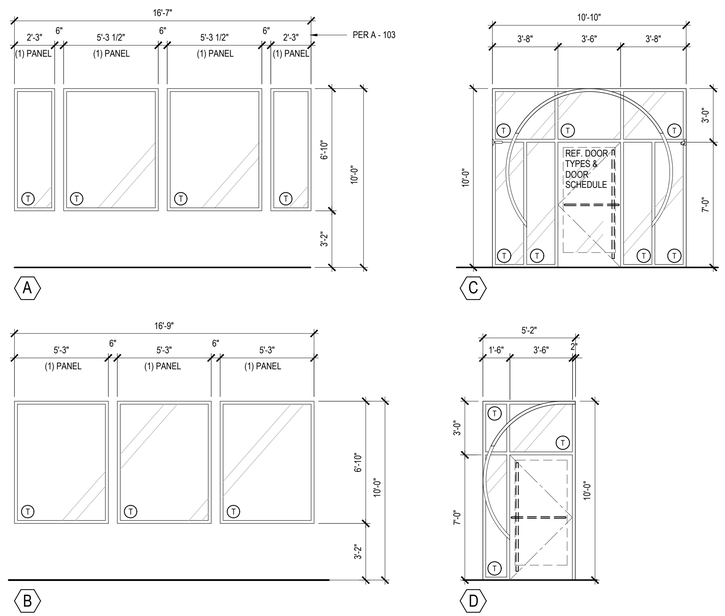
WINDOW SCHEDULE

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
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
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
C	10'-10"	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.
D	5'-2"	10'-0"	1" INSULATED GLASS	BLACK 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.
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
F	7'-3"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING
G	7'-10"	10'-0"	SINGLE PANE GLASS	DARK BRONZE ANODIZED ALUMINUM	SINGLE PANE VESTIBULE GLAZING

NOTES
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.
3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
5. MANUFACTURER: QUIK-SERV, MODEL IFT-4860E 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 LISTED ON WINDOW SCHEDULE.
6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.

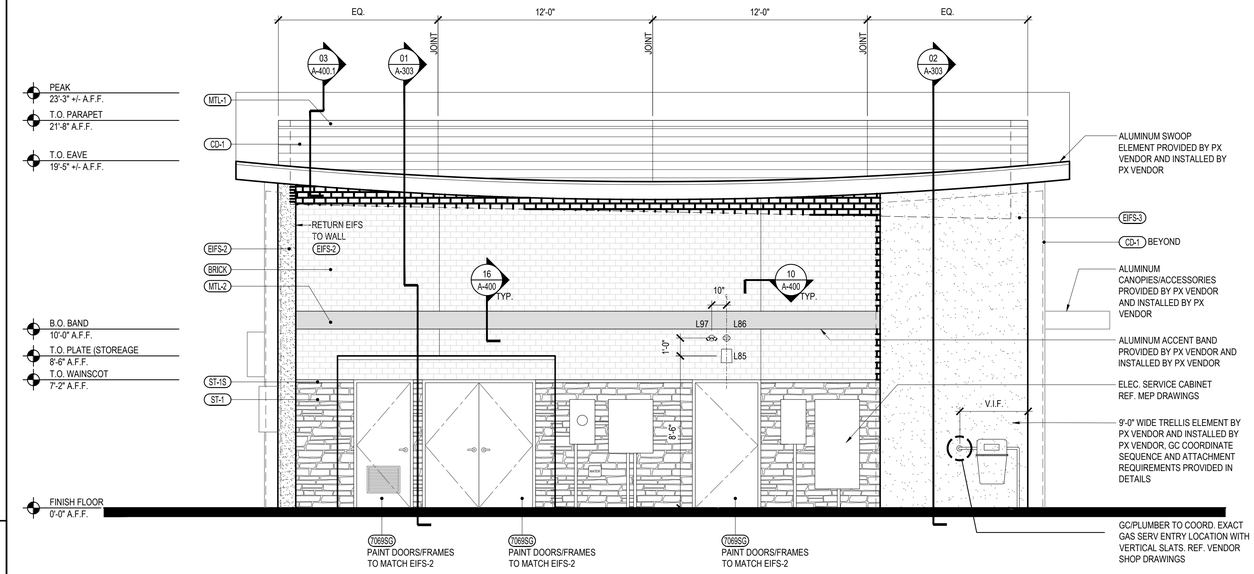
(T) TEMPERED GLASS

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



WINDOW AND DOOR ELEVATIONS 03

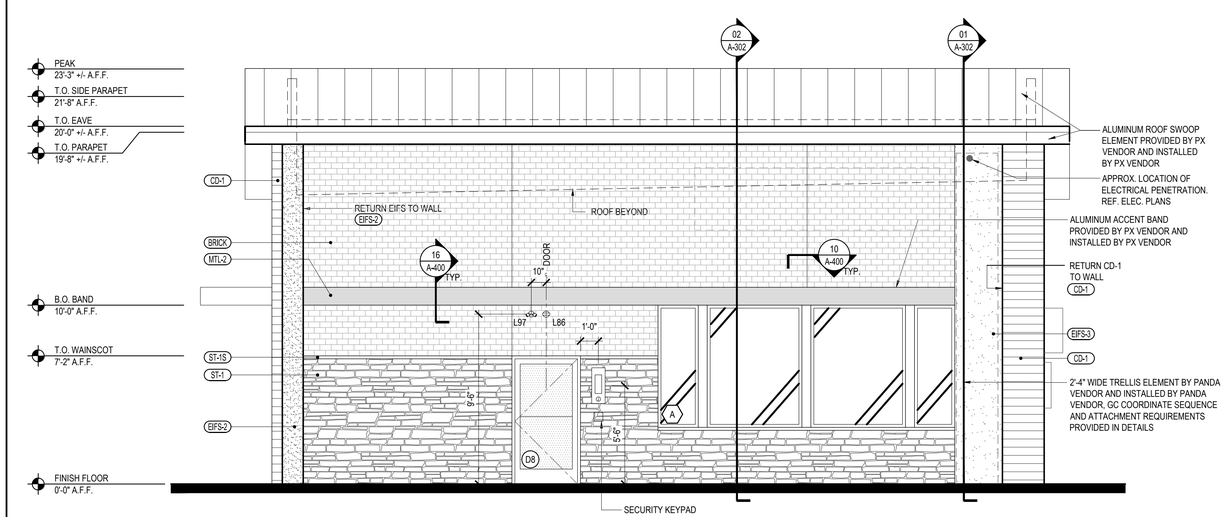
Scale= NTS A-200



EXTERIOR MATERIAL CALCULATION		
DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL ELEVATION AREA	865	100%
PRIMARY EXTERIOR MATERIAL (BRICK, STONE, GLASS, AND GLAZING)	537	62%
SECONDARY MATERIAL	375	38%

REAR ELEVATION 02

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



EXTERIOR MATERIAL CALCULATION		
DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL ELEVATION AREA	820	100%
PRIMARY EXTERIOR MATERIAL (BRICK, STONE, GLASS, AND GLAZING)	658	80.2%
SECONDARY MATERIAL	162	19.8%

FRONT ELEVATION 01

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

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REVISIONS:

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ISSUE DATE:

	PERMIT SET	07-26-24

DRAWN BY: DMB
CHECKED BY: AJF, MA

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

CESO
WWW.CESOINC.COM
3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

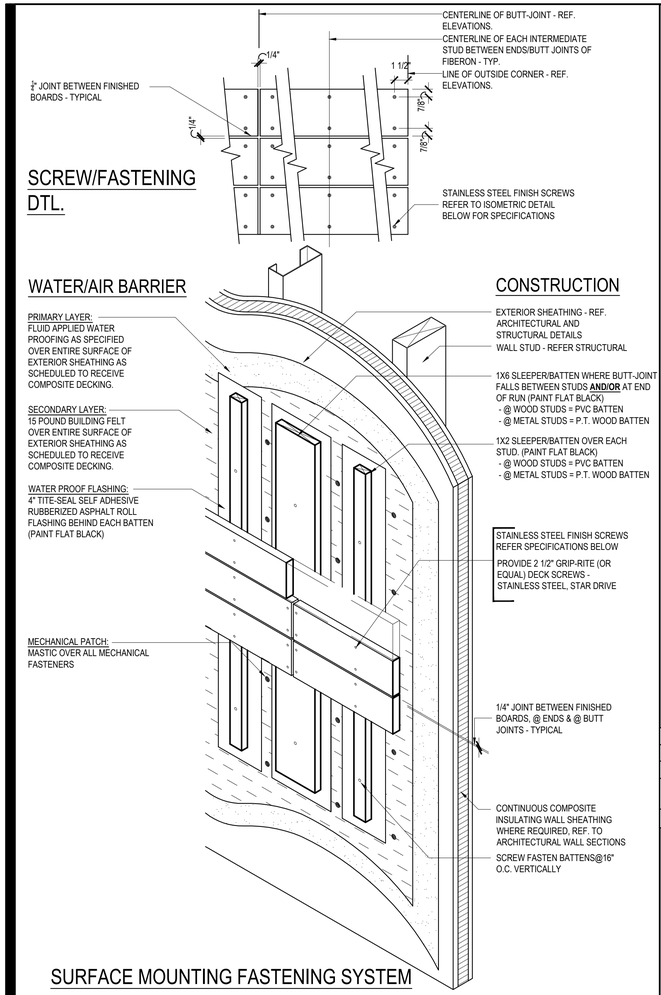
PANDA EXPRESS

PANDA HOME
5309 MURFREESBORO RD
LA VERGNE, TN 37086

A-200

EXTERIOR ELEVATIONS

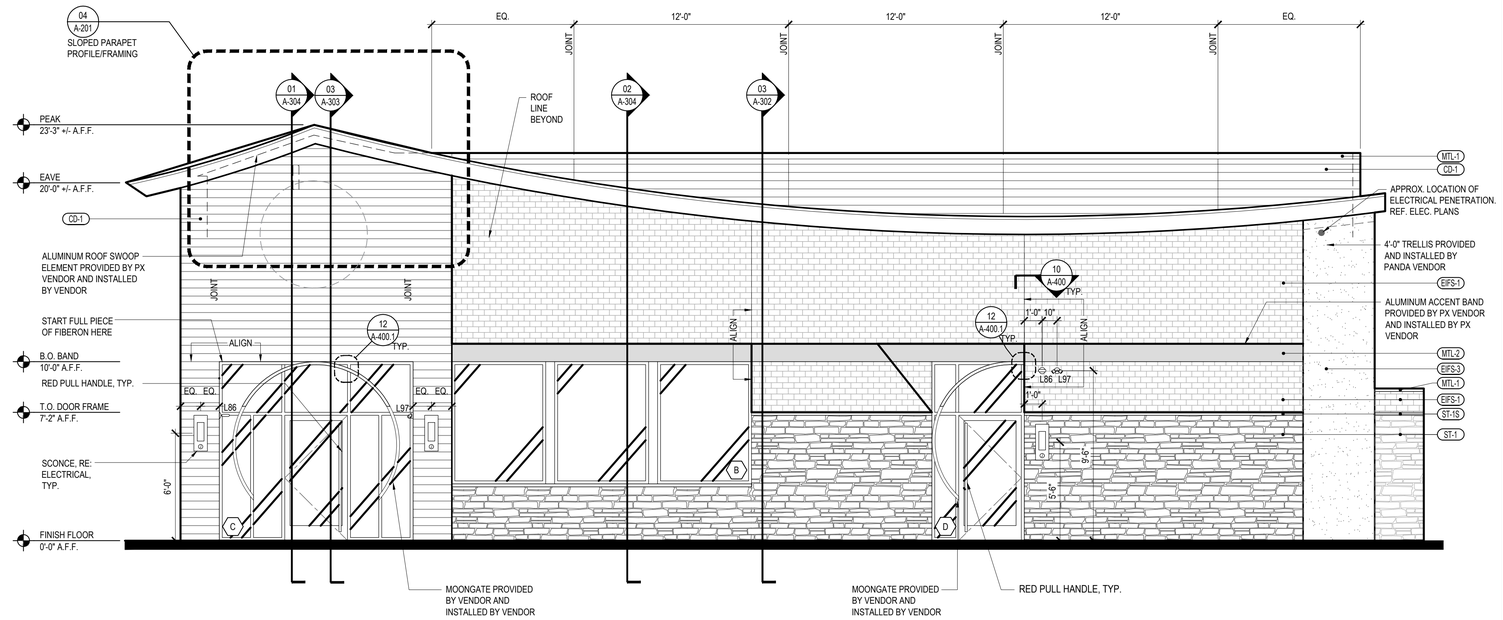
PANDA HOME R2



SCREW/FASTENING DTL.

COMPOSITE DECK FASTENING & WATER PROOFING | 03

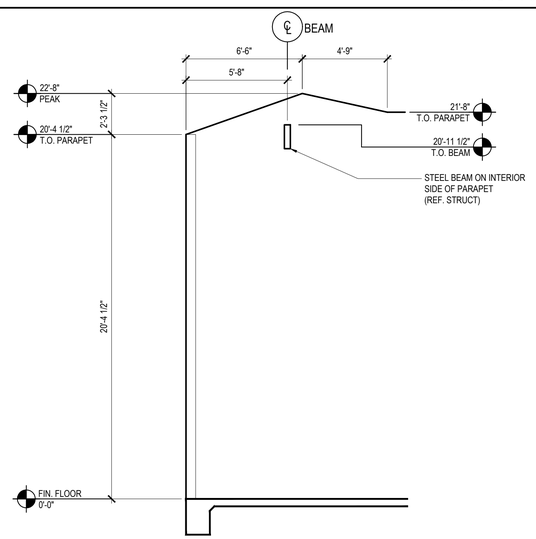
Scale= 1 1/2" = 1'-0" | A-201



EXTERIOR MATERIAL CALCULATION		
DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL ELEVATION AREA	1,407	100%
PRIMARY EXTERIOR MATERIAL (BRICK, STONE, GLASS, AND GLAZING)	985	70.0%
SECONDARY MATERIAL	422	30.0%

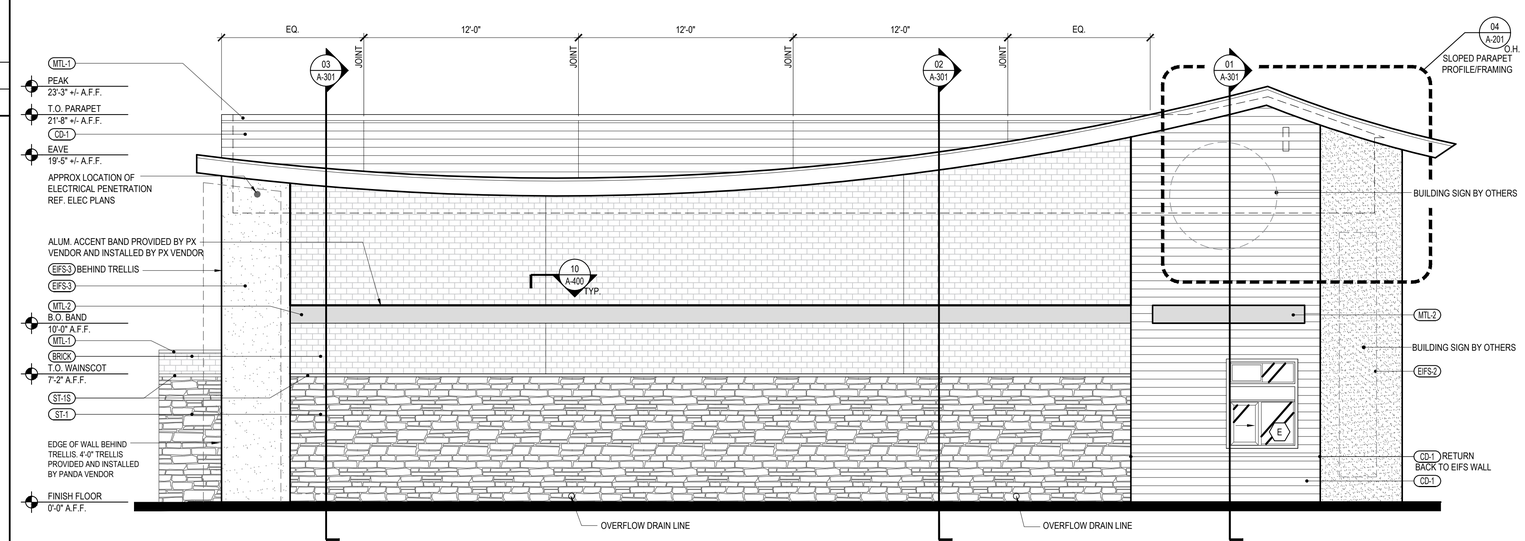
ENTRY ELEVATION | 02

Scale= 1/4" = 1'-0" | A-201



SLOPED PARAPET FRAMING PROFILE | 04

Scale= 1/4" = 1'-0" | A-201



EXTERIOR MATERIAL CALCULATION		
DESCRIPTION	AREA (SF)	PERCENTAGE
TOTAL ELEVATION AREA	1,398	100%
PRIMARY EXTERIOR MATERIAL (BRICK, STONE, GLASS, AND GLAZING)	872	62.3%
SECONDARY MATERIAL	526	37.7%

*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

DRIVE-THRU ELEVATION | 01

Scale= 1/4" = 1'-0" | A-201

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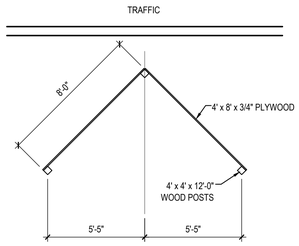
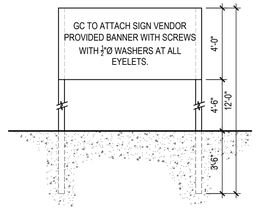
A-201

EXTERIOR ELEVATIONS

NOTE: GC TO COORDINATE PLACEMENT ONSITE WITH PANDA PROJECT MANAGER.



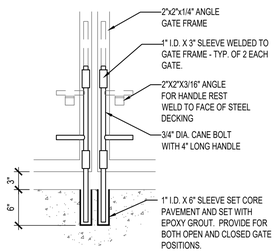
PLAN VIEW



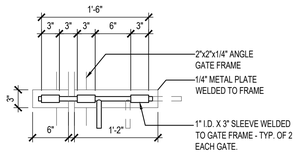
SIDE ELEVATION

"COMING SOON" SIGN DETAIL 16

Scale= 1/4" = 1'-0" A-407



"A" CANE BOLT DETAIL

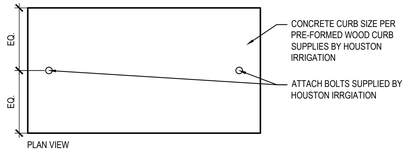


"B" GATE LATCH DETAIL

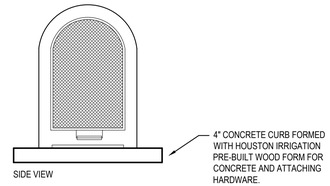
DUMPSTER GATE LATCH DETAILS 15

Scale= NTS A-407

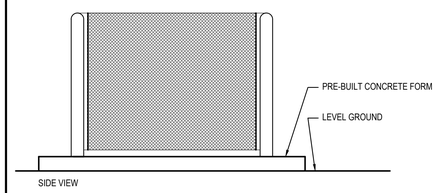
PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA; GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM.



PLAN VIEW



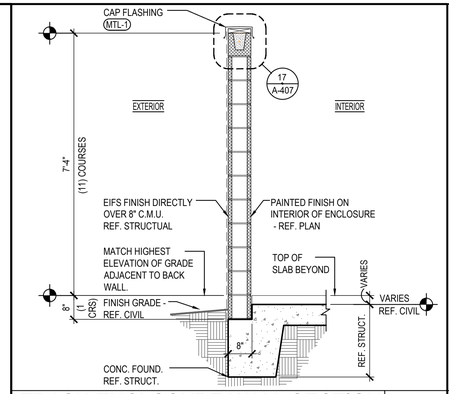
SIDE VIEW



SIDE VIEW

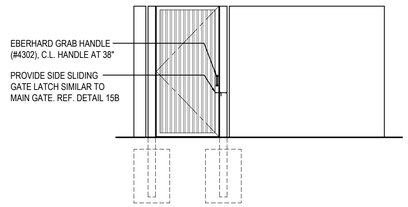
BACKFLOW PROTECTION CAGE 11

Scale= NTS A-407



TRASH ENCLOSURE WALL SECTION 08

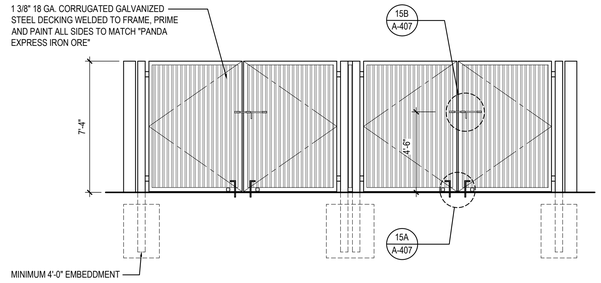
Scale= 1/2" = 1'-0" A-407



SIDE ELEVATION

SIDE ELEVATION 04

Scale= 1/4" = 1'-0" A-407



FRONT ELEVATION

NOTE:
THE TRASH ENCLOSURE EXTERIOR CMU WALLS TO HAVE EIFS (COATING) FINISH TO MATCH BUILDING TEXTURE - SEE: A-200

TRASH ENCLOSURE WALL COLOR SHALL MATCH (EIFS-1)

TRASH ENCLOSURE GATE COLOR SHALL MATCH "PANDA EXPRESS IRON ORE"

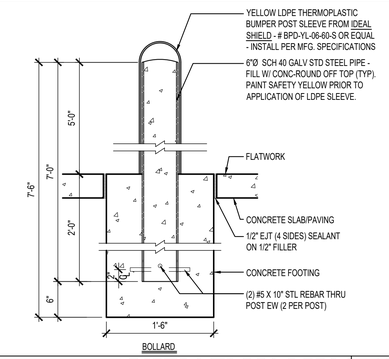
INTERIOR WALLS SHALL BE SMOOTH, CLEANABLE AND SEALED WITH AN APPROVED EPOXY CEMENT SEALER. COLOR TO MATCH EXTERIOR.

NOTE: CONTRACTOR TO SUPPLY & INSTALL ALL HINGES, GATE LATCHES, CANE BOLTS, ETC. AS INDICATED.

NOTE: ANY DIAGONAL SUPPORT FOR GATES SHALL BE INSTALLED ON THE INSIDE OF ENCLOSURE. THIS SHALL NOT BE VISIBLE ON THE OUTSIDE OF THE GATE.

FRONT ELEVATION 02

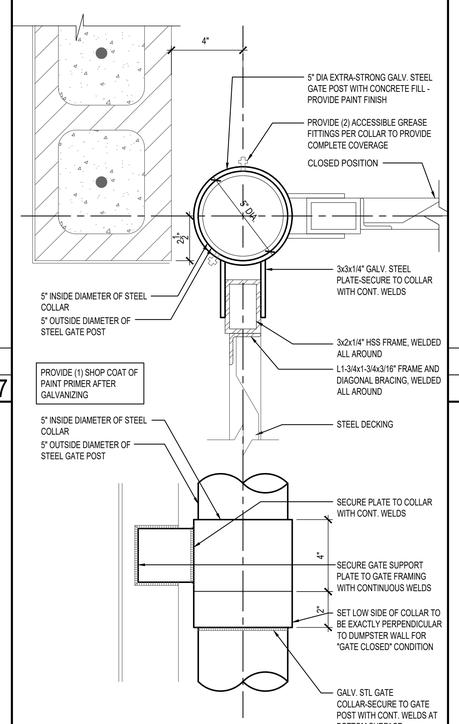
Scale= 1/4" = 1'-0" A-407



BOLLARD

BOLLARD / POST BASE 18

Scale= 1" = 1'-0" A-407



HINGE DETAIL 13

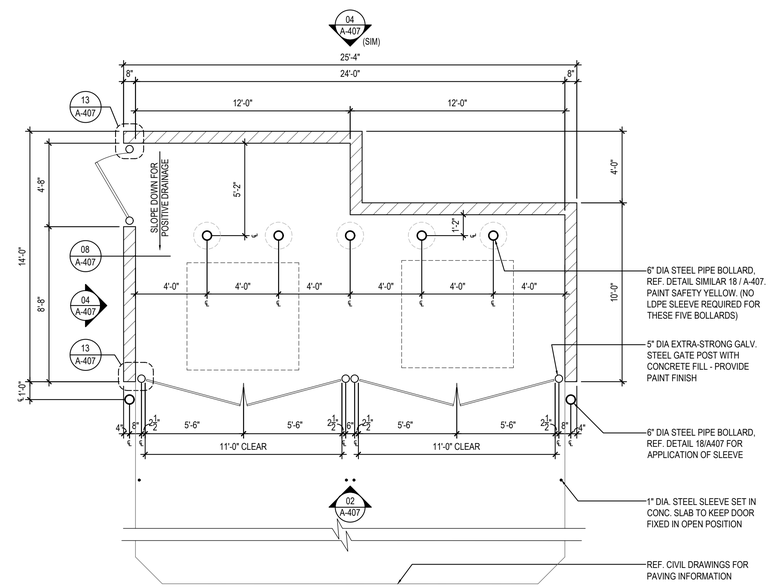
Scale= 3" = 1'-0" A-407

NOT USED 10

Scale: A-407

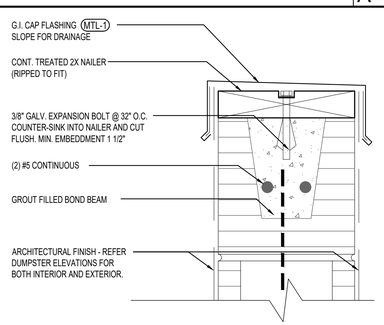
NOTE:

FLOOR OF DUMPSTER AREA MUST BE BROOM FINISH AND SEALED WITH (AQUA MIX SEALER'S CHOICE GOLD) CEMENT SEALER.



TRASH ENCLOSURE 01

Scale= 1/4" = 1'-0" A-407



DUMPSTER CAP DETAIL 17

Scale= 3" = 1'-0" A-407

NOT USED 09

Scale: A-407

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7/24/24

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A-407

TRASH ENCLOSURE DETAILS